MERCER ISLAND MIXED USE
REVISED PERMIT SET
#2011-119

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MERCER ISLAND
MIXED USE
2085 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

COVER SHEET

SHEET NO.

G001

Drawn
Checked

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ABBREVIATIONS

#	NUMBER	IE	INVERT ELEVATION	TBD	TO BE DETERMINED
-	ANGLE	IIC	IMPACT ISOLATION CLASS	TEL	TELEPHONE
AB	ANCHOR BOLT	IN	INCH (S)	TEMP	TEMPORARY
ABS	ACRYLONITRILE BUTADIENE STYRENE	INCL	INCLUDING (ED)	TFF	TOP OF FINISH FLOOR
		INFO	INFORMATION	THK	THICK (NESS)
ACST	ACOUSTICAL	INSUL	INSULATION	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	INT	INTERIOR	TOB	TOP OF BEAM
		JAN	JANITOR	TOC	TOP OF CURB
ADDL	ADDITIONAL	JST	JOIST (S)	TOW	TOP OF WALL
ADJ	ADJUSTABLE	KIT	KITCHEN	TV	TELEVISION
AFF	ABOVE FINISH FLOOR	KW	KILOWATT	TYP	TYPICAL
AP	ACCESS PANEL	L	LENGTH	UBC	UNIFORM BUILDING CODE
APPROX	APPROXIMATE	LAM	LAMINATE(D), LIQUID APPLIED MEMBRANE	UL	UNDERWRITERS LABORATORIES
APT	APARTMENT				
ARCH	ARCHITECT (URAL)	LAV	LAVATORY	UNO	UNLESS NOTED OTHERWISE
ASTM	AMERICAN SOCIETY FO TESTING MATERIALS	LB (S)	POUND (S)	UTIL	UTILITY
		LF	LINEAL FOOT/FEET	VCT	VINYL COMPOSITION TILE
AWI	ARCHITECTURAL WOODWORKING INSTITUTE	LH	LEFT HAND	VERT	VERTICAL
		LHR	LEFT HAND REVERSE	VIF	VERIFY IN FIELD
BD	BOARD	LNDSCP	LANDSCAPE	V	VOLT
BITUM	BITUMINOUS	LOC	LOCATION	W	"WEST, WIDTH, WASHER"
BLDG	BUILDING	LR	LIVING ROOM	WI	WITH
BLKG	BLOCKING	LTG	LIGHTING	WID	WASHER / DRYER
BM	BEAM	LVL	LAMINATED VENEER LUMBER	WO	WITHOUT
BO	BOTTOM OF	MACH RM	MACHINE ROOM	WC	WATER CLOSET
BOF	BOTTOM OF FOOTING	MAG	MAGNETIC)	WD	"WOOD, WOOD DOOR"
BR	BEDROOM	MATL	MATERIAL	WDW	WINDOW
BSMT	BASEMENT	MAX	MAXIMUM	WRB	WEATHER RESISTIVE BARRIER
Btu	BRITISH THERMAL UNIT	MB	MAILBOX		
CAB	CABINET	MBR	MASTER BEDROOM		
CB	CATCH BASIN	MC	MEDICINE CABINET		
C.C.	CENTER TO CENTER	MECH	MECHANICAL		
CFM	CUBIC FEET PER MINUTE	MEMB	MEMBRANE		
CFOI	CONTRACTOR FURNISHED; OWNER INSTALLED	MEP	MECHANICAL, ELECTRICAL, PLUMBING		
CH	CHANNEL	MEZZ	MEZZANINE		
CI	CAST IRON	MFD	MANUFACTURED		
CIP	CAST-IN-PLACE (CONCRETE)	MFR	MANUFACTURER		
CL	CENTERLINE	MIN	"MINIMUM, MINUTE"		
CLG	CEILING	MIRR	MIRROR		
CLR	CLEAR	MISC	MISCELLANEOUS		
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING		
CO	CLEAN OUT	MTL	METAL		
COL	COLUMN	MULL	MULLION		
CONC	CONCRETE	MULT	MULTIPLE		
CONT	CONTINUOUS	(N)	NEW		
COORD	COORDINATE	NA	NOT APPLICABLE		
CPT	CARPET (ED)	NIC	NOT IN CONTRACT		
CSMT	CASEMENT	NO	NUMBER		
CT	CERAMIC TILE	NOM	NOMINAL		
D	"DRYER, DEEP"	N	NORTH		
° or DEG		NTS	NOT TO SCALE		
DEMO	"DEMOLISH, DEMOLITION"	OA	OVERALL		
DEPT	DEPARTMENT	OC	ON CENTER		
DET	DETAIL	OD	"OUTSIDE DIAMETER, DIMENSION"		
DF	DRINKING FOUNTAIN				
ø or DIA	DIAMETER	OFF	OFFICE		
dB	DECIBEL	OH	OVERHANG		
DIM	DIMENSION	OPP HAND	OPPOSITE HAND		
DN	DOWN	OPNG	OPENING		
DR	"DINING ROOM, DOOR"	ORD	OVERFLOW ROOF DRAIN		
DS	DOWNSPOUT	OVHD	OVERHEAD		
DW	DISHWASHER	PBD	PARTICLE BOARD		
DWG	DRAWING	PCP	PORTLAND CEMENT PLASTER		
DWR	DRAWER	PED	PEDESTAL		
(E)	EXISTING	PERF	PERFORATED		
E	EAST	PERIM	PERIMETER		
EA	EACH	PERM	PERMANENT		
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	PERP	PERPENDICULAR		
		PH	PHASE		
EL	ELEVATION	PL	PROPERTY LINE		
ELEC	ELECTRIC (AL)	PLAM	PLASTIC LAMINATE		
ELEV	ELEVATOR	PLWD	PLYWOOD		
ENCL	ENCLOSE (URE)	PR	PAIR		
EQ	EQUAL	PRCST	PRECAST		
EQUIP	EQUIPMENT	PREFAB	PREFABRICATED		
ESMT	EASEMENT	PRELIM	PRELIMINARY		
EST	ESTIMATE (D)	PRKG	PARKING		
EW	EACH WAY	PROJ	PROJECT		
EXH	EXHAUST	PROP	PROPERTY		
EXP	EXPANSION	PSF	POUNDS PER SQUARE FOOT		
EXT	EXTERIOR	PSI	POUNDS PER SQUARE INCH		
FAM	FLUID APPLIED MEMBRANE	PSL	PARALLEL STRAND LUMBER		
FD	FLOOR DRAIN	PTD	PAINTED		
FDN	FOUNDATION	PT	"POST-TENSIONED, PRESSURE TREATED"		
FE	FIRE EXTINGUISHER	PTN	PARTITION		
FIN	FINISH (ED)	PVA	POLYVINYL ACRYLIC		
FL	FLASHING	PVC	POLYVINYL CHLORIDE		
FLR	FLOOR	PVG	PAVING		
FM	FACTORY MANUAL	QTY	QUANTITY		
FOC	FACE OF CONCRETE	R	"RADIUS, RISER"		
FOF	FACE OF FINISH	RCP	REFLECTED CEILING PLAN		
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	RD	"ROOF DRAIN, ROAD"		
		REC	RECESSED		
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER	REF	"REFER (ENCE), REFRIGERATOR"		
FOM	FACE OF MASONRY	REINF	"REINFORCE (D), (ING)"		
FOS	FACE OF STUDS	REQD	REQUIRED		
FPHB	FROSTPROOF HOSE BIBB	RESIL	RESILIENT		
FPL	FIREPLACE	REV	"REVISION (S), REVISED"		
FRMG	FRAMING	RH	"ROOF HATCH, RIGHT HAND"		
FRT	FIRE RETARDANT TREATED	RHR	RIGHT HAND REVERSE		
FT	"FOOT, FEET"	RM	ROOM		
FTG	FOOTING	RO	ROUGH OPENING		
FURN	FURNITURE	ROW	RIGHT OF WAY		
G	NATURAL GAS	RPM	REVOLUTIONS PER MINUTE		
GA	GAGE	RT	RIGHT		
GAL	GALLON	RWL	RAINWATER LEADER		
GALV	"GALVANIZED, GALVANIC"	S	SOUTH		
GAR	GARAGE	SAM	SELF-ADHERED MEMBRANE		
GB	GRAB BAR	SCHED	SCHEDULE		
GC	GENERAL CONTRACTOR	SD	STORM DRAIN		
GEN	GENERAL	SF	SQUARE FOOT (FEET)		
GL	GLASS	SHT	SHEET		
GLU LAM	GLUED LAMINATED WOOD	SIM	SIMILAR		
GOVT	GOVERNMENT	SP	STANDPIPE		
GSM	GALVANIZED SHEET METAL	SPEC	SPECIFICATION		
GWB	GYPSUM WALL BOARD	SPKLR	SPRINKLER		
H	HEIGHT	SQ	SQUARE		
HB	HOSE BIBB	SQ IN	SQUARE INCH		
HDR	HEADER	SS	"SANITARY SEWER, STANDING SEAM"		
HDW	HARDWARE				
HDWD	HARDWOOD	SST	STAINLESS STEEL		
HLDN	HOLDDOWN	ST	"STAIRS, STREET"		
HM	HOLLOW METAL	STC	SOUND TRANSMISSION CLASS		
HO	HOLD OPEN	STD	STANDARD		
HORIZ	HORIZONTAL	STL	STEEL		
HR	HOUR	STOR	STORAGE		
HSS	HOLLOW STRUCTURAL SECTION	STRUCT	STRUCTURE (AL)		
HVAC	"HEATING, VENTILATION, AND AIR CONDITIONING"	SUSP	SUSPENDED)		
		SV	SHEET VINYL		
		T	TREAD		
HWH	HOT WATER HEATER	T&G	TONGUE AND GROOVE		
HPL	HIGH PRESSURE LAMINATE				
ID	INSIDE DIAMETER				

SYMBOL LEGEND

GRIDLINES

NORTH ARROW

BUILDING ELEVATION
DRAWING NUMBER
SHEET NUMBER

INTERIOR ELEVATION
DRAWING NUMBER
SHEET NUMBER

BUILDING SECTION
DRAWING NUMBER
SHEET NUMBER

WALL SECTION
DRAWING NUMBER
SHEET NUMBER

DETAIL
DRAWING NUMBER
SHEET NUMBER

SPOT ELEVATION

MATCHLINE
DRAWING SHT.
SHOWING ADJ. CONDITION

DATUM / CONTROL POINT

CONTOURS
REVISED CONTOURS
EXISTING CONTOURS

CONCRETE WALL

CMU WALL

PARKING STRIPING: ACCESS AISLE (UNLESS OTHERWISE NOTED)

FINISH TAG

CEILING HEIGHT TAG

ROOM TAG

DOOR TAG

WINDOW TAG

ASSEMBLY TAG
(WALL, FLOOR, CLG, ROOF)

REVISION TAG /
REVISION CLOUD

EXIT SIGN

FIRE EXTINGUISHER

SMOKE DETECTOR

PROJECT INFORMATION

PROJECT ADDRESS: 2750 77TH AVE SE & 2885 78TH AVE SE, MERCER ISLAND, WA 98040

RELATED PERMITS: DESIGN REVIEW PERMIT - # DSR20-001
SEPA PERMIT - #SEP20-002
LOT LINE REVISION PERMIT - #SUB22-001
BUILDING PERMIT - #2011-119

LEGAL DESCRIPTION: PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-0-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

EXISTING STRUCTURES: 1-STORY MASONRY BLDG & 2-STORY MASONRY BLDG TO BE DEMOLISHED

PROPOSED USES: THE CONSTRUCTION OF A 4 STORY MIXED-USE BUILDING WITH ONE BASEMENT LEVEL 146 APARTMENT UNITS AND COMMERCIAL SPACES AT GRADE

PROJECT DIRECTORY

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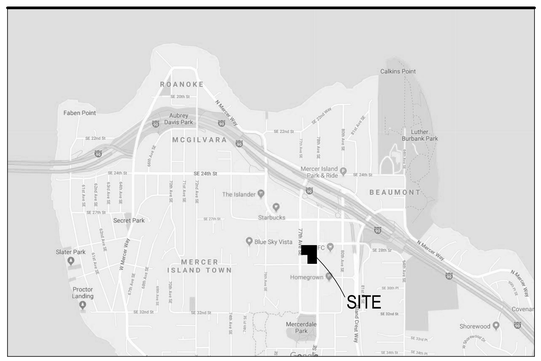
VICINITY MAP



GENERAL NOTES

1 GENERAL:

1.A THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

1.B THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.

1.C THE CONTRACTOR SHALL INDEMNIFY AND HOLD JOHNSTON ARCHITECTS HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF CONTRACTOR, HIS AGENT, EMPLOYEES, OR SUBCONTRACTORS.

1.D EACH CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ADJACENT WORK AND IS RESPONSIBLE FOR THE REPAIR OF SAID DAMAGE AT THEIR OWN EXPENSE.

1.E THE CONTRACTOR SHALL REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY IN WRITING. DO NOT VARY OR MODIFY THE WORK SHOWN EXCEPT UPON WRITTEN INSTRUCTIONS OF THE ARCHITECT.

1.F THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WALL BLOCKING AS REQUIRED FOR ALL WALL AND CEILING MOUNTED ITEMS. COORDINATE WITH THE ARCHITECT AND/OR OWNER LOCATION OF ALL MOUNTED ITEMS WHICH ARE N.I.C.

1.G ALL CONSTRUCTION SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE IBC IN THE LOCAL JURISDICTION AND IN STRICT ACCORDANCE WITH THE STRUCTURAL DETAILS OF THIS SET OF DRAWINGS.

1.H ALL WORK SHALL BE INSTALLED TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.

1.I OFFSET STUDS WHERE REQUIRED SO THAT ADJACENT FINISH WALL SURFACES WILL BE FLUSH.

1.J INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S SPECIFICATION.

1.K EACH CONTRACTOR/SUBCONRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL AREAS CLEAN AND READY FOR THEIR INTENDED USE.

1.L CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT CONTRACTOR'S EXPENSE.

2 CODES:

2.A ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE 2015 IBC (WASHINGTON STATE AND CITY OF MERCER ISLAND AMENDMENTS), THE GOVERNING ENERGY CODE AND MECHANICAL CODE WITHIN THE JURISDICTION OF THE PROJECT. IN CASE OF CONFLICT WHERE METHODS OR STANDARDS OF INSTALLATION OR MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ANY CONFLICT.

3 DRAWINGS:

3.A THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT. AUTHORIZED REPRODUCTION MUST BEAR THE NAME OF THE FIRM.

3.B IN CASE OF DISCREPANCY OR AMBIGUITY, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH ANY WORK.

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

3.D CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR THE ARCHITECT'S APPROVAL PRIOR TO MANUFACTURE OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP FABRICATED WORK.

3.E DRAWINGS INCLUDE ABBREVIATIONS WHICH ARE IN COMMON USE. THE LIST OF ABBREVIATIONS PROVIDED IS NOT INTENDED TO BE COMPLETE OR REPRESENTATIVE OF CONDITIONS OR MATERIALS SPECIFICALLY USED ON THE PROJECT. THE ARCHITECT WILL DEFINE THE INTENT OF ANY DEFINITION OR TERM IN QUESTION.

4 SUPPLEMENTARY DRAWINGS AND SPECIFICATIONS:

4.A STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY TO THESE DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE WORK OF EACH CONSULTING ENGINEER WITH THESE DRAWINGS OR SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE CONTRACT DOCUMENTS SHALL BE CORRECTED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

5 DIMENSIONS:

5.A DO NOT SCALE THESE DRAWINGS. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE ITEM OF WORK AFFECTED.

5.B DIMENSIONS ON THE PLANS ARE TO FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.

6 COORDINATION:

6.A THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

7 FIRE PROTECTION:

7.A FIRE PROTECTION CONTRACTORS SHALL PROVIDE FIRE PROTECTION DRAWINGS REQUIRED BY GOVERNING AUTHORITY. DRAWINGS SHOULD BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

7.B PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS REQUIRED BY THE FIRE OFFICIAL.

7.C EXISTING FIRE ALARM SYSTEMS SHALL REMAIN INTACT AND OPERABLE AT ALL TIMES.

8 ELECTRICAL NOTES:

8.A THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL CODES AND OBTAINING ALL NECESSARY PERMITS.

8.B ALL DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE ARCHITECT.

8.C THE ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF EACH CORE DRILL WITH THE EXISTING STRUCTURE, PIPING, CONDUIT, ETC. AND SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.

8.D ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS SHOULD BE CALLED TO THE ATTENTION OF THE ARCHITECT.

8.E ALL NEW ELECTRICAL/TELEPHONE OUTLETS ARE TO BE MOUNTED VERTICALLY AT 15" AFF UNLESS NOTED. ALL WALL MOUNTED RECEPTACLES LOCATED IN CASEWORK ARE TO BE MOUNTED HORIZONTALLY UNLESS OTHERWISE NOTED.

8.F SPECIAL HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.

8.G THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL ADA REQUIREMENTS FOR HEIGHTS OF FIXTURES AND DEVICES (I.E. SWITCHES, OUTLETS ETC.)

9 MECHANICAL NOTES:

9.A ALL HVAC SYSTEMS ARE TO COMPLY WITH ALL APPLICABLE CODES, AND ARE NOT PART OF THIS CONTRACT. ALL HVAC UNITS OVER 2000 CFM SHALL BE MONITORED WITH SMOKE DETACTION.

9.B THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS AS WELL AS SHOP DRAWINGS BEFORE PROCEEDING WITH WORK.

10 FINISH NOTES:

10.A ALL FINISH MATERIAL COLORS SHALL MATCH ARCHITECT'S CONTROL SAMPLES AND REQUIRE THE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

11 DEFERRED PERMIT SUBMITTALS:

11.A SEVERAL DEFERRED SUBMITTALS (CONDUCTED UNDER SEPARATE PERMITS) ARE REQUIRED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. DEFERRED SUBMITTALS SHALL BE REVIEWED AND ACCEPTED BY THE APPROPRIATE DESIGN PROFESSIONAL(S) IN CHARGE PRIOR TO SUBMITTAL TO THE CITY.

- DESIGN-BUILD STEEL STAIRS
- DESIGN-BUILD ALUMINUM BALCONIES/DECKS, GUARDS, AND RAILINGS
- DESIGN-BUILD LANDSCAPE ELEMENTS (TABLES, BENCHES, ETC)
- ALUMINUM STOREFRONT WINDOWS/ALUM ENTRANCE SYSTEM
- MECHANICAL (INCLUDING SEISMIC BRACING OF MECHANICAL UNITS)
- ELECTRICAL AND LOW VOLTAGE
- PLUMBING
- VERTICAL TRANSPORTATION
- SPRINKLER
- FIRE ALARM
- SHORING ANCHOR-TO-PILE CONNECTION
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L500 SOILS PLAN
L502 LANDSCAPED AREA DIAGRAM
L510 PLANTING SCHEDULE
L511 PLANTING PLAN
L512 PLANTING PLAN
L513 PLANTING PLAN
L514 PLANTING PLAN
L520 PLANTING DETAILS

06-ARCHITECTURAL
A100 SITE PLAN
A100.1 MASTER SIGN PLAN
A101 DEMO PLAN
A200 LEVEL P1 FLOOR PLAN
A200.1 LEVEL P1 SLAB PLAN
A201 LEVEL 1 FLOOR PLAN
A201.1 LEVEL 1 SLAB PLAN
A201.3 LEVEL 1 WALL TYPE DIAGRAM
A202 LEVEL 2 FLOOR PLAN
A202.1 LEVEL 2 SLAB PLAN
A202.3 LEVEL 2-4 WALL TYPE DIAGRAM
A203 LEVEL 3 FLOOR PLAN
A204 LEVEL 4 FLOOR PLAN
A205 ROOF PLAN
A210 ENLARGED PLANS
A251 LEVEL P1 RCP
A252 LEVEL 1 - OVERALL RCP
A253 LEVEL 2 - OVERALL RCP
A254 LEVEL 3 - OVERALL RCP
A255 LEVEL 4 - OVERALL RCP
A300 OVERALL ELEVATIONS E AND S
A300.1 OVERALL ELEVATIONS E AND S, COLOR
A301 OVERALL ELEVATIONS W AND N
A301.1 OVERALL ELEVATIONS W AND N, COLOR
A302 ELEVATIONS COURTYARD
A302.1 ELEVATIONS COURTYARD_COLOR
A303 AXON SE CORNER
A304 AXON NW CORNER
A400 BUILDING SECTIONS - EAST-WEST
A401 BUILDING SECTIONS - NORTH-SOUTH
A410 78TH ST WALL SECTIONS
A411 SE 29TH ST WALL SECTIONS
A412 77TH ST SE WALL SECTIONS
A413 THROUGH-BLOCK WALL SECTIONS
A414 ALLEY WALL SECTIONS
A415 WEST ELEVATION/ SOUTH END- WALL SECTIONS
A416 SE 29TH ST WALL SECTIONS
A417 COURTYARD WALL SECTIONS
A418 COURTYARD WALL SECTIONS
A419 MISC WALL SECTIONS
A420 PAVILION WALL SECTIONS
A501 STAIR #1 - PLANS & SECTIONS
A502 ELEV #1 - PLANS & SECTION
A503 STAIR #2 & ELEV #2 - PLANS & SECTION
A504 STAIR #3 & ELEV #3 & TRASH ROOMS - PLANS
A505 STAIR #3 & ELEV #3 & TRASH CHUTE - SECTIONS
A506 MISC STAIRS
A507 RAMPS
A510 STAIR DETAILS
A600 UNIT PLANS - STUDIO 1
A610 UNIT PLANS - OPEN 1BR 1
A611 UNIT PLANS - OPEN 1BR 2
A612 UNIT PLANS - OPEN 1BR 3
A613 UNIT PLANS - OPEN 1BR 4
A614 UNIT PLANS - OPEN 1BR 5 (ANSI TYPE A)
A620 UNIT PLANS - 1BR 1
A621 UNIT PLANS - 1BR 1A (ANSI TYPE A)
A622 UNIT PLANS - 1BR 2
A623 UNIT PLANS - 1BR 3
A624 UNIT PLANS - 1BR 4
A625 UNIT PLANS - 1BR 5
A626 UNIT PLANS - 1BR 6
A627 UNIT PLANS - 1BR 7
A628 UNIT PLANS - 1BR 8
A630 UNIT PLANS - 1BR + DEN 1
A632 UNIT PLANS - 1BR + DEN 2
A633 UNIT PLANS - 1BR + DEN 3
A640 UNIT PLANS - 2BR 1A (ANSI TYPE A)
A641 UNIT PLANS - 2BR 2
A642 UNIT PLANS - 2BR 3
A643 UNIT PLANS - 2BR 4
A644 UNIT PLANS - 2BR 5
A645 UNIT PLANS - 2BR 6
A646 UNIT PLANS - 2BR 7
A647 UNIT PLANS - 2BR 8
A648 UNIT PLANS - 2BR 9
A650 UNIT PLANS - 2BR LOFT 1
A660.1 UNIT PLANS - 3BR 1 PLAN
A660.2 UNIT PLANS - 3BR 1 RCP
A700 ACCESSIBILITY DETAILS-WITHIN A UNIT
A701 ACCESSIBILITY DETAILS-OUTSIDE A UNIT
A702 ACCESSIBILITY DETAILS
A703 ACCESSIBILITY DETAILS
A704 ACCESSIBILITY DETAILS
A710 UNIT BATHROOMS - TYPE A
A711 UNIT BATHROOMS - TYPE B
A712 UNIT BATHROOMS - TYPE B
A713 UNIT KITCHENS - TYPE A
A714 UNIT KITCHENS - TYPE B
A715 UNIT KITCHENS - TYPE B
A800 STOREFRONT SCHEDULE
A801 STOREFRONT CONTD) & HM SCHEDULES
A802 WINDOW SCHEDULE
A810 WALL ASSEMBLIES - EXTERIOR
A811 WALL ASSEMBLIES - INTERIOR MTL
A812 WALL ASSEMBLIES - INTERIOR WOOD
A813 FLOOR, CEILING, ASSEMBLIES
A814 ROOF ASSEMBLIES
A900 EXT DETAILS - FOUNDATION-SITE
A910 EXT DETAILS - BRICK
A911 EXT DETAILS - FC/HPL SIDING
A912 EXT DETAILS - CORRUGATED MTL SIDING
A913 EXT DETAILS - STANDING SEAM MTL SIDING
A920 EXT DETAILS - FINISH TRANSITIONS
A921 EXT WALLS - PENETRATIONS
A930 EXT DETAILS - WINDOWS
A931 EXT DETAILS - DOORS & WINDOWS
A932 EXT DETAILS - STOREFRONTS
A940 EXT DETAILS - ROOF
A950 EXT DETAILS - CANOPIES & BALCONIES
A960 EXT DETAILS - MISC
A970 CODE DETAILS - FIREPROOFING
A971 CODE DETAILS- PENETRATION & HVAC
A980 INT DETAILS- DOORS/TRIM
A990 INT DETAILS - CASEWORK

07-SHORING
GP1.0 GEOPIER NOTES
GP2.

MICC TITLE 19 UNIFIED LAND DEVELOPMENT CODE

		ALLOWED / REQUIRED	COMPLIANCE	SHEET REFERENCE
MICC				
ZONING DESIGNATION	**19.11.015**	TC-4	PROJECT IS PROPOSED TO BE IN COMPLIANCE WITH ALL THE TC-4 REQUIREMENTS.	
PERMITTED USES	**19.11.020.A.1**	BAR, CARE SERVICES, HOTEL/MOTEL, OFFICE, RESIDENTIAL DWELLING, RESTAURANT, RETAIL - SMALL SCALE (<20,000 SF), SERVICE	RESIDENTIAL DWELLING, RESTAURANT AND RETAIL ARE PROPOSED.	**1/G005**
REQUIRED GROUND FLOOR USES	**19.11.020.B.1.a**	MIN 40% GROUND FLOOR STREET FRONTAGE = RETAIL, RESTAURANT, AND/OR PERSONAL SERVICES	STREET FRONTAGES HAVE 69.5% MIN QUALIFYING RETAIL FRONTAGE	**1/G005**
	19.11.020.B.1.b	MAX 60% GROUND FLOOR STREET FRONTAGE = HOTEL/MOTEL, PERSONAL SERVICE, PUBLIC FACILITY, OR OFFICE	NONE OF THE LISTED USES IS PROPOSED.	**1/G005**
	19.11.020.B.1.c	DRIVEWAYS, SERVICE/LOADING, PARKING GARAGE ENTRIES, AND LOBBIES SHALL NOT BE INCLUDED IN CALCULATING THE REQ'D PERCENTAGE OF GROUND FLOOR USE	THE LISTED USES HAVE BEEN EXCLUDED FROM THE CALCULATIONS.	**1/G005**
	19.11.020.B.3	NO USE CAN OCCUPY A CONTINUOUS LINEAR STREET FRONTAGE EXCEEDING 60FT	THE MAXIMUM LENGTH OF A CONTINUOUS USE IS 60 FEET.	**1/G005**
	19.11.020.B.4	THE MINIMUM REQUIRED DEPTH OF STOREFRONT ALONG RETAIL STREET FRONTAGE IS 16 FEET	THE PROPOSED QUALIFYING RETAIL FRONTAGE IS 19.1'.	**1/G005**
ACCESSORY USES	**19.11.020.D.4**	BIKE RACKS SHOULD BE INCLUDED IN FRONTAGE DESIGN; NO UTILITY/EQUIP CABINETS	7 BIKE RACKS (TWO SIDED) ARE PROVIDED, 14 SPACES IN TOTAL	**A100; L101 - L102**
	19.11.020.D.5	EXISTING OR PROPOSED UTILITY AND EQUIPMENT CABINETS OR BOXED, INCLUDING WIRELESS COMMUNICATION FACILITIES, SHALL BE PLACED INSIDE A BUILDING OR UNDERGROUND.	MOST OF THE UTILITY EQUIPMENT IS INSIDE OF THE BUILDING. THE PAD-MOUNTED TRANSFORMER IS SCREENED FROM 77TH AVE SE.	**A200.1; A200.2**
BULK REGULATIONS	**19.11.030.A.1**	MAX ALLOWABLE BUILDING HEIGHT: 51 FEET; MAX ALLOWABLE BUILDING STORIES: 4	PROJECT COMPLIES; THE 78TH AVE COURTYARD-FACING SIDE GAINS EXTRA 5 FEET BY PROPOSING A SLOPED ROOF FEATURE.	**2/G005 - 6/G005; A205**
	19.11.030.A.1	GROUND FLOOR HEIGHT ADJACENT TO STREETS: 15 FEET MIN, 27 FEET MAX	THE GROUND FLOOR HEIGHT VARIES FROM 15 FEET TO 22 FEET.	**2/G005 - 6/G005**
	19.11.030.A.4	A MEZZANINE SHALL NOT BE COUNTED AS A STORY FOR DETERMINING THE ALLOWABLE NUMBER OF STORIES	MEZZANINES ON LEVEL 4 ARE LIMITED TO 1/3 OF THE ROOM AREA	**A204-A204.1**
	19.11.030.A.5	ROOFTOP APPURTENANCES MAY EXTEND UP TO 10 FEET ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWED AND SHOULD BE LOCATED AT LEAST 10 FEET FROM THE EXTERIOR EDGE WITH THE SCREEN PROVIDED.	FUTURE AC CONDENSERS ARE AT LEAST 10 FEET AWAY FROM THE EXTERIOR EDGE AND FULLY SCREENED FROM THE HILLSIDE VIEW.	**A205**
	19.11.030.A.6	78TH AVE SE: 15 FEET MIN SETBACK BETWEEN THE STRUCTURE AND THE FACE OF THE STREET CURB; EXCLUDING LOCATIONS WHERE THE CURBLINE IS INTERRUPTED BY PARKING POCKETS.	15 FEET SETBACK IS PROVIDED ALONG 78TH AVE SE.	**1/G005**
	19.11.030.A.7.b	FROM A HEIGHT OF 25 FEET AT THE FRONT PROPERTY LINE, BUILDING SHALL STEP BACK AT A 45-DEGREE ANGLE UP TO THE MAX HEIGHT LIMIT. ONLY THE FIRST 30 FEET OF DEPTH ALONG BLOCK FRONTAGES IS CONSIDERED.	PROJECT IS IN COMPLIANCE WITH THE DAYLIGHT PLANE REQUIREMENT. TOTAL 79,237 CF VOLUME IS IN CREDIT.	**5-7/G006**
AFFORDABLE HOUSING	**19.11.040.B**	AT LEAST 10% OF THE TOTAL UNITS IN THE DEVELOPMENT MUST PROVIDE AFFORDABLE HOUSING UNITS.	15 AFFORDABLE UNITS ARE PROPOSED, WHICH IS >10% OF THE TOTAL 146 UNITS.	**G013**
	19.11.040.C	FOR FOUR-STORY BUILDING, THE REQUIRED AFFORDABLE HOUSING UNITS MUST BE AFFORDABLE AT THE 60% OF MEDIAN INCOME FOR RENTAL OR 90% OF MEDIAN INCOME FOR OWNERSHIP HOUSING.	15 AFFORDABLE UNIT ARE PROPOSED TO MEET THE AFFORDABILITY OF THE 60% OF MEDIAN INCOME.	**G013**
	19.11.040.D.3	THE AFFORDABLE HOUSING UNITS SHALL CONSIST OF A MIX OF THE UNIT TYPES THAT IS GENERALLY PROPORTIONATE TO THE MIX OF UNITS IN THE OVERALL DEVELOPMENT.	UNITS ARE REPRESENTATIVE MIX; SEE G013	**G013**
	19.11.040.D.4	THE AFFORDABLE HOUSING UNITS MAY NOT BE SMALLER THAN OTHER UNITS WITH THE SAME NUMBER OF BEDROOMS IN THE DEVELOPMENTS.	THE SIZE OF AFFORDABLE UNITS ARE AS SAME AS THE NON-AFFORDABLE UNITS FROM THE SAME CATEGORY.	**G013**
GREEN BUILDING STANDARDS	**19.11.050**	ANY MAJOR NEW CONSTRUCTION SHALL MEET THE LEED GOLD STANDARD. PROJECTS THAT ARE PRIMARILY RESIDENTIAL MAY INSTEAD MEET THE BUILDING GREEN 4 STAR STANDARD.	PROJECT WILL MEET BUILT GREEN 4 STAR REQUIREMENTS.	**G007**
	19.11.060.A.1.	ALL MAJOR NEW CONSTRUCTION SHALL HAVE AT LEAST THREE MINOR SITE FEATURES.	THREE FEATURE TREES, PUBLIC ART, AND SPECIAL PAVING ARE PROPOSED AS MINOR SITE FEATURES. SEE LANDSCAPE SHEETS	**L101 - L102**
SITE DESIGN	**19.11.060.B.1**	THROUGH-BLOCK CONNECTIONS WILL QUALIFY AS A MAJOR SITE FEATURE. THE TOTAL AREA OF THE THROUGH-BLOCK CONNECTION AND PUBLIC OPEN SPACE EQUALS OR EXCEEDS 3% OF THE GROSS FLOOR AREA OF THE DEVELOPMENT.	THROUGH-BLOCK AREA IS 5,722 SF, WHICH IS MORE THAN 3% OF THE TOTAL.	**G008**
	19.11.060.E.2.a	THE CONNECTION SHALL BE A MINIMUM OF 20 FEET WIDE AS A MEANS OF PEDESTRIAN ACCESS BETWEEN RIGHTS OF WAY AND SECONDARILY AS A PUBLIC GATHERING PLACE.	IT IS 20 FEET WIDE CONNECTING 77TH AVE AND 78TH AVE. TWO END PLAZAS SERVE AS PUBLIC GATHERING PLACE.	**3/G008.1**
	19.11.060.E.2.b	THE CONNECTION SHALL BE AT THE SAME LEVEL AS THE PUBLIC SIDEWALK AND INCORPORATE SUFFICIENT PEDESTRIAN AMENITIES.	SEATING AREAS, LANDSCAPING, WATER FEATURES AND PEDEATRIAN SCALE LIGHTING ARE PROPOSED ALONG THE THROUGH-BLOCK CONNECTION.	**L101 - L102**
	19.11.060.E.2.c	THE CONNECTION SHOULD USE SPECIAL PAVING, SUCH AS DECORATIVE COLORED CONCRETE AND COORDINATED DSIGN FEATURES OVER THE ENTIRE LENGTH OF THE CONNECTION.	SPECIAL PAVING, LANDSCAPING AND LIGHTING ARE PROPOSED ALONG THE ENTIRE LENGTH OF THE CONNECTION.	**L101 - L102**
	19.11.060.E.2.e	WHERE GROUND LEVEL RESIDENTIAL USES FRONT ONTO THE THROUGH-BLOCK CONNECTION THE BUILDING MUST ONE PUBLIC/PRIVATE SPACE TRANSITION - RAISED DECK OR PORCH OPTION: PROVIDE AT LEAST 60 SF AT LEAST 1 FOOT ABOVE GRADE.	A SERIES OF RAISED DECKS IS PROVIDED ALONG THE THROUGH-BLOCK CONNECTION IN FRONT OF GROUND FLOOR RESIDENTIAL USE.	**3/G008**
	19.11.060.E.2.f	NONRESIDENTIAL USES FRONT ONTO THE THROUGH-BLOCK CONNECTION THE BUILDING MUST HAVE TRANSPARENT WINDOWS ALONG 50% OF THE GROUND FLOOR FACADE BETWEEN 30 INCHES AND 10 FEET ABOVE THE THROUGH-BLOCK CONNECTION.	MORE THAN 50% TRANSPARENCY IS PROVIDED ALONG THE THROUGH-BLOCK CONNECTION AT NON-RESIDENTIAL USES.	**4/G006**
GREENERY AND OUTDOOR SPACES	**19.11.070.B.1**	LANDSCAPED SURFACES EQUAL TO 25% OF THE DEVELOPMENT SITE SHALL BE PROVIDED.	LANDSCAPED AREA PROVIDED EXCEEDS REQUIREMENTS, REFERENCE DIAGRAM ON L503.	**L503**
	19.11.070.B.5	BUILDING ENTRIES SHOULD BE EMPHASIZED WITH SPECIAL LANDSCAPING AND/OR PAVING IN COMBINATION WITH LIGHTING.	BUILDING ENTRIES ARE EMPHASIZED BY PLAZA SPACES WHICH HAVE BOTH SPECIAL PAVING AND LIGHTING.	**L101 - L102**
	19.11.070.B.7	LANDSCAPING SHOULD PROVIDE DESIGN CONTINUITY BETWEEN THE NEIGHBORING PROPERTIES.	THE PROJECT ADHERES TO THE TOWN CENTER GUIDELINES, ENSURING CONTINUITY WITH NEIGHBORING PROPERTIES.	**L101 - L102**
SCREENING	**19.11.080.A**	ANY STORAGE, SERVICE AND TRUCK LOADING AREAS, UTILITY STRUCTURES, ELEVATOR AND MECHANICAL EQUIPMENT ON THE GROUND OR ROOF SHALL BE SCREENED FROM PUBLIC VIEW SUCH AS PUBLIC STREETS, SIDEWALKS OR RESIDENTIAL AREAS ON THE HILLSIDE.	WE PROPOSE TO SCREEN ALL THE AC CONDENSER UNITS (PROPOSED ON ROOF).	**A205**
LIGHTING	**19.11.090.B.1**	PEDESTRIAN-SCALE LIGHT FIXTURES SHOULD BE INCORPORATED INTO THE SITE DESIGN TO GIVE VISUAL VARIETY AND BLEND WITH THE ARCHITECTURAL STYLE.	STREET LIGHTS, CATENARY LIGHTS AND BOLLARD LIGHTS ARE PROPOSED.	**L101 - L102**
	19.11.090.B.2	LIGHTING SHOULD USE LED OR SIMILAR MINIMUM WATTAGE LIGHT SOURCES.	PROJECT LIGHT FIXTURES WILL USE LED OR ENERGY SAVING LIGHT SOURCES.	**L101 - L102**
	19.11.090.B.3	ALL BUILDING ENTRANCES SHOULD BE WELL LIT TO PROVIDE INVITING ACCESS AND SAFETY.	BUILDING ENTRY PLAZAS WILL BE WELL LIT THROUGH A VARIETY OF MEASURES (CATENARY LIGHTING, WALL MOUNTED FIXTURES, LED INTEGRATED FURNISHINGS)	**L101 - L102**
	19.11.090.B.7	ALL LIGHTING FIXTURES SHOULD BE SHIELDED OR LOCATED TO CONFINE LIGHT SPREAD WITHIN THE SITE BOUNDARIES.	LIGHTING FIXTURES ARE SHIELDED AND/OR CONFINE LIGHT SPREAD TO THE PROJECT SITE.	**EP100**
	19.11.100.B.1.a	ARTICULATED, TRANSPARENT FACADES SHOULD BE CREATED ALONG PEDESTRIAN RIGHTS-OF-WAY.	ALL THE STREET FRONTAGES ARE HIGHLY TRANSPARENT AND MODULATED TO ENHANCE THE PEDESTRIAN EXPERIENCE AT THE GROUND FLOOR.	**1/G006 - 4/G006**
BUILDING DESIGN	**19.11.100.B.1.b**	GROUND FLOOR WINDOWS AND DOORS SHALL HAVE AT LEAST 75% OF THE LENGTH OF THE GROUND FLOOR FACADE BETWEEN THE HEIGHT OF 2 FEET AND 7 FEET DEVOTED TO WINDOWS AND DOORS AFFORDING VIEWS INTO RETAIL, OFFICE, OR LOBBY SPACE ALONG 77TH AVE SE, 78TH AVE SE AND SE 27TH ST.	75% TRANSPARENCY OF GROUND FLOOR ALONG 77TH AND 78TH AVE IS ACHIEVED.	**1/G006 - 4/G006**
	19.11.100.B.1.c	UPPER STORIES OF BUILDINGS ABOVE TWO STORIES SHOULD MAINTAIN AN EXPRESSION LINE ALONG THE FACADE SUCH AS A SETBACK, CHANGE OF MATERIAL, OR A PROJECTION TO REDUCE THE PERCEIVED BUILDING MASS.	BALCONIES AND BAY WINDOWS ARE PROPOSED ON THE UPPER STORIES OF THE BUILDING.	**A300 - 301**
	19.11.100.B.2.a	WINDOW AND DOOR TREATMENTS WHICH EMBELLISH THE FACADE	IT IS OUR DESIGN INTENT TO EMBELLISH THE FACADE.	**A410 - A413**
	19.11.100.B.2.b	DECORATIVE LIGHT FIXTURES	DECORATIVE FIXTURES ARE PROPOSED; SEE SHEET EP101.	**EP101**
	19.11.100.B.2.c	UNIQUE FACADE TREATMENT, SUCH AS DECORATIVE MATERIALS AND DESIGN ELEMENTS.	DIFFERENT FACADE MATERIALS ARE PROPOSED TO CREATE AN INTERSTING VISUAL COMPOSITION.	**A300 - 301**
	19.11.100.B.2.d	DECORATIVE PAVING	SPECIAL PAVING PROVIDED AT THROUGH BLOCK AND PLAZA AREAS.	**L101 - L102**
	19.11.100.B.2.g	RECESSED ENTRANCES	THE RESIDENTIAL LOBBY ENTRY IS RECESSED AT 29TH ST.	**A201**
	19.11.100.B.2.h	BALCONIES ARE DESIGNED ON THE STREET-FACING FACADES ON BOTH THE GROUND FLOOR LEVEL AND OTHER LEVELS.	BALCONIES ARE PROPOSED ALONG 29TH, 77TH AND 78TH AVE.	**A300 - 301**
	19.11.100.B.2.i	UNIQUE, HANDCRAFTED PEDESTRIAN-SCALED DESIGNS.	THIS IS OUR DESIGN INTENT.	**L300 - 321**
	19.11.100.B.3.a	VERTICAL BUILDING MODULATION AT LEAST 20 FEET DEEP AND 30 FEET WIDE.	20 FEET DEEP AND 30 FEET WIDE RECESSED MASS IS PROVIDED ALONG 29TH ST. AND 78TH AVE.	**1/G005**
	19.11.100.B.3.b	USE OF A SIGNIFICANT CONTRASTING VERTICAL MODULATED DESIGN COMPONENT.	A STRONG SAW-TOOTH MODULATION IS EXPRESSED ALONG 78TH AVE.	**A303 - A304**
	19.11.100.B.3.c	BUILDING WALLS WITH CONTRASTING ARTICULATION AND ROOFLINE MODULATION THAT MAKE IT APPEAR LIKE 2 OR MORE DISTINCT BUILDINGS.	DIFFERENT EXPRESSION ALONG EAST AND WEST SIDES APPEAR LIKE TWO DISTINCT BUILDINGS.	**A303 - A304**
	19.11.100.B.4	ALL BUILDINGS SHALL INCLUDE ARTICULATION FEATURES TO REDUCE THE PERCEIVED SCALE OF LARGE BUILDINGS AND ADD VISUAL INTEREST TO FACADE.	THE BUILDING IS FULLY ARTICULATED.	**A300 - 301**

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	19.11.100.B.6	BUILDING ENTRANCES SHOULD CONCENTRATE ALONG THE SIDEWALK AND SHOULD BE PHYSICALLY AND VISUALLY INVITING.	BUILDING ENTRY IS DESIGNED TO BE WELCOMING AND DISTINCT.	**A300 - 301**
	19.11.100.B.7	A VARIETY OF ROOF TYPES AND CONFIGURATIONS SHOULD BE USED TO ADD INTEREST AND REDUCE THE PERCEIVED BUILDING MASS.	THE PERCEIVED BUILDING MASS IS SUCCESSFULLY REDUCED BY A SERIES OF SLOPED ROOF FEATURES.	**A303 - A304**
	19.11.100.B.10	BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER, CORNER ENTRIES AND/OR ARCHITECTURAL TREATMENT SHOULD BE USED TO EMPHASIZE THE CORNER.	ALL THE BUILDING CORNERS HAVE BEEN EMPHASIZED BY BUILDING MODULATIONS AND LANDSCAPE DESIGN.	**A303 - A304**
	19.11.100.B.13	ALL MAJOR NEW CONSTRUCTION SHALL HAVE ALL-WEATHER FEATURES ALONG 80% OF A BUILDING'S FRONTAGE ALONG THE RETAIL FRONTAGES. ANY CANOPY OVER A PUBLIC SIDE WALK SHOULD PROJECT OUT FROM THE BUILDING FACADE A MIN 6 FEET WIDE AND 8 TO 12 FEET ABOVE GREADE.	CANOPIES ARE PROPOSED AS THE ALL-WEATHER FEATURE.	**A100.1; A960**
MATERIALS AND COLOR	**19.11.110.B.1**	BUILDING EXTERIORS SHOULD BE CONSTRUCTED FROM HIGH QUALITY AND DURABLE MATERIALS.	HIGH QUALITY AND DURABILITY ARE OUR TOP CRITERIA WHEN SELECTING MATERIALS.	**A300 - A301**
	19.11.110.B.8	A VARIATION OF BUILDING MATERIALS SHOULD BE USED TO ASSIST IN THE CREATION OF A VISUALLY INTERESTING EXPERIENCE.	BRICK, CEMENT BOARD, WOOD SIDING AND METAL PANEL ARE PROPOSED IN THIS PROJECT.	**A300 - A301**
STREET STANDARDS	**19.11.120**	ALL MAJOR NEW CONSTRUCTION ABUTTING 77TH AVENUE SE OR 78TH AVENUE SE SHALL IMPROVE THE RIGHT-OF-WAY ADJACENT TO THE PROJECT AS REQUIRED BY THE MERCER ISLAND TOWN CENTER STREETSCAPE MANUAL.	THE RIGHT-OF-WAY OF 77TH AND 78TH AVE SE ARE PROPOSED TO BE IMPROVED AS REQUIRED BY THE MERCER ISLAND TOWN CENTER STREETSCAPE MANUAL.	**L101 - L102**
PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION	**19.11.130.B.1.a**	RETAIL: 5 TO 10 STALLS PER 1,000 SF; 1 TO 1.4 STALLS PER UNIT.	126 RESIDENTIAL, 57 COMMERCIAL, AND 9 FLEX STALLS ARE PROPOSED; REFERENCE TRAFFIC STUDY AND PARKING MANAGEMENT PLAN FOR COMPLIANCE INFORMATION	**A200.1; A200.2**
	19.11.130.B.1.d	STANDARD STALL (9' x 18.5'); COMPACT STALL (8.5 x 16'); MIN ONE-WAY AISLE 18 FEET.	ALL THE PARKING STALLS ARE IN COMPLIANCE WITH THE REQUIRED DIMENSIONS.	**A303 - A304**
	19.11.130.B.1.i	WHERE POSSIBLE, PEDESTRIAN ELEVATORS AND STAIRWELLS SERVING STRUCTURED PARKING SHALL BE LOCATED IN A PUBLIC LOBBY SPACE OR OUT ONTO AN ACTIVE PUBLIC STREET.	ALL PUBLIC PARKING ENTRIES ARE LOCATED ALONG STREET FRONTAGES	**A201**
	19.11.130.B.2	SIGNS INDICATING THE LOCATION OF PARKING AVAILABLE TO THE PUBLIC SHALL BE INSTALLED AT THE ENTRANCE TO PARKING GARAGE ALONG THE STREET AND SHALL COMPLY WITH PARKING SIGNAGE STANDARDS FOR THE TOWN CENTER.	THE FUTURE SIGN IS PROPOSED TO BE LOCATED AT 29TH ST. SE.	**A100.1**
	19.11.130.B.3	OFF-STREET LOADING SPACE WITH ACCESS TO A PUBLIC STREET SHALL BE REQUIRED ADJACENT TO EACH BUILDING WITH ADEQUATE SIZE TO ACCOMODATE THE MAX NUMBER AND SIZE OF VEHICLES.	A LOADING ZONE OFF 77TH AVE SE. IS PROPOSED TO BE LOCATED AT THE SOUTH PORTION OF THE WEST WING.	**A200.2; A100; C303**
	19.11.130.B.5.b	PUCLIC PARKING STALLS SHALL BE AVAILABE TO MOTORISTS FOR SUCH MAX TIME PERIOD AS IS DETERMINED BY THE OWNER, WHICH SHALL NOT BE LESS THAN 2 HOURS.	THE RETAIL PARKING AREA IS OPEN TO MOTORISTS NOT LESS THAN 2 HRS.	**A200.1; A200.2**
SIGNS	**19.11.140.A**	SIGNS SHALL BE DISTINCTIVE, FINELY CRAFTED AND DESIGNED TO ENHANCE THE AESTHETICS OF THE TOWN CNETER AND TO IMPROVE PEDESTRIAN AND MOTORIST SAFETY.	WE WILL WORK WITH THE FUTURE SIGNAGE CONSULTANT TO ACHIEVE THIS GOAL.	**A100**
	19.11.140.B.1.2	WHEN MULTIPLE SIGNS FOR INDIVIDUAL BUSINESSES ARE CONTEMPLATED, A MASTER SIGN PLAN STIPULATING THE LOCATION AND SIZE OF FUTURE SIGNS WILL BE REQUIRED.	MASTER SIGN PLAN PROVIDED ON SHEET A100.1.	**A100.1**

PROJECT INFORMATION

SITE ADDRESS
2885 78TH AVE SE, MERCER ISLAND, WA 98040
2770 77TH AVE SE, MERCER ISLAND, WA 98040

LOT SIZE
43,705 SF AND 20,075 SF

CODE
MERCER ISLAND CITY CODE
TITLE 19 UNIFIED LAND DEVELOPMENT CODE

ZONING
TC 4 (TOWN CENTER)

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PROJECT NARRATIVE

This project adheres to the town center guidelines, ensuring continuity with neighboring properties. We are proposing a 146-unit mixed-use apartment building with 15 affordable housing units in the heart of the Mercer Island Town Center core. The lot size is 63,780 sf. with two existing retail buildings on site. Covering most of an entire city block, the project is located between the QFC and Metropolitan Market, approximately 3 blocks south of interstate 90. The proposed 212,659 square foot 4-story building has a 51-foot maximum building height. The building façades are fully articulated to meet the daylight plane requirements and provide a pleasant pedestrian experience along 29th St. SE and 78th Ave. SE. The building entries are emphasized by plaza spaces which have both special paving and lighting. Four landscaped public plazas and one 20-foot wide through-block connection are proposed to enhance the streetscape vibrancy.

The building provides parking area for both residential and retail uses. It includes two levels of - building parking totalling 192 stalls. The parking entry is located at the SW corner along the 29th St. SE.

We are proposing approximately 10,500 sf of retail and restaurant space with more 75% façade transparency along the 77th Ave. SE and 78th Ave. SE. The majority of the retail is located on the east side of the site (facing QFC). The retail spaces are designed with a generous depth (>16 feet) to accommodate various retail uses.

In addition to all the street-facing amenity spaces, a private courtyard is proposed as an amenity to residents, to provide green space, and promote interaction. A service loading zone is located at the SW corner (accessed from 77th Ave. SE) for tenant move-in, food delivery and trash collection purposes.

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2009 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
ZONING CODE SUMMARY

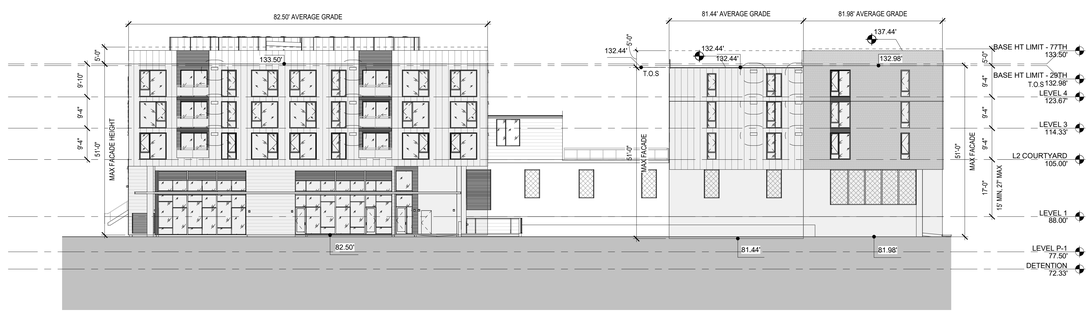
SHEET NO.
G004

Drawn
Checked

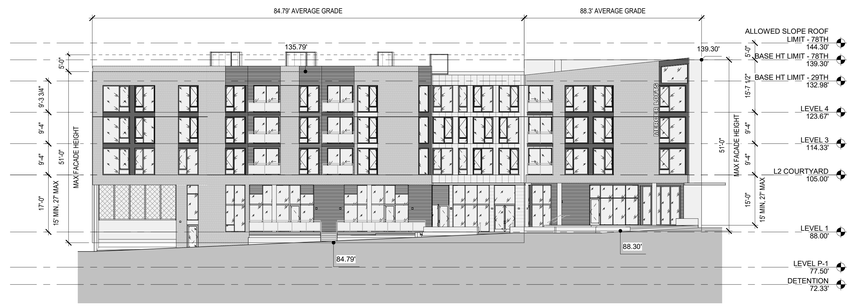
Printed: 10/25/2023 2:13:44 PM

3 EAST ELEVATION (78TH AVE SE) HEIGHT LIMIT DIAGRAM
1/16" = 1'-0"

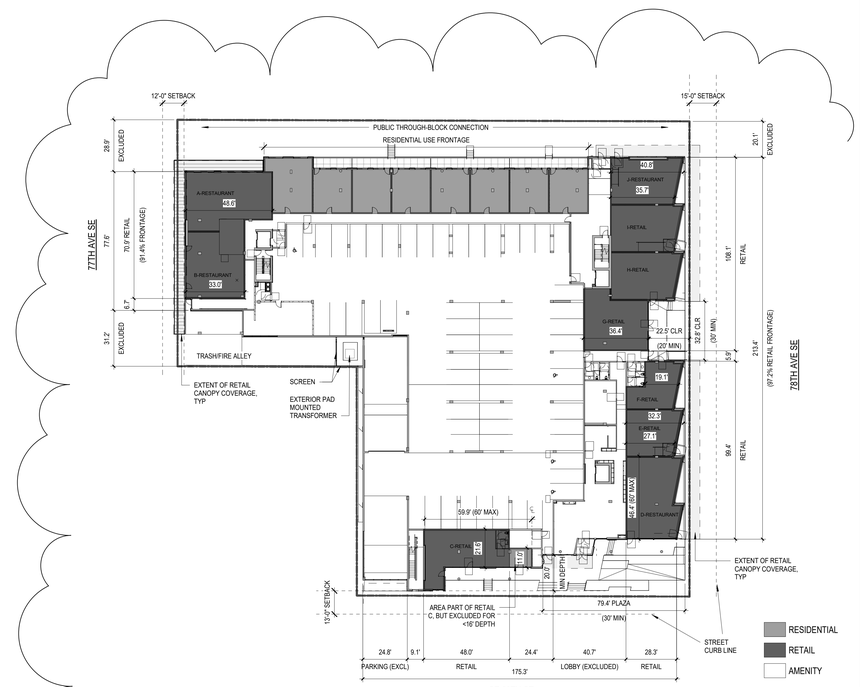
4 NORTH ELEVATION (THROUGH-BLOCK CONNECTION) HEIGHT LIMIT DIAGRAM
1/16" = 1'-0"



5 WEST ELEVATION (77TH AVE SE) HEIGHT LIMIT DIAGRAM
1/16" = 1'-0"



6 SOUTH ELEVATION (SE 29TH ST) HEIGHT LIMIT DIAGRAM
1/16" = 1'-0"

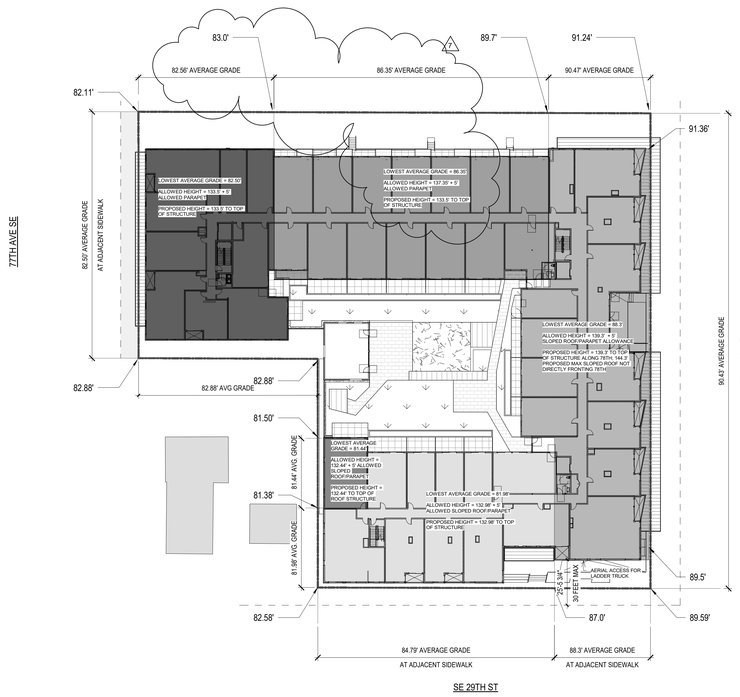


RETAIL = 48.0' + 28.3' = 76.3'
NON-EXCLUDED TOTAL FRONTAGE = 9.1' + 48' + 24.4' + 28.3' = 109.8'

76.3' / 109.8' = 69.5% > 40% MIN ZONING REQUIREMENT

RETAIL % ALONG 77TH = 91.4% OF QUALIFYING FRONTAGE
RETAIL % ALONG 78TH = 97.2% OF QUALIFYING FRONTAGE
RETAIL % ALONG 29TH = 69.5% OF QUALIFYING FRONTAGE

1 SITE PLAN - GROUND FLOOR USES
1" = 30'-0"



2 SITE PLAN - AVERAGE GRADE DIAGRAM
1" = 30'-0"

MICC 19.11.030.A.3.b THE MAX ALLOWABLE BUILDING HEIGHT SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF THE A BUILDING FACADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES.

THE BASE OF THE BUILDING FACADE SHALL BED MEASURED FROM THE ADJACENT PUBLIC SIDEWALK, OR FROM THE LOWER OF EXISTING OR FINISHED GRADE ALONG BUILDING FACADES THAT ARE NOT ADJACENT TO A PUBLIC SIDEWALK.

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
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12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
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03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ZONING - CODE COMPLIANCE DIAGRAM

SHEET NO.

G005

Drawn Author
Checked Checker

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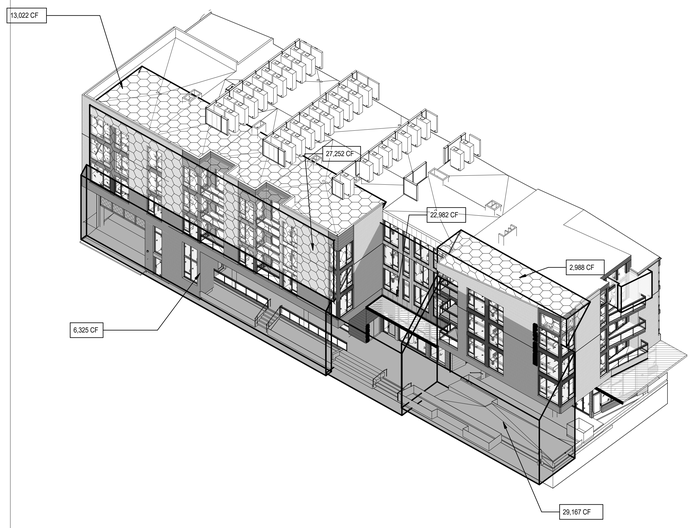
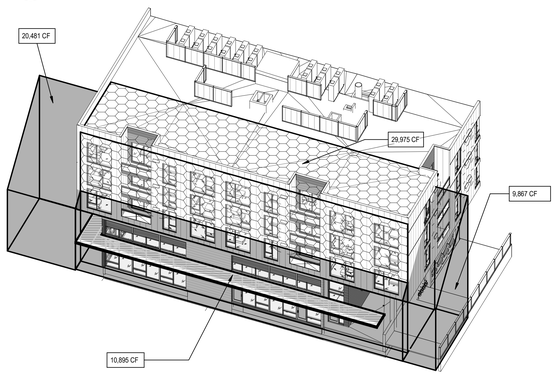
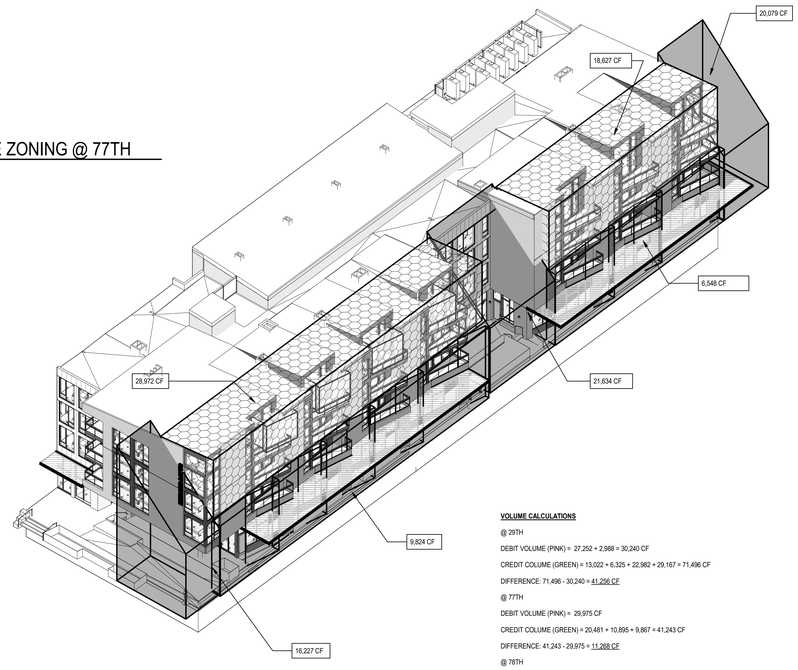


5 DAYLIGHT PLANE ZONING @ 29TH





6 DAYLIGHT PLANE ZONING @ 77TH

8 DAYLIGHT PLANE ZONING @ 78TH

VOLUME CALCULATIONS

@ 29TH

DEBIT VOLUME (PINK) = 27,252 + 2,988 = 30,240 CF

CREDIT COLUME (GREEN) = 13,022 + 6,325 + 22,982 + 29,167 = 71,496 CF

DIFFERENCE: 71,496 - 30,240 = 41,256 CF

@ 77TH

DEBIT VOLUME (PINK) = 29,975 CF

CREDIT COLUME (GREEN) = 20,481 + 10,895 + 9,867 = 41,243 CF

DIFFERENCE: 41,243 - 29,975 = 11,268 CF

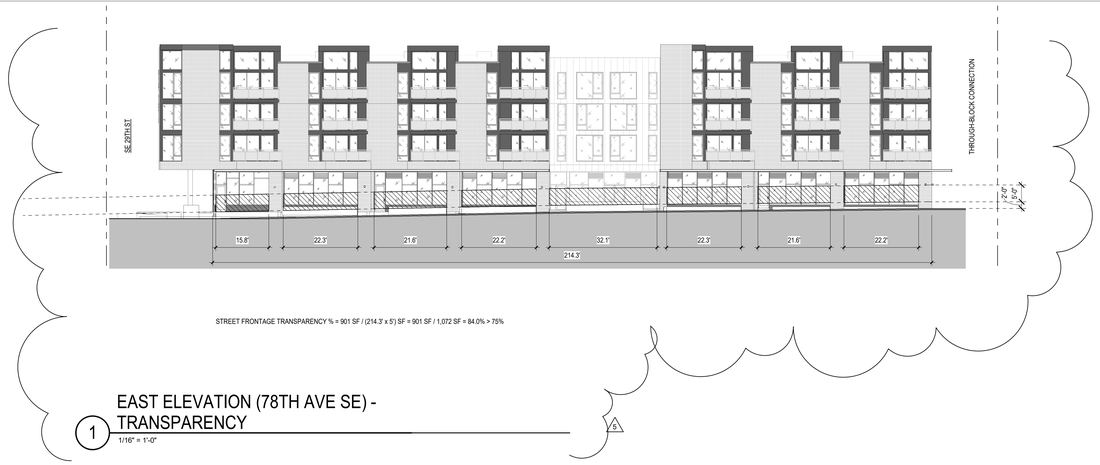
@ 78TH

DEBIT VOLUME (PINK) = 28,972 + 18,627 = 47,599 CF

CREDIT COLUME (GREEN) = 16,227 + 9,824 + 21,634 + 6,548 + 20,079 = 74,312 CF

DIFFERENCE: 74,312 - 47,599 = 26,713 CF

TOTAL CREDIT VOLUME = 79,237 CF



STREET FRONTAGE TRANSPARENCY % = 901 SF / (214.3' x 5') SF = 901 SF / 1,072 SF = 84.0% > 75%

1 EAST ELEVATION (78TH AVE SE) - TRANSPARENCY

1/16" = 1'-0"

NO STREET FRONTAGE TRANSPARENCY % REQUIREMENTS FOR SE 29TH ST (29TH ST IS EXEMPT FROM MICC 19.11.100.B.1.b)

2 SOUTH ELEVATION (SE 29TH ST) - TRANSPARENCY

1/16" = 1'-0"

STREET FRONTAGE TRANSPARENCY % = 300 SF / (78.4' x 5') SF = 300 SF / 392 SF = 76.5% > 75%

3 WEST ELEVATION (77TH AVE SE) - TRANSPARENCY

1/16" = 1'-0"

RETAIL TRANSPARENCY % = 276.7 SF / ((39.4' + 43.7') x 5') SF = 276.7 SF / 415.5 SF = 66.6% > 50%

ENTRANCES FACING THE THROUGH-BLOCK CONNECTION ARE BEING PROVIDED FOR EACH TENANT ADJACENT TO THE THROUGH BLOCK CONNECTION PER MICC 19.11.060(E)(2)(F)(II)

4 NORTH ELEVATION (THROUGH-BLOCK CONNECTION) - TRANSPARENCY

1/16" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
09/30/2021	BUILDING PERMIT CORR #1
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ZONING - CODE COMPLIANCE DIAGRAM

SHEET NO.

G006

Drawn
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Green Building Commitment

Evergreen Certified, LLC
Lisa Henry, Verifier/Builder Support Manager
502 Rainier Ave South, Suite 206
Seattle WA 98144
C: 219-877-8964 F: 206-428-7126
Lisa@evergreencertified.com
www.evergreencertified.com

April 3, 2020

City of Mercer Island
Development Services
9611 SE 36th St
Mercer Island, WA 98040

Project Address	2885 78th Ave SE
Developer	Xing Hua Group, LTD
Unit(s) Type	138 units – studios, 1- 2- & 3 - bedrooms
Unit Floor Area	382 – 1228 sf
Energy Modeling	20% better than 2015 WSEC code
Built Green Credits	476

In reference to the above proposed project, Evergreen Certified LLC has contracted with the developer to provide consultation and verification services for a Built Green 4-star or better rating from the Master Builders Association of King and Snohomish Counties.

As a Built Green and NW Energy Star Third Party Verifier, Evergreen Certified will inspect the project at framing, insulation, and finish stages. As part of the Built Green verification process, we will confirm all credits claimed by the builder on the Built Green checklist and review the energy model to assure alignment with actual systems installed. Evergreen Certified will perform required plumbing fixture flow and ventilation fan flow testing as required by the Built Green program. Upon project completion, we will prepare and submit a final report to the Built Green program for review and certification.

To meet the proposed 20% better performance that energy code requirement for Built Green, we propose doing the following:

- U-0.30 windows, R-21 walls, R-38 ceiling
- Ductless mini-split space heating/cooling with zoned programmable thermostats
- Centralized HE gas tank water heating
- Energy Star appliances
- Panasonic exhaust fans
- High efficacy lighting
- WaterSense Certified - 1.75GPM showerheads, 1.5GPM lavatory faucets, 1.28GPF toilets

I am verifying this project to meet or exceed Built Green 4 Star. The preliminary Built Green checklist is attached for your reference. If you have any questions or suggestions, please call or e-mail me anytime.

Thank you,

Lisa Henry, Built Green Verifier/Builder Support Manager

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD

SHEET TITLE

BUILT GREEN COMMITMENT

SHEET NO.

G007

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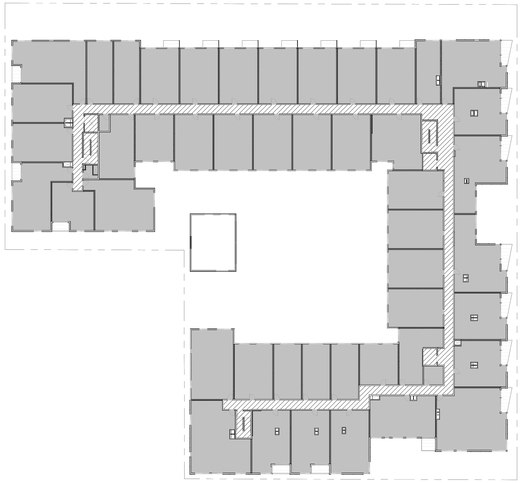
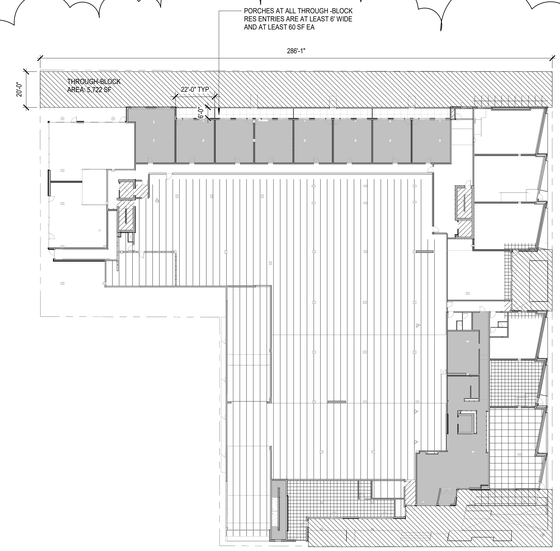


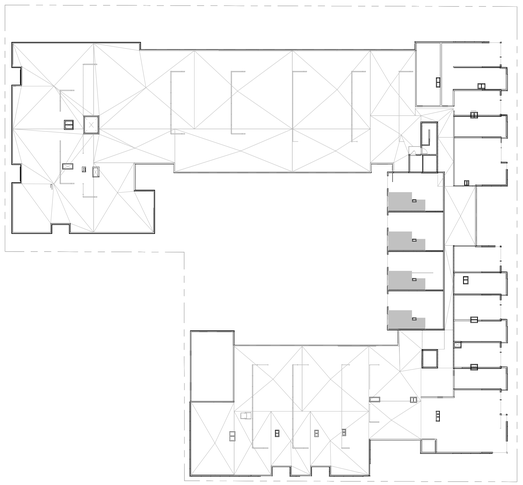
5 LEVEL 3
1" = 30'-0"



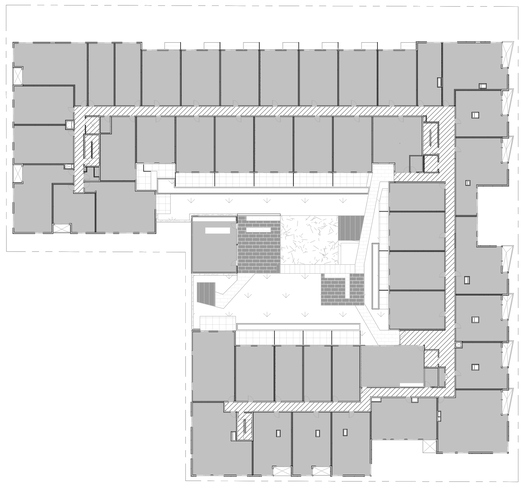
2 LEVEL 1
1" = 30'-0"

1 LEVEL P-1
1" = 30'-0"

6 LEVEL 4
1" = 30'-0"



7 LEVEL 4M
1" = 30'-0"



4 LEVEL 2
1" = 30'-0"

GROSS BUILDING AREA	
Level	Area
LEVEL P-1	49679 SF
LEVEL 1	44337 SF
LEVEL 2	40850 SF
LEVEL 3	38970 SF
LEVEL 4	38972 SF
LEVEL 4 MEZZ	751 SF
	213560 SF

GROSS FLOOR AREA	
Level	Area
LEVEL P-1	6665 SF
LEVEL 1	18824 SF
LEVEL 2	39252 SF
LEVEL 3	38558 SF
LEVEL 4	38559 SF
LEVEL 4 MEZZ	751 SF
	142609 SF

*PARKING AND MECH SHAFT AREAS ARE EXCLUDED FROM GROSS FLOOR AREA FOR PURPOSES OF ZONING CALCULATION OF REQ'D THROUGH-BLOCK

GROSS FLOOR AREA x 3%
= 142,619 SF x 3%
= 4,279 SF MIN REQ'D

THROUGH-BLOCK AREA = 5,722 SF PROVIDED
> 4,279 SF REQ'D

NET SALEABLE / LEASABLE AREA (RESIDENTIAL)	
Level	Area
LEVEL 1	4545 SF
LEVEL 2	32714 SF
LEVEL 3	34857 SF
LEVEL 4	34860 SF
LEVEL 4 MEZZ	751 SF
	107727 SF

NET SALEABLE / LEASABLE AREA (COMMERCIAL)	
Name	Area
A-RESTAURANT	1409 SF
B-RESTAURANT	1064 SF
C - RETAIL	1286 SF
D-RESTAURANT	1352 SF
E RETAIL	767 SF
F - RETAIL	615 SF
G - RETAIL	1088 SF
H - RETAIL	994 SF
I - RETAIL	998 SF
J - FOOD	988 SF
Grand total	10560 SF

TOTAL RESIDENTIAL AND COMMERCIAL SALEABLE / LEASABLE AREA = 118,280 SF COMBINED

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4039 REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

AREA CALCULATION

SHEET NO.

G008

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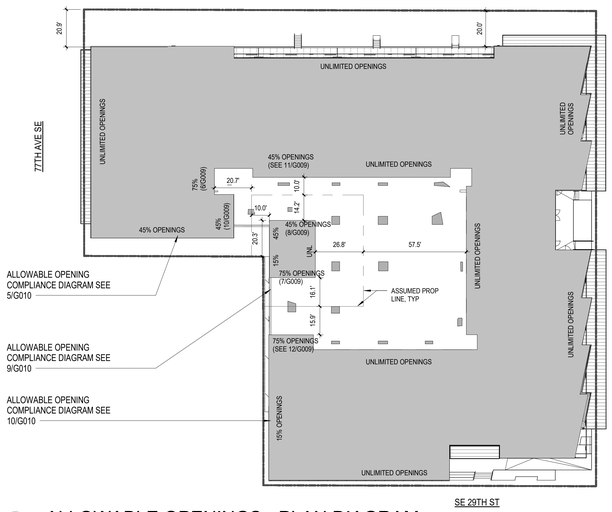
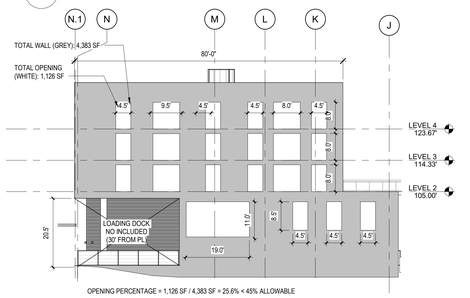
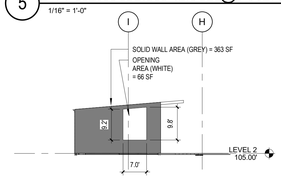


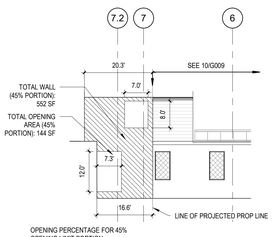
4 ALLOWABLE OPENINGS - PLAN DIAGRAM
1" = 30'-0"



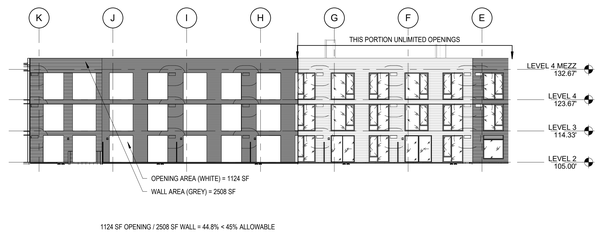
OPENING DIAGRAM - SOUTH ELEVATION INTERIOR @ LOADING
5 1/16" = 1'-0"



OPENING DIAGRAM - SOUTH PAVILION
7 1/16" = 1'-0"

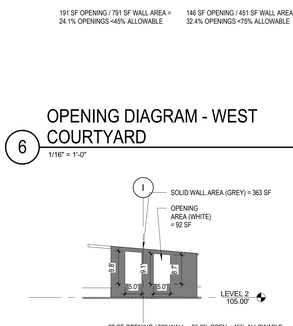


OPENING DIAGRAM - PAVILION WEST ELEVATION
9 1/16" = 1'-0"

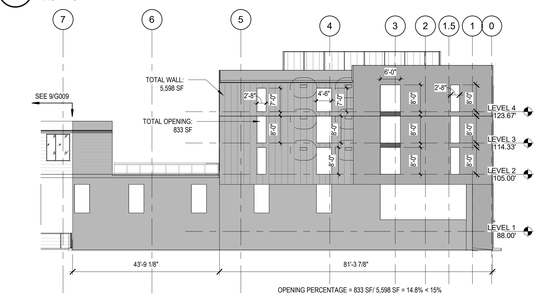


OPENING DIAGRAM - COURTYARD NORTH
11 1/16" = 1'-0"

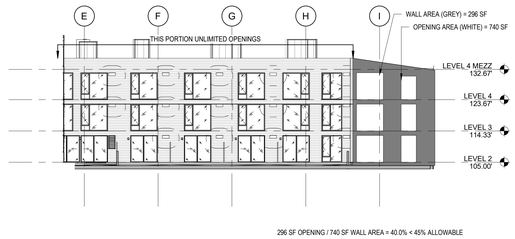
OPENING DIAGRAM - WEST COURTYARD
6 1/16" = 1'-0"



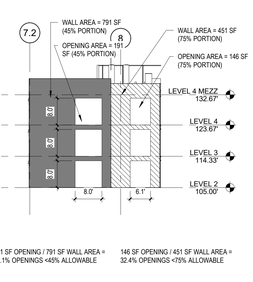
OPENING DIAGRAM - NORTH PAVILION
8 1/16" = 1'-0"



OPENING DIAGRAM - WEST ELEVATION BLOCK INTERIOR FACING NEIGHBOR
10 1/16" = 1'-0"



OPENING DIAGRAM - SOUTH COURTYARD
12 1/16" = 1'-0"



CHAPTER 6: TYPES OF CONSTRUCTION

601: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

	TYPE VA	TYPE 1A
STRUCT FRAME:	1 HR	3 HR
BEARING WALLS EXT:	1 HR	3 HR
BEARING WALLS INT:	1 HR	3 HR
NON-BEAR WALLS EXT:	SEE TABLE 602 (BELOW)	SEE TABLE 602 (BELOW)
NON-BEAR WALLS INT:	0 HR	0 HR
FLOORS:	1 HR	2 HR
ROOF:	1 HR	1.5 HR
SHAFTS:	2 HR	
CORRIDORS:	1/2 HR **(1 HR REQ'D PER 1018)**	

602: FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEP DISTANCE:	TYPE OF CONST:	GROUP R
<5	IA AND VA	1 HR
≥5 <10	IA AND VA	1 HR
≥10 <30	IA AND VA	1 HR
≥30	ALL	0 HR

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

705.2: PROJECTIONS:
PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWING IN TABLE 705.2.

705.2.2: TYPE V CONSTRUCTION
EAVE OVERHANGS FROM WALLS OF TYPE VA CONSTRUCTION OR FROM WALLS THAT ARE OTHERWISE REQUIRED TO BE OF FIRE-RESISTANCE-RATED CONSTRUCTION RATED SHALL BE FINISHED ON THE UNDERSIDE WITH AT LEAST 1/2" GYPSUM SHEATHING OR HEAVY TIMBER CONSTRUCTION PER 602.4. VENTS ARE PERMITTED IF COVERED WITH CORROSION-RESISTANT METAL MESH.

705.5 FIRE-RESISTANCE RATINGS.
EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

705.8: OPENINGS: OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTIONS 705.8.1 THROUGH 705.8.5. FOR SPACES PROVIDED WITH EXTERIOR WALLS, THE VERTICAL PLANE AT THE EDGE OF THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR IS CONSIDERED AN EXTERIOR WALL.

705.8.1: ALLOWABLE AREA OF OPENINGS: THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8.
EXCEPTION 1: IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE PLANE EITHER:
1.1 WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 30 FT; OR
1.2 WHERE THE WALL FACES AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE ON THE SAME LOT OR DEDICATED FOR PUBLIC USE, SHALL NOT BE LESS THAN 30 FT IN WIDTH, AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.
EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

FIRE SEPARATION DISTANCE (PER 202): THE DISTANCE MESAURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. THE OPPOSITE SIDE OF A STREET, AN ALLEY OR PUBLIC WAY.
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT. THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF WALL.

TABLE 705.8: ALLOWABLE OPENINGS (SPRINKLERED BUILDINGS, UNPROTECTED OPENINGS)

REQUIRED: FIRE SEPARATION DISTANCE:	ALLOWABLE AREA OF UNPROTECTED OPENING:
0- < 3'	NOT PERMITTED
3'- < 5'	15%
5'- < 10'	25%
10'- <15'	45%
15'- <20'	75%
>20'	NO LIMIT

PROPOSED: SEE 4-7/G010 FOR DIAGRAMS.

705.8.5: VERTICAL SEPARATION OF OPENINGS: SEPARATION NOT REQ'D IF BLDG IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER 903.3.1.1.

705.11: PARAPETS: A 30" TALL PARAPET IS NOT REQUIRED AT MAIN ROOF IF BLDG IS SPRINKLERED AND EXTERIOR WALLS HAVE A SEPARATION DISTANCE OF 5' OR GREATER (PER EXCEPTION 6)

707.3: THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM A SHAFT SHALL COMPLY WITH SECTION 713.4.

713.4: SHAFT ENCLOSURES
- SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING MORE THAN 4 STORIES. SHAFT ENCLOSURES SHALL MEET THE REQUIRMENTS OF SECTION 703.2.1.

713.5 CONTINUITY.
- SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, AND SHALL HAVE CONTINUITY IN ACCORDANCE WITH SECTION 707.5 FOR FIRE BARRIERS OR SECTION 711.2.2. FOR HORIZONTAL ASSEMBLIES, AS APPLICABLE.

713.6 EXTERIOR WALLS
-WHERE AN EXTERIOR WALL SERVES AS PART OF THE REQ'D SHAFT ENCLOSURE, EXTERIOR WALLS SHALL COMPLY WITH SECTION 705 FOR EXTERIOR WALLS AND THE FIRE-RESISTANCE RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY. **EXCEPTION:** EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1021.2 FOR EXTERIOR EGRESS BALCONIES, SECTION 1023.7 FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND SECTION 1027.6 FOR EXTRIOR EXIT STAIRWAYS AND RAMPS.

713.8 PENETRATIONS
-PENETRATIONS IN A SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714 AS REQUIRED FOR FIRE BARRIERS. STRUCTURAL ELEMENTS, SUCH AS BEAMS OF JOISTS, WHERE PROTECTED IN ACCORDANCE WITH SECTION 714 SHALL BE PERMITTED TO PENETRATE A SHAFT ENCLOSURE.

713.8.1 PROHIBITED PENETRATIONS
-PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED IN SHAFT ENCLOSURES.

713.13 WASTE AND LINEN CHUTES AND INCINERATOR ROOMS
- WASTE AND LINEN CHUTE ACCESS OPENINGS SHALL NOT BE LOCATED DIRECTLY IN CORRIDORS. ACCESS OPENINGS SHALL BE LOCATED IN ROOMS/COMPARTMENTS ENCLOSED BY 1 HR FIRE BARRIERS W/ 3/4 HR SELF-CLOSING DOORS.
713.14.3: WHERE CORRIDORS ARE REQUIRED TO BE FIRE RESISTANCE RATED IN ACCORDANCE WITH SECTION 1020.1, ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 713.14.3.

714.3.2 MEMBRANE PENETRATIONS.
-MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED.
EXCEPTION 1: MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.0 103 M2) IN AREA, PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (0.0645 M2) IN ANY 100 SQUARE FEET (9.29 M2) OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.2 MM). SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
1.1 BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES;
1.2 BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSEFILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION;
1.3 BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.1;
1.4 BY PROTECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS; OR
1.5 BY OTHER LISTED MATERIALS AND METHODS.

508.2: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

508.2.4 SEPARATION OF OCCUPANCIES (ACCESSORY)
NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY. EXCEPTION: GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANCIES CONTINUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

BELOW HORIZONTAL ASSEMBLY: **TYPE I CONSTRUCTION, UNLIMITED AREA**

ABOVE HORIZONTAL ASSEMBLY: **TYPE VA CONSTRUCTION/ MAIN OCCUPANCY: R-2 APARTMENTS**

508.3.2 NONSEPARATED OCCUPANCIES/ ALLOWABLE BUILDING AREA AND HEIGHT. THE ALLOWABLE BUILDING AREA, NUMBER OF STORIES AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCE FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1.

508.3.3 SEPARATION OF NONSEPARATED OCCUPANCIES. NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES. EXCEPTION 2: GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM OTHER OCCUPANCIES CONTINGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

USES TO BE NON-SEPARATED:

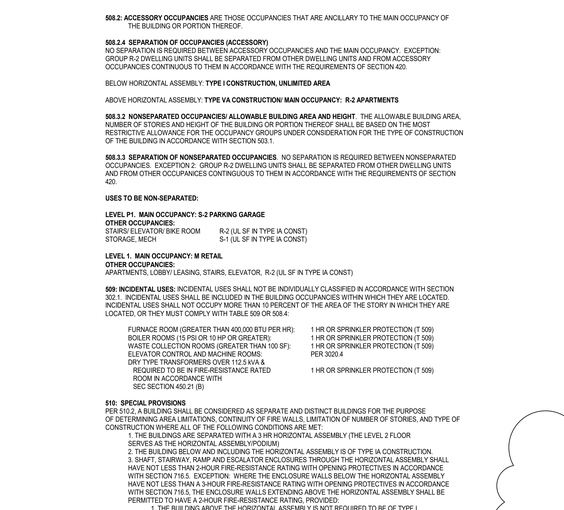
LEVEL P1. MAIN OCCUPANCY: S-2 PARKING GARAGE
OTHER OCCUPANCIES:
STAIRS/ ELEVATOR/ BIKE ROOM — R-2 (UL SF IN TYPE IA CONST)
STORAGE, MECH — S-1 (UL SF IN TYPE IA CONST)

LEVEL 1. MAIN OCCUPANCY: M RETAIL
OTHER OCCUPANCIES:
APARTMENTS, LOBBY/ LEASING, STAIRS, ELEVATOR, R-2 (UL SF IN TYPE IA CONST)

509: INCIDENTAL USES: INCIDENTAL USES SHALL NOT BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. INCIDENTAL USES SHALL BE INCLUDED IN THE BUILDING OCCUPANCIES WITHIN WHICH THEY ARE LOCATED. INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE AREA OF THE STORY IN WHICH THEY ARE LOCATED, OR THEY MUST COMPLY WITH TABLE 509 OR 508.4.

FURNACE ROOM (GREATER THAN 400,000 BTU PER HR):	1 HR OR SPRINKLER PROTECTION (T 509)
BOILER ROOMS (15 PSI OR 10 HP OR GREATER):	1 HR OR SPRINKLER PROTECTION (T 509)
WASTE COLLECTION ROOMS (GREATER THAN 100 SF):	1 HR OR SPRINKLER PROTECTION (T 509)
ELEVATOR CONTROL AND MACHINE ROOMS:	PER 3020.4
DRY TYPE TRANSFORMERS OVER 112.5 kVA & REQUIRED TO BE IN FIRE-RESISTANCE RATED ROOM IN ACCORDANCE WITH SEC SECTION 450.21 (B)	1 HR OR SPRINKLER PROTECTION (T 509)

510: SPECIAL PROVISIONS
PER 510.2, A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES, AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH A 3 HR HORIZONTAL ASSEMBLY (THE LEVEL 2 FLOOR SERVES AS THE HORIZONTAL ASSEMBLY/PODIUM)
2. THE BUILDING BELOW AND INCLUDING THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
3. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5. EXCEPTION: WHERE THE ENCLOSURE WALLS BELOW THE HORIZONTAL ASSEMBLY HAVE NOT LESS THAN A 3-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5, THE ENCLOSURE WALLS EXTENDING ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE-RESISTANCE RATING, PROVIDED:
1. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION ;
2. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
3. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.
4. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE GROUP R; OCCUPANCY
5. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER 903.3.1.1 AND IS PERMITTED TO BE ANY OCCUPANCY ALLOWED BY THIS CODE EXCEPT GROUP H.
6. THE MAX BLDG HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 504.3 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE.

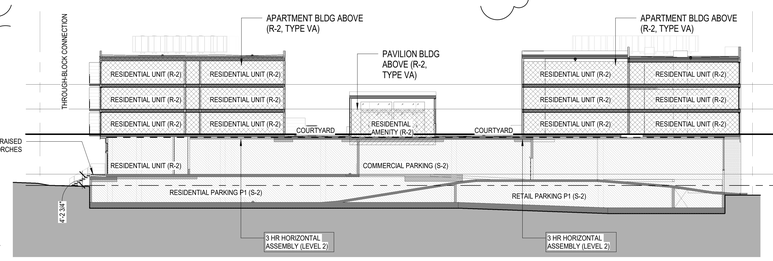


2 FRONTAGE INCREASE DIAGRAM
1" = 40'-0"

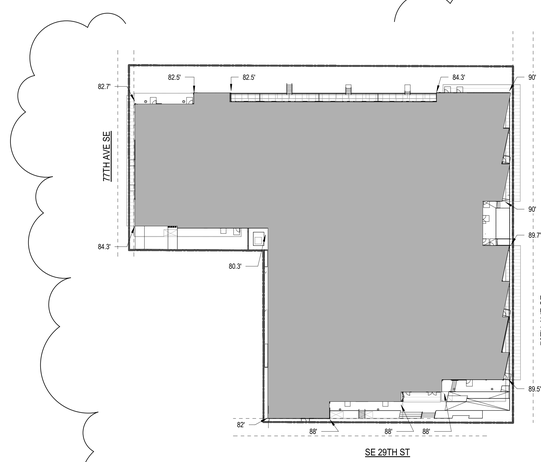
WEIGHTED AVERAGE W*
= (100.2' x 30') + (36.9' x 30') + (42.8' x 30') + (115.4 x 30') + (34.1' x 30') + (79.9'x30') + (279.9'x20') + (106.9'x30') / (100.2 + 36.9 + 42.8 + 115.4 + 34.1 + 79.9 + 279.9 + 106.9)
= 21,084 / 796.1
= 26.48'

AREA INCREASE If
= (F/P-0.25) 26.48/30
= (796.1'/ 1387.1' - 0.25) x 0.88
= (0.57 - 0.25) x 0.88
= 0.32 x 0.88
= **28%**

If = AREA INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER FRONTING ON A PUBLIC WAY OR OPEN SPACE OF 20' MINIMUM WIDTH
P= TOTAL PERIMETER OF THE ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE
* W IS MEASURED PERPENDICULAR FROM THE FACE OF THE BUILDING TO THE NEAREST PROPERTY LINE. PERIMETER WHERE W IS NOT LESS THAN 20', TO BE USED IN SUM OF PERIMETER FOR DETERMINING F. WHERE W IS > 30', USE VALUE OF 30' IN CALCULATIONS.



3 N-S CONCEPTUAL SECTION
1" = 20'-0"



1 GRADE PLANE DIAGRAM
1" = 40'-0"

AVERAGE GRADE PLANE PER ELEVATION POINTS:
82' + 88' + 88' + 88' + 89.5' + 89.7' + 90' + 90' + 84.3' + 82.5' + 82.5' + 82.7' + 84.3' + 80.3' = 1,201.8'

1,201.8' / 14 ELEVATION POINTS = 85.84' AVG GRADE

BUILDING CODE SUMMARY

CODE: 2015 INTERNATIONAL BUILDING CODE WITH STATEWIDE AND CITY AMENDMENTS
ICC/ ANSI A117.1-2009, WITH STATEWIDE AND CITY AMENDMENTS
2015 INTERNATIONAL FIRE CODE WITH STATEWIDE AND CITY AMENDMENTS
2015 WASHINGTON STATE ENERGY CODE
SPRINKLER SYSTEM: FIRE SPRINKLERED PER 903.3.1.1- NFPA 13 (SPRINKLERED THROUGHOUT) WITH EMERGENCY VOICE ALARM COMMUNICATION SYSTEM PER IBC 907.5.2.2.

CHAPTER 2 (202): DEFINITIONS

COURT: AN OPEN, UNCOVERED SPACE, UNOBSTRUCTED TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR BUILDING WALLS OR ENCLOSING DEVICES.

GRADE PLANE: IS A REFERENCE PLANE REPRESENTING THE AVG OF FINISHED GROUND LEVEL AT EXTERIOR WALLS. WHERE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE, OR WHERE THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

HEIGHT, BUILDING: THE VERTICAL DISTANCE FROM GRADE PLANE AND AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE (OTHER THAN ROOFTOP STRUCTURES COMPLYING WITH 1510.)

YARD: AN OPEN SPACE, OTHER THAN A COURT, UNOBSTRUCTED FROM THE GROUND TO THE SKY, EXCEPT WHERE SPECIFICALLY PROVIDED BY THIS CODE, ON THE LOT ON WHICH A BUILDING IS SITUATED.

STORY: THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE UPPER SURFACE OF THE FLOOR OR ROOF NEXT ABOVE (SEE "BASEMENT", "BUILDING HEIGHT", "GRADE PLANE" AND "MEZZANIE"). A STORY IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP TO TOP OF TWO SUCCESSIVE TIERS OF BEAMS OR FINISHED FLOOR SURFACE AND, FOR THE TOPMOST STORY, FROM THE TOP OF THE FLOOR FINISH TO THE TOP OF THE CEILING JOISTS OR, WHERE THERE IS NOT A CEILING, TO THE TOP OF THE ROOF RAFTERS.

STORY ABOVE GRADE PLANE: ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:
1. MORE THAN 6 FEET ABOVE GRADE PLACE; OR
2. MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 302: OCCUPANCY CLARIFICATION

PARKING GARAGE:	S-2 (LEVEL P1)
MERCANTILE:	M (LEVEL 1)
RESIDENTIAL APARTMENTS:	R-2 (LEVELS 1-4)
RESTAURANT:	A-2 (LEVEL 1)

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

CHAPTER 5: BUILDING HEIGHT AND AREA

504.3: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

TYPE VA CONSTRUCTION/ SPRINKLERED/ ANY OCCUPANCY:	UNLIMITED
TYPE VA CONSTRUCTION/ SPRINKLERED/ R-2, A, M, B, S, U OCCUPANCY:	70'
PROPOSED:	**58.46' (144.3' - 85.84'; SEE A400)**

504.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

MAXIMUM:	
TYPE IA CONSTRUCTION/ SPRINKLERED/ ANY OCCUPANCY (EXCEPT H-5):	UNLIMITED
TYPE VA CONSTRUCTION/ SPRINKLERED/ R-2, S OCCUPANCY:	5
TYPE VA CONSTRUCTION/ SPRINKLERED/ B, M OCCUPANCY:	4
PROPOSED:	**4**

506.2.4: ALLOWABLE AREA DETERMINATION, MIXED-OCCUPANCY, MULTISTORY BUILDING

TYPE IA CONSTRUCTION/ SPRINKLERED/ A-2, B, M, R-2, S-2 OCCUPANCY:	UNLIMITED
TYPE VA CONSTRUCTION/ SPRINKLERED/ R-2 OCCUPANCY:	36,000 SF

MAXIMUM: 36,000 SF X 3 = 108,000 SF PLUS 27% FRONTAGE INCREASE PER 2/G010
ALLOWABLE AREA = [(36,000 + (12,000 x 28%)]x3 = 110,080 SF
PROPOSED: 117,093 SF < 110,080 SF

BUILDING AREA - TOTAL IA + VA PORTIONS

Level	Area	Building
BLDG ABOVE		
LEVEL 2	38700 SF	BLDG ABOVE
LEVEL 3	38820 SF	BLDG ABOVE
LEVEL 4	38822 SF	BLDG ABOVE
LEVEL 4 MEZZ	751 SF	BLDG ABOVE
	117094 SF	
BLDG BELOW		
LEVEL P-1	50028 SF	BLDG BELOW
LEVEL 1	44916 SF	BLDG BELOW
	94944 SF	
PAVILION ABOVE		
LEVEL 2	654 SF	PAVILION ABOVE
	654 SF	
	212691 SF	

ALLOWABLE BUILDING AREA - TYPE VA BLDG ABOVE

Level	Area
LEVEL 2	38700 SF
LEVEL 3	38820 SF
LEVEL 4	38822 SF
LEVEL 4 MEZZ	751 SF
	117094 SF

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2009 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE
2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
BLDG CODE SUMMARY

SHEET NO.
G009

Drawn
Checked

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BUILDING CODE SUMMARY- CONTINUED

CHAPTER 9: FIRE PROTECTION SYSTEMS

903.2: WHERE REQUIRED. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED BUILDINGS AND STRUCTURES WITH A GROSS FLOOR AREAS OF 5,000 SQUARE FEET OR GREATER AND SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12.

903.2.8: AUTOMATIC SPRINKLER SYSTEMS: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED.

906: PORTABLE FIRE EXTINGUISHERS: SHALL BE PROVIDED THROUGHOUT IN GROUP R-2 OCCUPANCY
- FIRE EXTINGUISHERS FOR CLASS A, ORDINARY HAZARD OCCUPANCIES:
- MIN RATED SINGLE EXTINGUISHER: 2-A
- MAX FLOOR AREA PER UNIT OF A: 1,500 SF
- MAX FLOOR AREA PER EXTINGUISHER: 11,250 SF
- MAX TRAVEL DISTANCE: 75 FT

913: FIRE PUMPS:
- SHALL BE PROTECTED FROM SERVICE INTERRUPTION PER NFPA 20
- SHALL BE LOCATED IN A SEPARATE ROOM W/ 1-HOUR FIRE BARRIERS IN BLDGS EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM
- ROOM TEMP OF FIRE PUMP ROOM MUST REMAIN ABOVE 40 DEGREES FARENHEIT

916: EMERGENCY RESPONDER RADIO COVERAGE:
- EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN ALL NEW BUILDINGS IN ACCORDANCE WITH SECTION 510 OF THE INTERNATIONAL FIRE CODE.

CHAPTER 10: MEANS OF EGRESS

1003: CLEAR HEIGHT: THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6".
EXCEPTIONS: 1. CEILINGS IN ACCORDANCE WITH IBC 1208.2.
2. PROJECTIONS PER IBC 1003.3
3. STAIR HEADROOM PER IBC 1011.3.
4. DOOR HEIGHT PER IBC 1010.1.1
5. RAMP HEADROOM PER IBC 1012.5.2.
6. THE CLEAR HEIGHT OF FLOOR LEVELS IN PARKING GARAGES PER IBC 406.4.1.
7. AREAS ABOVE AND BELOW MEZZANINE FLOORS PER IBC 505.2.

1004.1.2: OCCUPANT LOAD
SEE EGRESS PLANS ON SHEET G012.

1004.5: OUTDOOR AREAS, EXCEPTION 2
OUTDOOR AREAS ASSOCIATED WITH R-2 INDIVIDUAL DWELLING UNITS ARE EXEMPT FROM OCCUPANT LOAD FACTORS.

1005: MEANS OF EGRESS SIZING:
STAIRWAYS: 0.2" PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SBC 907.5.2.2. (1005.3.1, EXCEPTION 1)
0.2" X 79 OCC (LEVEL 6) = 15.8"
SC 101-2 GOVERNS = **44" MIN WIDTH**
OTHER EGRESS COMPONENTS: 0.15" PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SBC 907.5.2.2. (1005.3.2, EXCEPTION 1)
0.15" X 79 OCC (LEVEL 6) = 11.9"
TABLE 1020.2 GOVERNS = **44" MIN WIDTH**
- ENCROACHMENT (1005.7)
-WHEN FULLY OPENED, DOORS SHALL NOT REDUCE THE REQ'D WIDTH BY MORE THAN 7".
-DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN HALF.
-HANDRAILS AND OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH NOT MORE THAN 1-1/2" ON EACH SIDE.
-PROTRUDING OBJECTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF

1006.2.1: EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

EXCEPTION 1: IN GROUP R-2 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125'.

1007: EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
1007.1 WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN 1/2 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
EXCEPTION 1: WHERE INTERIOR EXIT STAIRWAYS OR RAMPS ARE INTERCONNECTED BY A 1-HOUR FIRE-RESISTANCE RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

1009: ACCESSIBLE MEANS OF EGRESS
- IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH IBC 1009.4 (1009.2.1). **THE ELEVATORS ARE PART OF THE ACCESSIBLE MEANS OF EGRESS AND SHALL COMPLY WITH IBC 1009.4:** EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 ASME A17.1/CSA B44. STANDBY POWER SHALL BE PROVIDED PER CH 27 AND SECTION 3003. AN AREA OF REFUGE IS NOT REQUIRED PER EXCEPTION 2, 1009.4, BECAUSE BLDG IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

- IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48" MIN BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITING AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREAS OF REFUGE COMPLYING WITH SECTION 1009.6. EXIT ACCESS STAIRWAYS THAT CONNECT LEVELS IN THE SAME STORY ARE NOT PERMITTED AS PART OF AN ACCESSIBLE MEANS OF EGRESS (1009.3)
EXCEPTION 2: THE CLEAR WIDTH OF 48" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS SPRINKLERED PER SECTION 903.3.1.1.
EXCEPTION 5: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS SPRINKLERED PER SECTION 903.3.1.1.

1010.1.6: LANDINGS AT DOORS: WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. WHEN DOORS OPEN OVER LANDINGS, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING LENGTH TO LESS THAN 12". LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44". **EXCEPTION:** LANDING LENGTH IN THE DIRECTION OF TRAVEL WITHIN INDIVIDUAL UNITS OF GROUP R-2 NEED NOT EXCEED 36".

1011: STAIRWAYS
- STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF NOSINGS. (1011.3)
- STAIR RISER HEIGHTS SHALL BE 7" MAX AND 4" MIN; STAIR TREAD DEPTH SHALL BE 11" MIN. EXCEPTION: WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4"; THE MINIMUM TREAD DEPTH SHALL BE 10". (1011.5.2)
- THE TOLERANCE BETWEEN THE LARGEST/SMALLEST RISER AND LARGEST/SMALLEST TREAD DEPTH IS 3/8" IN ANY FLIGHT OF STAIRS. (1011.5.4)
- RISERS SHALL BE SOLID. **EXCEPTION:** SOLID RISERS ARE NOT REQUIRED FOR STAIRWAYS THAT ARE NOT AN ACCESSIBLE MEANS OF EGRESS. (1011.5.5.3)
- A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FT BETWEEN FLOOR LEVELS/ LANDINGS (1011.8)
- HANDRAILS ARE REQUIRED AT EACH SIDE (1011.11) EXCEPTION 1: STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY.
- STAIRWAY TO ROOF: IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN 4:12 HORIZONTAL (33% SLOPE.) (1011.1) **EXCEPTION:** ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE BY AN ALTERNATING TREAD DEVICE OR A SHIPS LADDER.
-WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS TO THE ROOF SHALL BE PROVIDED THROUGH A PENTHOUSE COMPLYING WITH SBC 1510.2 **EXCEPTION:** IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH NOT LESS THAN 16 SF AND HAVING A MINIMUM DIMENSION OF 2'-6". (1011.12.2)

1014: HANDRALS:
- HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM NOT LESS THAN 34" AND NOT MORE THAN 38". (1014.2)
- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE A DIAMETER BETWEEN 1.25" AND 2" AND HAVE A 1.5" CLEARANCE FROM THE WALL (1014.3 & 1014.7)
- HANDRAILS SHALL BE CONTINUOUS AND RETURN TO A WALL, GUARD, OR WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENTIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHS OF STAIRS AT STAIRWAYS. **EXCEPTION:** HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO BE ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER. (1014.6)

1015: GUARDS
- OPERABLE WINDOWS WITH SILLS MORE THAN 72" ABOVE FINISHED GRADE SHALL COMPLY WITH 1015.8
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
1015.3 REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH. **EXCEPTION 2:** WITHIN INDIVIDUAL DWELLING UNITS IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
1015.4 CANNOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.
EXCEPTION 2: THE TRIANGULAR OPENINGS AT OPEN SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
1015.7 ROOF ACCESS. GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10' OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF, OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER.

1015.8 WINDOW OPENINGS. WINDOWS IN GROUP R-2 IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
ITEM 2: OPERABLE WINDOWS WHERE THE OPENING SWILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
ITEM 4: OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
1015.8.1: WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2.

1016.2 EGRESS THROUGH INTERVENING SPACES
1. EXIT ACCESS THROUGH AN ENCLOSED ELEVATOR LOBBY IS PERMITTED. ACCESS TO NOT LESS THAN ONE OF THE REQUIRED EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBIES REQUIRED BY SECTION 713.14. WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQUIRED FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQUIRED BY OTHER SECTIONS OF THIS CODE.
2. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS EXCEPT WHERE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT. **EXCEPTION:** MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJOINING OR INTERVENING ROOMS OR SPACES IN A GROUP S OCCUPANCY WHERE THE ADJOINING OR INTERVENING ROOMS OR SPACES ARE THE SAME OR LESSER HAZARD OCCUPANCY GROUP.
3. AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.
4. MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.
5. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVICING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING UNIT OR SLEEPING UNIT.

1017.2 EXIT ACCESS TRAVEL DISTANCE LIMITATIONS
-PER TABLE 1017.2, THE EXIT ACCESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1) IS:
A, M, R, S-1 OCCUPANCY: 250 FT
B OCCUPANCY: 300 FT
S-2 OCCUPANCY: 400 FT
-PROPOSED EXIT TRAVEL DISTANCE, SEE DIAGRAMS ON SHEET G012

1020: CORRIDORS:
- IN GROUP R, CORRIDORS REQUIRE A 1 HR RATING
- N GROUP R-2 WITH AUTOMATIC SPRINKLERS, DEAD END CORRIDOR LENGTH CANNOT EXCEED 50 FT

1024: EXIT PASSAGEWAYS
- AN EXIT PASSAGEWAY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A MEANS OF EGRESS AND A CIRCULATION PATH.
-THE REQUIRED CAPACITY OF ALL EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44".

1027: EXTERIOR EXIT STAIRWAYS:

DEFINITION OF EXTERIOR EXIT STAIRWAY (PER SBC CHAPTER 2): AN EXIT COMPONENT THAT SERVES TO MEET ONE OR MORE MEANS OF EGRESS DESIGN REQUIREMENTS, SUCH AS REQUIRED NUMBER OF EXITS OR EXIT ACCESS TRAVEL DISTANCE, AND IS OPEN TO YARDS, COURTS OR PUBLIC WAYS.

1027.2 USE IN A MEANS OF EGRESS
FOR OCCUPANCIES IN OTHER THAN I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING 6 STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.

1027.3 OPEN SIDE
SHALL BE AT LEAST 50% OPEN ON NOT LESS THAN ONE SIDE. SHALL HAVE NOT LESS THAN 28 SF AGGREGATE OPEN AREA AT EACH FLOOR LEVEL, AND THE OPEN AREA SHALL BE DISTRUBUTED TO PREVENT SMOKE OR TOXIC GASES.

1027.4 SIDE YARDS
THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS SHALL BE EITHER YARDS, COURTS, OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.

1027.5 LOCATION
EXTERIOR EXIT STAIRWAYS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY, INCLUDING LANDINGS, TO:
1. ADJACENT LOT LINES
2. OTHER PORTIONS OF THE BUILDING
3. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE. FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS.

1027.6 EXTERION EXIT STAIRWAY AND RAMP PROTECTION
EXTERIOR EXIT STAIRWAYS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES. WHERE A VERTICAL PLANE PROJECTING FROM THE EDGE OF AN EXTERIOR EXIT STAIRWAY OR RAMP AND LANDINGS IS EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE OF LESS THAN 180 DEGREES, THE EXTERIOR WALL SHALL BE RATED IN ACCORDANCE WITH SECTION 1023.7.
EXCEPTION 2: SEPARATION FROM THE INTERIOR OF THE BUILDING IS NOT REQUIRED WHERE THE EXTERIOR EXIT STAIRWAY IS SERVED BY TWO REMOTE EXTERIOR EXIT STAIRWAYS OR OTHER APPROVED EXITS WITH A PERIMETER THAN IS NOT LESS THAN 50 PERCENT OPEN. TO BE CONSIDERED OPEN, THE OPENING SHALL BE NOT LESS THAN 50 PERCENT OF THE HEIGHT OF THE ENCLOSING WALL WITH THE TOP OF THE OPENINGS NOT LESS THAN 7 FEET ABOVE THE TOP OF THE BALCONY.

1027.7 EXTERION EXIT STAIRWAY AND RAMP EXTERIOR WALLS
WHERE NONRATED WALLS OR UNPROTECTED OPENINGS ENCLOSE THE EXTERIOR OF THE STAIRWAY AND THE WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE OF LESS THAN 180 DEGREES, THE BUILDING EXTERIOR WALLS WITHIN 10 FEET HORIZONTALLY OF A NONRATED WALL OR UNPROTECTED OPENING SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1-HOUR.

1028: EXIT DISCHARGE

1028.1 GENERAL. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING EXCEPT INTO AN EXIT OR AS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE COMBINED USE OF EXCEPTIONS 1 AND 2 SHALL NOT EXCEED 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS.
EXCEPTION 1: NOT MORE THAN 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF INTERIOR EXIT STAIRWAYS IS PERMITTED TO EGRESS THOROUGH AREAS ON THE LEVEL OF DISCHARGE PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET:
1.1 DISCHARGE OF INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE PROVIDED WITH A FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR EXIT DOOR AND SUCH EXIT IS READILY VISIBLE AND IDENTIFIABLE FROM THE POINT OF TERMINATION OF THE ENCLOSURE.
1.2 THE ENTIRE AREA OF THE LEVEL OF EXIT DISCHARGE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE-RESISTANCE RATING FOR THE ENCLOSURE.
1.3 THE EGRESS PATH FROM THE INTERIOR EXIT STAIRWAY ON THE LEVEL OF EXIT DISCHARGE IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. PORTION OF THE LEVEL OF EXIT DISCHARGE WITH ACCESS TO THE EGRESS PATH SHALL BE EITHER EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, OR SEPARATED FROM THE EGRESS PATH IN ACCORDANCE WITH THE REQUIREMENTS FOR THE ENCLOSURE OF INTERIOR EXIT STAIRWAYS.
1.4 WHERE A REQUIRED INTERIOR EXIT STAIRWAY AND AN EXIT ACCESS STAIRWAY SERVE THE SAME FLOOR LEVEL AND TERMINATE AT THE SAME LEVEL OF EXIT DISCHARGE, THE TERMINATION OF THE EXIT ACCESS STAIRWAY OR RAMP AND THE EXIT DISCHARGE DOOR OF THE INTERIOR EXIT STAIRWAY SHALL BE SEPARATED BY A DISTANCE OF NOT LESS THAN 30 FEET OR NOT LESS THAN ONE-FOURTH THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE EXIT DISCHARGE DOOR FROM THE INTERIOR EXIT STAIRWAY AND THE LAST TREAD OF THE EXIT ACCESS STAIRWAY.

1028.1.1 REMOTENESS OF EGRESS PATHS. THE PATHS OF EGRESS TRAVEL FROM SEPARATE EXITS SHALL BE SEPARATED BY AT LEAST 10 FEET AT THE EXTERIOR OF THE BUILDING.

1023.5 PENETRATIONS. PENETRATIONS INTO OR THROUGH INTERIOR EXIT STAIRWAYS AND RAMPS ARE PROHIBITED EXCEPT FOR EQUIPMENT AND DUCTWOK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION, SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY AND RAMP AND TERMINATION AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714. THERE SHALL NOT BE PENETRATIONS OR COMMUNICATION OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT INTERIOR EXIT STAIRWAYS AND RAMPS. **EXCEPTION:** MEMBRANE PENETRATIONS SHALL BE PERMITTED ON THE OUTSIDE OF THE INTERIOR EXIT STAIRWAY AND RAMP. SUCH PENETRATION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714.3.2.

1028.2 EXIT DISCHARGE WIDTH OR CAPACITY. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE EXIT DISCHARGE SHALL BE NOT LESS THAN THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE EXITS BEING SERVED.

1028.3 EXIT DISCHARGE COMPONENTS. EXIT DISCHARGE COMPONENTS SHALL BE SUFFICIENTLY OPEN TO THE EXTERIOR SO AS TO MINIMIZE THE ACCUMULATION OF SMOKE AND TOXIC GASES.

DEFINITION OF EGRESS COURT: A COURT OR YARD WHICH PROVIDES ACCESS TO A PUBLIC WAY FOR ONE OR MORE EXITS.

DEFINITION OF COURT: AN OPEN, UNCOVERED SPACE, UNOBSTRUCTED TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR BUILDING WALLS OR OTHER ENCLOSING DEVICES.

DEFINITION OF YARD: AN OPEN SPACE, OTHER THAN A COURT, UNOBSTRUCTED FROM THE GROUND TO SKY, EXCEPT WHERE SPECIFICALLY PROVIDED BY THIS CODE, ON THE LOT ON WHICH A BUILDING IS SITUATED.

1028.4 EGRESS COURTS. EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1028.4.1 AND 1028.4.2.

1028.4.1 WIDTH OR CAPACITY. THE REQUIRED CAPACITY OF EGRESS COURTS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. THE REQUIRED CAPACITY AND WIDTH OF EGRESS COURTS SHALL BE UNOBSTRUCTED TO A HEIGHT OF 7 FEET.
EXCEPTION: ENCROACHMENTS COMPLYING WITH SECTION 1005.7.

1028.4.2 CONSTRUCTION AND OPENINGS. WHERE AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF IS LESS THAN 10 FEET IN WIDTH, THE EGRESS COURT WALLS SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE FLOOR OF THE EGRESS COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

1028.5 ACCESS TO A PUBLIC WAY. THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.

1030: EMERGENCY ESCAPE AND RESCUE
1030.1 GENERAL. IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH TABLES 1006.3.2(1) AND 1006.3.2(2).

ALL R-2 DWELLING UNITS HAVE ACCESS TO TWO EXITS.

CHAPTER 11: ACCESSIBILITY

1101: GENERAL: MEET REQUIREMENTS OF ICC A117.1, EXCEPT THOSE PORTIONS OF ICC A117.1 AMENDED BY THIS SECTION.

1103.2.9: EQUIPMENT SPACES: SPACES FREQUENTED ONLY BY PERSONNEL FOR MAINTENANCE, REPAIR, OR MONITORING OF EQUIP ARE NOT REQ'D TO BE ACCESSIBLE. SUCH SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS, ELEVATOR PENTHOUSES, MECH. ELEC, OR COMM EQUIP ROOMS, WATER PUMP ROOMS, AND TRANSFORMER VAULTS

1105: ACCESSIBLE ENTRANCES:
- AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE

1107: DWELLING UNITS
1107.3 ACCESSIBLE SPACES: ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVICE TYPE A UNITS OR TYPE B UNITS SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS, KITCHEN, LIVING, AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES.
EXCEPTION 1: STORIES AND MEZZANINES EXEMPTED BY SECTION 1107.4
EXCEPTION 2: RECREATIONAL FACILITIES IN ACCORDANCE WITH SECTION 1110.2.
EXCEPTION 3: EXTERIOR DECKS, PATIOS OR BALCONIES THAT ARE PART OF TYPE B UNITS AND HAVE IMPERVIOUS SURFACES, AN THAT ARE NOT MORE THAN 4" BELOW THE FINISHED FLOOR LEVEL OF THE ADJACENT INTERIOR SPACE OF THE UNIT.
1107.6.2.2 APARTMENT HOUSES
1107.6.2.2.1 TYPE A UNITS. IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 UNITS, AT LEAST 5% (BUT NOT LESS THAN 1) SHALL BE TYPE A UNITS AND SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

UNIT MIX OF PROJECT:

Area Schedule (Unit Gross) - UNIT MIX

Unit Type	Count
1BR	88
2BR	27
2BR-L	4
3BR	3
STUDIO	24
Grand total: 146	146

OVERALL (PROJECT-WIDE) UNIT MIX:
STUDIO/OPEN 1-BR: 24/146 (16%)
1-BR: 89/146 (60%)
2-BR: 32/146 (22%)
3-BR: 3/146 (2%)

PROPOSED TYPE A UNITS: 146 x 0.05 = 7.3 (8 TYPE A UNITS REQUIRED)
STUDIO/OPEN 1-BR: 1 of 8: UNIT 222 (13%)
1-BR: 5 of 8: UNIT 226, 302, 338, 402, 438 (63%)
2-BR: 2 of 8: UNIT 300, 400 (25%)
3-BR: 0 of 8 (0%)

- WHERE THERE ARE 4+ UNITS IN A SINGLE STRUCTURE, EVERY OTHER UNIT SHALL BE A TYPE B UNIT

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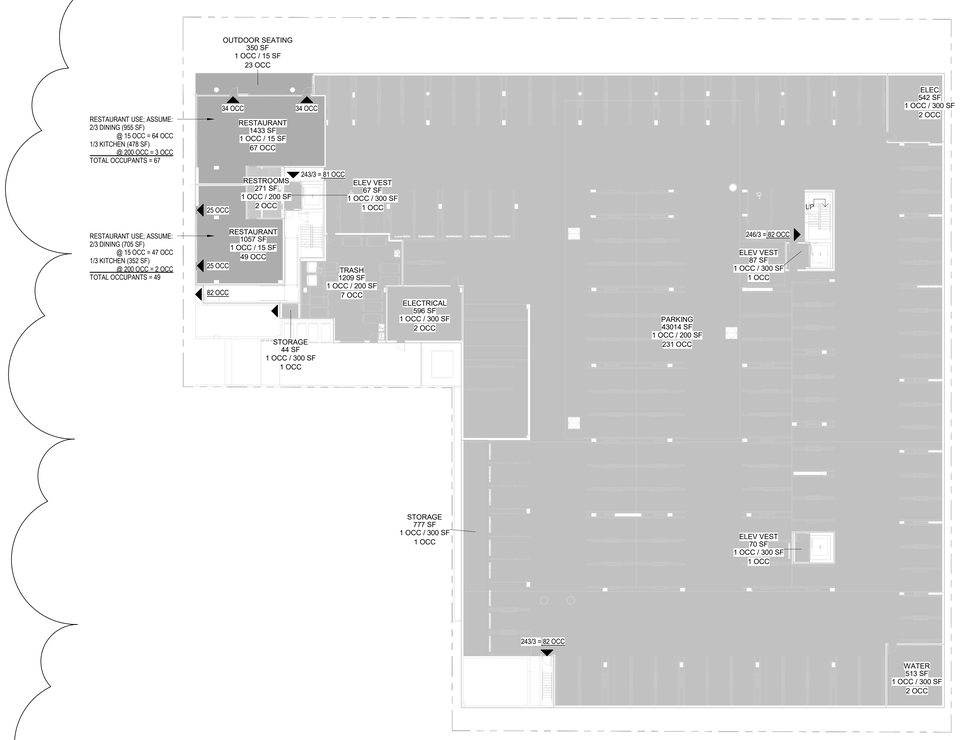
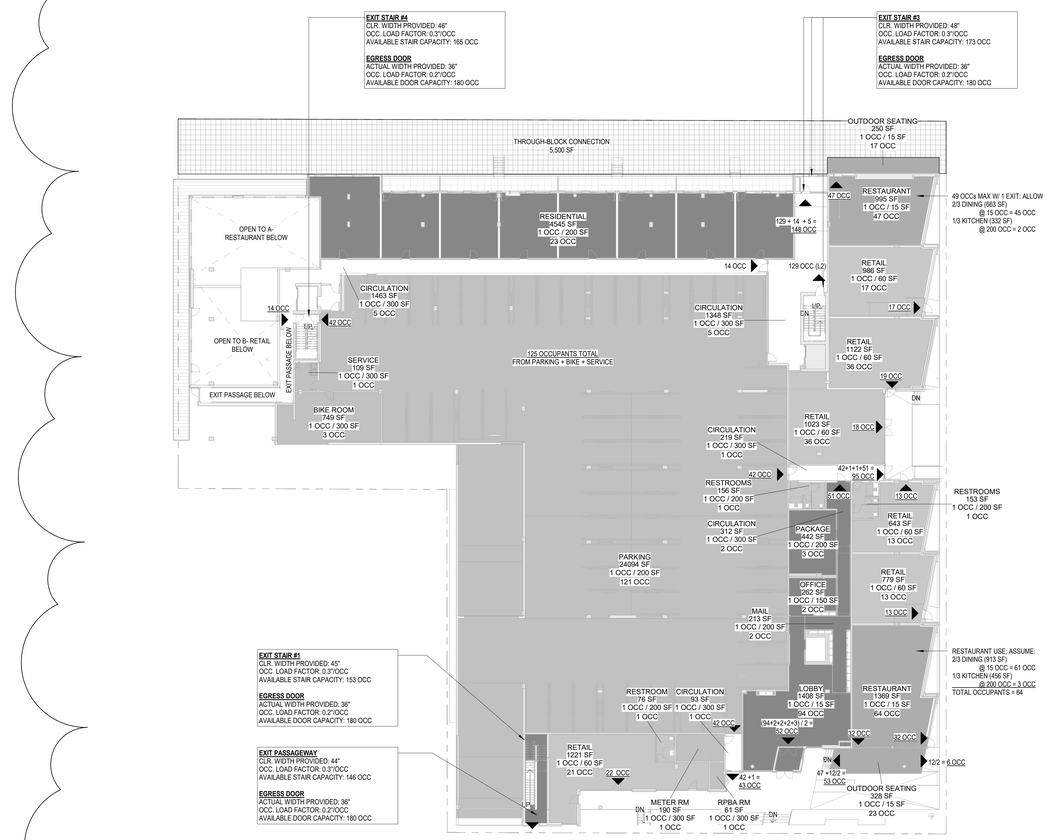


1 OCCUPANCY DIAGRAM: LEVEL P-1

1" = 20'-0"

Area Schedule (Gross Occupancies)						
Level	Use	Class	Area	Occupant Load Factor	Number of Occupants	Comments
LEVEL P-1						
LEVEL P-1	ELEC	S2	542 SF	300	2	
LEVEL P-1	ELECTRICAL	S2	596 SF	300	2	
LEVEL P-1	ELEV VEST	S2	70 SF	300	1	
LEVEL P-1	ELEV VEST	S2	87 SF	300	1	
LEVEL P-1	ELEV VEST	S2	67 SF	300	1	
LEVEL P-1	OUTDOOR SEATING	A2	350 SF	15	23	OUTDOOR
LEVEL P-1	PARKING	S2	43014 SF	200	231	PARKING
LEVEL P-1	RESTAURANT	A2	1433 SF	15	67	
LEVEL P-1	RESTAURANT	A2	1057 SF	15	49	
LEVEL P-1	RESTROOMS	M	271 SF	200	2	
LEVEL P-1	STORAGE	S2	777 SF	300	1	
LEVEL P-1	STORAGE	S2	44 SF	300	1	
LEVEL P-1	TRASH	S2	1209 SF	200	7	
LEVEL P-1	WATER	S2	513 SF	300	2	
			50028 SF		390	
LEVEL 1						
LEVEL 1	BIKE ROOM	S2	749 SF	300	3	PARKING
LEVEL 1	LOBBY	R2	1408 SF	15	94	
LEVEL 1	MAIL	R2	213 SF	200	2	
LEVEL 1	METER RM	S2	190 SF	300	1	SERVICE
LEVEL 1	OFFICE	R2	262 SF	150	2	
LEVEL 1	OUTDOOR SEATING	A2	328 SF	15	23	
LEVEL 1	OUTDOOR SEATING	A2	250 SF	15	17	OUTDOOR
LEVEL 1	PACKAGE	R2	442 SF	200	3	
LEVEL 1	PARKING	S2	24094 SF	200	121	PARKING
LEVEL 1	RESIDENTIAL	R2	4545 SF	200	23	UNIT
LEVEL 1	RESTAURANT	A2	1369 SF	15	64	
LEVEL 1	RESTAURANT	A2	995 SF	15	47	
LEVEL 1	RESTROOM	M	76 SF	200	1	
LEVEL 1	RESTROOMS	M	156 SF	200	1	BACK OF HOUSE
LEVEL 1	RESTROOMS	M	153 SF	200	1	BACK OF HOUSE
LEVEL 1	RETAIL	M	1221 SF	60	21	
LEVEL 1	RETAIL	M	1023 SF	60	36	
LEVEL 1	RETAIL	M	779 SF	60	13	
LEVEL 1	RETAIL	M	986 SF	60	17	
LEVEL 1	RETAIL	M	1122 SF	60	36	
LEVEL 1	RETAIL	M	643 SF	60	13	
LEVEL 1	RPBA RM	S2	61 SF	300	1	SERVICE
LEVEL 1	SERVICE	S2	109 SF	300	1	SERVICE
			41173 SF		541	
LEVEL 2						
LEVEL 2	FITNESS RM	R2	771 SF	50	16	FITNESS
LEVEL 2	JANITOR	R2	42 SF	300	1	SERVICE
LEVEL 2	JANITOR	R2	60 SF	300	1	SERVICE
LEVEL 2	OUTDOOR	PATIO	679 SF	15	46	OUTDOOR
LEVEL 2	OUTDOOR	PATIO	365 SF	15	24	OUTDOOR
LEVEL 2	OUTDOOR	PATIO	185 SF	15	13	OUTDOOR
LEVEL 2	OUTDOOR	PATIO	123 SF	15	9	OUTDOOR
LEVEL 2	RES AMENITY	R2	654 SF	15	44	AMENITY
LEVEL 2	RES AMENITY	R2	761 SF	15	51	AMENITY
LEVEL 2	RESIDENTIAL	R2	2635 SF	200	14	UNIT
LEVEL 2	RESIDENTIAL	R2	26904 SF	200	135	UNIT
LEVEL 2	RESIDENTIAL	R2	3175 SF	200	16	UNIT
LEVEL 2	RESTROOM	R2	87 SF	130	1	RESTROOM
LEVEL 2	TRASH	R2	70 SF	300	1	
LEVEL 2	WC	R2	71 SF	130	1	AMENITY
			36583 SF		373	
LEVEL 3						
LEVEL 3	ELEC	R2	58 SF	300	1	SERVICE
LEVEL 3	ELEC	R2	134 SF	300	1	SERVICE
LEVEL 3	RESIDENTIAL	R2	34857 SF	200	175	UNIT
LEVEL 3	TRASH	R2	70 SF	200	1	SERVICE
			35120 SF		178	
LEVEL 4						
LEVEL 4	ELEC.	R2	134 SF	300	1	SERVICE
LEVEL 4	ELEC.	R2	58 SF	300	1	SERVICE
LEVEL 4	RESIDENTIAL	R2	34860 SF	200	175	UNIT
LEVEL 4	TRASH	R2	70 SF	300	1	SERVICE
			35122 SF		178	
LEVEL 4 MEZZ						
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
			751 SF		4	
			198778 SF		1664	



2 OCCUPANCY DIAGRAM: LEVEL 1

1" = 20'-0"

A2
M
PATIO
R2
S2

Area Schedule (Retail Gross Occupancies)							
Level	Use	Class	Area	Occupant Load Factor	Number of Occupants	Plumbing Fixture	Comments
LEVEL P-1							
LEVEL P-1	OUTDOOR SEATING	A2	350 SF	15	23		OUTDOOR
LEVEL P-1	RESTAURANT	A2	1433 SF	15	67		
LEVEL P-1	RESTAURANT	A2	1057 SF	15	49		
LEVEL P-1	RESTROOMS	M	271 SF	200	2		
			3111 SF		141		
LEVEL 1							
LEVEL 1	OUTDOOR SEATING	A2	328 SF	15	23		
LEVEL 1	OUTDOOR SEATING	A2	250 SF	15	17		OUTDOOR
LEVEL 1	RESTAURANT	A2	1369 SF	15	64	2	
LEVEL 1	RESTAURANT	A2	995 SF	15	47	2	
LEVEL 1	RESTROOM	M	76 SF	200	1	1	
LEVEL 1	RESTROOMS	M	156 SF	200	1		BACK OF HOUSE
LEVEL 1	RESTROOMS	M	153 SF	200	1		BACK OF HOUSE
LEVEL 1	RETAIL	M	1221 SF	60	21	1	
LEVEL 1	RETAIL	M	1023 SF	60	36	1	
LEVEL 1	RETAIL	M	779 SF	60	13	1	
LEVEL 1	RETAIL	M	986 SF	60	17	2	
LEVEL 1	RETAIL	M	1122 SF	60	36	1	
LEVEL 1	RETAIL	M	643 SF	60	13	1	
			9101 SF		290		
			12212 SF		431		

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4026 REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

OCCUPANCY DIAGRAMS

SHEET NO.

G011

Drawn Author
Checked Checker

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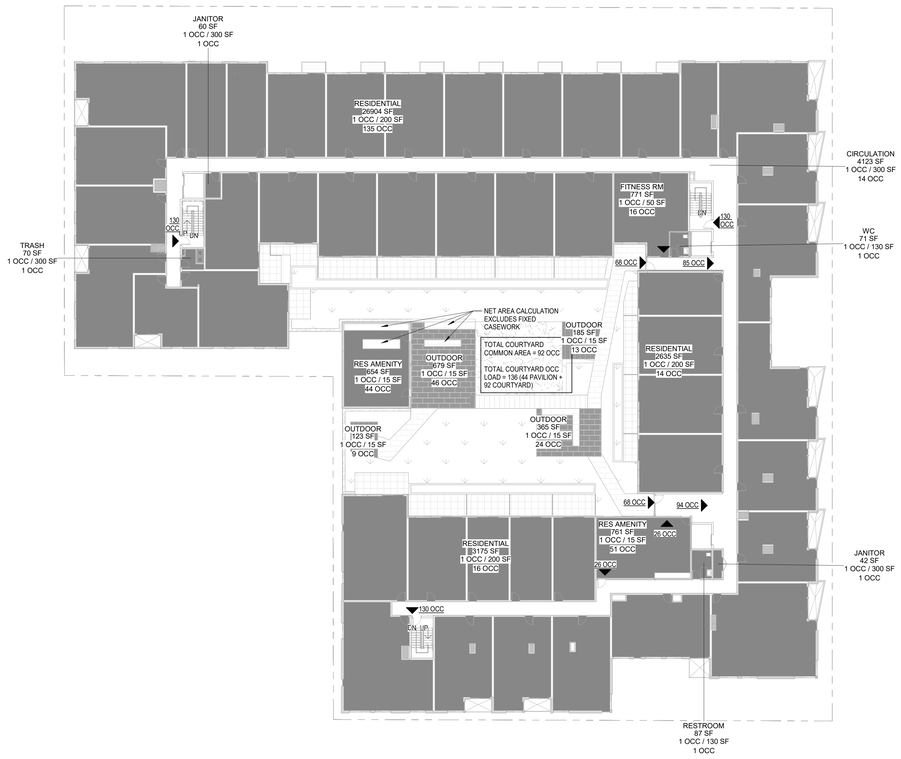
3 OCCUPANCY DIAGRAM: LEVEL 4
1" = 20'-0"



1 OCCUPANCY DIAGRAM: LEVEL 2
1" = 20'-0"

Area Schedule (Gross Occupancies)						
Level	Use	Class	Area	Occupant Load Factor	Number of Occupants	Comments
LEVEL P-1						
LEVEL P-1	ELEC	S2	542 SF	300	2	
LEVEL P-1	ELECTRICAL	S2	596 SF	300	2	
LEVEL P-1	ELEV VEST	S2	70 SF	300	1	
LEVEL P-1	ELEV VEST	S2	87 SF	300	1	
LEVEL P-1	ELEV VEST	S2	67 SF	300	1	
LEVEL P-1	OUTDOOR SEATING	A2	350 SF	15	23	OUTDOOR
LEVEL P-1	PARKING	S2	43014 SF	200	231	PARKING
LEVEL P-1	RESTAURANT	A2	1433 SF	15	67	
LEVEL P-1	RESTAURANT	A2	1057 SF	15	49	
LEVEL P-1	RESTROOMS	M	271 SF	200	2	
LEVEL P-1	STORAGE	S2	777 SF	300	1	
LEVEL P-1	STORAGE	S2	44 SF	300	1	
LEVEL P-1	TRASH	S2	1209 SF	200	7	
LEVEL P-1	WATER	S2	513 SF	300	2	
			50028 SF		390	
LEVEL 1						
LEVEL 1	BIKE ROOM	S2	749 SF	300	3	PARKING
LEVEL 1	LOBBY	R2	1408 SF	15	94	
LEVEL 1	MAIL	R2	213 SF	200	2	
LEVEL 1	METER RM	S2	190 SF	300	1	SERVICE
LEVEL 1	OFFICE	R2	262 SF	150	2	
LEVEL 1	OUTDOOR SEATING	A2	328 SF	15	23	
LEVEL 1	OUTDOOR SEATING	A2	250 SF	15	17	OUTDOOR
LEVEL 1	PACKAGE	R2	442 SF	200	3	
LEVEL 1	PARKING	S2	24094 SF	200	121	PARKING
LEVEL 1	RESIDENTIAL	R2	4545 SF	200	23	UNIT
LEVEL 1	RESTAURANT	A2	1369 SF	15	64	
LEVEL 1	RESTAURANT	A2	995 SF	15	47	
LEVEL 1	RESTROOM	M	76 SF	200	1	
LEVEL 1	RESTROOMS	M	156 SF	200	1	BACK OF HOUSE
LEVEL 1	RESTROOMS	M	153 SF	200	1	BACK OF HOUSE
LEVEL 1	RETAIL	M	1221 SF	60	21	
LEVEL 1	RETAIL	M	1023 SF	60	36	
LEVEL 1	RETAIL	M	779 SF	60	13	
LEVEL 1	RETAIL	M	986 SF	60	17	
LEVEL 1	RETAIL	M	1122 SF	60	36	
LEVEL 1	RETAIL	M	643 SF	60	13	
LEVEL 1	RPBA RM	S2	61 SF	300	1	SERVICE
LEVEL 1	SERVICE	S2	109 SF	300	1	SERVICE
			41173 SF		541	
LEVEL 2						
LEVEL 2	FITNESS RM	R2	771 SF	50	16	FITNESS
LEVEL 2	JANITOR	R2	42 SF	300	1	SERVICE
LEVEL 2	JANITOR	R2	60 SF	300	1	SERVICE
LEVEL 2	OUTDOOR	PATIO	679 SF	15	46	OUTDOOR
LEVEL 2	OUTDOOR	PATIO	365 SF	15	24	OUTDOOR
LEVEL 2	OUTDOOR	PATIO	185 SF	15	13	OUTDOOR
LEVEL 2	OUTDOOR	PATIO	123 SF	15	9	OUTDOOR
LEVEL 2	RES AMENITY	R2	654 SF	15	44	AMENITY
LEVEL 2	RES AMENITY	R2	761 SF	15	51	AMENITY
LEVEL 2	RESIDENTIAL	R2	2635 SF	200	14	UNIT
LEVEL 2	RESIDENTIAL	R2	26904 SF	200	135	UNIT
LEVEL 2	RESIDENTIAL	R2	3175 SF	200	16	UNIT
LEVEL 2	RESTROOM	R2	87 SF	130	1	RESTROOM
LEVEL 2	TRASH	R2	70 SF	300	1	
LEVEL 2	WC	R2	71 SF	130	1	AMENITY
			36983 SF		373	
LEVEL 3						
LEVEL 3	ELEC	R2	58 SF	300	1	SERVICE
LEVEL 3	ELEC	R2	134 SF	300	1	SERVICE
LEVEL 3	RESIDENTIAL	R2	34857 SF	200	175	UNIT
LEVEL 3	TRASH	R2	70 SF	200	1	SERVICE
			35120 SF		178	
LEVEL 4						
LEVEL 4	ELEC.	R2	134 SF	300	1	SERVICE
LEVEL 4	ELEC.	R2	58 SF	300	1	SERVICE
LEVEL 4	RESIDENTIAL	R2	34860 SF	200	175	UNIT
LEVEL 4	TRASH	R2	70 SF	300	1	SERVICE
			35122 SF		178	
LEVEL 4 MEZZ						
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
LEVEL 4 MEZZ	RES MEZZ	R2	188 SF	200	1	UNIT
			751 SF		4	
			198778 SF		1664	

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			3111 SF		141		
LEVEL 1							
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LEVEL 1	RESTAURANT	A2	995 SF	15	47	2	
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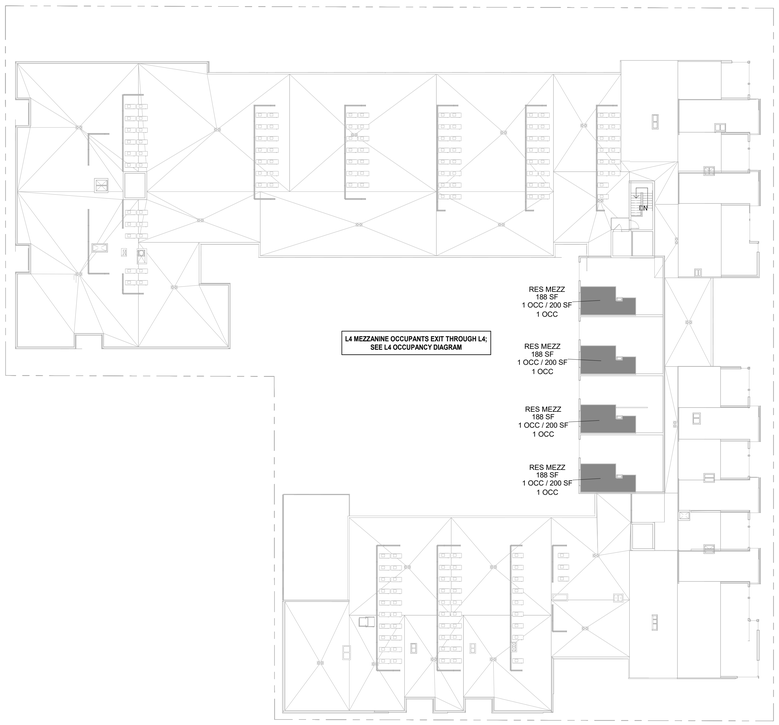
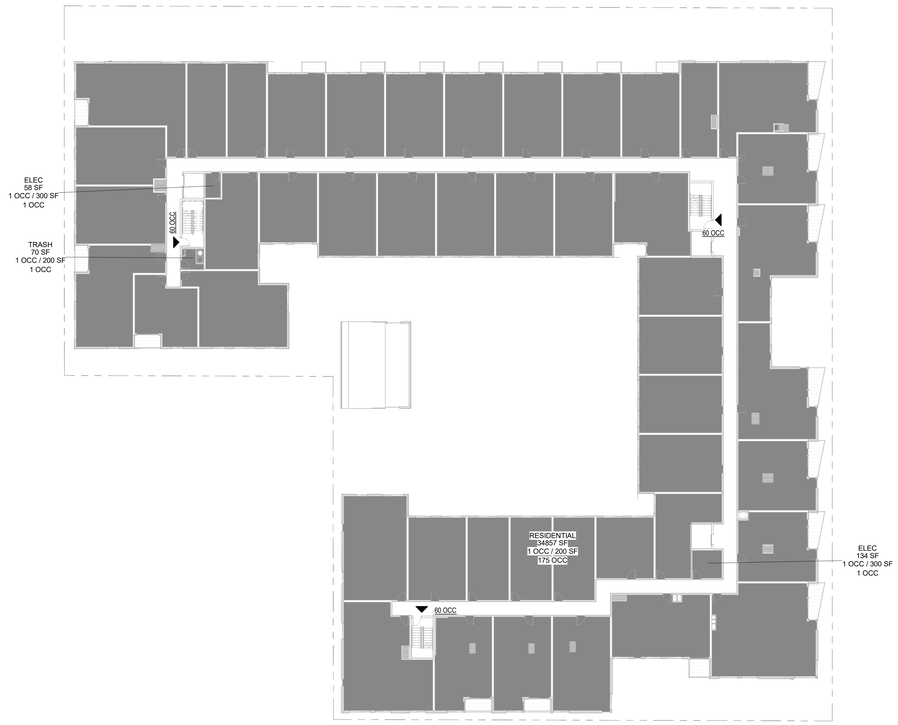
LEVEL 1	RETAIL	M	779 SF	60	13	1	
LEVEL 1	RETAIL	M	986 SF	60	17	2	
LEVEL 1	RETAIL	M	1122 SF	60	36	1	
LEVEL 1	RETAIL	M	643 SF	60	13	1	
			9101 SF		290		
			12212 SF		431		



4 OCCUPANCY DIAGRAM: LEVEL 4M
1" = 20'-0"



2 OCCUPANCY DIAGRAM: LEVEL 3
1" = 20'-0"

JA

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MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

OCCUPANCY DIAGRAMS

SHEET NO.

G011.1

Drawn Author
Checked Checker

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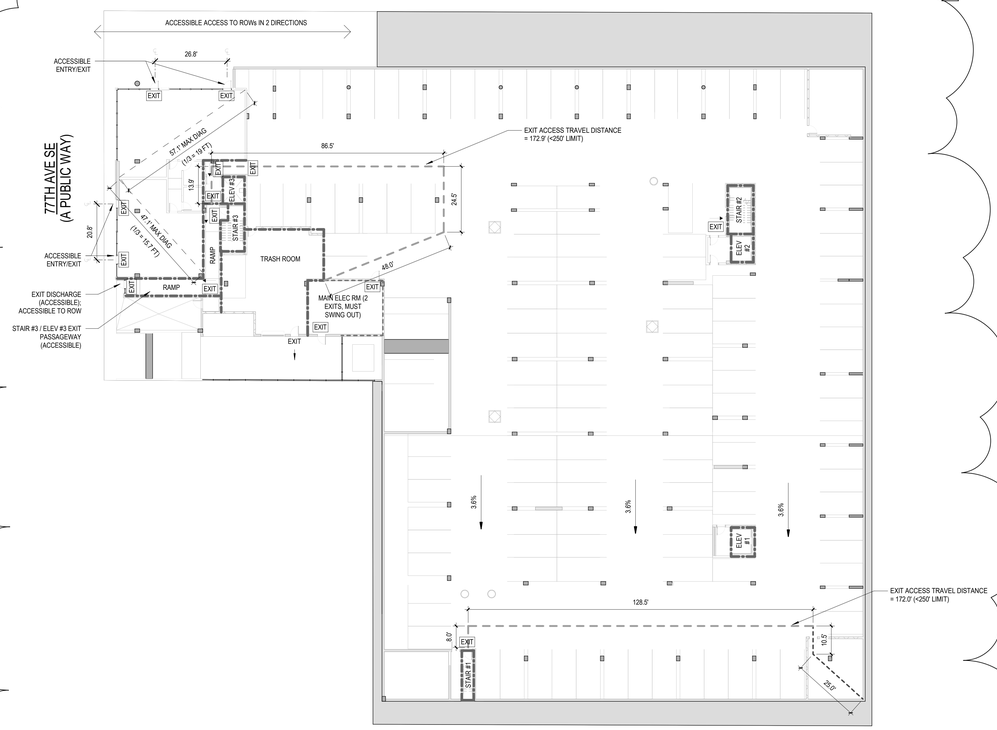
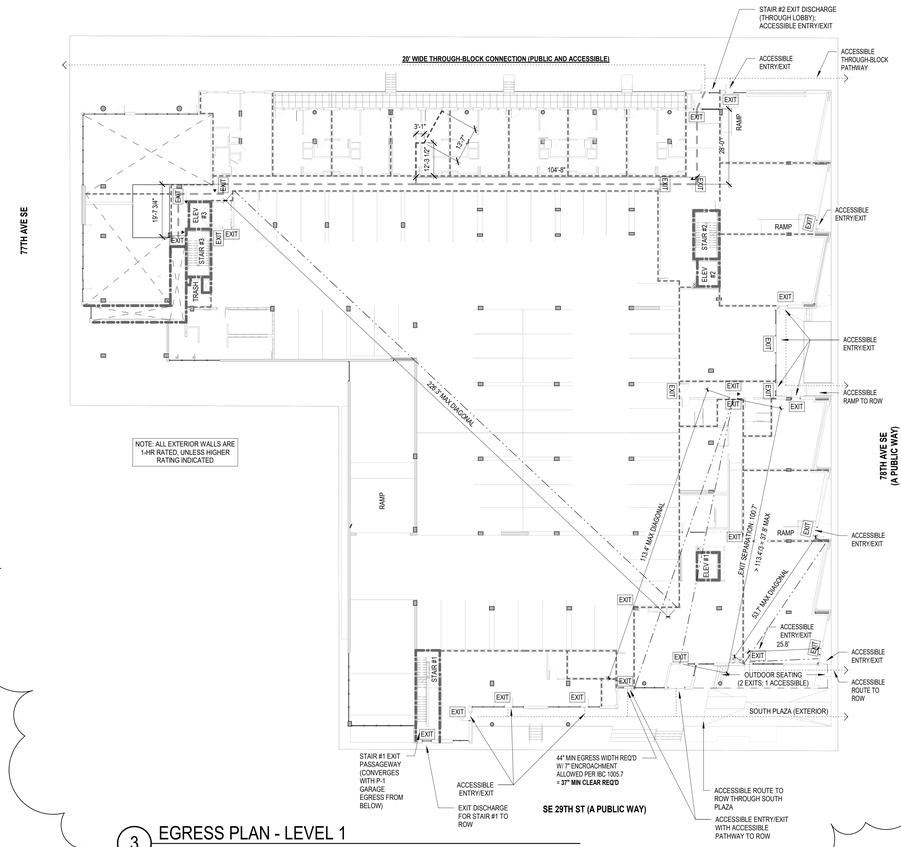


1 EGRESS PLAN - LEVEL P-1
1" = 20'-0"



3 EGRESS PLAN - LEVEL 1
1" = 20'-0"

BUILDING OCCUPANCY AND EGRESS LEGEND

- 1 HOUR RATED - FIRE BARRIER
- 2 HOUR RATED - FIRE BARRIER
- 3 HOUR RATED - FIRE BARRIER
- TRAVEL DISTANCE
- COMMON PATH
- EXIT SIGN (ARROWS AS APPLICABLE)
- EXIT (NO SIGN)

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
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03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

EGRESS PLANS

SHEET NO.

G012

Drawn Author
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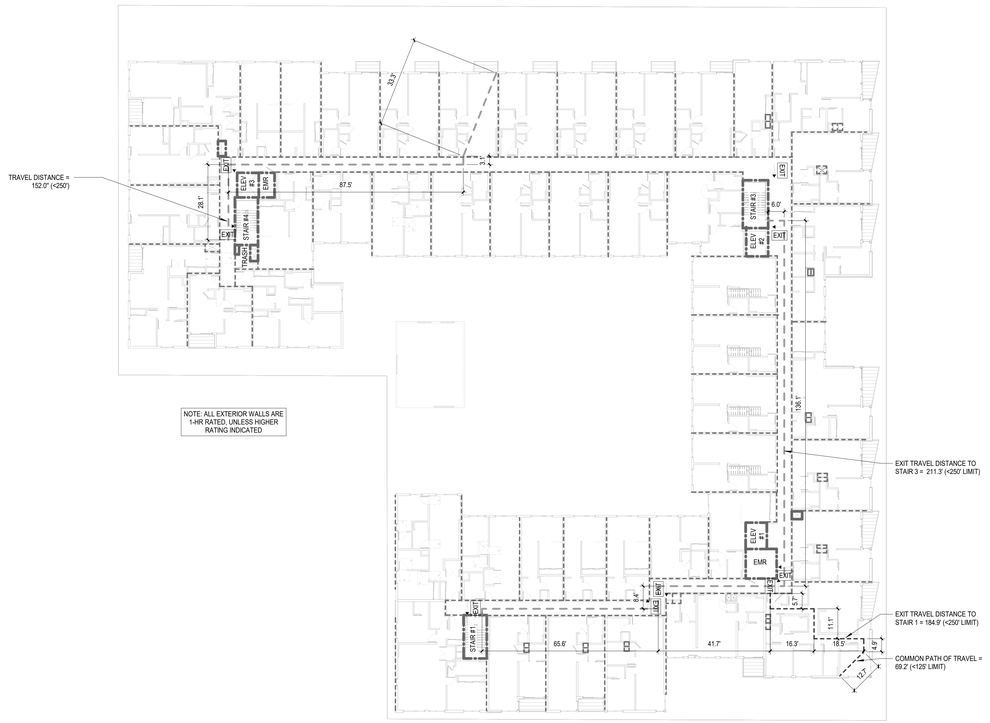
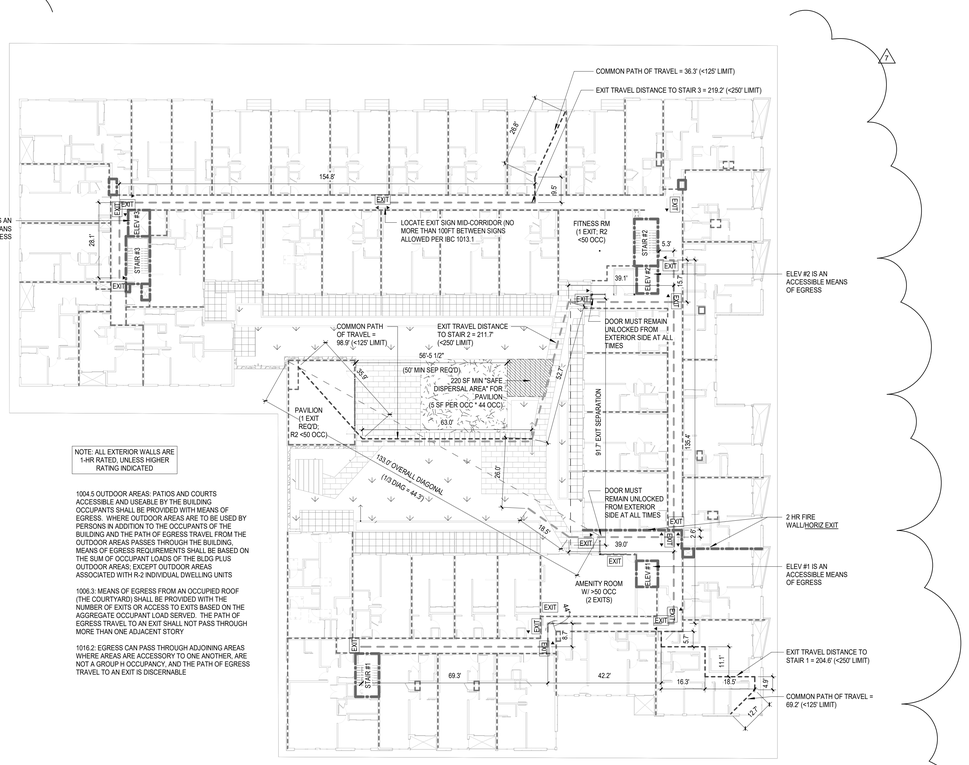


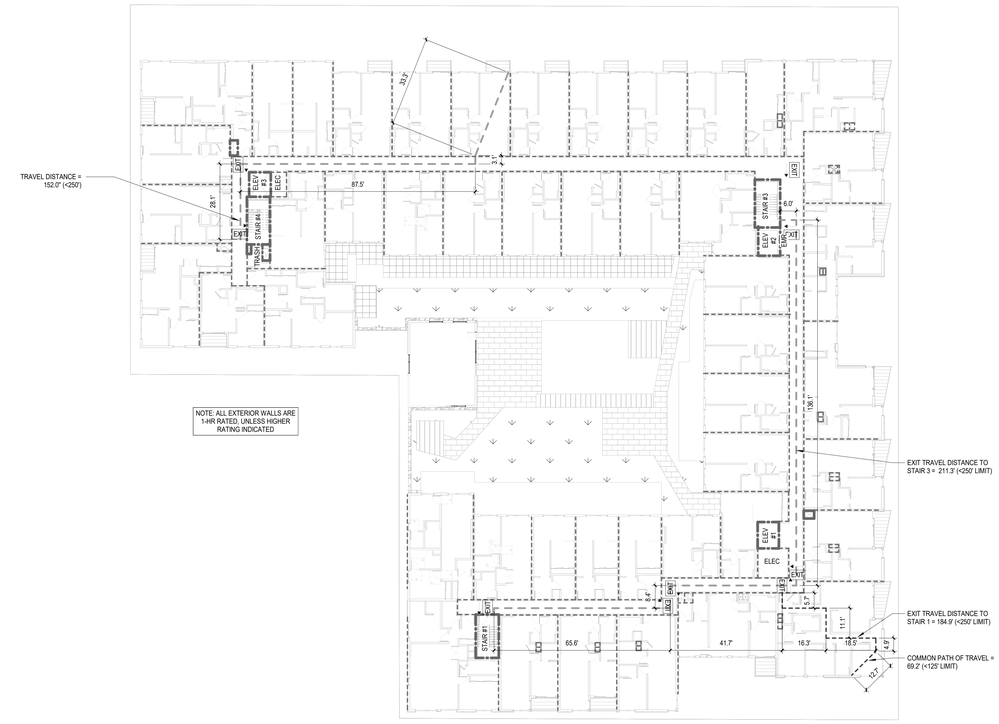
2 EGRESS PLAN - LEVEL 4

1" = 20'-0"



3 EGRESS PLAN - LEVEL 2

1" = 20'-0"



1 EGRESS PLAN - LEVEL 3

1" = 20'-0"

JA

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REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

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10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

EGRESS PLANS

SHEET NO.

G012.1

Drawn Author
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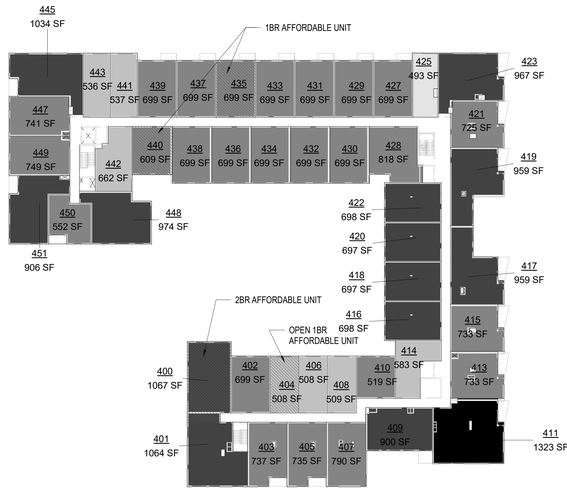
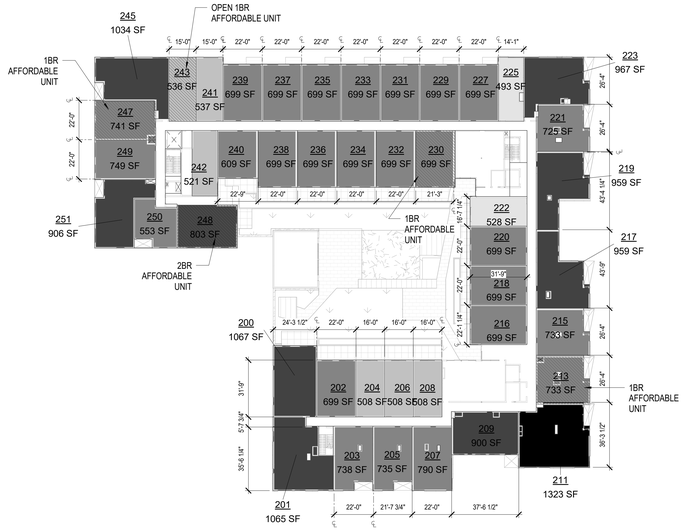
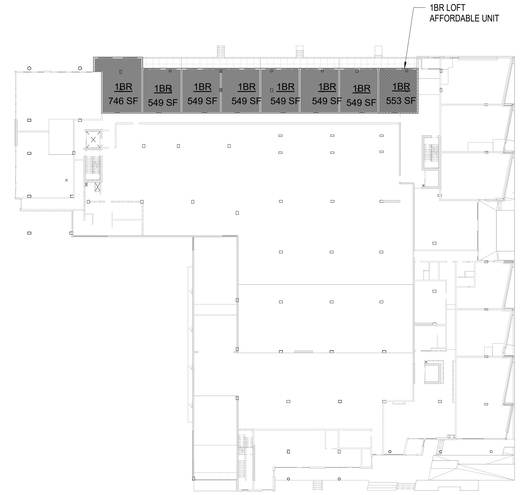


5 UNIT AREA PLAN - L4
1" = 30'-0"



3 UNIT AREA PLAN - L2
1" = 30'-0"



1 UNIT AREA PLAN - L1
1" = 30'-0"

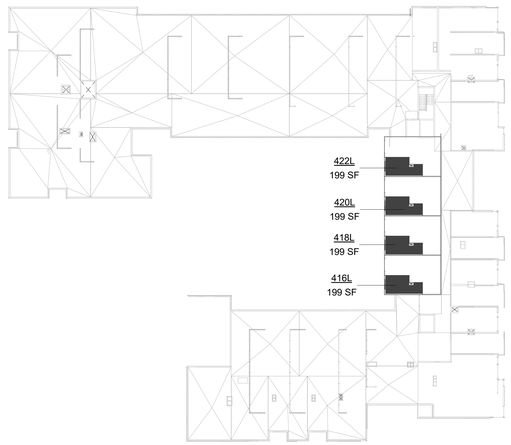
Area Schedule (Unit Gross) - UNIT MIX	
Unit Type	**Count**
1BR	88
2BR	27
2BR-L	4
3BR	3
STUDIO	24
Grand total: 146	146

OVERALL (PROJECT-WIDE) UNIT MIX:
STUDIO/OPEN 1-BR: 24/146 (16%)
1-BR: 88/146 (60%)
2-BR: 31/146 (21%)
3-BR: 3/146 (2%)

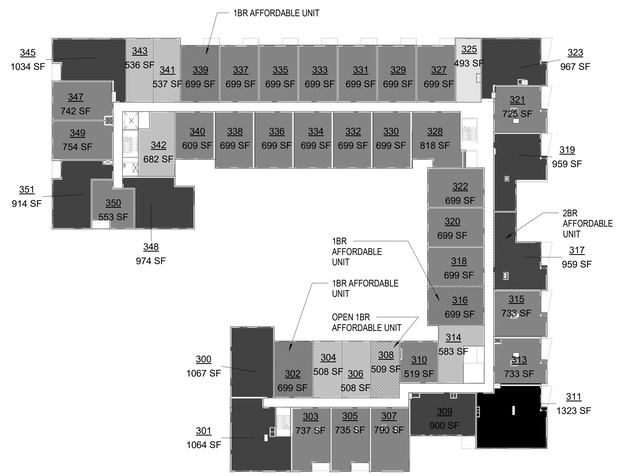
REQUIRED AFFORDABLE UNITS: 10% OF 146 UNITS (15 UNITS) IN REPRESENTATIVE UNIT MIX

PROPOSED AFFORDABLE UNITS:
STUDIO/OPEN 1-BR: 3/15 (20%)
1-BR: 9/15 (60%)
2-BR: 3/15 (20%)
3-BR: 0/15 (0%)

1BR
2BR
3BR
OPEN 1
ST



6 UNIT AREA PLAN - L4 MEZZ
1" = 30'-0"



4 UNIT AREA PLAN - L3
1" = 30'-0"

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REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT AREA PLANS

SHEET NO.

G013

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N.E. 1/4, SEC. 12, TWP. 24 N., RGE. 04 E., W.M.

UTILITY PROVIDERS:

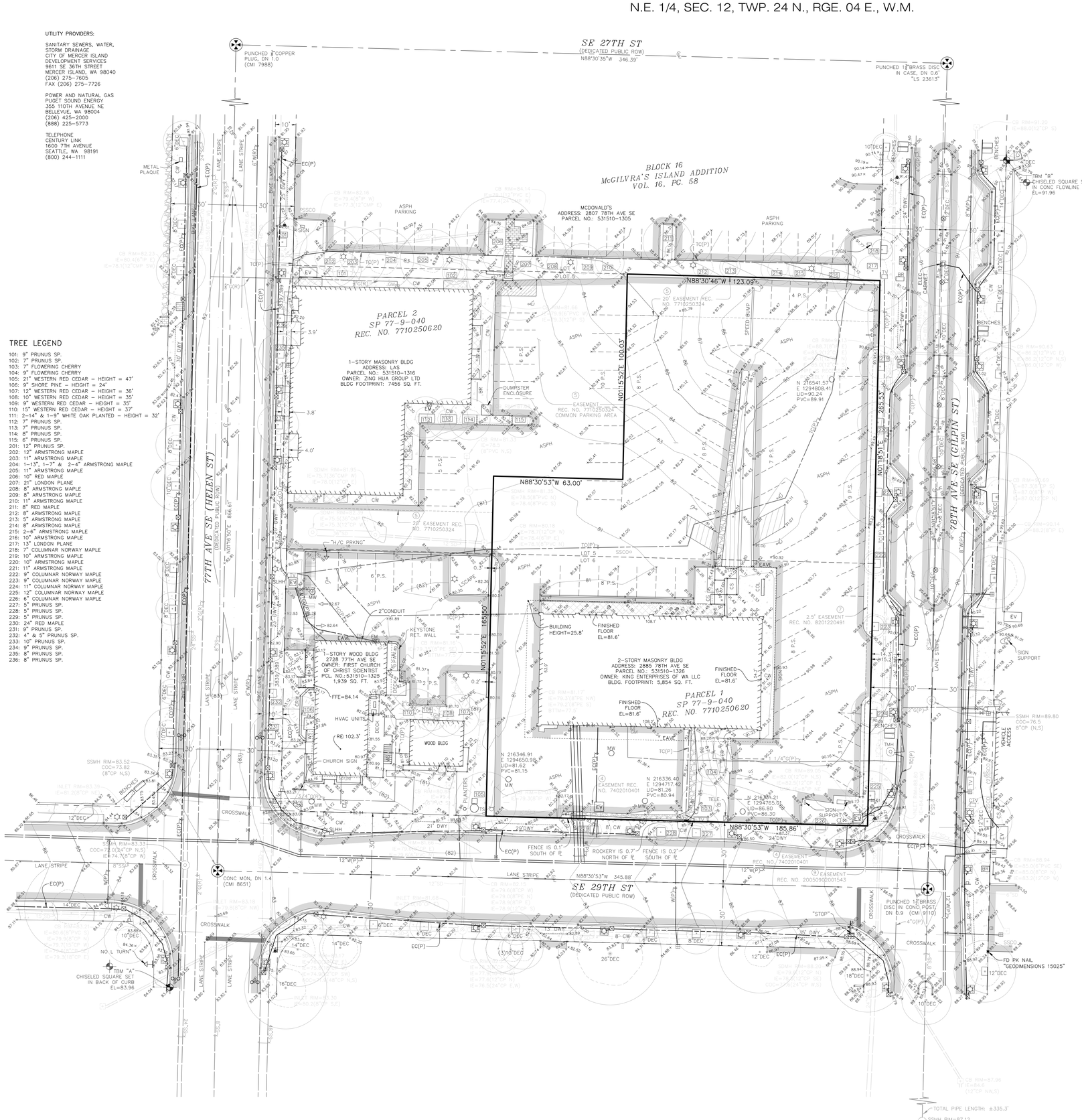
SANITARY SEWERS, WATER, STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7605
FAX (206) 275-7726

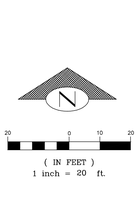
POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-5773

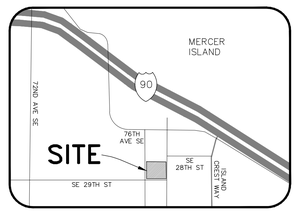
TELEPHONE
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

TREE LEGEND

101: 9" PRUNUS SP.
102: 7" PRUNUS SP.
103: 7" FLOWERING CHERRY
104: 9" FLOWERING CHERRY
105: 21" WESTERN RED CEDAR – HEIGHT = 47'
106: 9" SHORE PINE – HEIGHT = 24'
107: 12" WESTERN RED CEDAR – HEIGHT = 36'
108: 10" WESTERN RED CEDAR – HEIGHT = 35'
109: 9" WESTERN RED CEDAR – HEIGHT = 35'
110: 15" WESTERN RED CEDAR – HEIGHT = 37'
111: 2–14" & 1–9" WHITE OAK PLANTED – HEIGHT = 32'
112: 7" PRUNUS SP.
113: 7" PRUNUS SP.
114: 8" PRUNUS SP.
115: 6" PRUNUS SP.
201: 12" PRUNUS SP.
202: 12" ARMSTRONG MAPLE
203: 11" ARMSTRONG MAPLE
204: 1–13", 1–7" & 2–4" ARMSTRONG MAPLE
205: 11" ARMSTRONG MAPLE
206: 10" RED MAPLE
207: 21" LONDON PLANE
208: 8" ARMSTRONG MAPLE
209: 8" ARMSTRONG MAPLE
210: 11" ARMSTRONG MAPLE
211: 8" RED MAPLE
212: 8" ARMSTRONG MAPLE
213: 5" ARMSTRONG MAPLE
214: 8" ARMSTRONG MAPLE
215: 2–6" ARMSTRONG MAPLE
216: 10" ARMSTRONG MAPLE
217: 13" LONDON PLANE
218: 7" COLUMNAR NORWAY MAPLE
219: 10" ARMSTRONG MAPLE
220: 10" ARMSTRONG MAPLE
221: 11" ARMSTRONG MAPLE
222: 9" COLUMNAR NORWAY MAPLE
223: 9" COLUMNAR NORWAY MAPLE
224: 11" COLUMNAR NORWAY MAPLE
225: 12" COLUMNAR NORWAY MAPLE
226: 6" COLUMNAR NORWAY MAPLE
227: 5" PRUNUS SP.
228: 5" PRUNUS SP.
229: 5" PRUNUS SP.
230: 24" RED MAPLE
231: 9" PRUNUS SP.
232: 4" & 5" PRUNUS SP.
233: 10" PRUNUS SP.
234: 9" PRUNUS SP.
235: 8" PRUNUS SP.
236: 8" PRUNUS SP.







VICINITY MAP
NO SCALE

LEGEND

⊕	AREA DRAIN
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
BE	BUILDING ENTRANCE
○	BOLLARD (BLRD)
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
BTM	BOTTOM OF STRUCTURE
☼	BUILDING LIGHT
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CC/XC/&G	CONCRETE/EXTRUDED CURB/& GUTTER
CD	CONDUIT DROP
CW/BW/AW	CONCRETE/BRICK/ASPHALT WALK
CRW/BRW/WRW	CONCRETE/BLOCK/WOOD RETAINING WALL
×—×—×	CHAIN LINK FENCE (CLF)
CTV	CABLE TV
COL	COLUMN
℄/M	CENTERLINE/MONUMENT LINE
CS/MS/WS	CONCRETE/METAL/WOOD STAIRS
♿	H/C PARKING SPACE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
CDC	CENTER OF CHANNEL
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH/EJB	ELECTRICAL HANDHOLE/JUNCTION BOX
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)
○	FIRE HYDRANT
FDC	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
FOV	FIBER OPTIC VAULT
FFE	FINISH FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
GV	GAS VALVE
GV	GAS VAULT
GB	GRADE BREAK
	GRAVEL SURFACE
GR	GROUNDING ROD
>—	GUY ANCHOR
GP/UP /PP	GUY/POWER/UTILITY POLE
	HANDRAIL
SP	STRAIN POLE
IR	IRRIGATION LINE (RECORD)
ICB	IRRIGATION CONTROL BOX
IV	IRRIGATION VALVE
IL	INDUCTION LOOP (TRAFFIC)
	IRON FENCE (WF)
	INLET (TYPE 250A)
	INLET (TYPE 250B)
	INLET (TYPE 252)
	INLET (TYPE 252S)
	INLET (TYPE 277A)
	INLET (TYPE 277B)
in	INSERTED PIPE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
	LIGHT POLE (FIBERGLASS/CONC)
	STRAIN POLE W/ LIGHT
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
US	MAILBOX (FEDERAL/PRIVATE)
MW	MONITOR WELL
OHP/OHC/OHT	OVERHEAD POWER/CABLE/TELEPHONE
OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P.S.	PARKING SPACE(S)
△	PILING
ℙ	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
→	PIPE FLOW DIRECTION
CP/DI/CMP/VC	CONCRETE/IRON/METAL/CLAY (PIPE TYPES)
PE/PVC	POLYETHYLENE PIPE (POLYMER PIPE TYPES)
PPS	PARKING PAY STATION
⊖	POST INDICATOR VALVE
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
	PEDESTRIAN PUSH BUTTON (PPB)
	PEDESTRIAN SIGNAL/PEDESTAL
RE/PPT	ROOF/PARAPET ELEVATION
(R)	RECORD DATA
RHD	RHODODENDRON
	ROCKERY
RE	ROOF ELEVATION
SF-CB	STORM FILTER CB BY CONTECH (PIPES NOT VISIBLE OR MEASURED)
SCL/CLHH	SEATTLE CITY LIGHT HANDHOLE
SD	SERVICE DRAIN (STORM)
SDCO/SSCO	STORM DRAIN/SANITARY SEWER
STM/V	STEAM LINE/VAULT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
SB	TEST PIT/SOIL BORING
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	TRAFFIC CONTROL CABINET (TRSCC)
TCHD	TRENCH DRAIN
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
	TRAFFIC SIGNAL
TRCD	TRAFFIC SIGNAL CONDUIT (BURIED)
⊗	TRANSFORMER ON POLE
TOE	TOE OF SLOPE
TOP	TOP OF BANK
ULBL	UPPER LEVEL BUILDING LINE
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
⋈	WATER VALVE
⊗	WATER BLOWOFF VALVE
	WATER GATE VALVE/CHAMBER
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)

SITE NOTES

SITE ADDRESS:
2885 78TH AVE SE
MERCER ISLAND, WA 98040

TAX ACCOUNT NO.:
531510-1326-02

ZONING:
TC (TOWN CENTER)

ZONING AGENCY:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7605
FAX (206) 275-7726

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP INDEX, DATED DECEMBER 6, 2001, COMMUNITY PANEL NO. 53033C1ND0, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

ORIGINATING BENCHMARK:
MERCER ISLAND 2" BRASS CAP DESIGNATED 9110 (STAMPED 'LS 23613 1995') IN CONC POST, DN 0.9', LOCATED AT THE INTERSECTION OF SE 29TH ST & 78TH AVE SE. EL=88.42'

AREA:
SITE AS SHOWN CONTAINS 43,079 SQUARE FEET OR 0.9890 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 73, INCLUDING 4 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:
PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-875979-WA1, DATED FEBRUARY 8, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS: ITEMS CIRCLED ARE SHOWN ON MAP.

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: FEBRUARY 1, 1974 UNDER RECORDING NO. 7402010401
IN FAVOR OF: PUGET SOUND POWER & LIGHT CO.
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

5. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: OCTOBER 25, 1977 UNDER RECORDING NO. 7710250324
IN FAVOR OF: COMMON PARKING
AFFECTS: AS DESCRIBED WITHIN

6. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE MERCER ISLAND SHORT PLAT NUMBER 77-9-040 RECORDED OCTOBER 25, 1977 AS RECORDING NO. 7710250620, IN KING COUNTY, WASHINGTON.
SURVEYOR'S NOTE: NOTHING ADDITIONAL TO PLOT, SHOWS EASEMENTS FROM REC. NO. 7710250324 ON FACE OF PLAT (ALREADY PLOTTED).

7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JANUARY 22, 1982 UNDER RECORDING NO. 8201220491
IN FAVOR OF: CITY OF MERCER ISLAND
FOR: PLANTING AND LANDSCAPING

8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: NOVEMBER 22, 1994 UNDER RECORDING NO. 9411221154
IN FAVOR OF: CITY OF MERCER ISLAND
FOR: PUBLIC SIDEWALK
SURVEYOR'S NOTE: LEGAL DESCRIPTION DOES NOT CLOSE, APPEARS TO BE CORRECTED BY REC. NO. 20050902001543.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: SEPTEMBER 2, 2005 UNDER RECORDING NO. 20050902001543
IN FAVOR OF: CITY OF MERCER ISLAND
FOR: PUBLIC SIDEWALK

NO.	DATE	REMARKS
1	7/26/21	ADDED RECORD STORM SYSTEM INFO
2	2/10/22	UPDATED SEWER PIPE SIZE ON 76TH AVE SE / REMOVED PSD SHOWN PER GIS

DAVID A. BELL — EXPIRES 10/13/2022 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON

02/16/2022

BUSH, ROED & HITCHINGS, INC. — CORPORATE SEAL — 6969 — REGISTERED LAND SURVEYOR — STATE OF WASHINGTON

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

BRH

BOUNDARY AND TOPOGRAPHIC SURVEY
78TH AVENUE SE & SE 29TH STREET
XING HOA GROUP
CITY OF MERCER ISLAND — KING COUNTY — WASHINGTON

drawn by	checked by
ABW/IGM	DAB
scale: 1" = 20'	date: 11/27/18
job no.: 2013130.07	
sheet 1 of 1	

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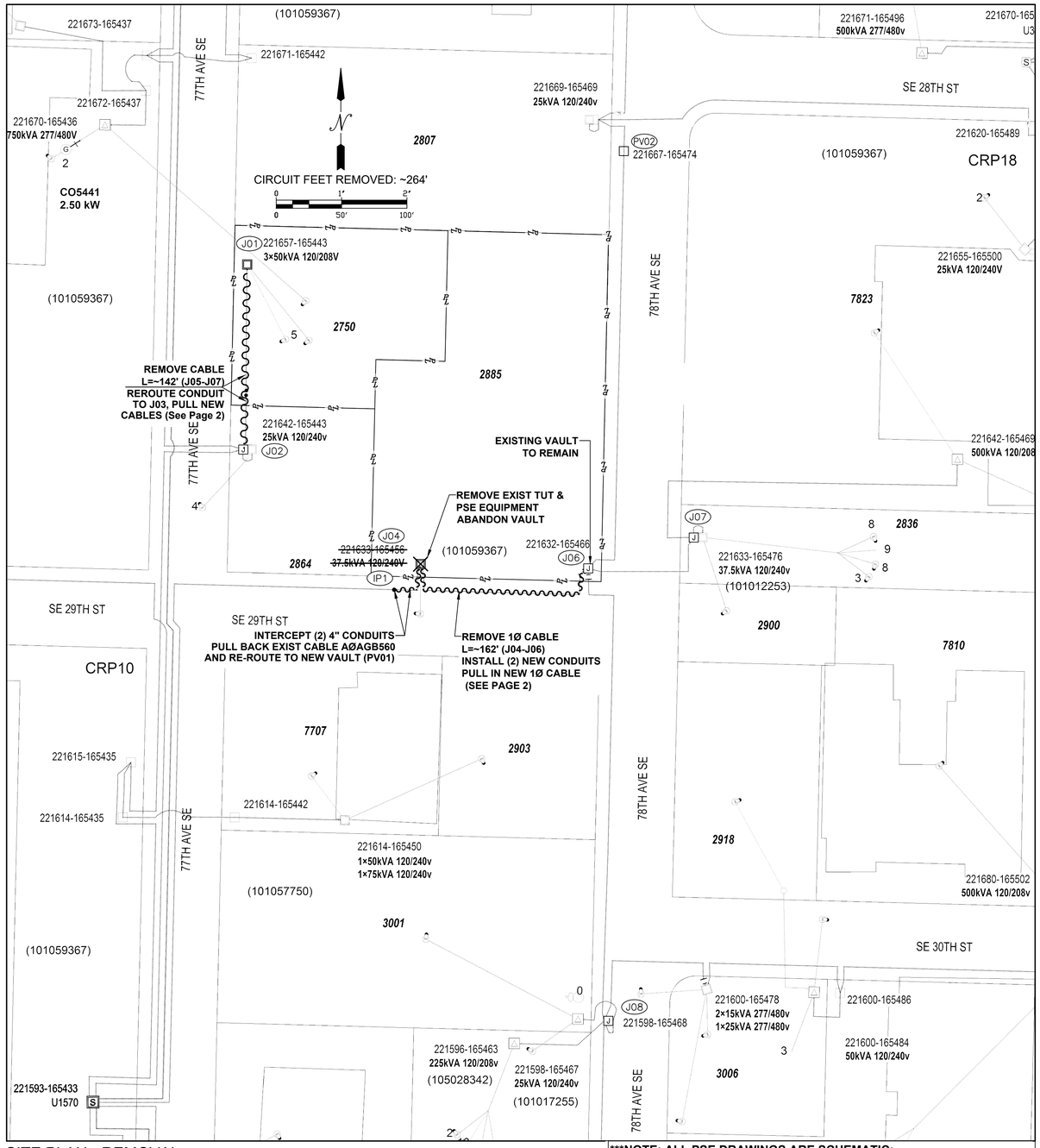


SITE PLAN - REMOVAL
SCALE: 1" = 50'

***NOTE: ALL PSE DRAWINGS ARE SCHEMATIC;
REFER TO CIVIL FOR ACTUAL LOCATION OF STRUCTURES***

SITE SPECIFIC NOTES - REMOVAL

J01: GRID #221657-165443
- EXISTING VAULT TO REMAIN

J02: GRID #221642-165443
- EXISTING VAULT TO REMAIN

J04: GRID #221633-165456
- REMOVE EXISTING 37.5kVA 120/240v TUT (2-45 x 1)
- REMOVE PSE EQUIPMENT
- PULL BACK EXISTING CABLE **AØAGB560**
- ABANDON VAULT TO CUSTOMER

J06: GRID #221632-165466
- EXISTING VAULT TO REMAIN

J07: GRID #221633-165476
- EXISTING VAULT TO REMAIN

PV02: GRID #221667-165474
- EXISTING VAULT TO R REMAIN

J08: GRID #221598-165468
- EXISTING VAULT TO REMAIN

J01 - J02:
- REMOVE EXISTING 3Ø UG PRIMARY, L =~142' (ACTUAL:___') BATCH YEAR 1994 (2-55 x142)

J04 - IP1:
- PULL BACK EXISTING CABLE **AØAGB560** AND RE-ROUTE TO NEW PV01 VAULT

J04 - J06:
- REMOVE EXISTING **1Ø** UG PRIMARY, L =~162' (ACTUAL:___') BATCH YEAR 2010 (2-54 x162)

PRIMARY CABLE REMOVAL TABLE

		1Ø & 3Ø Cables	LENGTH Design (ft)	Cable Numbers			Foreman - Complete
FROM	TO	Size		A	B	C	Actual Amount Removed (Cable)
J01	J02	3Ø 1/0	~142	L1588	L1589	L1590	
J04	J06	1Ø 1/0	~162	AGB560	-	-	
		TOTAL: 3Ø	~142'				
		1Ø	~162'				

TRANSFORMER REMOVAL

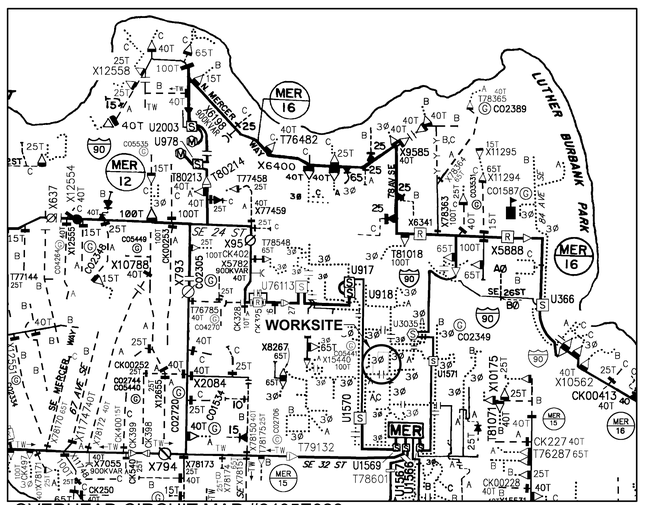
Removed at site: J04
Grid Number: 221633-165456
kVA Rating: 37.5kVA 120/240v TUT

Foreman to redline the following information

Company ID#: _____
Primary phase connected to: AØ
Tested Secondary Voltage _____ /

POWER GENERAL NOTES - COMMERCIAL PROJECT

1. All materials to be installed in accordance with Puget Sound Energy's (PSE) standards. Any deviation from this work sketch must be AUTHORIZED by PSE's Project Manager and NOTED on the Foremans' Copy.
2. All switching arrangements and/or outage arrangements are to be made with the Project Manager at least three (3) working days in advance.
3. Contact the Utilities Underground Location Center (1-800-424-5555) at least 48 hours prior to commencing work to get the underground facilities located.
4. STAKING: The customer will provide all staking (transformer, handhole, trench, grade, lot, pole, sidewalk, etc.). See sketch and details for locations. Equipment locations must be approved by the Project Manager.
5. SITE PREPARATION: The work area will be at or near finished grade, clear of trench spoils or construction materials which would restrict construction and/or equipment access, before work can begin.
6. Roads shall be paved or have a compacted , crushed rock base in place.
7. CLEARANCES: Transformers require a minimum of 6 feet from fire fighting equipment, 10 feet from combustible walls, overhangs, doors, and windows, and a minimum of 5 feet from the back of curB. (or guard posts will be required per PSE standards). All conduits and vaults are to be at least 5 feet away from water, storm and sewer lines when paralleling them in the right of way, and at least 1 foot when crossing them.
8. All work is to be done in accordance with local municipal and county permit requirements as applicable.
9. Customer/Developer is responsible to provide, install and maintain all secondary service cables, conduits and crossings from the individual unit's meter base to the designated connection point.
10. Inclement weather conditions may cause delays in construction times and dates.
11. EXCAVATION: The customer is to provide all trenching, backfill, vault excavations, compaction and restoration per this sketch and per PSE standards. A minimum protective cover of 36" is required over PSE's primary voltage equipment and 24" is required of PSE's secondary voltage equipment. The customer will provide any and all shoring or they will side slope the trench to 1:1.



OVERHEAD CIRCUIT MAP #2405E028
SCALE: 6" = 1 MILE

FOREMAN (CHECK BOX WHEN COMPLETED)

- ☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- ☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- ☐ Field Changes RED-LINED on As-built.
- ☐ Material VERIFIED and CHANGES noted on Paperwork.
- ☐ Total PRIMARY Cable noted on As-built.
- ☐ Company ID#'s RECORDED in correct location on As-built.
- ☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- ☐ Deviations noted on the As-built and their reason.
- ☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

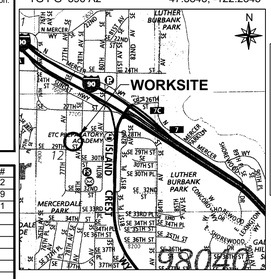
Foreman's Signature _____
Print Name _____ Date _____

PROJECT PHASE	NOTIF#	ORDER#
PWR Superior	510611089	101136442
Removal		108126609
UG XFMR Removal		584046261

Project Manager Contact Information:

Manager: GREG LINDNER
Cell Phone: 425-457-3067
E-Mail: gregory.lindner@pse.com

Vicinity Map
TG PG 596 A2 47.5845, -122.2345



Owner / Developer Contact Info

HOLDEN OF MERCER ISLAND, LLC
1325 4TH AVE, 1005
SEATTLE, WA 98101
ATTN: LU ZHANG 206-523-6150 cell

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

	Developer	PSE
"Locates Required"	Yes x / No	Yes / No x
"Outages Required"	Yes x	No
"Flagging Required"	Yes x	No

REV#	DATE	BY	DESCRIPTION
3			
2			
1			

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
KING	N/A	N/A	QCNOKE
1/4 SEC	OP MAP		PLAT MAP
NE12 T24N R04E	N/A		N/A
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO
2404E045	2405E028	2404E045SW	MER-12 / MER-16

	FUNCTION	CONTACT	PHONE NO	DATE
REAL ESTATE/EASEMENT		RW-125228		
PERMIT		MERCER ISLAND		
	PROJECT MGR	G. LINDNER	425-748-6320	02/02/21
	ENGR - POWER	B. CHAISY	425-748-6362	02/02/21
	REVISED			02/10/22
	DRAWN BY	ALEKSEI K.	425-748-6304	02/02/21
	CHECKED BY			
	APPROVED BY	*Vince Rabon*		2/10/22
	FOREMAN #1			
	FOREMAN #2			
	MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY

HOLDEN OF MERCER ISLAND
MERCER ISLAND MIXED USE - RELOCATE
REMOVE/RELOCATE PSE FACILITIES
2885 78TH AVE SE MERCER ISLAND, WA 98040

INCIDENT	MAOP
N/A	N/A
Gas Order	Elect Order
N/A	101136442
SCALE	PAGE
AS NOTED	1/6

101136442

FOR REFERENCE ONLY

Feb 10, 2022 - 10:25pm C:\pwworking\projectwise\akrosn\dms63311\ 101136442 HOLDEN OF MCR ISLAND-MERCER ISLAND MIXED USE-RELOCATE.dwg

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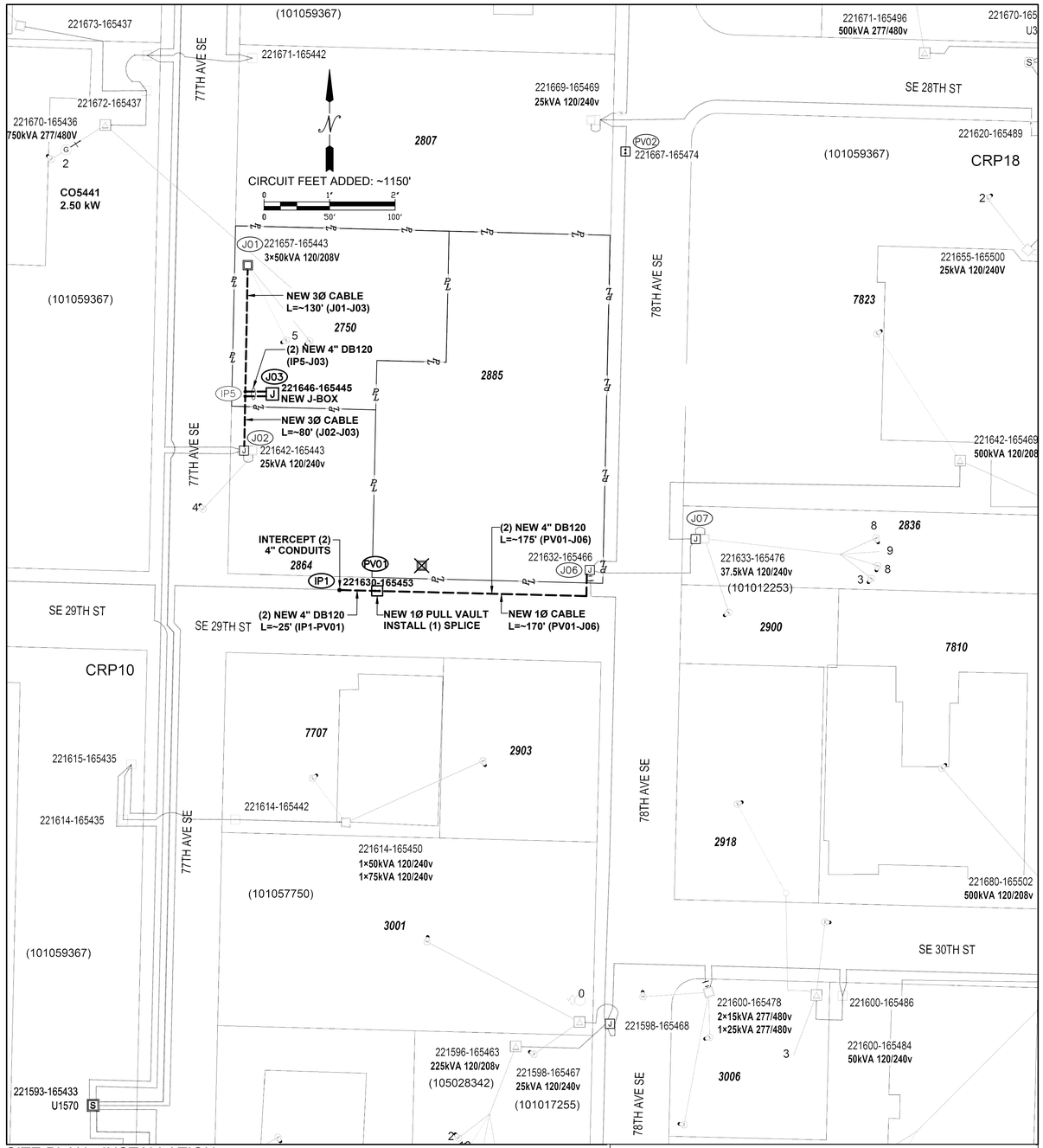

SITE PLAN - INSTALLATION

SCALE: 1" = 50'

***NOTE: ALL PSE DRAWINGS ARE SCHEMATIC;
REFER TO CIVIL FOR ACTUAL LOCATION OF STRUCTURES***

SITE SPECIFIC NOTE - INSTALLATION

J01: GRID #221657-165443
- EXISTING VAULT TO REMAIN
- INSTALL (3) 12kV L/B ELBOWS [**ELB10J**] PER STD 6041.1000 (2 - 57 x 3)
- INSTALL **NEW** CABLE TAGS: **AØEIL670, BØEIL671,CØEIL672** (J01-J03)

J02: GRID #221642-165443
- EXISTING VAULT TO REMAIN
- INSTALL (3) 12kV L/B ELBOWS [**ELB10J**] PER STD 6041.1000 (2 - 57 x 3)
- INSTALL **NEW** CABLE TAGS:**AØEIL679, BØEIL680,CØEIL681** (J02-J03)

J03: GRID #221646-165445
- INSTALL NEW **575** J-BOX VAULT W/ ADJ LID & (2) 3' SQ ANTI-SKID DOORS [**JBOX3AS**] PER ST 6055.1030 (2 - 60 x 1) (2 - 59 x 2)
- INSTALL (3) 4-POS JBOXES (2 - 45 x 1)
- INSTALL (6) 12KV L/B ELBOWS [**ELB10J**] PER STD 6041.1000 (2 - 57 x 6)
- INSTALL **NEW** CABLE TAGS: **AØEIL670, BØEIL671,CØEIL672** (J03-J01)
- INSTALL **NEW** CABLE TAGS: **AØEIL679, BØEIL680,CØEIL681** (J03-J02)
- INSTALL GRID **#221646-165445**

PV01: GRID #221630-165453
- INSTALL NEW **576** J-BOX VAULT W/ ADJ LID & (2) 3' SQ ANTI-SKID DOORS [**JBOX3AS**] PER ST 6055.1030 (2 - 60 x 1) (2 - 59 x 2)
- INSTALL (1) 1/0 **SPLICE** [**SPL10J**] PER STD 6041.2000 (2 - 57 x 1)
- RE-USE CABLE TAG: **AØAFT278** (U1570-PV01-J06)
- INSTALL GRID **#221630-165453**

J06: GRID #221632-165466
- EXISTING VAULT TO REMAIN
- INSTALL (1) 12kV L/B ELBOW [**ELB10J**] PER STD 6041.1000 (2 - 57 x 1)
- INSTALL CABLE TAG: **AØAFT278**

IP1:
- INTERCEPT (2) 4" DB120 CONDUIT

IP5:
- INTERCEPT (1) 4" DB120 CONDUIT

IP1 TO PV01:
- SLEEVE (2) NEW 4" CONDUITS TO PV01, L=~30' (ACTUAL) (2 - 36 x 60)

IP5 TO J03:
- INSTALL (2) NEW 4" DB120 CONDUITS, L=~15' (ACTUAL) (2 - 36 x 30)

PV01 TO J06:
- INSTALL (2) NEW 4" DB120 CONDUITS, L=~ 150' (ACTUAL) (2 - 36 x 300)
- INSTALL (1) RUN OF 1Ø 1/0 UG CABLE, L=~170' (ACTUAL) (2 - 54 x 170)

J01 TO J03
- INSTALL (1) RUN OF 3Ø 1/0 UG PRIMARY CABLES, L=~130' (ACTUAL) (2 - 55 x 130)

J02 TO J03
- INSTALL (1) RUN OF 3Ø 1/0 UG PRIMARY CABLES, L=~80' (ACTUAL) (2 - 55 x 80)

*****CUSTOMER TO PROVIDE ALL TRENCHING, BACKFILL, AND RESTORATION*****

PRIMARY CONDUIT & CABLE INSTALLATION TABLE

LOCATION		CONDUIT							PRIMARY CABLE									ASBUILT INFORMATION
		SIZE	Qty	LENGTH Design (ft)	BENDS				1Ø & 3Ø Cables	LENGTH Design (ft)	PULL Fwd (lbs)	PULL Rev (lbs)	Cable Numbers			Foreman Please Record			Foreman - Complete
FROM	TO	(in)			90°	45°	22°	11°	Size				A	B	C	Manufacturer	Compound	Year	Actual Amount Installed (Conduit & Cable)
IP1	PV01	4	2	30															
IP5	J03	4	2	15	2														
PV01	J06	4	2	150	2				1Ø 1/0	170	149	133	AFT278	-	-				
J01	J03								3Ø 1/0	130	298	314	EIL670	EIL671	EIL672				
J02	J03								3Ø 1/0	80	230	248	EIL679	EIL680	EIL681				
		TOTAL: 4" ~195'							TOTAL: 1Ø 1/0 ~ 170' 3Ø 1/0 ~ 210'										

101136442

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

REAL ESTATE/EASEMENT	PERMIT
RW-125228	MERCER ISLAND

REV#	DATE	BY	DESCRIPTION
3			
2			
1			

FUNCTION	CONTACT	PHONE NO	DATE
REVISED			02/10/22
PROJECT MGR	G. LINDNER	425-748-6320	02/02/21
ENGR - POWER	B. CHAISY	425-748-6362	02/02/21
DRAWN BY	ALEKSEI K.	425-748-6304	02/02/21
CHECKED BY			
APPROVED BY	Vince Rabon		2/10/22
FOREMAN #1			
FOREMAN #2			
MAPPING			

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
KING	N/A	N/A	QCNOKE
1/4 SEC	OP MAP		PLAT MAP
NE12 T24N R04E	N/A		N/A
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO
2404E045	2405E028	2404E045SW	MER-12/MER-16

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY

HOLDEN OF MERCER ISLAND
MERCER ISLAND MIXED USE - RELOCATE
REMOVE/RELOCATE PSE FACILITIES
2885 78TH AVE SE MERCER ISLAND, WA 98040

INCIDENT N/A	MAOP N/A
Gas Order N/A	Elect Order 101136442
SCALE AS NOTED	PAGE 2/6

FOR REFERENCE ONLY

Feb 10, 2022 – 10:23pm C:\pwworking\projectwise\akrosn\dms63311\ 101136442 HOLDEN OF MCR ISLAND-MERCER ISLAND MIXED USE-RELOCATE.dwg

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E411

221672-165437

221670-165436
750kVA 277/480V

AØM3649
BØM3650
CØM3651

AØAGB567
BØAGB568
CØAGB569

221669-165469
25kVA 120/240V

AØAES177

PV02
221667-165474

AØAGB579
BØAGB580
CØAGB581

221657-165443
3×50kVA 120/208V
Wye/Wye

AØAGB576
BØAGB577
CØAGB578

78TH AVE SE

AØAGB561
BØAGB562
CØAGB563

AØL1588
BØL1589
CØL1590

221642-165443
25kVA 120/240V

BØAGB582

AØAGB554
BØAGB555
CØAGB556

AØUNK
BØUNK
CØUNK

J07

EXIST
AØAFT278

221633-165456
37.5kVA 120/240V

J04

221632-165466
J06

AØAGB560

221633-165476
3×37.5kVA 120/240/208V
Wye/Wye

AØJ952
BØJ953
CØJ954

CRP10
AØAFT278 -

77TH AVE SE

221615-165435

221614-165435

221614-165442

AØE752
CØE753

221614-165450
1×75kVA
1×50kVA 120/240V
Open-Wye/Open-Delta

AØAGB551
BØAGB552
CØAGB553

AØAGB586
BØAGB587
CØAGB588

AØAGB585
BØAGB584
CØAGB583

AØAGB581
BØAGB582
CØAGB583

AØAGB580
BØAGB581
CØAGB582

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BØAGB552
CØAGB553

AØAACI186
BØAACI187
CØAACI188

AØAACI189
BØAACI190
CØAACI191

AØJ943
BØJ944
CØJ945

AØH617
BØH618
CØH619

CØADE773

AØADE735
BØADE736
CØADE737

J08

221598-165468
3×25kVA 277/480V
Wye/Wye

CØADE772

221596-165463
225kVA 120/208V

221598-165467
25kVA 120/240V

221600-165478
3×25kVA 277/480V
Wye/Wye

221593-165433
U1570

S

PRIMARY UNDERGROUND CIRCUIT ONE-LINE DIAGRAM MAP #2404E045SW
(PRE CONSTRUCTION)
SCALE: 1" = 50'

J01
221657-165443
3×50kVA 120/208V
Wye/Wye

NEW
AØEIL670
BØEIL671
CØEIL672
(J01-J03)

NEW
AØEIL679
BØEIL680
CØEIL681
(J02-J03)

J03
221646-165445
NEW J-BOX

J02
221642-165443
25kVA 120/240V

BØAGB582

REUSE EXIST
AØAFT278

IP1

221630-165453

PV01

NEW 1Ø PULL VAULT
INSTALL (1) SPLICE

PULL BACK EXIST CABLE AND
RE-ROUTE TO NEW VAULT

RE-USE
AØAFT278
(PV01-J06)

77TH AVE SE

AØAACI186
BØAACI187
CØAACI188

AØAACI189
BØAACI190
CØAACI191

AØJ943
BØJ944
CØJ945

CØADE773

AØADE735
BØADE736
CØADE737

221598-165468
3×25kVA 277/480V
Wye/Wye

CØADE772

221596-165463
225kVA 120/208V

221598-165467
25kVA 120/240V

221600-165478
3×25kVA 277/480V
Wye/Wye

PRIMARY UNDERGROUND CIRCUIT ONE-LINE DIAGRAM MAP #2404E045SW
(POST CONSTRUCTION)
SCALE: 1" = 50'

J01
221657-165443
3×50kVA 120/208V
Wye/Wye

(1) EXIST 4" DB120
(J01-IP5)

(2) NEW 4" DB120
(IP5-J03)

IP5

J03
221646-165445
NEW J-BOX

J02
221642-165443
25kVA 120/240V

(1) EXIST 4" DB120
(J02-IP5)

(1) EXIST 4" DB120
(PV02-J06)

IP1

221630-165453

PV01

NEW 1Ø PULL VAULT
INSTALL (1) SPLICE

INTERCEPT (2)
4" CONDUITS

(2) NEW 4" DB120
L=~25' (IP1-PV01)

(2) NEW 4" DB120
L=~175' (PV01-J06)

(1) EXIST 4" DB120
J07-J06)

(1) EXIST 4" DB120
(J08-J06)

77TH AVE SE

221614-165442

221614-165450
1×75kVA
1×50kVA 120/240V
Open-Wye/Open-Delta

221596-165463
225kVA 120/208V

221598-165467
25kVA 120/240V

221600-165478
3×25kVA 277/480V
Wye/Wye

PRIMARY CONDUIT DIAGRAM
SCALE: 1" = 50'

***NOTE: ALL PSE DRAWINGS ARE SCHEMATIC;
REFER TO CIVIL FOR ACTUAL LOCATION OF STRUCTURES***

FOR REFERENCE ONLY

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

REAL ESTATE/EASEMENT	PERMIT
RW-125228	MERCER ISLAND

REV#	DATE	BY	DESCRIPTION
3			
2			
1			

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
KING	N/A	N/A	QCNOKE
1/4 SEC	OP MAP		PLAT MAP
NE12 T24N R04E	N/A		N/A
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO
2404E045	2405E028	2404E045SW	MER-12/MER-16

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	G. LINDNER	425-748-6320	02/02/21
ENGR - POWER	B. CHAISY	425-748-6362	02/02/21
REVISED			02/10/22
DRAWN BY	ALEKSEI K.	425-748-6304	02/02/21
CHECKED BY			
APPROVED BY	Vince Rabon		2/10/22
FOREMAN #1			
FOREMAN #2			
MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY

HOLDEN OF MERCER ISLAND
MERCER ISLAND MIXED USE - RELOCATE
REMOVE/RELOCATE PSE FACILITIES
2885 78TH AVE SE MERCER ISLAND, WA 98040

INCIDENT	MAOP
N/A	N/A
Gas Order	Elect Order
N/A	101136442
SCALE	PAGE
AS NOTED	3/6

101136442

Feb 10, 2022 – 10:22pm C:\pwworking\projectwise\okrosn\dms63311\ 101136442 HOLDEN OF MCR ISLAND–MERCER ISLAND MIXED USE–RELOCATE.dwg

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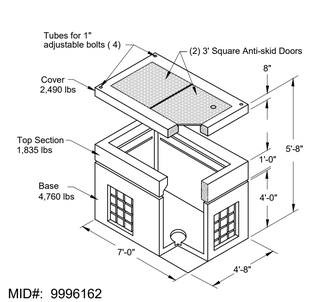
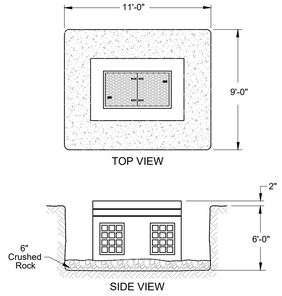
3Ø Junction Box: 4'-8" x 7' x 5'-8" HH (575) w/ Adjustable Cover





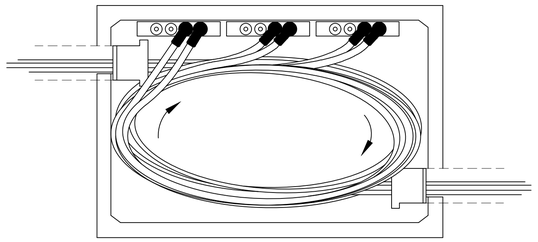
MID#: 9996162

Excavation - 20 cubic yards

NOTE: For Installations in pavement or sidewalks with adjustable cover
3-piece handhole, increase excavation Depth to 6'-6" and 24 cubic yards.

VAULT & EXCAVATION DETAIL @J01 & PV01

Not to scale 6055.1030

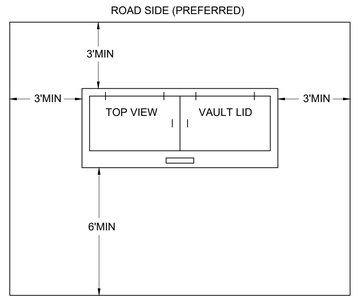


TOP VIEW

Cables should enter the vault so that all of the cables will lay in the same direction.

J- BOX CABLE ENTRY DETAIL

Not to scale



TOP VIEW VAULT LID

Not to scale 6775.0035.02

J-BOX WORKING SPACE DETAIL

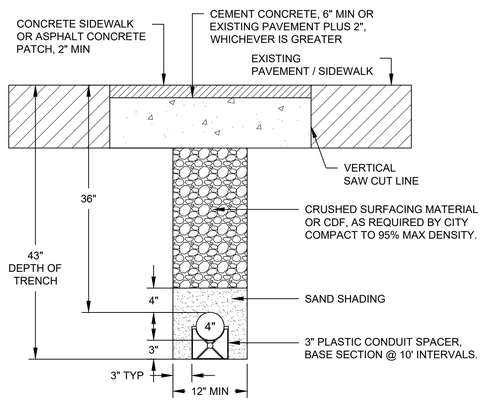
For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

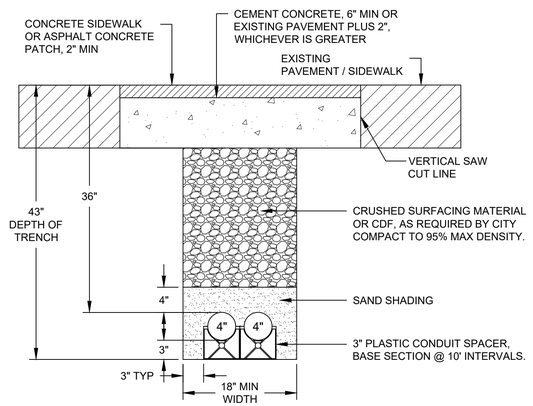
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

EROSION & SEDIMENT CONTROL REQUIREMENTS

EROSION & SEDIMENT CONTROL SHALL BE PER PSE STANDARD PRACTICE 0150.3200 TECHNIQUES FOR TEMPORARY EROSION & SEDIMENT CONTROL & ANY ADDITIONAL LOCAL JURISDICTION REQUIREMENTS.
(LOCAL JURISDICTIONS MAY HAVE ADDITIONAL REQUIREMENTS INCLUDING NOTES DETAILING WHERE EROSION OR SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED, CROSS SECTION DETAILS OF THE TYPICAL EROSION STRUCTURES, & SPECIAL REQUIREMENTS FOR WORK IN SENSITIVE AREAS.)



DUCT BANK EXCAVATION AND RESTORATION DETAIL: 1 x 4"
SCALE: NONE



DUCT BANK EXCAVATION AND RESTORATION DETAIL: 2 x 4"
SCALE: NONE

FOR REFERENCE ONLY CUSTOMER-SUPPLIED PRIMARY TRENCH DETAILS

				REAL ESTATE/EASEMENT RW-125228		PERMIT MERCER ISLAND	
3				**FUNCTION**	**CONTACT**	**PHONE NO**	**DATE**
2				PROJECT MGR	G. LINDNER	425-748-6320	02/02/21
1				ENGR - POWER	B. CHAISY	425-748-6362	02/02/21
REV#	**DATE**	**BY**	**DESCRIPTION**	REVISED			02/10/22
COUNTY KING		Emer Sect N/A	Gas Wk Ctr N/A / POWER WK CTR QCNOKE	DRAWN BY	ALEKSEI K.	425-748-6304	02/02/21
				CHECKED BY			
1/4 SEC NE12 T24N R04E		OP MAP N/A	PLAT MAP N/A	APPROVED BY	*Vince Rabon*		2/10/22
				FOREMAN #1			
U-MAP NO (POWER) 2404E045		OH CKT MAP 2405E028	UG CKT MAP 2404E045SW / CIRCUIT NO MER-12/MER-16	FOREMAN #2			
				MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY

HOLDEN OF MERCER ISLAND
MERCER ISLAND MIXED USE - RELOCATE
REMOVE/RELOCATE PSE FACILITIES
2885 78TH AVE SE MERCER ISLAND, WA 98040

INCIDENT N/A	MAOP N/A
Gas Order N/A	Elect Order 101136442
SCALE AS NOTED	PAGE 4/6

101136442

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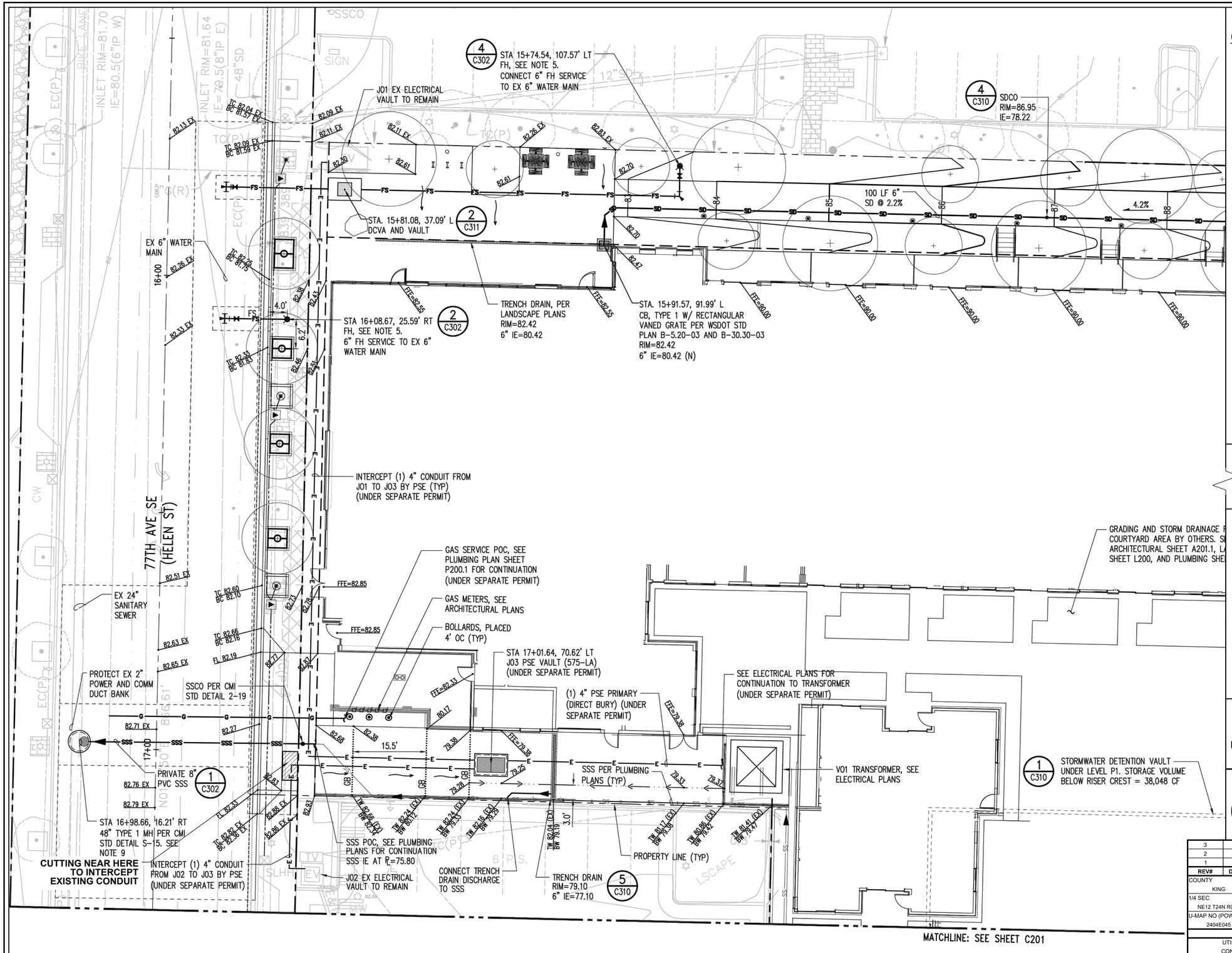

GRADING, STORM DRAINAGE, AND UTILITY NOTES:

1. DISCONNECT EXISTING SANITARY SIDE SEWERS SERVING THE SITE AT THE MAIN PER CMI STANDARD DETAIL S-22A.
2. TRENCHING AND BEDDING FOR SANITARY SIDE SEWER SHALL BE PER CMI STANDARD DETAIL S-3 AND S-4.
3. SEWER CLEANOUT SHALL BE PER CMI STANDARD DETAIL S-19.
4. TRENCHING AND BEDDING FOR DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE PER CMI STANDARD DETAIL W-3.
5. FIRE HYDRANT ASSEMBLIES SHALL BE PER CMI STANDARD DETAIL W-24 AND W-24A.
6. ADJUST ALL UTILITY LIDS TO FINISH GRADE.
7. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF THE NEW WATER METER WITH THE CITY WATER DEPARTMENT DURING CONSTRUCTION.
8. REFER TO PSE PLAN #101136442, DATED FEBRUARY 2, 2021 FOR RELOCATION OF EXISTING PSE IMPROVEMENTS (UNDER SEPARATE PERMIT).
9. INSTALL PRECAST ADJUSTMENT RINGS PER WSDOT STD PLAN B-30.90-02 TO PROVIDE CLEARANCE BETWEEN MANHOLE AND EXISTING UTILITIES. CONTRACTOR TO POTHOLE UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH UTILITY PROVIDERS.

STREET LIGHT CONDUIT SCHEDULE	
RUN	CONDUIT
BETWEEN HANDHOLES	2-INCH
HANDHOLES TO LIGHT POLE	1-INCH

CONDUIT NOTES:

1. ALL PROPOSED CONDUITS SHALL BE SCHEDULE 40 PVC, WITH MINIMUM 24" OF COVER, UNLESS NOTED OTHERWISE.
2. SEE SITE ELECTRICAL PLANS FOR WIRE SCHEDULE.

SHEET TITLE

GRADING, STORM DRAINAGE, AND UTILITY PLAN - NORTH

SHEET NO.

C300

101136442

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

REAL ESTATE/EASEMENT	PERMIT
RW-125228	MERCER ISLAND

REV#	DATE	BY	DESCRIPTION
3			
2			
1			

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
KING	N/A	N/A	QCNOKE
1/4 SEC	OP MAP		PLAT MAP
NE12 T24N R04E	N/A		N/A
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO
2404E045	2405E028	2404E045SW	MER-12/MER-16

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	G. LINDNER	425-748-6320	02/02/21
ENGR - POWER	B. CHAISIY	425-748-6362	02/02/21
REVISED			02/10/22
DRAWN BY	ALEKSEI K.	425-748-6304	02/02/21
CHECKED BY			
APPROVED BY	*Vince Rabon*		2/10/22
FOREMAN #1			
FOREMAN #2			
MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PUGET SOUND ENERGY

HOLDEN OF MERCER ISLAND
MERCER ISLAND MIXED USE - RELOCATE
REMOVE/RELOCATE PSE FACILITIES
2885 78TH AVE SE MERCER ISLAND, WA 98040

INCIDENT	MAOP
N/A	N/A
Gas Order	Elect Order
N/A	101136442
SCALE	PAGE
AS NOTED	5/6

CUSTOMER-PROVIDED CIVIL SITE PLAN - NORTH
SCALE: AS NOTED

FOR REFERENCE ONLY

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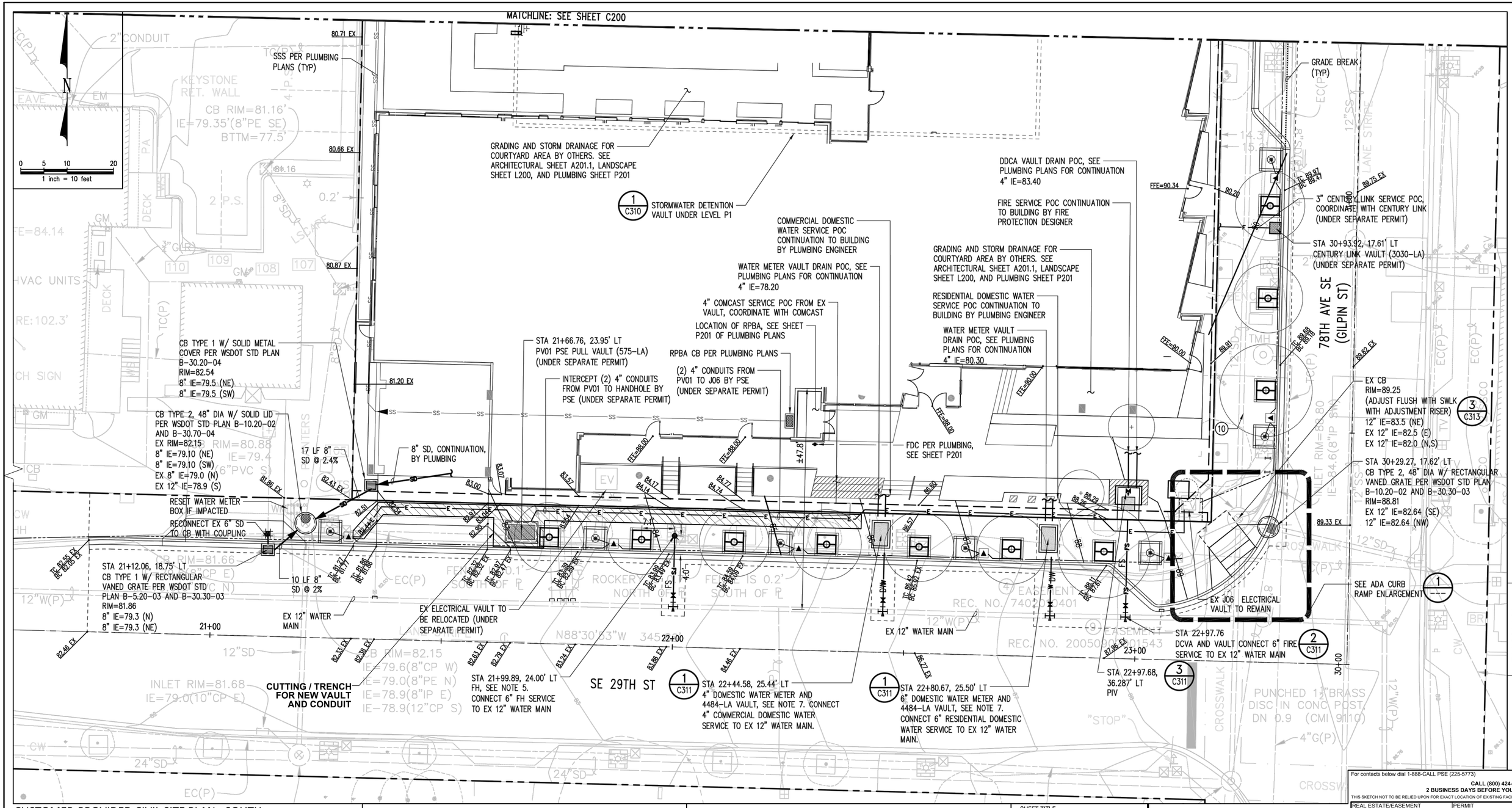


CUSTOMER-PROVIDED CIVIL SITE PLAN - SOUTH

SCALE: AS NOTED

FOR REFERENCE ONLY

STREET LIGHT CONDUIT SCHEDULE	
RUN	CONDUIT
BETWEEN HANDHOLES	2-INCH
HANDHOLES TO LIGHT POLE	1-INCH

CONDUIT NOTES:

1. ALL PROPOSED CONDUITS SHALL BE SCHEDULE 40 PVC, WITH MINIMUM 24" OF COVER, UNLESS NOTED OTHERWISE.
2. SEE SITE ELECTRICAL PLANS FOR WIRE SCHEDULE.

GRADING, STORM DRAINAGE, AND UTILITY NOTES:

1. DISCONNECT EXISTING SANITARY SIDE SEWERS SERVING THE SITE AT THE MAIN PER CMI STANDARD DETAIL S-22A.
2. TRENCHING AND BEDDING FOR SANITARY SIDE SEWER SHALL BE PER CMI STANDARD DETAIL S-3 AND S-4.
3. SEWER CLEANOUT SHALL BE PER CMI STANDARD DETAIL S-19.
4. TRENCHING AND BEDDING FOR DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE PER CMI STANDARD DETAIL W-3.
5. FIRE HYDRANT ASSEMBLIES SHALL BE PER CMI STANDARD DETAIL W-24 AND W-24A.
6. ADJUST ALL UTILITY LIDS TO FINISH GRADE.
7. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF THE NEW WATER METER WITH THE CITY WATER DEPARTMENT DURING CONSTRUCTION.
8. REFER TO PSE PLAN #101136442, DATED FEBRUARY 2, 2021 FOR RELOCATION OF EXISTING PSE IMPROVEMENTS (UNDER SEPARATE PERMIT).
9. INSTALL PRECAST ADJUSTMENT RINGS PER WSDOT STD PLAN B-30.90-02 TO PROVIDE CLEARANCE BETWEEN MANHOLE AND EXISTING UTILITIES. CONTRACTOR TO POTHOLE UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH UTILITY PROVIDERS.

SHEET TITLE

GRADING, STORM DRAINAGE, AND UTILITY PLAN - SOUTH

SHEET NO.

C301

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

REAL ESTATE/EASEMENT	PERMIT
RW-125228	MERCER ISLAND

REV#	DATE	BY	DESCRIPTION
3			
2			
1			

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
KING	N/A	N/A	QCNOKE
1/4 SEC	OP MAP		PLAT MAP
NE12 T24N R04E	N/A		N/A
U-MAP NO (POWER)	OH CKT MAP	UG CKT MAP	CIRCUIT NO
2404E045	2405E028	2404E045SW	MER-12/MER-16

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	G. LINDNER	425-748-6320	02/02/21
ENGR - POWER	B. CHAISY	425-748-6362	02/02/21
REVISED			02/10/22
DRAWN BY	ALEKSEI K.	425-748-6304	02/02/21
CHECKED BY			
APPROVED BY	*Vince Rabon*		2/10/22
FOREMAN #1			
FOREMAN #2			
MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A

PSE PUGET SOUND ENERGY

HOLDEN OF MERCER ISLAND
MERCER ISLAND MIXED USE - RELOCATE
REMOVE/RELOCATE PSE FACILITIES
2885 78TH AVE SE MERCER ISLAND, WA 98040

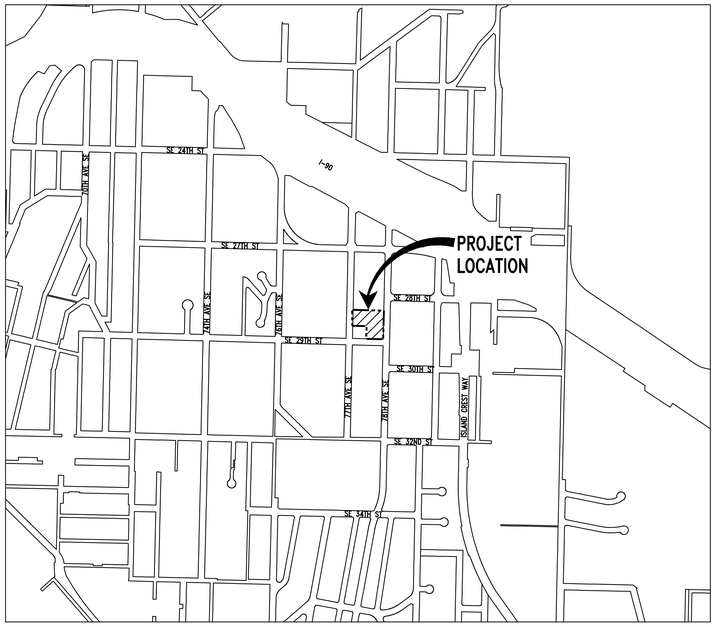
INCIDENT	MAOP
N/A	N/A
Gas Order	Elect Order
N/A	101136442
SCALE	PAGE
AS NOTED	6/6

101136442

Feb 10, 2022 - 10:06pm C:\pwworking\projectwise\okrosn\dms63311\ 101136442 HOLDEN OF MCR ISLAND-MERCER ISLAND MIXED USE-RELOCATE.dwg

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040



NORTH

VICINITY MAP
SCALE: 1"=500'

EXISTING LEGEND AND ABBREVIATIONS (PER PROJECT SURVEY):

⊕	AREA DRAIN	G	GAS MAIN		PRIVATE CATCH BASIN
ABAN/RET	ABANDONED/RETIRED	GM	GAS METER		PEDESTRIAN PUSH BUTTON (PPB)
	ASPHALT (ASPH)	GV	GAS VALVE		PEDESTRIAN SIGNAL/PEDESTAL
	BUILDING ENTRANCE	GB	GRADE BREAK	RE/PPT	ROOF/PARAPET ELEVATION
	BOLLARD (BLRD)		GRAVEL SURFACE	(R)	RECORD DATA
	BRICK SURFACE	GR	GROUNDING ROD	RHOD	RHODODENDRON
	BUILDING LINE		GUY, ANCHOR		ROCKERY
BC	BUILDING CORNER	GP/UP/PP	GUY/POWER/UTILITY POLE	RE	ROOF ELEVATION
BR	BIKE RACK		HANDRAIL	SF-CB	STORM FILTER CB BY CONTECH (PIPES NOT VISIBLE OR MEASURED)
BTM	BOTTOM OF STRUCTURE	△ SP	STRAIN POLE	SCL/CLVH	SEATTLE CITY LIGHT HANDHOLE
SDF	BUILDING LIGHT	⊕	IRRIGATION LINE (RECORD)	SD	SERVICE DRAIN (STORM)
	CANOPY	⊕ ICB	IRRIGATION CONTROL BOX	SDCO/SSCO	STORM DRAIN/SANITARY SEWER
	CATCH BASIN (CB)	IV	IRRIGATION VALVE	STM/V	STEAM LINE/VAULT
	CONCRETE SURFACE	IL	INDUCTION LOOP (TRAFFIC)	SSS	SANITARY SIDE SEWER (RECORD)
CC/XC/&G	CONCRETE/EXTRUDED CURB/& GUTTER		IRON FENCE (IMF)	SIGN	SIGN/STREET NAME SIGN
CD	CONDUIT DROP		INLET (TYPE 250A)	TB	TEST PIT/SOIL BORING
CW/BW/AW	CONCRETE/BRICK/ASPHALT WALK		INLET (TYPE 250B)	TC/SC	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
CRW/BRW/ARW	CONCRETE/BLOCK/WOOD RETAINING WALL		INLET (TYPE 252)	TCHO	TRAFFIC CONTROL CABINET (TRSCC)
	CHAIN LINK FENCE (CLF)		INLET (TYPE 252S)		TRENCH DRAIN
CTV	CABLE TV		INLET (TYPE 277A)		TEMPORARY BENCHMARK (TBM)
CO	COLUMN		INLET (TYPE 277B)	TCO	TELEPHONE CONDUIT (BURIED)
℄/M	CENTERLINE/MONUMENT LINE		INSERTED PIPE	TD	TELEPHONE DUCT
CS/MS/WS	CONCRETE/METAL/WOOD STAIRS		INVERT ELEVATION	TV	TELEPHONE VAULT
	H/C PARKING SPACE		LIGHT POLE (METAL)	TMH	TELEPHONE MANHOLE
CON	CONIFEROUS TREE		LIGHT POLE (WOOD)		TELEPHONE SENTRY
DEC	DECIDUOUS TREE		LIGHT POLE (FIBERGLASS/CONC)		TRAFFIC FLOW DIRECTION
CDC	CENTER OF CHANNEL		STRAIN POLE W/ LIGHT		TRAFFIC SIGNAL
DWY	DRIVEWAY	LSCAPE/PA	LIGHT POLE (DECORATIVE)	TRCO	TRAFFIC SIGNAL CONDUIT (BURIED)
ECD	ELECTRICAL CONDUIT		LANDSCAPE/PLANTER		TRANSFORMER ON POLE
ED	ELECTRICAL DUCT		MANHOLE	TOE	TOE OF SLOPE
EHH/EJB	ELECTRICAL HANDHOLE/JUNCTION BOX		MAILBOX (FEDERAL/PRIVATE)	TOP	TOP OF BANK
EMH	ELECTRICAL MANHOLE	MW	MONITOR WELL	ULBL	UPPER LEVEL BUILDING LINE
EM	ELECTRICAL METER	OHP/OHG/OHT	OVERHEAD POWER/CABLE/TELEPHONE	WV	WATER VAULT
EV/T	ELECTRICAL VAULT/TRANSFORMER	OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)	W	WATER MAIN
	FOUND SURVEY MONUMENT (AS NOTED)	P/S	PARKING SPACE(S)	WM	WATER METER
	FIRE HYDRANT	△	PILING	WV	WATER VALVE
FC	FIRE DEPT. CONNECTION (FDC)	℄	PROPERTY LINE (PL)	WB	WATER BLOWOFF VALVE
FO	FIBER OPTICS	(P)	PAINTED UTILITY LOCATION		WATER GATE VALVE/CHAMBER
FOMH	FIBER OPTIC MANHOLE	⟹	PIPE FLOW DIRECTION	VO/CD	VACATION/CONDEMNATION ORDINANCE
FOV	FIBER OPTIC VAULT	CP/DI/CMP/VC	CONCRETE/IRON/METAL/CLAY (PIPE TYPES)	WE	WIRE ELEVATION
FFE	FINISH FLOOR ELEVATION	PE/PVC	POLYETHYLENE PIPE (POLYMER PIPE TYPES)	WF	WOOD FENCE (WF)
		PPS	PARKING PAY STATION		
		⊗	POST INDICATOR VALVE		
		PS/PSS	COMBINED/SANITARY SEWER		
		PSD	STORM DRAIN		

PROPOSED LEGEND:

	PROPERTY LINE	100.00	SPOT ELEVATION		ELECTRICAL HANDHOLE
	SIDEWALK EASEMENT		SIGN POST		PULL VAULT (507-LA)
	SAWCUT LINE	2%	SLOPE ARROW		THRUST BLOCK
	CONCRETE CURB AND GUTTER		STORM/SEWER CLEANOUT		SDCB TYPE 1
	CONCRETE PEDESTRIAN CURB		VALVE		SDCB TYPE 2
	GRADE BREAK/ FLOW LINE		FIRE HYDRANT		CONCRETE PAVEMENT / DRIVEWAY
100	CONTOUR LINE		FIRE DEPARTMENT CONNECTION		CONCRETE SIDEWALK
FS	FIRE SERVICE		POST INDICATOR VALVE		ASPHALT GRIND AND OVERLAY PAVEMENT
W W	WATER SERVICE		UTILITY CAP		ASPHALT PAVEMENT
SD	STORM DRAIN LINE W/ FLOW ARROW		TYPE 2 MANHOLE, 48" DIA		LANDSCAPING (PER LANDSCAPE PLANS)
SSS	SANITARY SIDE SEWER LINE W/ FLOW ARROW		STREET LIGHT (PER LANDSCAPE PLANS)		SPECIALITY PAVING (PER LANDSCAPE PLANS)
E E	PSE CONDUIT		TEE		BIORETENTION PLANTER
G G	GAS SERVICE		FIRE DEPARTMENT POC VAULT (575 LA)		TREE (PER LANDSCAPE PLANS)
	BUILDING CANOPY (PER ARCHITECTURAL PLANS)		WATER METER VAULT (687-LA)		
	BUILDING ABOVE (PER ARCHITECTURAL PLANS)				
	GARAGE BELOW (PER ARCHITECTURAL PLANS)		IRRIGATION WATER METER		
	SITE WALL (PER LANDSCAPE PLANS)		COMCAST VAULT (CHANNELL SGLB2436)		

BENCHMARKS AND DATUM (PER PROJECT SURVEY)

SURVEY BY BUSH, ROED & HITCHINGS, INC

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

ORIGINATING BENCHMARK:
MERCER ISLAND 2" BRASS CAP DESIGNATED 9110 (STAMPED "LS 23613 1995") IN CONC POST, DN 0.9'. LOCATED AT THE INTERSECTION OF SE 29TH ST & 78TH AVE SE. EL=88.42'

EXISTING LEGEND, ABBREVIATIONS, BENCHMARKS, AND DATUM WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY BUSH, ROED & HITCHINGS, INC, DATED NOVEMBER, 2018 FOR ALL SURVEY INFORMATION.

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ELECTRICAL FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

ABBREVIATIONS:

@	AT	MDD	MAXIMUM DRY DENSITY
AVE	AVENUE	N	NORTH
BC	BOTTOM OF CURB	NE	NORTHEAST
℄	CENTERLINE	NO	NUMBER
CB	CATCH BASIN	NTS	NOT TO SCALE
CF	CUBIC FOOT	NW	NORTHWEST
CL	CLASS	PC	POINT OF CURVATURE
CMI	CITY OF MERCER ISLAND	PIV	POST INDICATOR VALVE
COC	CENTER OF CHANNEL	PL	PROPERTY LINE
COMM	COMMUNICATION	POC	POINT OF CONNECTION
CMP	CORRUGATED METAL PIPE	PSE	PUGET SOUND ENERGY
CONC	CONCRETE	PT	POINT OF TANGENCY
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	R	RADIUS
DOE	DEPARTMENT OF ECOLOGY	ROW	RIGHT OF WAY
DW	DOMESTIC WATER	RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
E	EAST	PT	POINT
ELEV	ELEVATION	RT	RIGHT
EX	EXISTING	S	SOUTH
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
FFE	FINISHED FLOOR ELEVATION	SDCO	STORM DRAIN CLEANOUT
FH	FIRE HYDRANT	SE	SOUTHEAST
FL	FLOW LINE	SS	SANITARY SEWER
FS	FIRE SERVICE	SSS	SANITARY SIDE SEWER
FT	FEET/FOOT	SSCO	SANITARY SEWER CLEANOUT
G	GAS	STD	STANDARD
GALV	GALVANIZE	ST	STATION
GIS	GEOGRAPHIC INFORMATION SYSTEM	SWLK	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
HMA	HOT MIXED ASPHALT	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
IE	INVERT ELEVATION	TYP	TYPICAL
LF	LEFT	W	WEST
MH	MANHOLE	W/	WITH
MAX	MAXIMUM	WA	WATER
MIN	MINIMUM	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

CIVIL SHEET INDEX

SHEET NO.	SHEET TITLE
C000	CIVIL COVER SHEET
C001	OVERALL SITE AND KEY PLAN
C100	TESC AND DEMOLITION PLAN
C101	TESC DETAILS
C200	PAVING AND HORIZONTAL CONTROL PLAN – NORTH
C201	PAVING AND HORIZONTAL CONTROL PLAN – SOUTH
C210	PAVING DETAILS
C220	PAVING SECTIONS
C230	TRUCK TURNING MOVEMENTS
C300	GRADING, STORM DRAINAGE, AND UTILITY PLAN – NORTH
C301	GRADING, STORM DRAINAGE, AND UTILITY PLAN – SOUTH
~~C302~~	~~UTILITY SERVICE PROFILES~~
C309	BIORETENTION PLANTER DETAILS
~~C310~~	~~STORM DRAINAGE DETAILS~~
C311	UTILITY DETAILS
C312	CITY OF MERCER ISLAND AND MANUFACTURER'S STANDARD DETAILS
C313	WSDOT STANDARD DETAILS
~~C400~~	~~FIRE PLAN~~
C410	CMI STANDARD FIRE DETAILS
C420	CMI FIRE DEPARTMENT STANDARD NOTES

9

9

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV#3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

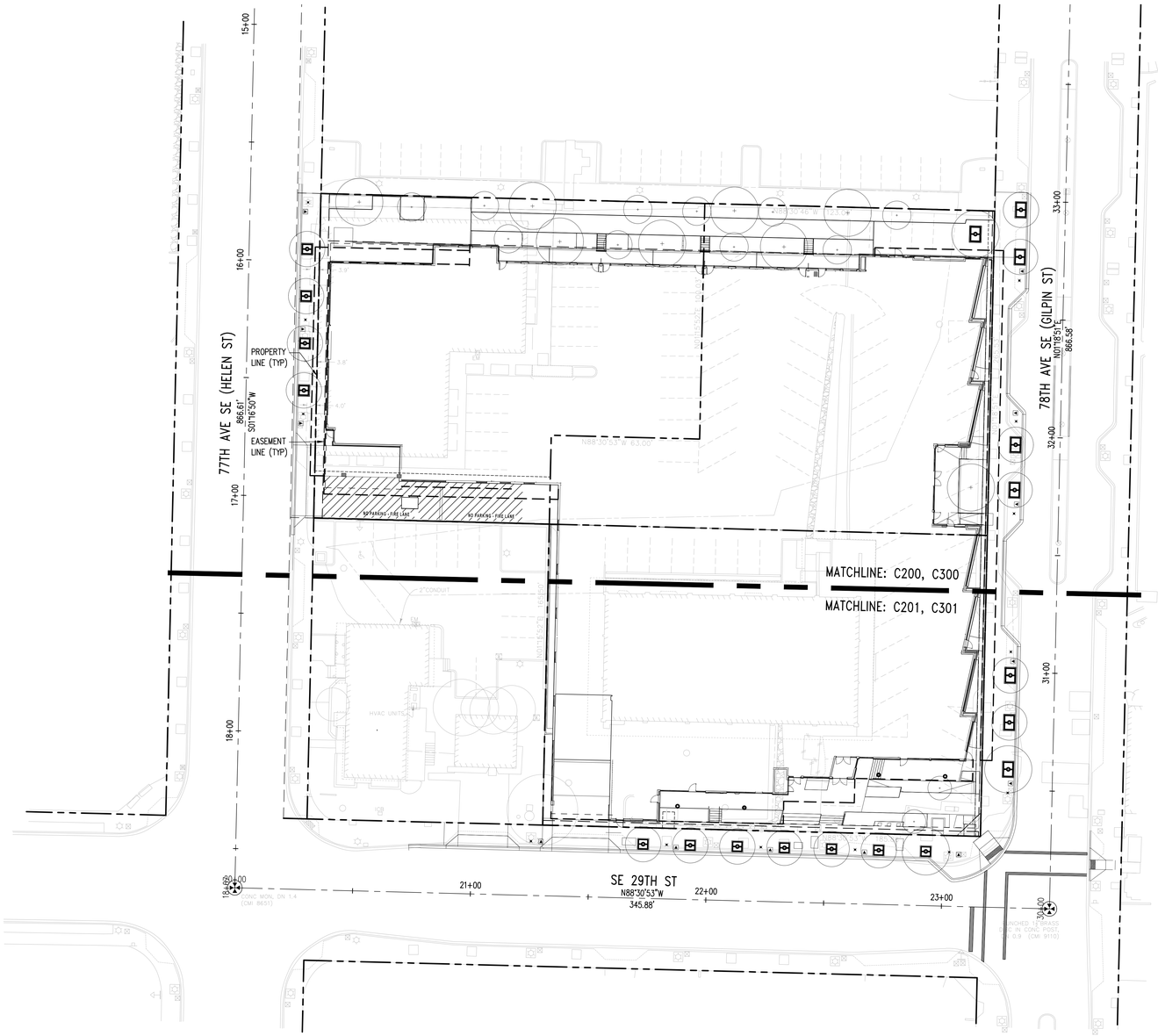
CIVIL COVER SHEET

SHEET NO.

C000

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:17pm WmeL Z:\1800001-1809999\1809998 Mercer Island - 2885 78th Ave SE\CAD\Drawing\Bldg Permit\MI_C000_CV.dwg



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10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

OVERALL SITE AND KEY PLAN

SHEET NO.

C001

Drawn KWP
Checked ATT / WHL

Printed: Oct 23, 2023 - 4:11pm WinnieL Z:\180000\1-180999\180056 Mercer Island - 2885 78th Ave SE\CADD\Design\Bldg Permit\M-C000-CV.dwg

TEMPORARY SETTLING TANK, CONTRACTOR TO FIELD LOCATE, SEE TESC NOTE 4

PUMP LINE TO TEMPORARY SETTLING TANK

SETTLING TANK DISCHARGE METER

WATER QUALITY SAMPLING PORT, CONDUCT REQUIRED TURBIDITY AND PH TESTING PRIOR TO DISCHARGE

RETIRE EX GAS SERVICE COORDINATE WITH PSE

PROVIDE CATCH BASIN/ INLET PROTECTION, SEE TESC NOTE 6 (TYP) (2 C101)

TEMPORARY SUMP W/ PUMP FOR CONSTRUCTION STORM WATER RUNOFF COLLECTION AND PUMPING TO TEMPORARY SETTLING TANK. CONTRACTOR TO FIELD LOCATE. (3 C101)

DEMOLISH EX BUILDING

REMOVE ALL ON-SITE PAVEMENT AND SITE FEATURES.

SEE LANDSCAPE PLANS FOR REMOVAL OF EXISTING TREES (TYP)

REMOVE EX CURB, GUTTER, AND SIDEWALK. PROTECT EX UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED.

EX EASEMENT TO BE EXTINGUISHED

TRIANGULAR SILT DIKE SPACED AT 50' MAX INTERVALS IN INTERCEPTOR DITCH (TYP) (4 C101)

INTERCEPTOR DITCH FOR COLLECTION OF CONSTRUCTION STORM WATER RUNOFF. CONTRACTOR TO FIELD LOCATE AND ROUTE TO TEMPORARY SUMP W/ PUMP (TYP) (5 C101)

RETIRE EX COMM SERVICE COORDINATE WITH FRANCHISE UTILITY PROVIDER

EX EASEMENT TO REMAIN

SAWCUT LINE (TYP)

77TH AVE SE (HELEN ST)

TESC LEGEND

- PROPERTY LINE
- APPROX. LIMITS OF CONSTRUCTION
- CONSTRUCTION FENCE LINE
- SILT FENCE
- INTERCEPTOR DITCH
- PUMP LINE\DISCHARGE LINE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SETTLING TANK
- CATCH BASIN/INLET PROTECTION
- TRIANGULAR SILT DIKE
- (P) TEMPORARY SUMP WITH PUMP

TESC NOTES

1. EXISTING SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES ARE BASED ON SURVEY BY BUSH, ROED & HITCHINGS, INC DATED NOVEMBER 10, 2018.
2. CONSTRUCTION SITE STORMWATER POLLUTION PREVENTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH MERCER ISLAND MUNICIPAL CODE SECTION 15.09.020.
3. CONTRACTOR SHALL FIELD LOCATE AND ADJUST LOCATION OF ALL EROSION CONTROL ELEMENTS TO MATCH SITE CONDITIONS THROUGHOUT CONSTRUCTION.
4. THE MINIMUM ESTIMATED SEDIMENT TANK SIZE IS 33,900 GALLONS. CONTRACTOR TO FIELD LOCATE AND ADJUST THE SIZE OF TANK AND SETTLING TIME AS NEEDED TO MEET THE WATER QUALITY DISCHARGE REQUIREMENTS.
5. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED ON ALL CATCH BASINS/INLETS WITHIN 500 FEET OF THE PROJECT SITE AND MUST BE REMOVED AFTER PERMANENT STABILIZATION OF THE SITE.
6. FOR EXISTING CATCH BASINS/INLETS ON SITE, PROVIDE CATCH BASIN/INLET PROTECTION UNTIL REMOVAL OF EXISTING CATCH BASIN/INLET AND PRIVATE STORM DRAIN. CAP EXISTING STORM DRAIN AT PROPERTY LINE.
7. TEMPORARY SEEDING SHALL BE IMPLEMENTED ON EXPOSED SOIL TO REDUCE EROSION.
8. CONTRACTOR SHALL KEEP A COPY OF THE SWPPP ON-SITE AT ALL TIMES AND UPDATE THE SWPPP AS NEEDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE DEPARTMENT OF ECOLOGY CONSTRUCTION STORMWATER GENERAL PERMIT OPEN DURING CONSTRUCTION AND TO CLOSE IT WHEN CONSTRUCTION IS COMPLETE.

EX EASEMENTS TO BE EXTINGUISHED

RETIRE EX COMM SERVICE COORDINATE WITH FRANCHISE UTILITY PROVIDER

SAWCUT LINE (TYP)

78TH AVENUE SE (GILPIN STREET)

TEMPORARY CONSTRUCTION FENCE AROUND PERIMETER OF SITE (TYP)

REMOVE EX CURB, GUTTER, ASPHALT PARKING, AND SIDEWALK, PROTECT EX UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED.

PROPERTY LINE (TYP)

REMOVE ALL ON-SITE PAVEMENT AND SITE FEATURES, UNLESS OTHERWISE NOTED. REUSE EX CONCRETE BALLAST FOR THE CONSTRUCTION ENTRANCE.

SAWCUT LINE (TYP)

DEMOLITION LEGEND:

- LIMITS OF DEMOLITION IN THE ROW
- REMOVE OR ABANDON EX UTILITY

DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR TO REMOVE ALL IMPROVEMENTS (STRUCTURES, UTILITIES, VEGETATION, ETC.) ON-SITE.
2. ALL MATERIALS FROM DEMOLITION SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND SITE REGULATIONS.
3. DAMAGE TO INFRASTRUCTURE OUTSIDE THE LIMITS OF CONSTRUCTION, OR THAT WHICH IS TO BE PROTECTED, SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. SEE LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL.

DEMOLITION CONSTRUCTION NOTES:

1. EXISTING TREE GRATE TO BE SALVAGED AND REUSED. EXISTING TREE GRATE HALVES SHALL BE REUSED IN PAIRS TO FORM RECTANGULAR TREE GRATES. SEE LANDSCAPE PLANS FOR DETAILS.
2. EXISTING TREE GRATE TO BE REMOVED.
3. EXISTING STREET LIGHTS AND JUNCTION BOXES ALONG THE PROJECT FRONTAGE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD DECORATIVE STREET LIGHTS. SEE LIGHTING PLANS FOR DETAILS.
4. EXISTING BENCH TO BE REMOVED.
5. EXISTING BRONZE INLAYED STREET NAME IN THE CORNER OF 78TH AVE SE AND SE 29TH ST SHALL BE PROTECTED AND RESTORED DURING CONSTRUCTION. RELOCATE BRONZE INLAYED STREET NAME ALONG THE INSIDE EDGE OF THE NEW CURB RAMP CROSSING 78TH AVE SE.
6. PROTECT EX STREET LIGHT AND JUNCTION BOX.
7. EXISTING BIKE RACK TO BE REMOVED.
8. EX VAULT/ MH TO BE PROTECTED.
9. EX WATER METER TO BE REMOVED. CAP EX WATER SERVICE AT THE MAIN.
10. EX STORM MAIN/SD TO BE PROTECTED.
11. EX SDMH TO REMAIN, ADJUST RIM TO GRADE.
12. EX CB/INLET TO BE REMOVED.
13. EX SD TO BE REMOVED.
14. PROTECT EX WATER METER.
15. EXISTING VAULT TO BE RELOCATED, COORDINATE WITH COMCAST.
16. EXISTING FIRE HYDRANT TO BE REMOVED. CAP EX FIRE HYDRANT SERVICE AT THE MAIN.

DISCHARGE LINE FROM TEMPORARY SETTLING TANK TO STORM DRAIN. CONTRACTOR TO FIELD LOCATE.

TEMPORARY DEWATERING WELL DISCHARGE POINT TO PROPOSED STORM DRAIN

INSTALL STORM DRAIN FOR DISCHARGE OF SETTLED CONSTRUCTION STORMWATER TO THE PUBLIC STORM DRAINAGE SYSTEM. SEE SHEET C301 FOR LOCATION AND DETAILS.

STOCKPILE AREA, CONTRACTOR TO FIELD LOCATE (7 C101)

DEWATERING PUMP WELL, CONTRACTOR TO FIELD LOCATE

DE-ENERGIZE AND RETIRE EX POWER TO EX BUILDING, COORDINATE WITH PSE

RETIRE EX COMM SERVICE COORDINATE WITH FRANCHISE UTILITY PROVIDER

RETIRE EX GAS SERVICE COORDINATE WITH PSE

TEMPORARY 12" DI CULVERT, 12" MIN COVER

EX EASEMENT TO BE EXTINGUISHED

EX VAULT AND CONDUITS TO BE RELOCATED, COORDINATE WITH PSE

EX EASEMENT TO REMAIN

DEWATERING WELL DISCHARGE METER

DEWATERING WELL PIPING (TYP) CONTRACTOR TO FIELD LOCATE

REMOVE EX CURB, GUTTER, AND SIDEWALK. PROTECT EX UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED.

USE EX 24' DRIVEWAY ENTRANCE AS CONSTRUCTION ACCESS, AS NECESSARY

EX FH ON SITE TO BE REMOVED (9)

STABILIZED CONSTRUCTION ENTRANCE WITH GATE, CONTRACTOR TO FIELD LOCATE (1 C101)

DEMOLISH EX BUILDING

SILT FENCE (TYP) (6 C101)

APPROXIMATE LIMITS OF CONSTRUCTION (TYP)

CATCH BASIN/ INLET PROTECTION, SEE TESC NOTE 5 (TYP) (2 C101)

SE 29TH STREET

N

0 5 10 20
1 inch = 10 feet

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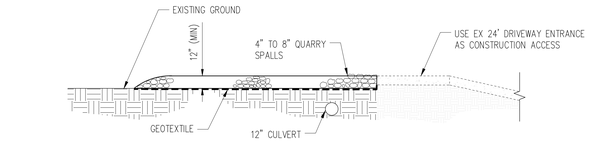
3	10/07/2022	BUILDING PERMIT CORR #3
4	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
TESC AND DEMOLITION PLAN

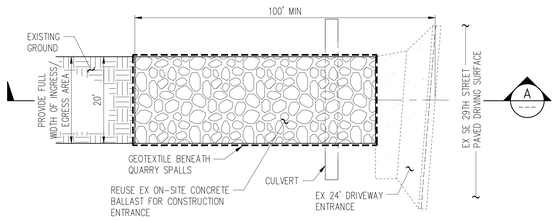
SHEET NO.
C100

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:11pm Wrinkel. Z:\180000\-180999\180008 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit-MI\C100.DM.dwg



SECTION A



PLAN

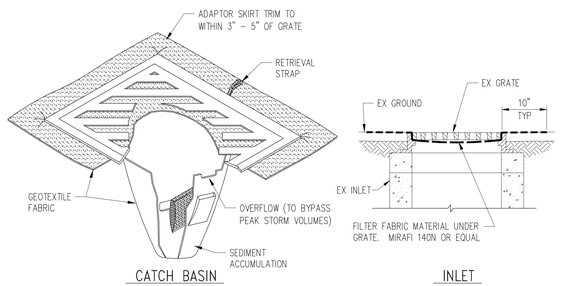
MAINTENANCE STANDARDS:

1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO TREATMENT BMP SUCH AS A SETTLING TANK OR A SEDIMENT TRAP.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP AND PUMPED TO THE ON-SITE SETTLING TANK.
4. ANY QUARRY SPALLS/CONCRETE BALLASTS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. VEHICLES SHALL NOT BE ALLOWED TO ENTER OR EXIT THE SITE OTHER THAN AT THE CONSTRUCTION ENTRANCE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

1 / C100



CATCH BASIN INLET

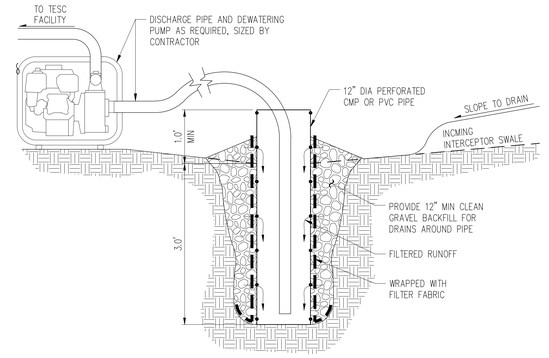
NOTES:

1. CB/INLET INSERTS NEED TO BE REMOVED AT THE END OF THE JOB.
2. CB/INLET INSERTS ARE ONLY TO BE INSTALLED IN DRAINAGE DEVICES PER THE MANUFACTURER'S RECOMMENDATIONS. CATCH BASIN INLET INSERTS ARE NOT TO BE INSTALLED IN CURB INLETS.
3. INLET INSERTS SHALL BE INSPECTED AND MAINTAINED WHEN A 1/2 INCH RAIN ACCUMULATES WITHIN A 24 HOUR PERIOD.
4. CB/INLET INSERTS SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
5. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES 1/3 FULL OR MANUFACTURER'S INSTRUCTIONS.
6. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE CB/INLET INSERTS, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN/INLET.

CATCH BASIN/INLET PROTECTION DETAIL

NTS

2 / C100



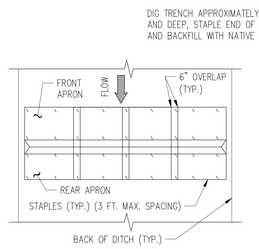
NOTE:

PUMP SHALL BE MULTIQUIP ST2037 CENTRIFUGAL SUBMERSIBLE PUMP OR APPROVED EQUAL. PUMPS SHALL HAVE A MINIMUM TOTAL CAPACITY OF 0.6 CFS (283 GPM).

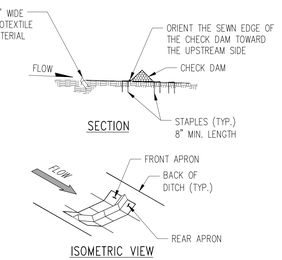
TEMPORARY SUMP WITH PUMP DETAIL

NTS

3 / C100

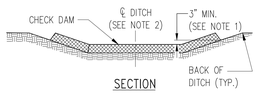


PLAN VIEW



SECTION

ISOMETRIC VIEW



SECTION

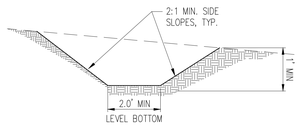
NOTES:

1. INSTALL THE SLOPED ENDS OF THE CHECK DAM A MINIMUM OF 3" HIGHER THAN THE TOP OF THE CHECK DAM IN THE CHANNEL TO ENSURE THAT WATER FLOWS OVER THE DAM AND NOT AROUND IT.
2. FLAT BOTTOM DITCH DESIGN SHOWN, CHECK DAM INSTALLATION DETAILS ARE SIMILAR FOR "V" BOTTOM DITCHES.
3. PERFORM MAINTENANCE IN ACCORDANCE WITH CITY OF SEATTLE STANDARD SPECIFICATION 8-01.3(14).

TRIANGULAR SILT DIKE DETAIL

NTS

4 / C100



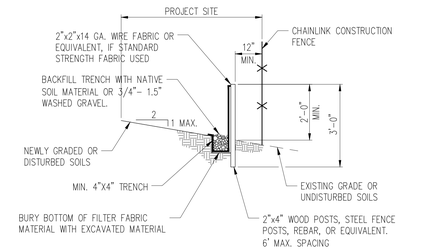
NOTE:

DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.

INTERCEPTOR DITCH DETAIL

NTS

5 / C100



TYPICAL CROSS SECTION

NOTE:

1. SILT FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
2. ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN.
3. SILT FENCE SHALL BE REMOVED AT THE END OF THE JOB
4. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.
5. JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS.

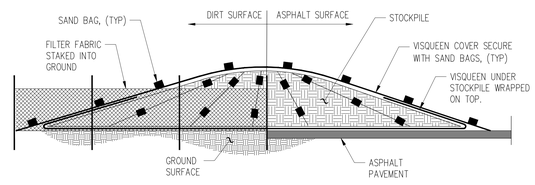
MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED, IT SHALL BE REPLACED.

SILT FENCE DETAIL

NTS

6 / C100



STOCKPILE SHEETING SECTION

NTS

7 / C100

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10/24/2023

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

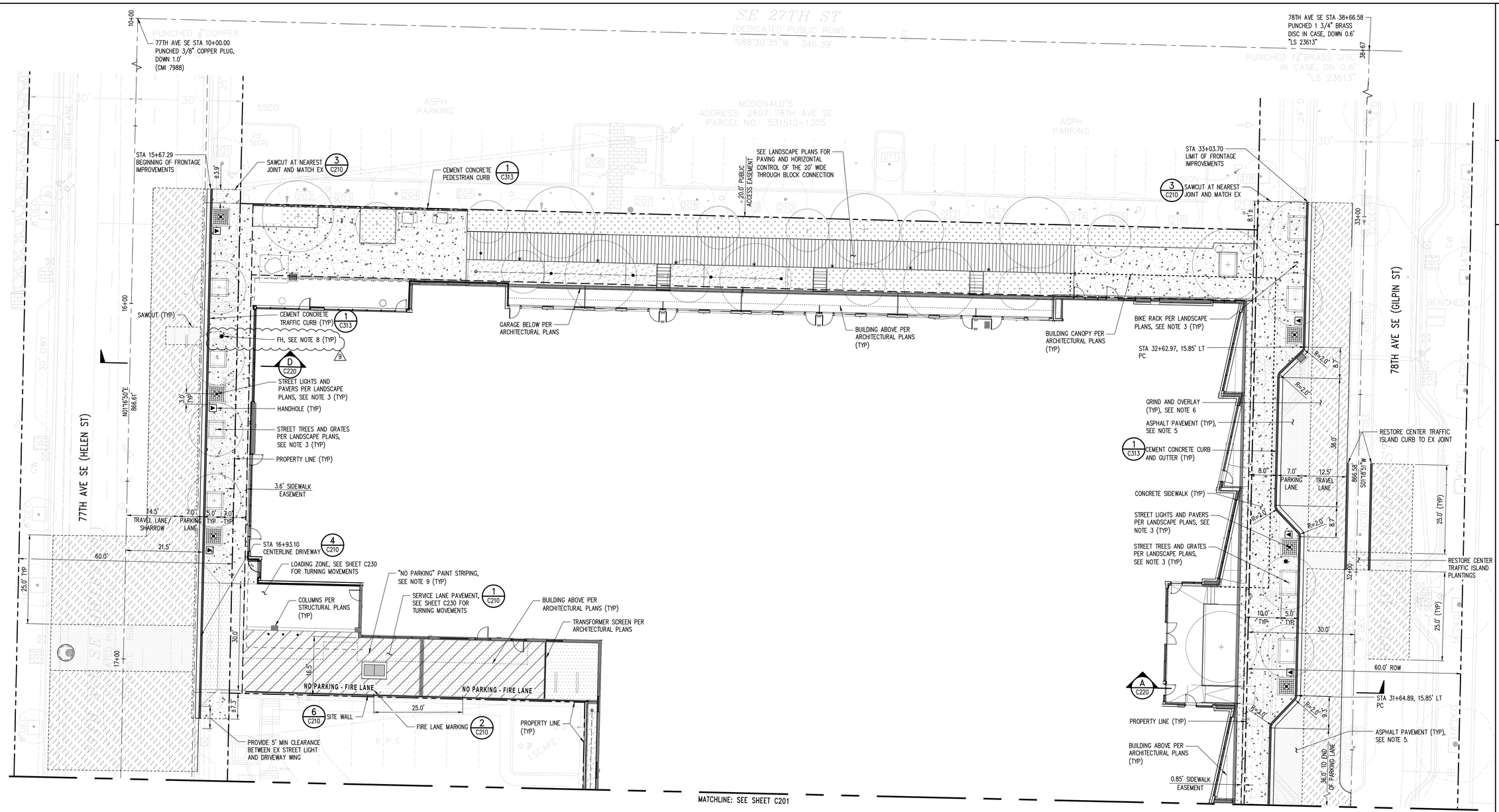
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV#3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
TESC DETAILS

SHEET NO.
C101

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:51pm Wirnek, Z:\490001-500999\490599\490599 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\MI-C000-DIT.dwg



PAVING AND HORIZONTAL CONTROL NOTES:

1. SEE SHEET C000 FOR LEGEND AND ABBREVIATIONS.
2. SEE ARCHITECTURAL PLANS FOR HORIZONTAL CONTROL OF THE BUILDING.
3. SEE LANDSCAPE PLANS FOR ONSITE PEDESTRIAN PAVING, SIDEWALK JOINTING AND SCORING, FURNISHINGS, PLANTINGS, AND HORIZONTAL CONTROL OF STREET TREES, TREE GRATES, PLANTING STRIPS, AND STREET LIGHTS.
4. THE QUANTITY OF ON-STREET PARKING STALLS PROPOSED ON 78TH AVENUE SE MATCH EXISTING CONDITIONS.
5. FULL DEPTH ASPHALT PAVEMENT PATCH SHALL EXTEND TO MINIMUM 1 FOOT BEYOND EXCAVATION.
6. GRIND AND OVERLAY SHALL EXTEND TO MINIMUM 25 FEET BEYOND EDGE OF TRENCH EXCAVATION AND TO THE FULL LANE WIDTH FOR EACH LANE DISTURBED. THE FINAL LIMITS OF GRIND AND OVERLAY AND STREET RESTORATION SHALL BE DETERMINED BY THE CITY OF MERCER ISLAND.
7. UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO: ROADWAY CENTERLINE, FACE OF CURB, CENTER OF STRUCTURE, EDGE OF PAVEMENT/LANDSCAPE.
9. 8. CURB AT FIRE HYDRANTS SHALL BE PAINTED WITH A DURABLE ALL-WEATHER PAINT DESIGNED FOR CONCRETE. SAFETY RED IS THE REQUIRED COLOR FOR FIRE LANES. SAFETY WHITE 3-1/2" BLOCK STENCILED LETTERS STATING "FIRE LANE" ARE REQUIRED EVERY 15 FEET ON THE RED CURB. LENGTH OF RED CURB SHALL BE AS DETERMINED BY THE FIRE MARSHAL.
9. "NO PARKING" PAINT STRIPING SHALL CONSIST OF 4" SOLID WHITE 45° DIAGONAL PAINT STRIPES SPACED 2' ON CENTER.

N

0 5 10 20
1 inch = 10 feet

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/31/2020	50% CD
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	12/04/2020	LAND USE SET REV #2
	01/25/2021	BUILDING PERMIT / 90% CD
	03/30/2021	LAND USE SET REV#3
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP
1	02/25/2022	BUILDING PERMIT CORR #2
2	10/07/2022	BUILDING PERMIT CORR #3
3	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

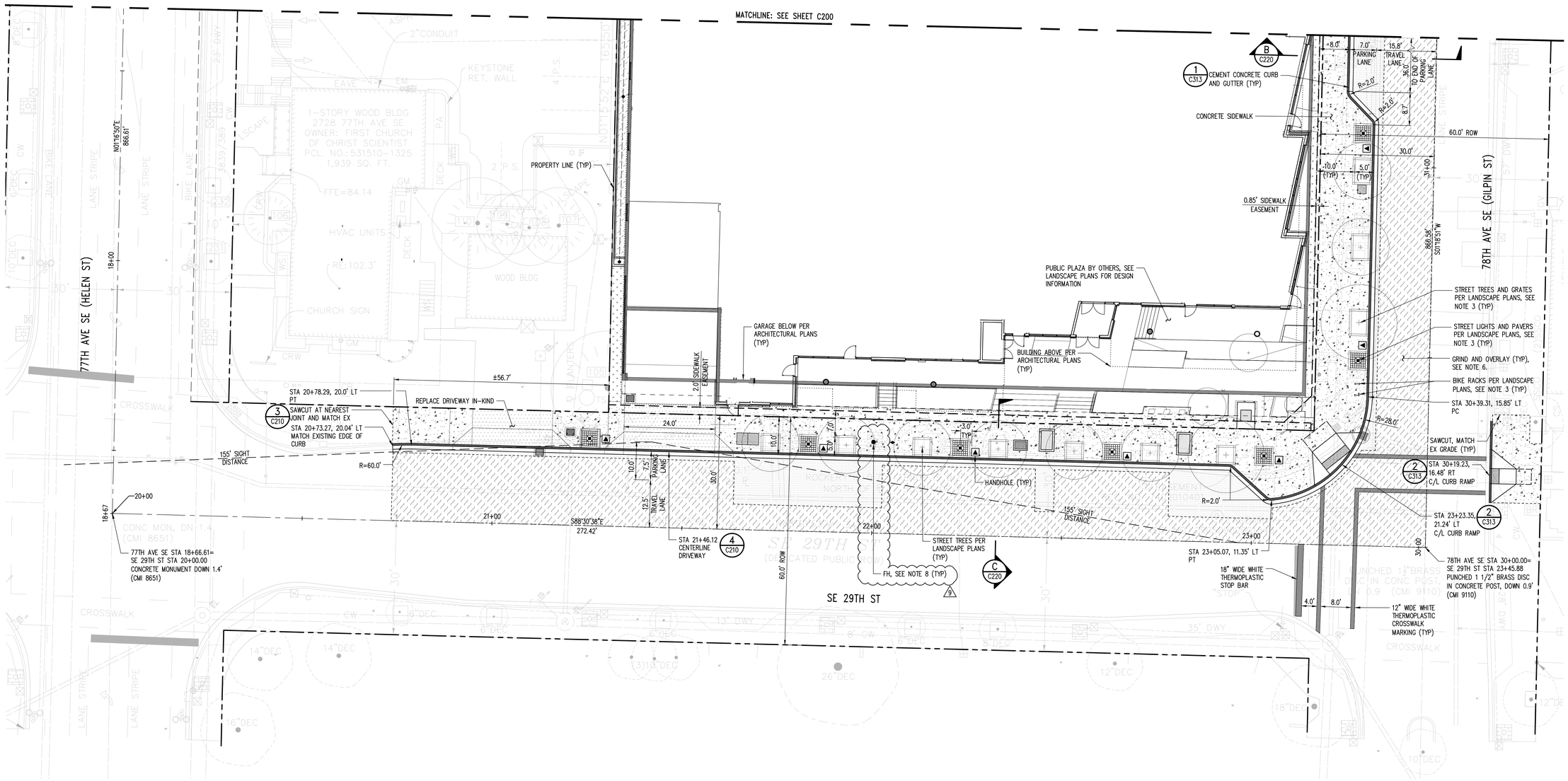
PAVING AND HORIZONTAL CONTROL PLAN - NORTH

SHEET NO.

C200

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:12pm WinHel, Z:\490001-\490999\490596 Mercer Island, 2885 78th Ave SE\CAD\Design\Bldg Permit\MI-C200-PV.dwg



PAVING AND HORIZONTAL CONTROL NOTES:

1. SEE SHEET C000 FOR LEGEND AND ABBREVIATIONS.
2. SEE ARCHITECTURAL PLANS FOR HORIZONTAL CONTROL OF THE BUILDING.
3. SEE LANDSCAPE PLANS FOR ONSITE PEDESTRIAN PAVING, SIDEWALK JOINTING AND SCORING, FURNISHINGS, PLANTINGS, AND HORIZONTAL CONTROL OF STREET TREES, TREE GRATES, PLANTING STRIPS AND STREET LIGHTS.
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5. FULL DEPTH ASPHALT PAVEMENT PATCH SHALL EXTEND TO MINIMUM 1 FOOT BEYOND EXCAVATION.
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N

0 5 10 20
1 inch = 10 feet

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
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01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV#3
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10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

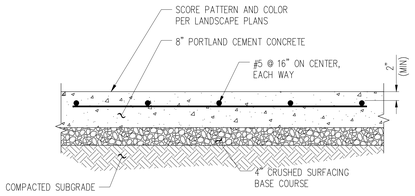
PAVING AND HORIZONTAL CONTROL PLAN - SOUTH

SHEET NO.

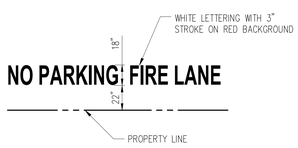
C201

Drawn KWP
Checked ATT / WHL

Printed: Oct 23, 2023 4:12pm WmeL Z:\18\2001-18\2088\18\2088 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\MI-C200-PV.dwg

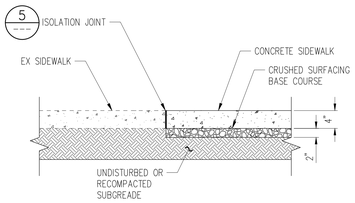


SERVICE LANE PAVEMENT SECTION
NTS
1 C200

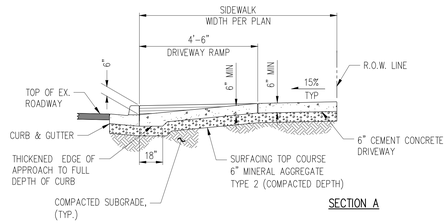


NOTE:
1. PAINT SHALL BE NEATLY APPLIED AND ALL PAINT SMEARS ON ADJACENT SURFACES SHALL BE REMOVED.
2. "NO PARKING FIRE LANE" SHALL BE MARKED AT 25-FOOT INTERVALS.

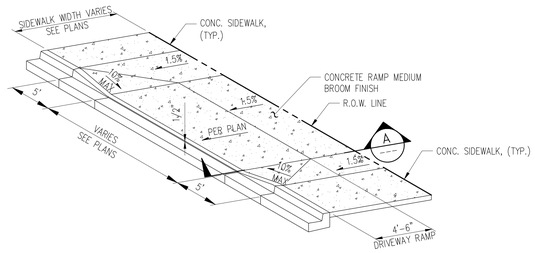
FIRE LANE MARKING DETAIL
NTS
2 C200



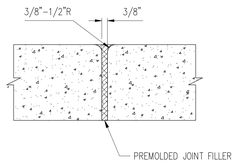
SIDEWALK TRANSITION DETAIL
NTS
3 C200, C201



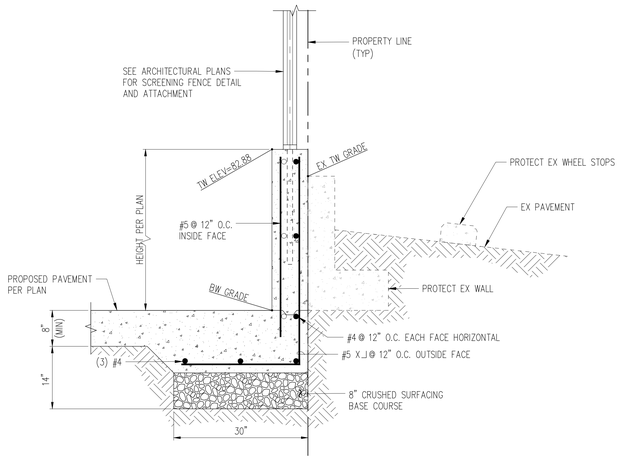
SECTION A



DRIVEWAY CUT WITH CONCRETE SIDEWALK DETAIL
NTS
4 C200, C201



ISOLATION JOINT DETAIL
NTS
5



SITE WALL DETAIL
NTS
6 C200

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
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10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

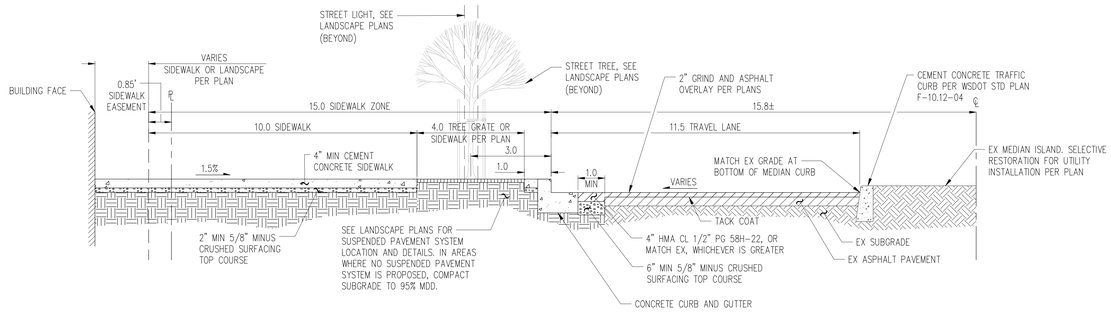
PAVING DETAILS

SHEET NO.

C210

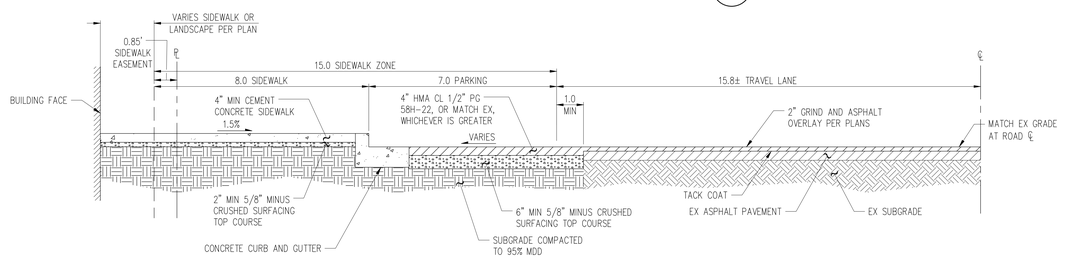
Drawn KWP
Checked ATT / WHL

Printed Oct 23, 2023 - 4:12pm
W:\mwl_ Z:\180001-180099\180099 Mercer Island - 2885 78th Ave SE\CAD\Drawing\Bldg Permit\MI-C000-DT.dwg



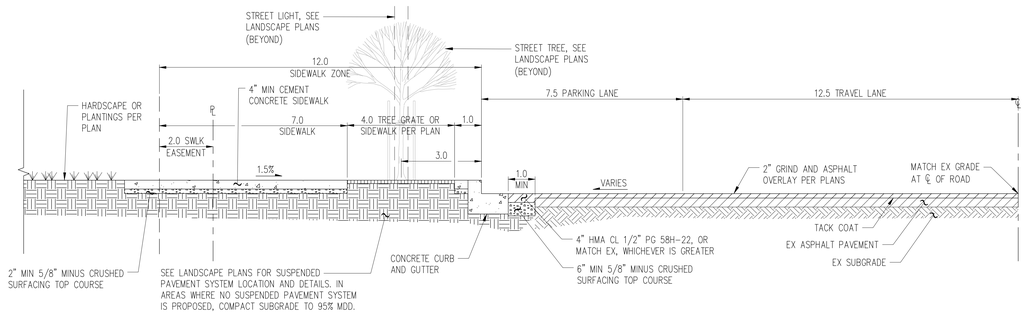
TYPICAL STREET SECTION – 78TH AVENUE SE (A / C200)

SCALE: 1"=2'



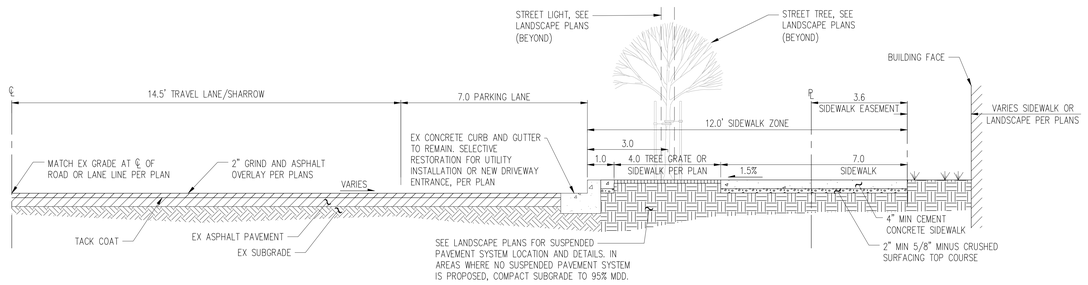
TYPICAL STREET SECTION – 78TH AVENUE SE (B / C200)

SCALE: 1"=2'



TYPICAL STREET SECTION – SE 29TH ST (C / C201)

SCALE: 1"=2'



TYPICAL STREET SECTION – 77TH AVENUE SE (D / C201)

SCALE: 1"=2'

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10/24/2023

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DRAWING ISSUE

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10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

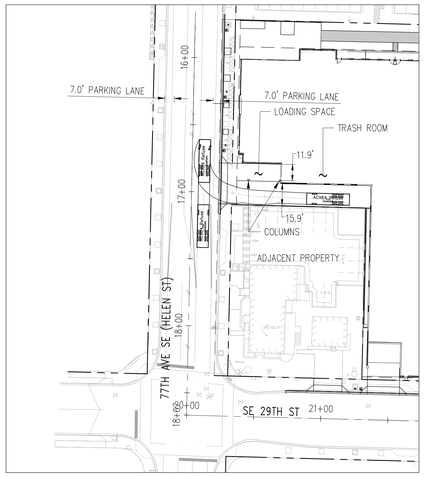
PAVING SECTIONS

SHEET NO.

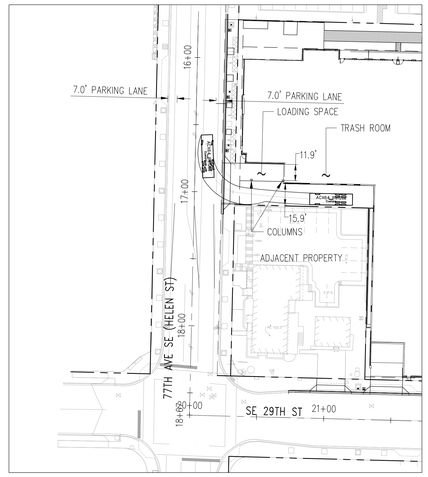
C220

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:12pm Wmeil. Z:\MERCER\1-1903999-1903998 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\MI-C200-027.dwg



REFUSE TRUCK NB INGRESS 1
SCALE: 1"=40'



REFUSE TRUCK NB EGRESS 2
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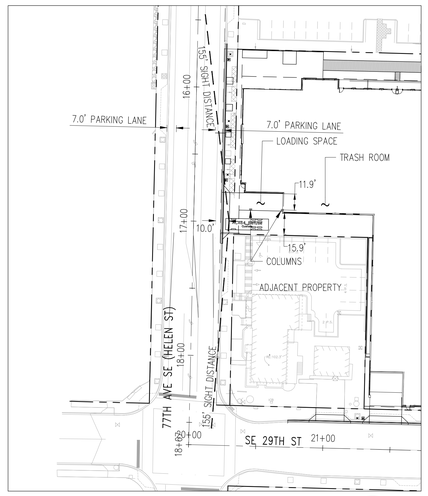
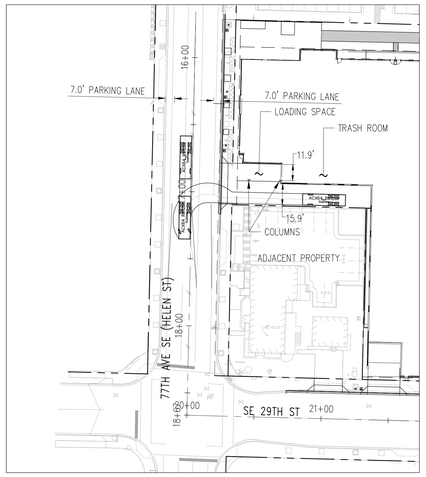
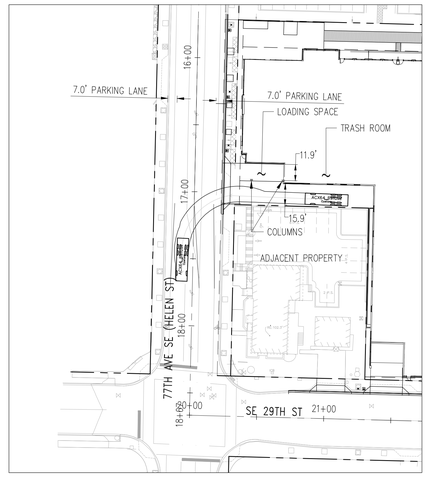


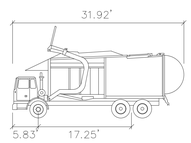
REFUSE TRUCK SIGHT DISTANCE 3
SCALE: 1"=40'



REFUSE TRUCK SB INGRESS 4
SCALE: 1"=40'



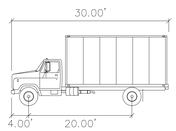
REFUSE TRUCK SB EGRESS 5
SCALE: 1"=40'



ACX64 REFUSE

	FEET
WIDTH	: 8.42
TRACK	: 8.37
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 35.1

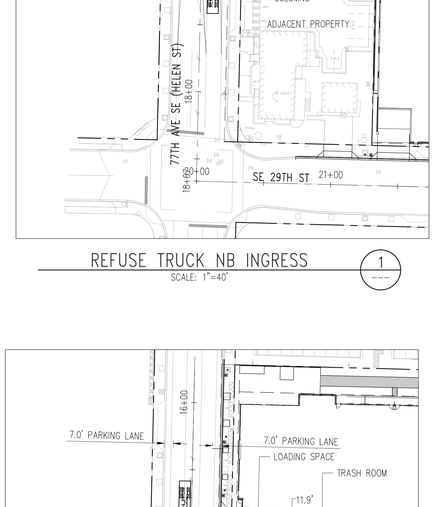
REFUSE TRUCK DETAIL
NTS



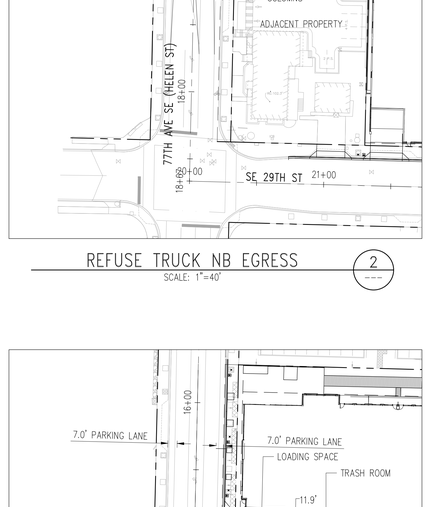
SU-30

	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.8

SU-30 DETAIL
NTS



SU-30 SB INGRESS 1
SCALE: 1"=40'



SU-30 NB INGRESS 2
SCALE: 1"=40'

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

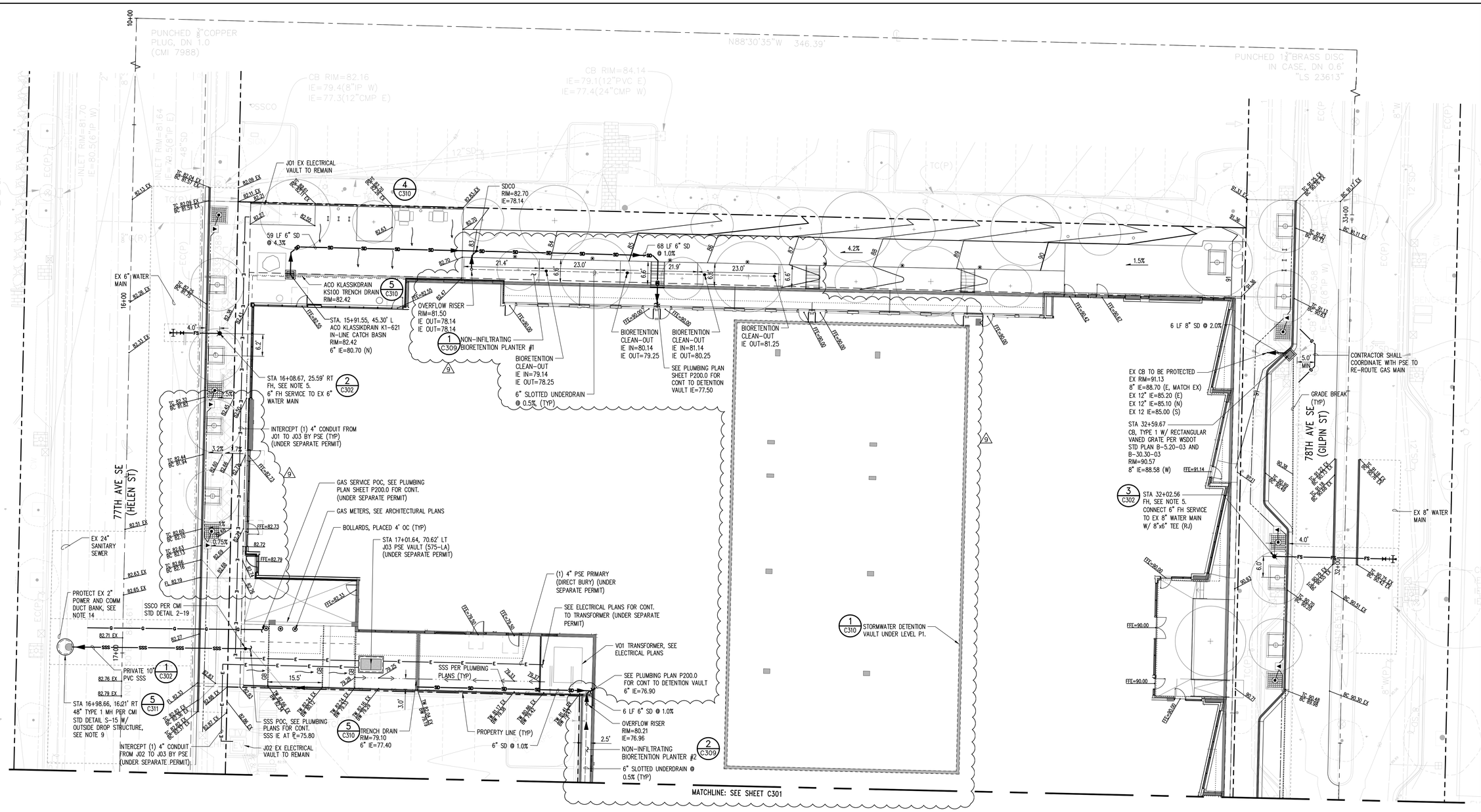
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV#3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP
1 02/25/2022	BUILDING PERMIT CORR #2
1 10/07/2022	BUILDING PERMIT CORR #3
1 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
TRUCK TURNING MOVEMENTS

SHEET NO.
C230

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:12pm Wirnet, Z:\190001-190999\190596 Mercer Island, 2885 78th Ave SE\CAD\Design\Bldg Permit\MI-C000.DT.dwg



GRADING, STORM DRAINAGE, AND UTILITY NOTES:

1. DISCONNECT EXISTING SANITARY SIDE SEWERS SERVING THE SITE AT THE MAIN PER CMI STANDARD DETAIL S-22A.
2. TRENCHING AND BEDDING FOR SANITARY SIDE SEWER SHALL BE PER CMI STANDARD DETAIL S-3 AND S-4.
3. SEWER CLEANOUT SHALL BE PER CMI STANDARD DETAIL S-19.
4. TRENCHING AND BEDDING FOR DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE PER CMI STANDARD DETAIL W-3.
5. FIRE HYDRANT ASSEMBLIES SHALL BE PER CMI STANDARD DETAIL W-24 AND W-24A.
6. ADJUST ALL UTILITY LIDS TO FINISH GRADE.
7. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF THE NEW WATER METER WITH THE CITY WATER DEPARTMENT DURING CONSTRUCTION.
8. REFER TO PSE PLAN #10113642, DATED FEBRUARY 2, 2021 FOR RELOCATION OF EXISTING PSE IMPROVEMENTS (UNDER SEPARATE PERMIT).
9. INSTALL PRECAST ADJUSTMENT RINGS PER WSDOT STD PLAN B-30.90-02 TO PROVIDE CLEARANCE BETWEEN MANHOLE AND EXISTING UTILITIES. CONTRACTOR TO POTHOLE UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH UTILITY PROVIDERS.
10. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY DEPTHS OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE WITH THE INSPECTOR FOR RETIRING EXISTING WATER SERVICES AND REPLACING PORTION OF EXISTING WATER MAIN.
12. FOR VAULTS IN SIDEWALK OR PAVED AREAS, SET FRAME AND HATCH AT FINISHED GRADE. VAULT TOP SLAB SHALL REMAIN BELOW GRADE.
13. CONTRACTOR SHALL LOCATE CATCH BASIN FRAME AND GRATE TO LINE UP WITH THE FACE OF CURB.
14. CONTRACTOR SHALL POTHOLE AND EXPOSE THE EXISTING CONCRETE DUCT BANK PRIOR TO EXCAVATION AND STABILIZE THE EARTH AROUND THE DUCT BANK. CONTRACTOR SHALL BACKFILL WITH CDF ONCE THE SANITARY SEWER MANHOLE IS SET.

STREET LIGHT CONDUIT SCHEDULE	
RUN	CONDUIT
BETWEEN HANDHOLES	2-INCH
HANDHOLES TO LIGHT POLE	2-INCH

CONDUIT NOTES:

1. ALL PROPOSED CONDUITS SHALL BE SCHEDULE 40 PVC, WITH MINIMUM 24" OF COVER, UNLESS NOTED OTHERWISE.
2. SEE SITE ELECTRICAL PLANS FOR WIRE SCHEDULE.

N

0 5 10 20
1 inch = 10 feet

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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03/30/2021	LAND USE SET REV#3
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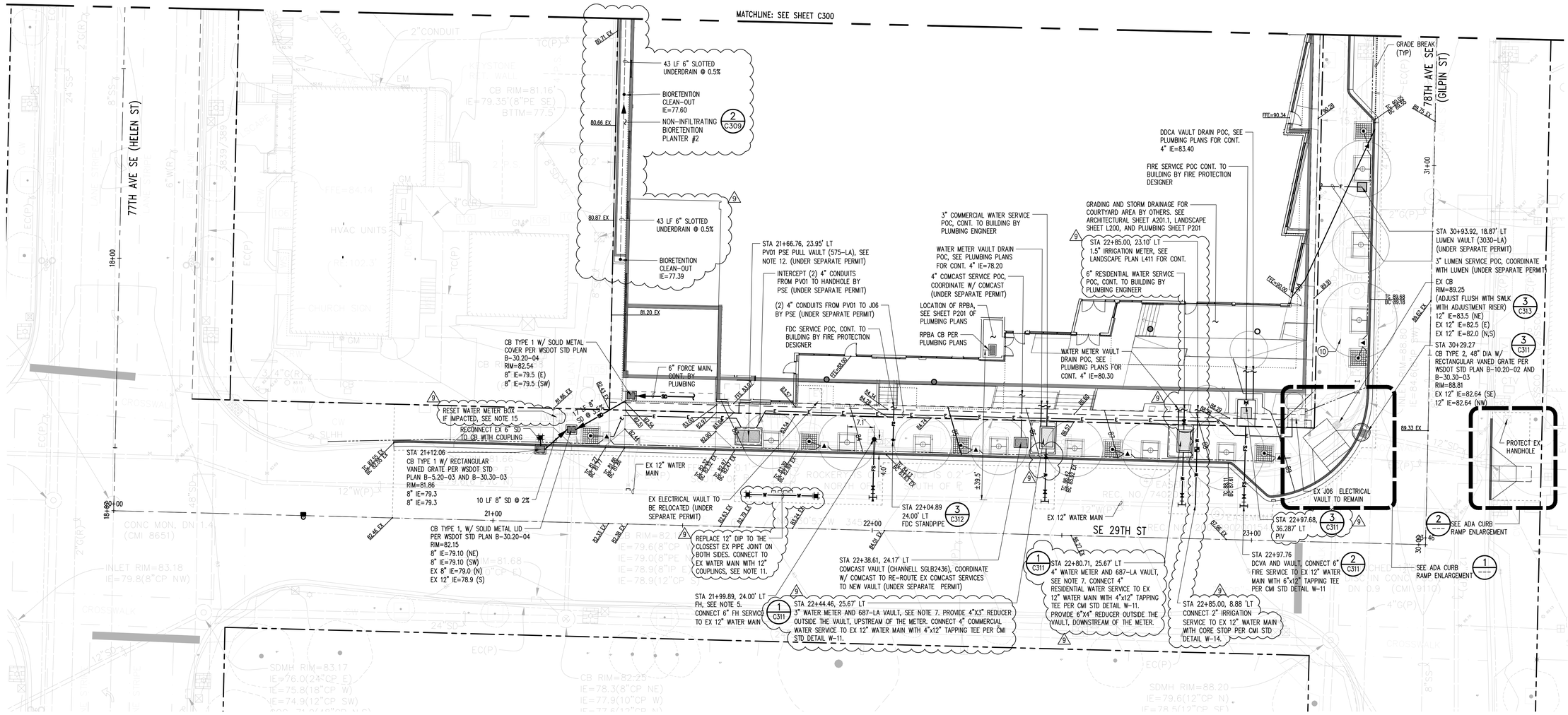
10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

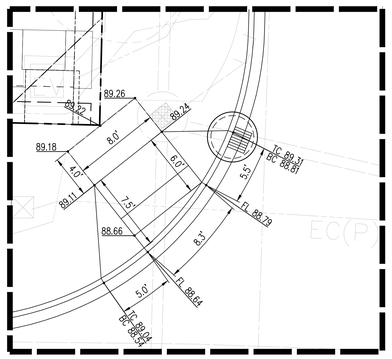
SHEET TITLE
GRADING, STORM DRAINAGE, AND UTILITY PLAN - NORTH

SHEET NO.
C300

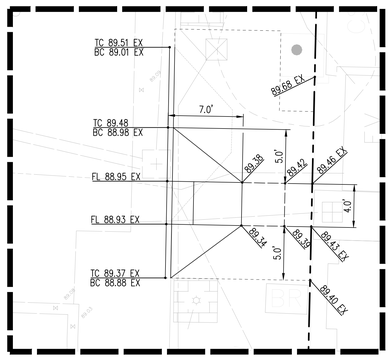
Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:12pm Wrinkl Z:\180000\180999\180084 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\M-C300-GD.dwg





ADA CURB RAMP ENLARGEMENT 1
SCALE: 1"=5'



ADA CURB RAMP ENLARGEMENT 2
SCALE: 1"=5'

GRADING, STORM DRAINAGE, AND UTILITY NOTES:

1. DISCONNECT EXISTING SANITARY SIDE SEWERS SERVING THE SITE AT THE MAIN PER CMI STANDARD DETAIL S-22A.
2. TRENCHING AND BEDDING FOR SANITARY SIDE SEWER SHALL BE PER CMI STANDARD DETAIL S-3 AND S-4.
3. SEWER CLEANOUT SHALL BE PER CMI STANDARD DETAIL S-19.
4. TRENCHING AND BEDDING FOR DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE PER CMI STANDARD DETAIL W-3.
5. FIRE HYDRANT ASSEMBLIES SHALL BE PER CMI STANDARD DETAIL W-24 AND W-24A.
6. ADJUST ALL UTILITY LIDS TO FINISH GRADE.
7. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF THE NEW WATER METER WITH THE CITY WATER DEPARTMENT DURING CONSTRUCTION.
8. REFER TO PSE PLAN #101136442, DATED FEBRUARY 2, 2021 FOR RELOCATION OF EXISTING PSE IMPROVEMENTS (UNDER SEPARATE PERMIT).
9. INSTALL PRECAST ADJUSTMENT RINGS PER WSDOT STD PLAN B-30.90-02 TO PROVIDE CLEARANCE BETWEEN MANHOLE AND EXISTING UTILITIES. CONTRACTOR TO POTHOLE UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH UTILITY PROVIDERS.
10. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY DEPTHS OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
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12. FOR VAULTS IN SIDEWALK OR PAVED AREAS, SET FRAME AND HATCH AT FINISHED GRADE. VAULT TOP SLAB SHALL REMAIN BELOW GRADE.
13. CONTRACTOR SHALL LOCATE CATCH BASIN FRAME AND GRATE TO LINE UP WITH THE FACE OF CURB.
14. CONTRACTOR SHALL POTHOLE AND EXPOSE THE EXISTING CONCRETE DUCT BANK PRIOR TO EXCAVATION AND STABILIZE THE EARTH AROUND THE DUCT BANK. CONTRACTOR SHALL BACKFILL WITH CDF ONCE THE SANITARY SEWER MANHOLE IS SET.
15. IF THE EXISTING WATER SERVICE LINE AND EXISTING METER ARE IMPACTED DURING CONSTRUCTION, THE APPLICANT OF THIS PERMIT IS REQUIRED TO OBTAIN A SEPARATE WATER SERVICE PERMIT TO REPLACE THE EXISTING WATER SERVICE FROM THE CITY WATER MAIN TO THE WATER METER PER THE CURRENT CITY STANDARD AT THE SOLE COST OF THE APPLICANT OF THIS PERMIT.

STREET LIGHT CONDUIT SCHEDULE

RUN	CONDUIT
BETWEEN HANDHOLES	2-INCH
HANDHOLES TO LIGHT POLE	2-INCH

CONDUIT NOTES:

1. ALL PROPOSED CONDUITS SHALL BE SCHEDULE 40 PVC, WITH MINIMUM 24" OF COVER, UNLESS NOTED OTHERWISE.
2. SEE SITE ELECTRICAL PLANS FOR WIRE SCHEDULE.

N

0 5 10 20
1 inch = 10 feet

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
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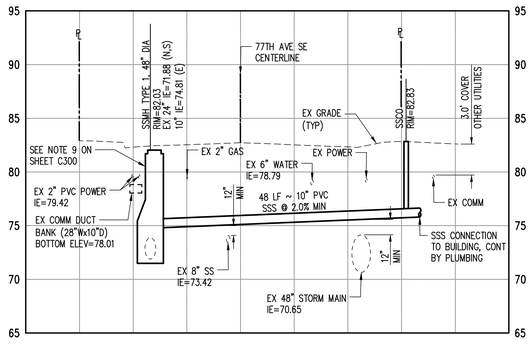
10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
GRADING, STORM DRAINAGE, AND UTILITY PLAN - SOUTH

SHEET NO.
C301

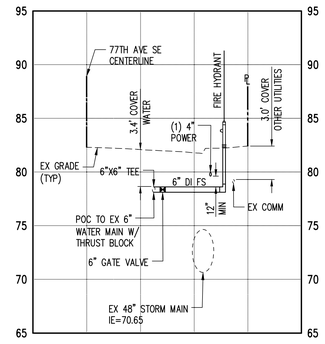
Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:13pm Wirnel, Z:\180001-180999\180056 Mercer Island, 2885 78th Ave SE\CAD\Dwg\Bldg Prm\MIA-C300-CD.dwg



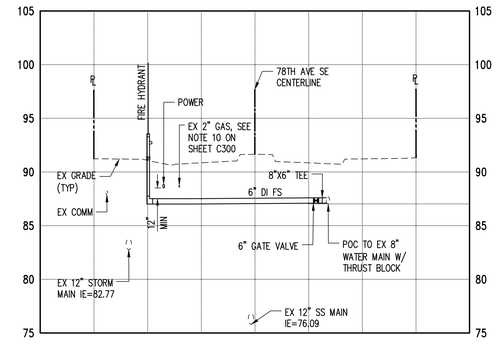
SANITARY SIDE SEWER PROFILE (77TH AVE SE) 1 C300

SCALE: HORIZ 1"=10', VERT 1"=5'



FIRE HYDRANT SERVICE PROFILE (77TH AVE SE) 2 C300

SCALE: HORIZ 1"=10', VERT 1"=5'



FIRE HYDRANT SERVICE PROFILE (78TH AVE SE) 3 C300

SCALE: HORIZ 1"=10', VERT 1"=5'

JA

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MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

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03/31/2020	50% CD
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

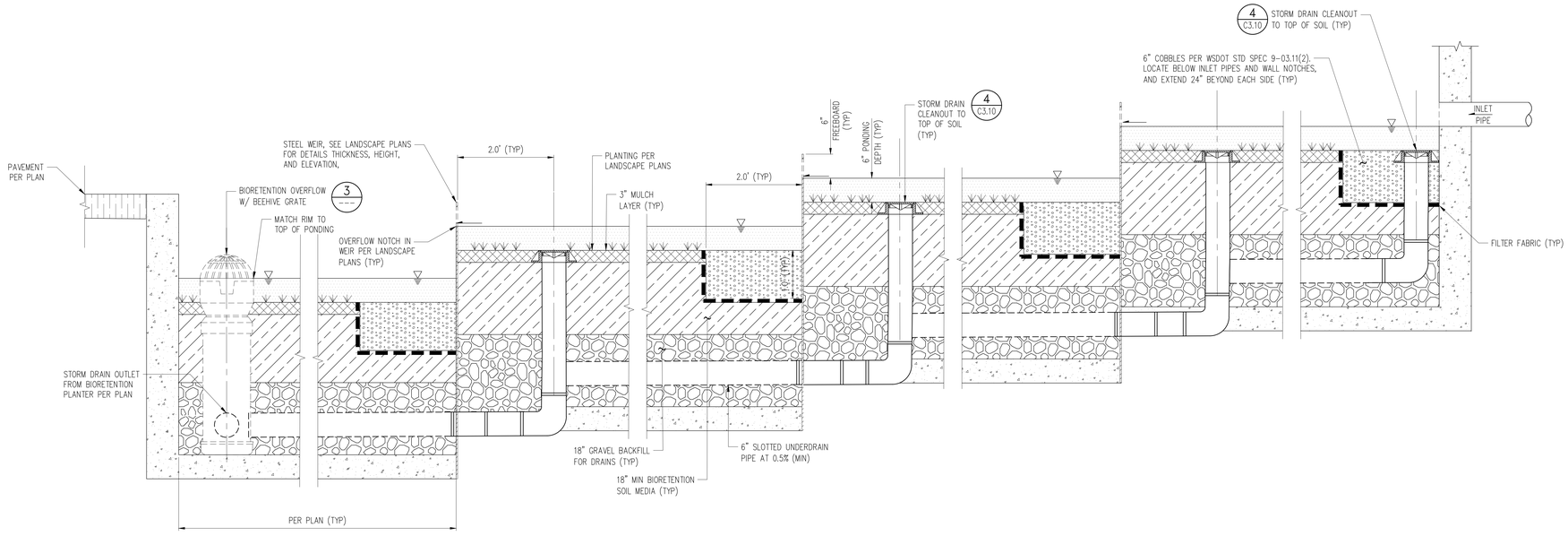
UTILITY SERVICE PROFILES

SHEET NO.

C302

Drawn KWP
Checked ATT / WHL

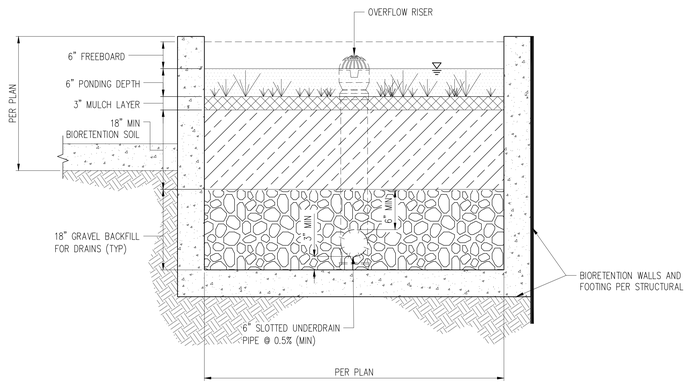
Printed: Oct 23, 2023 - 4:13pm WinnieL Z:\1800001-1800999\1800996 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\MI-C300-C02.dwg



NON-INFILTRATING BIORETENTION PLANTER #1

SCALE: 1" = 1'

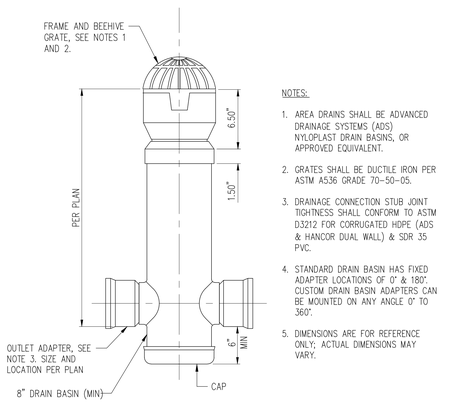
2
C300, C301



TYPICAL NON-INFILTRATING BIORETENTION PLANTER DETAIL

SCALE: 1" = 1'

1
C300, C301



NOTES:

1. AREA DRAINS SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) N-YLOPLAST DRAIN BASINS, OR APPROVED EQUIVALENT.
2. GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
4. STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
5. DIMENSIONS ARE FOR REFERENCE ONLY; ACTUAL DIMENSIONS MAY VARY.

AREA DRAIN DETAIL

NTS

3

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MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE:

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	10/25/2021	GMP
1	02/25/2022	BUILDING PERMIT CORR #2
2	10/07/2022	BUILDING PERMIT CORR #3
3	10/27/2023	BUILDING PERMIT CORR #4

9

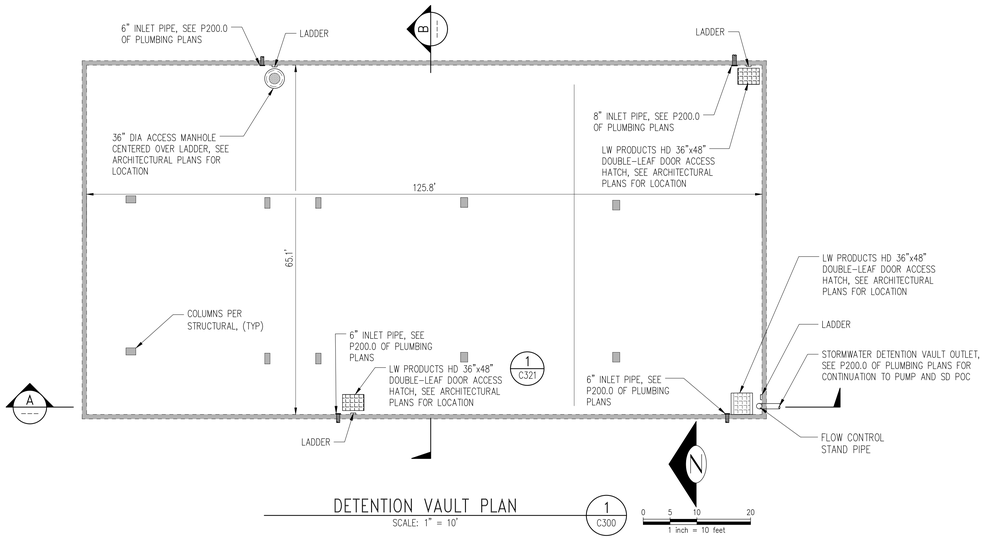
SHEET TITLE
BIORETENTION PLANTER DETAILS

SHEET NO.
C309

Drawn KWP
Checked ATT / WHL

Printed: Oct 24, 2023 - 11:28am Wimek. Z:\1620001-1620099\1620098 Mercer Island- 2985 78th Ave SE\CAD\Design\Bldg Permit\MI-C309-DT.dwg

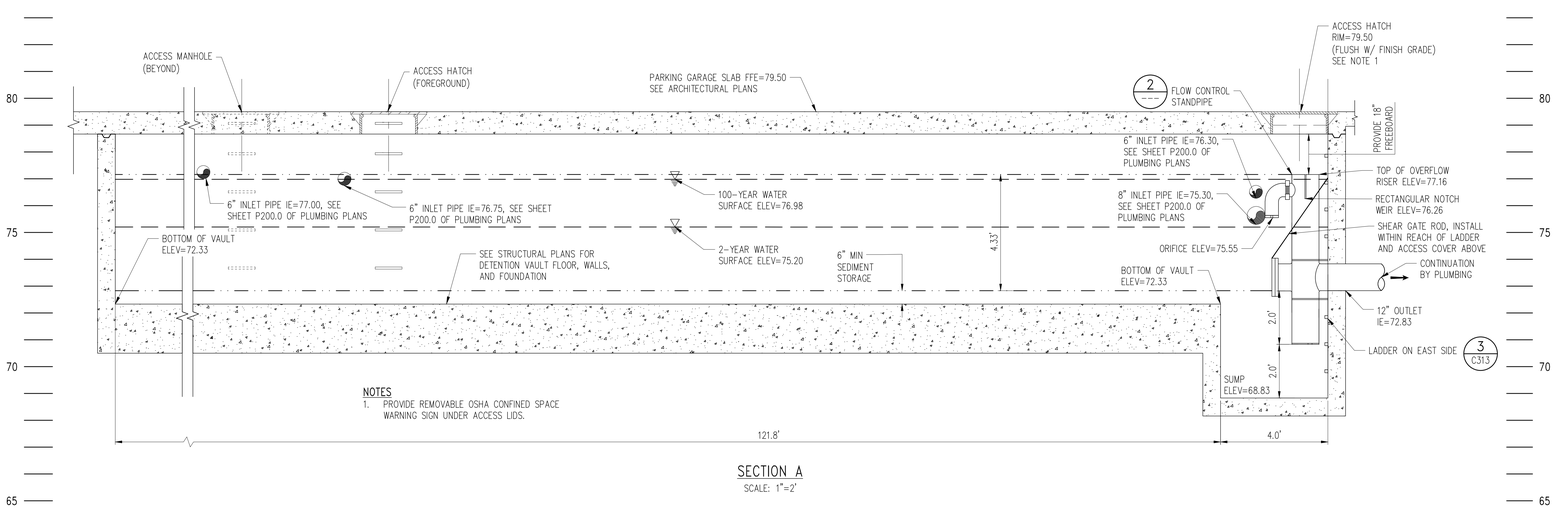
DETENTION VAULT AREA = 8,164 SF
(EXCLUDES STRUCTURAL COLUMNS AND WALLS)
STORAGE VOLUME BELOW RISER CREST = 35,352 CF



DETENTION VAULT PLAN

SCALE: 1" = 10'

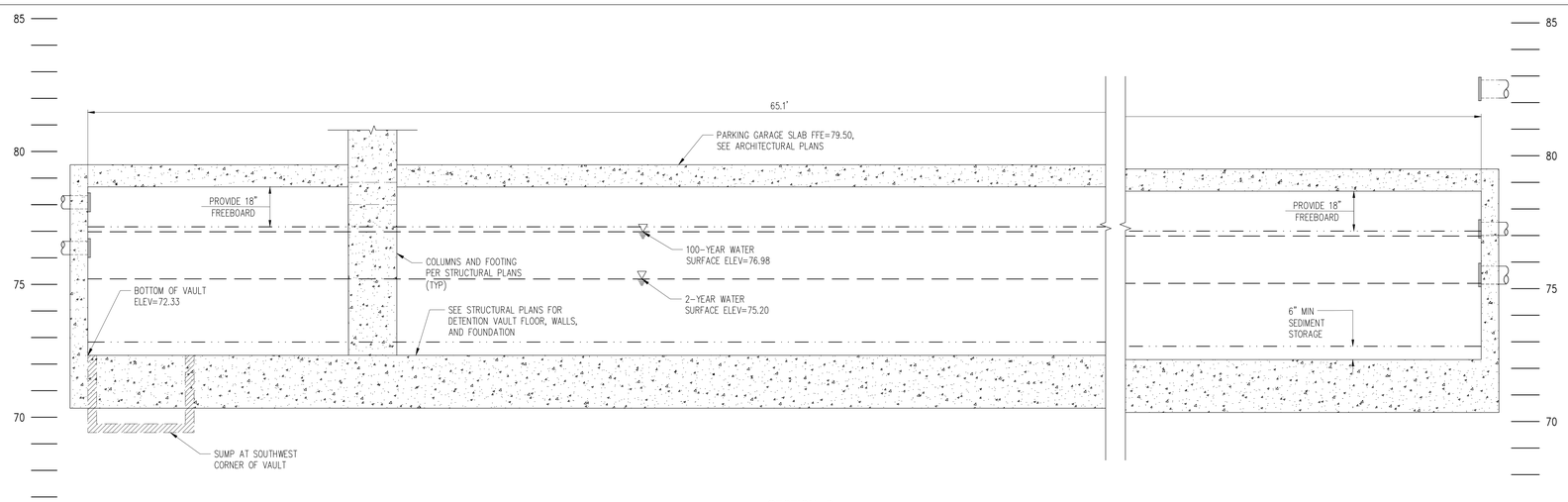
1 C300



NOTES
1. PROVIDE REMOVABLE OSHA CONFINED SPACE WARNING SIGN UNDER ACCESS LIDS.

SECTION A

SCALE: 1"=2'



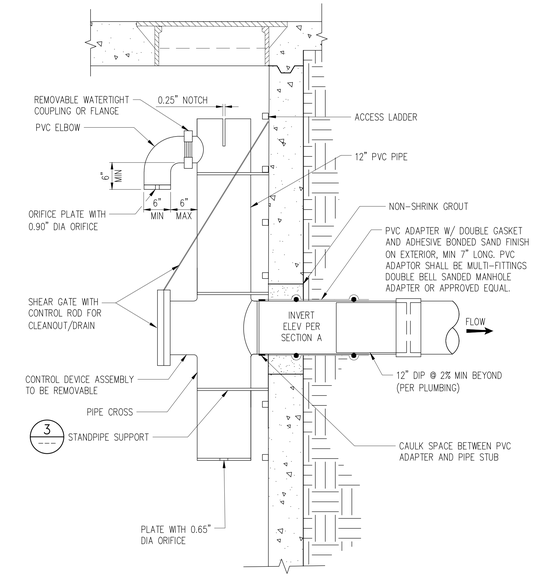
SECTION B

SCALE: 1"=2'

STORMWATER DETENTION VAULT DETAIL

SCALE: AS NOTED

1 C301

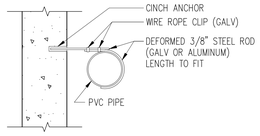


FLOW CONTROL STANDPIPE DETAIL

SCALE: 1"=1'

2

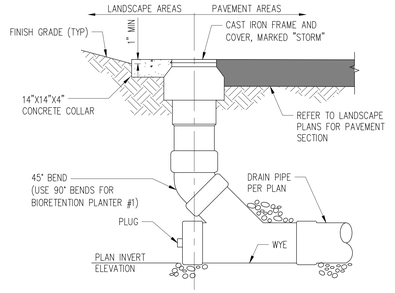
9



STAND PIPE SUPPORT DETAIL

NTS

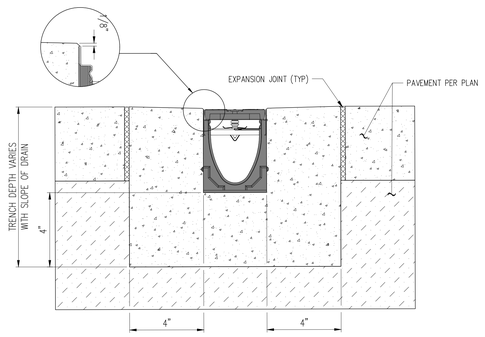
3



STORM DRAIN CLEANOUT DETAIL

NTS

4 C300



NOTE:
1. TRENCH DRAIN SHALL BE ACO KLASSIKDRAIN KS100

TRENCH DRAIN DETAIL

NTS

5 C300

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10/24/2023

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1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

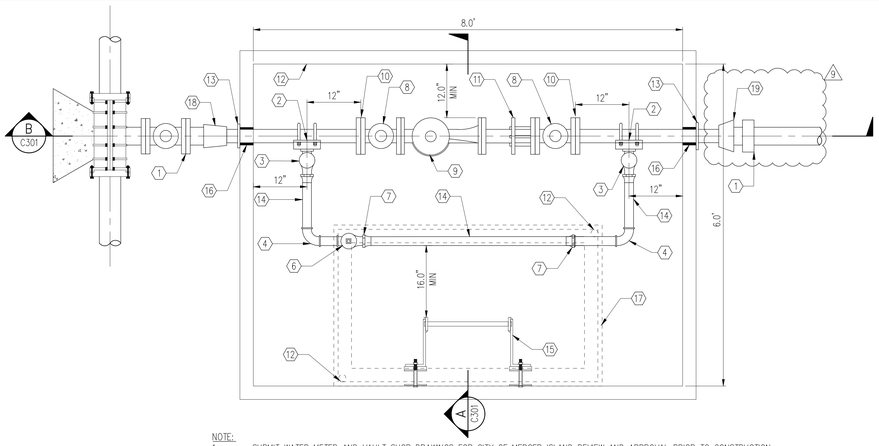
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV#3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP
02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
STORM DRAINAGE DETAILS

SHEET NO.
C310

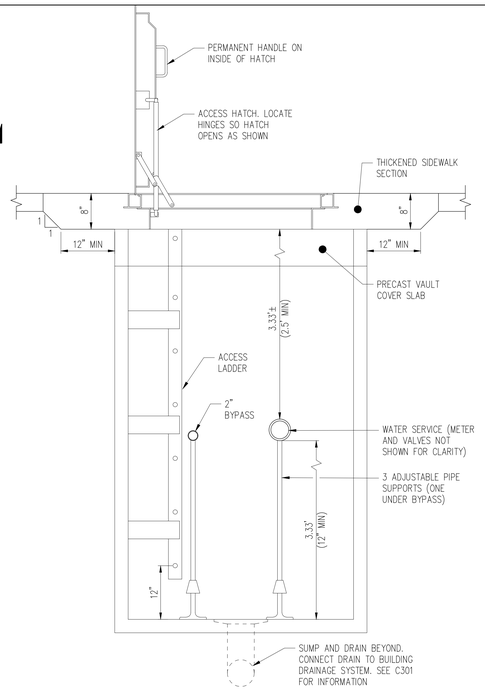
Drawn KWP
Checked ATT / WHL

Printed: Oct 24, 2023 - 11:29am WinnieL Z:\1800\01\1800999 1800084 Mercer Island - 2885 78th Ave SE\CAD\Design\Reg Permit\M-C300-07.dwg

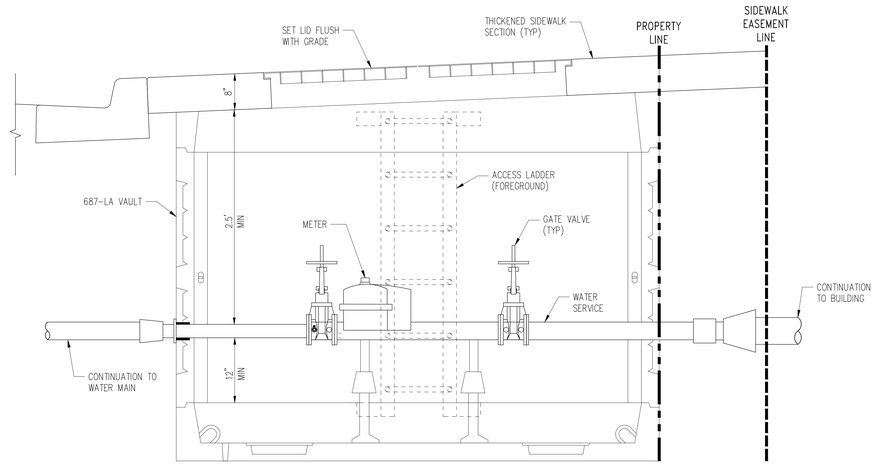


NOTE:
1. SUBMIT WATER METER AND VAULT SHOP DRAWINGS FOR CITY OF MERCER ISLAND REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE TO SCALE AND INCLUDE ALL MATERIALS AND DIMENSIONS.

WATER METER MATERIAL LIST (REFER TO CMI STANDARD DETAIL W-15 FOR ADDITIONAL INFORMATION):
1. FLEX CPLG TO FIT, ROMAC 501 OR APPROVED EQUAL.
2. DOUBLE STRAP SADDLE, ROMAC 202NU OR APPROVED EQUAL.
3. 2" IPXIP BALL CORP FORD FB500-7 OR APPROVED EQUAL.
4. 2" BRASS 90 DEGREE BEND.
6. 2" FORD B11-777 FIPS X FIPS ¼ TURN BALL VALVE (WITH LOCKING EAR), OR APPROVED EQUAL, WITH ONE 2" X 6" BRASS NIPPLE.
7. FORD QUICK JOINT C85-77Q OR APPROVED EQUAL.
8. M&H C515 STYLE 700 FLG X FLG RESILIENT SEATED GATE VALVE WITH SQUARE OPERATING NUT OR APPROVED EQUAL.
9. METRON METER WITH 2" TAPPED FLANGED SPACER AND SENUS RADIO MXU PROVIDED BY THE CITY AT THE CONTRACTORS EXPENSE. LENGTH VARIES BY SIZE.
10. FLG X SPOOL, 12" MINIMUM. CONNECTION AT GATE VALVE MAY USE OPTIONAL EZ FLANGE 1000 OR APPROVED EQUAL.
11. CPLG ADPT, FLG ROMAC FCA 501 OR APPROVED EQUAL.
12. 687-LA VAULT WITH ACCESS HATCH TO BE LW PRODUCTS, HS-30, 3' X 5' SINGLE DOOR WITH NON-SLIP FINISH. LID OPENING TO BE PLACED FOR PROPER LADDER ACCESS.
13. ROMA-GRIP RESTRAINT OR APPROVED EQUAL.
14. 2" BRASS PIPE CUT AND THREADED TO FIT.
15. LADDER PER W-27C.
16. PIPE OPENING SHALL BE CORED AND SEALED USING A LINK SEAL OF APPROVED EQUAL. NO GROUT PERMITTED.
17. NON-SLIP ACCESS HATCH WITH LOCKING LATCH, BRACE WITH WALL OF VAULT PER MANUFACTURER'S RECOMMENDATIONS. SET FRAME AND HATCH AT FINISHED GRADE. VAULT TOP SLAB SHALL REMAIN BELOW GRADE.
18. 4"x3" MJ REDUCER FOR COMMERCIAL WATER SERVICE ONLY.
19. 6"x4" MJ REDUCER FOR RESIDENTIAL WATER SERVICE ONLY.



VAULT SECTION A
NTS

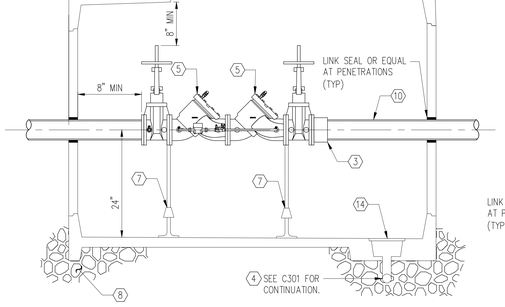


VAULT SECTION B
NTS

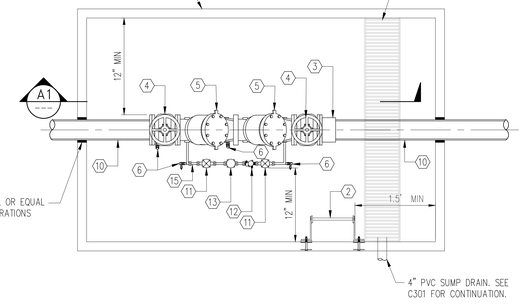
DOMESTIC WATER METER

SCALE: 1"=1'

1 C301

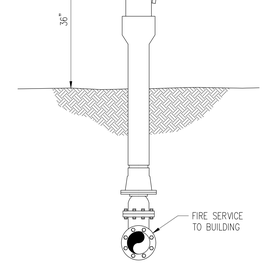


DDCA SECTION A1
NTS



DDCA PLAN VIEW
NTS

DDCA MATERIAL LIST (REFER TO CMI STANDARD DETAIL W-19A AND W-19B FOR ADDITIONAL INFORMATION)
1. 575-LA VAULT, OR APPROVED EQUAL.
2. FABRICATED BOLT-ON LADDER. USE THREE SETS OF MOUNTING BRACKETS ATTACHED TO VAULT WALL WITH 5/8" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILTI KWIK BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). ALL STEEL FOR LADDER SHALL BE A-36, OSHA APPROVED HOT DIPPED GALVANIZED AFTER FABRICATION. SEE CMI STD DETAIL W-27C.
3. 6" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912.
4. 6" O.S.&Y. GATE VALVE U.L. APPROVED.
5. 6" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S.&Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVES.
6. 3/4" DIAMETER TEST COCKS.
7. ADJUSTABLE PIPE SADDLE SUPPORT (ITT GRINNEL FIG 264 OR APPROVED EQUAL). ATTACH TO VAULT FLOOR WITH FOUR 1/2" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILT KIWI BOLT, PHILIPS RED HEAD OR APPROVED EQUAL. SEE CMI STD DETAIL W-27C.
8. PEA GRAVEL BACKFILL FOR PIPE BEDDING UNDER PRECAST CONCRETE UTILITY VAULT.
9. 4" DIAMETER UNDERDRAIN, CONNECT TO DRAINAGE SYSTEM, SCHEDULE 200 PERFORATED PVC WITH GALVANIZED SCREEN EACH END.
10. 6" DIAMETER CL. 52 DUCTILE IRON PIPE.
11. 3/4" GATE VALVE U.L. LISTED.
12. 5/8" X 3/4" ACCULINK MULTINET MASTER METER WITH SENSUS COMPATIBLE MXU READ IN CUBIC FEET MULTI-JET.
13. 3/4" DOUBLE CHECK VALVE.
14. SOLID PVC PIPE SUMP DRAIN .. SIZE PER MANUFACTURER'S RECOMMENDATION. CONNECT TO DRAINAGE STRUCTURE AS APPROVED.
15. 3/4" "Y" STRAINER.



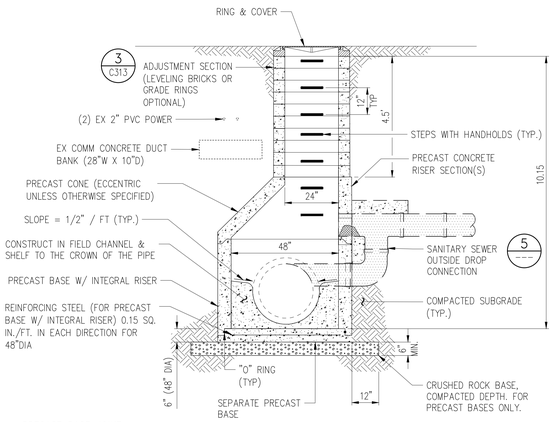
POST INDICATOR VALVE DETAIL
NTS

3 C301

6" DDCA IN VAULT

NTS

2 C300, C301



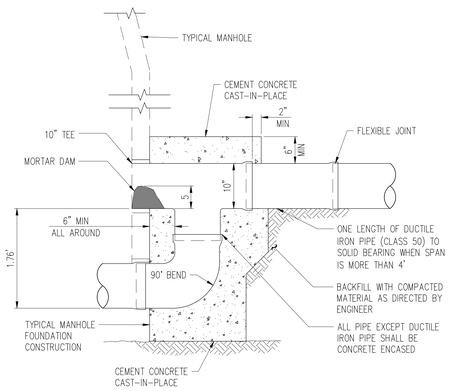
PRECAST BASE JOINT:

REINFORCING STEEL (FOR SEPARATE BASE ONLY) 0.23 SQ. IN./FT. IN EACH DIRECTION FOR 48" DIA

NOTE:
1. FURNISH PRECAST SECTIONS WITH KNOCKOUTS FOR PIPE PENETRATIONS. KNOCKOUTS SHALL HAVE 2" MIN WALL THICKNESS AND KNOCKOUT DIAMETER SHALL EQUAL PIPE OUTSIDE DIA. PLUS MANHOLE WALL THICKNESS.

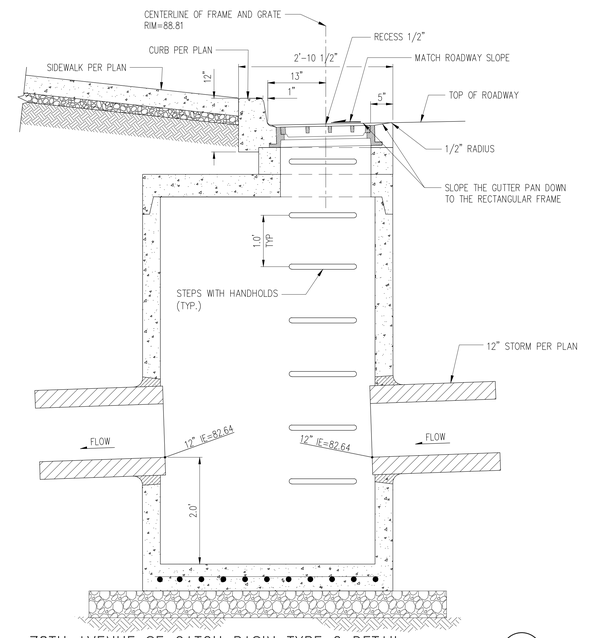
SANITARY SEWER MANHOLE SECTION/DETAIL
SCALE: 1" = 2'

4 C300



SANITARY SEWER MANHOLE
OUTSIDE DROP CONNECTION DETAIL
SCALE: 1" = 1'

5 C300



78TH AVENUE SE CATCH BASIN TYPE 2 DETAIL
SCALE: 1"=1'

6 C301

JA
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f 206.523.9382

JOHN DAN EBERLEIN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
10/24/2023

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
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02/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
UTILITY DETAILS

SHEET NO.
C311

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:10pm
WinnieL
Z:\1800\01-1809999-1800066 Mercer Island - 2885 78th Ave SE\CAD\Dwgs\Bldg Permit\MI_C300.DT.dwg

Access Hatch

Model "HS" and "HD"
(H-20 Rating)

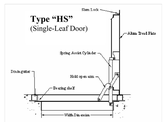
LW PRODUCTS COMPANY, INC.
"ACCESS DOORS BUILT TO LAST"
8333 –219th Street SE, Building A
Woodinville, Washington 98072
Phone (425) 483-0300
Fax (425) 485-2058

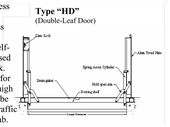
Aluminum Access Doors

Both type "HS" and type "HD" features reinforcing channel framework that transfers the the load from the ¼" aluminum diamond plate door leaf to the door frame, and our stainless steel spring lift makes the opening of our hatch doors easy. The locking support arm holds the doors open automatically. We use 3/8" neoprene to achieve a weather-tight seal.

All hardware used on our hatches is stainless steel, 300 series, except the 1 ½" aluminum drain coupling and the removable handle used for access into the hatch.

All LW HATCHES are provided with a self-latching stainless steel slam lock and with a recessed padlock hasp so they can be locked with a padlock. All type "HS" and type "HD" doors are designed for use in off street locations where not subjected to high density traffic. However, special provisions may be made to the hatch to allow use in higher density traffic location when requested. May be cast in an 8" slab.





Type "HS" (Single-leaf door) STANDARD SIZE

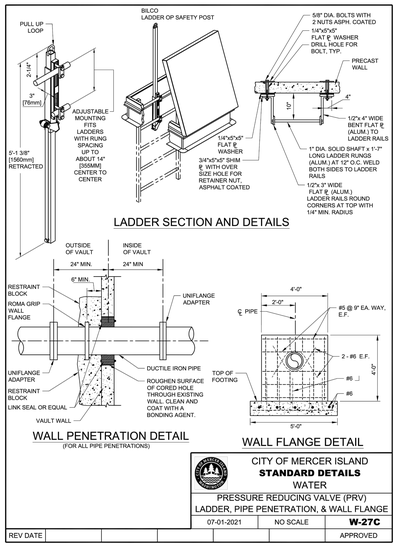
Part #	A	B	C	D	E	F	G
HS-1	24"x24"	24"x30"	24"x36"	24"x42"	24"x48"	24"x60"	24"x72"
HS-2	30"x30"	30"x36"	30"x42"	30"x48"	30"x60"	30"x72"	30"x84"
HS-3	36"x36"	36"x42"	36"x48"	36"x60"	36"x72"	36"x84"	36"x96"
HS-4	42"x42"	42"x48"	42"x60"	42"x72"	42"x84"	42"x96"	42"x108"
HS-5	48"x48"	48"x60"	48"x84"	48"x96"	48"x108"		

Type "HD" (Double-leaf door) STANDARD SIZE

Part #	A	B	C	D	E	F
HD-1	36"x48"	36"x60"	36"x72"	36"x84"	36"x96"	
HD-2	42"x42"	42"x48"	42"x60"	42"x72"	42"x84"	42"x96"
HD-3	48"x48"	48"x60"	48"x72"	48"x84"	48"x96"	
HD-4	60"x60"	60"x72"	60"x84"	60"x96"	60"x108"	60"x120"
HD-5	72"x72"	72"x84"	72"x96"	72"x108"	72"x120"	72"x132"

DETENTION VAULT ACCESS HATCH DETAIL
NTS

1
C310



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
PRESSURE REDUCING VALVE (PRV)
LADDER, PIPE PENETRATION, & WALL FLANGE

REV DATE				07-01-2021	NO SCALE	**W-27C**
						APPROVED

PRESSURE REDUCING VALVE (PRV), LADDER, PIPE PENETRATION, AND WALL FLANGE
NTS

2
C311

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2885 78TH AVE SE
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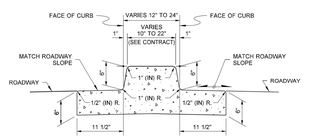
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
CITY OF MERCER ISLAND AND MANUFACTURER'S STANDARD DETAILS

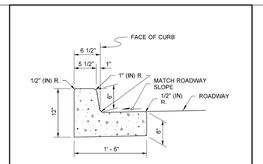
SHEET NO.
C312

Drawn KWP
Checked ATT / WHL

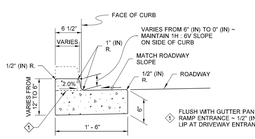
Printed Oct 23, 2023 - 4:12pm WHall Z:\180001-180099\180096 Mercer Island - 2885 78th Ave SE\CAD\Drawing\Bldg Permit\MI-C000-DT.dwg



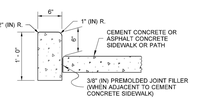
DUAL-FACED CEMENT CONCRETE TRAFFIC CURB AND GUTTER



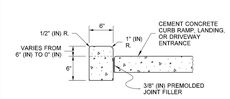
CEMENT CONCRETE TRAFFIC CURB AND GUTTER



DEPRESSED CURB AND GUTTER SECTION
AT CURB RAMPS AND DRIVEWAY ENTRANCES



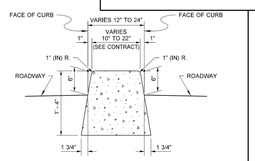
CEMENT CONCRETE PEDESTRIAN CURB



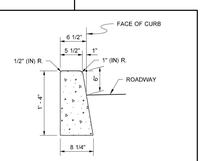
CEMENT CONCRETE PEDESTRIAN CURB
AT CURB RAMPS, LANDINGS, AND DRIVEWAY ENTRANCES

NOTE

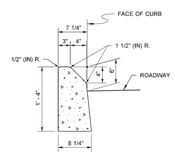
1. See **Standard Plan F-30.10** for Curb Expansion and Contraction Joint spacing. See **Standard Specification, Sections 8-04 and 9-04** for additional requirements.



DUAL-FACED CEMENT CONCRETE TRAFFIC CURB



CEMENT CONCRETE TRAFFIC CURB



MOUNTABLE CEMENT CONCRETE TRAFFIC CURB

Michael S Fleming
Digitally signed by Michael S Fleming
Date: 2020.09.24 07:35:36 -07'00'

CEMENT CONCRETE CURBS

STANDARD PLAN F-10.12-04

SHEET 1 OF 1 SHEET

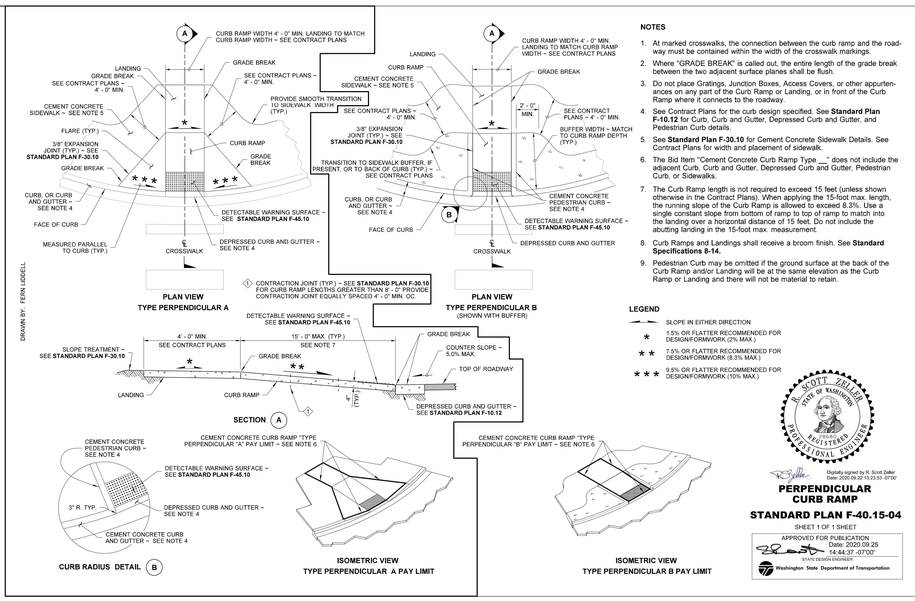
APPROVED FOR PUBLICATION
Date: 2020.09.24
07:57:43 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: FERN LIDDELL

WSDOT CEMENT CONCRETE CURB DETAIL

NTS

1 C200, C201



NOTES

1. At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in front of the Curb Ramp where it connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length, the running slope of the Curb Ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the landing over a horizontal distance of 15 feet. Do not include the abutting landing in the 15-foot max. measurement.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

LEGEND

- SLOPE IN EITHER DIRECTION
- ★ 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ★★ 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)
- ★★★ 9.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (10% MAX.)

R. Scott Zeller
Digitally signed by R. Scott Zeller
Date: 2020.09.22 13:23:53 -07'00'

PERPENDICULAR CURB RAMP

STANDARD PLAN F-40.15-04

SHEET 1 OF 1 SHEET

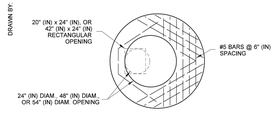
APPROVED FOR PUBLICATION
Date: 2020.09.25
14:44:37 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

WSDOT PERPENDICULAR TYPE 'A' CURB RAMP DETAIL

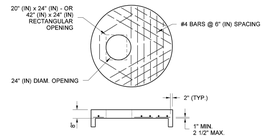
NTS

2 C201

84" (IN) or 96" (IN) FLAT SLAB TOP



72" (IN) FLAT SLAB TOP



48" (IN), 54", or 60" (IN) FLAT SLAB TOP

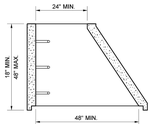
TYPICAL ORIENTATION FOR ACCESS AND STEPS

STEP

PREFABRICATED LADDER

NOTE

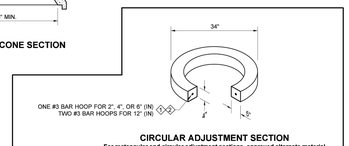
1. Ladder rungs for manholes and catch basins shall meet the requirements of **AASHTO M 199.**



ECCENTRIC CONE SECTION

RECTANGULAR ADJUSTMENT SECTION

1. As an acceptable alternative to rebar, wire mesh having a minimum area of 0.12 square inches per foot may be used for adjustment sections.
2. As an acceptable alternative to conventional steel reinforcement, manufacturers shall use Synthetic Structural Fibers meeting the requirements of **Standard Specification Section 9-05.50(10)**.



CIRCULAR ADJUSTMENT SECTION

For rectangular and circular adjustment sections, approved alternate material compositions are acceptable in lieu of precast concrete designs

Thomas, Ishe
Jan 23 2017,3:40 PM

MISCELLANEOUS DETAILS FOR DRAINAGE STRUCTURES STANDARD PLAN B-30.90-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
See DN 15-10 for 14CE1.xlsx
STATE DESIGN ENGINEER
Washington State Department of Transportation

WSDOT MISCELLANEOUS DETAILS FOR DRAINAGE STRUCTURES

NTS

3 C301

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206.622.5822
www.kpff.com

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/31/2020	50% CD
	06/26/2020	LAND USE SET REV #1
	12/04/2020	LAND USE SET REV #2
	01/25/2021	BUILDING PERMIT / 90% CD
	03/30/2021	LAND USE SET REV#3
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP
1	02/25/2022	BUILDING PERMIT CORR #2
2	10/07/2022	BUILDING PERMIT CORR #3
3	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

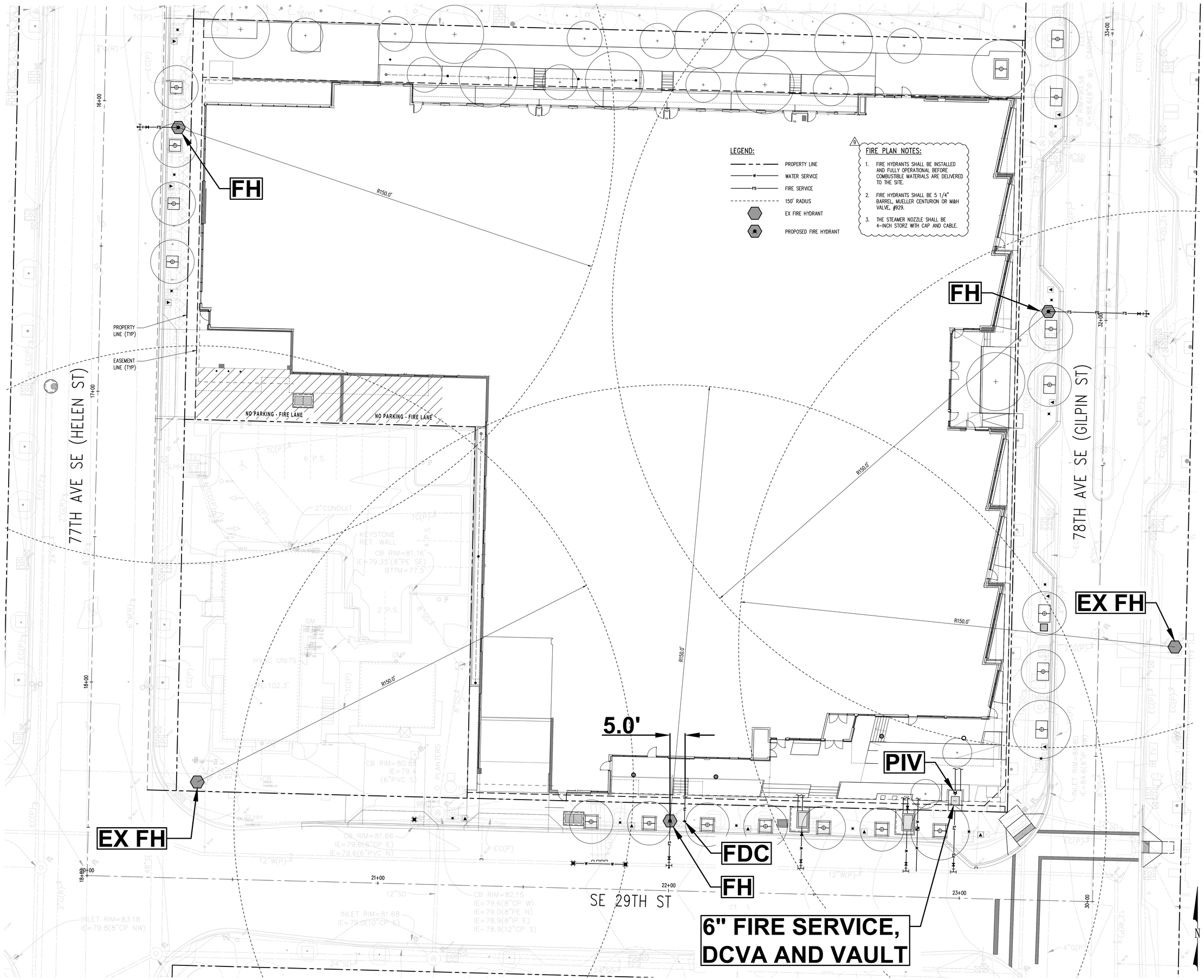
WSDOT STANDARD DETAILS

SHEET NO.

C313

Drawn KWP
Checked ATT / WHL

Printed Oct 23, 2023 - 4:13pm Wrinkel, Z:\185000\01-185999\185056 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\Mi-C500-DT.dwg



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JON DAN EBERHARDT
STATE OF WASHINGTON
22611
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PROFESSIONAL ENGINEER
10/24/2023

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MERCER ISLAND, WA 98040

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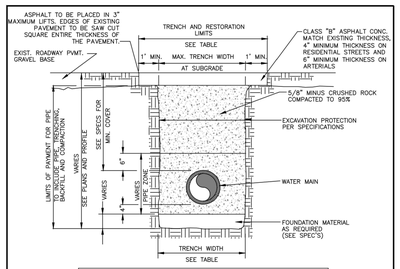
3	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
FIRE PLAN

SHEET NO.
C400

Drawn KWP
Checked ATT / WHL

Printed: Oct 25, 2023 - 4:14pm
Wrmell.
Z:\#2021\1-1900999-1900998 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\M-C400-FP.dwg



TRENCH WIDTH			
PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'–0"	2'–0"	4'–0"
4" OR 6"	2'–2"	3'–0"	5'–0"
8"	2'–4"	4'–0"	6'–0"
10"	2'–6"	4'–0"	6'–0"
12"	2'–8"	4'–6"	6'–6"
16"	3'–0"	5'–0"	7'–0"

NOTES

1. CALL TWO BUSINESS DAYS BEFORE YOU DIG. (1–800–424–5555)
2. IN RIGHT OF WAY USE 100% 5/8 MINUS CRUSHED ROCK BACKFILL.
   A. FULL DEPTH OF TRENCH WHERE MAIN CROSSES THE TRAVELED ROADWAY.
   B. TOP FOUR FEET WHERE MAIN RUNS PARALLEL TO THE TRAVELED LANE, UNLESS EXISTING MATERIAL IS DETERMINED BY THE CITY ENGINEER TO BE SUITABLE BACKFILL.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
TRENCH SECTION

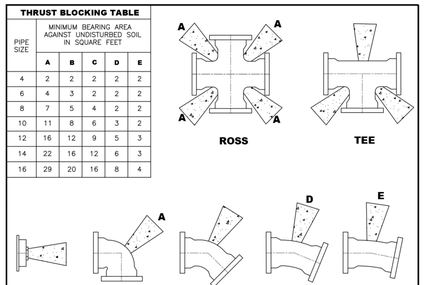
REV	DATE						APPROVED

11–3–2017 | NO SCALE | **W-3**

TRENCH SECTION
NTS
1
C301

THRUST BLOCKING TABLE

PIPE SIZE	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL IN SQUARE FEET				
	A	B	C	D	E
4	2	2	2	2	2
6	4	3	2	2	2
8	7	5	4	2	2
10	11	8	6	3	2
12	16	12	9	5	3
14	22	16	12	6	3
16	29	20	16	8	4



NOTES

1. AFTER INSTALLATION, WIRE BRUSH CLEAN RODS. PAINT WITH TWO COATS ASPHALTIC VARNISH ROYSTON ROSKOTE #612XM OR APPROVED EQUAL.
2. SHACKLE RODS SHALL BE ROUND MILD STEEL ASTM A–36, 6" MAX. BEND ON ENDS.
3. ROMAC MJ WEDGE ACTION RETAINER MAY BE SUBSTITUTED FOR VERTICAL BLOCKING UPON PRIOR APPROVAL OF THE CITY ENGINEER.
4. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
5. THRUST BLOCKS SHALL BE CONSTRUCTED WITH CLASS 3000 OR COMMERCIAL CONCRETE. IF THREE OR MORE BLOCKS ARE REQUIRED ON A GIVEN JOB, PREMIXED CONCRETE MUST BE USED.
6. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF BOLTS AND JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT. WRAP FITTINGS WITH 8 MIL THICK POLYETHYLENE SHEETING PRIOR TO POURING CONCRETE.
7. BEARING AREA MUST BE ADJUSTED FOR HIGHER INTERNAL PRESSURES AND LOWER SOIL BEARING VALUES.
8. CONCRETE BLOCKING SHALL BE CAST–IN–PLACE AND HAVE A MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
9. THE CONTRACTOR SHALL INSTALL BLOCK WHICH IS ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY STAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
HORIZONTAL CONCRETE BLOCKING

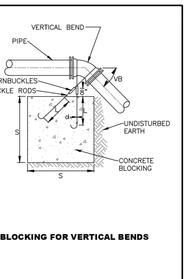
REV	DATE						APPROVED

3–20–2006 | NO SCALE | **W-5A**

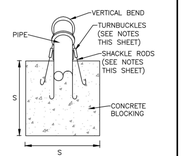
HORIZONTAL CONCRETE BLOCKING
NTS
2
C400

VERTICAL THRUST BLOCKING FOR 11 1/4° – 22 1/2° – 45°

PIPE SIZE NOM. DIAMETER – INCHES	TEST PRESSURE P.S.I.	VERTICAL BEND DEGREES	MINIMUM CONCRETE BLOCKING – CU. FT.	LENGTH OF SIDE – FEET	SHACKLE ROD DIA. – INCHES	DEPTH OF ROD IN CONCRETE – INCHES	NUMBER OF TIE RODS SETS (2 EMBEDDED RODS PER SET)
4"	300	11–1/4	3.4	1.5	5/8	12"	2
		22–1/2	5.4	1.75	5/8	12"	2
		45	11.4	2.25	5/8	12"	2
6"	300	11–1/4	5.4	1.75	5/8	12"	2
		22–1/2	11.4	2.25	5/8	12"	2
		45	20.8	2.75	5/8	12"	2
8"	300	11–1/4	11.4	2.25	5/8	12"	2
		22–1/2	27.0	3.0	5/8	12"	2
		45	42.9	3.5	5/8	12"	2
10"	300	11–1/4	20.8	2.75	5/8	12"	2
		22–1/2	42.9	3.5	5/8	12"	2
		45	76.8	4.25	5/8	12"	2
12	300	11–1/4	34.3	3.25	5/8	12"	2
		22–1/2	64.0	4.0	5/8	12"	2
		45	125	5.0	3/4	24"	2
14"	250	11–1/4	42.9	3.5	5/8	12"	2
		22–1/2	91.1	4.5	5/8	12"	2
		45	166	5.5	5/8	12"	4
16"	225	11–1/4	52.7	3.75	5/8	12"	2
		22–1/2	107	4.75	3/4	24"	2
		45	190	5.75	3/4	24"	4
18"	200	11–1/4	64.0	4.0	5/8	12"	2
		22–1/2	125	5.0	3/4	24"	4
		45	244	6.25	3/4	24"	6



BLOCKING FOR VERTICAL BENDS



NOTES

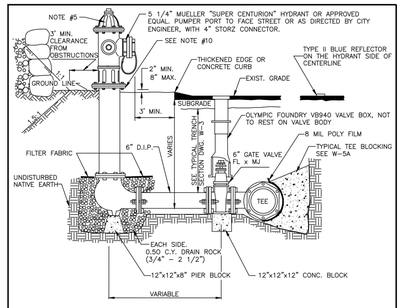
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
2. TIE ROD ASSEMBLIES SHALL BE COATED WITH ROYSTON RESCOAT #612SM OR APPROVED EQUAL.
3. BOTH RIGHT–HAND THREAD AND LEFT–HAND THREAD TIE RODS SHALL BE PROVIDED AND TURN–BUCKLES SHALL HAVE ONE END RIGHT–HAND THREAD AND ONE END LEFT–HAND THREAD TO ENABLE TIGHTENING OF TIE RODS.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
VERTICAL CONCRETE BLOCKING

REV	DATE						APPROVED

1–8–2007 | NO SCALE | **W-5B**

VERTICAL CONCRETE BLOCKING
NTS
3
C400



NOTE:

1. NO DOMESTIC CONNECTIONS CAN BE MADE TO THE FIRE HYDRANT RUNS.
2. ANY FIRE HYDRANT RUN OVER 18 FEET IN LENGTH OF PIPE SHALL HAVE RESTRAINED JOINT GASKETS.
3. USE ROMA GRIP, OR APPROVED EQUAL, PIPE RESTRAINERS AT VALVE AND HYDRANT BASE.
4. HYDRANT SHALL BE PAINTED WITH 2 COATS OF FARWEST #250 HIGH GLOSS WHITE PAINT, OR APPROVED EQUAL, APPLIED WITH A PAINT BRUSH. DO NOT APPLY PAINT TO STORZ FITTING, BRASS PORT THREADS, OR BELOW SAFETY FLANGE.
5. 1–5 1/4" M.O.V. HYDRANT WITH 2–2 1/2" N.T.S. AND 1–4" PUMPER, SEATTLE STANDARD PIPE THREAD WITH 4" STORZ CONNECTOR HARRINGTON MODEL NO. HPH40–4ONH/CAP. M.J. INLET WITH LUGS, BRASS–TO–BRASS SUB–SEAT, MUELLER "SUPER CENTURION" OR APPROVED EQUAL.
6. BOLLARDS MAY BE USED TO PROTECT THE HYDRANT WHEN NO CURBS ARE PRESENT OR IN EXPOSED AREAS OF PARKING LOTS.
7. STRAIGHT PIPE TO HYDRANTS FROM MAIN, NO BENDS.
8. REMOVE CHAINS FROM HYDRANT CAPS.
9. VALVE AND HYDRANT MUST BE PLUMB.
10. THIS DISTANCE IS MEASURED FROM BOTTOM OF SAFETY FLANGE TO LEVEL OF FINISH GRADE BELOW HYDRANT.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
FIRE HYDRANT ASSEMBLY DETAIL

REV	DATE						APPROVED

04–02–20 | NO SCALE | **W-24**

FIRE HYDRANT CONNECTION
NTS
4
C301

NOTE:

1. WET TAP IS ALLOWED ONLY UPON CITY'S APPROVAL. NO SIZE ON SIZE WET TAPS.
2. NO DOMESTIC CONNECTIONS CAN BE MADE TO THE FIRE HYDRANT RUNS.
3. ANY FIRE HYDRANT RUN OVER 18 FEET IN LENGTH OF PIPE SHALL HAVE RESTRAINED JOINT GASKETS.
4. USE ROMA GRIP, OR APPROVED EQUAL, PIPE RESTRAINERS AT VALVE AND HYDRANT BASE.
5. HYDRANT SHALL BE PAINTED WITH 2 COATS OF FARWEST #250 HIGH GLOSS WHITE PAINT, OR APPROVED EQUAL, APPLIED WITH A PAINT BRUSH. DO NOT APPLY PAINT TO STORZ FITTING, BRASS PORT THREADS, OR BELOW SAFETY FLANGE.
6. 1–5 1/4" M.O.V. HYDRANT WITH 2–2 1/2" N.T.S. AND 1–4" PUMPER, SEATTLE STANDARD PIPE THREAD WITH 4" STORZ CONNECTOR. M.J. INLET WITH LUGS, BRASS–TO–BRASS SUB–SEAT, M&H 929T.
7. BOLLARDS MAY BE USED TO PROTECT THE HYDRANT ONLY IN PARKING LOTS WHEN NO CURBS ARE PRESENT OR IN EXPOSED AREAS OF PARKING LOTS.
8. STRAIGHT PIPE TO HYDRANTS FROM MAIN, NO BENDS.
9. REMOVE CHAINS FROM HYDRANT CAPS.
10. VALVE AND HYDRANT MUST BE PLUMB.
11. THIS DISTANCE IS MEASURED FROM BOTTOM OF SAFETY FLANGE TO LEVEL OF FINISH GRADE BELOW HYDRANT.
12. TAPPING SLEEVE O.D. (OUTSIDE DIAMETER) RANGE MUST BE COMMENSURATE WITH PIPE O.D.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
FIRE HYDRANT ASSEMBLY – WET TAP INSTALLATION

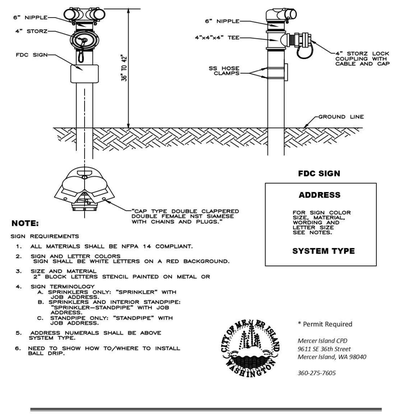
REV	DATE						APPROVED

11–21–2017 | NO SCALE | **W-24A**

FIRE HYDRANT ASSEMBLY–WET TAP INSTALLATION
NTS
5
C301

Mercer Island Fire Marshal's Office
3030 78th Avenue SE
Mercer Island, WA 98040
(206) 275-7966

Mercer Island Fire Standpipe Design



FDC SIGN

ADDRESS

FOR SIGN COLOR SIZE, MATERIAL, SEE NOTES. ALSO LETTER SIZE. SEE NOTES.

SYSTEM TYPE

NOTE:

SIGN REQUIREMENTS

1. ALL MATERIALS SHALL BE NFPA 14 COMPLIANT.
2. SIGN AND LETTER COLORS
   SIGN SHALL BE WHITE LETTERS ON A RED BACKGROUND.
3. SIZE AND MATERIAL
   2" BLOCK LETTERS STENCIL PAINTED ON METAL OR
4. SIGN TERMINOLOGY
   A. SPRINKLERS ONLY: "SPRINKLER" WITH JOB ADDRESS.
   B. SPRINKLERS AND INTERIOR STANDPIPE: "SPRINKLER–STANDPIPE" WITH JOB ADDRESS.
   C. STANDPIPE ONLY: "STANDPIPE" WITH JOB ADDRESS.
5. ADDRESS NUMERALS SHALL BE ABOVE SYSTEM TYPE.
6. NEED TO SHOW HOW TO/WHERE TO INSTALL BALL DRIP.

* Permit Required

Mercer Island CPD
9611 SE 36th Street
Mercer Island, WA 98040

360-275-7605

FIRE DEPARTMENT CONNECTION STANDPIPE
NTS
6
C301

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4	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
CMI STANDARD FIRE DETAILS

SHEET NO.
C410
9

Drawn KWP
Checked ATT / WHL

Printed: Oct 23, 2023 - 4:14pm Wirnet, Z:\180001-180099\180098 Mercer Island - 2885 78th Ave SE\CAD\Design\Bldg Permit\MI_C400-FP.dwg

CMI STANDARDS FOR UNDERGROUND PIPING FOR PRIVATE FIRE SERVICE MAINS AND HYDRANTS

1. INSPECTION REQUIREMENTS

1.1. THE FOLLOWING INSPECTIONS ARE REQUIRED FOR UNDERGROUND PIPING SERVING FIRE SPRINKLER SYSTEMS AND/OR PRIVATE HYDRANTS: 1) PRE-POUR INSPECTION; 2) HYDROSTATIC TESTING; 3) FLUSH INSPECTION. PLEASE SCHEDULE ALL INSPECTIONS AT LEAST 72 HOURS IN ADVANCE. HAVE A COPY OF THE APPROVED UNDERGROUND PLAN ON SITE FOR THE INSPECTOR. FAILURE TO CANCEL A SCHEDULED INSPECTION OR NOT HAVING APPROVED PLANS WILL RESULT IN A FAILED INSPECTION AND A REINSPECTION FEE CHARGED BEFORE THE INSPECTION CAN OCCUR. ONLY COMI PERSONNEL MAY OPERATE VALVES CONTROLLING THE CITY'S WATER DISTRIBUTION SYSTEM. TO SCHEDULE AN INSPECTION CALL (206) 275-7979, MONDAY-FRIDAY, 8:00 A.M. - 5:00 P.M.

1.2. PRE-POUR INSPECTION: THRUST BLOCK EXCAVATION SHALL BE COMPLETED; BUT THRUST BLOCKS SHALL NOT BE POURED. ALL PIPE SHALL BE IN PLACE AND EXPOSED FOR VISUAL INSPECTION. PIPE SHALL BE LAID ON A MINIMUM SIX-INCH BED OF CLEAN SAND, PEA GRAVEL OR QUARRY FINES. TRENCH SHALL BE OF A SUFFICIENT DEPTH TO ALLOW THE REQUIRED COVER ABOVE THE PIPE. FERROUS PIPE AND FITTINGS SHALL BE WRAPPED AND TIGHTLY TAPED TO INHIBIT WATER INFILTRATION. BOLTS AND FERROUS JOINTS, PIPE, AND FITTINGS SHALL BE COATED WITH ASPHALTIC SEALANT OR OTHER CORROSION RETARDING MATERIAL.

1.3. HYDRO TESTING: THRUST BLOCKS SHALL BE IN PLACE AND CURED. PIPE SHALL BE CENTER-LOADED WITH CLEAN SAND TO PREVENT UPLIFT, BUT ALL JOINTS SHALL REMAIN EXPOSED. THE SYSTEM SHALL BE HYDROSTATICALLY TESTED AT 200 PSI (OR 50 PSI OVER MAXIMUM STATIC PRESSURE, WHICHEVER IS GREATER) FOR A DURATION OF AT LEAST TWO HOURS PRIOR TO THE ARRIVAL OF THE INSPECTOR.

1.4. FLUSH INSPECTION: ALL PORTIONS OF THE UNDERGROUND SYSTEM SHALL BE FLUSHED TO REMOVE DEBRIS PRIOR TO CONNECTION TO OVERHEAD PIPING. FLOW SHALL BE THROUGH A MINIMUM OF TWO 2 ½-INCH HOSES, ONE 4-INCH HOSE OR A 4-INCH PIPE, UNLESS OTHERWISE APPROVED BY THE INSPECTOR PRIOR TO SCHEDULING THE FLUSH. HOSE OR PIPES SHALL BE RESTRAINED TO PREVENT INJURY OR DAMAGE. THE PUBLIC WORKS DEPARTMENT OR OTHER APPLICABLE AGENCY SHALL BE NOTIFIED OF THE SCHEDULED FLUSH AS REQUIRED. DE-CHLORINATION, WATER CONTAINMENT AND/OR DISCHARGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTE: THE FLUSH AND HYDRO INSPECTIONS MAY BE SCHEDULED CONCURRENTLY.

1.5. PRIOR TO FIRE FINAL PROJECT APPROVAL, ALL DETECTOR CHECK ASSEMBLIES, CONTROL VALVES, AND FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE CLEARLY LABELED WITH THE ADDRESS(ES) SERVED BY THE DEVICE. ADDRESS SIGNS SHALL BE SECURELY ATTACHED TO THE DEVICE AND BE OF A DURABLE, FADE-RESISTANT MATERIAL WHICH IS CLEARLY VISIBLE AND LEGIBLE. FDC AND STORZ HYDRANT OUTLETS SHALL BE UNOBSTRUCTED AND ORIENTED TOWARD THE FIRE ACCESS. VALVES SHALL BE LOCKED IN THE OPEN POSITION. ALL VALVES, BACKFLOW ASSEMBLIES, AND PRIVATE HYDRANTS SHALL BE PAINTED. HYDRANT AND FDC CAPS SHALL BE IN PLACE AND SECURED. A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE SIGNED BY THE INSTALLING CONTRACTOR AND OWNERS' REPRESENTATIVE. A COPY OF THIS FORM SHALL BE PROVIDED TO THE FIRE MARSHALS OFFICE PRIOR TO FINAL ACCEPTANCE OF THE UNDERGROUND WORK.

2. GENERAL REQUIREMENTS

2.1. INSTALLATION, INSPECTION, AND TESTING SHALL CONFORM TO 2016 NFPA 13 AND 2016 NFPA 24. MERCER ISLAND FIRE DEPARTMENT JURISDICTION STARTS AT THE DOWNSTREAM SIDE OF THE LAST VALVE ON THE DETECTOR CHECK ASSEMBLY. THE PORTION OF THE SYSTEM PRECEDING THIS POINT REQUIRES A SITE DEVELOPMENT PERMIT FROM THE COMMUNITY PLANNING DEVELOPMENT DEPARTMENT.

2.2. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE LOCATION OF AND UNOBSTRUCTED ACCESS TO; ALL HYDRANTS, CONTROL VALVES, FIRE DEPARTMENT CONNECTIONS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES.

2.3 A MINIMUM THREE-FOOT CLEARANCE SHALL BE PROVIDED AROUND ALL HYDRANTS. A MINIMUM OF THREE-FOOT CLEARANCE SHALL BE PROVIDED ON AT LEAST ONE SIDE OF A DETECTOR CHECK ASSEMBLY TO ALLOW PROPER OPERATION OF THE DEVICE. THE FRONT OF THE FDC SHALL BE FREE OF ANY OBSTRUCTIONS.

2.4. ANY FUTURE MODIFICATION TO THE APPROVED PRIVATE UNDERGROUND PIPING SYSTEM IS SUBJECT TO REVIEW, INSPECTION AND APPROVAL BY MERCER ISLAND FIRE MARSHALS OFFICE.

2.5. APPROVAL OF THIS PLAN SHALL NOT BE INTERPRETED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS ON THIS PLAN AND APPLICABLE SECTIONS OF 2016 NFPA 13 AND 2016 NFPA 24. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

3. PIPE AND TRENCH REQUIREMENTS

3.1. A SIX-INCH (6") BED OF CLEAN FILL SAND, PEA GRAVEL OR QUARRY FINES SHALL BE PROVIDED BELOW THE PIPE AND TWELVE INCHES (12") SHALL BE PROVIDED ABOVE THE PIPE.

3.2. PIPE SHALL BE BURIED AT LEAST 36" WHERE SUBJECT TO LOADING (E.G., DRIVEWAYS, PARKING LOTS) AND AT LEAST 30" ELSEWHERE.

3.3. ALL PIPE SHALL BE APPROVED FOR USE IN FIRE SERVICE SYSTEMS. DUCTILE IRON (DI) CLASS 52 WILL BE USED AT A MINIMUM, OR AS OTHERWISE APPROVED BY ADOPTED BY THE FIRE MARSHAL. THE USE OF GALVANIZED PIPE IS PROHIBITED WHEN A PORTION OF THE PIPE IS BURIED.

3.4. ALL FERROUS PIPE AND FITTINGS SHALL BE PROTECTED BY WRAPPING IN POLYETHYLENE SHEETING.

3.5. ALL BOLTS AND FERROUS FITTINGS USED FOR UNDERGROUND CONNECTIONS SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER ASSEMBLY AND PRIOR TO WRAPPING.

3.6. THRUST BLOCKS, OR ANOTHER APPROVED METHOD OF THRUST RESTRAINT, SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.

3.7. A MINIMUM TWO-INCH CLEARANCE SHALL BE PROVIDED WHERE THE PIPE PASSES THROUGH SLABS OR WALLS. UNDERGROUND SYSTEM SHALL TERMINATE AT THE RISER FLANGE AND PLACED A MINIMUM OF 18- INCHES AND A MAXIMUM OF 24-INCHES FROM AN EXTERIOR WALL AND 6-INCHES ABOVE THE SLAB.

3.8. PIPE RUNNING UNDER A BUILDING OR BUILDING FOUNDATION SHALL BE STAINLESS STEEL AND SHALL NOT CONTAIN MECHANICAL JOINTS.

3.9. THE FDC SHALL CONTAIN A MINIMUM OF TWO-2 ½ INCH INLETS AND ONE 4" STORZ FITING PER MERCER ISLAND FDC STANDARDS. THIS MAY BE MODIFIED IF THE HOSE STEAM DEMAND IN HIGHER.

4. HYDRANT REQUIREMENTS (PERMIT REQUIRED)

4.1. PRIVATE FIRE HYDRANTS SHALL BE LISTED WITH TWO-2 ½ INCH OUTLETS AND ONE - 4" STORZ FITITNG. THE 4" STORZ FITTING SHALL FACE THE FIRE DEPARTMENT ACCESS ROAD. ALL OUTLETS SHALL BE PROVIDED WITH N.T.S THREADS. HYDRANTS SHALL BE PAINTED WITH TWO COATS OF #250 FARWEST HIGH GLOW WHITE PAINT.

4.2. FIRE HYDRANT SUPPLY PIPING SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER. THE LOWEST OUTLET CAP NUT SHALL BE A MINIMUM HEIGHT OF 18-INCHES ABOVE FINISHED GRADE.

4.3. A KEYED GATE VALVE SHALL BE PROVIDED FOR EACH HYDRANT IN AN ACCESSIBLE AND CLEARLY VISIBLE LOCATION. VALVES SHALL NOT BE LOCATED IN PARKING STALLS.

4.4. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION.PRIVATE HYDRANTS AND MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.

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10/24/2023

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MERCER ISLAND MIXED USE

2285 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

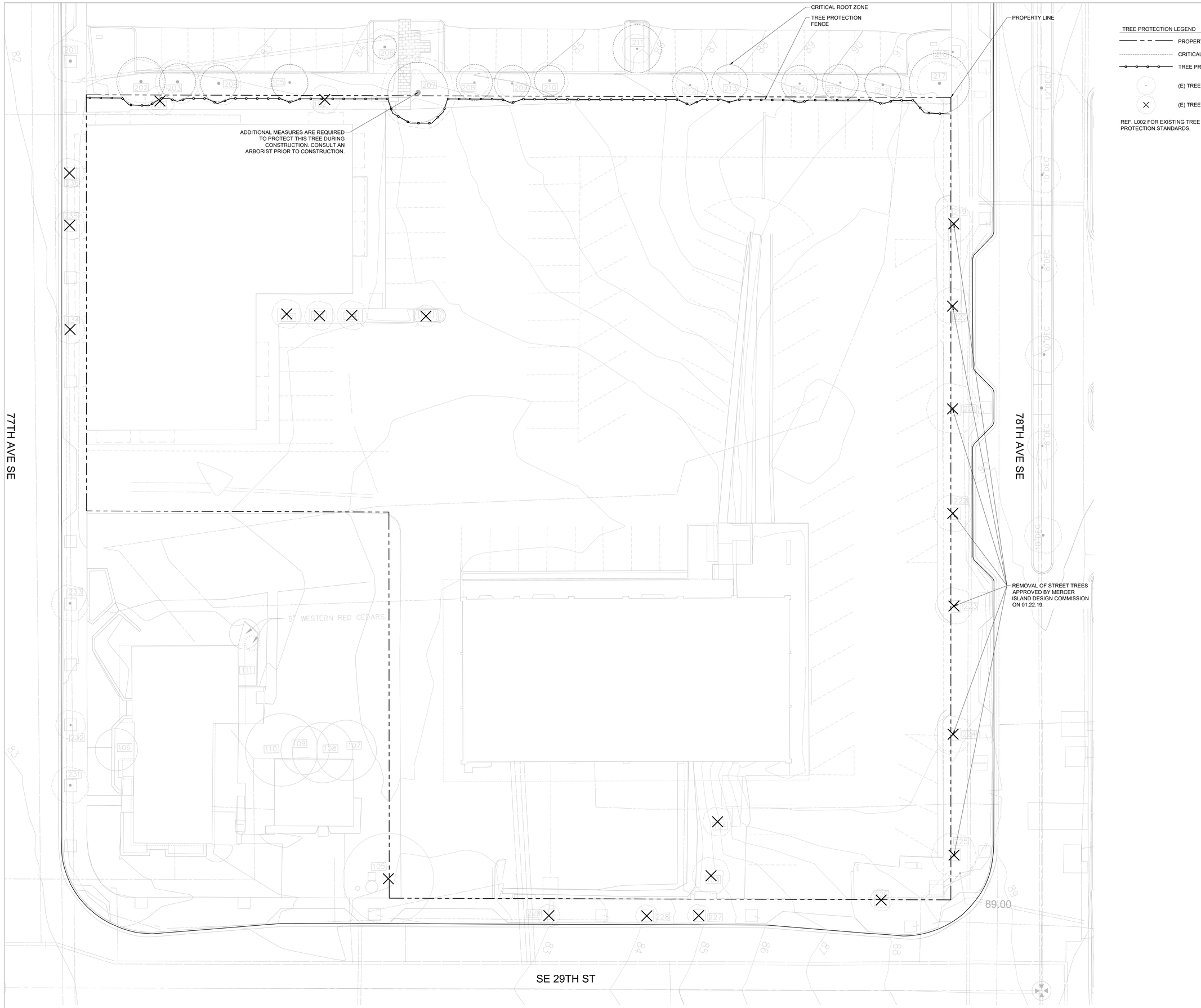
	Date	Description
	12/24/2019	LAND USE SET
	03/31/2020	50% CD
	06/26/2020	LAND USE SET REV #1
	12/04/2020	LAND USE SET REV #2
	01/25/2021	BUILDING PERMIT / 90% CD
	03/30/2021	LAND USE SET REV#3
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP
2	02/25/2022	BUILDING PERMIT CORR #2
3	10/07/2022	BUILDING PERMIT CORR #3
4	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
CMI FIRE DEPARTMENT STANDARD NOTES

SHEET NO.
9 **C420**

Drawn KWP
Checked ATT / WHL

Plotted: Oct 23, 2023 - 4:14pm Wrinkel, Z:\180001-180999\180096 Mercer Island, 2685 78th Ave SE\CAD\Design\Bldg Perm\MI-CA00-FP.dwg



1 EXISTING TREE PLAN
SCALE: 1" = 10'

0 5' 10' 20' 30'

TREE PROTECTION LEGEND

- PROPERTY LINE
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCE
- (E) TREE - PROTECT IN PLACE
- (E) TREE - TO BE REMOVED

REF. L002 FOR EXISTING TREE INVENTORY AND TREE PROTECTION STANDARDS.

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CLAYTON BENJAMIN JOHN
LANDSCAPE ARCHITECT
STATE OF WASHINGTON
EXP. 04/18/2022

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

EXISTING TREE PLAN

SHEET NO.

L001

Drawn SB, KM
Checked CB, PK

Printed:

TREE PROTECTION STANDARDS

1. PER MICC 19.10.080 CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP) - MANAGING TREES DURING CONSTRUCTION, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
2. PER MICC 19.10.100, PERMIT TO BE OBTAINED FOR REMOVAL OF TREES IN R.O.W.
3. TREE PROTECTION FENCING SHALL BE ERECTED AT PRESCRIBED DISTANCE PER ARBORIST REPORT. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FEET HIGH.
4. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO MOVING ANY HEAVY EQUIPMENT ON SITE. DOING THIS WILL SET CLEARING LIMITS AND AVOID COMPACTION OF SOILS WITHIN ROOT ZONES OF RETAINED TREES.
5. INSTALL HIGHLY VISIBLE SIGNS OF PROTECTION FENCING SPACED NO FURTHER THAN 15 FEET APART. SIGNS SHALL STATE "TREE PROTECTION AREA - ENTRANCE PROHIBITED," AND "CITY OF MERCER ISLAND" CODE ENFORCEMENT PHONE NUMBER.
6. NO WORK SHALL BE PERFORMED WITHIN PROTECTION FENCING UNLESS APPROVED BY PLANNING OFFICIAL. IN SUCH CASES, ACTIVITIES WILL BE APPROVED AND SUPERVISED BY A "QUALIFIED TREE PROFESSIONAL".
7. THE ORIGINAL GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN PROTECTION FENCING WITHOUT THE PLANNING OFFICIAL AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL.
8. NO BUILDING MATERIALS, SPOILS, CHEMICALS OR SUBSTANCES OF ANY KIND WILL BE PERMITTED WITHIN PROTECTION FENCING.
9. EXCAVATIONS WITHIN THE DRIP LINES OF RETAINED TREES SHALL BE MONITORED BY A QUALIFIED TREE PROFESSIONAL SO NECESSARY PRECAUTIONS CAN BE TAKEN TO MINIMIZE IMPACTS TO TREES. A QUALIFIED TREE PROFESSIONAL SHALL MONITOR THE EXCAVATIONS WHEN WORK IS REQUIRED AND ALLOWED UP TO THE LIMITS OF DISTURBANCE.
10. TO ESTABLISH SUB GRADE FOR FOUNDATIONS, CURBS AND PAVEMENT SECTIONS NEAR TREES, SOIL SHOULD BE REMOVED PARALLEL TO THE ROOTS AND NOT AT 90 DEGREE ANGLES TO AVOID BREAKING AND TEARING ROOTS THAT LEAD BACK TO THE TRUNK WITHIN THE DRIP LINE. ANY ROOTS DAMAGED DURING THESE EXCAVATIONS SHOULD BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CUTTING TOOLS SHOULD BE STERILIZED.
11. AREAS EXCAVATED WITHIN THE DRIP LINE OF RETAINED TREES SHOULD BE THOROUGHLY IRRIGATED WEEKLY DURING DRY PERIODS.
12. PROTECTION FENCING SHALL BE MAINTAINED UNTIL THE PLANNING OFFICIAL AUTHORIZES ITS REMOVAL.
13. ENSURE THAT ANY APPROVED LANDSCAPING WITHIN THE PROTECTED ZONE SUBSEQUENT TO THE APPROVED REMOVAL OF PROTECTION FENCING BE PERFORMED WITH HAND LABOR.

ARBORIST NOTES

CONSTRUCTION ACTIVITY IS NOT RECOMMENDED WITHIN A TREE'S DRIP LINE. IF DISTURBANCE WITHIN A RETAINED TREE'S DRIP LINE IS REQUIRED, THE BEST MANAGEMENT PRACTICES OUTLINED BELOW SHOULD BE CLOSELY ADHERED TO. ANY WORK WITHIN THE DRIP LINE SHOULD BE SUPERVISED BY THE PROJECT ARBORIST.

RECOMMENDATIONS

1. TREE PROTECTION FENCING SHALL BE ERECTED AROUND RETAINED TREES AND POSITIONED AS SHOWN ON THE ATTACHED PRIOR TO MOVING ANY HEAVY EQUIPMENT ON SITE. DOING THIS WILL SET CLEARING LIMITS AND AVOID COMPACTION OF SOILS WITHIN ROOT ZONES OF RETAINED TREES. FURTHER SOIL COMPACTION OR ROOT DISTURBANCE WITHIN THE DRIP LINES SHOULD BE AVOIDED TO PREVENT UNNECESSARY DAMAGE TO THE ROOT SYSTEM.
2. CONCRETE OR PAVEMENT TO BE REMOVED FROM WITHIN THE DRIPLINES OF RETAINED TREES SHALL BE BROKEN INTO MANAGEABLE PIECES AND REMOVED BY HAND.
3. ALL WORK NEAR RETAINED TREES MUST AVOID CONTACT FROM EXCAVATOR ARMS OR ANY OTHER EQUIPMENT WITH THE TRUNKS OR BRANCHES.
4. ANY ROOTS THAT BECOME DAMAGED OR BROKEN BY HEAVY EQUIPMENT MUST BE CUT CLEAN WITH A RECIPROCATING SAW TO PROMOTE OCCLUSION OF THE WOUND.
5. ANY ROOTS WHICH ARE EXPOSED DURING DEMOLITION OR CONSTRUCTION SHOULD BE REGULARLY IRRIGATED TO PREVENT THEM FROM DRYING OUT UNTIL THEY CAN BE RECOVERED WITH SOIL.
6. ALL SOIL WITHIN THE PLANTING AREA AROUND THESE TREES MUST BE AMENDED WITH 3-5 INCHES OF NATURAL MULCH MATERIAL SUCH AS COMPOST OR FINELY SHREDDED LIMBS ALSO KNOWN AS 'ARBORIST CHIPS.'
7. • MONITOR THE TREES FOR CHANGES IN HEALTH OR STRUCTURE. HAVE THE TREES RE-ASSESSED ONCE DEVELOPMENT ACTIVITY HAS FINISHED.

TREE INVENTORY

TAG #	COMMON NAME	SPECIES	DBH (INCHES)	REMOVAL	EXCEPTIONAL	REQUIRED REPLACEMENT	HEALTH / CONDITION	NOTES
101	FLOWERING PEAR	PYRUS CALLERYANA	9.6	X		1	FAIR	LEANS WEST. GIRDLING ROOT, POOR PLANTING
102	FLOWERING PEAR	PYRUS CALLERYANA	7	X		1	GOOD	
103	FLOWERING CHERRY	PRUNUS SP.	10	X		2	FAIR	FAIR-POOR CONDITION, SURROUNDED BY INVASIVE SPECIES
104	FLOWERING CHERRY	PRUNUS SP.	7	X		1	FAIR	DEAD BRANCHES IN CANOPY
105	WESTERN RED CEDAR	THUJA PLICATA	22	X		2	GOOD	
112	FLOWERING PEAR	PYRUS CALLERYANA	7	X		1	GOOD	
113	FLOWERING PEAR	PYRUS CALLERYANA	7	X		1	GOOD	
114	FLOWERING PEAR	PYRUS CALLERYANA	8	X		1	GOOD	
115	FLOWERING PEAR	PYRUS CALLERYANA	6	X		1	GOOD	
NEIGHBORING / STREET TREES								
201	FLOWERING PEAR	PYRUS CALLERYANA	13				FAIR	77TH AVE SE STREET TREE; THIN CANOPY
202	EUROPEAN HORNBEAM	CARPINUS BETULUS	13.1				GOOD	
203	EUROPEAN HORNBEAM	CARPINUS BETULUS	13				GOOD	
204	EUROPEAN HORNBEAM	CARPINUS BETULUS	17.1		YES		GOOD	
205	EUROPEAN HORNBEAM	CARPINUS BETULUS	12.5				GOOD	
206	RED MAPLE	ACER RUBRUM	11.6				GOOD	
207	LONDON PLANE	PLATANUS X. ACERIFOLIA	23.1				GOOD	4' FROM CURB
208	EUROPEAN HORNBEAM	CARPINUS BETULUS	8.6				GOOD	
209	EUROPEAN HORNBEAM	CARPINUS BETULUS	9.6				GOOD	
210	EUROPEAN HORNBEAM	CAPRINUS BETULUS	11				GOOD	
211	RED MAPLE	ACER RUBRUM	9				GOOD	
212	EUROPEAN HORNBEAM	CARPINUS BETULUS	9.2				GOOD	
213	EUROPEAN HORNBEAM	CARPINUS BETULUS	5.1				GOOD	
214	EUROPEAN HORNBEAM	CARPINUS BETULUS	7.8				GOOD	
215	EUROPEAN HORNBEAM	CARPINUS BETULUS	8.5				GOOD	
216	EUROPEAN HORNBEAM	CARPINUS BETULUS	11				GOOD	
217	LONDON PLANE	PLATANUS X. ACERIFOLIA	14				GOOD	
218	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	8				GOOD	
219	RED MAPLE	ACER RUBRUM	10.6	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
220	RED MAPLE	ACER RUBRUM	10.2	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
221	RED MAPLE	ACER RUBRUM	14.7	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
222	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	10	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
223	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	9.6	X		1	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19; NARROW FORM
224	RED MAPLE	ACER RUBRUM	11.5	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
225	RED MAPLE	ACER RUBRUM	12.8	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
226	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	7	X		1	GOOD	
227	FLOWERING PEAR	PYRUS CALLERYANA	5	X		1	GOOD	R.O.W. TREE
228	FLOWERING PEAR	PYRUS CALLERYANA	5.5	X		1	FAIR	R.O.W. TREE
229	FLOWERING PEAR	PYRUS CALLERYANA	6.2	X		1	FAIR	R.O.W. TREE
234	FLOWERING PEAR	PYRUS CALLERYANA	10	X		2	FAIR	R.O.W. TREE
235	FLOWERING PEAR	PYRUS CALLERYANA	9	X		1	FAIR	R.O.W. TREE
236	FLOWERING PEAR	PYRUS CALLERYANA	8	X		1	FAIR	R.O.W. TREE

REQUIRED REPLACEMENT PER MICC 19.10.070: 32 TREES

REPLACEMENT TREES PROVIDED: 78 TREES, REF. L510 - PLANTING SCHEDULE

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CLAYTON BENJAMIN BROWN
STATE OF WASHINGTON
LAND 22621 EXP. 04/19/2022
LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2985 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

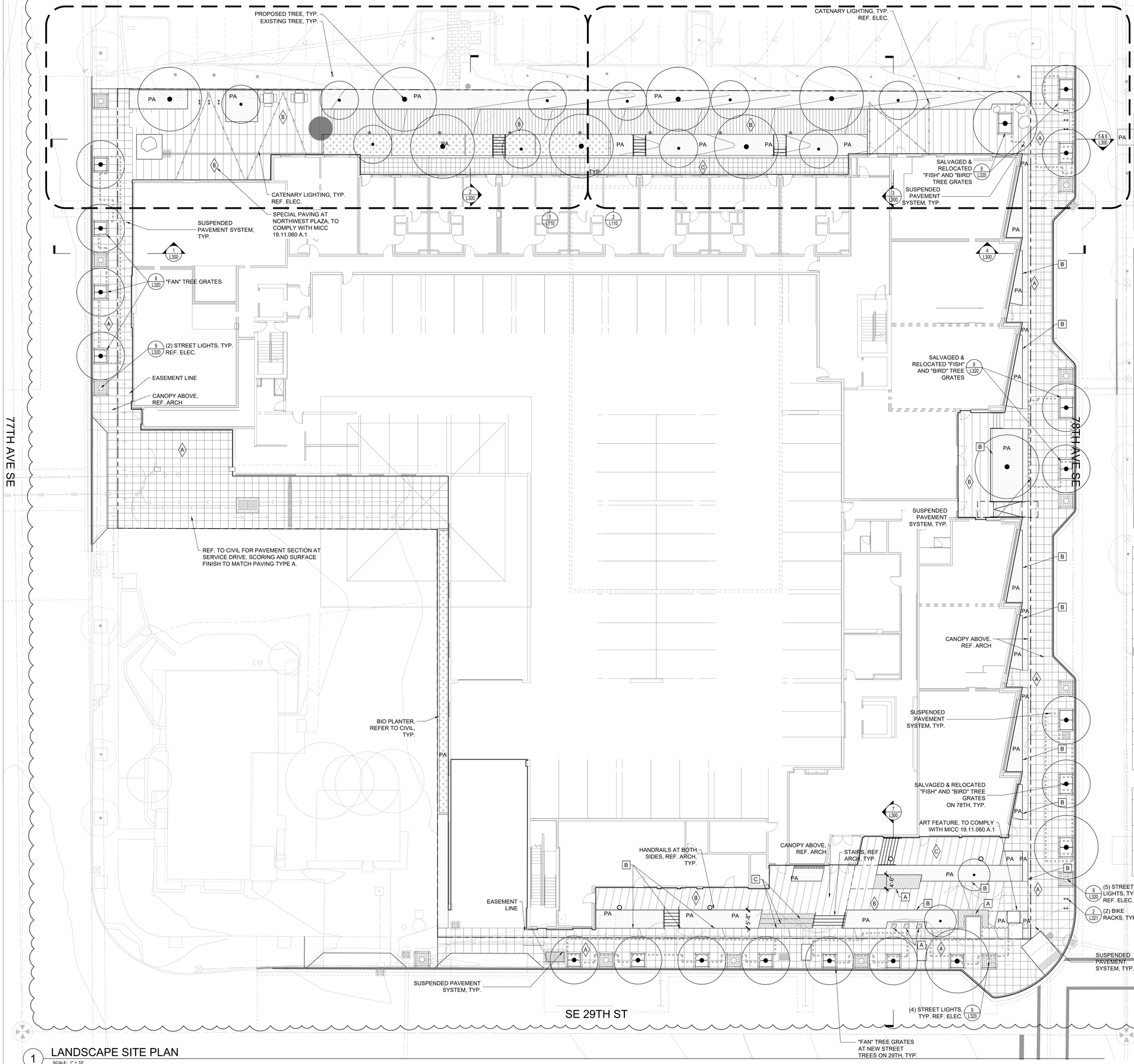
EXISTING TREE INVENTORY

SHEET NO.

L002

Drawn SB, KM
Checked CB, PK

Protect



ABBREVIATIONS

ARCH	ARCHITECTURE
BLDG	BUILDING
CIP	CAST IN PLACE
CONC	CONCRETE
DK	DARK
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
LT	LIGHT
MED	MEDIUM
NIC	NOT IN CONTRACT
PVMT	PAVEMENT
REF	REFERENCE
R.O.W.	RIGHT OF WAY
SIM	SIMILAR
TYP	TYPICAL

LEGEND

SYMBOL	ITEM
	EXISTING TREE TO REMAIN, PROTECT IN PLACE, REF. L001 - EXISTING TREE PLAN
	PROPOSED TREES, REF. L510 - PLANTING SCHEDULE
	PROPERTY LINE
	EASEMENT LINE

SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOR/ NOTES	DETAIL
A	CIP CONC. PVMT. PER TOWN CENTER STANDARD	CIP CONCRETE PAVEMENT, 30" X 30" TOOLED OR SAWCUT JOINTS, LT. BROOM FINISH PERPENDICULAR TO CURB WITH MIN. THICKNESS OF 4".	1/L320
B	SPECIALTY CIP CONC. PVMT.	CIP CONCRETE PAVEMENT, SAWCUT JOINTS, SCORING PER PLANS, LT. BROOM FINISH	1/L320, 2/L320
C	PRECAST UNIT PAVERS	24" X 24" CAL ARC PAVERS, SANDBLAST FINISH, AS AVAILABLE FROM STEPSTONE.	3/L320
	SUSPENDED PAVEMENT SYSTEM	SUSPENDED PAVEMENT SYSTEM WITH LID AND GEOTEXTILE SEPARATOR AT TOP. DEEPROOT SILVA CELL OR APPROVED EQUAL. REF. L500 FOR LAYOUT.	
	COBBLE EDGE		10/L320
	TRENCH DRAIN	TRENCH DRAIN WITH DECORATIVE GRATE	5/L320
PA	PLANTING AREA	REF. L510 - PLANTING SCHEDULE	

SITE FURNISHINGS

SYMBOL	TYPE	FINISH/COLOR/ NOTES	DETAIL
	SEAT STONES	SOMA STONES, AS AVAILABLE FROM CONCRETEWORKS.	REF. SPECS
	BOULDERS	"IGNEOUS RIVER BOULDERS" AS AVAILABLE FROM MARENAKOS ROCK CENTER	1/L321
	BIKE RACKS	WESTPORT NO SCRATCH INVERTED-U BIKE RACK AS AVAILABLE FROM SPORTWORKS NORTHWEST; REF. SPECS	2/L321
	PICNIC TABLES	MT-1200-4848A FIXED SQUARE TABLE (ADA STYLE) AS AVAILABLE FROM FAIRWEATHER SITE FURNISHINGS; REF. SPECS	4/L321
	BENCHES	COLOSSUS BIG TIMBER SEAT AS AVAILABLE FROM COLUMBIA CASCADE; REF. SPECS	3/L321
	STREET LIGHTS	REF. ELECTRICAL FOR FIXTURE. UNIT PAVERS TO BE INSTALLED AT BASE PER CITY STANDARD.	9/L320
	CATENARY LIGHTS	REF. ELECTRICAL	
	BOLLARD LIGHTS	REF. ELECTRICAL	

WALL SCHEDULE

SYMBOL	TYPE	FINISH/COLOR/ NOTES	DETAIL
A	WALL TYPE A	18"-24" SEAT WALL, STEEL FRAME WITH WOOD TOP	7/L321
B	WALL TYPE B	WEATHERED STEEL PLANTER WALL, 3/8" THICK, 18" TALL MIN, 30" MAX.	5/L321
C	WALL TYPE C	18"-24" SEAT STEPS, CONCRETE FRAME WITH WOOD TOP	6/L321

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CRAYTON BEAUDOIN LAND 22921 EXP. 04/19/2022 LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
06/07/2022	BUILDING PERMIT CORR #3
11/27/2022	9 BUILDING PERMIT CORR #4

SHEET TITLE

LANDSCAPE SITE PLAN

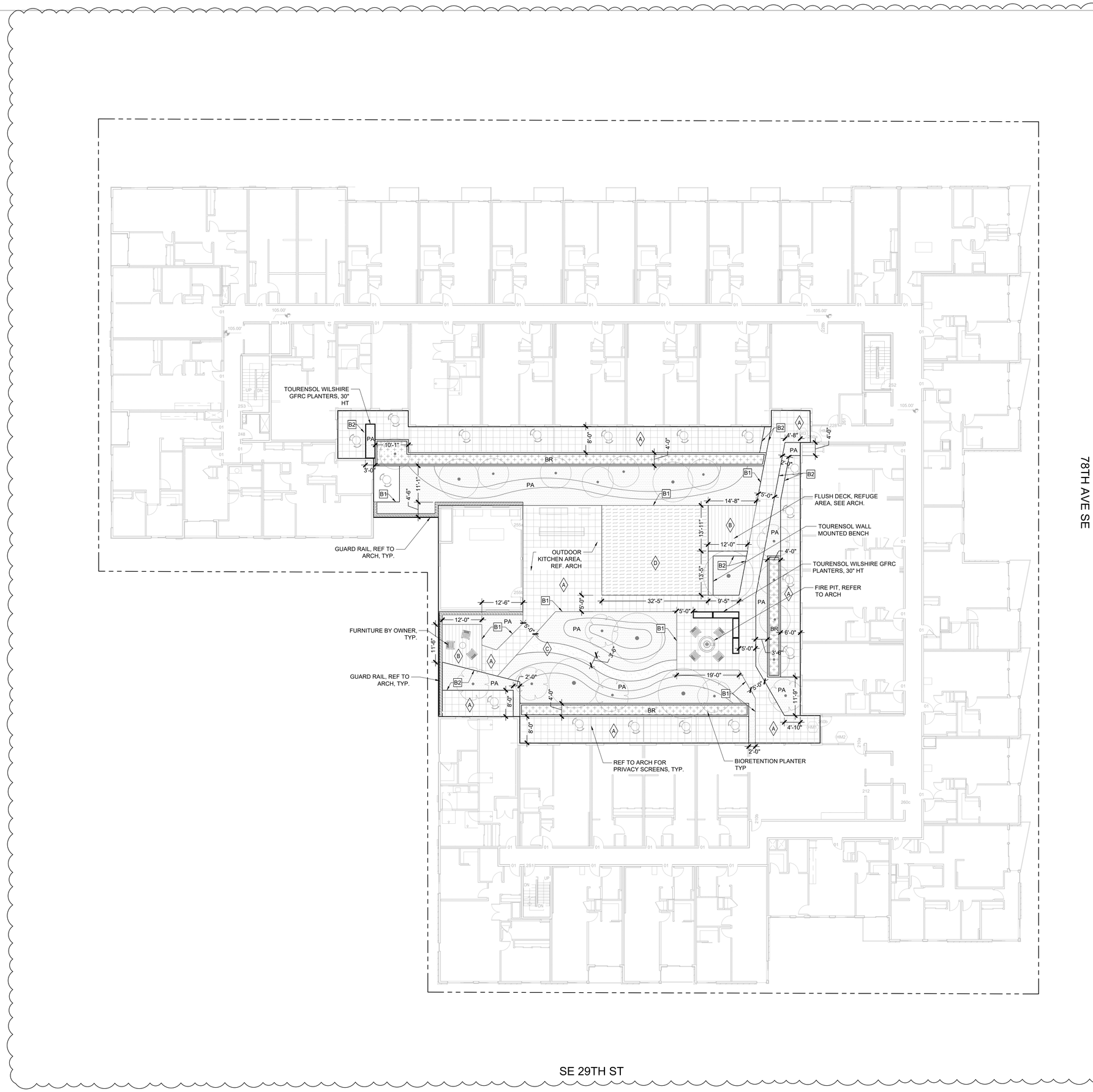
SHEET NO.

L100

Drawn SB, KM
Checked CB, PK

1 LANDSCAPE SITE PLAN
SCALE: 1" = 10'

Printed:



1 LANDSCAPE L2 SITE PLAN
SCALE: 1" = 10'

ABBREVIATIONS

ARCH	ARCHITECTURE
BLDG	BUILDING
CIP	CAST IN PLACE
CONC	CONCRETE
DK	DARK
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
LT	LIGHT
MED	MEDIUM
NIC	NOT IN CONTRACT
PVMT	PAVEMENT
REF	REFERENCE
R.O.W.	RIGHT OF WAY
SIM	SIMILAR
TYP	TYPICAL

LEGEND

SYMBOL	ITEM
	PROPOSED TREES, REF. L510 - PLANTING SCHEDULE
	PROPERTY LINE
	EASEMENT LINE

SURFACING SCHEDULE - L2

SYMBOL	TYPE	FINISH/COLOR/ NOTES	DETAIL
A	PRECAST UNIT PAVERS	24" X 24" ARCHITECTURAL PRECAST PAVERS ON PEDESTALS, PER SPECS.	3 L320 / # L320
B	WOOD DECKING	KEBONY THERMALLY MODIFIED WOOD DECKING, PER SPECS	1 - / 2 -
C	CRUSHED ROCK SURFACING	1/4" MINUS CRUSHED ROCK SURFACING PER SPECS	- -
D	SYNTHETIC TURF SURFACING	SYNTHETIC TURF SURFACE	6 L320
	COBBLE EDGE		10 L320
	ROOF DRAIN CLEANOUT		- -
PA	PLANTING AREA	REF. L510 - PLANTING SCHEDULE	

WALL SCHEDULE - L2

SYMBOL	TYPE	FINISH/COLOR/ NOTES	DETAIL
B1	WALL TYPE B1	PERMALOC GEOEDGE ALUMINUM EDGING. 8.5" X 7.5" BLACK DURAFLEX FINISH.	5 L321
B2	WALL TYPE B2	WEATHERED STEEL PLANTER WALL, 3/8" THICK, 24" TALL MIN, 30" MAX.	5 L321

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STATE OF WASHINGTON
CLAYTON BEAUDOIN
NO. 1287 EXP. 04/06/2022
LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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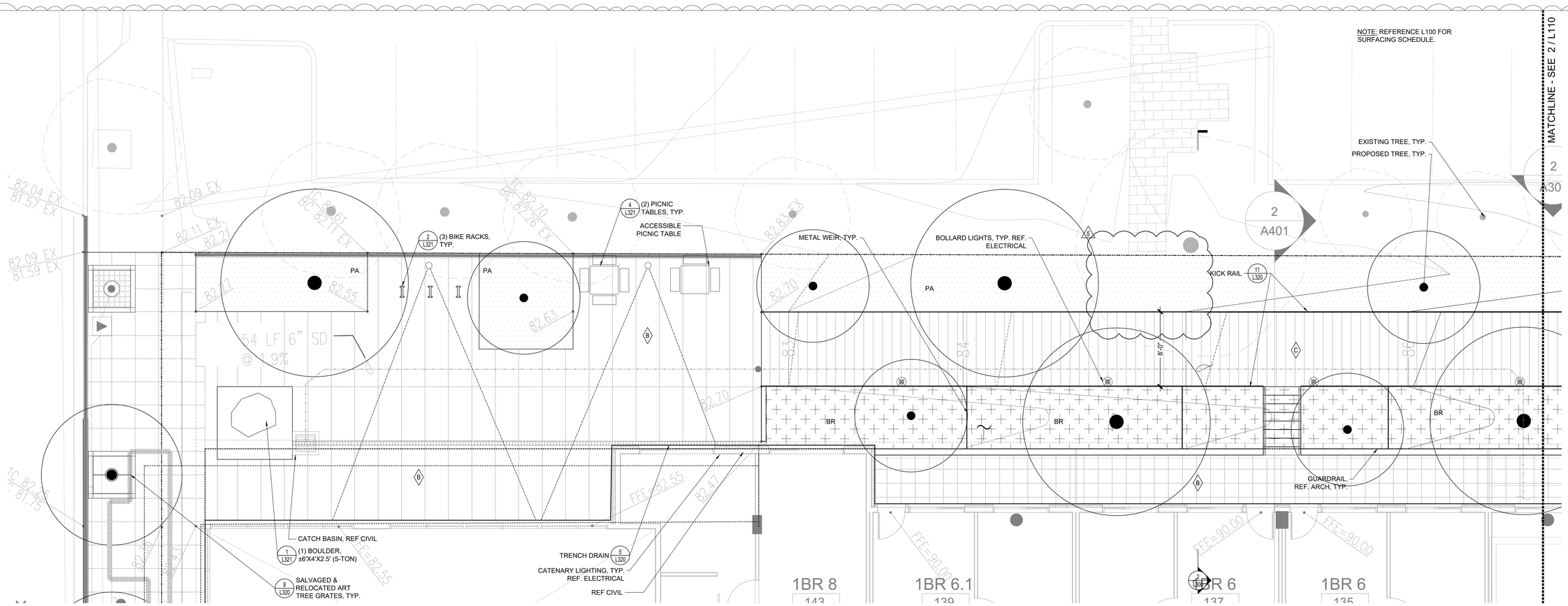
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
LANDSCAPE L2 SITE PLAN

SHEET NO.
L101

Drawn SB, KM
Checked CB, PK

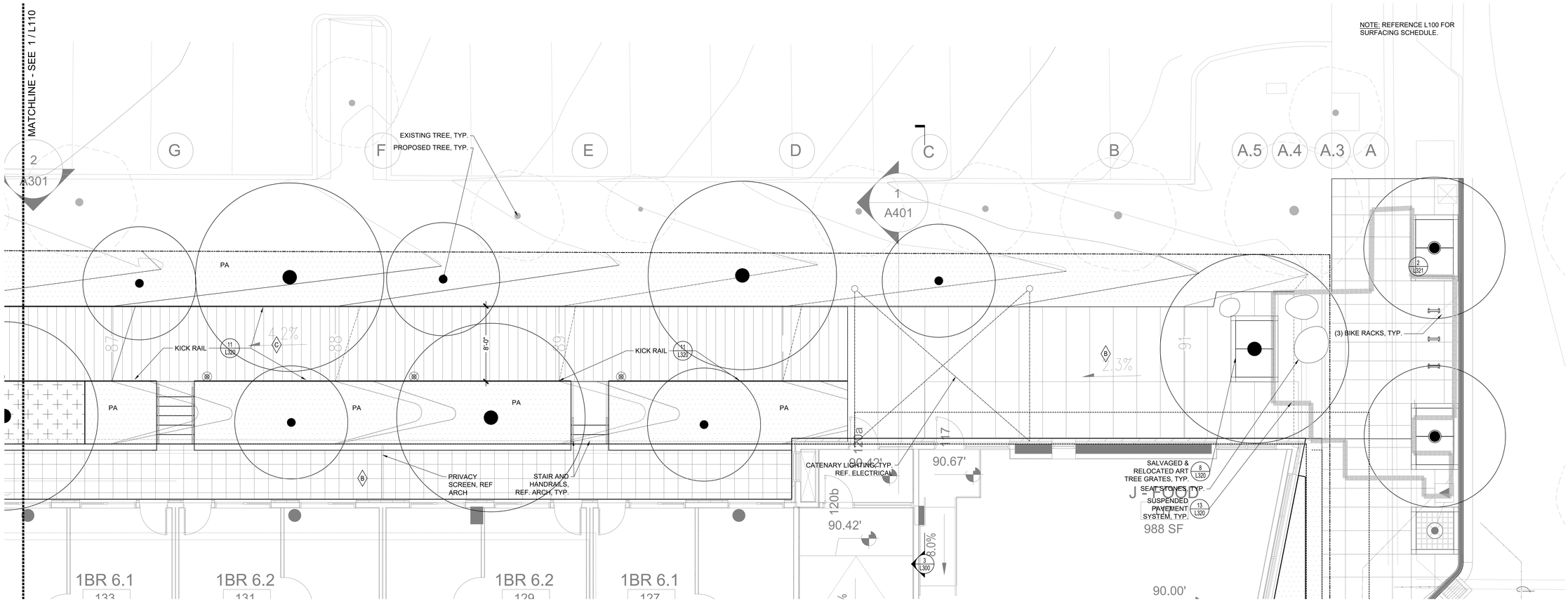
Printed:



1 THROUGHBLOCK WEST

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

0 1' 2' 4' 8' 12'



2 THROUGHBLOCK EAST

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

0 1' 2' 4' 8' 12'

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CLAYTON BENJAMIN JOHN
STATE OF WASHINGTON
LANDSCAPE ARCHITECT
EXP. 04/19/2022

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023 3	BUILDING PERMIT CORR #4

SHEET TITLE

ENLARGEMENT PLAN

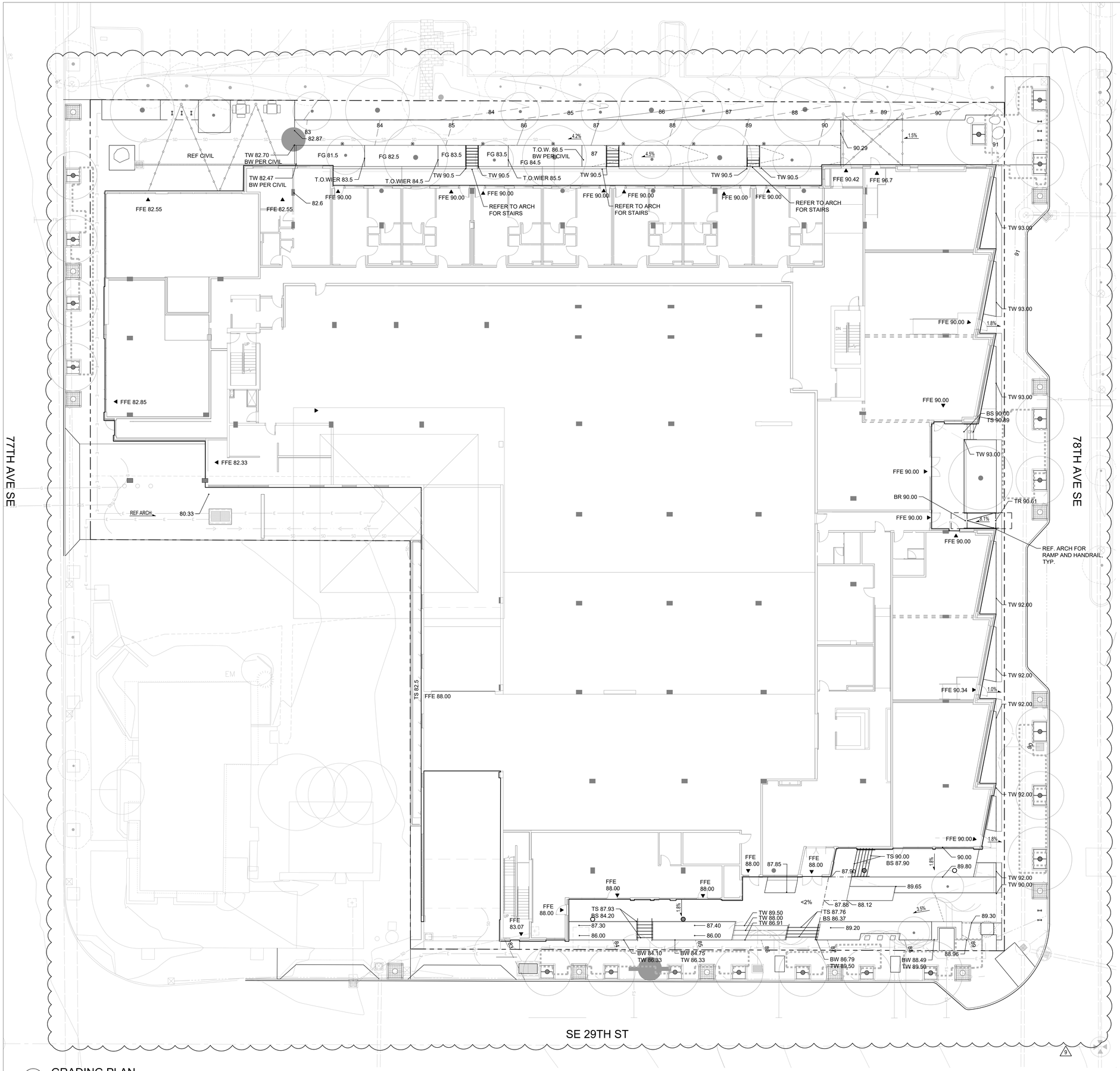
SHEET NO.

L110

Drawn SB, KM
Checked CB, PK

3

Protect



1 GRADING PLAN
SCALE: 1" = 10'

GRADING LEGEND

	EXISTING TREES TO REMAIN, PROTECT IN PLACE
	PROPOSED TREES, REF. L5.00
	PROPERTY LINE
	LIMIT OF WORK
MINOR / MAJOR	EXISTING CONTOURS
MINOR / MAJOR	PROPOSED CONTOURS
	GRADE BREAK
FFE XX.XX	FINISHED FLOOR ELEVATION
BS XX.XX / TS XX.XX	BOTTOM / TOP OF STAIR
BW XX.XX / TW XX.XX	BOTTOM / TOP OF WALL
W XX.XX	WEIR ELEVATION
XX.XX	SPOT ELEVATION
XX.XX	ROW SPOT ELEVATION, REF. CIVIL
X.X%	SLOPE

GRADING NOTES

1. ALL EXISTING GRADES TO BE FIELD VERIFIED.
2. REFER TO CIVIL FOR GRADING IN ROW.
3. CROSS SLOPES ON ALL PATHWAYS NOT TO EXCEED 2% SLOPE.
4. PLANTING AREA SUBGRADES DETERMINED BY SOIL DEPTHS AND SPECIFICATIONS.

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STATE OF WASHINGTON
CLAYTON BEAUDOIN
NO. 2187 EXP. 04/08/2022
LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023 9	BUILDING PERMIT CORR #4

SHEET TITLE

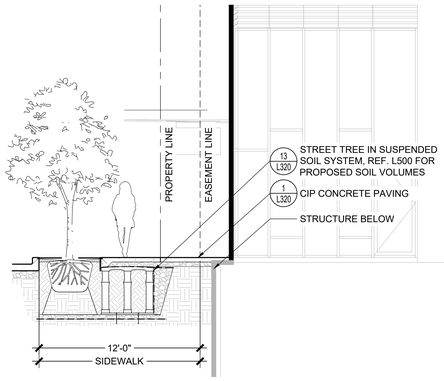
GRADING PLAN

SHEET NO.

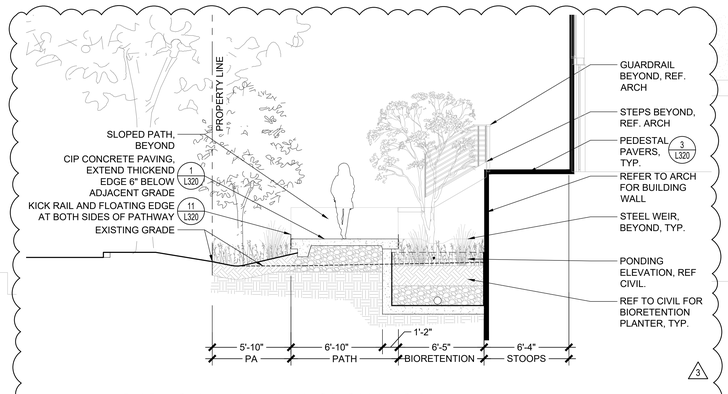
L200

Drawn SB, KM
Checked CB, PK

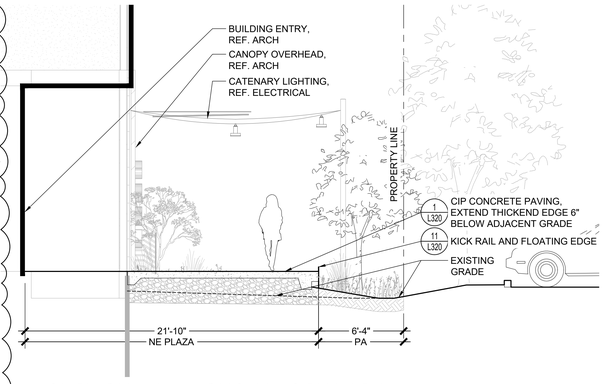
Printed:



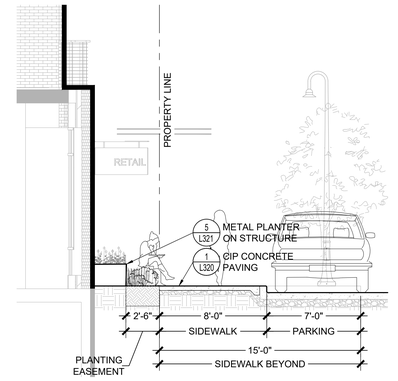
1 SECTION AT 77TH
SCALE: 1/4" = 1'-0"



2 SECTION AT MID THROUGH BLOCK
SCALE: 1/4" = 1'-0"

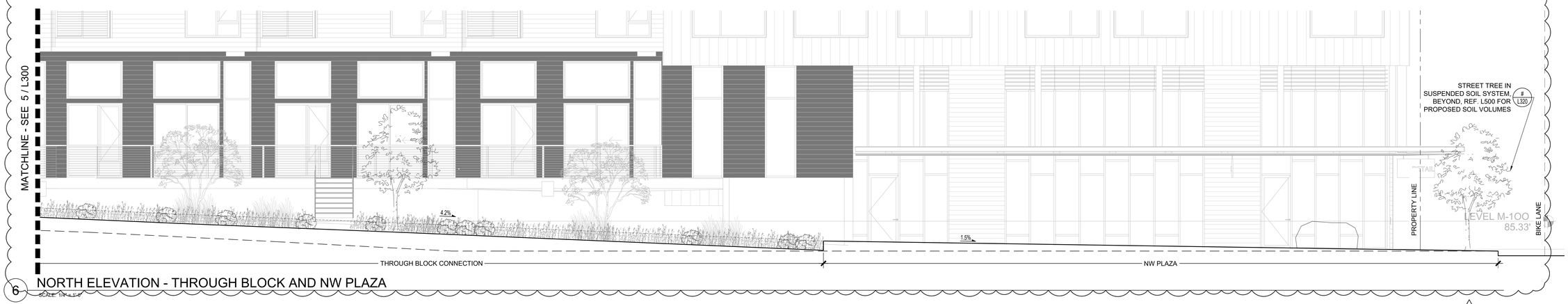


3 SECTION AT THROUGH BLOCK EAST
SCALE: 1/4" = 1'-0"

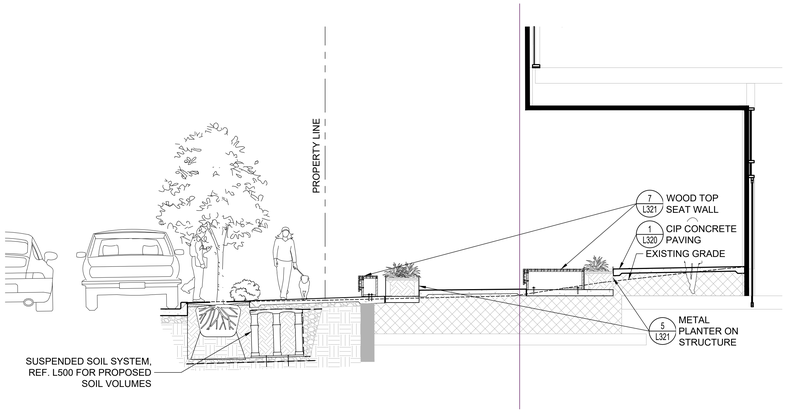


4 SECTION AT 78TH LOOKING NORTH
SCALE: 1/4" = 1'-0"

5 NORTH ELEVATION - NE PLAZA AND THROUGH BLOCK
SCALE: 1/4" = 1'-0"



6 NORTH ELEVATION - THROUGH BLOCK AND NW PLAZA
SCALE: 1/4" = 1'-0"



7 SECTION THROUGH SOUTH PLAZA
SCALE: 1/4" = 1'-0"

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STATE OF WASHINGTON
CLAYTON BEAUDOIN
NO. 1287 EXP. 04/06/2022
LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023 3	BUILDING PERMIT CORR #4

SHEET TITLE

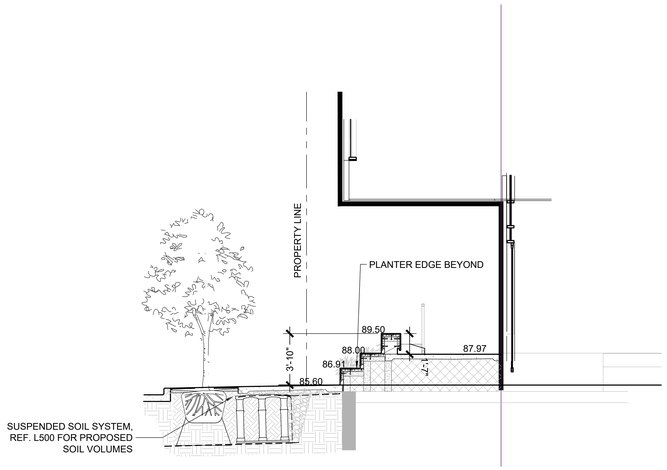
SITE SECTIONS

SHEET NO.

L300

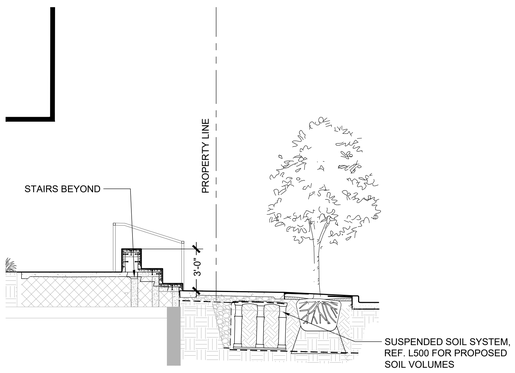
Drawn SB, KM
Checked CB, PK

Printed:



1 SECTION AT SEAT STEPS LOOKING WEST

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



2 SECTION AT SEAT STEPS LOOKING EAST

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

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CLAYTON BENJAMIN JOHN
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STATE OF WASHINGTON
EXP. 04/18/2024

MERCER ISLAND
MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

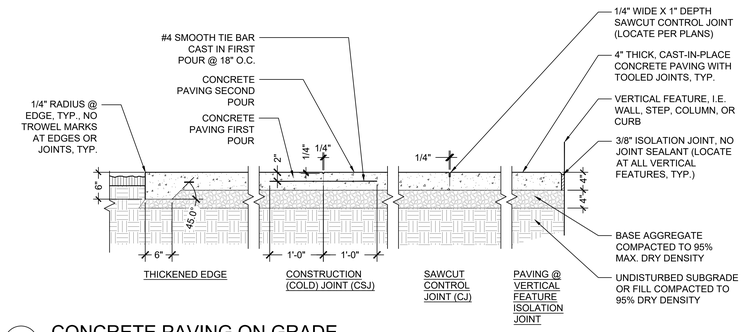
SITE SECTIONS

SHEET NO.

L301

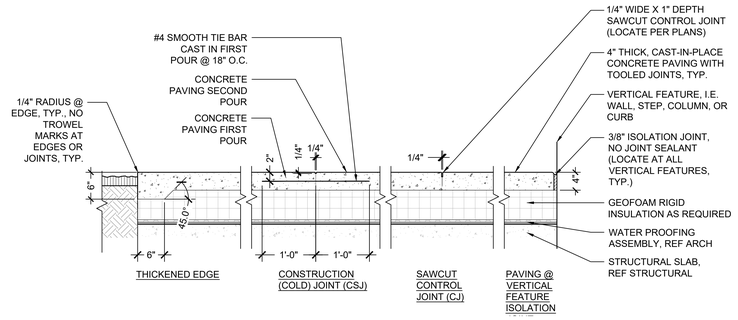
Drawn SB, KM
Checked CB, PK

Protect



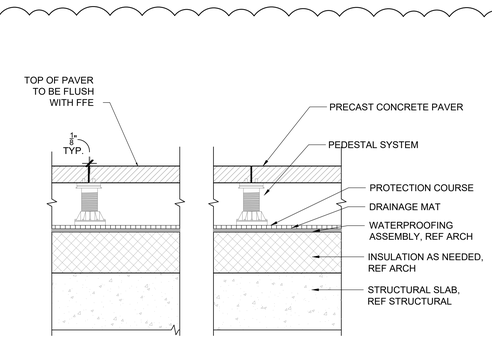
1 CONCRETE PAVING ON GRADE

SCALE: 1" = 1'-0"



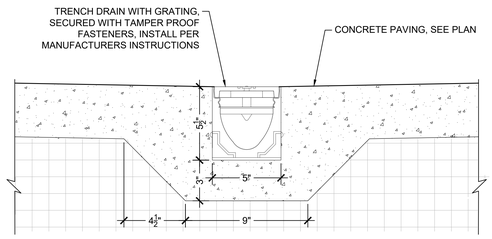
2 CONCRETE PAVING ON STRUCTURE

SCALE: 1" = 1'-0"



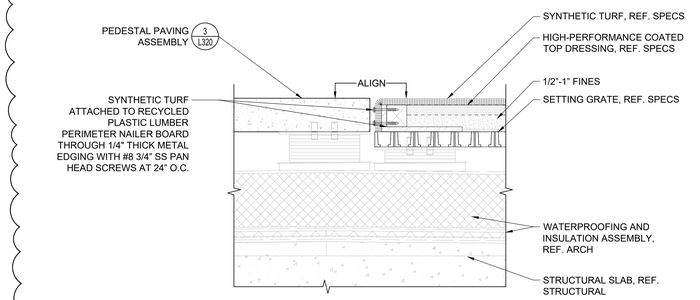
3 PEDESTAL PAVERS

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



5 TRENCH DRAIN

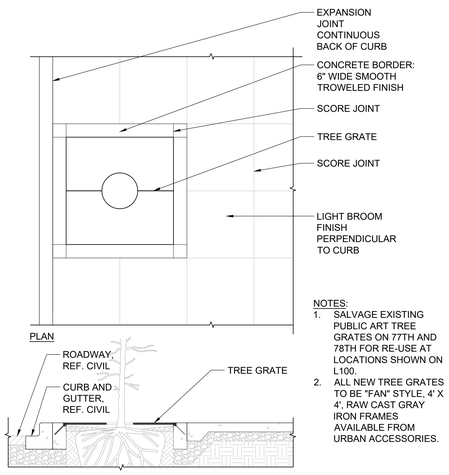
SCALE: 3" = 1'-0"



6 SYNTHETIC TURF ON STRUCTURE

SCALE: 3" = 1'-0"

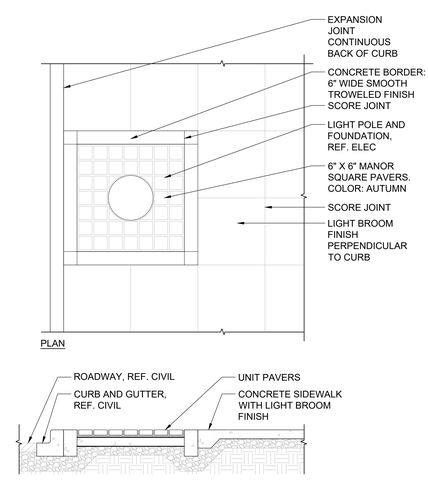
9



NOTES:
1. SALVAGE EXISTING PUBLIC ART TREE GRATES ON 77TH AND 78TH FOR RE-USE AT LOCATIONS SHOWN ON L100.
2. ALL NEW TREE GRATES TO BE "FAN" STYLE, 4' X 4', RAW CAST GRAY IRON FRAMES AVAILABLE FROM URBAN ACCESSORIES.

8 TREE GRATE

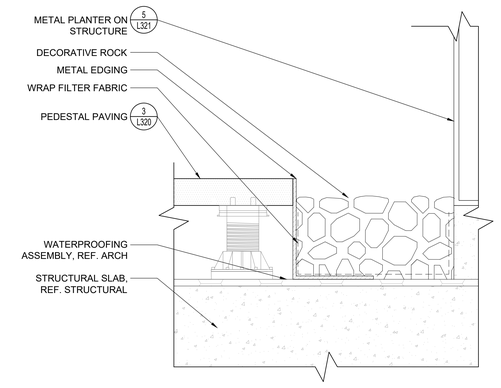
SCALE: 1/2" = 1'-0"



NOTES:
1. JOINT BETWEEN POLE FOUNDATION AND EDGE OF PAVERS SHALL HAVE A SMOOTH GROUT JOINT NOT TO EXCEED 1/2" PLACED AT 45 DEGREE BETWEEN PAVERS AND FOUNDATION.
2. MORTAR: POLYMER GROUT PERMA COLOR LATICRETE NATURAL GREY 2524 WITH MAXIMUM 3/4" FINISHED JOINT BETWEEN PAVERS WHEN PLACED AROUND STREET LIGHTS.
3. CONTRACTOR SHALL PROVIDE A SAMPLE PANEL FOR REVIEW AND APPROVAL PRIOR TO INSTALLING ANY PAVERS.

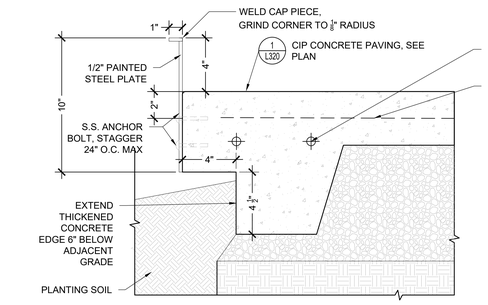
9 UNIT PAVERS AT STREET LIGHT

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



10 COBBLE EDGE

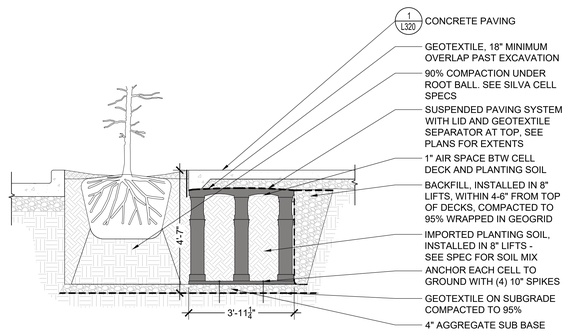
SCALE: 3" = 1'-0"



NOTES:
1. STAGGER ANCHOR BOLTS RUNNING ALONG FACE OF ANGLE IRON AND ANCHOR BOLTS RUNNING ALONG BOTTOM OF ANGLE IRON BY 12"
2. ALL STAINLESS STEEL TO BE TYPE 316

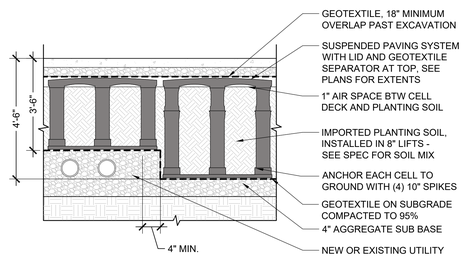
11 KICK RAIL

SCALE: 3" = 1'-0"



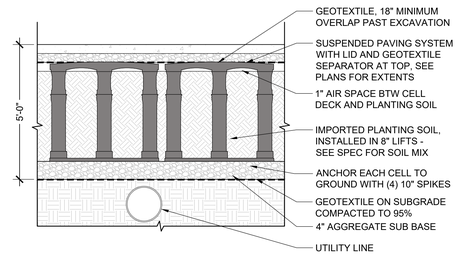
13 SUSPENDED PAVING SYSTEM

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



14 DETAIL: SUSPENDED PAVING UTILITY BRIDGE

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



15 DETAIL: SUSPENDED PAVING SYSTEM OVER EXISTING UTILITY

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

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CLAYTON BEDDOO LANDSCAPE ARCHITECT STATE OF WASHINGTON EXP. 04/18/2022

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
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10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	9 BUILDING PERMIT CORR #4

SHEET TITLE

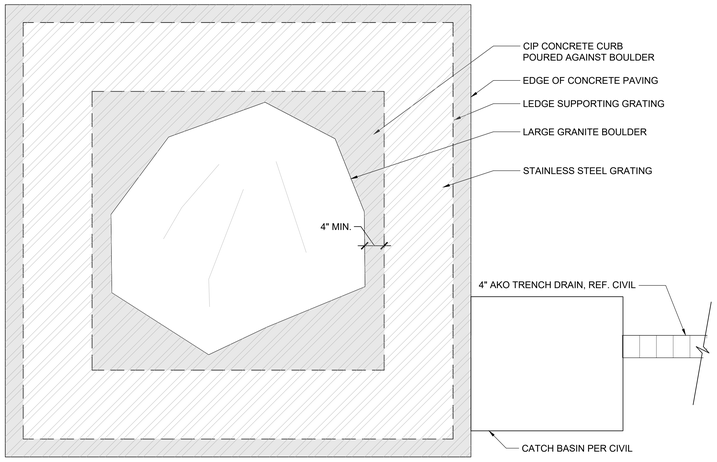
LANDSCAPE DETAILS

SHEET NO.

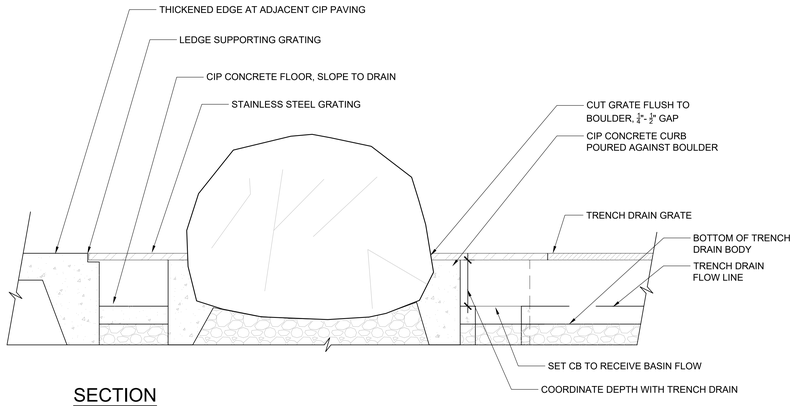
L320

Drawn SB, KM
Checked CB, PK

Printed:



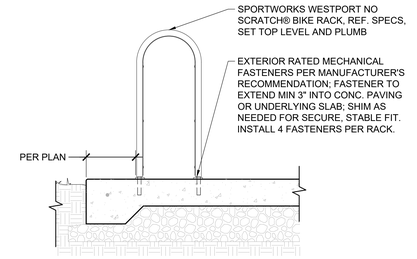
PLAN



SECTION

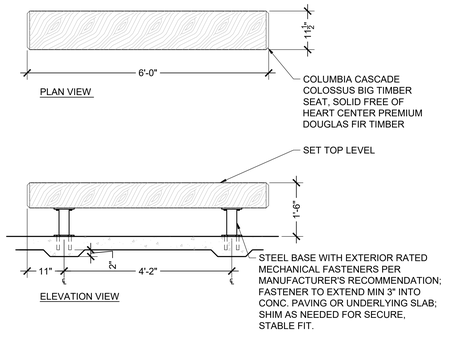
1 BOULDER SETTING

SCALE: 1" = 1'-0"



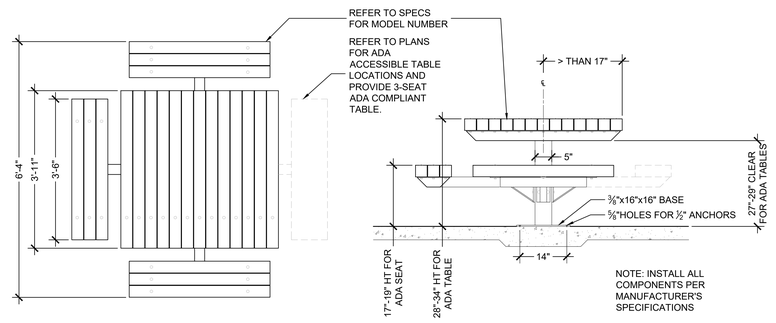
2 BIKE RACK

SCALE: 1" = 1'-0"



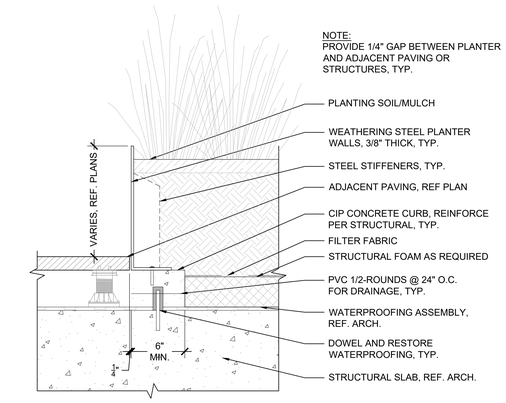
3 TIMBER BENCH

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



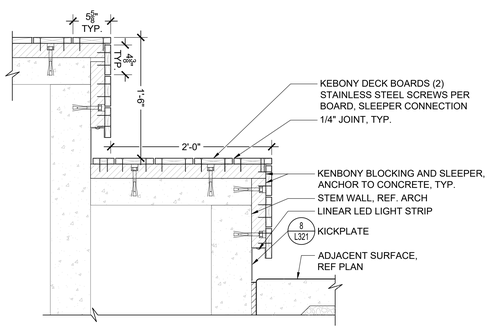
4 PICNIC TABLE

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



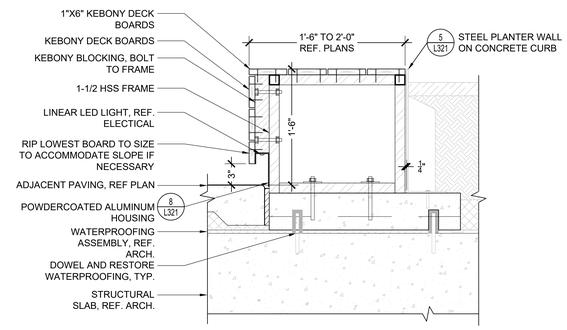
5 METAL PLANTER ON STRUCTURE

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



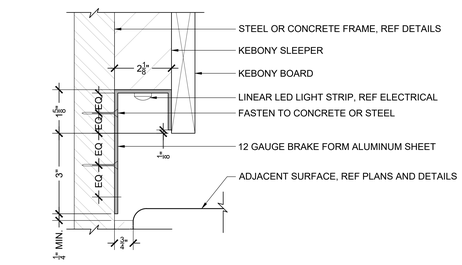
6 WOOD TOP SEAT STEPS

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



7 WOOD TOP SEAT WALL

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



8 BENCH KICKPLATE

SCALE: 6" = 1'-0"

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STATE OF WASHINGTON
LAND. 22821 EXP. 04/19/2022

NOTE:
- SITE FIXTURE ATTACHMENTS SHALL BE DEFERRED SUBMITTALS.

8

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LANDSCAPE DETAILS

SHEET NO.

L321

Drawn SB, KM
Checked CB, PK

Printed:

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
Q H F	RAIN BIRD 1806 5 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30
Q T H F	RAIN BIRD 1806 8 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30
Q T H F	RAIN BIRD 1806 10 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30
Q T H F	RAIN BIRD 1806 12 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30
Q T H F	RAIN BIRD 1806 15 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30
4V 6V 10V	RAIN BIRD 1806 ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806 HE-VAN SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XFCV-06-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.

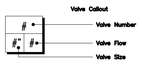
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	
	SHUT OFF VALVE	
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	
C	HUNTER ACC-1800 18 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ACM-600 MODULE. HIGH-END COMMERCIAL USE. METAL CABINET.	
FS	HUNTER HFS-200 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION LATERAL LINE: TYPE K COPPER PIPE

IRRIGATION MAINLINE: TYPE K COPPER PIPE

PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1-1/2"	DRIPLINE	2.27	188.3 L.F.	75.6	67.0	35.17		1.18 in/h
2	RAIN BIRD PEB	1-1/2"	SHRUB SPRAY	15.11	67	399.7	44.9	37.11		1.48 in/h
3	RAIN BIRD PEB	1-1/2"	DRIPLINE	0.93	85.1 L.F.	16.9	93.6	34.05		1.06 in/h
4	RAIN BIRD PEB	1-1/2"	DRIPLINE	0.80	73.1 L.F.	10.0	169.7	34.0		1.08 in/h
5	RAIN BIRD PEB	1-1/2"	SHRUB SPRAY	24.50	92	474.2	172.3	37.34		1.13 in/h
6	RAIN BIRD PEB	1-1/2"	DRIPLINE	1.05	95.7 L.F.	53.0	252.6	33.99		1.08 in/h
7	RAIN BIRD PEB	1-1/2"	SHRUB SPRAY	25.84	72	366.4	286.4	38.04		2.4 in/h
8	RAIN BIRD PEB	1-1/2"	SHRUB SPRAY	40.38	96	572.1	290.9	39.43		2.49 in/h
9	RAIN BIRD PEB	1"	DRIPLINE	1.41	115.2 L.F.	5.0	507.7	31.65		1.2 in/h
10	RAIN BIRD PEB	1-1/2"	SHRUB SPRAY	21.01	51	307.5	229.4	36.92		1.24 in/h
11	RAIN BIRD PEB	1-1/2"	SHRUB SPRAY	47.41	105	662.9	210.2	38.63		1.47 in/h
12	RAIN BIRD PEB	1"	SHRUB SPRAY	1.20	8	38.7		31.33		1.45 in/h
	Common Wire						731.3			

CRITICAL ANALYSIS

Generated:	2022-02 -15 15:34
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	120 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	82.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	80.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	47.41 GPM
Flow Available at POC:	120 GPM
Residual Flow Available:	72.59 GPM
Critical Station:	8
Design Pressure:	30 PSI
Friction Loss:	5.38 PSI
Fittings Loss:	0.54 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.5 PSI
Pressure Req. at Critical Station:	39.43 PSI
Loss for Fittings:	0.39 PSI
Loss for Main Line:	3.93 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.87 PSI
Critical Station Pressure at POC:	55.62 PSI
Pressure Available:	80 PSI
Residual Pressure Available:	24.38 PSI

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION
I--101	PROVIDE 120 VAC POWER TO CONTROLLER, COORDINATE WITH ELECTRICAL
I--102	COPPER TO PVC TRANSITION IN PLANTING AREA
I--103	COPPER MAINLINE ROUTING REFER TO MECHANICAL DRAWINGS
I--104	WATER ROOM LOCATED AT LEVEL BELOW, REF ARCH AND MECHANICAL DRAWINGS
I--105	ZONE 9 VALVE INSIDE BUILDING, LOCATION TO BE COORDINATE WITH ARCH AND MECHANICAL

WATERING RECOMMENDATIONS PER DEEPROOT

WATERING RATES

AMOUNT OF WATER PER TRUNK DBH
- DBH UNDER 2": 1 GAL. / IN.
- DBH OVER 2": 2 GAL. / IN.

WATERING FREQUENCY

YEAR 1:
- FIRST MONTH: 3X / WEEK OVER ROOT BALL
- SECOND MONTH: 2X / WEEK OVER ROOT BALL
- THIRD MONTH: 1X / WEEK OVER ROOT BALL
- FOURTH TO NINTH MONTH: 2X / MONTH OVER ROOT BALL

YEAR 2:
HOTTEST MONTHS:
- 2X / MONTH OVER ROOT BALL
- DURING DROUGHT WATER 1X WEEKLY

COOLER MONTHS:
- MONITOR AND RESPOND

YEAR 3:
HOTTEST MONTHS
- 2X / MONTH, 2X DIAMETER OF ROOT BALL
- DURING DROUGHT WATER 1X WEEKLY

COOLER MONTHS:
- MONITOR AND RESPOND

YEAR 4 & 5:
HOTTEST MONTHS
- 2X / MONTH, 2X DIAMETER OF ROOT BALL
- DURING DROUGHT WATER 1X WEEKLY

COOLER MONTHS:
- MONITOR AND RESPOND

ADDITIONAL NOTES
- FOR YOUNG TREES WATER ONLY THE ROOT BALL AREA; DO NOT WATER THE TRUNK
- FOR MATURE TREES (>25 YRS) OR OVER 12" DBH WATER DEEP & OCCASIONALLY DURING DROUGHT (10 GAL. / IN. DBH, 1X WEEKLY)
- ORGANIC MULCH RING RECOMMENDED: 3' DIA. X 1-3" DEPTH; DO NOT PILE MULCH ON TRUNK

PRIOR TO ADOPTING RECOMMENDED WATERING SCHEDULE, VERIFY APPROPRIATENESS WITH SITE CONDITIONS AND TREE SPECIES. CONSULTATION WITH DEEPROOT OR ANOTHER QUALIFIED PROFESSIONAL IS ALSO RECOMMENDED.

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CLAYTON BEDDOO
LANDSCAPE ARCHITECT
EXP. 04/18/2022

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

IRRIGATION SCHEDULE

SHEET NO.

L410

Drawn SB, KM
Checked CB, PK

Printed:

NOTES:
1. REFER TO L400 FOR DETAILED VALVE AND IRRIGATION SCHEDULES.

VALVE FOR TEMPORARY IRRIGATION OF ROW PLANTING; DECOMMISSION AFTER TREE ESTABLISHMENT

DRIPLINE RAIN BIRD XFCV-06-12

77TH AVE SE

78TH AVE SE

SE 29TH ST

PAVILION
255
716 SF

DRIPLINE RAIN BIRD XFCV-06-12

VALVE FOR TEMPORARY IRRIGATION OF ROW PLANTING; DECOMMISSION AFTER TREE ESTABLISHMENT

FIRE HYDRANT, REF TO CIVIL

VALVE FOR TEMPORARY IRRIGATION OF ROW PLANTING; DECOMMISSION AFTER TREE ESTABLISHMENT

DRIPLINE RAIN BIRD XFCV-06-12

VALVE FOR TEMPORARY IRRIGATION OF ROW PLANTING; DECOMMISSION AFTER TREE ESTABLISHMENT

DRIPLINE RAIN BIRD XFCV-06-12

DRIPLINE RAIN BIRD XFCV-06-12

VALVE FOR TEMPORARY IRRIGATION OF ROW PLANTING; DECOMMISSION AFTER TREE ESTABLISHMENT

WATER METER, REFERENCE CIVIL FOR POC

1 IRRIGATION PLAN
SCALE: 1" = 10'

0 5' 10' 20' 30'

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CLAYTON BENJAMIN JOHN
LANDSCAPE ARCHITECT
STATE OF WASHINGTON
EXP. 04/18/2022

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
10/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
09/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/16/2023	9 BUILDING PERMIT CORR #4

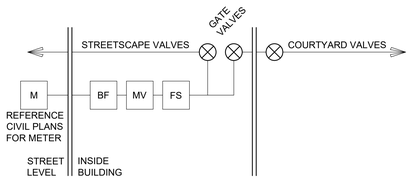
SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L411

Drawn SB, KM
Checked CB, PK

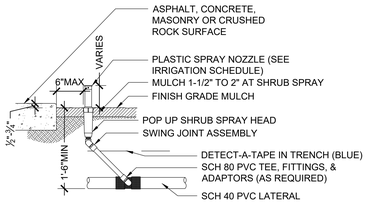
9

Printed



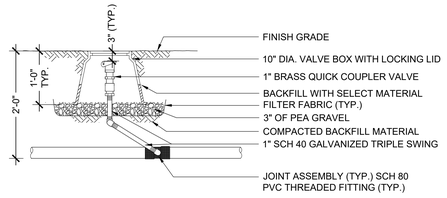
NOTES:
1. MINIMUM LENGTH OF STRAIGHT PIPE WITH NO FITTINGS ON EACH SIDE OF FLOW METER - UPSTREAM: 10 PIPE DIAMETERS. DOWNSTREAM: 5 PIPE DIAMETERS.
2. PIPE SUPPORTS WILL BE UNISTRUT, STAINLESS OR EPOXY COATED.
3. ALL IRRIGATION PIPING IN BUILDING WILL BE COPPER OR BRASS. ALL EXTERIOR IRRIGATION FITTINGS WILL BE SCHEDULE 40 PVC.
4. ALL EXTERIOR IRRIGATION PIPING AND FITTINGS WILL BE SCHEDULE 40 PVC (POLYVINYL CHLORIDE).

1 IRRIGATION POINT OF CONNECTION
SCALE: 3" = 1'-0"



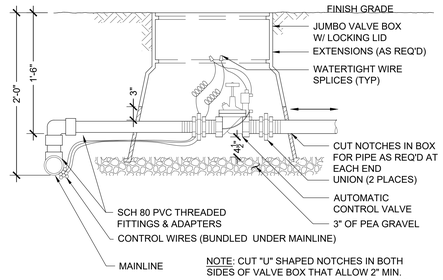
NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS

2 POP UP SPRAY HEAD
SCALE: 1" = 1'-0"



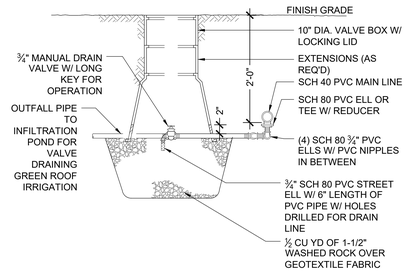
NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS

3 QUICK COUPLER VALVE
SCALE: 1" = 1'-0"

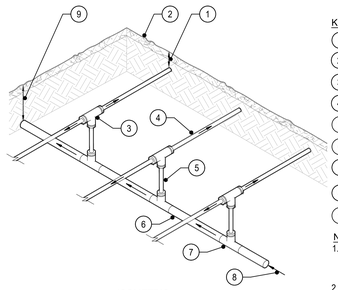


NOTE: CUT "U" SHAPED NOTCHES IN BOTH SIDES OF VALVE BOX THAT ALLOW 2" MIN. CLEARANCE FROM TOP OF PIPE TO TOP OF CUT-OUT.
USE TEFLON TAPE ON ALL THREADED FITTINGS.

4 AUTOMATIC CONTROL VALVE
SCALE: 1" = 1'-0"



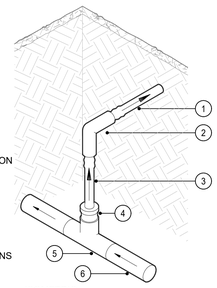
5 MAIN DRAIN VALVE
SCALE: 1" = 1'-0"



ISOMETRIC
CENTER-FEED SUPPLY MANIFOLD

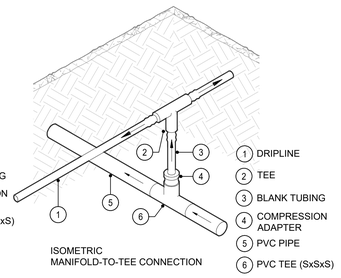
KEYS:
1. 3" + MULCH
2. FINISHED GRADE
3. TEE, TYP
4. DRIPLINE, TYP
5. BLANK TUBING, TYP
6. PVC SUPPLY MANIFOLD
7. PVC TEE TO COMPRESSION ADAPTERS, TYP
8. FLOW FROM VALVE
9. 12" OF COVER

NOTES:
1. SEE PLANS, LEGEND & SPECS FOR ALL DIMENSIONS AND LATERAL SPACING.
2. RATIO OF LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION, SEE



ISOMETRIC
MANIFOLD-TO-ELBOW CONNECTION

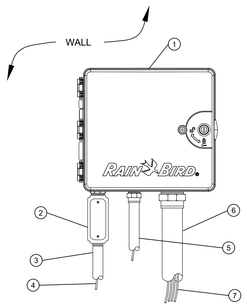
1. DRIPLINE
2. ELBOW
3. BLANK TUBING
4. COMPRESSION ADAPTER
5. PVC TEE (SxSxS)
6. PVC PIPE



ISOMETRIC
MANIFOLD-TO-TEE CONNECTION

1. DRIPLINE
2. TEE
3. BLANK TUBING
4. COMPRESSION ADAPTER
5. PVC PIPE
6. PVC TEE (SxSxS)

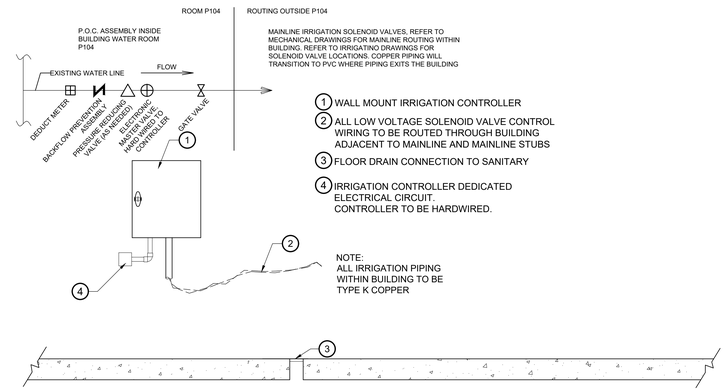
6 TYPICAL MANIFOLD CONNECTION
SCALE: 1" = 1'-0"



1. IRRIGATION CONTROLLER
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 1-INCH CONDUIT AND FITTINGS FOR RS232 SERIAL CABLE TO IQ CENTRAL CONTROL COMPUTER
6. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
7. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

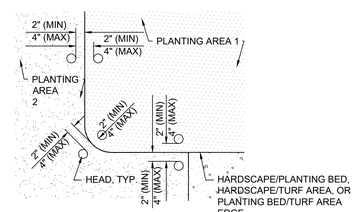
7 IRRIGATION CONTROLLER
SCALE: 1" = 1'-0"



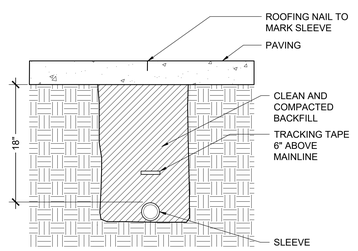
1. WALL MOUNT IRRIGATION CONTROLLER
2. ALL LOW VOLTAGE SOLENOID VALVE CONTROL WIRING TO BE ROUTED THROUGH BUILDING ADJACENT TO MAINLINE AND MAINLINE STUBS
3. FLOOR DRAIN CONNECTION TO SANITARY
4. IRRIGATION CONTROLLER DEDICATED ELECTRICAL CIRCUIT. CONTROLLER TO BE HARDWIRED.

NOTE:
ALL IRRIGATION PIPING WITHIN BUILDING TO BE TYPE K COPPER

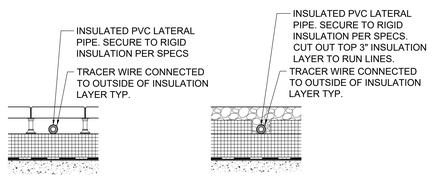
8 IRRIGATION POINT OF CONNECTION
SCALE: 3/4" = 1'-0"



9 HEAD SETBACK AND LOCATION
SCALE: 1" = 1'-0"



IRRIGATION SLEEVE AT PAVING

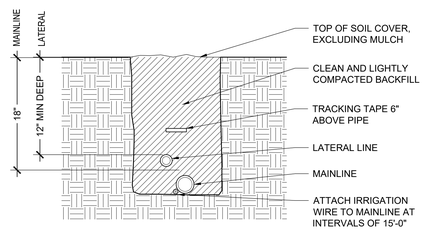


UNIT PAVING SECTION

AGGREGATE PAVING SECTION

IRRIGATION SLEEVE ON STRUCTURE

10 IRRIGATION SLEEVE
SCALE: 1" = 1'-0"



11 IRRIGATION TRENCH
SCALE: 1" = 1'-0"

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CLAYTON BEN JOON ... LANDSCAPE ARCHITECT ... EXP. 04/19/2022

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

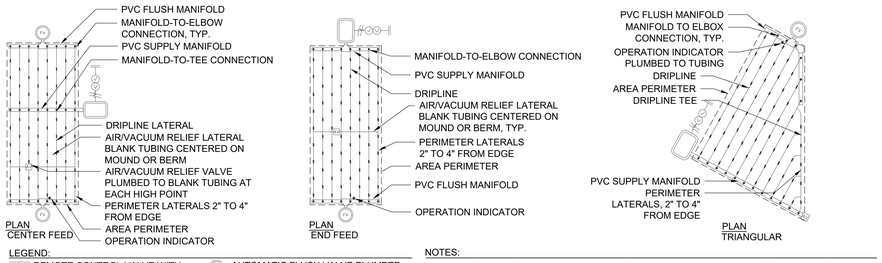
SHEET TITLE

IRRIGATION DETAILS

SHEET NO.

L420

Drawn SB, KM
Checked CB, PK



LEGEND:

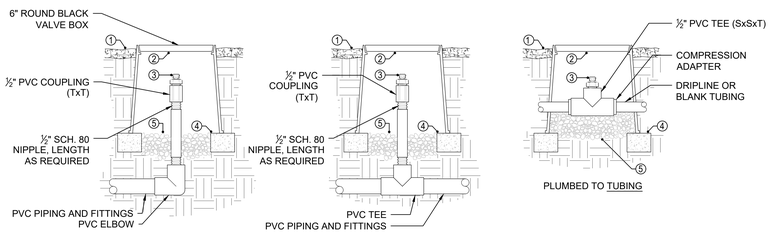
- REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
- BACKFLOW PREVENTER
- POINT OF CONNECTION
- AUTOMATIC FLUSH VALVE PLUMBED TO TUBING
- AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK TUBING AT EACH HIGH POINT, TYP.

NOTES:

1. ODD CURVES & TRIANGULAR LAYOUTS: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE MANUFACTURER'S SUBSURFACE IRRIGATION DESIGN GUIDE.
2. DRIP LINE LAYOUT SHALL BE MODIFIED ACCORDING TO SITE CONDITIONS. CONSULT WITH OWNER'S REP AND LANDSCAPE ARCHITECT PRIOR TO ACTUAL DRIP LINE LAYOUT. DRIP LINE LAYOUT WILL BE REVIEWED BY OWNER'S REP AND LANDSCAPE ARCHITECT PRIOR TO BACKFILLING.
3. SEE ALSO MANUFACTURER'S DESIGN GUIDE FOR OTHER LAYOUT TYPES.

1 TYPICAL DRIPLINE LAYOUT

SCALE: 1" = 1'-0"



NOTES:

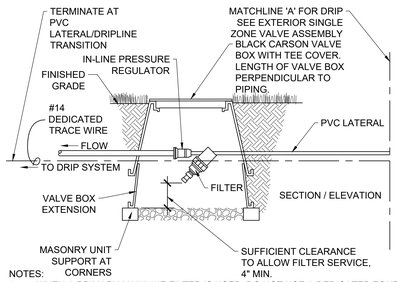
1. AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
2. USE ONE FOR EACH INCREMENT OF 7 GPM.

KEYS:

1. FINISHED GRADE
2. 6" ROUND VALVE BOX
3. AIR/VACUUM RELIEF VALVE
4. BRICK SUPPORTS
5. PEA GRAVEL SUMP (6")

2 AIR VACUUM RELIEF VALVE FOR DRIPLINE

SCALE: 1" = 1'-0"



NOTES:

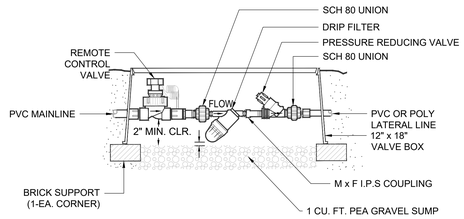
1. WHEN A PRIMARY MAINLINE FILTER IS USED, DO NOT USE A DEDICATED ZONE FILTER, AND INCLUDE IN-LINE PRESSURE REGULATOR IN BOX WITH ELECTRIC VALVE.
2. NO BARBED FITTINGS

3 DRIP FILTER AND PRV ASSEMBLY

SCALE: 1" = 1'-0"

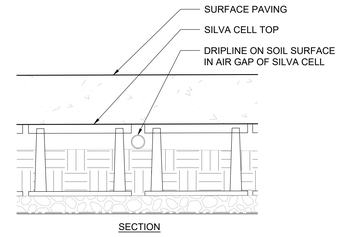
NOTE:

1. SET TOP OF BOX FLUSH W/ ADJOINING GRADES, INCLUDING SLOPED CONDITIONS.



4 REMOTE CONTROL VALVE WITH PRESSSURE VALVE AND DRIP FILTER

SCALE: 1" = 1'-0"



5 DRIPLINE TRENCH

SCALE: 1" = 1'-0"

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CLAYTON BENJAMIN BROOKS
STATE OF WASHINGTON
LANDSCAPE ARCHITECT
EXP. 04/18/2022

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

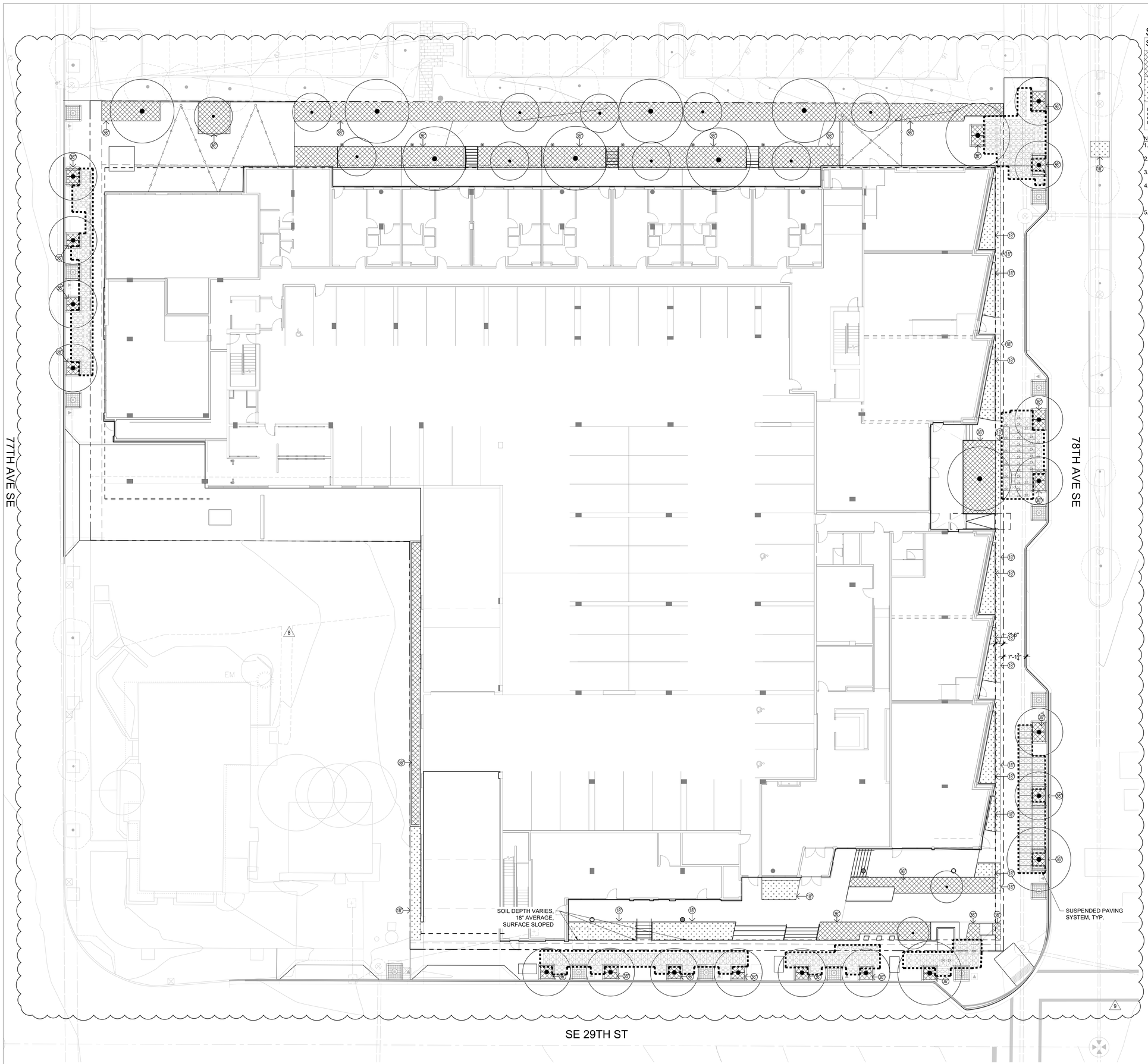
IRRIGATION DETAILS

SHEET NO.

L421

Drawn SB, KM
Checked CB, PK

Printed:



1 SOILS PLAN
SCALE: 1" = 10'

SOILS SCHEDULE

SYMBOL	DESCRIPTION
	36" SOIL DEPTH FOR TREES
	6-18" SOIL DEPTH FOR PERENNIALS AND VINES
	LIMIT OF SUSPENDED PAVING. SUSPENDED PAVEMENT SYSTEM WITH LID AND GEOTEXTILE SEPARATOR AT TOP. DEEP ROOT SILVA CELL OR APPROVED EQUAL. REF. DETAILS 13 ON L320.

NOTES:
1. ALL R.O.W. TREES TO INCLUDE A MINIMUM VOLUME OF 500 CF (CUBIC FEET) OF SOIL PER TREE.
2. ALL SPECIMEN TREES TO INCLUDE A MINIMUM VOLUME OF 1000 CF OF SOIL PER TREE.
3. WHERE TREE VOLUMES ARE SHARED, IT IS ASSUMED THAT THE TARGET SOIL VOLUME CAN BE REDUCED BY 1/3.
4. SUSPENDED PAVING SYSTEM (SILVA CELL OR APPROVED EQUAL) INCLUDED TO FACILITATE SOIL VOLUME IN CONSTRAINED R.O.W. CONDITIONS. SILVA CELLS ARE ASSUMED TO HAVE THE FOLLOWING SOIL VOLUME: 1X = 13.23 CF, 2X = 24.76 CF, 3X = 34.50 CF.
5. ASSUME FULL WEIGHT SOIL (MIN. SDL 120 PSF/PCF)

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LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
9 10/16/2023	BUILDING PERMIT CORR #4

SHEET TITLE
SOILS PLAN

SHEET NO.
L500

Drawn SB, KM
Checked CB, PK

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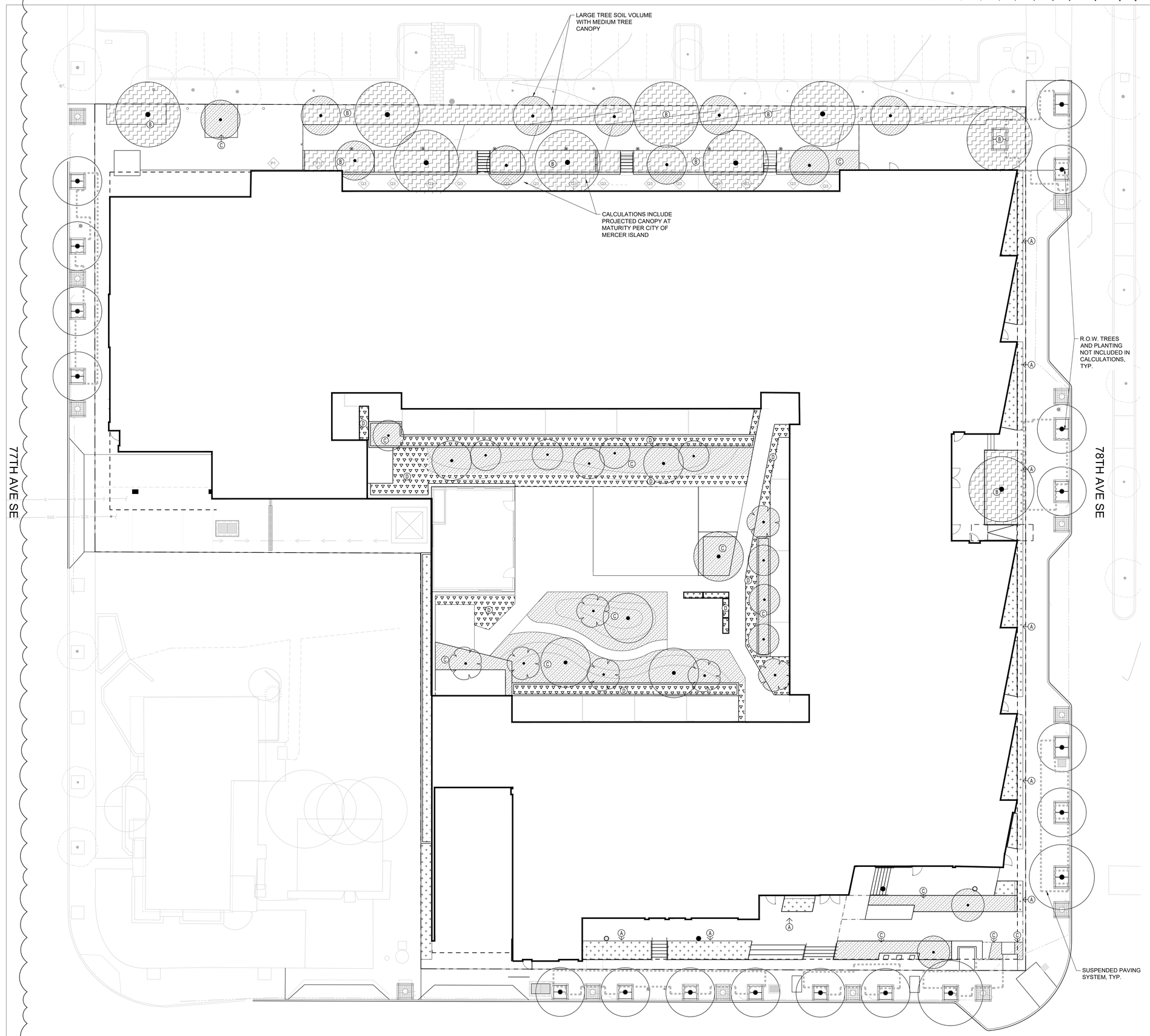

1 LANDSCAPED AREA DIAGRAM
SCALE: 1" = 10'

0 5' 10' 20' 30'

LANDSCAPED AREA REQUIREMENT

KEY	DESCRIPTION	AREA	CREDIT	TOTAL AREA
	GROUND LEVEL PLANTING BEDS	1,404	100%	1,404
	PLANTING AREAS SUPPORTING LARGE TREES (HEIGHT > 30' AT MATURITY)	4,220	200%	8,440
	PLANTING AREAS SUPPORTING MEDIUM TREES (HEIGHT > 15' AT MATURITY)	4,060	150%	6,090
	GREEN ROOF SUPPORTING GROUND COVERS AND PERENNIALS	1,460	50%	730
			LANDSCAPED AREA PROVIDED	16,664

PER MICC 19.11.070:

SITE AREA: 63,780 SF
REQUIRED LANDSCAPED AREA (25%): 15,945 SF
LANDSCAPED AREA PROVIDED: 16,664 SF

NOTES:
1. ALL R.O.W. TREES TO INCLUDE A MINIMUM OF VOLUME OF 500 CF (CUBIC FEET) OF SOIL PER TREE.
2. SUSPENDED PAVING SYSTEM (SILVA CELL OR APPROVED EQUAL) INCLUDED TO FACILITATE SOIL VOLUME IN CONSTRAINED R.O.W. CONDITIONS. REFERENCE L500 - SOILS PLAN FOR PROJECTED VOLUME AND LAYOUT.
3. CALCULATIONS INCLUDE PROJECTED CANOPY AT MATURITY PER CITY OF MERCER ISLAND.

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LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
LANDSCAPED AREA DIAGRAM

SHEET NO.
L502

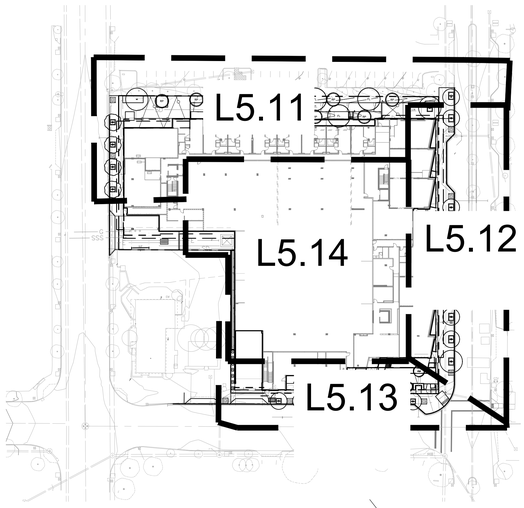
Drawn SB, KM
Checked CB, PK

Printed:

LANDSCAPE - CODE SUMMARY

ITEM	SUMMARY OF MINIMUM REQUIREMENTS
SOILS	ADD 3" COMPOST INTO TOP 8" AND FINISH WITH 2-4" MULCH.
IRRIGATION / DRAINAGE	PROVIDE FOR PLANTING IN CONTAINED PLANTERS
DROUGHT TOLERANCE	PROVIDE NATIVE, CLIMATE ADAPTED AND DROUGHT TOLERANT PLANT MATERIAL
TREES	MIN. 1.5" CALIPER FOR NEW DECIDUOUS TREES ON PRIVATE PROPERTY
	MIN. 2" - 3" CALIPER FOR NEW DECIDUOUS TREES. BRANCHING HEIGHT FOR ALL STREET TREES TO BE 5' MIN.
	MIN. 6' HEIGHT FOR NEW CONIFEROUS TREES.
	SPACING: MIN. 20' - 40' SPACING ON CENTER
	DISTANCE TO STREET LIGHT: MIN. 10'
	TO BE PLANTED IN SILVA CELL (OR APPROVED EQUAL) WITH A MINIMUM SOIL VOLUME OF 500 CF.
SHRUBS	MIN 12" SOIL DEPTH FOR SHRUBS IN CONTAINERS
	MIN 9" HT AT INSTALLATION
	MIN 30" HT FOR SHRUBS INSTALLED FOR REQUIRED SCREENING
	MIN 18" O.C. SPACING BETWEEN SHRUBS
GROUNDCOVERS	MIN 4" POTS AT MAX 12" O.C., OR
	MIN 1 GAL CONTAINERS AT MAX 24" O.C.

NOTES:
1. FINAL PLANS AND SPECIFICATIONS WILL MEET ALL MINIMUM REQUIREMENTS.
2. IMPROVEMENTS IN THE R.O.W. ARE SHOWN FOR GENERAL INFORMATION ONLY. FINAL DESIGN AND QUANTITIES WILL BE DETERMINED.
3. REFER TO L001 FOR EXISTING TREE PLAN.
4. REFER TO L503 FOR LANDSCAPED AREA CALCULATIONS.



L1 TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
AR	AR	ACER RUBRUM `FRANK JR.` TM	REDPOINTE RED MAPLE	2.5" CAL.	6
AM	AM	AZARA MICROPHYLLA	BOX LEAF AZARA	MULTISTEM,3 STEM, B&B	2
FL	FL	FRAXINUS LATIFOLIA	OREGON ASH	2.5" CAL.	6
MD	MD	MAGNOLIA DENUDATA	YULAN MAGNOLIA	4" CAL.	4
NA	NA	NYSSA SYLVATICA `AFTERBURNER`	SOUR GUM	2.5" CAL.	4
PV	PV	PARROTIA PERSICA `VANESSA`	PERSIAN PARROTIA	2.5" CAL.	7
RP	RP	RHAMNUS PURSHIANA	CASCARA	2.5" CAL.	10

L1 PLANT SCHEDULE

78TH AVE	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AC2	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	#2	59
	AT2	ASPLENIUM TRICHOMANES	MAIDENHAIR SPLEENWORT	#2	30
	GC	GERANIUM X CANTABRIGIENSE `ST. OLA`	ST. OLA HARDY GERANIUM	#5	108
	MN2	MAHONIA NERVOSA	OREGON GRAPE	#2	4
	P	PHYGELIUS CAPENSIS	CAPE FUCHSIA	#1	123
	PD	POLYSTICHUM SETIFERUM `DIVISILOBUM`	DIVIDED SOFT SHIELD FERN	#2	6
	S	SEDUM SPECTABILE `AUTUMN FIRE`	SHOWY STONECROP	#1	109
SOUTH PLAZA	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	BD	BALSAMORHIZA DELTOIDEA	DELTOID BALSAMROOT	#1	154
	CM	CASTILLEJA MINIATA	INDIAN PAINTBRUSH	#1	104
	CS	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	#2	11
	FM	FESTUCA MAIREI	ATLAS FESCUE	#5	43
	PR	PENSTEMON RYDBERGII	RYDBERG`S PENTEMON	#1	42
	RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	#5	10
	SV	SIDALCEA MALVIFLORA SSP. VIRGATA	VIRGATE CHECKERBLOOM	#1	69
THROUGH BLOCK N	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CR	CAMPANULA ROTUNDIFOLIA	COMMON HAREBELL	#1	128
	CT	CAREX TUMULICOLA	FOOTHILLS SEDGE	#5	61
	E	ERIOPHYLLUM LANATUM	WOOLLY SUNFLOWER	#1	130
	GS	GAULTHERIA SHALLON	SALAL	#5	23
	VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#10	10
THROUGH BLOCK S	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AF	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	#5	31
	CD	CAREX DEWEYANA	DEWEY`S SEDGE	#2	103
	LC	LILIUM COLUMBIANUM	TIGER LILY	#1	335
	PO	POLYGONATUM ODORATUM `VARIEGATUM`	VARIEGATED SOLOMON`S-SEAL	#1	160
	WT	WALDSTEINIA TERNATA	SIBERIAN BARREN STRAWBERRY	4"POT	289
BIO-RETENTION MIX	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	CAREX OBNUPTA	SLOUGH SEDGE	10" PLUGS	254 SF	
	FESTUCA RUBRA	RED FESCUE	10" PLUGS	254 SF	
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	10" PLUGS	254 SF	

L2 PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL
AC	AC	402	ACER CIRCINATUM	VINE MAPLE	MULTISTEM,3 STEM, B&B
AK	AK	16	ACER PALMATUM `KATSURA`	KATSURA JAPANESE MAPLE	MULTISTEM,3 STEM, B&B
AP	AP	1	ACER PSEUDOSIEBOLDIANUM	MAPLE	MULTISTEM,3 STEM, B&B
CC	CC	3	CARPINUS CAROLINIANA `PALISADE`	PALISADE AMERICAN HORNBEAM	2.5" CAL.
PV	PV	5	PARROTIA PERSICA `VANESSA`	PERSIAN PARROTIA	2.5" CAL.

COURTYARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	A	502	AQUILEGIA FORMOSA	WESTERN COLUMBINE	#1
	G	542	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	#1
	AT	734	ASPLENIUM TRICHOMANES	MAIDENHAIR SPLEENWORT	#1
	B	213	BLECHNUM SPICANT	DEER FERN	#5
	DB	41	DISPOROPSIS PERNYI `BILL BAKER`	EVERGREEN SOLOMON`S SEAL	#5
	DE	172	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	#5
MN	MN	108	MAHONIA NERVOSA	OREGON GRAPE	#5
	OA	2,108	OXALIS OREGANA `KLAMATH RUBY`	KLAMATH RUBY REDWOOD SORREL	#1
PM	PM	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#5
PN	PN	144	POLYSTICHUM NEOLOBATUM	ASIAN SABER FERN	#5
	PS	212	POLYSTICHUM SETIFERUM `DIVISILOBUM`	DIVIDED SOFT SHIELD FERN	#5

BIO-RETENTION MIX

BIO-RETENTION MIX	
CAREX OBNUPTA / SLOUGH SEDGE	704 SF
FESTUCA GLAUCA 'BEYOND BLUE' / BLUE FESCUE	114
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	114
	98

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2022 3	BUILDING PERMIT CORR #4

SHEET TITLE
PLANTING SCHEDULE

SHEET NO.
L510

Drawn SB, KM
Checked CB, PK

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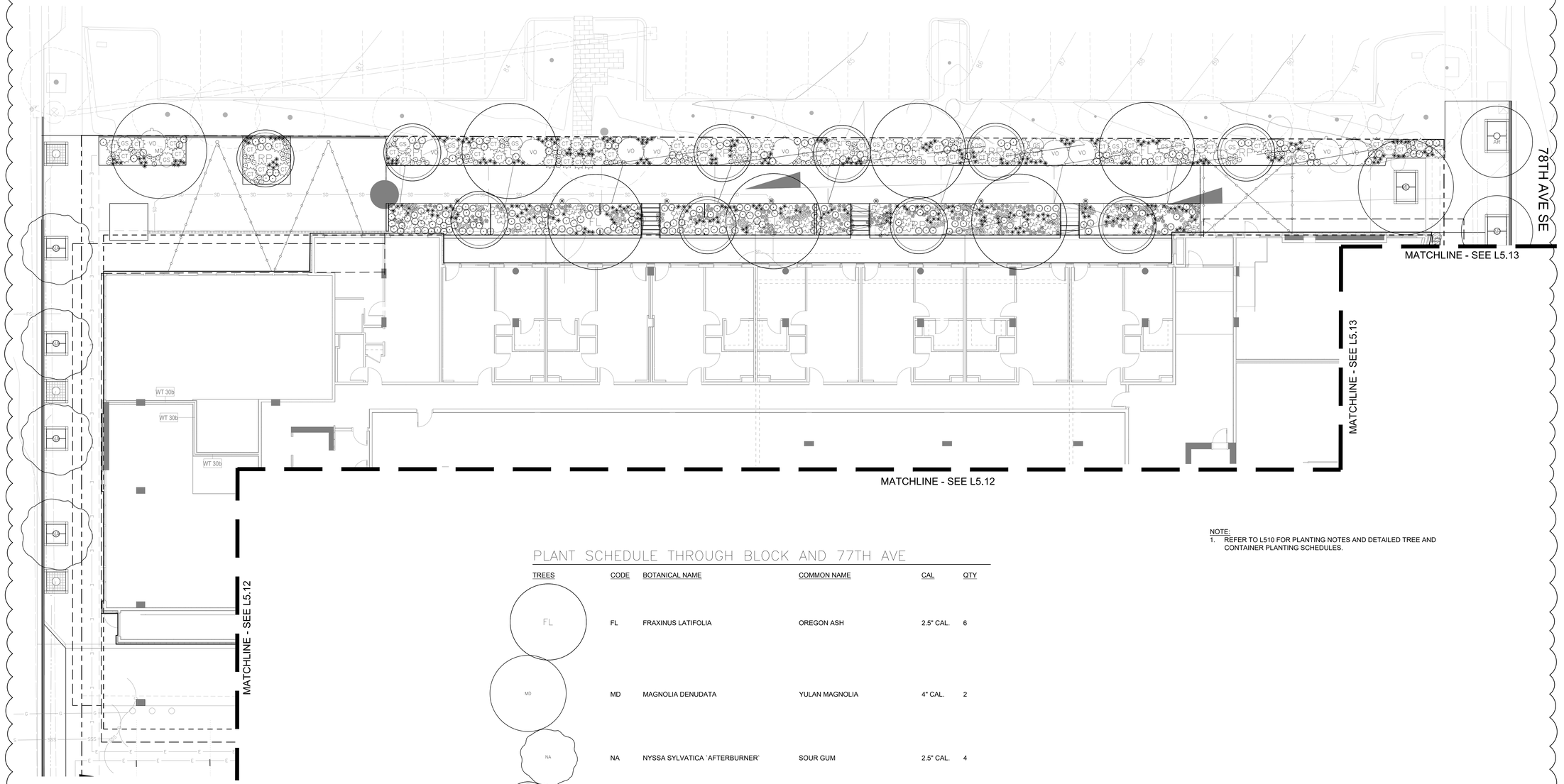

NOTE:
1. REFER TO L510 FOR PLANTING NOTES AND DETAILED TREE AND CONTAINER PLANTING SCHEDULES.

PLANT SCHEDULE THROUGH BLOCK AND 77TH AVE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
FL	FL	FRAXINUS LATIFOLIA	OREGON ASH	2.5" CAL.	6
MD	MD	MAGNOLIA DENUDATA	YULAN MAGNOLIA	4" CAL.	2
NA	NA	NYSSA SYLVATICA `AFTERBURNER`	SOUR GUM	2.5" CAL.	4
RP	RP	RHAMNUS PURSHIANA	CASCARA	2.5" CAL.	10

THROUGH BLOCK N	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CR	CAMPANULA ROTUNDIFOLIA	COMMON HAREBELL	#1	128
CT	CT	CAREX TUMULICOLA	FOOTHILLS SEDGE	#5	61
	E	ERIOPHYLLUM LANATUM	WOOLLY SUNFLOWER	#1	130
GS	GS	GAULTHERIA SHALLON	SALAL	#5	23
VO	VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#10	10

THROUGH BLOCK S	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AF	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	#5	31
	CD	CAREX DEWEYANA	DEWEY`S SEDGE	#2	103
	LC	LILIUM COLUMBIANUM	TIGER LILY	#1	335
	PO	POLYGONATUM ODORATUM `VARIEGATUM`	VARIEGATED SOLOMON`S-SEAL	#1	160
	WT	WALDSTEINIA TERNATA	SIBERIAN BARREN STRAWBERRY	4"POT	289

1 PLANTING PLAN - OVERALL
SCALE: 1/8"=1'-0"

0 5' 10' 20' 30'

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CLAYTON BEAUDOIN
LANDSCAPE ARCHITECT
NO. 1287 EXP. 04/06/2022

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023 3	BUILDING PERMIT CORR #4

SHEET TITLE
PLANTING PLAN - OVERALL

SHEET NO.
L511

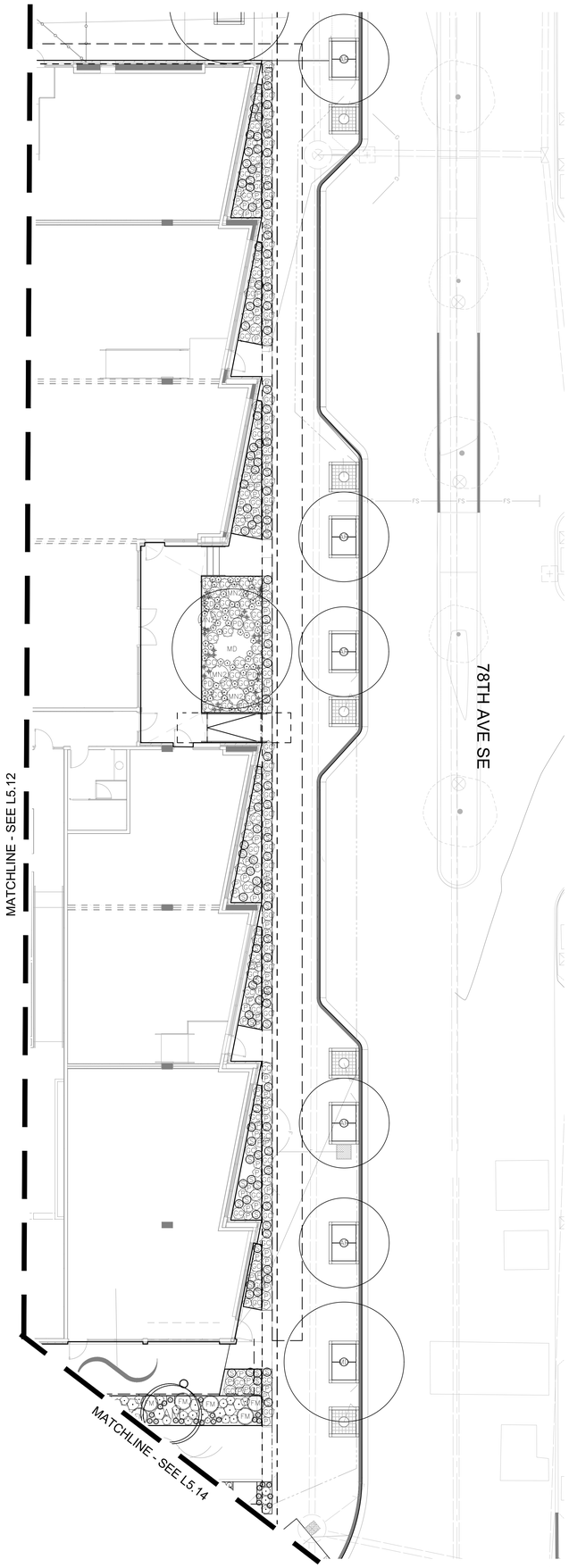
Drawn SB, KM
Checked CB, PK

Printed:

PLANT SCHEDULE 78TH AVE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
AR	AR	ACER RUBRUM `FRANK JR.` TM	REDPOINTE RED MAPLE	2.5" CAL.	6
MD	MD	MAGNOLIA DENUDATA	YULAN MAGNOLIA	4" CAL.	2

78TH AVE	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AC2	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	#2	59
	AT2	ASPLENIUM TRICHOMANES	MAIDENHAIR SPLEENWORT	#2	30
GC	GC	GERANIUM X CANTABRIGIENSE `ST. OLA`	ST. OLA HARDY GERANIUM	#5	108
MN2	MN2	MAHONIA NERVOSA	OREGON GRAPE	#2	4
P	P	PHYGELIUS CAPENSIS	CAPE FUCHSIA	#1	123
PD	PD	POLYSTICHUM SETIFERUM `DIVISILOBUM`	DIVIDED SOFT SHIELD FERN	#2	6
S	S	SEDUM SPECTABILE `AUTUMN FIRE`	SHOWY STONECROP	#1	109



NOTE:
1. REFER TO L510 FOR PLANTING NOTES AND DETAILED TREE AND CONTAINER PLANTING SCHEDULES.

1 PLANTING PLAN - 78TH ST
SCALE: 1/8"=1'-0"

0 5' 10' 20' 30'

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CLAYTON BEAUDOIN
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LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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07/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
PLANTING PLAN - 78TH ST

SHEET NO.
L512

Drawn SB, KM
Checked CB, PK

Printed:

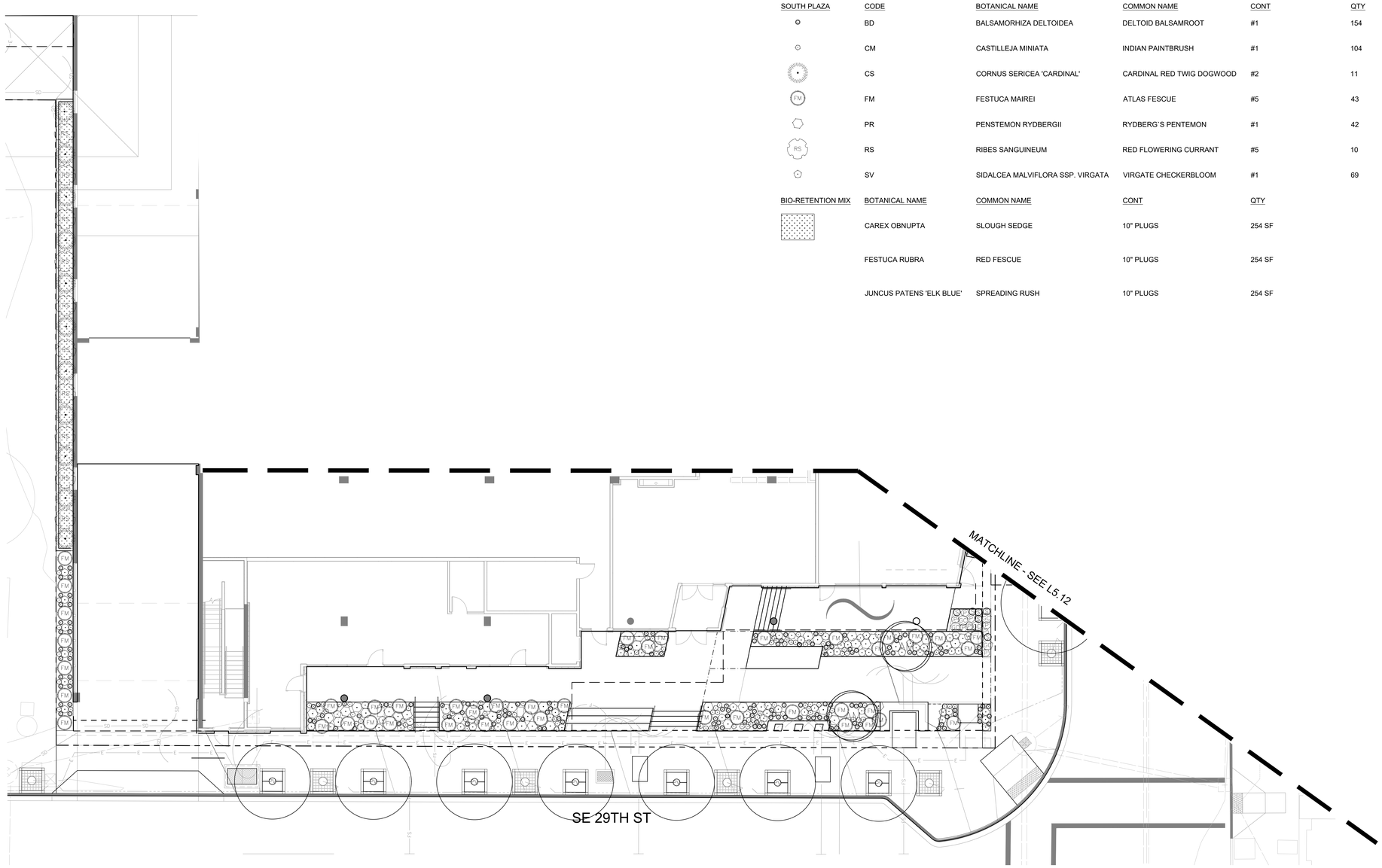
NOTE:
1. REFER TO L510 FOR PLANTING NOTES AND DETAILED TREE AND CONTAINER PLANTING SCHEDULES.

PLANT SCHEDULE SOUTH PLAZA & WEST FACADE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
AM	AM	AZARA MICROPHYLLA	BOX LEAF AZARA	MULTISTEM,3 STEM, B&B	2
PV	PV	PARROTIA PERSICA `VANESSA`	PERSIAN PARROTIA	2.5" CAL.	7

SOUTH PLAZA	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	BD	BALSAMORHIZA DELTOIDEA	DELTOID BALSAMROOT	#1	154
	CM	CASTILLEJA MINIATA	INDIAN PAINTBRUSH	#1	104
	CS	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	#2	11
FM	FM	FESTUCA MAIREI	ATLAS FESCUE	#5	43
	PR	PENSTEMON RYDBERGII	RYDBERG`S PENTEMON	#1	42
RS	RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	#5	10
	SV	SIDALCEA MALVIFLORA SSP. VIRGATA	VIRGATE CHECKERBLOOM	#1	69

BIO-RETENTION MIX	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CAREX OBNUPTA	SLOUGH SEDGE	10" PLUGS	254 SF
	FESTUCA RUBRA	RED FESCUE	10" PLUGS	254 SF
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	10" PLUGS	254 SF



1 SOUTH PLAZA AND WEST FACADE PLANTING
SCALE: 1/8"=1'-0"

0 5' 10' 20' 30'

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

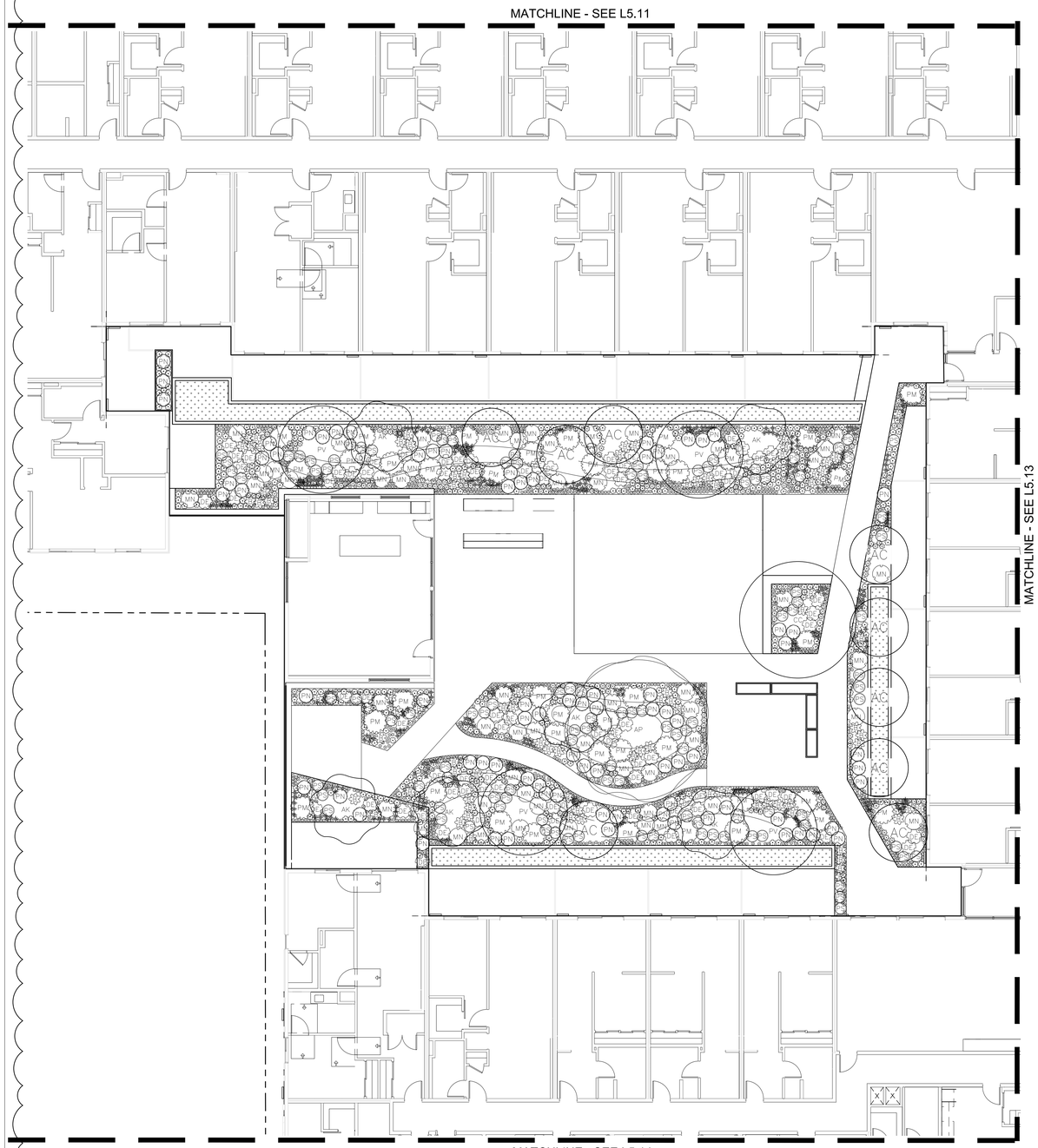
SHEET TITLE
PLANTING PLAN - SOUTH PLAZA

SHEET NO.
L513

Drawn SB, KM
Checked CB, PK

Printed:

NOTE:
1. REFER TO L510 FOR PLANTING NOTES AND DETAILED TREE AND CONTAINER PLANTING SCHEDULES.



L2 PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL
AC	AC	402	ACER CIRCINATUM	VINE MAPLE	MULTISTEM,3 STEM, B&B
AK	AK	16	ACER PALMATUM `KATSURA`	KATSURA JAPANESE MAPLE	MULTISTEM,3 STEM, B&B
AP	AP	1	ACER PSEUDOSIEBOLDIANUM	MAPLE	MULTISTEM,3 STEM, B&B
CC	CC	3	CARPINUS CAROLINIANA `PALISADE`	PALISADE AMERICAN HORNBEAM	2.5" CAL.
PV	PV	5	PARROTIA PERSICA `VANESSA`	PERSIAN PARROTIA	2.5" CAL.

COURTYARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	A	502	AQUILEGIA FORMOSA	WESTERN COLUMBINE	#1
	G	542	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	#1
	AT	734	ASPLENIUM TRICHOMANES	MAIDENHAIR SPLEENWORT	#1
	B	213	BLECHNUM SPICANT	DEER FERN	#5
DB	DB	41	DISPOROPSIS PERNYI `BILL BAKER`	EVERGREEN SOLOMON`S SEAL	#5
DE	DE	172	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	#5
MN	MN	108	MAHONIA NERVOSA	OREGON GRAPE	#5
	OA	2,108	OXALIS OREGANA `KLAMATH RUBY`	KLAMATH RUBY REDWOOD SORREL	#1
PM	PM	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#5
PN	PN	144	POLYSTICHUM NEOLOBATUM	ASIAN SABER FERN	#5
PS	PS	212	POLYSTICHUM SETIFERUM `DIVISILOBUM`	DIVIDED SOFT SHIELD FERN	#5

BIO-RETENTION MIX

BIO-RETENTION MIX	704 SF
CAREX OBNUPTA / SLOUGH SEDGE	114
FESTUCA GLAUCA 'BEYOND BLUE' / BLUE FESCUE	114
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	98

1 PLANTING PLAN - L2 COURTYARD
SCALE: 1/8"=1'-0"

0 5' 10' 20' 30'

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STATE OF WASHINGTON
CLAYTON BEAUDOIN
NO. 1287 EXP. 04/06/2022
LANDSCAPE ARCHITECT

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
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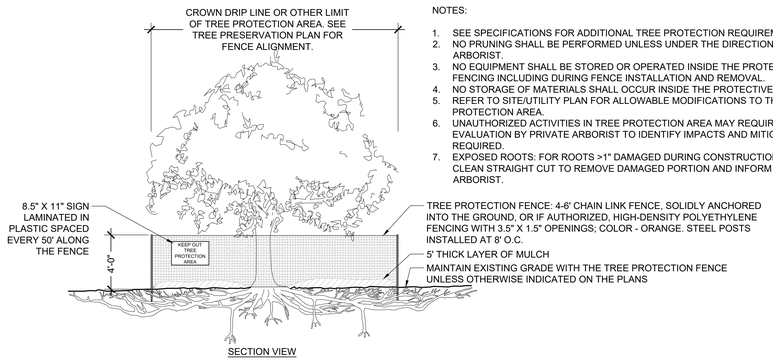
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023 3	BUILDING PERMIT CORR #4

SHEET TITLE
PLANTING PLAN - L2 COURTYARD

SHEET NO.
L514

Drawn SB, KM
Checked CB, PK

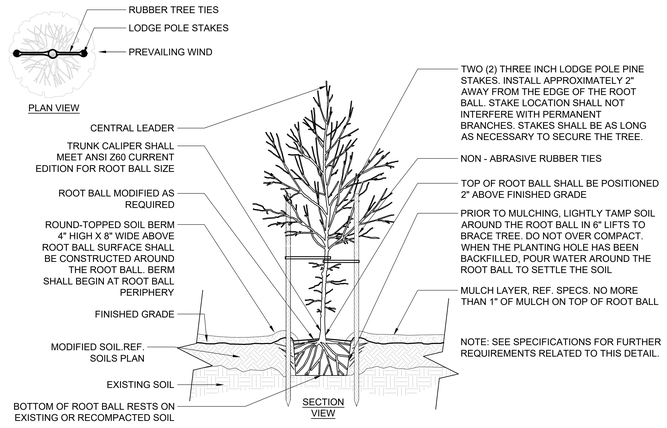
Printed:



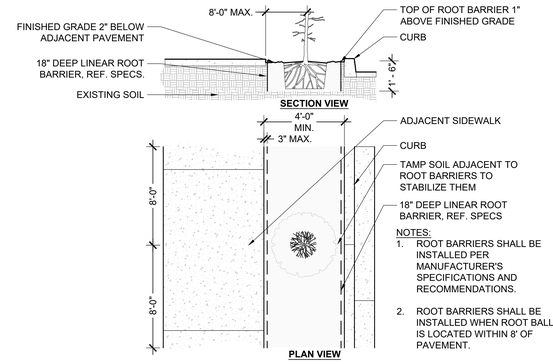
NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. NO PRUNING SHALL BE PERFORMED UNLESS UNDER THE DIRECTION OF AN ARBORIST.
3. NO EQUIPMENT SHALL BE STORED OR OPERATED INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. NO STORAGE OF MATERIALS SHALL OCCUR INSIDE THE PROTECTIVE FENCING.
5. REFER TO SITE/UTILITY PLAN FOR ALLOWABLE MODIFICATIONS TO THE TREE PROTECTION AREA.
6. UNAUTHORIZED ACTIVITIES IN TREE PROTECTION AREA MAY REQUIRE EVALUATION BY PRIVATE ARBORIST TO IDENTIFY IMPACTS AND MITIGATION REQUIRED.
7. EXPOSED ROOTS: FOR ROOTS >1" DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION AND INFORM CITY ARBORIST.

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



2 TREE PLANTING
SCALE: 1/2" = 1'-0"



NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

3 LINEAR ROOT BARRIER
SCALE: 3/8" = 1'-0"

PLANT SPACING "D"	ROW "A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

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

5 SHRUB PLANTING IN PLANTER
SCALE: 1" = 1'-0"

6 ON STRUCTURE PLANTER ASSEMBLY
SCALE: 1 1/2" = 1'-0"

7 TYPICAL TREE PLANTING ON STRUCTURE
SCALE: 1/2" = 1'-0"

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CLAYTON BEADOIN JOHNSON
STATE OF WASHINGTON
2365 EXP. 04/18/2022
LANDSCAPE ARCHITECT

MERCER ISLAND
MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

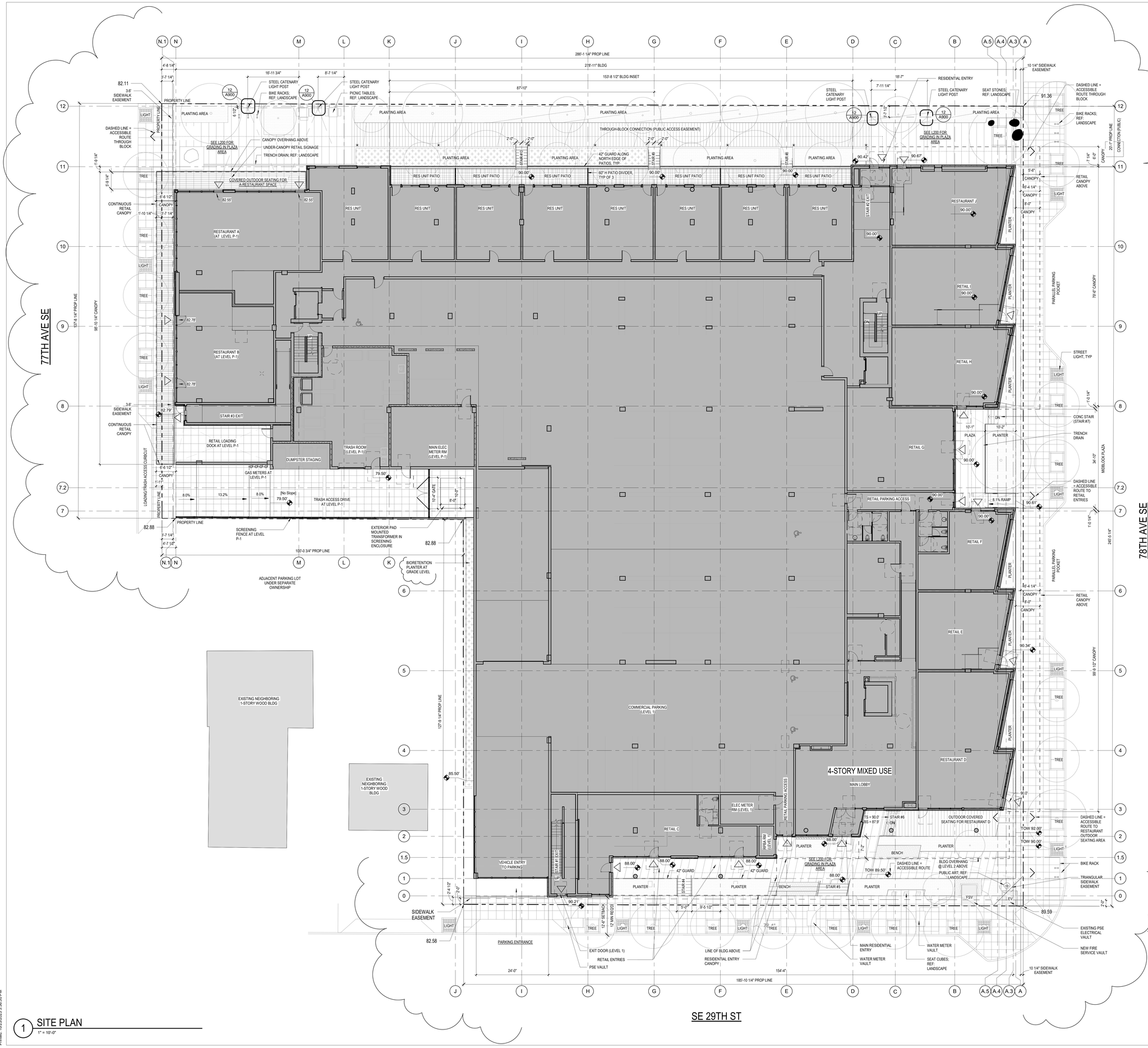
PLANTING DETAILS

SHEET NO.

L520

Drawn SB, KM
Checked CB, PK

Protect



1 SITE PLAN
1" = 10'-0"

NOTES:

1. SEE LANDSCAPE SITE PLAN L100 FOR PLANTING AREA DIMENSIONS
2. SEE LANDSCAPE GRADING PLAN L200 FOR LANDSCAPE GRADES AND TOP OF WALL ELEVATIONS

0 10' 20'

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MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
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12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

SITE PLAN

SHEET NO.

A100

Drawn
Checked

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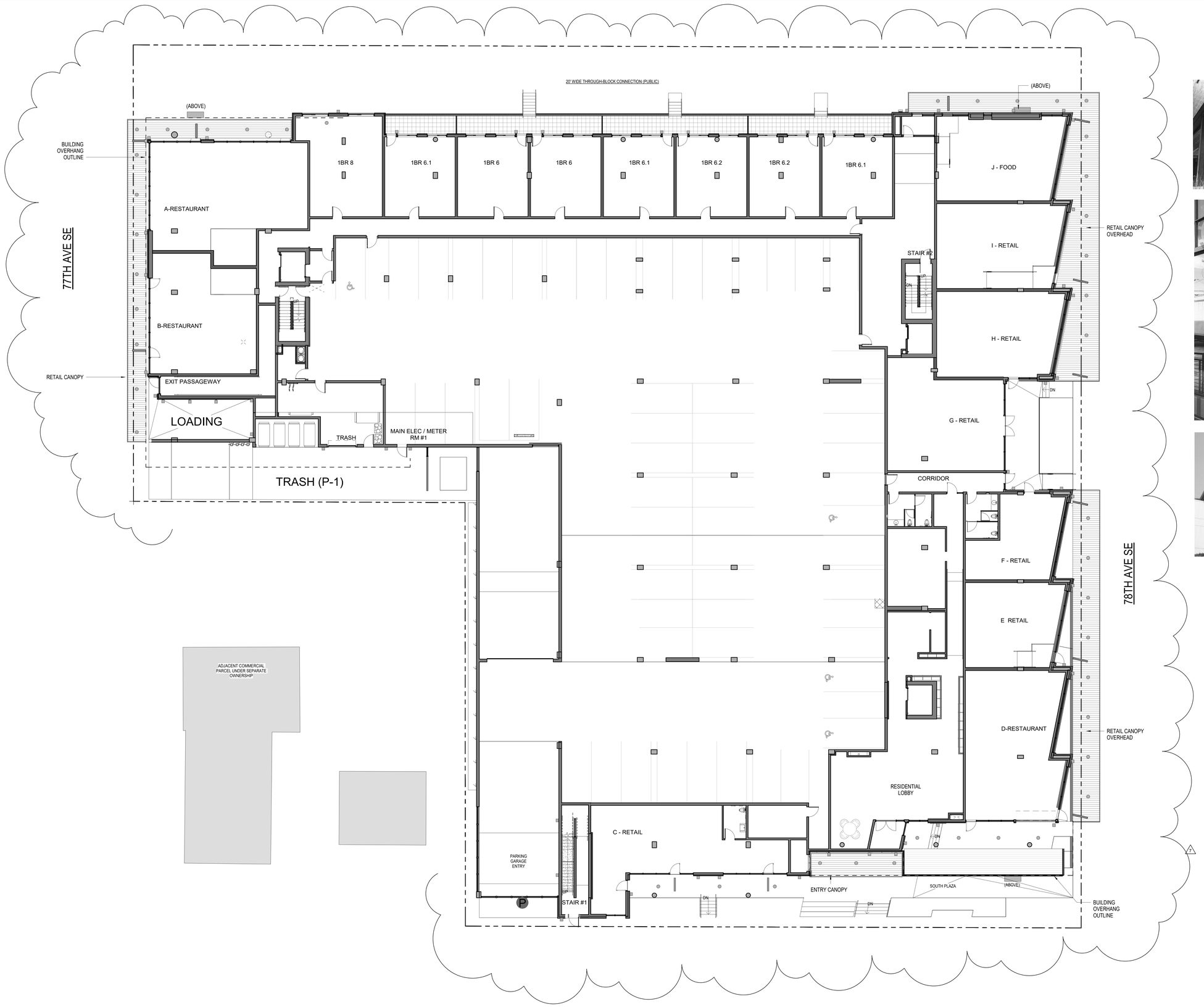
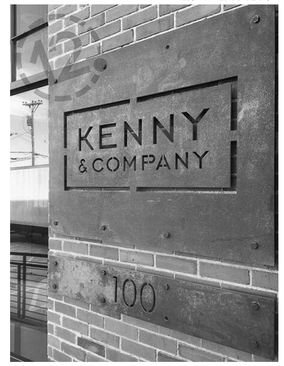


1 MASTER SIGN PLAN
1" = 10'-0"

ILLUMINATED BLADE SIGN



WALL SIGN

ILLUMINATED PARKING SIGN

LEGEND

- ILLUMINATED UNDER-CANOPY SIGN - RETAIL (FUTURE)
- ILLUMINATED WALL SIGN - RESIDENTIAL
- ILLUMINATED BLADE SIGN - PARKING
- WALL SIGN - BUILDING ADDRESS
- SCONCE LIGHTING
- RECESSED DOWNLIGHT FIXTURE

0 10' 20'

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REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2905 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

MASTER SIGN PLAN

SHEET NO.

A100.1

Drawn | Author
Checked | Checker

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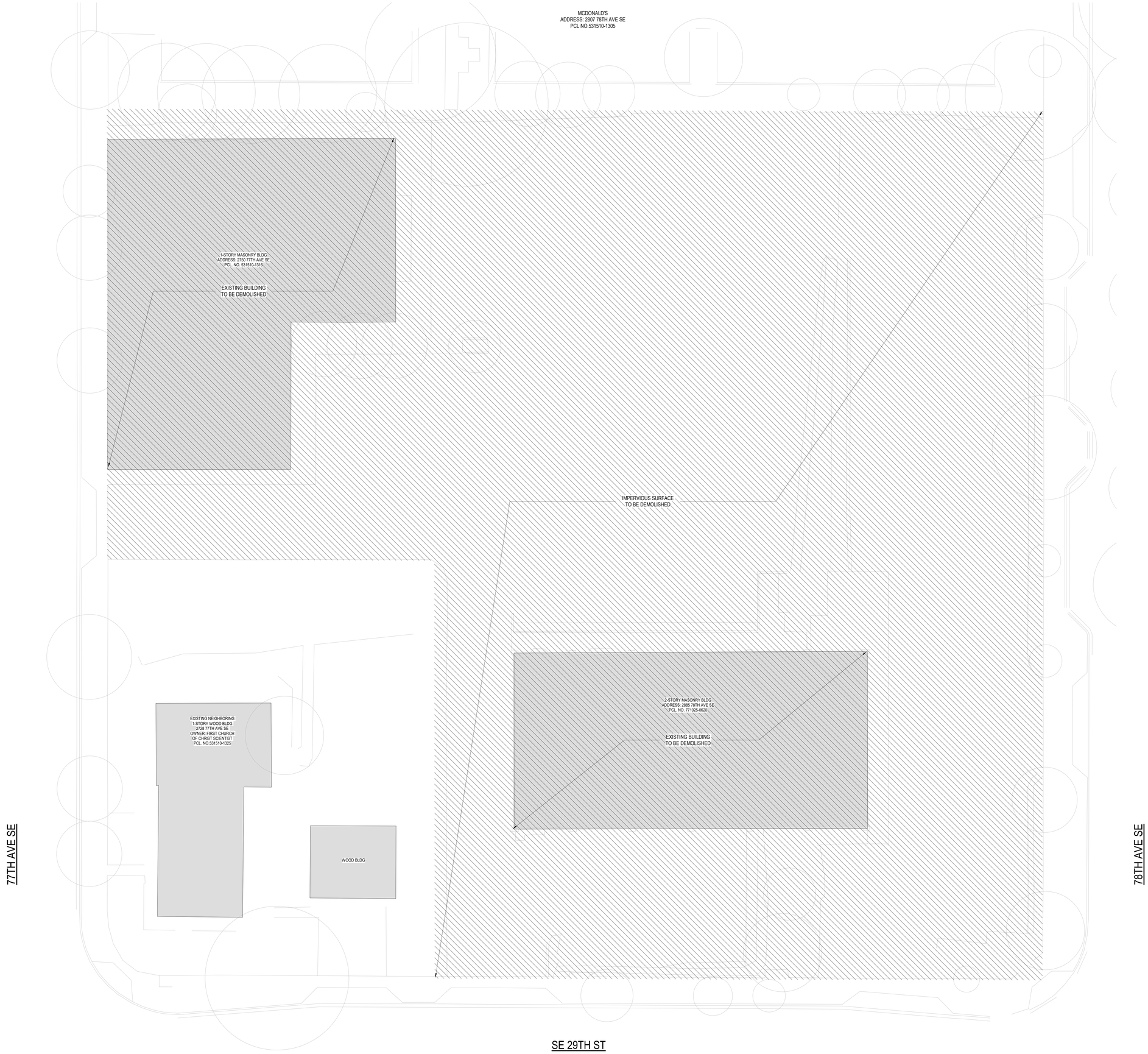

1 DEMO PLAN
1" = 10'-0"

0 10' 20'

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

DEMO PLAN

SHEET NO.

A101

Drawn Author
Checked Checker

Printed: 10/25/2023 3:36:58 PM

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, U.O.N. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR UNLESS OTHERWISE NOTED.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A813 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A700-A704
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN; WHERE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" AT THE TOP AND BOTTOM RISER (OR TOP AND BOTTOM OF RAMP) (IBC 1014.6)

77TH AVE SE

78TH AVE SE

SE 29TH ST

TRASH ROOM CALCULATIONS:

1. RES USE:
(4) 2-YD GARBAGE
(4) 2-YD RECYCLING
(3) 96-GAL CARTS COMPOST

2. RESTAURANT USE:
(3) 2-YD GARBAGE
(3) 2-YD RECYCLING
(1) 2-YD + (1) 1-YD COMPOST

TOTAL:
(15) 2-YD BINS
(1) 1-YD BIN
(3) 96-GAL CARTS

REFUSE COMPANY WILL PICK UP (4) BINS EACH TRIP

PARKING SCHEDULE

Type	Count	Level	USE
LEVEL P-1			
COMPACT STALL - 8.5'x16'	1	LEVEL P-1	FLEX
COMPACT STALL - 8.5'x16'	63	LEVEL P-1	RESIDENTIAL
STANDARD STALL - 9'x18.5'	8	LEVEL P-1	FLEX
STANDARD STALL - 9'x18.5'	62	LEVEL P-1	RESIDENTIAL
LEVEL 1			
COMPACT STALL - 8.5'x16'	12	LEVEL 1	COMMERCIAL
STANDARD STALL - 9'x18.5'	44	LEVEL 1	COMMERCIAL
STANDARD STALL - 9'x18.5'	1	LEVEL 1	RESIDENTIAL
Grand total	191		

RESIDENTIAL PARKING:
COMPACT STALLS: 63
STANDARD STALLS: 63
COMPACT STALLS PERCENTAGE: 63 / 126 = 50% (<50% MAX ALLOWED)
COMPACT STALLS: NO MORE THAN 50% OF THE REQUIRED OFF-STREET PARKING SPACES

COMMERCIAL/FLEX PARKING:
COMPACT STALLS: 13
STANDARD STALLS: 45 + 8 = 53
COMPACT STALLS PERCENTAGE: 13 / 66 = 19.7% (< 25% ALLOWED)
COMPACT STALLS: NO MORE THAN 25% OF THE REQUIRED OFF-STREET PARKING SPACES

ACCESSIBLE PARKING:
1. COMMERCIAL/FLEX: 66 STALLS COMBINED = 3 ACCESSIBLE STALLS REQUIRED PER WA IBC TABLE 1106.1
- PROVIDED: 1 ADA VAN STALL AND 2 ADA STALLS PROVIDED, ALL ON LEVEL 1 (3 TOTAL)
2. DEDICATED RESIDENTIAL (R-2): 126 STALLS = 3 ACCESSIBLE STALLS REQUIRED (2% MIN PER WA IBC 1106.2.1
- PROVIDED: 1 ADA VAN STALL (LEVEL 1) AND 2 ADA STALLS (ON LEVEL P-1) PROVIDED (3 TOTAL)

1 LEVEL P-1
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2022	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3

SHEET TITLE

LEVEL P1 FLOOR PLAN

SHEET NO.

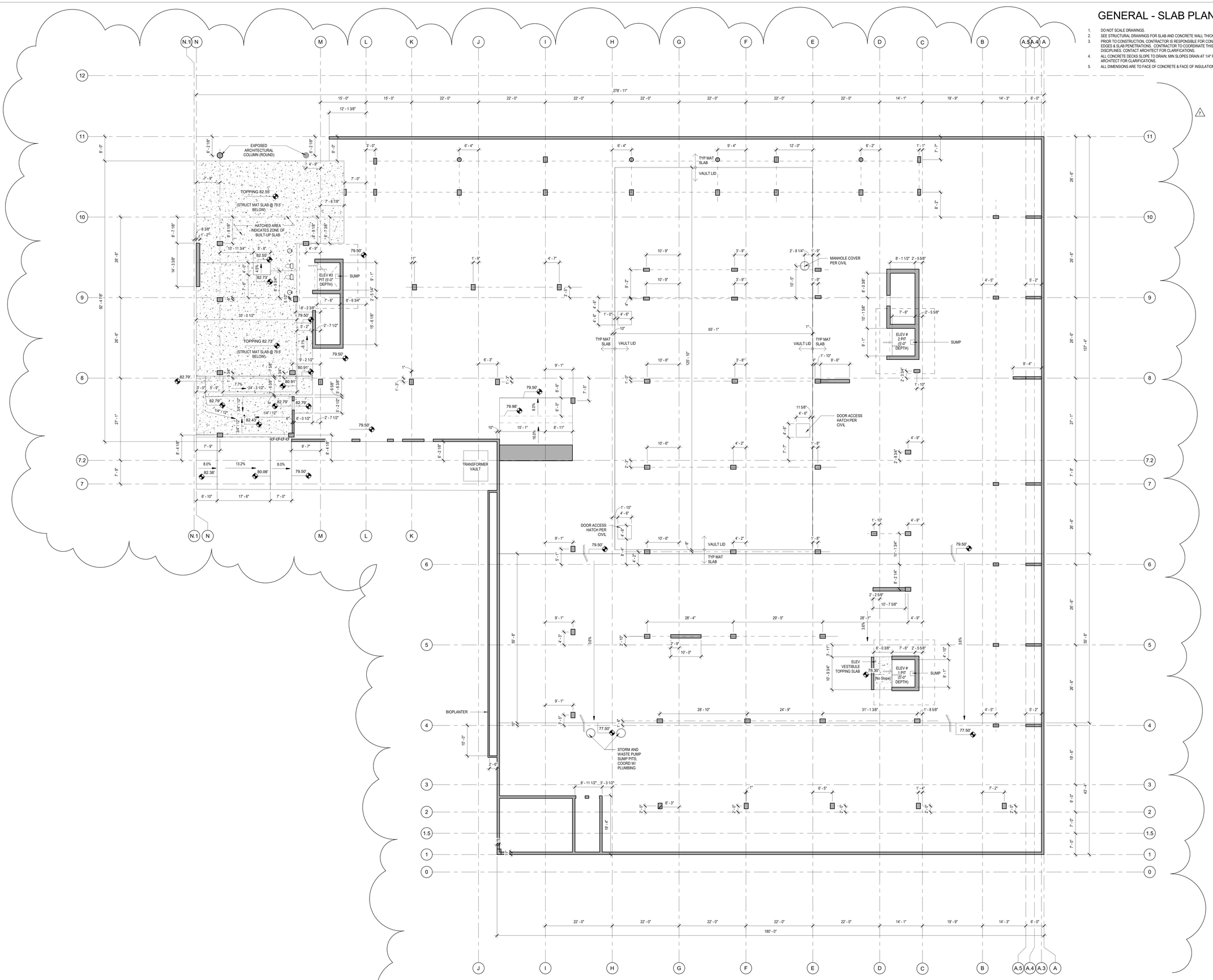
A200

Drawn | Author
Checked | Checker

Printed: 10/25/2023 3:37:05 PM

GENERAL - SLAB PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. SEE STRUCTURAL DRAWINGS FOR SLAB AND CONCRETE WALL THICKNESSES.
3. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATIONS OF SLAB EDGES & SLAB PENETRATIONS. CONTRACTOR TO COORDINATE THIS WORK WITH WORK OF OTHER DISCIPLINES. CONTACT ARCHITECT FOR CLARIFICATIONS.
4. ALL CONCRETE DECKS SLOPE TO DRAIN, MIN SLOPES DRAIN AT 1/4" PER FOOT. CONTACT ARCHITECT FOR CLARIFICATIONS.
5. ALL DIMENSIONS ARE TO FACE OF CONCRETE & FACE OF INSULATION, UNLESS OTHERWISE NOTED.



1 LEVEL P-1 SLAB
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL P1 SLAB PLAN

SHEET NO.

A200.1

Drawn Author
Checked Checker

Printed: 10/26/2023 9:08:45 PM

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR UNLESS OTHERWISE NOTED.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A700-A704
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, WHERE NOT CONTINUOUS BETWEEN FLIGHTS. THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" AT THE TOP AND BOTTOM RISER (OR TOP AND BOTTOM OF RAMP) (IBC 1014.6)

Area Schedule (Unit Gross) - UNIT MIX	
Unit Type	**Count**
1BR	88
2BR	27
2BR-L	4
3BR	3
STUDIO	24
Grand total: 146	146

COMMERCIAL PLUMBING CALCULATIONS:
- RESTAURANTS = 1 WC PER 75 OCC, 1 LAV PER 200 OCC
  > must include outdoor seating area in calcs
- RETAIL = 1 WC PER 500 OCC, 1 LAV PER 750 OCC
- 500FT MAX TRAVEL DISTANCE

A + B (SHARED) = 139 COMBINED OCCUPANTS
0.93 WCs EACH GENDER (**ROUND TO 1 EACH GENDER, 2 TOTAL**)

RETAIL C = 21 OCC; 0.046 WCs (**ROUND TO 1, CAN BE NON-GENDERED**)

D-G (SHARED) = (D+J) 151 OCC COMBINED, RESTAURANT USE = (E-I) 115 OCC COMBINED, RETAIL USE
D+J = 1.01 WCs EACH GENDER
E-I = 12 WCs EACH GENDER
1.13 WC EACH GENDER (**ROUND TO 2 EACH GENDER, 4 TOTAL**)

Retail Schedule			
Name	**Area**	**MIN PARKING**	**MAX PARKING**
C - RETAIL	1286 SF	3	4
E- RETAIL	767 SF	2	2
F - RETAIL	615 SF	1	2
G - RETAIL	1088 SF	2	3
H - RETAIL	994 SF	2	3
I - RETAIL	998 SF	2	3
Grand total	5748 SF	12	17

Restaurant Schedule			
Name	**Area**	**MIN PARKING**	**MAX PARKING**
A-RESTAURANT	1409 SF	7	14
B-RESTAURANT	1064 SF	5	11
D-RESTAURANT	1351 SF	7	14
J - FOOD	988 SF	5	10
Grand total	4812 SF	24	49

REQ'D PARKING PER 19.11.130:
- GENERAL RETAIL: 2-3 PER 1,000SF
  > CODE-REQ'D RANGE FOR 5,741 SF = 12 TO 17 STALLS
  > TRAFFIC STUDY RECOMMENDED: 1.95 PER 1,000 SF = 11.2 (12) STALLS
- RESTAURANT: 5-10 PER 1,000 SF
  > CODE-REQ'D RANGE FOR 4,812 SF = 24 TO 49 STALLS

TOTAL COMBINED COMMERCIAL CODE REQ'D RANGE = 36 TO 66 STALLS

TOTAL COMMERCIAL PARKING PROVIDED:
- 57 DEDICATED COMMERCIAL STALLS + 9 FLEX STALLS = 66 TOTAL AVAILABLE (MEETS CODE REQUIREMENT)

PARKING SCHEDULE			
Type	**Count**	**Level**	**USE**
LEVEL P-1			
COMPACT STALL - 8.5'x16'	1	LEVEL P-1	FLEX
COMPACT STALL - 8.5'x16'	63	LEVEL P-1	RESIDENTIAL
STANDARD STALL - 9'x18.5'	8	LEVEL P-1	FLEX
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1 LEVEL 1
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
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06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET NO.
A201

Drawn
Checked

Printed: 11/1/2023 8:21:02 PM

GENERAL - SLAB PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. SEE STRUCTURAL DRAWINGS FOR SLAB AND CONCRETE WALL THICKNESSES.
3. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATIONS OF SLAB EDGES & SLAB PENETRATIONS. CONTRACTOR TO COORDINATE THIS WORK WITH WORK OF OTHER DISCIPLINES. CONTACT ARCHITECT FOR CLARIFICATIONS.
4. ALL CONCRETE DECKS SLOPE TO DRAIN, MIN SLOPES DRAIN AT 1/4" PER FOOT. CONTACT ARCHITECT FOR CLARIFICATIONS.
5. ALL DIMENSIONS ARE TO FACE OF CONCRETE & FACE OF INSULATION, UNLESS OTHERWISE NOTED.

1 LEVEL 1 - SLAB PLAN
1" = 10'-0"

0 10' 20'

Johnston Architects, LLC
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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

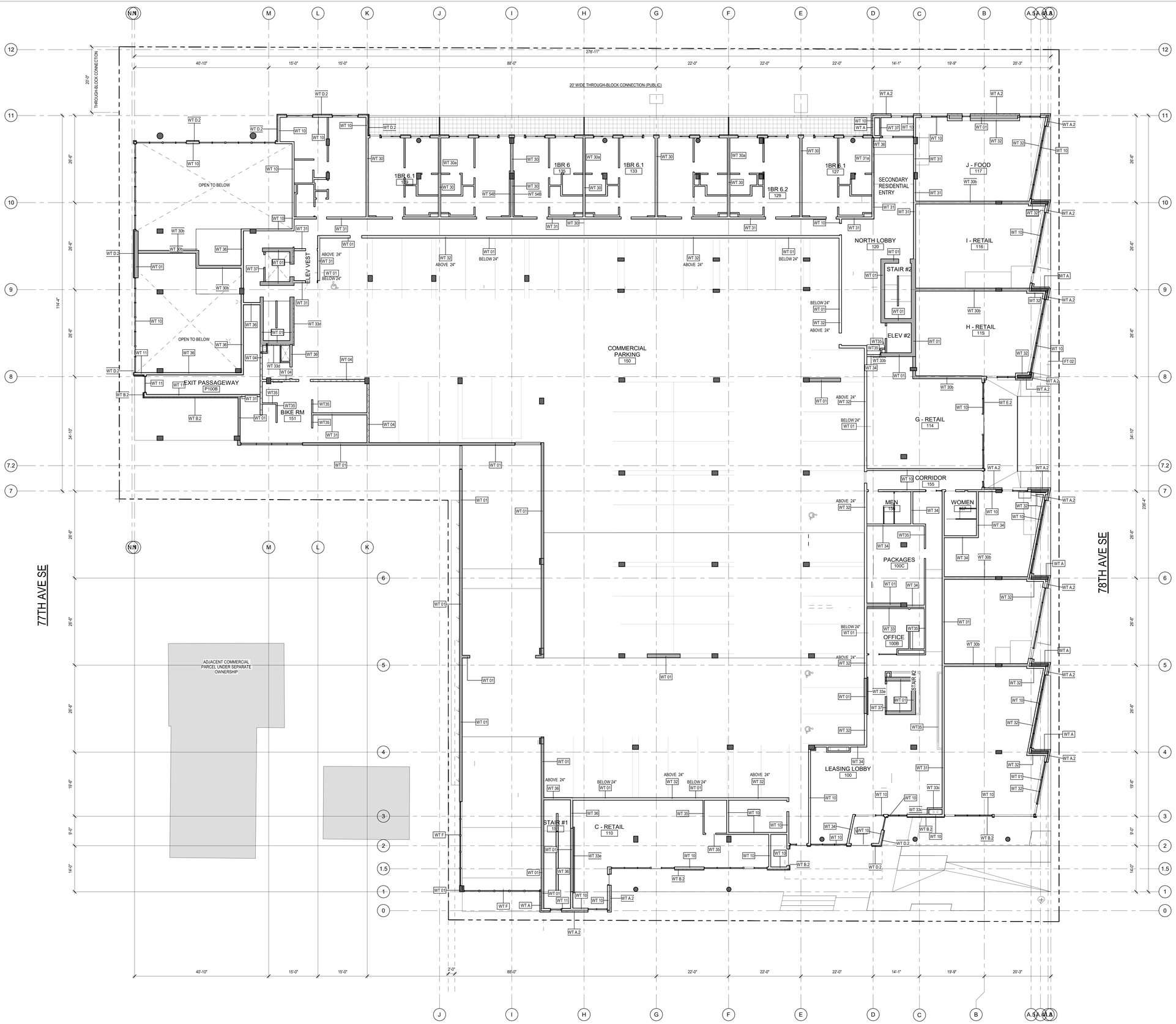
LEVEL 1 SLAB PLAN

SHEET NO.

A201.1

Drawn
Checked

Printed: 10/26/2023 8:09:21 PM



1 LEVEL 1 WALL TYPES
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2085 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1

SHEET TITLE

LEVEL 1 WALL TYPE DIAGRAM

SHEET NO.

A201.3

Drawn
Checked
Author
Checker

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GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, U.O.N. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR UNLESS OTHERWISE NOTED.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A802 FOR WINDOW SCHEDULE.
6. SEE SHEET A803 FOR DOOR SCHEDULE.
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A720-A704
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN; WHERE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" AT THE TOP AND BOTTOM RISER (OR TOP AND BOTTOM OF RAMP) (IBC 1014.6)

Area Schedule (Unit Gross) - UNIT MIX	
Unit Type	**Count**
1BR	88
2BR	27
2BR-L	4
3BR	3
STUDIO	24
Grand total: 146	146

JA

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	**Description**
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NO.

A202

Drawn
Checked

1 LEVEL 2
1" = 10'-0"

0 10' 20'

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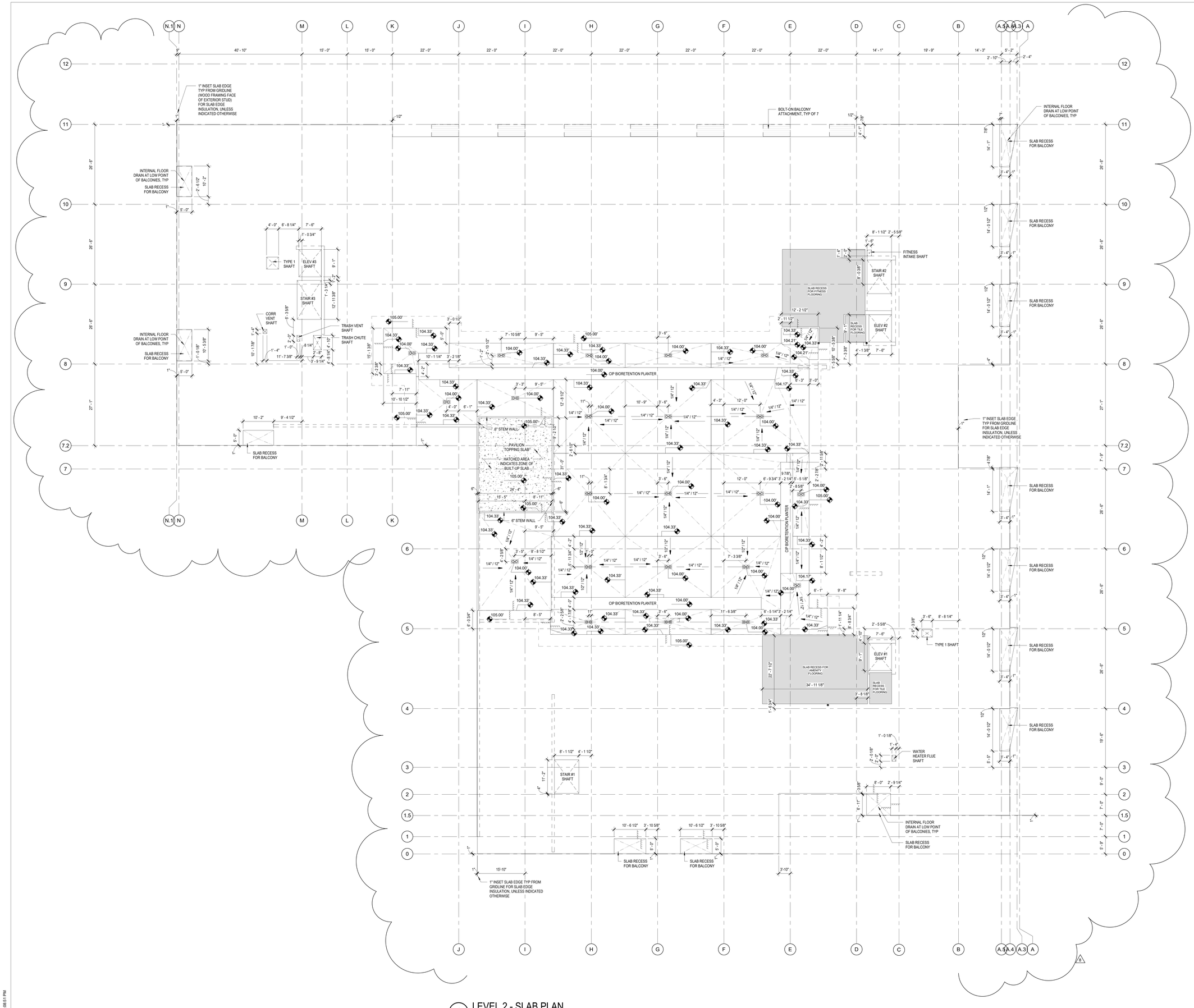

1 LEVEL 2 - SLAB PLAN
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 2 SLAB PLAN

SHEET NO.

A202.1

Drawn Author
Checked Checker

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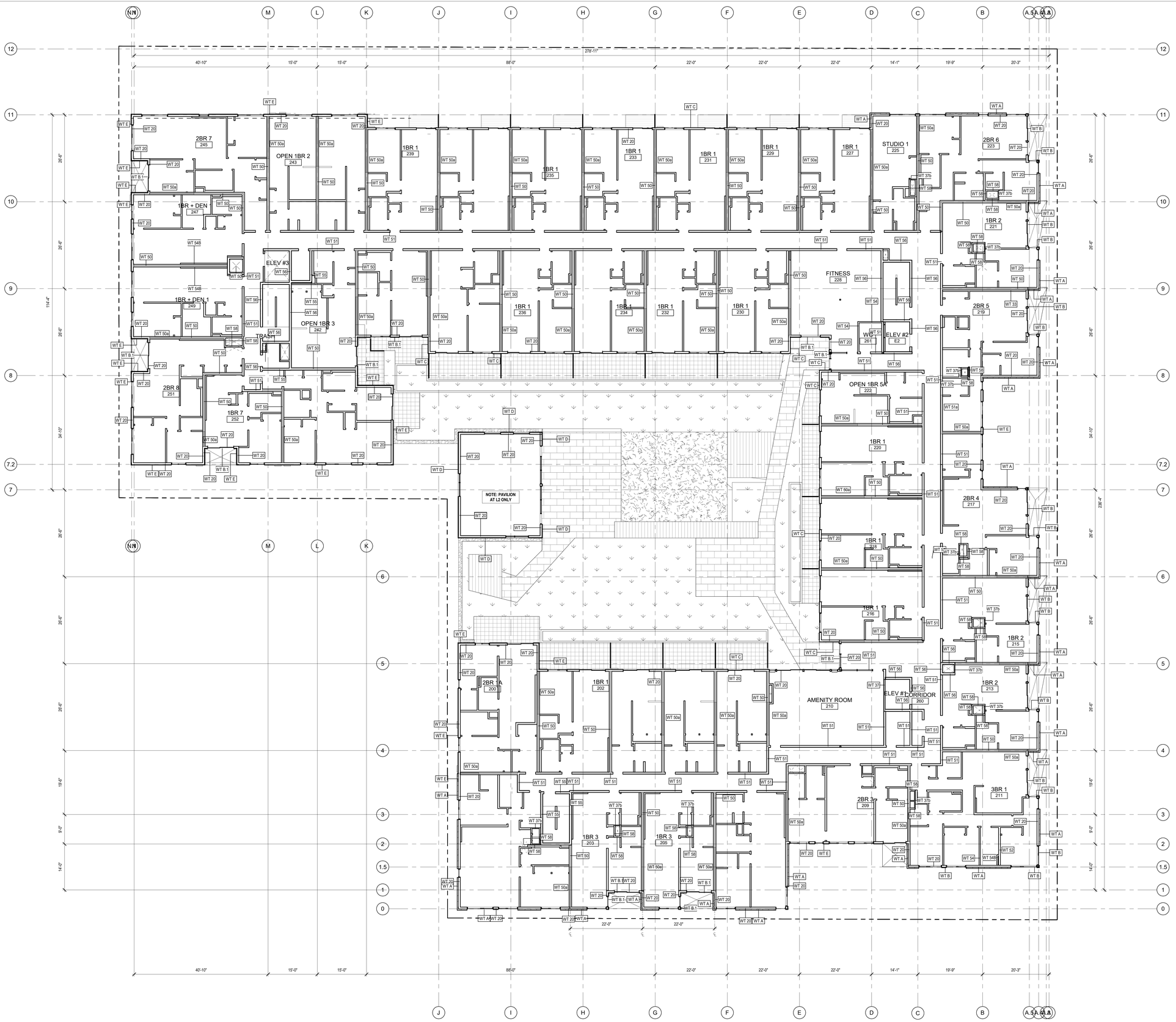

1 LEVEL 2-4 WALL TYPES
1" = 10'-0"

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REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

LEVEL 2-4 WALL TYPE DIAGRAM

SHEET NO.

A202.3

Drawn Author
Checked Checker

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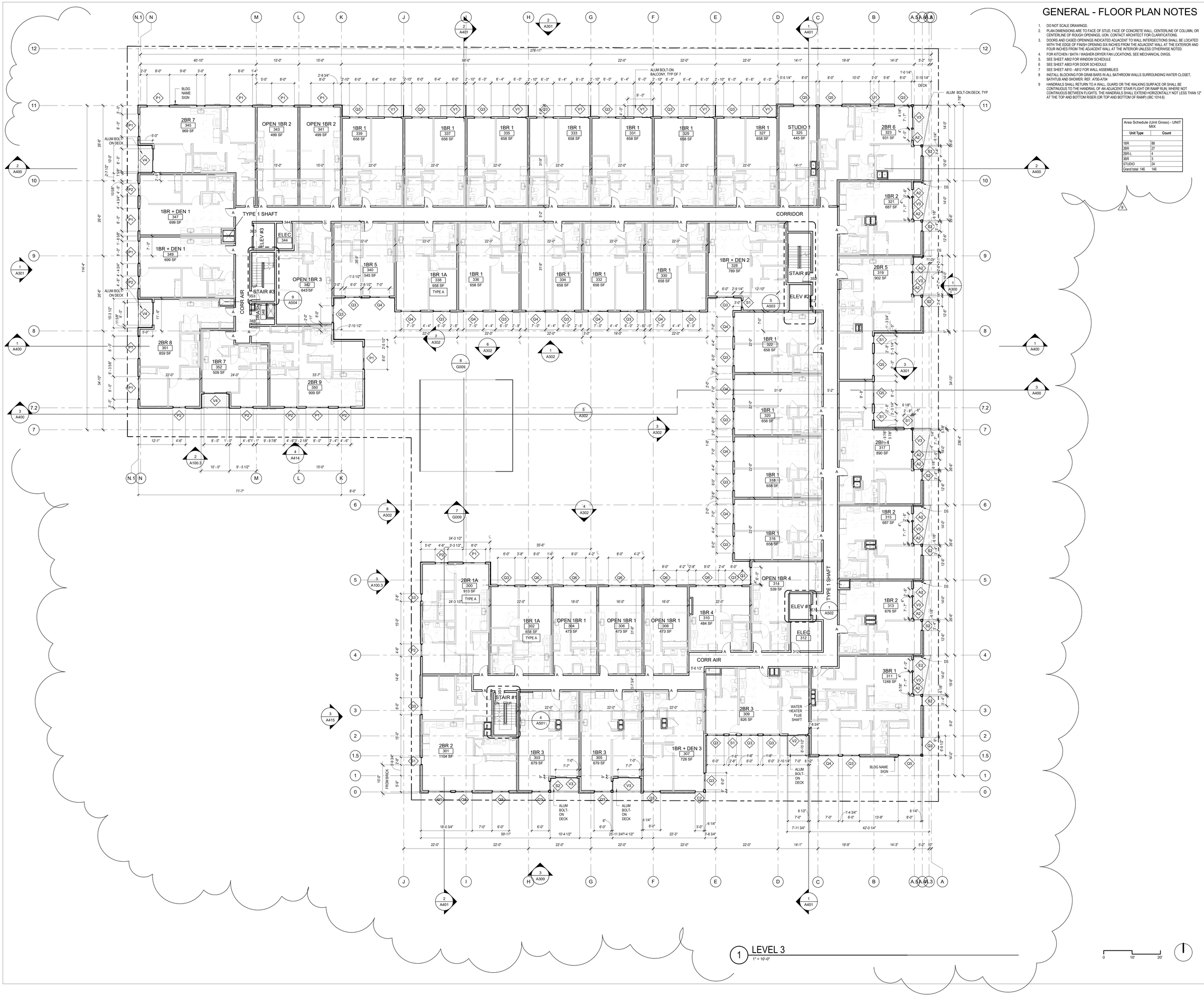

1 LEVEL 3
1" = 10'-0"

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR UNLESS OTHERWISE NOTED.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A700-A704
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, WHERE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" AT THE TOP AND BOTTOM RISER (OR TOP AND BOTTOM OF RAMP) (IBC 1014.6)

Area Schedule (Unit Gross) - UNIT MIX

Unit Type	Count
1BR	88
2BR	27
2BR-L	4
3BR	3
STUDIO	24
Grand total: 146	146

JA

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
STATE OF WASHINGTON

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

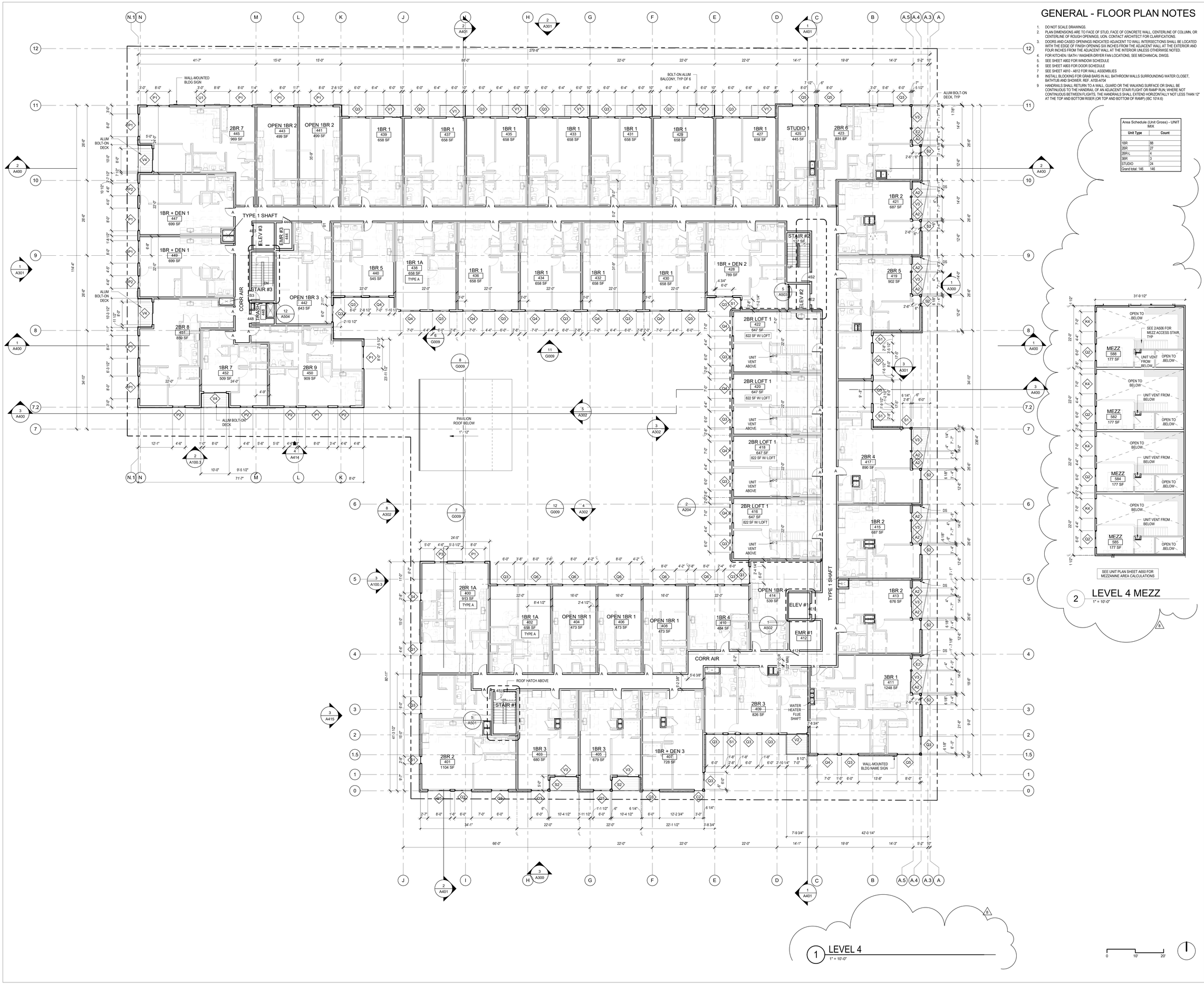
LEVEL 3 FLOOR PLAN

SHEET NO.

A203

Drawn
Checked

Printed: 11/1/2023 12:43:12 PM



1 LEVEL 4
1" = 10'-0"

2 LEVEL 4 MEZZ
1" = 10'-0"

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR UNLESS OTHERWISE NOTED.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A700-A704
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, WHERE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" AT THE TOP AND BOTTOM RISER (OR TOP AND BOTTOM OF RAMP) (IBC 1014.6)

Area Schedule (Unit Gross) - UNIT MIX	
Unit Type	Count
1BR	88
2BR	27
2BR-L	4
3BR	3
STUDIO	24
Grand total: 146	146

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 4 FLOOR PLAN

SHEET NO.

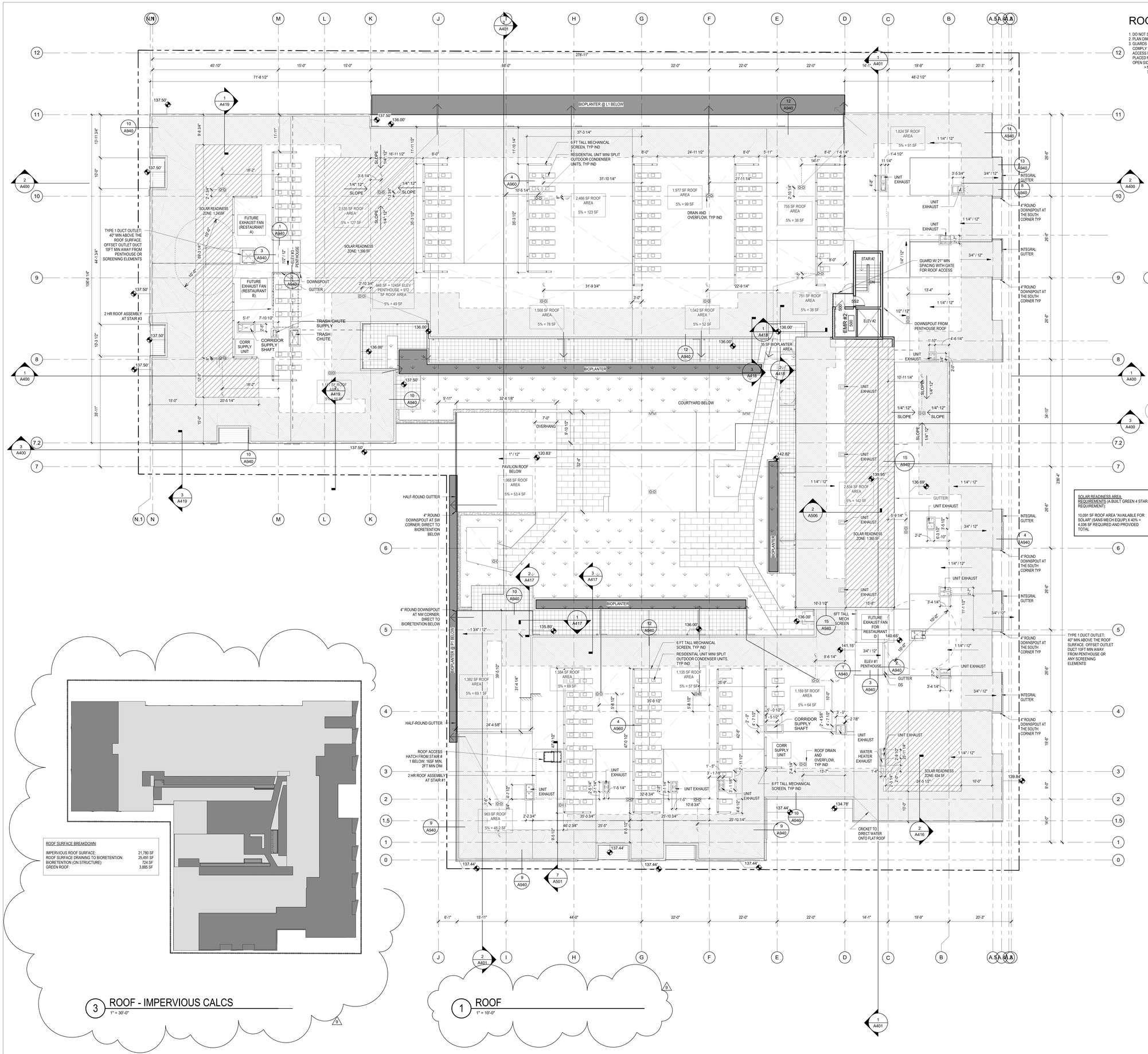
A204

Drawn
Checked

Printed: 11/1/2023 12:44:01 PM

ROOF PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, UNO. CONTACT ARCHITECT FOR CLARIFICATIONS
3. GUARDS OR PERMANENT FALL ARREST/RESTRAINT ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1 ARE REQUIRED WHERE MECHANICAL EQUIPMENT AND/OR ROOF ACCESS HATCHES ARE LESS THAN 10FT FROM THE ROOF EDGE. FALL ARREST DEVICES SHALL BE PLACED NOT MORE THAN 10 FEET ON CENTER AND NOT LESS THAN 10FT FROM THE ROOF EDGE OR OPEN SIDE OF THE WALKING SURFACE
   - NO MECHANICAL EQUIPMENT OR ROOF ACCESS HATCHES ARE PROPOSED WITHIN 10 FT OF THE ROOF EDGE



SOLAR READINESS AREA REQUIREMENTS (A BUILT GREEN 4 STAR REQUIREMENT):

10,091 SF ROOF AREA *AVAILABLE FOR SOLAR* (SANS MECH EQUIP) X 40% = 4,036 SF REQUIRED AND PROVIDED TOTAL

3 ROOF - IMPERVIOUS CALCS
1" = 30'-0"

1 ROOF
1" = 10'-0"

2 UPPER ROOF @ ELEV. #2
1" = 10'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ROOF PLAN

SHEET NO.

A205

Drawn
Checked
Author
Checker

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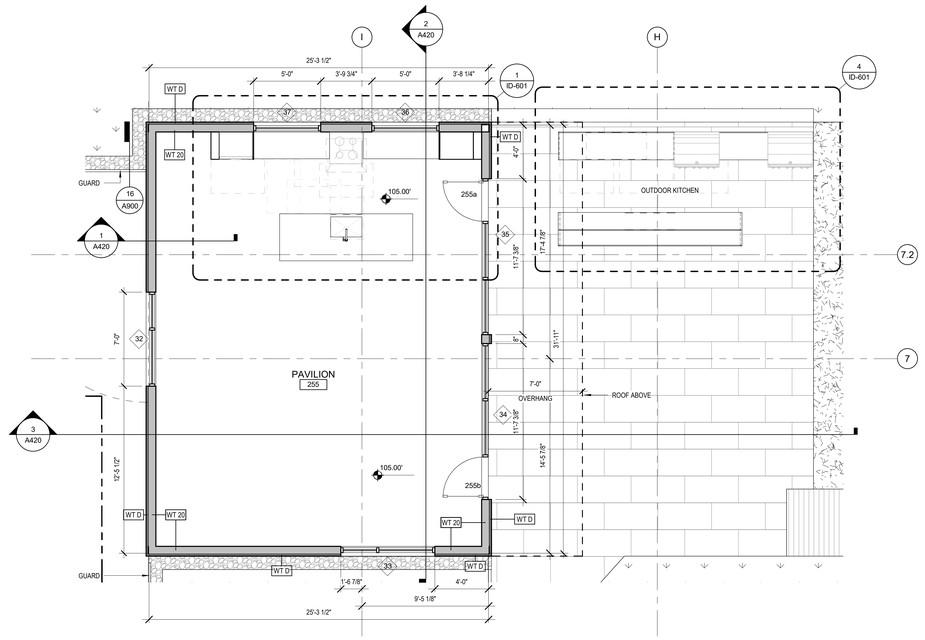

1 ENLARGED PAVILION PLAN
1/4" = 1'-0"

MERCER ISLAND MIXED USE

2895 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ENLARGED PLANS

SHEET NO.

A210

Drawn
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Author
Checker

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1 LEVEL P-1
1" = 10'-0"

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
03/31/2020	50% CD
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

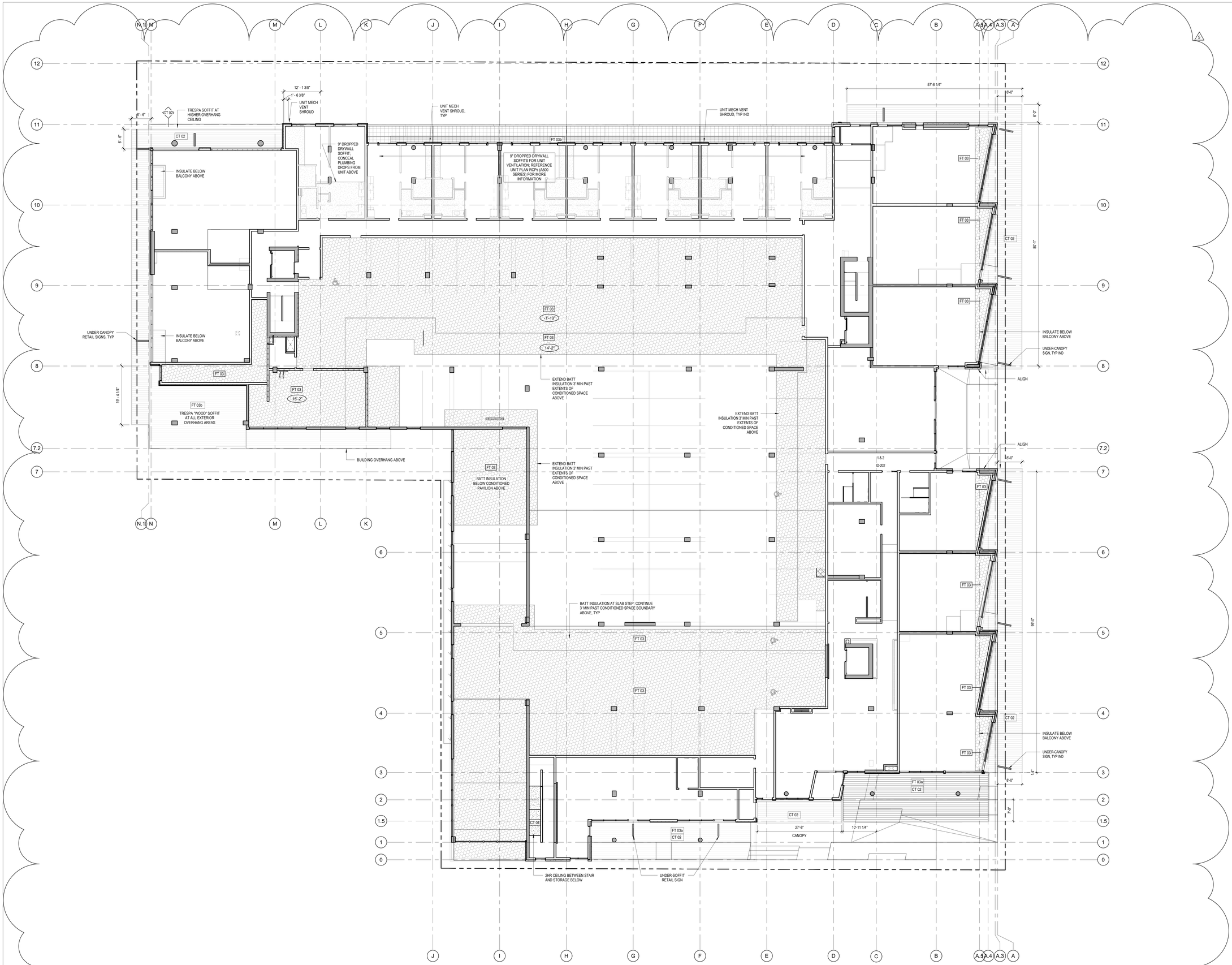
LEVEL P1 RCP

SHEET NO.

A251

Drawn Author
Checked Checker

Printed: 10/25/2023 3:38:18 PM



1 LEVEL 1 RCP
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

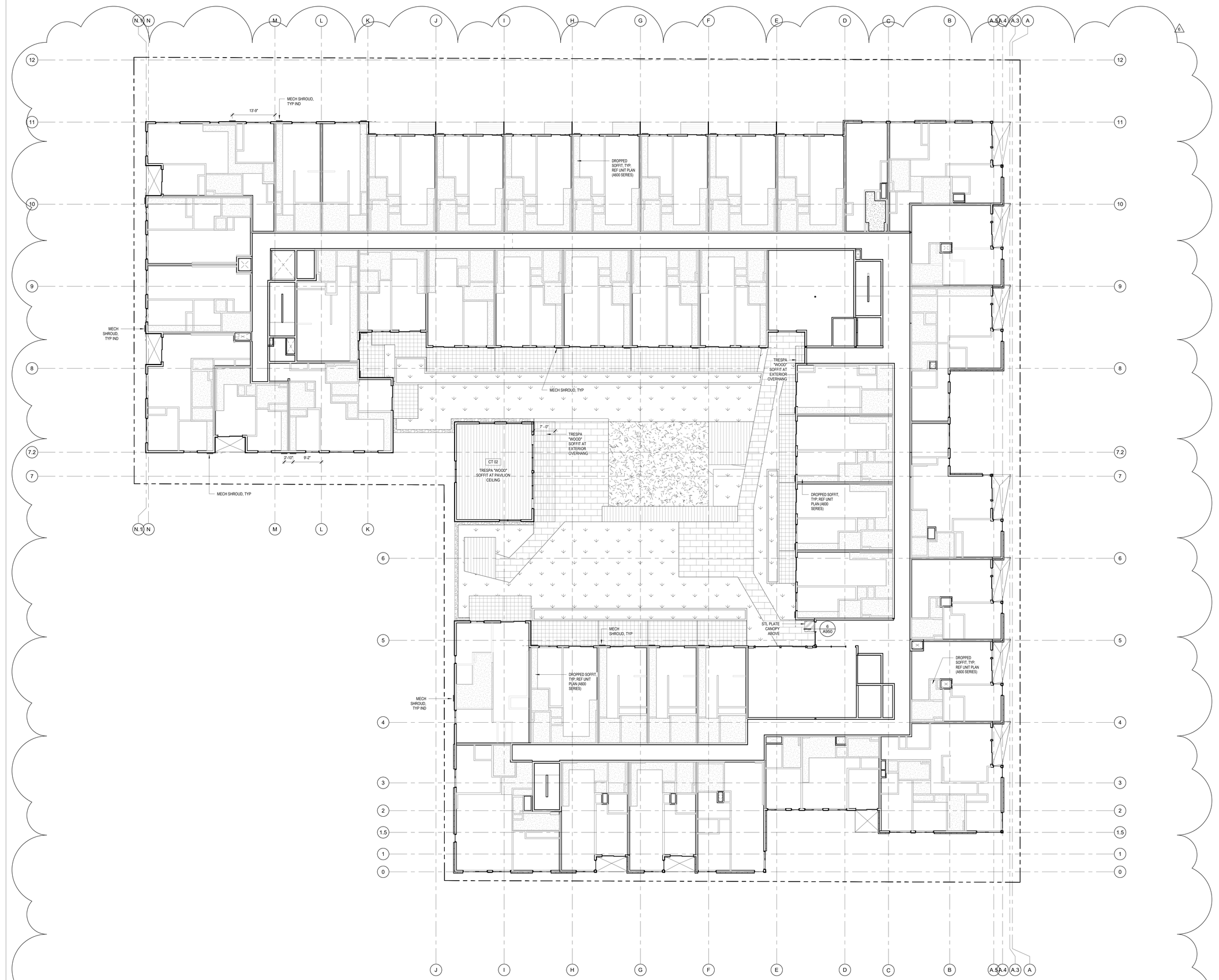
LEVEL 1 - OVERALL RCP

SHEET NO.

A252

Drawn
Checked
Author
Checker

Printed: 10/25/2023 3:38:22 PM



1 LEVEL 2 RCP
1" = 10'-0"

0 10' 20'

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4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

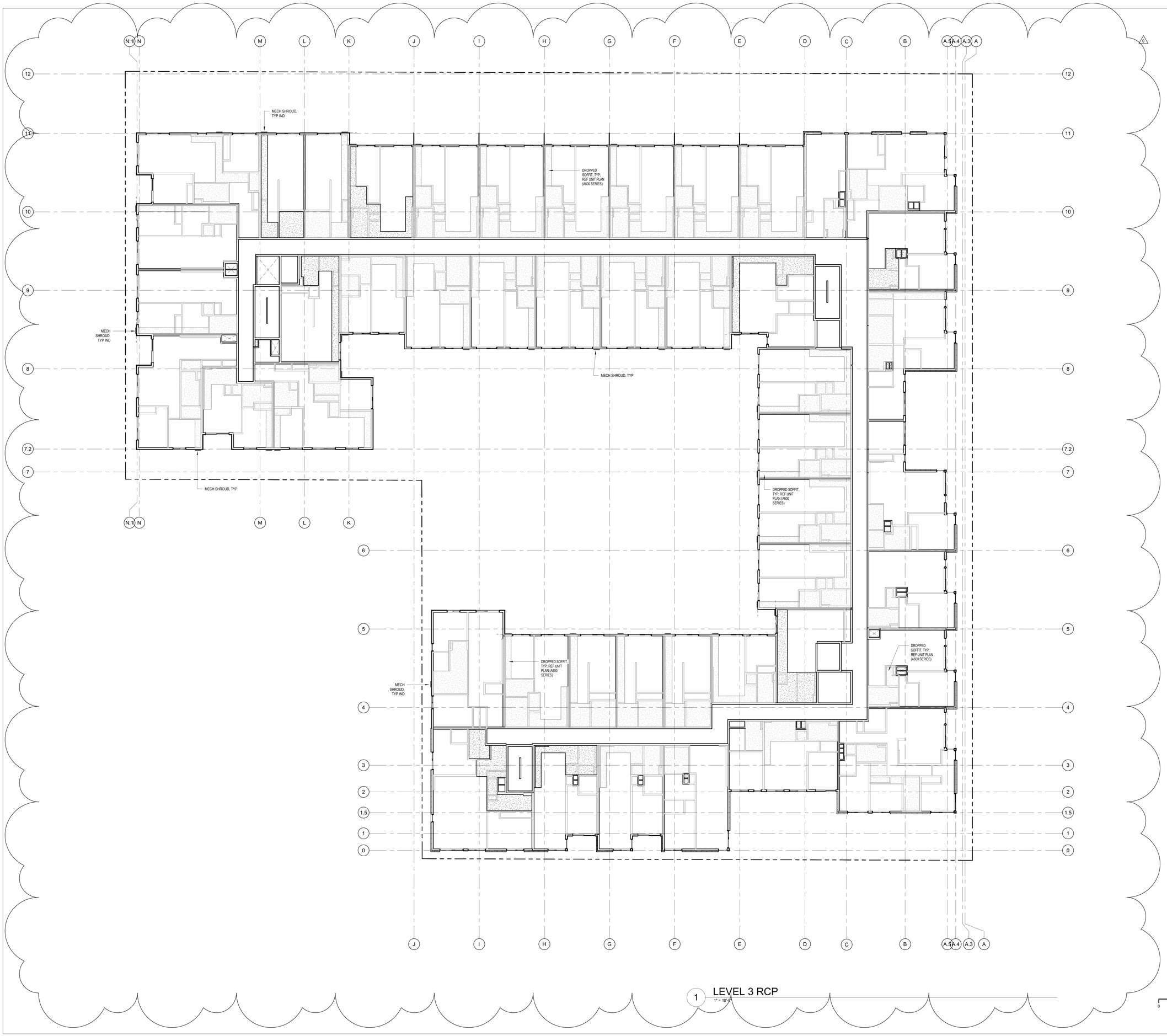
LEVEL 2 - OVERALL RCP

SHEET NO.

A253

Drawn Author
Checked Checker

Printed: 10/25/2023 9:44:33 PM



1 LEVEL 3 RCP
1" = 10'-0"

0 10' 20'

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4039 REGISTERED ARCHITECT
RICHMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

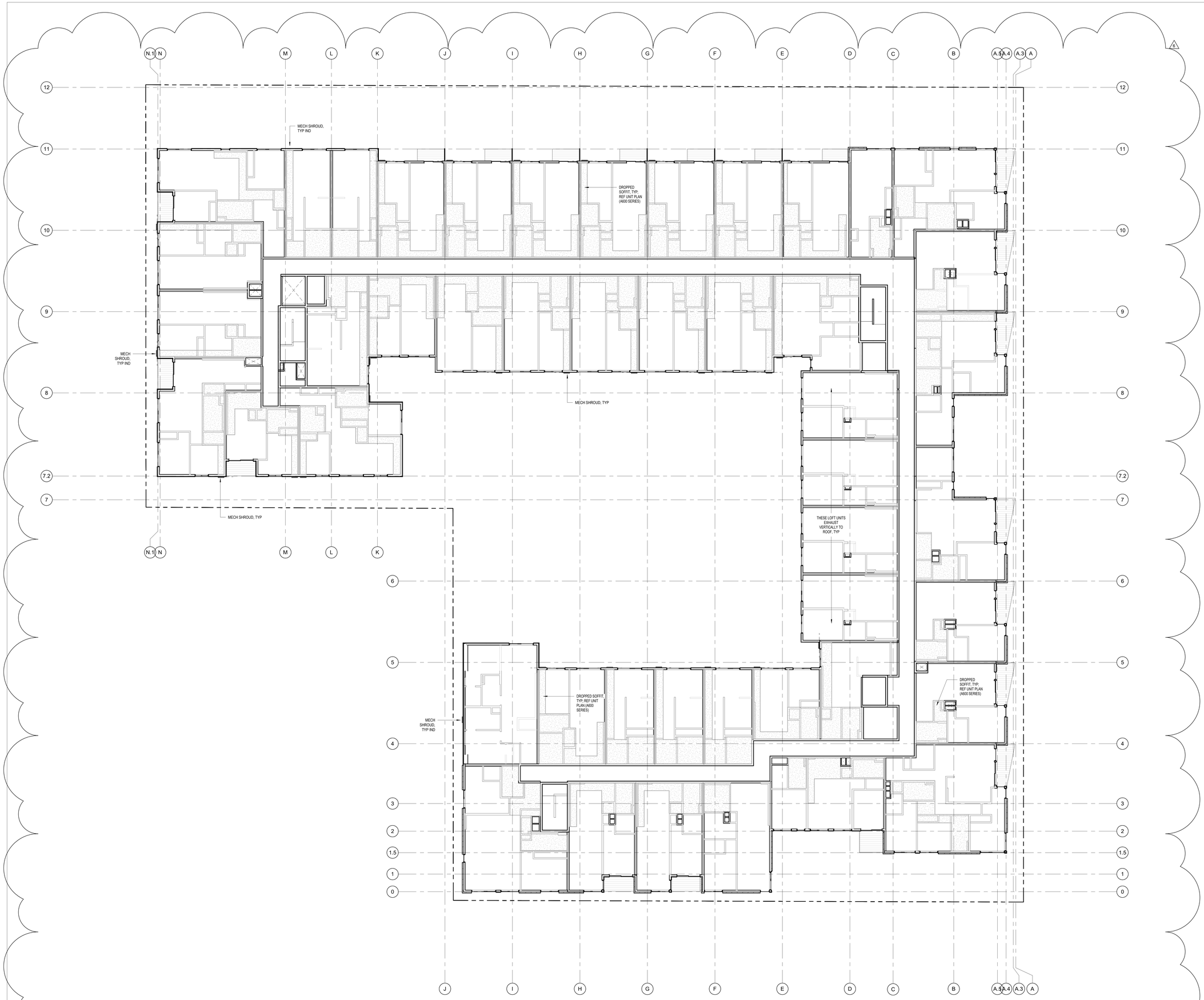
LEVEL 3 - OVERALL RCP

SHEET NO.

A254

Drawn Author
Checked Checker

Printed: 10/25/2023 9:44:38 PM



1 LEVEL 4 RCP
1" = 10'-0"

0 10' 20'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

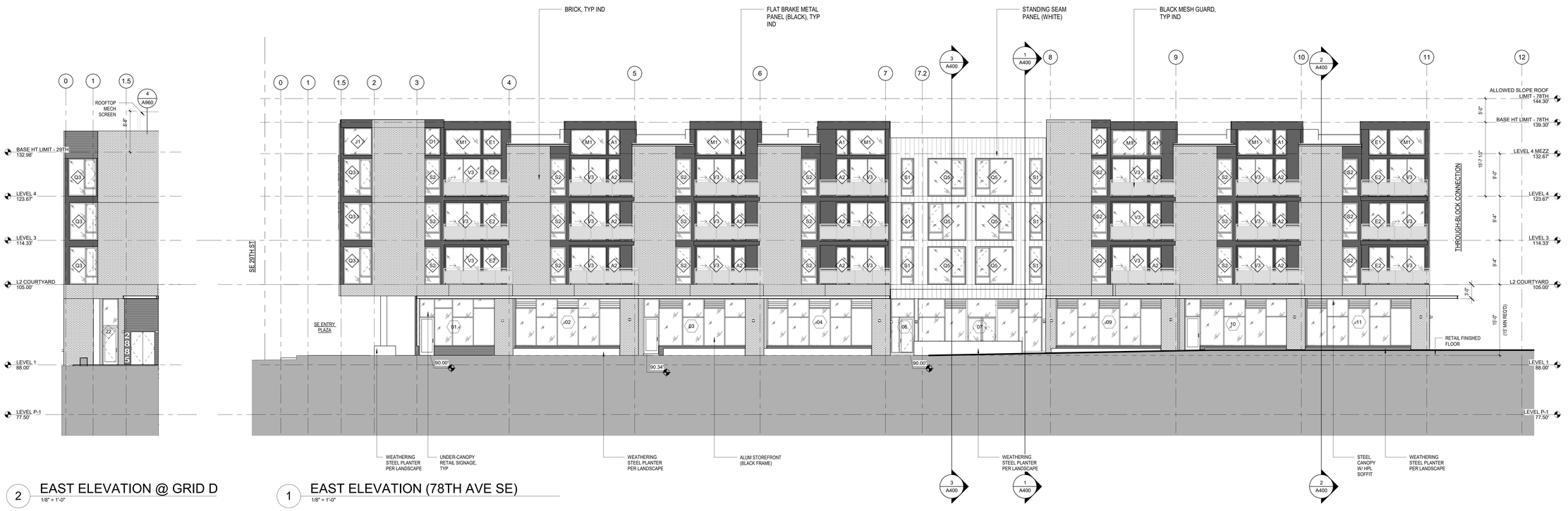
LEVEL 4 - OVERALL RCP

SHEET NO.

A255

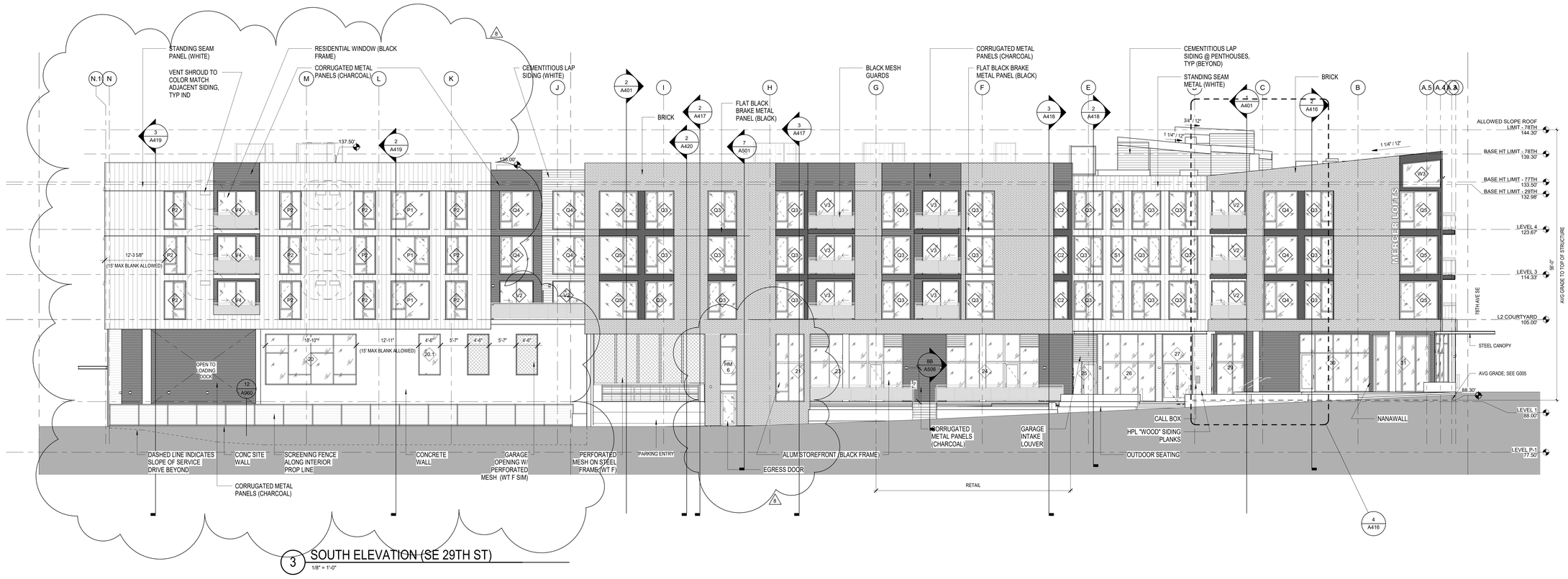
Drawn Author
Checked Checker

Printed: 10/25/2023 8:44:43 PM



2 EAST ELEVATION @ GRID D
1/8" = 1'-0"

1 EAST ELEVATION (78TH AVE SE)
1/8" = 1'-0"



3 SOUTH ELEVATION (SE 29TH ST)
1/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

OVERALL ELEVATIONS E AND S

SHEET NO.

A300

Drawn Author
Checked Checker

Printed: 10/25/2023 3:38:41 PM

1 EAST ELEVATION (78TH AVE SE)_COLOR
1/8" = 1'-0"

2 SOUTH ELEVATION (SE 29TH ST)_COLOR
1/8" = 1'-0"

0 8' 16'

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

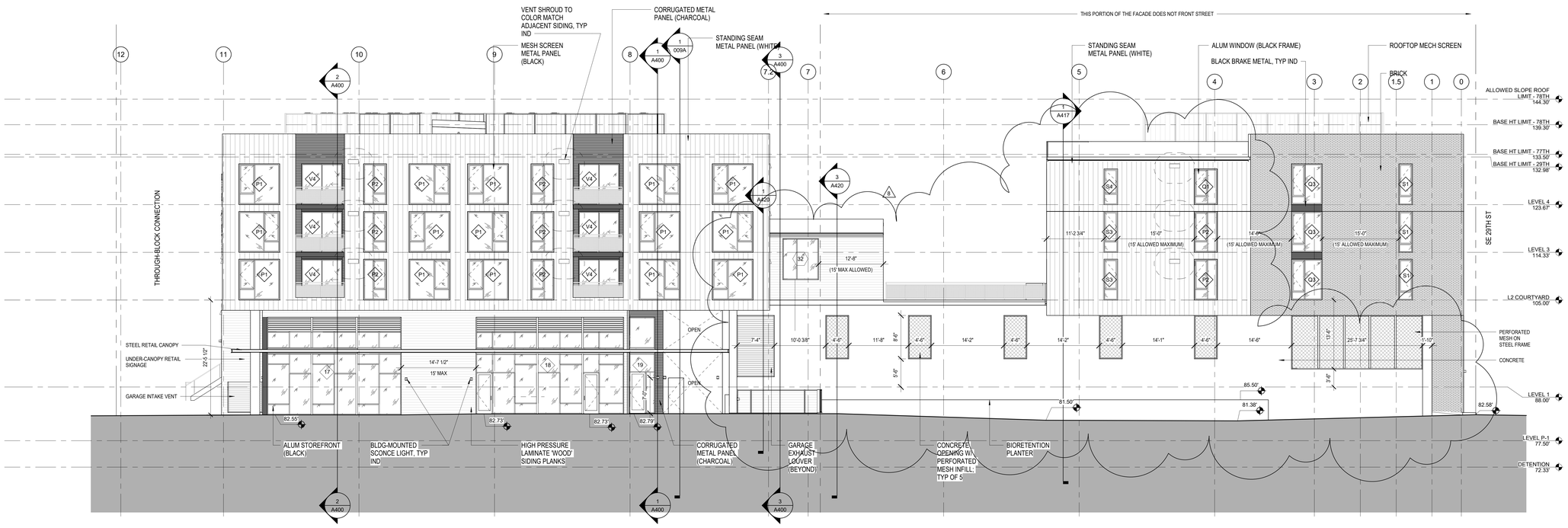
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
OVERALL ELEVATIONS E AND S_COLOR

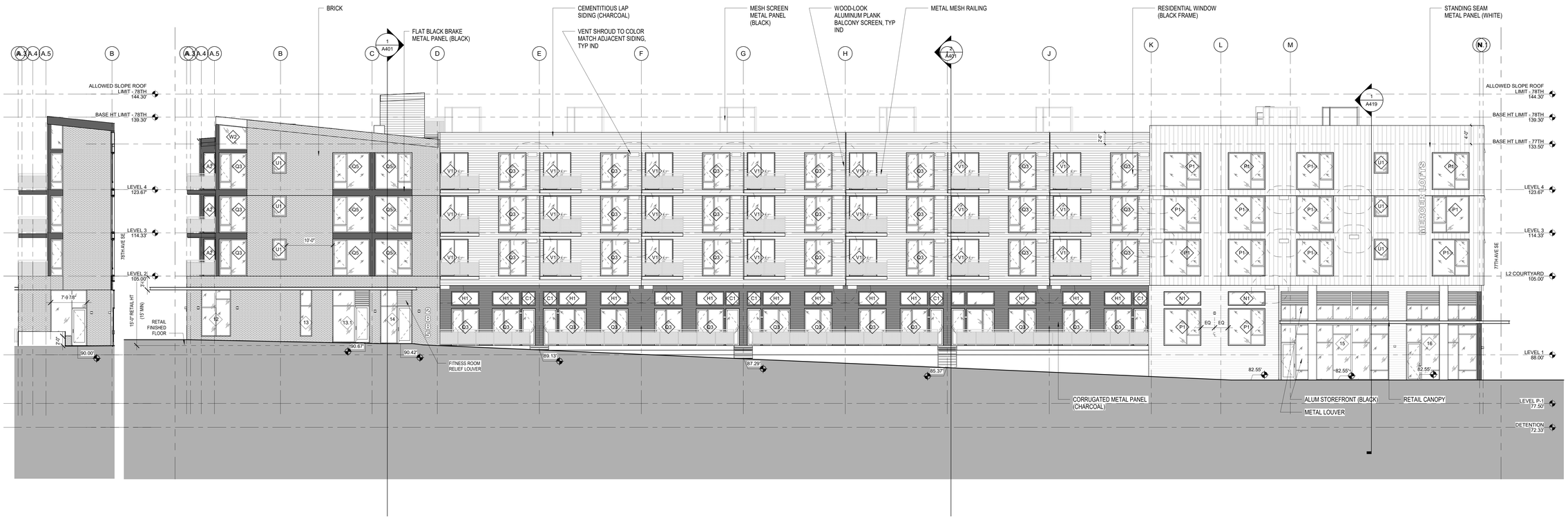
SHEET NO.
A300.1

Drawn
Checked

Printed: 10/25/2023 3:47:20 PM



1 WEST ELEVATION (77TH AVE SE)
1/8" = 1'-0"



3 NORTH ELEVATION @ GRID 7
1/8" = 1'-0"

2 NORTH ELEVATION (THROUGH-BLOCK CONNECTION)
1/8" = 1'-0"

0 8' 16'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

OVERALL ELEVATIONS W AND N

SHEET NO.

A301

Drawn Author
Checked Checker

Printed: 10/25/2023 5:44:49 PM

1 WEST ELEVATION (77TH AVE SE)_COLOR
1/8" = 1'-0"

2 NORTH ELEVATION (THROUGH-BLOCK CONNECTION)_COLOR
1/8" = 1'-0"

0 8' 16'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

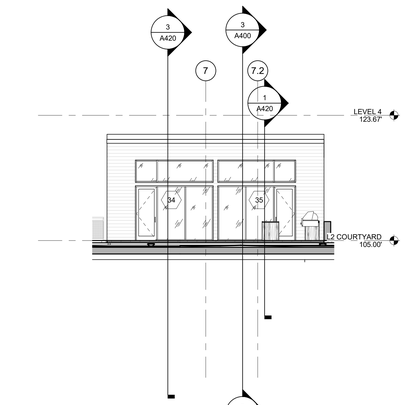
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
OVERALL ELEVATIONS W AND N_COLOR

SHEET NO.
A301.1

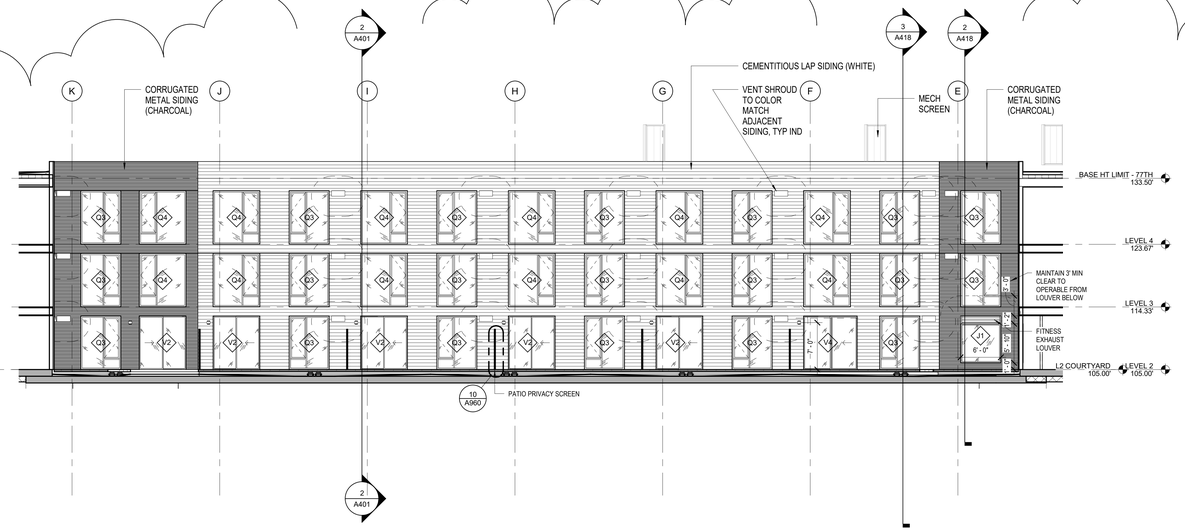
Drawn
Checked

Printed: 10/25/2023 3:48:59 PM



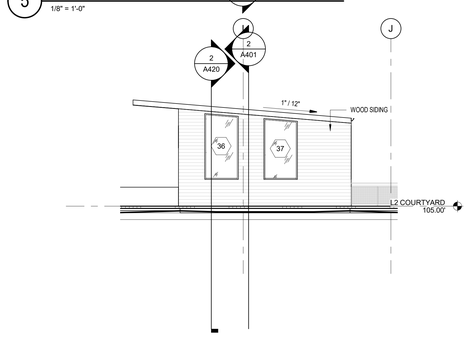
5 PAVILION - EAST

1/8" = 1'-0"



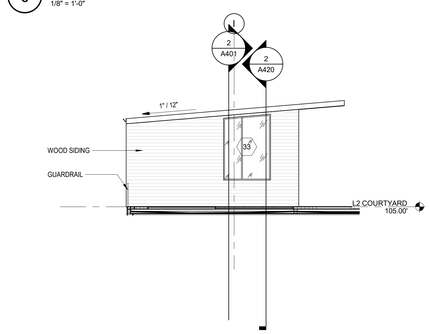
1 COURTYARD ELEVATION - NORTH

1/8" = 1'-0"



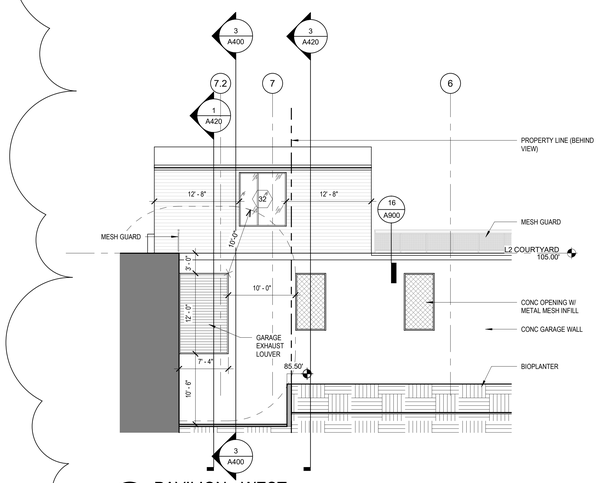
6 PAVILION - NORTH

1/8" = 1'-0"



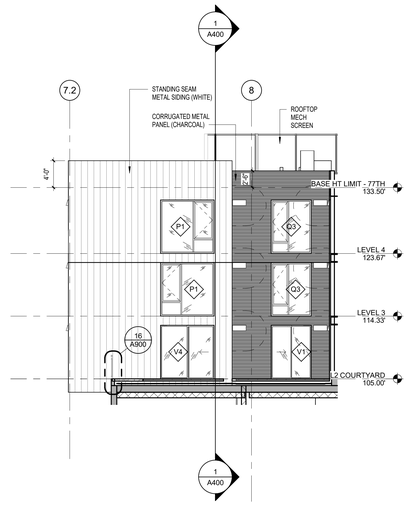
7 PAVILION - SOUTH

1/8" = 1'-0"



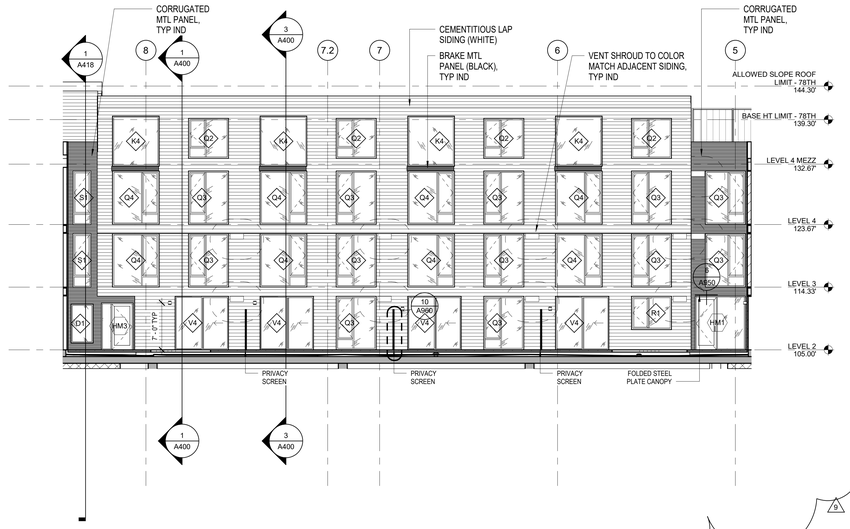
8 PAVILION - WEST

1/8" = 1'-0"



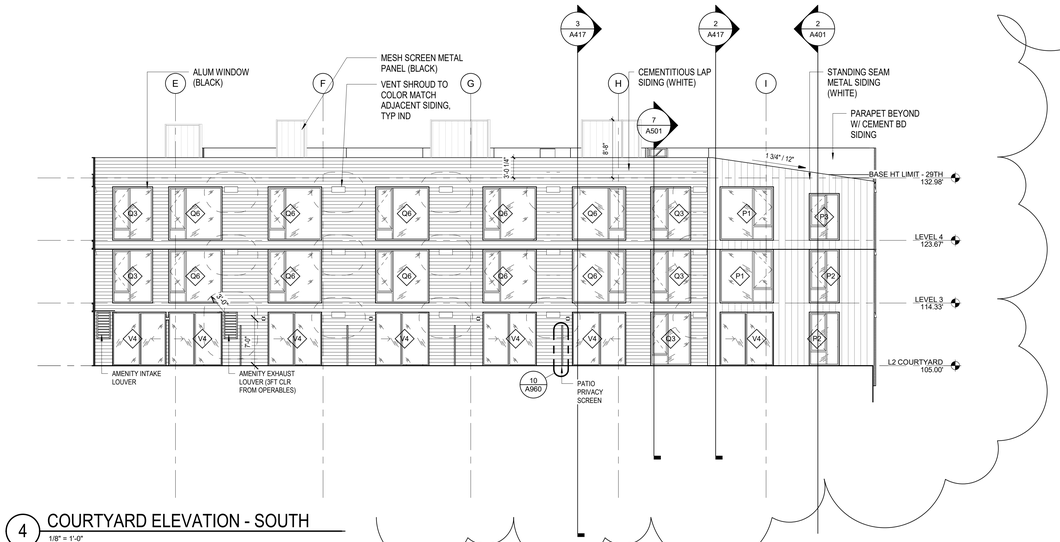
2 COURTYARD ELEVATION - WEST

1/8" = 1'-0"



3 COURTYARD ELEVATION - EAST

1/8" = 1'-0"



4 COURTYARD ELEVATION - SOUTH

1/8" = 1'-0"

0 8' 16'

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4026 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ELEVATIONS COURTYARD

SHEET NO.

A302

Drawn Author
Checked Checker

Printed: 10/25/2023 8:44:55 PM

5 PAVILION - EAST_COLOR
1/8" = 1'-0"

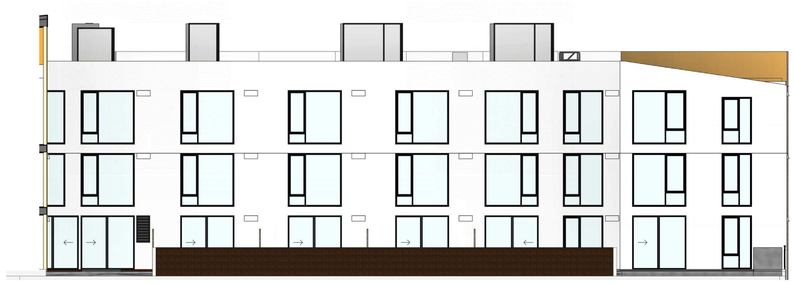
1 COURTYARD ELEVATION - NORTH_COLOR
1/8" = 1'-0"

6 PAVILION - NORTH_COLOR
1/8" = 1'-0"

4 COURTYARD ELEVATION - WEST_COLOR
1/8" = 1'-0"

2 COURTYARD ELEVATION - EAST_COLOR
1/8" = 1'-0"

7 PAVILION - SOUTH_COLOR
1/8" = 1'-0"



3 COURTYARD ELEVATION - SOUTH_COLOR
1/8" = 1'-0"

8 PAVILION - WEST_COLOR
1/8" = 1'-0"

0 8' 16'

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REGISTERED ARCHITECT
RYAN MARK S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2686 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

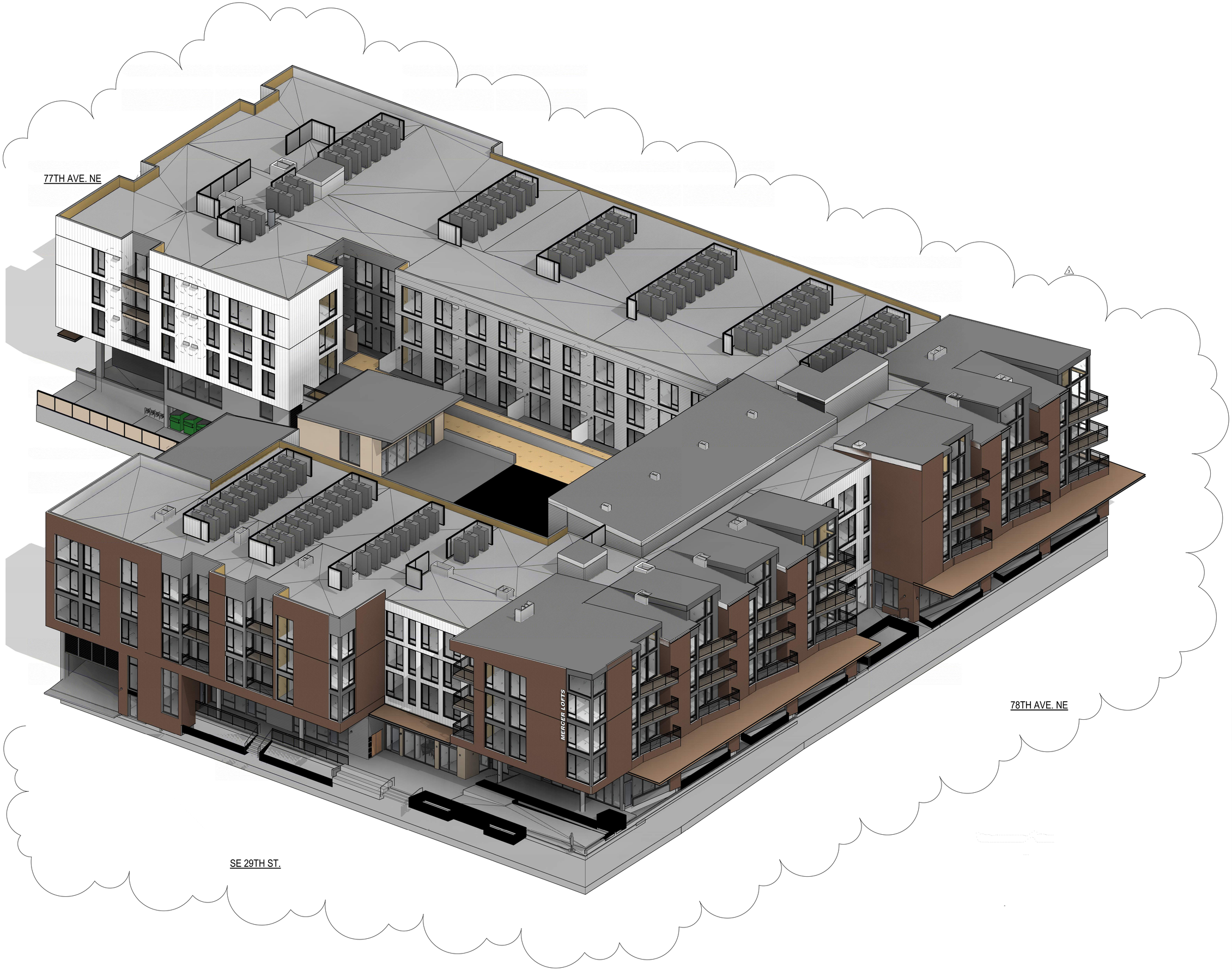
ELEVATIONS COURTYARD_COLOR

SHEET NO.

A302.1

Drawn Author
Checked Checker

Printed: 10/25/2023 3:52:01 PM



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REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

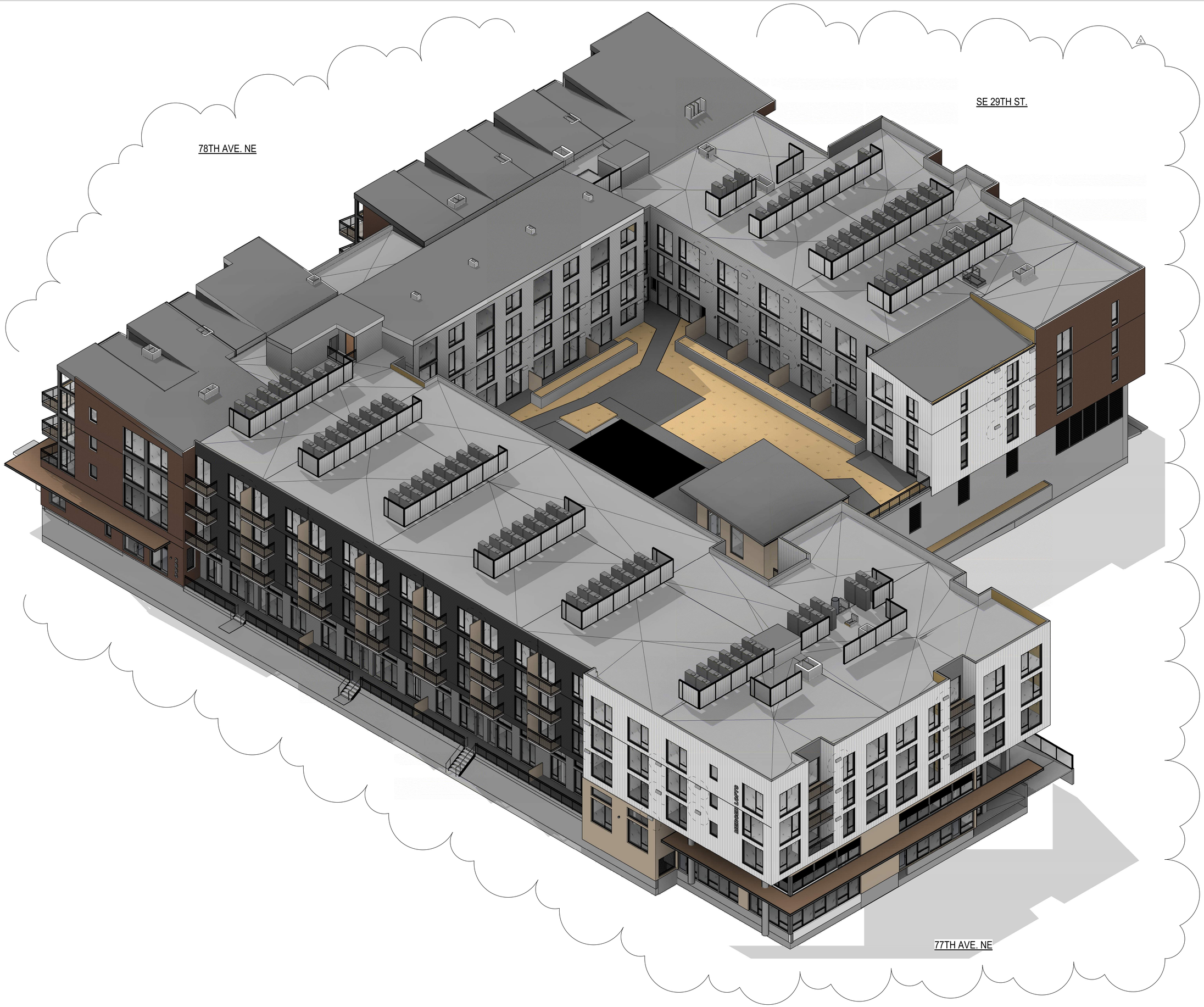
AXON SE CORNER

SHEET NO.

A303

Drawn | Author
Checked | Checker

Printed: 10/25/2023 3:58:35 PM



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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

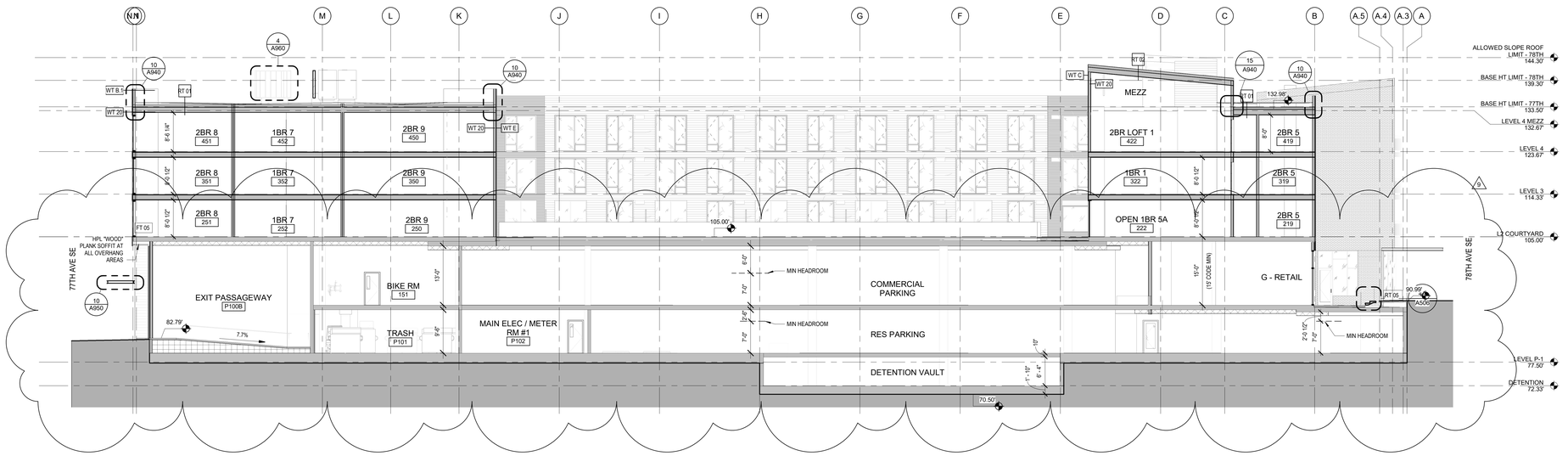
AXON NW CORNER

SHEET NO.

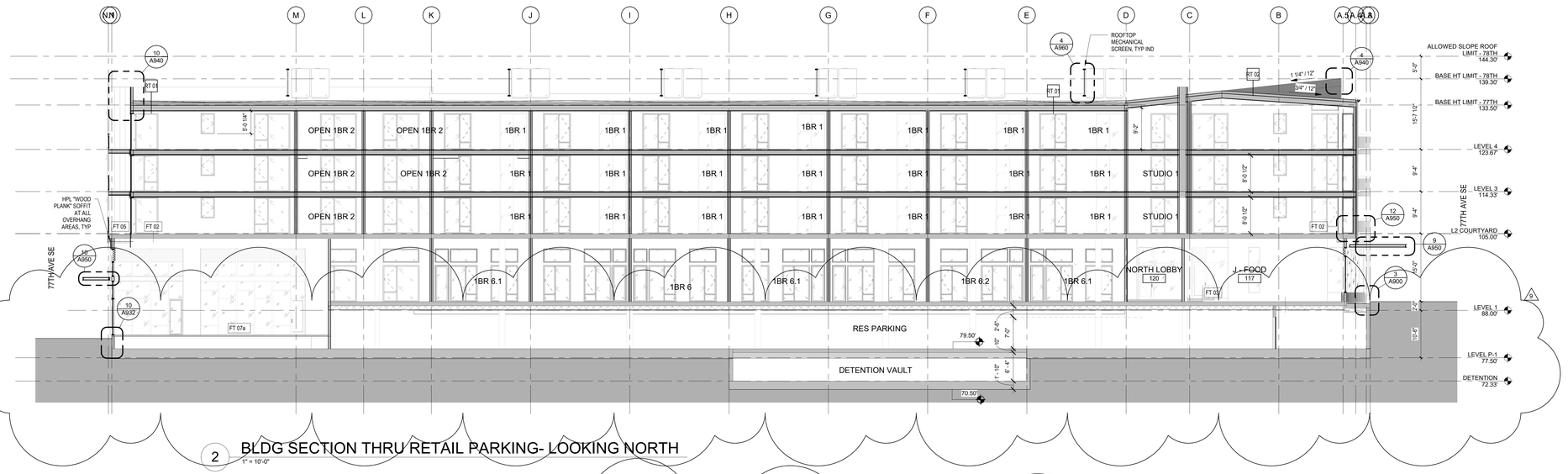
A304

Drawn Author
Checked Checker

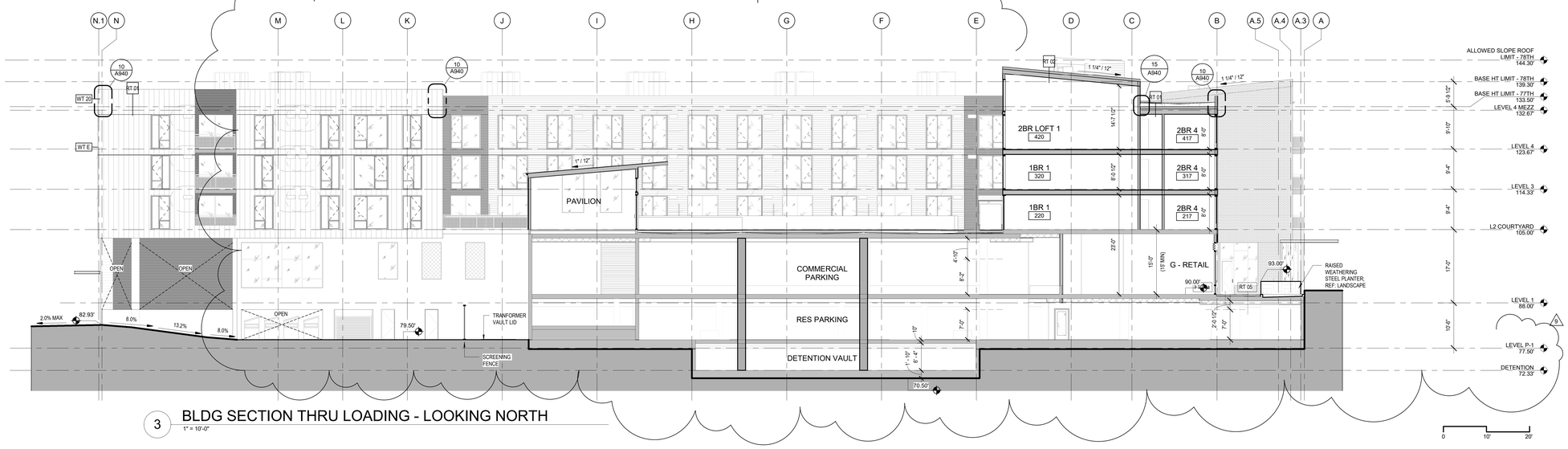
Printed: 10/25/2023 4:00:54 PM



1 BLDG SECTION THRU COURTYARD- LOOKING NORTH
1" = 10'-0"



2 BLDG SECTION THRU RETAIL PARKING- LOOKING NORTH
1" = 10'-0"



3 BLDG SECTION THRU LOADING - LOOKING NORTH
1" = 10'-0"

JA

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REGISTERED ARCHITECT
RANDALL S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

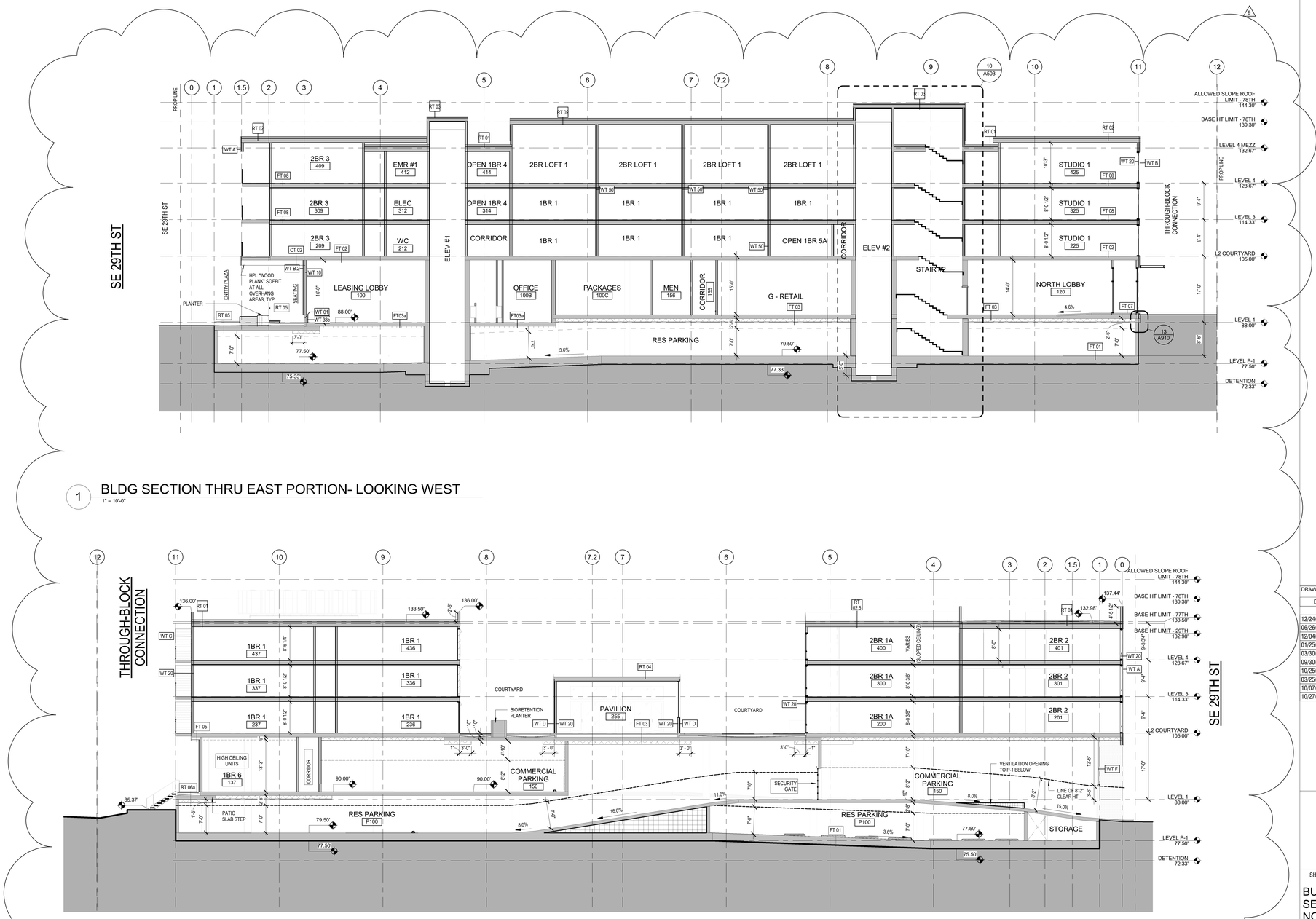
BUILDING SECTIONS - EAST-WEST

SHEET NO.

A400

Drawn
Checked

Printed: 10/25/2023 4:14:19 PM



1 BLDG SECTION THRU EAST PORTION- LOOKING WEST

1" = 10'-0"

2 BLDG SECTION THRU PARKING RAMP- LOOKING EAST

1" = 10'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2905 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

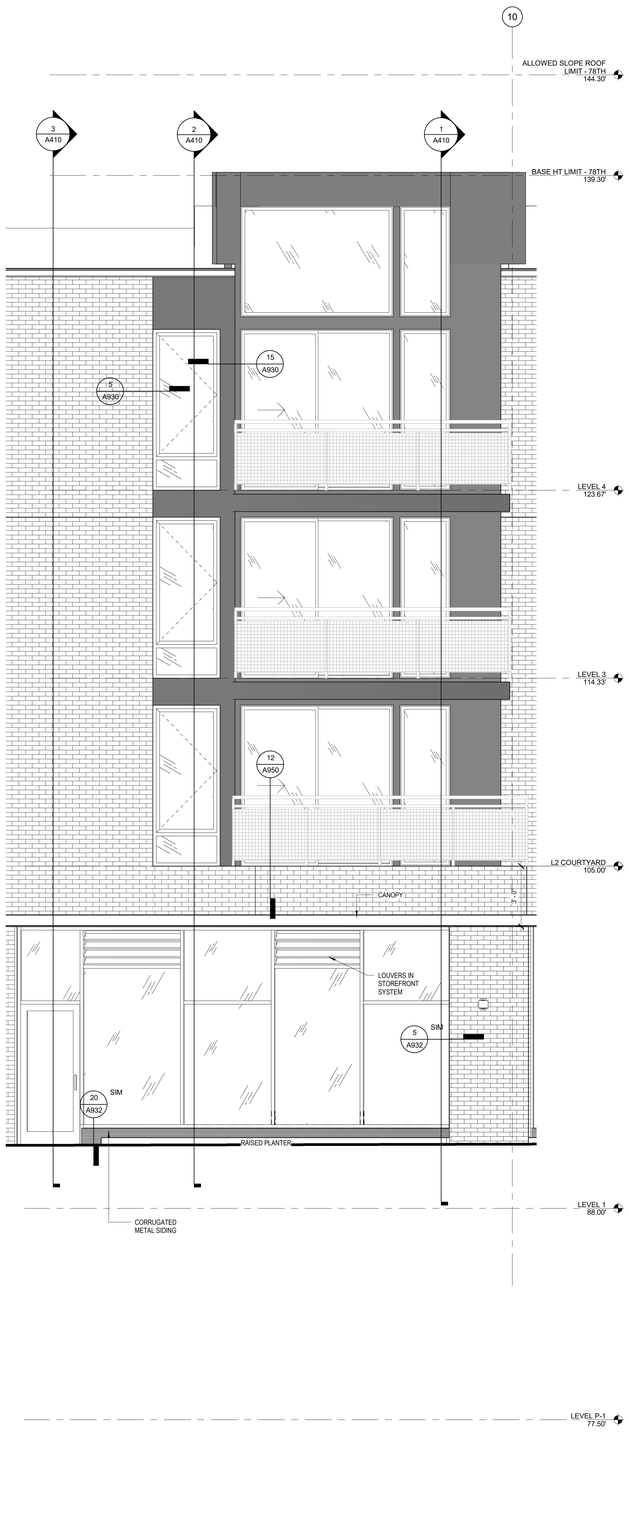
SHEET TITLE

BUILDING SECTIONS - NORTH-SOUTH

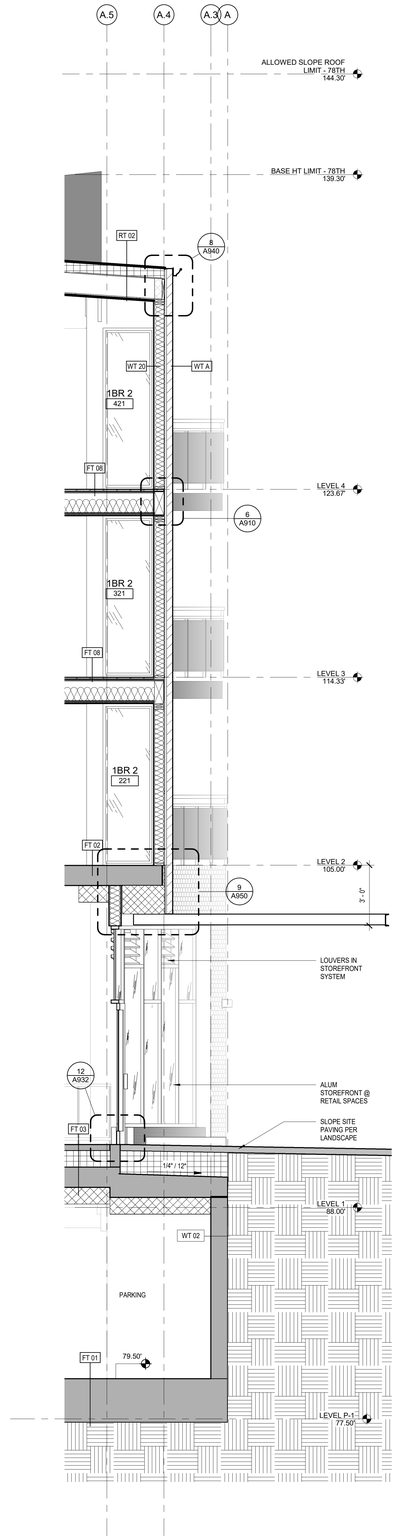
SHEET NO.

A401

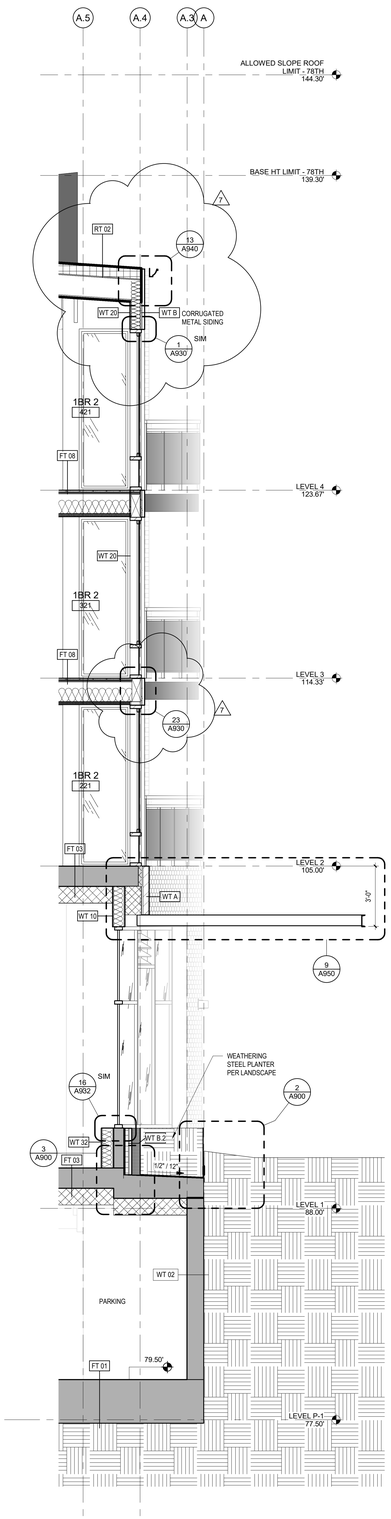
Drawn
Checked



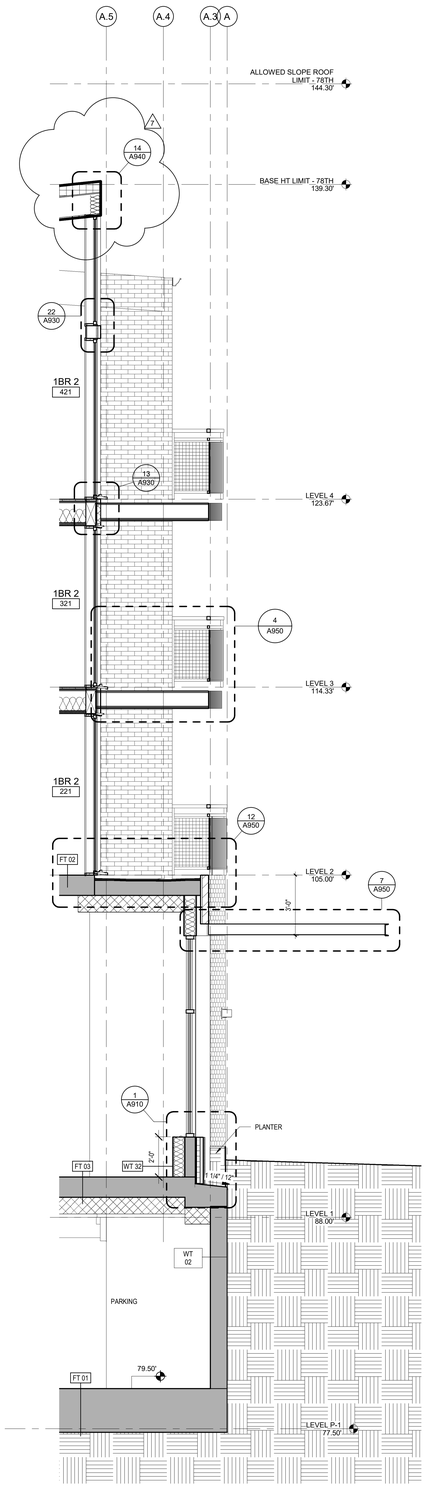
4 TYPICAL BAY - 78TH STREET
3/8" = 1'-0"



3 WS - 78TH ST @ BRICK
3/8" = 1'-0"



2 WS - 78TH ST @ WINDOW
3/8" = 1'-0"



1 WS - 78TH ST @ BALCONIES
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

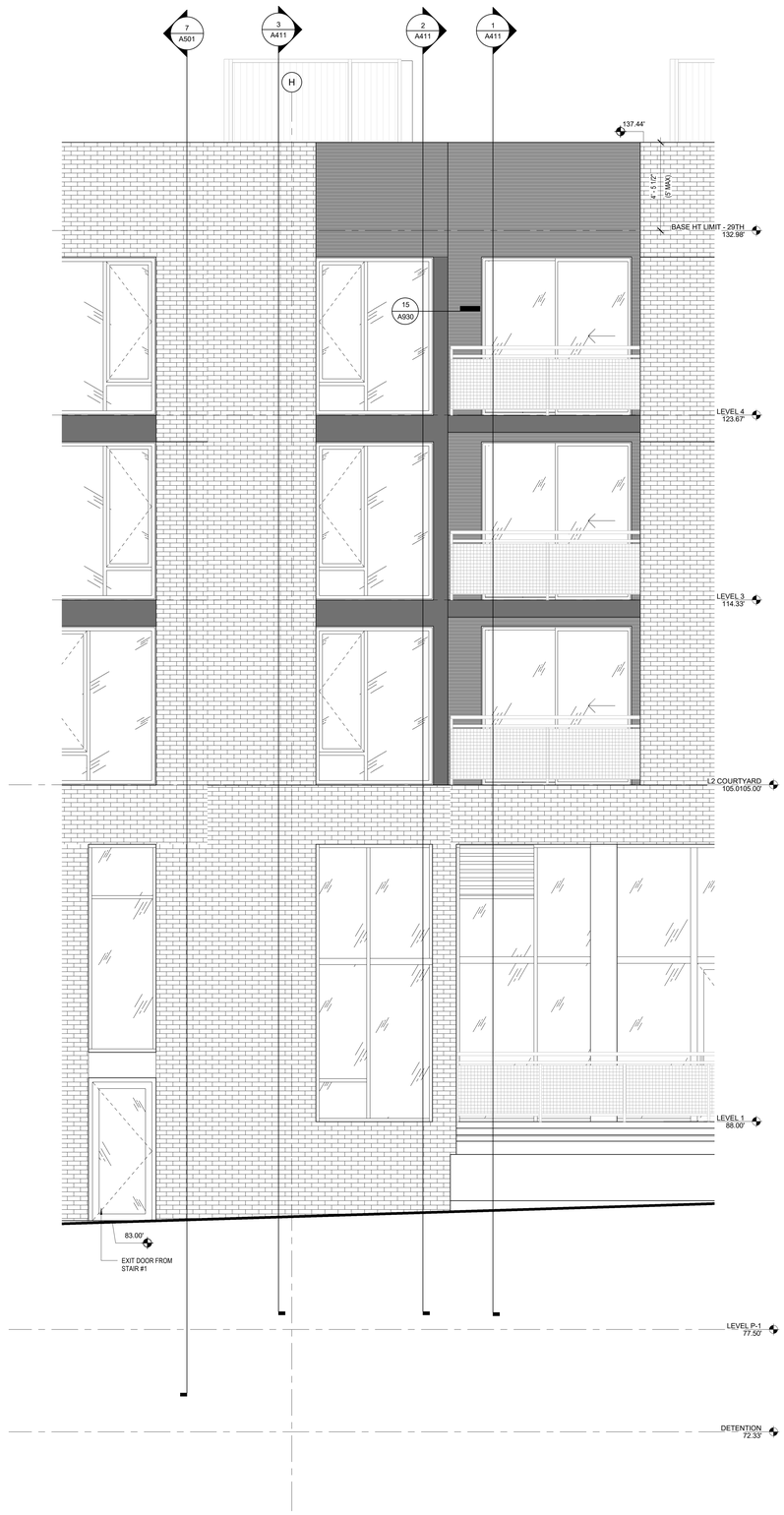
78TH ST WALL SECTIONS

SHEET NO.

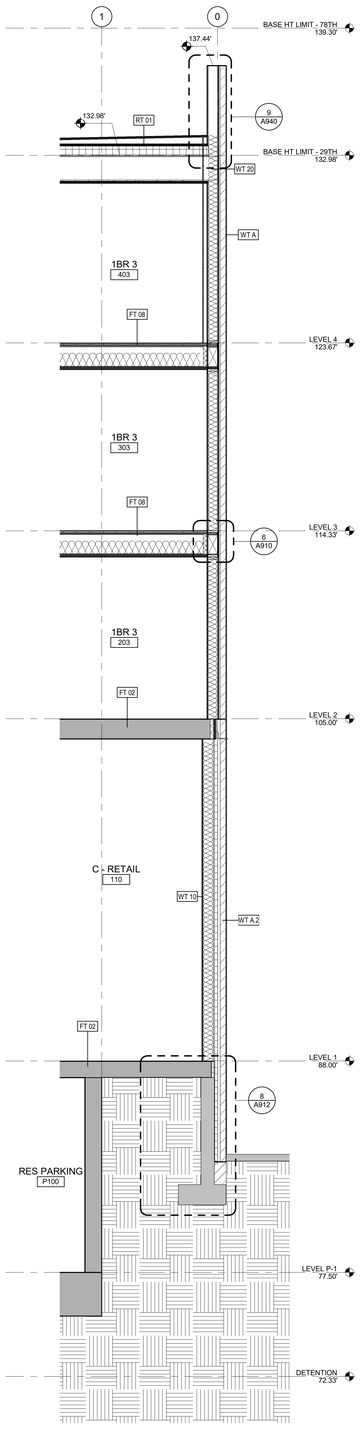
A410

Drawn Author
Checked Checker

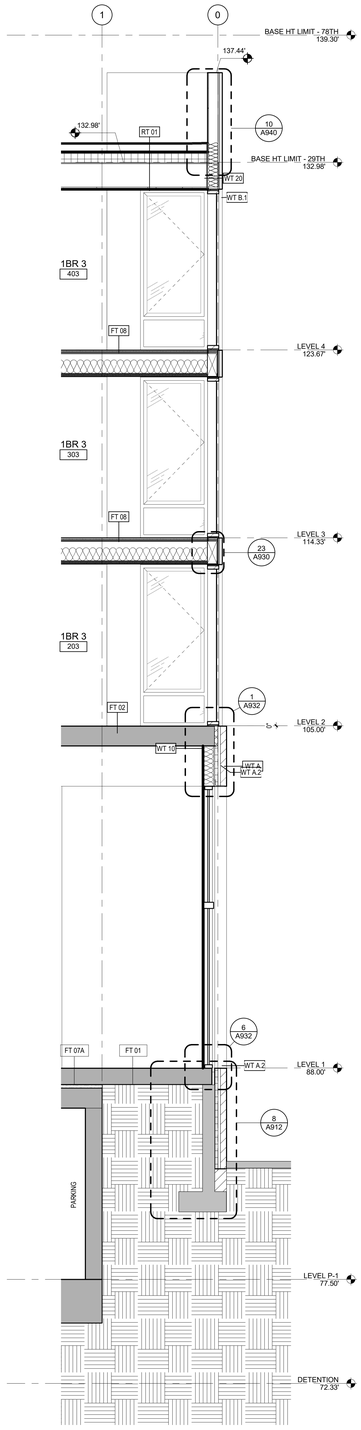
Printed: 10/25/2023 4:14:30 PM



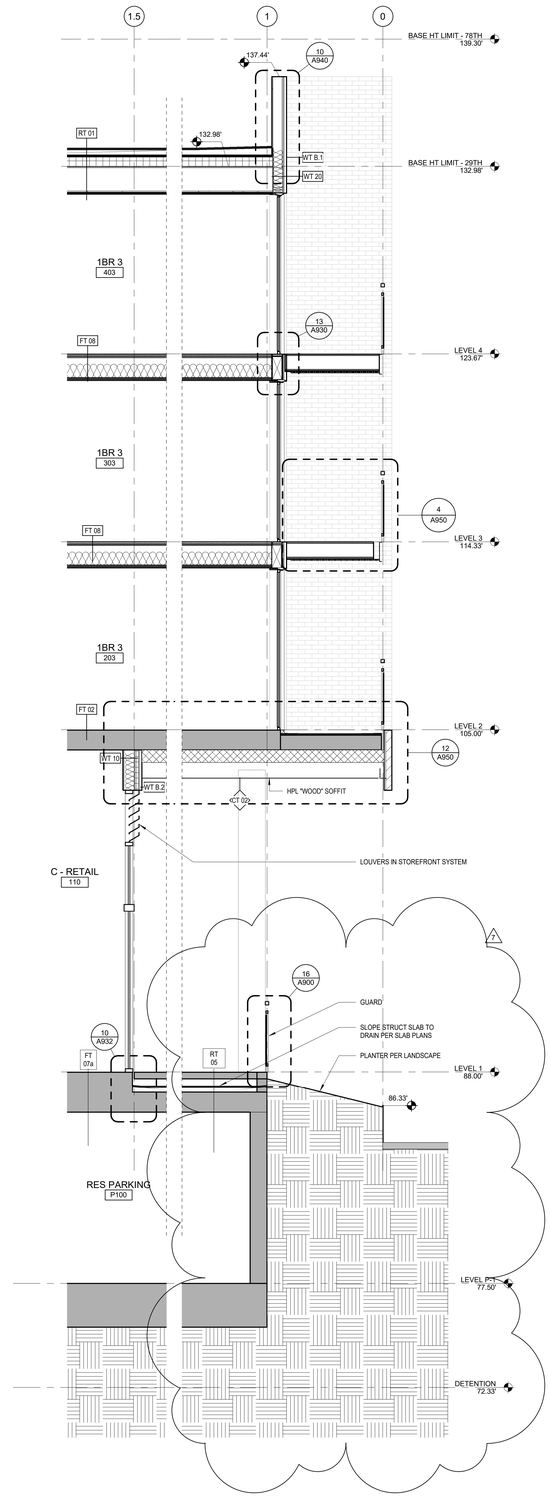
4 TYPICAL BAY - 29TH ST
3/8" = 1'-0"



3 WS-29TH @ BRICK
3/8" = 1'-0"



2 WS-29TH @ WINDOWS
3/8" = 1'-0"



1 WALL SECTION - 29TH ST @ BALCONY
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

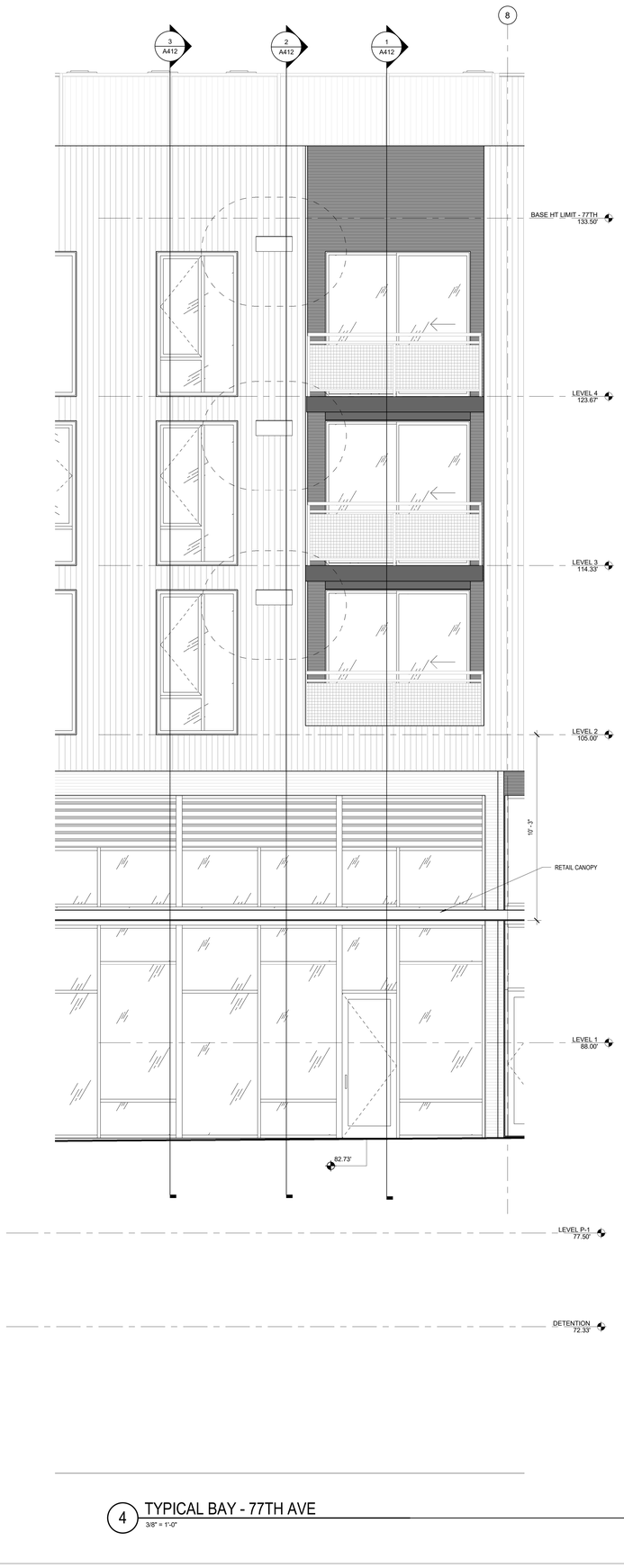
SE 29TH ST WALL SECTIONS

SHEET NO.

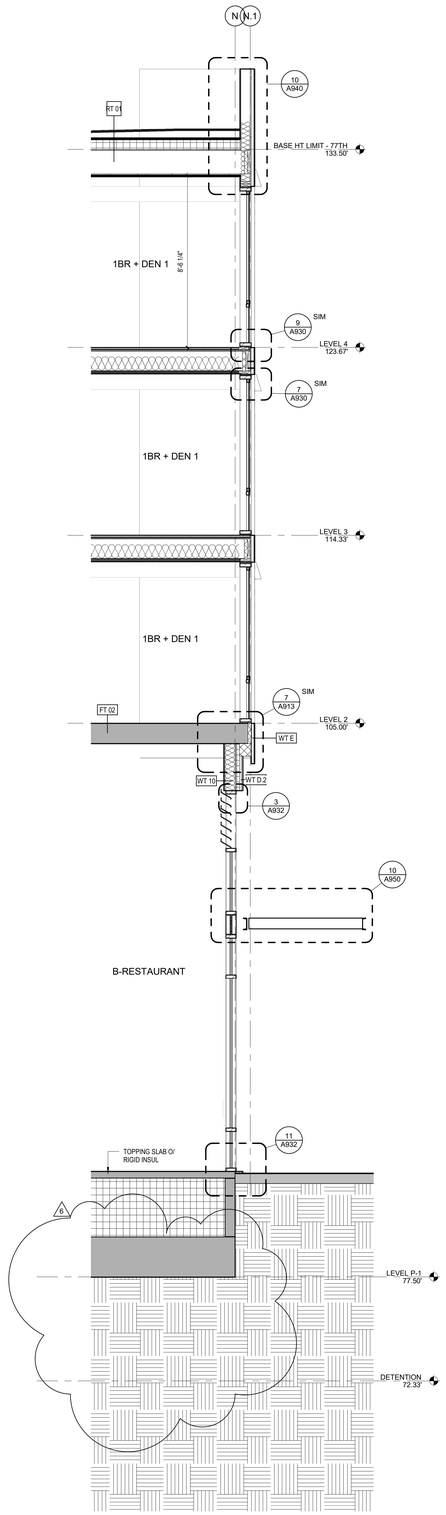
A411

Drawn Author
Checked Checker

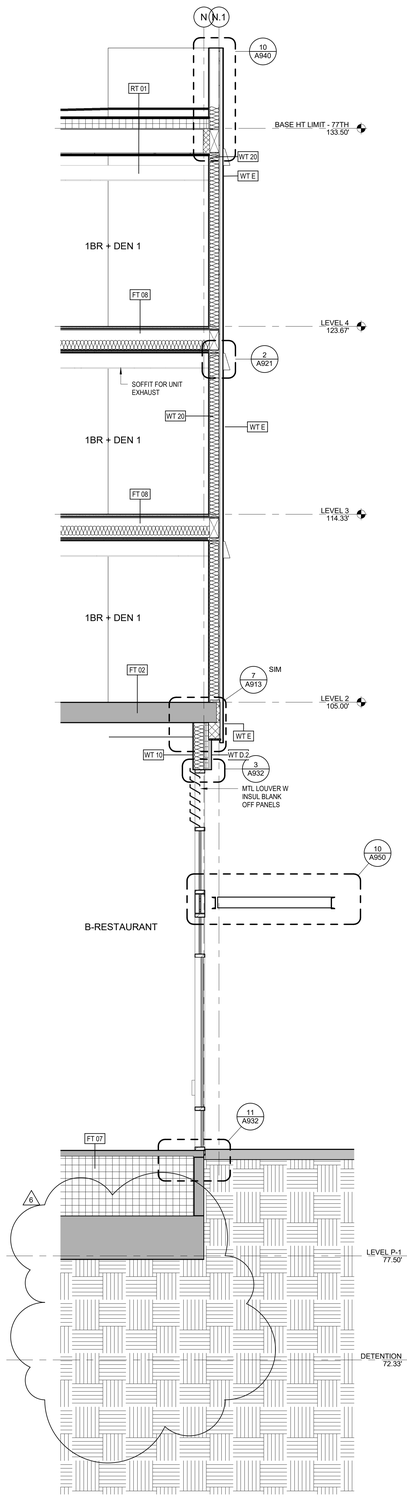
Printed: 10/25/2023 4:14:45 PM



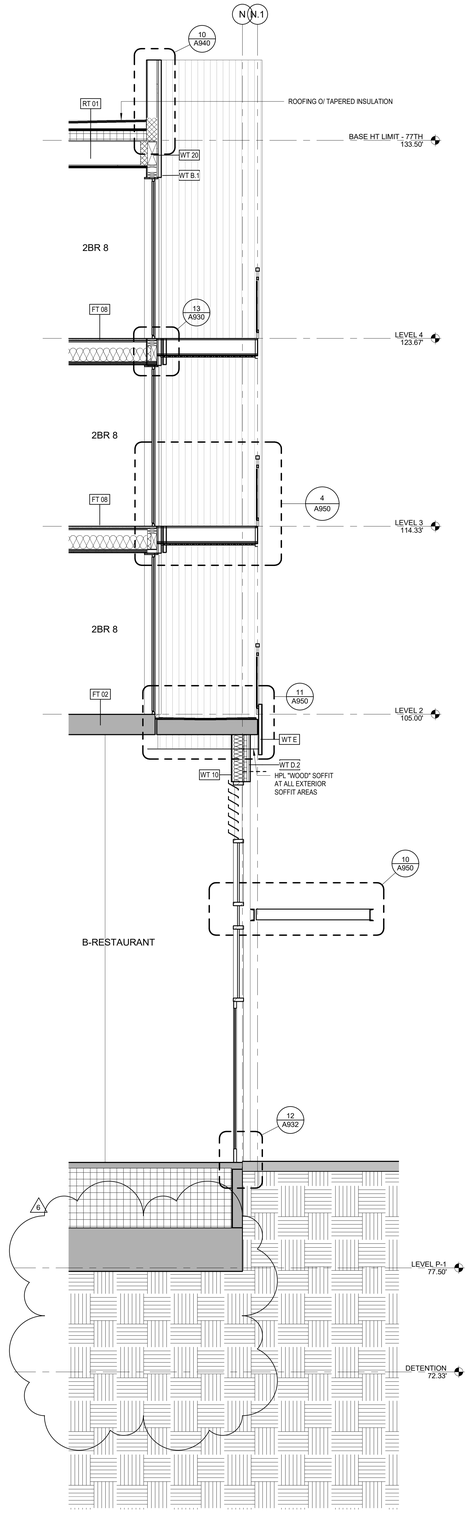
4 TYPICAL BAY - 77TH AVE
3/8" = 1'-0"



3 WS-77TH @ WINDOWS
3/8" = 1'-0"



2 WS-77TH @ SIDING
3/8" = 1'-0"



1 WS-77TH @ INSET BALCONY
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

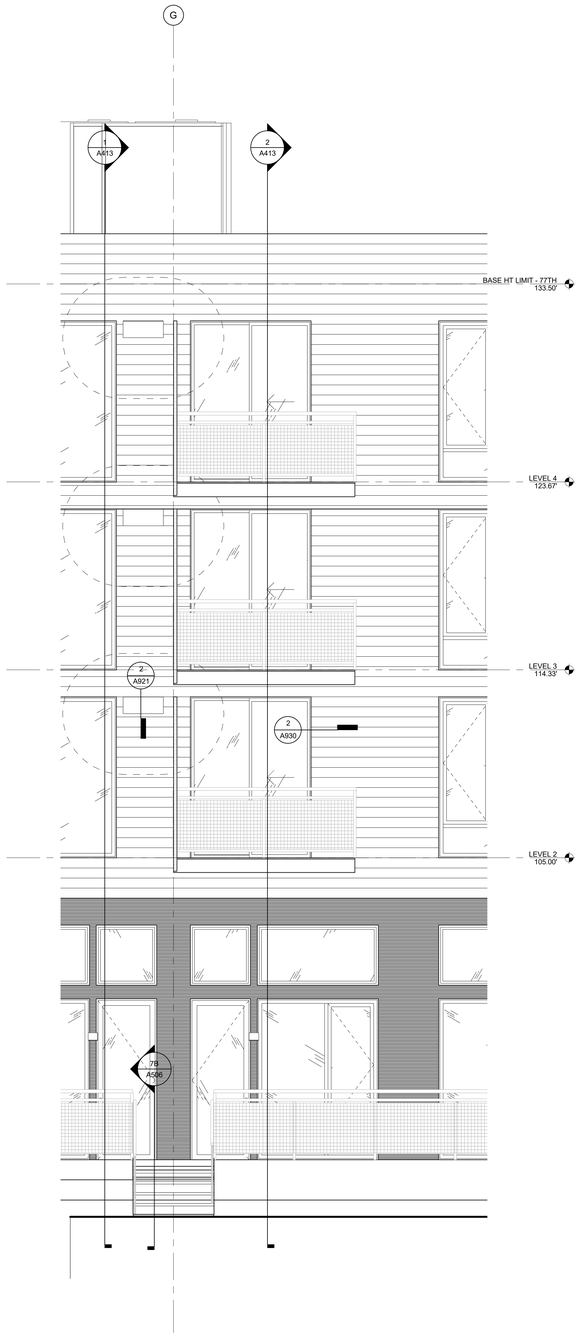
77TH ST SE WALL SECTIONS

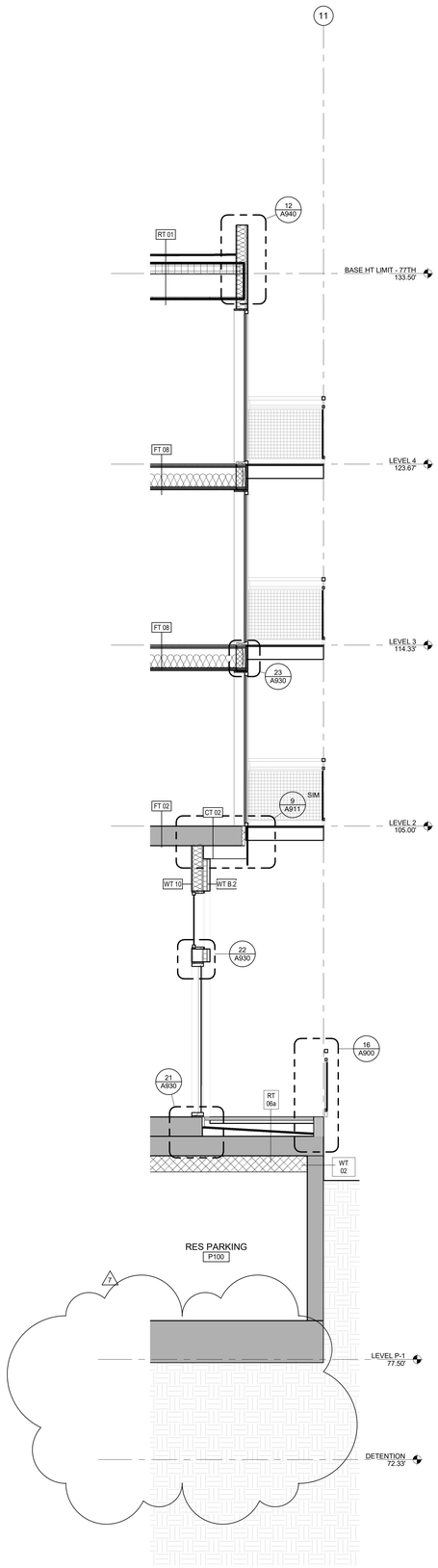
SHEET NO.

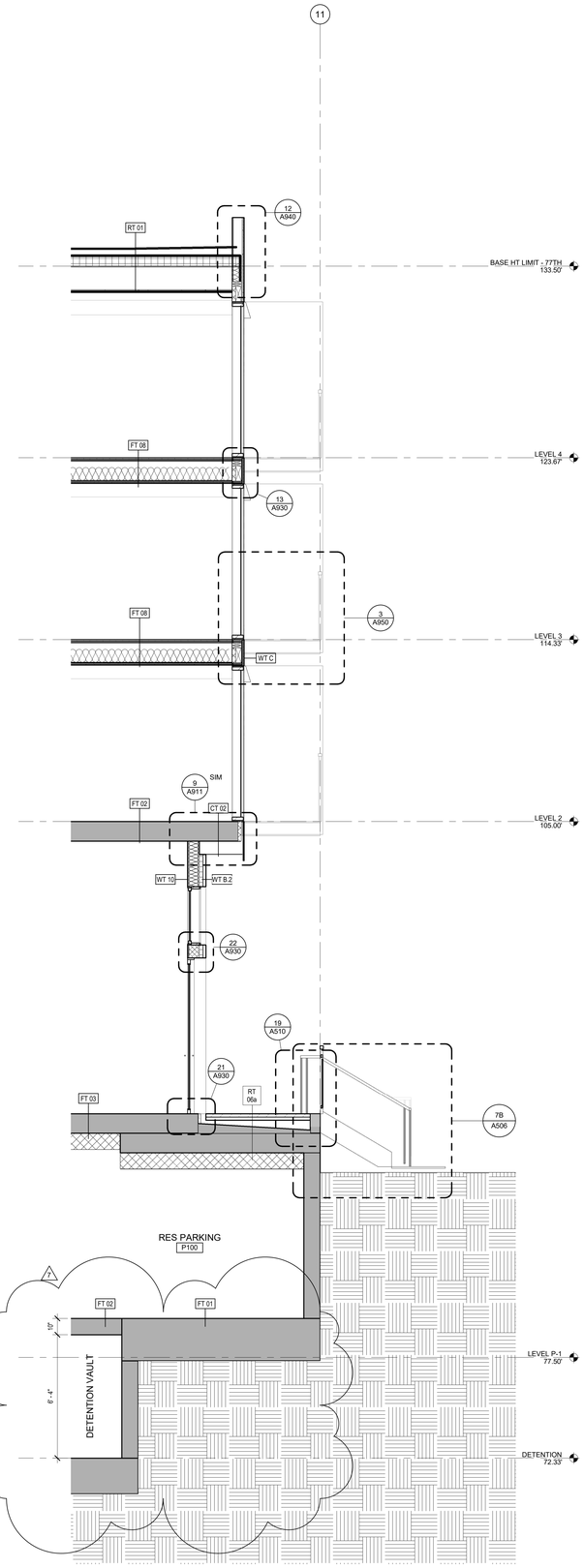
A412

Drawn Author
Checked Checker

Printed: 10/25/2023 4:14:59 PM







3 TYPICAL BAY - THROUGH-BLOCK CONNECTION
3/8" = 1'-0"

2 WALL SECTION - BALCONY
3/8" = 1'-0"

1 WALL SECTION - THRU BLOCK
3/8" = 1'-0"

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4026 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

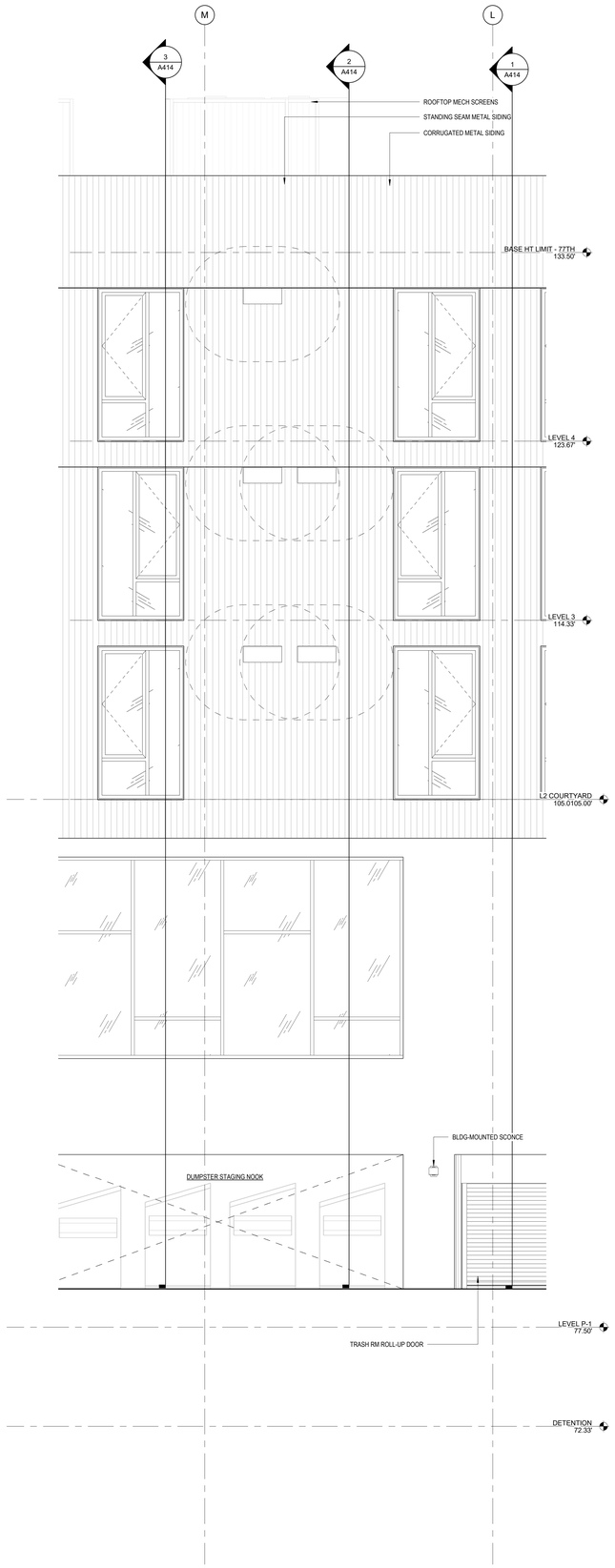
THROUGH-BLOCK WALL SECTIONS

SHEET NO.

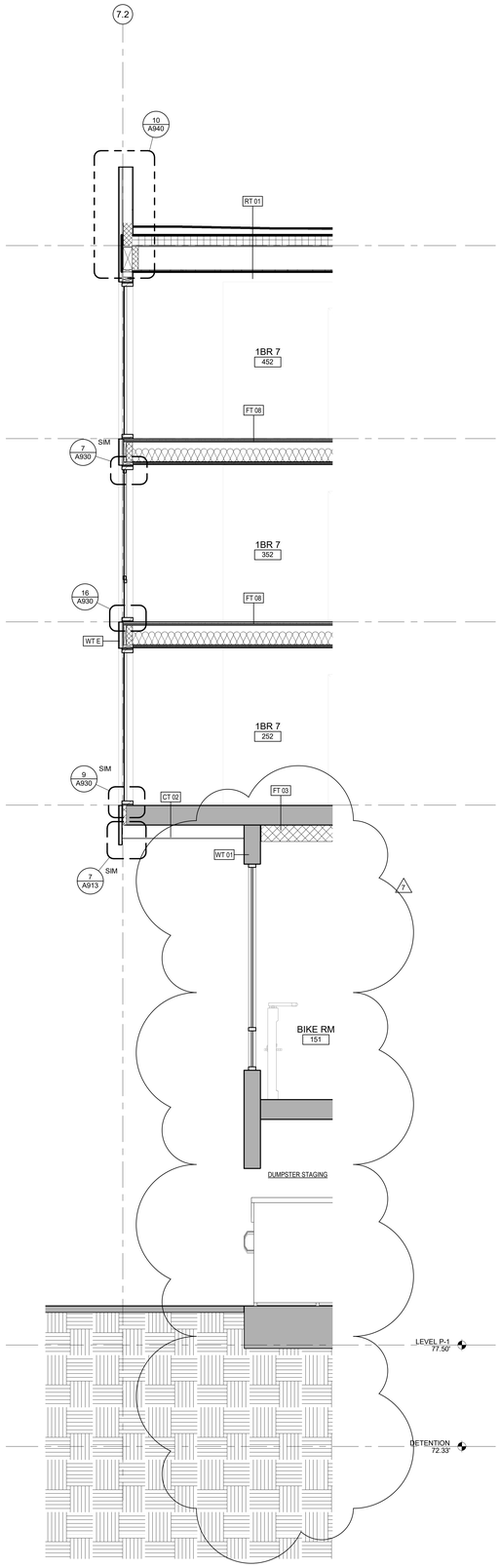
A413

Drawn
Checked
Author
Checker

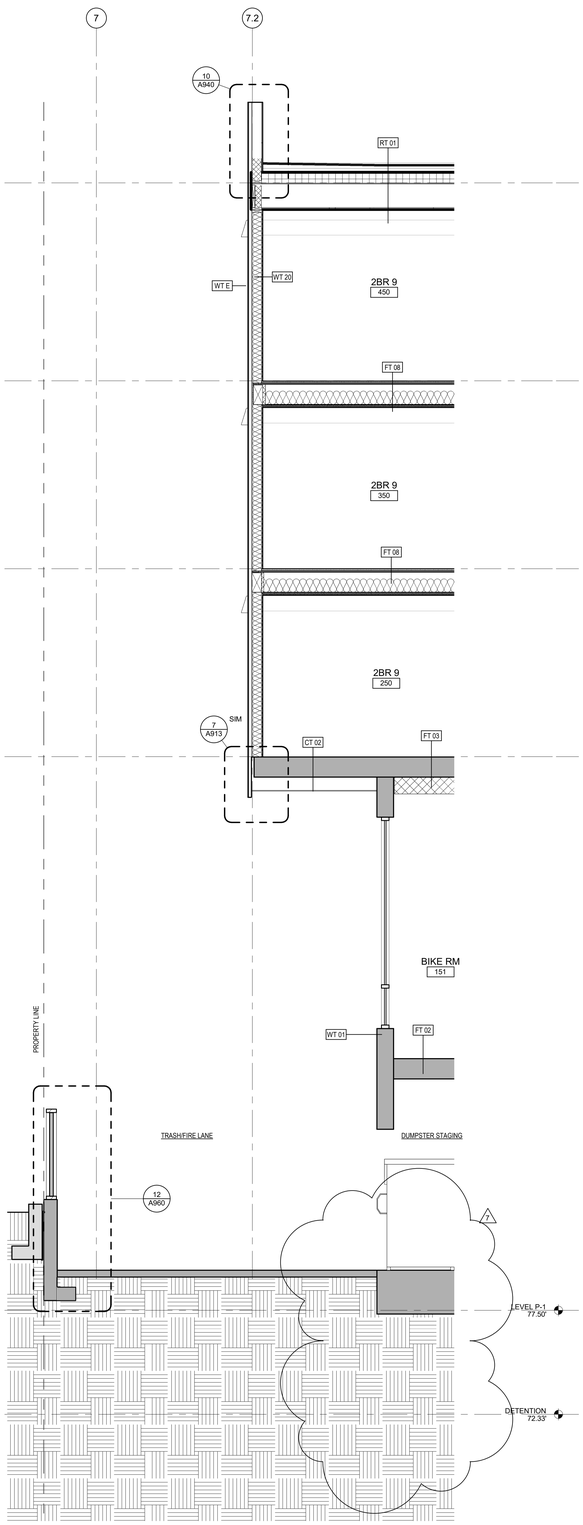
Printed: 10/25/2023 4:15:06 PM



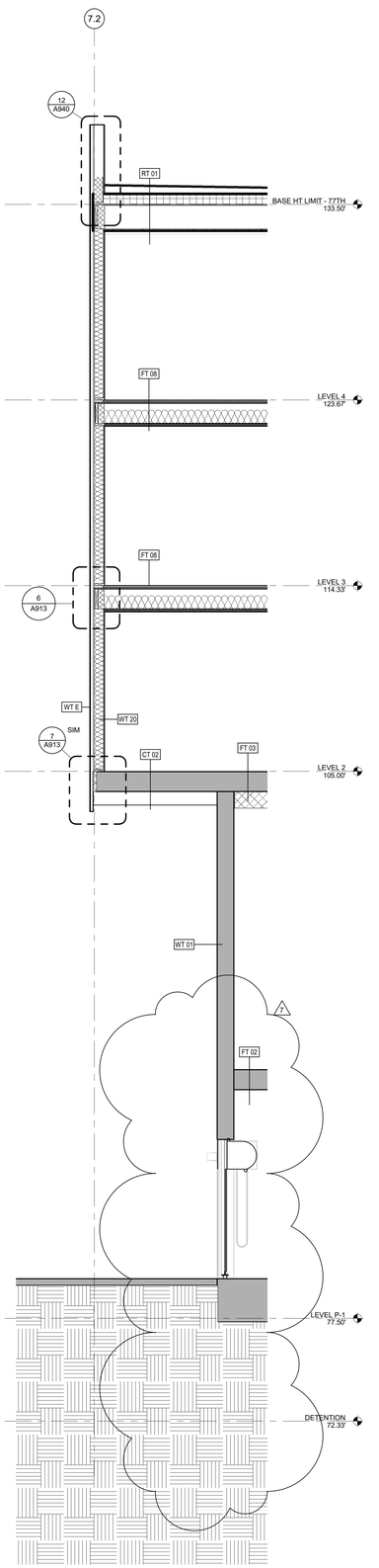
4 TYPICAL BAY - ALLEY
3/8" = 1'-0"



3 WS-ALLEY @ WINDOW
3/8" = 1'-0"



2 WS-ALLEY @ BALCONY
3/8" = 1'-0"



1 WS-ALLEY @ BRICK
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2835 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

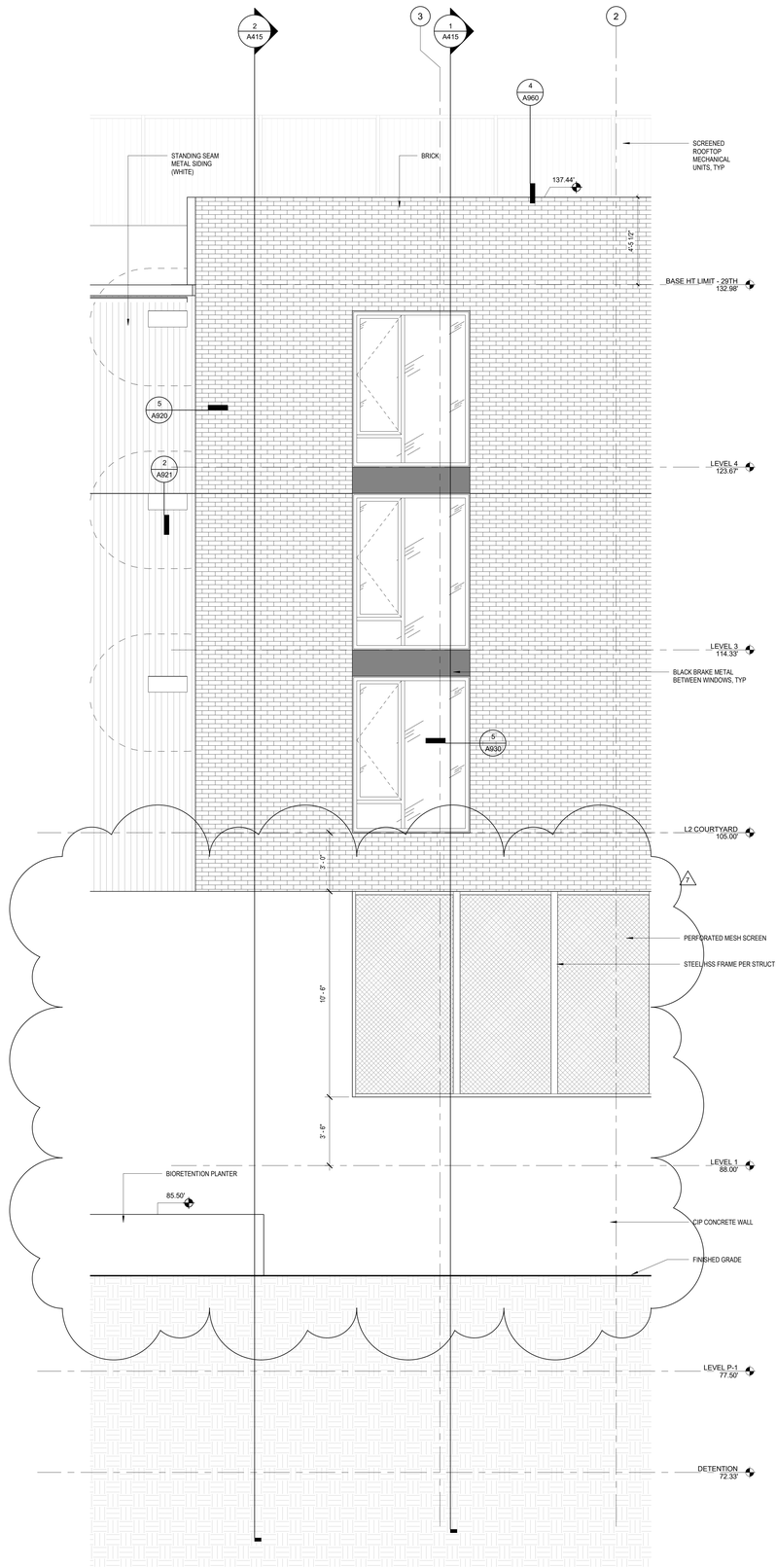
ALLEY WALL SECTIONS

SHEET NO.

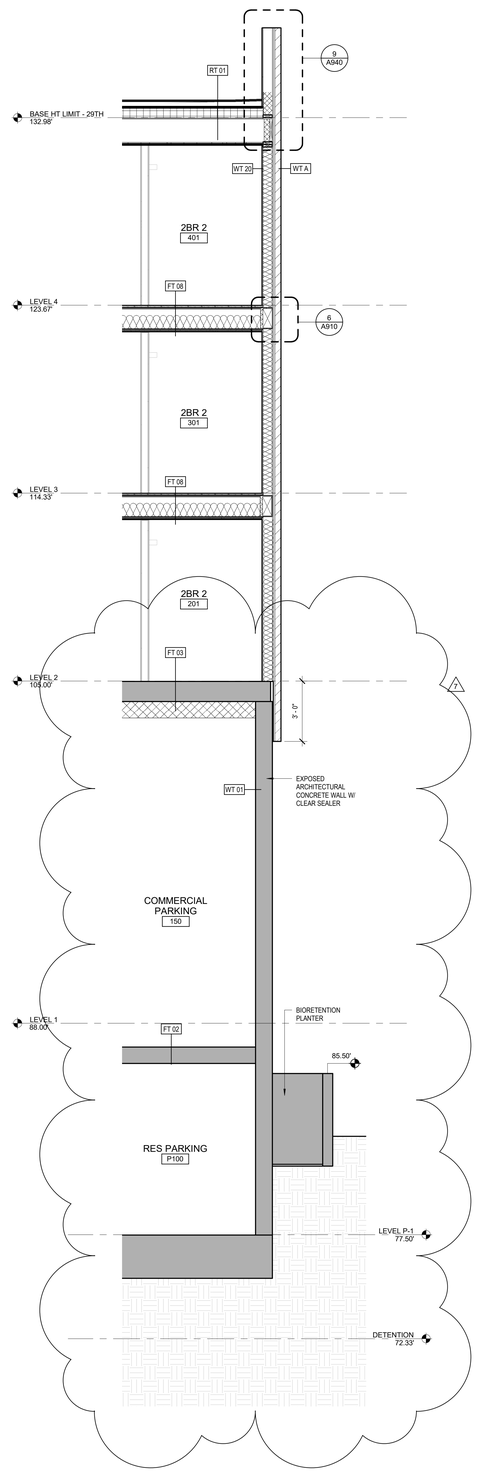
A414

Drawn Author
Checked Checker

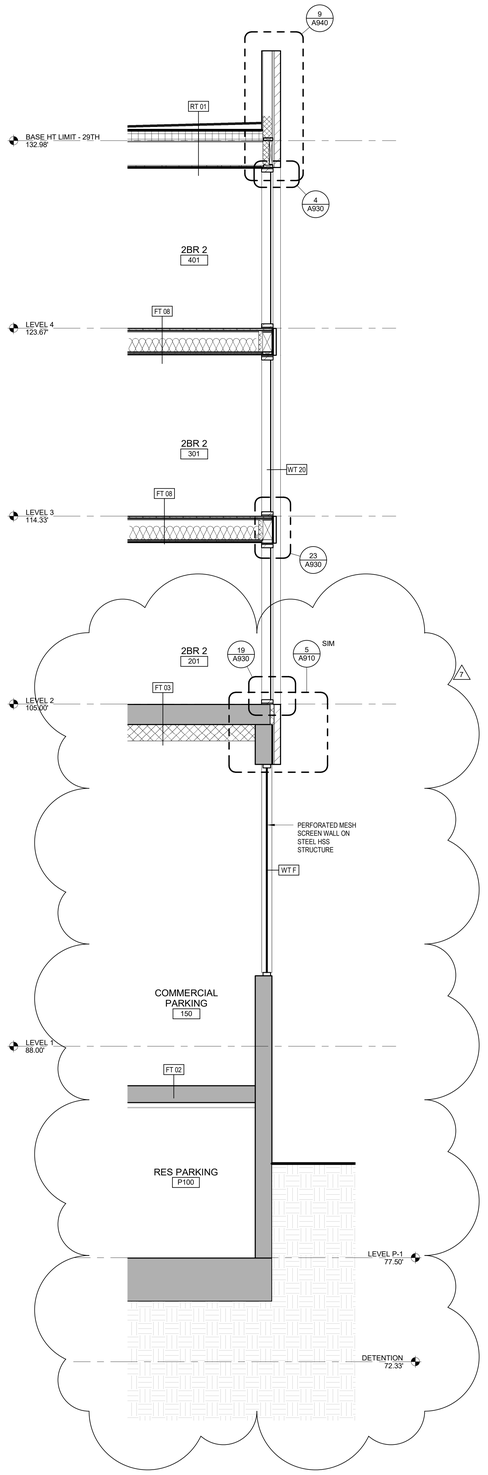
Printed: 10/25/2023 4:15:12 PM



3 ELEVATION - SW BLOCK INTERIOR
3/8" = 1'-0"



2 SW INTERIOR @ BRICK
3/8" = 1'-0"



1 SW INTERIOR @ WINDOW
3/8" = 1'-0"

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4026 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

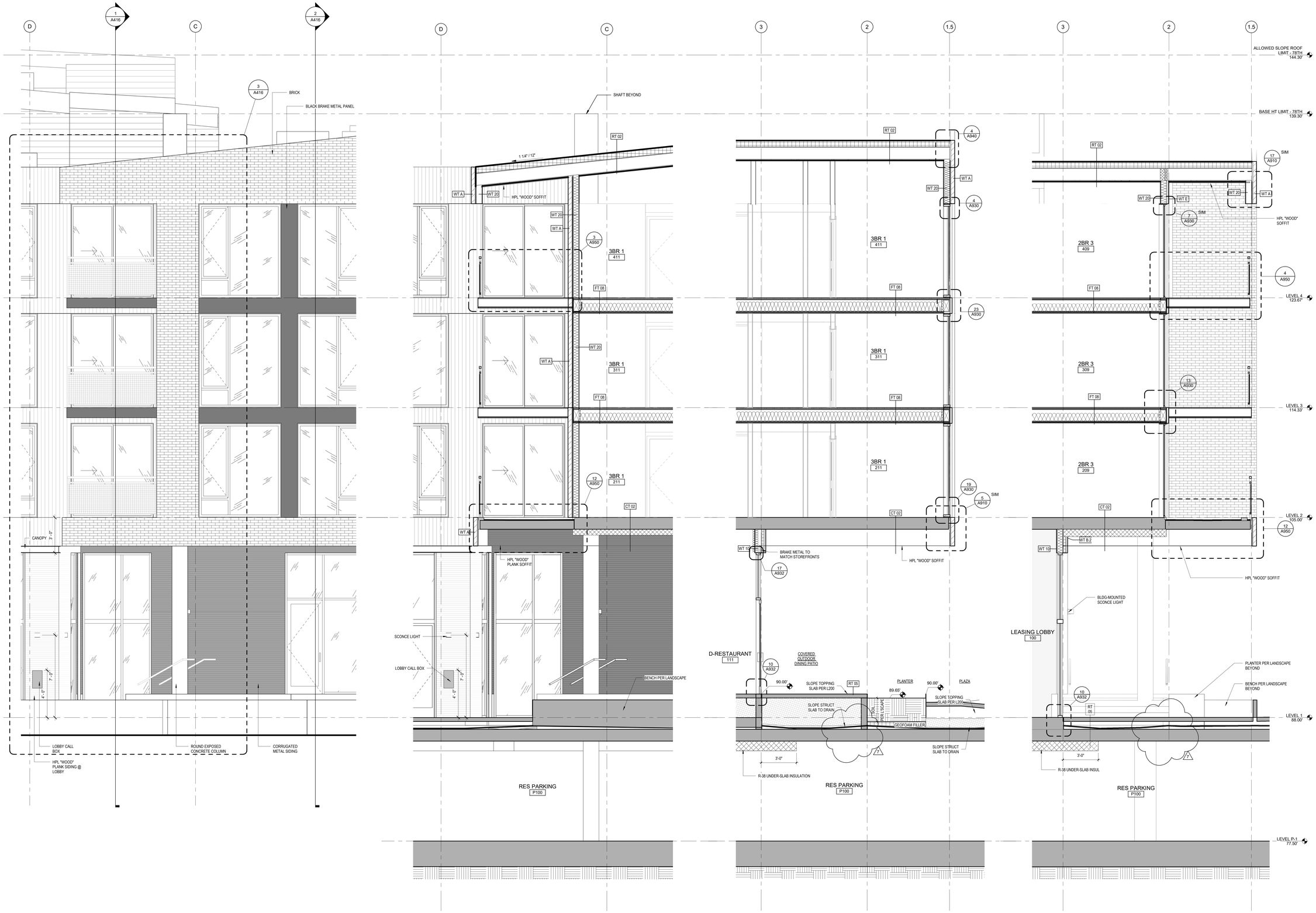
WEST ELEVATION/ SOUTH END- WALL SECTIONS

SHEET NO.

A415

Drawn | Author
Checked | Checker

Printed: 10/26/2023 4:15:16 PM



4 ENLARGED SOUTH ELEVATION (SE 29TH ST)
3/8" = 1'-0"

3 WS-29TH @ BALCONY
3/8" = 1'-0"

2 WS @ RESTAURANT A PATIO
3/8" = 1'-0"

1 WS - 29TH ST @ BALCONY
3/8" = 1'-0"

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REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

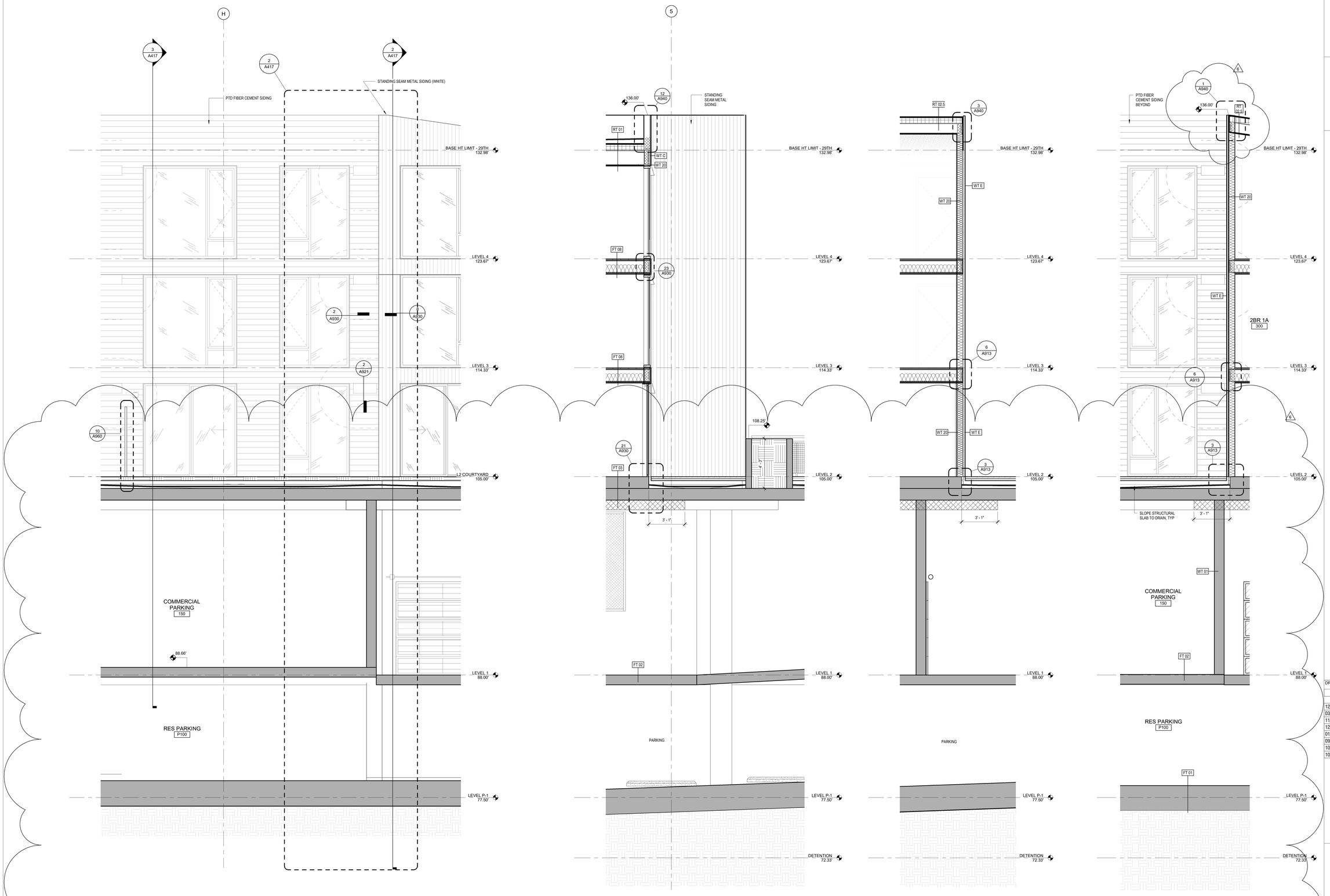
SE 29TH ST WALL SECTIONS

SHEET NO.

A416

Drawn Author
Checked Checker

Printed: 10/25/2023 4:15:24 PM



4 SOUTH COURTYARD ELEVATION
3/8" = 1'-0"

3 SOUTH COURTYARD @ DECK
3/8" = 1'-0"

2 SOUTH COURTYARD @ WINDOW
3/8" = 1'-0"

1 SOUTH COURTYARD @ SIDE
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

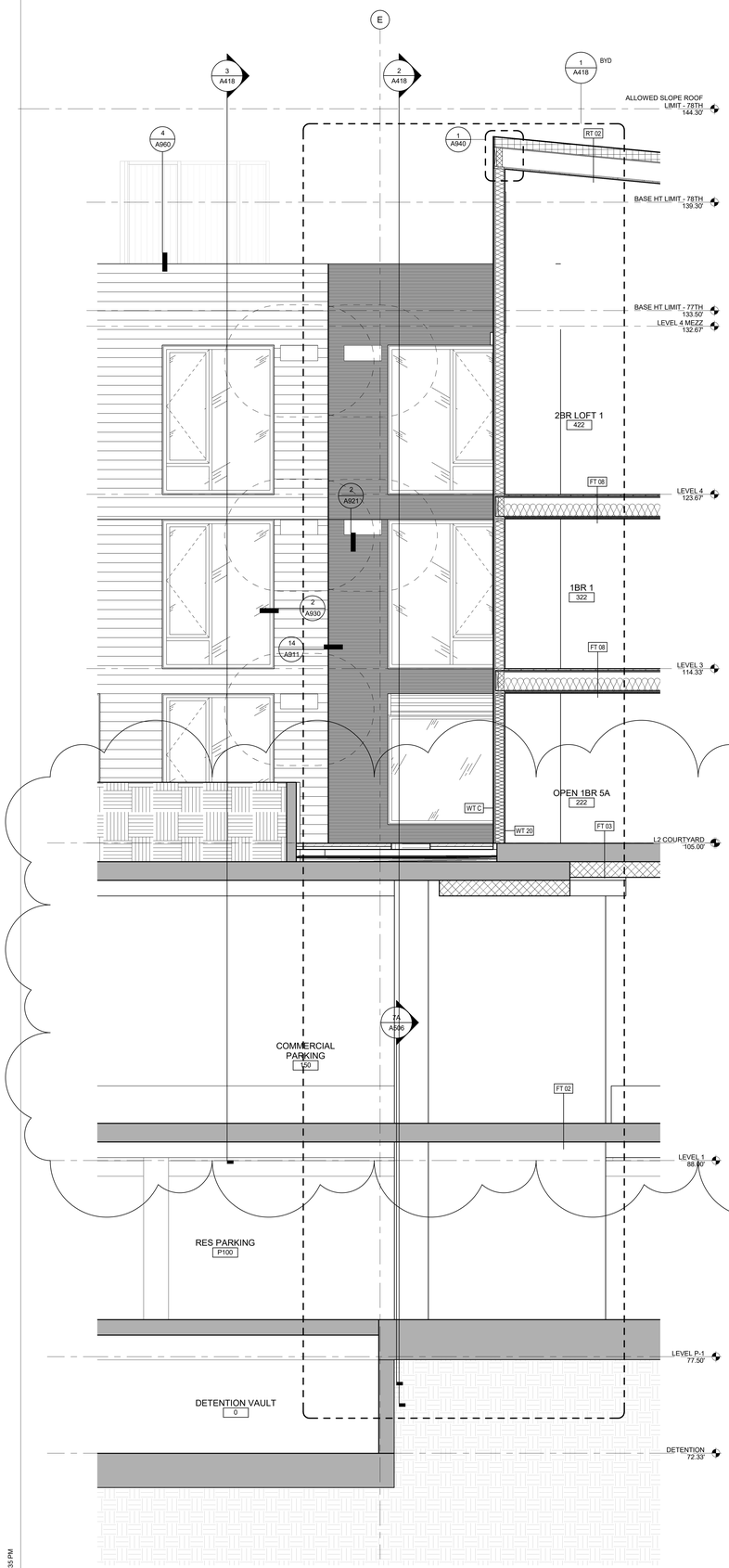
COURTYARD WALL SECTIONS

SHEET NO.

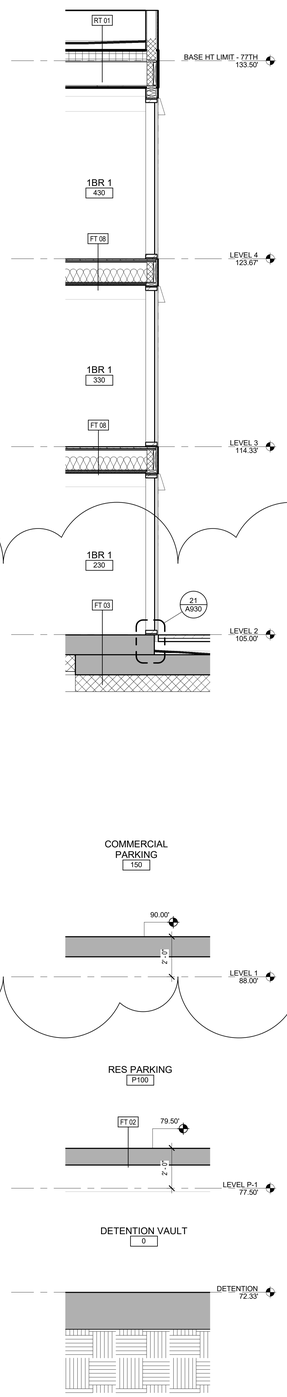
A417

Drawn Author
Checked Checker

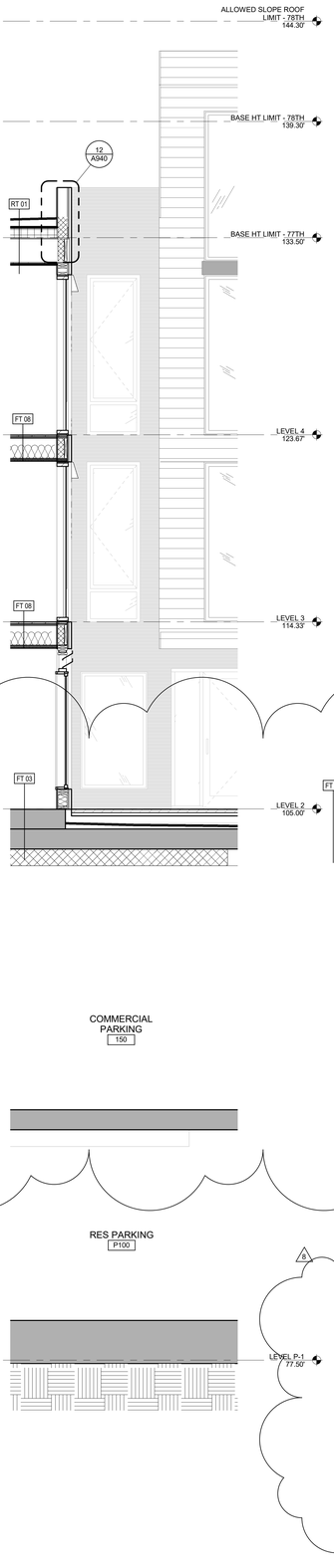
Printed: 10/25/2023 4:15:29 PM



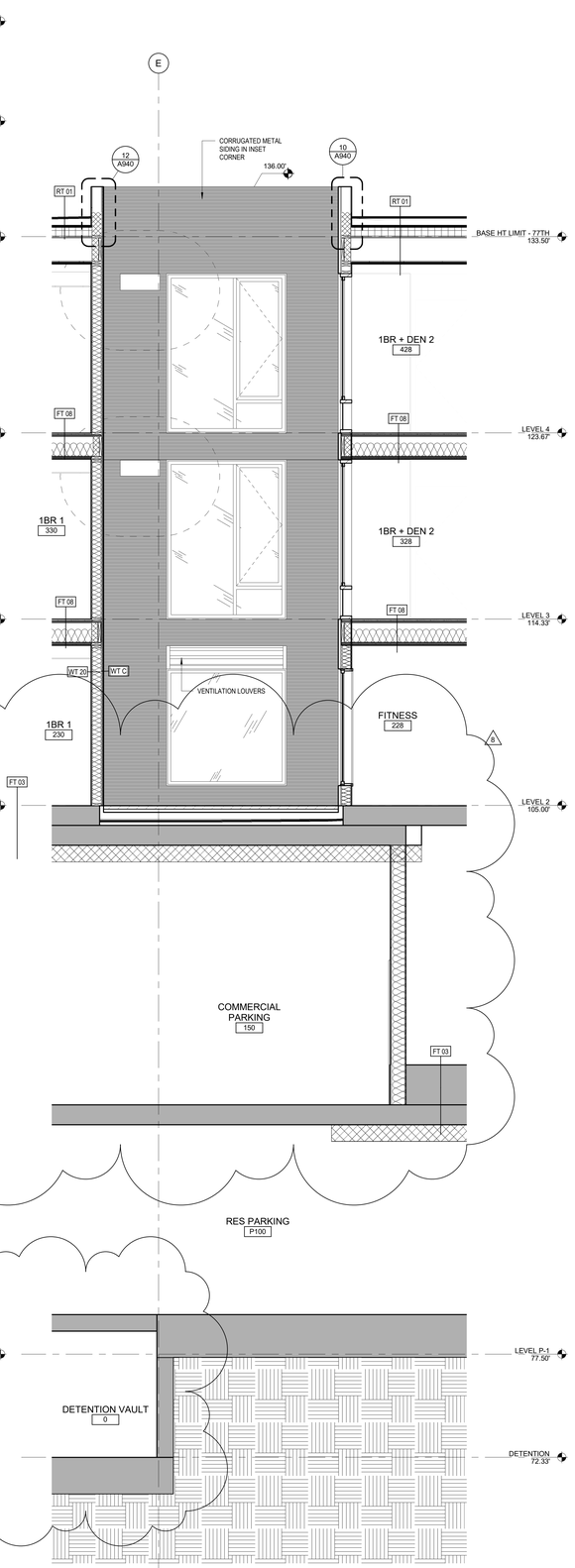
4 NORTH COURTYARD ENLARGED ELEV-SECTION
3/8" = 1'-0"



3 N-S SECTION @ NORTH COURTYARD WALL
3/8" = 1'-0"



2 N-S SECTION @ INSIDE CORNER
3/8" = 1'-0"



1 E-W SECTION @ INSIDE CORNER
3/8" = 1'-0"

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4026 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2845 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

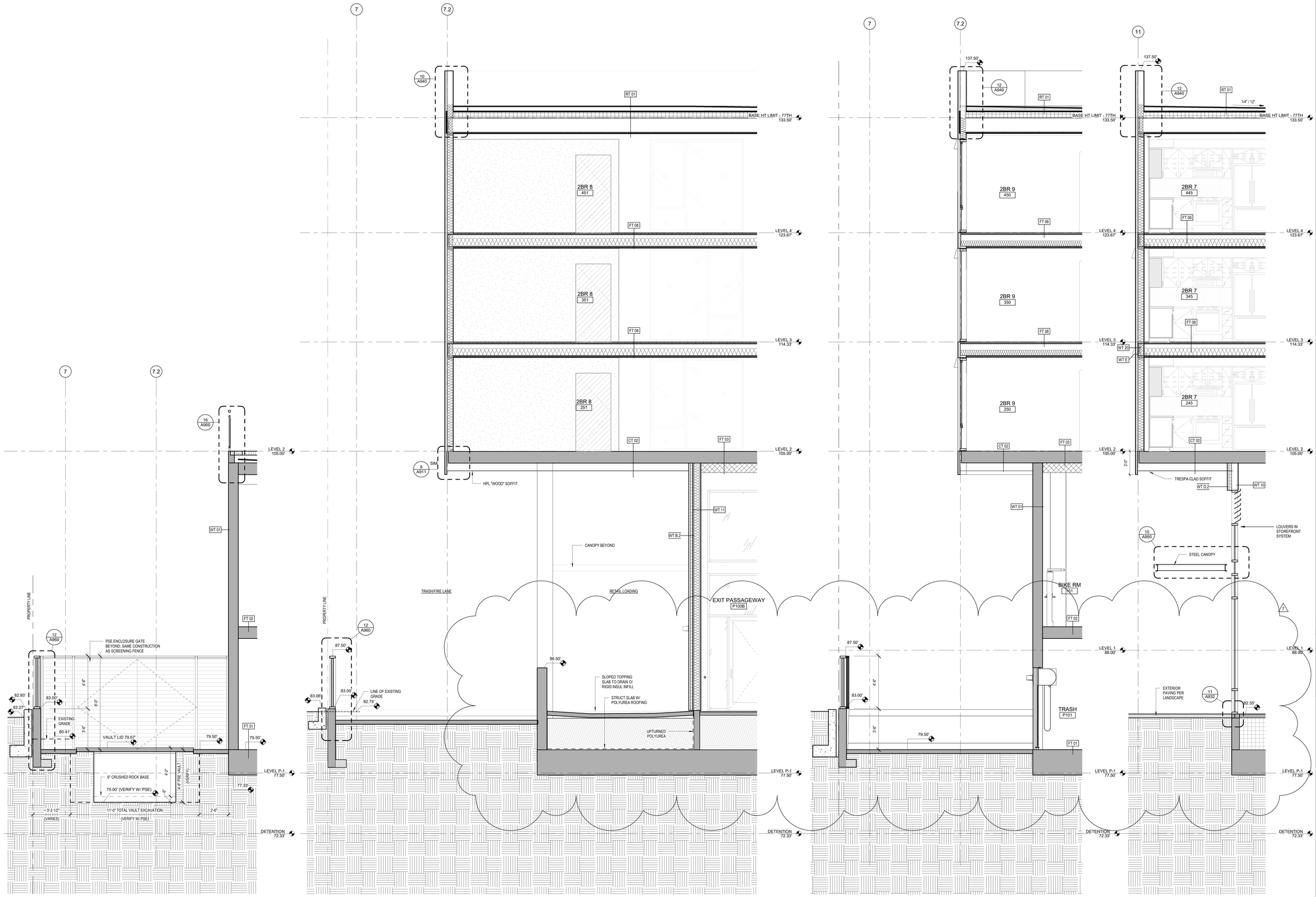
COURTYARD WALL SECTIONS

SHEET NO.

A418

Drawn Author
Checked Checker

Printed: 10/25/2023 4:15:35 PM



4 SECTION @ PSE VAULT
3/8" = 1'-0"

3 WALL SECTION @ LOADING
3/8" = 1'-0"

2 ALLEY @ TRASH RM
3/8" = 1'-0"

1 WALL SECTION @ RESTAURANT A
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

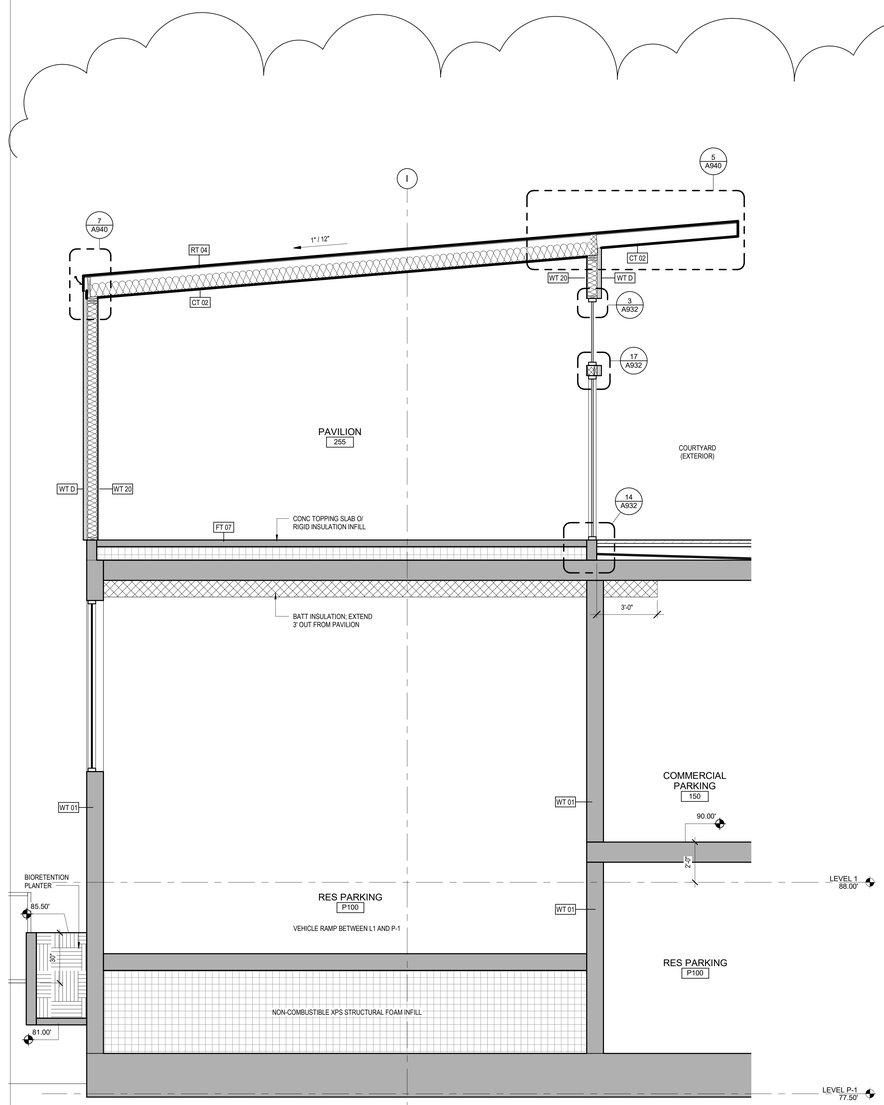
MISC WALL SECTIONS

SHEET NO.

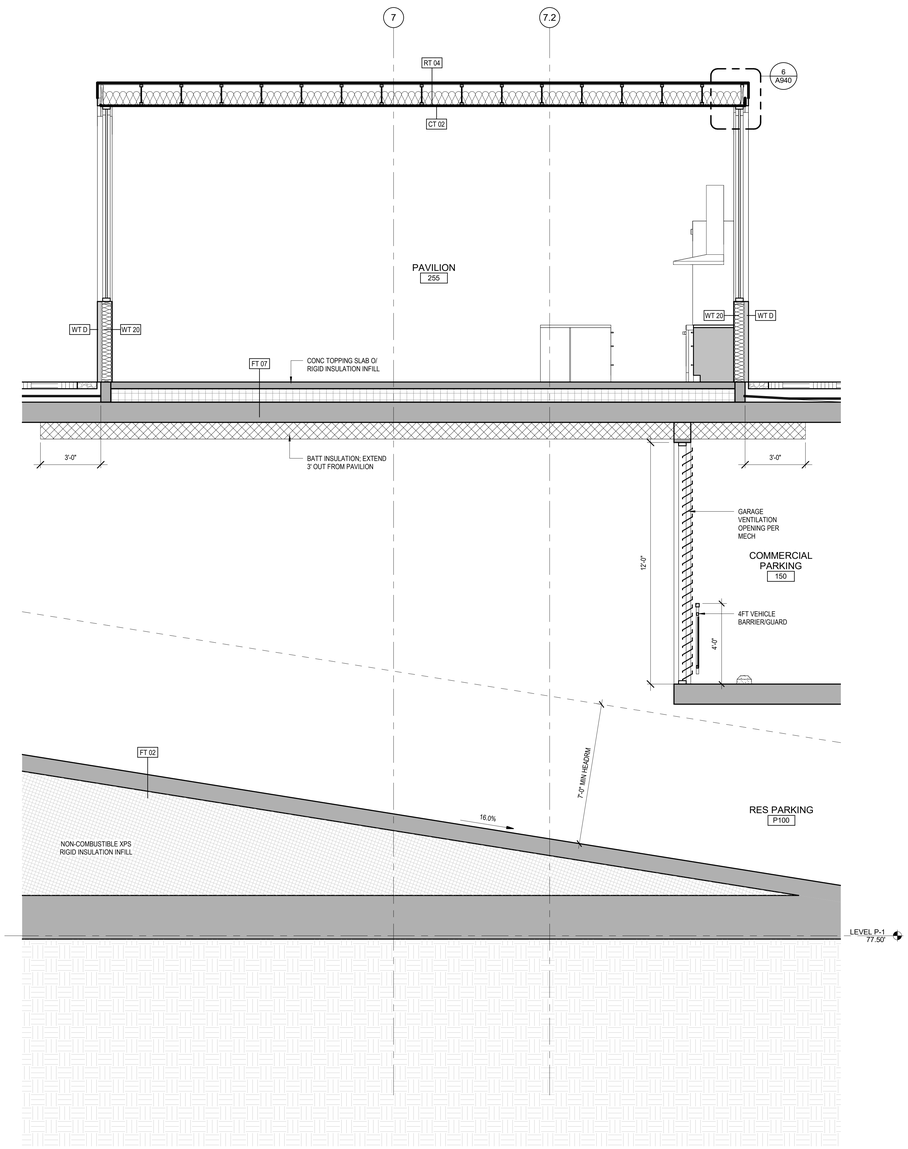
A419

Drawn Author
Checked Checker

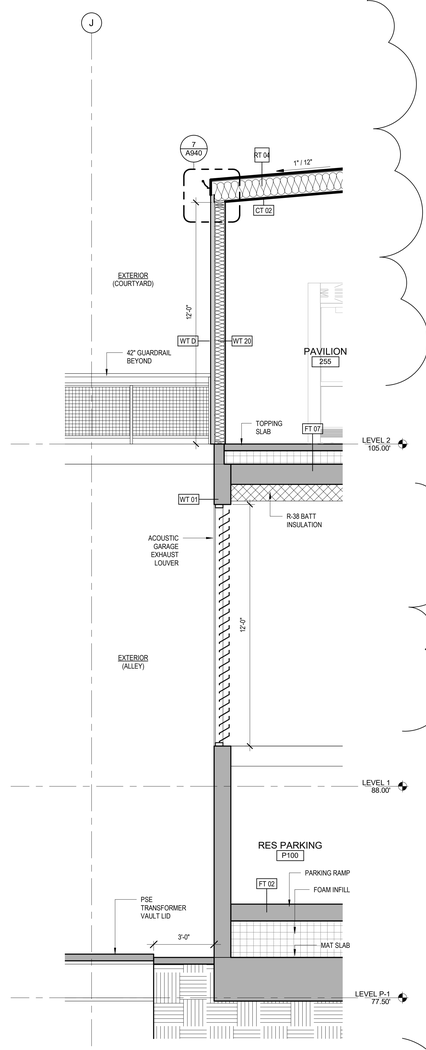
Printed: 10/25/2023 4:15:40 PM



3 PAVILION - EAST-WEST SECTION
3/8" = 1'-0"



2 PAVILION - NORTH-SOUTH SECTION
3/8" = 1'-0"



1 PAVILION - SECTION THRU GARAGE VENT
3/8" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

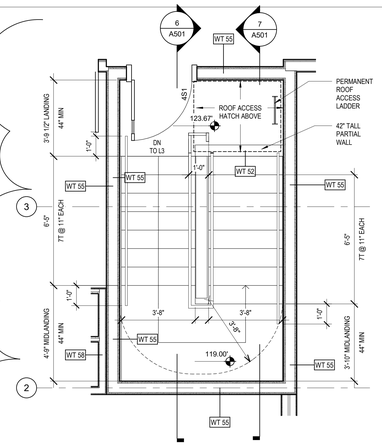
Date	Description
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
PAVILION WALL SECTIONS

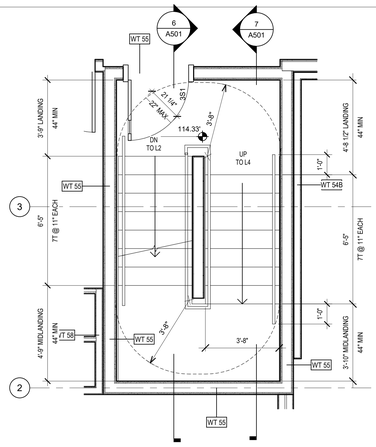
SHEET NO.
A420

Drawn Author
Checked Checker

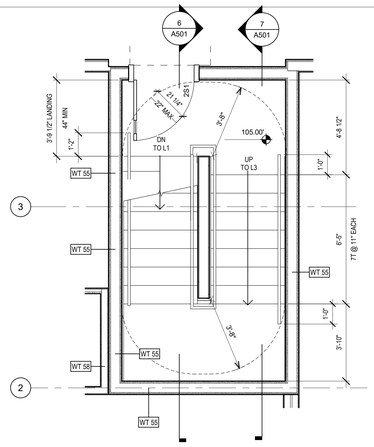
Printed: 10/26/2023 4:15:42 PM



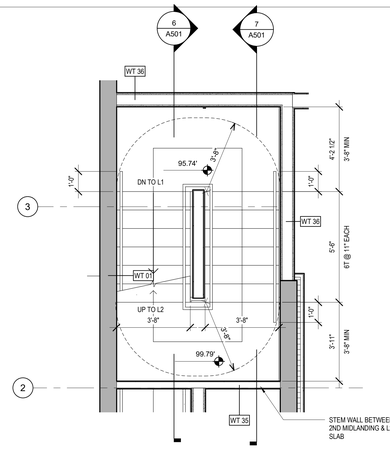
5 STAIR #1 - LEVEL 4 PLAN
3/8" = 1'-0"



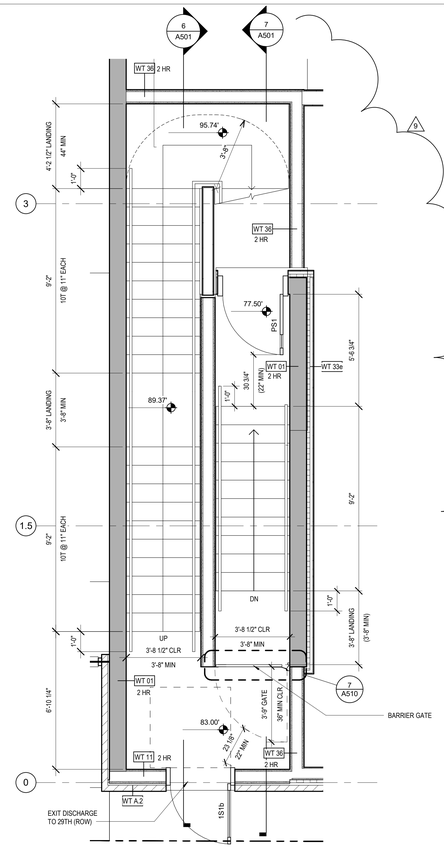
4 STAIR #1 - LEVEL 3 PLAN
3/8" = 1'-0"



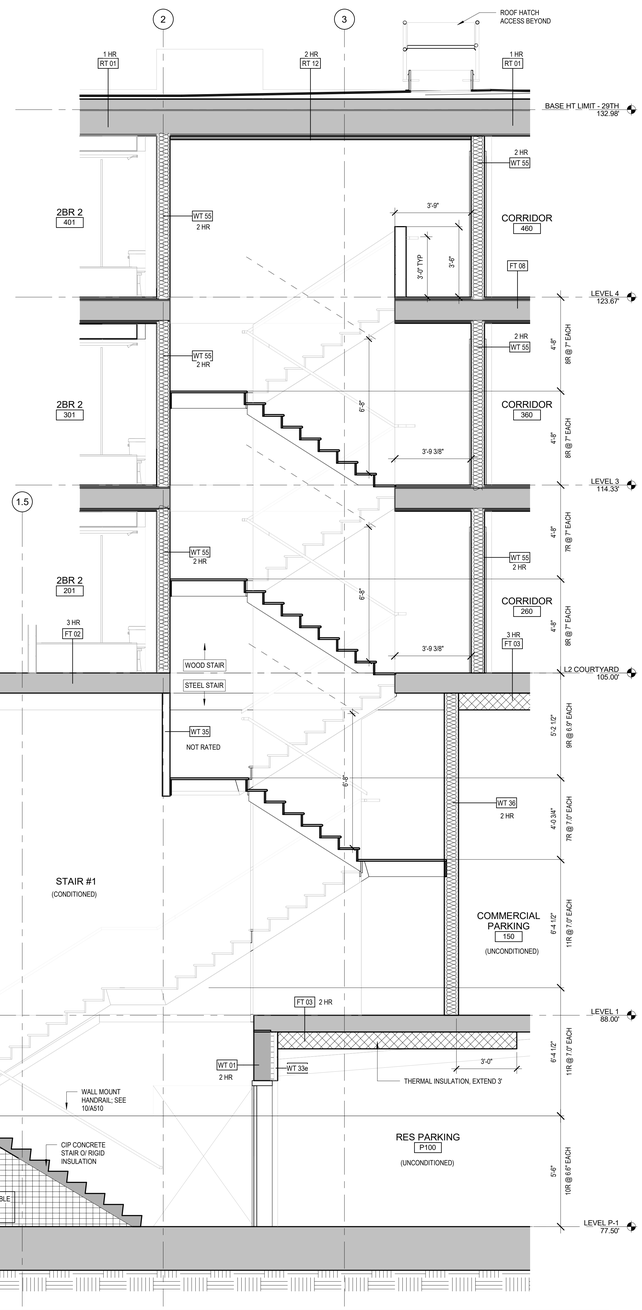
3 STAIR #1 - LEVEL 2 PLAN
3/8" = 1'-0"



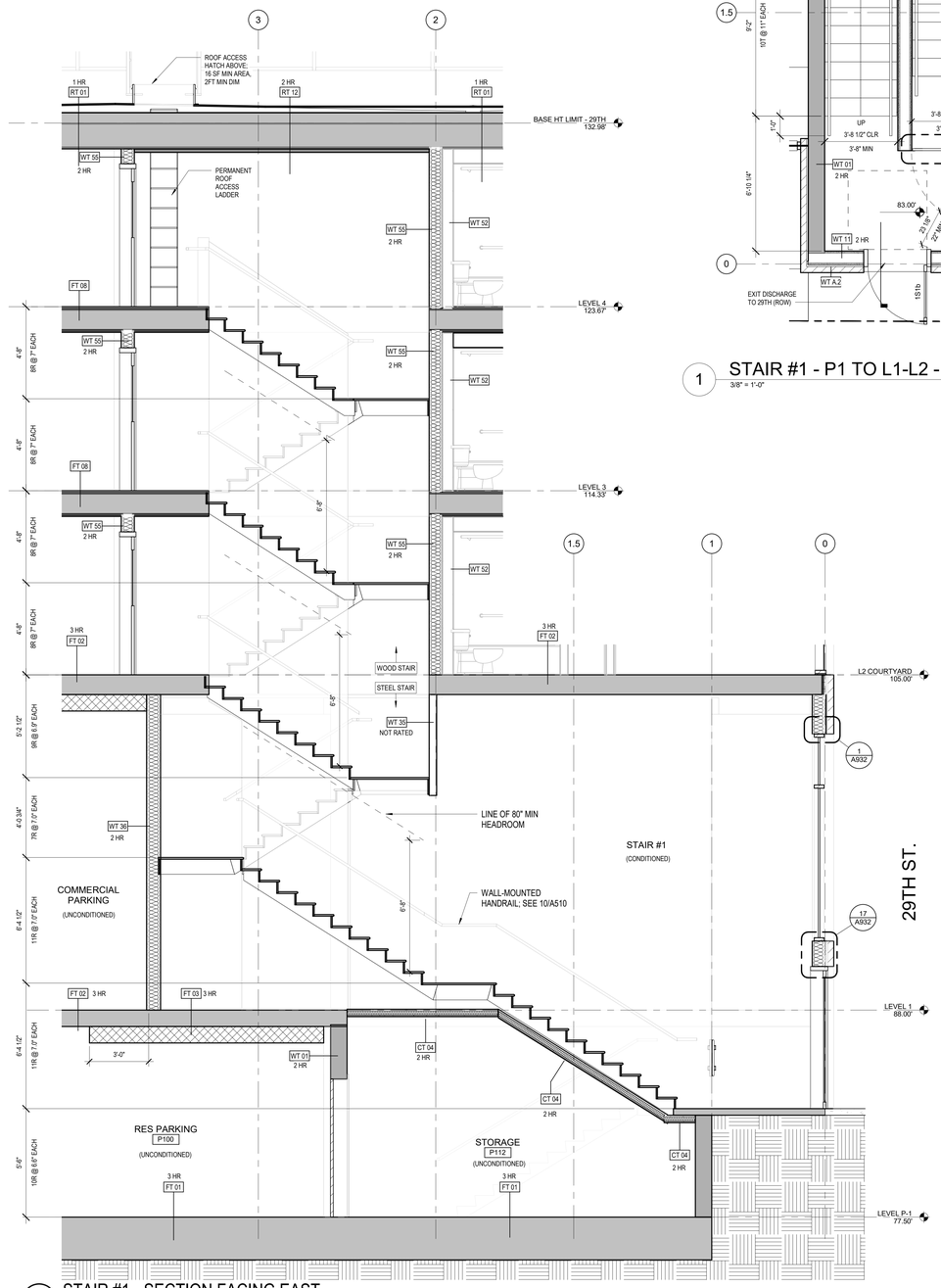
2 STAIR #1 - LEVEL 1 PLAN
3/8" = 1'-0"



1 STAIR #1 - P1 TO L1-L2 - FIRST MIDLANDING PLAN
3/8" = 1'-0"



7 STAIR #1 - SECTION FACING WEST
3/8" = 1'-0"



6 STAIR #1 - SECTION FACING EAST
3/8" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2686 78TH AVE SE
MERCER ISLAND, WA 98040

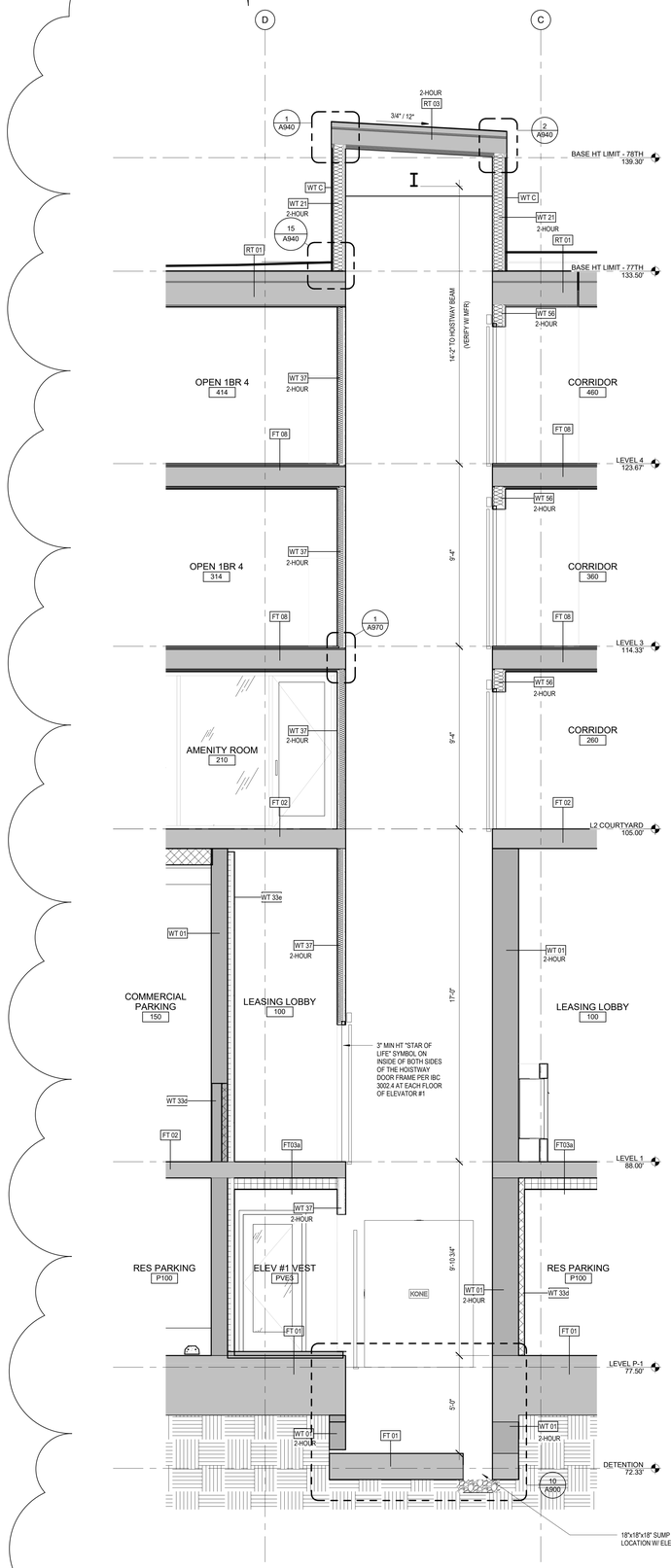
DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
STAIR #1 - PLANS & SECTIONS

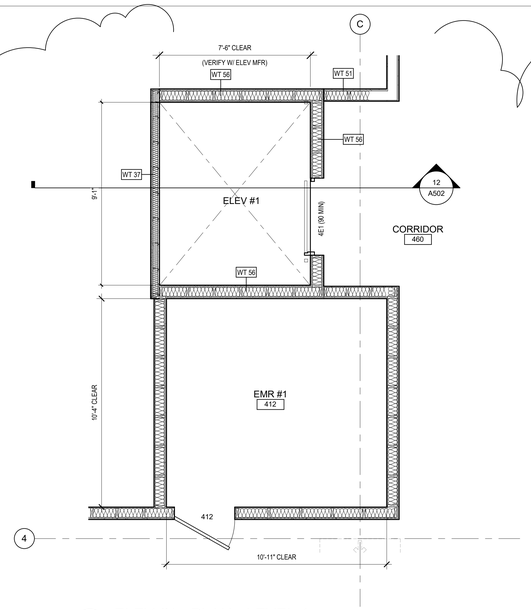
SHEET NO.
A501

Drawn
Checked

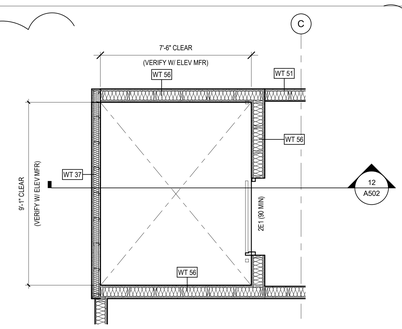
Printed: 10/27/2023 4:47:48 PM



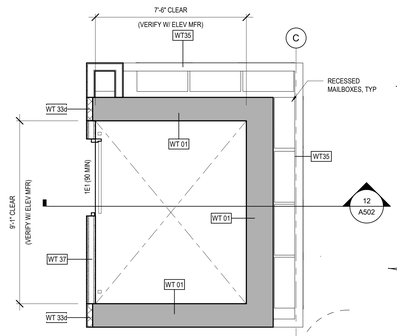
12 ELEV #1 SECTION
3/8" = 1'-0"



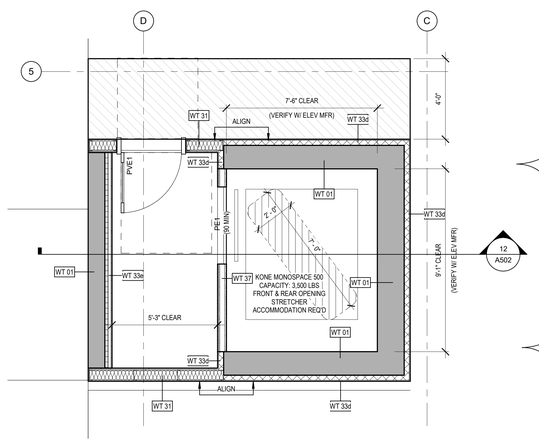
5 ELEV #1 - PLAN - LEVEL 4
3/8" = 1'-0"



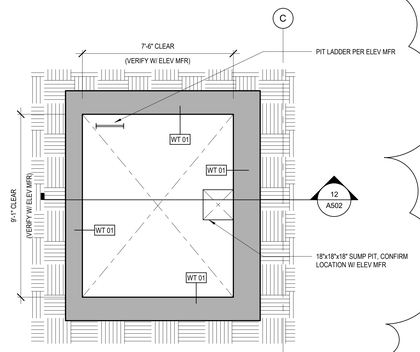
1 ELEV #1 - PLAN - LEVELS 2-3
3/8" = 1'-0"



2 ELEV #1 - LEVEL 1 PLAN
3/8" = 1'-0"



3 ELEV #1 - LEVEL P1 PLAN
3/8" = 1'-0"



4 ELEV #1 - PIT PLAN
3/8" = 1'-0"

ELEVATOR NOTES

1. (IBC SECTION 3022 AND ASME SECTIONS 2.7 AND 2.8.) PIPES, DUCTS, CONDUITS, AND EQUIPMENT NOT USED FOR THE OPERATION OF THE ELEVATORS ARE PROHIBITED IN MACHINE ROOM AND HOISTWAYS
2. (IBC 3020.4) MAINTAIN ALL REQUIRED WORKING CLEARANCES IN MACHINE ROOM
3. (ASME RULE 2.2.2) WATERPROOF AS NECESSARY TO PREVENT ENTRY OF GROUND WATER. SUMP PUMPS MAY BE INSTALLED FOR FLOOD CONTROL BUT NOT APPROVED TO MAINTAIN A DRY PIT
4. (IBC 3023, ASME RULE 2.2.4) PROVIDE PIT LADDER
5. (ASME RULE 2.7.5.2) PROVIDE MACHINE ROOM VENTILATION; DESIGN-BUILD PER MECH CONTRACTOR
6. (IBC 3016.5) PROVIDE HOISTWAY VENTILATION. PROVIDE MOTORIZED DAMPERS AS REQUIRED BY SEATTLE ENERGY CODE 1412.4.1 FOR ALL HOISTWAY VENTS, DESIGN-BUILD PER MECH CONTRACTOR
7. (SBC 3016.3) COMPLY WITH SEISMIC REQUIREMENTS
8. (ASME RULE 2.7.4) PROVIDE 7'-0" CLEAR HEADROOM IN THE MACHINE ROOM
9. (IBC 3016.4 AND CHAPTER 11) ALL ELEVATORS TO BE ADA ACCESSIBLE
10. (ASME SECTION 2.4 AND 3.4) PROVIDE PROPER TOP CAR RUNBYS, CLEARANCES AND REFUGE SPACE
11. (ASME RULE 2.1.1.2 AND 2.11.14) GROUT ALL MASONRY JAMBS AND HEADERS TO RETAIN FIRE RATING OF HOISTWAY. IN OTHER THAN MASONRY, PROVIDE LABELED ENTRANCE ASSEMBLIES INSTALLED AND TESTED
12. (IBC 3020) GROUT BEHIND ALL HOISTWAY PENETRATIONS FOR PIPES, FIXTURES, ETC.
13. (IBC 3016.5) ELEVATOR HOISTWAYS SHALL NOT BE VENTED OR PRESSURIZED THROUGH ELEVATOR MACHINE ROOMS
14. (IBC 3016.5,4) VENTILATION AND PRESSURIZATION EQUIPMENT, DUCTS, ETC. CANNOT BE LOCATED IN ELEVATOR MACHINE ROOMS, HOISTWAYS, OR SPACES.
15. ASME RULES 2.1.1.2 AND 2.14.1.8) GLASS USED IN OR ON ELEVATOR HOISTWAYS AND CARS MUST BE LAMINATED AND MEET THE REQUIREMENTS OF ASME Z97.1
16. (IBC 106) PROVIDE CALCULATIONS AND DRAWINGS TO SDCI FOR APPROVAL OF THE STRESSES AS NOTED IN THE APPLICABLE RULES OF ASME SECTION 2.9
17. (ASME SECTION 2.6) PROVIDE CALCULATIONS TO SDCI FOR APPROVAL OF THE ABILITY OF THE PIT FLOOR AND STRUCTURE TO WITHSTAND THE ELEVATOR BUFFER ENGAGEMENT REACTIONS
18. (ASME 2.27.1) PROVIDE MEANS OF TWO WAY CONVERSATION BETWEEN EACH ELEVATOR AND A READILY ACCESSIBLE POINT OUTSIDE THE HOISTWAY
19. (ASME 2.27.1.1.5) PROVIDE AN EMERGENCY POWER SUPPLY FOR THE DEVICES REQUIRED BY 2.237.1. THE SUPPLY SHALL BE CAPABLE OF OPERATING THE AUDIBLE DEVICE FOR AT LEAST ONE HOUR AND THE MEANS OF A TWO WAY CONVERSATION FOR AT LEAST FOUR HOURS
20. (IBC 3016.9) INSTALL APPROVED KEY RETAINER BOX, KEYED TO THE SECURE CITY KEY
21. (IBC 3016.10) KEYS REQUIRED FOR THE OPERATION OF ELEVATOR, FIRE EMERGENCY SERVICE, THE MACHINE ROOM AND THE MECHANICAL HOISTWAY ACCESS KEY SHALL BE TAGGED AND KEPT IN THE KEY BOX
22. COMPLY WITH ALL APPLICABLE CODES
23. PROVIDE EMERGENCY POWER IN THE FORM OF A CONNECTION AHEAD OF THE SERVICE DISCONNECTING MEANS.
24. (IBC 1007.8) TWO-WAY COMMUNICATION. AT TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 AND 1007.8.2.
25. (IBC 1007.8.1) COMPLY WITH SYSTEM REQUIREMENTS. COMPLY WITH TWO-WAY COMMUNICATION SYSTEM LOCATIONS AND APPROVED ALTERNATE SOURCE OF POWER.
26. (IBC 1007.8.2) PROVIDE DIRECTIONS FOR USE OF THE TWO-WAY COMMUNICATION SYSTEM.
27. INSTALLATION OF SPRINKLER SYSTEMS AND FIRE ALARMS IN ELEVATOR MACHINERY ROOMS, HOISTWAYS, AND PITS SHALL ALSO COMPLY WITH: JOINT RULING OF SDCI DIRECTORS RULE 7-2014 AND SFD ADMINISTRATIVE RULE 8.06.14
28. HOISTWAY VENTS AND/OR PRESSURIZATION, AIR INTAKES ARE REQUIRED BY ENERGY CODE TO HAVE DAMPERS. (SEE IBC 3016.5) FOR VENTS AND SECTION 8.4 FOR DAMPER OPERATION REQUIREMENTS.
29. ELEVATOR IS A PART OF THE REQUIRED ACCESSIBLE MEANS OF EGRESS.
30. COORDINATE LOCATION OF SUMP PUMP HOLE IN PIT WITH ELEVATOR EQUIPMENT MANUFACTURER.
31. ALL APPLICABLE ASME CODES, BUILDING CODES,ELECTRICAL CODE AND ELEVATOR CODES ADOPTED BY REFERENCE APPLY. NOTE THAT EACH CONVEYANCE REQUIRES A SEPARATE PERMIT W/ DETAILED INSTALLATION PLANS AND SHALL BE INSTALLED BY A WA STATE LICENSED ELEVATOR CONTRACTOR. CONVEYANCE PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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4026 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

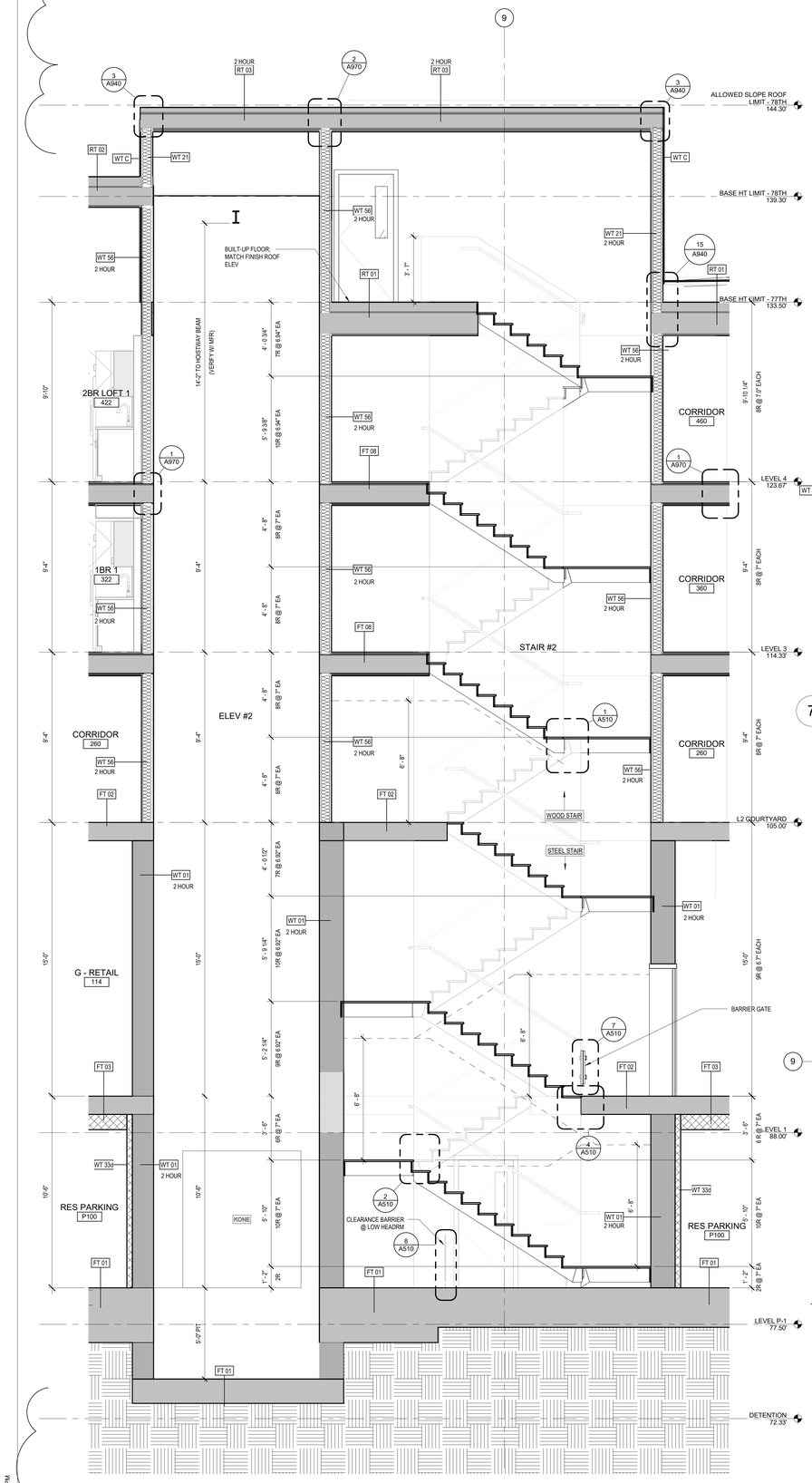
ELEV #1 - PLANS & SECTION

SHEET NO.

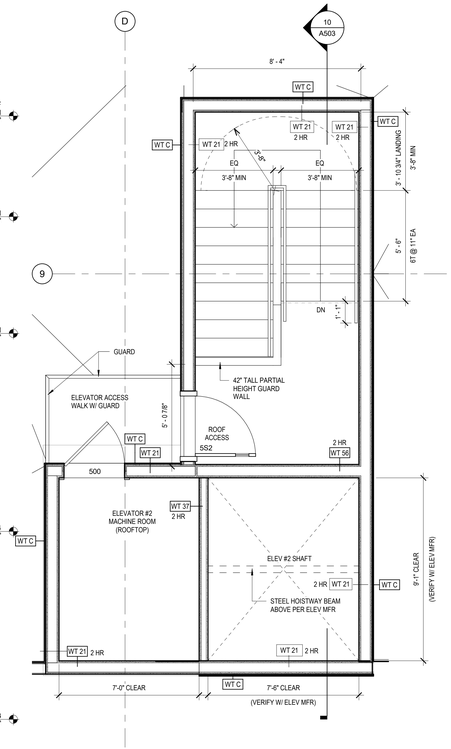
A502

Drawn Author
Checked Checker

Printed: 10/20/2023 4:15:0 PM



10 SECTION - STAIR #3 & ELEV #3- LOOKING EAST
3/8" = 1'-0"



7 STAIR #3 & ELEV #3 - ROOF
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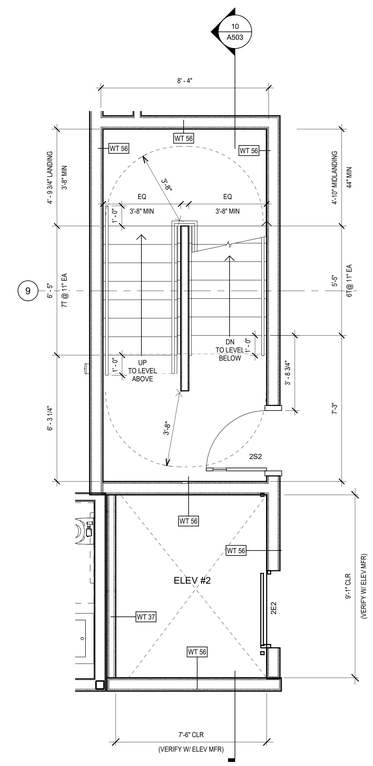
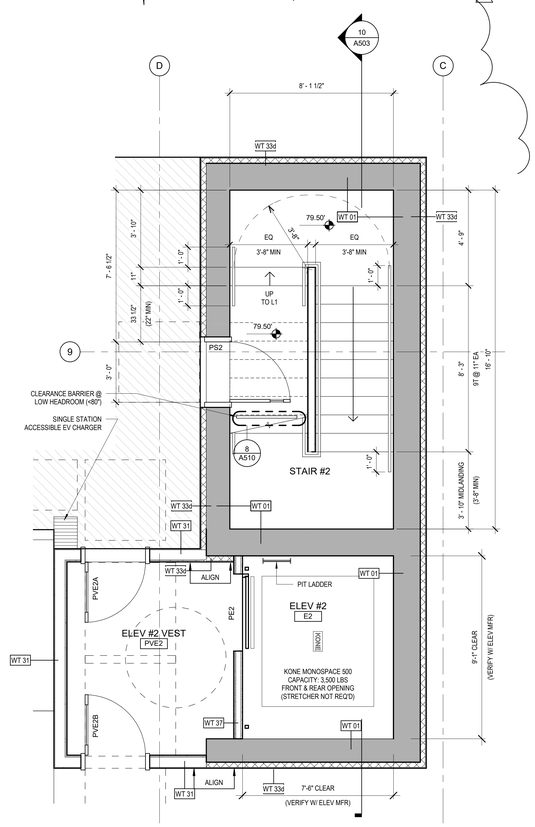


5 STAIR #3 & ELEV #3 - LEVEL 2 PLAN
3/8" = 1'-0"



1 STAIR #2 & ELEV #2 - P1 PLAN
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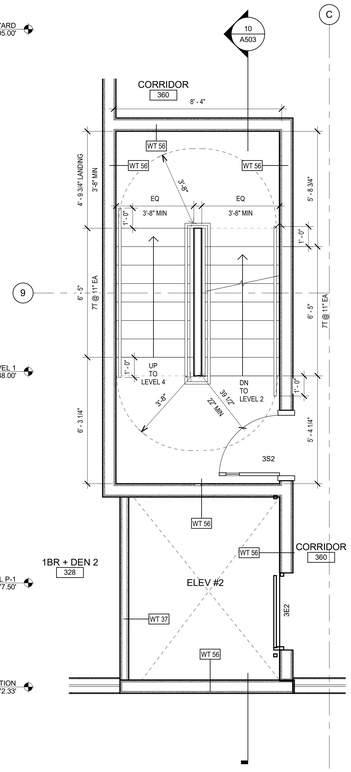
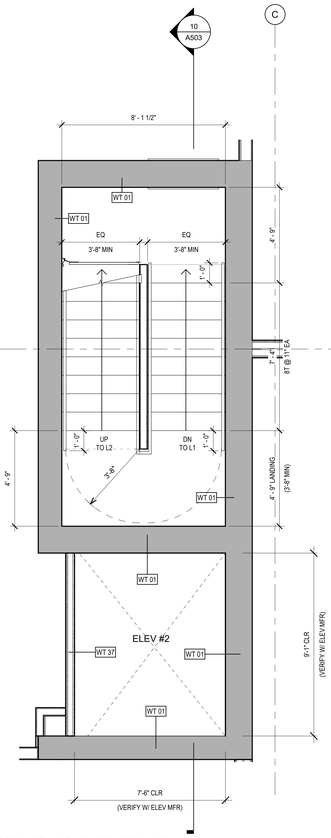
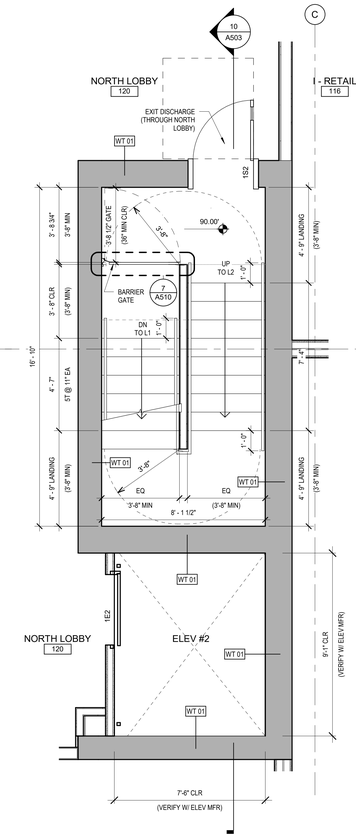


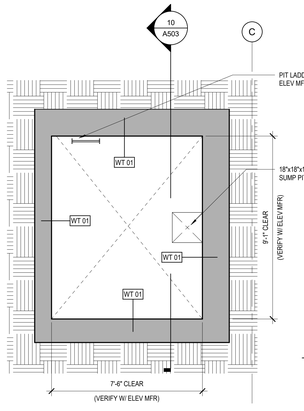
8 STAIR #3 & ELEV #3 - LEVEL 3 PLAN
3/8" = 1'-0"



6 STAIR #2 & ELEV #2 - LEVEL 1 MIDLANDING PLAN
3/8" = 1'-0"



4 STAIR #2 & ELEV #2- LEVEL 1 PLAN
3/8" = 1'-0"



2 ELEV #2 - PIT PLAN
3/8" = 1'-0"

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REGISTERED ARCHITECT
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MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

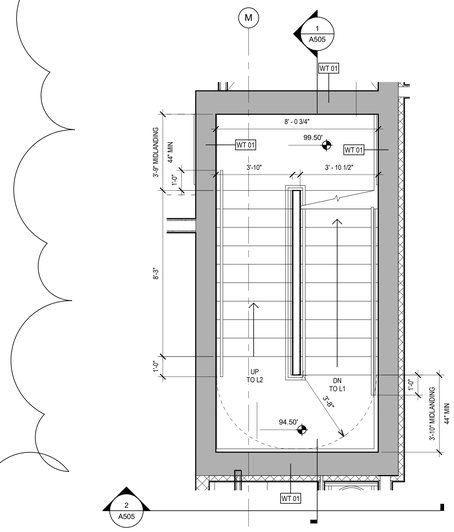
STAIR #2 & ELEV #2 - PLANS & SECTION

SHEET NO.

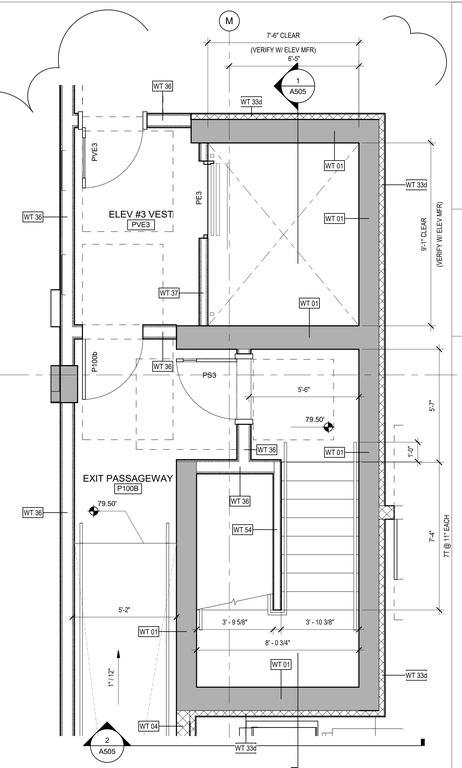
A503

Drawn
Checked
Author
Checker

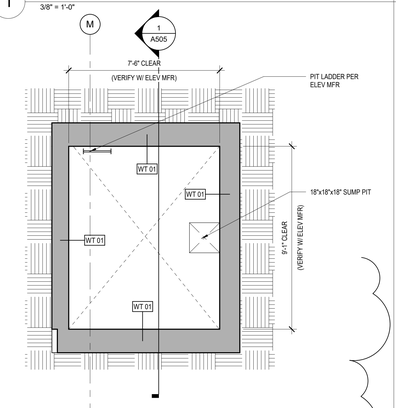
Printed: 10/25/2023 4:15:58 PM



4 STAIR #3 & ELEV #3- L1-L2 MIDLANDING PLAN
3/8" = 1'-0"



1 STAIR #3 & ELEV #3- LEVEL P1 PLAN
3/8" = 1'-0"



2 ELEV #3- PIT PLAN
3/8" = 1'-0"

12 STAIR #4 - LEVEL 4 PLAN
3/8" = 1'-0"

9 STAIR #4 - LEVEL 2-3 PLAN
3/8" = 1'-0"

6 STAIR #3 & ELEV #3- LEVEL 1 PLAN
3/8" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
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10/25/2021	GMP SET
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

STAIR #3 & ELEV #3 & TRASH ROOMS - PLANS

SHEET NO.

A504

Drawn Author
Checked Checker

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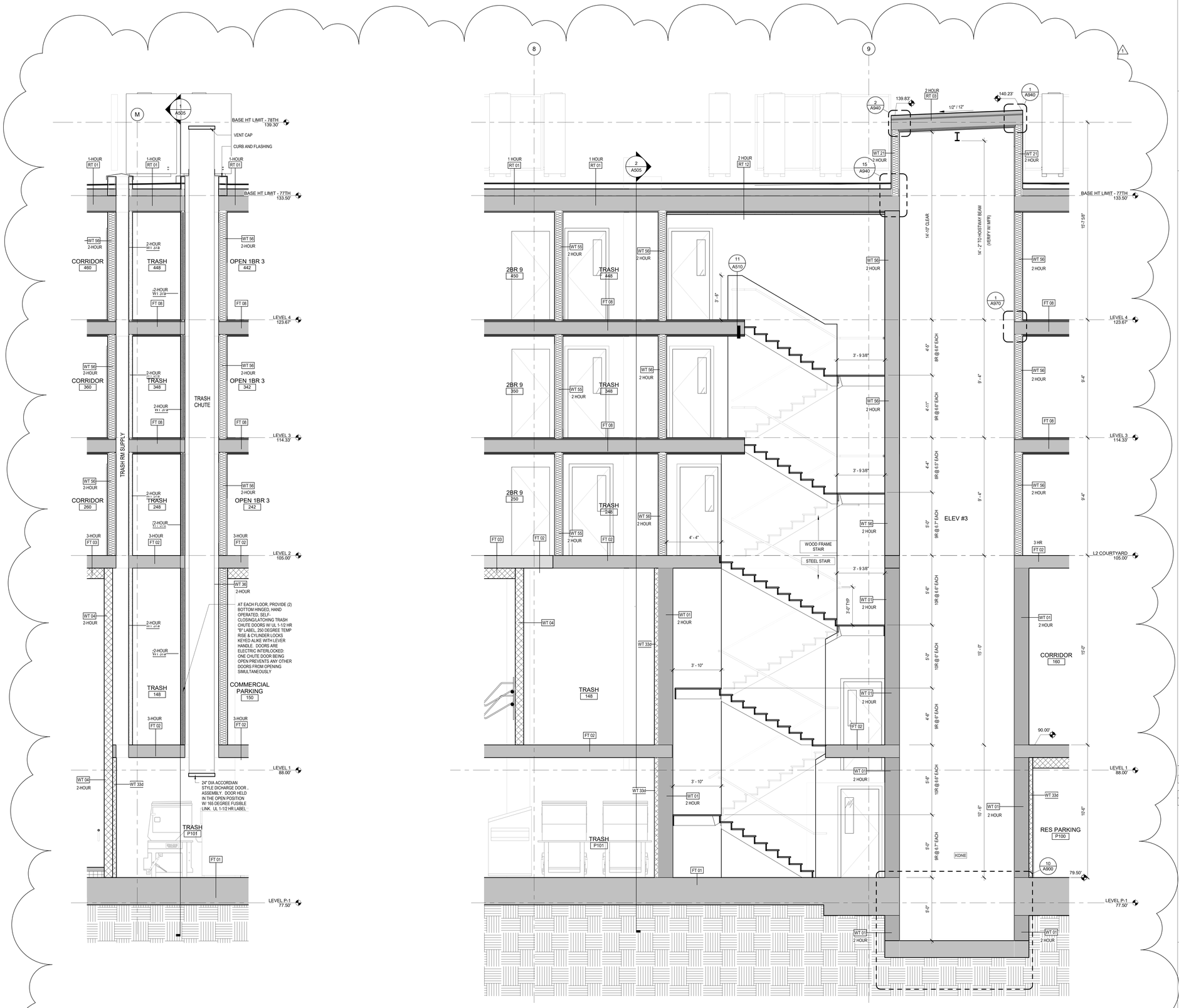

2 SECTION - TRASH CHUTE - LOOKING NORTH
3/8" = 1'-0"

1 SECTION - STAIR #3 & ELEVATOR #3 - LOOKING WEST
3/8" = 1'-0"

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MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
STAIR #3 & ELEV #3 & TRASH CHUTE - SECTIONS

SHEET NO.
A505

Drawn Author
Checked Checker

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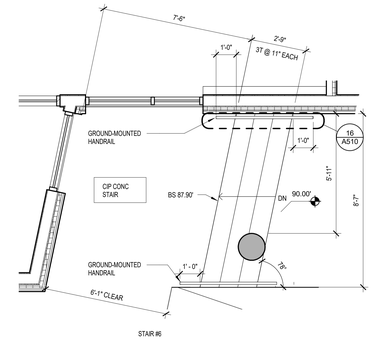
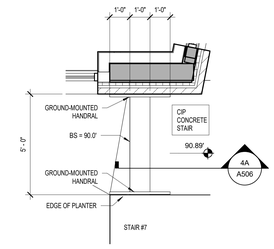
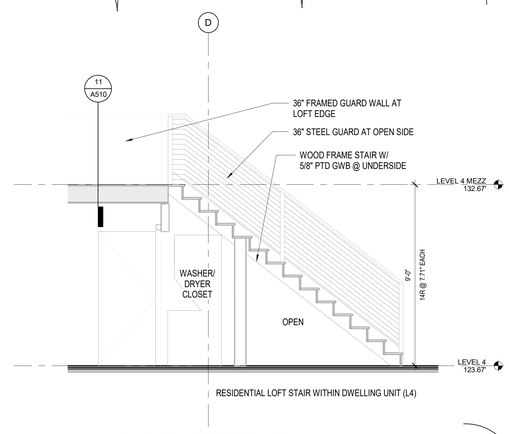


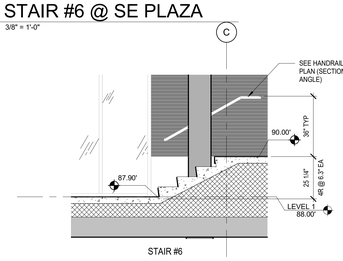
5 STAIR #6 @ SE PLAZA
3/8" = 1'-0"



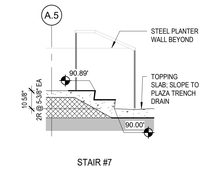
4 STAIR #7 @ 78TH
3/8" = 1'-0"



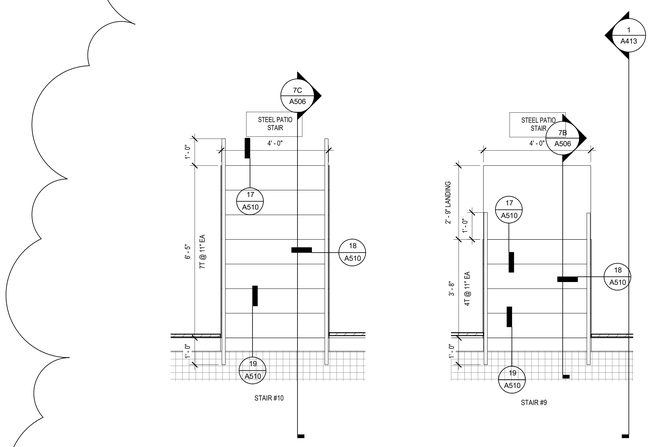
2 L4 UNIT LOFT STAIR
3/8" = 1'-0"



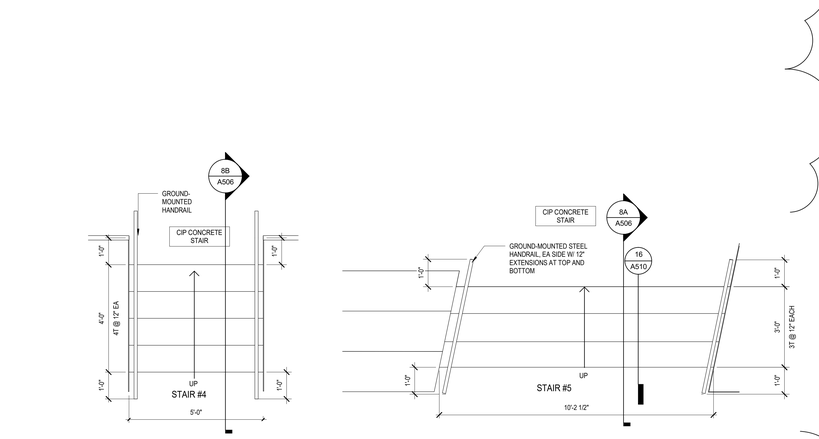
5A STAIR #6 SECTION
3/8" = 1'-0"



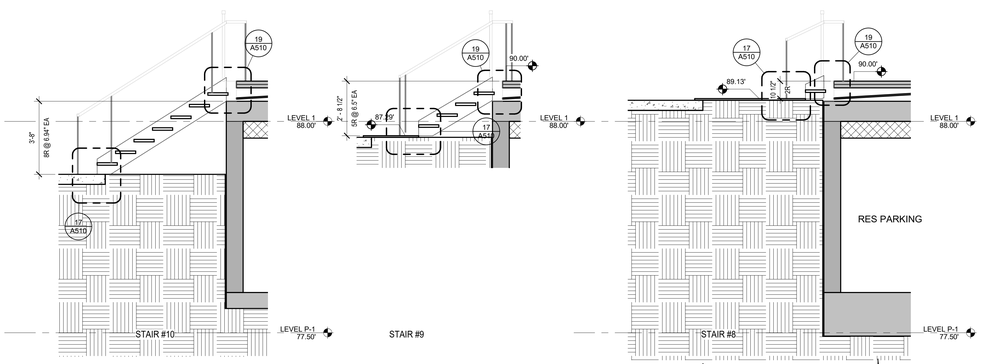
4A STAIR #7 SECTION
3/8" = 1'-0"

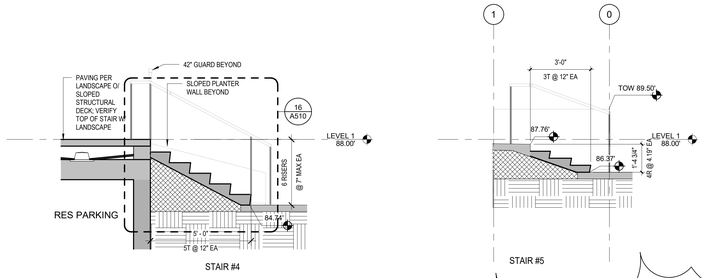


7 STAIRS @ THRU BLOCK (#8-#10)
1/2" = 1'-0"



8 STAIRS @ 29TH ST (#4 AND #5)
1/2" = 1'-0"





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State of Washington

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
MISC STAIRS

SHEET NO.
A506

Drawn | Author
Checked | Checker

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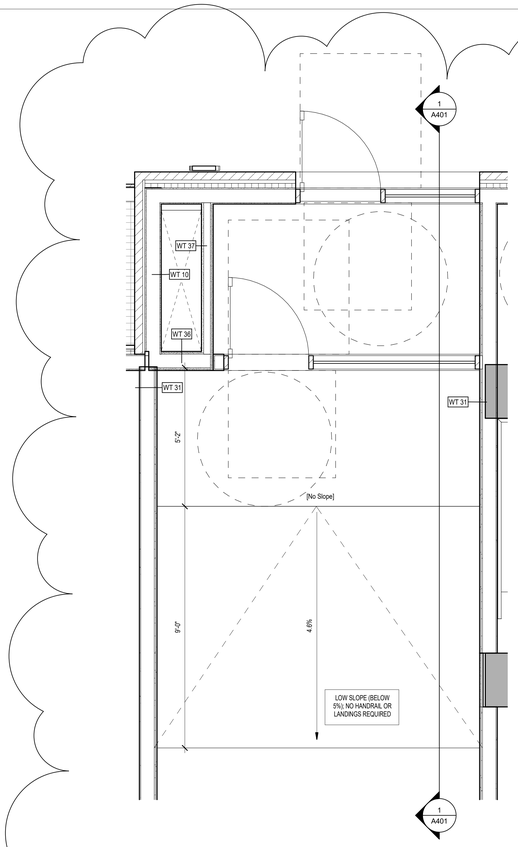
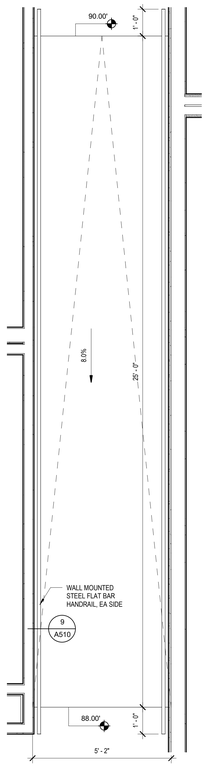
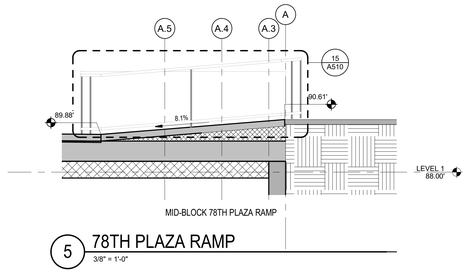


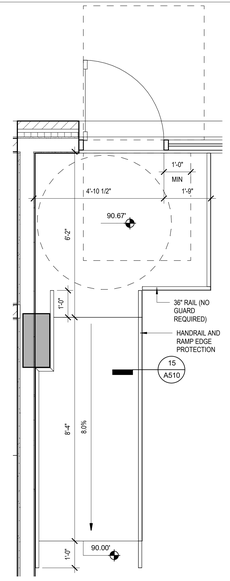
7 NORTH ENTRY
1/2" = 1'-0"



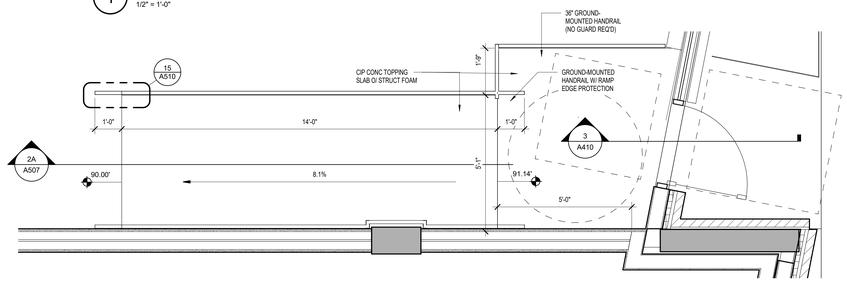
6 RAMP @ LOBBY
1/2" = 1'-0"



5 78TH PLAZA RAMP
3/8" = 1'-0"



1 RAMP @ RETAIL J
1/2" = 1'-0"



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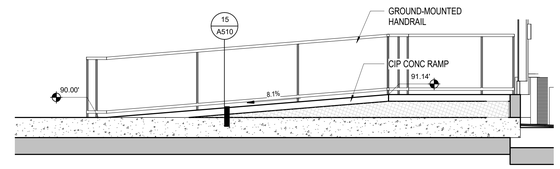
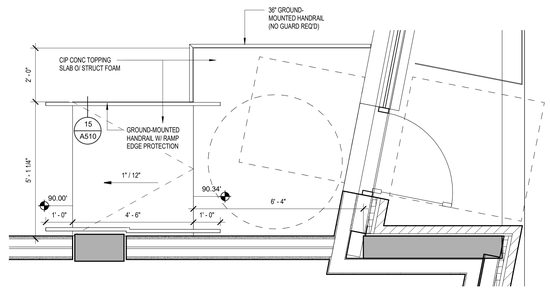


2A RAMP @ RETAIL I SECTION
3/8" = 1'-0"



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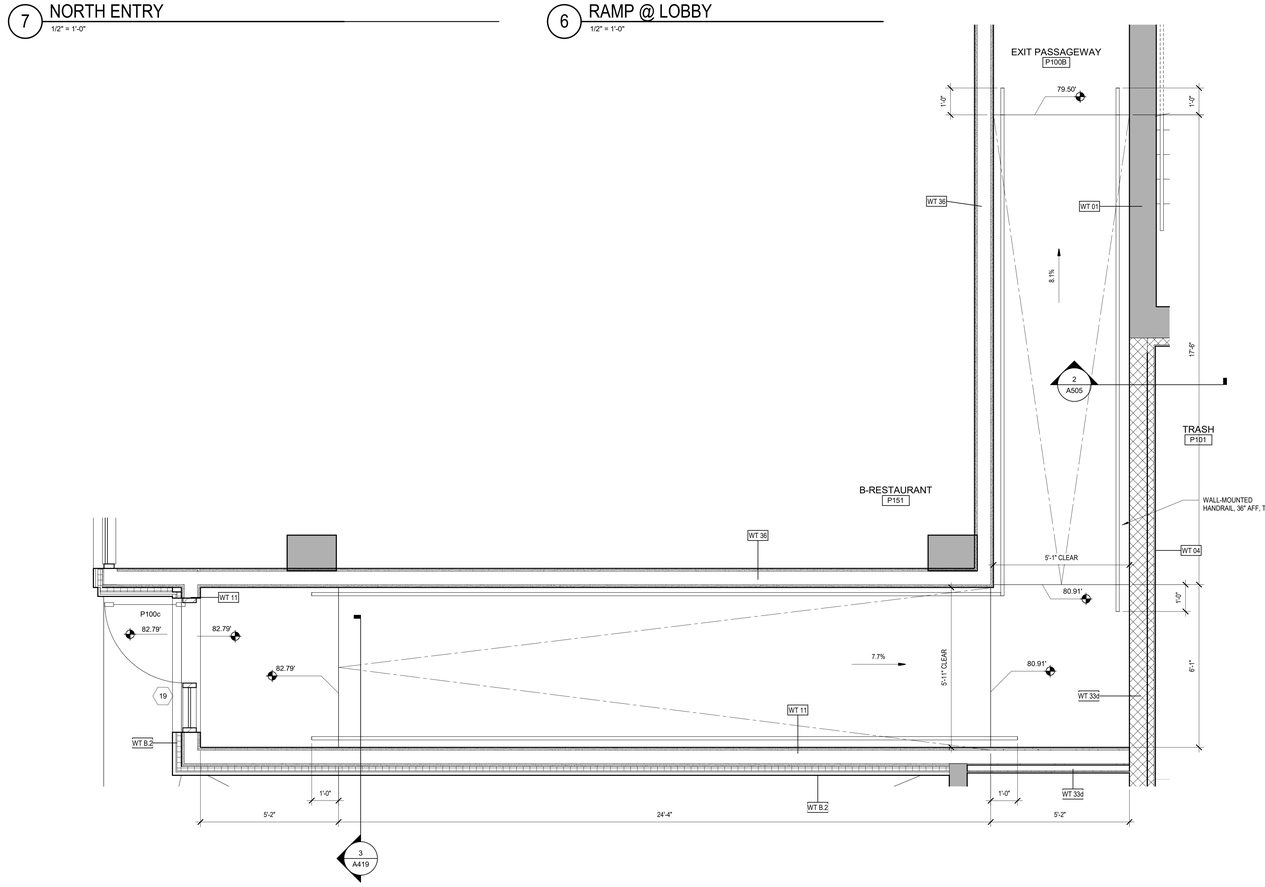

9 RAMP @ EXIT PASSAGEWAY
1/2" = 1'-0"

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f 206.523.9382

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

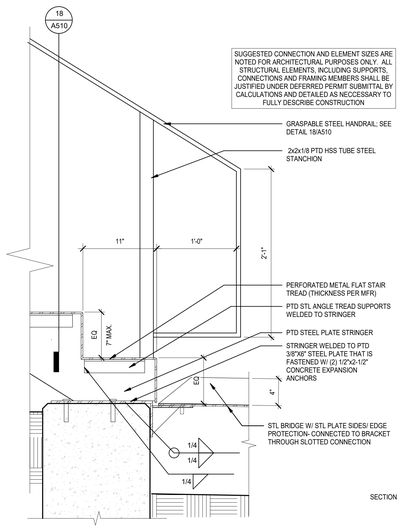
RAMPS

SHEET NO.

A507

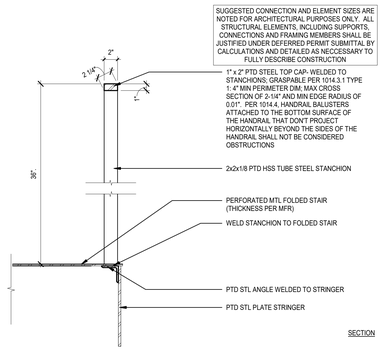
Drawn
Checked
Author
Checker

Printed: 10/25/2023 4:16:15 PM



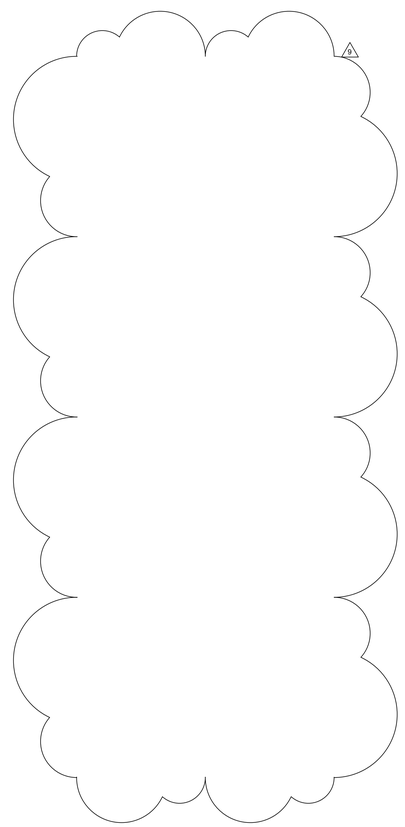
17 PATIO STAIR @ BOTTOM LANDING

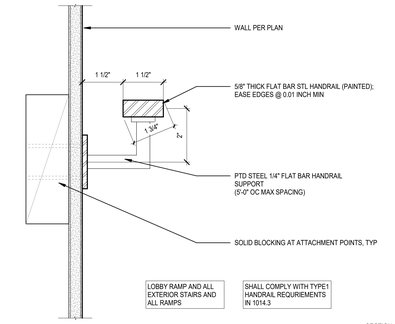
1 1/2" = 1'-0"



18 PATIO STAIR HANDRAIL

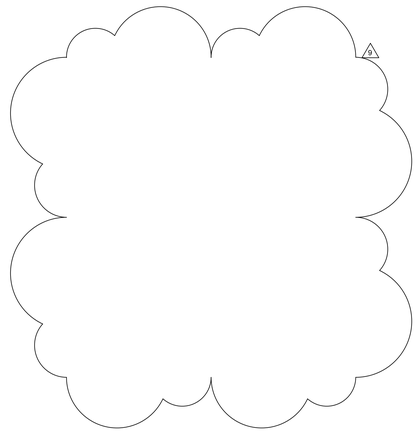
1 1/2" = 1'-0"

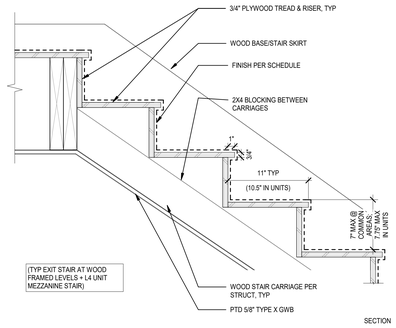




9 HANDRAIL- FLAT BAR

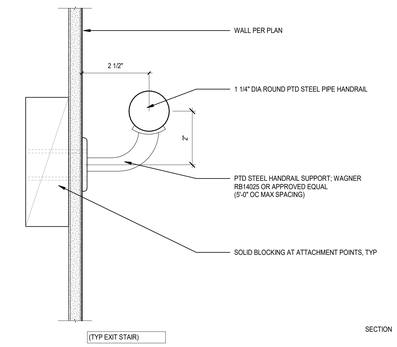
6" = 1'-0"





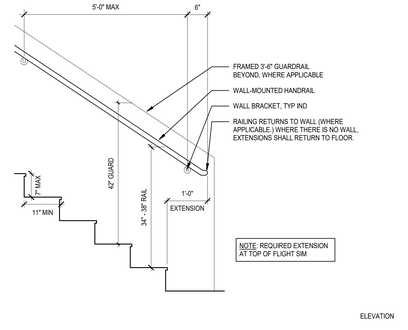
1 STAIR- PLYWOOD TREADS

1 1/2" = 1'-0"



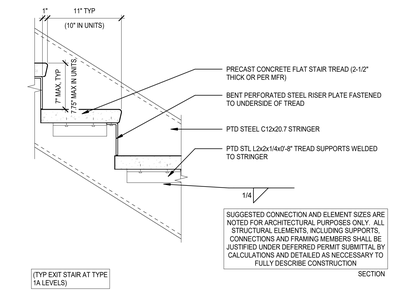
10 EXIT STAIR HANDRAIL

6" = 1'-0"



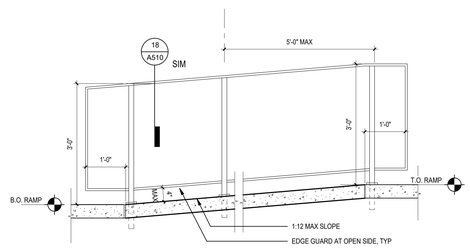
6 HANDRAIL EXTENSION

3/4" = 1'-0"



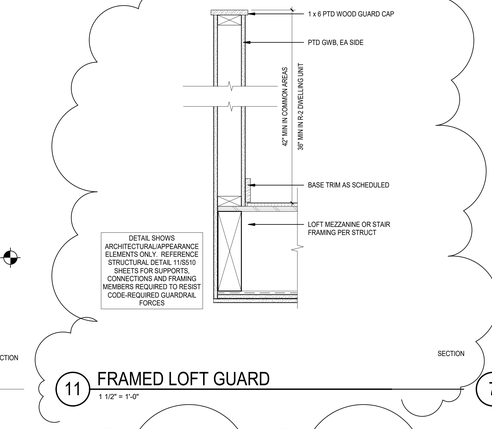
2 STAIR- STEEL/PRECAST TREAD

1 1/2" = 1'-0"



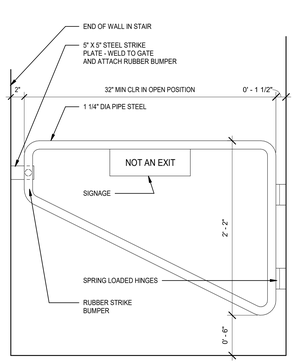
15 RAMP HANDRAIL

3/4" = 1'-0"



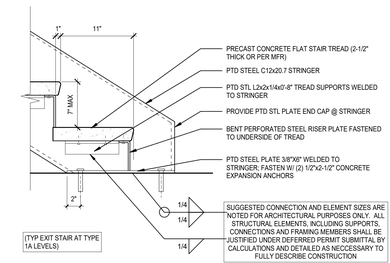
11 FRAMED LOFT GUARD

1 1/2" = 1'-0"



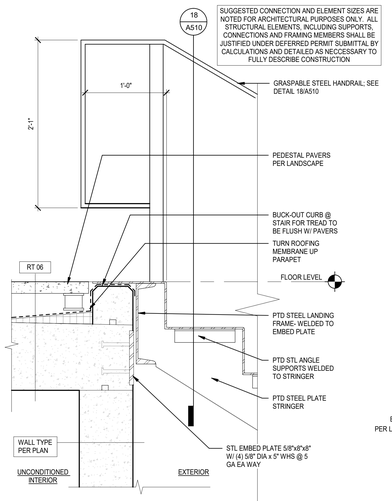
7 BARRIER GATE AT STAIR

1 1/2" = 1'-0"



3 STAIR- STEEL/PRECAST @ BOTTOM LANDING

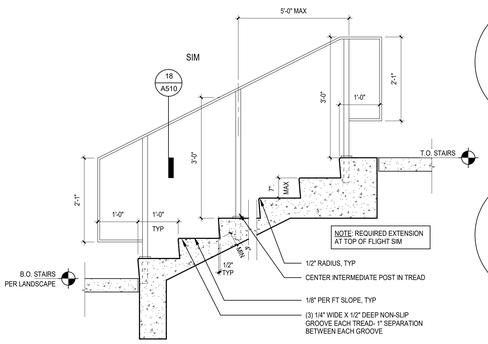
1 1/2" = 1'-0"



19 PATIOS- LANDING CONNECTION

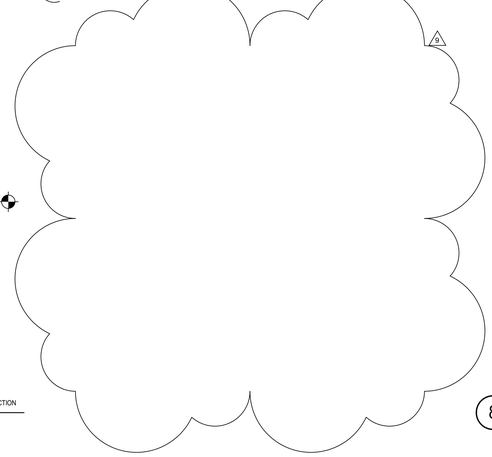
1 1/2" = 1'-0"

SECTION



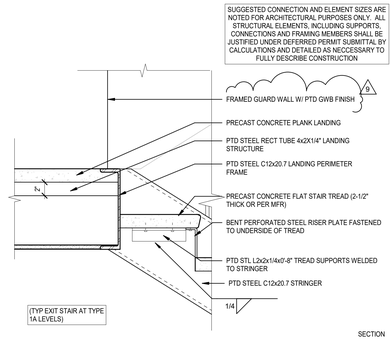
16 EXT CONC STAIRS

3/4" = 1'-0"



8 CLEARANCE BARRIER AT STAIR

1 1/2" = 1'-0"



4 STAIR- STEEL/PRECAST @ TOP LANDING

1 1/2" = 1'-0"

JA

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STATE OF WASHINGTON
REGISTERED ARCHITECT
RYAN MARK S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

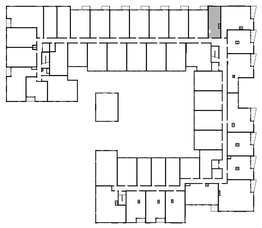
STAIR DETAILS

SHEET NO.

A510

Drawn | Author
Checked | Checker

Printed: 10/30/2023 8:55:16 PM



KEY PLAN - STUDIO (LEVELS 2-4)

UNIT STUDIO 1	
LEVEL	**UNIT NUMBER**
LEVEL 2	225
LEVEL 3	325
LEVEL 4	425

TOTAL UNITS: 3

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

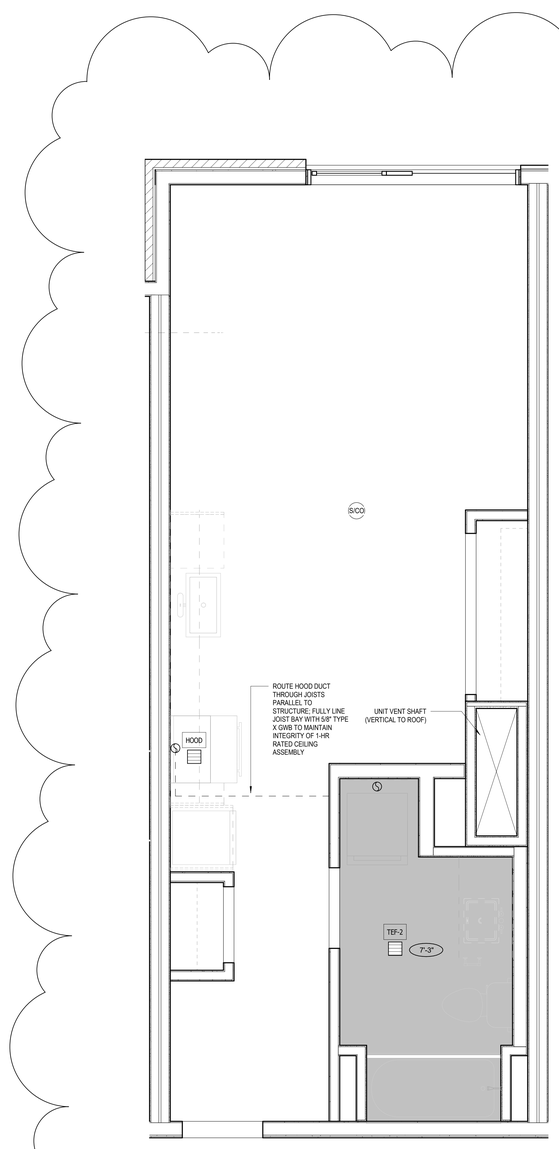
1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST AND WHOLE HOUSE VENTILATION PER 2015 IMC 403.8, WA AMENDED
2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS <500SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM; 2-3 BDRMS 1001-1500SF = 70 CFM
3. CONTROLS: LOCATION OF CONTROLS FOR VENTILATION SHALL BE READILY-ACCESSIBLE BY OCCUPANT AND COMPLY WITH SECTION 403.8.2 (2015 IMC, WA AMENDED)
4. PROJECT SHALL COMPLY WITH 403.8.6 (2015 IMC, WA AMENDED): WHOLE HOUSE VENTILATION W/ EXHAUST FAN SYSTEMOUTDOOR AIR INTAKES ARE VIA OPERABLE WINDOWS AND/OR TRICKLE VENTS IN THE WINDOWS. ALL OPERABLE WINDOWS SHALL BE LOCATED 3FT MIN AWAY FROM EXHAUST OUTLETS. OUTDOOR INLETS SHALL PROVIDE 4 SQ INCHES OF NET FREE AREA OF OPENING PER 10CFM REQUIRED BY T403.8.1
5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY-OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

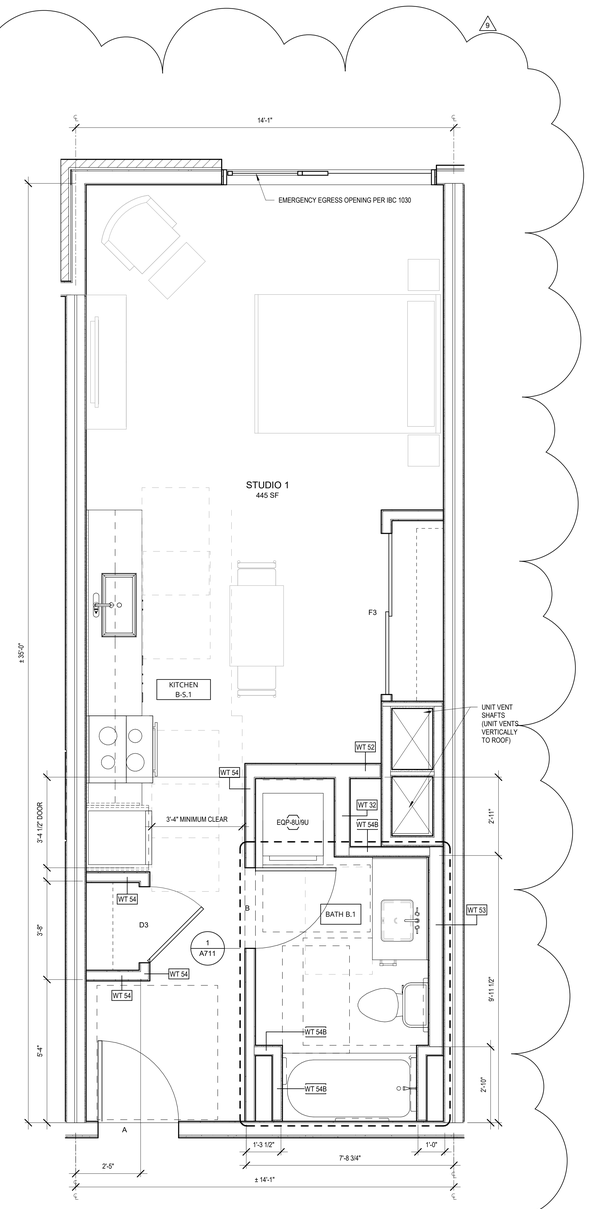
1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY". A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5
10. SEE INTERIOR DESIGN SHEETS (ID-XXX) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



2 STUDIO 2 - RCP
1/2" = 1'-0"



1 STUDIO 1
1/2" = 1'-0"

0 2' 4'

JA

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2020 REGISTERED ARCHITECT RYAN MARK S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	**Description**
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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01/25/2021	BUILDING PERMIT / 90% CD
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10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

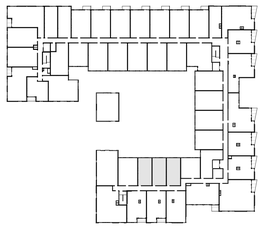
UNIT PLANS - STUDIO 1

SHEET NO.

A600

Drawn Author
Checked Checker

Printed: 10/25/2023 9:34:34 PM



KEY PLAN - OPEN 1BR 1 (LEVELS 2-4)

UNIT OPEN 1BR 1	
LEVEL	**UNIT NUMBER**
LEVEL 2	204
LEVEL 2	206
LEVEL 2	208
LEVEL 3	304
LEVEL 3	306
LEVEL 3	308
LEVEL 4	404
LEVEL 4	406
LEVEL 4	408

TOTAL UNITS: 9

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

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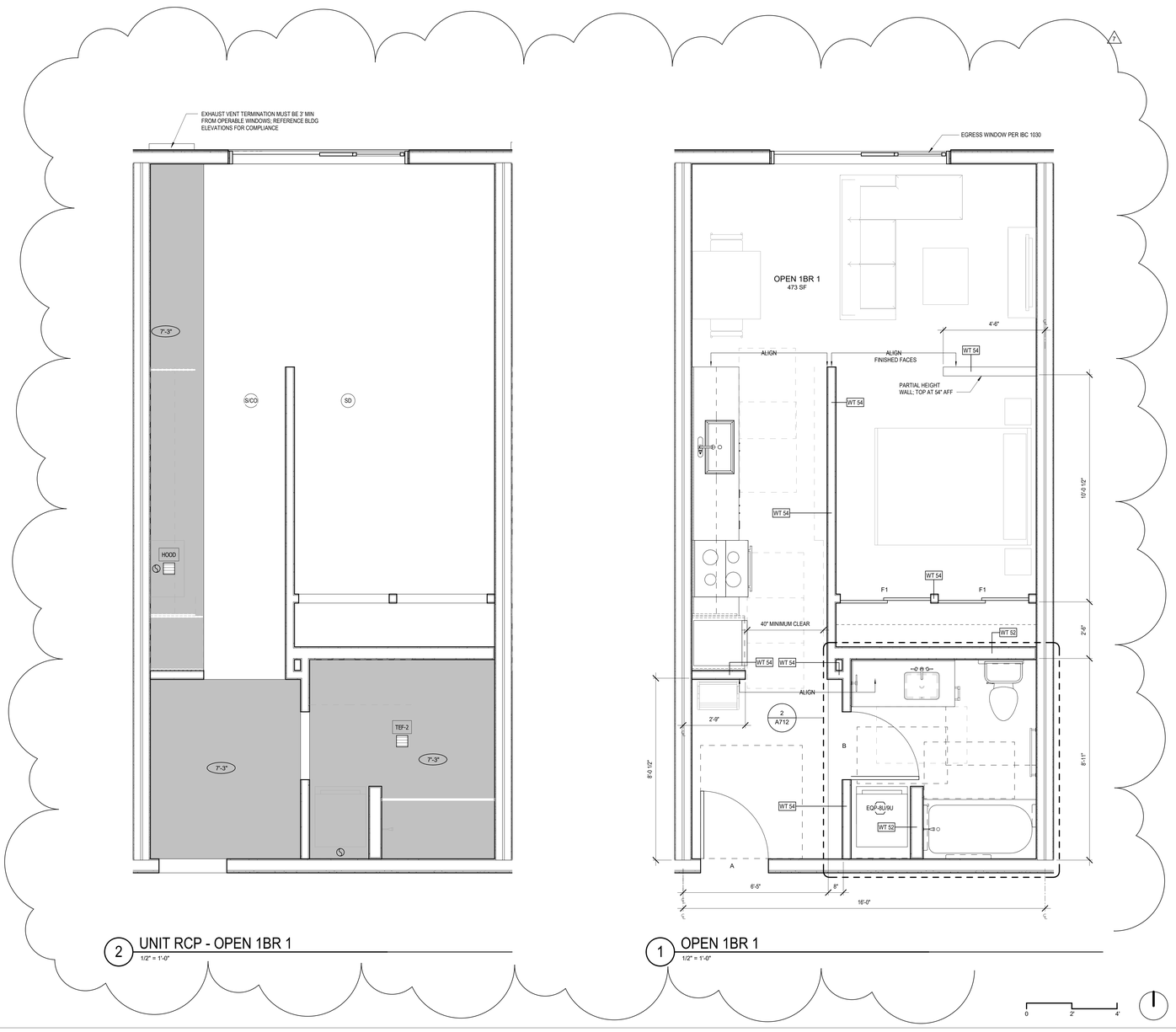
10. SEE INTERIOR DESIGN SHEETS (ID-002) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



2 UNIT RCP - OPEN 1BR 1
1/2" = 1'-0"

1 OPEN 1BR 1
1/2" = 1'-0"

JA

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Seattle, WA 98121
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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	**Description**
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

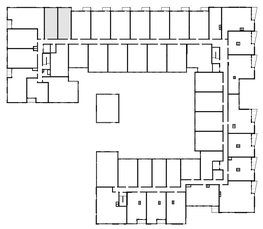
UNIT PLANS - OPEN 1BR 1

SHEET NO.

A610

Drawn | Author
Checked | Checker

Printed: 10/25/2023 5:34:44 PM



KEY PLAN - OPEN 1BR 2 (LEVELS 2-4)

UNIT OPEN 1BR 2	
LEVEL	UNIT NUMBER
LEVEL 2	241
LEVEL 2	243
LEVEL 3	341
LEVEL 3	343
LEVEL 4	441
LEVEL 4	443

TOTAL UNITS: 6

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST AND WHOLE HOUSE VENTILATION PER 2015 IMC 403.8, WA AMENDED
2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS =200SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM, 2-3 BDRMS 1001-1500SF = 70 CFM
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5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY-OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY": A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

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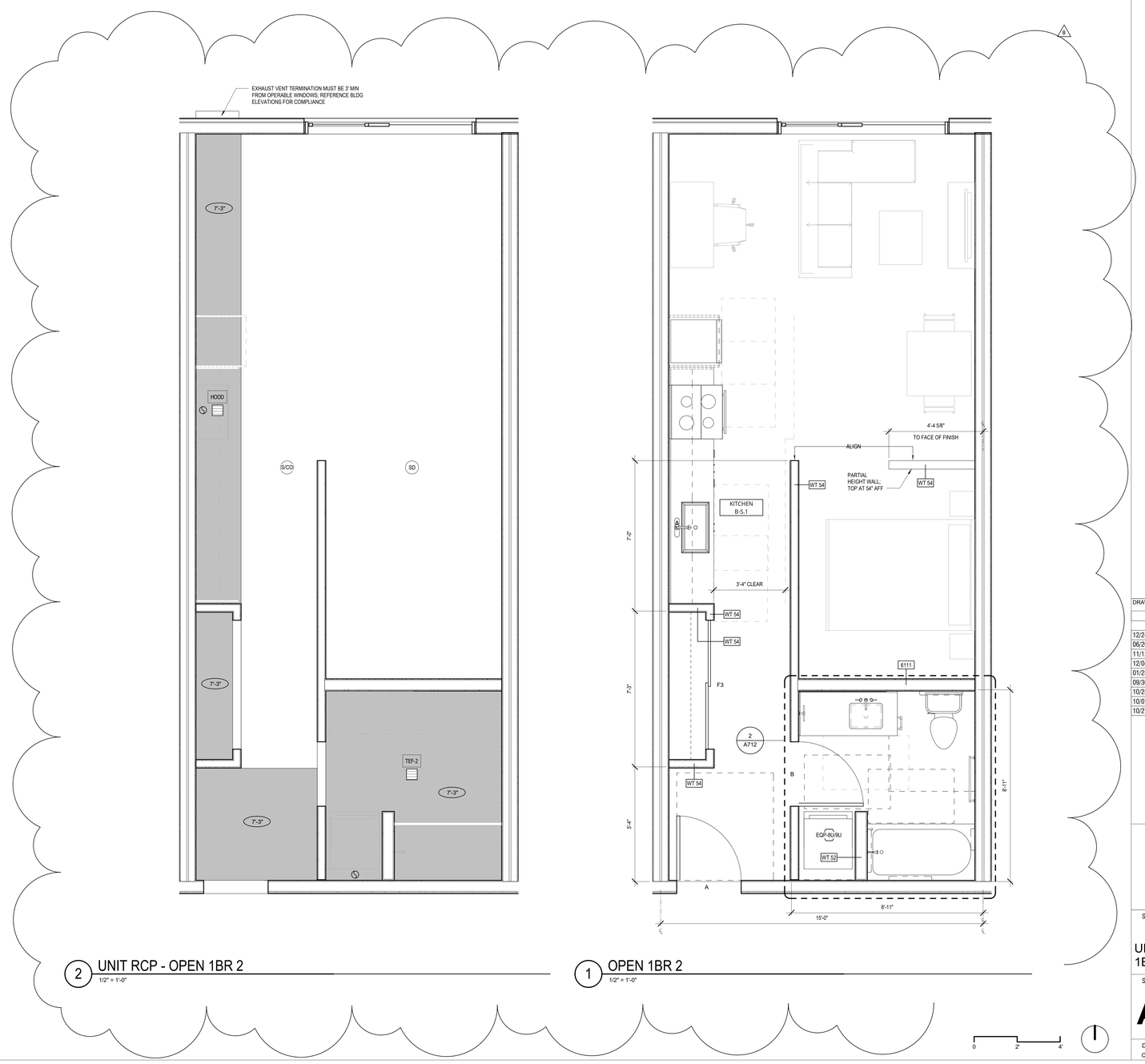

2 UNIT RCP - OPEN 1BR 2
1/2" = 1'-0"

1 OPEN 1BR 2
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
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10/25/2021	GMP SET
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

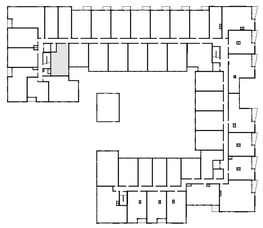
UNIT PLANS - OPEN 1BR 2

SHEET NO.

A611

Drawn	Author
Checked	Checker

Printed: 10/25/2023 5:34:53 PM



UNIT OPEN 1BR 3	
LEVEL	UNIT NUMBER
LEVEL 2	242
LEVEL 3	342
LEVEL 4	442

TOTAL UNITS: 3

KEY PLAN - OPEN 1BR 3 (LEVELS 3 & 4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
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ELECTRICAL NOTES

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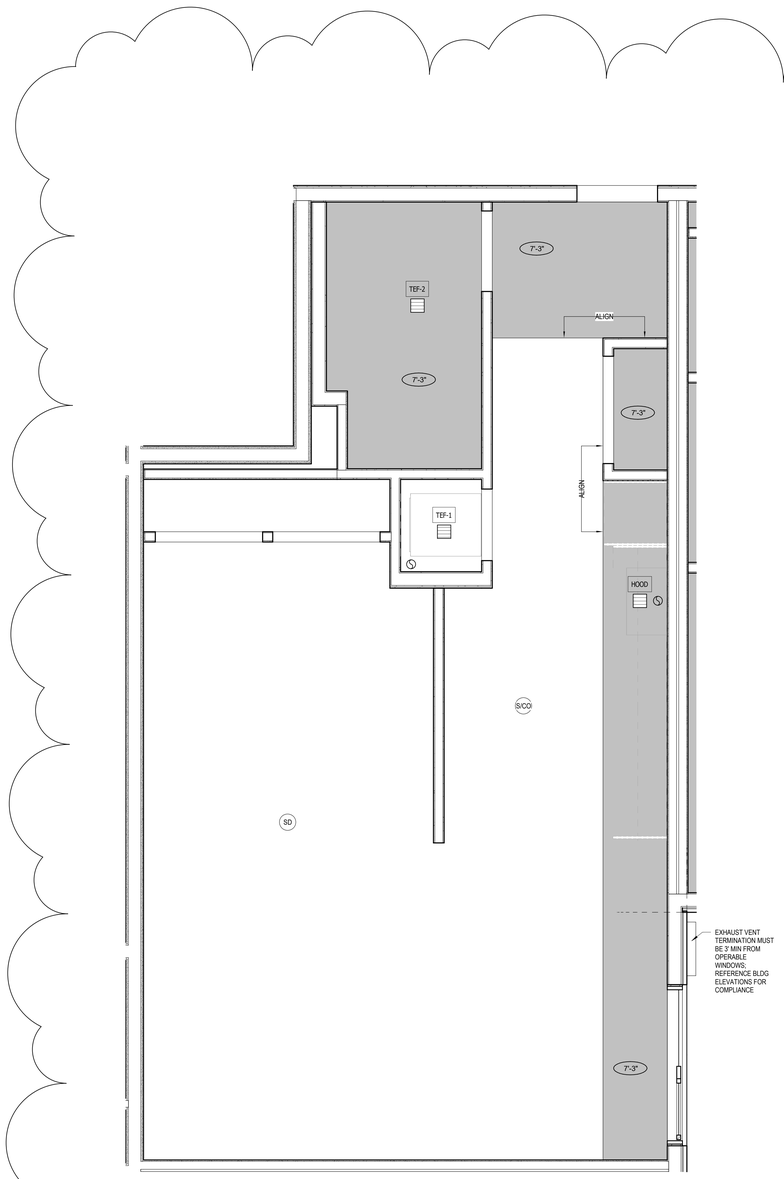
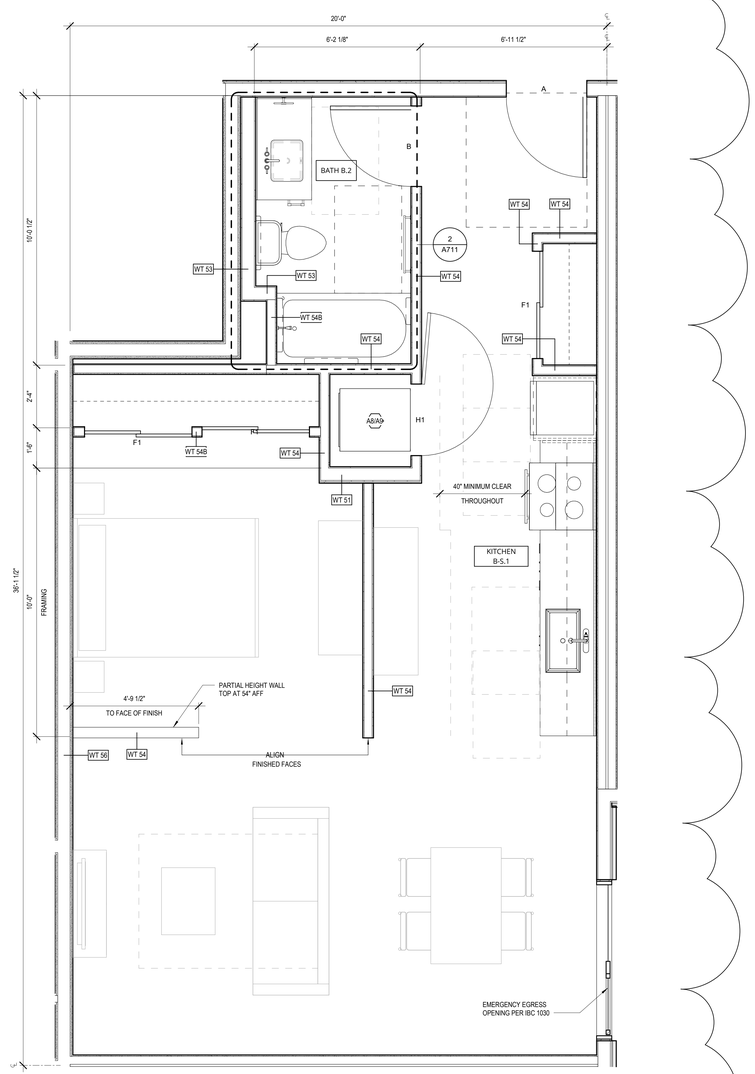


2 UNIT RCP - OPEN 1BR 3
1/2" = 1'-0"



1 OPEN 1BR 3
1/2" = 1'-0"

0 2' 4'

JA

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4026 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - OPEN 1BR 3

SHEET NO.

A612

Drawn Author
Checked Checker

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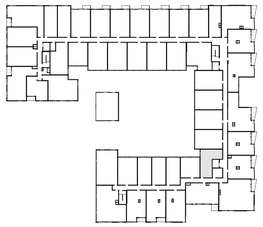

UNIT OPEN 1BR 4	
LEVEL	**UNIT NUMBER**
LEVEL 3	314
LEVEL 4	414

TOTAL UNITS: 2

KEY PLAN - OPEN 1BR 4 (LEVELS 3 & 4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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SYMBOLS

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ELECTRICAL NOTES

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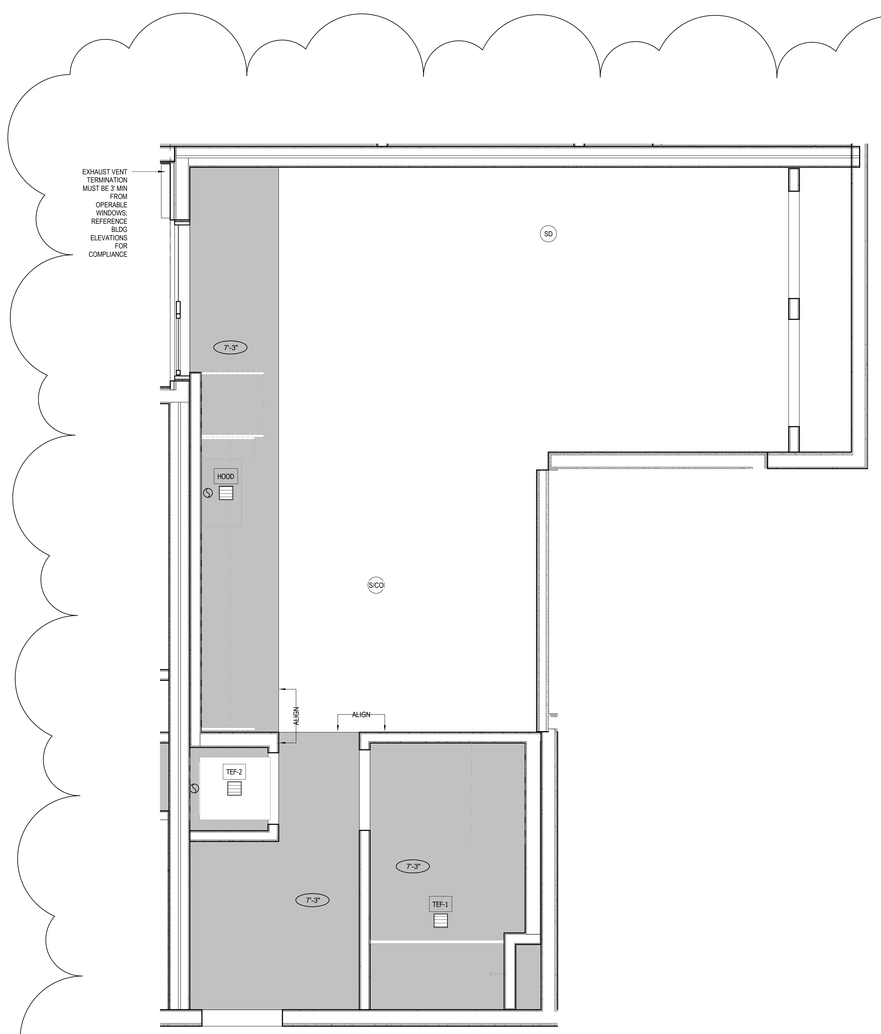
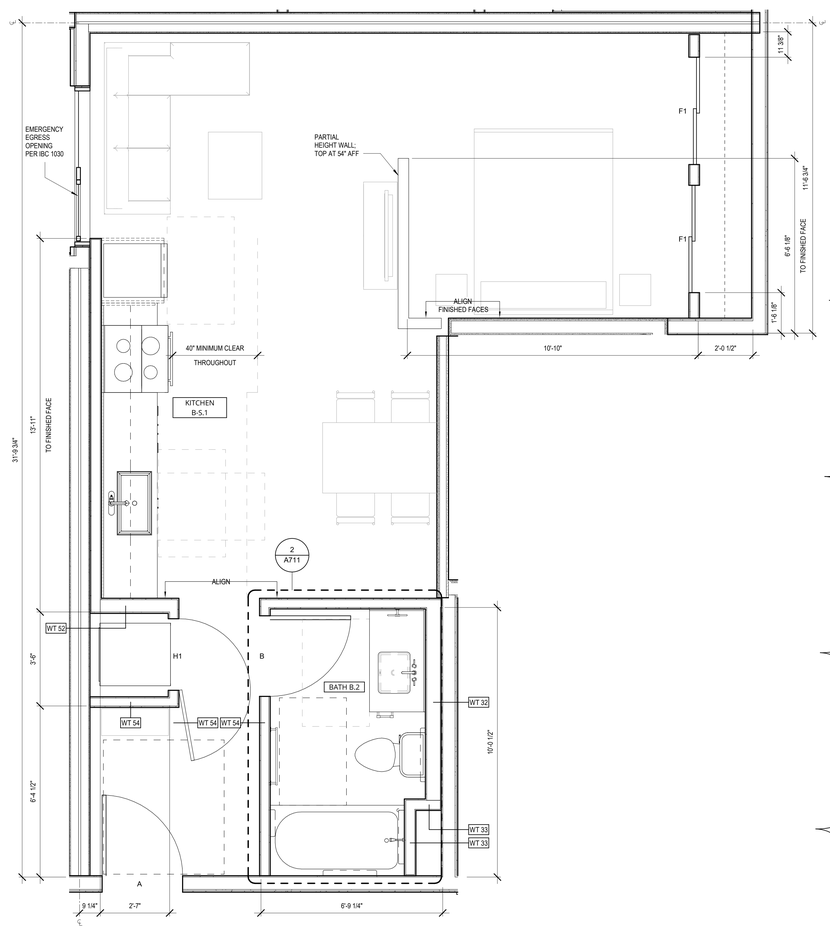


2 UNIT RCP - OPEN 1BR 4
1/2" = 1'-0"



1 OPEN 1BR 4
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
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State of Washington

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DRAWING ISSUE

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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - OPEN 1BR 4

SHEET NO.

A613

Drawn | Author
Checked | Checker

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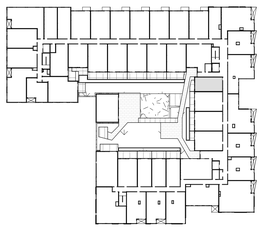

UNIT OPEN 1BR 5A	
LEVEL	**UNIT NUMBER**
LEVEL 2	222

TOTAL UNITS: 1

KEY PLAN - OPEN 1BR 5A (LEVEL 2)

SYMBOLS

S/CO	= SMOKE/CO DETECTOR
	= SMOKE DETECTOR
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PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

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2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS <500SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM, 2-3 BDRMS 1001-1500SF = 70 CFM
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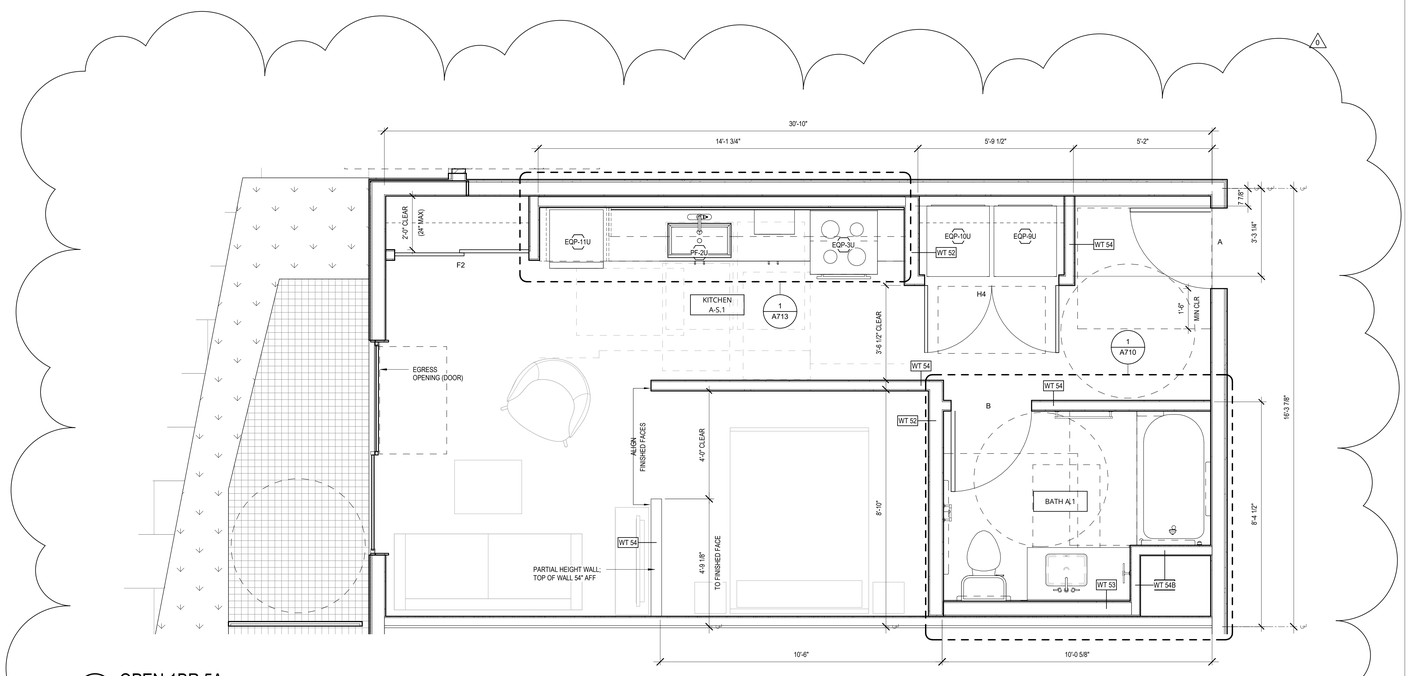
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

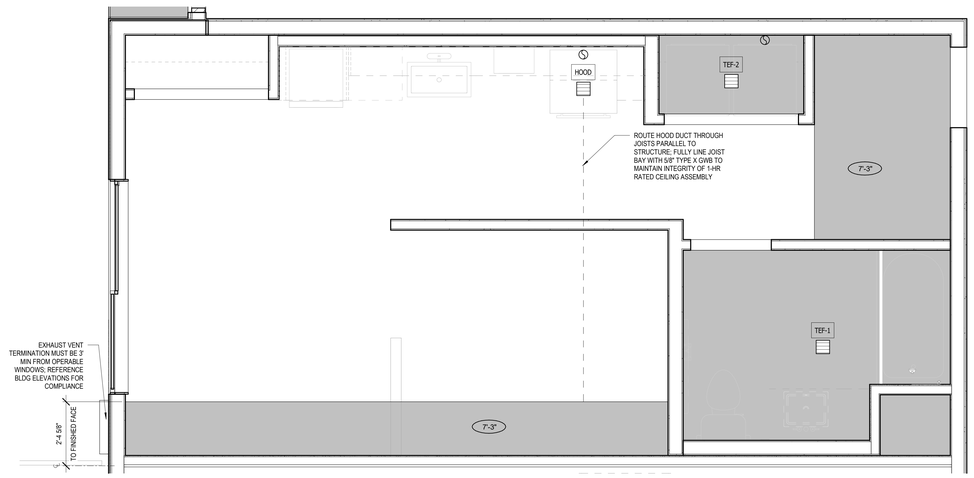
1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY" A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5
10. SEE INTERIOR DESIGN SHEETS (ID-XXX) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



1 OPEN 1BR 5A
1/2" = 1'-0"



2 UNIT RCP - OPEN 1BR 5
1/2" = 1'-0"

0 2' 4'

Johnston Architects, LLC
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t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
RYAN PAUL S JOHNSTON
State of Washington

MERCER ISLAND
MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

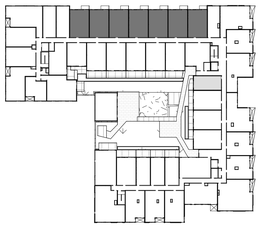
UNIT PLANS - OPEN 1BR 5 (ANSI TYPE A)

SHEET NO.

A614

Drawn | Author
Checked | Checker

Printed: 10/25/2023 9:35:23 PM



0.1 KEY PLAN - 1BR 1 (LEVEL 2)
1" = 60'-0"

KEY PLAN - 1BR 1 (LEVELS 3 & 4)

UNIT 1BR 1	
LEVEL	UNIT NUMBER
LEVEL 2	202
LEVEL 2	216
LEVEL 2	218
LEVEL 2	220
LEVEL 2	227
LEVEL 2	229
LEVEL 2	230
LEVEL 2	231
LEVEL 2	232
LEVEL 2	233
LEVEL 2	234
LEVEL 2	235
LEVEL 2	236
LEVEL 2	237
LEVEL 2	239
LEVEL 3	316
LEVEL 3	318
LEVEL 3	320
LEVEL 3	322
LEVEL 3	327
LEVEL 3	329
LEVEL 3	330
LEVEL 3	331
LEVEL 3	332
LEVEL 3	333
LEVEL 3	334
LEVEL 3	335
LEVEL 3	336
LEVEL 3	337
LEVEL 3	339
LEVEL 4	427
LEVEL 4	429
LEVEL 4	430
LEVEL 4	431
LEVEL 4	432
LEVEL 4	433
LEVEL 4	434
LEVEL 4	435
LEVEL 4	436
LEVEL 4	437
LEVEL 4	439

TOTAL UNITS: 41

UNIT 1BR 1B	
LEVEL	UNIT NUMBER

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

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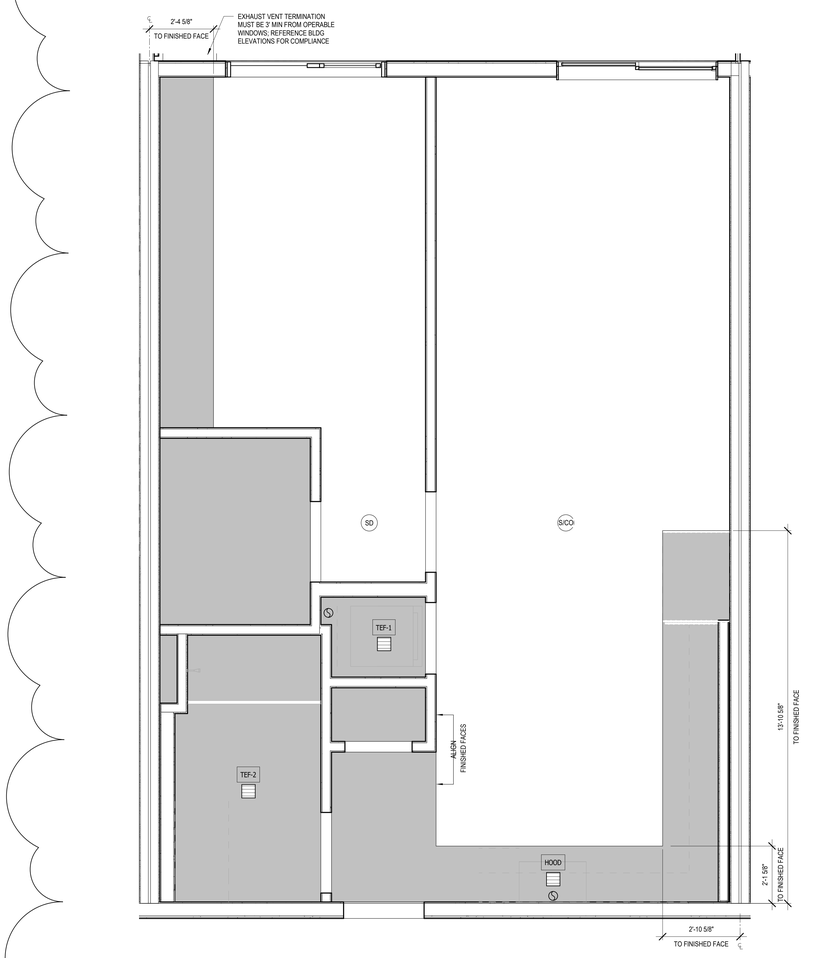
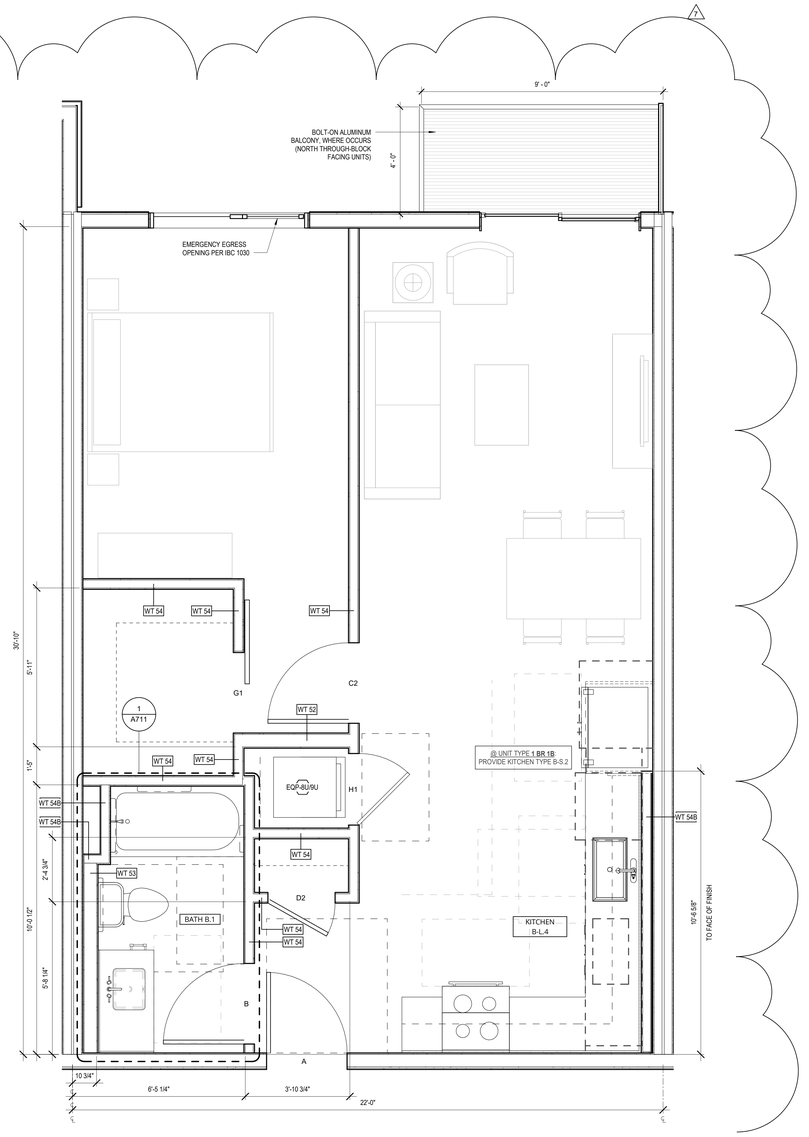


2 UNIT RCP - 1BR 1
1/2" = 1'-0"



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1/2" = 1'-0"

0 2' 4'

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KEVIN S. REGISTERED ARCHITECT JOHNSTON State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 1BR 1

SHEET NO.

A620

Drawn Author
Checked Checker

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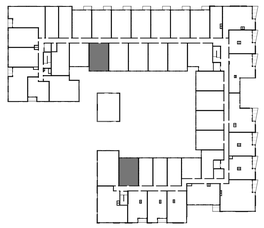

UNIT 1BR 1A (ANSI TYPE A)	
LEVEL	**UNIT NUMBER**
LEVEL 2	238
LEVEL 3	302
LEVEL 3	338
LEVEL 4	402
LEVEL 4	438

TOTAL UNITS: 5

KEY PLAN - 1BR 1A (ANSI TYPE A) - LEVELS 3 & 4

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PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

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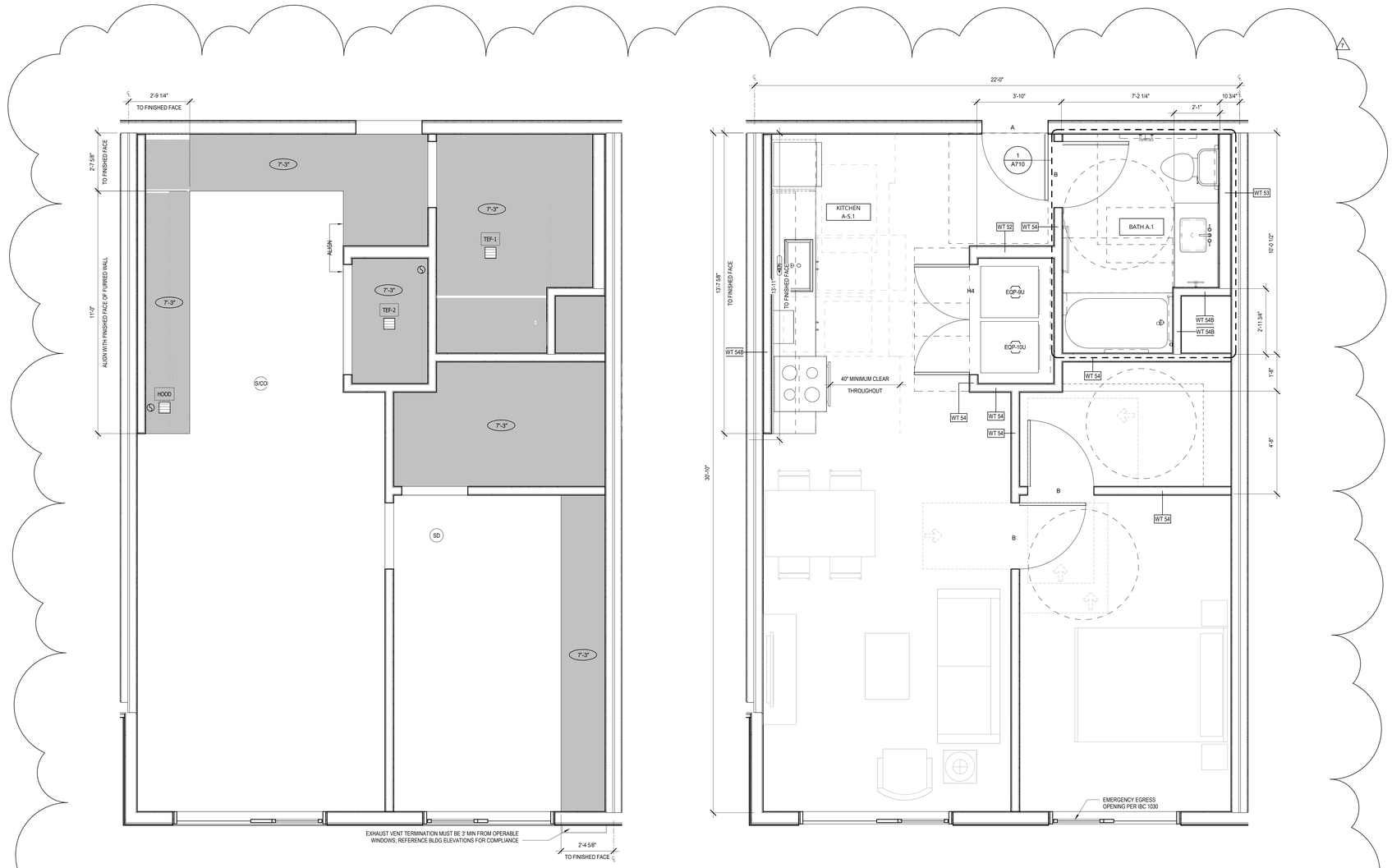

2 UNIT RCP - 1BR 1A (ANSI TYPE A)
1/2" = 1'-0"

1 1BR 1A (ANSI TYPE A)
1/2" = 1'-0"

0 2' 4'

Johnston Architects, LLC
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Suite 510
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f 206.523.9382

2020 REGISTERED ARCHITECT RYAN D. S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 1BR 1A (ANSI TYPE A)

SHEET NO.

A621

Drawn Author
Checked Checker

Printed: 10/25/2023 9:35:40 PM

KEY PLAN - 1BR 2 (LEVELS 2-4)

UNIT 1BR 2	
LEVEL	**UNIT NUMBER**
LEVEL 2	213
LEVEL 2	215
LEVEL 2	221
LEVEL 3	313
LEVEL 3	315
LEVEL 3	321
LEVEL 4	413
LEVEL 4	415
LEVEL 4	421

TOTAL UNITS: 9

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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SYMBOLS

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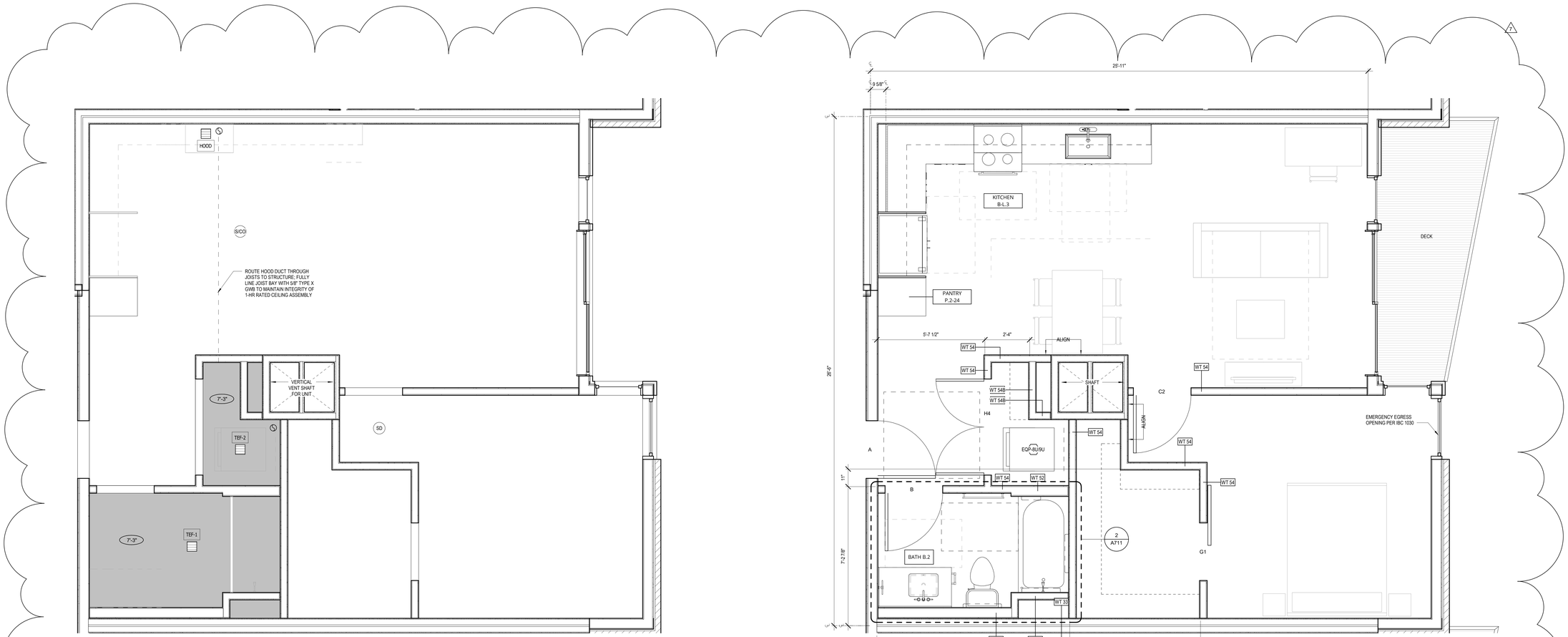

2 UNIT RCP - 1BR 2
1/2" = 1'-0"

1 1BR 2
1/2" = 1'-0"

0 2' 4'

JA

Johnston Architects, LLC
3131 Western Ave
Suite 510
Seattle, WA 98121
t 206.523.6150
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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

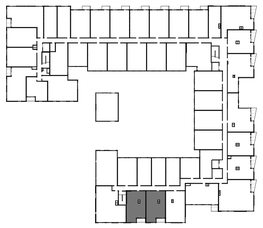
UNIT PLANS - 1BR 2

SHEET NO.

A622

Drawn Author
Checked Checker

Printed: 10/25/2023 9:35:49 PM



KEY PLAN - 1BR 3 (LEVELS 2-4)

UNIT 1BR 3	
LEVEL	**UNIT NUMBER**
LEVEL 2	203
LEVEL 2	205
LEVEL 3	303
LEVEL 3	305
LEVEL 4	403
LEVEL 4	405

TOTAL UNITS: 6

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

S/D = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-LU9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

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ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY": A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
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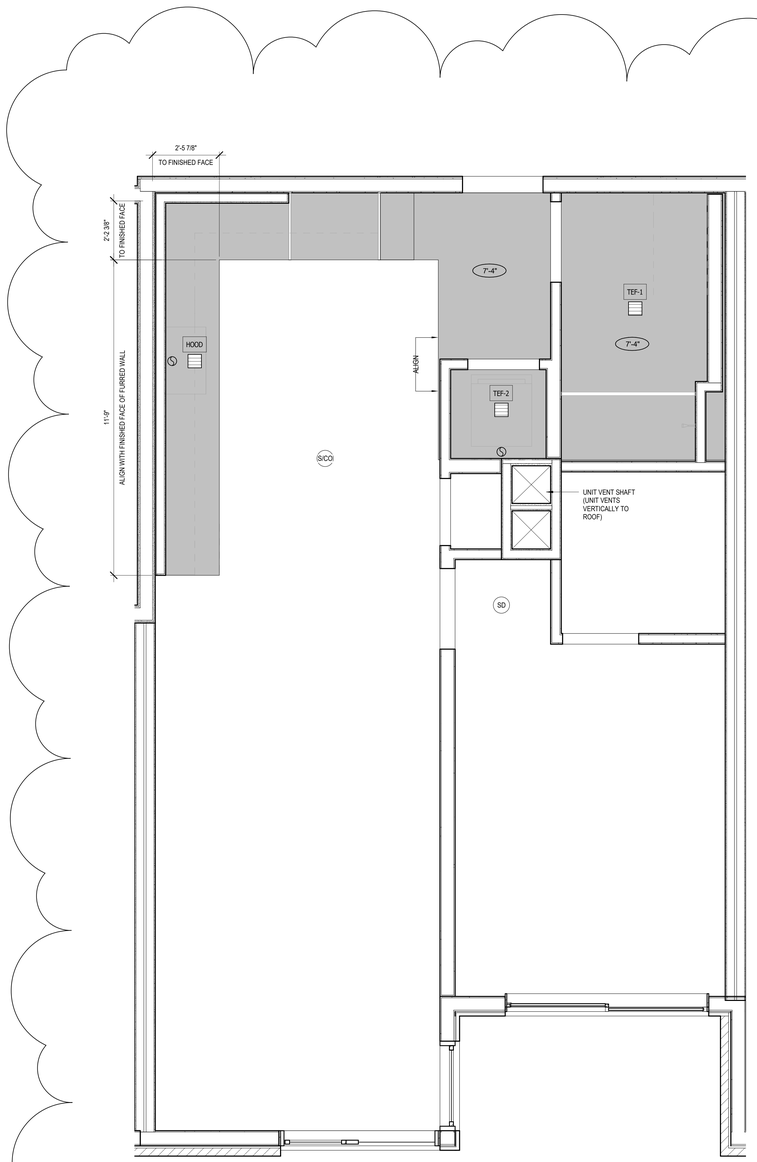
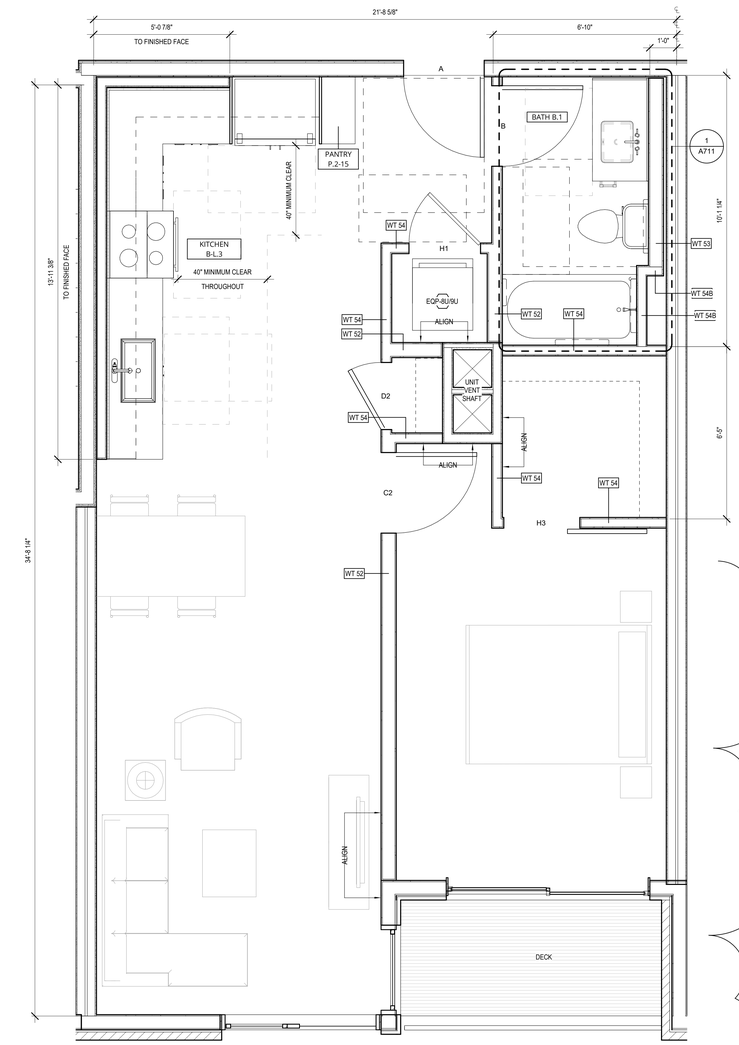


2 UNIT RCP - 1BR 3
1/2" = 1'-0"



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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

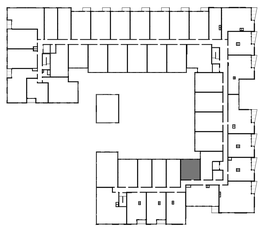
UNIT PLANS - 1BR 3

SHEET NO.

A623

Drawn | Author
Checked | Checker

Printed: 10/25/2023 9:35:59 PM



UNIT 1BR 4	
LEVEL	UNIT NUMBER
LEVEL 3	310
LEVEL 4	410

TOTAL UNITS: 2

KEY PLAN - 1BR 4 (LEVELS 3 & 4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

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FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
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ELECTRICAL NOTES

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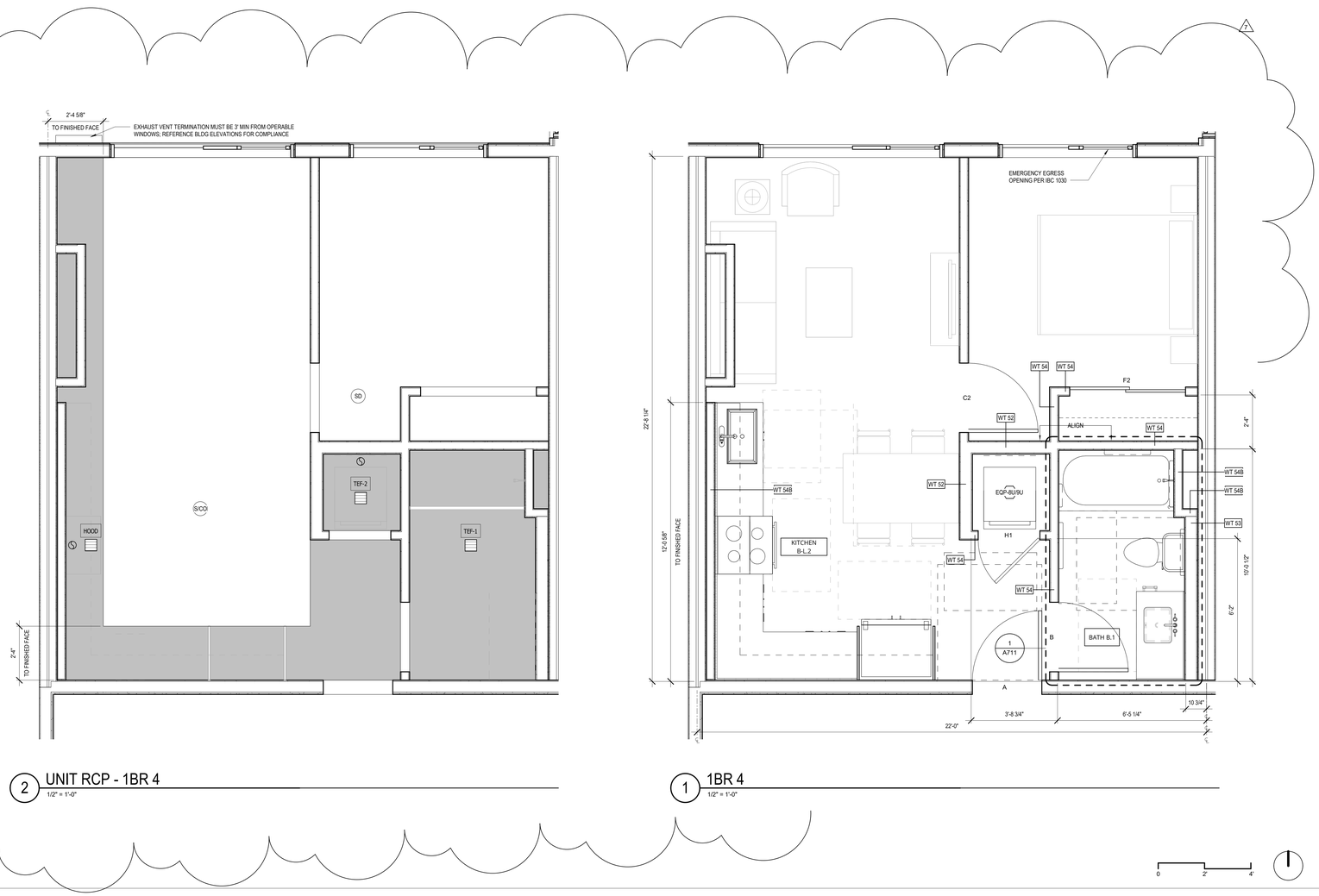

2 UNIT RCP - 1BR 4
1/2" = 1'-0"

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

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

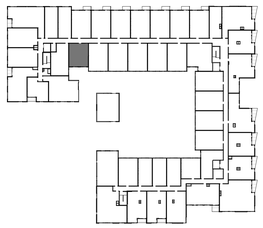
UNIT PLANS - 1BR 4

SHEET NO.

A624

Drawn Author
Checked Checker

Printed: 10/25/2023 9:36:08 PM



UNIT 1BR 5	
LEVEL	**UNIT NUMBER**
LEVEL 2	240
LEVEL 3	340
LEVEL 4	440

TOTAL UNITS: 3

KEY PLAN - 1BR 5 (LEVELS 2-4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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ELECTRICAL NOTES

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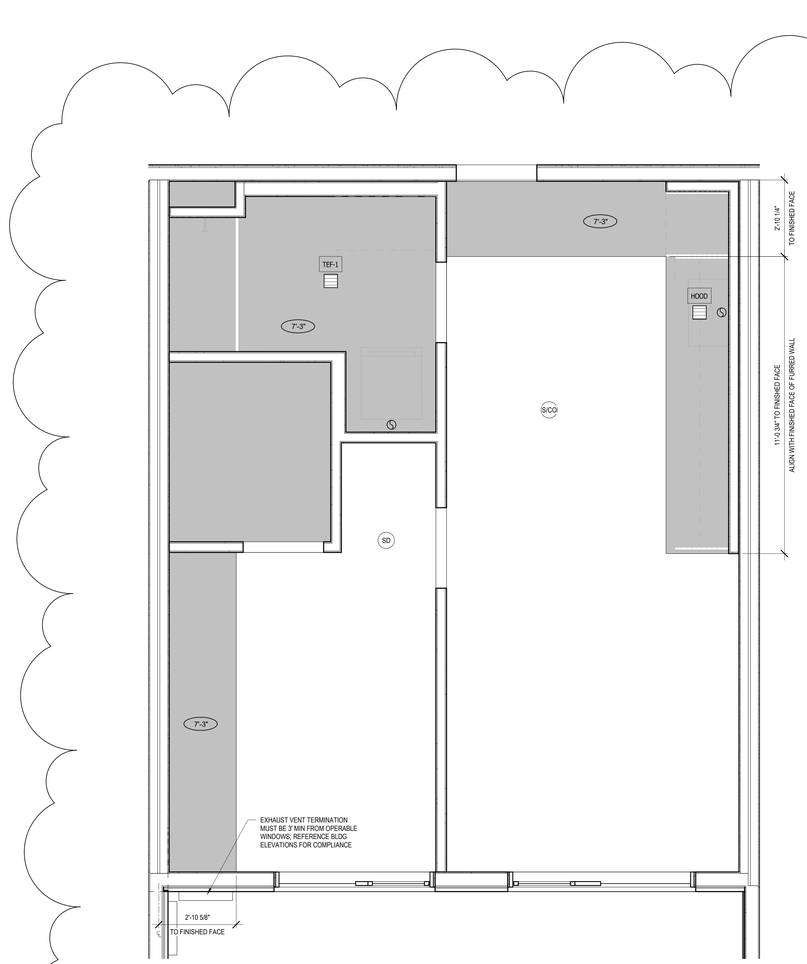
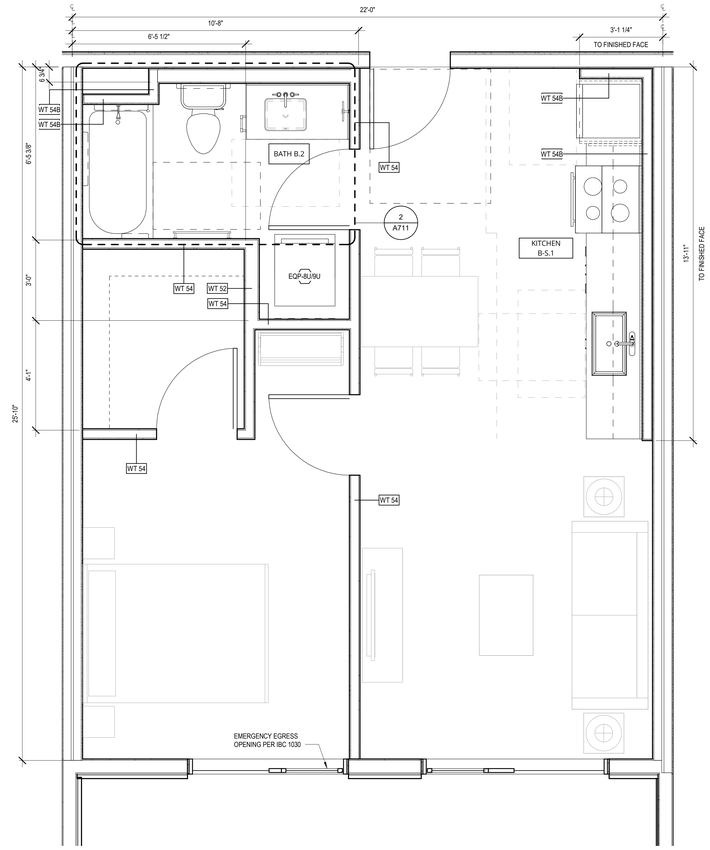


2 UNIT RCP - 1BR 5
1/2" = 1'-0"



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10/25/2021	GMP SET
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SHEET TITLE

UNIT PLANS - 1BR 5

SHEET NO.

A625

Drawn Author
Checked Checker

Printed: 10/25/2023 5:36:17 PM

1 KEY PLAN - 1BR 6 (LEVEL 1)
1" = 60'-0"

UNIT 1BR 6	
LEVEL	UNIT NUMBER
LEVEL 1	135
LEVEL 1	137

TOTAL UNITS: 2

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

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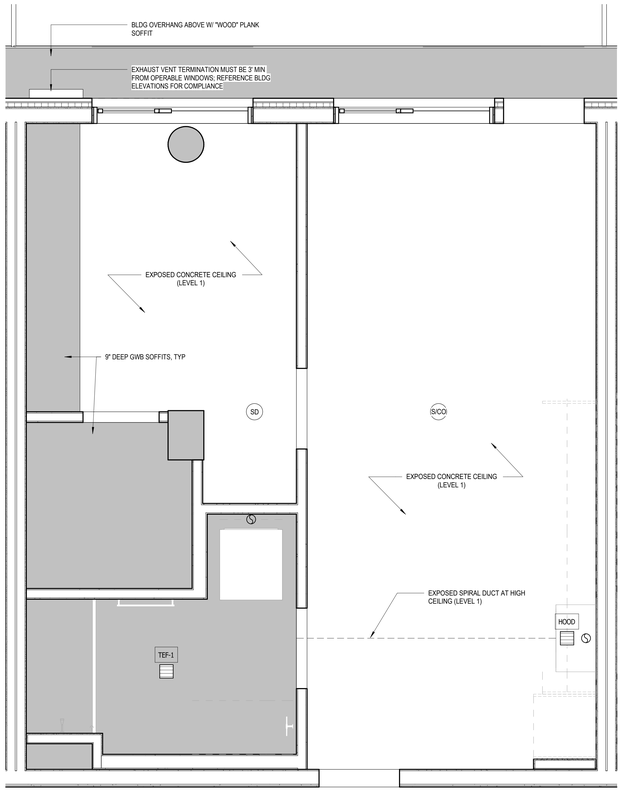
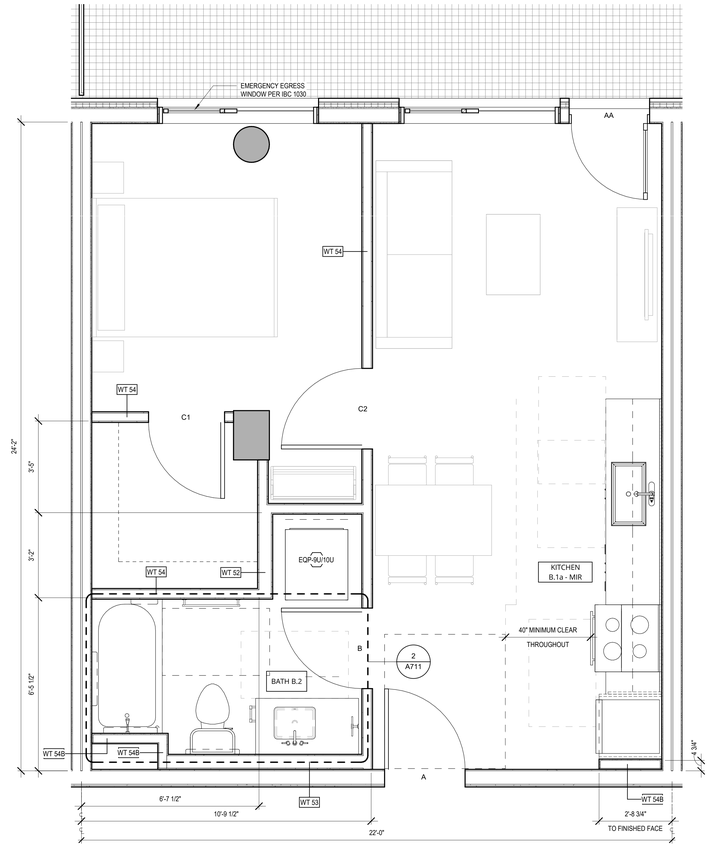
GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5
10. SEE INTERIOR DESIGN SHEETS (ID-XXX) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS

IN-UNIT WALL TYPES SHOWN ARE FOR WOOD FRAME LEVELS (L2-L4). FOR UNITS AT LEVEL 1, USE EQUIVALENT METAL STUD WALL TYPE [WT 52 = 35; WT 53 = 32; WT 54 = 35]



3 UNIT RCP - 1BR 6
1/2" = 1'-0"



AT LEVEL 1 UNITS (TYPE 1A CONSTRUCTION): SUBSTITUTE EQUIVALENT METAL STUD WALL TYPE

4" WALL TYPE 54 = 35 METAL STUD
4" FURR WALL 54B = 33/33A METAL STUD
6" WALL TYPE 52 = 34B METAL STUD
6" FURR WALL 53 = 32/32A METAL STUD

2 1BR 6
1/2" = 1'-0"

0 2' 4'

JA

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Seattle, WA 98121
t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
RYAN JOHN S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

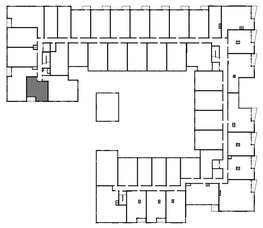
UNIT PLANS - 1BR 6

SHEET NO.

A626

Drawn Author
Checked Checker

Printed: 10/25/2023 9:36:26 PM



KEY PLAN - 1BR 7 (LEVELS 2-4)

UNIT 1BR 7	
LEVEL	**UNIT NUMBER**
LEVEL 2	252
LEVEL 3	352
LEVEL 4	452

TOTAL UNITS: 3

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG, SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST AND WHOLE HOUSE VENTILATION PER 2015 IMC 403.8, WA AMENDED
2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS <500SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM; 2-3 BDRMS 1001-1500SF = 70 CFM
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5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY". A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

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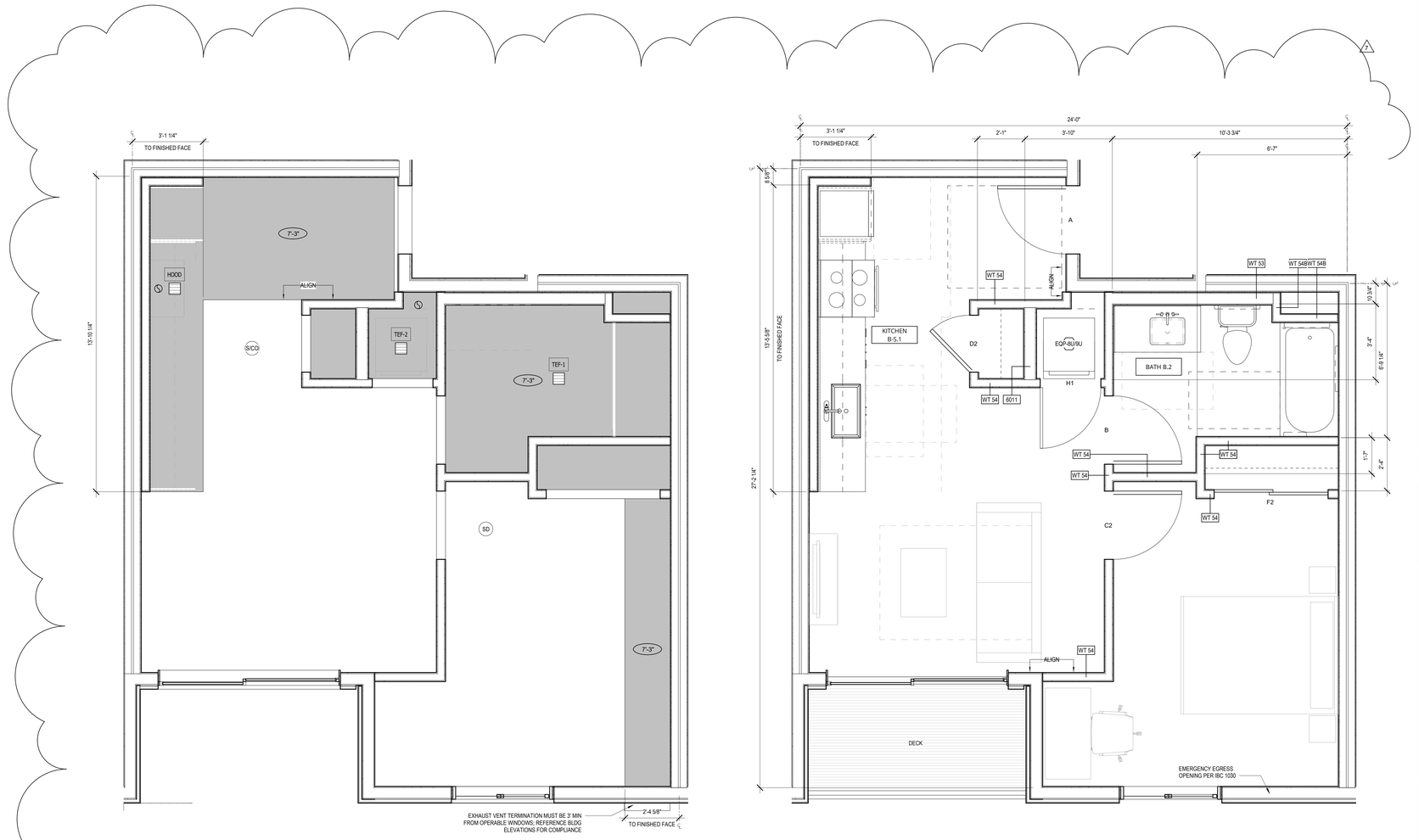

2 UNIT RCP - 1BR 7
1/2" = 1'-0"

1 1BR 7
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 1BR 7

SHEET NO.

A627

Drawn Author
Checked Checker

Printed: 10/25/2023 9:36:15 PM

KEY PLAN - 1BR 8 (LEVEL 1)

UNIT 1BR 8	
LEVEL	**UNIT NUMBER**
LEVEL 1	143

TOTAL UNITS: 1

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

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FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

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ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY": A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
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GENERAL - UNIT PLAN NOTES

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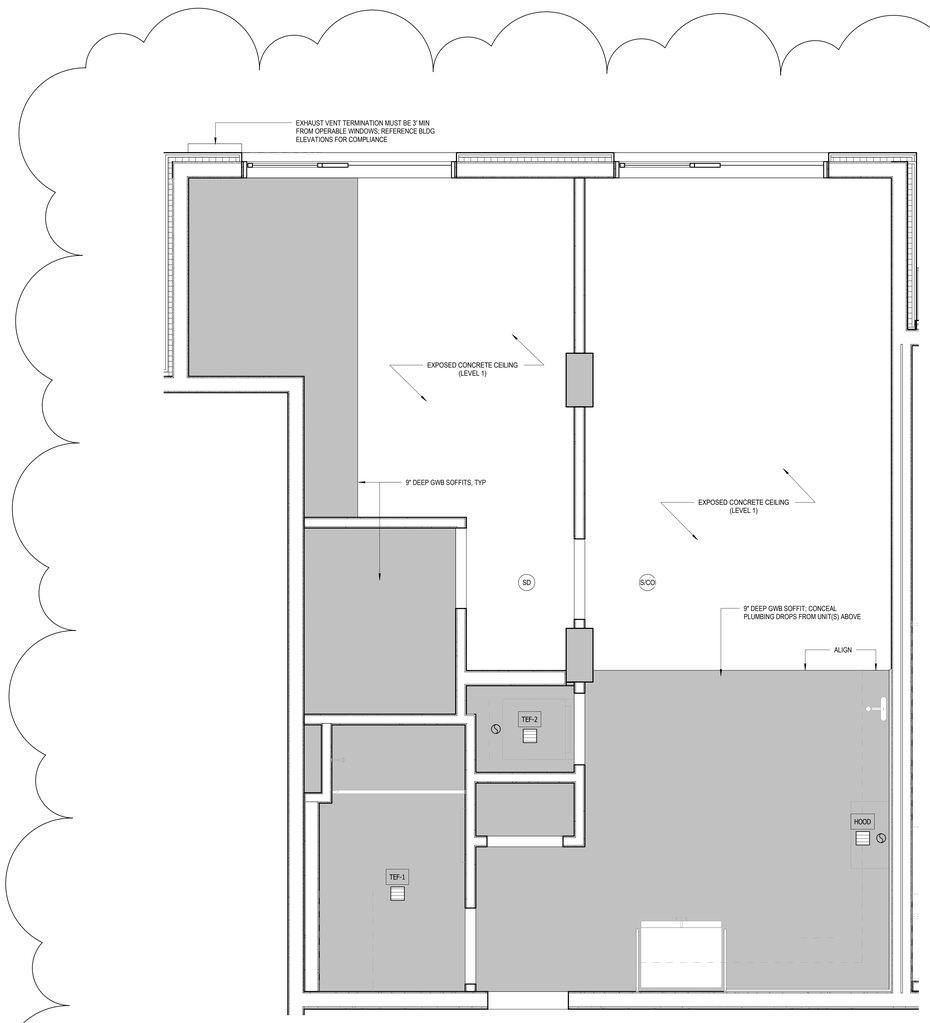
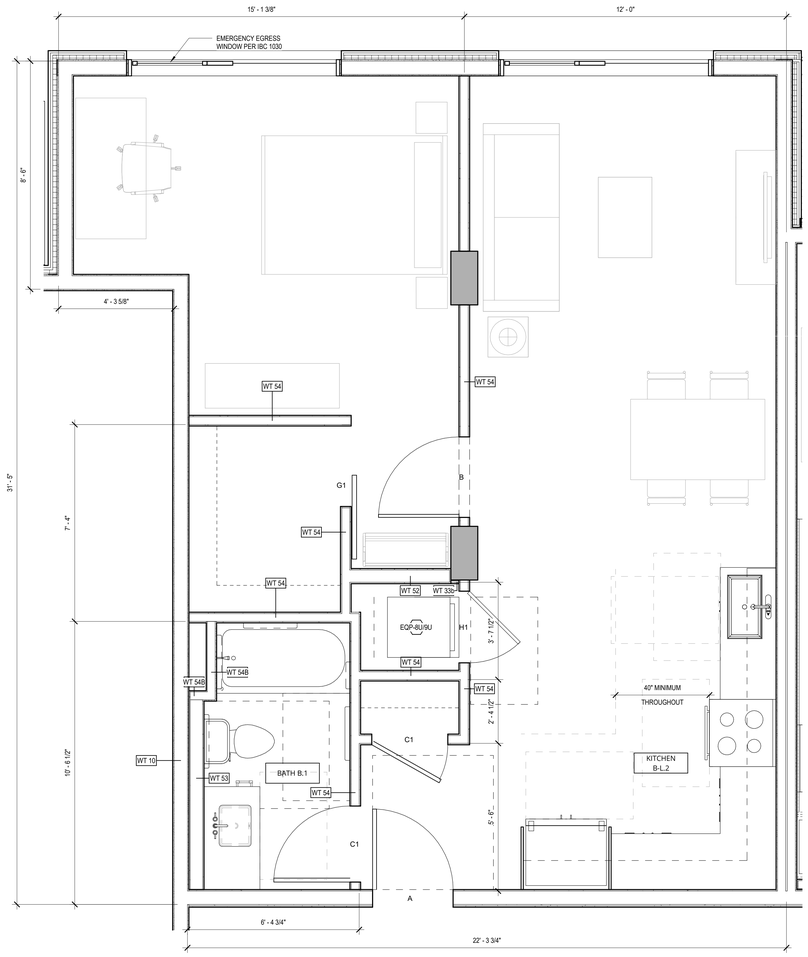
IN-UNIT WALL TYPES SHOWN ARE FOR WOOD FRAME LEVELS (L2-L4). FOR UNITS AT LEVEL 1, USE EQUIVALENT METAL STUD WALL TYPE [WT 52 = 35; WT 53 = 32; WT 54 = 35]



2 UNIT RCP - 1BR 8
1/2" = 1'-0"



AT LEVEL 1 UNITS (TYPE 1A CONSTRUCTION): SUBSTITUTE EQUIVALENT METAL STUD WALL TYPE

4" WALL TYPE 54 = 35 METAL STUD
4" FURR WALL 54B = 33/33A METAL STUD
6" WALL TYPE 52 = 34B METAL STUD
6" FURR WALL 53 = 32/32A METAL STUD

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

0 2' 4'

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REGISTERED ARCHITECT
RYAN JOHN S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	**Description**
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

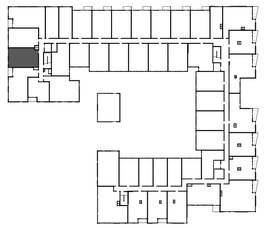
UNIT PLANS - 1BR 8

SHEET NO.

A628

Drawn
Checked
Author
Checker

Printed: 10/26/2023 9:05:53 PM



UNIT 1BR + DEN 1	
LEVEL	UNIT NUMBER
LEVEL 2	247
LEVEL 2	249
LEVEL 3	347
LEVEL 3	349
LEVEL 4	447
LEVEL 4	449

TOTAL UNITS: 6

KEY PLAN - 1BR + DEN 1 (LEVELS 2-4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

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ELECTRICAL NOTES

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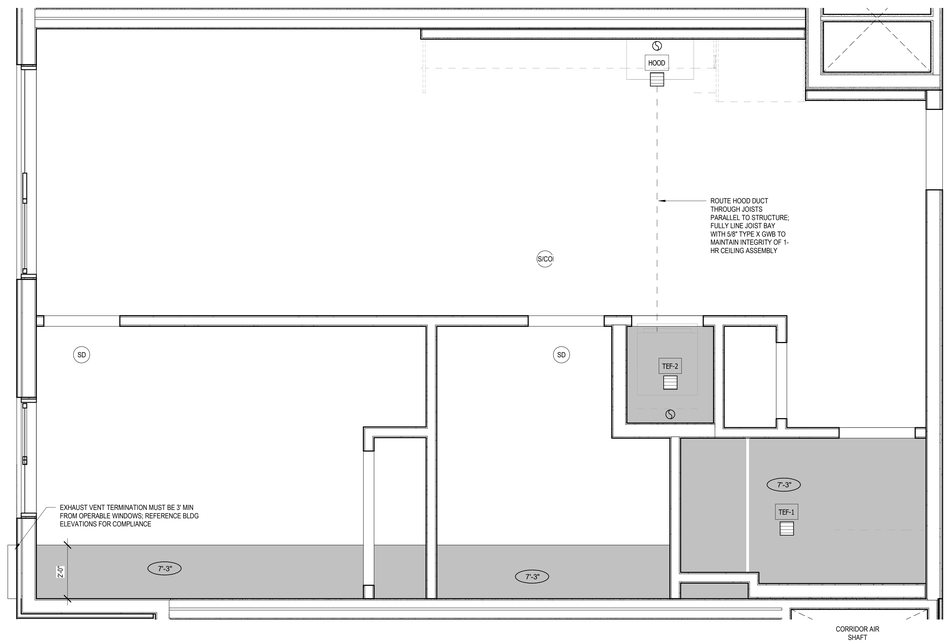
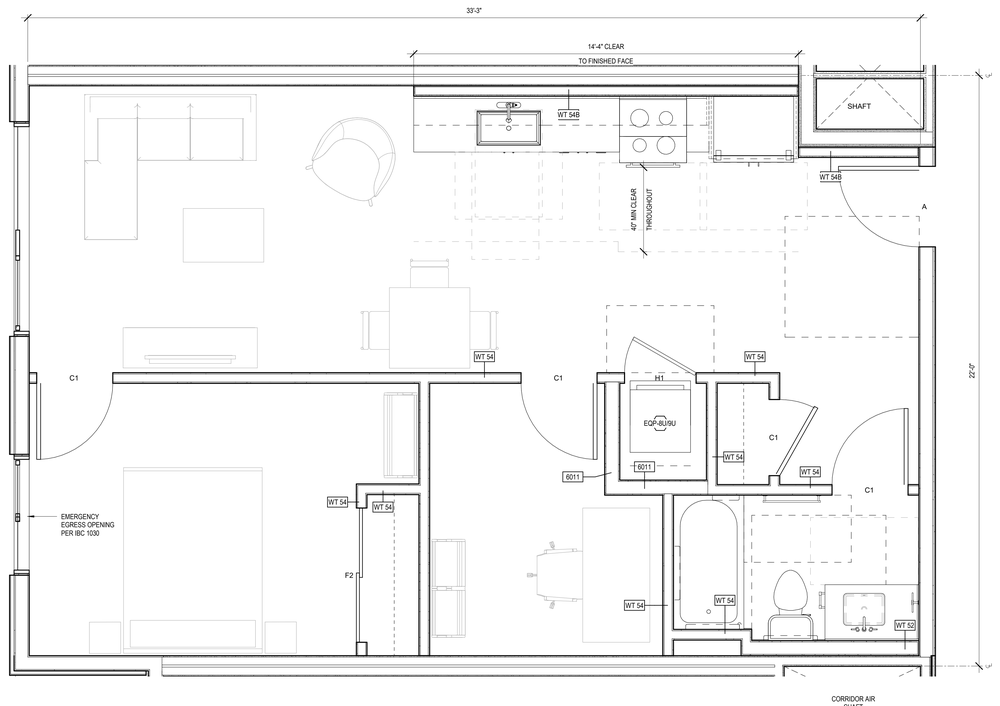


2 UNIT RCP - 1BR + DEN 1
1/2" = 1'-0"



1 1BR + DEN 1
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

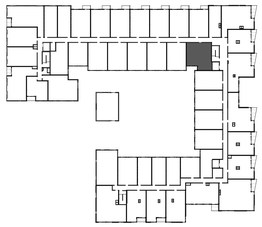
UNIT PLANS - 1BR + DEN 1

SHEET NO.

A630

Drawn Author
Checked Checker

Printed: 10/25/2023 5:36:45 PM



UNIT 1BR + DEN 4	
LEVEL	UNIT NUMBER

KEY PLAN - 1BR + DEN 4 (LEVELS 3 & 4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-LJ9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST AND WHOLE HOUSE VENTILATION PER 2015 IMC 403.8, WA AMENDED
2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS <500SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM, 2-3 BDRMS 1001-1500SF = 70 CFM
3. CONTROLS: LOCATION OF CONTROLS FOR VENTILATION SHALL BE READILY-ACCESSIBLE BY OCCUPANT AND COMPLY WITH SECTION 403.8.2 (2015 IMC, WA AMENDED)
4. PROJECT SHALL COMPLY WITH 403.8.6 (2015 IMC, WA AMENDED); WHOLE HOUSE VENTILATION W/ EXHAUST FAN SYSTEMOUTDOOR AIR INTAKES ARE VIA OPERABLE WINDOWS AND/OR TRICKLE VENTS IN THE WINDOWS. ALL OPERABLE WINDOWS SHALL BE LOCATED 3FT MIN AWAY FROM EXHAUST OUTLETS. OUTDOOR INLETS SHALL PROVIDE 4 SQ INCHES OF NET FREE AREA OF OPENING PER 10CFM REQUIRED BY 7403.8.1
5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
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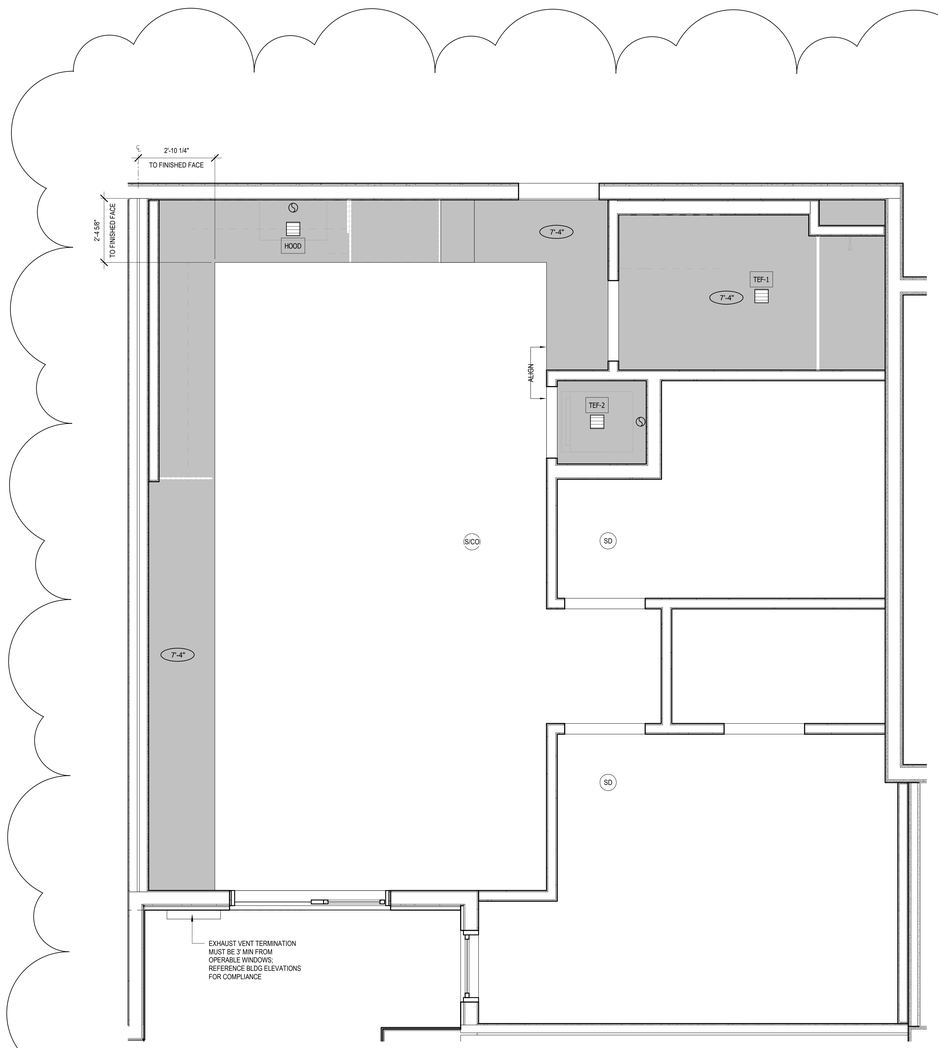
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

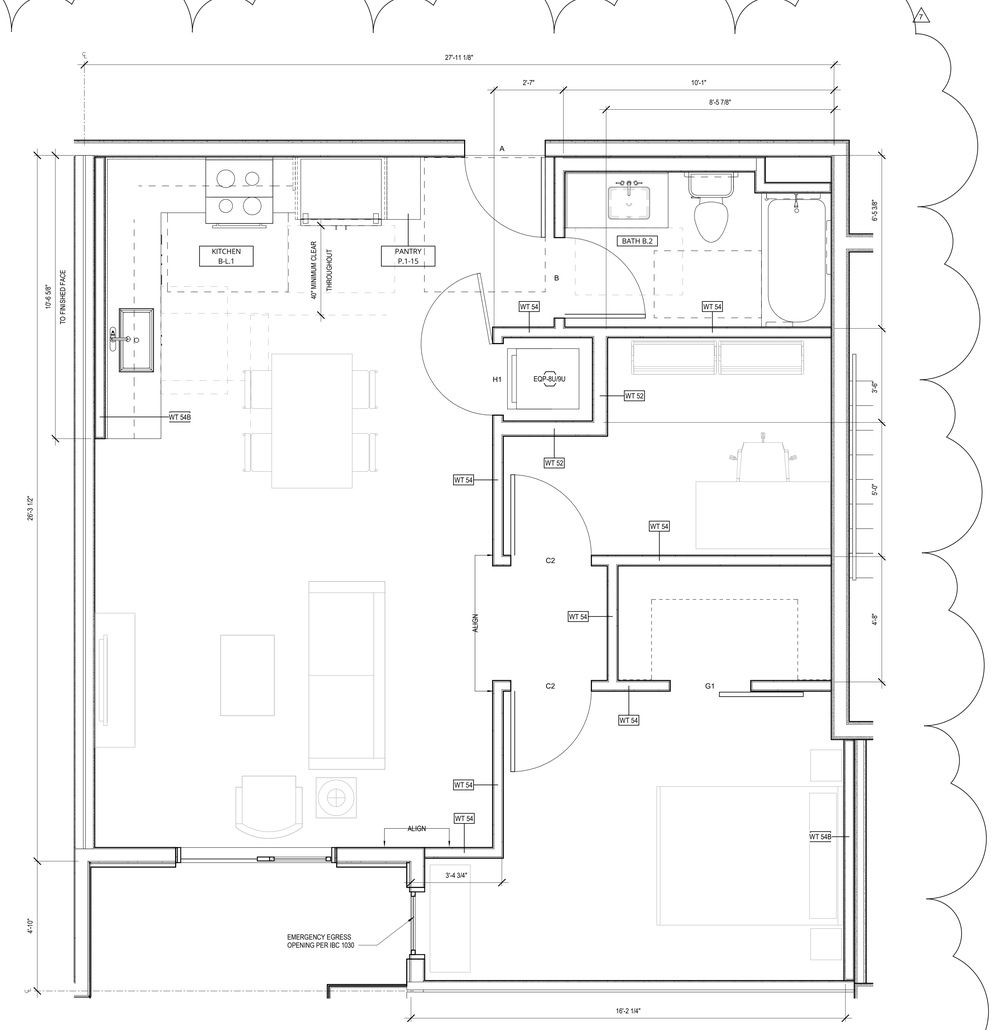
1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT. INCLUDED "FOR REFERENCE ONLY". A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5
10. SEE INTERIOR DESIGN SHEETS (ID-XXX) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



2 UNIT RCP - 1BR + DEN 2
1/2" = 1'-0"



1 1BR + DEN 2
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
RYAN MING S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 1BR + DEN 2

SHEET NO.

A632

Drawn | Author
Checked | Checker

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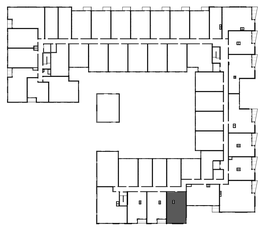

UNIT 1BR + DEN 3	
LEVEL	UNIT NUMBER
LEVEL 2	207
LEVEL 3	307
LEVEL 4	407

TOTAL UNITS: 3

KEY PLAN - 1BR + DEN 3 (LEVELS 2-4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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SYMBOLS

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= SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
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UNIT VENTILATION NOTES

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ELECTRICAL NOTES

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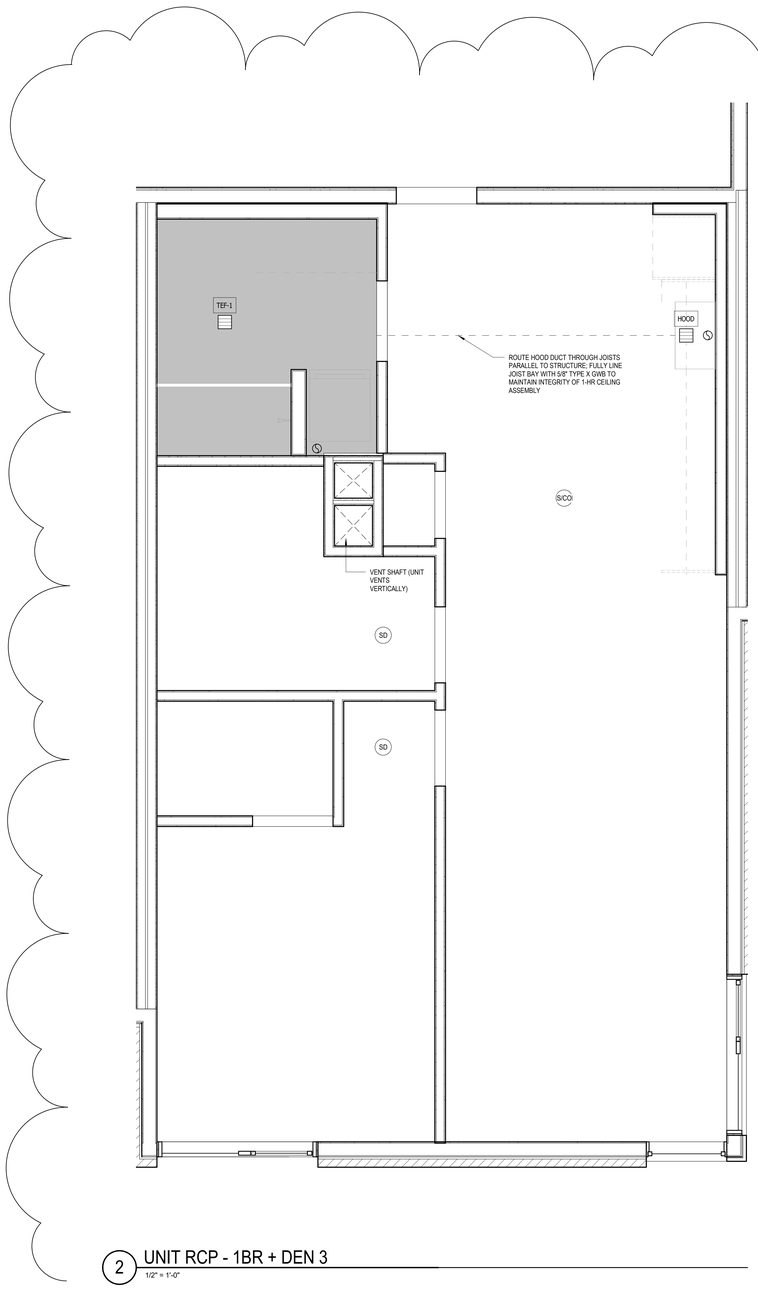
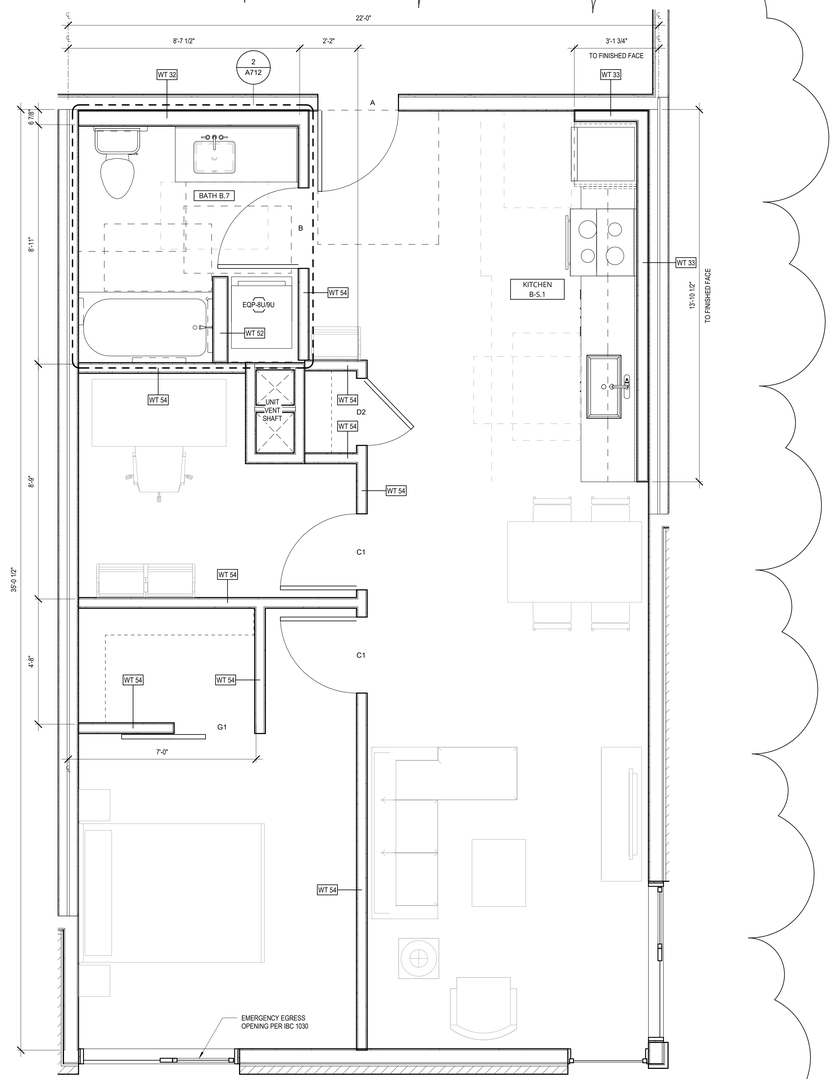


2 UNIT RCP - 1BR + DEN 3
1/2" = 1'-0"



1 1BR + DEN 3
1/2" = 1'-0"

0 2' 4'

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f 206.523.9382

REGISTERED ARCHITECT
RYAN C. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 1BR + DEN 3

SHEET NO.

A633

Drawn Author
Checked Checker

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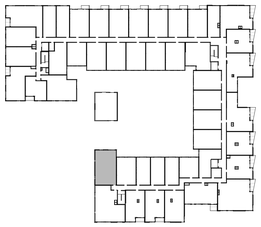

UNIT 2BR 1A (AN...	
LEVEL	UNIT NUMBER
LEVEL 2	200
LEVEL 3	300
LEVEL 4	400

TOTAL UNITS: 3

KEY PLAN - 2BR 1A (ANSI TYPE A) - LEVELS 2-4

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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SYMBOLS

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= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

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FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
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5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY-OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
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ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY". A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
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GENERAL - UNIT PLAN NOTES

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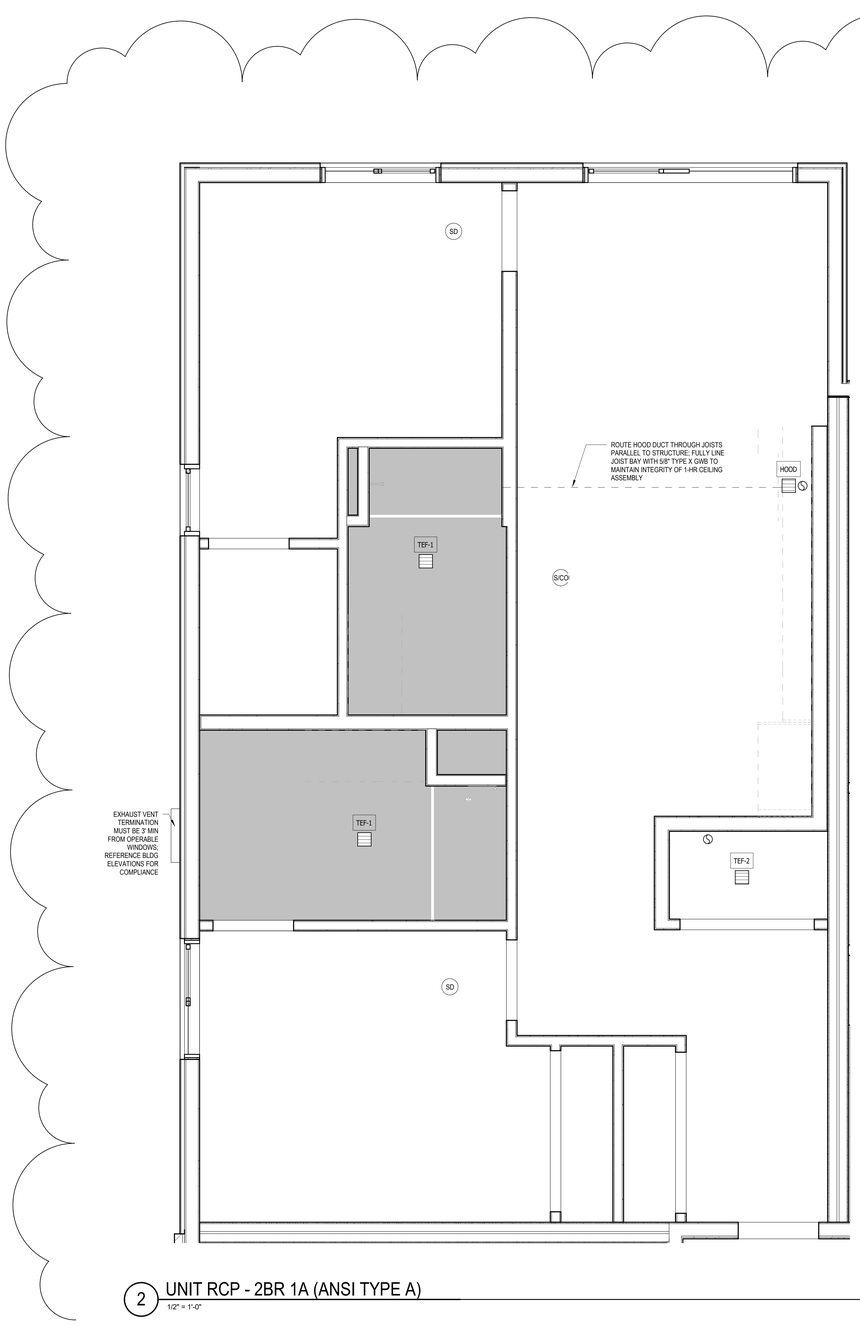
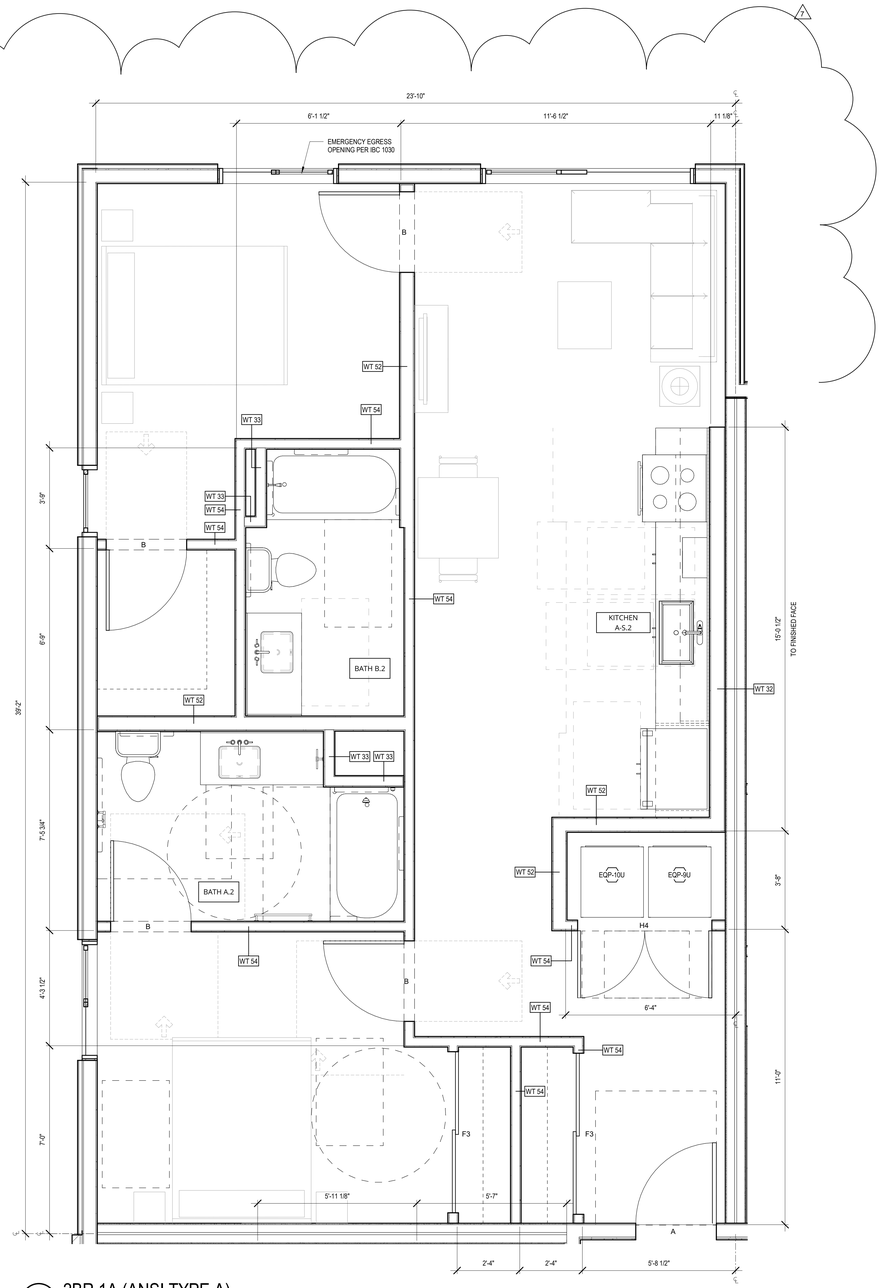


2 UNIT RCP - 2BR 1A (ANSI TYPE A)
1/2" = 1'-0"



1 2BR 1A (ANSI TYPE A)
1/2" = 1'-0"

0 2' 4'

JA

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f 206.523.9382

REGISTERED ARCHITECT
RYAN MING S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 1A (ANSI TYPE A)

SHEET NO.

A640

Drawn Author
Checked Checker

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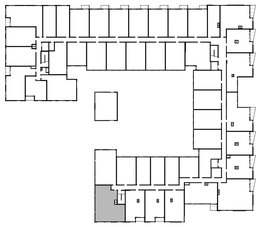

KEY PLAN - 2BR 2 (LEVELS 2-4)

UNIT 2BR 2	
LEVEL	**UNIT NUMBER**
LEVEL 2	201
LEVEL 3	301
LEVEL 4	401

TOTAL UNITS: 3

SYMBOLS

- S/CO = SMOKE/CO DETECTOR
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- = EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)
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8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
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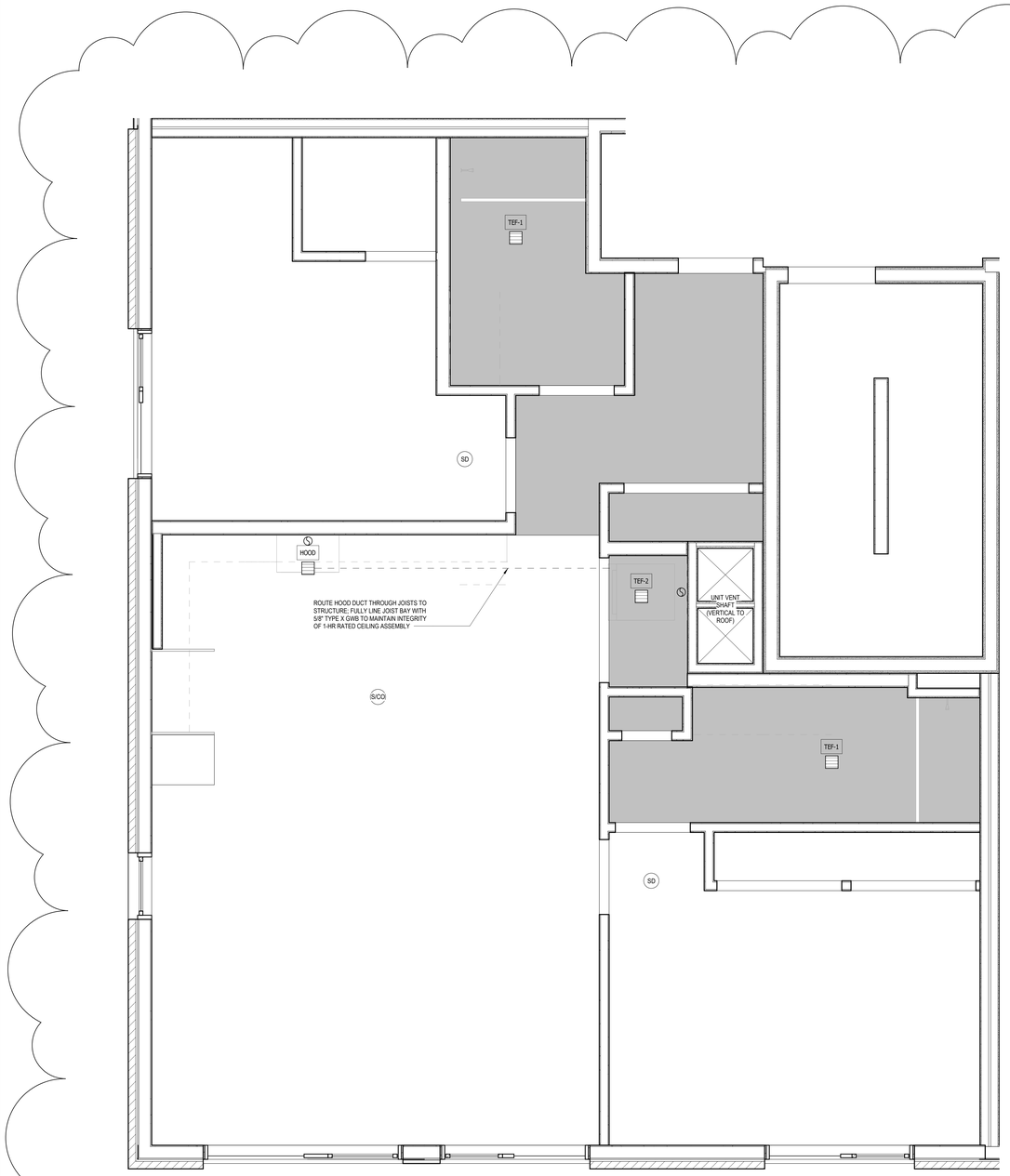
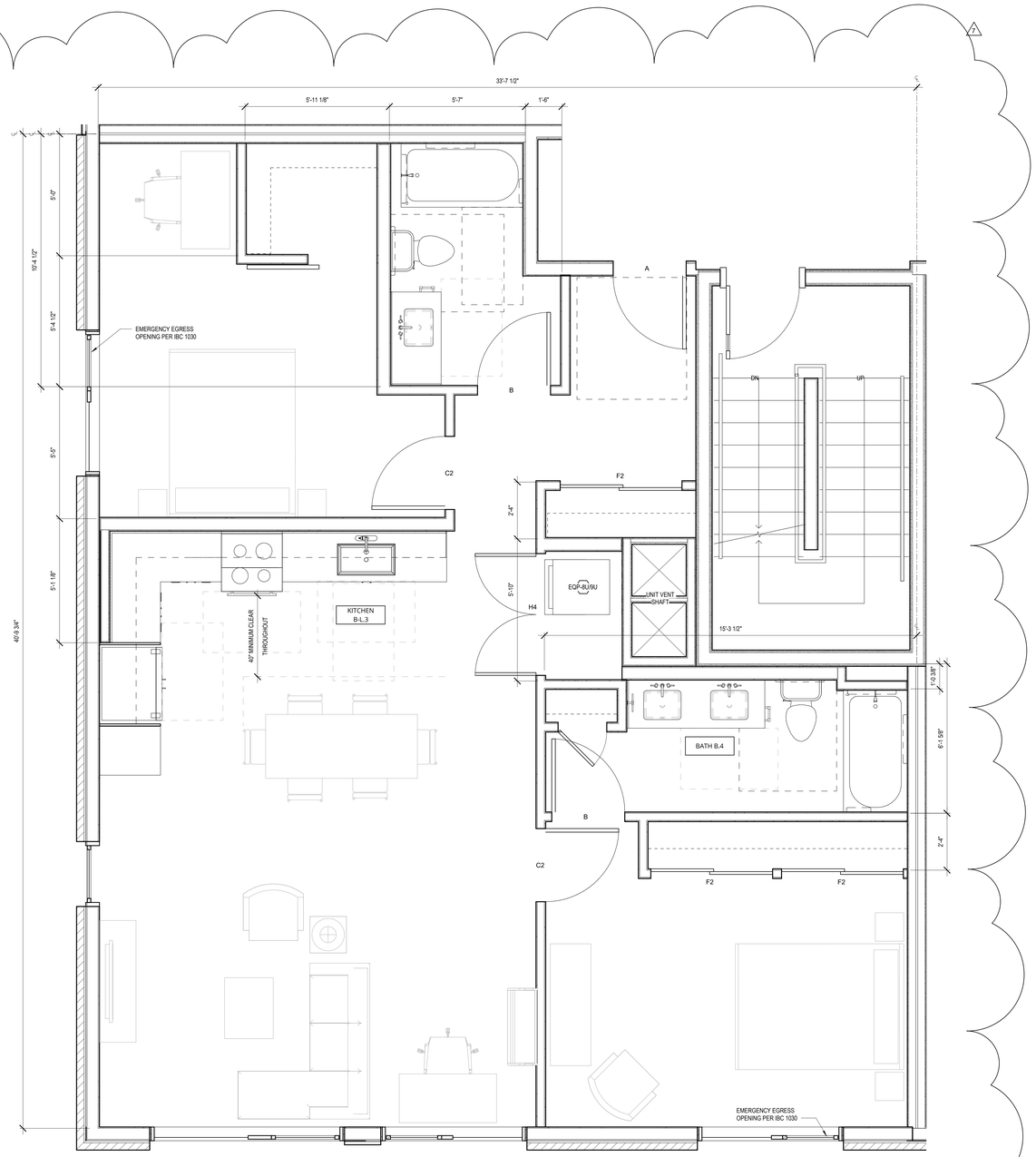
10. SEE INTERIOR DESIGN SHEETS (ID-002) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



2 UNIT RCP - 2BR 2
1/2" = 1'-0"



1 2BR 2
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2805 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 2

SHEET NO.

A641

Drawn | Author
Checked | Checker

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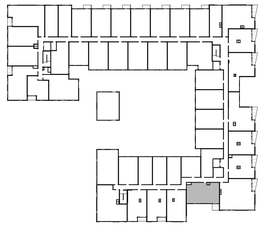

KEY PLAN - 2BR 3 (LEVELS 2-4)

UNIT 2BR 3	
LEVEL	**UNIT NUMBER**
LEVEL 2	209
LEVEL 3	309
LEVEL 4	409

TOTAL UNITS: 3

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETIY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

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7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY": A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

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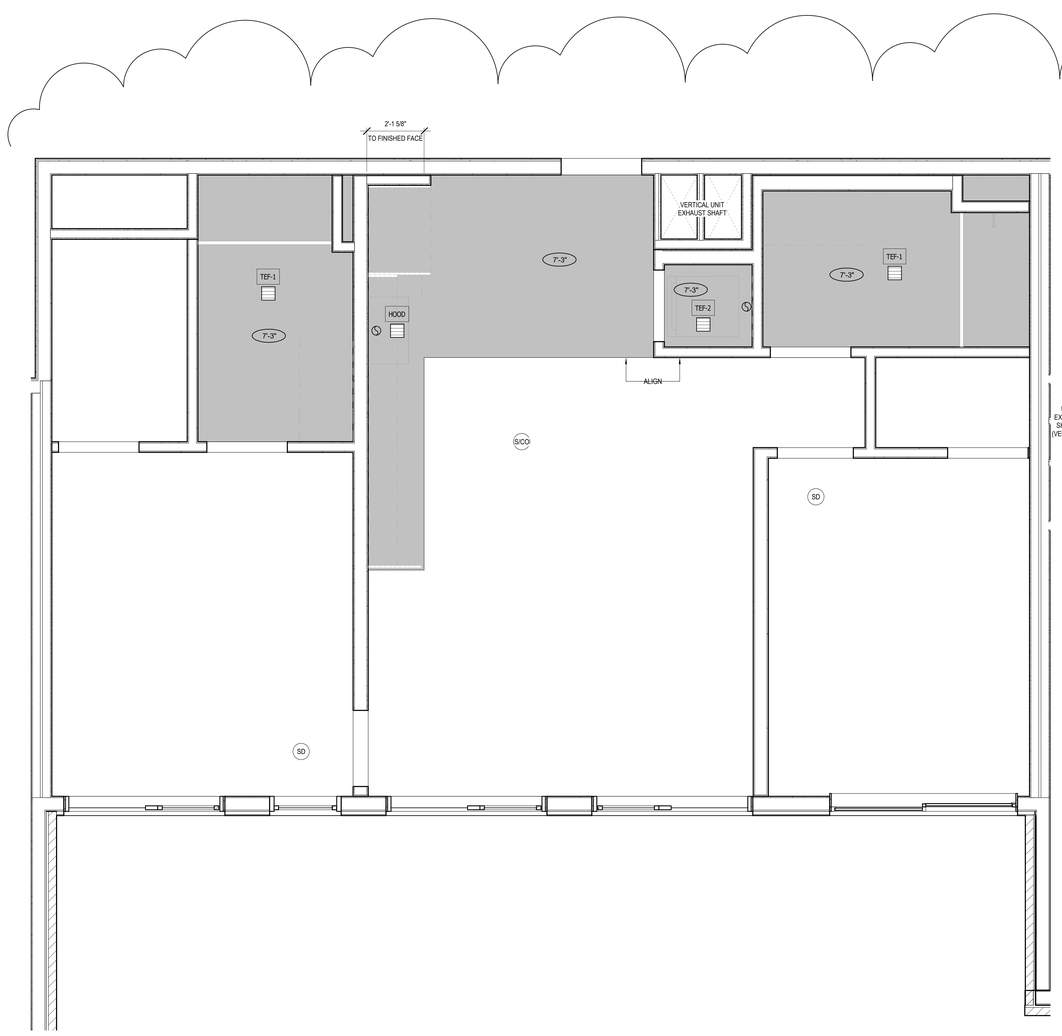
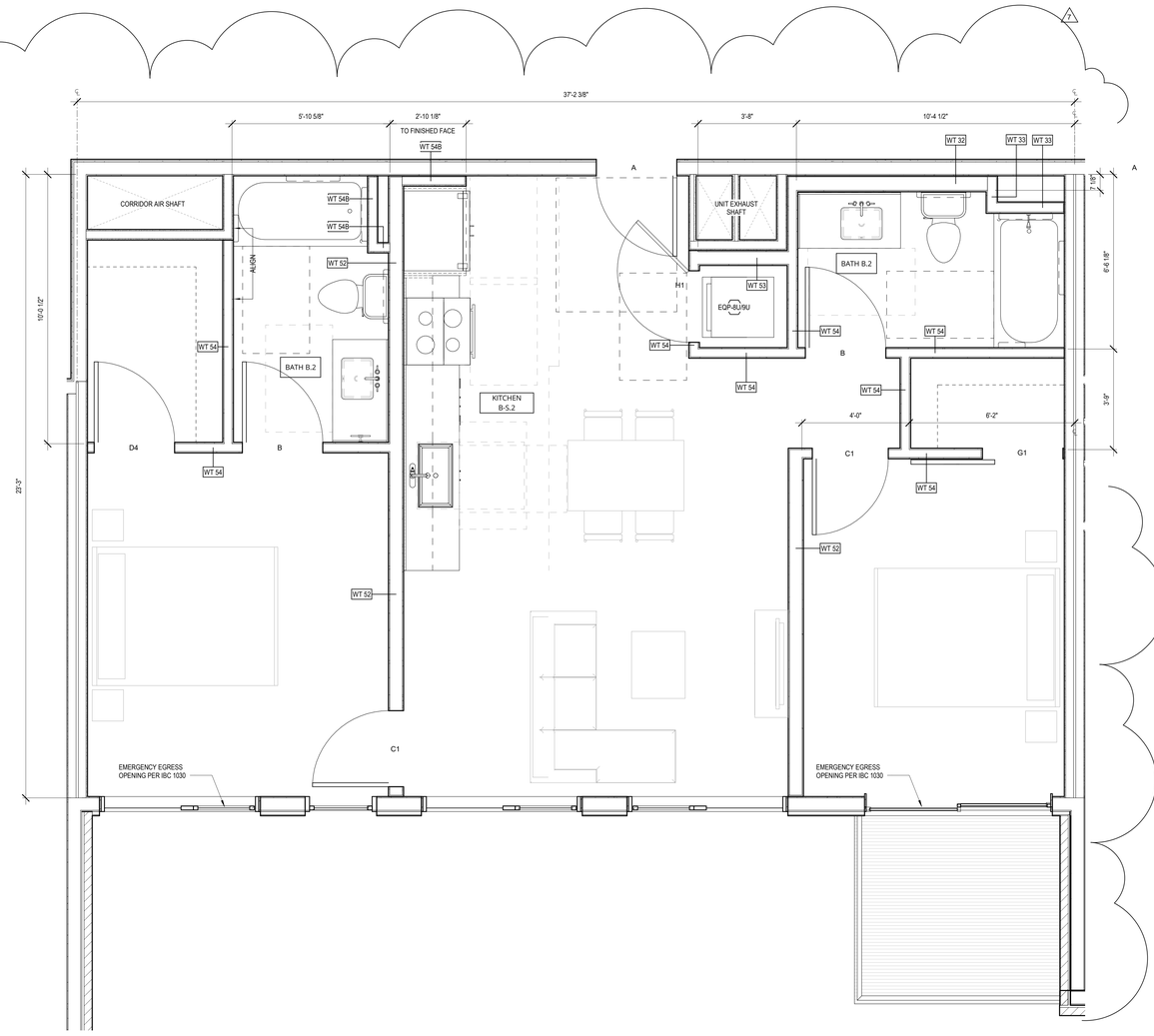


2 UNIT RCP - 2BR 3
1/2" = 1'-0"



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REGISTERED ARCHITECT
RYAN JOHN S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2686 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	**Description**
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
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01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 3

SHEET NO.

A642

Drawn | Author
Checked | Checker

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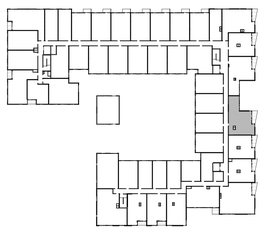

UNIT 2BR 4	
LEVEL	UNIT NUMBER
LEVEL 2	217
LEVEL 3	317
LEVEL 4	417

TOTAL UNITS: 3

KEY PLAN - 2BR 4 (LEVELS 2-4)

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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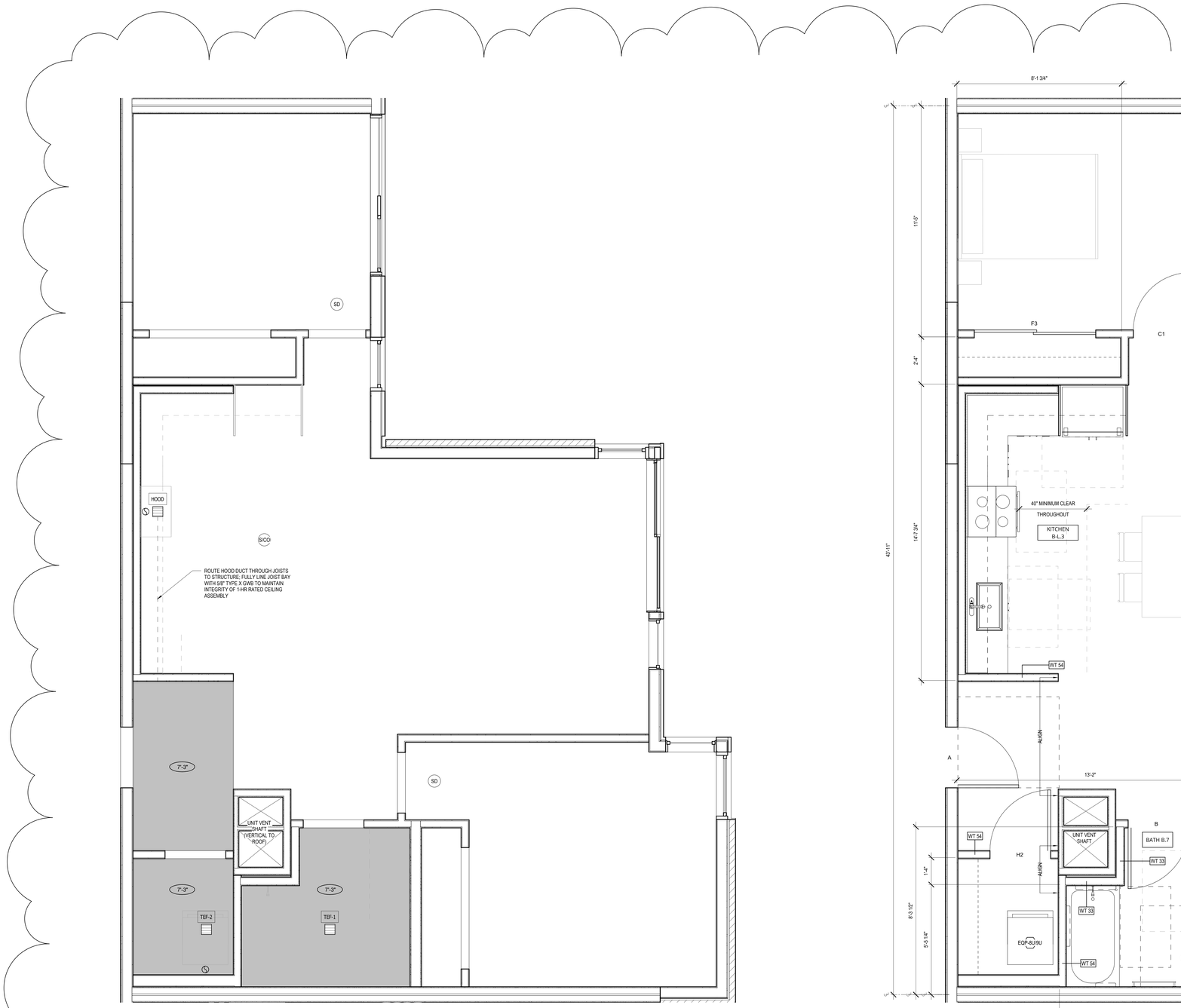
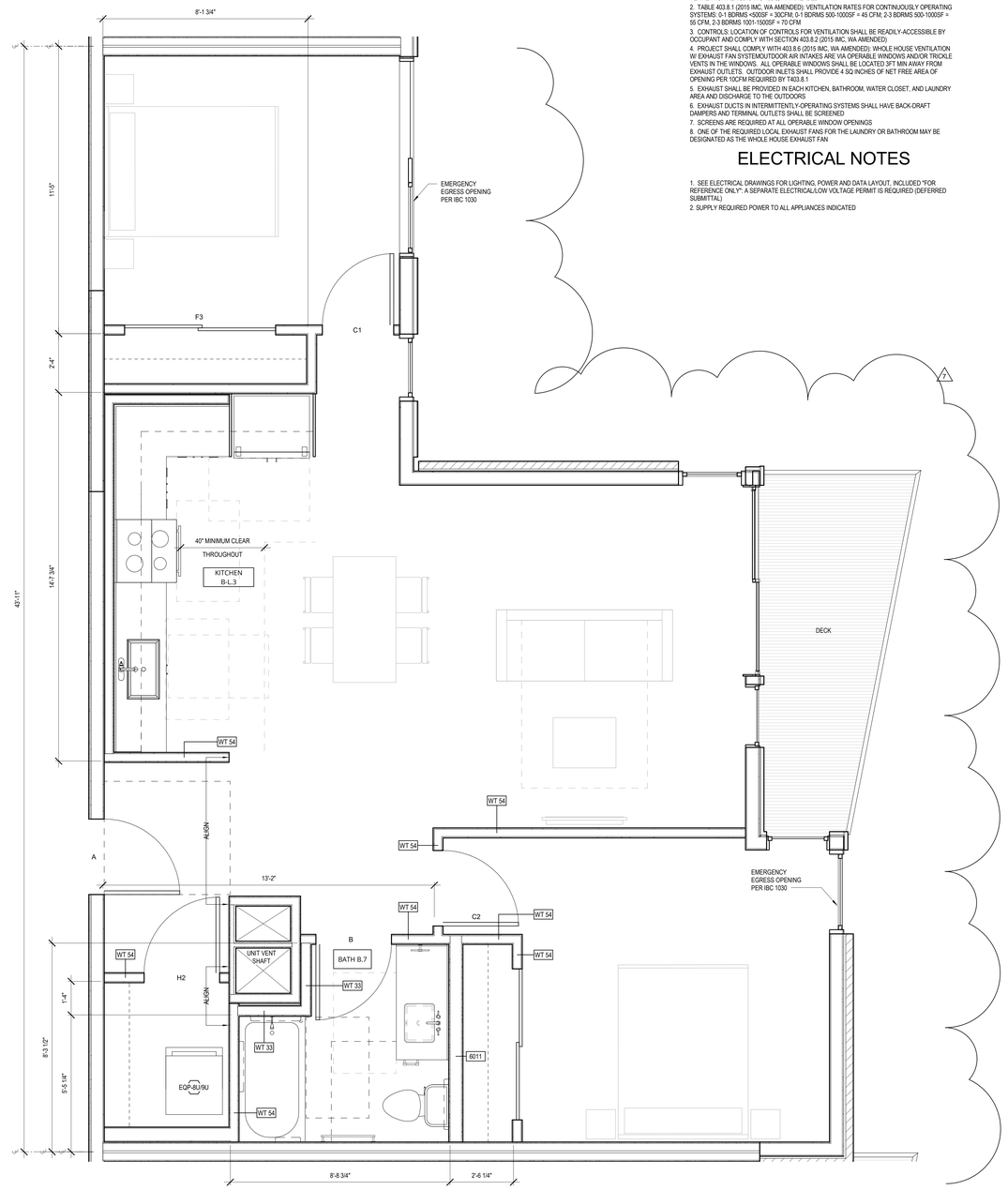


2 UNIT RCP - 2BR 4
1/2" = 1'-0"



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

0 2' 4'

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REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 4

SHEET NO.

A643

Drawn
Checked
Author
Checker

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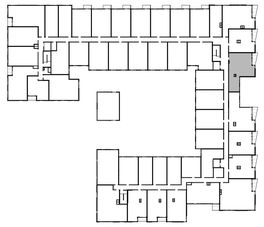

KEY PLAN - 2BR 5 (LEVELS 2-4)

UNIT 2BR 5	
LEVEL	**UNIT NUMBER**
LEVEL 2	219
LEVEL 3	319
LEVEL 4	419

TOTAL UNITS: 3

RCP LEGEND

- PAINTED GWB O/ TYP WOOD FRAMING
- PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

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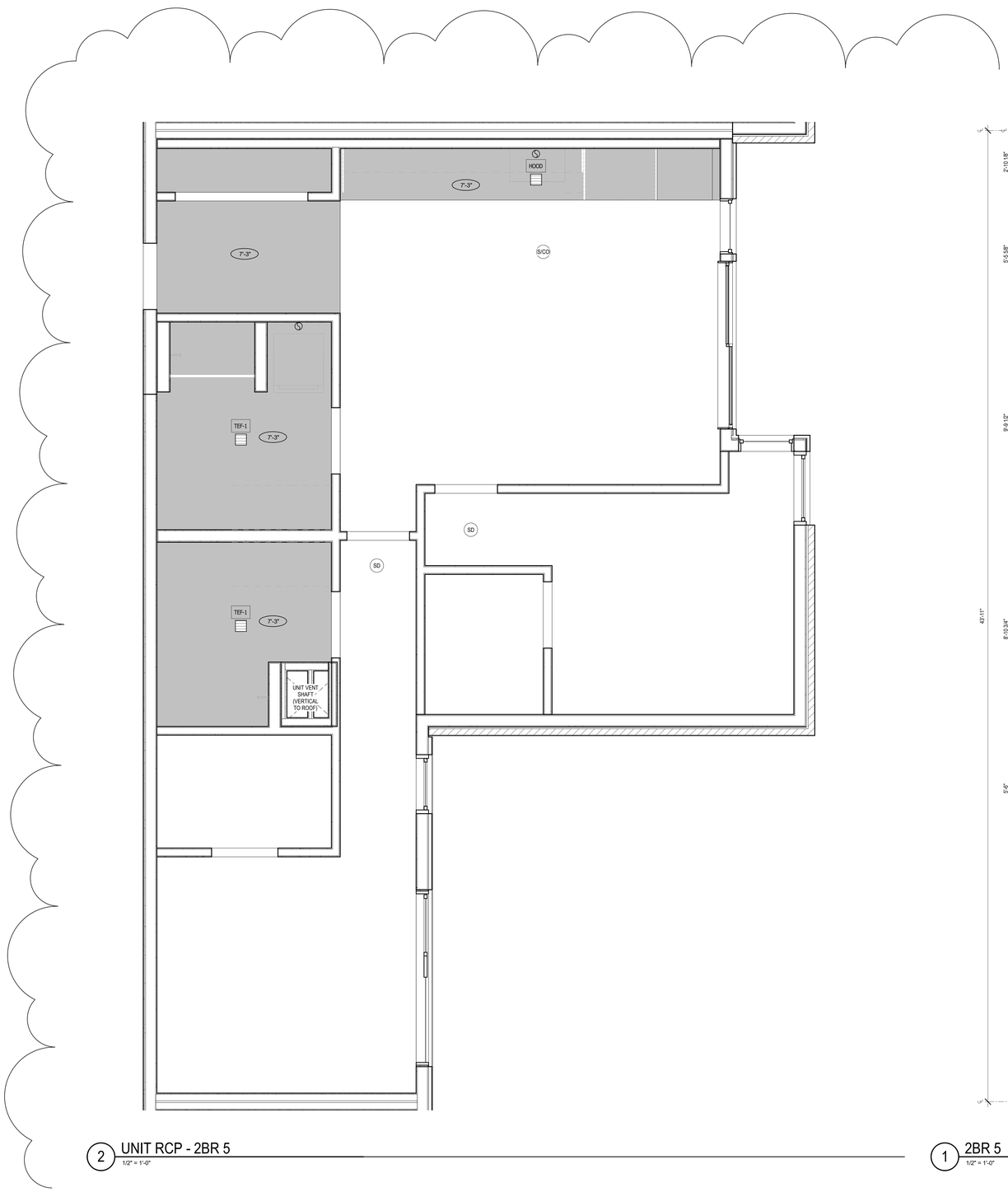
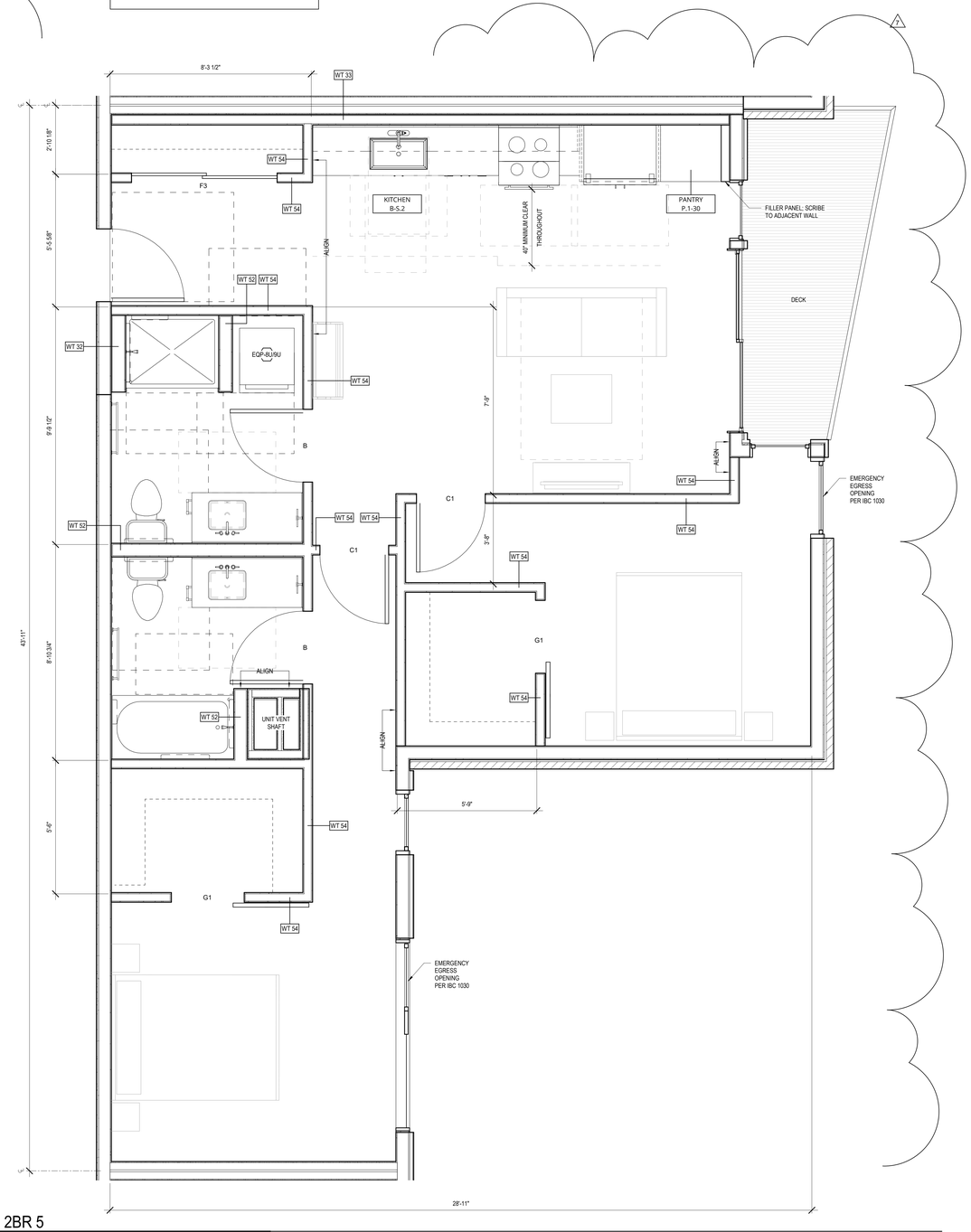


2 UNIT RCP - 2BR 5
1/2" = 1'-0"



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1/2" = 1'-0"

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JA

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REGISTERED ARCHITECT
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State of Washington

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DRAWING ISSUE

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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 5

SHEET NO.

A644

Drawn Author
Checked Checker

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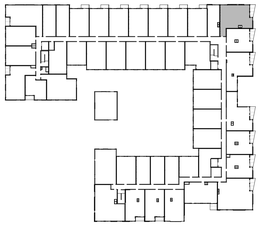


KEY PLAN - 2BR 6 (LEVELS 2-4)

UNIT 2BR 6	
LEVEL	**UNIT NUMBER**
LEVEL 2	223
LEVEL 3	323
LEVEL 4	423

TOTAL UNITS: 3

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

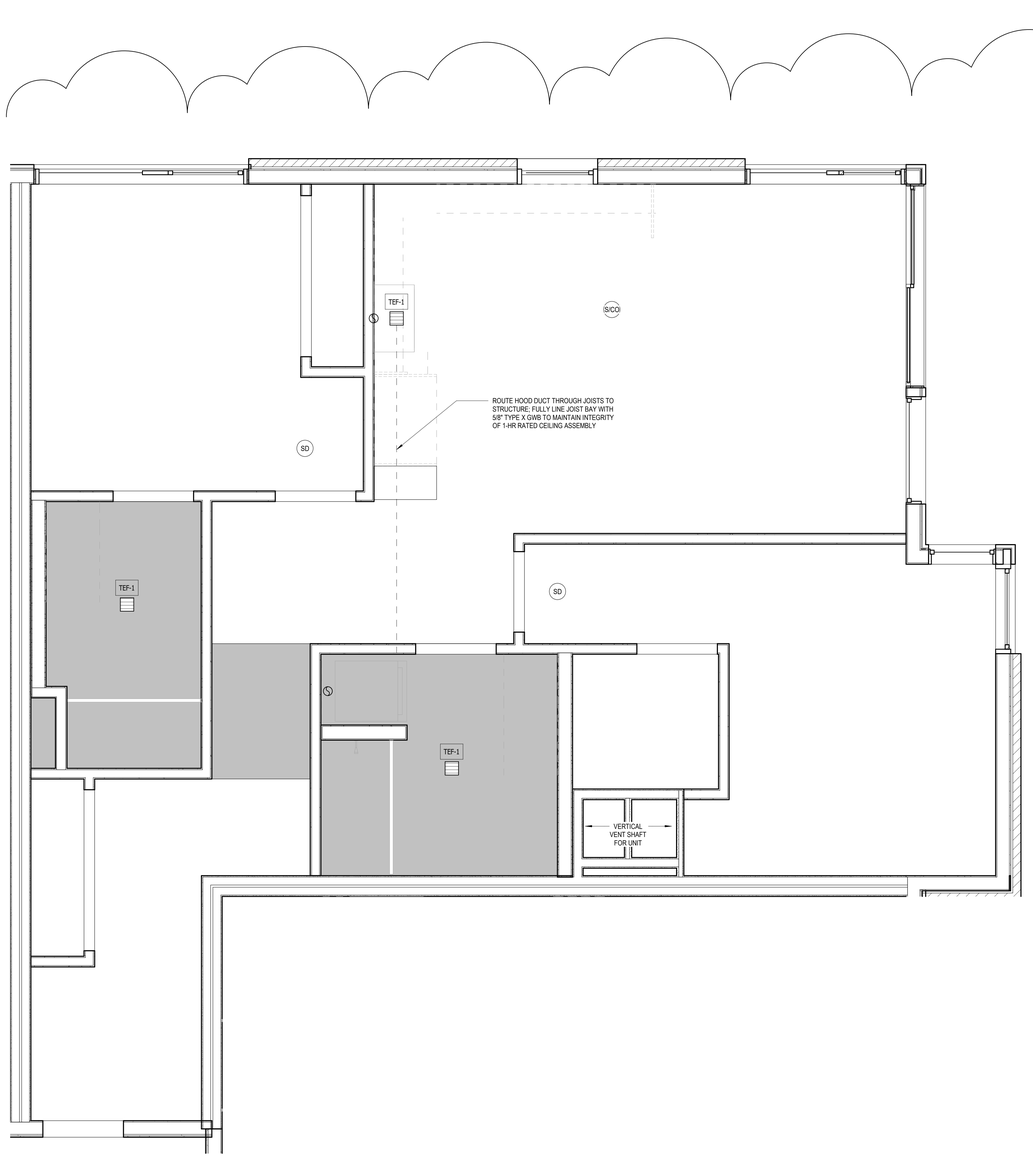
1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST AND WHOLE HOUSE VENTILATION PER 2015 IMC 403.8, WA AMENDED
2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS <500SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM, 2-3 BDRMS 1001-1500SF = 70 CFM
3. CONTROLS: LOCATION OF CONTROLS FOR VENTILATION SHALL BE READILY-ACCESSIBLE BY OCCUPANT AND COMPLY WITH SECTION 403.8.2 (2015 IMC, WA AMENDED)
4. PROJECT SHALL COMPLY WITH 403.8.6 (2015 IMC, WA AMENDED); WHOLE HOUSE VENTILATION W/ EXHAUST FAN SYSTEMOUTDOOR AIR INTAKES ARE VIA OPERABLE WINDOWS AND/OR TRICKLE VENTS IN THE WINDOWS. ALL OPERABLE WINDOWS SHALL BE LOCATED 3FT MIN AWAY FROM EXHAUST OUTLETS. OUTDOOR INLETS SHALL PROVIDE 4 SQ INCHES OF NET FREE AREA OF OPENING PER 10CFM REQUIRED BY 7403.8.1
5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY-OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

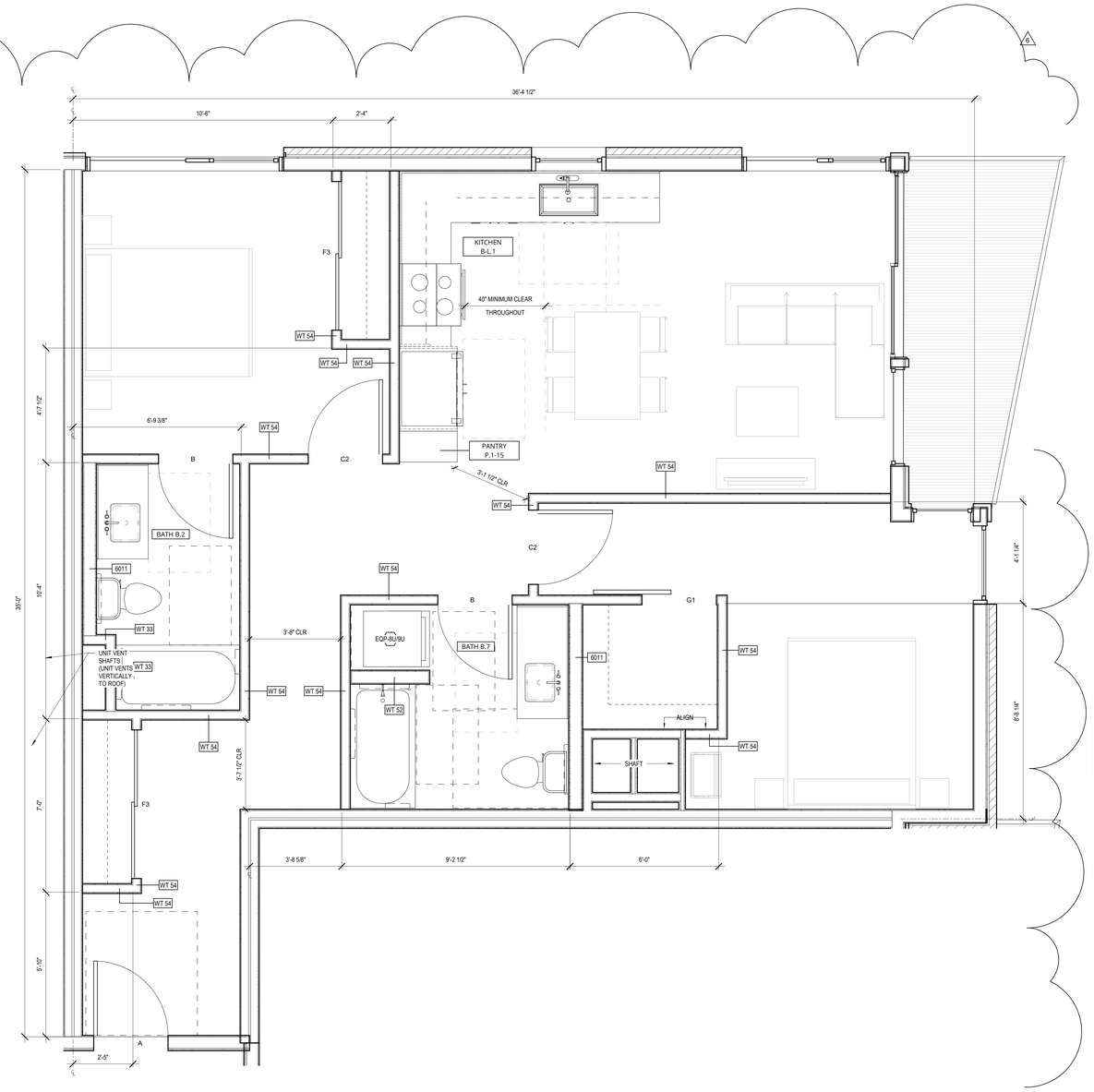
1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY": A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, U/ON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5
10. SEE INTERIOR DESIGN SHEETS (ID-XXX) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



2 UNIT RCP - 2BR 6
1/2" = 1'-0"



1 2BR 6
1/2" = 1'-0"

0 2' 4'

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2020 REGISTERED ARCHITECT RYAN JOHN S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 6

SHEET NO.

A645

Drawn Author
Checked Checker

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SYMBOLS

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- S = SMOKE DETECTOR
- = EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)
- = EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)
- EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

RCP LEGEND

- PAINTED GWB O/ TYP WOOD FRAMING
- PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
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GENERAL - UNIT PLAN NOTES

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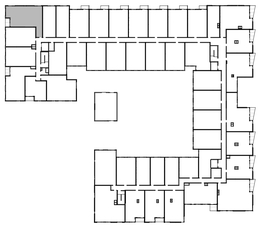
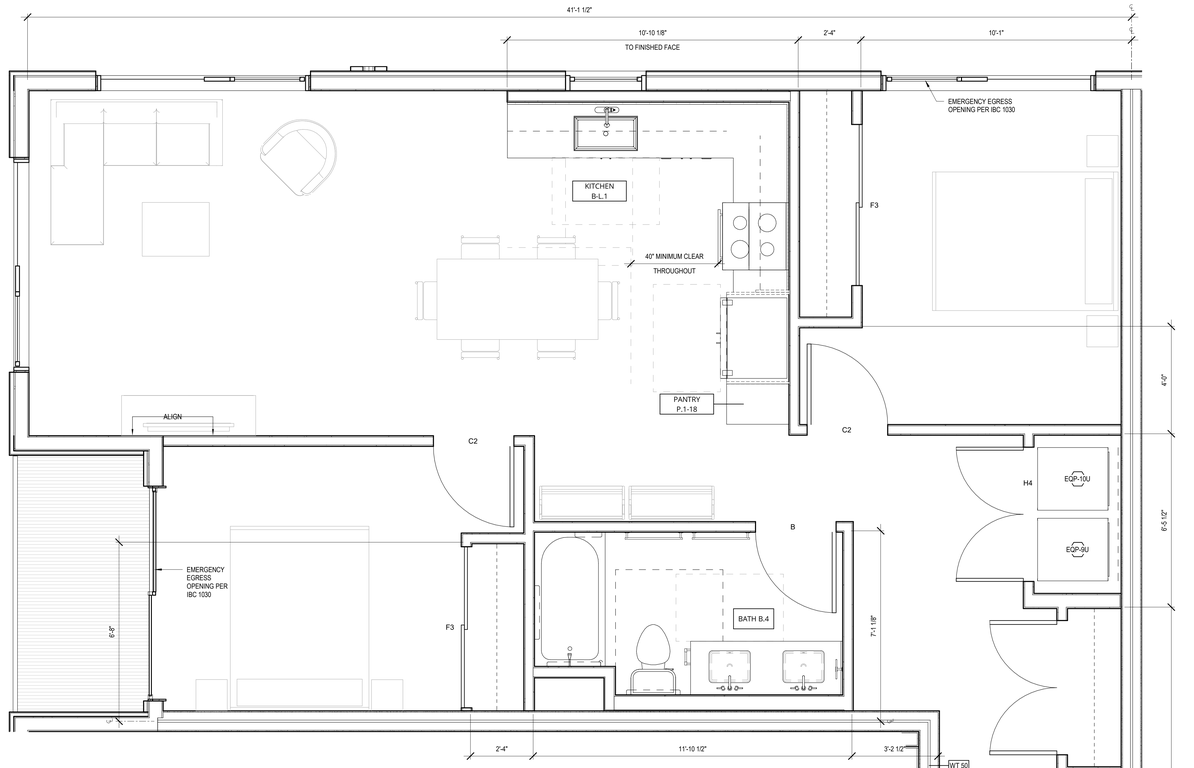


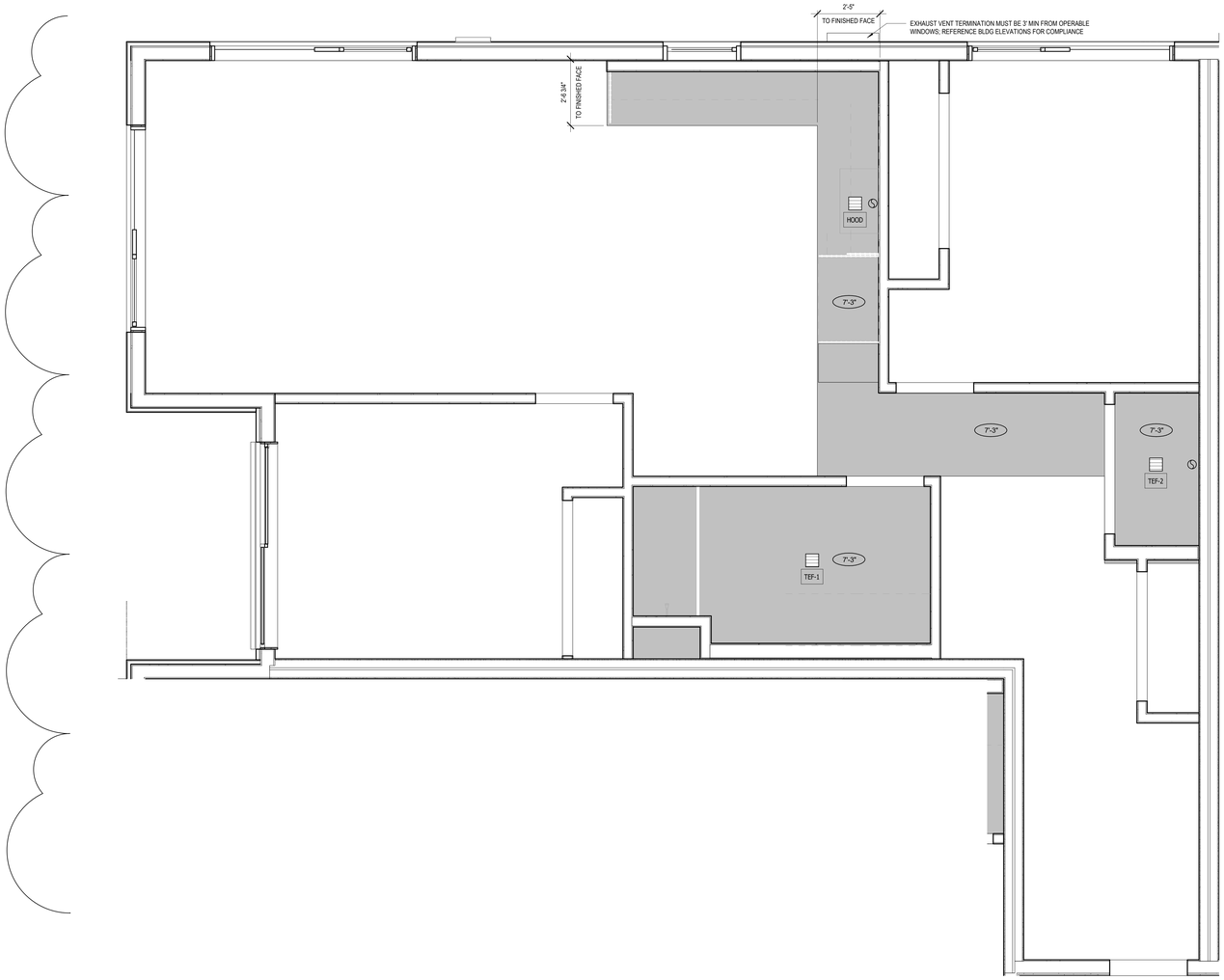
KEY PLAN - 2BR 7 (LEVELS 2-4)

UNIT 2BR 7	
LEVEL	UNIT NUMBER
LEVEL 2	245
LEVEL 3	345
LEVEL 4	445

TOTAL UNITS: 3



1 2BR 7
1/2" = 1'-0"



2 UNIT RCP - 2BR 7
1/2" = 1'-0"

0 2' 4'

JA

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#6026 REGISTERED ARCHITECT RYAN MARK S JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2686 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 7

SHEET NO.

A646

Drawn Author
Checked Checker

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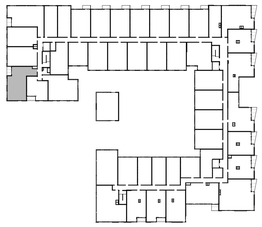

KEY PLAN - 2BR 8 (LEVELS 2-4)

UNIT 2BR 8	
LEVEL	**UNIT NUMBER**
LEVEL 2	251
LEVEL 3	351
LEVEL 4	451

TOTAL UNITS: 3

SYMBOLS

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- = SMOKE DETECTOR
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- = EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)
- EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

RCP LEGEND

- PAINTED GWB O/ TYP WOOD FRAMING
- PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

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FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
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ELECTRICAL NOTES

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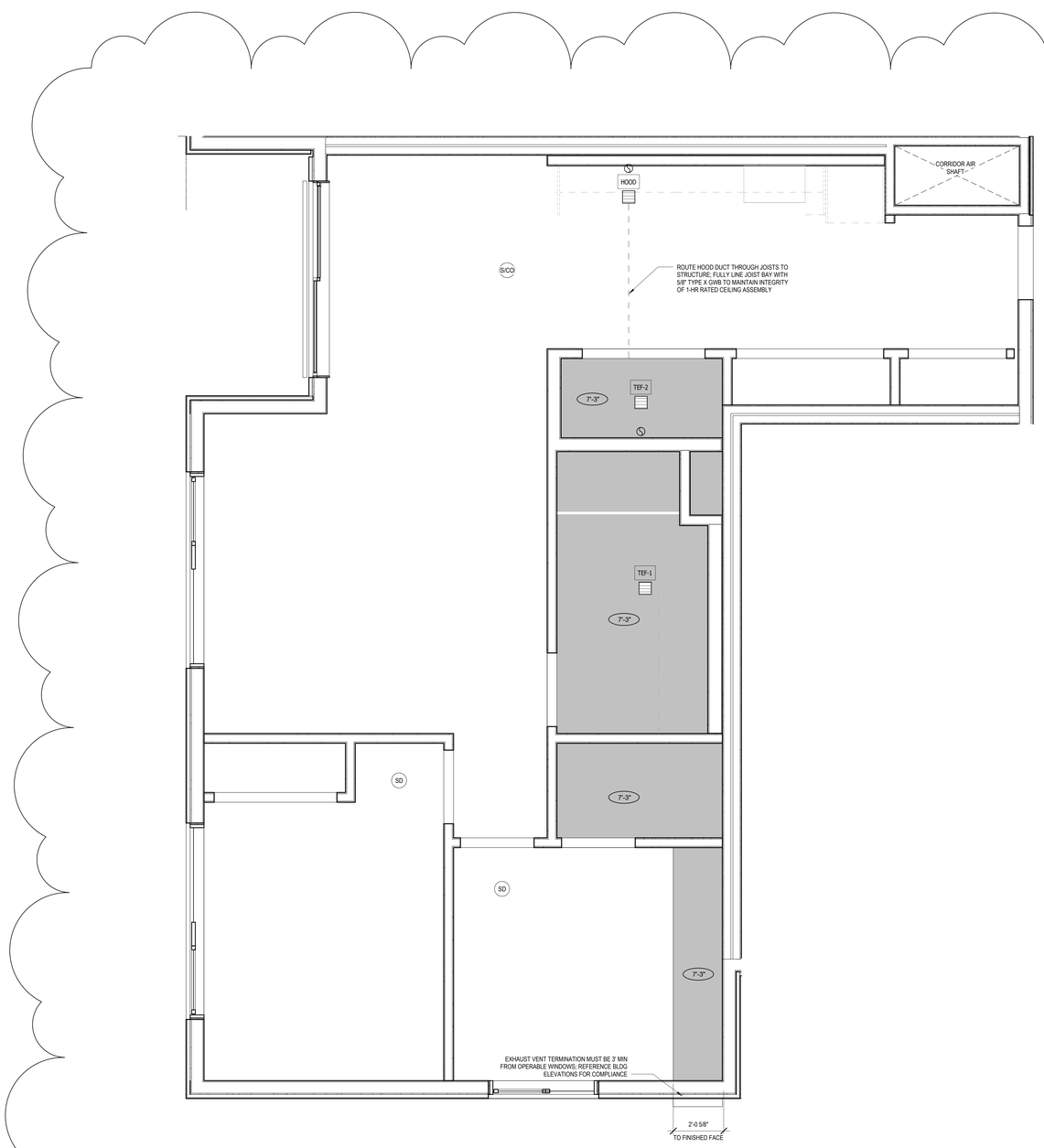
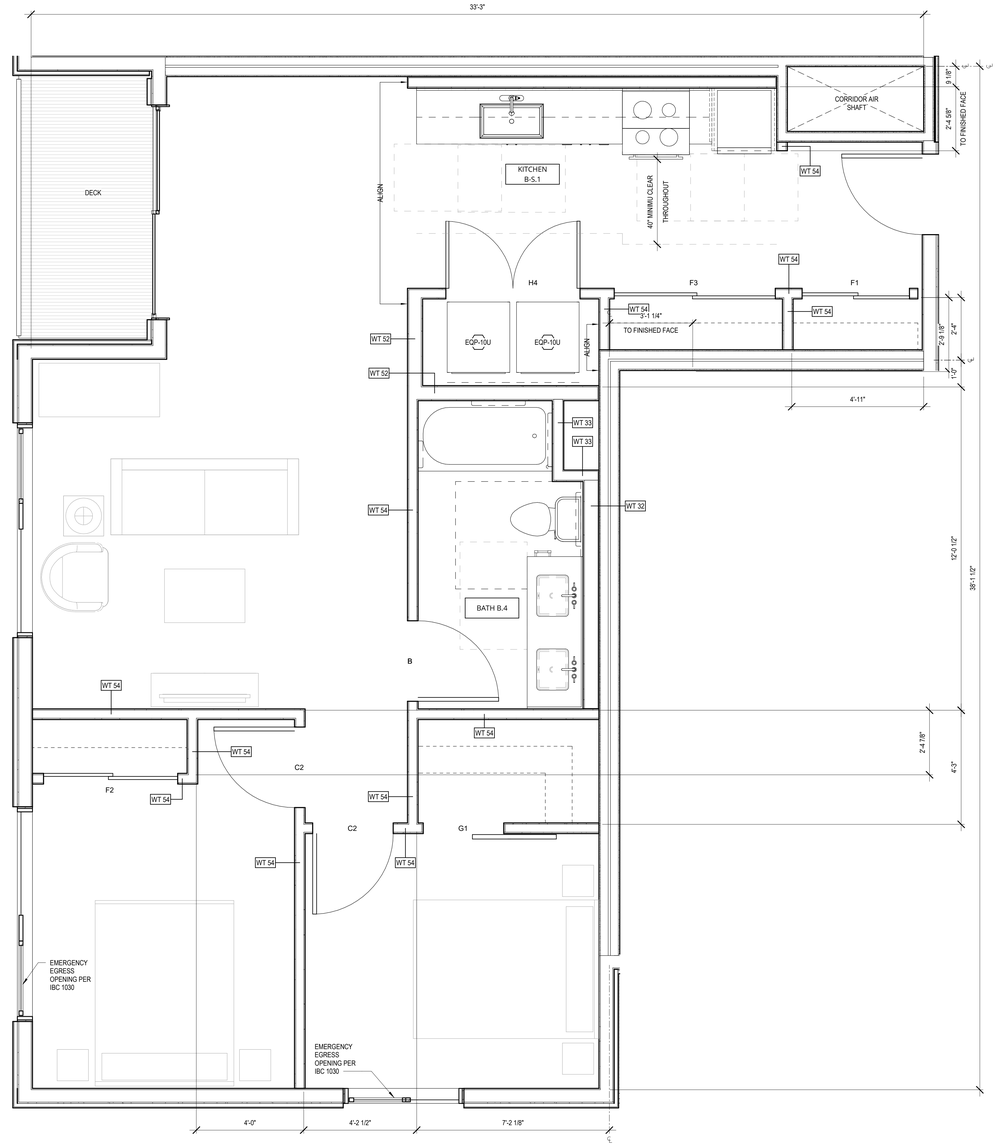


2 UNIT RCP - 2BR 8
1/2" = 1'-0"



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

0 2' 4'

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MERCER ISLAND MIXED USE
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MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	**Description**
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR 8

SHEET NO.

A647

Drawn | Author
Checked | Checker

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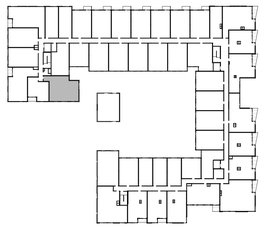
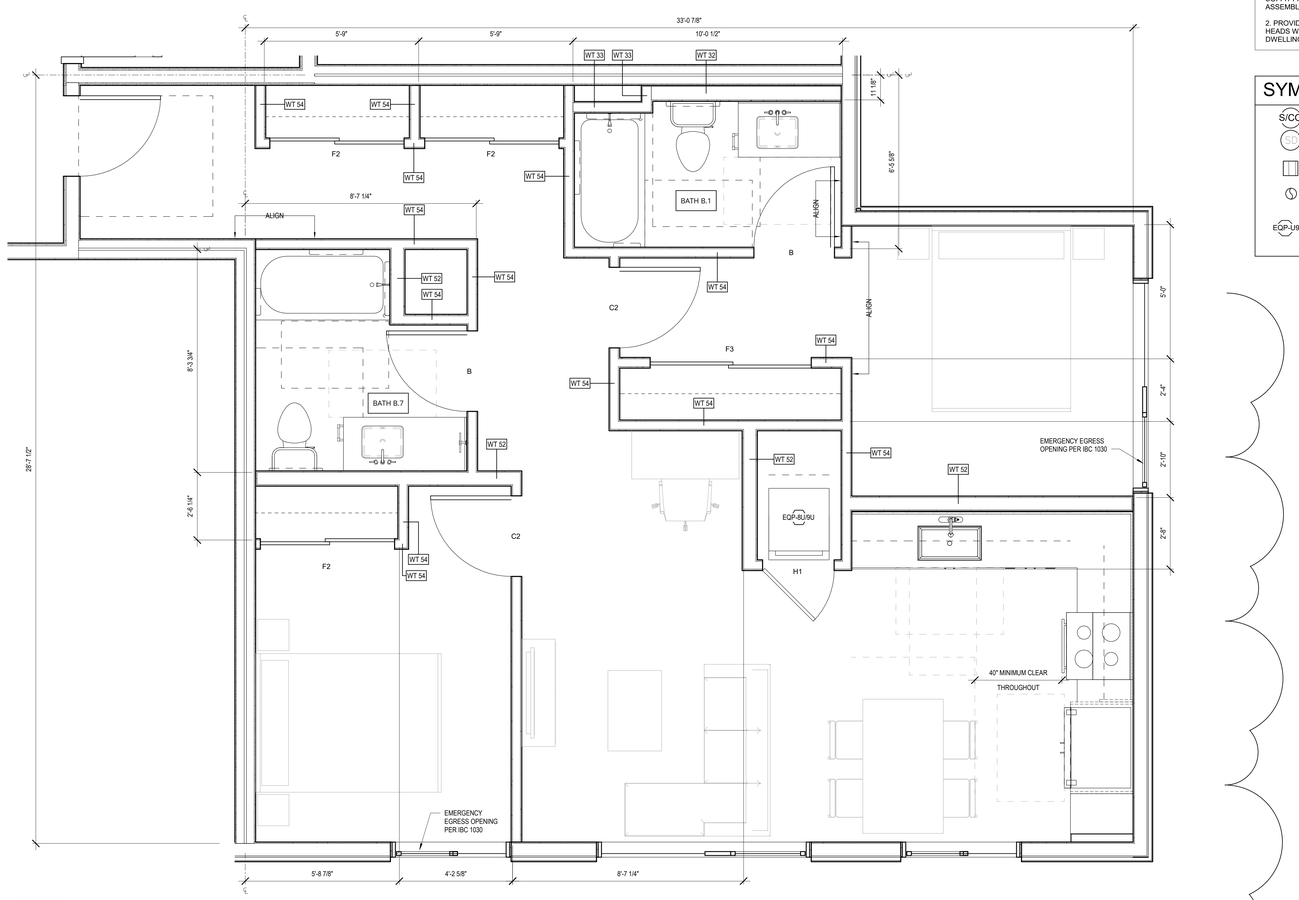


KEY PLAN - 2BR 9 (LEVELS 3 & 4)

UNIT 2BR 9	
LEVEL	UNIT NUMBER
LEVEL 2	250
LEVEL 3	350
LEVEL 4	450

TOTAL UNITS: 3

2 UNIT RCP - 2BR 9
1/2" = 1'-0"



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2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS =500SF = 30CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM, 2-3 BDRMS 1001-1500SF = 70 CFM
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4. PROJECT SHALL COMPLY WITH 403.8.6 (2015 IMC, WA AMENDED): WHOLE HOUSE VENTILATION W/ EXHAUST FAN SYSTEMOUTDOOR AIR INTAKES ARE VIA OPERABLE WINDOWS AND/OR TRICKLE VENTS IN THE WINDOWS. ALL OPERABLE WINDOWS SHALL BE LOCATED 3FT MIN AWAY FROM EXHAUST OUTLETS. OUTDOOR INLETS SHALL PROVIDE 4 SQ INCHES OF NET FREE AREA OF OPENING PER 10CFM REQUIRED BY 7403.8.1
5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY-OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT. INCLUDED "FOR REFERENCE ONLY". A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

RCP LEGEND

- PAINTED GWB O/ TYP WOOD FRAMING
- PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

- S/CO = SMOKE/CO DETECTOR
- SD = SMOKE DETECTOR
- = EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)
- = EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)
- EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

0 2' 4'

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2020 REGISTERED ARCHITECT RAYMOND S JOHNSTON State of Washington

MERCER ISLAND MIXED USE
2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

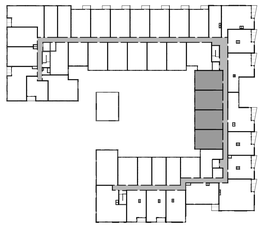
UNIT PLANS - 2BR 9

SHEET NO.

A648

Drawn Author
Checked Checker

Printed: 10/25/2023 9:38:28 PM



UNIT 2BR LOFT 1	
LEVEL	**UNIT NUMBER**
LEVEL 4	416
LEVEL 4	418
LEVEL 4	420
LEVEL 4	422

TOTAL UNITS: 4

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT, INCLUDED "FOR REFERENCE ONLY". A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST AND WHOLE HOUSE VENTILATION PER 2015 IMC 403.8, WA AMENDED
2. TABLE 403.8.1 (2015 IMC, WA AMENDED): VENTILATION RATES FOR CONTINUOUSLY OPERATING SYSTEMS: 0-1 BDRMS =5000SF = 90CFM; 0-1 BDRMS 500-1000SF = 45 CFM; 2-3 BDRMS 500-1000SF = 55 CFM; 2-3 BDRMS 1001-1500SF = 70 CFM
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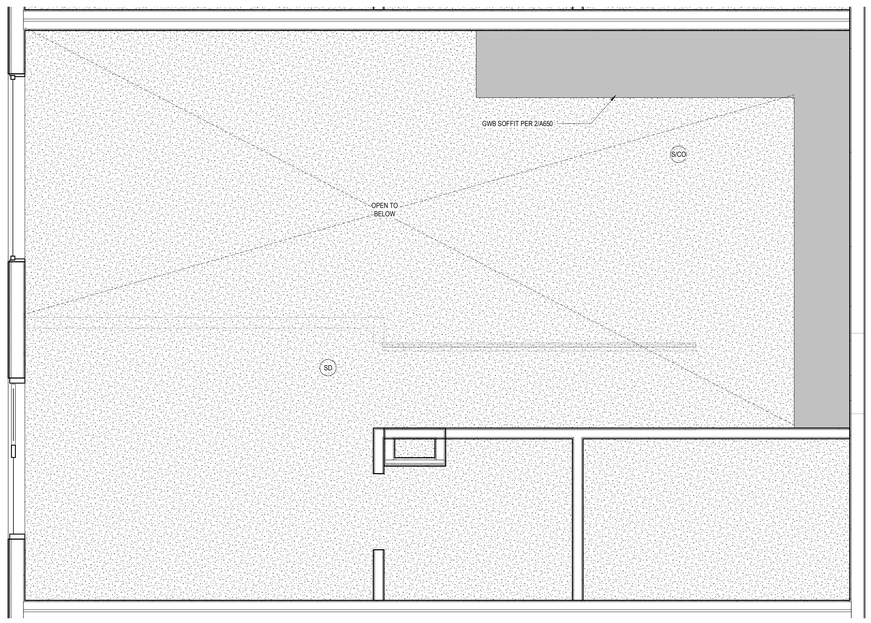
5. EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, AND LAUNDRY AREA AND DISCHARGE TO THE OUTDOORS
6. EXHAUST DUCTS IN INTERMITTENTLY OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

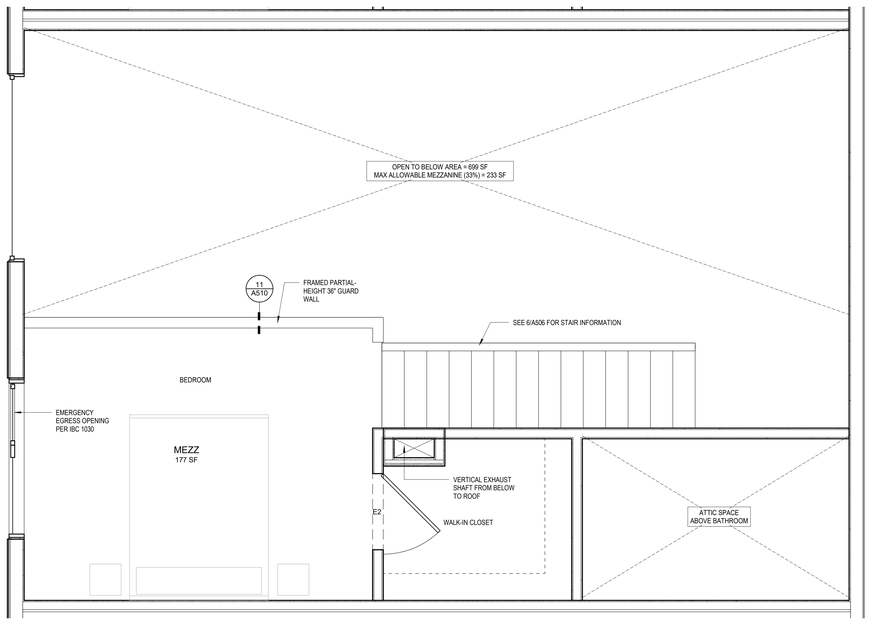
GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
7. SEE SHEET A810 - A812 FOR WALL ASSEMBLIES
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF. A700
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5
10. SEE INTERIOR DESIGN SHEETS (ID-002) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS

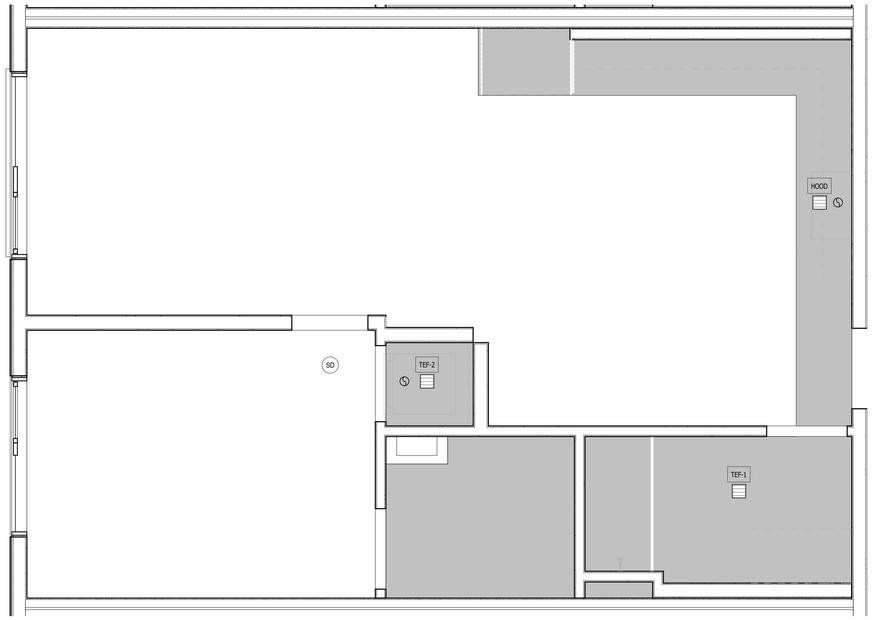
KEY PLAN - 2BR LOFT 1 (LEVEL 4)



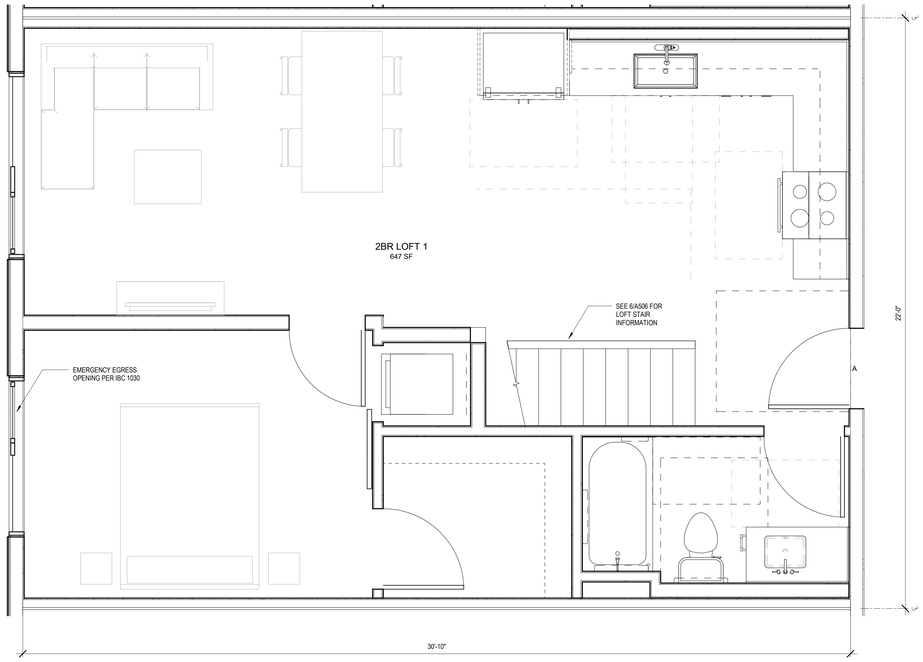
4 UNIT RCP - 2BR LOFT 1 (UPPER LEVEL)
1/2" = 1'-0"



3 2BR LOFT 1 - UPPER LEVEL
1/2" = 1'-0"



2 UNIT RCP - 2BR LOFT 1 (LOWER LEVEL)
1/2" = 1'-0"



1 2BR LOFT 1 - LOWER LEVEL
1/2" = 1'-0"

0 2' 4'

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 2BR LOFT 1

SHEET NO.

A650

Drawn | Author
Checked | Checker

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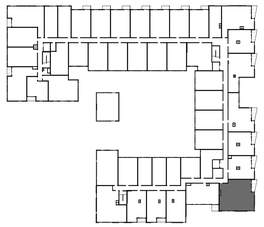

KEY PLAN - 3BR 1 (LEVELS 2-4)

UNIT 3BR 1	
LEVEL	**UNIT NUMBER**
LEVEL 2	211
LEVEL 3	311
LEVEL 4	411

TOTAL UNITS: 3

GENERAL - UNIT PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND COMMON AREAS, AND FOUR INCHES FROM THE ADJACENT WALL AT TYP UNIT INTERIOR
4. REFERENCE MECHANICAL DRAWINGS FOR VENTILATION AND HVAC INFO; REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER; REFERENCE PLUMBING DRAWINGS FOR PLUMBING FIXTURES. MECH, ELEC, AND PLUMBING SCOPE ARE SHOWN IN THE DRAWING SET "FOR REFERENCE ONLY" AND SEPARATE PERMITS ARE REQUIRED FOR EACH SCOPE
5. SEE SHEET A802 FOR WINDOW SCHEDULE
6. SEE SHEET A803 FOR DOOR SCHEDULE
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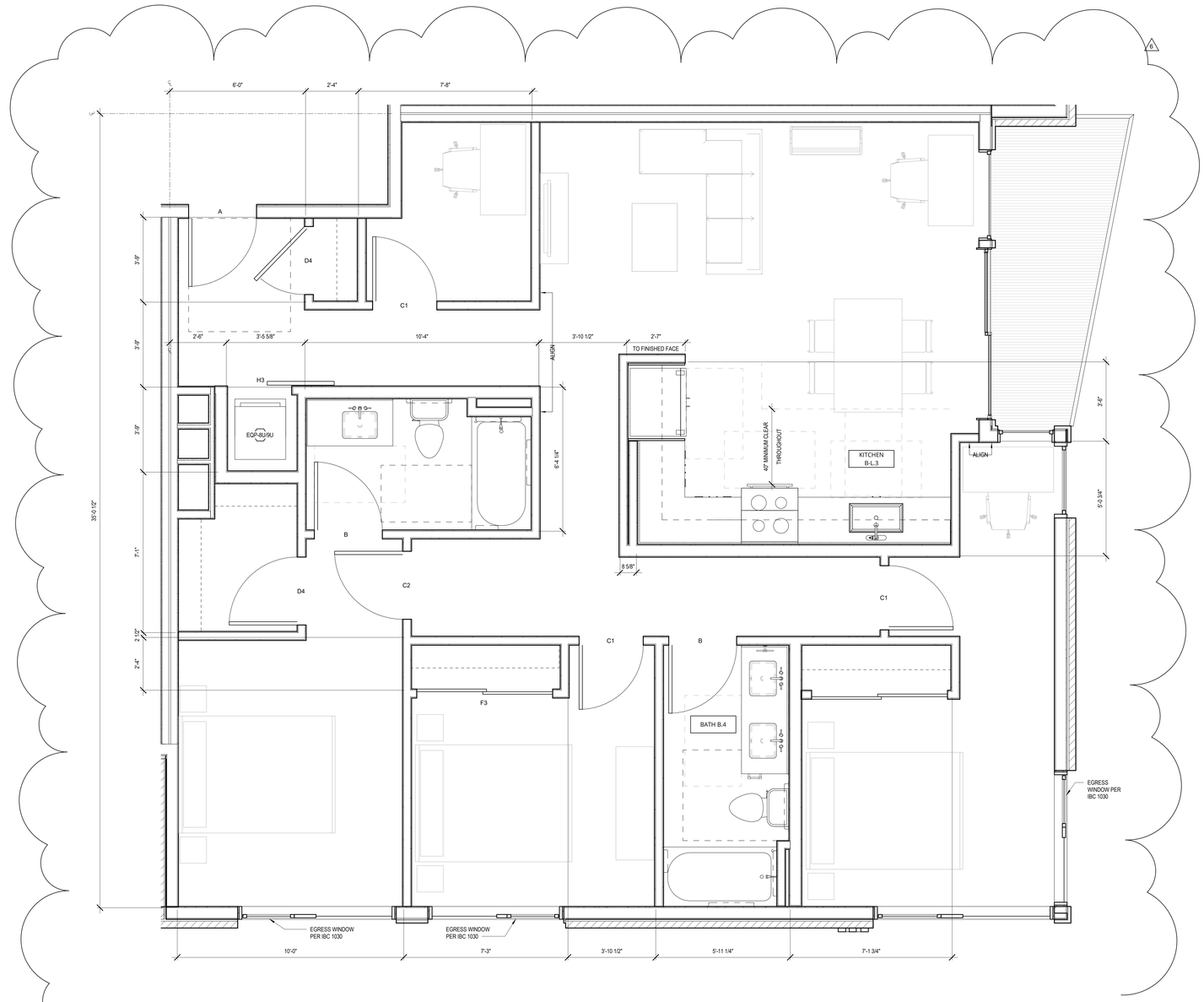
10. SEE INTERIOR DESIGN SHEETS (ID-XXX) FOR LIGHTING, APPLIANCE, PLUMBING, AND FINISH SCHEDULES
11. SEE A710 SERIES FOR ENLARGED BATHROOM PLANS AND ELEVATIONS; SEE A712 SERIES FOR ENLARGED KITCHEN PLANS AND ELEVATIONS



1 3BR 1
1/2" = 1'-0"

0 2' 4'

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2020 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT PLANS - 3BR 1 PLAN

SHEET NO.

A660.1

Drawn Author
Checked Checker

Printed: 10/25/2023 9:38:43 PM

RCP LEGEND

PAINTED GWB O/ TYP WOOD FRAMING

PAINTED GWB DROPPED SOFFIT TO CONCEAL DUCTWORK

GENERAL RCP NOTES:

1. HORIZONTAL DUCTING CONCEALED WITHIN CEILING OR SOFFIT FRAMING, TYP. MAINTAIN 1-HR FLOOR-CEILING ASSEMBLY INTEGRETY AT ALL LOCATIONS

2. PROVIDE CONCEALED-TYPE POP-DOWN SPRINKLER HEADS WITH WHITE COVERPLATE AT ALL RESIDENTIAL DWELLING UNITS

SYMBOLS

S/CO = SMOKE/CO DETECTOR

SD = SMOKE DETECTOR

= EXHAUST FAN (ROUTE TO EXTERIOR OR SHAFT PER OVERALL FLOORPLAN RCP)

= EXHAUST DUCT (ROUTE TO EXTERIOR PER OVERALL FLOORPLAN RCP)

EQP-U9 = APPLIANCE TAG; SEE INTERIOR DESIGN SCHEDULE (SHEET ID-002)

FAN SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CFM	CAT #
HOOD	ABOVE-RANGE EXHAUST HOOD	SEE ID-002	100 MIN	
TEF-1	BATHRM CEILING FAN (1 PER UNIT WHOLE-HOUSE)	PANASONIC	80	FV-0511VK2
TEF-2	LAUNDRY CLOSET FAN	PANASONIC	50	FV-0511VK2

UNIT VENTILATION NOTES

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6. EXHAUST DUCTS IN INTERMITTENTLY-OPERATING SYSTEMS SHALL HAVE BACK-DRAFT DAMPERS AND TERMINAL OUTLETS SHALL BE SCREENED
7. SCREENS ARE REQUIRED AT ALL OPERABLE WINDOW OPENINGS
8. ONE OF THE REQUIRED LOCAL EXHAUST FANS FOR THE LAUNDRY OR BATHROOM MAY BE DESIGNATED AS THE WHOLE HOUSE EXHAUST FAN

ELECTRICAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHTING, POWER AND DATA LAYOUT. INCLUDED "FOR REFERENCE ONLY": A SEPARATE ELECTRICAL/LOW VOLTAGE PERMIT IS REQUIRED (DEFERRED SUBMITTAL)
2. SUPPLY REQUIRED POWER TO ALL APPLIANCES INDICATED

GENERAL - UNIT PLAN NOTES

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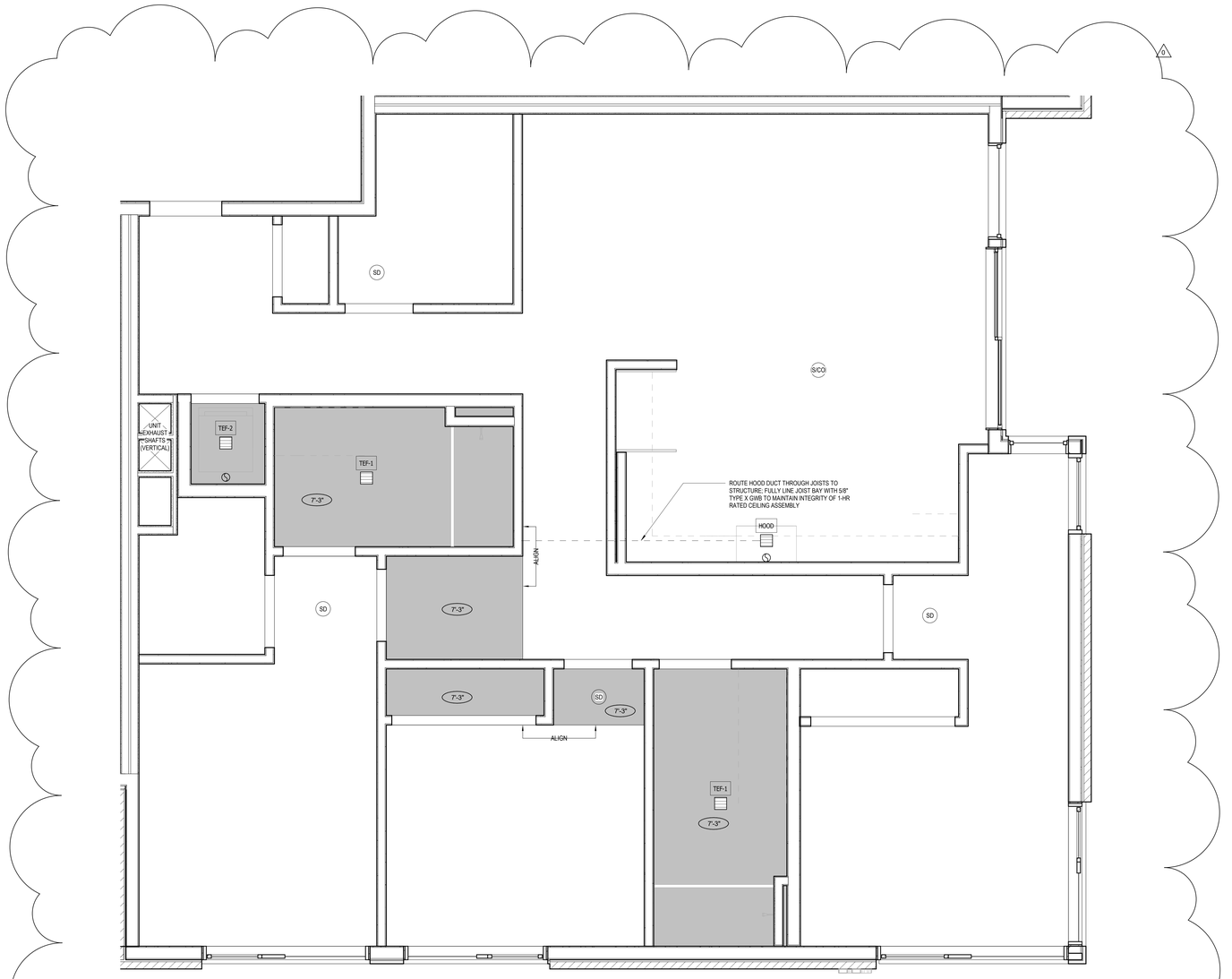

1 UNIT RCP - 3BR 1
1/2" = 1'-0"

0 2' 4'

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40026 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2085 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

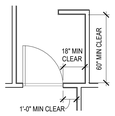
UNIT PLANS - 3BR 1 RCP

SHEET NO.

A660.2

Drawn Author
Checked Checker

Printed: 10/25/2023 9:38:49 PM



ALL FINISHES MUST BE INCLUDED IN CALCULATING MINIMUM. CLEARANCES. MEASURE FROM NEAREST FINISH SURFACE TO NEAREST FINISH SURFACE, I.E. BASEBOARD TO BASEBOARD.

PROVIDE MINIMUM 18" CLEAR (INCLUDING AT BASEBOARD) BEYOND LATCH SIDE FOR FRONT APPROACH TO PULL SIDE OF DOOR. IF DOOR IS SELF-CLOSING AND SELF-LATCHING, PROVIDE MINIMUM 12" CLEAR BEYOND LATCH ON PUSH SIDE OF DOOR.

PROVIDE MANEUVERING CLEARANCES AT ALL DOORS IN TYPE A UNITS, THE ENTRY DOOR AT TYPE B UNITS.

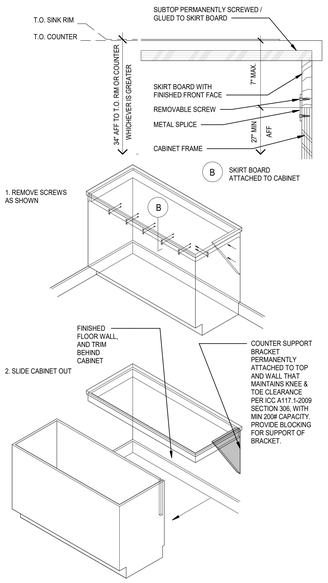
6 RESIDENTIAL ENTRY

1/4" = 1'-0"

NOTES: WHERE ACCESSIBILITY IS REQUIRED, INCLUDING TYPE A UNITS, THE OPERATING PARTS OF LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 309 OF ICC/ANSI A117.1-2009.

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHIN, OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAX.

LAUNDRY EQUIPMENT CONTROLS AND OPERATING MECHANISMS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH REACH RANGES PER ICC/ANSI A117.1-2009. (48" MAX TYP. REACH RANGE, OR 44" MAX FORWARD APPROACH W/ OBSTRUCTIONS OVER 20" DEEP AND 34"-44" MAX FOR SIDE APPROACH W/ OBSTRUCTIONS)



7 REMOVABLE CABINETS

1/2" = 1'-0"

NOTES: WHERE ACCESSIBILITY IS REQUIRED, INCLUDING TYPE A UNITS, THE OPERATING PARTS OF LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 309 OF ICC/ANSI A117.1-2009.

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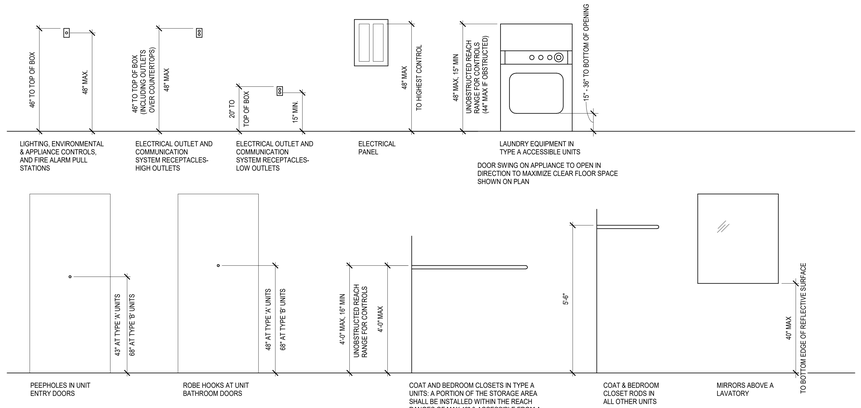
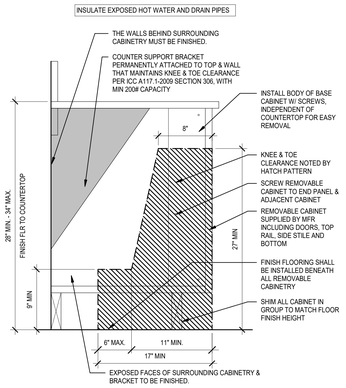


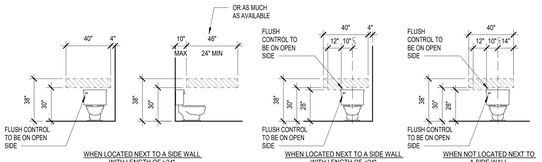
9 MOUNTING HEIGHTS- WITHIN A RESIDENTIAL UNIT

1/2" = 1'-0"



8 REMOVABLE CABINETRY

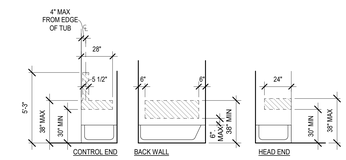
1 1/2" = 1'-0"



1. INSTALL BLOCKING FOR GRAB BARS AT ALL BATHROOMS. (EXCEPTION: BATHROOMS ON THE NON-ACCESSIBLE FLOOR OF MULTI-STORY UNITS.)
2. HATCHED AREAS INDICATE LOCATIONS FOR REQUIRED BLOCKING. DIMENSIONS ARE FROM FINISHED FLOOR AND WALLS.
3. BLOCKING FOR FUTURE GRAB BARS SHALL BE CAPABLE OF BEARING A LIVE LOAD OF 250 LBS.
4. AT ALL WATER CLOSETS WITHIN A UNIT, ENSURE THE FLUSH CONTROL IS PROVIDED ON OPEN SIDE OF TOILET.

1 GRAB BAR BACKING AT WATER CLOSET

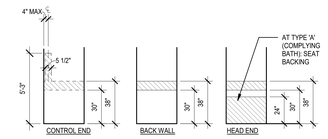
1/4" = 1'-0"



1. GRAB BARS ARE NOT REQUIRED PROVIDED BLOCKING HAS BEEN PROVIDED TO INSTALL GRAB BARS.
2. INSTALL BLOCKING FOR GRAB BARS AT ALL BATHROOMS IN TYPE A & B UNITS. EXCEPTION: IN MULTI-STORY UNITS, ON THE NON-ACCESSIBLE LEVEL.
3. HATCHED AREAS INDICATE REQUIRED LOCATIONS FOR REQUIRED BLOCKING.
4. BLOCKING TO BE DESIGNED FOR 1-1/2" DIA. GRAB BARS THAT ARE CAPABLE OF BEARING A LIVE LOAD OF 250 LBS

2 GRAB BAR BACKING AT TUB - TYPE A&B UNITS

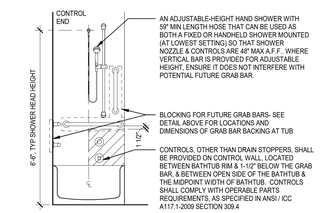
1/4" = 1'-0"



1. GRAB BARS ARE NOT REQUIRED PROVIDED BLOCKING HAS BEEN PROVIDED TO INSTALL GRAB BARS.
2. INSTALL BLOCKING FOR GRAB BARS AT ALL BATHROOMS IN TYPE A & B UNITS. EXCEPTION: IN MULTI-STORY UNITS, ON THE NON-ACCESSIBLE LEVEL.
3. HATCHED AREAS INDICATE REQUIRED LOCATIONS FOR REQUIRED BLOCKING.
4. BLOCKING TO BE DESIGNED FOR 1-1/2" DIA. GRAB BARS THAT ARE CAPABLE OF BEARING A LIVE LOAD OF 250 LBS
5. SHOWER ENCLOSURES SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIR TO SHOWER SEATS

3 GRAB BAR BACKING AT TRANSFER- SHOWER STALL - TYPE A&B UNITS

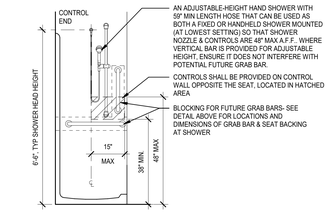
1/4" = 1'-0"



1. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB
2. BATHTUBS SHALL DELIVER WATER THAT IS 120°F (49°C) MAX

4 CONTROLS AT TUB- TYPE A UNITS

1/2" = 1'-0"



1. ENCLOSURES FOR SHOWERS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS OR INTO SHOWERS. ENCLOSURES ON SHOWERS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB
2. SHOWERS SHALL DELIVER WATER THAT IS 120°F (49°C) MAX

5 CONTROLS AT TRANSFER-TYPE SHOWER- TYPE A UNITS

1/2" = 1'-0"

JA
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MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2

SHEET TITLE
ACCESSIBILITY DETAILS-WITHIN A UNIT

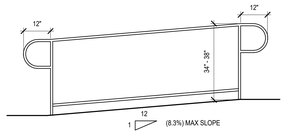
SHEET NO.
A700

Drawn
Checked

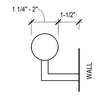
Printed: 10/25/2023 9:39:51 PM

RAMPS
- MAX SLOPE OF 1:12 (405.2)
- MAX CROSS SLOPE OF 1:48 (405.3)
- CLEAR WIDTH = 36"; HANDRAILS NOT ALLOWED TO PROJECT INTO CLEAR WIDTH (405.5)
- MAX RAMP RISE = 30" PER RUN (405.6)
- 60" LONG LANDINGS REQUIRED @ TOP & BOTTOM OF EA. RUN WITH 1:48 MAX SLOPE (405.7)
- HANDRAILS & EDGE PROTECTION ARE REQUIRED @ ANY RAMPS WITH/ A RISE GREATER THAN 6" (405.8 AND 405.9)

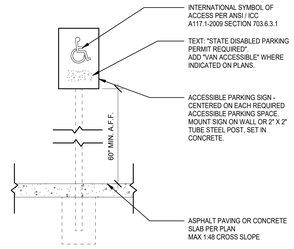
- 12" HANDRAIL EXTENSION REQUIRED AT TOP & BOTTOM OF RAMPS, RETURNED TO WALL, FLOOR, GUARD OR POST (505.10.1)



HANDRAILS
- 34"-38" ABOVE RAMPS/STAIR SURFACE PER 505.4
- CIRCULAR HANDRAIL CONFIGURATION: (505.5 & 505.7.1)



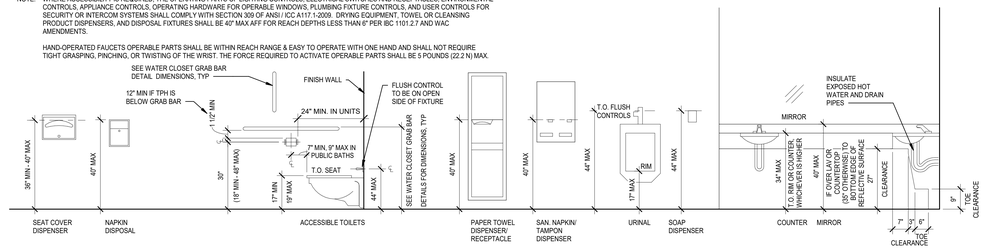
5 ACCESSIBILITY REQUIREMENTS RAMP
1/2" = 1'-0"



6 PARKING SIGN
3/4" = 1'-0"

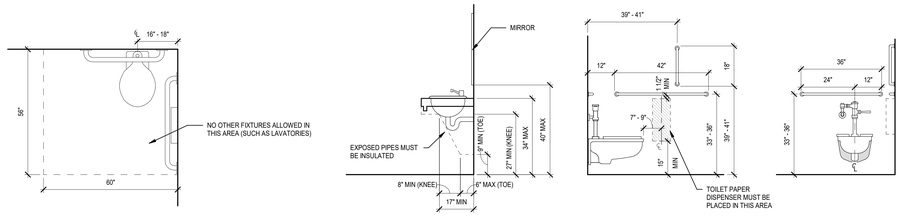
NOTE: WHERE ACCESSIBILITY IS REQUIRED, THE OPERATING PARTS OF LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 309 OF ANSI / ICC A117.1-2009. DRYING EQUIPMENT, TOWEL OR CLEANSING PRODUCT DISPENSERS, AND DISPOSAL FIXTURES SHALL BE 40" MAX AFF FOR REACH DEPTHS LESS THAN 6" PER IBC 1101.2.7 AND WAC AMENDMENTS.

HAND-OPERATED FAUCETS OPERABLE PARTS SHALL BE WITHIN REACH RANGE & EASY TO OPERATE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAX.



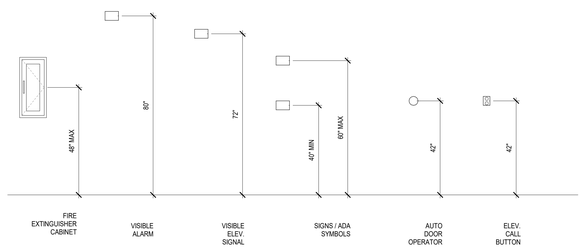
1 MOUNTING HEIGHT DETAIL - BATHROOMS
1/2" = 1'-0"

ACCESSIBLE TOILET ROOMS: (603) (BATHROOMS NOT INSIDE A DWELLING UNIT)
- A 60" CIRCLE OR T-TURN SPACE IS REQUIRED WITHIN THE ROOM
- DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCES FOR ANY FIXTURE UNLESS A 30" X 48" CLEAR SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR
- MIRRORS MUST BE MOUNTED WITH/ BOTTOM EDGE OF REFLECTING SURFACE 40" MAX ABOVE THE FLOOR
- DIAPER CHANGING TABLES: 48" MAX HIGH REACH AND 34" MAX WORK SURFACE WITH/ KNEE & TOE CLEARANCES BELOW
- TOILET SEAT HEIGHT = 17" - 19"
- FLUSH CONTROLS SHALL BE LOCATED ON OPEN SIDE OF WATER CLOSET

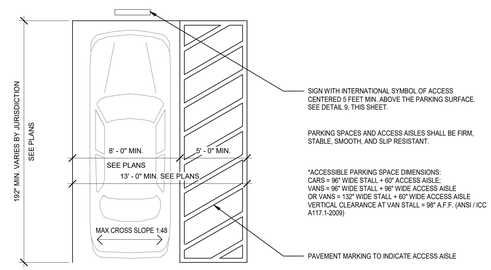


2 ACCESSIBLE TOILET ROOMS
1/2" = 1'-0"

NOTE: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAX.



3 MOUNTING HEIGHTS- COMMON AREAS
1/2" = 1'-0"



4 BARRIER FREE PARKING STALL
1/4" = 1'-0"

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t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2686 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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10/25/2021	GMP SET

SHEET TITLE
ACCESSIBILITY DETAILS-OUTSIDE A UNIT

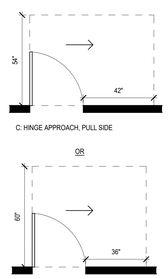
SHEET NO.
A701

Drawn Author
Checked Checker

Printed: 10/25/2023 9:38:54 PM

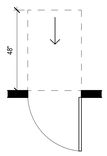
ACCESSIBILITY (ICC A117.1-2009)

CLEAR SPACE & MANEUVERING

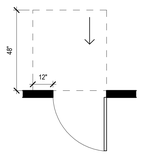


C: HINGE APPROACH, PULL SIDE

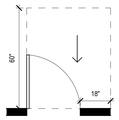
D: HINGE APPROACH, PULL SIDE



B.2: FRONT APPROACH, PUSH SIDE; W/O LATCH & CLOSER



B.1: FRONT APPROACH, PUSH SIDE: W/ LATCH & CLOSER



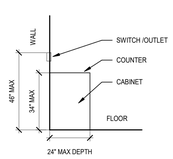
A: FRONT APPROACH, PULL SIDE

8. **MANEUVERING CLEARANCES AT SWING DOORS** (404.2.3.2)

6. **OPERATION**: OPERABLE PARTS SHALL BE OPERABLE WITH ON HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5LBS MAXIMUM (309.4)

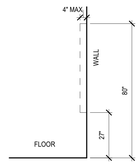
7. **ACCESSIBLE ROUTES**:

- 1:20 MAX SLOPE WITH 1:48 MAX CROSS SLOPE [EXCEPT RAMPS] 403.3)
- 36" MIN CLEAR WIDTH [EXCEPT AT DOORS, PILASTERS, ETC, WHICH CAN BE 32" MIN] (403.5)

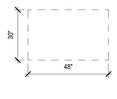


5. **OPERABLE PARTS, SWITCHES, OUTLETS OVER COUNTERS** (308.3.2)

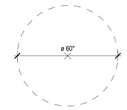
4. **WALL OUTLETS, SWITCHES, ELEV CALL BUTTONS** (308.2.1 & 308.3)

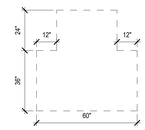


3. **PROTRUSION LIMITS** (307.2)

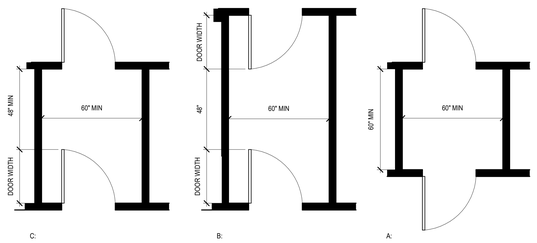


2. **CLEAR FLOOR SPACE** (305.3)

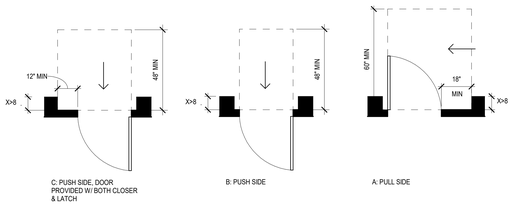




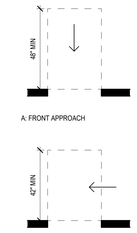
1. **MANEUVERING/TURNING SPACE** - GENERAL (304.3)



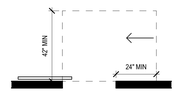
12. **TWO DOORS IN A SERIES** (404.2.5)

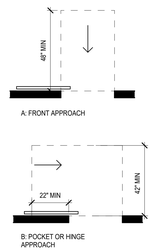


11. **MANEUVERING CLEARANCE AT RECESSED DOORS** (404.2.3.5)

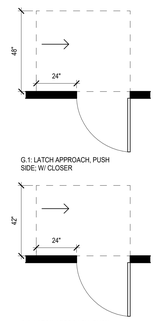


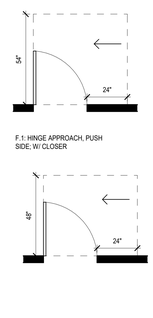
10. **MANEUVERING CLEARANCES AT DOORWAYS W/O DOORS** (404.2.3.4)

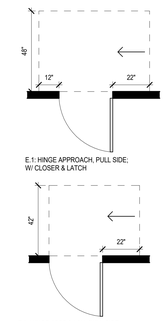




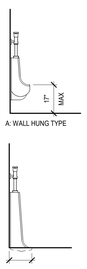
9. **MANEUVERING CLEARANCES AT SLIDING DOORS** (404.2.3.3)







RESTROOM & PLUMBING FIXTURE MOUNTING HEIGHTS



A: WALL HUNG TYPE

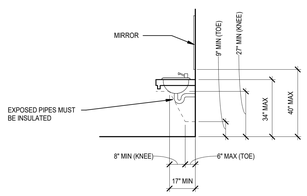
13 1/2" MIN

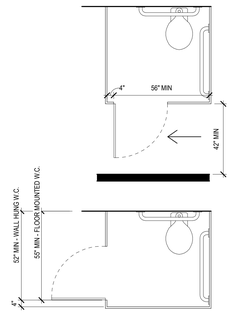
B: STALL TYPE

16. **URINALS:** (605)

- URINAL HEIGHT AND DEPTH TO BE INSTALLED IN ACCORDANCE WITH SECTION 605.2
- A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309

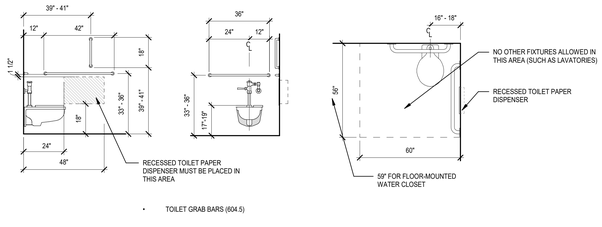
15. **LAVATORIES AND SINKS** (606.2)





14. **STALL DOORS:** (604.9.3)

- TOILET COMPARTMENT DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH SECTION 404, EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION SHALL BE 42 IN MIN.
- THE FARTHEST EDGE OF TOILET COMPARTMENT DOOR OPENING SHALL BE LOCATED IN THE FRONT WALL OR PARTITION OR IN THE SIDE WALL OR PARTITION AS REQUIRED BY TABLE 604.9.3.1
- TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT

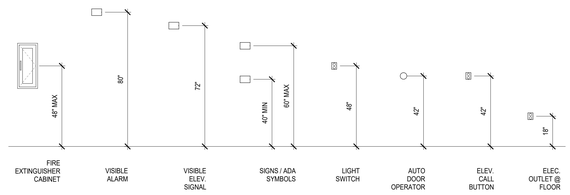


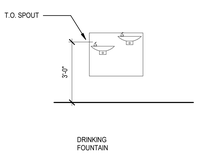
- TOILET GRAB BARS (604.5)

13. **ACCESSIBLE TOILET ROOMS:** (603)

- A 60" CIRCLE OR T-TURN SPACE IS REQUIRED WITHIN THE ROOM PER NOTE 1
- DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCES FOR ANY FIXTURE UNLESS A 30" X 48" CLEAR SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR
- FLUSH CONTROLS SHALL BE LOCATED ON OPEN SIDE OF WATER CLOSET
- MIRRORS MUST BE MOUNTED WITH BOTTOM EDGE OF REFLECTING SURFACE 40" MAX ABOVE THE FLOOR
- DIAPER CHANGING TABLES: 48" MAX HIGH REACH AND 34" MAX WORK SURFACE W/ KNEE & TOE CLEARANCES BELOW

MOUNTING HEIGHTS





13. **Drinking Fountains:** (602)

- A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN.
- KNEE AND TOE SPACE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.
- SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE DRINKING FOUNTAINS SHALL BE 36" MAX ABOVE THE FLOOR.
- SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38" MIN AND 43" MAX ABOVE THE FLOOR.

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REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

2085 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

ACCESSIBILITY DETAILS

SHEET NO.

A702

Drawn | Author
Checked | Checker

Printed: 10/25/2023 9:38:56 PM

ACCESSIBILITY (ICC A117.1-2009)

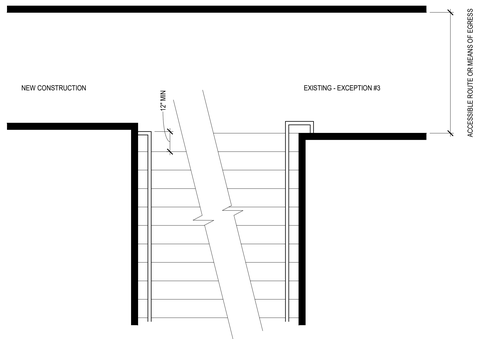
RAMPS AND HANDRAILS

1. **RAMPS**
- RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12 (405.2)
- EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES, RAMPS SHALL BE PERMITTED TO SHAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.
- MAX CROSS SLOPE OF 1:48 (405.3)
- FLOOR SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 302. (405.4)
- THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36" MIN. HANDRAILS AND HANDRAIL SUPPORTS THAT ARE PROVIDED ON THE RAMP RUN SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN. (405.5)
- THE MAX RISE FOR ANY RAMP RUN SHALL BE 30" MAX. (405.6).
- RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505 (405.8)

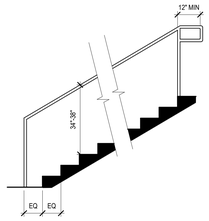
2. **LANDINGS**
- RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND OP OF EACH RAMP RUN. (405.7)
- LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302. (405.7.1)
- CLEAR WIDTH OF LANDINGS SHALL BE AT LEST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. (405.7.2)
- LANDINGS SHALL HAVE A CLEAR LENGTH OF 60" MIN. (405.7.3)
- RAMPS THAT CHANGE DIRECTION AT RAMP LANDINGS SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3. (405.7.4)
- WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 404.2.3 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. (405.7.5)
- WHERE A DOOR THAT IS SUBJECT TO LOCKING IS LOCATED ADJACENT TO A RAMP LANDING, THE LANDING SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3 (405.7.5)

3. **HANDRAILS**
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS (505.2)
- HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH SECTIONS 505.10 AND 307. (505.3)
- TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE AT A CONSISTENT HEIGHT BETWEEN 34" MIN AND 38" MAX VERTICALLY ABOVE STAIR NOSINGS, RAMP SURFACES AND WALKING SURFACES. (505.4)
- CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE AND ADJACENT SURFACES SHALL BE 1-1/2" MIN. (505.5)
- GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. (505.6)
- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MIN AND 2" MAX. (505.7.1)
- HANDRAILS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4" MIN AND 6-1/4" MAX, AND A CROSS-SECTION DIMENSION OF 2-1/4" MAX. (505.7.2)
- HANDRAILS, AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED. (505.8)

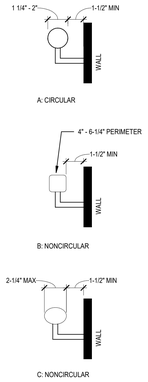
3. **HANDRAILS (CONT.)**
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (505.9)
- HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS. (505.10)
- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MIN. BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. (505.10.1)
- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. (505.10.2)
- AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. (505.10.3)



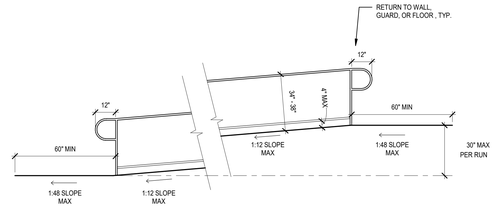
STAIR AND HANDRAIL EXTENSIONS



STAIR AND HANDRAIL EXTENSIONS



HANDRAIL CROSS SECTIONS (505.7)

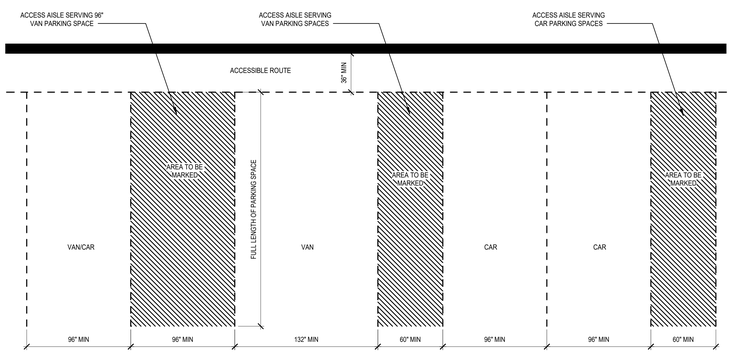


RAMP AND HANDRAIL EXTENSIONS

PARKING & SITE ELEMENTS

4. **PARKING**
- CAR PARKING SPACES SHALL BE 96" MIN IN WIDTH. VAN PARKING SPACES SHALL BE 132" MIN IN WIDTH. (502.2)
- EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 96" MIN IN WIDTH WHERE THE ADJACENT ACCESS AISLE IS 96" MIN IN WIDTH (502.2)
- CAR AND VAN PARKING SPACES SHALL BE MARKED TO DEFINE THE WIDTH. WHERE PARKING SPACES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS OF PARKING SPACES AND ADJACENT ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS. (502.3)
- EXCEPTION: WHEN NOT PARKING NEXT TO AN ADJACENT PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE. (502.3)
- PARKING SPACES SHALL COMPLY WITH SECTION 302 AND HAVE SURFACE SLOPES NOT STEEPER THAN 1:48 (502.5)
- A VERTICAL CLEARANCE OF 98" MIN SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: PARKING SPACES FOR VANS, THE ACCESS AISLES SERVING PARKING SPACES FOR VANS, AND THE VEHICULAR ROUTES SERVING PARKING SPACES FOR VANS (502.6)

5. **ACCESS AISLE**
- ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. (502.4.1)
- ACCESS AISLES SHALL NOT OVERLAP WITH THE VEHICULAR WAY. (502.4.1)
- PARKING SPACES SHALL BE PERMITTED TO HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. (502.4.1)
- VAN PARKING SPACES THAT ARE ANGLES SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. (502.4.1)
- ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60" MIN IN WIDTH (502.4.2)
- ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE (502.4.3)
- ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (502.4.4)
- ACCESS AISLES SHALL COMPLY WITH SECTION 302 AND HAVE SURFACE SLOPES NOT STEEPER THAN 1:48 (502.5)
- ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. (502.5)
- NO COLUMNS ALLOWED INSIDE AISLES



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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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10/25/2021	GMP SET

SHEET TITLE

ACCESSIBILITY DETAILS

SHEET NO.

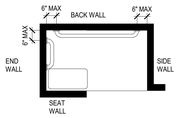
A703

Drawn Author
Checked Checker

Printed: 10/25/2023 9:39:57 PM

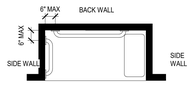
ACCESSIBILITY (ICC A117.1-2009)

SHOWER COMPARTMENTS



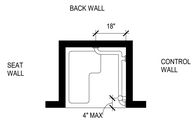
7. **GRAB BARS IN ALTERNATE ROLL-IN-TYPE SHOWER** - (608.3.3)

- IN ALTERNATE ROLL-IN-TYPE SHOWERS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE END WALL ADJACENT TO THE SEAT.



6. **GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER:** (608.3.2)

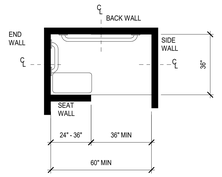
- IN STANDARD ROLL-IN TYPE SHOWERS, A GRAB BAR SHALL BE PROVIDED ON THE BACK WALL BEGINNING AT THE EDGE OF THE SEAT. THE GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. THE BACK WALL GRAB BAR SHALL EXTEND THE LENGTH OF THE WALL BUT SHALL NOT BE REQUIRED TO EXCEED 48" IN LENGTH.
- WHERE A SIDE WALL IS PROVIDED OPPOSITE THE SEAT WITHIN 72" OF THE SEAT WALL, A GRAB BAR SHALL BE PROVIDED ON THE SIDE WALL OPPOSITE THE SEAT. THE SIDE WALL GRAB BAR SHALL EXTEND THE LENGTH OF THE WALL BUT SHALL NOT BE REQUIRED TO EXCEED 30" IN LENGTH.
- GRAB BARS SHALL BE 6" MAXIMUM FROM THE ADJACENT WALL.



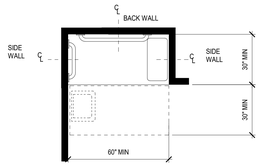
5. **GRAB BARS IN TRANSFER-TYPE SHOWER** - (608.3.1)

4. **GRAB BARS:** (608.3)

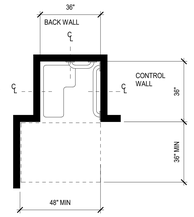
- WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FLOOR
- EXCEPTION: GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN A SHOWER FOR A SINGLE OCCUPANT, ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE, PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SECTION 608.3
- HORIZONTAL GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND ON THE BACK WALL TO A POINT 18" FROM THE CONTROL WALL (608.3.1.1)
- A VERTICAL GRAB BAR 18" MIN. IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL 3" MIN. AND 6" MAX. ABOVE THE HORIZONTAL GRAB BAR, AND 4" MAX. INWARD FROM THE FRONT EDGE OF THE SHOWER.



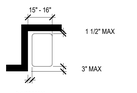
3. **ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE** - (608.2.3)



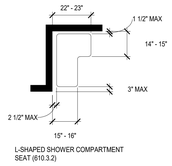
2. **STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE** - (608.2.2)



1. **TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE** - (608.2.1)



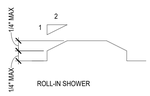
RECTANGULAR SHOWER COMPARTMENT SEAT (610.3.1)



L-SHAPED SHOWER COMPARTMENT SEAT (610.3.2)

13. **SHOWER COMPARTMENT SEATS:** (610.3)

- THE HEIGHT OF SHOWER COMPARTMENT SEATS SHALL BE 17" MIN AND 19" MAX ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT.
- IN TRANSFER-TYPE AND ALTERNATE ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND ALONG THE SEAT WALL TO A POINT WITHIN 3" OF THE COMPARTMENT ENTRY.
- IN STANDARD ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND FROM THE CONTROL WALL TO A POINT WITHIN 3" OF THE COMPARTMENT ENTRY.
- SEATS SHALL COMPLY WITH SECTION 610.3.1 OR 610.3.2

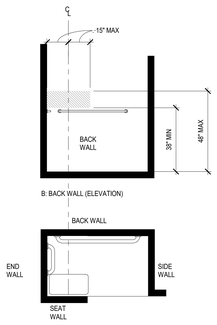


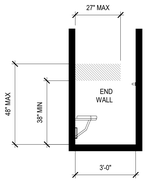
12. **THRESHOLDS:** (608.6)

- THRESHOLDS IN ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL BE 1/2" MAX IN HEIGHT IN ACCORDANCE WITH SECTION 303. IN TRANSFER TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" MAX IN HEIGHT SHALL BE BEVELED, ROUNDED, OR VERTICAL
- EXCEPTION: IN EXISTING FACILITIES, IN TRANSFER-TYPE SHOWER COMPARTMENTS WHERE PROVISION OF A THRESHOLD 1/2" IN HEIGHT WOULD DISTURB THE STRUCTURAL REINFORCEMENT OF THE FLOORSLAB, A THRESHOLD 2" MAX IN HEIGHT SHALL BE PERMITTED

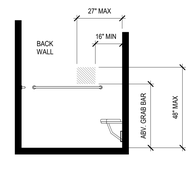
11. **HAND SHOWERS:** (608.5)

- A HAND SHOWER WITH A HOSE 59" MIN. IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED.
- THE HAND SHOWER SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

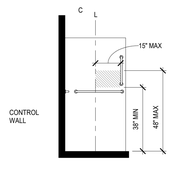




10. **ALTERNATE ROLL-IN SHOWERS** (608.4.3)



9. **STANDARD ROLL-IN-TYPE SHOWER CONTROL AND HAND SHOWER LOCATION W/ SEAT** - (608.4.2)



8. **TRANSFER-TYPE SHOWER CONTROLS AND HAND SHOWER LOCATION** - (608.4.1)

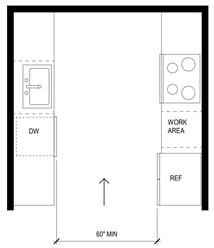
KITCHENS AND KITCHENETTES

17. **APPLIANCES**

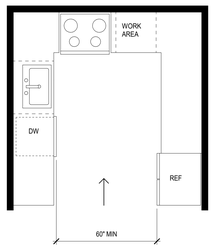
- A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE (804.5.1)
- ALL APPLIANCE CONTROLS SHALL COMPLY WITH SECTION 309. EXCEPTION: (1) APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.4 (2) BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.3 (804.5.2)
- A CLEAR FLOOR SPACE POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK (804.5.3)

16. **WORK SPACE**

- AT LEAST ONE WORK SURFACE SHALL BE PROVIDED IN ACCORDANCE TO SECTION 902.
- EXCEPTION: SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO PROVIDE AN ACCESSIBLE WORK SURFACE. (804.3)
- A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. (902.2)
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE EXPOSED PORTIONS OF DINING SURFACES AND WORK SURFACES. (902.3)
- THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28" MIN AND 34" MAX IN HEIGHT ABOVE THE FLOOR (902.4)



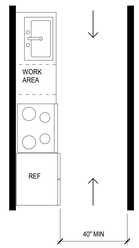
B: PARALLEL COUNTER



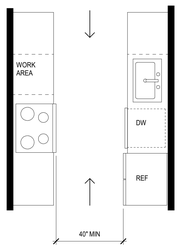
A: WRAPPED COUNTER

15. **U-SHAPED KITCHENS:** (804.2.2)

- IN KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.



B: ONE SIDED KITCHEN



A: TWO SIDED KITCHEN

14. **PASS-THROUGH KITCHENS:** (804.2.1)

- IN PASS-THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- PASS-THROUGH KITCHENS SHALL HAVE TWO ENTRIES

20. **REFRIGERATOR / FREEZER** (804.5.6)

- COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54" MAX ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAX HEIGHTS POSSIBLE IN THE COMPARTMENT.
- A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR /FREEZER, SHALL BE PROVIDED.
- THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE APPLIANCE.

19. **OVEN**

- A CLEAR FLOOR SPACE SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN. (804.5.5.1)
- SIDE-HINGED DOOR OVENS SHALL HAVE A WORK SURFACE COMPLYING WITH SECTION 804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR. (804.5.5.2)
- BOTTOM-HINGED DOOR OVENS SHALL HAVE A WORKS SURFACE COMPLYING WITH SECTION 804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR. (804.5.5.3)
- THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS. (804.5.5.4)

18. **COOKTOP**

- A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE COOKTOP, SHALL BE PROVIDED. (804.5.4.1)
- WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. (804.5.4.2)
- WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A PARALLEL APPROACH, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. (804.5.4.3)
- THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS. (804.5.4.4)

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

ACCESSIBILITY DETAILS

SHEET NO.

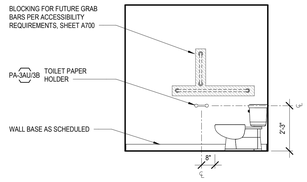
A704

Drawn | Author
Checked | Checker

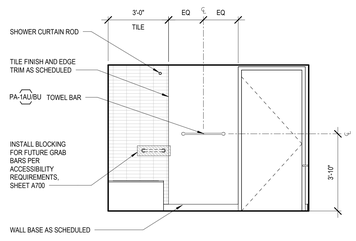
Printed: 10/25/2023 5:38:09 PM

GENERAL - INTERIOR ELEVATION NOTES

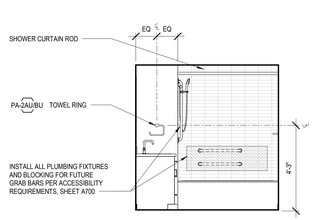
1. SEE A700-A704 FOR ADDITIONAL ACCESSIBLE INFORMATION REQUIREMENTS.
2. INSTALL 2x6 BLOCKING FOR GRAB BARS IN ALL BATHROOMS ON WALLS SURROUNDING WATER CLOSET, BATHTUB & SHOWER. SEE SHEET 1/A710 FOR BLOCKING LENGTH & LOCATIONS. INSTALL GRAB BARS ONLY IN TYPE A UNITS.
3. SEE ARCHITECTURAL FLOOR PLANS FOR BATHROOM ACCESSORIES QUANTITY & LOCATIONS. INSTALL TOWEL BAR @ 48" AFF U.N.O. INSTALL TOILET PAPER HOLDER @ 20" AFF.
4. SEE ARCHITECTURAL REFLECTED CEILING PLANS (A251-A254) FOR SOFFIT LOCATIONS.
5. ALL APPLIANCES (TAGGED EQP-) AND PLUMBING FIXTURES (TAGGED PF-) ARE SCHEDULED ON INTERIOR DESIGN SHEETS. REF: SHEET ID-002



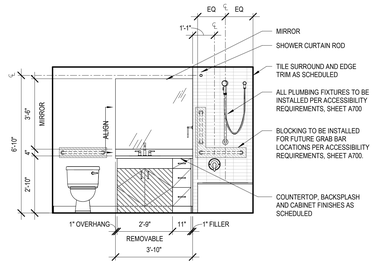
1D BATH TYPE A.1 - ELEVATION D
3/8" = 1'-0"



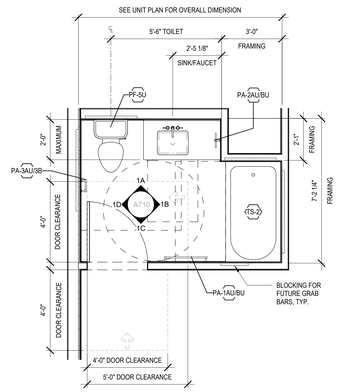
1C BATH TYPE A.1 - ELEVATION C
3/8" = 1'-0"



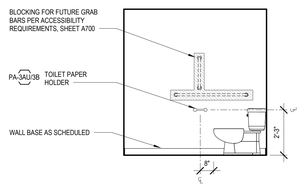
1B BATH TYPE A.1 - ELEVATION B
3/8" = 1'-0"



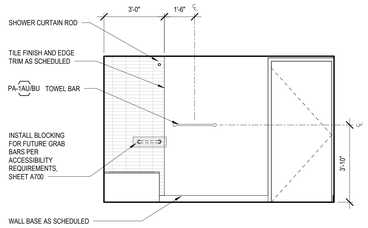
1A BATH TYPE A.1 - ELEVATION A
3/8" = 1'-0"



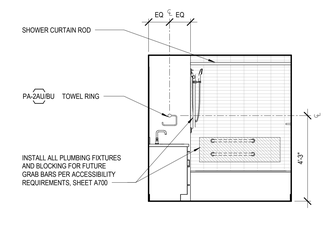
1 BATH TYPE A.1 - PLAN
3/8" = 1'-0"



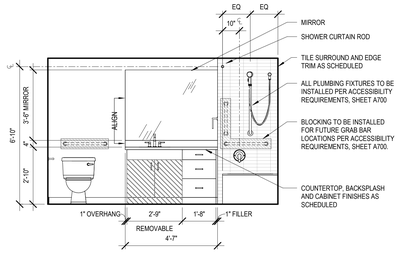
2D BATH TYPE A.2 - ELEVATION D
3/8" = 1'-0"



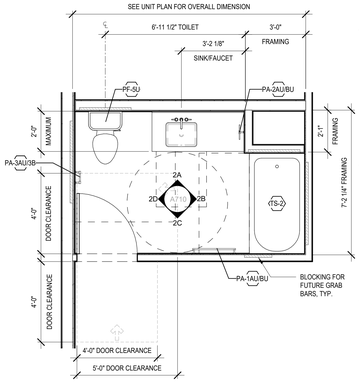
2C BATH TYPE A.2 - ELEVATION C
3/8" = 1'-0"



2B BATH TYPE A.2 - ELEVATION B
3/8" = 1'-0"



2A BATH TYPE A.2 - ELEVATION A
3/8" = 1'-0"



2 BATH TYPE A.2 - PLAN
3/8" = 1'-0"

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DRAWING ISSUE

Date	Description
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT BATHROOMS - TYPE A

SHEET NO.

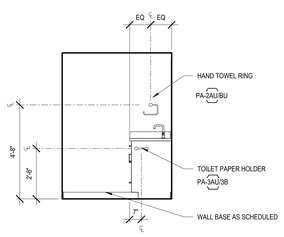
A710

Drawn
Checked

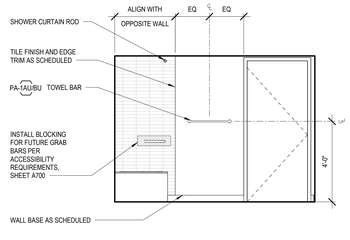
Printed: 10/25/2023 9:39:05 PM

GENERAL - INTERIOR ELEVATION NOTES

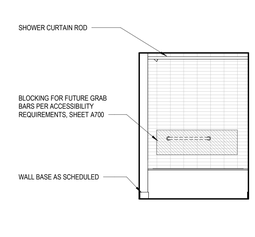
1. SEE A700-A704 FOR ADDITIONAL ACCESSIBLE INFORMATION REQUIREMENTS.
2. INSTALL 2x6 BLOCKING FOR GRAB BARS IN ALL BATHROOMS ON WALLS SURROUNDING WATER CLOSET, BATHTUB & SHOWER. SEE SHEET 1/A710 FOR BLOCKING LENGTH & LOCATIONS. INSTALL GRAB BARS ONLY IN TYPE A UNITS.
3. SEE ARCHITECTURAL FLOOR PLANS FOR BATHROOM ACCESSORIES QUANTITY & LOCATIONS. INSTALL TOWEL BAR @ 48" AFF U.N.O. INSTALL TOILET PAPER HOLDER @ 20" AFF.
4. SEE ARCHITECTURAL REFLECTED CEILING PLANS (A251-A254) FOR SOFFIT LOCATIONS.
5. ALL APPLIANCES (TAGGED EQP-) AND PLUMBING FIXTURES (TAGGED PF-) ARE SCHEDULED ON INTERIOR DESIGN SHEETS; REF: SHEET D-002



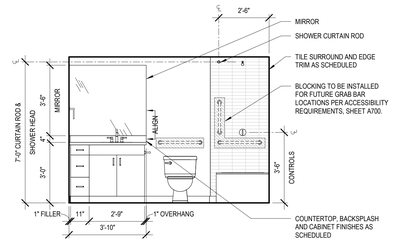
1D BATH TYPE B.1 - ELEVATION D
3/8" = 1'-0"



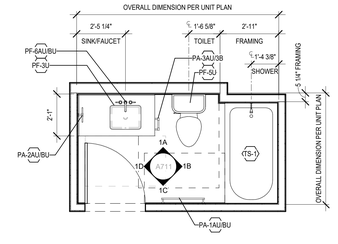
1C BATH TYPE B.1 - ELEVATION C
3/8" = 1'-0"



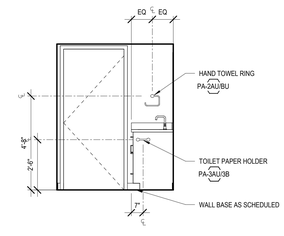
1B BATH TYPE B.1 - ELEVATION B
3/8" = 1'-0"



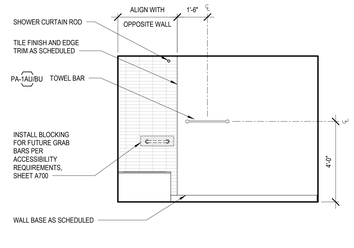
1A BATH TYPE B.1 - ELEVATION A
3/8" = 1'-0"



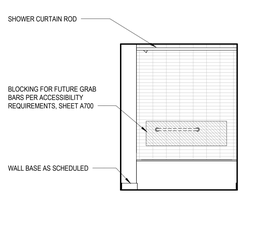
1 BATH TYPE B.1 - PLAN
3/8" = 1'-0"



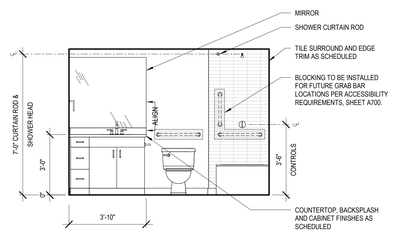
2D BATH TYPE B.2 - ELEVATION D
3/8" = 1'-0"



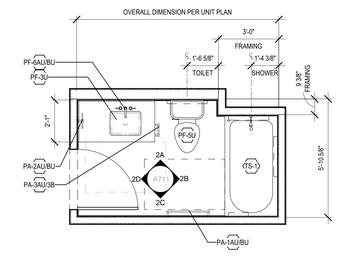
2C BATH TYPE B.2 - ELEVATION C
3/8" = 1'-0"



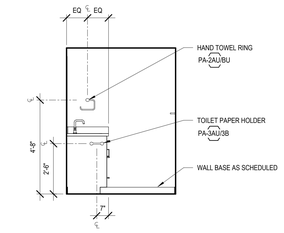
2B BATH TYPE B.2 - ELEVATION B
3/8" = 1'-0"



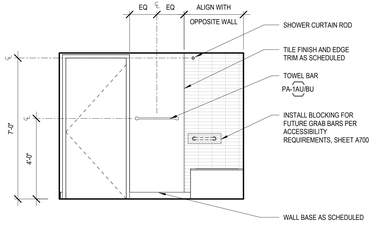
2A BATH TYPE B.2 - ELEVATION A
3/8" = 1'-0"



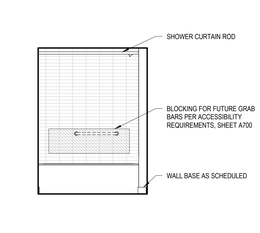
2 BATH TYPE B.2 - PLAN
3/8" = 1'-0"



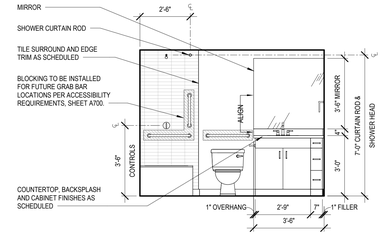
3D BATH TYPE B.3 - ELEVATION D
3/8" = 1'-0"



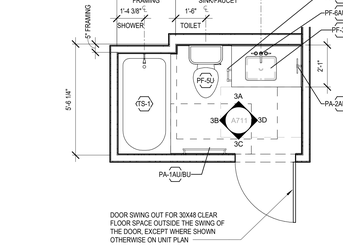
3C BATH TYPE B.3 - ELEVATION C
3/8" = 1'-0"



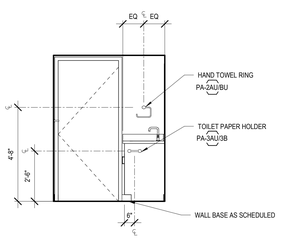
3B BATH TYPE B.3 - ELEVATION B
3/8" = 1'-0"



3A BATH TYPE B.3 - ELEVATION A
3/8" = 1'-0"



3 BATH TYPE B.3 - PLAN
3/8" = 1'-0"



4D BATH TYPE B.4 - ELEVATION D
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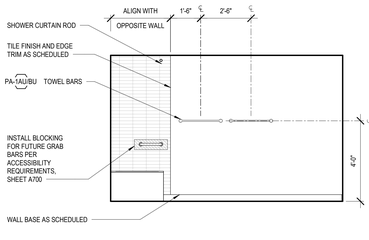
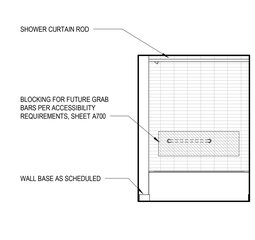
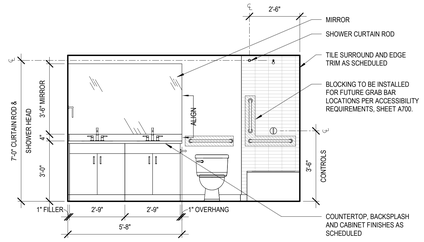


4C BATH TYPE B.4 - ELEVATION C
3/8" = 1'-0"



4B BATH TYPE B.4 - ELEVATION B
3/8" = 1'-0"



4A BATH TYPE B.4 - ELEVATION A
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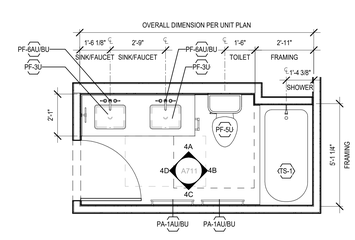
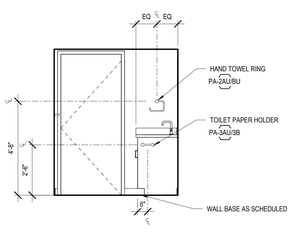


4 BATH TYPE B.4 - PLAN
3/8" = 1'-0"



5D BATH TYPE B.5 - ELEVATION D
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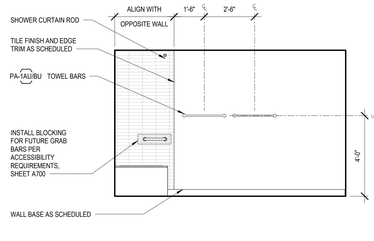
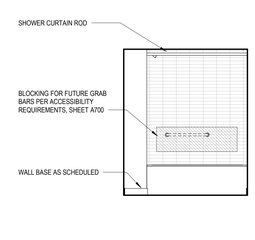
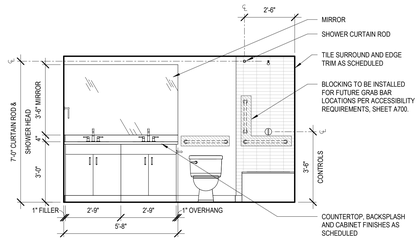


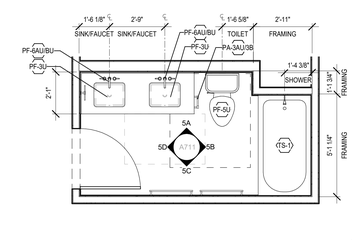
5C BATH TYPE B.5 - ELEVATION C
3/8" = 1'-0"



5B BATH TYPE B.5 - ELEVATION B
3/8" = 1'-0"



5A BATH TYPE B.5 - ELEVATION A
3/8" = 1'-0"



5 BATH TYPE B.5 - PLAN
3/8" = 1'-0"

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REGISTERED ARCHITECT
PAUL JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2905 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT BATHROOMS - TYPE B

SHEET NO.

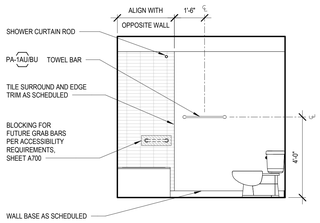
A711

Drawn	Author
Checked	Checker

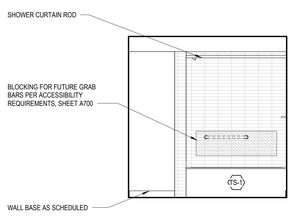
Printed: 10/25/2023 9:39:13 PM

GENERAL - INTERIOR ELEVATION NOTES

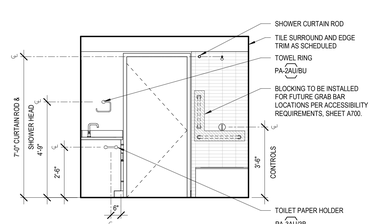
1. SEE A700-A704 FOR ADDITIONAL ACCESSIBLE INFORMATION REQUIREMENTS.
2. INSTALL 2x6 BLOCKING FOR GRAB BARS IN ALL BATHROOMS ON WALLS SURROUNDING WATER CLOSET, BATHTUB & SHOWER. SEE SHEET 1/A710 FOR BLOCKING LENGTH & LOCATIONS. INSTALL GRAB BARS ONLY IN TYPE A UNITS.
3. SEE ARCHITECTURAL FLOOR PLANS FOR BATHROOM ACCESSORIES QUANTITY & LOCATIONS. INSTALL TOWEL BAR @ 48" AFF U.N.O. INSTALL TOILET PAPER HOLDER @ 20" AFF.
4. SEE ARCHITECTURAL REFLECTED CEILING PLANS (A251-A254) FOR SOFFIT LOCATIONS.
5 ALL APPLIANCES (TAGGED EQP-) AND PLUMBING FIXTURES (TAGGED PF-) ARE SCHEDULED ON INTERIOR DESIGN SHEETS; REF: SHEET ID-002



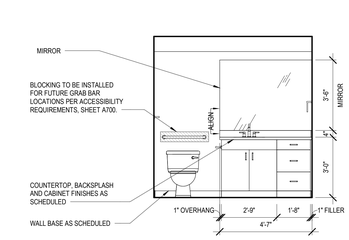
1D BATH TYPE B.6 - ELEVATION D
3/8" = 1'-0"



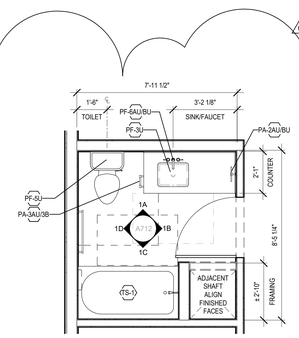
1C BATH TYPE B.6 - ELEVATION C
3/8" = 1'-0"



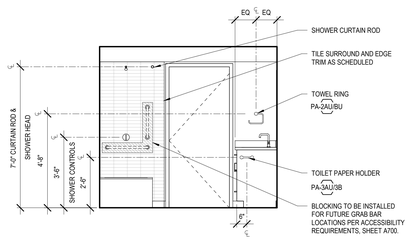
1B BATH TYPE B.6 - ELEVATION B
3/8" = 1'-0"



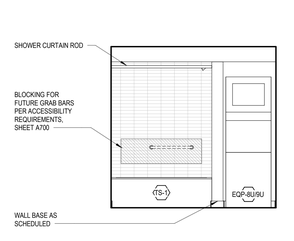
1A BATH TYPE B.6 - ELEVATION A
3/8" = 1'-0"



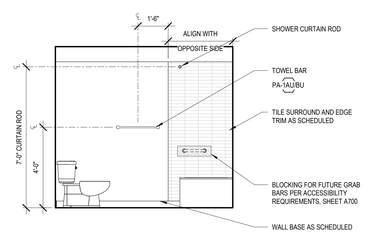
1 BATH TYPE B.6 - PLAN
3/8" = 1'-0"



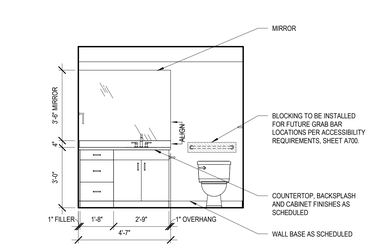
2D BATH TYPE B.7 - ELEVATION D
3/8" = 1'-0"



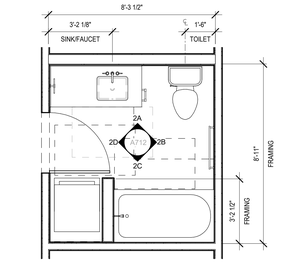
2C BATH TYPE B.7 - ELEVATION C
3/8" = 1'-0"



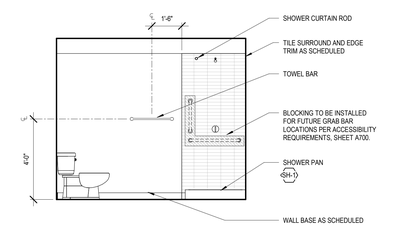
2B BATH TYPE B.7 - ELEVATION B
3/8" = 1'-0"



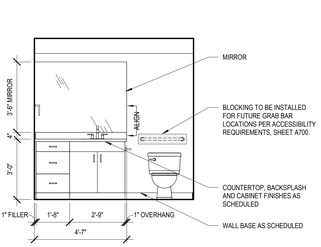
2A BATH TYPE B.7 - ELEVATION A
3/8" = 1'-0"



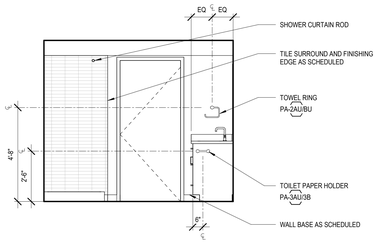
2 BATH TYPE B.7 - PLAN
3/8" = 1'-0"



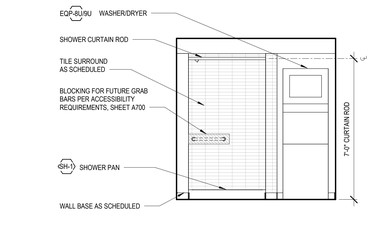
3D BATH TYPE B.8 - ELEVATION D
3/8" = 1'-0"



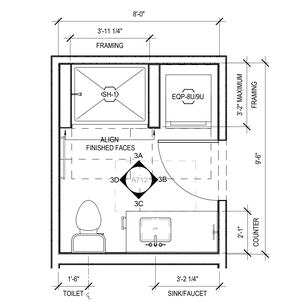
3C BATH TYPE B.8 - ELEVATION C
3/8" = 1'-0"



3B BATH TYPE B.8 - ELEVATION B
3/8" = 1'-0"



3A BATH TYPE B.8 - ELEVATION A
3/8" = 1'-0"



3 BATH TYPE B.8 - PLAN
3/8" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT BATHROOMS - TYPE B

SHEET NO.

A712

Drawn Author
Checked Checker

Printed: 10/25/2023 9:39:19 PM

ELEVATION NOTES -

TYPE A

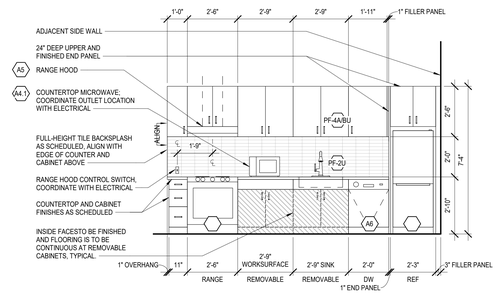
KITCHENS:

1. FAUCET CONTROLS ARE TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. 30" X 48" CLEAR FLOOR SPACE PROVIDED AS FOLLOWS:
   - A. SINK - FHA/ANSI FRONT APPROACH
   - B. WORKSURFACE - FHA/ANSI FRONT APPROACH
   - C. DISHWASHER - ANSI FRONT APPROACH
   - D. RANGE - ANSI FRONT APPROACH
   - E. REFRIGERATOR - ANSI PARALLEL APPROACH, OFFSET

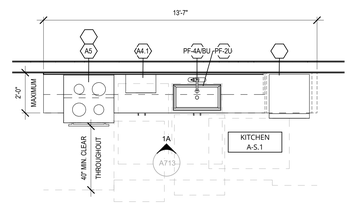
TYPE B

KITCHENS:

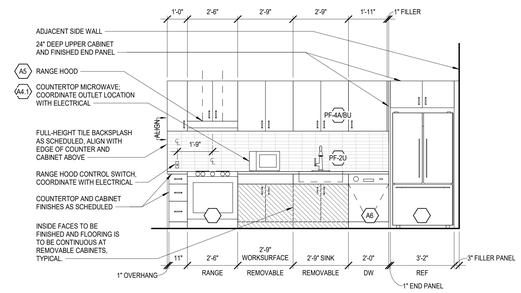
1. FAUCET CONTROLS ARE TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. 30" X 48" CLEAR FLOOR SPACE PROVIDED AS FOLLOWS:
   - A. SINK - FHA/ANSI PARALLEL APPROACH
   - B. DISHWASHER - ANSI FRONT APPROACH
   - C. RANGE - FHA/ANSI PARALLEL APPROACH
   - D. REFRIGERATOR - ANSI PARALLEL APPROACH, OFFSET



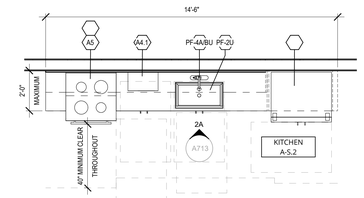
1A KITCHEN TYPE A-S.1 - ELEVATION
3/8" = 1'-0"



1 KITCHEN TYPE A-S.1 - PLAN
3/8" = 1'-0"



2A KITCHEN TYPE A-S.2 - ELEVATION
3/8" = 1'-0"



2 KITCHEN TYPE A-S.2 - PLAN
3/8" = 1'-0"

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT KITCHENS - TYPE A

SHEET NO.

A713

Drawn Author
Checked Checker

Printed: 10/25/2023 9:39:22 PM

ELEVATION NOTES -

TYPE A

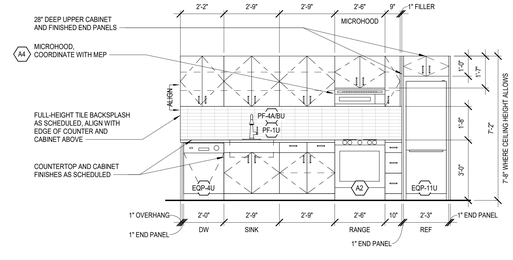
KITCHENS:

1. FAUCET CONTROLS ARE TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. 30" X 48" CLEAR FLOOR SPACE PROVIDED AS FOLLOWS:
   - A. SINK - FHA/ANSI FRONT APPROACH
   - B. WORKSURFACE - FHA/ANSI FRONT APPROACH
   - C. DISHWASHER - ANSI FRONT APPROACH
   - D. RANGE - ANSI FRONT APPROACH
   - E. REFRIGERATOR - ANSI PARALLEL APPROACH, OFFSET

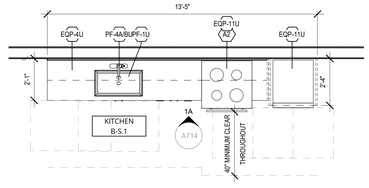
TYPE B

KITCHENS:

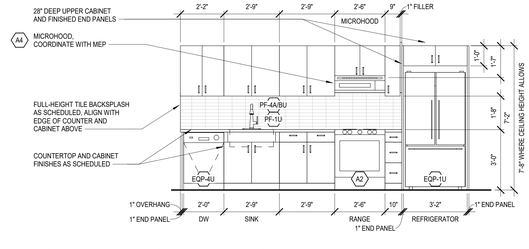
1. FAUCET CONTROLS ARE TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. 30" X 48" CLEAR FLOOR SPACE PROVIDED AS FOLLOWS:
   - A. SINK - FHA/ANSI PARALLEL APPROACH
   - B. DISHWASHER - ANSI FRONT APPROACH
   - C. RANGE - FHA/ANSI PARALLEL APPROACH
   - D. REFRIGERATOR - ANSI PARALLEL APPROACH, OFFSET



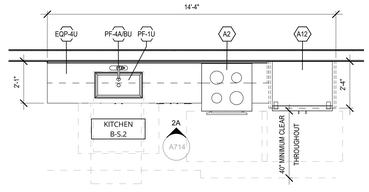
1A KITCHEN TYPE B-S.1 - ELEVATION
3/8" = 1'-0"



1 KITCHEN TYPE B-S.1 - PLAN
3/8" = 1'-0"



2A KITCHEN TYPE B-S.2 - ELEVATION
3/8" = 1'-0"



2 KITCHEN TYPE B-S.2 - PLAN
3/8" = 1'-0"

JA

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4088 REGISTERED ARCHITECT
RAYMOND JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE

UNIT KITCHENS - TYPE B

SHEET NO.

A714

Drawn Author
Checked Checker

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ELEVATION NOTES -

TYPE A

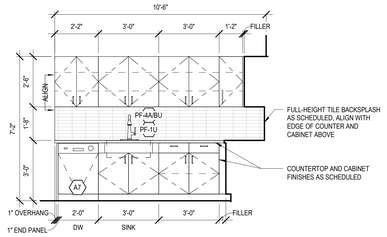
KITCHENS:

1. FAUCET CONTROLS ARE TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. 30" X 48" CLEAR FLOOR SPACE PROVIDED AS FOLLOWS:
   - A. SINK - FHA/ANSI FRONT APPROACH
   - B. WORKSURFACE - FHA/ANSI FRONT APPROACH
   - C. DISHWASHER - ANSI FRONT APPROACH
   - D. RANGE - ANSI FRONT APPROACH
   - E. REFRIGERATOR - ANSI PARALLEL APPROACH, OFFSET

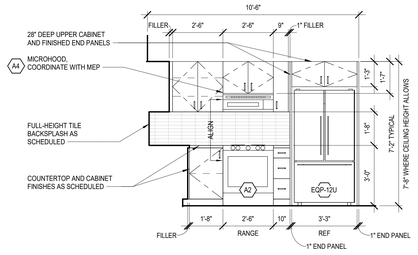
TYPE B

KITCHENS:

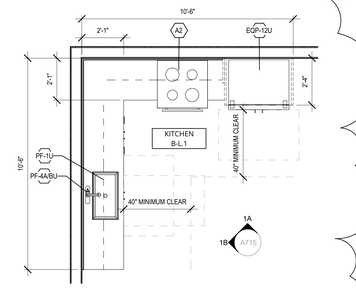
1. FAUCET CONTROLS ARE TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. 30" X 48" CLEAR FLOOR SPACE PROVIDED AS FOLLOWS:
   - A. SINK - FHA/ANSI PARALLEL APPROACH
   - B. DISHWASHER - ANSI FRONT APPROACH
   - C. RANGE - FHA/ANSI PARALLEL APPROACH
   - D. REFRIGERATOR - ANSI PARALLEL APPROACH, OFFSET



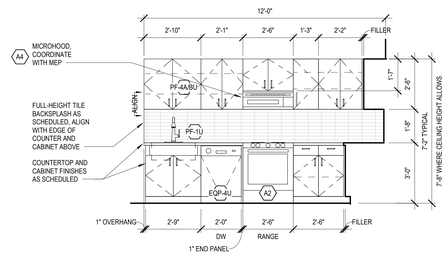
1B KITCHEN TYPE B-L.1 - ELEVATION 2
3/8" = 1'-0"



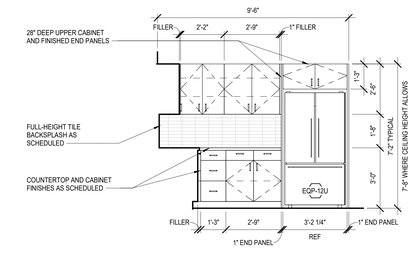
1A KITCHEN TYPE B-L.1 - ELEVATION 1
3/8" = 1'-0"



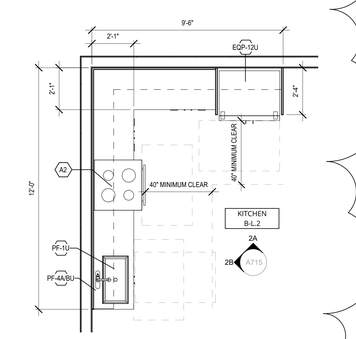
1 KITCHEN TYPE B-L.1 - PLAN
3/8" = 1'-0"



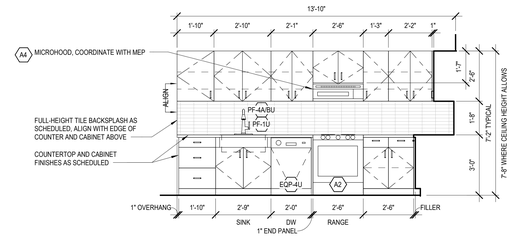
2B KITCHEN TYPE B-L.2 - ELEVATION 2
3/8" = 1'-0"



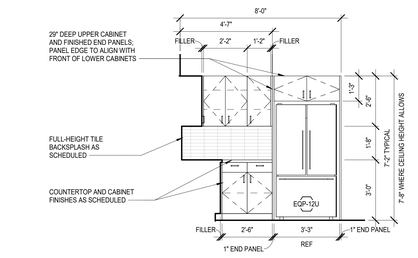
2A KITCHEN TYPE B-L.2 - ELEVATION 1
3/8" = 1'-0"



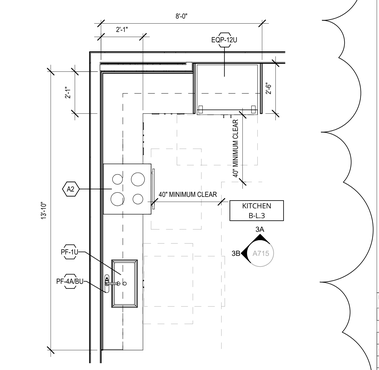
2 KITCHEN TYPE B-L.2 - PLAN
3/8" = 1'-0"



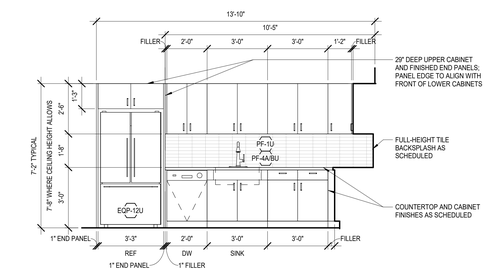
3B KITCHEN TYPE B-L.3 - ELEVATION 1
3/8" = 1'-0"



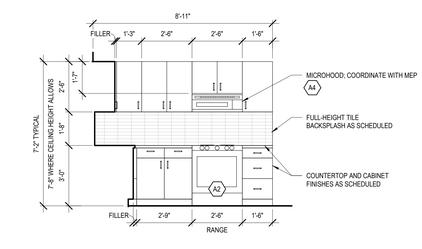
3A KITCHEN TYPE B-L.3 - ELEVATION 2
3/8" = 1'-0"



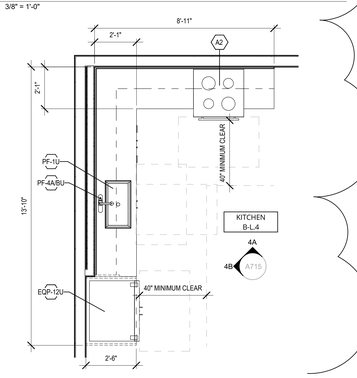
3 KITCHEN TYPE B-L.3 - PLAN
3/8" = 1'-0"



4B KITCHEN TYPE B-L.4 - ELEVATION B
3/8" = 1'-0"



4A KITCHEN TYPE B-L.4 - ELEVATION A
3/8" = 1'-0"



4 KITCHEN TYPE B-L.4 - PLAN
3/8" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

UNIT KITCHENS - TYPE B

SHEET NO.

A715

Drawn Author
Checked Checker

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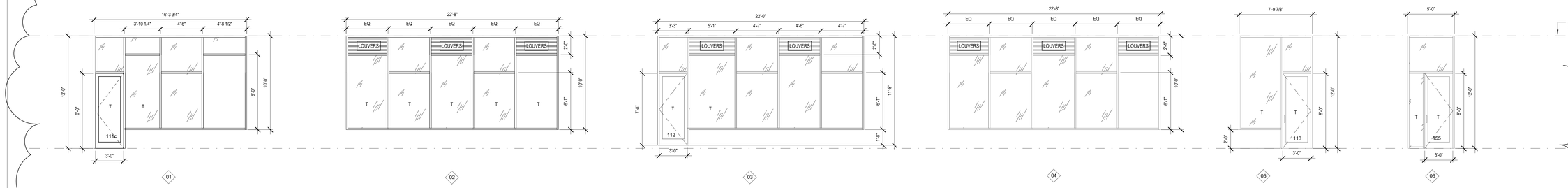
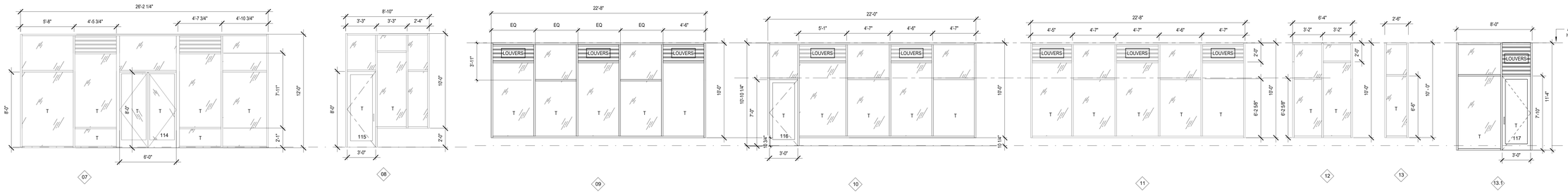
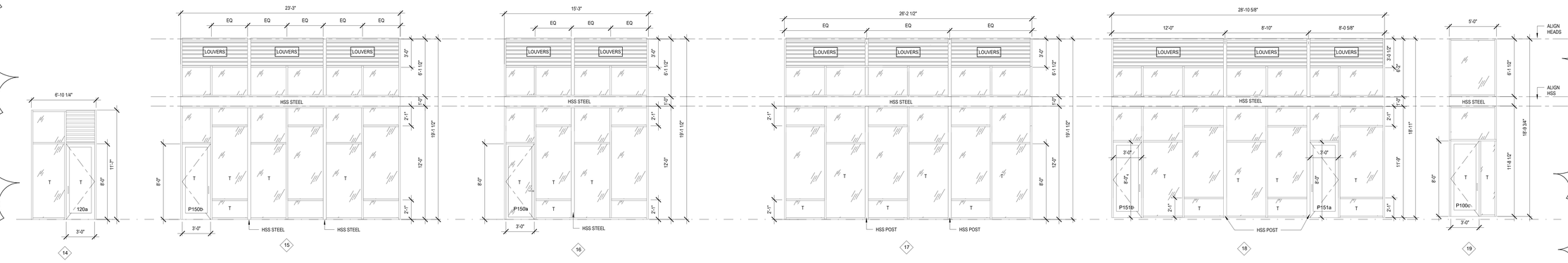
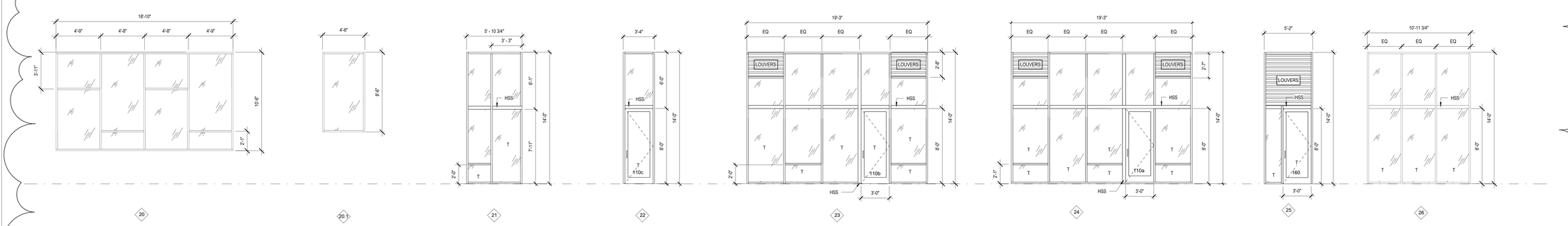
STOREFRONT NOTES

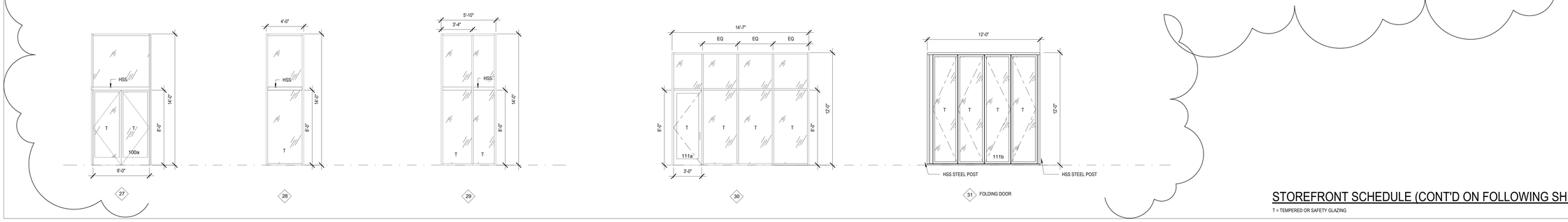
1. ALUMINUM STOREFRONT WALL SYSTEM TO BE ENGINEERED BY OTHERS. A DEFERRED PERMIT SUBMITTAL IS REQUIRED. ALL STRUCTURAL ELEMENTS, INCLUDING SUPPORTS, CONNECTIONS AND FRAMING MEMBERS SHALL BE JUSTIFIED BY CALCULATIONS AND DETAILED AS NECCESSARY TO FULLY DESCRIBE CONSTRUCTION











STOREFRONT SCHEDULE (CONT'D ON FOLLOWING SHEET)

T = TEMPERED OR SAFETY GLAZING

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REGISTERED ARCHITECT
RYAN JOHN S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

STOREFRONT SCHEDULE

SHEET NO.

A800

Drawn
Checked

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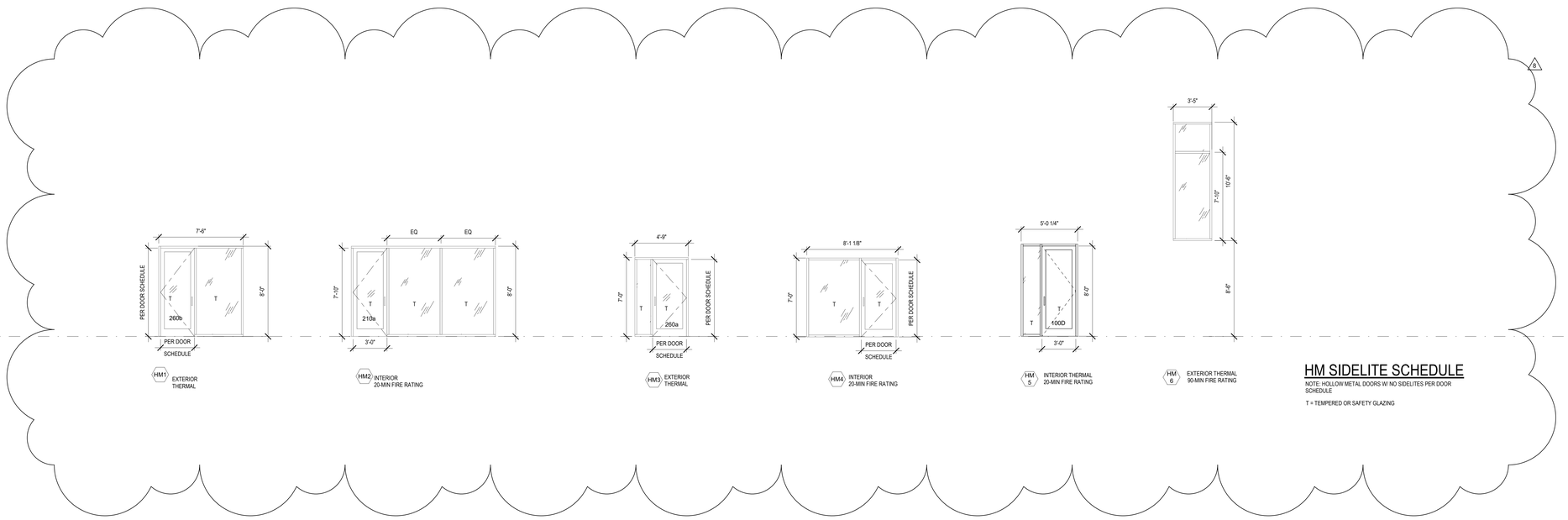
STOREFRONT NOTES

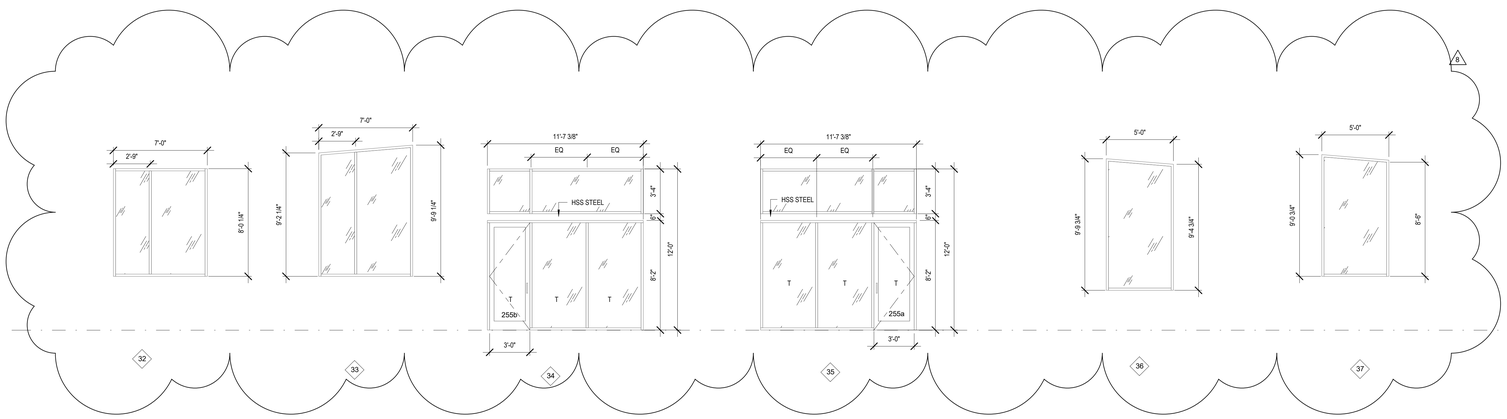
1. ALUMINUM STOREFRONT WALL SYSTEM TO BE ENGINEERED BY OTHERS. A DEFERRED PERMIT SUBMITTAL IS REQUIRED. ALL STRUCTURAL ELEMENTS, INCLUDING SUPPORTS, CONNECTIONS AND FRAMING MEMBERS SHALL BE JUSTIFIED BY CALCULATIONS AND DETAILED AS NECCESSARY TO FULLY DESCRIBE CONSTRUCTION



HM SIDELITE SCHEDULE

NOTE: HOLLOW METAL DOORS W/ NO SIDELITES PER DOOR SCHEDULE

T = TEMPERED OR SAFETY GLAZING



STOREFRONT SCHEDULE (CONT'D FROM PREVIOUS SHEET)

T = TEMPERED OR SAFTEY GLAZING

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

STOREFRONT (CONT'D) & HM SCHEDULES

SHEET NO.

A801

Drawn
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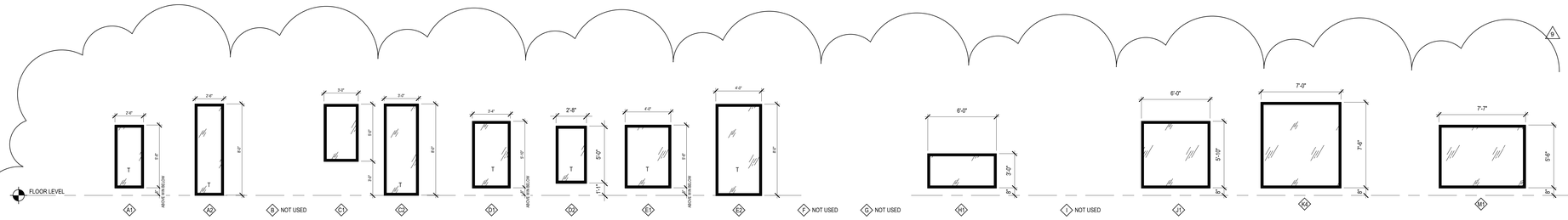
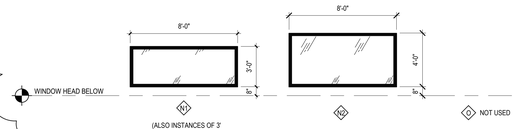
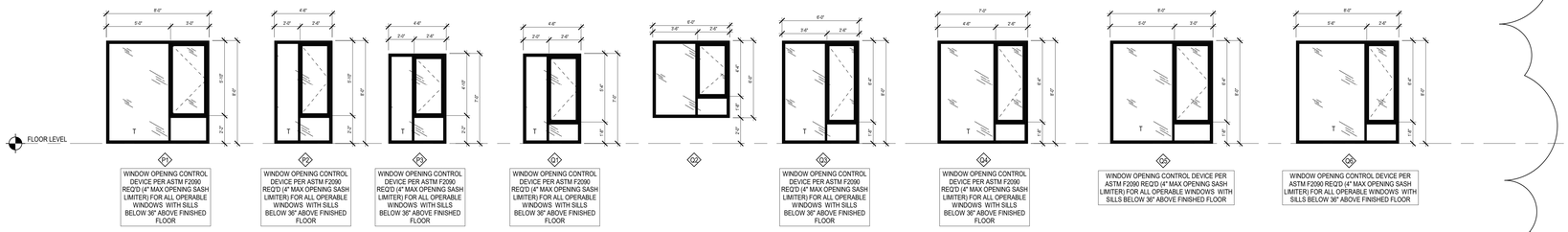
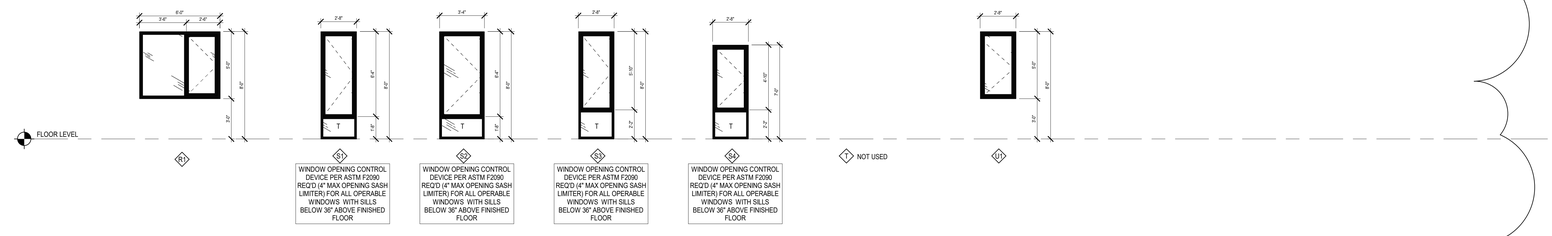
GENERAL - GLAZING NOTES

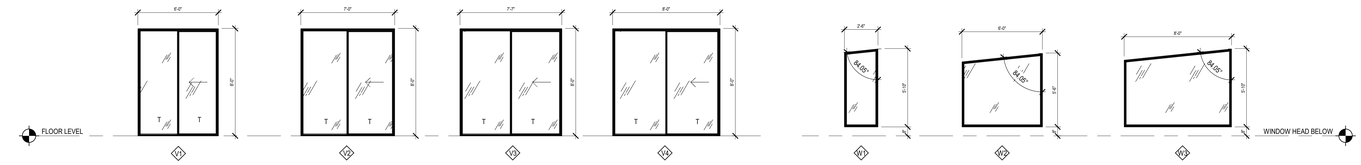
1. ALL WINDOW DIMENSIONS AND SIZES SHOWN ARE WINDOW SIZES. PROVIDE ROUGH OPENING 1/2" LARGER IN EACH DIRECTION FOR SHIM SPACE (OR PER MANUFACTURER).
2. ELEVATIONS VIEWED FROM EXTERIOR SIDE.
3. SEE ELEVATIONS FOR FLOOR LEVEL ELEVATIONS. WINDOW LEGEND REFELCTS MOST TYPICAL LOCATION ABOVE FINISHED FLOOR LEVEL BUT SOME INSTANCES MAY VARY IN ELEVATION
4. SEE ELEVATIONS FOR WINDOW OPERATION.
5. PER 2015 IBC SECTION 2406.3 HAZARDOUS LOCATIONS - PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS: GLAZING IN SWINGING OR SLIDING DOORS; GLAZING WITHIN 24" OF DOORS WHERE BOTTOM EDGE OF GLAZING <60" AFF; GLAZING PANELS >9SF WHERE BOTTOM <18" AFF AND TOP > 36" AFF; GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS <60IN ABOVE STAIRWAY, RAMP, OR LANDING WALKING SURFACES; GLAZING ABOVE BATHS/SHOWERS WHERE BOTTOM EDGE OF GLAZING <60 IN ABOVE STANDING SURFACE
6. ALL EGRESS WINDOWS SHALL MEET THE REQUIREMENTS OF 2015 IBC SECTION 1030: MIN NET CLR OPENING OF 5.7SF, 24" MIN HT, 20" MIN WIDTH, BOTTOM EDGE 44 IN MAX ABOVE FLOOR
7. PROVIDE OUTSIDE AIR INLETS (TRICKLE VENTS) AS REQUIRED BY 2015 IMC. WA AMENDED SECTION 403.6.1- 4 SQ IN NET FREE AREA OF SCREENED OPERABLE WINDOW OR TRICKLE VENT FOR EACH 10 CFM OF OUTDOOR AIR REQ'D BY TAB3.8.1
8. U-VALUES: FOR ALL WINDOW TYPES (NEW): U-VALUE = .28.
9. REQUIRED SHGC RATING FOR ALL GLAZING ON DRAWINGS: 0.35











WINDOW TYPE SCHEDULE					
MARK	TYPE	WIDTH	HEIGHT	AREA	COUNT (CONTRACTOR TO VERIFY)
A1	FIXED	2'-6"	5'-6"	14 SF	5
A2	FIXED	2'-6"	8'-0"	20 SF	36
C1	FIXED	3'-0"	3'-0"	9 SF	7
C2	FIXED	3'-0"	8'-0"	24 SF	3
D1	FIXED	3'-4"	5'-10"	19 SF	3
E1	FIXED	4'-0"	5'-6"	22 SF	2
E2	FIXED	4'-0"	8'-0"	32 SF	6
H1	FIXED	6'-0"	3'-0"	18 SF	14
J1	FIXED	6'-0"	5'-10"	35 SF	2
K4	FIXED	7'-0"	7'-6"	53 SF	4
M1	FIXED	7'-7"	5'-6"	42 SF	8
N1	FIXED	8'-0"	3'-0"	24 SF	2
N2	FIXED	2'-8"	5'-10"	16 SF	1
P1	FIXED+CASEMENT O/ FIXED	8'-0"	8'-0"	64 SF	36
P2	FIXED+CASEMENT O/ FIXED	4'-6"	8'-0"	36 SF	22
P3	FIXED+CASEMENT O/ FIXED	4'-6"	7'-0"	32 SF	1
Q1	FIXED+CASEMENT O/ FIXED	4'-6"	7'-0"	32 SF	1
Q2	FIXED+CASEMENT O/ FIXED	6'-0"	6'-0"	36 SF	4
Q3	FIXED+CASEMENT O/ FIXED	6'-0"	8'-0"	48 SF	113
Q4	FIXED+CASEMENT O/ FIXED	7'-0"	8'-0"	56 SF	23
Q5	FIXED+CASEMENT O/ FIXED	8'-0"	8'-0"	64 SF	18
Q6	FIXED+CASEMENT O/ FIXED	8'-0"	8'-0"	64 SF	10
R1	CASEMENT O/ FIXED	6'-0"	5'-0"	30 SF	1
S1	CASEMENT O/ FIXED	2'-8"	8'-0"	21 SF	17
S2	CASEMENT O/ FIXED	3'-4"	8'-0"	27 SF	27
S3	CASEMENT O/ FIXED	2'-8"	8'-0"	21 SF	2
S4	CASEMENT O/ FIXED	2'-8"	7'-0"	19 SF	1
U1	CASEMENT	3'-0"	4'-6"	14 SF	6
V1	SLIDER DOOR	6'-0"	8'-0"	48 SF	22
V2	SLIDER DOOR	7'-0"	8'-0"	56 SF	8
V3	SLIDER DOOR	7'-7"	8'-0"	61 SF	27
V4	SLIDER DOOR	8'-0"	8'-0"	64 SF	22
W1	FIXED TRAPEZOIDAL	2'-6"	5'-10"	15 SF	1
W2	FIXED TRAPEZOIDAL	6'-0"	5'-6"	33 SF	1
W3	FIXED TRAPEZOIDAL	8'-0"	5'-10"	47 SF	1

WINDOW SCHEDULE

1/4" = 1'-0"

T= TEMPERED/SAFETY GLAZING REQUIRED

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

WINDOW SCHEDULE

SHEET NO.

A802

Drawn
Checked

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DOOR AND FRAME SCHEDULE

MARK	TYPE	DOOR MATL	DOOR FIN	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THK	FRAME MATL	FRAME FIN	HEAD	JAMB	SILL	FIRE RATING LABEL	HDW SET	NOTES	LOCATION
LEVEL P-1															
HATCH 1	HATCH			4'-0"	1'-0 1/2"									PER CIVIL	
HATCH 2	HATCH			4'-0"	1'-0 1/2"									PER CIVIL	
HATCH 3	HATCH			4'-0"	1'-0 1/2"									PER CIVIL	
P100b	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			EXIT PASSAGEWAY
P100c	CC	ALUM/GL	MFR	3'-0"	8'-0"	1 3/4"	ALUM	MFR						THERMAL	EXIT PASSAGEWAY
P101a	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							TRASH
P101b	KK	MFR	PT	9'-0"	7'-0"	1 3/4"	MFR	PT							TRASH
P101c	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			TRASH
P102a	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			MAIN ELEC / METER RM #1
P102b	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							MAIN ELEC / METER RM #1
P104	A	HM	PT	3'-0"	7'-0"	1 1/2"	HM	PT							WATER
P112	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							STORAGE
P116	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							
P150a	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	A-RESTAURANT
P150b	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	A-RESTAURANT
P150c	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							A-RESTAURANT
P151a	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	B-RESTAURANT
P151b	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	B-RESTAURANT
P151c	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							RTL RESTROOMS
P152a	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							RTL RESTROOMS
P152b	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							RTL RESTROOMS
P154	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							ELEC METER RM #3 AND COMM RM
PS1	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN		THERMAL	RES PARKING
PS2	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN		THERMAL	STAIR #2
PS3	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN		THERMAL	STAIR #3
PVE1	HH	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				0 MIN		THERMAL	ELEV #1 VEST
PVE2A	HH	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							ELEV #2 VEST
PVE2B	HH	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							ELEV #2 VEST
PVE3	HH	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							ELEV #3 VEST
LEVEL 1															
1S1b	HH	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			
1S2	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			NORTH LOBBY
1S3a	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			EXIT PASSAGEWAY
1S3b	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #3
1VE3a	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							ELEV VEST
1VE3b	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							ELEV VEST
100a	DD	ALUM/GL	F FIN	6'-0"	8'-0"	1 3/4"	ALUM	F FIN				0 MIN		THERMAL	
100a2	DD	ALUM/GL	F FIN	6'-0"	7'-10"	1 3/4"	ALUM	F FIN				0 MIN		THERMAL	LEASING LOBBY
100b	CC	HM	PT	3'-0"	8'-0"	1 3/4"	HM	PT							OFFICE
100b2	H			5'-0"	6'-8"	1 1/2"						0 MIN			
100c	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							
100d	HH	HM	PT	3'-0"	8'-0"	1 3/4"	HM	PT				20 MIN		THERMAL	
110a	CC			3'-0"	7'-10"	1 3/4"									C - RETAIL
110b	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	C - RETAIL
110c	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	C - RETAIL
110d	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							C - RETAIL
111a	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	D-RESTAURANT
111b	EE	ALUM/GL	F FIN	12'-0"	12'-0"	1 3/4"	ALUM	F FIN				0 MIN		THERMAL	D-RESTAURANT
111c	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	D-RESTAURANT
112	CC	ALUM/GL	F FIN	3'-0"	7'-8"	1 3/4"	ALUM	F FIN						THERMAL	E RETAIL
113	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	F - RETAIL
114	DD	ALUM/GL	F FIN	6'-0"	8'-0"	1 3/4"	ALUM	F FIN				0 MIN		THERMAL	G - RETAIL
115	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	H - RETAIL
116	CC	ALUM/GL	F FIN	3'-0"	7'-0"	1 3/4"	ALUM	F FIN						THERMAL	I - RETAIL
117	CC	ALUM/GL	F FIN	3'-0"	7'-10"	1 3/4"	ALUM	F FIN						THERMAL	J - FOOD
120a	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	
120b	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	NORTH LOBBY
120c	HH	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			NORTH LOBBY
148	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			COMMERCIAL PARKING
150	JJ	MFR	MFR	20'-0"	8'-0"	1 3/4"	MFR	MFR							COMMERCIAL PARKING
150a	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			COMMERCIAL PARKING
150b	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			NORTH LOBBY
150c	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT						THERMAL	COMMERCIAL PARKING
151	GG	HM	F FIN	3'-0"	7'-0"	1 3/4"	HM	PT							BIKE RM
155	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN				0 MIN		THERMAL	CORRIDOR
156	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							MEN
157	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT							WOMEN
160	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN							CORR
161	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			ELEC. METER RM 2
162	G	HM	PT	5'-0"	7'-0"	1 1/2"	HM	PT				45 MIN			RPBA RM
LEVEL 2															
2S1	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #1
2S2	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #2
2S3	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			CORRIDOR
210a	HH	HM	PT	3'-0"	7'-10"	1 3/4"	HM	PT				20 MIN			CORRIDOR
210b	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				20 MIN			CORRIDOR
212	A			3'-0"	7'-0"	1 1/2"									WC
228	HH	HM	PT	3'-1"	6'-10"	1 3/4"	HM	PT				20 MIN			FITNESS
228b	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				20 MIN			FITNESS
244	A	HM	PT	3'-0"	7'-0"	1 1/2"	HM	PT							JANITOR
248	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			TRASH
255a	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	PAVILION
255b	CC	ALUM/GL	F FIN	3'-0"	8'-0"	1 3/4"	ALUM	F FIN						THERMAL	PAVILION
260a	HH	HM	PT	3'-0"	6'-10"	1 3/4"	HM	PT						THERMAL	CORRIDOR
260b	HH	HM	PT	3'-0"	7'-10"	1 3/4"	HM	PT						THERMAL	CORRIDOR
260c	B	HM	PT	5'-0"	7'-0"	1 1/2"	HM	PT				20 MIN			JANITOR
261	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				20 MIN			WC
LEVEL 3															
3S1	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #1
3S2	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #2
3S3	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				45 MIN			STAIR #3
312	A	HM	PT	3'-0"	7'-0"	1 1/2"	HM	PT				45 MIN			CORRIDOR
344	A	HM	PT	3'-0"	7'-0"	1 1/2"	HM	PT				45 MIN			ELEC
348	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			TRASH
LEVEL 4															
4S1	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #1
4S2	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #2
4S3	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			STAIR #3
412	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			EMR #1
444	A	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			EMR #3
448	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN			TRASH
BASE HT LIMIT - 29TH															
P150B	HATCH H-R	MFR	MFR	5'-4"	3'-0"		MFR	MFR				90 MIN		THERMAL	
BASE HT LIMIT - 77TH															
5S2	GG	HM	PT	3'-0"	7'-0"	1 3/4"	HM	PT				90 MIN		THERMAL	
500	A	HM	PT	3'-0"	7'-0"	1 1/2"	HM	PT				90 MIN		THERMAL	
E2	A			2'-10"	7'-0"	1 1/2"									MEZZ
HATCH 7	A			2'-10"	7'-0"	1 1/2"									MEZZ
HATCH 8	A			2'-10"	7'-0"	1 1/2"									MEZZ
HATCH 9	A			2'-10"	7'-0"	1 1/2"									MEZZ

DOOR AND FRAME SCHEDULE - UNITS

MARK	DESCRIPTION	DOOR TYPE	DOOR MATL	DOOR FINISH	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	FRAME MATL	FRAME FINISH	HEAD	JAMB	SILL	FIRE RATING LABEL	HDW SET	COMMENTS
		A			3'-0"	7'-0"	1 1/2"								
A	UNIT ENTRY	A	SWC	WV	3'-0"	7'-0"	1 3/4"	HM	PT				20 MIN		
AA	UNIT ENTRY - EXTERIOR	HH	VIN		3'-0"	8'-0"	1 3/4"	VIN							
B	BATHROOM - 36" SWING	A	SWC	PT	3'-0"	6'-8"	1 3/8"	WD	PT						
C1	BEDROOM - 34" SWING	A	SWC	PT	2'-10"	6'-8"	1 3/8"	WD	PT						
C2	BEDROOM - 36" SWING	A	SWC	PT	3'-0"	6'-8"	1 3/8"	WD	PT						
D1	CLOSET - 24" SWING	A	HWC	PT	2'-0"	6'-8"	1 3/8"	WD	PT						
D2	CLOSET - 30" SWING	A	HWC	PT	2'-6"	6'-8"	1 3/8"	WD	PT						
D3	CLOSET - 34" SWING	A	HWC	PT	2'-10"	6'-8"	1 3/8"	WD	PT						
D4	CLOSET - 36" SWING	A	HWC	PT	3'-0"	6'-8"	1 3/8"	WD	PT						
E1	CLOSET - 60" DOUBLE SWING	B	HWC	PT	5'-0"	7'-0"	1 3/4"	WD	PT						
E2	UNIT CLOSET	A	HWC	PT	2'-10"	7'-0"	1 3/8"	WD	PT						
F1	CLOSET - 48" SLIDING	E	HWC	PT	4'-0"	6'-8"	1 3/8"	WD	PT						
F2	CLOSET - 60" SLIDING	E	HWC	PT	5'-0"	6'-8"	1 3/8"	WD	PT						
F3	CLOSET - 72" SLIDING	E	HWC	PT	6'-0"	6'-8"	1 3/8"	WD	PT						
G1	CLOSET - 36" BARN	H	HWC	PT	3'-0"	6'-8"	1 3/8"	WD	PT						
H1	LOUVERED - 32" SWING	K	SWC	PT	2'-8"	6'-8"	1 3/8"	WD	PT						1, 2
H2	LOUVERED - 36" SWING	K	SWC	PT	3'-0"	6'-8"	1 3/8"	WD	PT						1, 2
H3	LOUVERED - 34" BARN	N	SWC	PT	2'-10"	6'-8"	1 3/8"	WD	PT						1
H4	LOUVERED - 60" DOUBLE SWING	L	SWC	PT	5'-0"	7'-0"	1 3/8"	WD	PT						1

UNIT DOOR SCHEDULE COMMENTS

1. LAUNDRY CLOSET DOOR
2. DOOR TO OPEN 180 DEGREES

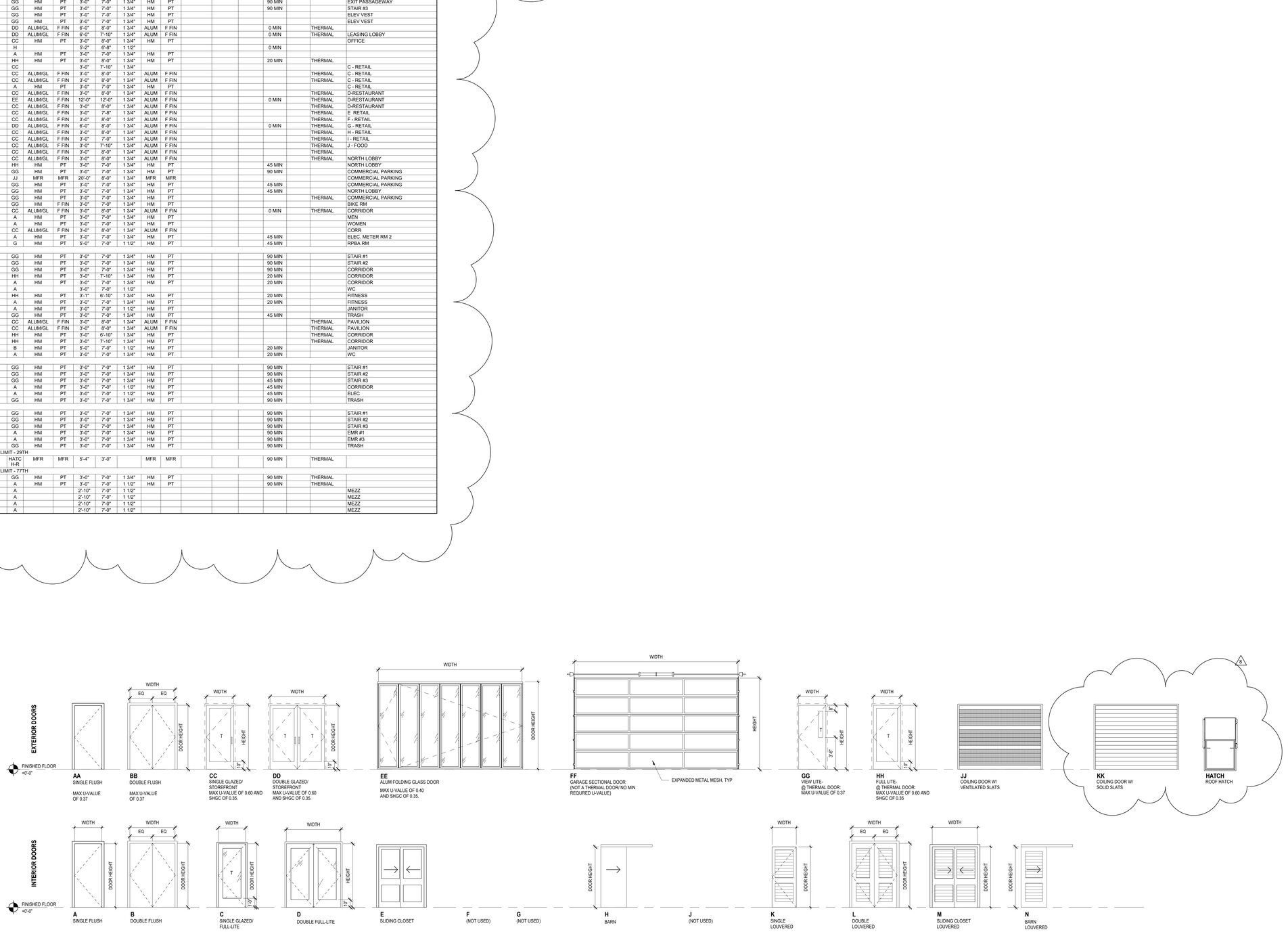
DOOR LEGEND

MATERIAL KEY		NOTES KEY	
HCW	HOLLOW CORE WOOD	1	PASSAGE
SWC	SOLID WOOD CORE	2	PRIVACY
WCC	WOOD CARDBOARD CORE	3	PANIC HARDWARE
HM	HOLLOW METAL	4	DEAD BOLT LOCKSET
IHM	INSULATED HOLLOW METAL	5	BARRIER FREE HARDWARE
WD	WOOD	6	SLIDING DOOR HARDWARE
WG	WOOD/ GLASS	7	SECURITY CARD HARDWARE
MG	METAL/ GLASS	8	MAGNETIC HOLD-OPEN
MTL	METAL	9	SECURITY LATCH
GL	GLASS	10	PULL
ALUM	ALUMINUM	11	LEVER HANDLE
VIN	VINYL	12	OVERHEAD CLOSER
FG	FIBERGLASS/ GLASS	13	DUMMY LEVEL PULL
		14	MAGNETIC LATCH
FINISH KEY		15	LOCKSET
PT	PAINT	16	MANUAL HOLD-OPEN
ST	STAIN	17	VIEWPORT
SST	STAINLESS STEEL	18	PUSH PLATE
F FIN	FACTORY FINISH	19	KICK PLATE
WV	WOOD VENEER	20	TEMPERED GLASS
		21	WEATHER STRIPPING
		22	BOTTOM GASKET (HARD SURFACE)
		23	BOTTOM GASKET (CARPET)
		24	ASTRAGAL GASKET (DOUBLE DOORS)
		25	AUTOMATIC CLOSING BY ACTUATION OF SMOKE DETECTORS PER IBC 715.4.8.7
		26	STOREFRONT
		27	GARAGE DOOR ACTIVATOR

GENERAL - DOOR NOTES

1. ALL REQUIRED FIRE DOORS WILL BEAR A FIRE LABEL FROM A RECOGNIZED RATING AGENCY AND WILL BE EQUIPPED WITH APPROVED LATCHES, GASKETS, AND SELF CLOSING DEVICES.
2. SEE SHEET BE900 FOR ENERGY CODE REQUIREMENTS AND CALCULATIONS
3. ALL ELEVATOR ENTRANCE DOORS TO BE 90 MIN RATED (BY ELEV MFR)

DOOR TYPES



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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

DOOR SCHEDULE AND TYPES

SHEET NO.

A803

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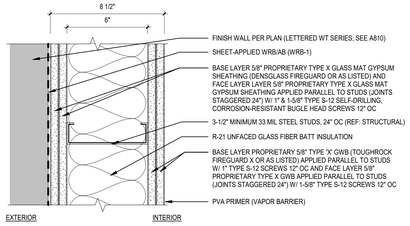
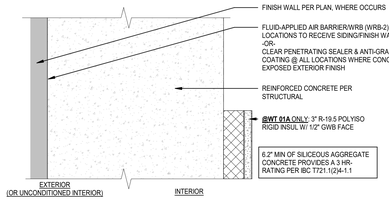
Printed: 11/1/2023 9:35:53 PM



6" MTL FRAMING

WT 11

2-HR RATED ASSEMBLY PER GA FILE NO. WP 8203/UL U425

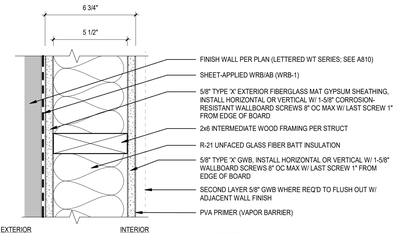


CONCRETE WALL

WT 01

WT 01A

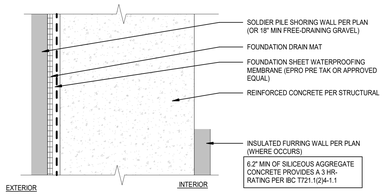
2-HR/3-HR RATED ASSEMBLY PER IBC 721.1(2)



2x6 WOOD FRAMING

WT 20

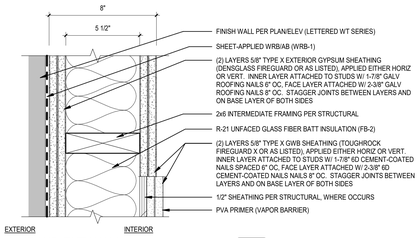
1-HR RATED ASSEMBLY PER UL-U379



BELOW GRADE CONCRETE WALL

WT 02

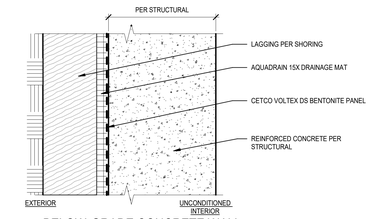
2-HR/3-HR RATED ASSEMBLY PER IBC 721.1(2),4



2-HR WD EXT WALL

WT 21

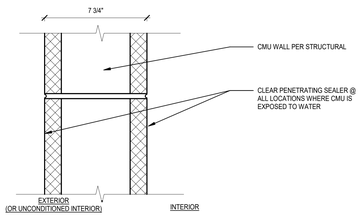
2-HR RATED ASSEMBLY PER GA FILE NO. WP 8416 / UL U301



BELOW-GRADE CONCRETE WALL @ SOLDIER PILE SHORING

WT 03

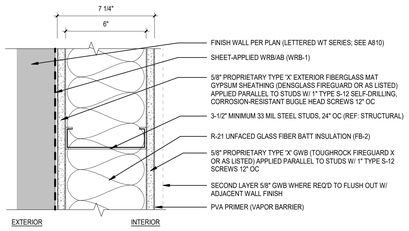
1-HR/2-HR/3-HR RATED ASSEMBLY PER IBC 721.1(2),4



CMU WALL

WT 04

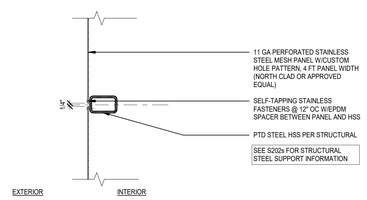
3-HR RATED ASSEMBLY PER IBC 721.1(2).3



6" MTL FRAMING

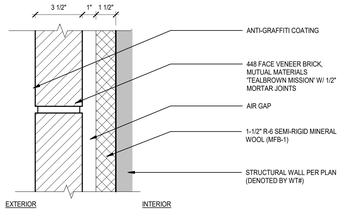
WT 10

1-HR RATED ASSEMBLY PER GA FILE NO. WP 8006



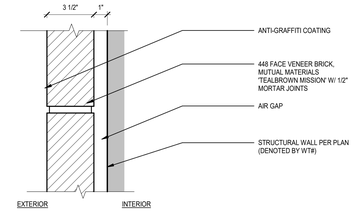
FINISH WALL: PERFORATED MESH

WT F



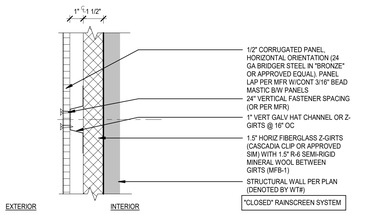
FINISH WALL: BRICK O/ EXT INSULATION

WT A.2



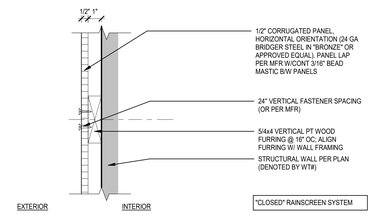
FINISH WALL: BRICK

WT A



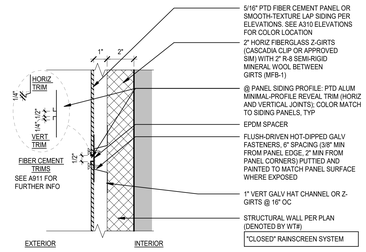
FINISH WALL: CORRUGATED METAL PANEL O/ EXT INSULATION

WT B.2



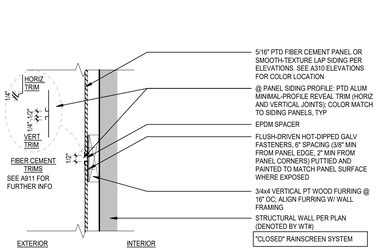
FINISH WALL: CORRUGATED METAL PANEL

WT B



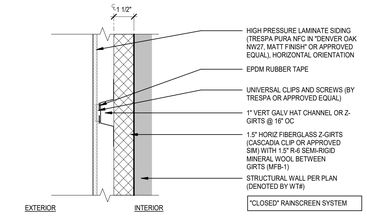
FINISH WALL: FIBER CEMENT O/EXT INSULATION

WT C.2



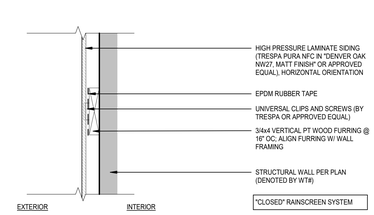
FINISH WALL: FIBER CEMENT

WT C



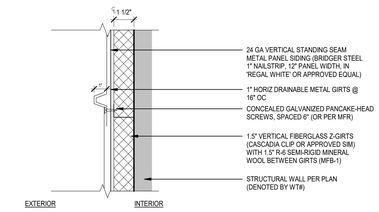
FINISH WALL: HIGH PRESSURE LAMINATE (HPL) SIDING O/EXT INSULATION

WT D.2



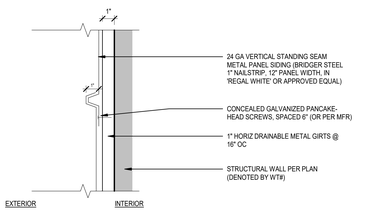
FINISH WALL: HIGH PRESSURE LAMINATE (HPL) SIDING

WT D



FINISH WALL: STANDING SEAM METAL PANEL O/EXT INSULATION

WT E.2



FINISH WALL: STANDING SEAM METAL PANEL

WT E

MARK KEY		GENERAL NOTES	
EXTERIORS WALLS		1. SEE TEST REPORTS FOR ADDITIONAL REQUIREMENTS	4. INSULATE HOT AND COLD WATER PIPES IN EXTERIOR WALLS AND UNCONDITIONED SPACES TO R-3 MIN
WT 0x	CONCRETE OR CMU WALLS	2. BLOCKING IS REQUIRED AT THE FOLLOWING AREAS: A. PLUMBING FIXTURES B. ELECTRICAL FIXTURES C. CABINETS & COUNTERS D. WOOD BASE E. HANDRAILS MOUNTED TO WALL F. OTHER WALL-MOUNTED OR SUPPORTED EQUIPMENT AND FIXTURES	5. INSULATE HOT WATER PIPES PER WSEC SECTION 503.11 - 1" MIN FOR NON-CIRCULATING WATER PIPES LESS THAN 2" IN DIA SEE WSEC TABLE 5-12 FOR ALL OTHER APPLICATIONS
WT 1x	EXTERIOR METAL WALLS		6. 1 1/2" ACOUSTIC BATT INSULATION WRAP AT ALL DRAIN PIPES
WT 2x	EXTERIOR WOOD WALLS		
INTERIOR WALLS			
WT 3x	INTERIOR METAL WALLS		
WT 5x	INTERIOR WOOD WALLS		
FLOORS & ROOFS		3. CEMENT BACKER BOARD TO BE USED IN PLACE OF GYP BD AT ALL WET LOCATIONS	
FT x	FLOOR - CEILINGS		
RT x	ROOF - CEILINGS		
CT x	CEILINGS		

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STATE OF WASHINGTON
REGISTERED ARCHITECT
RYAN MARK S JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3

SHEET TITLE

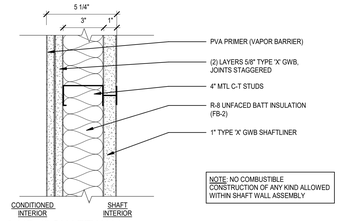
WALL ASSEMBLIES - EXTERIOR

SHEET NO.

A810

Drawn
Checked

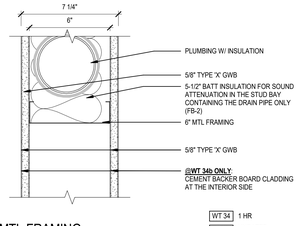
Printed: 10/20/2023 9:39:58 PM



2-HR 4" SHAFTWALL

2-HR RATED ASSEMBLY PER GA FILE NO WP 7051

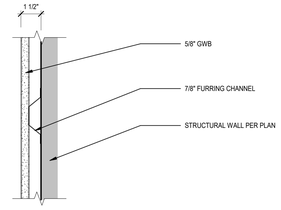
WT 37



6" MTL FRAMING

1-HR RATED ASSEMBLY PER UL-U419

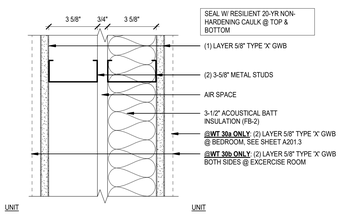
WT 34 1 HR
WT 34b UNRATED



MTL CHANNEL FURRING WALL

NOT RATED

WT 33b



TYP MTL DEMISING WALL

1-HR RATED ASSEMBLY PER UL - U340

WT 30
WT 30a
WT 30b

2-HR 2-1/2" SHAFTWALL

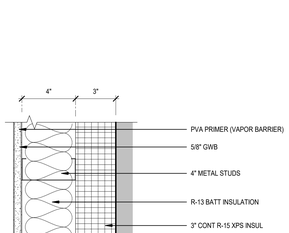
2-HR RATED ASSEMBLY PER UL-U415

WT 37a

3-5/8" MTL FRAMING

1-HR RATED ASSEMBLY PER UL-U419 | STC RATING = 53

WT 35



MTL FURRING WALL W/ CONT INSUL

NOT RATED

WT 33c

TYP MTL CORRIDOR WALL

1-HR RATED ASSEMBLY PER UL-U419 | STC RATING = 53

WT 31
WT 31a

1-HR 2-1/2" SHAFTWALL

1-HR RATED ASSEMBLY PER GA FILE NO.WP 6801

WT 37b

2-HR MTL SHAFT

2-HR RATED ASSEMBLY PER UL-U419

WT 36
WT 36a

RIGID INSUL FURRING

NOT RATED

WT 33d

6" MTL FURRING WALL

NOT RATED

WT 32
WT 32a

2-HR ACOUSTIC MTL SHAFT

2-HR RATED ASSEMBLY PER UL-U419

WT 36b

MTL FURRING WALL W/ CONT INSUL

NOT RATED

WT 33e

4" MTL FURRING WALL

NOT RATED

WT 33
WT 33a

MTL FURRING WALL W/ CONT INSUL

NOT RATED

WT 33f

MARK KEY		GENERAL NOTES	
EXTERIORS WALLS		1. SEE TEST REPORTS FOR ADDITIONAL REQUIREMENTS	4. INSULATE HOT AND COLD WATER PIPES IN EXTERIOR WALLS AND UNCONDITIONED SPACES TO R-3 MIN
WT 0x CONCRETE OR CMU WALLS		2. BLOCKING IS REQUIRED AT THE FOLLOWING AREAS: A. PLUMBING FIXTURES B. ELECTRICAL FIXTURES C. CABINETS & COUNTERS D. WOOD BASE E. HANDRAILS MOUNTED TO WALL F. OTHER WALL-MOUNTED OR SUPPORTED EQUIPMENT AND FIXTURES	5. INSULATE HOT WATER PIPES PER WSEC SECTION 503.11 - 1" MIN FOR NON-CIRCULATING WATER PIPES LESS THAN 2" IN DIA SEE WSEC TABLE 5-12 FOR ALL OTHER APPLICATIONS
WT 1x EXTERIOR METAL WALLS			6. 1 1/2" ACOUSTIC BATT INSULATION WRAP AT ALL DRAIN PIPES
WT 2x EXTERIOR WOOD WALLS			
INTERIOR WALLS			
WT 3x INTERIOR METAL WALLS			
WT 5x INTERIOR WOOD WALLS			
FLOORS & ROOFS		3. CEMENT BACKER BOARD TO BE USED IN PLACE OF GYP BD AT ALL WET LOCATIONS	
FT x FLOOR - CEILINGS			
RT x ROOF - CEILINGS			
CT x CEILINGS			

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

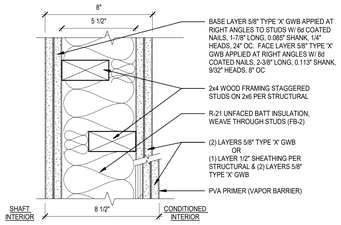
WALL ASSEMBLIES - INTERIOR MTL

SHEET NO.

A811

Drawn Author
Checked Checker

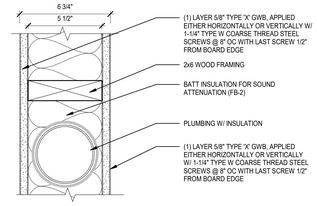
Printed: 10/25/2023 9:39:58 PM



2 HR WD ACOUSTIC SHAFT

WT 55

2-HR RATED ASSEMBLY PER GA WP 5530 | STC 50-54

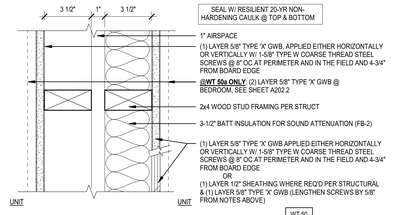


2x6 WOOD FRAMING

WT 52 UNRATED

WT 52a 1 HR

1-HR RATED ASSEMBLY PER UL-U309

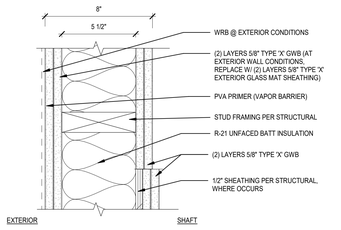


TYP WD DEMISING WALL

WT 50

WT 50a

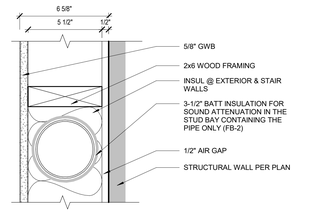
1-HR RATED ASSEMBLY PER UL-U305



2-HR RATED 2x6 SHAFT

WT 56

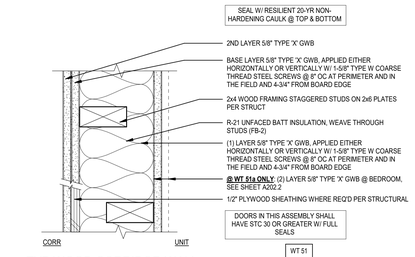
2-HR RATED ASSEMBLY PER UL-U301 (WOOD STUD)



2x6 WOOD FURRING WALL

WT 53

NOT RATED

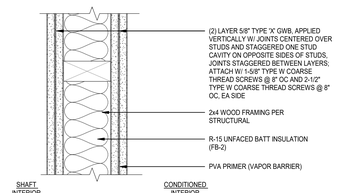


TYP WOOD CORRIDOR WALL

WT 51

WT 51a

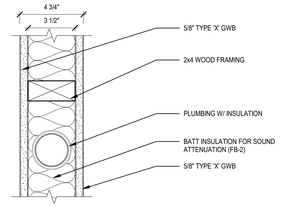
1-HR RATED ASSEMBLY PER UL-U311



2-HR WD 2x4 SHAFT

WT 57

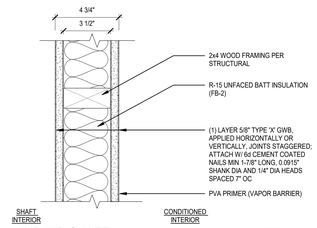
2-HR RATED ASSEMBLY PER UL-U301 (WOOD STUD)



2x4 WOOD FRAMING

WT 54

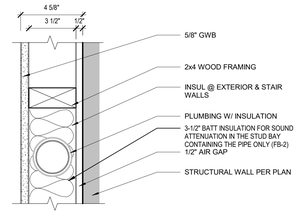
UNRATED



1HR WD SHAFT

WT 58

1-HR RATED ASSEMBLY PER UL-U309 (WOOD STUD)



2x4 WOOD FURRING WALL

WT 54b

NOT RATED

MARK KEY		GENERAL NOTES	
EXTERIORS WALLS		1. SEE TEST REPORTS FOR ADDITIONAL REQUIREMENTS	4. INSULATE HOT AND COLD WATER PIPES IN EXTERIOR WALLS AND UNCONDITIONED SPACES TO R-3 MIN
WT 0x	CONCRETE OR CMU WALLS	2. BLOCKING IS REQUIRED AT THE FOLLOWING AREAS: A. PLUMBING FIXTURES B. ELECTRICAL FIXTURES C. CABINETS & COUNTERS D. WOOD BASE E. HANDRAILS MOUNTED TO WALL F. OTHER WALL-MOUNTED OR SUPPORTED EQUIPMENT AND FIXTURES	5. INSULATE HOT WATER PIPES PER WSEC SECTION 503.11 - 1" MIN FOR NON-CIRCULATING WATER PIPES LESS THAN 2" IN DIA SEE WSEC TABLE 5-12 FOR ALL OTHER APPLICATIONS
WT 1x	EXTERIOR METAL WALLS		
WT 2x	EXTERIOR WOOD WALLS		
INTERIOR WALLS			
WT 3x	INTERIOR METAL WALLS		
WT 5x	INTERIOR WOOD WALLS		
FLOORS & ROOFS		3. CEMENT BACKER BOARD TO BE USED IN PLACE OF GYP BD AT ALL WET LOCATIONS	6. 1 1/2" ACOUSTIC BATT INSULATION WRAP AT ALL DRAIN PIPES
FT x	FLOOR - CEILINGS		
RT x	ROOF - CEILINGS		
CT x	CEILINGS		

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MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

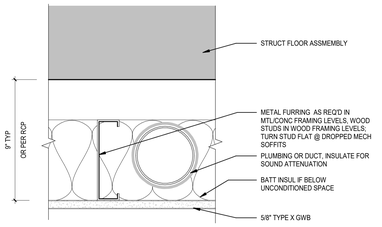
WALL ASSEMBLIES - INTERIOR WOOD

SHEET NO.

A812

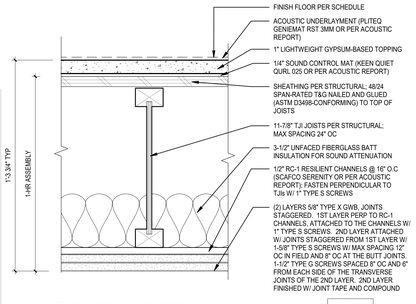
Drawn | Author
Checked | Checker

Printed: 10/25/2023 9:40:00 PM



DROPPED SOFFIT - BATT

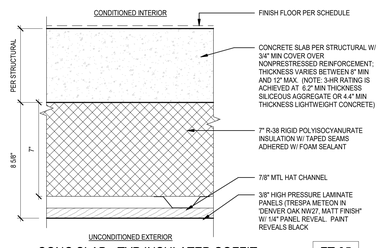
CT 01



TYP WOOD TJI FLOOR

1-HR RATED ASSEMBLY PER ESR-1153 | STC RATING = 54

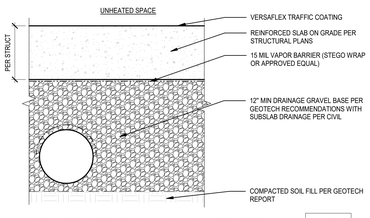
FT 08



CONC SLAB - TYP INSULATED SOFFIT

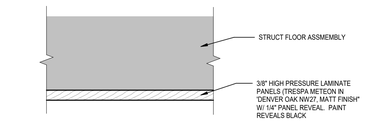
3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

FT 05



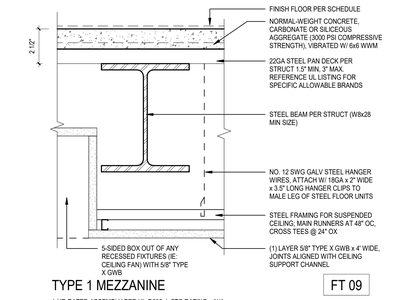
SLAB ON GRADE AT UNHEATED SPACE

FT 01



TRESPA SOFFIT

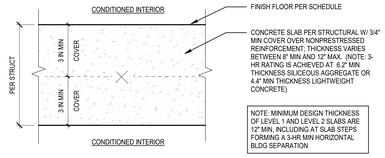
CT 02



TYPE 1 MEZZANINE

1-HR RATED ASSEMBLY PER UL-D502 | STC RATING = N/A

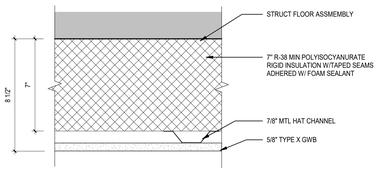
FT 09



CONC SLAB

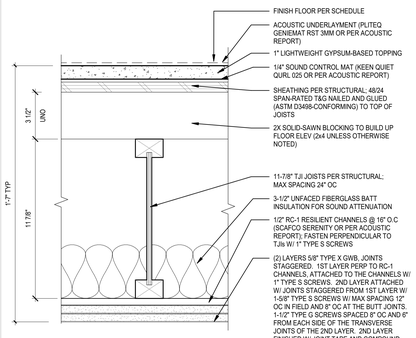
3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

FT 02



DROPPED SOFFIT- RIGID

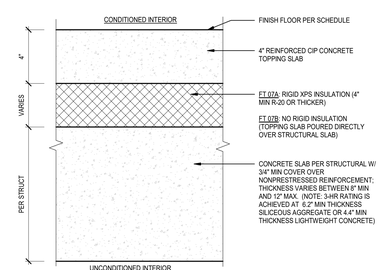
CT 03



BUILT-UP WOOD TJI FLOOR

1-HR RATED ASSEMBLY PER ESR-1153 | STC RATING = 54

FT 11

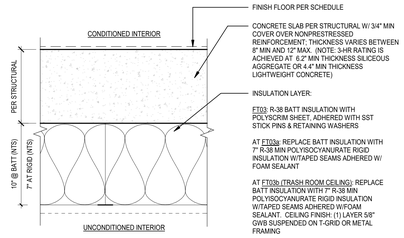


CONC SLAB W/ TOPPING

3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

FT 07A

FT 07B



CONC SLAB - INSULATED

3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

FT 03

FT 03a

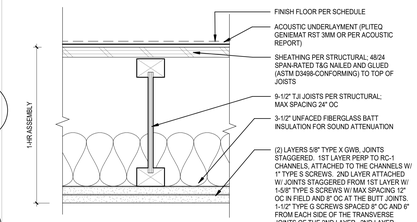
FT 03b

2-HOUR HORIZONTAL SEPARATION

STORAGE BELOW STAIRS

2-HR RATED ASSEMBLY PER PCI EVALUATION SERVICE TEST #AER-09038

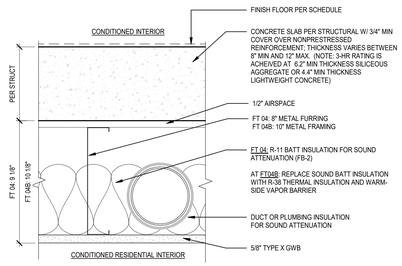
CT 04



WOOD TJI MEZZANINE FLOOR

1-HR RATED ASSEMBLY PER ESR-1153

FT 12



CONC SLAB- FURRED @ RESIDENTIAL

3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

FT 04

FT 04B

MARK KEY		GENERAL NOTES	
EXTERIORS WALLS		1. SEE TEST REPORTS FOR ADDITIONAL REQUIREMENTS	4. INSULATE HOT AND COLD WATER PIPES IN EXTERIOR WALLS AND UNCONDITIONED SPACES TO R-3 MIN.
WT 0x	CONCRETE OR CMU WALLS	2. BLOCKING IS REQUIRED AT THE FOLLOWING AREAS: A. PLUMBING FIXTURES B. ELECTRICAL FIXTURES C. CABINETS & COUNTERS D. WOOD BASE E. HANDRAILS MOUNTED TO WALL F. OTHER WALL-MOUNTED OR SUPPORTED EQUIPMENT AND FIXTURES	5. INSULATE HOT WATER PIPES PER WSEC SECTION 503.11 - 1" MIN FOR NON-CIRCULATING WATER PIPES LESS THAN 2" IN DIA SEE WSEC TABLE 5-12 FOR ALL OTHER APPLICATIONS
WT 1x	EXTERIOR METAL WALLS		6. 1 1/2" ACOUSTIC BATT INSULATION WRAP AT ALL DRAIN PIPES
WT 2x	EXTERIOR WOOD WALLS		
INTERIOR WALLS			
WT 3x	INTERIOR METAL WALLS		
WT 5x	INTERIOR WOOD WALLS		
FLOORS & ROOFS			
FT x	FLOOR - CEILINGS	3. CEMENT BACKER BOARD TO BE USED IN PLACE OF GYP BD AT ALL WET LOCATIONS	
RT x	ROOF - CEILINGS		
CT x	CEILINGS		

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

FLOOR, CEILING, ASSEMBLIES

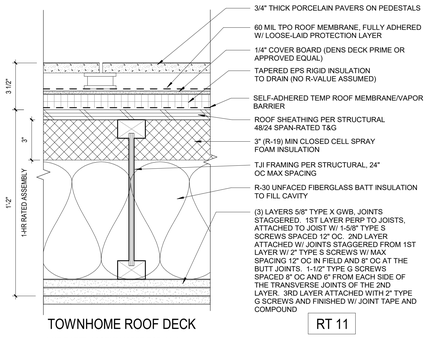
SHEET NO.

A813

Drawn

Checked

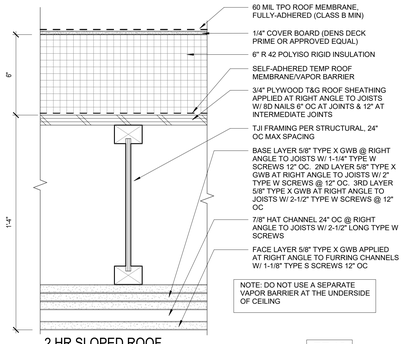
Printed: 10/25/2023 9:40:02 PM



TOWNHOME ROOF DECK

1-HR RATED ASSEMBLY PER ESR-1153

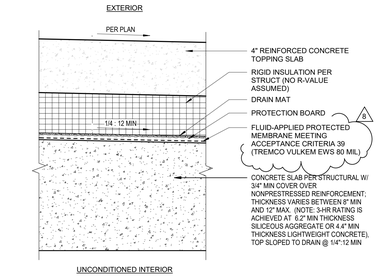
RT 11



2 HR SLOPED ROOF

2-HR RATED ASSEMBLY PER GA FC 5750

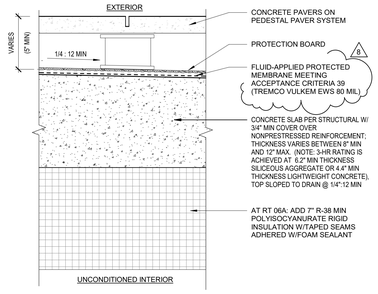
RT 12



PLAZA OVER GARAGE BELOW

3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

RT 05

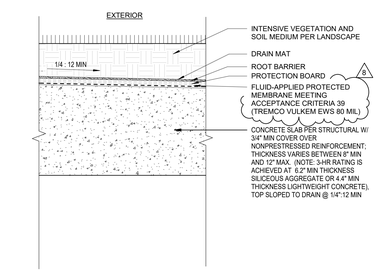


COURTYARD @ PAVERS

3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

RT 06

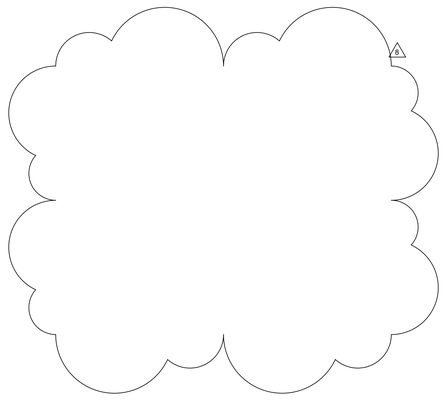
RT 06a

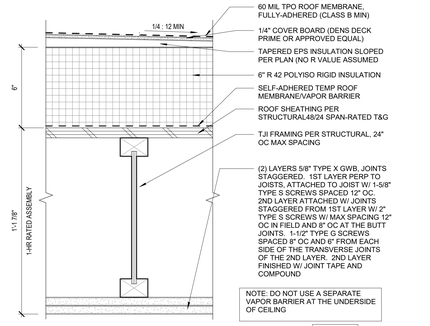


COURTYARD @ PLANTING

3-HR RATED ASSEMBLY PER IBC 721.1 (3) 1.4-1.1 | STC RATING = 57-58

RT 07

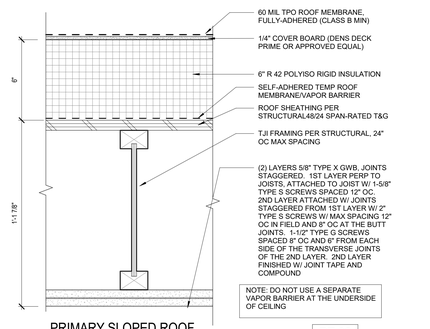




PRIMARY FLAT ROOF

1-HR RATED ASSEMBLY PER ESR-1153

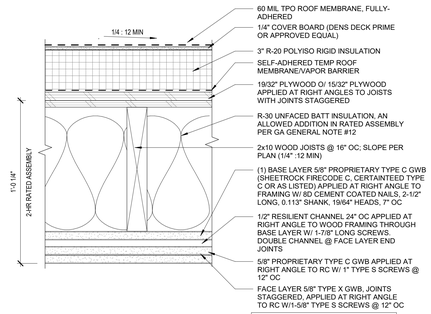
RT 01



PRIMARY SLOPED ROOF

1-HR RATED ASSEMBLY PER ESR-1153

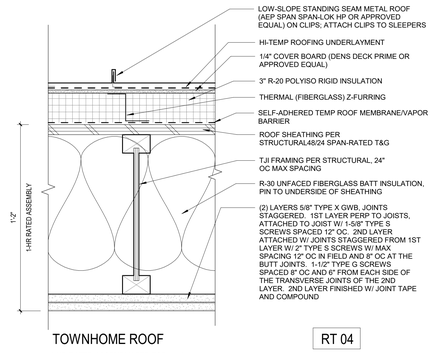
RT 02



PENTHOUSE ROOF (UNVENTED)

2-HR RATED ASSEMBLY PER GA FILE FC 5710

RT 03



TOWNHOME ROOF

1-HR RATED ASSEMBLY PER ESR-1153

RT 04

MARK KEY	
EXTERIORS WALLS	
WT 0x	CONCRETE OR CMU WALLS
WT 1x	EXTERIOR METAL WALLS
WT 2x	EXTERIOR WOOD WALLS
INTERIOR WALLS	
WT 3x	INTERIOR METAL WALLS
WT 5x	INTERIOR WOOD WALLS
FLOORS & ROOFS	
FT x	FLOOR - CEILINGS
RT x	ROOF - CEILINGS
CT x	CEILINGS

GENERAL NOTES

1. SEE TEST REPORTS FOR ADDITIONAL REQUIREMENTS
2. BLOCKING IS REQUIRED AT THE FOLLOWING AREAS:
   A. PLUMBING FIXTURES
   B. ELECTRICAL FIXTURES
   C. CABINETS & COUNTERS
   D. WOOD BASE
   E. HANDRAILS MOUNTED TO WALL
   F. OTHER WALL-MOUNTED OR SUPPORTED EQUIPMENT AND FIXTURES
3. CEMENT BACKER BOARD TO BE USED IN PLACE OF GYP BD AT ALL WET LOCATIONS
4. INSULATE HOT AND COLD WATER PIPES IN EXTERIOR WALLS AND UNCONDITIONED SPACES TO R-3 MIN
5. INSULATE HOT WATER PIPES PER WSEC SECTION 503.11 - 1" MIN FOR NON-CIRCULATING WATER PIPES LESS THAN 2" IN DIA

   SEE WSEC TABLE 5-12 FOR ALL OTHER APPLICATIONS
6. 1 1/2" ACOUSTIC BATT INSULATION WRAP AT ALL DRAIN PIPES

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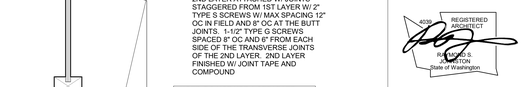

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ROOF ASSEMBLIES

SHEET NO.

A814

Drawn Author
Checked Checker

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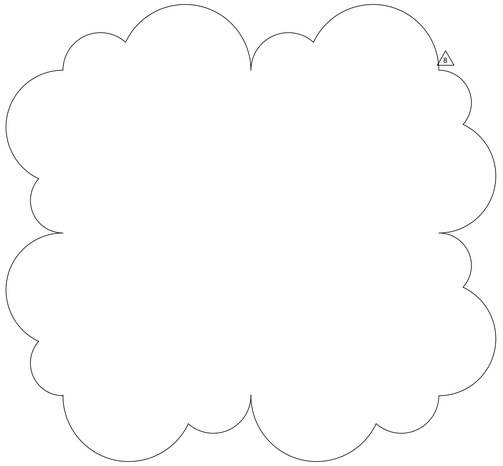
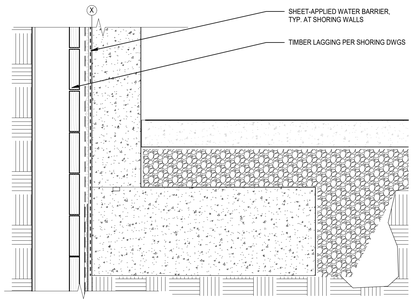
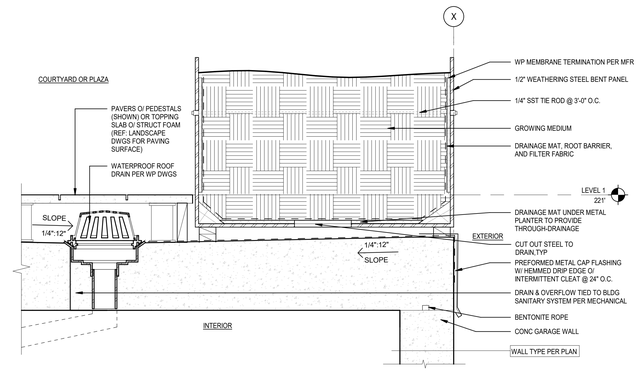
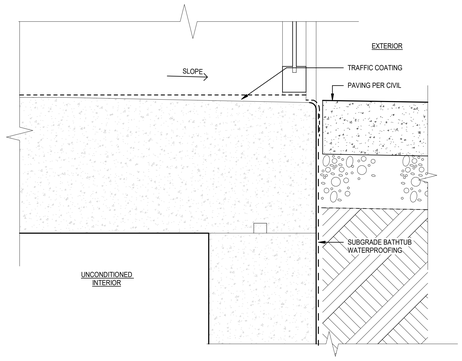




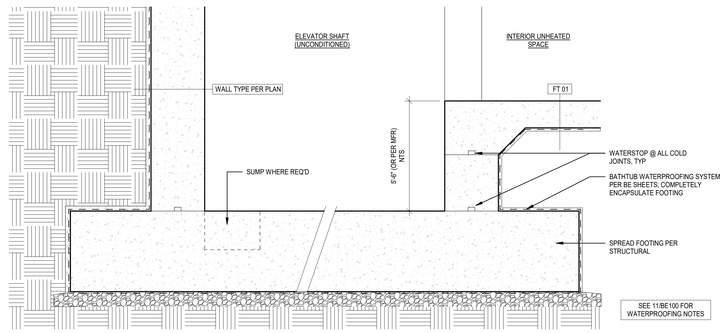
9 FOOTING - SHORING @ UNCONDITIONED SPACE
1 1/2" = 1'-0"



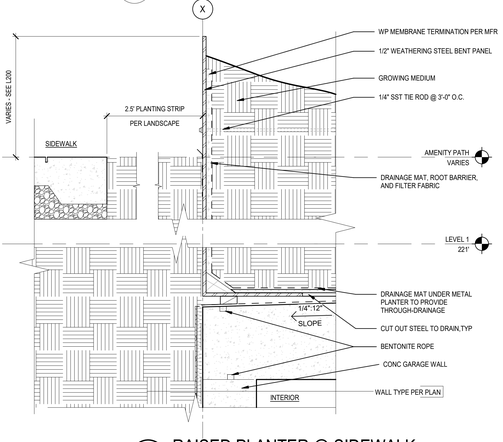
1 PATIO DRAIN & RAISED PLANTER
1 1/2" = 1'-0"



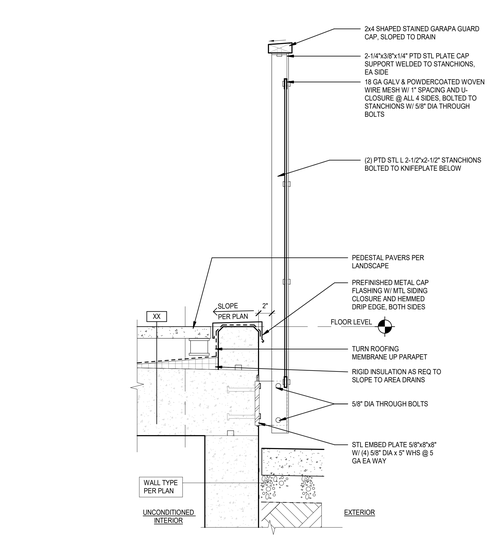
14 WP @ TRASH RM AT ALLEY
3" = 1'-0"



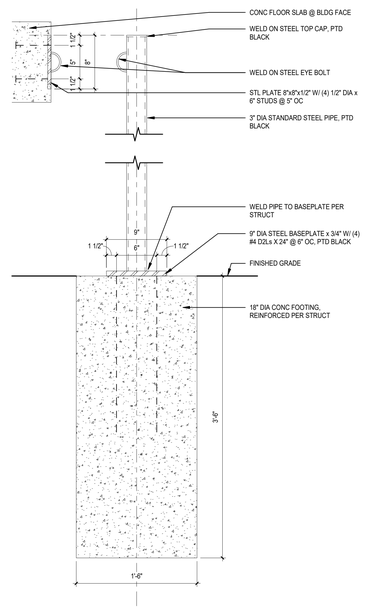
10 ELEVATOR PIT
1 1/2" = 1'-0"



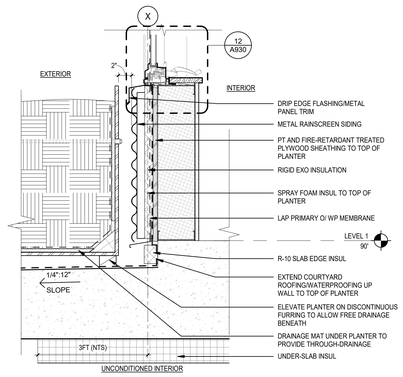
2 RAISED PLANTER @ SIDEWALK
1 1/2" = 1'-0"



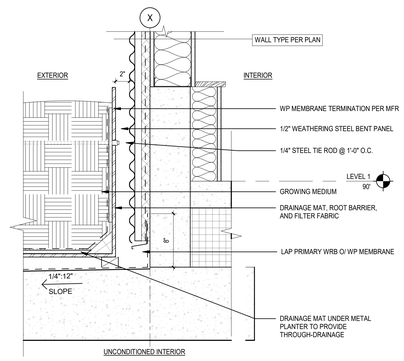
16 RAIL- FRONT MOUNT TO CONC
1 1/2" = 1'-0"



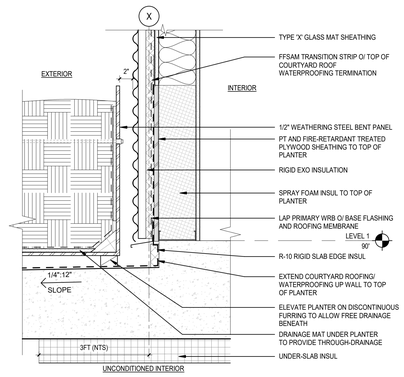
12 CATENARY LIGHT POSTS
1 1/2" = 1'-0"



8 RAISED PLANTER @ FRAMED WALL/WINDOW
1 1/2" = 1'-0"



3 RAISED PLANTER @ STEM WALL
1 1/2" = 1'-0"



4 RAISED PLANTER @ FRAMED WALL
1 1/2" = 1'-0"

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10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

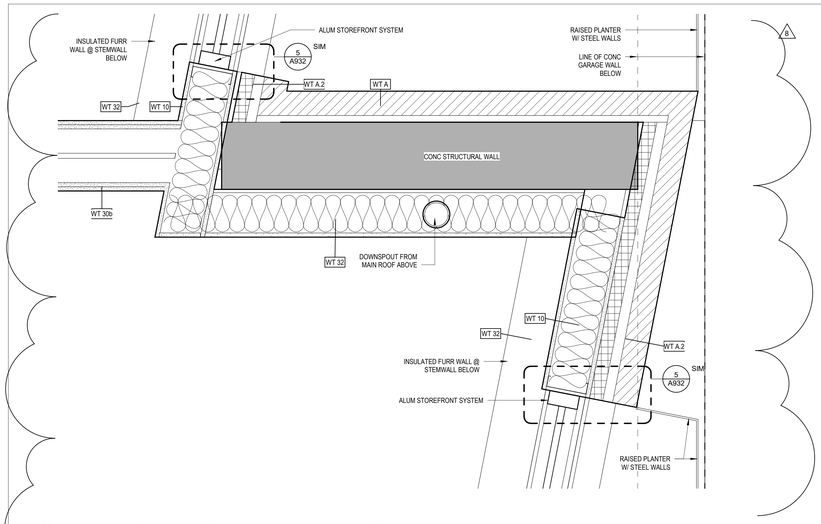
EXT DETAILS - FOUNDATION-SITE

SHEET NO.

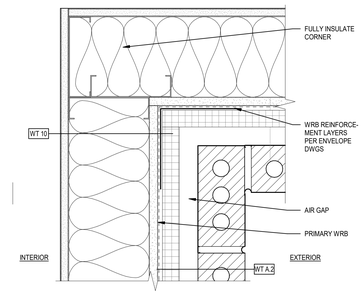
A900

Drawn | Author
Checked | Checker

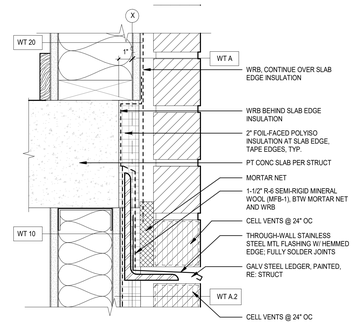
Printed: 10/25/2023 9:40:07 PM



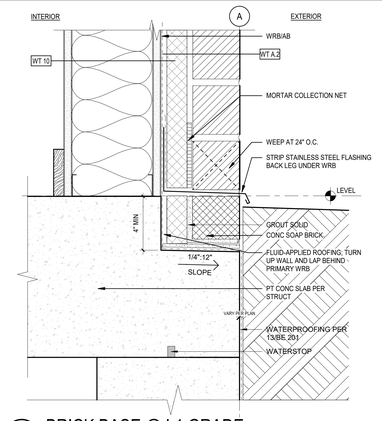
14 PLAN DETAIL @ L1 EAST SAWTOOTH
1 1/2" = 1'-0"



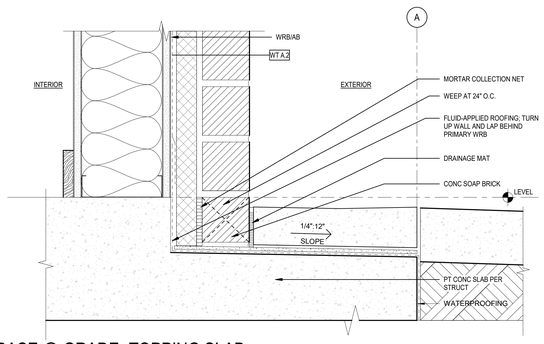
8 BRICK- INSIDE CORNER- MTL FRMG
3" = 1'-0"



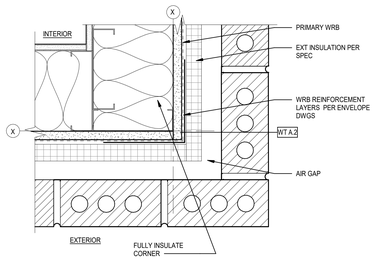
4 SLAB EDGE @ BRICK
3" = 1'-0"
SECTION



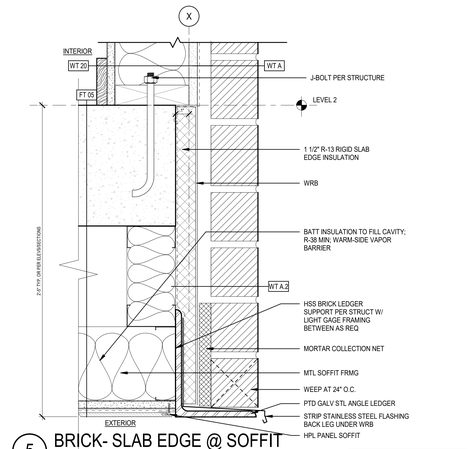
1 BRICK BASE @ L1 GRADE
3" = 1'-0"
SECTION



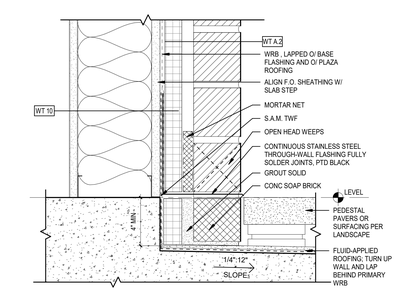
15 BRICK BASE @ GRADE- TOPPING SLAB
3" = 1'-0"



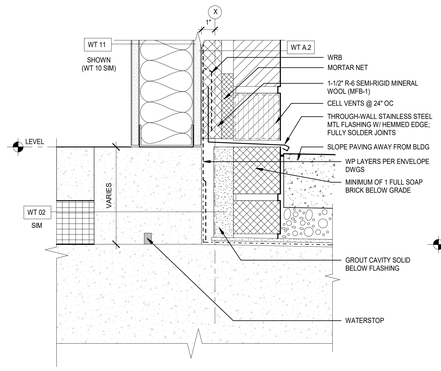
9 BRICK- OUTSIDE CORNER- MTL FRMG
3" = 1'-0"



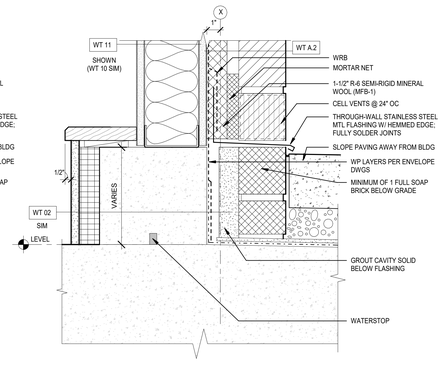
5 BRICK- SLAB EDGE @ SOFFIT
3" = 1'-0"



2 BRICK BASE @ DEPRESSED/ PAVERS
3" = 1'-0"



16 BRICK BASE- BELOW GRADE- BU SLAB- TOPPING SLAB
3" = 1'-0"
SECTION



12 BRICK BASE- BELOW GRADE- CURB- TOPPING SLAB
3" = 1'-0"
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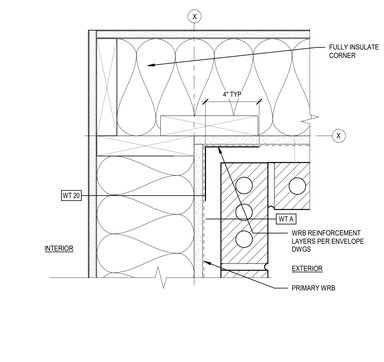
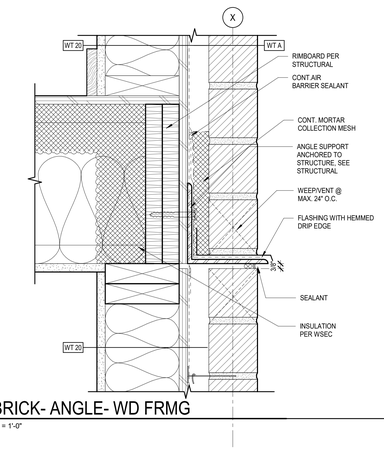
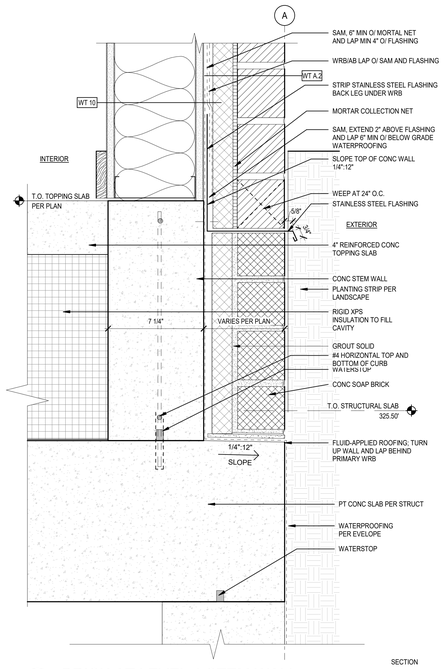


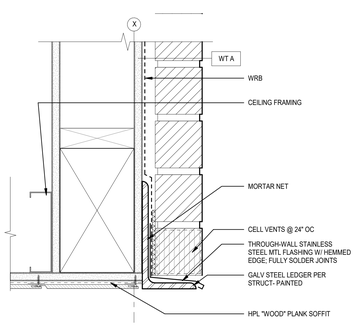
10 BRICK- INSIDE CORNER- WD FRMG
3" = 1'-0"



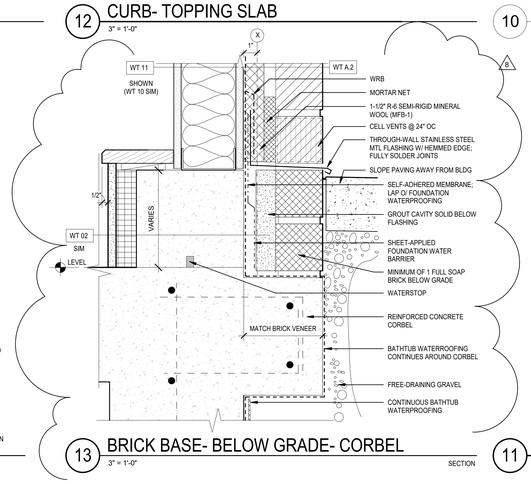
6 BRICK- ANGLE- WD FRMG
3" = 1'-0"



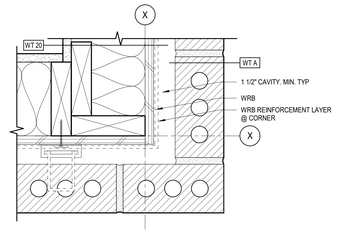
3 BRICK AT LEVEL 1 STEM WALL
3" = 1'-0"



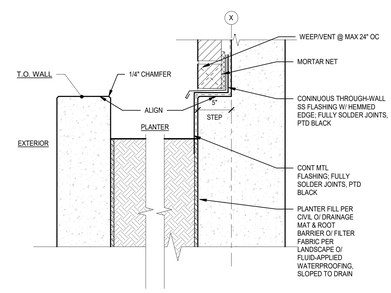
17 BRICK @ PATIO SOFFIT
3" = 1'-0"
SECTION



13 BRICK BASE- BELOW GRADE- CORBEL
3" = 1'-0"
SECTION



BRICK- OUTSIDE CORNER- WD FRMG
3" = 1'-0"



7 PLANTER @ BRICK
1 1/2" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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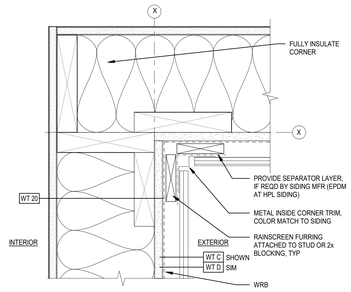
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
EXT DETAILS - BRICK

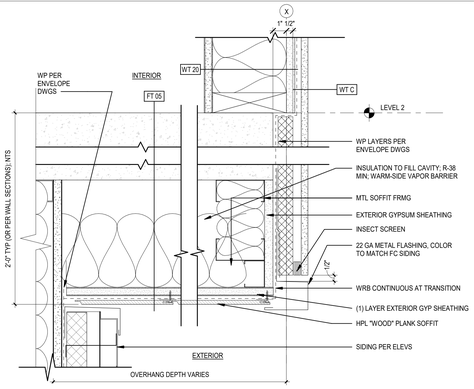
SHEET NO.
A910

Drawn
Checked

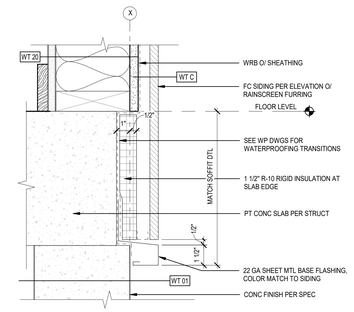
Printed: 11/1/2023 11:06:39 AM



13 FC/HPL - INSIDE CORNER- WD FRMG
3" = 1'-0"

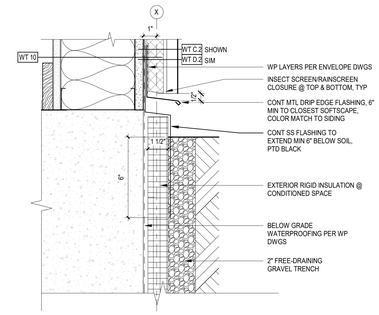


9 FC TO HPL SOFFIT @ CONC
3" = 1'-0"

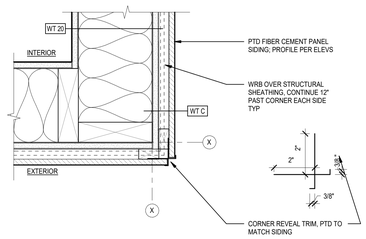


SECTION

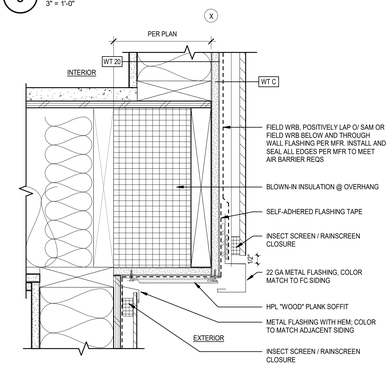
5 FC SIDING BASE @ CONC
3" = 1'-0"



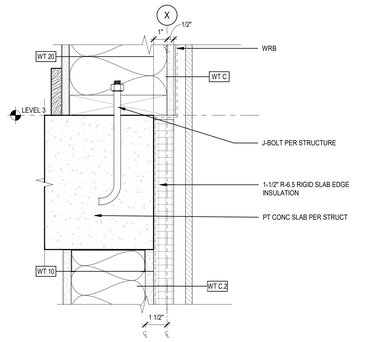
1 FC-HPL BASE @ GRADE
3" = 1'-0"



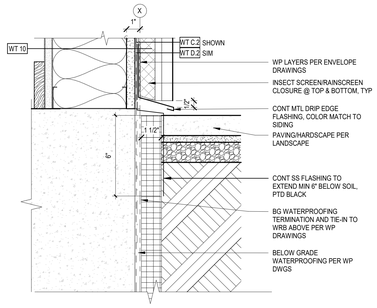
14 FC PANEL- OUTSIDE CORNER- WD FRMG
3" = 1'-0"



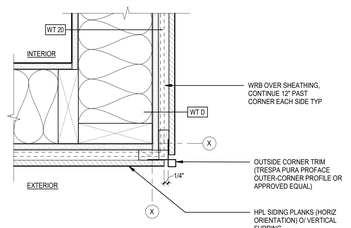
10 FC TO HPL SOFFIT @ WOOD
3" = 1'-0"



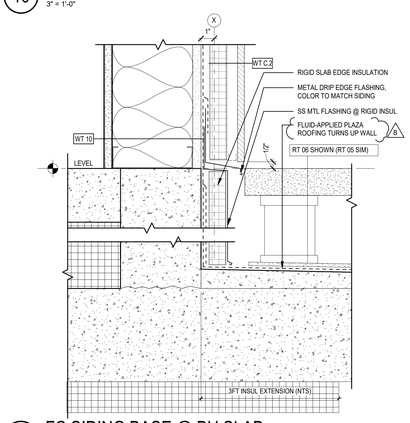
6 FC - SLAB EDGE- WD FRMG TO MTL FRMG
3" = 1'-0"



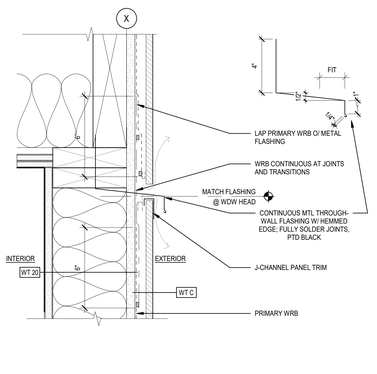
2 FC-HPL BASE @ PAVING
3" = 1'-0"



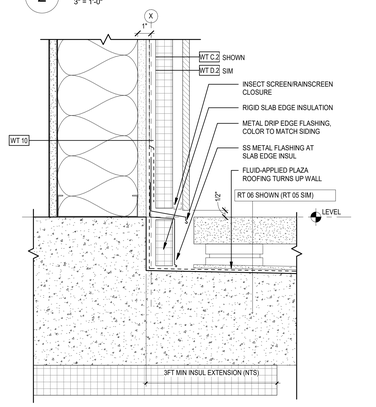
HPL - OUTSIDE CORNER- WD FRMG
15 3" = 1'-0"



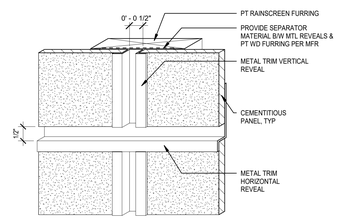
11 FC SIDING BASE @ BU SLAB
3" = 1'-0"



7 FC - THRU WALL FLASHING- WD FRMG
3" = 1'-0"

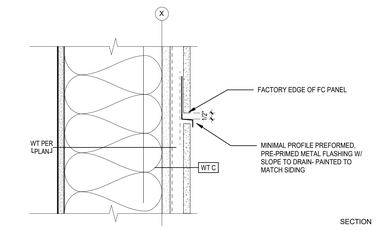


3 FC-HPL BASE @ DEPRESSED SLAB
3" = 1'-0"



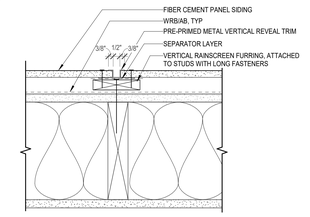
AXON

12 FC PANEL SIDING- REVEAL INTERSECTION
6" = 1'-0"



SECTION

8A FC PANEL SIDING HORIZ JOINT
3" = 1'-0"



PLAN

8B FC PANEL SIDING- VERT REVEAL
3" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

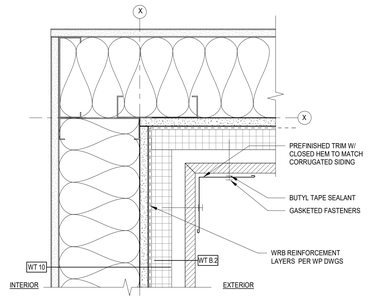
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
EXT DETAILS - FC/HPL SIDING

SHEET NO.
A911

Drawn Author
Checked Checker

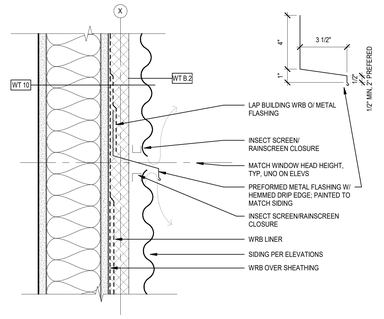
Printed: 10/20/2023 9:40:14 PM



PLAN

10 CORRUGATED- INSIDE CORNER- MTL FRMG

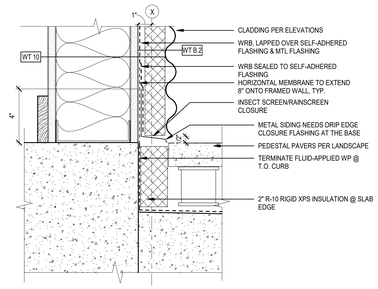
3" = 1'-0"



SECTION

5 CORRUGATED MTL - THROUGH-WALL FLASHING- MTL FRMG

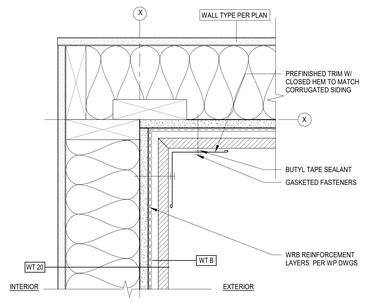
3" = 1'-0"



SECTION

1 CORRUGATED MTL BASE @ PLAZA

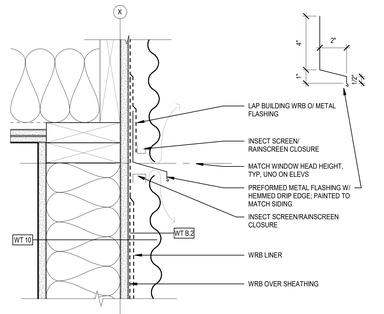
3" = 1'-0"



PLAN

11 CORRUGATED- INSIDE CORNER- WD FRMG

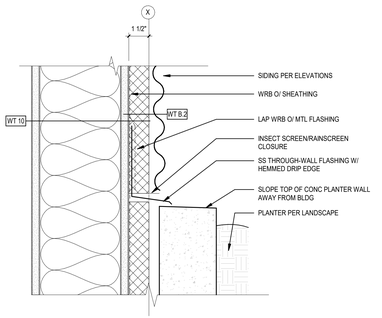
3" = 1'-0"



SECTION

6 CORRUGATED MTL - THROUGH-WALL FLASHING- WD FRMG

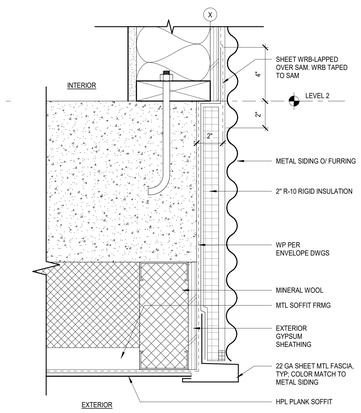
3" = 1'-0"



SECTION

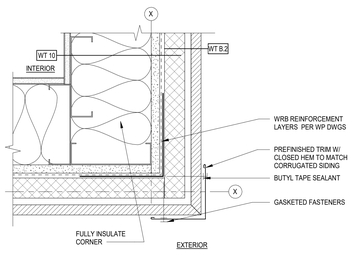
2 CORRUGATED MTL BASE @ PLANTER

3" = 1'-0"



15 SLAB EDGE @ SOFFIT- CORRUGATED ABV

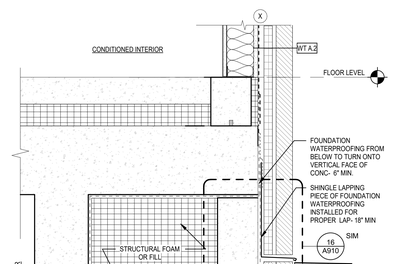
3" = 1'-0"



PLAN

12 CORRUGATED- OUTSIDE CORNER- MTL FRMG

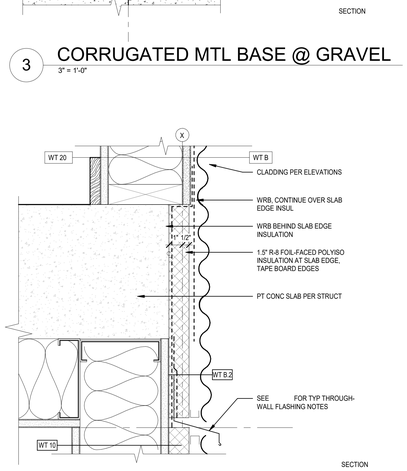
3" = 1'-0"



SECTION

8 BU SLAB @ LOWER SIDEWALK

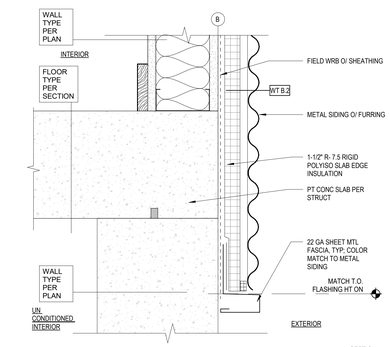
1 1/2" = 1'-0"



SECTION

3 CORRUGATED MTL BASE @ GRAVEL

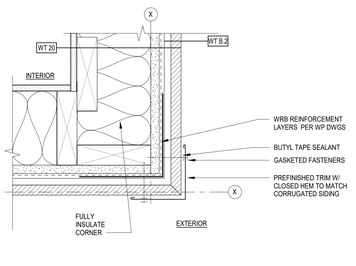
3" = 1'-0"



SECTION

16 BASE OF CORRUGATED MTL @ CONC

3" = 1'-0"



PLAN

13 CORRUGATED- OUTSIDE CORNER- WD FRMG

3" = 1'-0"

SECTION

4 CORRUGATED MTL @ SLAB EDGE

3" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2086 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

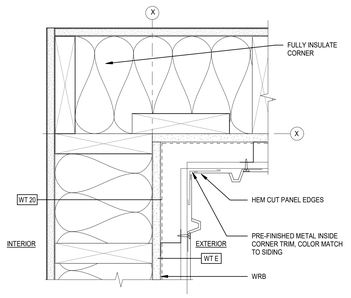
EXT DETAILS - CORRUGATED MTL SIDING

SHEET NO.

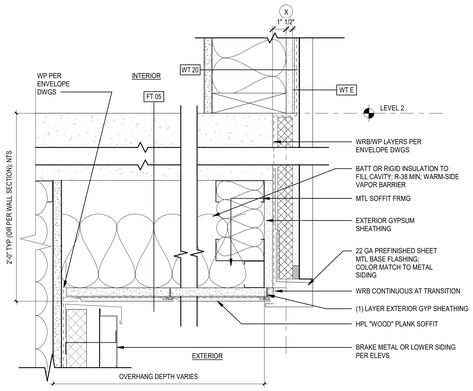
A912

Drawn Author
Checked Checker

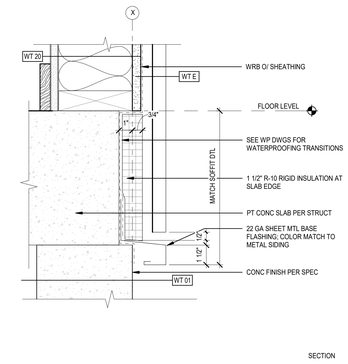
Printed: 10/25/2023 9:40:17 PM



9 PANEL- INSIDE CORNER- WD FRMG
3" = 1'-0"

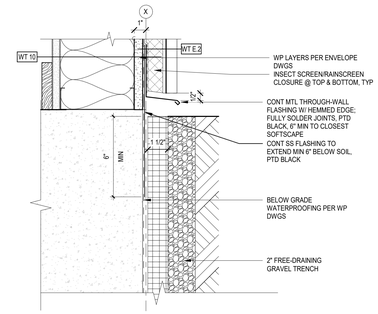


7 SS MTL - HPL PANEL- SOFFIT
3" = 1'-0"

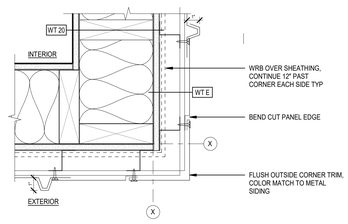


SECTION

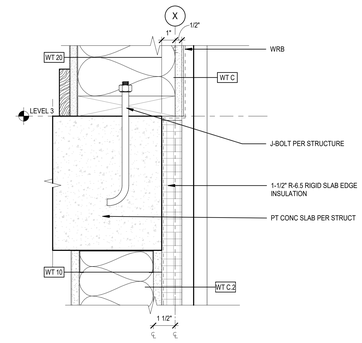
4 SS MTL BASE @ CONC
3" = 1'-0"



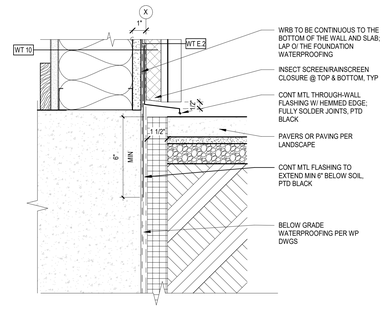
1 SS MTL BASE @ GRADE
3" = 1'-0"



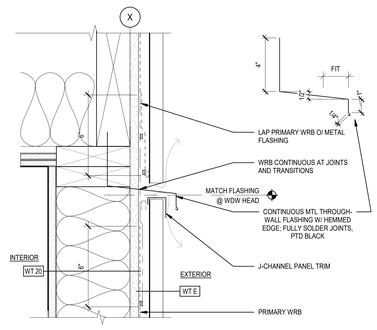
10 PANEL- OUTSIDE CORNER- WD FRMG
3" = 1'-0"



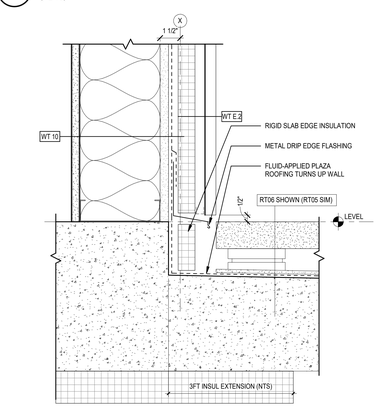
5 SS MTL - SLAB EDGE- WD FRMG TO MTL FRMG
3" = 1'-0"



2 SS MTL SIDING BASE @ PAVING
3" = 1'-0"



6 SS MTL - THRU WALL FLASHING- WD FRMG
3" = 1'-0"



3 SS MTL BASE @ PAVERS
3" = 1'-0"

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2005 REGISTERED ARCHITECT RAYMOND S JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2895 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

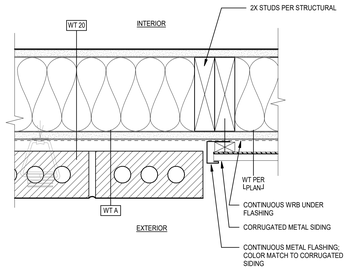
EXT DETAILS - STANDING SEAM MTL SIDING

SHEET NO.

A913

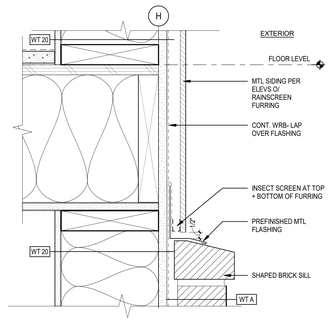
Drawn | Author
Checked | Checker

Printed: 10/25/2023 9:40:20 PM



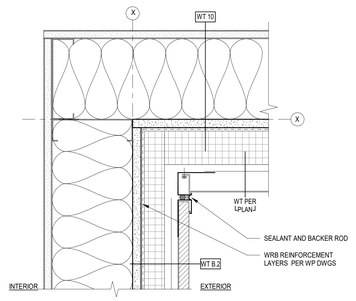
PLAN

5 BRICK TO CORR MTL - WD FRMG
3" = 1'-0"



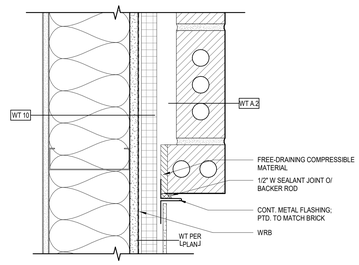
SECTION

1 MTL ABOVE BRICK- WD FRMG @ TOWNHOUSE
3" = 1'-0"



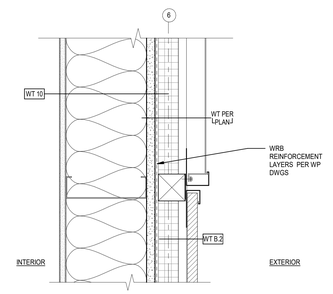
PLAN

6 CORRUGATED TO FLAT MTL PANEL- INSIDE CORNER- MTL FRMG
3" = 1'-0"



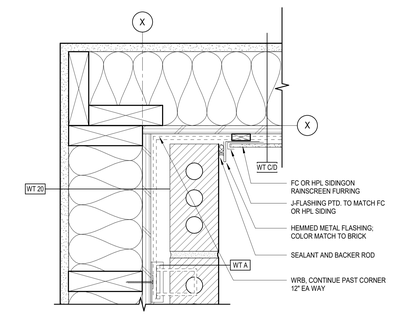
PLAN

2 BRICK TO FC - CONC
3" = 1'-0"



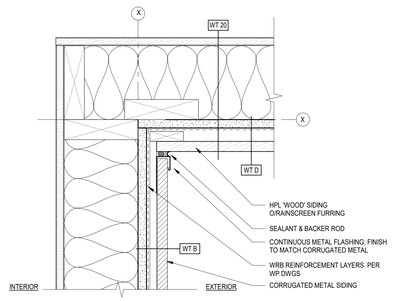
PLAN

7 CORRUGATED TO FLAT MTL PANEL- MTL FRMG
3" = 1'-0"



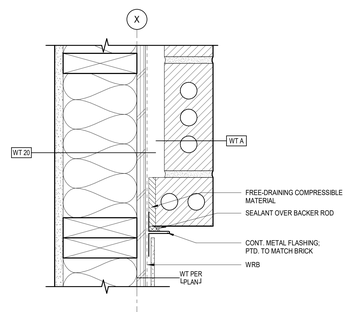
PLAN

3 BRICK TO FC/HPL- INSIDE CORNER- WD FRMG
3" = 1'-0"



PLAN

8 CORRUGATED TO HPL SIDING- INSIDE CORNER- WD FRMG
3" = 1'-0"



PLAN

4 BRICK TO PANEL- WD FRMG
3" = 1'-0"

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4039 REGISTERED ARCHITECT
RICHARD S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

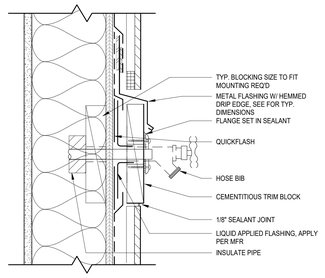
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE
EXT DETAILS - FINISH TRANSITIONS

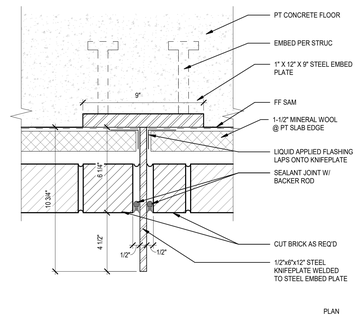
SHEET NO.
A920

Drawn Author
Checked Checker

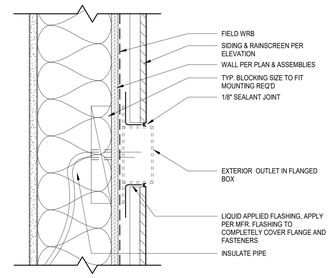
Printed: 10/25/2023 9:40:22 PM



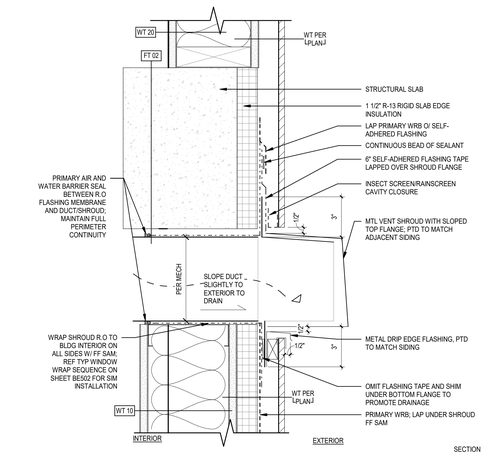
7 HOSE BIB MOUNTING
3" = 1'-0"



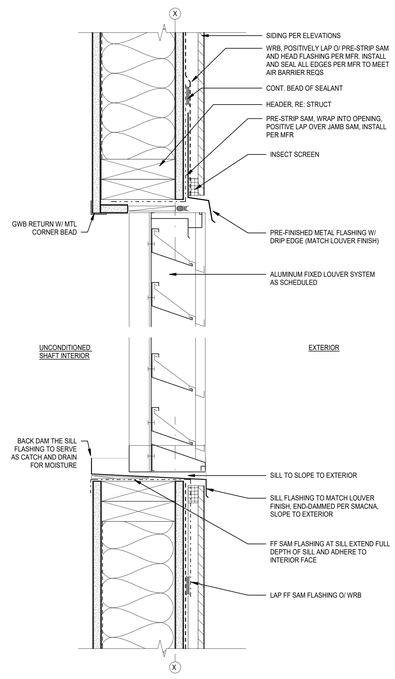
8 KNIFEPLATE @ CONC
3" = 1'-0"



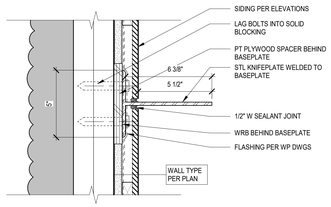
4 EXT ELECTRICAL OUTLET
3" = 1'-0"



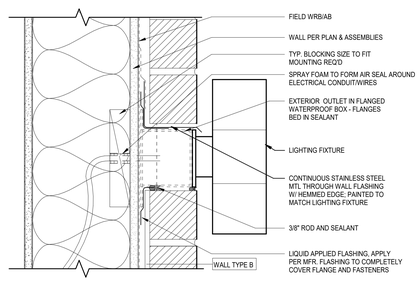
1 SHROUD @ LEVEL 1
3" = 1'-0"



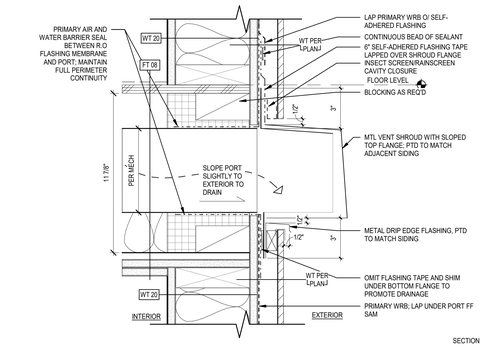
14 FIXED LOUVERS
3" = 1'-0"



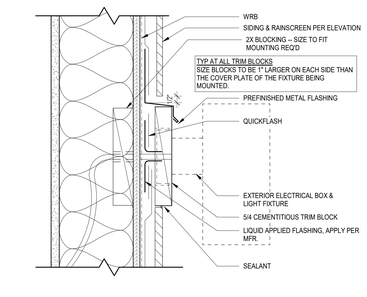
9 KNIFEFPLATE @ WD FRMG
3" = 1'-0"



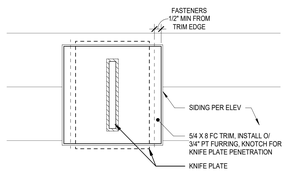
5 EXT SCONCE @ BRICK
3" = 1'-0"



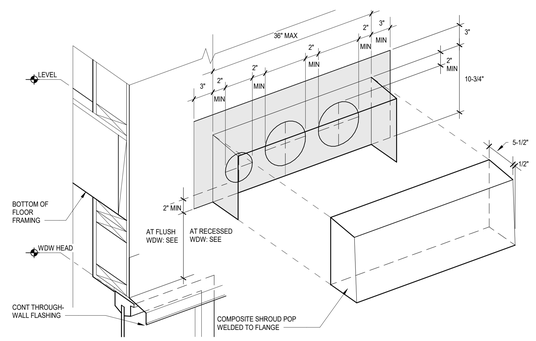
2 SHROUD @ WOOD FRAMING
3" = 1'-0"



6 EXT SCONCE @ PANEL SIDING
3" = 1'-0"



10 KNIFE PLATE TRIM @ PANEL SIDING
3" = 1'-0"



3 SHROUD - AXON
1 1/2" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
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01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

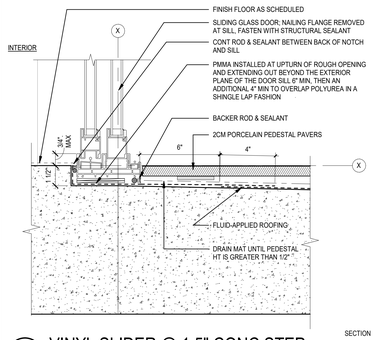
EXT WALLS - PENETRATIONS

SHEET NO.

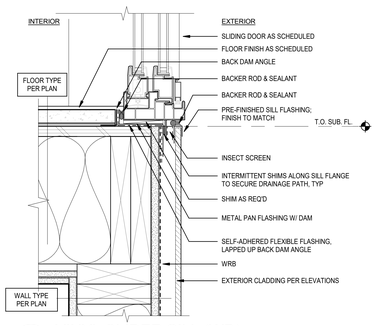
A921

Drawn
Checked

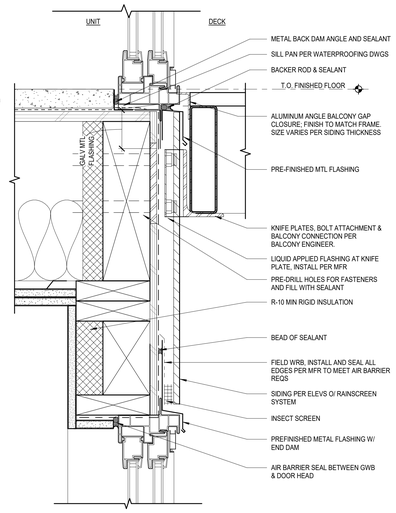
Printed: 10/25/2023 9:40:25 PM



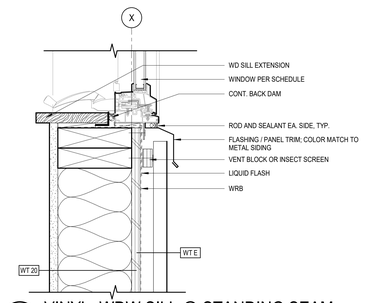
20 VINYL SLIDER @ 1.5" CONC STEP
3" = 1'-0"



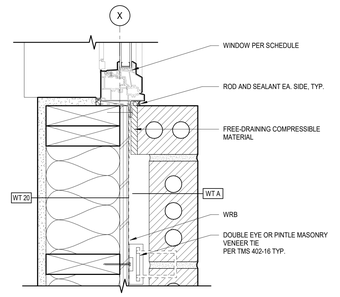
16 VINYL SLIDER SILL (WD)
3" = 1'-0"



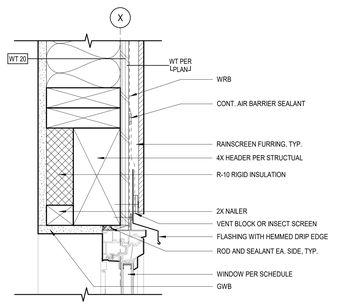
13 DECK DOOR HEAD @ BOLT-ON BALCONY
3" = 1'-0"



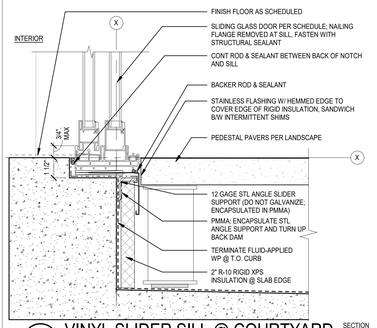
9 VINYL- WDW SILL @ STANDING SEAM
3" = 1'-0"



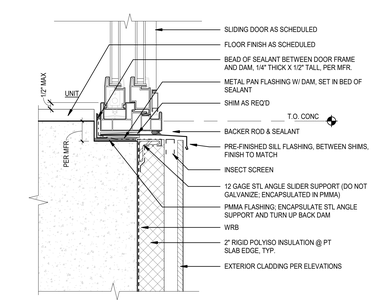
5 VINYL- WDW JAMB @ BRICK
3" = 1'-0"



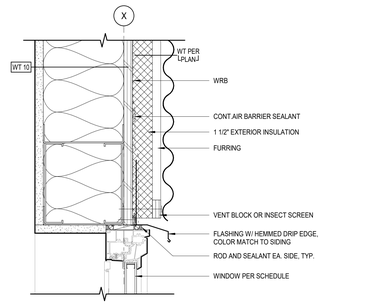
1 VINYL- WDW HEAD @ FC CLADDING
3" = 1'-0"



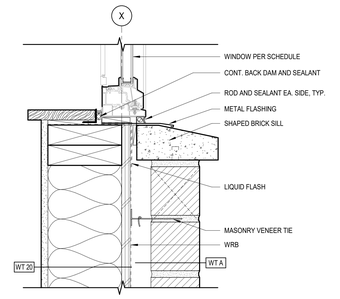
21 VINYL SLIDER SILL @ COURTYARD
3" = 1'-0"



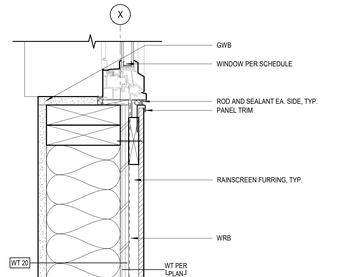
17 VINYL SLIDER SILL (CONC)
3" = 1'-0"



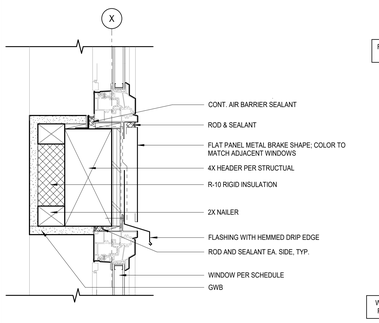
10 VINYL- WDW HEAD @ EXO INSUL
3" = 1'-0"



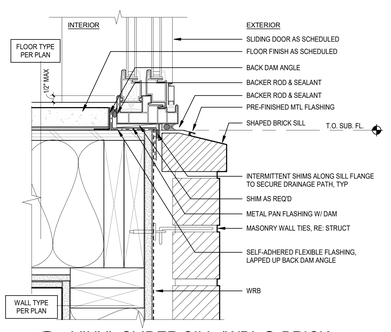
6 VINYL- WDW SILL @ BRICK
3" = 1'-0"



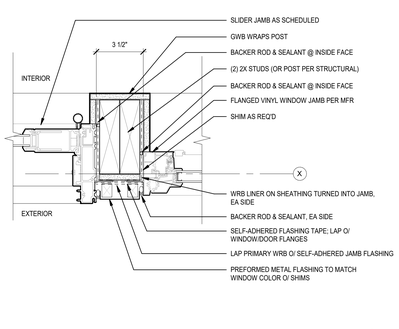
2 VINYL- WDW JAMB @ FC CLADDING
3" = 1'-0"



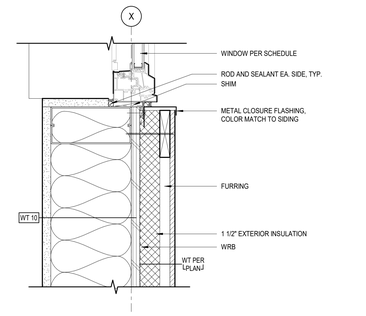
22 VINYL- WDW HEAD @ TRANSOM
3" = 1'-0"



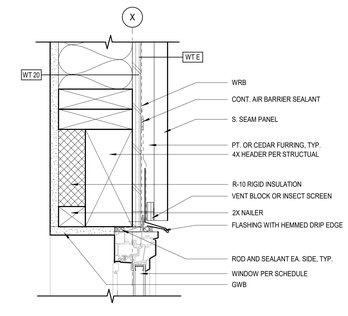
18 VINYL SLIDER SILL (WD) @ BRICK
3" = 1'-0"



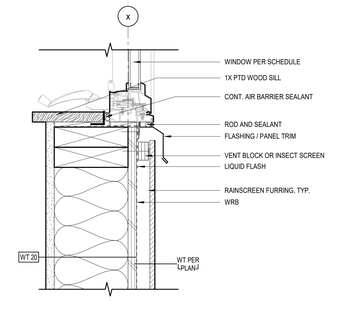
14 VINYL JAMB @ DOOR
3" = 1'-0"



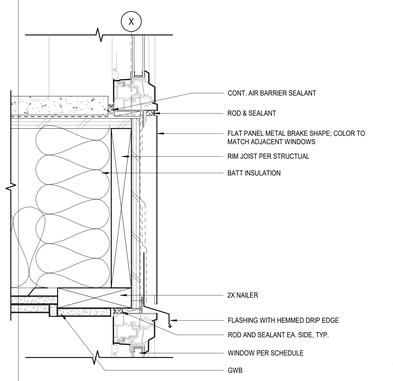
11 VINYL- WDW JAMB @ EXO INSUL
3" = 1'-0"



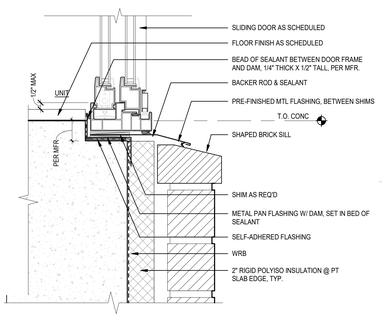
7 VINYL- WDW HEAD @ STANDING SEAM
3" = 1'-0"
SECTION



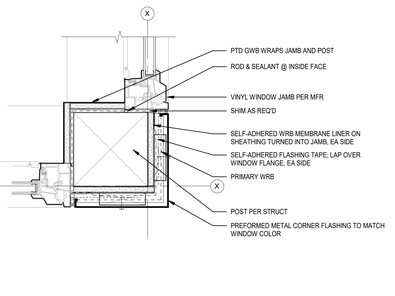
3 VINYL- WDW SILL @ FC CLADDING
3" = 1'-0"



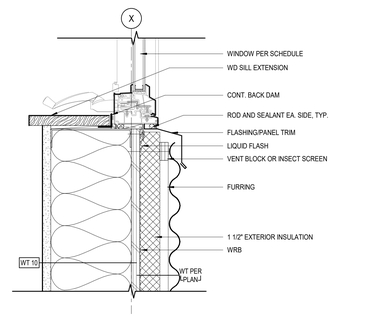
23 VINYL- WDW HD-SILL @ FLOOR
3" = 1'-0"



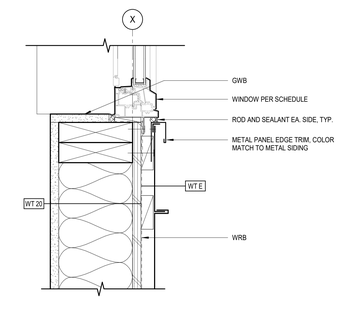
19 VINYL SLIDER SILL (CONC) @ BRICK
3" = 1'-0"



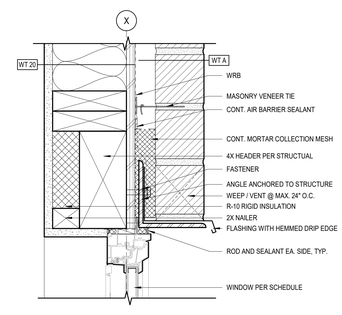
15 VINYL JAMB @ CORNER
3" = 1'-0"
PLAN



12 VINYL- WDW SILL @ EXO INSUL
3" = 1'-0"



8 VINYL- WDW JAMB @ STANDING SEAM
3" = 1'-0"
PLAN



4 VINYL- WDW HEAD @ BRICK
3" = 1'-0"

SEE BE500 FOR WATERPROOFING SEQUENCE

MAINTAIN 1/2" MIN. CONT. AIR PATHWAY @ TOP & BTM. OF RAINSCREEN ASSEMBLIES THROUGHOUT

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MERCER ISLAND MIXED USE

2845 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

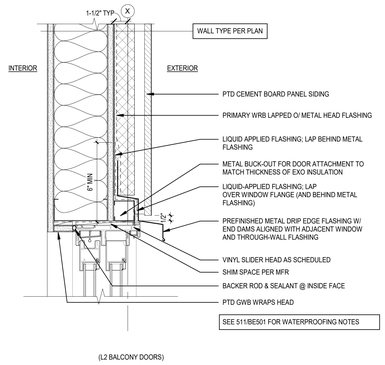
EXT DETAILS - WINDOWS

SHEET NO.

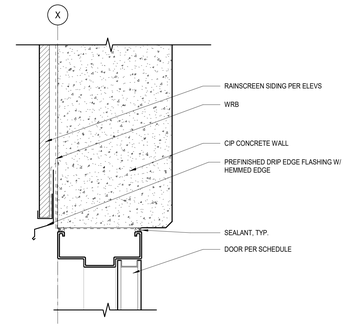
A930

Drawn
Checked

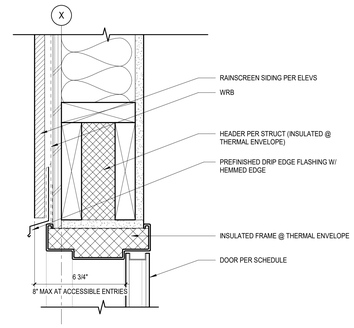
Printed: 10/25/2023 5:40:30 PM



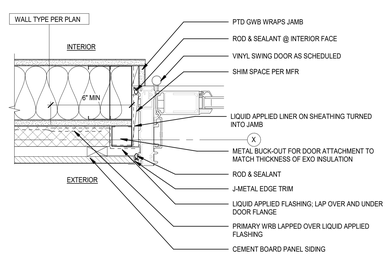
9 SLIDER HEAD @ EXO INSUL
3" = 1'-0"



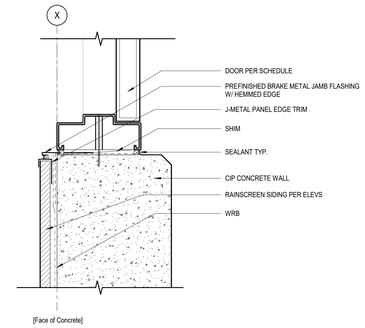
5 HM- DOOR HEAD @ CONC
3" = 1'-0"



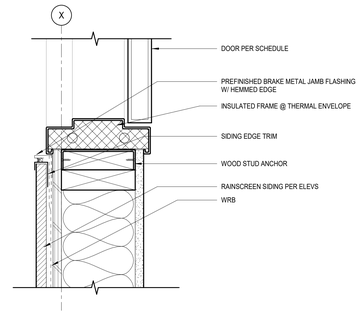
1 HM- DOOR HEAD @ WD FRMG
3" = 1'-0"



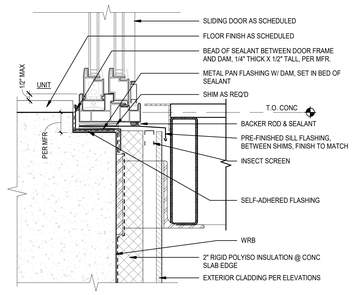
10 SLIDER JAMB @ EXO INSUL
3" = 1'-0"



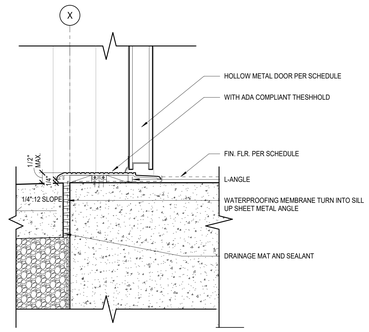
6 HM- DOOR JAMB @ CONC
3" = 1'-0"



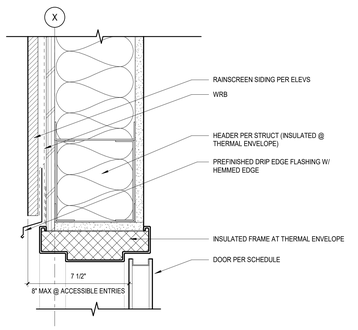
2 HM- DOOR JAMB @ WD FRMG
3" = 1'-0"



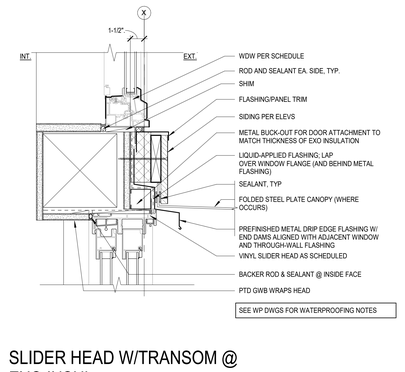
12 SGD SILL @ BOLT-ON BALCONY
3" = 1'-0"



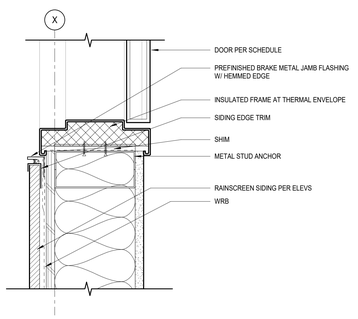
7 HM- DOOR SILL @ CONC
3" = 1'-0"



3 HM- DOOR HEAD @ MTL FRMG
3" = 1'-0"



8 SLIDER HEAD W/TRANSOM @ EXO INSUL
3" = 1'-0"



4 HM- DOOR JAMB @ MTL FRMG
3" = 1'-0"

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REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2986 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

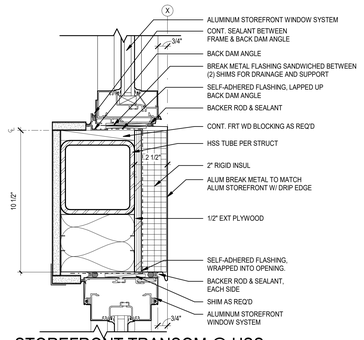
EXT DETAILS - DOORS & WINDOWS

SHEET NO.

A931

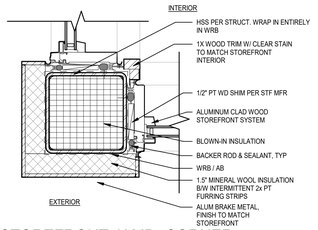
Drawn | Author
Checked | Checker

Printed: 10/20/2023 9:40:13 PM



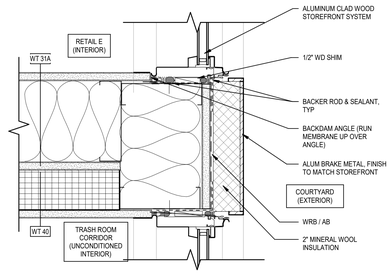
STOREFRONT TRANSOM @ HSS BEAM

17 — 3" = 1'-0"



STOREFRONT JAMB- CORNER- HSS COL

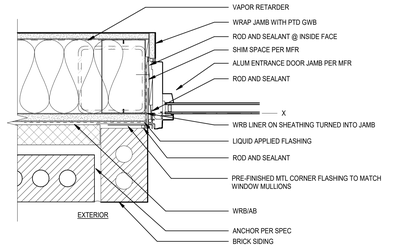
13 — 3" = 1'-0"



STOREFRONT JAMB @ BRAKE MTL

PLAN

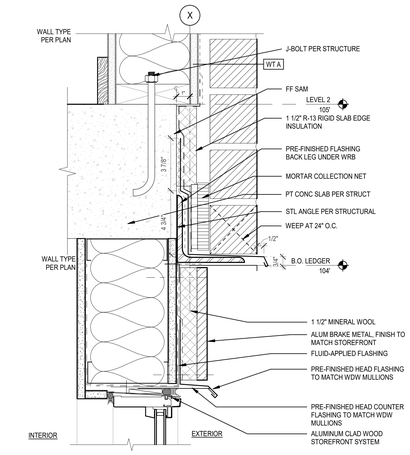
9 — 3" = 1'-0"



STOREFRONT ENTRY JAMB @ BRICK

PLAN

5 — 3" = 1'-0"

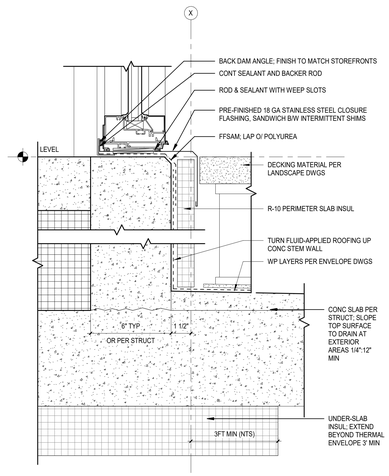


STOREFRONT HEAD @ BRICK

1 — 3" = 1'-0"

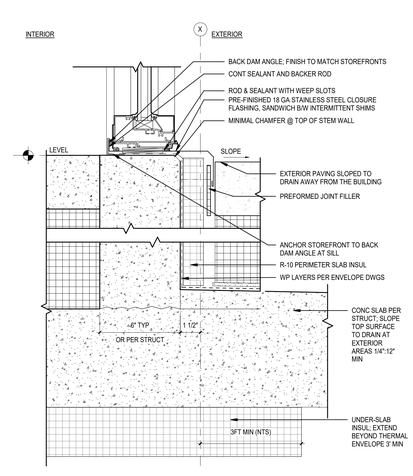
STOREFRONT ABOVE FOLDING DOOR

18 — 3" = 1'-0"



STF SILL @ PAVERS

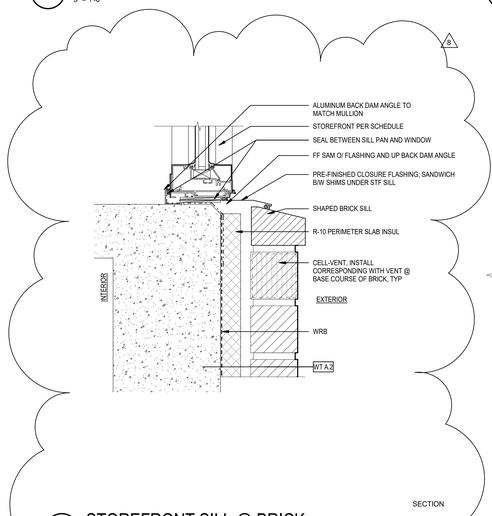
14 — 3" = 1'-0"



STF SILL @ BU SLAB - PLAZA

SECTION

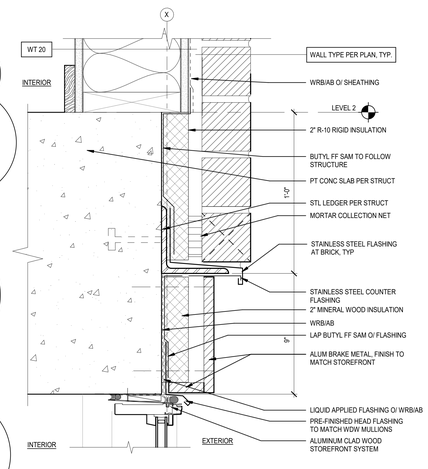
10 — 3" = 1'-0"



STOREFRONT SILL @ BRICK

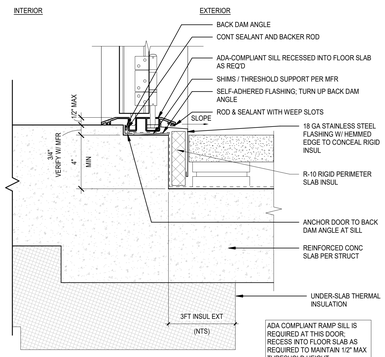
SECTION

6 — 3" = 1'-0"



STOREFRONT HEAD @ CONC-BRICK

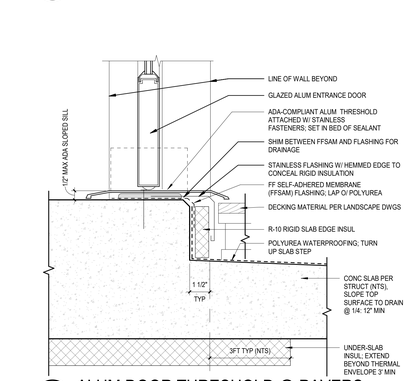
2 — 3" = 1'-0"



FOLDING WALL SILL @ PLAZA

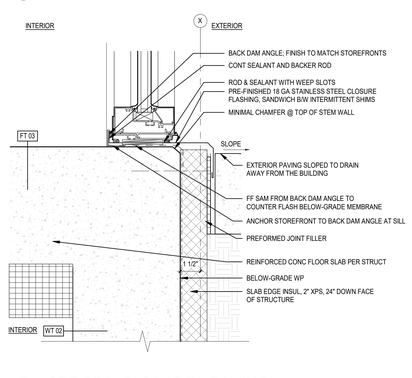
SECTION

19 — 3" = 1'-0"



ALUM DOOR THRESHOLD @ PAVERS

15 — 3" = 1'-0"



STF SILL @ GRADE - PAVING

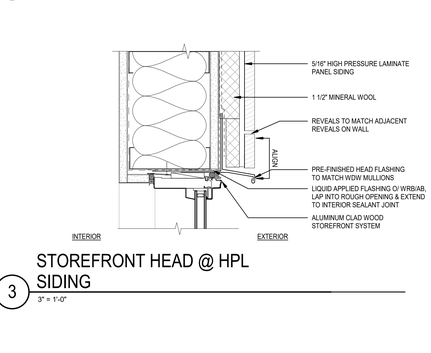
SECTION

11 — 3" = 1'-0"

STOREFRONT JAMB @ HSS POST

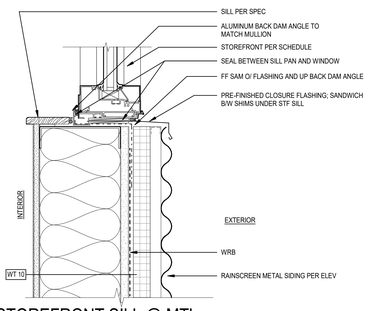
PLAN

7 — 3" = 1'-0"



STOREFRONT HEAD @ HPL SIDING

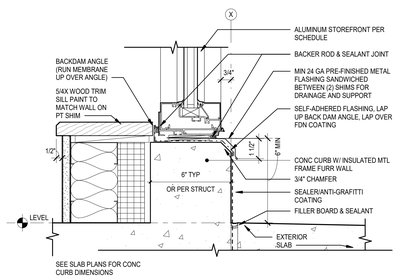
3 — 3" = 1'-0"



STOREFRONT SILL @ MTL

SECTION

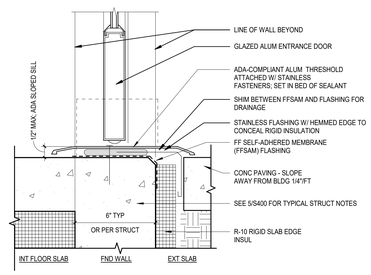
20 — 3" = 1'-0"



STF SILL @ CONC CURB

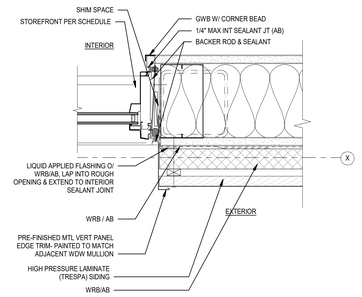
SECTION

16 — 3" = 1'-0"



ALUM DOOR THRESHOLD - PAVING

12 — 3" = 1'-0"



STOREFRONT JAMB @ HPL SIDING

4 — 3" = 1'-0"

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REGISTERED ARCHITECT
RYAN PATRICK S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2995 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

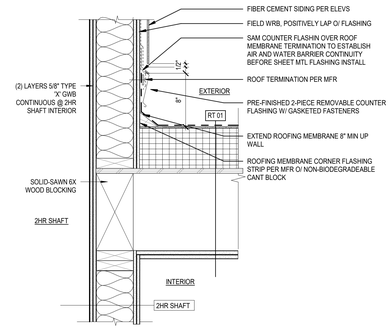
EXT DETAILS - STOREFRONTS

SHEET NO.

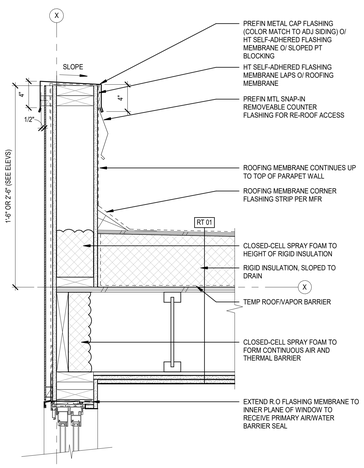
A932

Drawn
Checked

Printed: 10/25/2023 9:40:36 PM

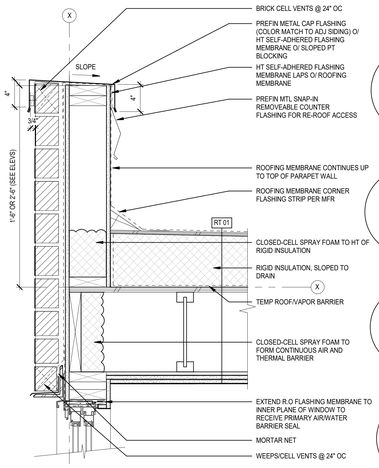


15 ROOF RAKE @ SHAFT PENTHOUSE
1 1/2" = 1'-0"



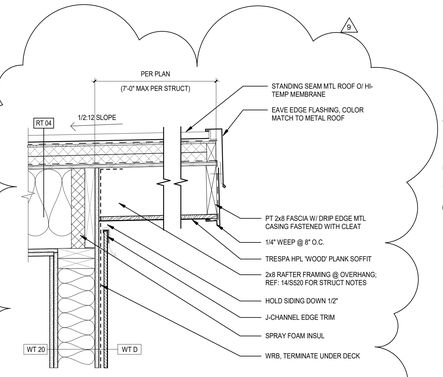
SECTION

12 PARAPET @ MAIN ROOF - FC SIDING
1 1/2" = 1'-0"

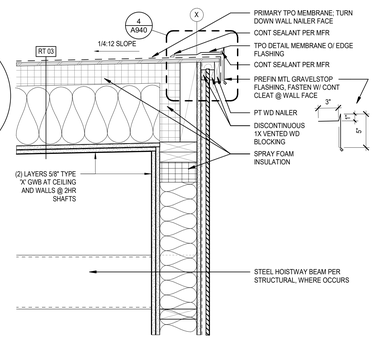


SECTION

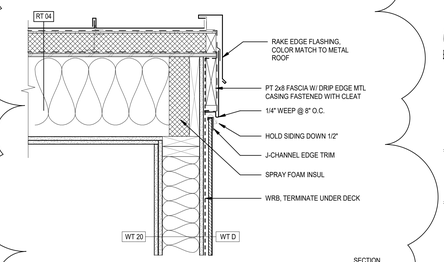
9 PARAPET @ MAIN ROOF- BRICK
1 1/2" = 1'-0"



5 PAVILION @ HIGH EAVE
1 1/2" = 1'-0"

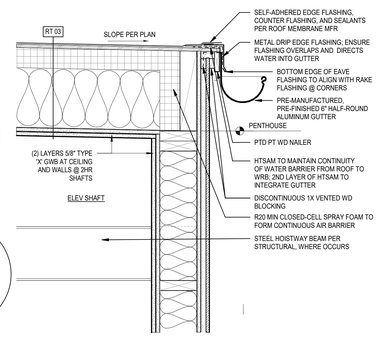


1 PENTHOUSE ROOF @ HIGH EAVE
1 1/2" = 1'-0"

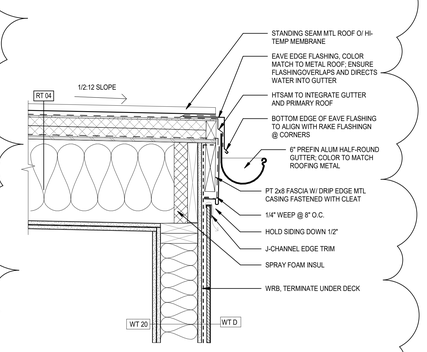


SECTION

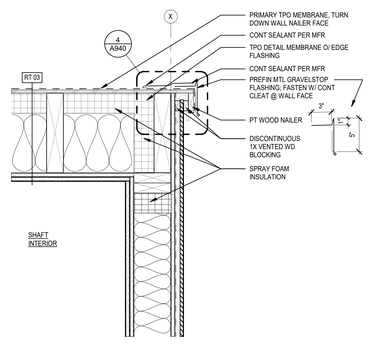
6 PAVILION @ RAKE
1 1/2" = 1'-0"



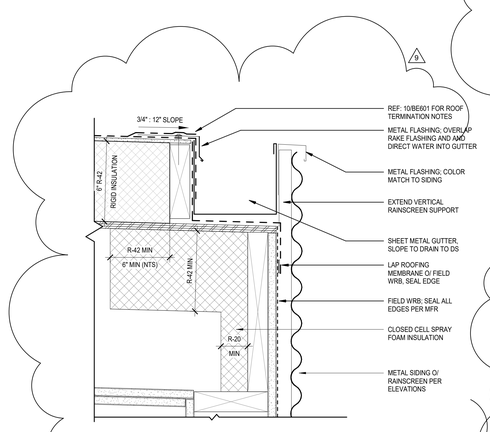
2 PENTHOUSE ROOF @ LOW EAVE
1 1/2" = 1'-0"



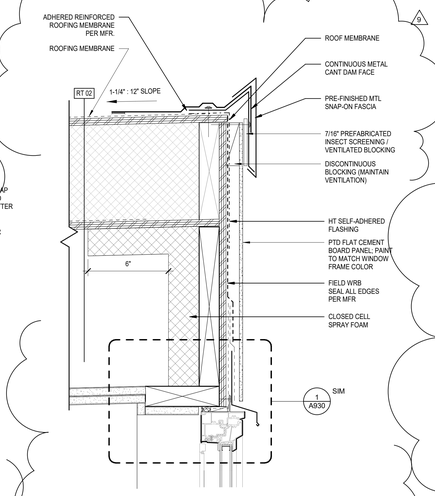
7 PAVILION @ LOW EAVE
1 1/2" = 1'-0"



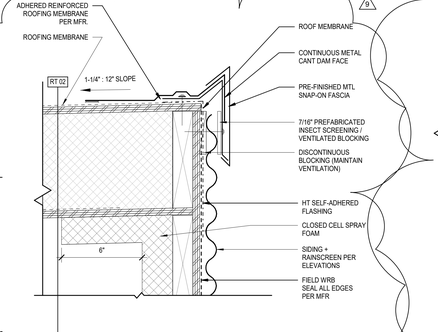
3 PENTHOUSE ROOF @ TYP RAKE
1 1/2" = 1'-0"



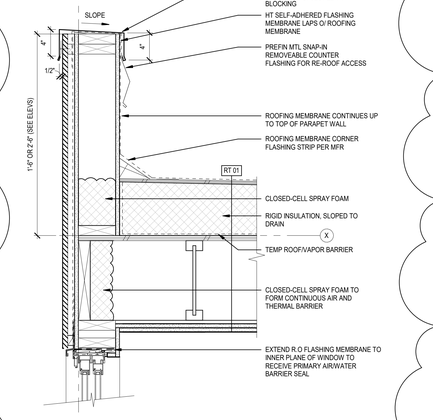
13 MAIN ROOF @ LOW EAVE METAL
3" = 1'-0"



14 MAIN ROOF @ HIGH EAVE WDW HD
3" = 1'-0"

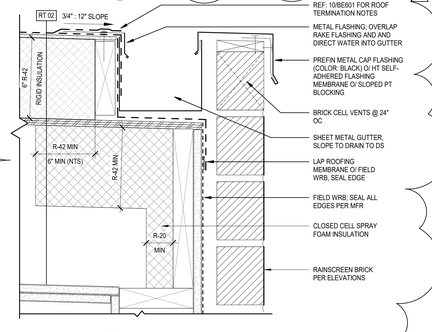


11 MAIN ROOF @ HIGH EAVE METAL
3" = 1'-0"

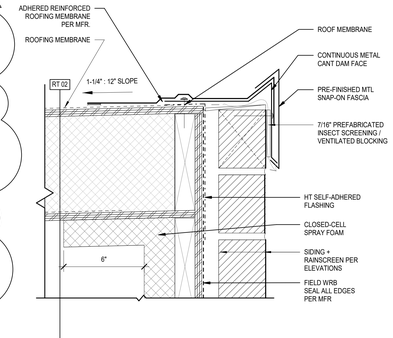


SECTION

10 PARAPET @ MAIN ROOF - SS MTL
1 1/2" = 1'-0"



8 MAIN ROOF @ LOW EAVE BRICK
3" = 1'-0"



4 MAIN ROOF @ HIGH EAVE BRICK
3" = 1'-0"

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MERCER ISLAND MIXED USE

2905 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
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10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

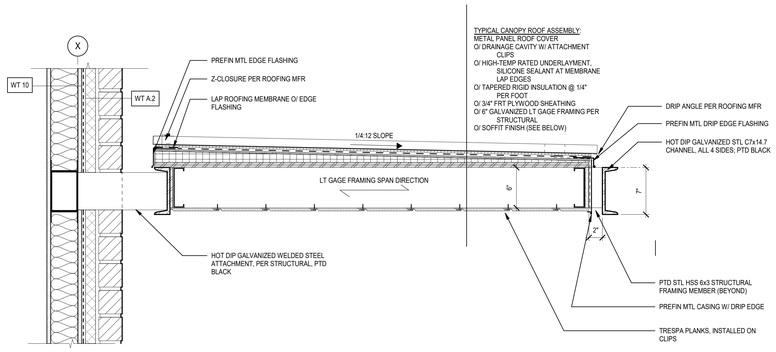
EXT DETAILS - ROOF

SHEET NO.

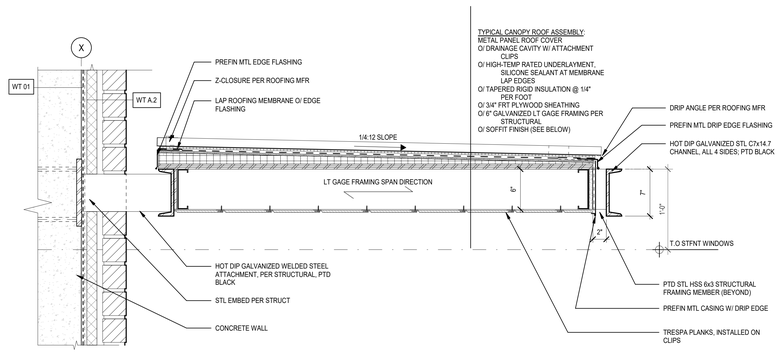
A940

Drawn | Author
Checked | Checker

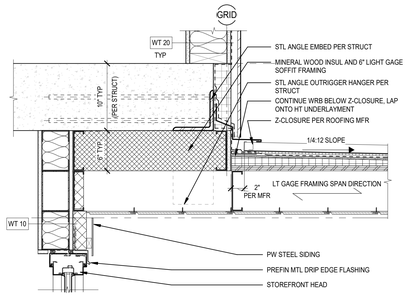
Printed: 11/1/2023 12:17:09 PM

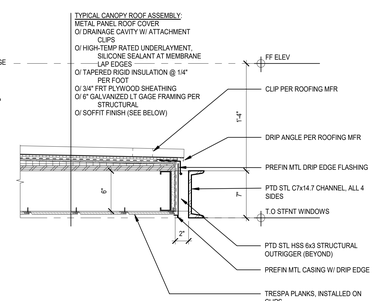


7 CANOPY @ MTL FRAMED WALL
1 1/2" = 1'-0"



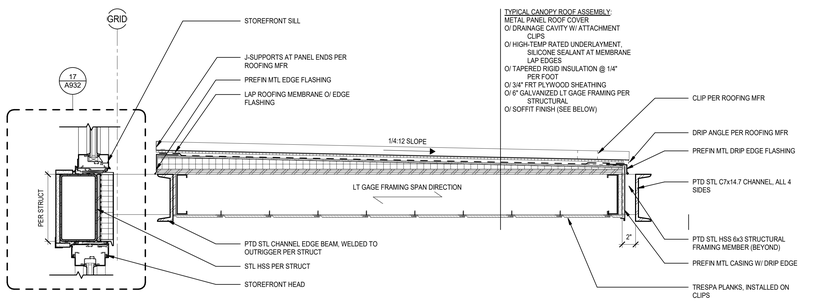
8 CANOPY @ CONC WALL
1 1/2" = 1'-0"





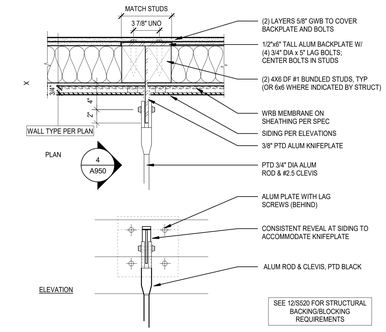
SECTION

9 CANOPY @ CONC SLAB
1 1/2" = 1'-0"

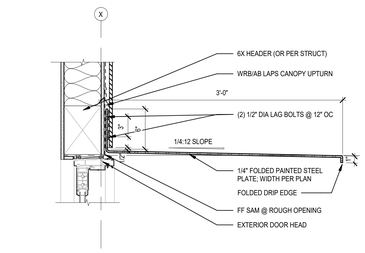


SECTION

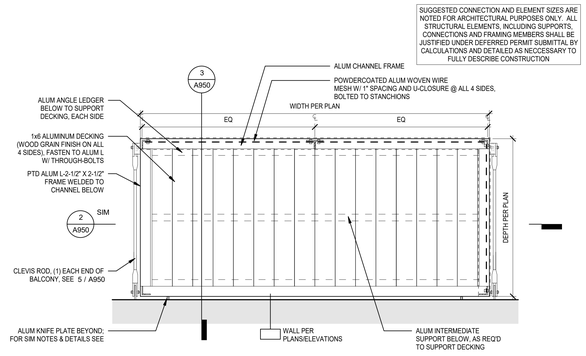
10 CANOPY @ STOREFRONT
1 1/2" = 1'-0"



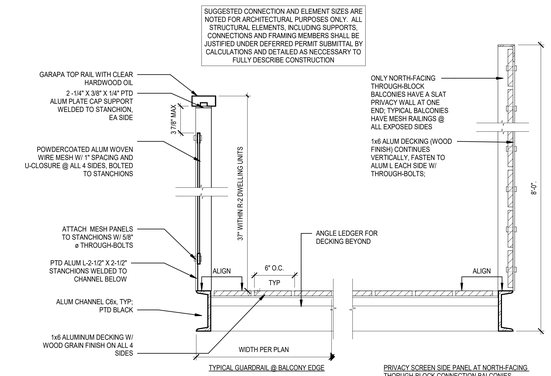
5 BALCONY CLEVIS ROD @ TOP
1 1/2" = 1'-0"



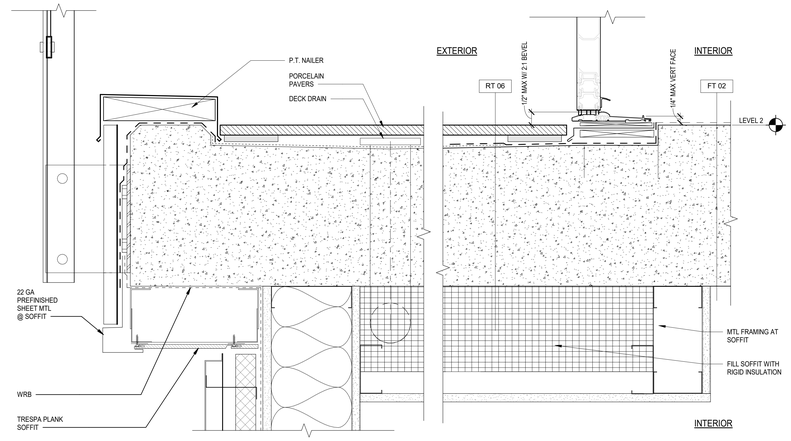
6 FOLDED PLATE STEEL CANOPY
1 1/2" = 1'-0"



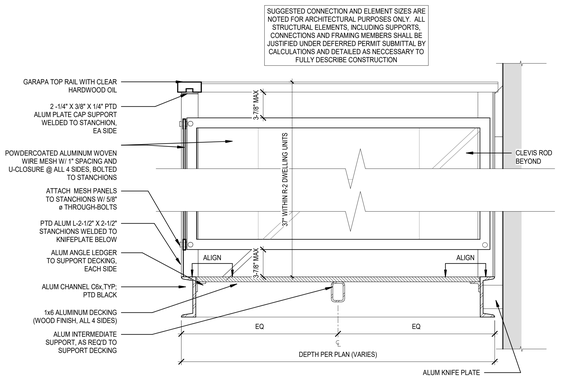
1 PLAN OF BALCONY
3/4" = 1'-0"



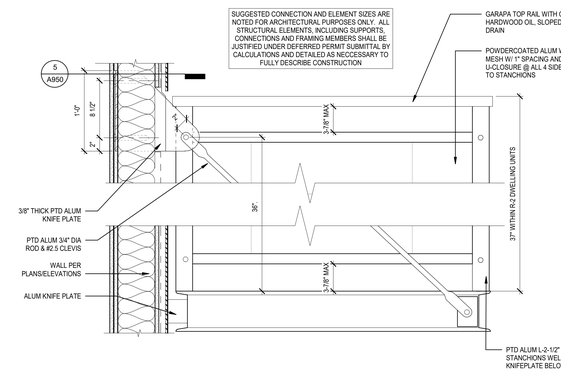
2 LONGITUDINAL SECTION OF BALCONY
1 1/2" = 1'-0"



11 DOOR THRESHOLD @ PRIVATE DECK- PAVERS OVER CONC
3" = 1'-0"



3 CROSS SECTION OF BALCONY
1 1/2" = 1'-0"



12 DOOR THRESHOLD @ PRIVATE DECK- PAVERS OVER CONC- W/ BRICK
3" = 1'-0"

4 ELEV OF BALCONY
1 1/2" = 1'-0"

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REGISTERED ARCHITECT
RYAN MARK S JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
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MERCER ISLAND, WA 98040

DRAWING ISSUE

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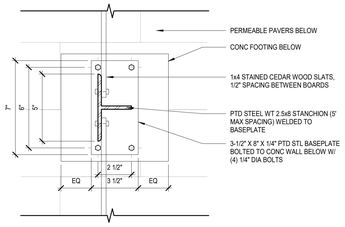
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2

SHEET TITLE
EXT DETAILS - CANOPIES & BALCONIES

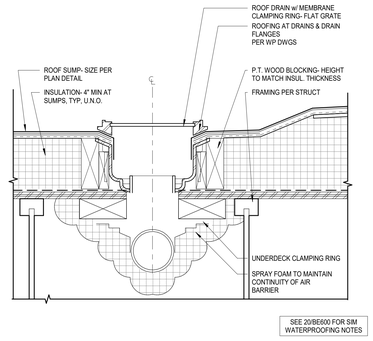
SHEET NO.
A950

Drawn | Author
Checked | Checker

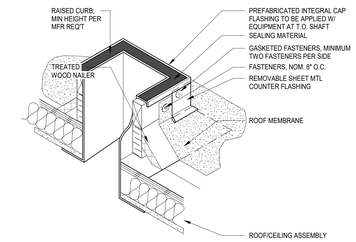
Printed: 10/25/2023 8:40:43 PM



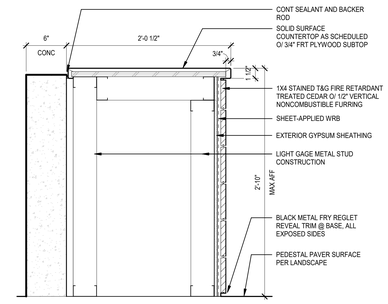
9 PATIO SCREEN - PLAN
3" = 1'-0"



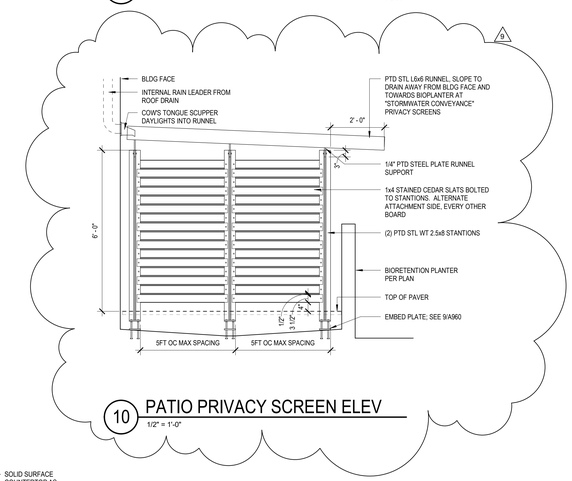
5 ROOF DECK DRAIN- INSULATED
3" = 1'-0"



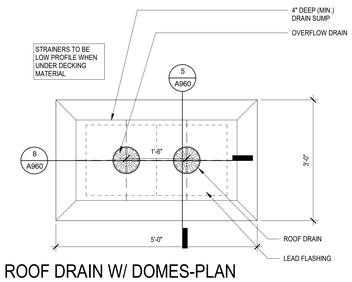
1 SHAFT PENETRATION @ ROOF
12" = 1'-0"



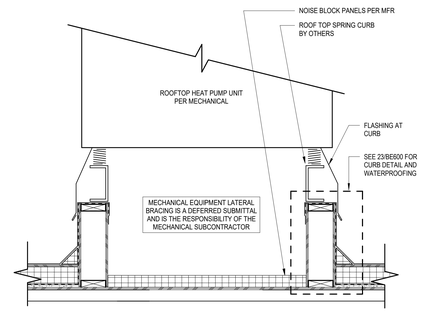
14 BBQ STATION @ CONC SITE WALL
1 1/2" = 1'-0"



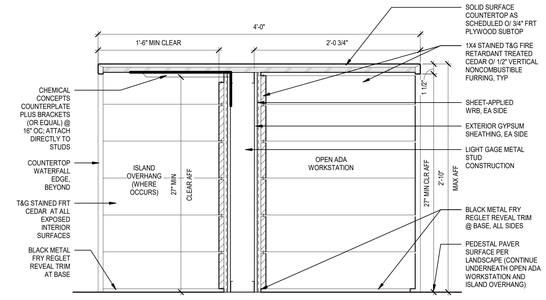
10 PATIO PRIVACY SCREEN ELEV
1/2" = 1'-0"



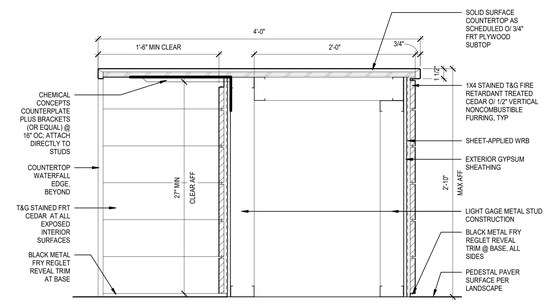
6 ROOF DRAIN W/ DOMES-PLAN DETAIL
3/4" = 1'-0"



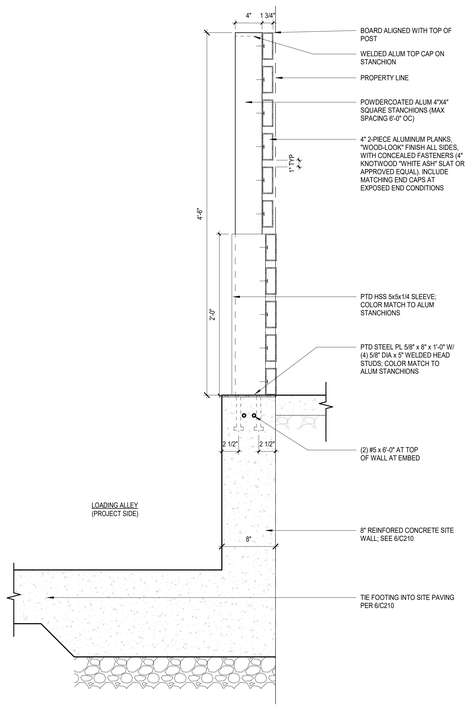
2 MECHANICAL UNIT @ ROOF
1" = 1'-0"



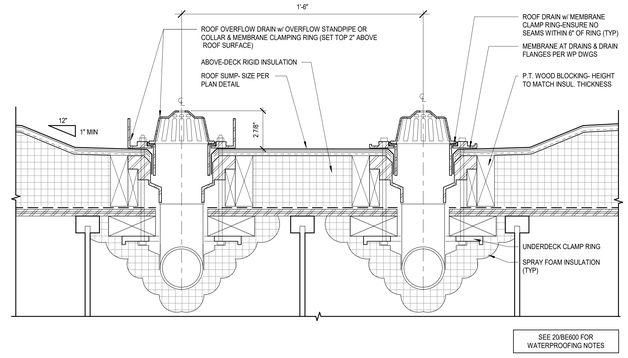
15 BBQ ISLAND @ ADA WORKSPACE
1 1/2" = 1'-0"



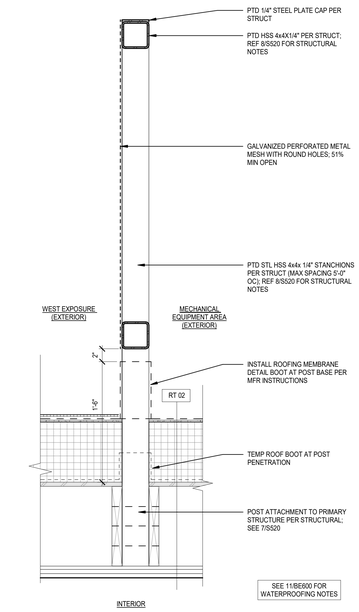
16 BBQ STATION @ ISLAND
1 1/2" = 1'-0"



12 SCREEN FENCE SECTION
1 1/2" = 1'-0"



8 ROOF DRAIN W/ DOMES-SECTION DETAIL
3" = 1'-0"



4 MECHANICAL SCREEN @ ROOF
SECTION
1 1/2" = 1'-0"

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REGISTERED ARCHITECT
RYAN PAUL S. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2686 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

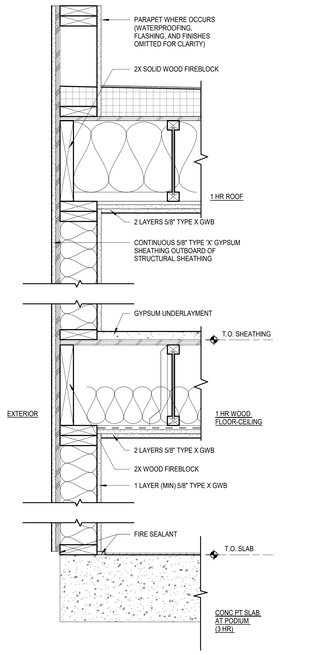
EXT DETAILS - MISC

SHEET NO.

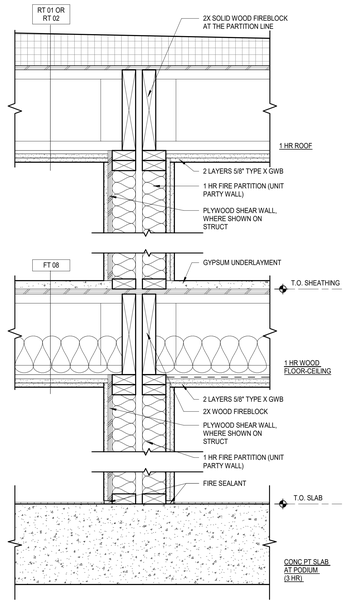
A960

Drawn
Checked
Author
Checker

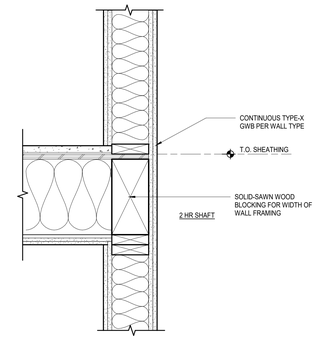
Printed: 10/25/2023 9:46:46 PM



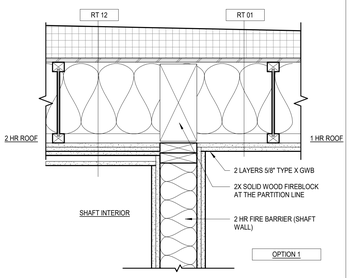
10 1 HR EXTERIOR WALL
1 1/2" = 1'-0"

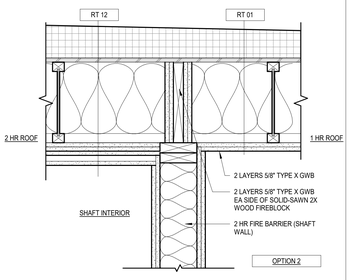


4 FIREBLOCKING @ 1 HR FLOORS/ROOF DOUBLE STUD
1 1/2" = 1'-0"

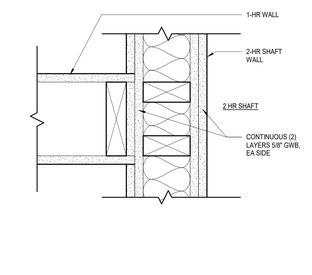


1 FLOOR @ TYP 2-HR SHAFT
1 1/2" = 1'-0"

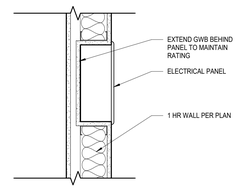




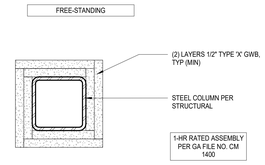
2 2HR SHAFT WALL TERM @ ROOF
1 1/2" = 1'-0"

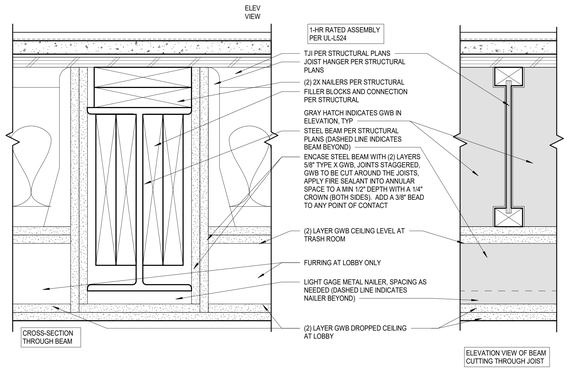


5 2 HR SHAFT WALL INTERSECTION
3" = 1'-0"

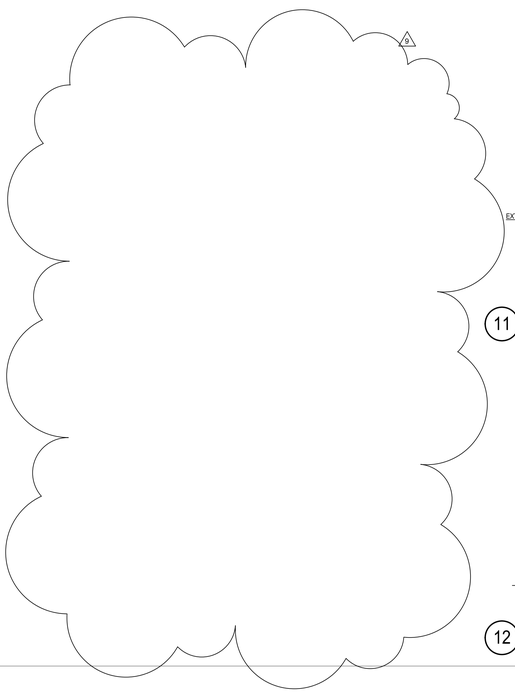


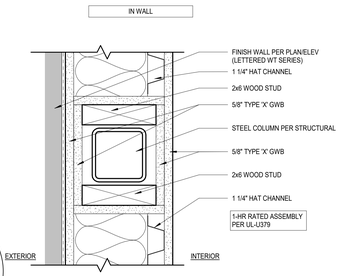
7 ELE PANEL @ 1-HR WALL
1 1/2" = 1'-0"



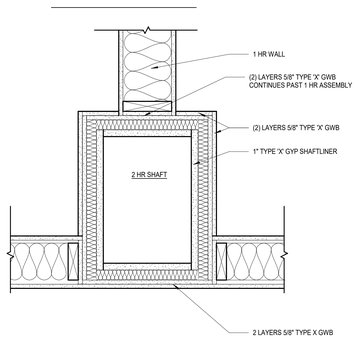


13 1-HOUR RATED STEEL BEAM
3" = 1'-0"

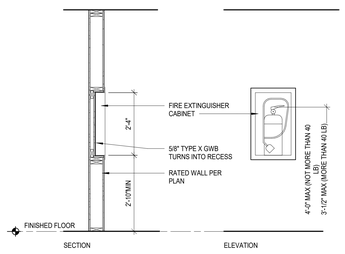




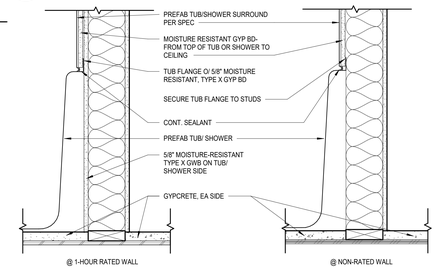
11 1-HOUR RATED STEEL COLUMN
3" = 1'-0"



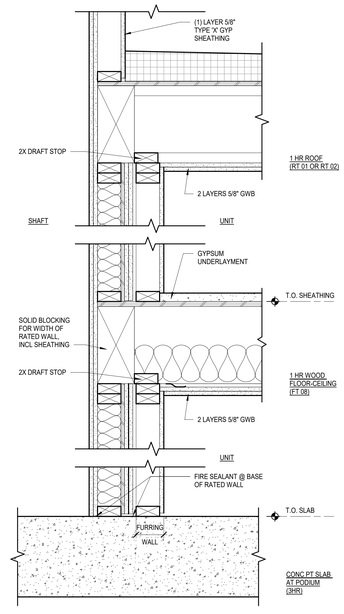
8 PLAN DETAIL @ 2 HR SHAFT
1 1/2" = 1'-0"



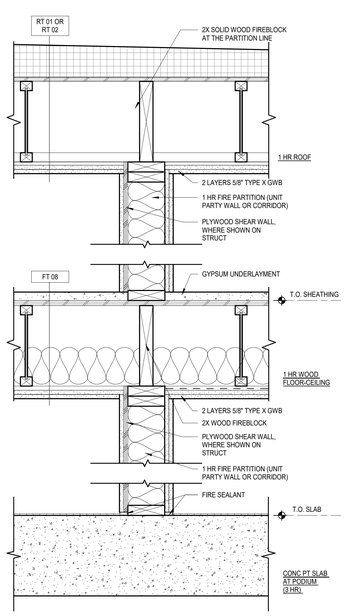
12 FIRE EXTINGUISHER CABINET
1/2" = 1'-0"



9 TUB ENCLOSURE
1 1/2" = 1'-0"



6 2 HR SHAFT @ FURRING
1 1/2" = 1'-0"



3 FIREBLOCKING @ 1 HR FLOORS/ROOF
1 1/2" = 1'-0"

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KEVIN S. JOHNSTON REGISTERED ARCHITECT State of Washington

MERCER ISLAND MIXED USE
2985 76TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
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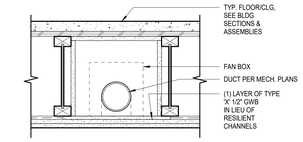
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
CODE DETAILS-FIREPROOFING

SHEET NO.
A970

Drawn Author
Checked Checker

Printed: 10/25/2023 5:40:49 PM

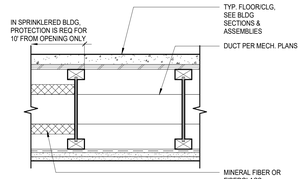


BOX THE FAN OR DIFFUSER (FOUR SIDES AND TOP) WITH 5/8" TYPE 'X' GWB, 1-1/2" HIGH-DENSITY MINERAL FIBER, OR 3-1/2" FIBERGLASS, SECURELY FASTENED, AND
WRAP DUCT COMPLETELY WITH 1-1/2" HIGH DENSITY MINERAL FIBER OR 3-1/2" FIBERGLASS, SECURELY FASTENED, OR LINE JOIST CAVITY WITH 5/8" TYPE 'X' FIRE-TAPED GWB (THIS OPTION SHOWN ABOVE.)
IN SPRINKLERED BUILDINGS, PROTECTION IS REQUIRED FOR 10' FROM OPENING ONLY.

ADDITIONAL REQUIREMENTS:
1. THE AREA OF OPENINGS SHALL BE LIMITED TO 100 SQ. INCHES IN 100 SF AGGREGATE WITH NO OPENING GREATER THAN 8" IN DIAMETER.
2. HVAC SYSTEMS INSTALLED UNDER PERMIT SHALL BE INSTALLED ACCORDING TO PLAN.
3. FIXTURES AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO THEIR LISTING.
4. VENTILATION DUCTS IN ATTICS SHALL BE WRAPPED WITH MINERAL FIBER INSULATION AND SECURED IN PLACE WITH METAL HANGERS.
FIXTURES PROTECTED WITH INSULATION SHALL BE STEEL AND IC RATED.
5. DUCTS WRAPPED WITH HIGH DENSITY MATERIAL FIBER OR FIBERGLASS MUST BE RIGID DUCTS.

1 HVAC IN 1 HOUR ASSEMBLY- PARALLEL TO JOISTS

1 1/2" = 1'-0"

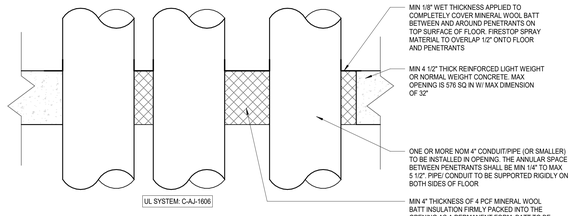


BOX THE FAN OR DIFFUSER (FOUR SIDES AND TOP) WITH 5/8" TYPE 'X' GWB, 1-1/2" HIGH-DENSITY MINERAL FIBER, OR 3-1/2" FIBERGLASS, SECURELY FASTENED, AND WRAP DUCT COMPLETELY WITH 1-1/2" HIGH DENSITY MINERAL FIBER OR 3-1/2" FIBERGLASS, SECURELY FASTENED. MINERAL FIBER OR FIBERGLASS STOPS AND STARTS ON EITHER SIDE OF JOIST.
IN SPRINKLERED BUILDINGS, PROTECTION IS REQUIRED FOR 10' FROM OPENING ONLY.

ADDITIONAL REQUIREMENTS:
1. THE AREA OF OPENINGS SHALL BE LIMITED TO 100 SQ. INCHES IN 100 SF AGGREGATE WITH NO OPENING GREATER THAN 8" IN DIAMETER.
2. HVAC SYSTEMS INSTALLED UNDER PERMIT SHALL BE INSTALLED ACCORDING TO PLAN.
3. FIXTURES AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO THEIR LISTING.
4. VENTILATION DUCTS IN ATTICS SHALL BE WRAPPED WITH MINERAL FIBER INSULATION AND SECURED IN PLACE WITH METAL HANGERS.
FIXTURES PROTECTED WITH INSULATION SHALL BE STEEL AND IC RATED.
5. DUCTS WRAPPED WITH HIGH DENSITY MATERIAL FIBER OR FIBERGLASS MUST BE RIGID DUCTS.

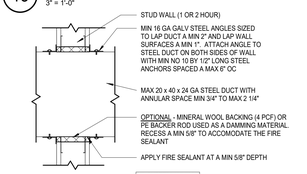
2 HVAC IN 1 HOUR ASSEMBLY- PERP TO JOISTS

1 1/2" = 1'-0"



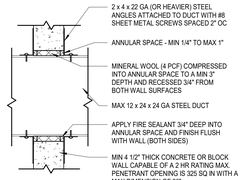
13 THROUGH PENETRATION @ PT SLAB1

3" = 1'-0"



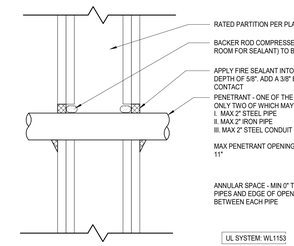
14 FIRESTOPPING DUCT THRU FRAMED WALL 1 & 2 HR RATING

1 1/2" = 1'-0"



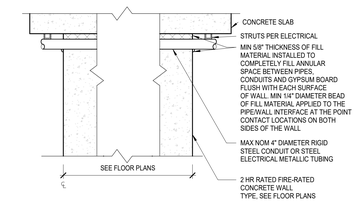
10 FIRESTOPPING DUCT THRU CONC WALL

1 1/2" = 1'-0"



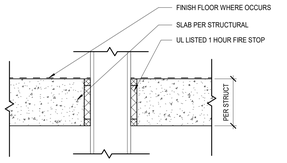
6 METALLIC THRU FRAMED WALL 6

3" = 1'-0"



3 FIREPROOFING @ CONCRETE WALL

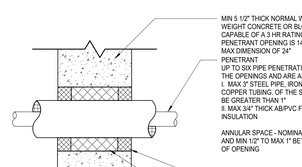
1 1/2" = 1'-0"



NOTE:
* SEE FIRESTOPPING SUBMITTAL FOR PIPE MATERIAL, SIZE OF PENETRATION, FIRE STOP MATERIAL AND MIN THICKNESS

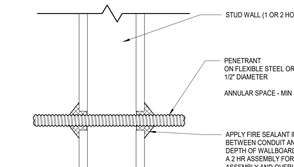
15 1 HR - PENETRATION

1 1/2" = 1'-0"



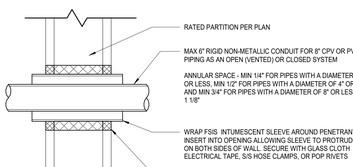
11 METALLIC THRU CONC WALL 4

3" = 1'-0"



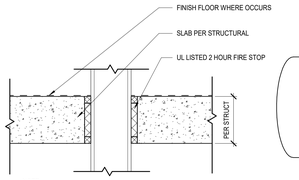
7 METALLIC THRU FRAMED WALL 5

3" = 1'-0"



4 NON-METALLIC THRU FRAMED WALL1

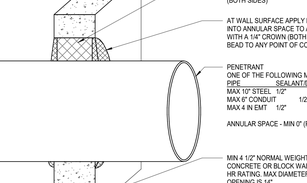
3" = 1'-0"



NOTE:
* SEE FIRESTOPPING SUBMITTAL FOR PIPE MATERIAL, SIZE OF PENETRATION, FIRE STOP MATERIAL AND MIN THICKNESS

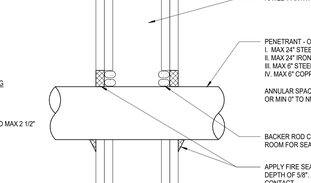
16 2 HR - PENETRATION

1 1/2" = 1'-0"



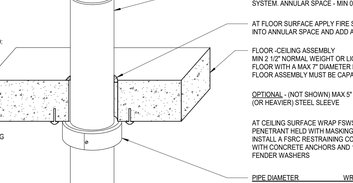
12 METALLIC THRU CONC WALL 3

3" = 1'-0"



8 METALLIC THRU FRAMED WALL 4

3" = 1'-0"



5 NON-METALLIC THRU FLOOR / ROOF

3" = 1'-0"

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REGISTERED ARCHITECT
RYAN M. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

CODE DETAILS- PENETRATION & HVAC

SHEET NO.

A971

Drawn Author
Checked Checker

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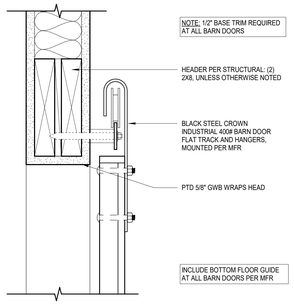
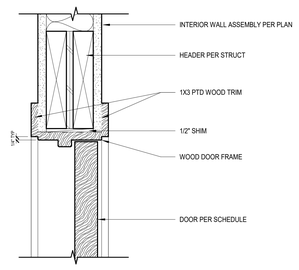


7 INT HEAD @ BARN DOOR
3" = 1'-0"



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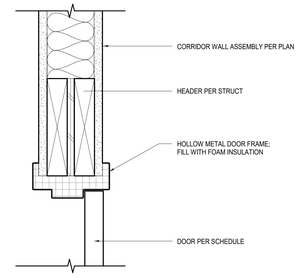
3" = 1'-0"



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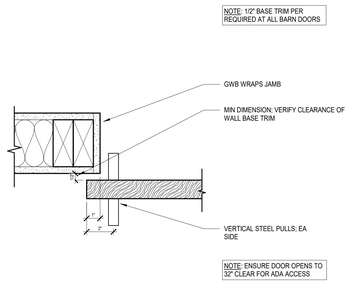
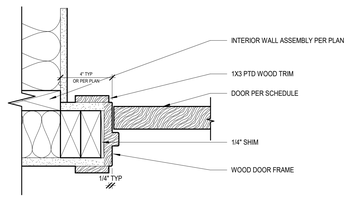


8 INT JAMB @ BARN DOOR
3" = 1'-0"



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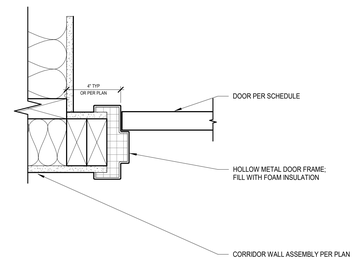

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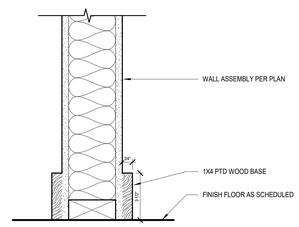
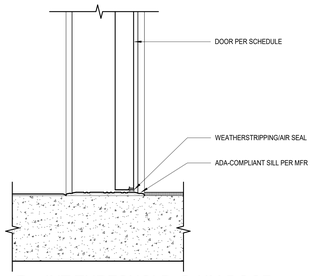


6 TYP BASE TRIM @ UNITS
3" = 1'-0"



3 INT THRESHOLD @ HM DOOR
3" = 1'-0"

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
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12/04/2020	LAND USE SET REV #2
01/25/2021	BULDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

INT DETAILS-DOORS/TRIM

SHEET NO.

A980

Drawn
Checked

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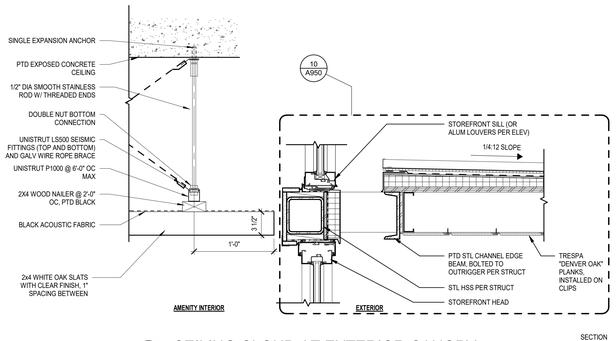
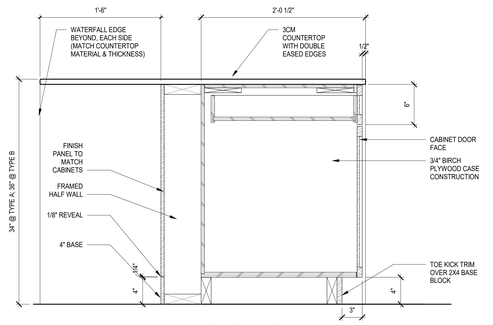


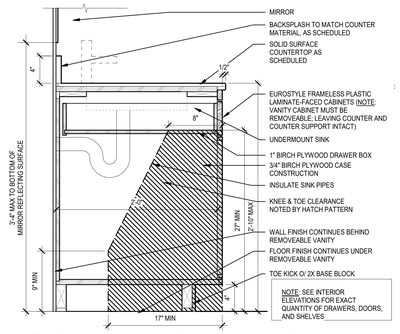
10 CEILING CLOUD AT EXTERIOR CANOPY

1 1/2" = 1'-0"



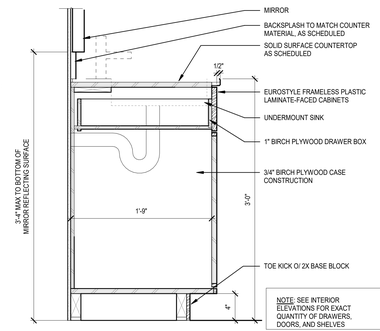
2 UNIT KITCHEN ISLAND

1 1/2" = 1'-0"



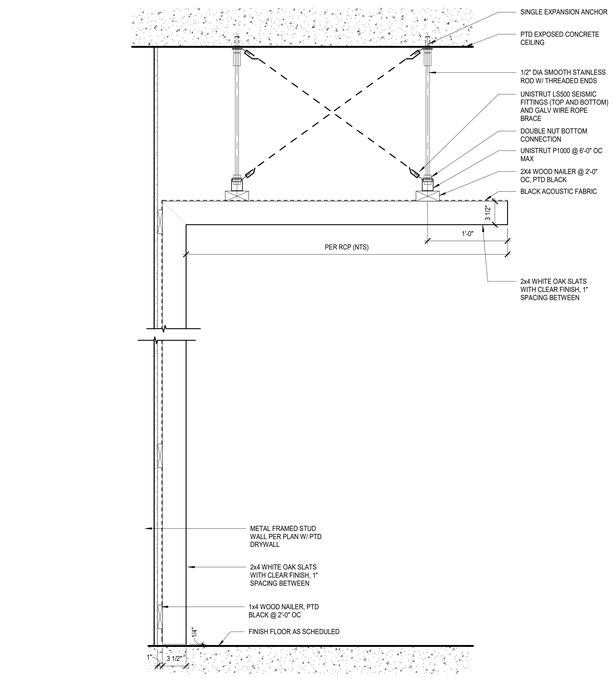
4 VANITY AT FORWARD APPROACH

1 1/2" = 1'-0"



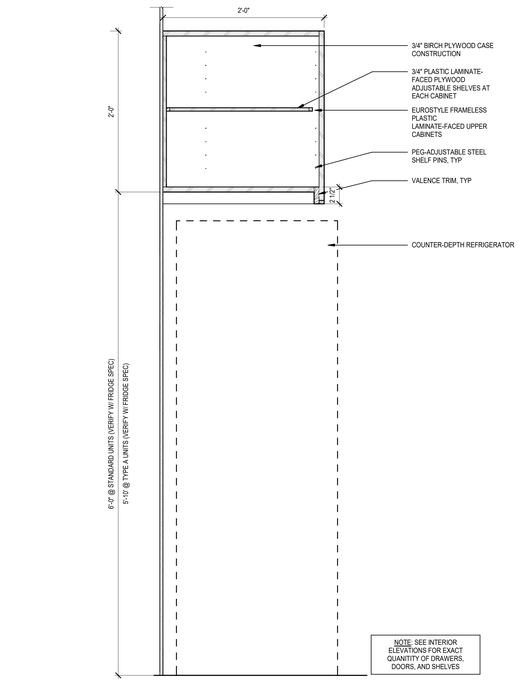
1 TYP BATHROOM VANITY

1 1/2" = 1'-0"



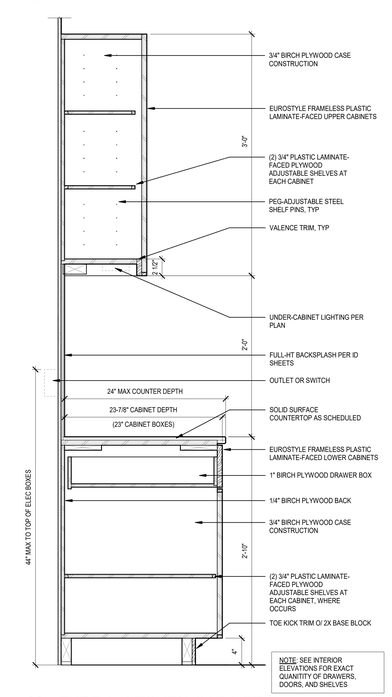
12 LOBBY SLAT WALL/CLG CLOUD

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



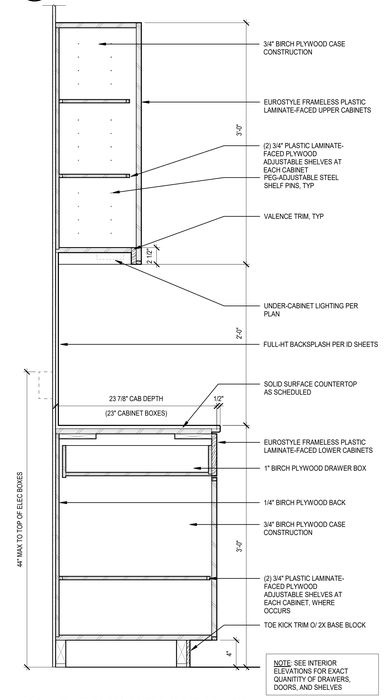
9 TYP KITCHEN CABINETS @ REF

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



6 TYPE A KITCHEN CABINETS

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



3 TYP KITCHEN CABINETS

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

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REGISTERED ARCHITECT
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State of Washington

MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

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12/24/2019	LAND USE SET
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET

SHEET TITLE

INT DETAILS - CASEWORK

SHEET NO.

A990

Drawn
Checked
Author
Checker

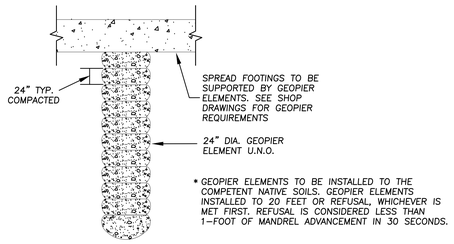
Printed: 10/25/2023 9:40:56 PM

RAMMED AGGREGATE PIER (RAP) ELEMENT FOUNDATION CONSTRUCTION NOTES

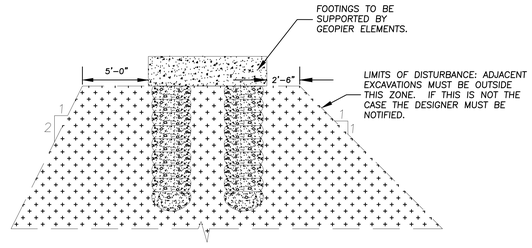
1. RAP ELEMENT LAYOUT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC). GEOPIER ELEMENT SHALL BE INSTALLED IN THE FIELD WITHIN 6–INCHES OF LOCATION SHOWN ON THESE PLANS.
2. A QUALIFIED, FULL–TIME QUALITY CONTROL (QC) REPRESENTATIVE PROVIDED BY THE RAP INSTALLER (THE INSTALLER) SHALL BE RESPONSIBLE FOR INSTALLATION OF THE RAP ELEMENTS IN ACCORDANCE WITH THE DESIGN, AND SHALL REPORT ALL GEOPIER FOUNDATION CONSTRUCTION ACTIVITIES TO THE DESIGNER. IF AUTHORIZED BY THE OWNER, THE QC REPRESENTATIVE SHALL COORDINATE QC ACTIVITIES WITH THE TESTING AGENCY HIRED BY THE OWNER. UNDER NO CIRCUMSTANCES SHALL THE TESTING AGENCY DIRECT RAP INSTALLATION PROCEDURES.
3. RAP ELEMENTS SHALL BE BASED ON THE FOLLOWING CRITERIA UNLESS OTHERWISE APPROVED IN WRITING BY THE DESIGNER:
   A. RAP ELEMENTS SHALL BE WITHIN 3 INCHES OR DEEPER THAN THE DEPTHS SHOWN ON THE PLANS.
   B. AVERAGE COMPACTED LIFT THICKNESS DURING EACH DAYS PRODUCTION SHALL BE APPROXIMATELY 24 INCHES.
   C. A BST SHALL BE PERFORMED ON THE FIRST FIVE RAP INSTALLED. RESULTS OF THE INITIAL BST SHOULD BE PROVIDED TO THE DESIGNER FOR REVIEW AND ESTABLISHMENT OF ACCEPTANCE CRITERIA AND FREQUENCY OF BST. THE FREQUENCY OF BST MAY VARY DEPENDING ON THE SOIL CONDITIONS; HOWEVER, BST SHALL BE PERFORMED ON NO LESS THAN 10% OF PRODUCTION RAP.
   D. RAP ELEMENT AGGREGATE SHALL CONSIST OF TYPE I GRADE B IN GENERAL ACCORDANCE WITH ASTM D–1241–68, OR APPROVED BY GEOPIER DESIGNER.
4. WHEN OBSTRUCTIONS ARE ENCOUNTERED THAT CANNOT BE REMOVED WITH CONVENTIONAL RAP INSTALLATION EQUIPMENT, THE GC SHALL BE RESPONSIBLE FOR REMOVING THE OBSTRUCTIONS. IF THE GC DOES NOT DO SO IN A TIMELY MANNER THAT DOES NOT INTERRUPT RAP PRODUCTION, THE INSTALLER MAY REMOVE OBSTRUCTION(S) AND SHALL BE REIMBURSED FOR COSTS INCURRED, INCLUDING LABOR, EQUIPMENT, AND MATERIALS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED BELOW THE DESIGN BOTTOM OF FOOTING ELEVATION THE OBSTRUCTION SHALL BE REMOVED AS OUTLINED ABOVE. THE RESULTING EXCAVATION SHALL THEN BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THE AREA SHALL BE TESTED BY THE OWNER'S TESTING AGENCY AND THE COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE INSTALLER AND THE DESIGNER.
5. RAP ELEMENTS NOT MEETING THE REQUIREMENTS DEFINED IN THE DESIGN SHALL BE RE–INSTALLED TO MEET PROJECT REQUIREMENTS UNLESS OTHERWISE APPROVED IN WRITING BY THE DESIGNER.
6. FOOTING ELEVATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPORTED IN WRITING TO THE INSTALLER'S QC REPRESENTATIVE PRIOR TO INSTALLING RAP ELEMENTS.
7. UTILITY LOCATIONS ARE THE RESPONSIBILITY OF THE GC. THE DESIGNER SHALL BE NOTIFIED OF ANY CONFLICTS WITH RAP LOCATIONS SHOWN ON THE PLANS. NEW UTILITIES EXCAVATIONS SHALL BE LIMITED TO THE ZONE DEPICTING ON DETAIL 1 ON THIS SHEET. IF EXCAVATIONS ARE PLANNED WITHIN THE RAP "NO DIG" ZONE, THE DESIGNER SHOULD BE NOTIFIED IMMEDIATELY TO DISCUSS EXCAVATION OPTIONS.
8. RAP ELEMENTS ARE LOCATED AT THE INTERSECTION OF REFERENCE GRID LINES OR AT THE CENTERLINE OF STRIP FOOTINGS UNLESS DIMENSIONED OTHERWISE.
9. AFTER COMPLETION OF RAP INSTALLATIONS, THE GC IS RESPONSIBLE FOR PROTECTION OF THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, PROPER SITE DRAINAGE TO PREVENT PONDING OF WATER ABOVE THE RAP ELEMENTS AND APPROPRIATE CONTROL AND COORDINATION OF EARTHWORK AND ANY SUBSEQUENT DRILL ACTIVITIES SUCH AS ELEVATOR SHAFT CONSTRUCTION, TO PREVENT DAMAGE TO INSTALLED RAP ELEMENTS.
10. ALL RAP ELEMENTS HAVE A MINIMUM NOMINAL TOP DIAMETER OF 24 INCHES WITH COMPACTED 24 INCH LIFTS. GEOPIER ELEMENTS TO BE INSTALLED TO THE COMPETENT NATIVE SOILS. GEOPIER ELEMENTS INSTALLED TO 20 FEET OR REFUSAL, WHICHEVER IS MET FIRST. REFUSAL IS CONSIDERED LESS THAN 1–FOOT OF MANDREL ADVANCEMENT IN 30 SECONDS.
11. THESE DRAWINGS ARE BASED ON THE STRUCTURAL DRAWINGS PROVIDED BY PCS STRUCTURAL SOLUTIONS. THE RAP ELEMENT LAYOUT LOCATION PLAN AND FOOTING DETAILS PLAN ARE FOR RAP ELEMENT NUMBER, LOCATION, AND LAYOUT ONLY. FOOTING LOCATIONS, SIZES, AND ORIENTATION SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. PLEASE REFER TO STRUCTURAL PLANS FOR SPECIFIC FOUNDATION DIMENSIONS AND LOCATION. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR LOCATION OF FOOTINGS SHOWN ON THESE PLANS. THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IF INFORMATION ON THESE PLANS CONFLICTS WITH STRUCTURAL OR ARCHITECTURAL DRAWINGS.
12. THE RAP FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INFORMATION PROVIDED IN THE SUBSURFACE EXPLORATION BY HART CROWSER, REPORT DATE NOVEMBER 3, 2020. GEOPIER FOUNDATION COMPANY, INC., HAS RELIED ON THIS INFORMATION AND WE HAVE NO REASON TO SUSPECT ANY OF THE INFORMATION IN THE REPORT IS IN ERROR. GEOPIER FOUNDATION COMPANY, INC. IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN THE REPORT THAT MAY AFFECT THE PARAMETER VALUES IN OUR DESIGN. IF THE SUBSURFACE OR SITE CONDITIONS DIFFER FROM THOSE UTILIZED IN THE DESIGN THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY.
13. RAP FOUNDATION DESIGN LOADS ARE BASED ON THE DESIGN INFORMATION PROVIDED TO GEOPIER BY PCS STRUCTURAL SOLUTIONS. IN THE EVENT THE STRUCTURAL LOADS VARY THE DESIGNER SHALL BE NOTIFIED.

CONCRETE FOOTING CONSTRUCTION SUPPORTED BY RAP NOTES

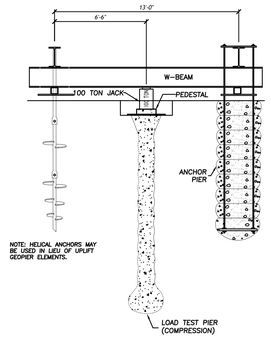
1. FOOTINGS SHALL BE POURED AS SOON AS POSSIBLE FOLLOWING FOOTING EXCAVATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT FOOTING BEARING SURFACES FROM WET WEATHER AND DISTURBANCE. A "MUD MAT" (3 INCH THICKNESS OF LEAN CONCRETE) OR COMPACTED CRUSHED ROCK SURFACE IS RECOMMENDED TO PROTECT BEARING SURFACES.
2. PRIOR TO CONCRETE OR MUD MAT PLACEMENT, THE TOP OF THE EXCAVATED SOIL AND RAMMED AGGREGATE PIERS SHALL BE COMPACTED WITH A STANDARD, HAND–OPERATED IMPACT COMPACTOR (I.E. JUMPING JACK COMPACTOR). COMPACTION SHALL BE PERFORMED OVER THE ENTIRE FOOTING SUBGRADE TO COMPACT ANY LOOSE SURFACE SOIL AND LOOSE SURFACE PIER AGGREGATE. THE SUBGRADE CONDITIONS MUST BE EVALUATED FIRST TO CONFIRM ACTUAL COMPACTION REQUIREMENTS PRIOR TO STARTING COMPACTION ACTIVITIES.
3. WATER SHALL NOT BE ALLOWED TO ACCUMULATE IN THE FOOTING EXCAVATIONS PRIOR TO CONCRETE PLACEMENT OR ALLOWED TO ACCUMULATE OVER THE POURED FOOTING.
4. EXCAVATION AND SURFACE COMPACTION OF ALL FOOTING SUBGRADES SHALL BE THE RESPONSIBILITY OF THE GC.
5. THE TESTING AGENCY SHALL INSPECT EACH FOOTING AND APPROVE IT IN WRITING ON THE SAME DAY THAT THE CONCRETE OR MUD MAT IS PLACED IN THE FOOTING EXCAVATION. THE APPROVAL SHALL STATE THAT ALL FOOTING BOTTOMS INCLUDING MATRIX SOILS AND RAP TOPS HAVE NOT BEEN OVEREXCAVATED MORE THAN THREE–INCHES BELOW THE BOTTOM OF THE FOOTING, HAVE BEEN KEPT FREE OF WATER ACCUMULATION, AND HAVE BEEN REASONABLY DENSIFIED WITH A HAND–HELD MECHANICAL IMPACT COMPACTOR ON THE SAME DAY THAT THE CONCRETE WAS PLACED.
6. THE GC IS RESPONSIBLE FOR MEASURING TOP OF FOOTING ELEVATIONS TO ACCURACY OF 0.01 FEET. MEASUREMENTS SHALL BE TAKEN BY A LICENSED PROFESSIONAL SURVEYOR BEFORE LOADS ARE APPLIED TO THE FOOTINGS.
7. IN THE EVENT THAT FOOTING BOTTOM PREPARATIONS, AS DESCRIBED ABOVE, ARE NOT PERFORMED OR DOCUMENTED IN ACCORDANCE WITH THIS SECTION, ANY WRITTEN OR IMPLIED WARRANTY WITH RESPECT TO GEOPIER FOUNDATION PERFORMANCE CAN BE CONSIDERED VOID.



1 TYPICAL GEOPIER ELEMENT
NOT TO SCALE



2 ADJACENT EXCAVATION DETAIL
NOT TO SCALE



3 MODULUS TEST SETUP
NOT TO SCALE

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NOTE: GEOPIER DESIGN DOCUMENTS AND PLANS ARE ONLY VALID IF INSTALLED BY A LICENSED GEOPIER INSTALLER.

ZONE	REV	DESCRIPTION	DATE	APPROVED

REVISIONS

GEOPIER CONSTRUCTION NOTES & DETAILS

10/06/2023

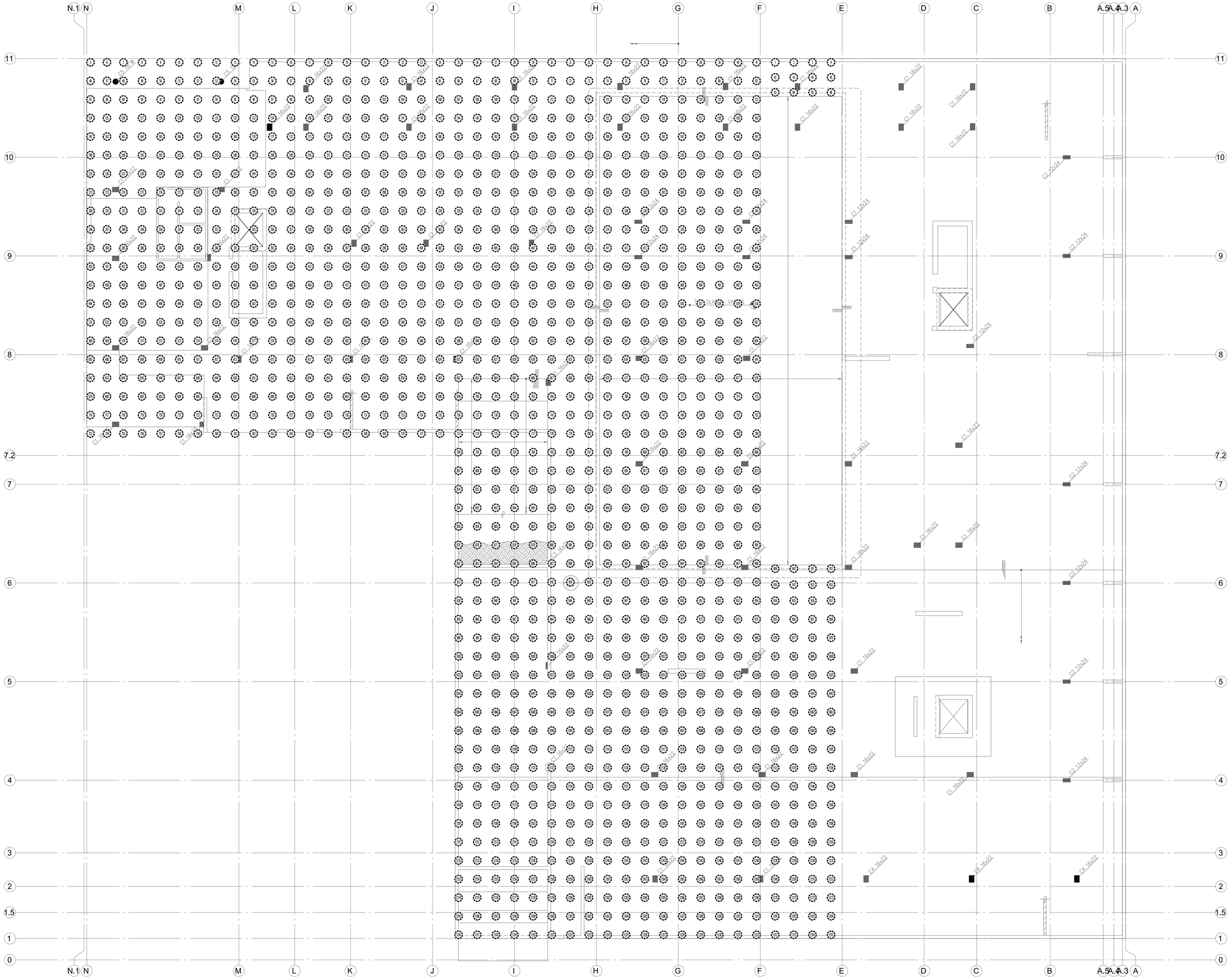
MERCER ISLAND MIXED-USE

MERCER ISLAND, WASHINGTON

GEOPIER®
GEOPIER NORTHWEST
40 Lake Bellevue, Suite 100
Bellevue, WA 98005
ph: 425-646-2995
fax: 425-646-3118

PROJECT NUMBER
20–GNW–1047
DATE
10/06/2023
SHEET NUMBER
GP1.0

DATE: Oct 06, 2023 – 6:32pm DRAWING: 348 Mercer Island Mixed Use Geopier.dwg



ZONE	REV	DESCRIPTION	REVISIONS	DATE	APPROVED

GEOPIER FOUNDATION PLAN

10/06/2023

MERCER ISLAND MIXED-USE

MERCER ISLAND, WASHINGTON

GEOPIER®

GEOPIER NORTHWEST
40 Lake Bellevue, Suite 100
Bellevue, WA 98005

ph: 425-646-2995
fax: 425-646-3118

PROJECT NUMBER
20-GNW-1047

DATE
10/06/2023

SHEET NUMBER
GP2.0

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DATE: Oct 06, 2023 - 6:32pm DRAWING: 348 Mercer Island Mixed Use Geopier.dwg

LEVEL P2 FOUNDATION PLAN

1/8" = 1'-0"

NORTH

GEOPIER LEGEND

24" GEOPIER ELEMENT

NOTE: GEOPIER DESIGN DOCUMENTS AND PLANS ARE ONLY VALID IF INSTALLED BY A LICENSED GEOPIER INSTALLER.

GEOPIER PLAN NOTES:

1. THIS DRAWING IS BASED ON STRUCTURAL DRAWINGS PROVIDED BY PCS STRUCTURAL SOLUTIONS.
2. FOOTING OUTLINES ARE FOR INFORMATION ONLY. SEE STRUCTURAL AND/OR ARCHITECTURAL PLANS FOR FOOTING DIMENSIONS AND DETAILS.
3. FOOTING LOCATIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS, DIMENSIONS, AND DETAILS.
4. GEOPIER ELEMENTS UNDER WALLS AND COLUMNS SHALL BE CENTERED UNDER FOOTINGS AS SHOWN, DIMENSIONED FROM CONTROL POINTS ESTABLISHED FROM STRUCTURAL AND/OR ARCHITECTURAL PLANS.

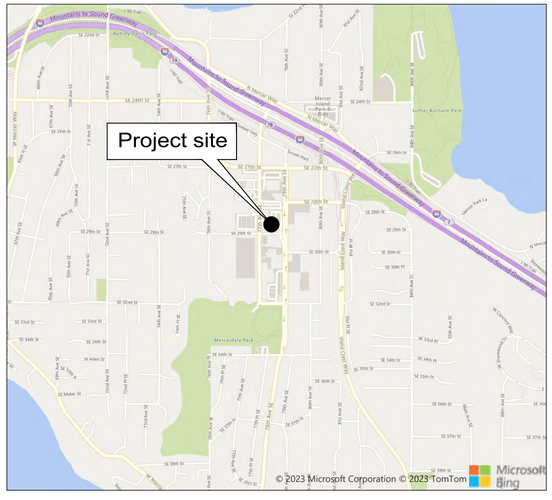
MR. KYLE LU

MERCER ISLAND MIXED-USE

2885 78TH AVENUE SE, MERCER ISLAND, WASHINGTON

TEMPORARY SHORING WALL PLANS

SHEET NUMBER	SHEET TITLE
SH1.0-1.1	COVER & SHORING NOTES
SH2.0-2.2	SHORING PLAN
SH3.0-3.4	SHORING ELEVATION
SH3.A	PILE AND ANCHOR SCHEDULE
SH4.0-4.1	CROSS-SECTIONS AND DESIGN DIAGRAMS
SH5.0-5.2	DETAILS



SHORING WALL NOTES:

GENERAL:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS AND THOSE UTILITIES OR UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ABANDONED UTILITIES, OR OTHER UNDERGROUND OBSTRUCTIONS THAT INTERFERE WITH THE NEW CONSTRUCTION.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION PROCESS AND THE SAFETY OF THE WORKERS. THIS INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION SEQUENCE, TEMPORARY HANDRAILS, EXCAVATION ACCESS, AND BARRIERS. IT ALSO INCLUDES LIFTING OF MATERIALS AND CONSTRUCTION EQUIPMENT INTO AND OUT OF THE EXCAVATION, TEMPORARY BRACING OF SINGLE-SIDED FORMWORK, TEMPORARY SHORING OF EXCAVATIONS, AND STABILITY OF ALL TEMPORARY CUT SLOPES.

A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF THE WORK AND SHALL BE ATTENDED BY THE OWNER'S REPRESENTATIVES, THE ENGINEER, THE GENERAL CONTRACTOR, THE EXCAVATION SUBCONTRACTOR, THE SHORING SPECIALTY SUBCONTRACTOR, THE GEOTECHNICAL SPECIAL INSPECTOR, THE SDOT REPRESENTATIVE, AND THE SDCI SITE INSPECTOR. THE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED TO CLARIFY THE REQUIREMENTS FOR THE WORK, TO COORDINATE THE CONSTRUCTION ACTIVITIES, AND TO IDENTIFY CONTRACTUAL RELATIONSHIPS AND RESPONSIBILITIES.

PRE-CONSTRUCTION REVIEW:

SIX WEEKS PRIOR TO ORDERING SHORING SYSTEM MATERIALS, NOTIFY GROUND SUPPORT PLLC SO THAT THE EXCAVATION PLAN CAN BE CHECKED FOR CHANGES.

REFERENCE DATA:

ALL EXISTING SITE DATA, EXISTING AND PROPOSED TOPOGRAPHICAL DATA, AND EXISTING AND PROPOSED UTILITY DATA; AND PROPOSED SHORING WALL LOCATIONS ARE BASED ON:

- THE PLAN SET TITLED "MIMU_CURRENT partial drawing set_2023-0818.PDF", DATED OCTOBER 7, 2022. PROVIDED TO GROUND SUPPORT PLLC, PREPARED BY JOHNSTON ARCHITECTS, LLC.
- THE ARCHITECTURAL DRAWING FILE "MERCER_GARAGE STUDY 1.RVT", DATED AUGUST 30, 2023. PROVIDED TO GROUND SUPPORT PLLC BY JOHNSTON ARCHITECTS, LCC.
- THE STRUCTURAL DRAWING FILE "19028-SHEET - S200-2 - LEVEL P1 FOUNDATION PLAN.DWG", DATED SEPTEMBER 10, 2023. PROVIDED TO GROUND SUPPORT PLLC BY PCS
- THE CIVIL DRAWING FILES NAMED "MI-C300-GD.DWG", "X-MI-GD.DWG", "X-MI-SP.DWG" & "X-MI-UT.DWG", DATED AUGUST 29, 2023. PROVIDED TO GROUND SUPPORT PLLC BY KPFF
- THE PLAN SET TITLED "MIMU C300-C311.PDF", DATED AUGUST 30, 2023. PROVIDED TO GROUND SUPPORT PLLC PREPARED BY KPFF.
- THE ELECTRONIC FILE "2013130-07_2021-07-26_-XS-SUR-07.DWG AND 2013130-07_2021-07-26_-XS-SUR-07.PDF" DATED NOVEMBER 27, 2018 PREPARED BY BUSH, ROED & HITCHINGS, INC. RELEASED AUGUST 20, 2021. WITH ADDITIONAL PDF's "APS LOCATE DATA.PDF" AND "BRH 2013130-07 STORM CHECK.PDF"

BUILDING CODES, DESIGN MANUALS, AND SPECIFICATIONS:

2015 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF MERCER ISLAND.

1998 FHWA SUMMARY REPORT OF RESEARCH ON PERMANENT GROUND ANCHOR WALLS.

GEOTECHNICAL ENGINEERING CIRCULAR NO. 4, "GROUND ANCHORS AND ANCHORED SYSTEMS", FHWA, DATED JUNE 1999.

DESIGN LIVE LOADS:

TRAFFIC/CONSTRUCTION SURCHARGE = SEE SH4.1

DESIGN CALCULATIONS:

THE SOLDIER PILE SHORING WALL DESIGN CALCULATIONS ARE CONTAINED IN THE REPORT TITLED: "DESIGN MEMORANDUM, MERCER ISLAND MIXED-USE (PROJECT NO. 20-37), 2885 78TH AVENUE SE, MERCER ISLAND, WASHINGTON", PREPARED BY GROUND SUPPORT PLLC FOR MR. KYLE LU, XING HUS GROUP, LTD DATED SEPTEMBER 10, 2023.

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SUBSURFACE DESIGN:

ALL SUBSURFACE DESIGN PARAMETERS USED IN THE SHORING DESIGN ARE BASED ON THE SUBSURFACE CHARACTERIZATION PRESENTED IN THE REPORT "REPORT ON MERCER ISLAND MIXED-USE DESIGN, 2885 78TH AVENUE SE, MERCER ISLAND, WASHINGTON", PREPARED BY HALEY & ALDRICH, INC., DATED JUNE 12, 2023. THE SHORING DESIGN PARAMETERS AND EARTH PRESSURE DIAGRAMS ARE PRESENTED ON THE PLANS.

SEISMIC DESIGN PARAMETERS:

NOT APPLICABLE.

CONTROLLED-DENSITY-FILL (CDF):

ALL CONTROLLED-DENSITY-FILL (CDF) SHALL HAVE A MINIMUM OF 1.5 SACKS (141 LB) OF CEMENT PER CUBIC YARD OF CONCRETE.

TYPE I, II, OR III PORTLAND CEMENT CONFORMING TO ASTM C150 / AASHTO M85 SHALL BE USED FOR CDF.

SLUMP FOR ALL CONCRETE SHALL NOT BE LESS THAN 5 INCHES AND NO GREATER THAN 9 INCHES.

ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C494 / AASHTO M194, SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE APPROVED BY THE ENGINEER.

AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 / AASHTO M6 FOR FINE AGGREGATES AND AASHTO M80, CLASS B FOR COARSE AGGREGATES.

TIMBER LAGGING:

ALL LAGGING BOARDS SHALL BE PRESSURE-TREATED, IN GOOD CONDITION, AND SHALL BE HEM-FIR NO. 1 OR BETTER HEM-FIR NO. 2 OR BETTER, WITH AN ALLOWABLE FLEXURAL STRESS FB=1020 PSI (4-INCH LAGGING) AND FB=1050 PSI (6-INCH LAGGING) (WHICH INCLUDES ALL APPLICABLE FLAT-USE AND SIZE FACTORS).

ALL LAGGING BOARDS SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH AWPA STANDARD U1-05 (FOR END USE CLASSIFICATION UC4), TO A MINIMUM RETENTION OF 0.40 PCF, USING THE CCA PROCESS (COMMERCIAL PRODUCT NAME OSMOSE OR APPROVED EQUAL). ALTERNATIVE TREATMENT PROCESSES MAY BE SUBMITTED TO GROUND SUPPORT PLLC FOR APPROVAL.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992 (F_y=50 KSI (MIN)), AND PLATES SHALL CONFORM TO ASTM A572 GRADE 50, UNLESS SHOWN OTHERWISE ON THE PLANS, OR APPROVED OTHERWISE BY THE ENGINEER.

STRUCTURAL WELDING:

MINIMUM WELD SIZE 1/4 INCH CONTINUOUS FILLET. MINIMUM WELD LENGTH 2 INCHES. ALL WELDING TO CONFORM TO AWS D1.1. USE E70XX ELECTRODES.

SHORING ELEMENT LAYOUT:

LAYOUT OF SHORING ELEMENTS PERPENDICULAR TO THE BUILDING WALLS SHALL BE BASED ON THE ARCHITECTURAL PLANS TAKING INTO ACCOUNT PERTINENT BUILDING ELEMENTS (E.G., WATERPROOFING) NOT SHOWN ON THESE PLANS.

DSN	DRA	CHK	DATE	REV.	DESCRIPTION
RJB	JBS	CJA	10/29/2020	0	PERMIT ISSUE
RJB	BPM	CJA	08/20/2021	1	UPDATE TO SURVEY
RJB	BPM	CJA	09/30/2021	2	BUILDING PERMIT CORR #1
RJB	BPM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

Ground Support PLLC
16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

TEMPORARY SHORING WALL
COVER & SHORING NOTES

PROJ. NO. 20-37

SHEET NUMBER

SH1.0

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\SHORING\(PERMITTING)\R3 (08.25.2023)\2037SH01AR3.DWG <SH1.0> Plotted: 10/17/2023 10:19 AM

WATERPROOFING:

THE SHORING SYSTEM IS TEMPORARY IN NATURE, IS CONSTRUCTED EXTERNAL TO THE BUILDING ENVELOPE OF THE PERMANENT STRUCTURE, AND SHALL NOT BE CONSTRUED AS CONTRIBUTING ANY LONG-TERM UTILITY TO THE PERMANENT STRUCTURE. THIS INCLUDES ISSUES RELATING TO DRAINAGE/WATER-PROOFING OF THE PERMANENT BASEMENT WALLS. IF THE STRUCTURAL ENGINEER INTENDS TO INCORPORATE ANY ELEMENTS OF THE SHORING SYSTEM INTO THE PERMANENT BUILDING DESIGN (INCLUDING DRAINAGE/WATER-PROOFING COMPONENTS), HE SHALL INDEPENDENTLY EVALUATE THEIR UTILITY FOR INCLUSION AS PART OF THE PERMANENT DESIGN.

DRILLED SOLDIER PILES:

THE MINIMUM REQUIRED STRUCTURAL STEEL SHAPES FOR THE SOLDIER PILES ARE INDICATED IN THE SCHEDULES. ALTERNATIVE STEEL SECTIONS MAY BE USED PROVIDED THAT THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF EACH ALTERNATIVE STEEL SECTION ARE EQUAL TO OR GREATER THAN THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF THE CORRESPONDING STEEL SECTION SHOWN ON THE PLANS.

SHAFTS SHALL BE CONSTRUCTED SO THAT THE CENTER AT THE TOP OF THE SHAFT IS WITHIN +/- 3 INCHES OF THE PLAN LOCATION. SHAFT PLUMBNESS MAY VARY UP TO 1 PERCENT OF PILE LENGTH.

THE STEEL SOLDIER PILES SHALL BE PLACED SO THAT THE CENTER LINE OF THE PILE IS WITHIN +/- 1 INCH OF THE PLAN LOCATION. THE STEEL SOLDIER PILE SHALL BE PLUMB CONSISTENT WITH MAXIMUM DEVIATION INTO/OUT-OF THE EXCAVATION AS DEFINED BY THE STRUCTURAL ENGINEER AND GENERAL CONTRACTOR. THE TOP ELEVATION OF THE STEEL SOLDIER PILE SHALL BE WITHIN +/- 3 INCHES OF THE PLAN ELEVATION.

SHAFTS SHALL BE EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE PLANS. THE EXCAVATION SHALL BE COMPLETED IN A CONTINUOUS OPERATION USING EQUIPMENT CAPABLE OF EXCAVATING THROUGH THE TYPE OF MATERIAL EXPECTED TO BE ENCOUNTERED.

IF THE SHAFT EXCAVATION IS STOPPED WITH THE APPROVAL OF THE ENGINEER, THE SHAFT SHALL BE SECURED BY INSTALLATION OF A SAFETY COVER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE SHAFT AND SURROUNDING SOIL AND THE STABILITY OF THE SIDE WALLS. A TEMPORARY CASING SHALL BE USED IF NECESSARY TO ENSURE SUCH SAFETY AND STABILITY.

WHERE CAVING CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL SELECT A METHOD TO PREVENT GROUND MOVEMENT. THE CONTRACTOR MAY ELECT TO PLACE A TEMPORARY CASING.

THE CONTRACTOR SHALL USE APPROPRIATE MEANS (SUCH AS A CLEANOUT BUCKET), TO CLEAN THE BOTTOM OF THE EXCAVATION SUCH THAT NO MORE THAN 2 INCHES OF LOOSE OR DISTURBED MATERIAL IS PRESENT.

UNLESS SHOWN OTHERWISE ON THE PLANS, EXCAVATION OF SHAFTS SHALL NOT COMMENCE UNTIL A MINIMUM OF 12 HOURS AFTER THE CDF FOR THE ADJACENT SHAFTS HAS BEEN PLACED.

TEMPORARY CASINGS FOR THE SHAFTS SHALL BE REMOVED. A MINIMUM 5 FOOT HEAD OF CONCRETE MUST BE MAINTAINED TO BALANCE THE SOIL AND WATER PRESSURE AT THE BOTTOM OF THE CASING DURING REMOVAL. THE CASING SHALL BE SMOOTH.

SHAFT CDF SHALL BE PLACED AS SHOWN ON THE PLANS. SHAFT CDF SHALL BE PLACED IN ONE CONTINUOUS OPERATION TO THE TOP OF THE SHAFT.

IF WATER IS NOT PRESENT, THE CDF SHALL BE DEPOSITED BY A METHOD WHICH PREVENTS AGGREGATE SEGREGATION.

IF WATER IS PRESENT, THE CDF SHALL BE DEPOSITED BY TREMIE PLACEMENT METHODS.

EXCAVATION, LAGGING, BACKFILL, AND ANCHOR STRESSING:

THE CONTRACTOR SHALL EXCAVATE THE WALL FACE AND INSTALL LAGGING IN SUCH A MANNER AS TO MAINTAIN A SAFE WORK PLACE AND AVOID EXCESSIVE SLOUGHING AND OVERBREAK. AS A MINIMUM, PRIOR TO PLACING THE SUBSEQUENT SET OF TIMBER LAGGING, DO NOT EXCAVATE MORE THAN 4 FEET BELOW THE CURRENT DEPTH OF LAGGED WALL FACE. IF FACE STABILITY CONDITIONS REQUIRE, THIS HEIGHT MUST BE REDUCED.

DO NOT EXCAVATE TO A DEPTH GREATER THAN 2 FEET BELOW A LEVEL OF ANCHORS PRIOR TO INSTALLATION, TESTING, AND LOCKOFF (AS APPLICABLE) OF THOSE ANCHORS.

LAGGING SHALL BE INSTALLED FROM THE TOP OF THE PILE PROCEEDING DOWNWARD. THE TIMBER LAGGING SHALL MAKE DIRECT CONTACT WITH THE SOIL. VOIDS BEHIND THE LAGGING SHALL BE FILLED WITH FREE-DRAINING BACKFILL. LEAVE GAPS (1/4-INCH TYP) BETWEEN LAGGING FOR DRAINAGE. CDF MAY BE USED AS BACKFILL IN LOCALIZED AREAS.

TEMPORARY GROUND ANCHORS:

1. GENERAL:

1A. THE CONTRACTOR SHALL SELECT THE INSTALLATION METHOD, THE ANCHOR DIAMETER, AND THE METHOD OF GROUTING, IN ORDER TO DEVELOP THE DESIGN LOADS INDICATED ON THE PLANS, AS VERIFIED IN ACCORDANCE WITH THE ANCHOR TESTING PROGRAM.

1B. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL WORKING DRAWINGS AND A DESIGN SUBMISSION DESCRIBING THE GROUND ANCHOR SYSTEM OR SYSTEMS INTENDED FOR USE. THE WORKING DRAWINGS AND DESIGN SUBMISSION SHALL BE SUBMITTED 5 DAYS PRIOR TO THE COMMENCEMENT OF THE GROUND ANCHOR WORK. THE WORKING DRAWING AND DESIGN SUBMISSION SHALL INCLUDE THE FOLLOWING:

1. CERTIFIED MILL TEST RESULTS AND TYPICAL STRESS-STRAIN CURVES FOR THE PRESTRESSING STEEL. THE TYPICAL STRESS-STRAIN CURVE SHALL BE OBTAINED BY APPROVED STANDARD PRACTICES. THE GUARANTEED ULTIMATE STRENGTH, YIELD STRENGTH, ELONGATION, AND COMPOSITION SHALL BE SPECIFIED.
2. GROUT MIX DESIGN AND THE PROCEDURES FOR GROUT PLACEMENT.
3. CALIBRATION DATA FOR EACH TEST JACK, PRESSURE GAUGE AND REFERENCE PRESSURE GAUGE TO BE USED. THE CALIBRATION TESTS SHALL HAVE BEEN PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND TESTS SHALL HAVE BEEN PERFORMED WITHIN 60 DAYS OF THE DATE SUBMITTED.

2. GROUND ANCHOR INSTALLATION:

2A. AT THE GROUND SURFACE, THE DRILLHOLE SHALL BE LOCATED WITHIN 4 INCHES OF THE LOCATION SHOWN ON THE PLANS. THE DRILLHOLE SHALL BE LOCATED SO THE LONGITUDINAL AXIS OF THE DRILLHOLE AND THE LONGITUDINAL AXIS OF THE TENDON ARE PARALLEL.

2B. AT THE POINT OF ENTRY, THE GROUND ANCHOR SHALL BE INSTALLED WITHIN +/- 3 DEGREES OF THE INCLINATION FROM HORIZONTAL SHOWN IN THE PLANS. AT THE POINT OF ENTRY, THE HORIZONTAL ANGLE MADE BY THE GROUND ANCHOR AND THE STRUCTURE SHALL BE WITHIN +/- 3 DEGREES OF A LINE DRAWN PERPENDICULAR TO THE PLANE OF THE STRUCTURE UNLESS SHOWN OTHERWISE ON THE PLANS. AT ALL ANCHOR LOCATIONS WHERE TIEBACKS CROSS, THE INCLINATION AND ORIENTATION OF THE ANCHORS SHALL BE +/- 1 DEGREE.

2C. WHEN CAVING CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL SELECT A METHOD TO PREVENT GROUND MOVEMENT. THE CONTRACTOR MAY USE TEMPORARY CASING.

2D. THE TENDON SHALL BE INSERTED INTO THE DRILLHOLE TO THE DESIRED DEPTH WITHOUT DIFFICULTY. WHEN THE TENDON CANNOT BE COMPLETELY INSERTED, THE CONTRACTOR SHALL REMOVE THE TENDON FROM THE DRILLHOLE AND CLEAN OR REDRILL THE HOLE TO PERMIT INSERTION. PARTIALLY INSERTED TENDONS SHALL NOT BE DRIVEN OR FORCED INTO THE HOLE.

2E. THE CONTRACTOR SHALL USE A NEAT-CEMENT OR A SAND-CEMENT GROUT. THE CEMENT SHALL NOT CONTAIN LUMPS OR OTHER INDICATIONS OF HYDRATION. ADMIXTURES, IF USED, SHALL BE MIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2F. THE GROUT EQUIPMENT SHALL PRODUCE A GROUT FREE OF LUMPS AND UNDISPERSED CEMENT. A POSITIVE DISPLACEMENT GROUT PUMP SHALL BE USED. THE PUMP SHALL BE EQUIPPED WITH A PRESSURE GAUGE TO MONITOR GROUT PRESSURES AND A STROKE COUNTER. THE PRESSURE GAUGE SHALL BE CAPABLE OF MEASURING PRESSURES OF AT LEAST 150 PSI OR TWICE THE ACTUAL GROUT PRESSURES USED BY THE CONTRACTOR, WHICHEVER IS GREATER. THE GROUTING EQUIPMENT SHALL BE SIZED TO ENABLE THE GROUT TO BE PUMPED IN ONE CONTINUOUS OPERATION. THE MIXER SHALL BE CAPABLE OF CONTINUOUSLY AGITATING THE GROUT.

2G. THE GROUT SHALL BE INJECTED FROM THE LOWEST POINT OF THE DRILLHOLE. THE GROUT MAY BE PUMPED THROUGH GROUT TUBES, CASING, OR DRILL RODS. THE GROUT CAN BE PLACED BEFORE OR AFTER INSERTION OF THE TENDON. THE QUANTITY OF THE GROUT AND THE GROUT PRESSURES SHALL BE RECORDED. THE GROUT PRESSURES AND GROUT TAKES SHALL BE CONTROLLED TO PREVENT EXCESSIVE HEAVE IN SOILS OR FRACTURING OF ROCK FORMATIONS.

2H. NO GROUT SHALL BE PLACED UNDER PRESSURE ABOVE THE BOND LENGTH DURING INITIAL GROUTING OF THE ANCHOR BOND LENGTH. THE GROUT AT THE TOP OF THE DRILLHOLE SHALL NOT CONTACT THE BACK OF THE STRUCTURE.

2I. AFTER GROUTING, THE TENDON SHALL NOT BE LOADED UNTIL THE GROUT HAS ATTAINED SUFFICIENT STRENGTH TO CARRY THE TEST LOAD.

2J. ALL TEMPORARY GROUND ANCHORS SHALL BE DE-STRESSED AFTER SHORING IS NO LONGER NEEDED.

3. ANCHOR GROUT:

3A. THE GROUT SHALL BE A NEAT OR SAND/CEMENT MIXTURE WITH A MINIMUM 3-DAY COMPRESSIVE STRENGTH OF 1500 PSI AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI PER ASTM C109 / AASHTO T106.

3B. TYPE II CEMENT CONFORMING TO THE REQUIREMENTS OF ASTM C150 / AASHTO M85 SHALL BE USED.

3C. FINE AGGREGATES SHALL CONSIST OF CLEAN, NATURAL SAND, CONFORMING TO THE REQUIREMENTS OF ASTM C33 / AASHTO M6. MANUFACTURED SAND IS ACCEPTABLE PROVIDED IT IS SUITABLE FOR PUMPING IN ACCORDANCE WITH ACI 304, SECTION 4.2.2.

3D. ADMIXTURES SHALL BE IN ACCORDANCE WITH ASTM C494 / AASHTO M194. ADMIXTURES WHICH CONTROL BLEED, IMPROVE FLOW, REDUCE WATER CONTENT, AND RETARD SET MAY BE USED IN THE GROUT SUBJECT TO THE APPROVAL OF THE ENGINEER. EXPANSIVE ADMIXTURES SHALL ONLY BE ADDED TO THE GROUT USED FOR FILLING SEALED ENCAPSULATIONS, TRUMPETS AND ANCHORAGE COVERS. ACCELERATORS WILL NOT BE PERMITTED. ADMIXTURES SHALL BE COMPATIBLE WITH PRESTRESSING STEELS AND MIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

4. ANCHOR TENDONS:

4A. THE STRAND GROUND ANCHORS TENDONS SHALL CONSIST OF THE FOLLOWING:

1. SEVEN-WIRE, LOW-RELAXATION STRANDS WITH AN ULTIMATE TENSILE STRENGTH OF 270 KSI CONFORMING TO ASTM A416 / AASHTO M203.

4B. STRAND COUPLERS SHALL NOT BE ALLOWED.

5. BONDBREAKER:

5A. A BONDBREAKER MUST BE PROVIDED TO PREVENT THE TENDON FROM BONDING TO THE ANCHOR GROUT SURROUNDING THE UNBONDED LENGTH.

5B. THE BONDBREAKER SHALL BE FABRICATED FROM A SMOOTH PLASTIC TUBE OR PIPE HAVING THE FOLLOWING PROPERTIES:

1. RESISTANCE TO CHEMICAL ATTACK FROM AGGRESSIVE ENVIRONMENTS, GROUT OR GREASE.
2. RESISTANCE TO AGING BY ULTRAVIOLET LIGHT.
3. FABRICATED FROM MATERIAL NON-DETRIMENTAL TO THE TENDON.
4. CAPABLE OF WITHSTANDING ABRASION, IMPACT, AND BENDING DURING HANDLING AND INSTALLATION.
5. ENABLE THE TENDON TO ELONGATE DURING TESTING AND STRESSING.
6. ALLOW THE TENDON TO REMAIN UNBONDED AFTER LOCKOFF.

6. SPACERS AND CENTRALIZERS:

6A. SPACERS SHALL BE USED ALONG THE TENDON BOND LENGTH OF MULTI-ELEMENT TENDONS TO SEPARATE EACH OF THE INDIVIDUAL ELEMENTS OF THE TENDON SO THE PRESTRESSING STEEL WILL BOND TO THE GROUT. SPACERS SHALL BE POSITIONED SO THEIR CENTER-TO-CENTER SPACING DOES NOT EXCEED 10 FEET. IN ADDITION, THE UPPER SPACER SHALL BE LOCATED A MAXIMUM OF 5 FEET FROM THE TOP OF THE TENDON BOND LENGTH AND THE LOWER SPACER SHALL BE LOCATED A MAXIMUM OF 5 FEET FROM THE BOTTOM OF THE TENDON BOND LENGTH. SPACERS SHALL PERMIT GROUT TO FREELY FLOW UP THE DRILLHOLE. SPACERS SHALL BE FABRICATED FROM PLASTIC.

6B. CENTRALIZERS SHALL PERMIT FREE GROUT FLOW AND SHALL PROVIDE A MINIMUM OF 1 INCH OF COVER OVER THE TENDON BOND LENGTH. CENTRALIZERS SHALL BE SECURELY ATTACHED TO THE TENDON AND THE CENTER TO CENTER SPACING SHALL NOT EXCEED 10 FEET. THE UPPER CENTRALIZER SHALL BE LOCATED A MAXIMUM OF 5 FEET FROM THE TOP OF THE TENDON BOND LENGTH AND THE LOWER CENTRALIZER SHALL BE LOCATED A MAXIMUM OF 5 FEET FROM THE BOTTOM OF THE TENDON BOND LENGTH. CENTRALIZERS SHALL BE FABRICATED FROM PLASTIC.

7. ANCHORAGE DEVICES:

7A. ANCHORAGE DEVICES SHALL BE CAPABLE OF DEVELOPING 95% OF THE MINIMUM SPECIFIED ULTIMATE TENSILE STRENGTH OF THE PRESTRESSING STEEL TENDON. THE ANCHORAGE DEVICES SHALL CONFORM TO THE STATIC STRENGTH REQUIREMENTS OF SECTION 3.1.6(1) AND SECTION 3.1.8(1) OF THE PTI "GUIDE SPECIFICATION FOR POST TENSIONING MATERIALS".

7B. THE BEARING PLATES SHALL BE STRUCTURAL STEEL CONFORMING TO ASTM A36/AASHTO M183. THE BEARING PLATES SHALL BE SIZED SO THE ALLOWABLE BENDING STRESSES IN THE PLATE PER AISC-ASD ARE NOT EXCEEDED WHEN THE DESIGN LOAD OF THE GROUND ANCHOR IS APPLIED.

8. ANCHOR TESTING:

8A. EACH GROUND ANCHOR SHALL BE TESTED. THE MAXIMUM TEST LOAD SHALL NOT EXCEED 80% OF THE MINIMUM GUARANTEED ULTIMATE TENSILE STRENGTH (GUTS) OF THE TENDON. THE TEST LOAD SHALL BE SIMULTANEOUSLY APPLIED TO THE ENTIRE TENDON. STRESSING OF SINGLE ELEMENTS OF MULTI-ELEMENT TENDONS WILL NOT BE PERMITTED.

8B. THE TESTING EQUIPMENT SHALL CONSIST OF:

1. A DIAL GAUGE OR VERNIER SCALE CAPABLE OF MEASURING TO 0.001 INCHES SHALL BE USED TO MEASURE THE GROUND ANCHOR MOVEMENT. THE MOVEMENT-MEASURING DEVICE SHALL HAVE A MINIMUM TRAVEL EQUAL TO THE THEORETICAL ELASTIC ELONGATION OF THE TOTAL ANCHOR LENGTH AT THE MAXIMUM TEST LOAD PLUS 1 INCH. THE DIAL GAUGE OR VERNIER SCALE SHALL BE SUPPORTED INDEPENDENT OF THE JACKING SYSTEM AND RETAINED STRUCTURE AND SHALL BE ALIGNED SO THAT ITS AXIS IS WITHIN 5 DEGREES FROM THE AXIS OF THE GROUND ANCHOR.
2. A HYDRAULIC JACK AND PUMP SHALL BE USED TO APPLY THE TEST LOAD. THE JACK AND PRESSURE GAUGE SHALL BE CALIBRATED BY AN INDEPENDENT TESTING LABORATORY AS A UNIT. THE PRESSURE GAUGE SHALL BE GRADUATED IN 100 PSI INCREMENTS OR LESS. THE PRESSURE GAUGE WILL BE USED TO MEASURE THE APPLIED LOAD. THE RAM TRAVEL OF THE JACK SHALL NOT BE LESS THAN THE THEORETICAL ELASTIC ELONGATION OF THE TOTAL ANCHOR LENGTH AT THE MAXIMUM TEST LOAD PLUS ONE INCH. THE JACK SHALL BE INDEPENDENTLY SUPPORTED AND CENTERED OVER THE TENDON SO THAT THE TENDON DOES NOT CARRY THE WEIGHT OF THE JACK.

8C. VERIFICATION TESTS SHALL BE PERFORMED ON 2 ANCHORS PER ANCHORAGE SOIL TYPE ENCOUNTERED; WALL TYPE AND PER ANCHOR INSTALLATION METHOD USED. THE VERIFICATION TEST SHALL BE MADE BY INCREMENTALLY LOADING THE GROUND ANCHOR IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

LOAD	HOLD TIME	LOAD	HOLD TIME
AL	UNTIL STABLE	1.75DL	UNTIL STABLE
0.25DL	10 MINUTES	1.50DL	UNTIL STABLE
0.50DL	10 MINUTES	1.25DL	UNTIL STABLE
0.75DL	10 MINUTES	1.00DL	UNTIL STABLE
1.00DL	10 MINUTES	0.75DL	UNTIL STABLE
1.25DL	10 MINUTES	0.50DL	UNTIL STABLE
1.50DL	60 MINUTES	0.25DL	UNTIL STABLE
1.75DL	10 MINUTES	AL	UNTIL STABLE
2.00DL	10 MINUTES		

AL = ALIGNMENT LOAD

DL = DESIGN LOAD

THE ALIGNMENT LOAD (AL) SHALL BE THE MINIMUM LOAD REQUIRED TO ALIGN THE TESTING APPARATUS AND SHALL NOT EXCEED 0.05DL. DIAL GAUGES SHALL BE SET AT "ZERO" AFTER THE ALIGNMENT LOAD HAS BEEN APPLIED.

A CREEP TEST SHALL BE PERFORMED AT THE 1.50 DL INCREMENT. ANCHOR MOVEMENT DURING THE CREEP TEST SHALL BE MEASURED AND RECORDED AT 1, 2, 3, 5, 7, 10, 20, 30, 50 AND 60 MINUTES OF ELAPSED TIME FROM WHEN THE LOAD INCREMENT IS APPLIED. IF AN ANCHOR FAILS IN CREEP, RETESTING WILL NOT BE ALLOWED.

THE ACCEPTANCE CRITERIA FOR VERIFICATION TEST ARE AS FOLLOWS:

1. EXHIBITS A LINEAR OR NEAR-LINEAR RELATIONSHIP BETWEEN UNIT STRESS AND MOVEMENT OVER THE PERCENT STRESS RANGE DURING LOADING FROM AL TO 2.0DL.
2. HOLD THE MAXIMUM TEST UNIT STRESS AT 1.5DL WITHOUT NOTICEABLE CREEP. NOTICEABLE CREEP IS DEFINED AS A RATE OF MOVEMENT MORE THAN 0.04-INCH BETWEEN 1- AND 10-MINUTE READINFS, OR MORE THAN 0.08-INCHES BETWEEN THE 6- AND 60-MINUTE READINGS. IF THE READING DOES NOT STABILIZE TO 0.08-INCH OR LESS PER LOG CYCLE OF TIME, THE TEST SHALL BE CONSIDERED AS FAILING THE CREEP CRITERIA.
3. SATISFIES THE APPARENT FREE TENDON LENGTH CRITERIA:

   A) MINIMUM APPARENT FREE LENGTH, BASED ON MEASURED ELASTIC AND RESIDUAL MOVEMENT, SHOULD BE GREATER THAN 80% OF THE DESIGNED FREE LENGTH PLUS THE JACK LENGTH; AND
   B) MAXIMUM APPARENT FREE LENGTH, BASED ON MEASURED ELASTIC AND RESIDUAL MOVEMENT, SHOULD BE LESS THAN 100% OF THE DESIGNED FREE LENGTH PLUS 50% OF THE BOND LENGTH PLUS THE JACK LENGTH.

4. THE ANCHOR DOES NOT PULL OUT UNDER REPEATED LOADING OR AT 2.0DL

8D. PROOF TESTS SHALL BE PERFORMED ON ALL PRODUCTION ANCHORS BY INCREMENTALLY LOADING THE GROUND ANCHOR IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. AT LOAD INCREMENTS OTHER THAN MAXIMUM TEST LOAD, THE LOAD SHALL BE HELD LONG ENOUGH TO OBTAIN A STABLE READING.

AL	1 MINUTE
.25DL	1 MINUTE
.5DL	1 MINUTE
.75DL	1 MINUTE
1.00DL	1 MINUTE
1.33DL	UNTIL STABLE

THE ALIGNMENT LOAD (AL) SHALL BE THE MINIMUM LOAD REQUIRED TO ALIGN THE TESTING APPARATUS AND SHALL NOT EXCEED 0.05DL. DIAL GAUGES SHALL BE SET AT "ZERO" AFTER THE ALIGNMENT LOAD HAS BEEN APPLIED.

THE MAXIMUM TEST LOAD SHALL BE HELD FOR 10 MINUTES. THE LOAD SHOULD BE HELD CONSTANT TO WITHIN 50psi AND THE ANCHOR MOVEMENT SHALL BE MEASURED AND RECORDED AT 1, 2, 3, 5, 6, AND 10 MINUTES. IF THE ANCHOR MOVEMENT BETWEEN 1 AND 10 MINUTES EXCEEDS 0.04 INCHES, THE MAXIMUM TEST LOAD SHALL BE HELD FOR AN ADDITIONAL 50 MINUTES. IF THE LOAD HOLD IS EXTENDED, THE ANCHOR MOVEMENTS SHALL BE RECORDED AT 20, 30, 50, AND 60 MINUTES. IF AN ANCHOR FAILS IN CREEP, RETESTING WILL NOT BE ALLOWED.

8E. A PROOF TESTED GROUND ANCHOR WITH A 10 MINUTE LOAD HOLD CREEP TEST IS CONSIDERED ACCEPTABLE WHEN:

1. THE GROUND ANCHOR CARRIES THE MAXIMUM TEST LOAD WITH LESS THAN 0.04 INCHES OF MOVEMENT BETWEEN THE 1 AND 10 MINUTE READINGS.
3. SATISFIES THE APPARENT FREE TENDON LENGTH CRITERIA:

   A) MINIMUM APPARENT FREE LENGTH, BASED ON MEASURED ELASTIC AND RESIDUAL MOVEMENT, SHOULD BE GREATER THAN 80% OF THE DESIGNED FREE LENGTH PLUS THE JACK LENGTH; AND
   B) MAXIMUM APPARENT FREE LENGTH, BASED ON MEASURED ELASTIC AND RESIDUAL MOVEMENT, SHOULD BE LESS THAN 100% OF THE DESIGNED FREE LENGTH PLUS 50% OF THE BOND LENGTH PLUS THE JACK LENGTH.

8F. A PROOF TESTED GROUND ANCHOR WITH A 60 MINUTE LOAD HOLD CREEP TEST IS CONSIDERED ACCEPTABLE WHEN:

1. THE GROUND ANCHOR CARRIES THE MAXIMUM TEST LOAD WITH LESS THAN 0.08 INCHES OF MOVEMENT BETWEEN 6 AND 60 MINUTES AND THE CREEP RATE IS LINEAR OR DECREASING.
3. SATISFIES THE APPARENT FREE TENDON LENGTH CRITERIA:

   A) MINIMUM APPARENT FREE LENGTH, BASED ON MEASURED ELASTIC AND RESIDUAL MOVEMENT, SHOULD BE GREATER THAN 80% OF THE DESIGNED FREE LENGTH PLUS THE JACK LENGTH; AND
   B) MAXIMUM APPARENT FREE LENGTH, BASED ON MEASURED ELASTIC AND RESIDUAL MOVEMENT, SHOULD BE LESS THAN 100% OF THE DESIGNED FREE LENGTH PLUS 50% OF THE BOND LENGTH PLUS THE JACK LENGTH.

IN ADDITION TO THE ABOVE, A VERIFICATION TESTED GROUND ANCHOR MUST NOT EXPERIENCE A PULLOUT FAILURE OR TENDENCY TO FAILURE DURING LOADING. A PULLOUT FAILURE IS DEFINED AS THE LOAD AT WHICH ATTEMPTS TO INCREASE THE TEST LOAD RESULT IN CONTINUED PULLOUT MOVEMENT OF THE TEST ANCHOR.

8G. GROUND ANCHORS THAT HAVE A CREEP RATE GREATER THAN SPECIFIED CAN BE INCORPORATED IN THE FINISHED WORK AT A LOAD EQUAL TO ONE-HALF OF THE FAILURE LOAD. THE FAILURE LOAD IS THE MAXIMUM LOAD CARRIED BY THE ANCHOR AFTER THE LOAD HAS BEEN ALLOWED TO STABILIZE FOR TEN MINUTES.

8H. WHEN A GROUND ANCHOR FAILS, THE CONTRACTOR SHALL MODIFY THE ANCHOR DESIGN, THE CONSTRUCTION PROCEDURES, OR BOTH. THESE MODIFICATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: INSTALLING REPLACEMENT GROUND ANCHORS, MODIFYING THE INSTALLATION METHODS, INCREASING THE BOND LENGTH, OR CHANGING THE GROUND ANCHOR TYPE. ANY MODIFICATION WHICH REQUIRES CHANGES TO THE STRUCTURE SHALL HAVE PRIOR APPROVAL OF THE ENGINEER.

MONITORING:

PER THE REQUIREMENTS OF THE GEOTECHNICAL SPECIAL INSPECTOR, THE SHORING MONITORING PROGRAM SHALL CONSIST OF THE FOLLOWING:

- PRE-CONSTRUCTION SURVEY (VIDEO OR PHOTOGRAPHIC SURVEY) OF ADJACENT STREETS, UTILITIES AND BUILDINGS, TO BE SUBMITTED IMMEDIATELY TO CITY OF MERCER ISLAND. OPTICAL SURVEY POINTS SHALL BE INSTALLED ON ALL ADJACENT ROADWAY CENTERLINES WITH SPACING NO GREATER THAN 50 FEET OR AS RECOMMENDED BY THE ENGINEER.
- OPTICAL SURVEY OF MONITORING POINTS TO BE COMPLETED TWICE WEEKLY DURING CONSTRUCTION, AND TWICE PER MONTH (OR AS DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR WITH THE CONCURRENCE OF CITY OF MERCER ISLAND) FOLLOWING COMPLETION OF THE EXCAVATION AND BEFORE THE INTERIOR BUILDING FLOORS REACH THE GROUND SURFACE. MONITORING SHALL INCLUDE VERTICAL AND HORIZONTAL SURVEY MEASUREMENTS TO AN ACCURACY OF 0.01 FEET. BASELINE READINGS OF ALL MONITORING POINTS ARE TO BE TAKEN PRIOR TO START OF CONSTRUCTION. ALL RESULTS ARE TO BE SENT TO THE GEOTECHNICAL SPECIAL INSPECTOR WITHIN 24 HOUR AND TO CITY OF MERCER ISLAND WEEKLY. A LICENSED SURVEYOR (NOT THE CONTRACTOR) SHOULD PERFORM THE MONITORING AT LEAST ONCE PER WEEK.
- OPTICAL SURVEY POINTS SHOULD BE ESTABLISHED AT THE TOP OF THE SHORING WALL AROUND THE PERIMETER OF THE EXCAVATION. ESTABLISH MONITORING POINTS ON THE TOP OF EVERY OTHER PILE. MONITORING POINTS SHOULD BE ESTABLISHED ON EXISTING SETTLEMENT-SENSITIVE STRUCTURES LOCATED CLOSER TO THE EXCAVATION THAN A HORIZONTAL DISTANCE EQUAL TO THE EXCAVATION DEPTH, PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF SHORING SYSTEMS.
- SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS COMPLETE UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER REVIEW AND APPROVAL BY CITY OF MERCER ISLAND.
- ADDITIONAL SURVEY POINTS SHOULD BE ESTABLISHED ALONG THE CURBLINE OF ADJACENT ROADWAYS, AND SPACED AT 20 FEET HORIZONTALLY. THESE POINTS NEED TO BE MONITORED IF SHORING WALL MOVEMENTS REACH 0.5-INCHES, OR AT CITY OF MERCER ISLAND REQUEST.
- THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE ALONG WITH SURVEY DATA TO CITY OF MERCER ISLAND ON AT LEAST A WEEKLY BASIS. IMMEDIATELY AND DIRECTLY NOTIFY CITY OF MERCER ISLAND IF ANY UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS.
- IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, WALL DESIGNER, AND CITY OF MERCER ISLAND IF 0.5-INCHES OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS OR WHEN TOTAL MOVEMENTS REACH 0.5-INCHES. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENTS TO 1 INCH. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TONARDS IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENTS TO WHAT HAS BEEN DEFINED AS ACCEPTABLE BY THE DESIGN TEAM AND CITY OF MERCER ISLAND (AS INDICATED ABOVE).

REV	DESCRIPTION	DATE	CHK	DRA	DSN
0	PERMIT ISSUE	01/29/2020	CJA	JGS	RLB
1	UPDATE TO SURVEY	08/20/2021	CJA	BPM	RLB
2	BUILDING PERMIT CORR #1	09/30/2021	CJA	BPM	RLB
3	BUILDING PERMIT CORR #3	01/17/2023	CJA	BPM	RLB

10/17/2023

Ground Support PLLC
16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

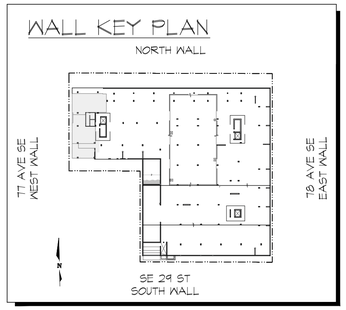
TEMPORARY SHORING WALL COVER & SHORING NOTES

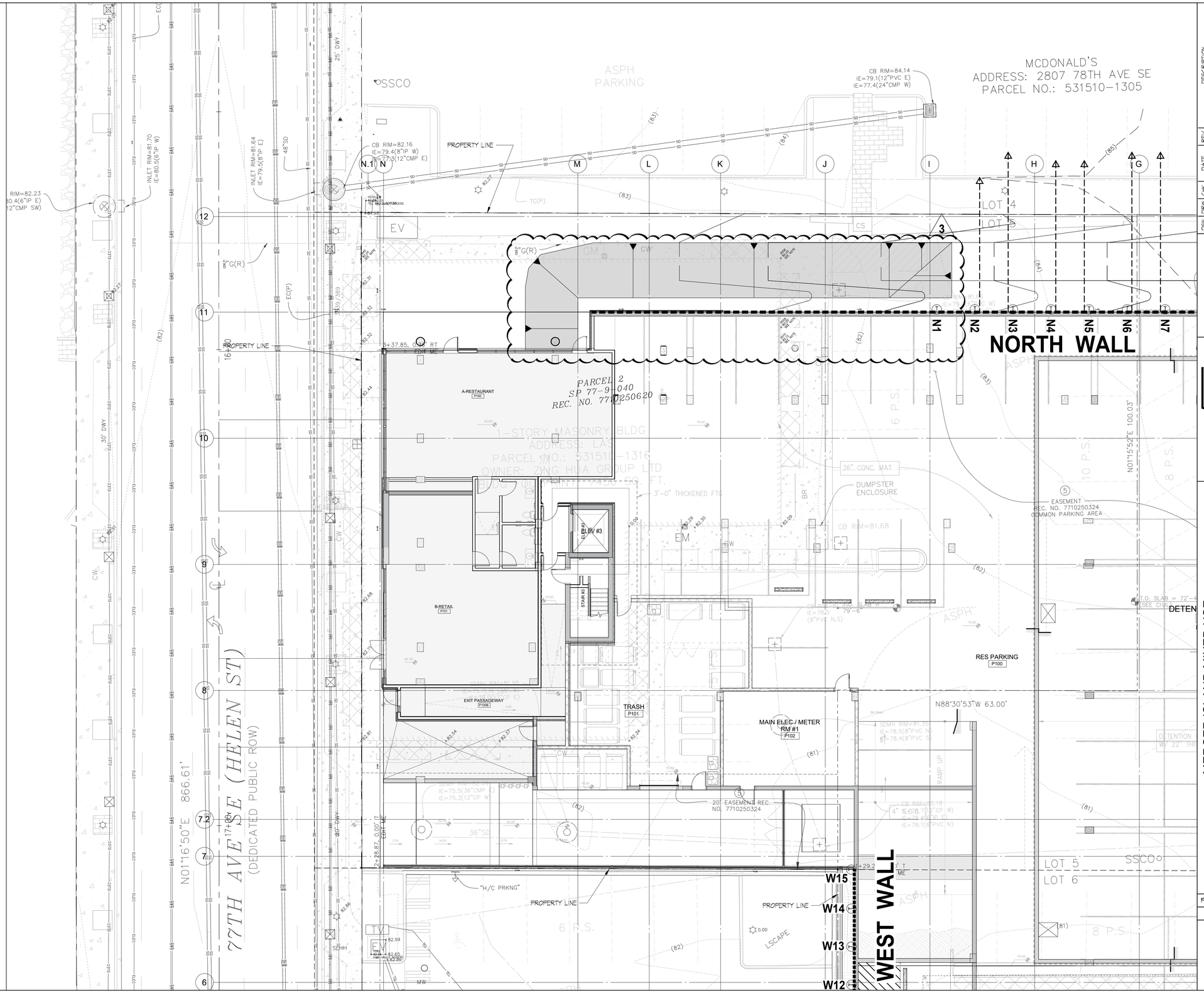
PROJ. NO. 20-37

SHEET NUMBER

SH1.1

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\SHORING\)\PERMITTING\R3 (08.25.2023)\2037SH01AR3.DWG <SH1.1> Plotted: 10/17/2023 10:19 AM





LEGEND

P1	SOLDIER PILE
	SOIL ANCHOR
B	BUILDING GRID LOCATION
	FACE OF SOLDIER PILE WALL
	EXISTING GRADE CONTOUR
	PROPOSED BUILDING WALL

REV	DATE	DRN	CHK	DESCRIPTION
0	10/28/2020	RJB	CJA	PERMIT ISSUE
1	08/20/2021	RJB	CJA	UPDATE TO SURVEY
2	09/30/2021	RJB	CJA	BUILDING PERMIT CORR #1
3	10/17/2023	RJB	CJA	BUILDING PERMIT CORR #3

R. JOHN BYRNE, STATE OF WASHINGTON, 19734, REGISTERED PROFESSIONAL ENGINEER, 10/17/2023

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MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

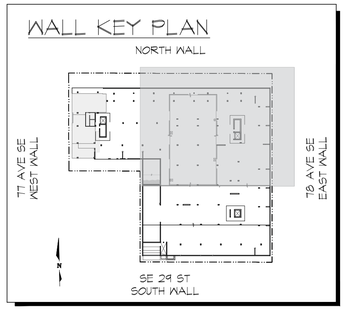
TEMPORARY SHORING WALL SHORING PLANS

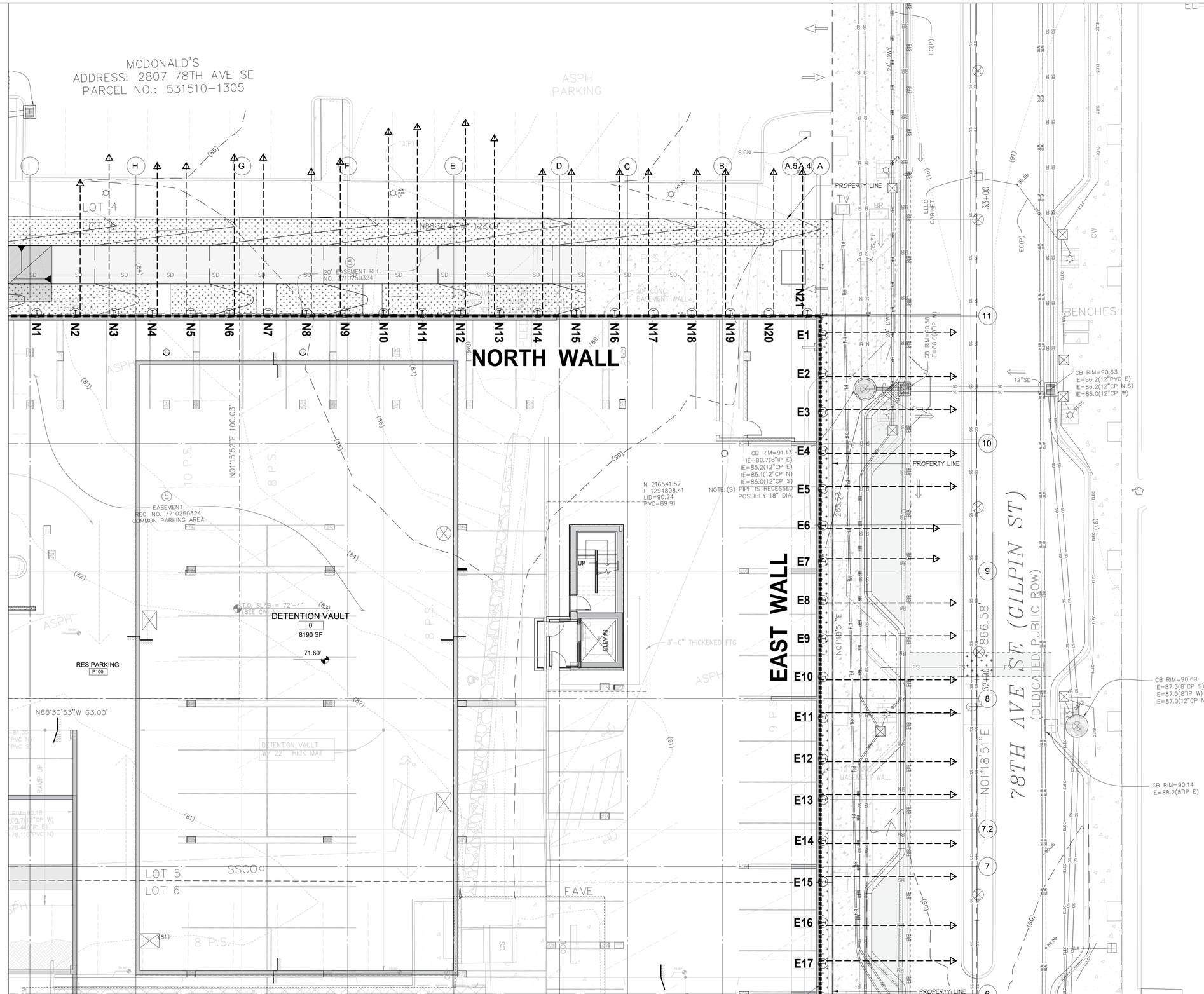
PROJ. NO. 20-37

SHEET NUMBER

SH2.0

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH02AR3.DWG <SH2.0> Plotted: 10/18/2023 9:38 AM





LEGEND

P1	SOLDIER PILE
	SOIL ANCHOR
B	BUILDING GRID LOCATION
	FACE OF SOLDIER PILE WALL
	EXISTING GRADE CONTOUR
	PROPOSED BUILDING WALL

DSN	DRW	CHK	DATE	REV	DESCRIPTION
RJB	JSS	CJA	10/28/2020	0	PERMIT ISSUE
RJB	BFM	CJA	08/20/2021	1	UPDATE TO SURVEY
RJB	BFM	CJA	04/30/2021	2	BUILDING PERMIT CORR #1
RJB	BFM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

R. JOHN BYRD
STATE OF WASHINGTON
19734
REGISTERED PROFESSIONAL ENGINEER
10/17/2023

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MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

TEMPORARY SHORING WALL SHORING PLANS

PROJ. NO. 20-37

SHEET NUMBER

SH2.1

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH02AR3.DWG <SH2.1> Plotted: 10/18/2023 9:37 AM

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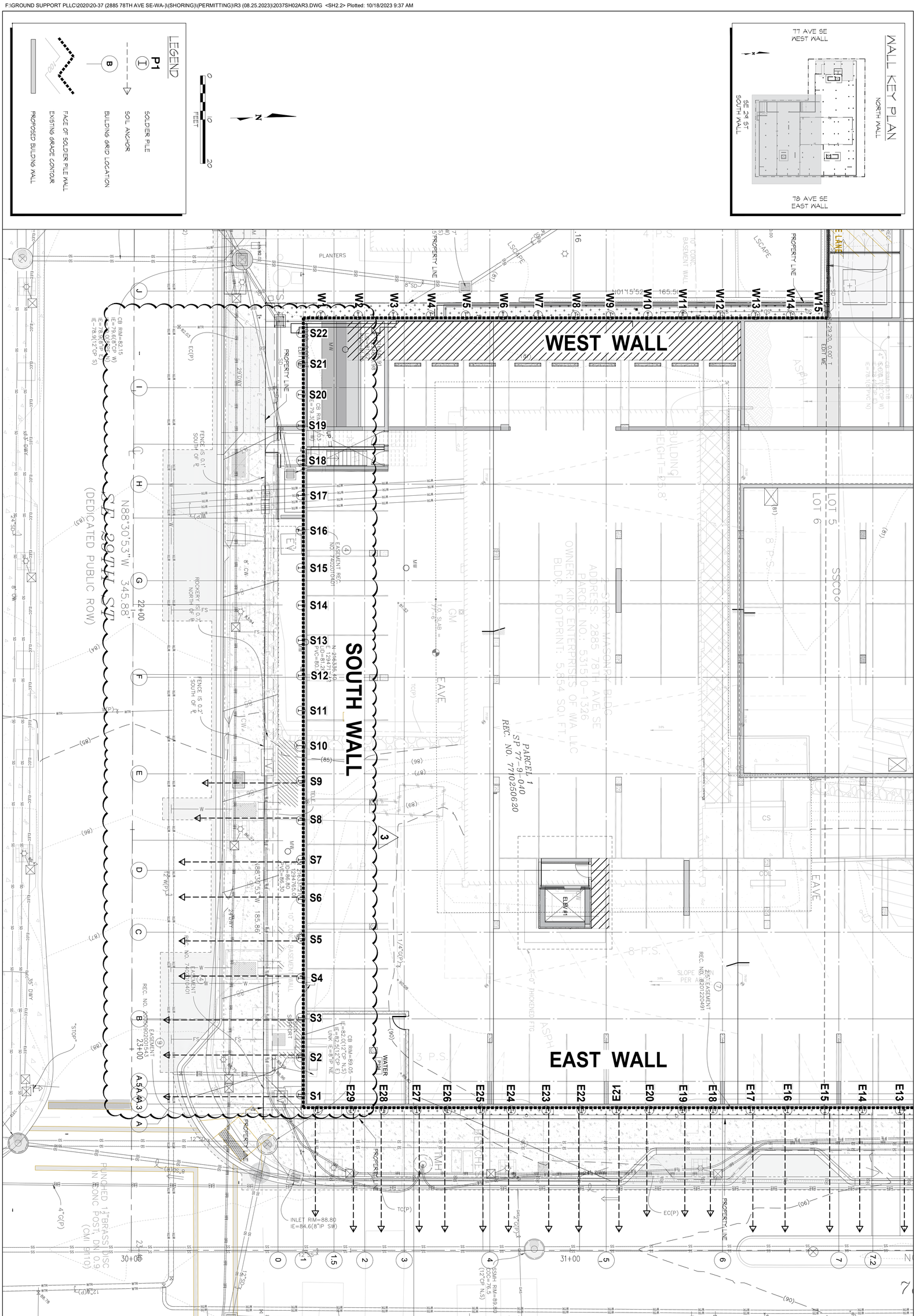
LEGEND
P1
SOLDIER PILE
SOIL ANCHOR
BUILDING GRID LOCATION
FACE OF SOLDIER PILE WALL
EXISTING GRADE CONTOUR
PROPOSED BUILDING WALL
0
10
20
FEET
N
WALL KEY PLAN
NORTH WALL
77 AVE SE
WEST WALL
SE 29 ST
SOUTH WALL
78 AVE SE
EAST WALL
WEST WALL
SOUTH WALL
EAST WALL
S1
S2
S3
S4
S5
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S7
S8
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E23
E24
E25
E26
E27
E28
E29
SE 29TH ST
(DEDICATED PUBLIC ROW)
N88°30'53"W 345.88'
78TH AVE SE
(DEDICATED PUBLIC ROW)
N01°15'52"E 165.51'
PARCEL 1
SP 77-9-040
REC. NO. 7710250620
LOT 5
LOT 6
BUILDING HEIGHT=30.8'
ADDRESS: 2885 78TH AVE SE
PARCEL NO.: 5315001326
OWNER: KING ENTERPRISES OF WA LLC
BLDG. FOOTPRINT: 5,854 SQ.FT.
PROPERTY LINE
EASEMENT REC. NO. 7402010401
EASEMENT REC. NO. 8201220491
EASEMENT REC. NO. 7709020543
EASEMENT REC. NO. 7402010401
ROCKERY
FENCE IS 0.1' SOUTH OF P.L.
FENCE IS 0.2' SOUTH OF P.L.
10" CONC. BASEMENT WALL
8" CONC. BASEMENT WALL
EAVE
TV
TELE
W
G
S
CS
8"P.S.
3"P.S.
ASPH
PLANTERS
LSCAPE
CONC
EC(P)
TC(P)
INLET RIM=88.80
IE=84.6(8"P SW)
CB RIM=89.05
IE=84.01(12"CP S)
UNK IE=81.8"P NE
CB RIM=82.15
IE=79.6(8"CP W)
IE=79.91(8"CP NE)
IE=78.91(12"CP S)
SSMH RIM=89.00
(12"CP N,S)
PUNCHED 1 1/2"BRASS DISC IN CONC POST, DN 0.9' (CM 9/10)
4"G(P)
"STOP"
35' DWY
23' DWY
12' DWY
30+00
31+00
23+00
22+00
A.5
A.4
A.3
A
B
C
D
E
F
G
H
I
J
K
L
M
0
1
1.5
2
3
4
5
6
7
7.2
(90)
(85)
(98)
(97)
(68)
(64)
(65)
(67)
(96)
(89)
(81)
(91)
(06)
(80.89)
(80.06)
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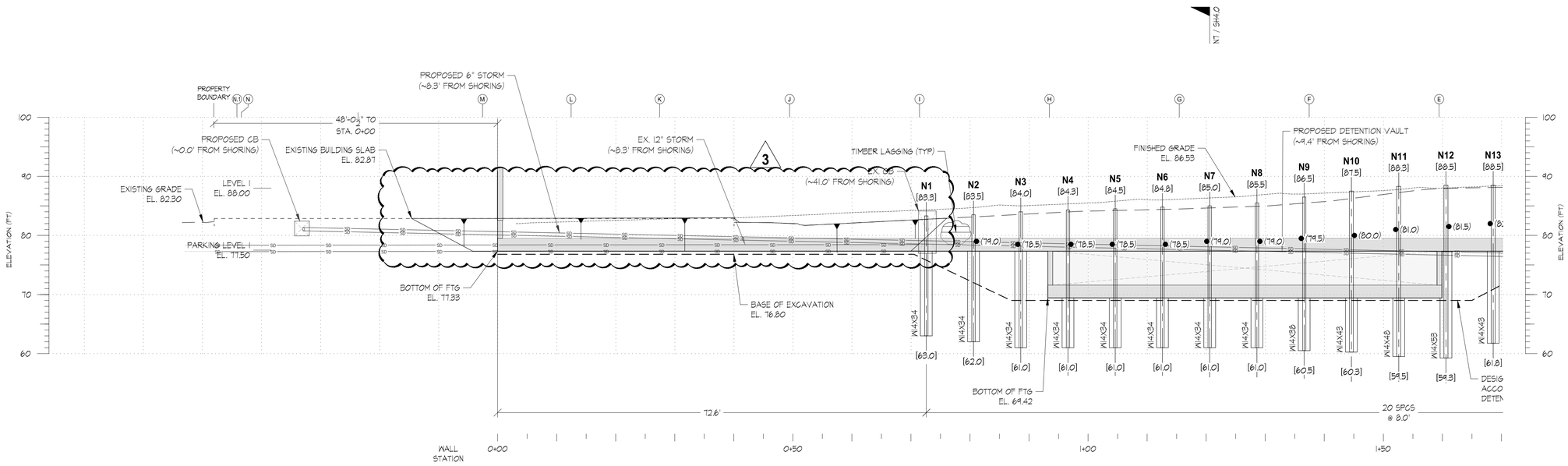
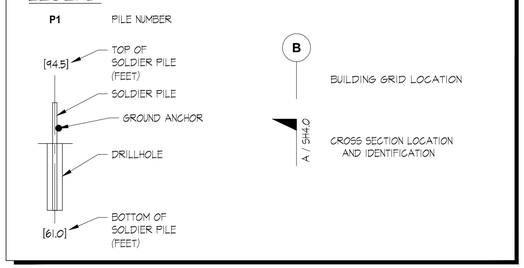
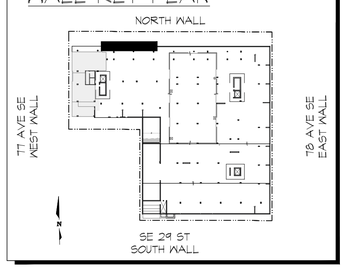


NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.

LEGEND



WALL KEY PLAN



0 10 20
FEET

DSN	DRW	CHK	DATE	REV	DESCRIPTION
RJB	JSS	CJA	10/28/2020	0	PERMIT ISSUE
RJB	BFM	CJA	08/20/2021	1	UPDATE TO SURVEY
RJB	BFM	CJA	09/30/2021	2	BUILDING PERMIT CORR #1
RJB	BFM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

R. JOHN BYRNE, STATE OF WASHINGTON, 19724, REGISTERED PROFESSIONAL ENGINEER, 10/17/2023

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MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

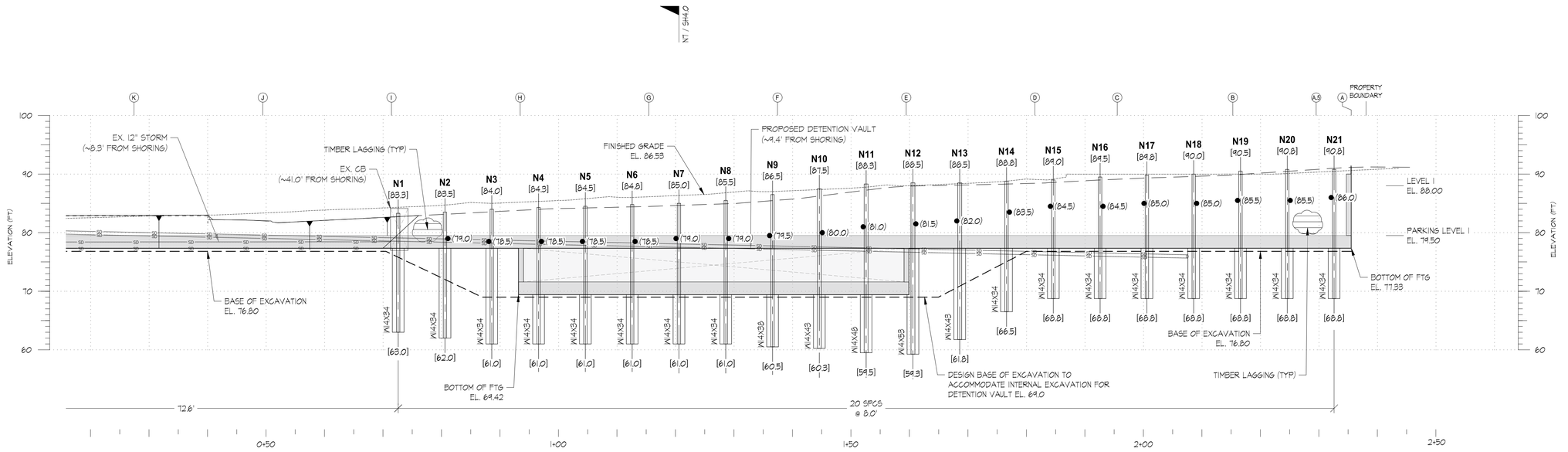
TEMPORARY SHORING WALL NORTH ELEVATION

PROJ. NO. 20-37

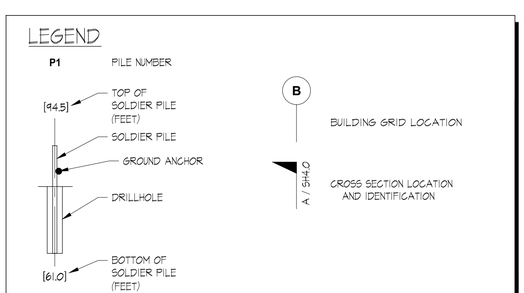
SHEET NUMBER

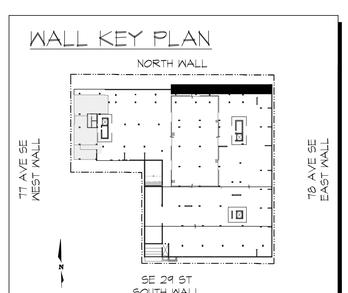
SH3.0

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH03AR3.DWG <SH3.0> Plotted: 10/19/2023 6:34 PM



NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.





0 10 20
FEET

DSN	DRW	CHK	DATE	REV	DESCRIPTION
RJB	JSS	CJA	10/28/2020	0	PERMIT ISSUE
RJB	BFM	CJA	08/20/2021	1	UPDATE TO SURVEY
RJB	BFM	CJA	09/30/2021	2	BUILDING PERMIT CORR #1
RJB	BFM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

R. JOHN BYRNE, STATE OF WASHINGTON, 19734, REGISTERED PROFESSIONAL ENGINEER, 10/17/2023

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MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

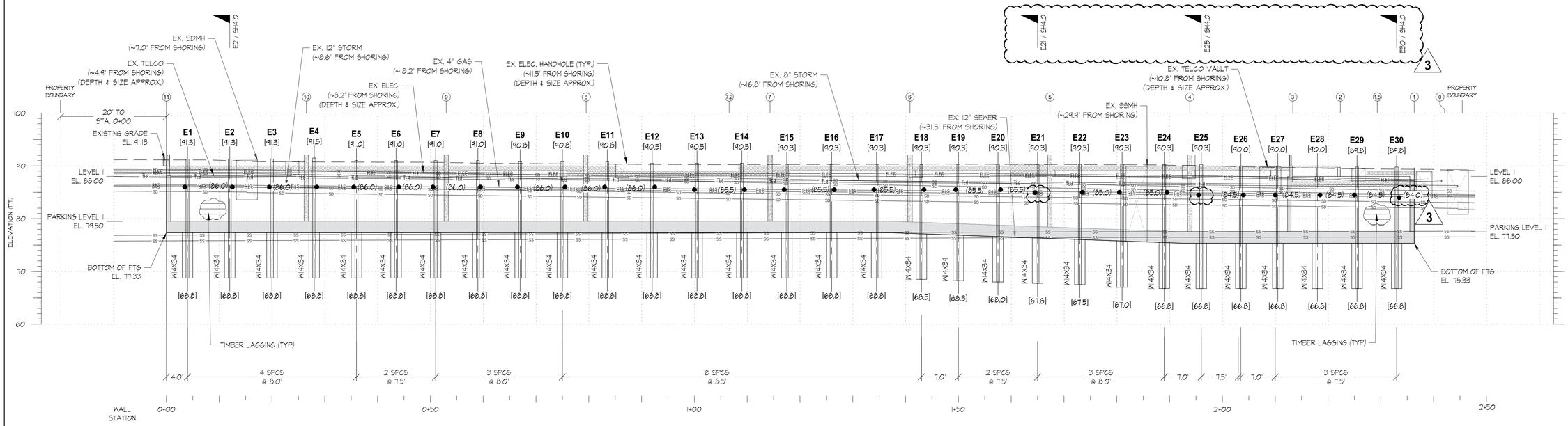
TEMPORARY SHORING WALL NORTH ELEVATION

PROJ. NO. 20-37

SHEET NUMBER

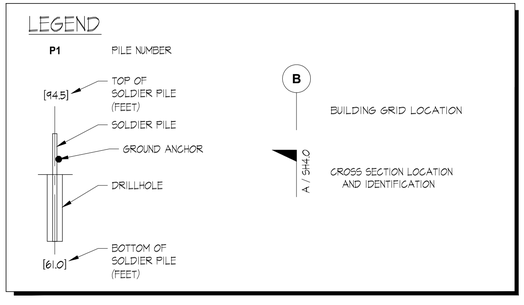
SH3.1

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH03AR3.DWG <SH3.1> Plotted: 10/19/2023 6:35 PM

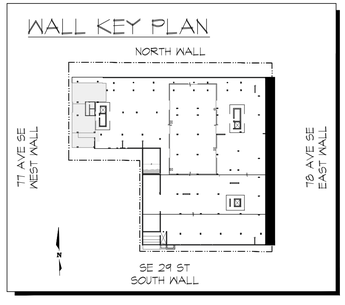


NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.

LEGEND



WALL KEY PLAN



0 10 20
FEET

REV	DESCRIPTION
0	PERMIT ISSUE
1	UPDATE TO SURVEY
2	BUILDING PERMIT CORR #1
3	BUILDING PERMIT CORR #3

DSN	DRW	CHK	DATE
RJB	JSS	CJA	10/28/2020
RJB	BFM	CJA	08/20/2021
RJB	BFM	CJA	09/30/2021
RJB	BFM	CJA	10/17/2023

R. JOHN BYRNE STATE OF WASHINGTON 19724 REGISTERED PROFESSIONAL ENGINEER 10/17/2023

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MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

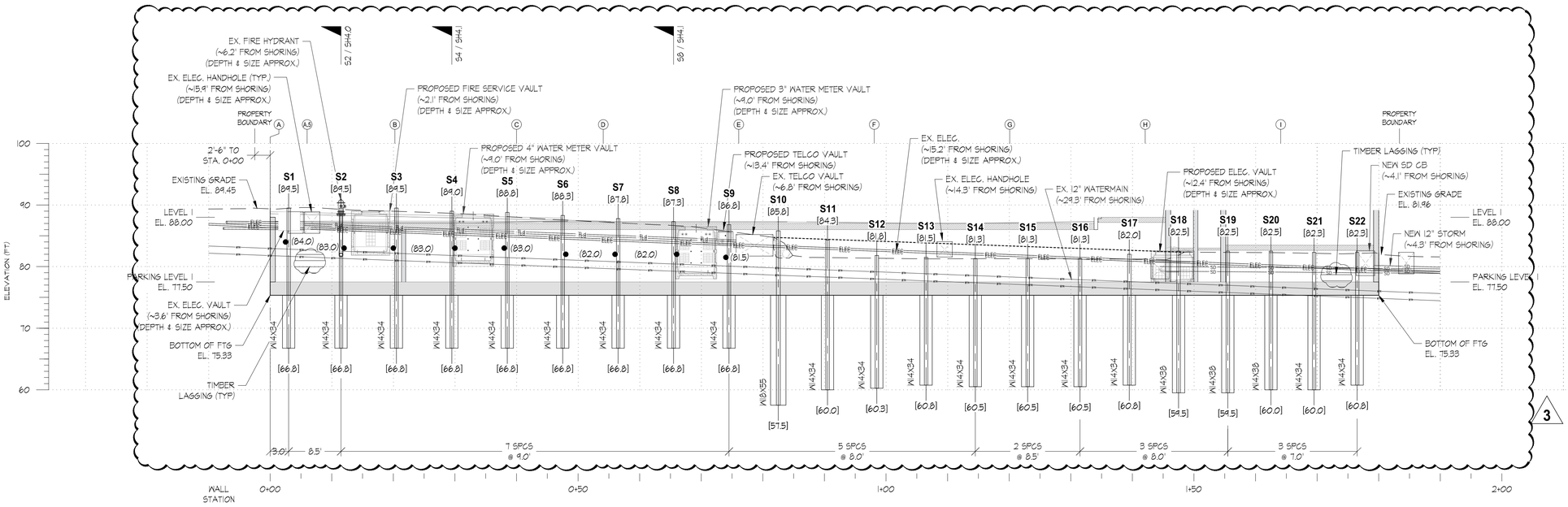
TEMPORARY SHORING WALL EAST ELEVATION

PROJ. NO. 20-37

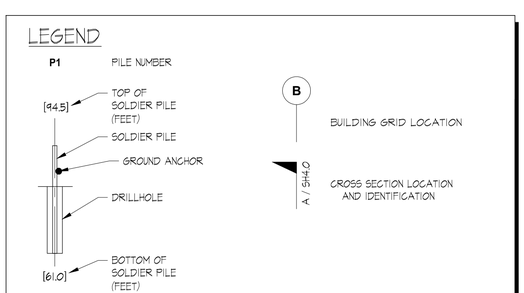
SHEET NUMBER

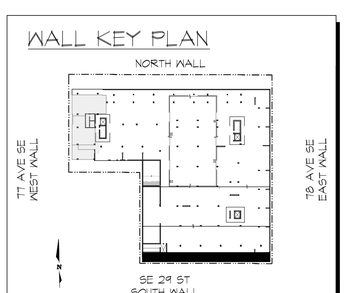
SH3.2

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH03AR3.DWG <SH3.2> Plotted: 10/19/2023 6:41 PM



NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.





DSN	DRW	CHK	DATE	REV	DESCRIPTION
RJB	JSS	CJA	10/28/2020	0	PERMIT ISSUE
RJB	BFM	CJA	08/20/2021	1	UPDATE TO SURVEY
RJB	BFM	CJA	09/30/2021	2	BUILDING PERMIT CORR #1
RJB	BFM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

R. JOHN BYRNE, STATE OF WASHINGTON, 19734, REGISTERED PROFESSIONAL ENGINEER, 10/17/2023

Ground Support PLLC
16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

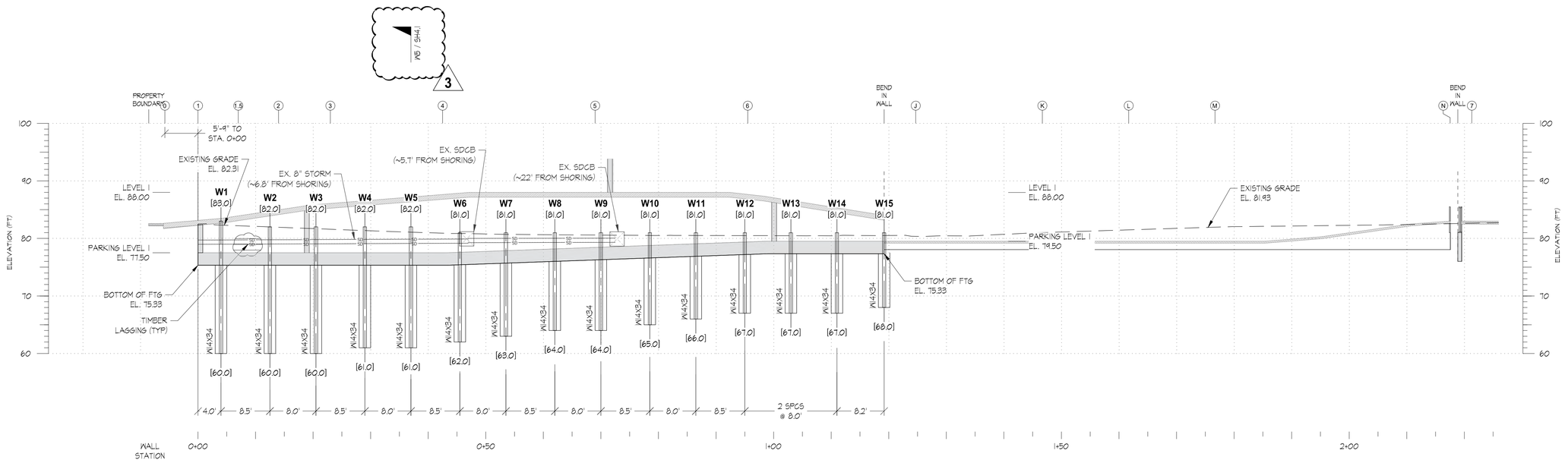
TEMPORARY SHORING WALL SOUTH ELEVATION

PROJ. NO. 20-37

SHEET NUMBER

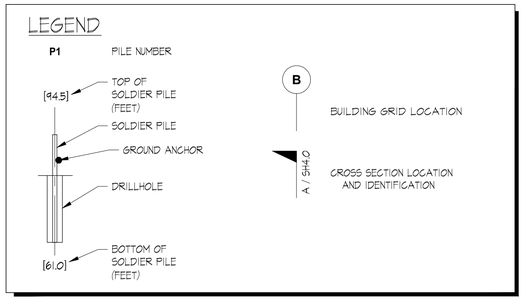
SH3.3

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH03AR3.DWG <SH3.3> Plotted: 10/19/2023 6:41 PM

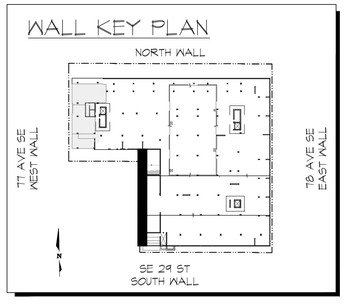


NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.

LEGEND



WALL KEY PLAN



0 10 20
FEET

REV	DATE	CHK	DRA	DSN	DESCRIPTION
0	10.29.2020	CJA	JSS	RJB	PERMIT ISSUE
1	08.20.2021	CJA	BPM	RJB	UPDATE TO SURVEY
2	09.30.2021	CJA	BPM	RJB	BUILDING PERMIT CORR #1
3	10.17.2023	CJA	BPM	RJB	BUILDING PERMIT CORR #3

Ground Support PLLC
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MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

TEMPORARY SHORING WALL WEST ELEVATION

PROJ. NO. 20-37

SHEET NUMBER

SH3.4

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-J)\SHORING\(PERMITTING)\R3 (08.25.2023)\2037SH03AR3.DWG <SH3.4> Plotted: 10/19/2023 8:42 PM

PILE AND ANCHOR SCHEDULE - NORTH WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)	ANCHOR 1							
							ANCHOR ELEV (FT)	DEGLI-NATION (DEG)	TOTAL LENGTH (FT)	UNBOND LENGTH (FT)	BOND LENGTH (FT)	NO. STRANDS OR BAR SIZE	DESIGN LOAD (K)	LOCKOFF LOAD (K)
N1	0+72.6	W14X34	83.3	63.0	20.3	2.0	-	-	-	-	-	-	-	-
N2	0+80.6	W14X34	83.5	62.0	21.5	2.0	79.0	45.0	40.0	22.5	17.5	2	40.0	40.0
N3	0+88.6	W14X34	84.0	61.0	23.0	2.0	78.5	45.0	41.5	22.5	25.0	2	60.0	60.0
N4	0+96.6	W14X34	84.3	61.0	23.3	2.0	78.5	45.0	41.5	20.0	25.0	2	60.0	60.0
N5	1+04.6	W14X34	84.5	61.0	23.5	2.0	78.5	45.0	41.5	20.0	25.0	2	60.0	60.0
N6	1+12.6	W14X34	84.8	61.0	23.8	2.0	78.5	45.0	41.5	17.5	30.0	2	70.0	70.0
N7	1+20.6	W14X34	85.0	61.0	24.0	2.0	79.0	45.0	41.5	17.5	30.0	2	70.0	70.0
N8	1+28.6	W14X34	85.5	61.0	24.5	2.0	79.0	40.0	40.0	15.0	25.0	2	60.0	60.0
N9	1+36.6	W14X38	86.5	60.5	26.0	2.0	79.5	35.0	40.0	15.0	25.0	2	60.0	60.0
N10	1+44.6	W14X43	87.5	60.3	27.2	2.0	80.0	30.0	45.0	15.0	30.0	2	70.0	70.0
N11	1+52.6	W14X48	88.3	59.5	28.8	2.0	81.0	27.5	45.0	15.0	30.0	2	70.0	70.0
N12	1+60.6	W14X53	88.5	59.3	29.2	2.0	81.5	25.0	45.0	15.0	30.0	2	70.0	70.0
N13	1+68.6	W14X43	88.5	61.8	26.7	2.0	82.0	20.0	40.0	15.0	25.0	2	60.0	60.0
N14	1+76.6	W14X34	88.8	66.5	22.3	2.0	83.5	20.0	32.5	15.0	17.5	2	40.0	40.0
N15	1+84.6	W14X34	89.0	68.8	20.2	2.0	84.5	20.0	32.5	15.0	17.5	2	40.0	40.0
N16	1+92.6	W14X34	89.5	68.8	20.7	2.0	84.5	20.0	32.5	15.0	17.5	2	40.0	40.0
N17	2+00.6	W14X34	89.8	68.8	21.0	2.0	85.0	20.0	32.5	15.0	17.5	2	40.0	40.0
N18	2+08.6	W14X34	90.0	68.8	21.2	2.0	85.0	20.0	32.5	15.0	17.5	2	40.0	40.0
N19	2+16.6	W14X34	90.5	68.8	21.7	2.0	85.5	20.0	32.5	15.0	17.5	2	40.0	40.0
N20	2+24.6	W14X34	90.8	68.8	22.0	2.0	85.5	20.0	32.5	15.0	17.5	2	40.0	40.0
N21	2+32.6	W14X34	90.8	68.8	22.0	2.0	86.0	20.0	32.5	15.0	17.5	2	40.0	40.0

3

PILE AND ANCHOR SCHEDULE - SOUTH WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)	ANCHOR 1							
							ANCHOR ELEV (FT)	DEGLI-NATION (DEG)	TOTAL LENGTH (FT)	UNBOND LENGTH (FT)	BOND LENGTH (FT)	NO. STRANDS OR BAR SIZE	DESIGN LOAD (K)	LOCKOFF LOAD (K)
S1	0+03.0	W14X34	84.5	66.8	22.7	2.0	84.0	45.0	45.0	15.0	30.0	2	70.0	70.0
S2	0+11.5	W14X34	84.5	66.8	22.7	2.0	83.0	45.0	45.0	15.0	30.0	2	70.0	70.0
S3	0+20.5	W14X34	84.5	66.8	22.7	2.0	83.0	45.0	45.0	15.0	30.0	2	70.0	70.0
S4	0+29.5	W14X34	84.0	66.8	22.2	2.0	83.0	45.0	40.0	15.0	25.0	2	60.0	60.0
S5	0+38.5	W14X34	88.8	66.8	22.0	2.0	83.0	45.0	40.0	15.0	25.0	2	60.0	60.0
S6	0+47.5	W14X34	88.3	66.8	21.5	2.0	82.0	45.0	40.0	15.0	25.0	2	60.0	60.0
S7	0+56.5	W14X34	87.8	66.8	21.0	2.0	82.0	45.0	40.0	15.0	25.0	2	60.0	60.0
S8	0+65.5	W14X34	87.3	66.8	20.5	2.0	82.0	45.0	35.0	15.0	20.0	2	50.0	50.0
S9	0+74.5	W14X34	86.8	66.8	20.0	2.0	81.5	45.0	32.5	15.0	17.5	2	40.0	40.0
S10	0+82.5	W18X55	85.8	57.5	28.3	2.5	-	-	-	-	-	-	-	-
S11	0+90.5	W14X34	84.3	60.0	24.3	2.0	-	-	-	-	-	-	-	-
S12	0+98.5	W14X34	81.8	60.3	21.5	2.0	-	-	-	-	-	-	-	-
S13	1+06.5	W14X34	81.5	60.8	20.7	2.0	-	-	-	-	-	-	-	-
S14	1+14.5	W14X34	81.3	60.5	20.8	2.0	-	-	-	-	-	-	-	-
S15	1+23.0	W14X34	81.3	60.5	20.8	2.0	-	-	-	-	-	-	-	-
S16	1+31.5	W14X34	81.3	60.5	20.8	2.0	-	-	-	-	-	-	-	-
S17	1+39.5	W14X34	82.0	60.8	21.2	2.0	-	-	-	-	-	-	-	-
S18	1+47.5	W14X38	82.5	59.5	23.0	2.0	-	-	-	-	-	-	-	-
S19	1+55.5	W14X38	82.5	59.5	23.0	2.0	-	-	-	-	-	-	-	-
S20	1+62.5	W14X38	82.5	60.0	22.5	2.0	-	-	-	-	-	-	-	-
S21	1+69.5	W14X34	82.3	60.0	22.3	2.0	-	-	-	-	-	-	-	-
S22	1+76.5	W14X34	82.3	60.8	21.5	2.0	-	-	-	-	-	-	-	-

3

PILE AND ANCHOR SCHEDULE - EAST WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)	ANCHOR 1							
							ANCHOR ELEV (FT)	DEGLI-NATION (DEG)	TOTAL LENGTH (FT)	UNBOND LENGTH (FT)	BOND LENGTH (FT)	NO. STRANDS OR BAR SIZE	DESIGN LOAD (K)	LOCKOFF LOAD (K)
E1	0+04.0	W14X34	91.3	68.8	22.5	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E2	0+12.0	W14X34	91.3	68.8	22.5	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E3	0+20.0	W14X34	91.3	68.8	22.5	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E4	0+28.0	W14X34	91.5	68.8	22.7	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E5	0+36.0	W14X34	91.0	68.8	22.2	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E6	0+43.5	W14X34	91.0	68.8	22.2	2.0	86.0	45.0	35.0	15.0	20.0	2	50.0	50.0
E7	0+51.0	W14X34	91.0	68.8	22.2	2.0	86.0	45.0	35.0	15.0	20.0	2	50.0	50.0
E8	0+59.0	W14X34	91.0	68.8	22.2	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E9	0+67.0	W14X34	90.8	68.8	22.0	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E10	0+75.0	W14X34	90.8	68.8	22.0	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E11	0+83.5	W14X34	90.8	68.8	22.0	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E12	0+92.0	W14X34	90.5	68.8	21.7	2.0	86.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E13	1+00.5	W14X34	90.5	68.8	21.7	2.0	85.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E14	1+09.0	W14X34	90.5	68.8	21.7	2.0	85.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E15	1+17.5	W14X34	90.3	68.8	21.5	2.0	85.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E16	1+26.0	W14X34	90.3	68.8	21.5	2.0	85.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E17	1+34.5	W14X34	90.3	68.8	21.5	2.0	85.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E18	1+43.0	W14X34	90.3	68.5	21.8	2.0	85.5	45.0	35.0	15.0	20.0	2	50.0	50.0
E19	1+50.0	W14X34	90.3	68.3	22.0	2.0	85.5	45.0	35.0	15.0	20.0	2	50.0	50.0
E20	1+57.5	W14X34	90.3	68.0	22.3	2.0	85.5	45.0	35.0	15.0	20.0	2	50.0	50.0
E21	1+65.0	W14X34	90.3	67.8	22.5	2.0	85.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E22	1+73.0	W14X34	90.3	67.5	22.8	2.0	85.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E23	1+81.0	W14X34	90.3	67.0	23.3	2.0	85.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E24	1+89.0	W14X34	90.3	66.8	23.5	2.0	85.0	45.0	40.0	15.0	25.0	2	60.0	60.0
E25	1+96.0	W14X34	90.3	66.8	23.5	2.0	84.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E26	2+03.5	W14X34	90.0	66.8	23.2	2.0	84.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E27	2+10.5	W14X34	90.0	66.8	23.2	2.0	84.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E28	2+18.0	W14X34	90.0	66.8	23.2	2.0	84.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E29	2+25.5	W14X34	89.8	66.8	23.0	2.0	84.5	45.0	40.0	15.0	25.0	2	60.0	60.0
E30	2+33.0	W14X34	89.8	66.8	23.0	2.0	84.0	45.0	35.0	15.0	20.0	2	50.0	50.0

3

PILE SCHEDULE - WEST WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)
W1	0+04.0	W14X34	83.0	60.0	23.0	2.0
W2	0+12.5	W14X34	82.0	60.0	22.0	2.0
W3	0+20.5	W14X34	82.0	60.0	22.0	2.0
W4	0+29.0	W14X34	82.0	61.0	21.0	2.0
W5	0+37.0	W14X34	82.0	61.0	21.0	2.0
W6	0+45.5	W14X34	81.0	62.0	19.0	2.0
W7	0+53.5	W14X34	81.0	63.0	18.0	2.0
W8	0+62.0	W14X34	81.0	64.0	17.0	2.0
W9	0+70.0	W14X34	81.0	64.0	17.0	2.0
W10	0+78.5	W14X34	81.0	65.0	16.0	2.0
W11	0+86.5	W14X34	81.0	66.0	15.0	2.0
W12	0+95.0	W14X34	81.0	67.0	14.0	2.0
W13	1+03.0	W14X34	81.0	67.0	14.0	2.0
W14	1+11.0	W14X34	81.0	67.0	14.0	2.0
W15	1+19.2	W14X34	81.0	68.0	13.0	2.0

NOTE: EIGHT WEEKS PRIOR TO ORDERING SHORING PILE BEAMS FROM THE SCHEDULE(S), CONSULT WITH GROUND SUPPORT AND CONFIRM THAT THE CURRENT BUILDING/EXCAVATION CONFIGURATION HAS NOT CHANGED, AND THAT THE SHORING DESIGN STILL APPLIES.

REV.	DESCRIPTION	DATE	CHK	DRA	DSN
0	PERMIT ISSUE	10/29/2020	CJA	JSS	RJB
1	UPDATE TO SURVEY	09/20/2021	CJA	BPM	RJB
2	BUILDING PERMIT CORR #1	04/30/2021	CJA	BPM	RJB
3	BUILDING PERMIT CORR #3	10/17/2023	CJA	BPM	RJB

REGISTERED PROFESSIONAL ENGINEER — ROBERT JOHN BRADY — STATE OF WASHINGTON — 10/17/2023

Ground Support PLLC
16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

MERCER ISLAND MIXED USE
2885 78TH AVE SE, MERCER ISLAND, WASHINGTON 98040

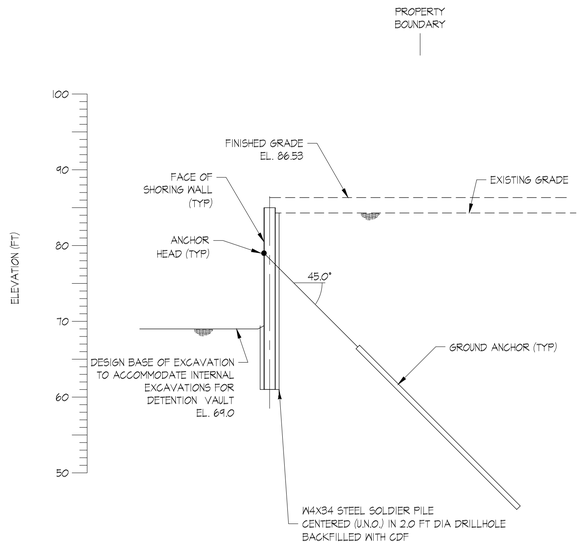
TEMPORARY SHORING WALL
PILE AND ANCHOR SCHEDULE

PROJ. NO. 20-37

SHEET NUMBER

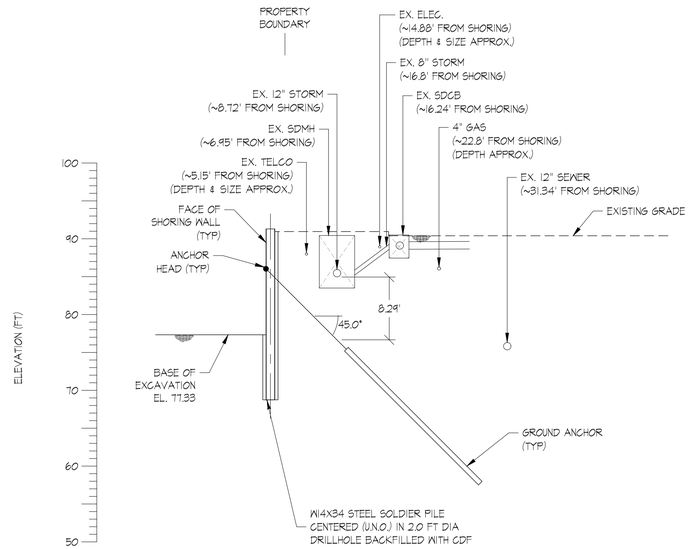
SH3.A

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\PERMITTING\R3 (08.25.2023)\2037SH03SCHAR3.DWG <SH3.A> Plotted: 10/19/2023 6:38 PM



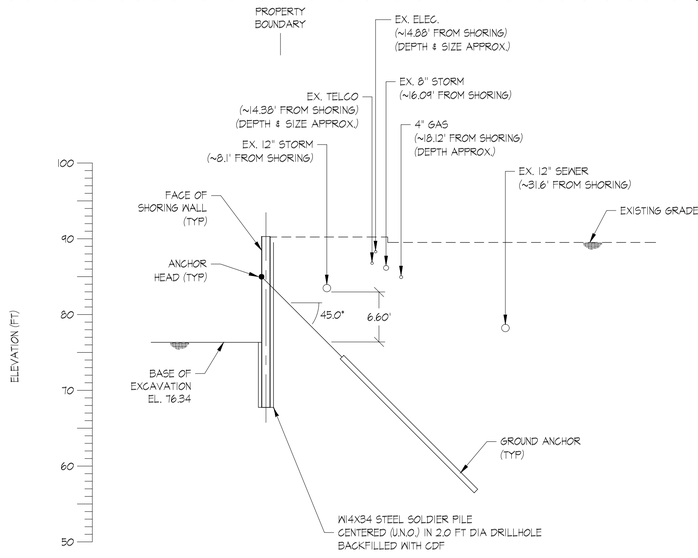
N7 / SH4.0 — NORTH WALL CROSS-SECTION AT PILE N7

0 10 FEET



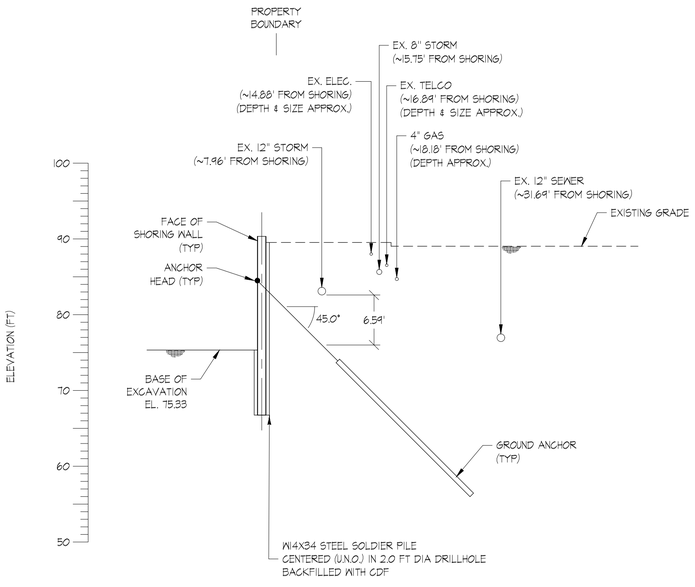
E2 / SH4.0 — EAST WALL CROSS-SECTION AT PILE E2

0 10 FEET



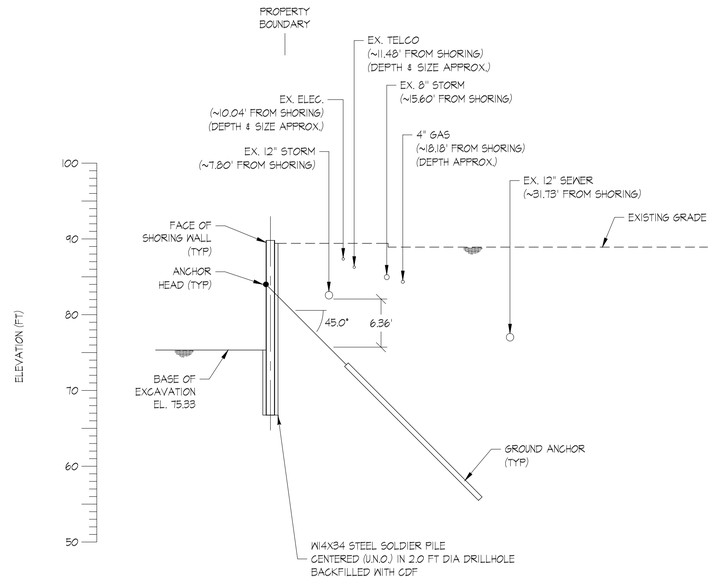
E21 / SH4.0 — EAST WALL CROSS-SECTION AT PILE E21

0 10 FEET



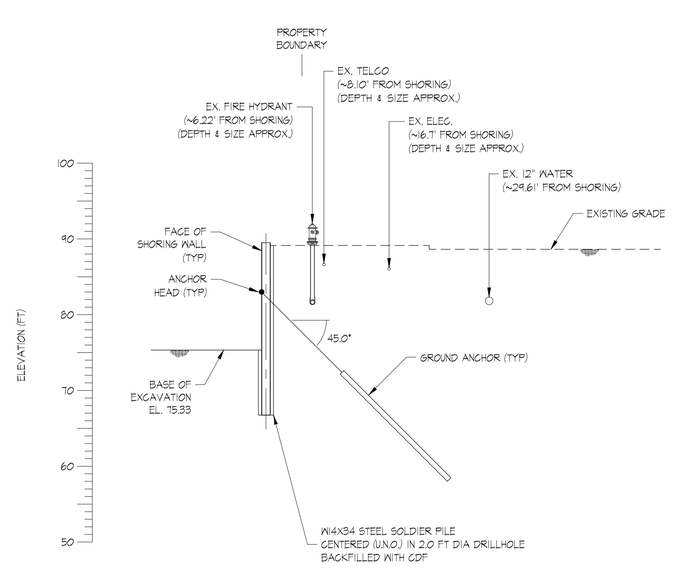
E25 / SH4.0 — EAST WALL CROSS-SECTION AT PILE E25

0 10 FEET



E30 / SH4.0 — EAST WALL CROSS-SECTION AT PILE E30

0 10 FEET



S2 / SH4.0 — SOUTH WALL CROSS-SECTION AT PILE S2

0 10 FEET

3

DSN	DRA	CHK	DATE	REV	DESCRIPTION
RJB	JSS	CJA	10/29/2020	0	PERMIT ISSUE
RJB	BPM	CJA	09/20/2023	1	UPDATE TO SURVEY
RJB	BPM	CJA	04/30/2021	2	BUILDING PERMIT COMM #1
RJB	BPM	CJA	10/17/2023	3	BUILDING PERMIT COMM #3

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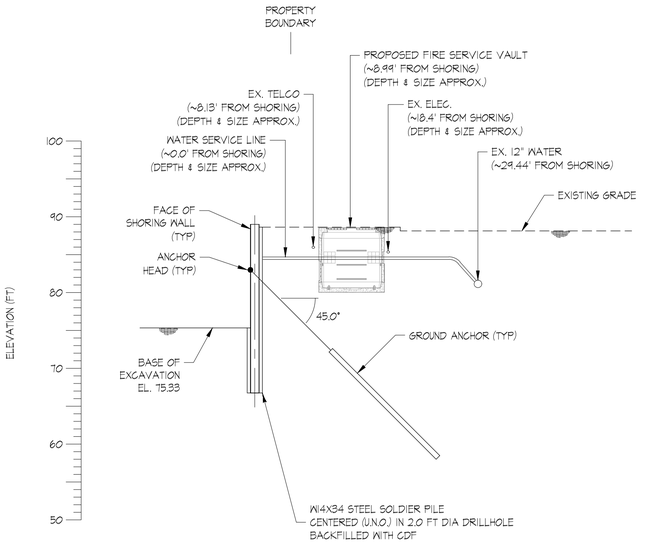
TEMPORARY SHORING WALL CROSS-SECTIONS

PROJ. NO. 20-37

SHEET NUMBER

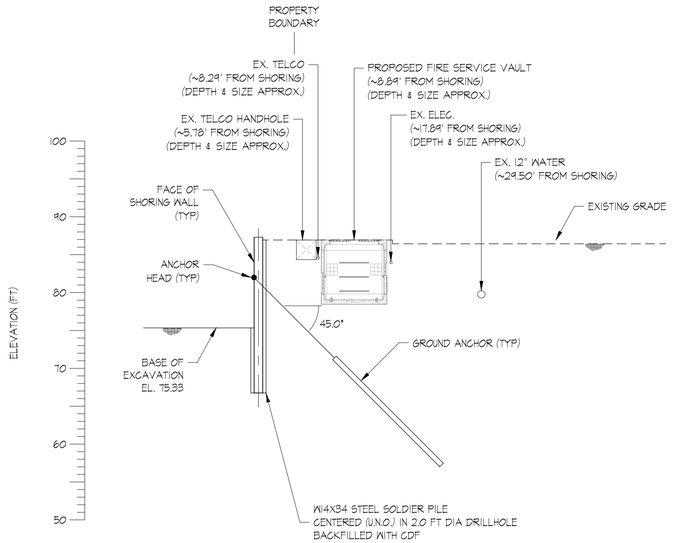
SH4.0

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH04AR3.DWG <SH4.0> Plotted: 10/20/2023 9:05 AM



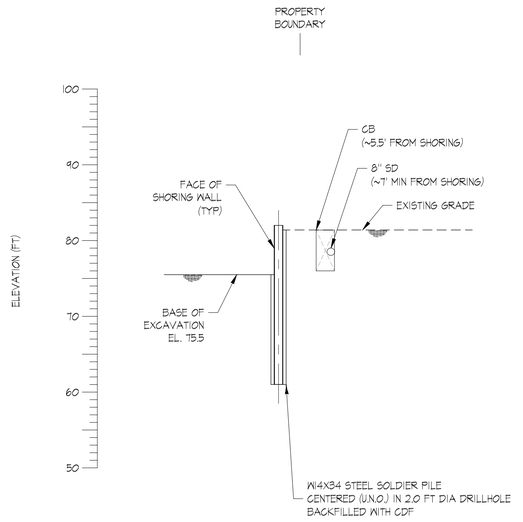
S4 / SH4.1 SOUTH WALL CROSS-SECTION AT PILE S4

0 10 FEET



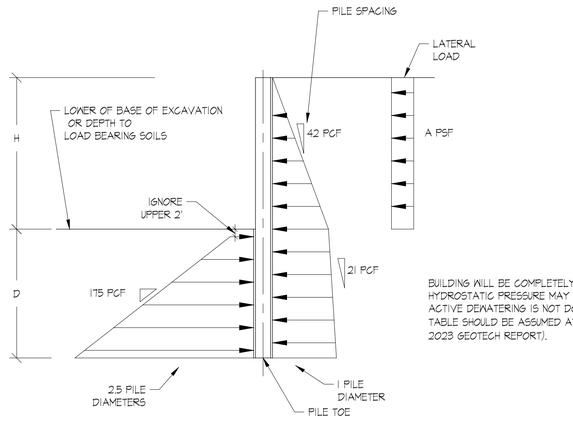
S8 / SH4.1 SOUTH WALL CROSS-SECTION AT PILE S8

0 10 FEET



W5 / SH4.1 WEST WALL CROSS-SECTION AT PILE W5

0 10 FEET



BUILDING WILL BE COMPLETELY WATERPROOFED. HYDROSTATIC PRESSURE MAY NEED TO BE ADDED IF ACTIVE DEWATERING IS NOT DONE. THE GROUNDWATER TABLE SHOULD BE ASSUMED AT EL. 175 FT (PER JUNE 2023 GEOTECH REPORT).

NOTE:

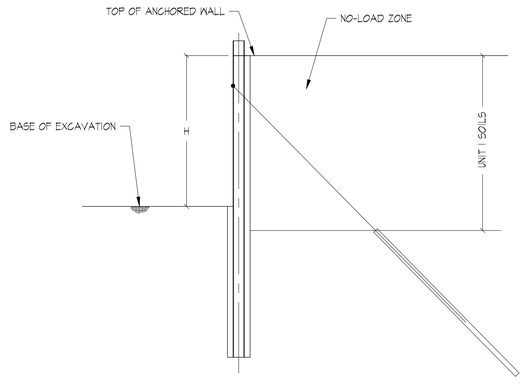
TOE EMBEDMENT DETERMINED BY ACHIEVING FORCE AND MOMENT BALANCE AT TOE OF PILE

PILE TOE
ALLOWABLE END BEARING, q_p = 10 KSF; OTHER THAN UNIT 1 SOILS
ALLOWABLE SKIN FRICTION, f_p = 2.0 KSF, OTHER THAN UNIT 1 SOILS
= 0.5 KSF, UNIT 1 SOILS

WALL	'A' (PSF)
N	150
E	150
S	150
W1-15	100

1 / SH4.1 WALL PRESSURE DIAGRAM SOLDIER PILE WALLS

NOT TO SCALE



2 / SH4.1 NO-LOAD ZONE

NOT TO SCALE

3

DSN	DRA	CHK	DATE	REV	DESCRIPTION
RJB	JSS	CJA	10/29/2020	0	PERMIT ISSUE
RJB	BPM	CJA	08/20/2021	1	UPDATE TO SURVEY
RJB	BPM	CJA	09/30/2021	2	BUILDING PERMIT CORR #1
RJB	BPM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

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TEMPORARY SHORING WALL DESIGN DIAGRAMS

PROJ. NO. 20-37

SHEET NUMBER

SH4.1

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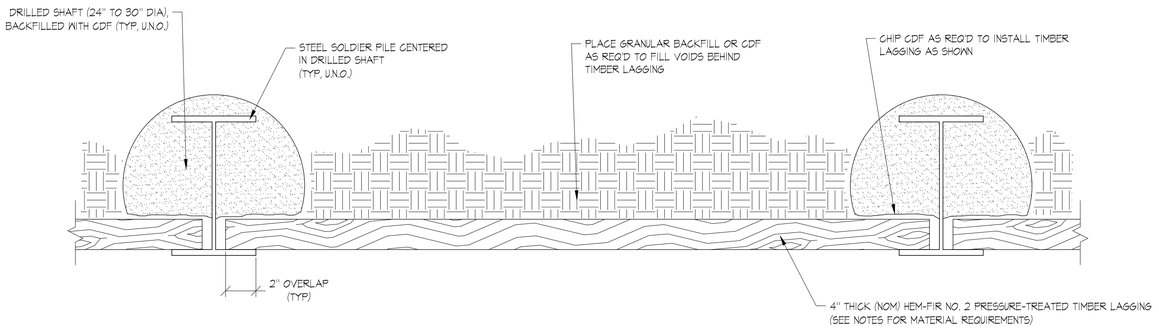
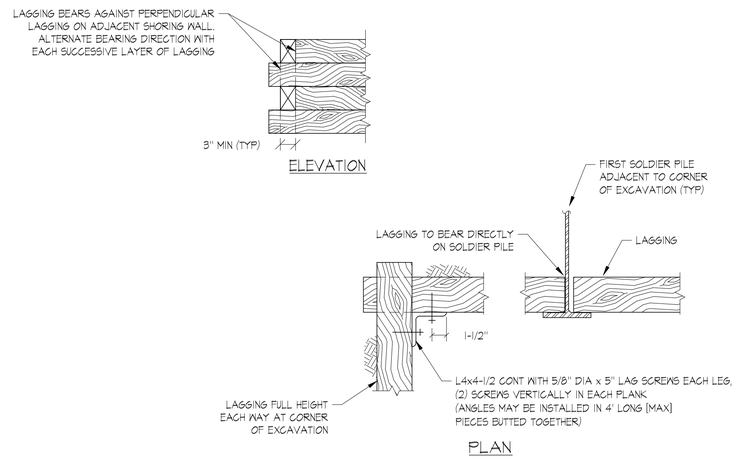


1 / SH5.0 PILE / SHAFT / LAGGING DETAIL

NOT TO SCALE

NOTE: THIS METHOD ONLY APPLIES TO INTERIOR CORNERS WITH INCLUDED ANGLE OF 90°±10°.

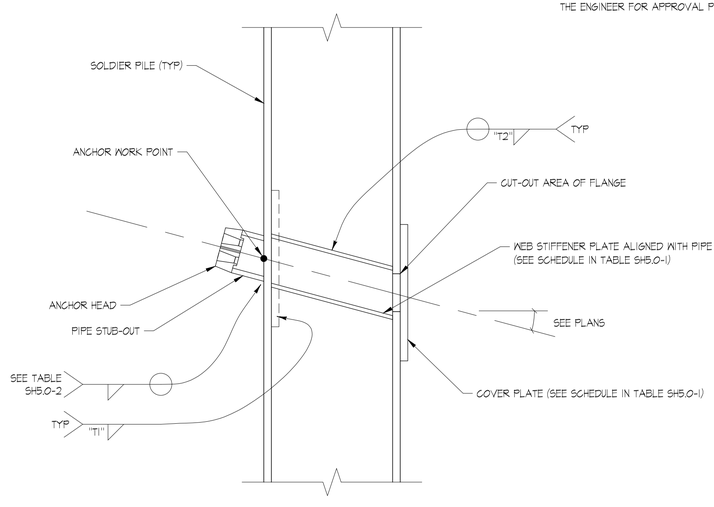


4 / SH5.0 TYPICAL INTERIOR CORNER LAGGING SUPPORT DETAIL

NOT TO SCALE

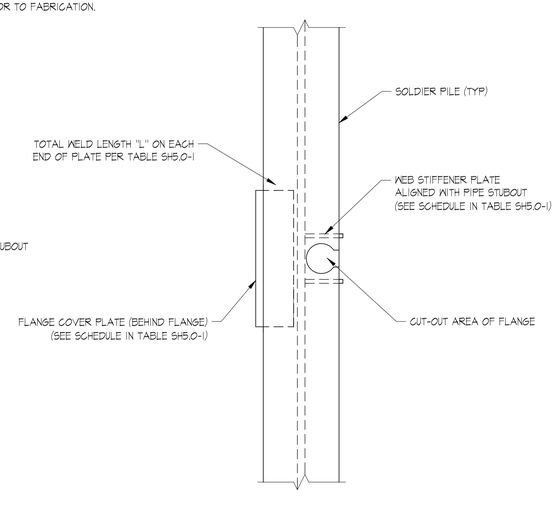
NOTE:

CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED ANCHOR HEAD, PIPE STUB-OUT, FLANGE CUT-OUT, AND CORRESPONDING WELD CONNECTIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.



2 / SH5.0 ANCHOR TO PILE CONNECTION DETAIL (SIDE VIEW)

NOT TO SCALE



3 / SH5.0 ANCHOR TO PILE CONNECTION DETAIL (FRONT VIEW)

NOT TO SCALE

TABLE SH5.0-1
ANCHOR TO PILE CONNECTION SCHEDULE

ANCHOR LOAD (KIPS)	PILE SECTION	COVER PLATE DIMENSIONS (IN)	COVER PLATE WELD LENGTH L (IN)	COVER PLATE WELD SIZE T1 (IN)	WEB STIFFENER PLATE DIMENSIONS (IN)	WEB STIFFENER PLATE WELD SIZE T2 (IN)
TO	W14x34	1/2 x 3 x 24	11 1/2	5/16	1/2 x 4 x 12	1/4
TO	W14x38	1/2 x 3 1/2 x 24	11 1/2	5/16	1/2 x 4 x 12	1/4
TO	W14x43	1/2 x 4 x 30	14 1/2	5/16	1/2 x 4 x 12	1/4
TO	W14x48	3/4 x 3 x 33	16	5/16	1/2 x 4 x 12	1/4
TO	W14x53	3/4 x 3 1/2 x 36	17 1/2	5/16	1/2 x 4 x 12	1/4

3

NOTE: WEB STIFFENER PLATES ARE FULL DEPTH, ARE FLUSH AT BEARING ENDS, AND WELDED FULL LENGTH AND ALONG BEARING ENDS ON ONE SIDE ONLY.

TABLE SH5.0-2
ANCHOR STUBOUT WELD SCHEDULE

ANCHOR DECLINATION (DEG)	ANCHOR LOAD (KIPS)						
	40	50	60	70	80	90	100
20	4/16	4/16	4/16	4/16	4/16	4/16	4/16
22.5	4/16	4/16	4/16	4/16	4/16	4/16	4/16
25	4/16	4/16	4/16	4/16	4/16	4/16	4/16
27.5	4/16	4/16	4/16	4/16	4/16	4/16	5/16
30	4/16	4/16	4/16	4/16	4/16	5/16	5/16
32.5	4/16	4/16	4/16	4/16	4/16	5/16	5/16
35	4/16	4/16	4/16	4/16	5/16	5/16	6/16
37.5	4/16	4/16	4/16	4/16	5/16	5/16	6/16
40	4/16	4/16	4/16	5/16	5/16	6/16	6/16
42.5	4/16	4/16	4/16	5/16	5/16	6/16	7/16
45	4/16	4/16	4/16	5/16	6/16	6/16	7/16

NOTES:
1. WELD SIZES IN INCHES.
2. WELD SIZES ASSUME MINIMUM WELD LENGTHS OF 12 INCHES.

REV	DESCRIPTION	DATE	CHK	DRA	DSN
0	PERMIT ISSUE	10/29/2020	CJA	JSS	RLB
1	UPDATE TO SURVEY	08/20/2021	CJA	BPM	RLB
2	BUILDING PERMIT CORR #1	09/30/2021	CJA	BPM	RLB
3	BUILDING PERMIT CORR #3	10/17/2023	CJA	BPM	RLB

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TEMPORARY SHORING WALL DETAILS

PROJ. NO. 20-37

SHEET NUMBER

SH5.0

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-J)\SHORING\(PERMITTING)\R3 (08.25.2023)\2037SH05AR3.DWG <SH5.0> Plotted: 10/17/2023 5:47 PM

TABLE SH5.1-1 STRAND LOAD TABLE				
NO. STRANDS	CROSS-SECTIONAL AREA (A_{ps}) (IN 2)	0.6 f_u A_{ps}MAX. DESIGN LOAD (KIPS)	0.8 f_u A_{ps}MAX. JACKING LOAD (KIPS)	f_u A_{ps}ULTIMATE LOAD (KIPS)
1	0.217	35.2	46.9	58.6
2	0.43	70.3	93.7	117.2
3	0.65	105.4	140.6	175.8
4	0.86	140.6	187.5	234.4
5	1.08	175.8	234.4	293.0
6	1.30	210.9	281.2	351.6

TEMPORARY STRAND GROUND ANCHOR NOTES:

THE DETAILS ON THIS SHEET DEPICT THE MINIMUM DESIGN REQUIREMENTS FOR THE GROUND ANCHORS ON THIS PROJECT. ALL PROOF TESTING TO 133% OF THE DESIGN LOAD SHALL, AND ALL VERIFICATION TESTING TO 200% OF THE DESIGN LOAD MAY BE PERFORMED ON PRODUCTION GROUND ANCHORS. SEE THE NOTES ON SHEET SH1.1 FOR DETAILED MATERIALS, INSTALLATION AND TESTING REQUIREMENTS.

VERIFICATION TEST ANCHORS SHALL BE INSTALLED AT THE BEGINNING OF THE WORK AT THE LOCATIONS SELECTED BY THE CONTRACTOR AND APPROVED IN WRITING BY GROUND SUPPORT. EVERY PRODUCTION GROUND ANCHOR NOT VERIFICATION TESTED SHALL BE PROOF TESTED.

PROOF-TESTED ANCHORS SHALL BE FULLY GROUTED PRIOR TO TESTING AS ILLUSTRATED ON THIS SHEET. VERIFICATION TEST ANCHORS SHALL NOT HAVE STRUCTURAL GROUT IN THE UNBONDED LENGTH DURING TESTING. THE CONTRACTOR SHALL SELECT A METHOD FOR OBTAINING NO STRUCTURAL GROUT IN THE UNBONDED LENGTH THAT DOES NOT RESULT IN CAVING OF THE DRILL HOLE OR LOSS OF GROUND AT ANY TIME. SUCH METHODS INCLUDE BUT ARE NOT LIMITED TO: (A) LEAVING THE UNBONDED LENGTH OPEN UNTIL TESTING IS COMPLETE AND THEN TREMIE-GROUTING THE UNBONDED LENGTH WITH STRUCTURAL GROUT; AND (B) WASHING OUT THE UNBONDED LENGTH AFTER INSTALLATION UNTIL A SUFFICIENTLY WEAK SLURRY, AS DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR, IS ALL THAT REMAINS IN THE UNBONDED LENGTH.

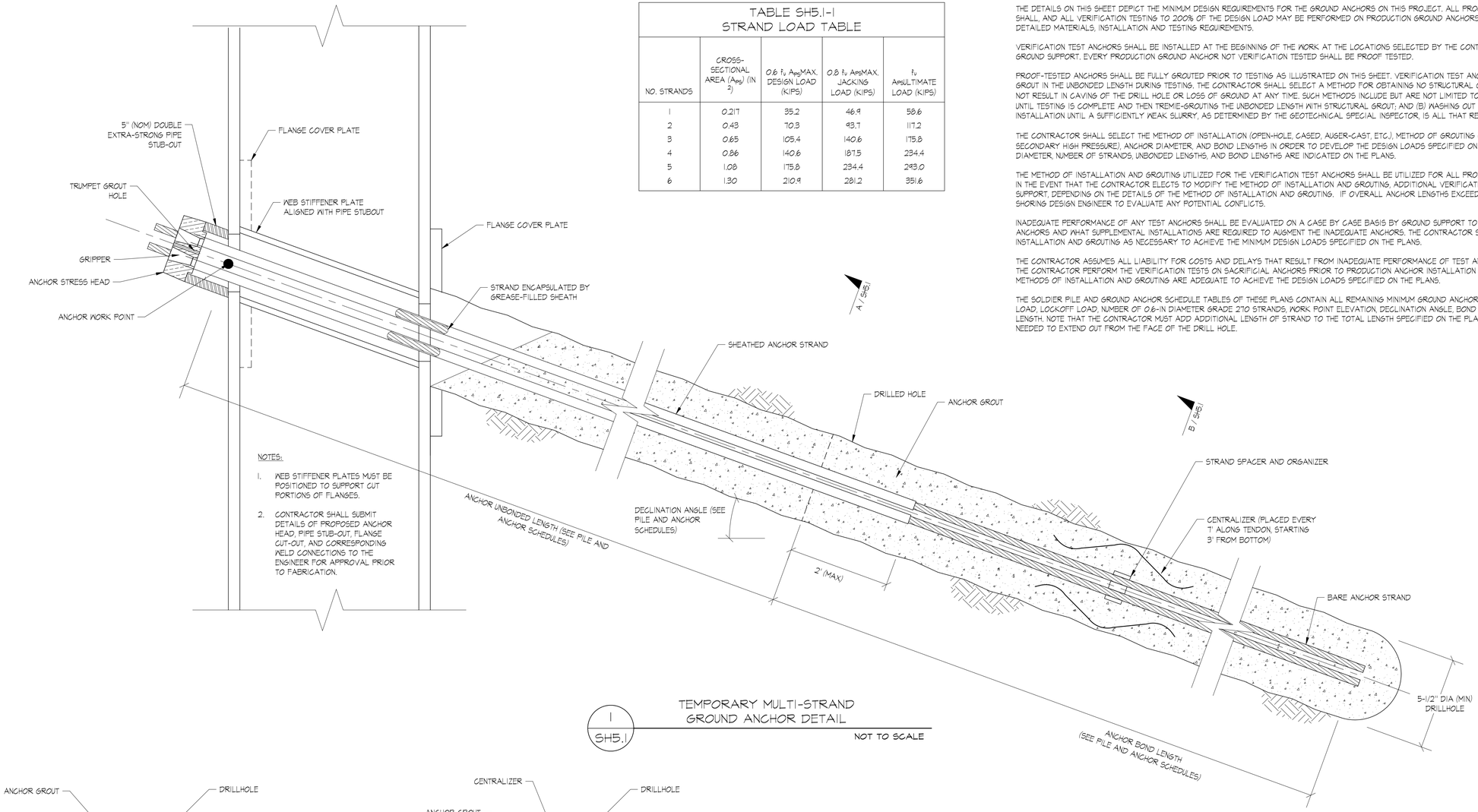
THE CONTRACTOR SHALL SELECT THE METHOD OF INSTALLATION (OPEN-HOLE, CASED, AUGER-CAST, ETC.), METHOD OF GROUTING (TREMIE, PRIMARY LOW-PRESSURE, SECONDARY HIGH PRESSURE), ANCHOR DIAMETER, AND BOND LENGTHS IN ORDER TO DEVELOP THE DESIGN LOADS SPECIFIED ON THE PLANS. THE MINIMUM REQUIRED ANCHOR DIAMETER, NUMBER OF STRANDS, UNBONDED LENGTHS, AND BOND LENGTHS ARE INDICATED ON THE PLANS.

THE METHOD OF INSTALLATION AND GROUTING UTILIZED FOR THE VERIFICATION TEST ANCHORS SHALL BE UTILIZED FOR ALL PRODUCTION ANCHORS INSTALLED THEREAFTER. IN THE EVENT THAT THE CONTRACTOR ELECTS TO MODIFY THE METHOD OF INSTALLATION AND GROUTING, ADDITIONAL VERIFICATION TESTING MAY BE REQUIRED BY GROUND SUPPORT, DEPENDING ON THE DETAILS OF THE METHOD OF INSTALLATION AND GROUTING. IF OVERALL ANCHOR LENGTHS EXCEED THOSE SHOWN ON THE PLANS, NOTIFY THE SHORING DESIGN ENGINEER TO EVALUATE ANY POTENTIAL CONFLICTS.

INADEQUATE PERFORMANCE OF ANY TEST ANCHORS SHALL BE EVALUATED ON A CASE BY CASE BASIS BY GROUND SUPPORT TO DETERMINE THE REMAINING VALUE OF THE ANCHORS AND WHAT SUPPLEMENTAL INSTALLATIONS ARE REQUIRED TO AUGMENT THE INADEQUATE ANCHORS. THE CONTRACTOR SHALL MODIFY THE METHOD OF INSTALLATION AND GROUTING AS NECESSARY TO ACHIEVE THE MINIMUM DESIGN LOADS SPECIFIED ON THE PLANS.

THE CONTRACTOR ASSUMES ALL LIABILITY FOR COSTS AND DELAYS THAT RESULT FROM INADEQUATE PERFORMANCE OF TEST ANCHORS. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR PERFORM THE VERIFICATION TESTS ON SACRIFICIAL ANCHORS PRIOR TO PRODUCTION ANCHOR INSTALLATION IN ORDER TO CONFIRM THAT THE CHOSEN METHODS OF INSTALLATION AND GROUTING ARE ADEQUATE TO ACHIEVE THE DESIGN LOADS SPECIFIED ON THE PLANS.

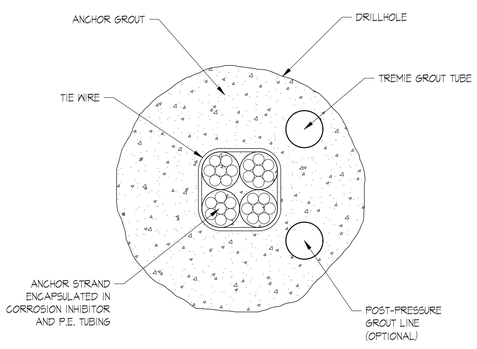
THE SOLDIER PILE AND GROUND ANCHOR SCHEDULE TABLES OF THESE PLANS CONTAIN ALL REMAINING MINIMUM GROUND ANCHOR DESIGN PARAMETERS INCLUDING: DESIGN LOAD, LOCKOFF LOAD, NUMBER OF 0.6-IN DIAMETER GRADE 270 STRANDS, WORK POINT ELEVATION, DEGLINATION ANGLE, BOND LENGTH, UNBONDED LENGTH, AND TOTAL LENGTH. NOTE THAT THE CONTRACTOR MUST ADD ADDITIONAL LENGTH OF STRAND TO THE TOTAL LENGTH SPECIFIED ON THE PLANS TO ACCOUNT FOR ANY TAILS THAT ARE NEEDED TO EXTEND OUT FROM THE FACE OF THE DRILL HOLE.



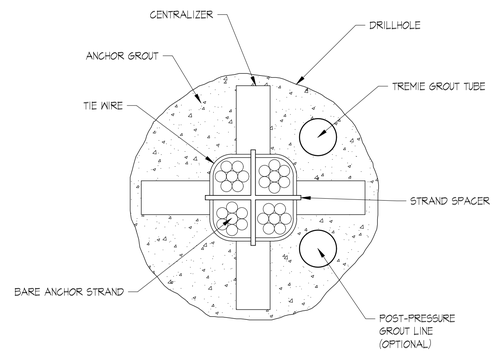
NOTES:

1. WEB STIFFENER PLATES MUST BE POSITIONED TO SUPPORT CUT PORTIONS OF FLANGES.
2. CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED ANCHOR HEAD, PIPE STUB-OUT, FLANGE CUT-OUT, AND CORRESPONDING WELD CONNECTIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

1 / SH5.1 — TEMPORARY MULTI-STRAND GROUND ANCHOR DETAIL — NOT TO SCALE



A / SH5.1 — UNBONDED ZONE TYPICAL SECTION — NOT TO SCALE



B / SH5.1 — BONDED ZONE TYPICAL SECTION — NOT TO SCALE

DSN	DRA	CHK	DATE	REV	DESCRIPTION
RLB	JSS	CJA	10/29/2020	0	PERMIT ISSUE
RLB	BPM	CJA	08/20/2021	1	UPDATE TO SURVEY
RLB	BPM	CJA	09/30/2021	2	BUILDING PERMIT CORR #1
RLB	BPM	CJA	10/17/2023	3	BUILDING PERMIT CORR #3

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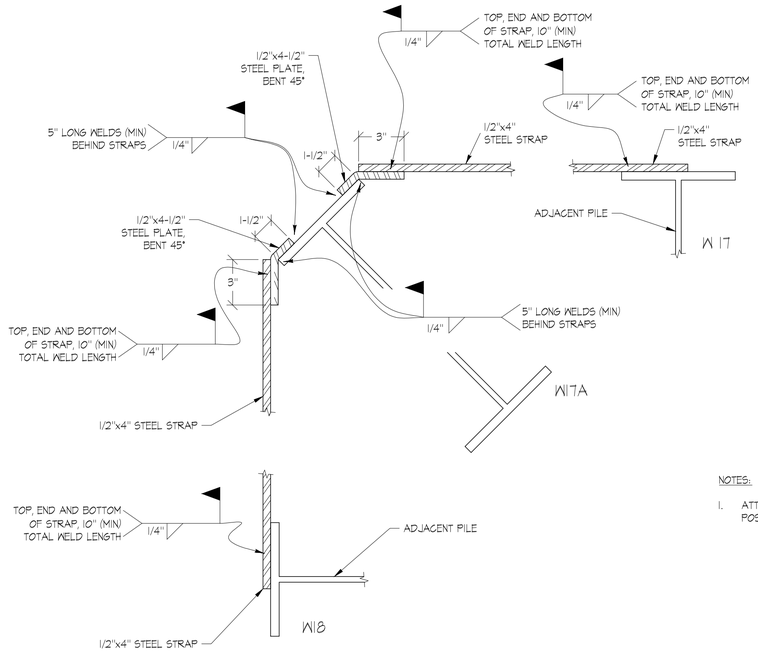
TEMPORARY SHORING WALL DETAILS

PROJ. NO. 20-37

SHEET NUMBER

SH5.1

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH05AR3.DWG <SH5.1> Plotted: 10/17/2023 10:39 AM

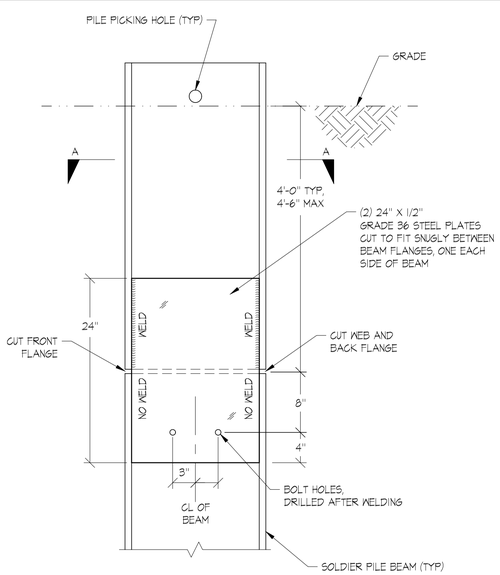


NOTES:

1. ATTACH STRAPS IN A LEVEL POSITION.

1 / SH5.2 STRAP ATTACHMENT DETAIL AT PILE W17A

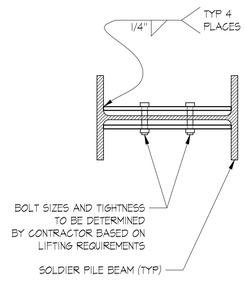
NOT TO SCALE



NOTES:

DO NOT USE THIS DETAIL WHEN:

1. DETAIL CONFLICTS WITH SHALLOW ANCHORS,
2. AXIAL LOADS ARE APPLIED TO TOPS OF PILES.



SECTION A-A

2 / SH5.2 TYPICAL REMOVABLE PILE TOP CONNECTION DETAIL

NOT TO SCALE

REV	DESCRIPTION
0	PERMIT ISSUE
1	UPDATE TO SURVEY
2	BUILDING PERMIT CORR #1
3	BUILDING PERMIT CORR #3

DSN	DRW	CHK	DATE
RJB	JSS	CJA	10/28/2020
RJB	BFM	CJA	08/20/2021
RJB	BFM	CJA	09/30/2021
RJB	BFM	CJA	10/17/2023

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TEMPORARY SHORING WALL DETAILS

PROJ. NO. 20-37

SHEET NUMBER

SH5.2

F:\GROUND SUPPORT PLLC\2020\20-37 (2885 78TH AVE SE-WA-)\(SHORING)\(PERMITTING)\R3 (08.25.2023)\2037SH05AR3.DWG <SH5.2> Plotted: 10/17/2023 10:39 AM

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL JURISDICTION AMENDMENTS.

CONTRACT DRAWINGS / DIMENSIONS

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED, SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN **BOTH** ARCHITECTURAL AND STRUCTURAL DRAWINGS.

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD (2)	PARTITION LOAD	CONCENTRATED LOADS
WOOD LEVELS				
ROOF	18 PSF + 5 PSF SOLAR	25 PSF (1)		300#
RESIDENTIAL / CORRIDOR	25 PSF	40 PSF (3)		
STAIRS	10 PSF	100 PSF		300#
RESIDENTIAL BALCONY	15 PSF	60 PSF		
MECHANICAL ROOM	20 PSF	40 PSF (4)		
CONCRETE LEVELS				
OFFICE	15 PSF (5)	50 PSF	+15 PSF	2,000#
RESIDENTIAL / CORRIDOR	20 PSF (5)	40 PSF		
RETAIL (ABOVE 1ST FLOOR)	15 PSF	75 PSF		1,000#
STAIRS / VESTIBULE / CORRIDOR	15 PSF (5)	100 PSF		300#
GARAGES-PASSENGER VEHICLES	5 PSF (5) (2)	40 PSF (3)		3,000#
LOBBY AREA / OTHER ASSEMBLY	25 PSF (5)	100 PSF (3)		2,000#
STORAGE / TRASH	20 PSF (5)	125 PSF		2,000#
MECH / ELEC / UTILITY	20 PSF (5)	40 PSF (4)	+15 PSF	
PODIUM WITH 3 STORIES OF WOOD ABOVE	130 PSF (5)	125 PSF (3)		3,000#
COURTYARD	85 PSF	100 PSF		SEE PLANS
COURTYARD PLANTERS	235 PSF	100 PSF		SEE PLANS

(1) DRIFT AND UNBALANCED SNOW LOAD PER ASCE 7-10, CHAPTER 7. FOR SNOW DRIFT MAP SEE S102.
(2) LIVE LOADS EXCEPT SNOW LOADS ARE REDUCED PER IBC SECTION 1607.10.
(3) LIVE LOAD REDUCTION NOT PERMITTED EXCEPT AS NOTED IN IBC SECTION 1607.10.
(4) OR EQUIPMENT WEIGHT, WHICHEVER IS GREATER. EQUIPMENT WEIGHT GREATER THAN 500LBS IS SHOWN ON PLANS.
(5) SUPERIMPOSED DEAD LOAD. DOES NOT INCLUDE SELF WEIGHT.
(6) WHERE INDICATED ON PLANS.

SNOW: MINIMUM ROOF SNOW LOAD = 25 PSF
ROOFS WITH SLOPES < 5% INCLUDE ADD'L 5 PSF WET SNOW LOAD IN ADDITON TO GROUND SNOW LOAD.

Pg = 20 PSF = GROUND SNOW LOAD
Pf = 0.7CeCtIsPg = FLAT ROOF SNOW LOAD
Ps = CsPf = SLOPED ROOF SNOW LOAD
Is = 1.0 Ce = 1.0, Ct = 1.0, Cs = VARIES

LATERAL FORCES

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF ROOF AND FLOORS TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO FOUNDATION BY SHEAR WALL ACTION WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND/OR SLIDING FRICTION. OVERTURNING IS RESISTED BY DEAD LOAD OF THE STRUCTURE.

WIND:

THE BUILDING MEETS THE CRITERIA TO USE THE "METHOD 2 - SIMPLIFIED ENVELOPE PROCEDURE" PER ASCE 7-10.

- EXPOSURE CATEGORY = B
- BASIC WIND SPEED, (3 SEC. GUST), V_{ULT} = 110 MPH; V_{ASD} = 85MPH
- RISK CATEGORY PER TABLE 1.5-1 = II
- TOPOGRAPHIC FACTOR K_{ZT} = 1.3
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- COMPONENTS AND CLADDING LOADS, SEE THE FOLLOWING TABLES:

ROOF SURFACES [1]						
EFFECTIVE WIND AREA	POSITIVE PRESSURES (PSF)			NEGATIVE PRESSURES (PSF)		
	ZONE [2]					
	1	2	3	1	2	3
10 SF	19.3	19.3	19.3	-30.8	-53.7	-79.4
20 SF	17.6	17.6	17.6	-30.0	-49.3	-74.1
50 SF	16.0	16.0	16.0	-28.8	-43.6	-67.3
100 SF	16.0	16.0	16.0	-28.0	-39.4	-62.2

WALL SURFACES AND ROOF OVERHANGS [1]						
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)		NEGATIVE PRESSURE (PSF)		ROOF OVERHANGS (PSF)	
	ZONE [2]					
	4	5	4	5	2	3
10 SF	33.7	33.7	-36.5	-45.0	-62.8	-105.7
20 SF	32.2	32.2	-35.0	-42.1	-62.8	-95.3
50 SF	30.2	30.2	-33.0	-38.1	-62.8	-81.7
100 SF	28.6	28.6	-31.6	-35.0	-62.8	-71.3
500 SF	25.1	25.1	-28.0	-28.0	NA	NA

1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.
2. ZONES ARE AS DEFINED BY FIGURE 30.5-1 IN ASCE 7-10.

SEISMIC: (ASCE 7-10) V = CsW

WHERE $C_S = \frac{S_{DS}}{\left(\frac{R}{I_E}\right)}$; WITH

C_S MINIMUM = $0.044\, S_{DS} I_E \geq 0.01$
OR
C_S MINIMUM = $\frac{0.5 S_1}{\left(\frac{R}{I_E}\right)}$ FOR $S_1 > 0.6g$

C_S MAXIMUM = $\frac{S_{D1}}{T\left(\frac{R}{I_E}\right)}$ FOR $T \leq T_L$

OR

C_S MAXIMUM = $\frac{S_{D1} T_L}{T^2 \left(\frac{R}{I_E}\right)}$ FOR $T > T_L$

SEISMIC IMPORTANCE FACTOR, Ie = 1.0
RISK CATEGORY OF BUILDING PER TABLE 1.5-1 = II
SPECTRAL RESPONSE ACCELERATIONS S_S = 1.380 & S_1 = 0.531
SITE CLASS PER TABLE 20.3-1 = D
DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS} = 0.920 & S_{D1} = 0.531
SEISMIC DESIGN CATEGORY = D
W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 25,750 KIPS 9
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE (TWO STAGE)
CONCRETE LEVELS:
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 5
Cs (ULTIMATE) = 0.184
WOOD LEVELS:
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 6.5
Cs (ULTIMATE) = 0.142

PIPES, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE. CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. PUBLICATION "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS". SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

FOUNDATION DESIGN CRITERIA REFER TO GEOTECHNICAL REPORT FOR "MULTI-FAMILY DEVELOPMENT MERCER ISLAND" REPORT 19413-00 BY HART CROWSER, INC. DATED NOVEMBER 3, 2020.

SOIL BEARING PRESSURE: 3,000 PSF

ACTIVE PRESSURE - RESTRAINED: 55 PCF + 12H SEISMIC SURCHARGE
ACTIVE PRESSURE - UNRESTRAINED: 35 PCF + 8H SEISMIC SURCHARGE
PASSIVE RESISTANCE: 300 PCF (INCLUDES F.O.S. ≥ 1.5)
COEFFICIENT OF FRICTION: .35 (INCLUDES F.O.S. ≥ 1.5)
*1/3 INCREASE ALLOWED FOR SEISMIC OR WIND LOADING

AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (F'c=2000 PSI) OR "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL, MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

AGGREGATE PIERS:

THE FOUNDATION DESIGN IS BASED ON AGGREGATE PIERS PROVIDING EQUIVALENT SOIL BEARING PRESSURE OF 3,000 PSF MINIMUM. AGGREGATE PIERS SHALL BE DESIGNED AND INSTALLED BY AN INDEPENDENT CONTRACTOR WITH EXPERIENCE IN INSTALLATION OF AGGREGATE PIERS.

IMPROVEMENTS SHALL SUPPORT FOUNDATIONS AND SLAB ON GRADE AT AREAS DEEMED TO HAVE POOR SOILS BY THE GEOTECHNICAL ENGINEER AND SHALL EXTEND ONE-HALF THE EMBEDMENT DEPTH BEYOND THE PERIMETER OF THE BUILDING. SUBMIT AGGREGATE PIER LAYOUT AND CONTRACTOR QUALIFICATIONS TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL BEFORE BID. THE DESIGN PENETRATION DEPTHS, BST TEST, AND INSTALLATION PROCEDURES SHALL BE VERIFIED IN THE FIELD BY A QUALIFIED SPECIAL INSPECTOR WHO WILL EVALUATE THE CONTRACTOR'S OPERATION AND COLLECT, INTERPRET, AND RECORD THE INSTALLATION DATA. PREPARED SUBGRADE, CUT TO PROPER ELEVATION, TO BE TURNED OVER TO GENERAL CONTRACTOR FOR FOOTING INSTALLATION. FOR ADDITIONAL REQUIREMENTS SEE GEOPIER PLAN AND LETTER.

FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS

A CLEAN, FREE DRAINING, WELL GRADED GRANULAR MATERIAL CONFORMING TO ASTM D2487 GW OR SW WHOSE MAXIMUM PARTICLE SIZE DOES NOT EXCEED 3/4" AND WHOSE FINES CONTENT (MATERIAL PASSING THE NO. 200 SIEVE) DOES NOT EXCEED 5%,

WITH A MAXIMUM DUST RATIO $\frac{\%\text{ PASSING U.S. NO. 200 SIEVE}}{\%\text{ PASSING U.S. NO. 40 SIEVE}} = 2/3$ MAX.

CONCRETE

CAST-IN-PLACE CONCRETE

CODES, SPECIFICATIONS, AND STANDARDS. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS, AND THE STANDARDS AND SPECIFICATIONS THEY REFERENCE. THE CONTRACTOR SHALL OBTAIN AND HAVE READILY AVAILABLE ON SITE THE LATEST VERSION OF THE "ACI MANUAL OF CONCRETE PRACTICE":

ACI:
1. ACI-117 'SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION, MATERIALS AND COMMENTARY'.
2. ACI-301 'STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE'.
3. ACI-302.1 'GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION'.
4. ACI-304 'GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE'.
5. ACI-305.1 'SPECIFICATIONS FOR HOT WEATHER CONCRETING'.
6. ACI-306.1 'STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING'.
7. ACI-308.1 'STANDARD SPECIFICATION FOR CURING CONCRETE'.
8. ACI-309 'GUIDE FOR CONSOLIDATION OF CONCRETE'.
9. ACI-311.4 'GUIDE FOR CONCRETE INSPECTION'.
10. ACI-315 'DETAILS AND DETAILING OF CONCRETE REINFORCEMENT'.
11. ACI-318 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE'.
12. ACI-506.2 'SPECIFICATION FOR SHOTCRETING'.
13. ACI 347 'GUIDE TO FORMWORK FOR CONCRETE'.
14. ACI 303.1 'STANDARD SPECIFICATION FOR CAST-IN PLACE/ARCHITECTURAL CONCRETE'.

ASTM:

1. ASTM C33 'STANDARD SPECIFICATION FOR CONCRETE AGGREGATES'.
2. ASTM C94 'STANDARD SPECIFICATION FOR READY-MIX CONCRETE'.
3. ASTM C150 'STANDARD SPECIFICATION FOR PORTLAND CEMENT'.
4. ASTM C260 'STANDARD SPECIFICATION FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE'.
5. ASTM C309 'STANDARD SPECIFICATION FOR LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE'.
6. ASTM C494 'STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE'.
7. ASTM C595 'STANDARD SPECIFICATION FOR BLENDED HYDRAULIC CEMENTS'.
8. ASTM C618 'STANDARD SPECIFICATION FOR ... FLY-ASH...'.
9. ASTM C989 'STANDARD SPECIFICATION FOR SLAG...'.
10. ASTM C1017 'STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR USE IN PRODUCING FLOWING CONCRETE'.
11. ASTM C-1116 'STANDARD SPECIFICATION FOR FIBER-REINFORCED CONCRETE'.
12. ASTM C-1218 'STANDARD TEST METHOD FOR WATER-SOLUBLE CHLORIDE IN MORTAR AND CONCRETE'.
13. ASTM C-1315 'STANDARD SPECIFICATION FOR LIQUID MEMBRANE-FORMING COMPOUNDS HAVING SPECIAL PROPERTIES FOR CURING AND SEALING'

MIX DESIGNS: THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES, CONSTRUCTION SEQUENCING, STRUCTURAL DETAILS, AND ALL OTHER FACTORS REQUIRED TO PROVIDE A STRUCTURALLY SOUND, AESTHETICALLY ACCEPTABLE FINISHED PRODUCT. WATER REDUCING ADMIXTURES WILL LIKELY BE REQUIRED TO MEET THESE REQUIREMENTS. CONCRETE MIX DESIGNS SHALL CLEARLY INDICATE THE TARGET SLUMP. SLUMP TOLERANCE SHALL BE ± 1-1/2 INCHES.

AGGREGATE: COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C33

CEMENT: CEMENT SHALL CONFORM TO ASTM C150, TYPE II PORTLAND CEMENT, UNLESS NOTED OTHERWISE.

FLYASH: SHALL CONFORM TO ASTM C618 CLASS C OR F, MAXIMUM LOSS OF IGNITION SHALL BE 1.0%.

SLAG: GROUND GRANULATED BLAST-FURNACE (GGBF) SLAG SHALL CONFORM TO ASTM C989 GRADE 100 OR 120.

ALTERNATE MIX DESIGNS: VARIATIONS TO THE MIX DESIGN PROPORTIONS MAY BE ACCEPTED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318, CHAPTER 19. PROVIDE SUBMITTALS A MINIMUM OF TWO WEEKS PRIOR TO BID FOR DETERMINATION OF ACCEPTABILITY.

ADMIXTURES: ADMIXTURES SHALL BE BY MASTER BUILDERS, W.R. GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED.

WATER: SHALL BE CLEAN AND POTABLE.

MAXIMUM CHLORIDE CONTENT: THE MAXIMUM WATER SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.15% BY WEIGHT OF CEMENTITIOUS MATERIAL UNLESS NOTED OTHERWISE.

CONCRETE EXPOSED TO WEATHER: PROVIDE 5.0% TOTAL AIR CONTENT FOR ALL CONCRETE EXPOSED TO WEATHER. TOTAL AIR CONTENT IS THE SUM OF ENTRAINED AIR PROVIDED BY ADMIXTURES AND NATURALLY OCCURRING ENTRAPPED AIR. AIR CONTENT SHALL BE TESTED PRIOR TO BEING PLACED IN THE PUMP HOPPER OR BUCKET; IT IS NOT REQUIRED TO BE TESTED AT THE DISCHARGE END OF THE PUMP HOSE. THE TOLERANCE ON ENTRAPPED AIR SHALL BE +2.0% AND -1.5% WITH THE AVERAGE OF ALL TESTS NOT LESS THAN THE SPECIFIED AMOUNT.

TOTAL CEMENTITIOUS MATERIAL: THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. FLYASH OR SLAG SHALL BE SUBSTITUTED FOR CEMENT FOR A MINIMUM OF 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. IN NO CASE SHALL THE AMOUNT OF FLYASH OR SLAG BE LESS THAN REQUIRED BY THE CONCRETE MIX DESIGN TABLE. FOOTING MIXES SHALL CONTAIN NOT LESS THAN **5 SACKS** OF CEMENTITIOUS MATERIAL PER CUBIC YARD. ALL OTHER MIXES SHALL CONTAIN NOT LESS THAN **5-1/2 SACKS** OF CEMENTITIOUS MATERIAL PER CUBIC YARD, UNLESS NOTED OTHERWISE.

ITEM	DESIGN f'c (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO	NOTES
SLAB ON GRADE - EXPOSED TO WEATHER	5000	0.40	100	57 OR 67	1
SLABS ON GRADE - UNO	4000	0.45	100	57 OR 67	1
ARCHITECTURALLY EXPOSED SLABS ON GRADE	4000	0.45	100	57 OR 67	1, 2, 4
MAT FOUNDATIONS (LEVEL P2)	5000	0.50	100	57 OR 67	
FOUNDATIONS - UNO	4000	0.50	--	57 OR 67	
STEM WALLS AND OTHER WALLS EXPOSED TO EARTH OR WEATHER	4500	0.45	100	57 OR 67	
STEM WALLS AND OTHER WALLS - UNO	4000	0.50	100	57 OR 67	
ELEVATED PT BEAMS AND SLABS	3000 AT 3 DAYS 5500 AT 56 DAYS	0.40	100	57 OR 67	2,3
ELEVATED SLABS AND BEAMS	5000	0.40	100	57 OR 67	2,3
COLUMNS	5000	0.50	--	7 OR 8	
BASEMENT WALLS - UNO	4000	0.50	30	7 OR 8	
AUGERCAST PILES	4000	0.50	--	NONE	6
TOPPING SLAB OVER I-JOISTS	3000	0.50	--	7 OR 8	
CONTROLLED DENSITY FILL (CDF)	200	--	--	SAND	6
ALL OTHER CONCRETE	4000	0.50	--	57 OR 67	
SHEAR WALLS	6000 AT 56 DAYS	0.50	--	7 OR 8	

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CONCRETE MIX NOTES:

1. FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH" MANUFACTURED BY PROPEX CONCRETE SYSTEMS OR PRE-APPROVED EQUAL AND SHALL CONFORM TO ASTM C1116 TYPE III 4.1.3, PERFORMANCE LEVEL 1, AND SHALL BE 100 PERCENT VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN 1.5 LB/CU. YD.
2. MAXIMUM WATER CONTENT 240 PCY.
3. MAXIMUM WATER SOLUBLE CHLORIDE ION CONCENTRATION 0.06 PERCENT BY WEIGHT OF CEMENTITIOUS MATERIAL.
4. THIS MIX SHALL CONTAIN 1 GALLON PER CY OF 'ECLIPSE' SHRINKAGE REDUCING ADD MIXTURE BY W.R. GRACE OR APPROVED ALTERNATE. FOR CONCRETE REQUIRING AN AIR ENTRAINMENT ADMIXTURE, 'ECLIPSE PLUS' SHALL BE USED.
5. MAXIMUM SAND/AGGREGATE PERCENTAGE SHALL BE 40%, AND SHALL CONTAIN A MID-RANGE WATER REDUCING ADMIXTURE WITH A DOSAGE HIGH ENOUGH TO REDUCE WATER A MINIMUM OF 10%.
6. SAND - CEMENT CONCRETE GROUT.

CONCRETE PLACEMENT

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS, DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED. CONCRETE SHALL NOT FREE FALL MORE THAN 5 FEET DURING PLACEMENT WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.

FLOATING & FINISHING OPERATIONS

WATER SHALL NOT BE ADDED TO THE CONCRETE SURFACE DURING FLOATING & FINISHING OPERATIONS. PRE-APPROVED EVAPORATION RETARDER SPECIFICALLY DESIGNED FOR FLOATING & FINISHING OPERATIONS ARE ACCEPTABLE.

FORMED SURFACES:

FORMWORK CLASS OF SURFACE PER ACI 347 TABLE 3.1	
ITEM	CLASS OF FINISH
ALL SURFACES EXPOSED TO PUBLIC VIEW, U.N.O.	A
ALL SURFACES RECEIVING A COURSE TEXTURED COATING SUCH AS PLASTER OR STUCCO, UNLESS NOTED OTHERWISE	B
ALL OTHER SURFACES, UNLESS NOTED OTHERWISE	C

FORMWORK STRIPPING:

COLUMNS & WALLS: COLUMNS AND WALLS NOT SUPPORTING FRAMING WEIGHT MAY BE STRIPPED AS SOON AS FORMS CAN BE REMOVED WITHOUT DAMAGING THE CONCRETE AND THE CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 500 PSI.

BEAMS & SLABS: BEAMS AND SLABS MAY BE STRIPPED AND BECOME SELF SUPPORTING AS SOON AS THEIR COMPRESSIVE STRENGTH REACHES 75% OF THE SPECIFIED DESIGN STRENGTH. RESHORING SHALL BE PROVIDED FOR ALL CONSTRUCTION LOADS THEREAFTER PER THE GENERAL CONTRACTOR.

COLD WEATHER PLACEMENT:

1. COLD WEATHER IS DEFINED BY ACI 306 AS "A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40° F."
2. NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING THE GROUND WITH HEATERS IS PERMISSIBLE.
3. CONCRETE MIX TEMPERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER AND/OR AGGREGATES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES.
4. THE CONCRETE MAY REQUIRE PROTECTION FOR 4-7 DAYS AFTER POURING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (30° F MIN.) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE MAY BE USED IN LIEU OF INSULATED BLANKETS.
5. NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20+" BY MASTER BUILDERS OR "POLARSET" BY W.R. GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F.	ABOVE 30° F.	60°	55°
	0° TO 30° F.	65°	60°
	BELOW 0° F.	70°	65°
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED, DEGREES F.		55°	50°
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 HOURS AFTER END OF PROTECTION, DEGREES F.		50°	40°

HOT OR WINDY WEATHER PLACEMENT

HOT WEATHER IS DEFINED BY ACI 305 AS "ANY COMBINATION OF HIGH AIR TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY, TENDING TO IMPAIR THE QUALITY OF FRESH HARDENED CONCRETE. ACI 305 FIGURE 2.1.5 SHALL BE USED BY THE CONTRACTOR TO ESTIMATE THE RATE OF EVAPORATION. WHEN THE ESTIMATED RATE OF EVAPORATION IS GREATER THAN O.2 PSF/HOUR THE PLACEMENT SHALL BE CONSIDERED A HOT WEATHER PLACEMENT. PRECAUTIONS AGAINST PLASTIC SHRINKAGE CRACKING ARE NECESSARY. PRECAUTIONS TAKEN BY THE CONTRACTOR VARY DEPENDING UPON THE FACTORS ASSOCIATED WITH WATER EVAPORATION AND INCLUDE BUT ARE NOT LIMITED TO:

1. LIMITING CONCRETE TEMPERATURE TO 100°F AT TIME OF PLACEMENT.
2. APPLICATION OF AN EVAPORATION RETARDER.
3. USE OF FOG SPRAY.
4. REDUCTION OF POUR SIZE.
5. PLACING CONCRETE AT NIGHT.

CONTROL AND CONSTRUCTION JOINTS

CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF ACI 301 SECTIONS 2.2.2.5 AND 5.3.2.6. SPECIAL BONDING METHODS PER SECTION 5.3.2.6 SHALL BE SATISFIED BY ITEM 6 BELOW UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN ON PLAN OR ADDITIONAL CONSTRUCTION JOINTS ARE REQUIRED SUBMIT PROPOSED JOINTING FOR STRUCTURAL ENGINEERS APPROVAL. PROVIDE CONSTRUCTION JOINTS AS INDICATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS:

1. SLABS ON GRADE: PROVIDE CONSTRUCTION AND/OR CONTROL JOINTS AT 16 FEET O.C. MAXIMUM FOR UNEXPOSED SLABS ON GRADE AND 12 FEET O.C. FOR EXPOSED SLABS ON GRADE. COORDINATE JOINTS WITH ARCHITECTURAL DRAWINGS.
2. TOPPING SLABS OVER HOLLOWCORE: PROVIDE JOINTS AT 16' O.C. MAXIMUM FOR UNEXPOSED SLABS, 12' O.C. MAXIMUM FOR EXPOSED SLABS. PROVIDE CONTROL JOINTS IN EXPOSED TOPPING OVER HOLLOWCORE PLANKS AT EACH END OF EACH HOLLOWCORE PLANK. WHEN THE DISTANCE BETWEEN PLANK ENDS AT SUPPORTS IS LESS THAN 3-INCHES, ONE JOINT AT CENTER OF SUPPORT IS PERMITTED.
3. WALLS AND COLUMNS: COORDINATE CONSTRUCTION JOINTS WITH ARCHITECTURAL REVEALS.
4. TOPPING OVER WOOD FRAMING: PROVIDE JOINTS AT 12' O.C. MAXIMUM.
5. BONDING AGENT: WHERE BONDING AGENT IS SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS USE "WELD CRETE" BY LARSON PRODUCTS CORPORATION OR PRE-APPROVED EQUAL. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS.
6. ATTACHMENT OF NEW CONCRETE TO EXISTING: WHERE SHOWN, ROUGHEN CONCRETE TO A MINIMUM AMPLITUDE OF 1/4" USING IMPACT HAMMER. REMOVE ALL LOOSE OR DAMAGED CONCRETE. THOROUGHLY FLUSH ALL SURFACES WITH POTABLE WATER, AIR BLAST WITH OIL FREE COMPRESSED AIR TO REMOVE ALL WATER.
7. SLAB ON METAL DECK: SHALL NOT BE SAW CUT UNLESS SPECIFICALLY CALLED OUT ON DRAWINGS.

EMBEDDED ITEMS

1. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE.
2. ALL EMBED PLATES SHALL BE SECURELY FASTENED IN PLACE.
3. ALL EMBEDDED STEEL ITEMS EXPOSED TO EARTH SHALL BE GALVANIZED.
4. ALL EMBEDDED STEEL ITEMS EXPOSED TO WEATHER SHALL BE PAINTED UNLESS NOTED AS GALVANIZED. SEE DRAWINGS AND SPECIFICATIONS FOR PAINT, PRIMER, AND GALVANIZING REQUIREMENTS.
5. EMBEDDED CONDUIT IS NOT PERMITTED IN C

GROUT

NON-SHRINK GROUT: MASTER BUILDERS "MASTERFLOW 928" OR PRE-APPROVED EQUAL. GROUT SHALL CONFORM TO CRD-C621 AND ASTM C1107 WHEN TESTED AT A FLUID CONSISTENCY PER CRD-C611-85 FOR 30 MINUTES. GROUT MAY BE PLACED FROM A 25 SECOND FLOW TO A STIFF PACKING CONSISTENCY. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION, INSTALLATION, AND CURING.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO:

ASTM A615, GRADE 60 TYPICAL UNLESS NOTED OTHERWISE.

ASTM A615 GRADE 75 WHERE NOTED AS Fy = 75 ON DRAWINGS.

ASTM A615 GRADE 80 WHERE NOTED AS Fy = 80 ON DRAWINGS.

ASTM A615 GRADE 40 WHERE NOTED AS Fy = 40 ON DRAWINGS, HIGHER GRADES MAY NOT BE SUBSTITUTED.

ASTM A706 GRADE 60 FOR ALL WELDED BARS.

DETAIL FABRICATE AND PLACE PER ACI 315 AND ACI 318.

WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A185. LAP ONE FULL MESH ON SIDES AND ENDS BUT NOT LESS THAN 8 INCHES. WELDED WIRE REINFORCING SHALL BE SUPPORTED TO WITHSTAND CONCRETE PLACEMENT. PULLING OF MESH INTO PLACE AFTER PLACEMENT IS NOT ALLOWED.

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE, Fy=60 KSI (UNLESS NOTED OTHERWISE)

BAR SIZE	MINIMUM LAP SPLICE LENGTHS ("Ls")		MINIMUM DEVELOPMENT LENGTHS ("Ld")		MINIMUM EMBEDMENT LENGTH FOR STANDARD END HOOKS ("Ldh")
	TOP BARS (1)	OTHER BARS	TOP BARS (1)	OTHER BARS	
#3	2'-0"	1'-6"	1'-6"	1'-3"	0'-7"
#4	2'-8"	2'-0"	2'-0"	1'-7"	0'-9"
#5	3'-4"	2'-7"	2'-7"	2'-0"	1'-0"
#6	4'-0"	3'-1"	3'-1"	2'-4"	1'-2"
#7	5'-10"	4'-6"	4'-6"	3'-6"	1'-5"
#8	6'-8"	5'-2"	5'-2"	3'-11"	1'-7"
#9	7'-6"	5'-10"	5'-10"	4'-6"	1'-9"
#10	8'-6"	6'-6"	6'-6"	5'-0"	2'-0"
#11	9'-5"	7'-3"	7'-3"	5'-7"	2'-3"
#14	MECHANICAL SPLICE REQUIRED		8'-8"	6'-8"	2'-8"
#18	MECHANICAL SPLICE REQUIRED		11'-7"	8'-11"	3'-7"

SPLICE TABLE NOTES:

1. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

MECHANICAL COUPLERS: "LENTON" BY ERICO, "CADWELD" BY ERICO, "BAR-LOCK" BY DAYTON SUPERIOR L-SERIES, OR PRE-APPROVED EQUAL. COUPLERS SHALL BE TYPE 2 PER ACI 318 SECTION 18.2.7.1.

WELDED HALF COUPLERS: "LENTON" BY ERICO WELDABLE HALF COUPLERS TYPE C2/C3J OR APPROVED EQUAL.

TERMINATORS: "LENTON" BY ERICO THREADED TERMINATORS TYPE D6 OR APPROVED EQUAL.

FORM SAVERS: "LENTON" BY ERICO THREADED FORM SAVERS TYPE FS OR APPROVED EQUAL.

STUD RAILS: "STUD RAILS" BY DECON INC. FLAT SLAB SHEAR REINFORCING RAILS OR APPROVED EQUAL

REINFORCING STEEL COVER

PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH ---------- 3"
EXPOSED TO WEATHER OR EARTH ---------- 2"
TIES ON BEAMS AND COLUMNS ---------- 1-1/2"
WALLS AND SLABS NOT EXPOSED TO WEATHER---- 3/4"
AUGERCAST PILES ---------- 2-1/2"

CONCRETE INSERTS: THREADED DOWEL BAR SUBSTITUTIONS SHALL BE MANUFACTURED BY RICHMOND SCREW ANCHOR CO., INC., OR PRE-APPROVED EQUAL AND SHALL BE CAPABLE OF DEVELOPING THE FULL TENSILE CAPACITY OF THE BAR.

POST-TENSIONED CONCRETE

POST-TENSIONED CONCRETE WORK SHALL, IN ADDITION TO CAST-IN-PLACE CONCRETE REQUIREMENTS, CONFORM TO THE FOLLOWING POST-TENSIONING INSTITUTE STANDARDS AND SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS THEY REFERENCE. THE CONTRACTOR SHALL OBTAIN AND MAKE AND HAVE READILY AVAILABLE ON SITE THE LATEST VERSION OF THESE STANDARDS:

PTI:
1. FIELD PROCEDURES MANUAL FOR UNBONDED SINGLE STRAND TENDONS.
2. SPECIFICATIONS FOR UNBONDED SINGLE STRAND TENDONS.
3. POST-TENSIONING MANUAL.

POST-TENSIONING MATERIAL

POST-TENSIONING TENDONS SHALL BE STRESS-RELIEVED, LOW RELAXATION STRAND AND SHALL CONFORM TO THE FOLLOWING:

SEVEN WIRE STRAND ASTM DESIGNATION	A416 1/2"
DIAMETER TENDON AREA	0.153 SQ. IN.
ULTIMATE STRENGTH (FPU)	270 KSI

SHEATHING: UNBONDED STRANDS SHALL BE ENCASED IN SHEATHING PER PTI SPECIFICATION SECTION 2.3 AND NOT BE LESS THAN 50 MILS IN THICKNESS. TEARS IN THE SHEATHING SHALL BE REPAIRED PRIOR TO CONCRETE PLACEMENT.

ENCAPSULATION: THE ENCAPSULATION REQUIREMENTS OF PTI SPECIFICATION SECTION 2.2.6.2 SHALL BE MET FOR ALL ANCHORAGES AND COUPLERS. WHERE GREASE TUBES ARE USED THE DEAD END ANCHORS SHALL BE GREASED IN THE SHOP AND STRESSING END ANCHORS SHALL BE GREASED IN THE FIELD. ALL SLEEVES AND CAPS SHALL BE TRANSLUCENT TO ALLOW FOR VISUAL INSPECTION OF GREASE REQUIREMENTS. SLEEVES SHALL BE COMPLETELY FILLED WITH GREASE AND VOID FREE.

SUBMITTALS

SHOP DRAWINGS: SUPPLIER SHALL SUBMIT SHOP DRAWINGS SHOWING TENDON LAYOUT, DEAD END, AND STRESSING END LOCATIONS, STRESSING SEQUENCE, AND TENDON SUPPORT LAYOUTS WITH DETAILS NECESSARY FOR INSTALLATION. SHOP DRAWINGS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE WILL BE CONSTRUCTED.

CALCULATIONS: THE MINIMUM NUMBER OF TENDONS ARE SHOWN ON THE STRUCTURAL DRAWINGS. STRUCTURAL DESIGN IS BASED ON AN AVERAGE FINAL EFFECTIVE FORCE OF 26.8 KIPS PER TENDON UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. THE SUPPLIER SHALL PROVIDE CALCULATIONS INDICATING FINAL EFFECTIVE FORCE FOR ALL TENDON CONDITIONS. ADDITIONAL TENDONS WILL BE REQUIRED IF THE PROPOSED SYSTEM DOES NOT MEET THE FINAL EFFECTIVE FORCE REQUIREMENTS. CALCULATIONS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE WILL BE CONSTRUCTED.

MILL CERTIFICATES: SUBMIT MILL CERTS FOR EACH COIL OF STRAND USED. MILL CERTS SHALL INCLUDE: TYPE OF MATERIAL, HEAT NUMBER, DIAMETER, EFFECTIVE AREA, CHEMICAL ANALYSIS, YIELD STRESS AT 1% ELONGATION, TENSILE STRENGTH, ELONGATION AT FAILURE, AND MODULUS OF ELASTICITY.

PLACEMENT

TENDON PLACEMENT: CARE SHALL BE TAKEN THAT TENDONS ARE LOCATED AND HELD IN THEIR DESIGNED POSITIONS. TOLERANCES FOR LOCATION OF PRESTRESSING STEEL SHALL NOT BE MORE THAN ±1/4" VERTICALLY, EXCEPT AS NOTED OR APPROVED BY THE STRUCTURAL ENGINEER. ACCESS TO STRESSING ENDS SHALL BE MAINTAINED WHERE SHOWN. MANUFACTURED CHAIRS SHALL BE USED TO SUPPORT TENDONS. TENDONS SHALL BE SUPPORTED AT 4'-0" MAX.

ADJUSTMENTS: SLIGHT DEVIATIONS IN THE SPACING OF THE SLAB TENDONS WILL BE PERMITTED WHEN REQUIRED TO AVOID OPENINGS, INSERTS, AND DOWELS THAT ARE SPECIFICALLY LOCATED. WHERE LOCATIONS OF TENDONS INTERFERE WITH EACH OTHER, ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER TO AVOID THE INTERFERENCE.

ANCHORAGES: SHALL BE RECESSED 1-1/2" UNLESS NOTED OTHERWISE.

TENDON STRESSING

STRESSING: STRESSING SHALL NOT START UNTIL FIELD CURED CYLINDER TESTS INDICATE THE CONCRETE IN PLACE HAS REACHED THE SPECIFIED COMPRESSIVE STRENGTH (F'CI) = 3,000 PSI. FORCE AT JACKING END SHALL NOT EXCEED 33 KIPS. CONTINUOUS INSPECTION AND RECORDING OF ELONGATIONS IS REQUIRED DURING ALL STRESSING OPERATIONS. THE OBSERVED ELONGATIONS SHALL BE WITHIN (-) 7% OR (+) 7% OF THAT PREDICTED, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT ELONGATION REPORT TO ENGINEER AND SUPPLIER FOR APPROVAL PRIOR TO CUTTING TENDONS.

STRESS SEQUENCE:
1. DISTRIBUTED SLAB TENDONS
2. BANDED OR BEAM TENDONS AND TEMPERATURE TENDONS
3. GIRDER TENDONS

CONTINUOUS INSPECTION AND RECORDING OF ELONGATIONS IS REQUIRED DURING ALL STRESSING OPERATIONS. THE OBSERVED ELONGATIONS SHALL BE WITHIN (-) 7% OR (+) 7% OF THAT PREDICTED BUT NOT LESS THAN 1/4 INCH, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT ELONGATION REPORT TO ENGINEER AND SUPPLIER FOR APPROVAL PRIOR TO CUTTING TENDONS

CUTTING: TENDONS SHALL NOT BE CUT UNTIL THE CONTRACTOR HAS OBTAINED WRITTEN APPROVAL TO DO SO BY THE STRUCTURAL ENGINEER AND SUPPLIER. IMMEDIATELY AFTER CUTTING TENDON INSTALL TRANSLUCENT GREASE CAP TO ENSURE NO WATER IS ALLOWED TO COLLECT ON TENDON TAIL, ANCHOR, OR WEDGES.

MISCELLANEOUS PT ITEMS

GROUTING STRESSING POCKETS: STRESSING POCKETS SHALL BE GROUTED WITH NON-SHRINK, NON CORROSIVE, GROUT WITH MAXIMUM SOLUBLE CHLORIDE ION CONTENT OF 0.06% WITHIN 5 DAYS OF CUTTING AND CAPPING TENDONS. PROVIDE A BONDING AGENT PER THE MANUFACTURER'S RECOMMENDATIONS PRIOR TO GROUTING.

DRILLING IN PT CONCRETE: DRILLING INTO POST-TENSIONED CONCRETE IS NOT ALLOWED EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER. AT APPROVED LOCATIONS POWDER DRIVEN FASTENERS AND DRILLED ANCHORS SHALL NOT PENETRATE INTO POST-TENSIONED ELEMENT A DISTANCE GREATER THAN THE MINIMUM COVER OF THE TENDONS.

DE-SHORING: SLAB OR BEAMS MAY BE DE-SHORED WHEN ALL TENDONS HAVE BEEN STRESSED AND ELONGATIONS APPROVED, UNLESS SHORING IS REQUIRED TO CARRY FLOORS ABOVE.

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR COSTS ASSOCIATED WITH DAMAGED POST-TENSIONED TENDONS. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (LICENSED IN THE STATE IN WHICH THE PROJECT OCCURS) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

CONCRETE ANCHORS:
- ADHESIVE ANCHORS: HILTI HIT-HY 200 (ICC-ESR-3187)
  *CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
  *CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
  *HOLE SHALL BY HAMMER-DRILLED ONLY.
  *HOLE SHALL BE DRY AT TIME OF INSTALLATION.
  *INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ (ICC ESR-1917) BY HILTI, INC. OR STRONG-BOLT 2 (ICC ESR-3037) BY SIMPSON STRONG TIE, INC.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC. OR TITEN HD (ICC ESR-2713) BY SIMPSON STRONG TIE, INC.

MASONRY ANCHORS (SOLID GROUTED MASONRY):
- ADHESIVE ANCHORS: HILTI HIT-HY 70 (ICC-ESR-2682) OR SIMPSON SET-XP (IAPMO ER-265)
- EXPANSION ANCHORS: KWIKBOLT III (ICC ESR-1385) BY HILTI, INC. OR STRONG-BOLT 2 (IAPMO ER-240) BY SIMPSON STRONG TIE, INC.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3056) BY HILTI, INC. OR TITEN HD (ICC ESR-1056) BY SIMPSON STRONG TIE, INC.

MASONRY ANCHORS (HOLLOW MASONRY):
- ADHESIVE ANCHORS: HILTI HIT-HY 70 WITH SCREEN TUBES AT HOLLOW CMU & UNREINFORCED BRICK MASONRY (ICC-ESR-2682 & ICC-ESR-3342) BY HILTI, INC. OR SIMPSON SET-XP WITH SCREEN TUBES AT HOLLOW CMU (IAPMO ER 262) OR SIMPSON SET WITH SCREEN TUBES AT UNREINFORCED BRICK MASONRY (ICC-ESR-1772) USING THE APPROPRIATE SIZE SCREEN TUBE REQUIRED BY THE MANUFACTURER.

MASONRY

MASONRY ASSEMBLIES: SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 21 OF THE IBC, AND SHALL BE TESTED PER SECTION 2105.1 OF THE IBC FOR COMPLIANCE WITH f'm. MINIMUM SPECIFIED COMPRESSIVE STRENGTH, f'm, SHALL BE 1900 PSI FOR CONCRETE MASONRY ASSEMBLIES AND 2500 PSI FOR HOLLOW CLAY MASONRY ASSEMBLIES.

HOLLOW CLAY MASONRY UNITS: SHALL CONFORM TO ASTM C652. BRICK SHALL BE SOLID SHELL HOLLOW BRICK UNITS. MINIMUM FACE SHELL AND WEB THICKNESSES AS DEFINED BY TABLE 1 OF ASTM C652. PROVIDE GRADE SW, TYPE HBS, CLASS H60V BRICK WITH MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS NOTED ABOVE. HOLLOW BRICK CONSTRUCTION SHALL BE SOLID GROUTED UNLESS NOTED OTHERWISE.

MASONRY VENEER: SHALL CONFORM TO THE REQUIREMENTS OF IBC CHAPTER 14, AND THE PROJECT SPECIFICATIONS.

MORTAR: SHALL BE TYPE S PER IBC. CONFORM TO ASTM C270. MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.

GROUT: GROUT FOR POURING SHALL BE A FLUID CONSISTENCY. CONFORM TO ASTM C476 AND ACI 530. f'g= 2500 PSI MINIMUM AT 28 DAYS.

GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACEMENT AND BEFORE LOSS OF PLASTICITY IN A MANNER TO FILL THE GROUT SPACE. GROUT POURS GREATER THAN 12 INCHES SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION 15 TO 20 MINUTES AFTER PLACEMENT TO MINIMIZE VOIDS DUE TO WATER LOSS. GROUT POURS 12 INCHES OR LESS IN HEIGHT SHALL BE MECHANICALLY VIBRATED, OR PUDDLED. COVER AND KEEP DRY ALL MASONRY WORK DURING CONSTRUCTION AND PREVENT MOISTURE ABSORPTION INTO MASONRY UNTIL THE ROOFING IS COMPLETE.

REQUIREMENTS FOR ALL-WEATHER MASONRY CONSTRUCTION: SHALL BE TYPE S PER IBC. CONFORM TO ASTM C270. MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.

REINFORCING STEEL (MASONRY): REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60 (GRADE A706 FOR WELDED BARS UNLESS NOTED OTHERWISE). DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 318. SPLICES SHALL BE AS NOTED BELOW.

MINIMUM LAP SPLICE LENGTHS "Ls" FOR TYPICAL CONDITIONS (1)

BAR SIZE	CORNER BARS	FOUNDATION DOWELS (3)	VERTICAL WALL REINFORCING	HORIZONTAL WALL REINFORCING	LONG. LINTEL REINFORCING
#3	12"	12"	12"	12"	12"
#4	20"	20"	20"	20"	20"
#5	30"	30"	30"	30"	30"
#6	40"	40"	54"	40"	60"
#7	46"	46"	(2)	46"	(2)
#8	60"	60"	(2)	60"	(2)

(1) FOR SPECIAL SPLICE CONDITIONS, REFER TO STRUCTURAL DRAWINGS FOR LAP LENGTH REQUIREMENTS.
(2) MECHANICAL COUPLERS ARE REQUIRED.
(3) FOR LAP SPLICES OF FOUNDATION DOWELS IN CANTILEVERED WALLS, USE LAP SPLICE LENGTHS FOR VERTICAL WALL REINFORCING.

VERTICAL BAR POSITIONERS: VERTICAL REINFORCING SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY "FIGURE 8" VERTICAL BAR POSITIONERS FOR SINGLY AND DOUBLY REINFORCED CELLS BY WIRE-BOND OR PRE-APPROVED EQUAL.

ANCHORED VENEER (MASONRY AND STONE UNITS): ALL VENEER ANCHORAGE ATTACHMENTS SHALL CONFORM TO IBC SECTION 1405.6 AND ACI 530 SECTIONS 12.1 AND 12.2 FOR THE APPLICABLE SEISMIC DESIGN CATEGORY.

ANCHOR TIES AND JOINT REINFORCEMENT SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS B-2 AND SHALL BE MANUFACTURED BY WIRE-BOND OR HOHMANN & BARNARD OR PRE-APPROVED EQUAL. ANCHOR TIES SHALL BE SPACED 16"O.C. EACH WAY MAXIMUM, AND SHALL HAVE A LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

ANCHORAGE OF VENEER TO BACKING SHALL BE AS FOLLOWS:

BACKING	VENEER TIE	ATTACHMENT TO BACKING
WOOD STUDS	WIRE-BOND RJ-711, HOHMANN & BARNARD HB-213 S.I.S. OR HOHMANN & BARNARD 2-SEAL THERMAL WING NUT	ZINC PLATED SCREWS BY MANUFACTURER
CONCRETE	WIRE-BOND RJ-711, HOHMANN & BARNARD HB-213 S.I.S. OR HOHMANN & BARNARD 2-SEAL THERMAL WING NUT	1/4" HILTI KWIK-CON II + SCREW W/ 1-3/4" EMBEDMENT
METAL STUDS	WIRE-BOND RJ-711, HOHMANN & BARNARD HB-213 S.I.S. OR HOHMANN & BARNARD 2-SEAL THERMAL WING NUT	ZINC PLATED SCREWS BY MANUFACTURER

ANCHOR VENEER WITH CAVITY WIDTH GREATER THAN 4-1/2": WHERE THE CAVITY WIDTH BETWEEN THE EXTERIOR FACE OF THE STRUCTURAL BACKING WALL AND THE INTERIOR FACE OF THE VENEER IS GREATER THAN 4-1/2", VENEER ANCHORAGE SYSTEMS SHALL BE DESIGNED PER THE REQUIREMENTS OF CURRENT CODE AND THE PROJECT SPECIFICATIONS. PROVIDE CALCULATIONS AND SHOP DRAWINGS INDICATING THE TYPE, SIZE, AND REQUIRED SPACING OF VENEER ANCHORS. CALCULATIONS AND SHOP DRAWINGS SHALL BE PRODUCED UNDER THE SUPERVISION OF AND SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT.

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION. THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS JUNE 22, 2010, THE AISC CODE OF STANDARD PRACTICE, APRIL 14, 2010 AND THE AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, JUNE 22, 2010.

STEEL MEMBERS ARE EQUALLY SPACED BETWEEN COLUMNS AND/OR DIMENSION POINTS UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDES AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDES, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, WELD EXTENSION TABS, COPES, SURFACE ROUGHNESS VALUES AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL CURRENT OSHA REQUIREMENTS.

HOLES, COPES OR OTHER CUTS OR MODIFICATIONS OF THE STRUCTURAL STEEL MEMBERS SHALL NOT BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

STEEL FABRICATORS

ALL STEEL FABRICATION SHALL BE PERFORMED BY A FABRICATOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. THE FABRICATOR SHALL BE DESIGNATED AN AISC CERTIFIED PLANT, CATEGORY STD AT THE TIME OF BID AND SHALL MAINTAIN THIS CERTIFICATION FOR THE DURATION OF THE PROJECT.

NON-AISC CERTIFIED STEEL FABRICATORS SHALL HAVE FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION].

STEEL ERECTORS

ALL STEEL ERECTION SHALL BE PERFORMED BY AN ERECTOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. THE ERECTOR SHALL BE DESIGNATED AN AISC CERTIFIED ERECTOR, CATEGORY CSE AT THE TIME OF BID AND SHALL MAINTAIN THIS CERTIFICATION FOR THE DURATION OF THE PROJECT.

NON-AISC CERTIFIED STEEL ERECTORS SHALL HAVE FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION].

STEEL DETAILERS

ALL STEEL DETAILING SHALL BE PERFORMED BY A DETAILER WITH FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION].

MATERIAL PROPERTIES

WIDE FLANGE SECTIONS: ASTM A992 (Fy = 50 KSI)

OTHER SHAPES AND PLATES: ASTM A36 (Fy = 36 KSI) TYP. U.N.O.; ASTM A572 (Fy = 50 KSI) WHERE INDICATED

HOLLOW STRUCTURAL SECTIONS: RECTANGULAR & SQUARE - ASTM A500 GRADE B (Fy = 46 KSI) ROUND - ASTM A500 GRADE B (Fy = 42 KSI)

STRUCTURAL STEEL PIPES: ASTM A53, GRADE B, TYPE E OR S (Fy = 35 KSI)

MACHINE BOLTS (M.B.): ASTM A307, GRADE A

HIGH-STRENGTH BOLTS: A325-ASTM F1852, A490-ASTM F2280

ANCHOR BOLTS (A.B.): ASTM F1554, GRADE 36, UNLESS OTHERWISE NOTED, ASTM F1554, GRADE 105 WHERE INDICATED.

WIDE FLANGE STRUCTURAL MEMBERS WHICH ARE ASTM A6 GROUP 3 SHAPES WITH FLANGE THICKNESS 1-1/2" THICK AND THICKER, AND ALL ASTM A6 GROUP 4 AND 5 SHAPES AND PLATE THAT IS 1-1/2" THICK OR THICKER SHALL HAVE A CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LBS @ 70 DEG F.

WELDING

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

STRUCTURAL STEEL LATERAL FRAME: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE SEISMIC SUPPLEMENT" AWS D1.8.

REINFORCING STEEL: WELD IN ACCORDANCE WITH "REINFORCING STEEL WELDING CODE" AWS D1 4. WELD ONLY WITH SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER. IN NO CASE SHALL A WELD BE MADE WITHIN 6 BAR DIAMETERS OF A "COLD BEND".

CERTIFICATION: ALL WELDING SHALL BE PERFORMED BY WABO/AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

WELD TABS (ALSO KNOWN AS WELD "EXTENSION" TABS OR "RUN OFF" TABS) SHALL BE USED. AFTER THE WELD HAS BEEN COMPLETED THE WELD TABS SHALL BE REMOVED AND THE WELD END GROUND TO A SMOOTH CONTOUR. WELD "DAMS" OR "END DAMS" SHALL NOT BE USED.

THE PROCESS CONSUMABLES FOR ALL WELD FILLER METAL INCLUDING TACK WELDS, ROOT PASS AND SUBSEQUENT PASSES DEPOSITED IN A JOINT SHALL BE COMPATIBLE.

ALL WELD FILLER METAL AND WELD PROCESS SHALL PROVIDE THE TENSILE STRENGTH CHARPY V-NOTCH RATINGS AS FOLLOWS:

GRAVITY FRAME

WELD TYPE	FILLER METAL TENSILE STRENGTH	CHARPY V-NOTCH (CVN) RATING
FILLET	70 KSI	-----
PARTIAL PENETRATION	70 KSI	-----
COMPLETE PENETRATION	70 KSI	20 FT-LBS @ -20 DEG F

WELDED CONNECTIONS INSPECTION:

1. ALL WELDING SHALL BE CHECKED BY VISUAL MEANS AND BY OTHER METHODS DEEMED NECESSARY BY THE WELDING INSPECTOR.
2. ALL FULL PENETRATION WELDS TO MEMBERS WHICH FORM A PORTION OF THE LATERAL LOAD RESISTING FRAME SHALL BE CHECKED 100 PERCENT BY ULTRASONIC TESTING.
3. THE CONTRACTOR SHALL SUBMIT A WRITTEN WELDING PROCEDURE SPECIFICATION FOR SHOP AND FIELD WELDING OF ALL LATERAL LOAD RESISTING FRAME CONNECTIONS FOR APPROVAL TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION.

THE STANDARDS OF ACCEPTANCE FOR WELDS TESTED BY ULTRASONIC METHODS SHALL CONFORM TO AWS D1.1.

ALL WELDS FOUND TO BE DEFECTIVE SHALL BE REPAIRED AND REINSPECTED BY THE SAME METHODS ORIGINALLY USED, AND THIS REPAIR AND REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR

GENERAL REQUIREMENTS

HIGH-STRENGTH BOLTS: ALL A325 HIGH-STRENGTH BOLTS (HSB) SHALL BE ASTM F1852, UNLESS OTHERWISE DESIGNATED AS A490. ALL HSB DESIGNATED AS A490 SHALL BE ASTM F2280. ALL HSB SHALL BE BY "LEJEUNE BOLT COMPANY" OR PRE-APPROVED EQUAL AND SHALL BE INSTALLED PER SECTION 8.2 OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", JUNE 2004 BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC SPECIFICATION). ALL BOLT HOLES SHALL BE STANDARD ROUND HOLES UNLESS NOTED OTHERWISE. THE FAYING SURFACES OF ALL PLIES WITHIN THE GRIP OF SLIP-CRITICAL BOLTS (A325SC OR A490SC) SHALL MEET THE REQUIREMENTS FOR A CLASS A SURFACE PER SECTION 3.2 OF THE RCSC SPECIFICATION.

BOLTED CONNECTIONS INSPECTION: CONNECTIONS MADE WITH BEARING TYPE BOLTS SHALL BE INSPECTED PER SECTION 9.1 AND CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL BE INSPECTED PER SECTION 9.3 OF RCSC SPECIFICATION.

ADHESIVE ANCHOR RODS: FULLY THREADED ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

HEADED STUDS: SHALL BE "H4L HEADED CONCRETE ANCHORS" FOR STUDS 5/8" DIAMETER AND SMALLER AND "S3L SHEAR CONNECTORS" FOR STUDS 3/4" DIAMETER AND LARGER AS MANUFACTURED BY NELSON STUD WELDING, INC. OR PRE-APPROVED EQUAL AND SHALL CONFORM TO AWS D1.1. ALL HEADED STUDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS USING A NELSON WELD GUN, UNLESS NOTED OTHERWISE ON DETAILS. ALL WELDS SHALL BE MADE AND INSPECTED IN ACCORDANCE WITH AWS D1.1.

DEFORMED BAR ANCHORS: SHALL BE "D2L DEFORMED BAR ANCHORS" AS MANUFACTURED BY NELSON STUD WELDING, INC. OR PRE-APPROVED EQUAL AND SHALL CONFORM TO AWS D1.1. ALL DEFORMED BAR ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS USING A NELSON WELD GUN, UNLESS NOTED OTHERWISE ON DETAILS. ALL WELDS SHALL BE MADE AND INSPECTED IN ACCORDANCE WITH AWS D1.1.

FINISH: STRUCTURAL STEEL SHALL BE UNPAINTED, UNLESS NOTED OTHERWISE, AND SHALL BE CLEAN OF LOOSE RUST, LOOSE MILL SCALE, OIL, GREASE AND OTHER FOREIGN SUBSTANCES AND SHALL MEET THE REQUIREMENTS OF SSPC-SP1. WHERE STRUCTURAL STEEL IS NOTED TO BE PAINTED, ALL AREAS COMPRISING THE FAYING SURFACES OF BOLTED CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL COMPLY WITH THE REQUIREMENTS OF THE RCSC SPECIFICATION. WHERE STRUCTURAL STEEL IS NOTED TO BE GALVANIZED, IT SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123, A384, AND A385. ALL SURFACES WITHIN TWO INCHES OF ANY FIELD WELD LOCATION SHALL BE FREE OF MATERIALS THAT WOULD PREV

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.10.1 OR MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPINGS ON WOOD FLOOR SYSTEMS. HOLES AND CUTS IN 3x OR 4x PLATES SHOULD BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3"x3"x0.229" PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10 AND 2308.7.4 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

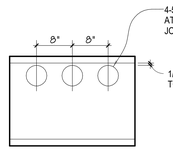
WOOD SHRINKAGE AND CONSOLIDATION: SHRINKAGE OF WOOD MEMBERS AND CONSOLIDATION OF BEARING WALLS IS EXPECTED FROM TIME OF FRAMING UNTIL AFTER BUILDING IS PUT IN SERVICE. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE CONSTRUCTED TO ACCOMODATE 1/4" OF TOTAL SETTLEMENT PER STORY.

FRAMING CONNECTORS: SHALL CONFORM TO CURRENT EVALUATION REPORT AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA., OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

CONTINUOUS ROD HOLDOWN SYSTEM (CRHS): SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. CALCULATIONS AND INSTALLATION DETAILS SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT WILL BE CONSTRUCTED. THE CRHS SHALL BE DESIGNED TO RESIST THE FORCES, DISPLACEMENT AND SHRINKAGE REQUIREMENTS LISTED IN THE DESIGN CRITERION AND ANY LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION AND BEARING THE STAMP OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT WILL BE CONSTRUCTED. CRHS SHALL CONFORM TO CURRENT EVALUATION REPORT.

LAG SCREWS: SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. LAG SCREWS SHALL BE OF A DIAMETER INDICATED ON DRAWINGS WITH A MINIMUM OF 8x DIA. EMBEDMENT IN SUPPORTING MEMBER UNLESS NOTED OTHERWISE. CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60 TO 75 PERCENT OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE SCREWS OR IN THE LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW. LAG SCREWS SHALL NOT BE DRIVEN WITH A HAMMER. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

I-JOISTS: SHALL BE MANUFACTURED BY TRUS JOIST, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. MEMBERS SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF PROJECT. THE ENTIRE I-JOIST ASSEMBLY SHALL BE AS APPROVED BY CURRENT EVALUATION REPORT. MEMBERS SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. I-JOISTS SHALL BE PROVIDED TO COMPLETE THE ROOF AND/OR FLOOR FRAMING FROM THE SHEATHING TO THE SUPPORTING MEMBERS BELOW. MEMBER DESIGNATIONS ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. MANUFACTURER SHALL PROVIDE ADDITIONAL MEMBERS AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS INDICATED ON DRAWINGS. TOP CHORD AT STRAP CONNECTIONS TO CONCRETE OR MASONRY WALLS SHALL BE COMPOSED OF A STRUCTURAL COMPOSITE LUMBER MEMBER APPROVED BY A CURRENT EVALUATION REPORT FOR SUCH A USE OR AT CONTRACTORS OPTION, STRAP NAIL HOLES SHALL BE PRE-DRILLED IN CHORD. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BEARING THE STAMP OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF PROJECT. DETAIL DRAWINGS TO INDICATE MEMBER TYPES, SIZE, SPACING, BRIDGING, BLOCKING, CONNECTIONS, ANCHORING, BEARING PLATE AND OTHER PERTINENT DETAILS. PROVIDE 1 1/2" DIA. OPEN KNOCKOUTS AT 12" O.C. ON ALL ROOF I-JOISTS.



TYPICAL I-JOIST VENTED BLOCKING
NO SCALE

MEMBER DESIGN CALCULATIONS SHALL BE PROVIDED FOR STANDARD LOADING ALONG WITH DESIGN CHECKS FOR SPECIAL LOADING CONDITIONS WHICH INCLUDE FREE BODY DIAGRAMS, LOADING BREAK DOWN, DESCRIPTION OF LOADS (I.E. MECH UNIT, SUSPENDED WALL, ETC.) AND THE RATIONALE FOR LOADING DISTRIBUTION ON MULTIPLE MEMBERS. SUBMITTAL SHALL ALSO PROVIDE ANY DOCUMENTATION NECESSARY TO INTERPRET DATA INDICATED ON CALCULATIONS.

MEMBERS HAVE BEEN DESIGNED TO MEET SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

REFER TO THE FRAMING CONNECTORS SECTION OF THESE GENERAL NOTES FOR REQUIREMENTS PLACED UPON CONNECTOR HARDWARE SPECIFIED BY TRUSS ENGINEER AND/OR PROVIDED BY TRUSS MANUFACTURER.

SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA 13 AND COMMERCIAL PUBLICATION "SPRINKLER SYSTEM INSTALLATION WITH GUIDELINES FOR REDBUILT OPEN-WEB TRUSSES AND I-JOISTS". LOADS HUNG FROM JOIST NOT SPECIFICALLY IDENTIFIED ON STRUCTURAL DRAWINGS SHALL NOT EXCEED 30 POUNDS AT ANY ONE POINT, NOR SHALL TOTAL LOADS IN POUNDS ON ANY ONE JOIST EXCEED 8 TIMES THE JOIST SPAN IN FEET, UNLESS DETAILED OTHERWISE ON THE DRAWINGS. ATTACHMENT OF LOADS EXCEEDING 90 POUNDS SHALL BE APPROVED PRIOR TO INSTALLATION. DO NOT NOTCH OR DRILL THRU TRUSS MEMBERS.

MISCELLANEOUS:

PRE-APPROVED SUBSTITUTIONS: SUBSTITUTIONS MAY BE ALLOWED ONLY IF THEY MEET THE REQUIREMENTS OF THESE GENERAL NOTES AND THE SPECIFICATIONS, AND IF COMPLETE WRITTEN ENGINEERING DATA FOR EACH CONDITION REQUIRED FOR THIS PROJECT IS PROVIDED TO THE STRUCTURAL ENGINEER TWO WEEKS PRIOR TO BID DATE AND APPROVED IN WRITTEN ADDENDA BY THE ARCHITECT. DATA IS TO INDICATE CODE BASIS BY YEAR, AUTHORITY FOR STRESSES AND STRESS INCREASES, IF ANY, AND AMOUNT OF EXPECTED DEFLECTION FOR FLEXURAL MEMBERS UNDER (1) TOTAL LOAD AND (2) LIVE LOAD ONLY. ALL INCREASED COSTS IN MECHANICAL, SPRINKLER, ELECTRICAL OR GENERAL INSTALLATION AND ANY ARCHITECTURAL OR STRUCTURAL REDESIGN RESULTING FROM SUBSTITUTION SHALL BE BORNE BY THE GENERAL CONTRACTOR.

SHOP DRAWINGS/SUBMITTALS

THE FOLLOWING SHOP DRAWINGS/SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR DELIVERY.

		STRUCTURAL ENGR.	BLDG. DEPT.
1.	CONCRETE MIX DESIGNS	X	X
2.	REINFORCING STEEL SHOP DRAWINGS	X	
3.	FORMWORK AND RESHORING PROCEDURE	X	
4.	VENEER ANCHORAGE SYSTEMS	X	X
5.	STRUCTURAL STEEL	X	X
6.	WOOD I-JOISTS	X	X
7.	COLD-FORMED STEEL FRAMING	X	X
8.	PREFABRICATED METAL STAIRS AND LANDINGS	X	X
9.	MISCELLANEOUS STEEL	X	X
10.	GLU-LAMINATED MEMBERS	X	X
11.	STRUCTURAL COMPOSITE LUMBER	X	X
12.	CONDUIT EMBEDDED IN CONCRETE	X	X
13.	CONTRACTOR'S STATEMENT OF RESPONSIBILITY	X	X
14.	AGGREGATE PIERS	X	X

SLAB COORDINATION DRAWINGS:

PROVIDE SUBMITTAL INDICATING COORDINATED LOCATIONS OF: MEP PENETRATIONS, SLEEVES, OPENINGS, IN-SLAB CONDUIT/DUCT (IF ALLOWED), EMBEDS, CAST-IN ANCHORS, (POST-TENSIONED TENDONS AND STRESSING ANCHORS,) AND OTHERS ITEMS EMBEDDED OR PENETRATING STRUCTURAL ELEVATED SLABS.

DEFERRED SUBMITTALS

THE FOLLOWING ARE NOT INCLUDED WITH THE BUILDING PERMIT DRAWINGS AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL. SUBMITTALS SHALL BEAR THE SEAL OF AN ENGINEER LICENSED IN THE STATE OF THE PROJECT AS NOTED.

		ENGINEER STAMP REQUIRED
1.	COLD-FORMED STEEL FRAMING	SE
2.	WOOD I-JOISTS	SE
3.	POST TENSIONING SYSTEM	SE
4.	CURTAIN WALL	SE
5.	CONTINUOUS HOLD-DOWN SYSTEMS	SE
6.	FALL RESTRAINTS	SE
7.	AGGREGATE PIERS	PE
8.	HANDRAILS/GUARDRAILS	SE
9.	SUPPORT AND BRACING OF NON-STRUCTURAL MEP COMPONENTS	PE 9
10.	BIDDER DESIGN STEEL STAIRS	SE

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION:

STATEMENT OF SPECIAL INSPECTIONS:

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED PER THE REQUIREMENTS OF IBC SECTION 1704 AND 1705 AND AS NOTED HEREIN.

STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
SOILS	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		IBC 1705.6
	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		
	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		
	CONSTRUCTION OF AGGREGATE PIER	X			IBC 1705.8
CAST IN PLACE DEEP FOUNDATION ELEMENTS	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	X			IBC 1705.8
	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE), AND ADEQUATE END BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES	X			
	FOR CONCRETE ELEMENTS, PERFORM TESTS & ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3			SEE CONCRETE CONSTRUCTION SPECIAL INSPECTION REQUIREMENTS	IBC 1705.3, 1705.8
STEEL CONSTRUCTION	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X		AISC 360 CHAPTER N5
	HIGH-STRENGTH BOLTING A. SNUG-TIGHT JOINTS B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST OFF BOLTS OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		X X		AISC 360 CHAPTER N5 AISC 341 CHAPTER J7
	MATERIAL VERIFICATION OF STRUCTURAL STEEL A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360 B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS		X X	MANUFACTURER TO PROVIDE CERTIFIED MILL TEST REPORTS	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6
	MATERIAL VERIFICATION OF WELD FILLER MATERIALS A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS LISTED IN GENERAL NOTES B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		X X	MANUFACTURER TO PROVIDE CERTIFICATE OF COMPLIANCE	AISC 360 CHAPTER N5
	INSPECTION OF WELDING A. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS B. MULTI-PASS FILLET WELDS C. SINGLE-PASS FILLET WELDS > 5/16" D. PLUG AND SLOT WELDS E. SINGLE-PASS FILLET WELDS ≤ 5/16" F. FIELD-INSTALLED WELDED STUDS G. WELDING OF STAIRS AND RAILING SYSTEMS	X X X X	 X X X	SPECIAL INSPECTIONS IN THIS SECTION ARE WAIVED WHERE FABRICATION IS PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2.5	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6 AWS D1.1
	INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS		X		
STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL	MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK: A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS B. MANUFACTURER'S CERTIFIED TEST REPORTS		X X		APPLICABLE ASTM MATERIAL STANDARDS
	INSPECTION OF WELDING A. COLD-FORM STEEL DECK WELDS B. REINFORCING STEEL: 1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706 2. REINFORCING STEEL IN MOMENT FRAMES AND BOUNDARY ELEMENTS 3. SHEAR REINFORCEMENT 4. OTHER REINFORCING STEEL 5. OPEN WEB STEEL JOISTS & JOIST GIRDERS A. END CONNECTIONS - WELDING OR BOLTED B. BRIDGING - HORIZONTAL OR DIAGONAL 1. STANDARD BRIDGING 2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1	 X X X X	X X X X X		AWS D1.3 AWS D1.4 ACI 318 SECTION 26.6.4 IBC 1705.2.3 SJI SPECIFICATIONS LISTED IN SECTION 2207.1 SJI SPECIFICATIONS LISTED IN SECTION 2207.1
CONCRETE	INSPECT REINFORCEMENT, INCLUDING PRE-STRESSING TENDONS, AND VERIFY PLACEMENT		X	SPECIAL INSPECTIONS NOT REQUIRED FOR THE FOLLOWING CONDITIONS:	ACI 318: CH 20, 25.2, 25.3, 26.6-1 TO 26.6-3, SBC 1908.4
	ANCHORS CAST IN CONCRETE-PRIOR TO AND DURING PLACEMENT OF CONCRETE		X	NON-STRUCTURAL SLAB ON GRADE	ACI 318: 17.8.2 AISC 360 SECTION N7
	VERIFY USE OF REQUIRED DESIGN MIX		X	CONCRETE FOUNDATION WALLS WITH F'c ≤ 2500 PSI	ACI 318, CH 19
	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		ISOLATED SPREAD FOOTINGS FOR BUILDINGS THREE-STORIES AND LESS ABOVE GRADE PLANE	ASTM C172, C31 ACI 318: 26.4, 26.12 IBC 1908.10
	CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION	X		CONTINUOUS FOOTINGS SUPPORTING WALLS OF THREE-STORIES AND LESS ABOVE GRADE PLANE WHERE WALLS ARE LIGHT-FRAME CONSTRUCTION AND STRUCTURAL DESIGN IS BASED ON F'c ≤ 2500 PSI	ACI 318: 26.5 IBC 1908.6, 1908.7, 1908.8
	MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X		ACI 318: 26.5.3 TO 26.5.5 IBC 1908.9
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (MECHANICAL ANCHORS AND ADHESIVE ANCHORS INSTALLED DOWNWARD)		X	PERIODIC INSPECTION TO INCLUDE A QUANTITY OF 10% WITH A MINIMUM OF (5) ANCHORS INSPECTED PER INSTALLER ON A DAILY BASIS.	ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (MECHANICAL & ADHESIVE ANCHORS INSTALLED HORIZONTAL OR UPWARDLY INCLINED)	X			ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	ERECTION OF PRECAST CONCRETE		X		ACI 318: 26.8
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X		ACI 318: 26.11.2
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X		ACI 318: 26.11.1.2(b)
	MATERIAL VERIFICATION OF REINFORCEMENT STEEL FOR ASTM A615 REINFORCING		X	MANUFACTURER SHALL PROVIDE MILL TEST REPORTS. CONTINUOUS INSPECTION FOR ALL WELDS GREATER THAN 5/16" FILLET. PERIODIC INSPECTION FOR FILLET WELD 5/16" AND SMALLER	ACI 318: 26.6.4 AWS D1.4 IBC 1705.3.1
	TESTING OF MATERIALS		X		IBC 1705.3.2
PRESTRESSED CONCRETE	APPLICATION OF PRESTRESSING FORCES	X			ACI 318: 26.10
	GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING-SYSTEM	X			ACI 318: 26.10
	ERECTION OF MEMBERS		X		ACI 318: 26.9.2
	CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS		X		ACI 318: 26.10.2
WOOD FRAMING	SHEAR WALL NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5
	DIAPHRAGM NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5
	NAILING, BOLTING, AND ANCHORAGE OF COMPONENTS THAT ARE PART OF DRAG STRUTS, BRACES AND HOLD-DOWNS THAT ARE PART OF THE SEISMIC RESISTING SYSTEM		X		IBC 1705.11.1, 1705.12.2
COLD-FORMED STEEL FRAMING	SCREW ATTACHMENT, WELDING, BOLTING, ANCHORING AND FASTENING OF ELEMENTS OF SEISMIC RESISTING SYSTEM INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS (DRAG STRUTS) AND HOLDOWNS		X	NOT REQUIRED WHERE SHEATHING IS GYPSUM BOARD OR FIBERBOARD OR WHEN THE SHEATHING IS WOOD STRUCTURAL PANEL OR STEEL SHEETS ON (1) SIDE AND WITH SCREWS SPACED GREATER THAN 4" O.C.	IBC 1705.12.3, 1705.11.3 AWS D1.3
	EXTERIOR WALLS		X		IBC 1705.10.3, 1705.11.5
ANCHORED VENEER	INSPECTION PROGRAM SHALL VERIFY: 1. SIZE, TYPE OF VENEER ANCHORS 2. SIZE, GRADE OF JOINT REINF. 3. PROPORTIONS OF MORTAR 4. CONSTRUCTION OF MORTAR JOINTS 5. INSTALLATION OF TIES		X X X X X	VERIFICATION AT BEGINNING OF CONSTRUCTION	IBC 1705.12.5, 1705.4 TMS 402 / ACI 530 / ASCE 5

TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH SBC 1704.6. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS FOLLOWS:

- PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES.
- REVIEW OF TESTING AND INSPECTION REPORTS.
- REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.

GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL INCLUDE ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

ABBREVIATION LIST

@	AT	HGR	HANGER
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
ADD'L	ADDITIONAL	HSS	HOLLOW STRUCTURAL SECTION
A.F.F.	ABOVE FINISH FLOOR	HT	HEIGHT
ALT.	ALTERNATE	INT.	INTERIOR
ARCH.	ARCHITECTURAL	JST	JOIST
BLD'G	BUILDING	JT	JOINT
BLK'G	BLOCKING	L	ANGLE
BM	BEAM	L.L.	LIVE LOAD
B.O.F.	BOTTOM OF FOOTING	LLH	LONG LEG HORIZONTAL
BOT.	BOTTOM	LLV	LONG LEG VERTICAL
BRG	BEARING	LOC.	LOCATION
BTWN	BETWEEN	LSH	LONG SLOTTED HOLES
B.U.	BUILT UP	LSL	LAMINATED STRAND LUMBER
(C=)	CAMBER	LVL	LAMINATED VENEER LUMBER
CANT.	CANTILEVER	MAX.	MAXIMUM
CFS	COLD-FORMED STEEL	M.B.	MACHINE BOLT
C.J.	CONTROL/CONSTRUCTION JOINT	MECH.	MECHANICAL
℄	CENTERLINE	MEZZ.	MEZZANINE
CLR.	CLEARANCE	MFR	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MTL	METAL
CONN.	CONNECTION	N.F.	NEAR FACE
CONST.	CONSTRUCTION	N.S.	NEAR SIDE
CONT.	CONTINUOUS	NTS	NOT TO SCALE
CONTR.	CONTRACTOR	O.C.	ON CENTER
COORD.	COORDINATE	OPN'G	OPENING
C.P.	COMPLETE PENETRATION	OPP.	OPPOSITE
CTR'D	CENTERED	P.A.F.	POWDER ACTUATED FASTENER
C.Y.	CUBIC YARD	PERP.	PERPENDICULAR
DBL.	DOUBLE	PL	PLATE
DEPR.	DEPRESSION	P.P.	PARTIAL PENETRATION
D.F.	DOUGLAS FIR	P.P.T.	PRESERVATIVE PRESSURE TREATED
DIA. OR ⌀	DIAMETER	P.S.F.	POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSL	PARALLAM
DIM.	DIMENSION	P.T.	POST TENSION
D.L.	DEAD LOAD	PW.	PLYWOOD
DWG	DRAWING	REINF.	REINFORCEMENT
DWL	DOWEL	REQ'D	REQUIRED
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SCL	STRUCTURAL COMPOSITE LUMBER
E.F.	EACH FACE	SHT'G	SHEATHING
EL.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	S.O.G.	SLAB ON GRADE
ENGR	ENGINEER	SQ.	SQUARE
EQ.	EQUAL	STD	STANDARD
E.W.	EACH WAY	STIFF.	STIFFENER
EXP.	EXPANSION	STL	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
FDN	FOUNDATION	T&B	TOP & BOTTOM
F.F.	FAR FACE	T&G	TONGUE AND GROOVE
FLR	FLOOR	THR'D	THREADED
F.O.M.	FACE OF MASONRY	T.O.F.	TOP OF FOOTING
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL
FRM'G	FRAMING	TRT'D	TREATED
F.R.T.	FIRE RETARDANT TREATED	TYP.	TYPICAL
F.S.	FAR SIDE	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	U.T.	ULTRASONIC TESTED
GA.	GAGE/GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W	WITH
GL.	GLULAM	W.P.	WORK POINT
GR.	GRADE	WT	WEIGHT
GWB	GYPSUM WALL BOARD	W.W.R.	WELDED WIRE REINFORCING
HDR	HEADER		

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DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

GENERAL NOTES

SHEET NO.

S003

Drawn SHF
Checked KR

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CONCRETE FOUNDATION PLAN NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. TOP OF SLAB = Ø'-Ø" UNLESS NOTED OTHERWISE.
3. INDICATES CONCRETE WALL - THICKNESS AS NOTED ON PLAN. FOR TYPICAL DETAILS - SEE S4Ø1.
4. INDICATES CONTINUOUS CONCRETE WALL FOOTING. FOR TYPICAL FOOTING AND STEM WALL DETAILS - SEE SHEET S4ØØ. FOOTING WIDTH ("W") = 2'-Ø" UNLESS NOTED OTHERWISE ON PLAN. CENTER FOOTINGS ON CONCRETE WALL. EXTEND FOOTINGS 6" MINIMUM PAST ENDS OF WALL UNLESS NOTED OTHERWISE.
5. C4 - C12x24 INDICATES CONCRETE COLUMN (OR PILASTER) - SEE S41Ø FOR COLUMN SCHEDULE.
6. FOR TYPICAL FOUNDATION DETAILS - SEE SHEETS S4ØØ - S4Ø2.

CONCRETE FRAMING PLAN NOTES

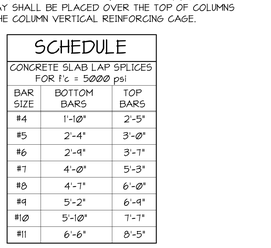
1. 1/2" CAMBER INDICATES AMOUNT OF CAMBER AT SLAB MID-SPAN. MAINTAIN UNIFORM SLAB THICKNESS AT CAMBERED SLABS.
2. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
3. INDICATES CONCRETE WALL - SEE CONCRETE WALL ELEVATIONS FOR REINFORCING.
4. INDICATES STRUCTURAL WALL BELOW EXTENDING TO FLOOR STRUCTURE.
5. W6X9+3x9/8 INDICATES STEEL COLUMNS ORIGINATING AT FLOOR LEVEL UNLESS NOTED OTHERWISE.
6. C4 - C12x24 INDICATES CONCRETE COLUMN - SEE S41Ø FOR COLUMN SCHEDULE - SEE S411 FOR STUDRAIL SCHEDULE. - IF NO CALLOUT, USE COLUMN AS DENOTED BELOW.
7. INDICATES CONCRETE COLUMN BELOW.
8. BX - WxD INDICATES CONCRETE BEAM - SEE S412 FOR CONCRETE BEAM DETAILS AND SCHEDULES, "W" = WIDTH x "D" = DEPTH.
9. INDICATES PENETRATION IN FLOOR STRUCTURE. SEE ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FOR ADDITIONAL OPENINGS. NOTIFY STRUCTURAL ENGINEER OF ANY OPENINGS LARGER THAN 1'-Ø" THAT ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
10. FOR SLAB PENETRATIONS LESS THAN 2'-Ø" SQUARE - SEE 7/S42Ø. FOR SLAB PENETRATIONS GREATER THAN OR EQUAL TO 2'-Ø" SQUARE - SEE 6/S4ØØ. FOR SLAB PENETRATIONS NEAR COLUMNS - SEE 2/S421.
11. INDICATES POUR-STRIP. CAST NO EARLIER THAN 56 DAYS AFTER FINAL DECK POUR.
12. GALVANIZE ALL STEEL PLATES EMBEDDED INTO CONCRETE THAT ARE EXPOSED TO WEATHER.
13. INDICATES BIDDER DESIGNED STUD WALLS. ALL WALLS ARE NOT SHOWN. FOR LOCATIONS - SEE ARCHITECTURAL.
14. 1,500# INDICATES MECHANICAL/ELECTRICAL UNIT - SEE MECHANICAL FOR OPENINGS IN FLOOR AND PROVIDE TRIM REINFORCEMENT AROUND OPENINGS PER 6/S42Ø AND 7/S42Ø UNLESS NOTED OTHERWISE. SEE MECHANICAL/ELECTRICAL FOR LOCATION OF HOUSEKEEPING PADS (VERIFY LOCATION WITH STRUCTURAL ENGINEER IF NOT SHOWN ON PLANS).
15. XXX'-X" INDICATES TOP OF CONCRETE SLAB ELEVATION.
16. INDICATES BUILT-UP SLAB PER 1/S46Ø UNLESS NOTED OTHERWISE.
17. ALL COLD-FORMED STEEL FRAMING DESIGN SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR PER THE GENERAL NOTES.
18. X" INDICATES C.G.S. OF POST TENSIONING TENDONS AT CONTROL POINT MEASURED FROM SLAB SOFFIT TYPICAL. FOR TYPICAL LAYOUT OF CONTROL POINTS - SEE 1/S42Ø.

TYPICAL TENDON MINIMUM COVER

19. INDICATES MOMENT CONNECTION - SEE 1Ø/S8ØØ.

REINFORCEMENT PLAN NOTES:

1. SEE GENERAL NOTES FOR REINFORCEMENT MATERIAL REQUIREMENTS.
2. SLAB REINFORCING SHALL BE PLACED IN THIS SEQUENCE:
   E-W TOP BARS
   N-S TOP BARS
   N-S BOTTOM BARS
   E-W BOTTOM BARS
3. WHERE NOTED ON PLAN - PROVIDE CONTINUOUS BOTTOM REINFORCEMENT EACH WAY. LAP BARS L_{ST} AS REQUIRED WITH LAPS LOCATED AT 1/3 THE SLAB SPAN BETWEEN SUPPORTS. STAGGER LAPS 2'-Ø" TYPICAL. OTHER BOTTOM BARS SHOWN ON PLAN ARE IN ADDITION TO BOTTOM MAT.
4. FOR ADDED BOTTOM REINFORCEMENT - CENTER REINFORCEMENT BETWEEN SUPPORTS. STAGGER PER SCHEDULE.
5. FOR TOP REINFORCEMENT - CENTER REINFORCEMENT OVER SUPPORT. STAGGER PER SCHEDULE - 1'-Ø" TYPICAL UNLESS NOTED OTHERWISE. TOP REINFORCEMENT THAT TERMINATE AT SLAB EDGES OPENINGS, OR WALLS SHALL HAVE STANDARD 9Ø° HOOK.
6. STAGGER: 2'-Ø", U.N.O. ON PLANS
7. #5T(2Ø)1Ø'-Ø"S INDICATES REINFORCEMENT IN ADDITION TO TYPICAL REINFORCEMENT CALLED OUT ON PLAN.



8. FOR BOTTOM MAT REINFORCING, MINIMUM OF (2) BARS EACH WAY SHALL BE PLACED OVER THE TOP OF COLUMNS WITHIN THE COLUMN VERTICAL REINFORCING CAGE.

SCHEDULE

CONCRETE SLAB LAP SPLICES FOR f'c = 5000 psi

BAR SIZE	BOTTOM BARS	TOP BARS
#4	1'-1Ø"	2'-5"
#5	2'-4"	3'-Ø"
#6	2'-9"	3'-7"
#7	4'-Ø"	5'-3"
#8	4'-7"	6'-Ø"
#9	5'-2"	6'-9"
#1Ø	5'-1Ø"	7'-7"
#11	6'-6"	8'-5"

NOTE:
"TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THEM.

PODIUM - WOOD FRAMING NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. INDICATES WOOD STUD WALL. FOR ATTACHMENT TO CONCRETE SLAB SEE 7/S5Ø1. WOOD STUDS SHOULD BE SPACED AT 16" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE. EXTERIOR WALLS SHALL BE SHEATHED PER ARCHITECTURAL WALL ASSEMLIES UNLESS NOTED OTHERWISE AND BE NAILED WITH 1Ød AT 6" ON CENTER AT EDGES AND 12" ON CENTER IN FIELD UNLESS DESIGNATED SPECIAL - SEE NOTE #7 FOR ADDITIONAL SHEAR WALL NAILING.
3. INDICATES MASONRY VENEER. FOR ATTACHMENT OF VENEER TO BACKING - SEE GENERAL NOTES. FOR VENEER LINTEL ANGLES AT OPENINGS - SEE 8/S1ØØ, & 3/S521
4. HSS INDICATES HOLLOW STRUCTURAL SECTION COLUMNS ORIGINATING AT THIS LEVEL.
5. BUILT-UP COL. INDICATES WOOD STUD BUILT-UP COLUMN - SEE 2/S5ØØ FOR TYPICAL DETAIL.
6. [X/Y] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS - SEE 5/S5ØØ FOR TYPICAL DETAIL.
7. X INDICATES SPECIAL WOOD STUD WALL TYPE - SEE 1/S5ØØ FOR SCHEDULE.
8. 1 INDICATES CONTINUOUS ROD HOLDOWN SYSTEM - SEE 2/S5Ø2 FOR SCHEDULE.
9. 4 HDU7 INDICATES HDU TYPE HOLDOWN - SEE 1Ø/S5Ø2 FOR SCHEDULE.

WOOD FLOOR FRAMING NOTES

1. INDICATES WOOD STUD WALL. WOOD STUDS SHOULD BE SPACED AT 16" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE. EXTERIOR WALLS SHALL BE SHEATHED PER ARCHITECTURAL WALL ASSEMLIES UNLESS NOTED OTHERWISE AND BE NAILED WITH 1Ød AT 6" ON CENTER AT EDGES AND 12" ON CENTER IN FIELD UNLESS DESIGNATED SPECIAL - SEE NOTE #7 FOR ADDITIONAL SHEAR WALL NAILING.
2. INDICATES MASONRY VENEER. FOR ATTACHMENT OF VENEER TO BACKING - SEE GENERAL NOTES. FOR VENEER LINTEL ANGLES AT OPENINGS - SEE 8/S1ØØ. & 3/S521
3. INDICATES WALL EXTENDING TO FLOOR STRUCTURE.
4. INDICATES TYPICAL HEADER IN WALL BELOW - SEE 4/S5ØØ.
5. BUILT-UP COL. INDICATES WOOD STUD BUILT-UP COLUMN - SEE 5/S5ØØ FOR TYPICAL DETAIL.
6. [X/Y] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS - SEE 1/S5ØØ FOR TYPICAL DETAIL.
7. X INDICATES SPECIAL WOOD STUD WALL TYPE - SEE 1/S5ØØ FOR SCHEDULE.
8. 1 HDU7 INDICATES CONTINUOUS ROD HOLDOWN SYSTEM - SEE 2/S5Ø2 FOR SCHEDULE.
9. INDICATES SIMPSON HDU TYPE HOLDOWN - SEE 1Ø/S5Ø2.
10. INDICATES PENETRATION IN FLOOR STRUCTURE.
11. PROVIDE 3/4" TONGUE AND GROOVE WOOD SHEATHING WITH 1" GYPCRETE TOPPING PER ARCHITECT OVER ENTIRE FLOOR STRUCTURE. NAIL WOOD FLOOR SHEATHING WITH 1Ød AT 6" ON CENTER AT ALL SUPPORTED PANEL EDGES AND 1Ød AT 1Ø" ON CENTER AT INTERMEDIATE FRAMING. TYPICAL UNLESS NOTED OTHERWISE - SEE 2/S5ØØ.
12. FOR SUPPORT OF MISCELLANEOUS MECHANICAL EQUIPMENT AND PIPES FROM FLOOR STRUCTURE - SEE S5Ø5.
13. INDICATES BLOCKED DIAPHRAGM. PROVIDE 2x4 SCL FLAT BLOCKING AT ALL PANEL EDGES WITH 1Ød AT 4" ON CENTER AT ALL EDGES AND BOUNDARIES AND 1Ød AT 6" ON CENTER AT INTERMEDIATE SUPPORTS.
14. INDICATES I-JOIST OR FULL-DEPTH I-JOIST BLOCKING ALIGNED TO WALL - PROVIDE NAILING PER 2/S5ØØ AND EXTEND OVER WALL 6'-Ø" UNLESS NOTED OTHERWISE. WHERE JOISTS DO NOT ALIGN TO WALL PROVIDE 8'-Ø" LONG (UNLESS LENGTH NOTED OTHERWISE ON PLAN) SIMPSON CS-14 STRAP FULLY NAILED INTO BLOCKED DIAPHRAGM - SEE 2/S5ØØ FOR DIAPHRAGM BLOCKING REQUIREMENTS.
    INDICATES COLLECTOR

WOOD ROOF FRAMING NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. INDICATES WALL EXTENDING TO ROOF STRUCTURE.
3. INDICATES TYPICAL HEADER IN WALL BELOW - SEE 4/S5ØØ.
4. INDICATES PENETRATION IN ROOF STRUCTURE.
5. PROVIDE 19/32" WOOD SHEATHING OVER ENTIRE ROOF STRUCTURE. NAIL SHEATHING WITH 1Ød AT 6" ON CENTER AT ALL SUPPORTED PANEL EDGES AND 1Ød AT 1Ø" ON CENTER AT INTERMEDIATE FRAMING. TYPICAL UNLESS NOTED OTHERWISE.
6. FOR SUPPORT OF MISCELLANEOUS MECHANICAL EQUIPMENT AND PIPES FROM ROOF STRUCTURE - SEE S47Ø.

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98Ø4Ø

DRAWING ISSUE

Date	Description
09/3Ø/2Ø21	BUILDING PERMIT CORR #1
3/28/2Ø22	BUILDING PERMIT CORR#2
12/12/2Ø22	BUILDING PERMIT CORR #3
1Ø/27/2Ø23	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
1Ø/25/21	GMP SET

SHEET TITLE

PLAN NOTES

SHEET NO.

S101

Drawn DLM
Checked KR

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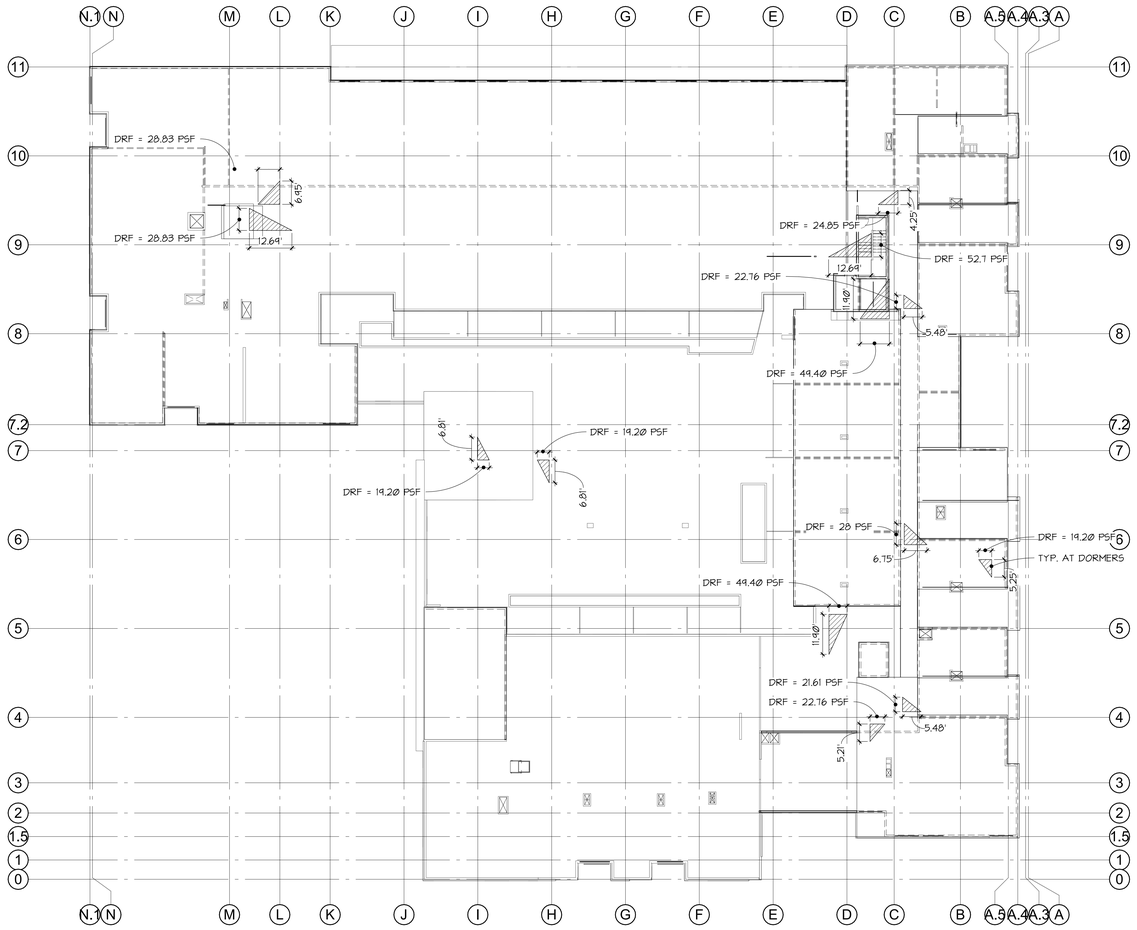
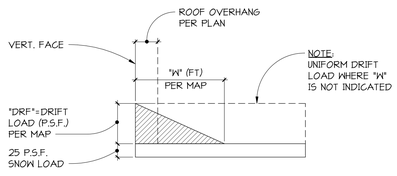
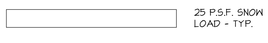


2 SNOW DRIFT MAP
S1Ø2 1/16" = 1'-Ø"



DRIFT LOAD CASE



UNIFORM LOAD CASE

NOTES:
1. SEE GENERAL NOTES FOR SNOW DESIGN CRITERIA.
2. SNOW DESIGN SHALL BE BASED ON THE MAXIMUM EFFECTS OF UNIFORM, DRIFT, OR SLIDING CASES TAKEN INDIVIDUALLY.
3. DESIGNER SHALL CONSIDER UNBALANCED LOADING PER ASCE 7.

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
SNOW DRIFT MAP

SHEET NO.
S102

Drawn DLM
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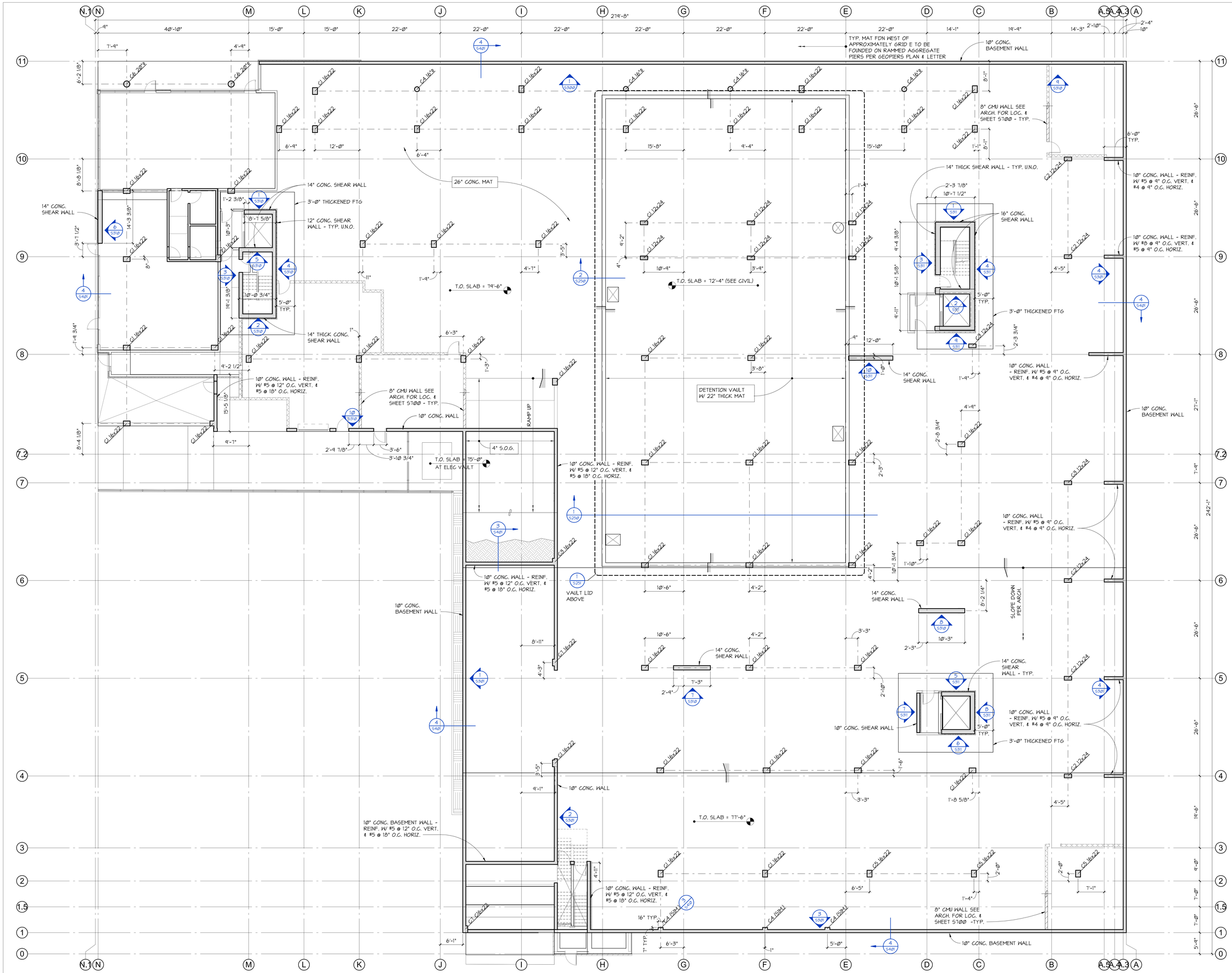

FOR PLAN NOTES SEE SHEET S101

LEVEL P1 FOUNDATION PLAN

1/8" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL P1 FOUNDATION PLAN

SHEET NO.

S200.2

Drawn DEH
Checked KR

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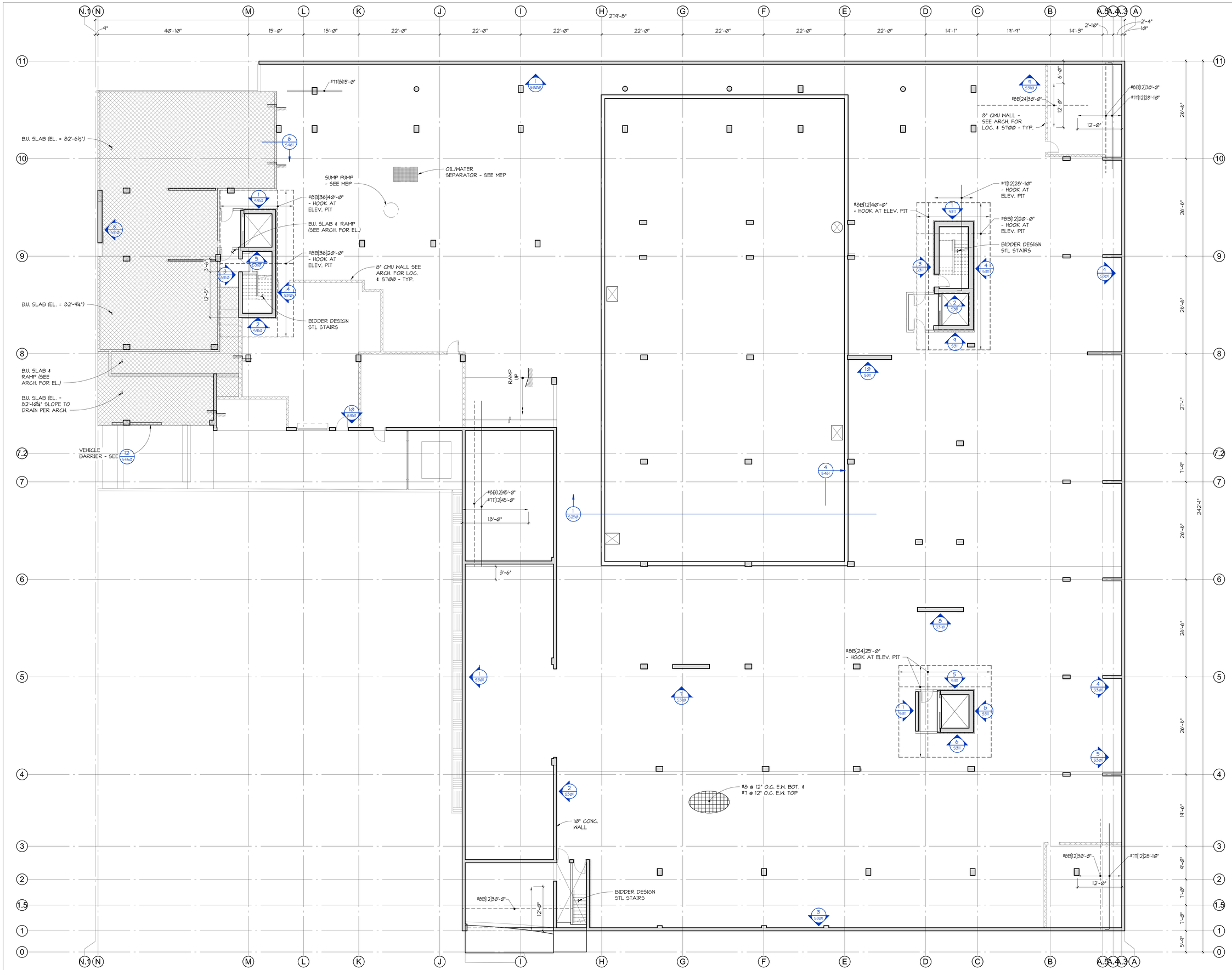

FOR PLAN NOTES SEE SHEET S101

NORTH

LEVEL P1 FRAMING PLAN

S200.2s 1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2855 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL P1 SLAB PLAN

SHEET NO.

4 S200.2s

Drawn SHF
Checked KR

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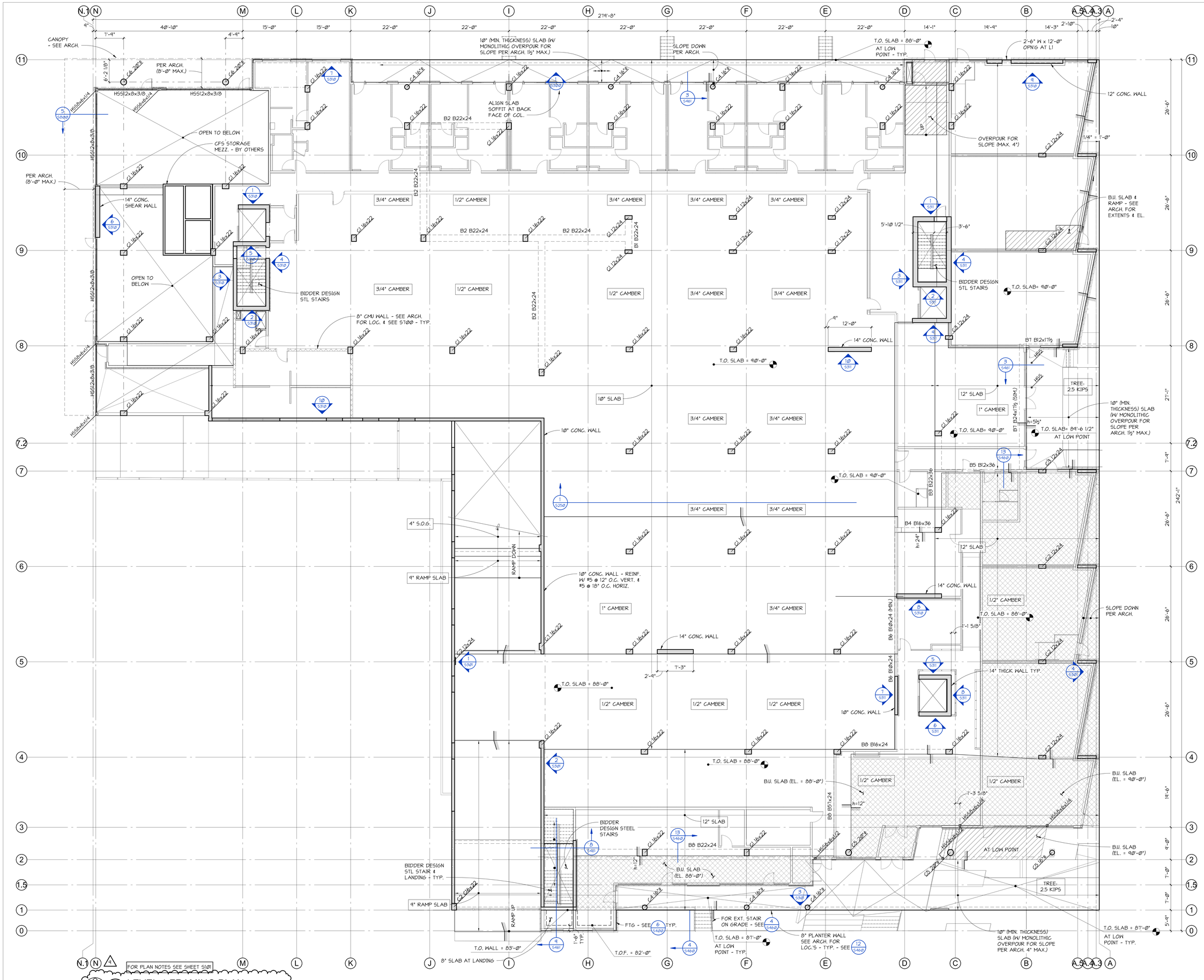

FOR PLAN NOTES SEE SHEET S101

LEVEL 1 FRAMING PLAN

S201 1/8" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
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10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL 1 FRAMING PLAN

SHEET NO.

S201

Drawn SHF
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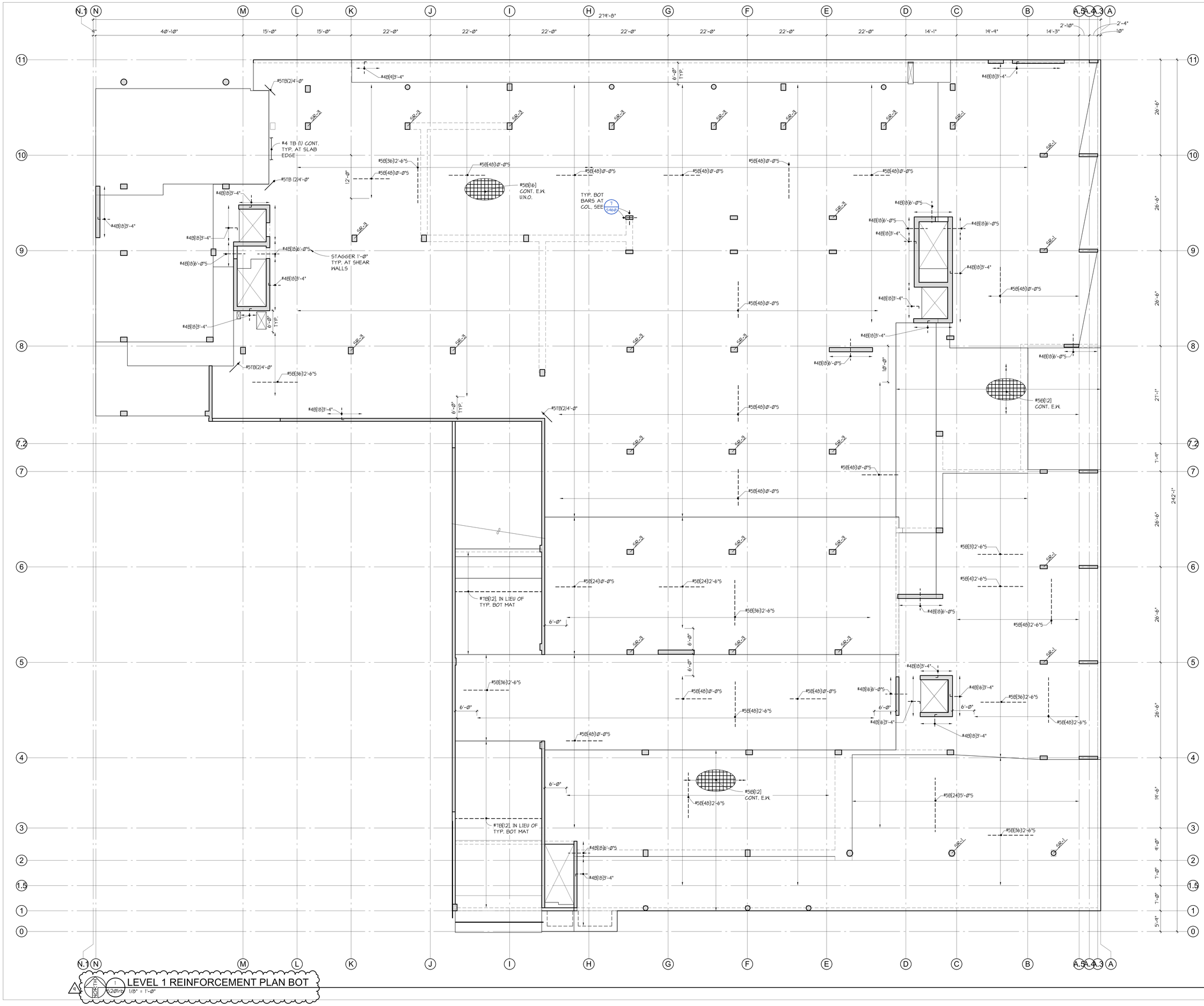

LEVEL 1 REINFORCEMENT PLAN BOT

3 S201rb 1/8" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
LEVEL 1 REINFORCEMENT PLAN BOT

SHEET NO.
S201rb

Drawn	DLM
Checked	KR

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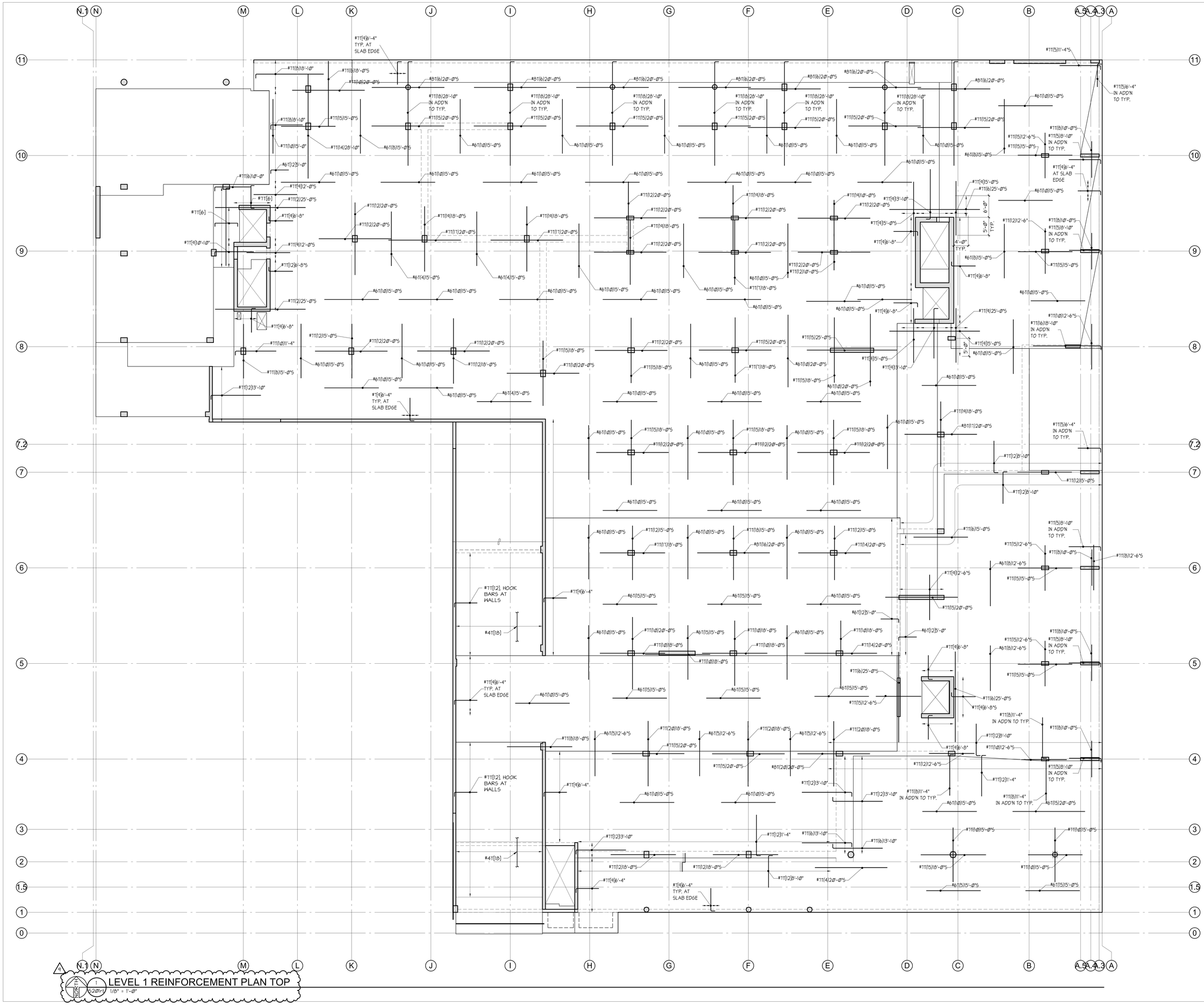

1 LEVEL 1 REINFORCMENT PLAN TOP
1/8" = 1'-0"

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DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
LEVEL 1 REINFORCMENT PLAN TOP

SHEET NO.
S201rt

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BEAM KEY	
MARK	SIZE
J1	(1) 11⅞" T.J.I 110 @ 16" O.C. W/ 3/4" SHT'G
J2	(1) 11⅞" T.J.I 560 @ 12" O.C. W/ 3/4" SHT'G
J3	(1) 11⅞" T.J.I 560 @ 24" O.C. W/ 3/4" SHT'G
J4	(2) 11⅞" T.J.I 560 @ 16" O.C. W/ 3/4" SHT'G
J5	(1) 11⅞" T.J.I 360 @ 16" O.C. W/ 3/4" SHT'G
J6	(1) 9½" T.J.I 210 @ 12" O.C. W/ 3/4" SHT'G
J7	(2) 9½" T.J.I 230 @ 12" O.C. W/ 3/4" SHT'G
B1	4x10
B2	6x10
B3	3½x9½ SCL
B4	3½x11⅞ SCL
B5	5¼x5¼ SCL
B6	5¼x11⅞ SCL
B7	5⅛x12 GL.
B8	5¼x9½ SCL
B9	7x11⅞ SCL

NOTE:
ALL BEAMS ARE TO BE FLUSH FRAMED UNLESS NOTED OTHERWISE.

FOR PLAN NOTES SEE SHEET S1.0

LEVEL 2 FLOOR FRAMING PLAN

NORTH

1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL 2 FRAMING PLAN

SHEET NO.

S202

Drawn SHF
Checked KR

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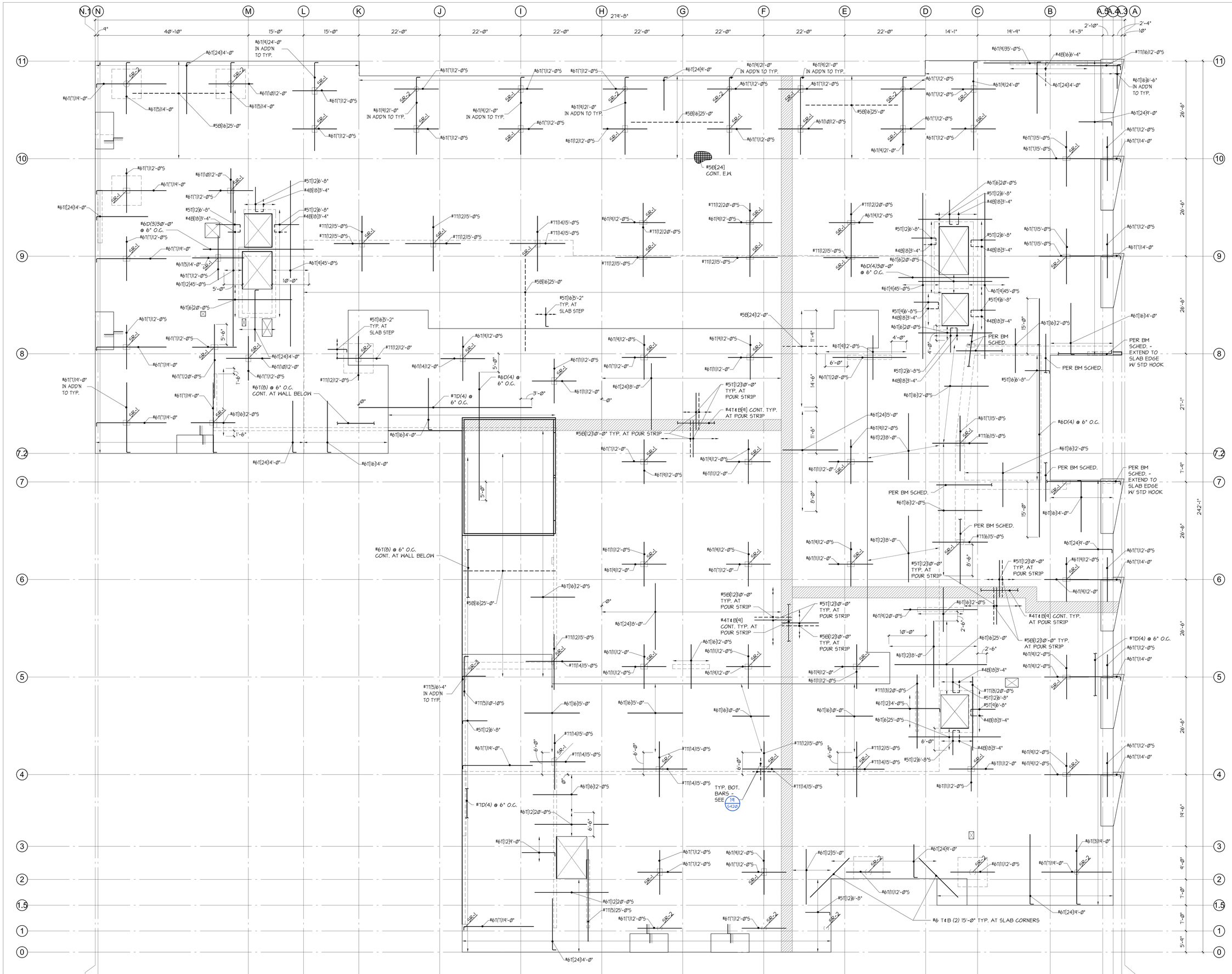

1 S202r LEVEL 2 REINFORCING PLAN
1/8" = 1'-Ø"

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MERCER ISLAND MIXED USE
2686 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
LEVEL 2 REINFORCEMENT PLAN

SHEET NO.
S202r

Drawn SHF
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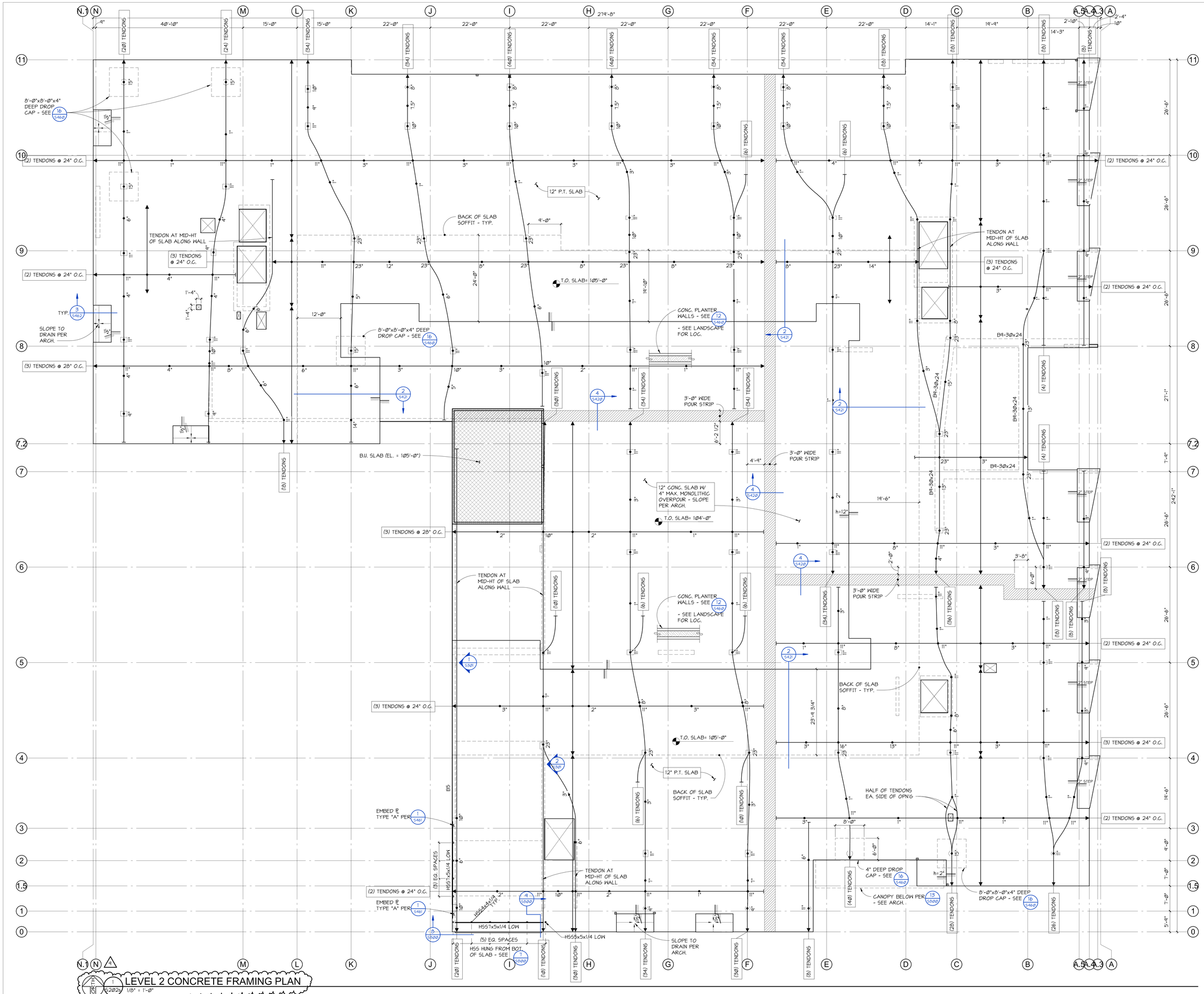

LEVEL 2 CONCRETE FRAMING PLAN

1 S202s 1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
LEVEL 2 CONCRETE FRAMING PLAN

SHEET NO.
S202s

Drawn DEH
Checked KR

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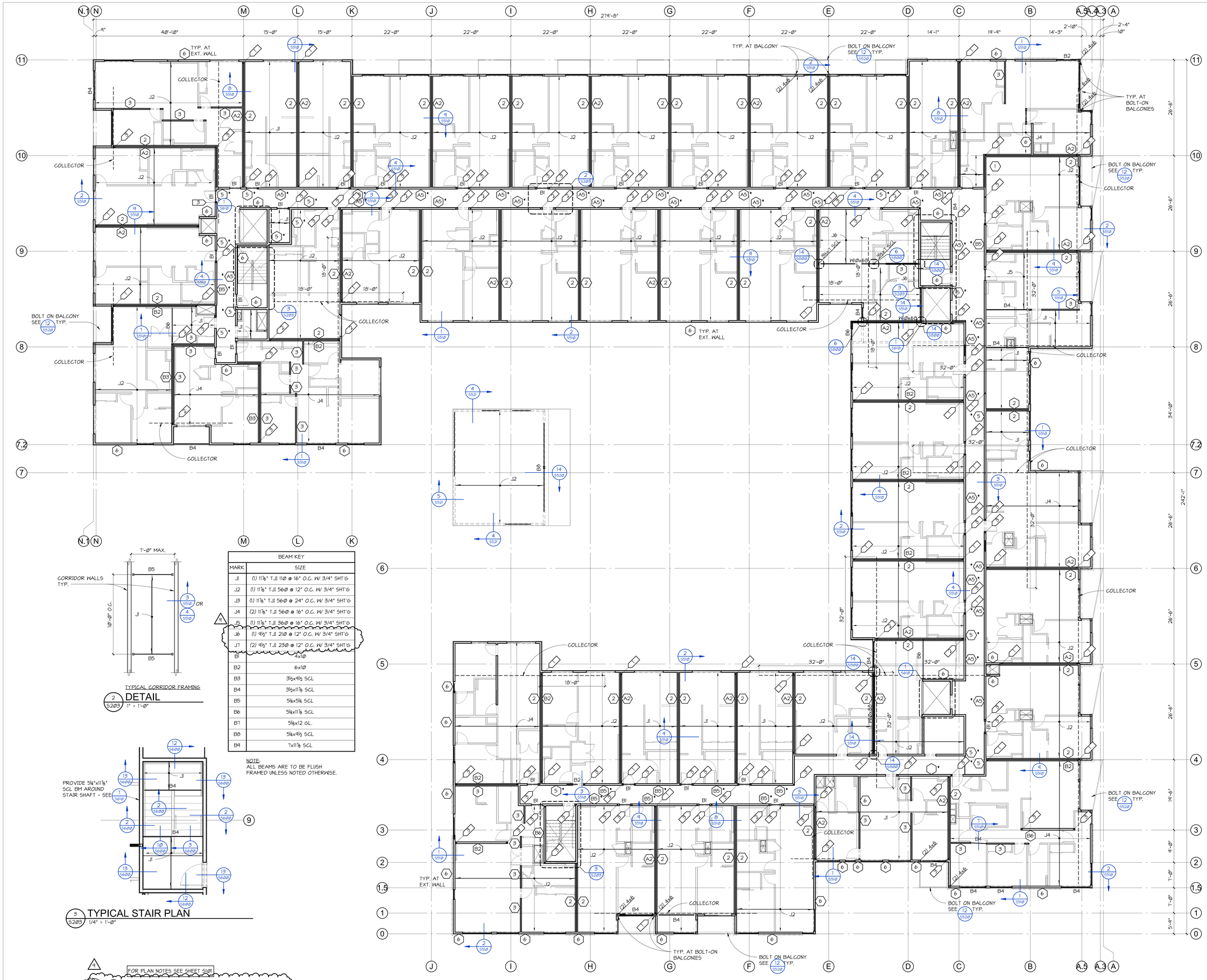

TYPICAL CORRIDOR FRAMING

2 S203 DETAIL
1" = 1'-0"

BEAM KEY	
MARK	SIZE
J1	(1) 11⅞" TJI 110 @ 16" O.C. W/ 3/4" SHT'G
J2	(1) 11⅞" TJI 560 @ 12" O.C. W/ 3/4" SHT'G
J3	(1) 11⅞" TJI 560 @ 24" O.C. W/ 3/4" SHT'G
J4	(2) 11⅞" TJI 560 @ 16" O.C. W/ 3/4" SHT'G
J5	(1) 11⅞" TJI 360 @ 16" O.C. W/ 3/4" SHT'G
J6	(1) 9½" TJI 210 @ 12" O.C. W/ 3/4" SHT'G
J7	(2) 9½" TJI 230 @ 12" O.C. W/ 3/4" SHT'G
B1	4x10
B2	6x10
B3	3½x9½ SCL
B4	3½x11⅞ SCL
B5	5¼x5¼ SCL
B6	5¼x11⅞ SCL
B7	5⅛x12 GL.
B8	5¼x9½ SCL
B9	7x11⅞ SCL

NOTE:
ALL BEAMS ARE TO BE FLUSH FRAMED UNLESS NOTED OTHERWISE.

3 S203 TYPICAL STAIR PLAN
1/4" = 1'-0"

FOR PLAN NOTES SEE SHEET S101

NORTH 1 S203 LEVEL 3 FLOOR FRAMING PLAN
1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
08/23/2021	PERMIT CORRECTIONS
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL 3 FLOOR FRAMING PLAN

SHEET NO.

S203

Drawn DEH
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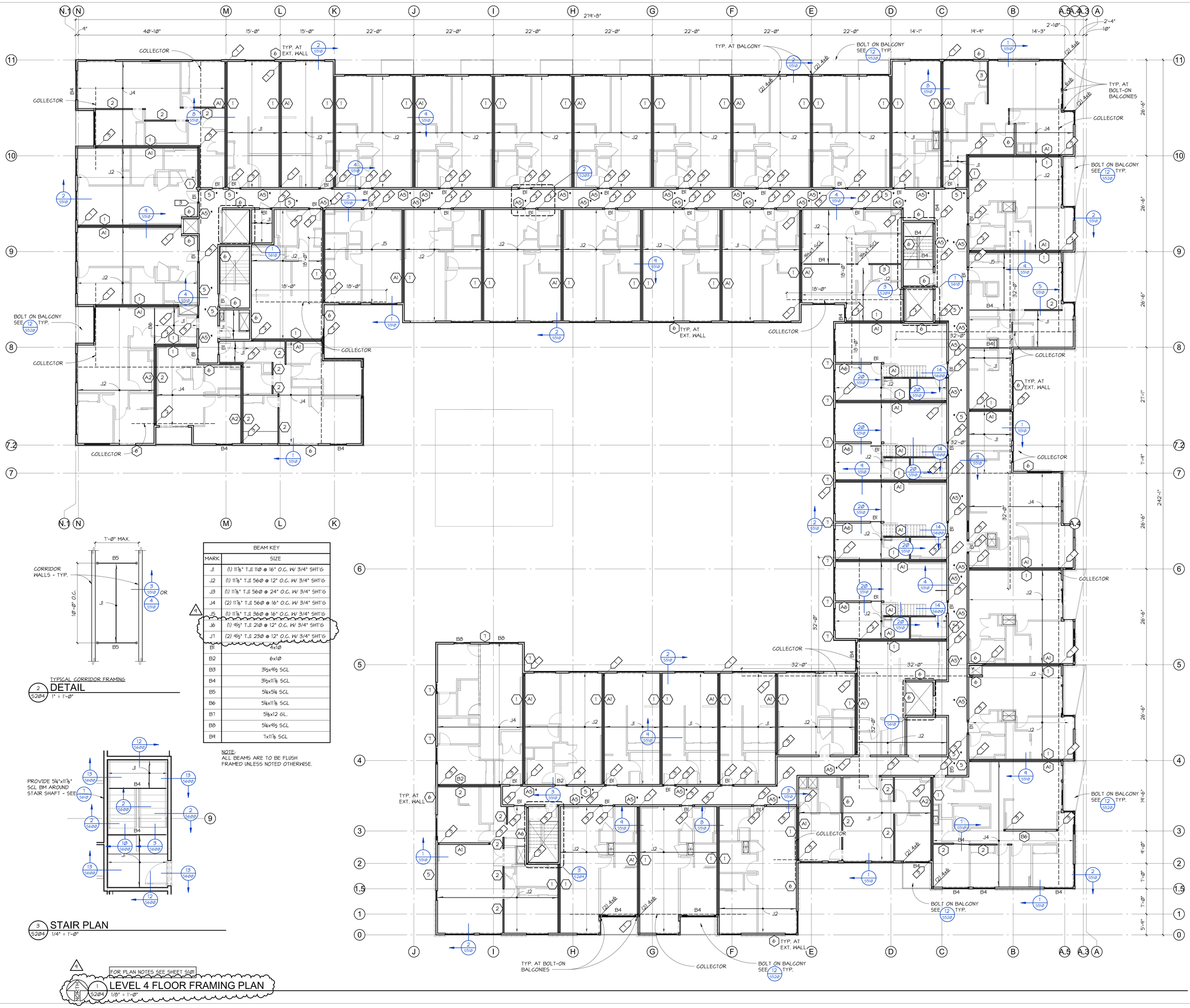

TYPICAL CORRIDOR FRAMING
2 / S204 DETAIL
1" = 1'-0"

BEAM KEY	
MARK	SIZE
J1	(1) 11⅞" TJI 110 @ 16" O.C. W/ 3/4" SHT'G
J2	(1) 11⅞" TJI 560 @ 12" O.C. W/ 3/4" SHT'G
J3	(1) 11⅞" TJI 560 @ 24" O.C. W/ 3/4" SHT'G
J4	(2) 11⅞" TJI 560 @ 16" O.C. W/ 3/4" SHT'G
J5	(1) 11⅞" TJI 360 @ 16" O.C. W/ 3/4" SHT'G
J6	(1) 9½" TJI 210 @ 12" O.C. W/ 3/4" SHT'G
J7	(2) 9½" TJI 230 @ 12" O.C. W/ 3/4" SHT'G
B1	4x10
B2	6x10
B3	3½x9¼ SCL
B4	3½x11⅞ SCL
B5	5¼x5¼ SCL
B6	5¼x11⅞ SCL
B7	5⅛x12 GL.
B8	5¼x9¼ SCL
B9	7x11⅞ SCL

NOTE:
ALL BEAMS ARE TO BE FLUSH FRAMED UNLESS NOTED OTHERWISE.

3 / S204 STAIR PLAN
1/4" = 1'-0"

4 / S204 LEVEL 4 FLOOR FRAMING PLAN
FOR PLAN NOTES SEE SHEET S1.01
1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL 4 FLOOR FRAMING PLAN

SHEET NO.

S204

Drawn DEH
Checked KR

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FOR ROOF FRAMING - SEE SHEET S205

OPEN TO BELOW

HUC6810-SDS HGR EA. SIDE - TYP.

TYP. AT LOFT

BEAM KEY	
MARK	SIZE
J1	(1) 11⅞" T.JI 110 @ 16" O.C. W/ 3/4" SHT'G
J2	(1) 11⅞" T.JI 560 @ 12" O.C. W/ 3/4" SHT'G
J3	(1) 11⅞" T.JI 560 @ 24" O.C. W/ 3/4" SHT'G
J4	(2) 11⅞" T.JI 560 @ 16" O.C. W/ 3/4" SHT'G
J5	(1) 11⅞" T.JI 360 @ 16" O.C. W/ 3/4" SHT'G
J6	(1) 9½" T.JI 210 @ 12" O.C. W/ 3/4" SHT'G
J7	(2) 9½" T.JI 230 @ 12" O.C. W/ 3/4" SHT'G
B1	4x10
B2	6x10
B3	3½x9½ SCL
B4	3½x11⅞ SCL
B5	5¼x5¼ SCL
B6	5¼x11⅞ SCL
B7	5⅛x12 GL.
B8	5¼x9½ SCL
B9	7x11⅞ SCL

NOTE:
ALL BEAMS ARE TO BE FLUSH FRAMED UNLESS NOTED OTHERWISE.

FOR PLAN NOTES SEE SHEET S101

NORTH

LEVEL 4M FLOOR FRAMING PLAN

1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

LEVEL 4M FLOOR FRAMING PLAN

SHEET NO.

S204.1

Drawn DEH
Checked KR

Printed: 10/23/2023 1:48:21 PM
C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHeller.rvt

BEAM KEY	
MARK	SIZE
J1	(1) 11⅞" T.JI 11Ø @ 16" O.C. W/ 3/4" SHT'G
J2	(1) 11⅞" T.JI 56Ø @ 12" O.C. W/ 3/4" SHT'G
J3	(1) 11⅞" T.JI 56Ø @ 24" O.C. W/ 3/4" SHT'G
J4	(2) 11⅞" T.JI 56Ø @ 16" O.C. W/ 3/4" SHT'G
J5	(1) 11⅞" T.JI 36Ø @ 16" O.C. W/ 3/4" SHT'G
J6	(1) 9½" T.JI 21Ø @ 12" O.C. W/ 3/4" SHT'G
J7	(2) 9½" T.JI 23Ø @ 12" O.C. W/ 3/4" SHT'G
B1	4x1Ø
B2	6x1Ø
B3	3½x9½ SCL
B4	3½x11⅞ SCL
B5	5¼x5¼ SCL
B6	5¼x11⅞ SCL
B7	5⅛x12 GL.
B8	5¼x9½ SCL
B9	7x11⅞ SCL

NOTE:
ALL BEAMS ARE TO BE FLUSH FRAMED UNLESS NOTED OTHERWISE.

FOR PLAN NOTES SEE SHEET S101

NORTH 1/S205 ROOF FRAMING PLAN
1/8" = 1'-0"

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MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
08/23/2021	PERMIT CORRECTIONS
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
ROOF FRAMING PLAN

SHEET NO.
S205

Drawn DEH
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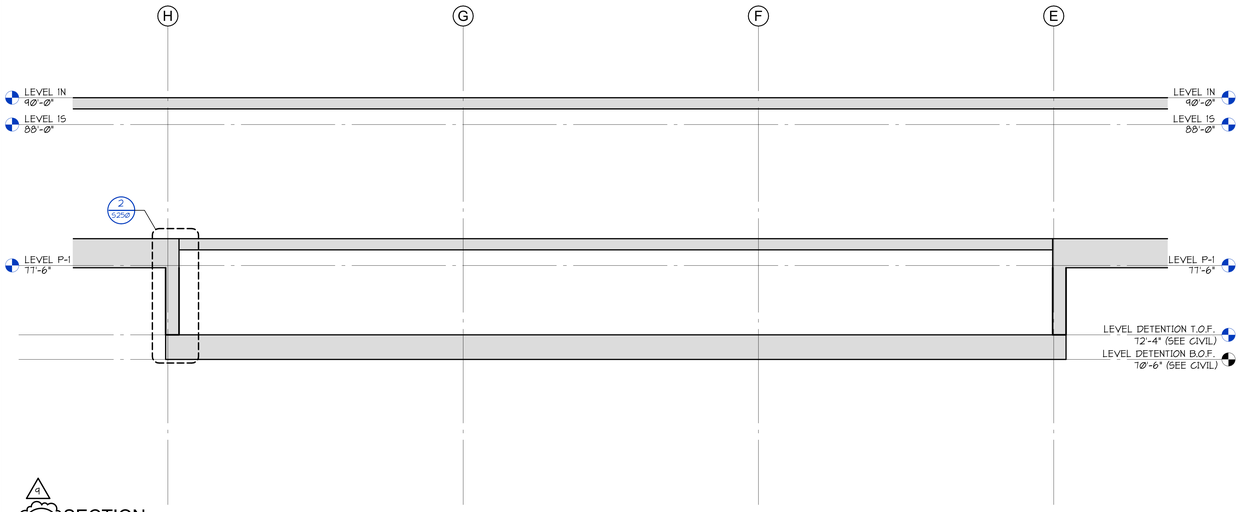
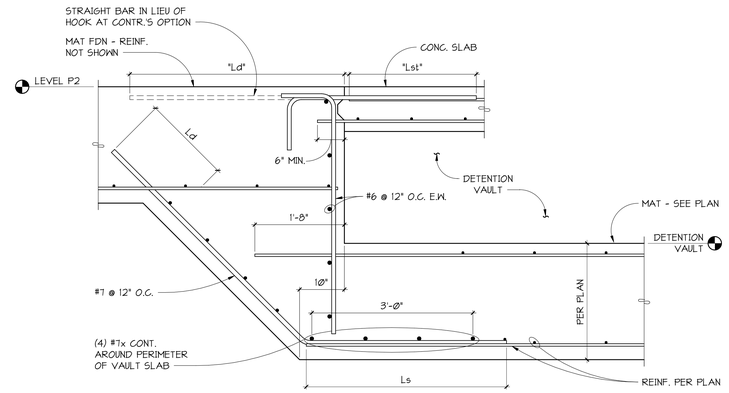
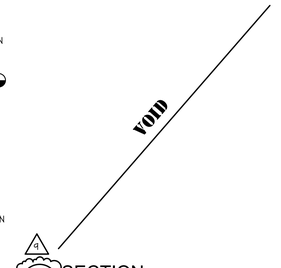


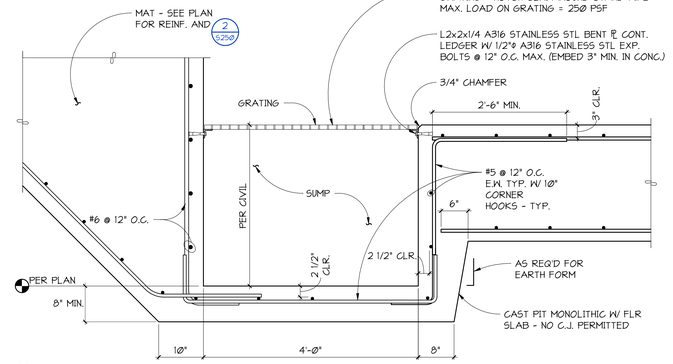
4 S25Ø 1 SECTION
1/4" = 1'-Ø"



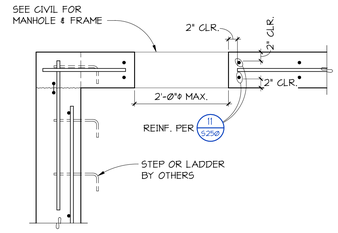
4 S25Ø 2 SECTION
1" = 1'-Ø"



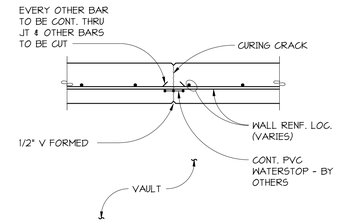
4 S25Ø 3 SECTION
1" = 1'-Ø"



4 S25Ø SECTION
1" = 1'-Ø"

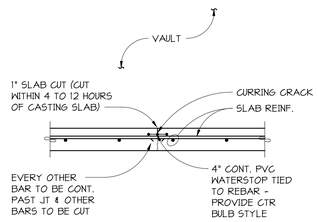


5 S25Ø SECTION
1" = 1'-Ø"



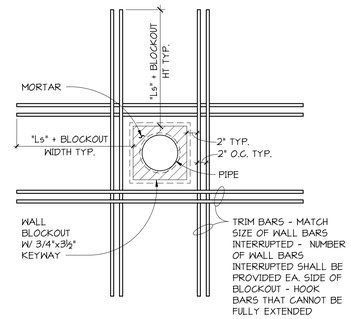
TYPICAL VAULT CONTROL JOINT (C.J.) AT WALLS

6 S25Ø SECTION
1" = 1'-Ø"



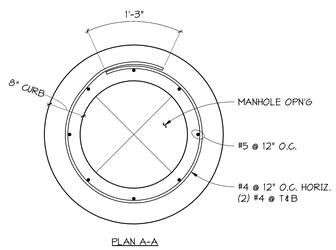
TYPICAL VAULT CONTROL JOINT (C.J.) AT BOTTOM SLAB

7 S25Ø SECTION
1" = 1'-Ø"

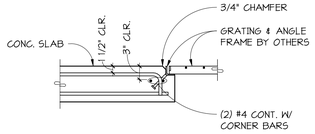


TYPICAL AT PIPE THROUGH WALL

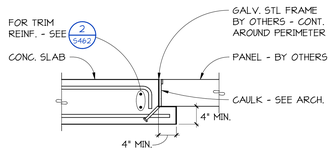
8 S25Ø SECTION
1" = 1'-Ø"



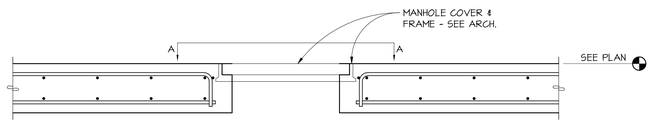
PLAN A-A



9 S25Ø SECTION
1" = 1'-Ø"



10 S25Ø SECTION
1" = 1'-Ø"



AT MANHOLE ACCESS

11 S25Ø DETAIL
1" = 1'-Ø"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

DETENTION VAULT DETAILS

SHEET NO.

S250

Drawn DEH
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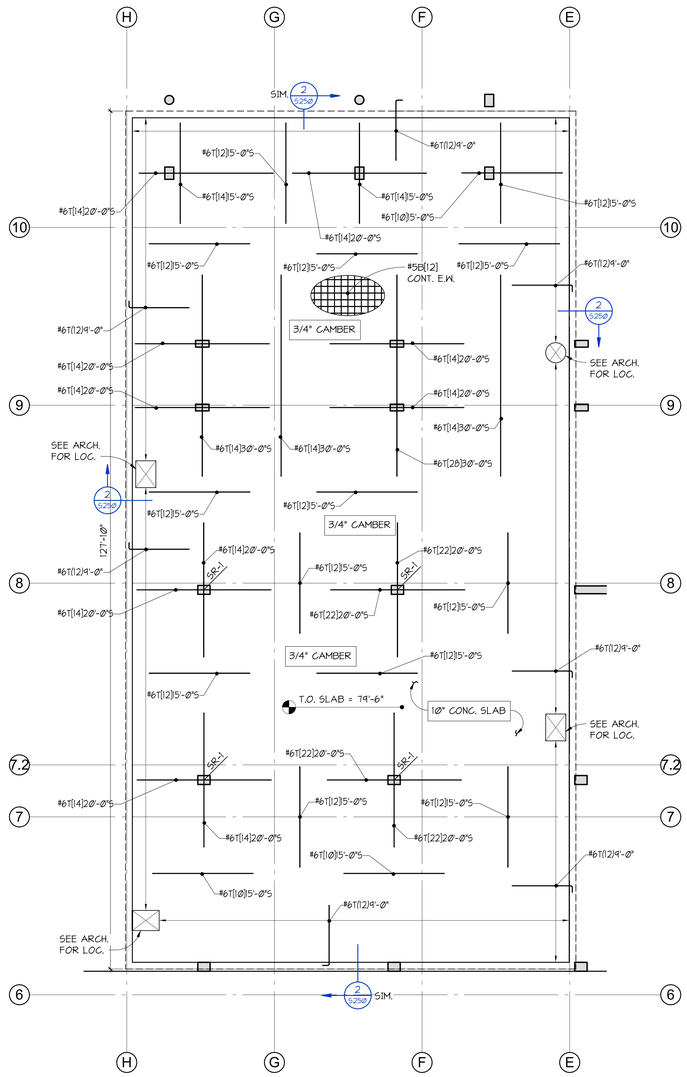

FOR PLAN NOTES SEE SHEET S101

DETENTION VAULT LID

PARTIAL PLAN

NORTH

1 S251

1/8" = 1'-Ø"

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MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

DETENTION VAULT DETAILS

SHEET NO.

S251

4

Drawn Author
Checked Checker

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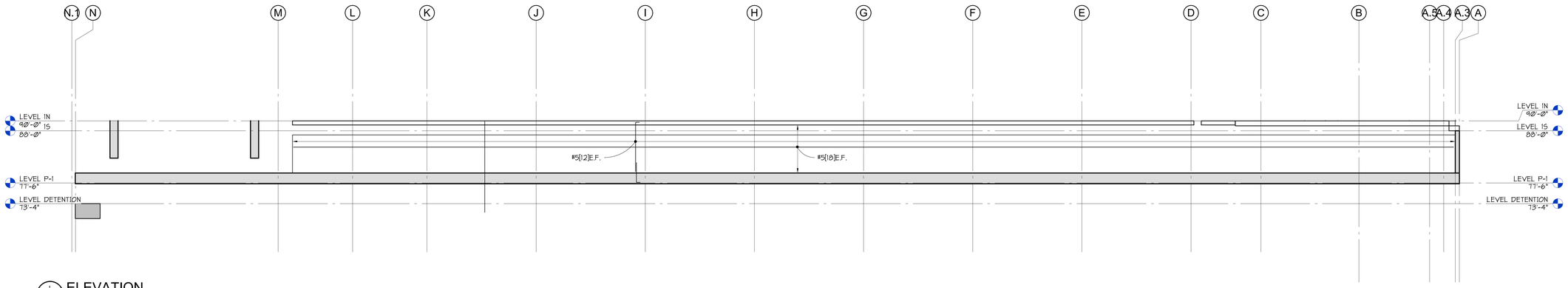


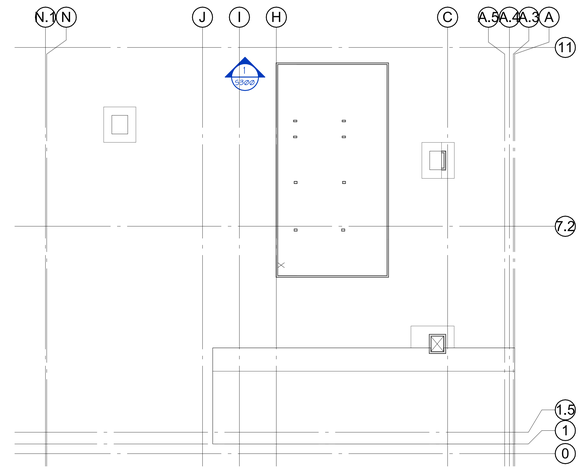
1 S300 ELEVATION
1/8" = 1'-0"

NOTES:

1. fc=PER GENERAL NOTES.
2. TOP OF WALL VARIES - SEE PLAN.
3. CONCRETE WALL VERTICAL AND HORIZONTAL ALIGNMENT TOLERANCE SHALL BE ± 1/4" FROM THEORETICAL.
4. SEE SHEET S401 FOR TYPICAL WALL DETAILS.
5. WHEN REINFORCEMENT IS NOT CALLED OUT USE REINFORCING FROM LEVEL BELOW.
6. VERTICAL BAR SPLICES ARE OPTIONAL- CONTRACTOR'S COORDINATE. USE LARGER BAR SIZE IF SPLICE ELIMINATED.
7. DOWELS TO MATCH VERTICAL SIZE AND SPACING - TYPICAL UNLESS OTHERWISE NOTED.
8. USE STANDARD HOOKS WHERE SHOWN IN ELEVATION.
9. ALL PENETRATIONS GREATER THAN 24" SQ. IN CONC. WALLS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WALL REINFORCING BARS.
10. (X) INDICATES COUPLING BEAM - SEE SHEET S412.
11. #5 OF(20)10'-0" INDICATES WALL REINFORCING
    - INDICATES BAR LENGTH IF APPLICABLE (STRAIGHT PORTION OF HOOKED BARS)
    - (#) INDICATES QUANTITY OF BAR [#] INDICATES SPACING OF BAR.
    - INDICATES PLACEMENT LOCATION. OF = OUTSIDE FACE, IF = INSIDE FACE, EF = EACH FACE.
    - INDICATES BAR SIZE.

SPLICE SCHEDULE NOTE:
1. SEE SECTION CUTS FOR REINFORCEMENT LAYOUT.

CONCRETE WALL SPLICE SCHEDLE		
BAR SIZE	VERT. REINF.	HORIZ. REINF.
#4	1'-10"	2'-5"
#5	2'-4"	3'-0"
#6	2'-9"	3'-7"
#7	4'-0"	5'-3"
#8	4'-7"	6'-0"
#9	5'-2"	6'-9"
#10	5'-10"	7'-7"
#11	6'-6"	8'-5"



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MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

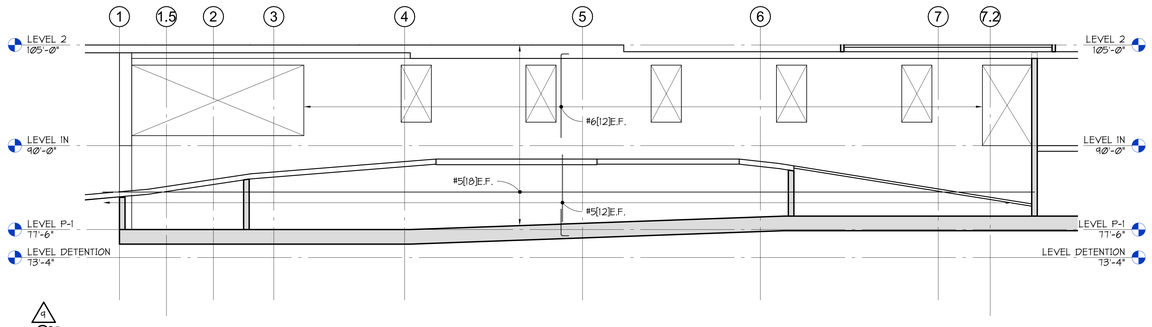
BASEMENT WALL ELEVATIONS

SHEET NO.

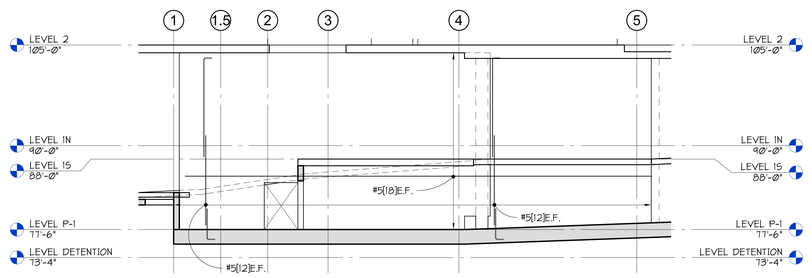
S300

Drawn	DEH
Checked	KR

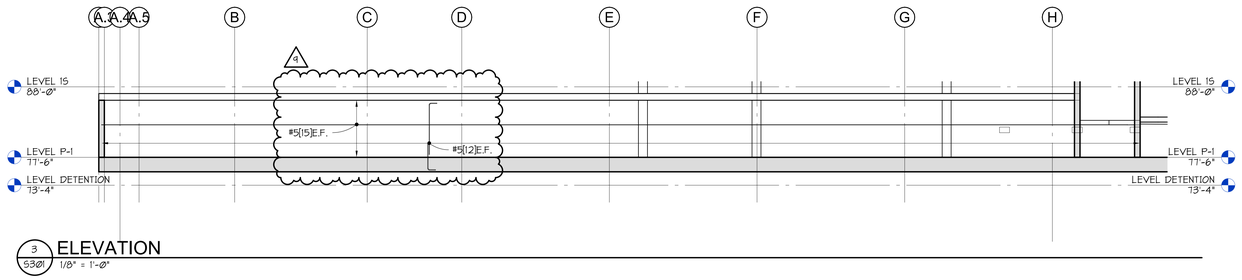
Printed: 10/23/2023 1:48:38 PM
C:_Revit Models\19008 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHdlar.rvt



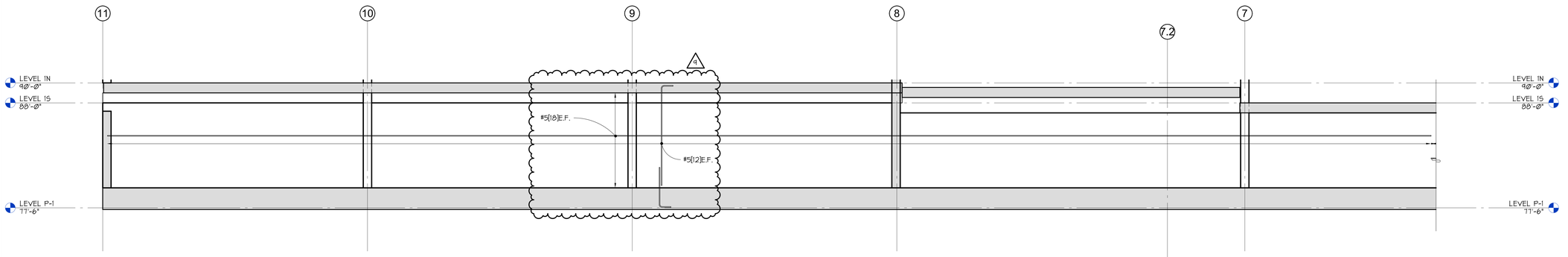
4 / 1 / 5301 ELEVATION
1/8" = 1'-0"

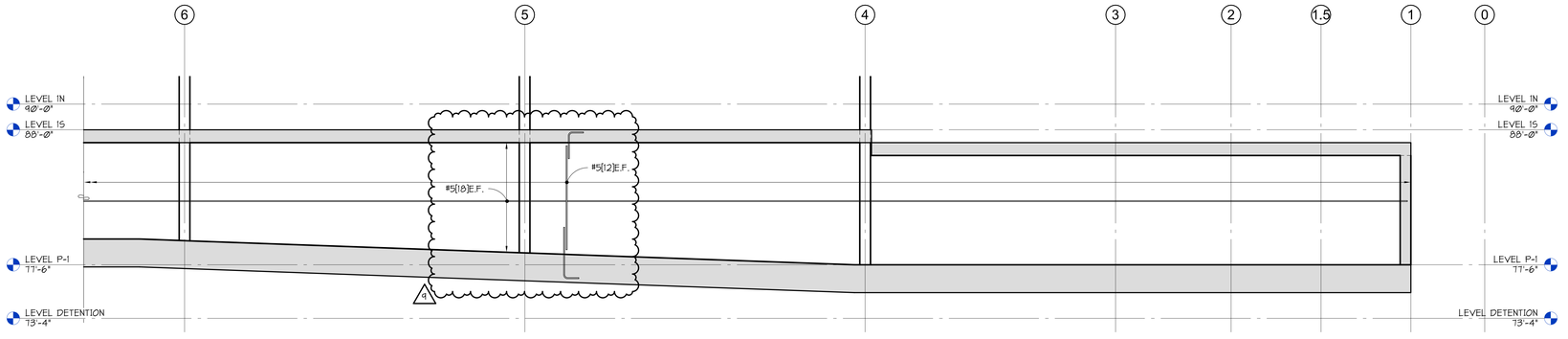


4 / 2 / 5301 ELEVATION
1/8" = 1'-0"

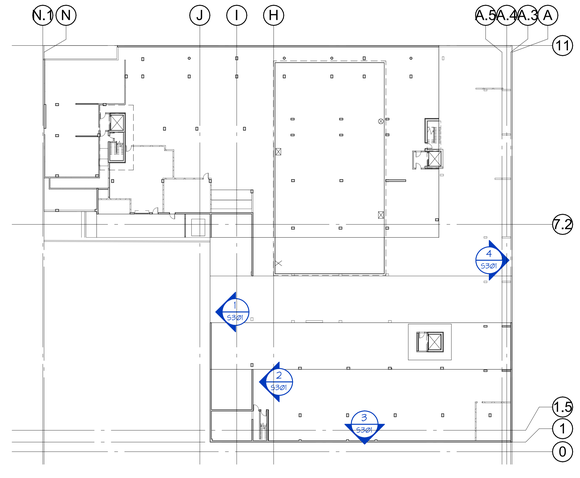


3 / 5301 ELEVATION
1/8" = 1'-0"





4 / 5301 ELEVATION
1/4" = 1'-0"



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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

BASEMENT WALL ELEVATIONS

SHEET NO.

S301

Drawn DEH
Checked KR

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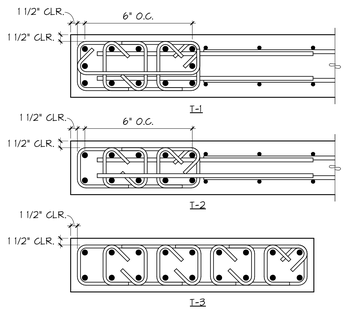
SHEAR WALL REINFORCING SCHEDULE						
MARK / LEVEL	T-1		T-2		T-3	
	VERTS	TIES	VERTS	TIES	VERTS	TIES
LEVEL 2						
LEVEL 1	(12) #4	#4 @ 3" O.C.	(10) #4	#4 @ 3" O.C.	(8) #7	#4 @ 3" O.C.
LEVEL P1						
FDN						

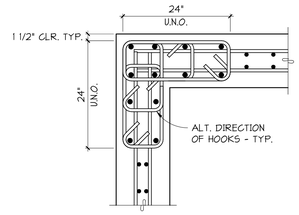
NOTES:

1. fc=PER GENERAL NOTES.
2. TOP OF WALL VARIES - SEE PLAN.
3. CONCRETE WALL VERTICAL AND HORIZONTAL ALIGNMENT TOLERANCE SHALL BE ± 1/4" FROM THEORETICAL.
4. WHEN REINFORCEMENT IS NOT CALLED OUT USE REINFORCING FROM LEVEL BELOW.
5. VERTICAL BAR SPLICES ARE OPTIONAL - CONTRACTOR TO COORDINATE.
6. DOWELS TO MATCH VERTICAL SIZE AND SPACING - TYPICAL.
7. USE STANDARD HOOKS WHERE SHOWN IN ELEVATION.
8. "T-X" SHADING INDICATES AREA OF SHEAR WALL "TIED" ZONE REINFORCING - SEE SCHEDULE.
9. SEE 10/S460 FOR OPENINGS IN CONCRETE WALLS. ALL PENETRATIONS IN CONCRETE SHEAR WALLS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WALL REINFORCING BARS.
10. #5 OF(20)10'-0" INDICATES WALL REINFORCING.
    - INDICATES BAR LENGTH IF APPLICABLE (STRAIGHT PORTION OF HOOKED BAR)
    - (#) INDICATES QUANTITY OF BAR [#] INDICATES SPACING OF BAR.
    - INDICATES PLACEMENT LOCATION. OF = OUTSIDE FACE, IF = INSIDE FACE, EF = EACH FACE.
    - INDICATES BAR SIZE.

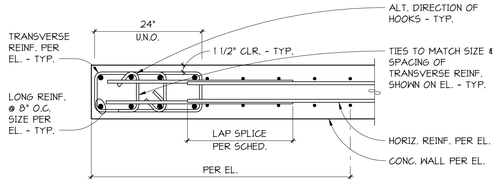
SHEAR WALL SPLICE SCHEDULE			
BAR SIZE	CONFINED VERTICAL REINFORCEMENT	UNCONFINED VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT
#4	1'-3"	2'-0"	2'-8"
#5	1'-6"	2'-6"	3'-4"
#6	1'-10"	3'-0"	4'-0"
#7	2'-8"	4'-6"	5'-10"
#8	3'-1"	5'-2"	6'-8"
#9	3'-6"	5'-10"	7'-6"
#10	3'-11"	6'-6"	8'-6"
#11	4'-4"	7'-3"	9'-5"

SPLICE SCHEDULE NOTE:
SEE SECTION CUTS FOR REINFORCEMENT LAYOUT.





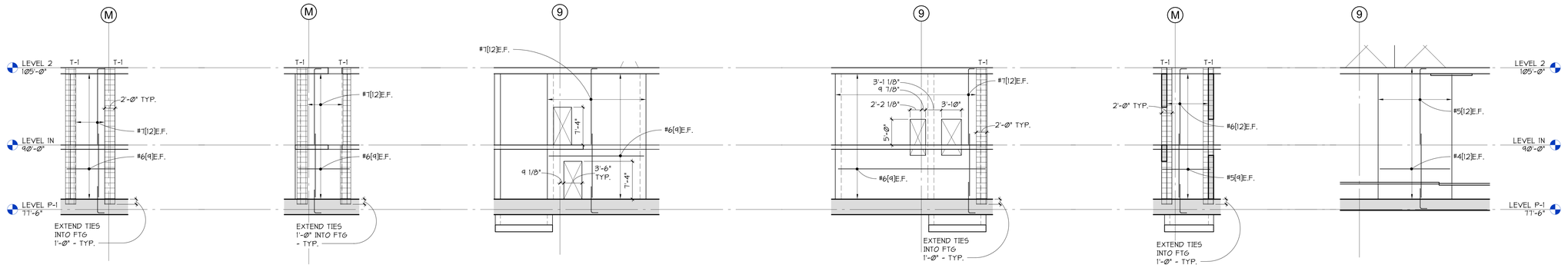
TYPICAL BOUNDARY ELEMENT REINFORCEMENT PLACEMENT AT CORNER



TYPICAL BOUNDARY ELEMENT REINFORCEMENT PLACEMENT AT WALL END

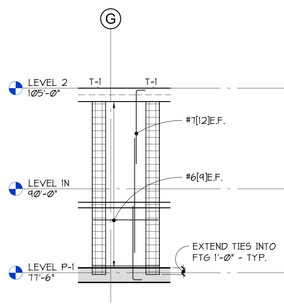
WALL REINFORCING SCHEDULE

5310 — 1/8" = 1'-0"



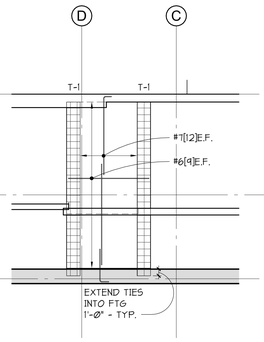
ELEVATION

1 — 5310 — 1/8" = 1'-0"



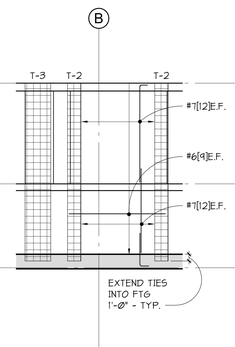
ELEVATION

2 — 5310 — 1/8" = 1'-0"



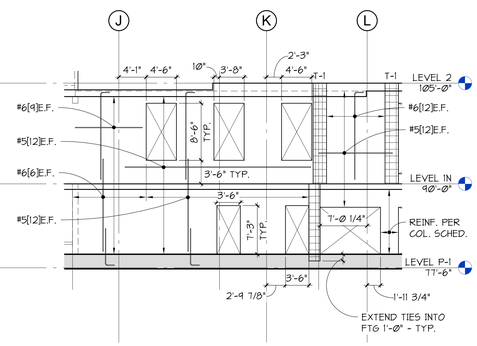
ELEVATION

3 — 5310 — 1/8" = 1'-0"



ELEVATION

4 — 5310 — 1/8" = 1'-0"

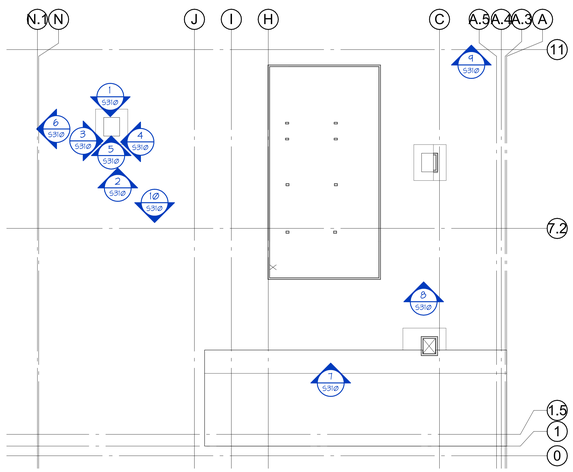


ELEVATION

5 — 5310 — 1/8" = 1'-0"

ELEVATION

6 — 5310 — 1/8" = 1'-0"



ELEVATION

7 — 5310 — 1/8" = 1'-0"

ELEVATION

8 — 5310 — 1/8" = 1'-0"

ELEVATION

9 — 5310 — 1/8" = 1'-0"

ELEVATION

10 — 5310 — 1/8" = 1'-0"

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
CONCRETE WALL ELEVATIONS

SHEET NO.
S310

Drawn DEH
Checked KR

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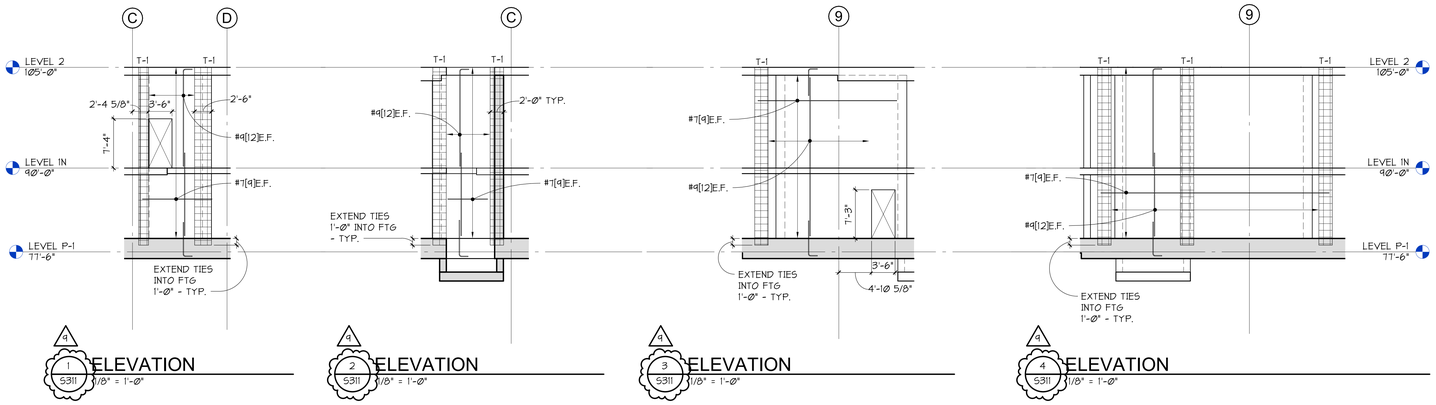
C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHellar.rvt

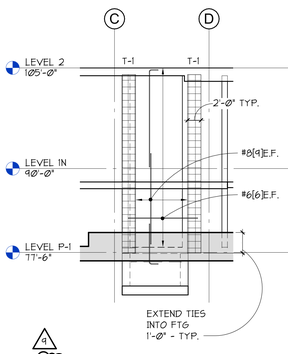


4 / 1 / S311 — ELEVATION
1/8" = 1'-0"

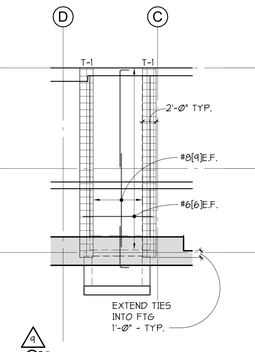
4 / 2 / S311 — ELEVATION
1/8" = 1'-0"

4 / 3 / S311 — ELEVATION
1/8" = 1'-0"

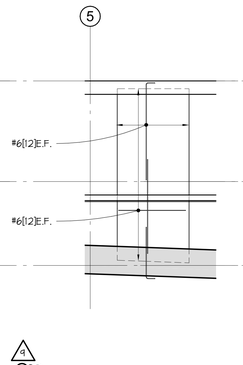
4 / 4 / S311 — ELEVATION
1/8" = 1'-0"



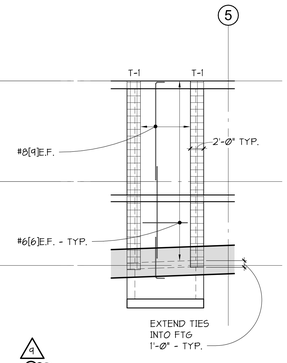
4 / 5 / S311 — ELEVATION
1/8" = 1'-0"



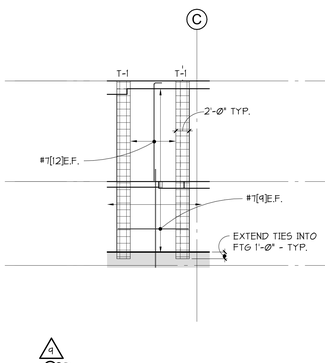
4 / 6 / S311 — ELEVATION
1/8" = 1'-0"



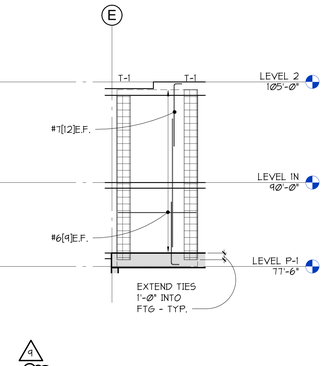
4 / 7 / S311 — ELEVATION
1/8" = 1'-0"



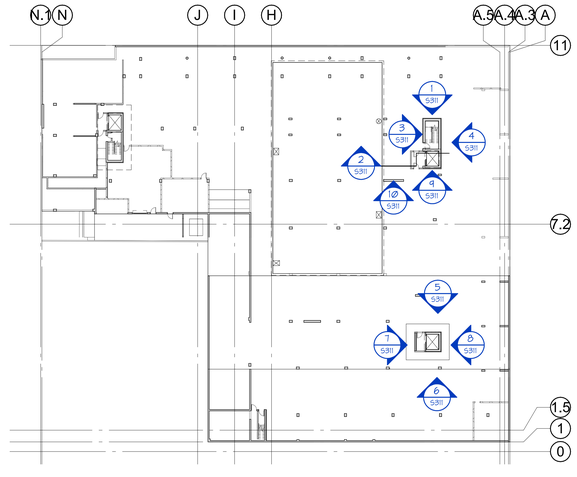
4 / 8 / S311 — ELEVATION
1/8" = 1'-0"



4 / 9 / S311 — ELEVATION
1/8" = 1'-0"



4 / 10 / S311 — ELEVATION
1/8" = 1'-0"



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09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

CONCRETE WALL ELEVATIONS

SHEET NO.

S311

Drawn	DEH
Checked	KR

Printed: 10/23/2023 1:48:50 PM
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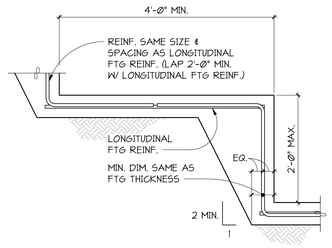
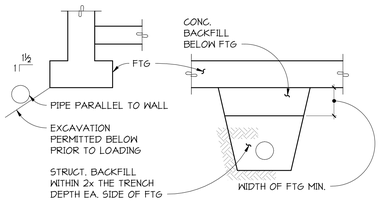


TYPICAL STEPPED FOOTING

1 / 5400 DETAIL

1" = 1'-0"



TYPICAL FOR PARALLEL PIPES ADJACENT TO FOOTINGS

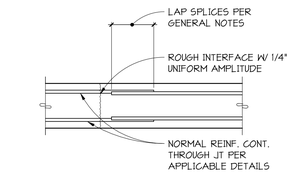
TYPICAL FOR PERPENDICULAR PIPES UNDER FOOTINGS

NOTES:

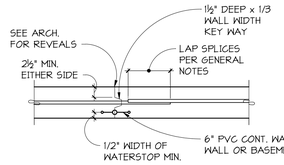
1. FOUNDATIONS SHALL NOT BE LOADED PRIOR TO COMPLETING STRUCTURAL BACKFILL UNDER AND NEAR FOOTINGS.
2. CONCRETE BACKFILL SHALL BE USED UNDER FOOTINGS WHERE 95% COMPACTION CANNOT BE ACCOMPLISHED.
3. ALL STRUCTURAL BACKFILL NOTED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM.
4. A PIPE SLEEVE SHALL BE PROVIDED FOR SHALLOW PIPES CAST IN CONCRETE.
5. PIPES SHALL NOT BE PLACED IN THE FOOTING WITHOUT SPECIFIC APPROVAL FROM THE ENGINEER.
6. FOR VARIATIONS CONTACT ENGINEER.

2 / 5400 SECTION

1" = 1'-0"



TYPICAL AT CONCRETE GRADE BEAMS AND FOOTINGS



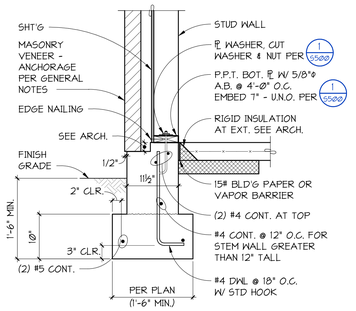
TYPICAL AT VERTICAL WALL JOINTS

NOTE: OBTAIN APPROVAL OF ENGINEER FOR LOCATION OF ANY CONSTRUCTION JOINT

TYPICAL FOR CAST IN PLACE CONCRETE WALLS, GRADE BEAMS, AND FOOTINGS

3 / 5400 CONSTRUCTION JOINTS

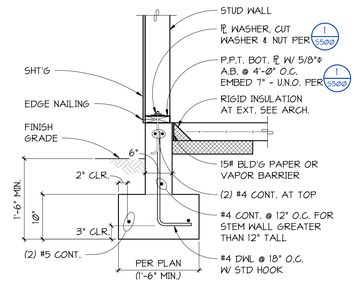
1" = 1'-0"



TYPICAL FOUNDATION AT EXTERIOR STUD WALL WITH MASONRY VENEER

4 / 5400 SECTION

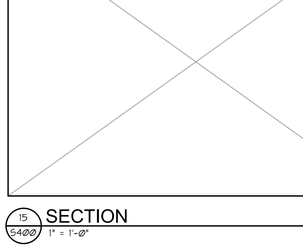
1" = 1'-0"



TYPICAL FOUNDATION AT EXTERIOR STUD WALL

5 / 5400 SECTION

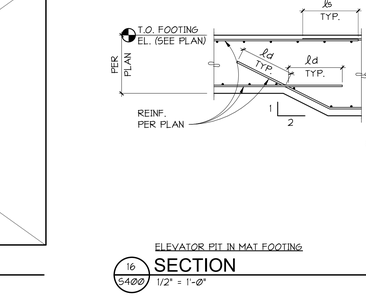
1" = 1'-0"



TYPICAL FOUNDATION AT INTERIOR BEARING STUD WALL

6 / 5400 SECTION

1" = 1'-0"

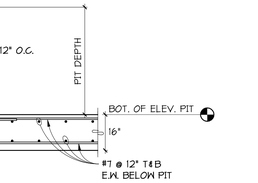


TYPICAL FOUNDATION AT EXTERIOR MASONRY WALL

7 / 5400 SECTION

1" = 1'-0"

MARK	DIMENSIONS		REINFORCEMENT EACH WAY
	"W"	"T"	
F6.0	6'-0"	16"	(6) #6
F8.0	8'-0"	18"	(8) #7
F9.0	9'-0"	20"	(8) #8
F10.0	10'-0"	22"	(10) #8
F11.0	11'-0"	24"	(10) #9
F12.0	12'-0"	26"	(12) #9



SECTION

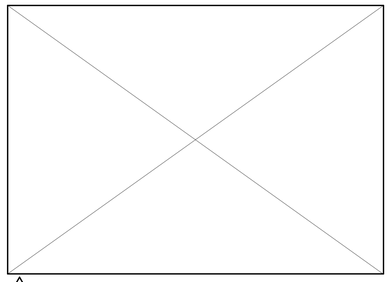
NOTES:

1. CENTER ALL FOOTINGS ON COLUMN ABOVE EXCEPT AS SHOWN OTHERWISE.
2. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES.

TYPICAL CONCRETE SPREAD FOOTING

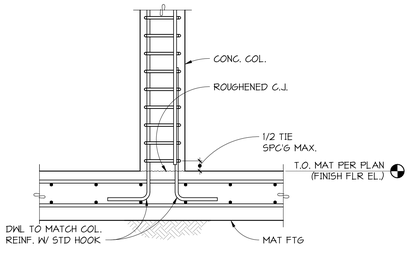
8 / 5400 SECTION

1" = 1'-0"



9 / 5400 SECTION

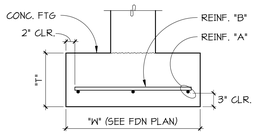
1" = 1'-0"



TYPICAL CONCRETE COLUMN AT MAT FOOTING

10 / 5400 SECTION

1" = 1'-0"



WIDTH "W"	"T"	REINFORCEMENT "A" CONTINUOUS	REINFORCEMENT "B"
1'-6"	10"	(2) #5	---
2'-0"	11"	(2) #5	---
2'-6"	12"	(3) #5	#4 @ 18" O.C.
3'-0"	14"	(4) #5	#4 @ 18" O.C.
3'-6"	14"	(4) #5	#5 @ 18" O.C.
4'-0"	16"	(5) #5	#6 @ 18" O.C.
4'-6"	18"	(5) #7	#7 @ 12" O.C.
6'-0"	24"	(7) #7	#7 @ 12" O.C.

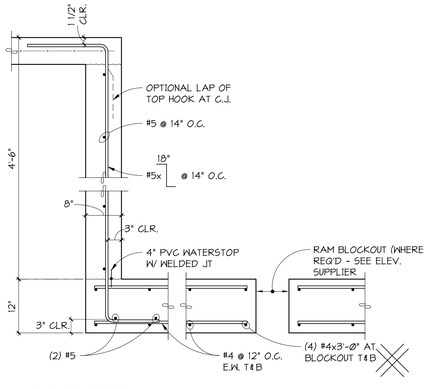
NOTES:

1. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES.
2. EXTEND FOOTINGS 6" MINIMUM PAST ENDS OF WALL UNLESS OTHERWISE NOTED.
3. WHERE FOOTINGS CHANGE WIDTHS LAP REINFORCEMENT "A". LAP SPLICE PER GENERAL NOTES.
4. SECTION CUTS ON PLAN GOVERN OVER TYPICAL DETAILS.

TYPICAL CONTINUOUS FOOTING

11 / 5400 SECTION

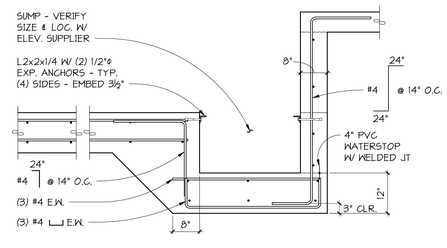
1" = 1'-0"



TYPICAL ELEVATOR PIT

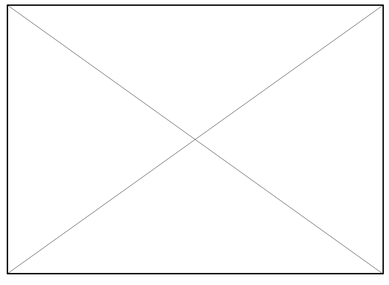
12 / 5400 SECTION

1" = 1'-0"



TYPICAL ELEVATOR PIT SUMP

13 / 5400 3/4" = 1'-0"

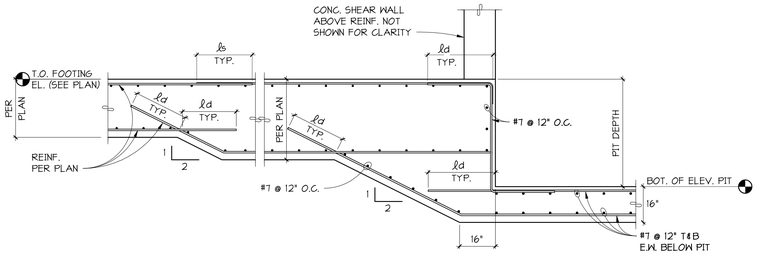


14 / 5400 SECTION

1" = 1'-0"

15 / 5400 SECTION

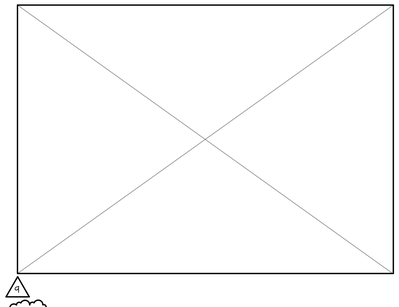
1" = 1'-0"



ELEVATOR PIT IN MAT FOOTING

16 / 5400 SECTION

1/2" = 1'-0"



17 / 5400 SECTION

1" = 1'-0"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

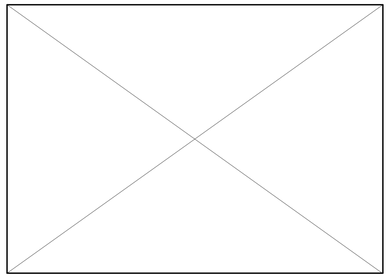
TYPICAL FOUNDATION DETAILS

SHEET NO.

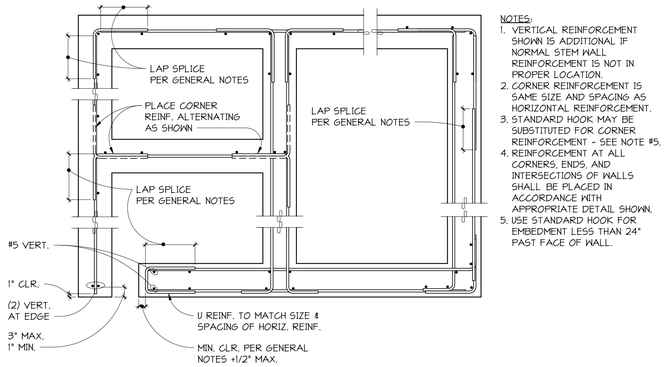
S400

Drawn SHF
Checked KR

Printed: 10/23/2023 1:48:54 PM C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHeller.rvt



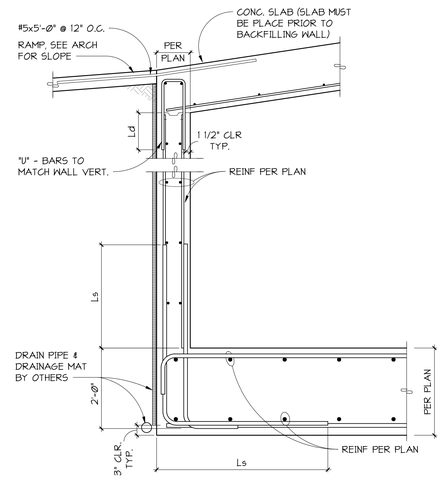
4
1 S401 SECTION
1" = 1'-0"



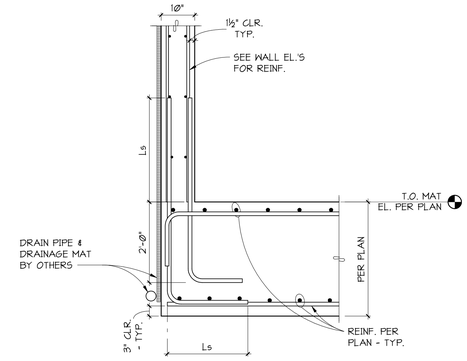
NOTES:
1. VERTICAL REINFORCEMENT SHOWN IS ADDITIONAL IF NORMAL STEM WALL REINFORCEMENT IS NOT IN PROPER LOCATION.
2. CORNER REINFORCEMENT IS SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
3. STANDARD HOOK MAY BE SUBSTITUTED FOR CORNER REINFORCEMENT - SEE NOTE #5.
4. REINFORCEMENT AT ALL CORNERS, ENDS, AND INTERSECTIONS OF WALLS SHALL BE PLACED IN ACCORDANCE WITH APPROPRIATE DETAIL SHOWN.
5. USE STANDARD HOOK FOR EMBEDMENT LESS THAN 24" PAST FACE OF WALL.

TYPICAL REINFORCEMENT PLACEMENT FOR CAST IN PLACE CONCRETE WALLS AND STEM WALLS

2 S401 DETAIL
3/4" = 1'-0"



4
3 S401 SECTION
3/4" = 1'-0"



4 S401 SECTION
NO SCALE

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DRAWING ISSUE

Date	Description
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10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
TYPICAL FOUNDATION DETAILS

SHEET NO.
S401

Drawn	SHF
Checked	KR

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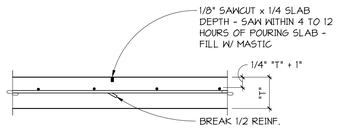
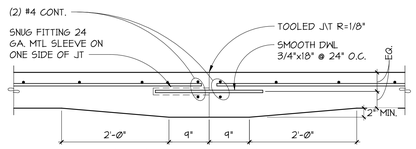
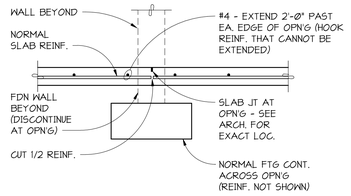


TYPICAL CONTROL JOINT FOR SLAB ON GRADE



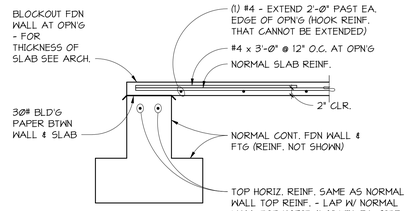
TYPICAL CONSTRUCTION JOINT FOR SLAB ON GRADE

1 S402 **SECTION**
1" = 1'-0"



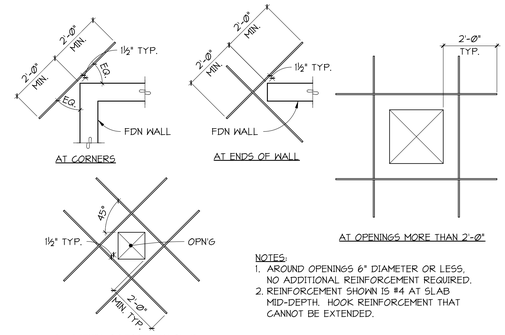
TYPICAL SLAB ON GRADE AT INTERIOR OPENING

2 S402 **SECTION**
1" = 1'-0"



TYPICAL SLAB ON GRADE AT EXTERIOR OPENING

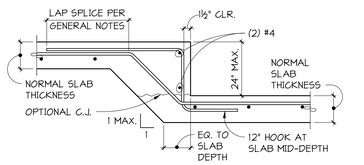
3 S402 **SECTION**
1" = 1'-0"

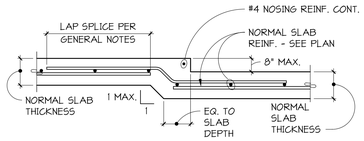


NOTES:
1. AROUND OPENINGS 6" DIAMETER OR LESS, NO ADDITIONAL REINFORCEMENT REQUIRED.
2. REINFORCEMENT SHOWN IS #4 AT SLAB MID-DEPTH. HOOK REINFORCEMENT THAT CANNOT BE EXTENDED.

TYPICAL SLAB ON GRADE DISCONTINUITY REINFORCEMENT

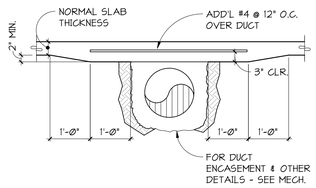
4 S402 **PLAN DETAILS**
1/2" = 1'-0"





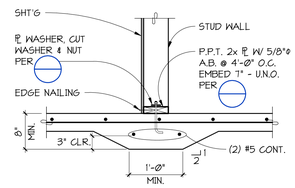
TYPICAL SLAB ON GRADE STEPS OR DEPRESSIONS

5 S402 **SECTION**
1" = 1'-0"



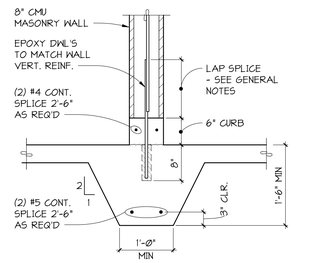
TYPICAL UNDER SLAB DUCT OVER 12" DIAMETER

6 S402 **SECTION**
3/4" = 1'-0"



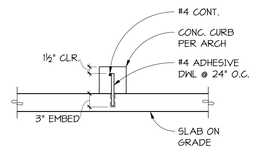
TYPICAL THICKENED SLAB ON GRADE AT NON-BEARING WALL

7 S402 **SECTION**
1" = 1'-0"



TYPICAL THICKENED SLAB ON GRADE AT NON-BEARING INTERIOR MASONRY WALLS

8 S402 **SECTION**
1" = 1'-0"



TYPICAL CONCRETE CURB AT S.O.G.

9 S402 **SECTION**
NO SCALE

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DRAWING ISSUE

Date	Description

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
CONCRETE SLAB ON GRADE DETAILS

SHEET NO.
S402

Drawn	SHF
Checked	KR

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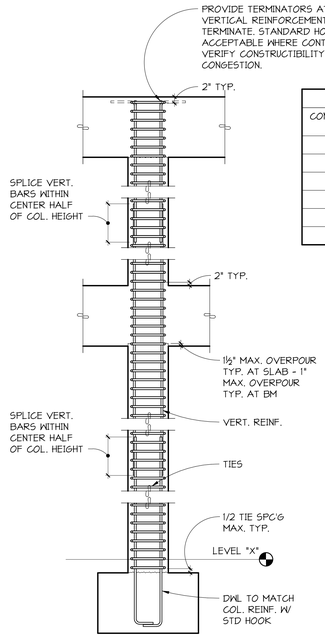


GRAVITY COLUMN DETAIL

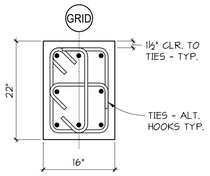
SCHEDULE	
CONCRETE COLUMN LAP SPLICES FOR f'c=5,000 psi	
BAR SIZE	SPLICE LENGTH
#7	2'-5"
#8	2'-10"
#9	3'-2"
#10	3'-7"
#11	3'-11"

4

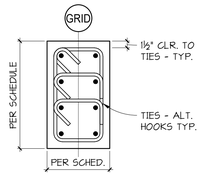
GRAVITY COLUMN REINFORCEMENT SCHEDULE

MARK / LEVEL	C1		C2		C3		C4		C5		C6		C7	
LEVEL 2	VERTICAL	TIES	VERTICAL	TIES	VERTICAL	TIES	VERTICAL	TIES	VERTICAL	TIES	VERTICAL	TIES	VERTICAL	TIES
LEVEL 1	(8) #7	#5 @ 4" O.C.	(8) #7	#5 @ 4" O.C.	(8) #10	#5 @ 4" O.C.	(8) #7	#5 SPIRAL; W/ 3" PITCH	(10) #5	#5 SPIRAL; W/ 3" PITCH	(10) #5	#5 SPIRAL; W/ 3" PITCH	(8) #10	#5 @ 4" O.C.
LEVEL P1	(8) #7	#5 @ 4" O.C.	(8) #7		(8) #10	#5 @ 4" O.C.	(8) #7	#5 @ 4" O.C.	(8) #7	#5 @ 4" O.C.	(10) #5	#5 SPIRAL; W/ 3" PITCH	(8) #10	#5 @ 4" O.C.
FOUNDATION														
COLUMN SIZE	16"x22"		12"x24"		12"x24"		SEE NOTE 2		SEE NOTE 3		20"ø		16"x22"	

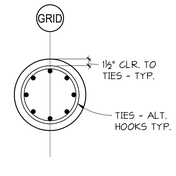
NOTES:
1. WHEN REINFORCEMENT IS NOT CALLED OUT USE REINFORCEMENT FROM LEVEL BELOW.
2. SIZE IS 16"x22" LEVEL P1 TO LEVEL 1 AND 16" DIAMETER FROM LEVEL 1 TO LEVEL 2.
3. SIZE IS 16"x22" LEVEL P1 TO LEVEL 1 AND 20" DIAMETER FROM LEVEL 1 TO LEVEL 2.



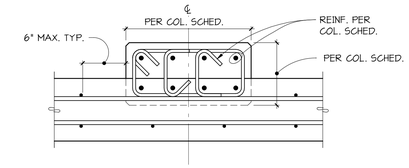
TYPICAL 16"x22" COLUMN



TYPICAL 12"x24" COLUMN



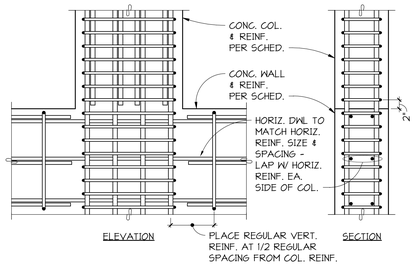
TYPICAL 16" DIAMETER COLUMN



TYPICAL BASEMENT WALL PILASTER

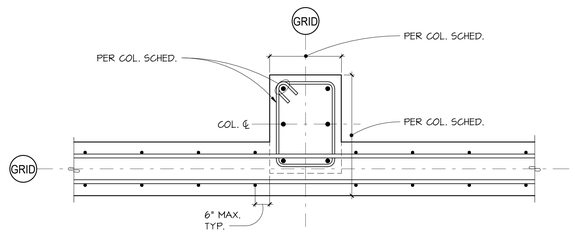
1 / S410 DETAIL
1" = 1'-0"

3 / S410 SECTION
1" = 1'-0"



TYPICAL CONCRETE COLUMN CONNECTION TO WALL

2 / S410 DETAIL
NO SCALE



TYPICAL BASEMENT WALL PILASTER

4 / S410 DETAIL
1" = 1'-0"

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SHEET TITLE
CONCRETE COLUMN DETAILS & SCHEDULE

SHEET NO.
S410

Drawn SHF
Checked KR

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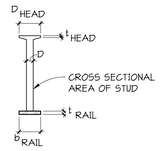
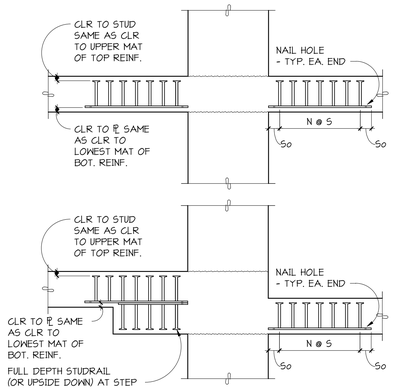


STUD TABLE

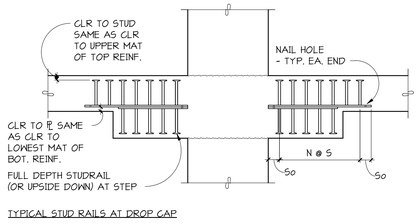
D in.	CROSS SECTIONAL AREA in.²	b HEAD in.	t HEAD in.	b RAIL in.	t RAIL in.
5/8	0.307	1.98	0.35	1-3/4	5/16
3/4	0.442	2.37	0.42	2	3/8

STUD RAIL SCHEDULE

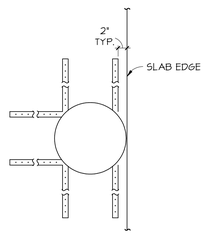
MARK	SHEAR STUDS				DETAIL
	DIAMETER	So	N	S	
SR-1	3/4	5	12	4¾	11Ø, E7, E8
SR-2	3/4	5	9	4¾	18
SR-3	5/8	4¼	9	4¾	11Ø



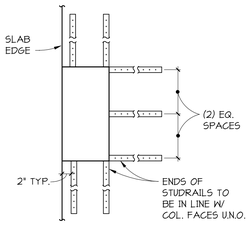
TYPICAL STUD RAILS AT SLAB STEP



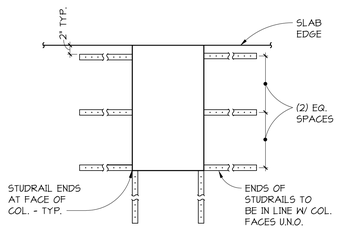
TYPICAL STUD RAILS AT DROP CAP



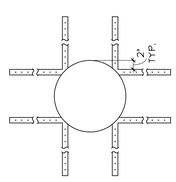
DETAIL E6



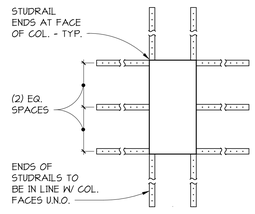
DETAIL E7



DETAIL E8



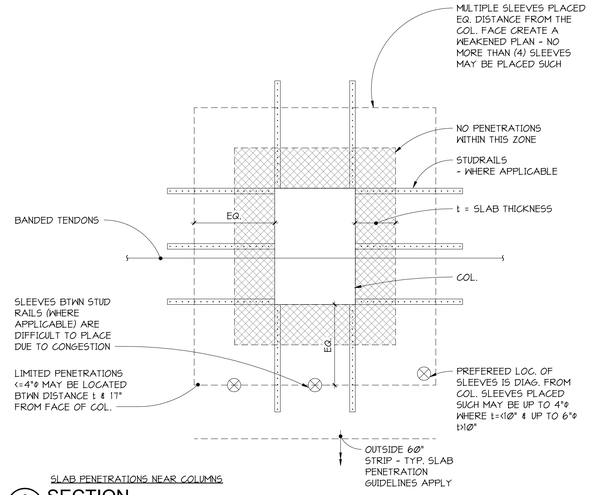
DETAIL I8



DETAIL I10

1 S411 STUD RAIL SCHEDULE AND DETAILS

1" = 1'-0"



SLAB PENETRATIONS NEAR COLUMNS

2 S411 SECTION

1" = 1'-0"

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

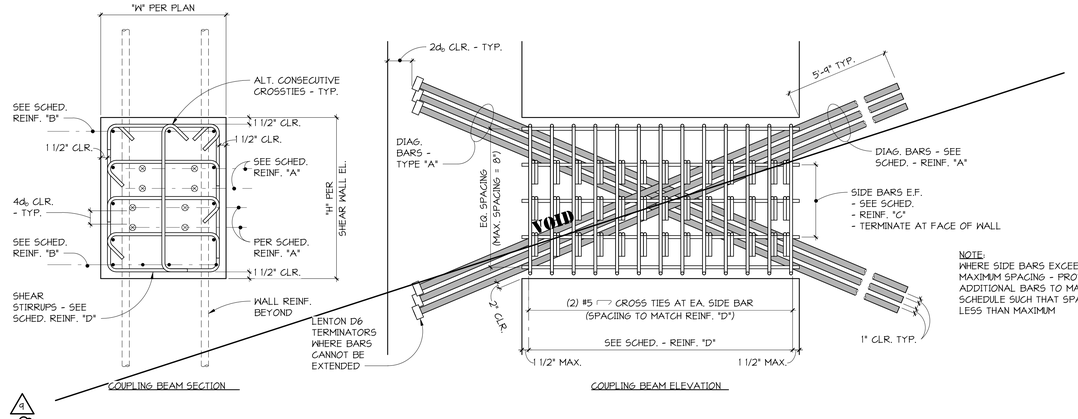
STUD RAIL DETAILS & SCHEDULE

SHEET NO.

S411

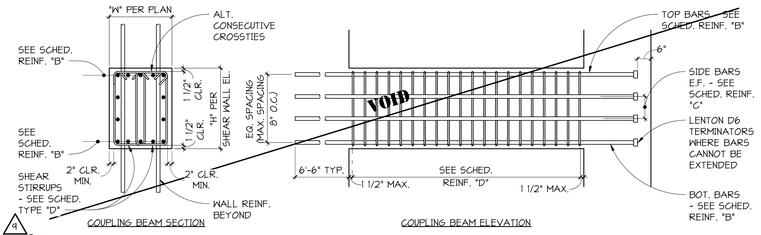
Drawn SHF
Checked KR

Printed: 10/23/2023 1:49:08 PM C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHaller.rvt



NOTE:
WHERE SIDE BARS EXCEED MAXIMUM SPACING - PROVIDE ADDITIONAL BARS TO MATCH SCHEDULE SUCH THAT SPACING LESS THAN MAXIMUM

4 / 5412 **COUPLING BEAM DETAIL - TYPE A**
1" = 1'-0"



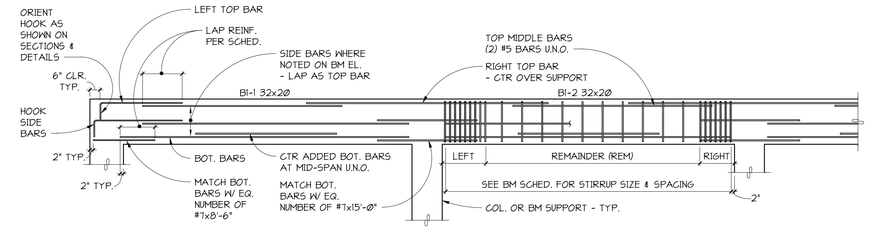
4 / 5412 **COUPLING BEAM DETAIL - TYPE B**
1/2" = 1'-0"

COUPLING BEAM SCHEDULE

MARK	REINFORCEMENT				
	TYPE	"A"	"B"	"C"	"D"
1	A	(4) #8	(6) #8	#5 @ 8" E.F.	#4 @ 5" O.C.
2	B		(4) #8	#5 @ 8" E.F.	#5 @ 5" O.C.

VOID

4 / 5412 **COUPLING BEAM SCHEDULE**
NO SCALE



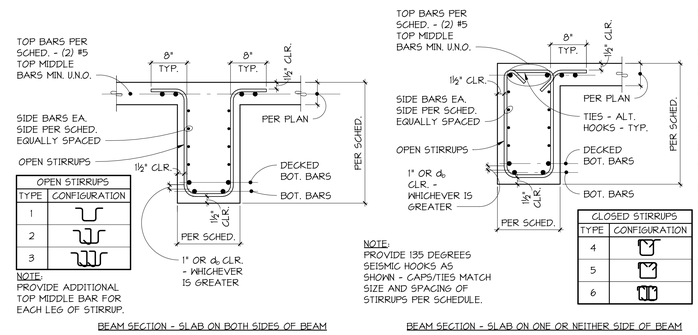
4 / 5412 **SECTION**
3/8" = 1'-0"

SCHEDULE

CONCRETE BEAM LAP SPLICES FOR f'c = 5000 psi

BAR SIZE	BOTTOM BARS	TOP BARS
#4	1'-10"	2'-5"
#5	2'-4"	3'-0"
#6	2'-9"	3'-7"
#7	4'-0"	5'-3"
#8	4'-7"	6'-0"
#9	5'-2"	6'-9"
#10	5'-10"	7'-7"
#11	6'-6"	8'-5"

NOTE:
"TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THEM.



MARK	SIZE		BOTTOM BARS		ADDED BOTTOM BARS			TOP BARS				STIRRUPS				REMARKS
	WIDTH [W]	DEPTH [IN]	QUANTITY	SIZE	QUANTITY	SIZE	LENGTH	QUANTITY	SIZE	LENGTH	LOCATION	TYPE	SIZE	LOCATION	SPACING	
B1	22	24	4	#8	-	-	-	2	#8	-	ENTIRE LENGTH	3	#5	ENTIRE LENGTH	9" O.C.	
B2	22	24	4	#8	-	-	-	2	#8	-	ENTIRE LENGTH	1	#5	ENTIRE LENGTH	9" O.C.	
B3	22	36	4	#8	-	-	-	2	#8	-	ENTIRE LENGTH	1	#5	ENTIRE LENGTH	12" O.C.	
B4	16	36	2	#8	-	-	-	2	#6	-	ENTIRE LENGTH	1	#5	ENTIRE LENGTH	12" O.C.	
B5	12	36	2	#8	-	-	-	2	#6	-	ENTIRE LENGTH	1	#4	ENTIRE LENGTH	9" O.C.	
B6	10	24	2	#7	-	-	-	2	#6	-	ENTIRE LENGTH	1	#4	ENTIRE LENGTH	9" O.C.	
B7	12	17.5	2	#7	-	-	-	2	#6	-	ENTIRE LENGTH	1	#4	ENTIRE LENGTH	9" O.C.	
B8	PER PLAN	PER PLAN	4	#8	-	-	-	2	#8	-	ENTIRE LENGTH	4	#4	ENTIRE LENGTH	12" O.C.	DEPTH DEFINED BY GEOMETRY AT SLAB STEP
B9	PER PLAN	24	9	#9	-	-	-	9	#8	-	ENTIRE LENGTH	3 OR 6	#5	ENTIRE LENGTH	9" O.C.	

BEAM SCHEDULE NOTE:
1. WHERE TOP BARS ARE NOT SHOWN - USE TOP BARS FROM ADJACENT SPANS.

5 / 5412 **SECTION**
1" = 1'-0"

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
10/27/2023	BUILDING PERMIT CORR #4

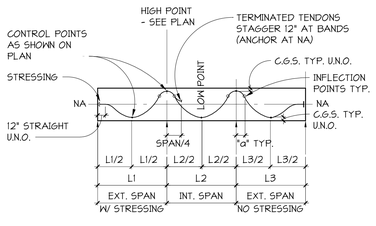
Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
CONCRETE BEAM DETAILS AND SCHEDULES

SHEET NO.
S412

Drawn DLM
Checked KR

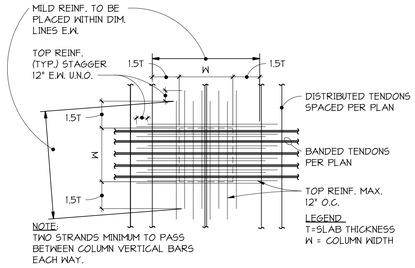
Printed: 10/23/2023 1:49:12 PM
C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHallar.rvt



NOTES:
"a" = 0.1 L.
"NA" = MID-DEPTH FOR UNIFORM THICKNESS SLAB.

TYPICAL PROFILE FOR REVERSED PARABOLA TENDONS

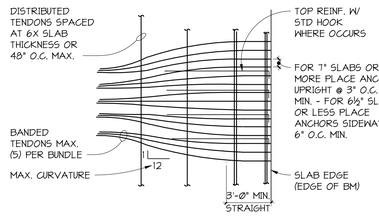
1 / S420 — ELEVATION — NO SCALE



NOTE:
TWO STRANDS MINIMUM TO PASS BETWEEN COLUMN VERTICAL BARS EACH WAY.

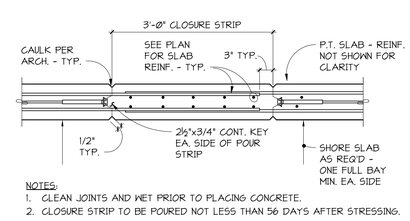
TYPICAL TOP REINFORCEMENT AT INTERIOR COLUMNS

2 / S420 — PLAN DETAIL — NO SCALE



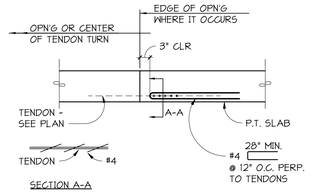
TYPICAL BANDED TENDONS AT EXTERIOR

3 / S420 — PLAN DETAIL — NO SCALE



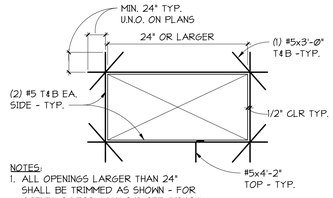
NOTES:
1. CLEAN JOINTS AND WET PRIOR TO PLACING CONCRETE.
2. CLOSURE STRIP TO BE POURED NOT LESS THAN 56 DAYS AFTER STRESSING.

4 / S420 — SECTION — NO SCALE



TYPICAL REINFORCEMENT AT TENDON TURNS

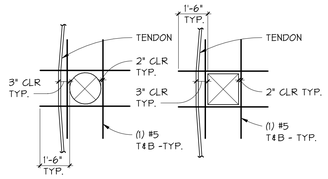
5 / S420 — SECTION — NO SCALE



NOTES:
1. ALL OPENINGS LARGER THAN 24" SHALL BE TRIMMED AS SHOWN - FOR OPENINGS LESS THAN 24", SEE 7/S420.
2. TRIM REINFORCEMENT IS IN ADDITION TO REINFORCEMENT SHOWN ON PLANS.

TYPICAL TRIM REINFORCEMENT FOR INTERIOR OPENINGS IN SLAB > 24"

6 / S420 — DETAIL — NO SCALE

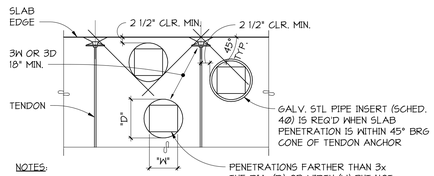


REINFORCEMENT FOR OPENINGS 6"-24" IN SLAB

NOTE:
SINGLE OPENINGS SMALLER THAN 6" DO NOT REQUIRE TRIM REINFORCEMENT.

TYPICAL TRIM REINFORCEMENT AT SLAB OPENING

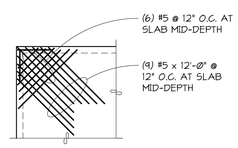
7 / S420 — SECTION — NO SCALE



NOTES:
1. PENETRATION WITH DIMENSIONS GREATER THAN 6" REQUIRE TRIM REINFORCEMENT PER TYPICAL DETAIL.
2. NO CORING OF POST TENSION SLAB ALLOWED. ALL PENETRATIONS SHALL BE SLEEVED OR FORMED. PROVIDE REINFORCEMENT PER 1/S421.

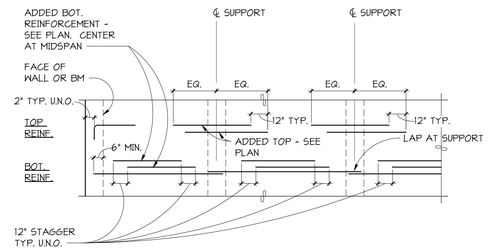
OPENINGS NEAR TENDON ANCHOR

8 / S420 — SECTION — NO SCALE



TYPICAL TRIM REINFORCEMENT AT SUPPORTED SLAB CORNERS

9 / S420 — PLAN DETAIL — NO SCALE



TYPICAL ARRANGEMENT OF SLAB REINFORCEMENT

10 / S420 — ELEVATION — NO SCALE

11 / S420 — SECTION — NO SCALE

STRESSING END ANCHOR AT BANDED TENDONS

12 / S420 — SECTION — NO SCALE

DEAD END AT DISTRIBUTED TENDONS

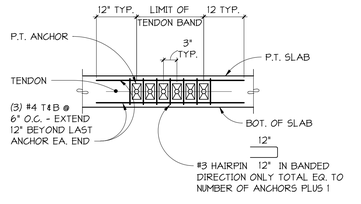
13 / S420 — SECTION — NO SCALE

DEAD END ANCHOR AT BANDED TENDONS

14 / S420 — SECTION — NO SCALE

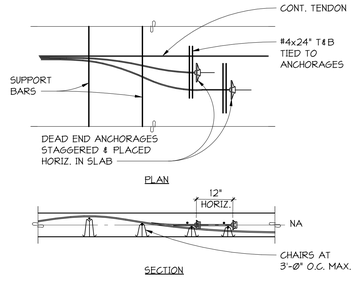
STRESSING END AT DISTRIBUTED TENDONS

15 / S420 — SECTION — NO SCALE



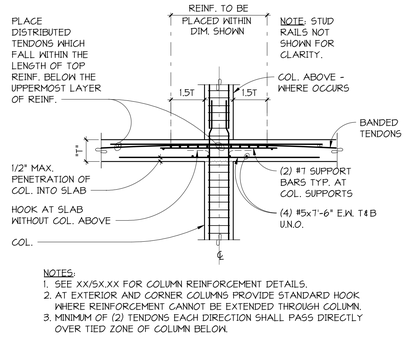
TYPICAL REINFORCEMENT OF TENDON BAND AT SLAB EDGES

17 / S420 — SECTION — NO SCALE



TYPICAL PLACEMENT OF ADDED TENDON

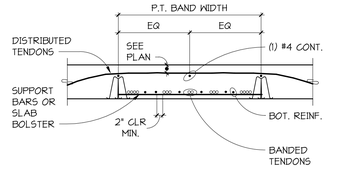
18 / S420 — DETAIL — NO SCALE



NOTES:
1. SEE XX/SX.XX FOR COLUMN REINFORCEMENT DETAILS.
2. AT EXTERIOR AND CORNER COLUMNS PROVIDE STANDARD HOOK WHERE REINFORCEMENT CANNOT BE EXTENDED THROUGH COLUMN.
3. MINIMUM OF (2) TENDONS EACH DIRECTION SHALL PASS DIRECTLY OVER TIED ZONE OF COLUMN BELOW.

TYPICAL SLAB TO COLUMN CONNECTION

19 / S420 — SECTION — NO SCALE



BANDED TENDONS AT MID-SPAN

20 / S420 — SECTION — NO SCALE

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DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2

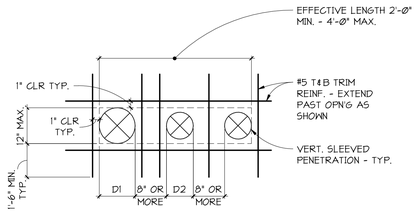
Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
TYPICAL POST-TENSION SLAB DETAILS

SHEET NO.
S420

Drawn DLM
Checked KR

Printed: 10/23/2023 1:46:16 PM
C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHaller.rvt

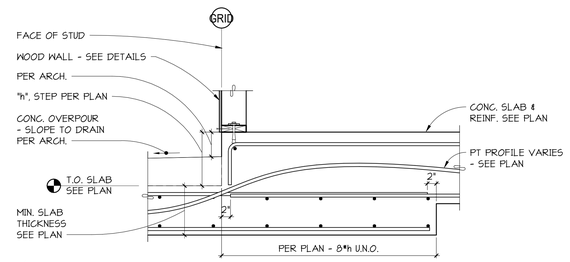


NOTES:

1. VERTICAL SLEEVES WHICH ARE EQUAL TO OR LESS THAN 16" O.C. ARE CONSIDERED TO FORM A COMBINED OPENING.
2. NO DIAGONAL REINFORCEMENT IS REQUIRED AT ROUND VERTICAL SLEEVES.
3. MULTIPLE VERTICAL SLEEVES ARE NOT TO BE LOCATED AT BANDED TENDON LOCATIONS.

TRIM REINFORCEMENT FOR MULTIPLE VERTICAL SLEEVED PENETRATIONS

1 / S421 DETAIL
NO SCALE



9 / 2 / S421 SECTION
1" = 1'-0"

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DRAWING ISSUE

Date	Description
10/27/2023	BUILDING PERMIT CORR #4

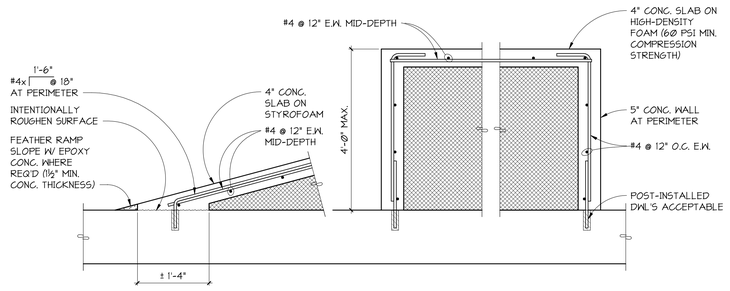
Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
TYPICAL POST-TENSION SLAB DETAILS

SHEET NO.
S421

Drawn	DLM
Checked	KR

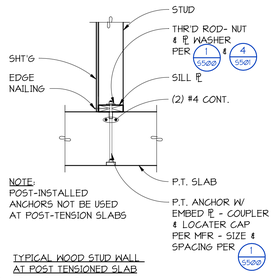
Printed: 10/23/2023 1:49:22 PM C:_Revit Models\19008 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DR4dlar.rvt



TYPICAL BUILT-UP SLAB

1 / 5460 SECTION

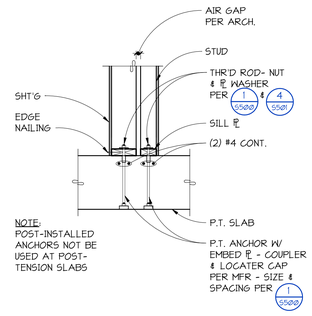
1" = 1'-0"



TYPICAL WOOD STUD WALL AT POST TENSIONED SLAB

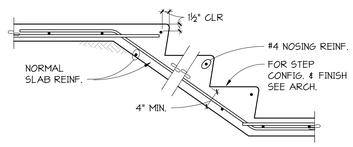
2 / 5460 SECTION

1" = 1'-0"



3 / 5460 SECTION

1" = 1'-0"

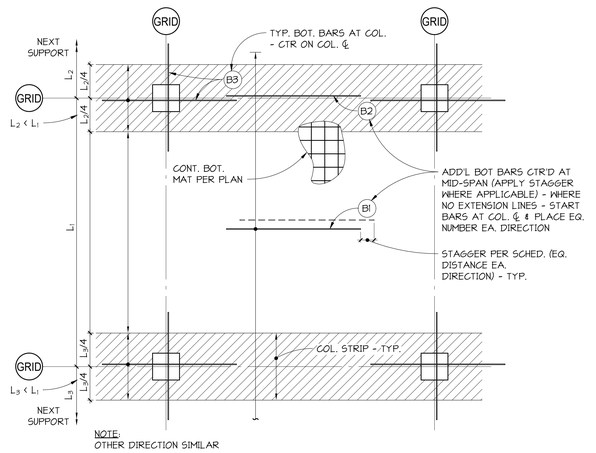


A9

TYPICAL STAIR ON GRADE

4 / 5460 DETAIL

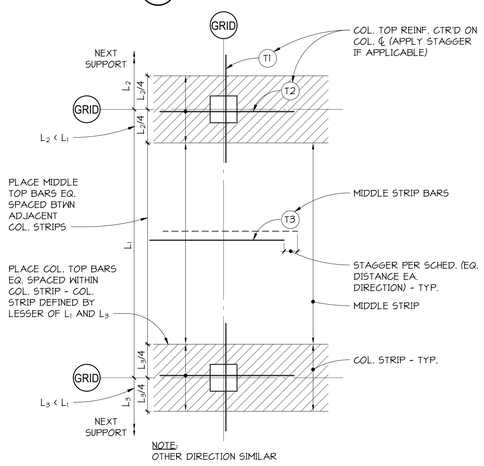
1" = 1'-0"



TYPICAL CONCRETE TWO-WAY SLAB BOTTOM REINFORCEMENT PLACEMENT

5 / 5460 DETAIL

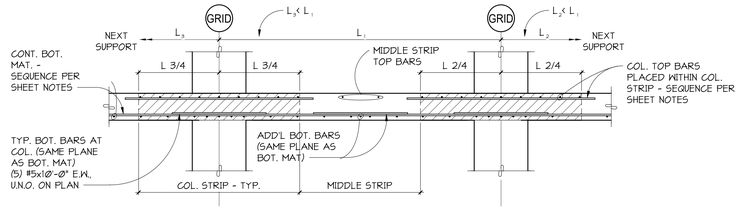
1/4" = 1'-0"



TYPICAL CONCRETE TWO-WAY SLAB TOP REINFORCEMENT PLACEMENT

6 / 5460 DETAIL

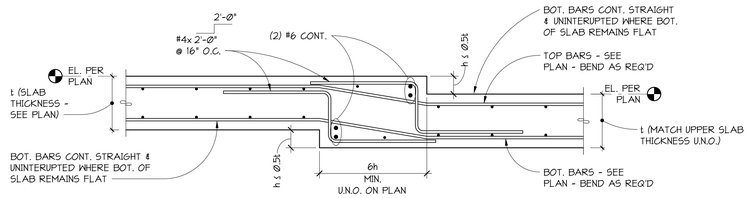
1/4" = 1'-0"



SECTION AT TYPICAL CONCRETE TWO-WAY SLAB

7 / 5460 SECTION

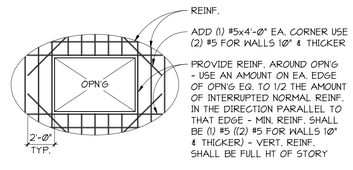
1/2" = 1'-0"



TYPICAL DETAIL AT SLAB DEPRESSION/STEP/THICKENED SLAB

9 / 5460 SECTION

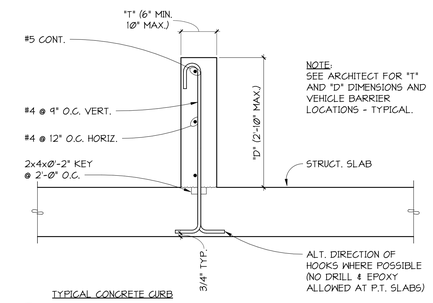
1" = 1'-0"



TYPICAL AT OPENINGS IN CAST IN PLACE CONCRETE WALLS

10 / 5460 SECTION

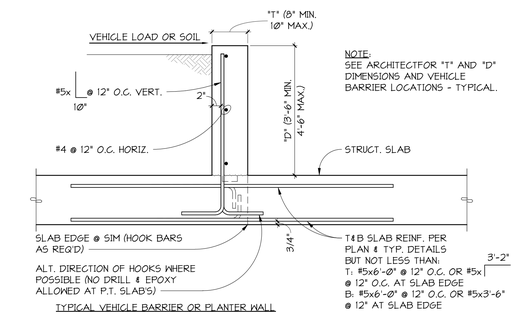
NO SCALE



TYPICAL CONCRETE CURB

11 / 5460 SECTION

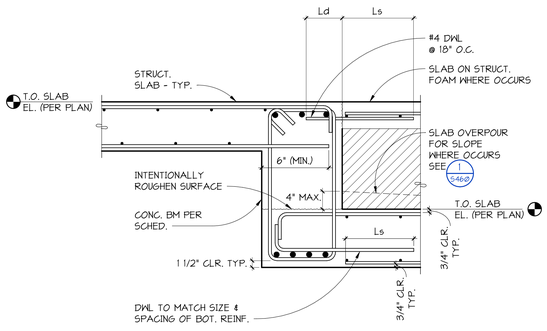
1" = 1'-0"



TYPICAL VEHICLE BARRIER OR PLANTER WALL

12 / 5460 SECTION

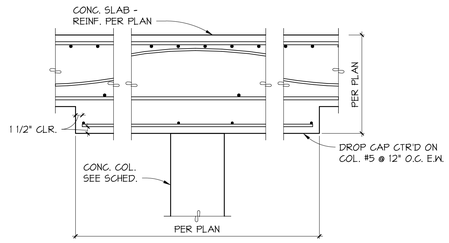
1" = 1'-0"



TYPICAL SLAB STEP AT CONCRETE BEAM

13 / 5460 SECTION

NO SCALE



TYPICAL DROP CAP

16 / 5460 SECTION

1" = 1'-0"

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

CONCRETE SECTIONS & DETAILS

SHEET NO.

S460

Drawn	DEH
Checked	KR

C:_Revit Models\19028 MERCER ISL_APARTMENTS HYCROFT R2019 (CENTRAL)_DEHdar.rvt
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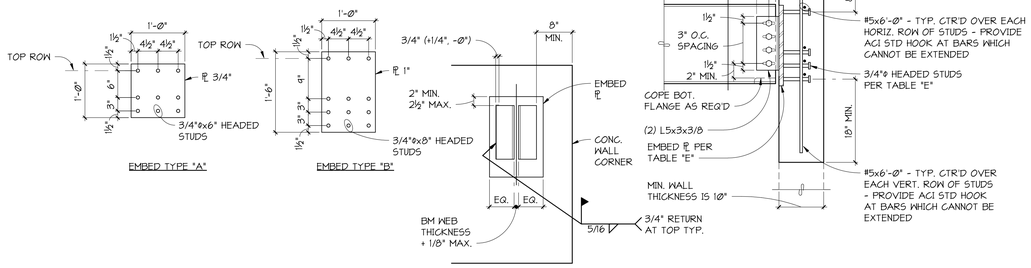
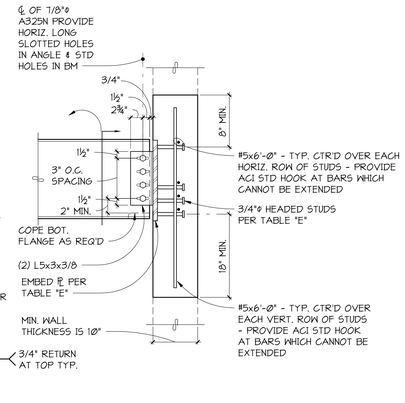
TABLE E		
BEAM SIZE	EMBED PLATE TYPICAL	NUMBER OF 7/8" DIAMETER A325N BOLTS
W10, W12	"A"	2
W14, W16	"A"	3
W18, W21, W24	"B"	4
W27, W30	"B"	5



TYPICAL STEEL EMBED CONNECTION

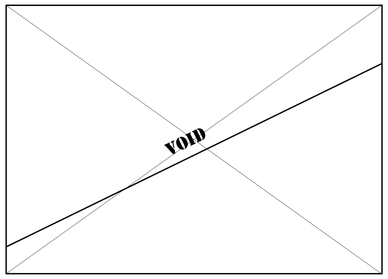
1 / 5461 DETAIL

1" = 1'-0"



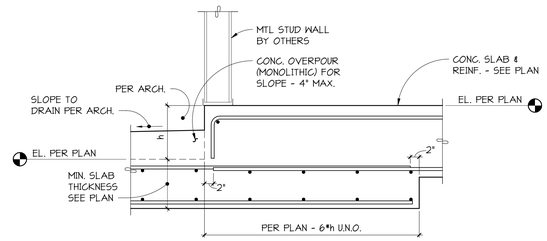
4 / 2 / 5461 DETAIL

1" = 1'-0"



NOTES:

1. AT NORTH SIDE LANDSCAPING AND EAST ENTRY h=5½"

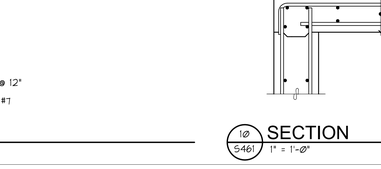


3 / 5461 SECTION

1" = 1'-0"

4 / 4 / 5461 TYPICAL CONCRETE CURB DETAIL

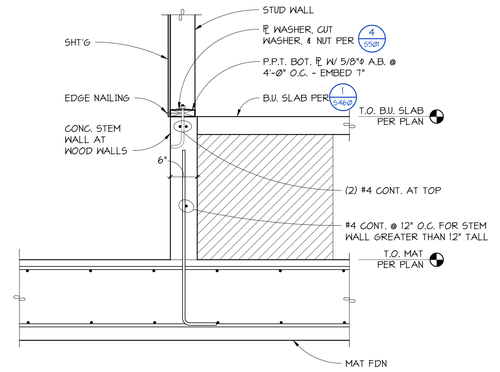
1" = 1'-0"



TYPICAL BASEMENT WALL TO SLAB CONNECTION

5 / 5461 SECTION

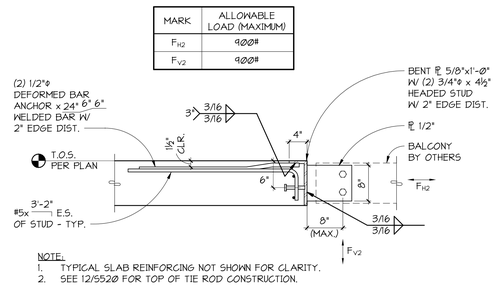
1" = 1'-0"



6 / 5461 SECTION

1" = 1'-0"

MARK	ALLOWABLE LOAD (MAX/MIN)
F_{H2}	400#
F_{V2}	400#



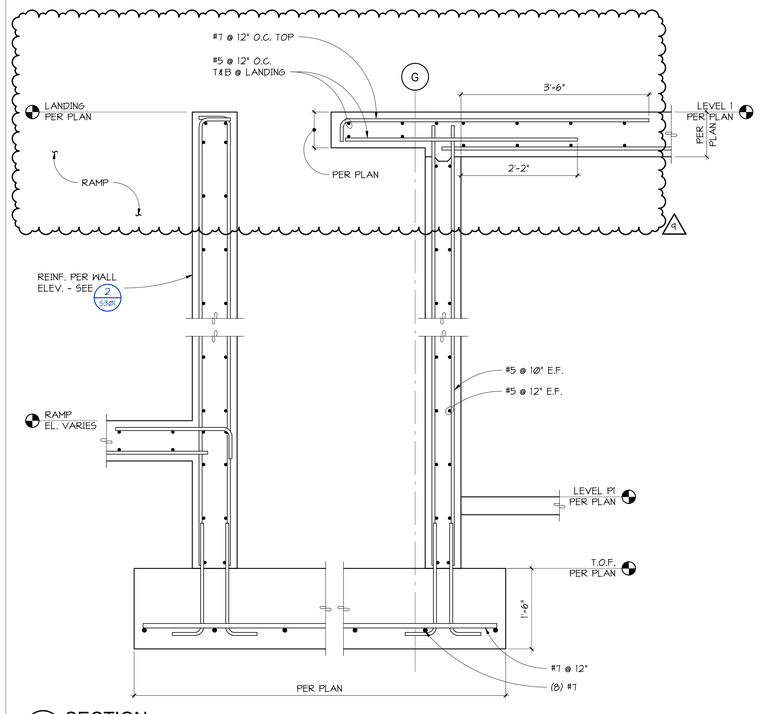
NOTE:

1. TYPICAL SLAB REINFORCING NOT SHOWN FOR CLARITY.
2. SEE 12/5520 FOR TOP OF TIE ROD CONSTRUCTION.

EMBED AT EXTERIOR BALCONY

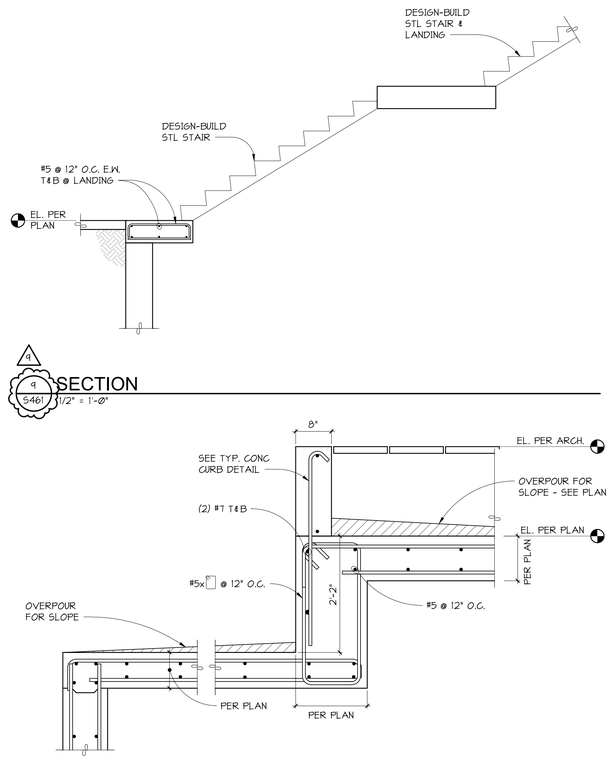
7 / 5461 SECTION

1" = 1'-0"



8 / 5461 SECTION

1" = 1'-0"



9 / 5461 SECTION

1/2" = 1'-0"

10 / 5461 SECTION

1" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

CONCRETE SECTIONS & DETAILS

SHEET NO.

S461

Drawn DEH
Checked KR

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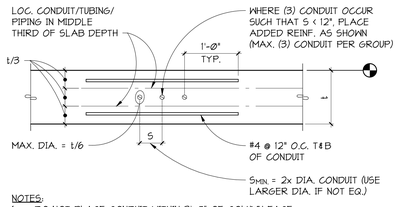
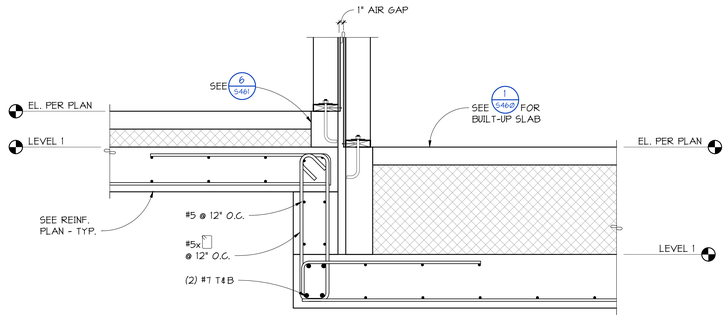


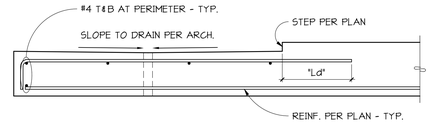
NOTES:
1. DO NOT PLACE CONDUIT WITHIN 3'-Ø" OF COLUMN FACE.
2. CONDUIT MAY ONLY CROSS EACH OTHER AT ~90° ANGLES AND MUST REMAIN WITHIN MIDDLE THIRD OF SLAB DEPTH. MULTIPLE LAYERS OF STACKED CONDUIT IS NOT PERMITTED.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING PLACEMENT OF ALL CONDUIT/TUBING/PIPING OCCURING WITHIN SLAB.

TYPICAL IN-SLAB CONDUIT/TUBING/PIPING SPACING AND ADDITIONAL REINFORCEMENT

1 / 5462 SECTION
1" = 1'-Ø"



2 / 5462 SECTION
1" = 1'-Ø"



3 / 5462 SECTION
1" = 1'-Ø"

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DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
CONCRETE SECTIONS & DETAILS

SHEET NO.
S462

Drawn	TNM
Checked	KR

Printed: 10/23/2023 1:49:38 PM
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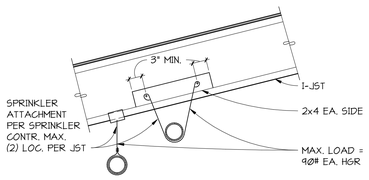
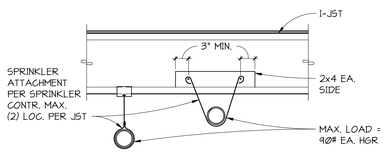


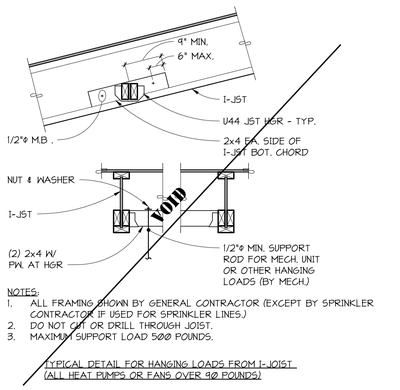
TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3" DIAMETER OR SMALLER

1 S470 SECTION
NO SCALE



TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3" DIAMETER OR SMALLER

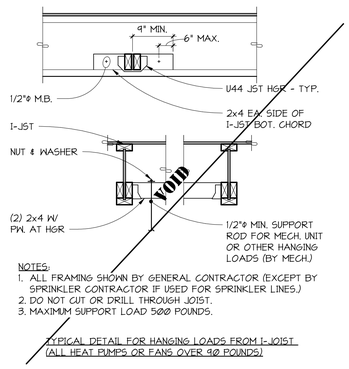
2 S470 SECTION
NO SCALE



NOTES:
1. ALL FRAMING SHOWN BY GENERAL CONTRACTOR (EXCEPT BY SPRINKLER CONTRACTOR IF USED FOR SPRINKLER LINES.)
2. DO NOT CUT OR DRILL THROUGH JOIST.
3. MAXIMUM SUPPORT LOAD 500 POUNDS.

TYPICAL DETAIL FOR HANGING LOADS FROM I-JOIST (ALL HEAT PUMPS OR FANS OVER 90 POUNDS)

3 S470 SECTION
NO SCALE



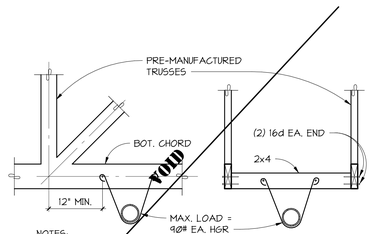
NOTES:
1. ALL FRAMING SHOWN BY GENERAL CONTRACTOR (EXCEPT BY SPRINKLER CONTRACTOR IF USED FOR SPRINKLER LINES.)
2. DO NOT CUT OR DRILL THROUGH JOIST.
3. MAXIMUM SUPPORT LOAD 500 POUNDS.

TYPICAL DETAIL FOR HANGING LOADS FROM I-JOIST (ALL HEAT PUMPS OR FANS OVER 90 POUNDS)

4 S470 SECTION
NO SCALE

TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3" DIAMETER OR SMALLER

5 S470 SECTION
NO SCALE



NOTES:
FOR LINES GREATER THAN 3" DIAMETER HANG FROM GLULAM BEAMS OR STUD WALL OR HANG PER OR SUPPORT OFF WALLS WHEN SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. (4 S470)

TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3" DIAMETER OR SMALLER

6 S470 SECTION
NO SCALE

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DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

SUSPENDED LOADS

SHEET NO.

S470

Drawn	SHF
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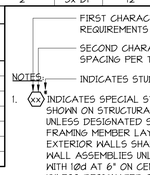
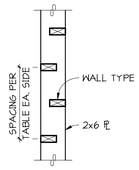
STUD WALL CONSTRUCTION SCHEDULE										
TABLE 1 - SHEAR WALL REQUIREMENTS										
MARK	WALL SHEATHING	SIDES WITH SHEATHING	SHEATHING NAILS NOTE 2	EDGE NAILING ON CENTER	EDGE FRAMING NOTE 5	FIELD NAILING ON CENTER	BOTTOM PLATE NOTE 6	BOTTOM PLATE NAILING (5)	5/8" DIAMETER P.T. ANCHOR SPACING	RIM/BLOCKING CONNECTOR TO TOP PLATE BELOW
A	15/32"	(1)	10d	4"	2x DF	12"	2x DF	16d @ 4" O.C.	24"	A35 @ 16" O.C.
B	15/32"	(1)	10d	3"	3x DF	12"	2x DF	(2) ROWS 16d @ 6" O.C.	21"	A35 @ 12" O.C.
C	15/32"	(2)	10d	4"	3x DF	12"	3x DF	1/4x6" SDS @ 6" O.C.	16"	A35 @ 9" O.C.
D	19/32"	(2)	10d	2"	3x DF	12"	3x DF	1/4x6" SDS @ 6" O.C.	12"	A35 @ 6" O.C.

TABLE 2 - STUD REQUIREMENTS		
MARK	STUD SIZE AND SPACING	NUMBER STUDS REQUIRED AT MEMBER BEARING
1	2x4 @ 16" O.C.	Ø
2	2x4 @ 16" O.C.	(1)
3	(2) 2x4 @ 16" O.C.	(2)
4	2x4 @ 16" O.C.	(2)
5	2x4 @ 16" O.C.	Ø
6	2x6 @ 16" O.C.	Ø
7	(2) 2x6 @ 16" O.C.	(1)



NOTES:

1. XX INDICATES SPECIAL STRUCTURAL WALL MARK. ALL WALLS SHOWN ON STRUCTURAL DRAWINGS ARE 2x6 AT 16" ON CENTER UNLESS DESIGNATED SPECIAL. STUD LAYOUT SHALL MATCH FRAMING MEMBER LAYOUT ABOVE WHERE APPLICABLE. ALL EXTERIOR WALLS SHALL BE SHEATHED PER ARCHITECTURAL WALL ASSEMBLIES UNLESS NOTED OTHERWISE AND BE NAILED WITH 10d AT 6" ON CENTER AT EDGES AND 12" ONCENTER IN FIELD UNLESS DESIGNATED SPECIAL.
2. ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLDOWN ANCHORED STUDS.
3. WHERE BEAMS OR HEADERS FRAME INTO WALLS AND A COLUMN IS NOT CALLED OUT, PROVIDE BUILT-UP COLUMNS PER 5/S500 FOR BEAM PERPENDICULAR TO WALL.
4. [X,Y] INDICATES BUILT-UP STUD COLUMNS AT HEADERS IN WALLS - SEE 4/S500 FOR BEAM PARALLEL TO WALL.
5. PROVIDE 3x OR DOUBLE 2x MEMBERS FACE NAILED PER 3/S500 AT ALL ABUTTING PANEL EDGES WHERE INDICATED.
6. 3x BOTTOM PLATE WHERE INDICATED.
7. WHERE SOLID SAWN STUD LENGTH CANNOT BE OBTAINED, STRUCTURAL COMPOSITE LUMBER STUDS MAY BE SUBSTITUTED. SOLID SAWN FRAMING MAY NOT BE SUBSTITUTED FOR SPECIFIED STRUCTURAL COMPOSITE LUMBER FRAMING.
8. STAGGER MULTIPLE SOLE NAIL ROWS 1/2", FOR SCREWS STAGGER 1" MIN.

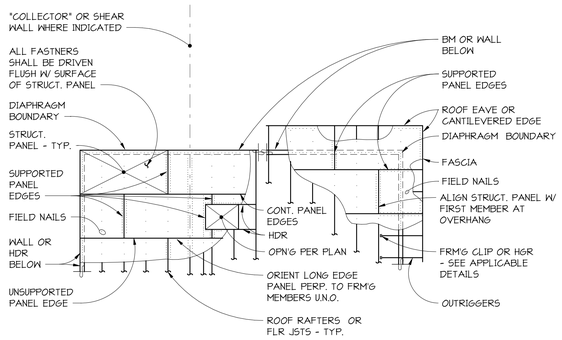


1 S500 SCHEDULE
NO SCALE

DIAPHRAGM NAILING SCHEDULE			
DIAPHRAGM TYPE	LOCATION	NAILS	SPACING
FLOOR DIAPHRAGM 23/32" TONGUE AND GROOVE SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	10d	6" O.C.
	FIELD NAILS	10d	12" O.C.
	SUPPORTED PANEL EDGES	10d	6" O.C.
ROOF DIAPHRAGM 19/32" SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	10d	6" O.C.
	FIELD NAILS	10d	10" O.C.
	SUPPORTED PANEL EDGES	10d	6" O.C.

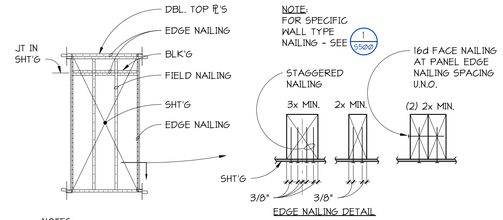
NOTES:

1. PROVIDE (2) ROWS OF SPECIFIED DIAPHRAGM BOUNDARY NAILING OVER INTERIOR SHEAR WALLS AND THE FULL LENGTH OF "COLLECTORS" WHERE INDICATED.
2. AT BLOCKED DIAPHRAGMS PROVIDE 2x4 FLATWISE BLOCKING WITH "Z2" CLIPS AT EACH END AT ALL UNSUPPORTED PANEL EDGES. USE 2x4 STRUCTURAL COMPOSITE LUMBER FLATWISE BLOCKING IN LIEU OF SOLID SAWN WHERE NAILING SIZE OR SPACING EXCEEDS 10d AT 4" ON CENTER.



TYPICAL DIAPHRAGM NAILING

2 S500 SCHEDULE
NO SCALE



EDGE NAILING DETAIL

NOTES:

1. PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
2. SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER UNLESS IT OCCURS AT A SPECIFIED DOUBLE MEMBER.
3. EDGE NAILING APPLIES TO AREAS INDICATED AND AT HOLDOWN ANCHORED STUDS.

TYPICAL SHEAR WALL NAILING

3 S500 SCHEDULE
NO SCALE

TYPICAL STUD WALL CONSTRUCTION AT HEADER

4 S500 SECTION
NO SCALE

TYPICAL BUILT-UP COLUMN AT BEAM PERPENDICULAR TO WALL

5 S500 SECTION
NO SCALE

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3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

WALL FRAMING

SHEET NO.

S500

Drawn SHF
Checked KR

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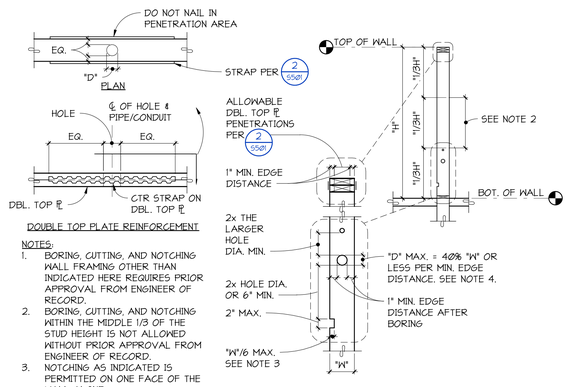


DOUBLE TOP PLATE REINFORCEMENT

NOTES:

1. BORING, CUTTING, AND NOTCHING WALL FRAMING OTHER THAN INDICATED HERE REQUIRES PRIOR APPROVAL FROM ENGINEER OF RECORD.
2. BORING, CUTTING, AND NOTCHING WITHIN THE MIDDLE 1/3 OF THE STUD HEIGHT IS NOT ALLOWED WITHOUT PRIOR APPROVAL FROM ENGINEER OF RECORD.
3. NOTCHING AS INDICATED IS PERMITTED ON ONE FACE OF THE WALL ALONE.
4. MAXIMUM BORED HOLE DIAMETER IN STUD AT BUILT-UP STUDS AND HOLDOWN ANCHORED STUDS: "D" MAXIMUM LIMITED TO 25% "W".

ALLOWABLE LOAD BEARING/SHEAR WALL STUD BORING, CUTTING, AND NOTCHING

1/S501 **SECTION**
NO SCALE

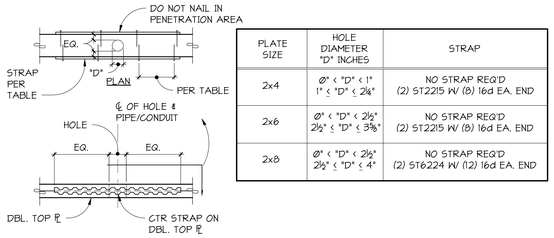
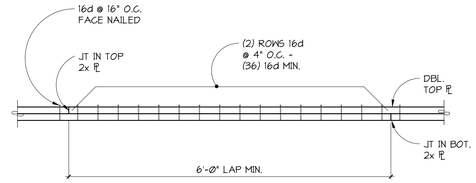


PLATE SIZE	HOLE DIAMETER "D" INCHES	STRAP
2x4	Ø" < "D" < 1" 1" ≤ "D" < 2¼"	NO STRAP REQ'D (2) ST2215 W/ (8) 16d EA. END
2x6	Ø" < "D" < 2½" 2½" ≤ "D" < 3⅜"	NO STRAP REQ'D (2) ST2215 W/ (8) 16d EA. END
2x8	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 4"	NO STRAP REQ'D (2) ST6224 W/ (12) 16d EA. END

TYPICAL REINFORCING AT WALL DOUBLE TOP PLATE PENETRATIONS

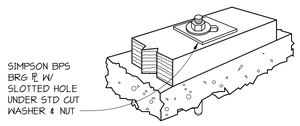
2/S501 **DETAIL**
1" = 1'-Ø"

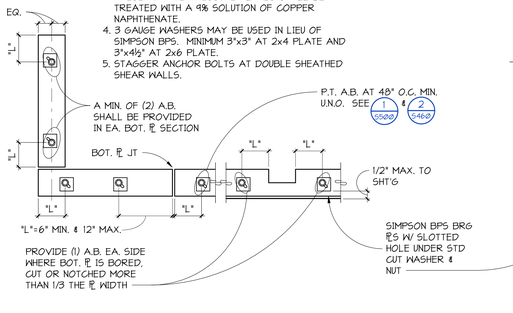


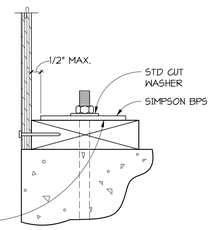
3/S501 **SECTION**
1" = 1'-Ø"

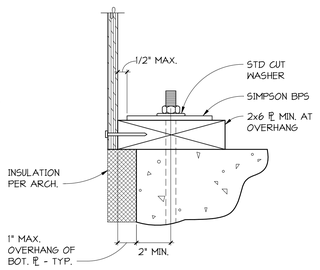
NOTES:

1. BOTTOM SILL PLATE SHALL BE PRESERVATIVE PRESSURE TREATED - SEE GENERALNOTES FOR GALVANIZED REQUIREMENTS FOR CONNECTORS AND FASTENERS.
2. HOLES IN BOTTOM PLATE SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
3. HOLES, CUTS, AND NOTCHES IN 3x OR 4x PRESERVATIVE PRESSURE PLATES SHALL BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE.
4. 3 GAUGE WASHERS MAY BE USED IN LIEU OF SIMPSON BPS. MINIMUM 3"x3" AT 2x4 PLATE AND 3"x4½" AT 2x6 PLATE.
5. STAGGER ANCHOR BOLTS AT DOUBLE SHEATHED SHEAR WALLS.









TYPICAL BOTTOM PLATE ANCHORAGE

4/S501 **DETAIL**
NO SCALE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

WALL FRAMING

SHEET NO.

S501

Drawn	SHF
Checked	KR

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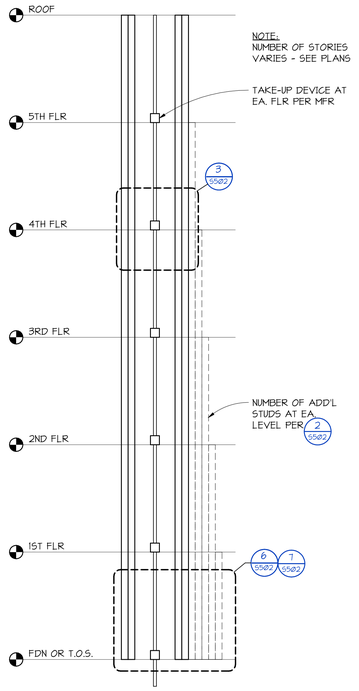


TYPICAL MULTI-STORY TIE DOWN ELEVATION

1 S502 **ELEVATION**

1" = 1'-0"

9

1					
LEVEL	ROD DIAMETER & GRADE	TENSION	STRETCH	# OF ADD'L STUDS	
				2x4	2x6
3	1/2"ø ASTM A307	2130	Ø.180"	1	Ø
2	1/2"ø ASTM A307	2410	Ø.180"	1	Ø
1	1/2"ø ASTM A307	4190	Ø.180"	1	Ø

2					
LEVEL	ROD DIAMETER & GRADE	TENSION	STRETCH	# OF ADD'L STUDS	
				2x4	2x6
3	1/2"ø ASTM A307	2140	Ø.180"	3	Ø
2	1/2"ø ASTM A307	3020	Ø.180"	3	Ø
1	5/8"ø ASTM A307	6040	Ø.180"	3	Ø

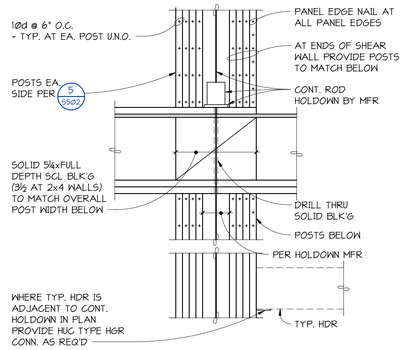
3					
LEVEL	ROD DIAMETER & GRADE	TENSION	STRETCH	# OF ADD'L STUDS	
				2x4	2x6
3	1/2"ø ASTM A307	2640	Ø.160"	4	Ø
2	3/4"ø ASTM A307	6940	Ø.160"	4	Ø
1	7/8"ø ASTM A307	14280	Ø.140"	4	Ø

1. TENSION: THE DESIGN CUMULATIVE TENSION LOAD IN POUNDS AT SERVICE LEVEL. STRETCH: MAXIMUM SYSTEM ELONGATION IN INCHES AT LISTED DESIGN TENSION. LEVEL.1 INDICATES CONCRETE PODIUM LEVEL AS BASELINE.
2. PROVIDE COMPRESSION STUDS PER S/S502.
3. FOR TYPICAL ELEVATION - SEE 1/S502
4. FOR TYPICAL ROD TERMINATION DETAIL - SEE 3/S502
5. A SHRINKAGE COMPENSATING TAKE UP DEVICE SHALL BE PROVIDED AT EACH FLOOR CAPABLE OF ACCOMODATING 3/8" OF SHRINKAGE/CONSOLIDATION.
6. FOR TYPICAL ANCHORAGE AT POST-TENSION CONCRETE SLAB (EDGE DISTANCE ≥ 3'-2") - SEE 6/S502 UNLESS NOTED OTHERWISE.
7. FOR TYPICAL ANCHORAGE AT POST-TENSION CONCRETE SLAB NEAR EDGE CONDITIONS (EDGE DISTANCE (3'-2") - SEE 7/S502 UNLESS NOTED OTHERWISE.

CONTINUOUS ROD HOLDOWN SCHEDULE

2 S502 **SCHEDULE**

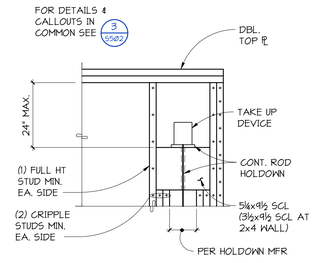
NO SCALE



TYPICAL CONTINUOUS ROD HOLDOWN ELEVATION

3 S502 **ELEVATION**

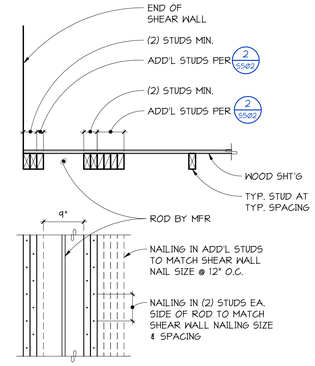
1" = 1'-0"



TYPICAL ROD TERMINATION

4 S502 **DETAIL**

1" = 1'-0"



5 S502 **DETAIL**

1" = 1'-0"

TYPICAL POST-TENSION CONCRETE SLAB ANCHORAGE AT CONTINUOUS ROD HOLDOWN

6 S502 **DETAIL**

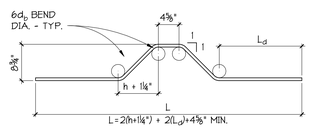
1" = 1'-0"

TYPICAL POST-TENSION CONCRETE SLAB ANCHORAGE AT CONTINUOUS ROD HOLDOWN NEAR EDGE

7 S502 **DETAIL**

1" = 1'-0"

TABLE	
CONC. STRENGTH (psi)	L_d (in.)
5,000	19

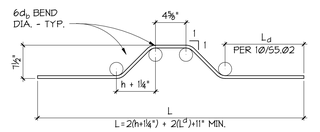


NOTE:
WHEN LABLED AS PIECE 'A' AT EDGE h=6½"

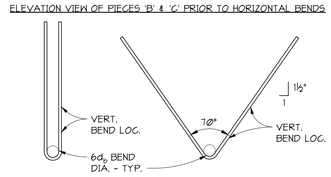
FULL LENGTH ANCHOR REINFORCEMENT

8 S502 **DETAIL**

1" = 1'-0"



ELEVATION VIEW OF PIECES 'B' & 'C' PRIOR TO HORIZONTAL BENDS



PLAN VIEW PIECE 'B' PLAN VIEW PIECE 'C'

ANCHOR REINFORCEMENT AT EDGES

9 S502 **DETAIL**

1" = 1'-0"

10

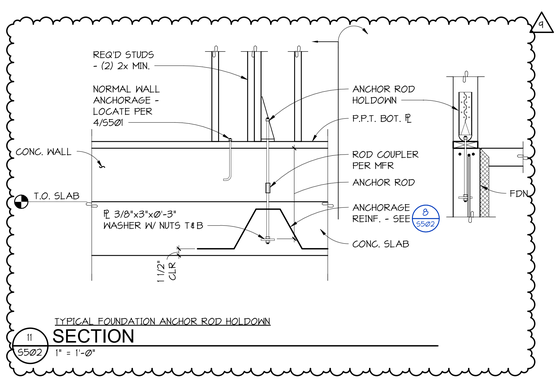
HOLDOWN SCHEDULE

FOUNDATION ANCHOR ROD TYPE 1			
HOLDOWN2	ROD DIAMETER	REQUIRED STUDS	REFERENCED DETAIL
HDU4	5/8"	(2) 2x	11/S502
HDU11	1"	6x	11/S502

NOTES:
1. ALL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL-THREAD ROD ASTM A36 WITH 3"x3"x3/8" PLATE WITH DOUBLE NUTS AT FOUNDATION.

10 S502 **SCHEDULE**

NO SCALE



TYPICAL FOUNDATION ANCHOR ROD HOLDOWN

11 S502 **SECTION**

1" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

WALL FRAMING

SHEET NO.

S502

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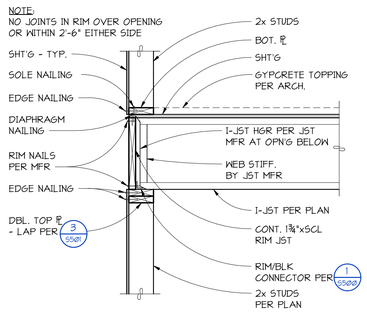
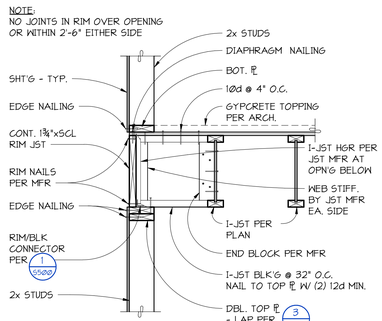


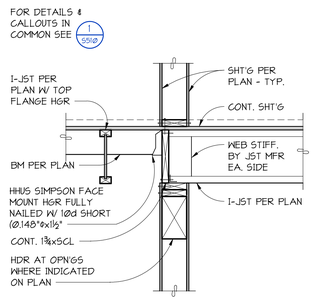
TYPICAL I-JOIST BEARING AT EXTERIOR WALL

1 S51Ø **SECTION** 1" = 1'-Ø"



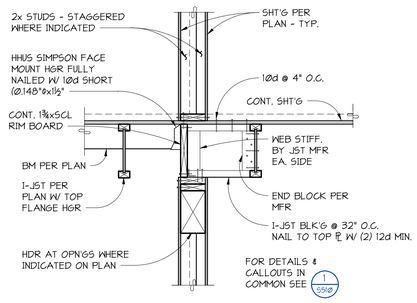
TYPICAL I-JOIST BLOCKING PARALLEL TO EXTERIOR WALL

2 S51Ø **SECTION** 1" = 1'-Ø"



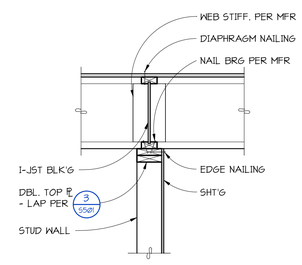
TYPICAL I-JOIST BEARING AT CORRIDOR WALL

3 S51Ø **SECTION** 1" = 1'-Ø"



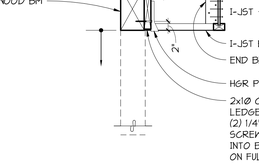
TYPICAL I-JOIST BEARING AT CORRIDOR WALL

4 S51Ø **SECTION** 1" = 1'-Ø"



TYPICAL I-JOIST AT BEARING STUD WALL

5 S51Ø **SECTION** 1" = 1'-Ø"

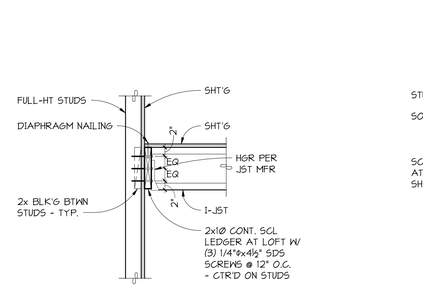


TYPICAL I-JOIST BEARING AT BEAM (ONE SIDE)

6 S51Ø **SECTION** NO SCALE

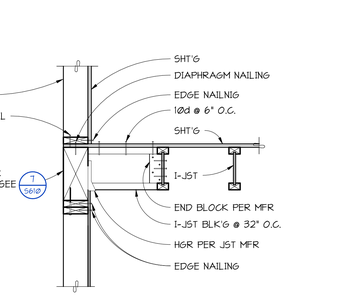
TYPICAL I-JOIST BEARING AT BEAM (EACH SIDE)

7 S51Ø **SECTION** NO SCALE



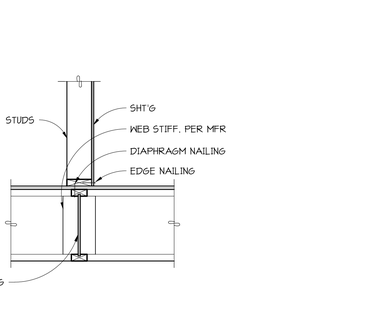
TYPICAL DEMISING WALL

8 S51Ø **SECTION** NO SCALE



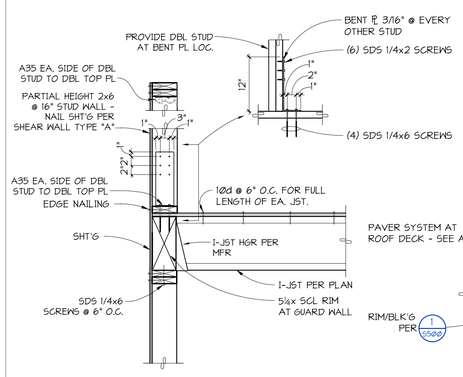
TYPICAL I-JOIST BEARING AT DEMISING WALL

9 S51Ø **SECTION** 1" = 1'-Ø"

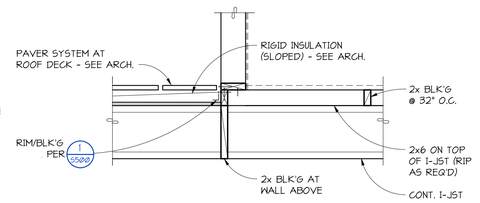


WOOD FRAMING AT ELEVATOR

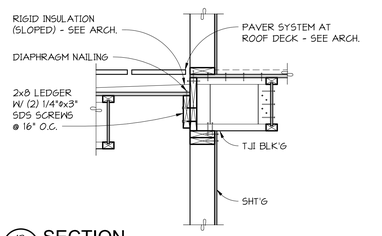
1Ø S51Ø **SECTION** 1" = 1'-Ø"



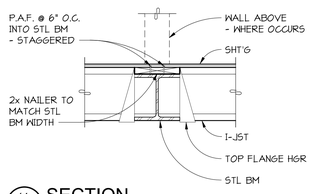
9 11 S51Ø **SECTION** NO SCALE



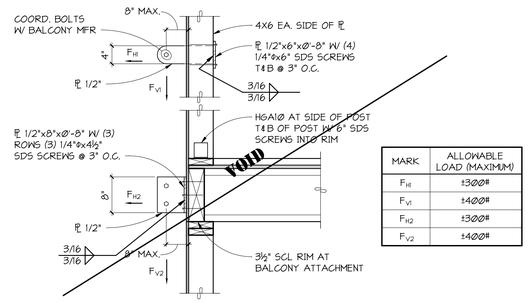
12 S51Ø **SECTION** 1" = 1'-Ø"



13 S51Ø **SECTION** 1" = 1'-Ø"

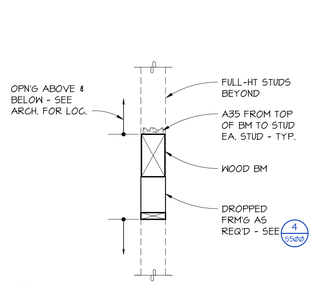


14 S51Ø **SECTION** 1" = 1'-Ø"



MARK	ALLOWABLE LOAD (MAXIMUM)
F_{H1}	±3ØØ#
F_{V1}	±4ØØ#
F_{H2}	±3ØØ#
F_{V2}	±4ØØ#

15 S51Ø **SECTION** 1" = 1'-Ø"



17 S51Ø **SECTION** 1" = 1'-Ø"

18 S51Ø **SECTION** 1" = 1'-Ø"

19 S51Ø **SECTION** 1" = 1'-Ø"

TYPICAL I-JOIST AT DISCONTINUOUS STUD WALL

2Ø S51Ø **SECTION** 1" = 1'-Ø"

JA

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

WOOD I-JOIST FLOOR

SHEET NO.

S510

Drawn DEH
Checked KR

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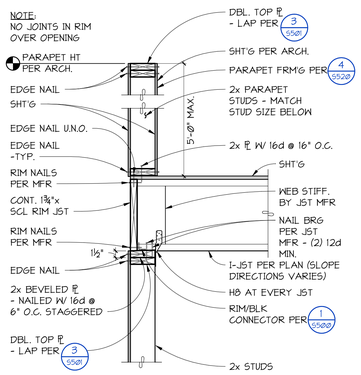
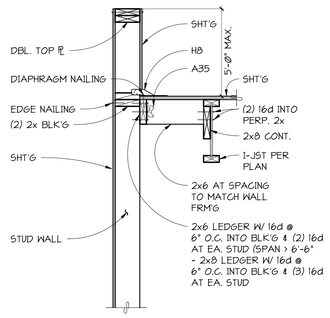


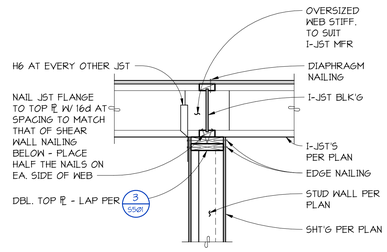
TYPICAL I-JOIST BEARING AT EXTERIOR WALL

1/5520 SECTION
1" = 1'-Ø"



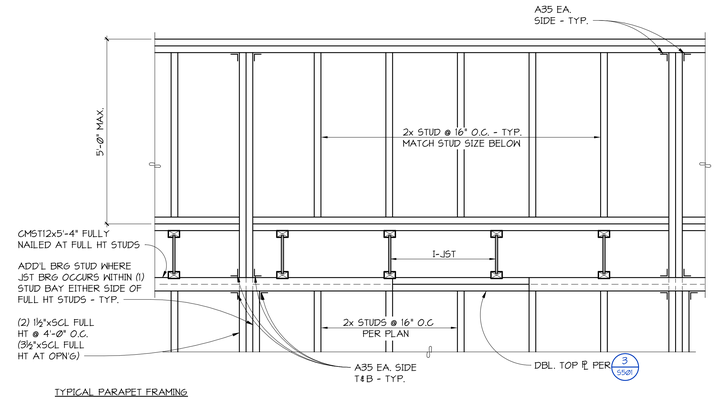
TYPICAL PARAPET PARALLEL TO ROOF FRAMING

2/5520 SECTION
1" = 1'-Ø"



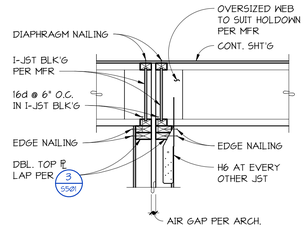
TYPICAL I-JOIST AT BEARING STUD WALL

3/5520 SECTION
1" = 1'-Ø"

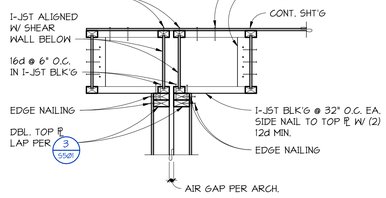


TYPICAL PARAPET FRAMING

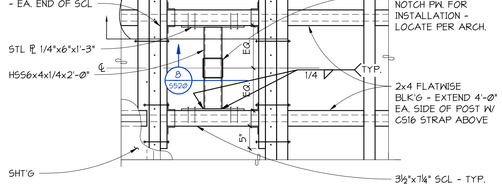
4/5520 ELEVATION
1" = 1'-Ø"



5/5520 SECTION
1" = 1'-Ø"

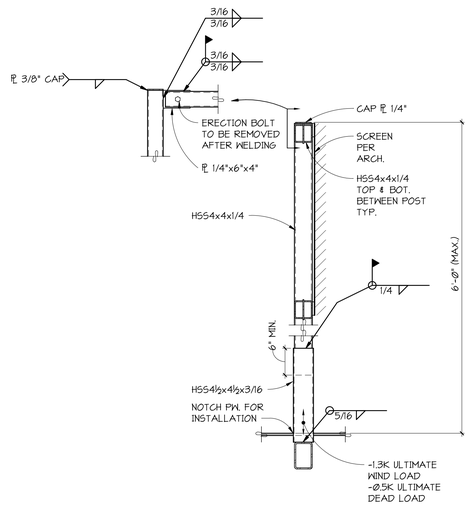


6/5520 SECTION
1" = 1'-Ø"

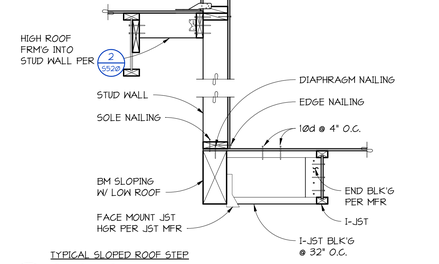


TYPICAL MECHANICAL SCREEN AT I-JOISTS

7/5520 DETAIL
NO SCALE

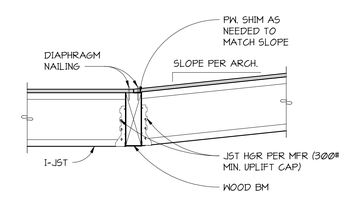


8/5520 SECTION
NO SCALE

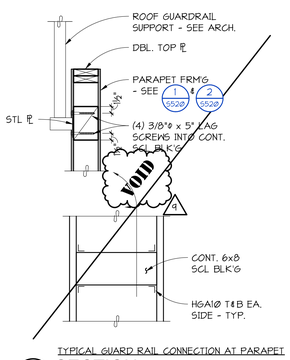


TYPICAL SLOPED ROOF STEP

9/5520 SECTION
1" = 1'-Ø"

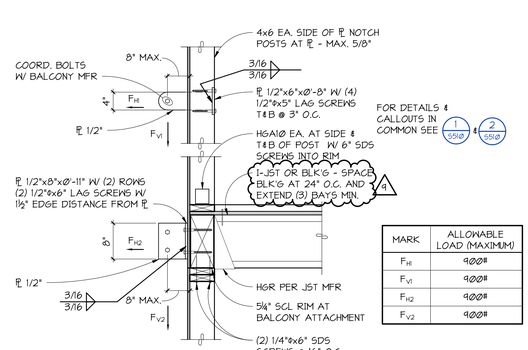


10/5520 SECTION
1" = 1'-Ø"



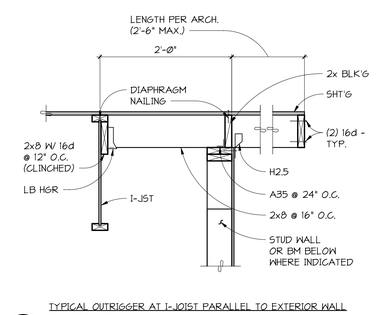
TYPICAL GUARD RAIL CONNECTION AT PARAPET

11/5520 SECTION
1" = 1'-Ø"



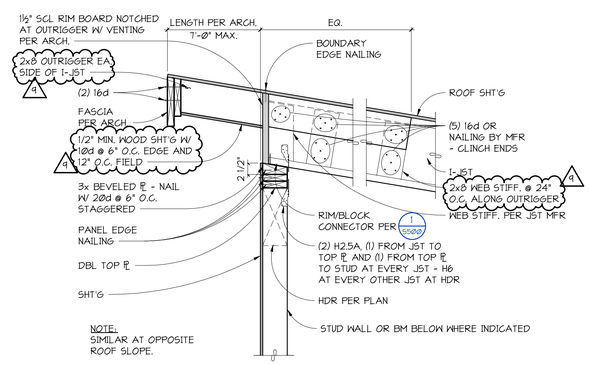
MARK	ALLOWABLE LOAD (MAXIMUM)
F_{H1}	900#
F_{V1}	900#
F_{H2}	900#
F_{V2}	900#

12/5520 SECTION
1" = 1'-Ø"



TYPICAL OUTRIGGER AT I-JOIST PARALLEL TO EXTERIOR WALL

13/5520 SECTION
NO SCALE



14/5520 SECTION
1" = 1'-Ø"

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MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

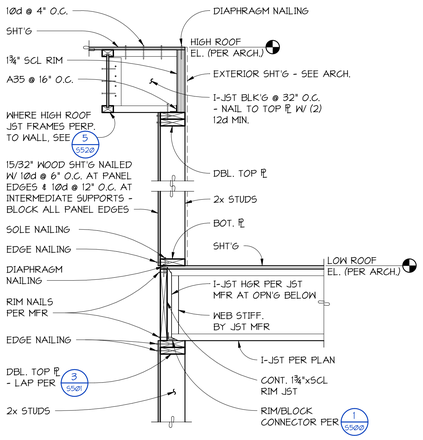
WOOD I-JOIST ROOF

SHEET NO.

S520

Drawn SHF
Checked KR

Printed: 10/23/2023 1:50:09 PM C:\...Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHaller.rvt



1/S521 SECTION
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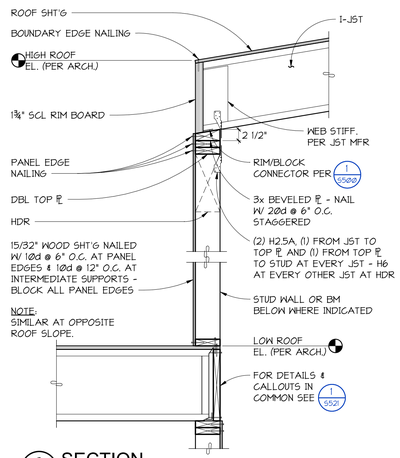

2/S521 SECTION
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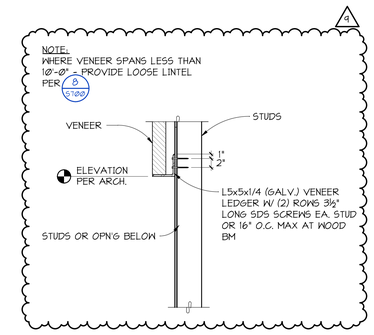
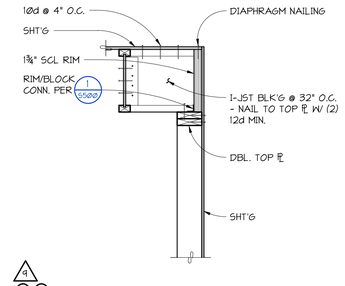
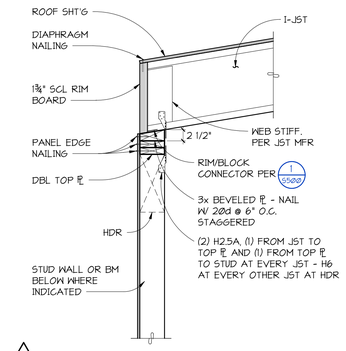


3/S521 SECTION
1" = 1'-0"



4/S521 SECTION
1" = 1'-0"



5/S521 SECTION
1" = 1'-0"

SLOPED ROOF TRANSITION AT I-JOIST PERP. TO SLOPE

6/S521 SECTION
1" = 1'-0"

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MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

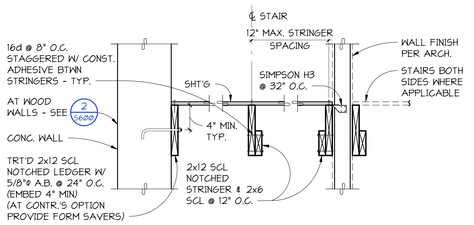
WOOD I-JOIST ROOF

SHEET NO.

S521

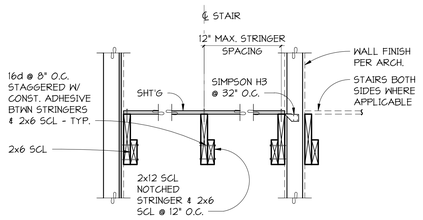
Drawn | Author
Checked | Checker

Printed: 10/23/2023 1:50:13 PM C:_Revit Models\19008 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DR4dlar.rvt



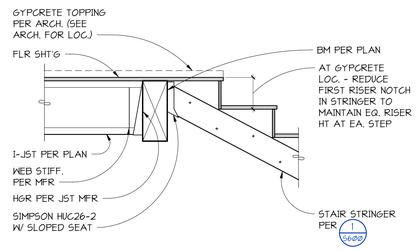
TYPICAL STAIR STRINGERS 10'-0" MAXIMUM SPAN

1 S600 **SECTION**
NO SCALE



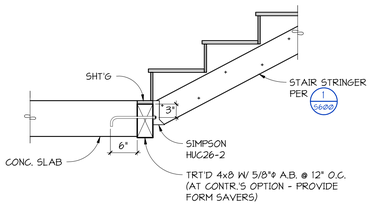
TYPICAL STAIR STRINGERS 10'-0" MAX. SPAN

2 S600 **SECTION**
NO SCALE



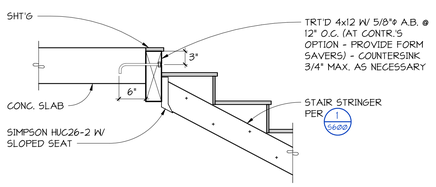
TYPICAL STRINGER TO LANDING

3 S600 **SECTION**
NO SCALE



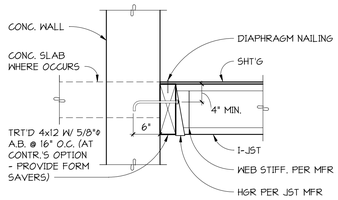
TYPICAL STRINGER TO LANDING

4 S600 **SECTION**
NO SCALE

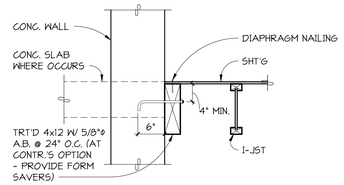


TYPICAL STRINGER TO LANDING

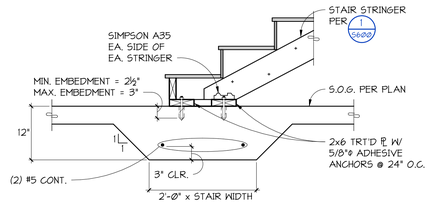
5 S600 **SECTION**
NO SCALE



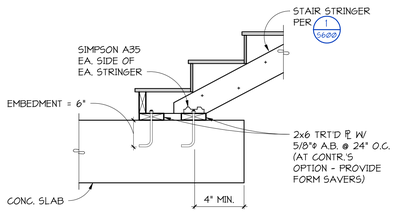
6 S600 **SECTION**
NO SCALE



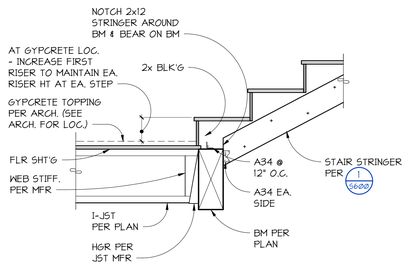
7 S600 **SECTION**
NO SCALE



8 S600 **SECTION**
NO SCALE

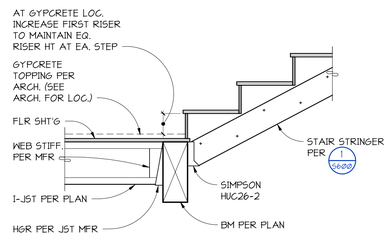


9 S600 **SECTION**
NO SCALE



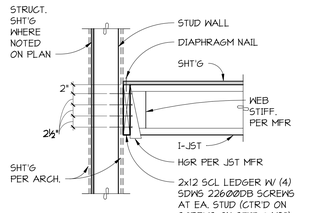
TYPICAL STRINGER TO LANDING

10 S600 **SECTION**
NO SCALE



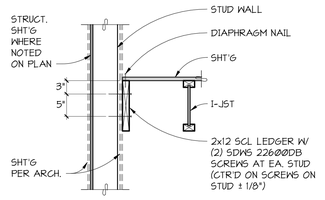
TYPICAL STRINGER TO LANDING

11 S600 **SECTION**
NO SCALE



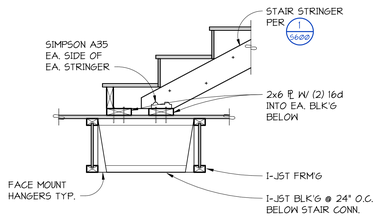
TYPICAL LANDING AT WALL

12 S600 **SECTION**
NO SCALE

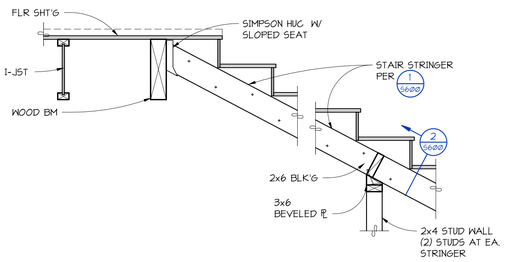


TYPICAL LANDING AT WALL

13 S600 **SECTION**
1" = 1'-0"



14 S600 **SECTION**
NO SCALE



15 S600 **SECTION**
NO SCALE

JA

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MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
1/12/2022	Revision 6
3/28/2022	BUILDING PERMIT CORR#2

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

WOOD STAIR DETAILS

SHEET NO.

S600

Drawn	DLM
Checked	KR

Printed: 10/23/2023 1:50:19 PM
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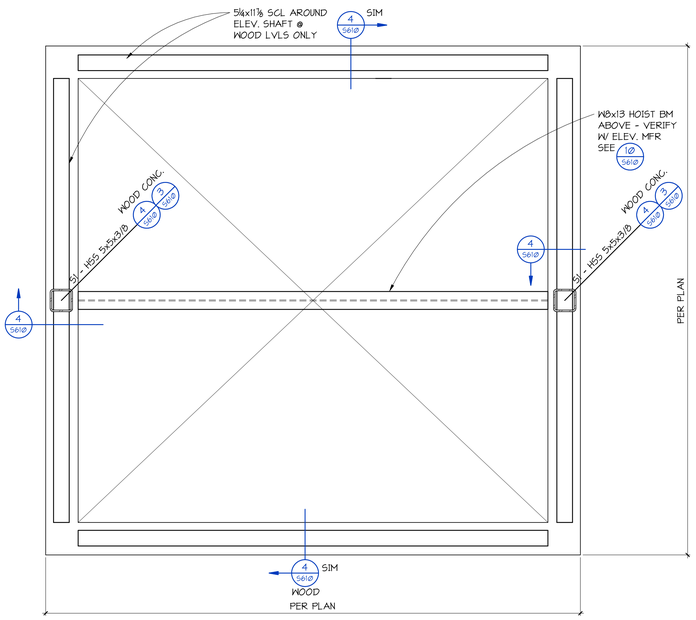


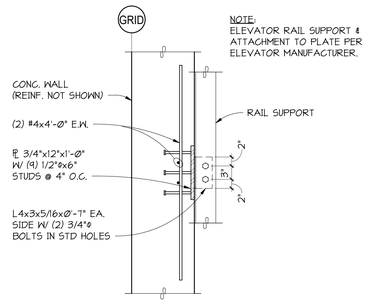
TYPICAL SINGLE CAB ELEVATOR

NOTE: VERIFY ALL CONNECTIONS, RAIL SUPPORTS, & HOIST BEAM REQUIRMENTS & LOCATIONS WITH ELEVATOR MANUFACTURER

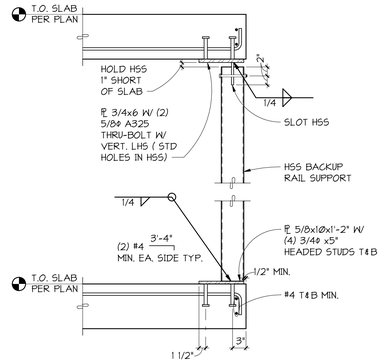
RAIL SUPPORT COLUMN SHEDULE		
COLUMN LABEL / LEVEL	SINGLE CAB ELEVATOR S1	S2
ROOF		N/A
LEVEL 4		N/A
LEVEL 3		N/A
LEVEL 2		N/A
LEVEL 1	X	N/A
LEVEL P1	X	N/A
LEVEL P2	X	N/A

NOTES:

1. 'X' INDICATES COLUMN START LEVEL.
2. FOR CONNECTION TO SLAB SEE 3/S610
3. FOR CONNECTION TO WOOD FRAMING SEE 4/S610.
4. FOR CONNECTION TO HOIST BEAM SEE 8/610, 9/S610.
5. WHEN NO RAIL SUPPORT COLUMN IS INDICATED, COORDINATE W/ ELEVATOR MANUFACTURER FOR RAIL REQUIREMENTS.



TYPICAL EMBED PLATE FOR ELEVATOR RAIL SUPPORT AT SLAB EDGE



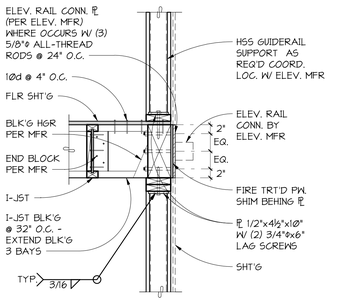
NOTES:
1Ø'-Ø" < H <= 12'-6" USE HSS 5X5X1/4
12'-Ø" < H <= 14'-6" USE HSS 5X5X3/8

TYPICAL ELEVATOR RAIL SUPPORT

1 / S610 SECTION
1" = 1'-Ø"

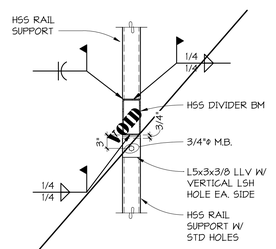
2 / S610 SECTION
1" = 1'-Ø"

3 / S610 SECTION
1" = 1'-Ø"

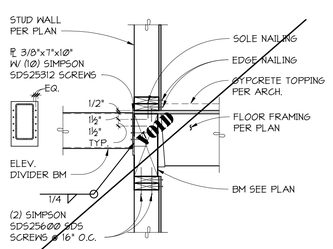


WOOD FRAMING AT ELEVATOR

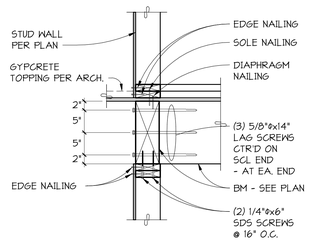
4 / S610 SECTION
1" = 1'-Ø"



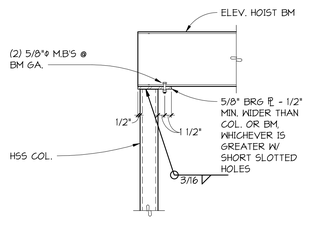
5 / S610 DETAIL
1" = 1'-Ø"



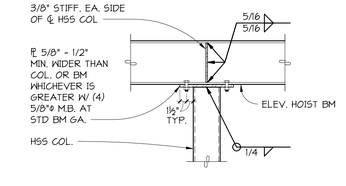
6 / S610 SECTION
1" = 1'-Ø"



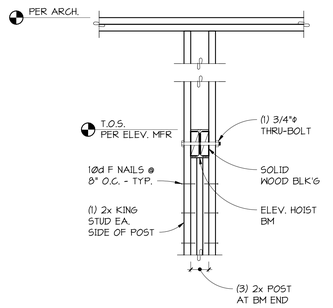
7 / S610 SECTION
1" = 1'-Ø"



8 / S610 DETAIL
1" = 1'-Ø"



9 / S610 SECTION
1" = 1'-Ø"



10 / S610 SECTION
1" = 1'-Ø"

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

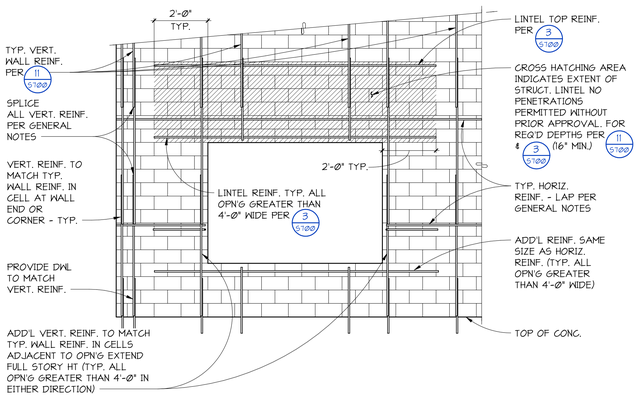
ELEVATOR DETAILS

SHEET NO.

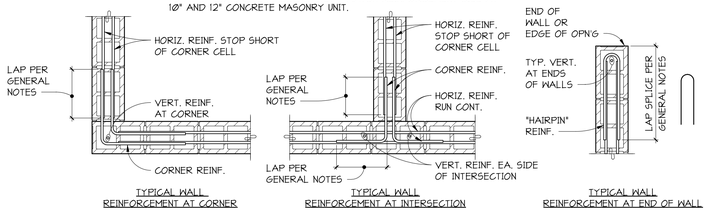
S610

Drawn DEH
Checked KR

C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHeller.rvt
Printed: 10/23/2023 1:50:23 PM

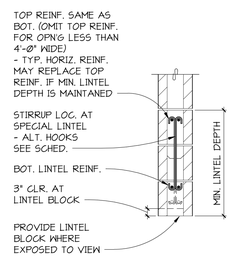


NOTES:
1. SOLID GROUT ALL CELLS. LAY UP BLOCK IN RUNNING BOND PATTERN.
2. FOR TYPICAL WALL REINFORCEMENT SIZE AND LOCATION - SEE 3 S700
3. HOOK ALL REINFORCEMENT THAT CANNOT BE EXTENDED.
4. TYPICAL REINFORCEMENT SHOWN. PROVIDE ADDITIONAL REINFORCEMENT WHERE NOTED ON PLANS OR DETAILS.
5. PROVIDE (1) #4 MINIMUM AROUND OPENINGS GREATER THAN 2'-0" BUT LESS THAN 4'-0" IN EITHER DIRECTION. EXTEND 2'-0" BEYOND FACE OF OPENINGS.
6. NO CONDUIT ALLOWED IN CELLS WITH REINFORCEMENT.
7. PROVIDE REINFORCEMENT POSITIONERS FOR VERTICAL REINFORCEMENT AT FIRST COURSE ABOVE AND BELOW BOND BEAMS - SEE GENERAL NOTES FOR POSITIONER TYPE.
8. PROVIDE "HAIRPIN" REINFORCEMENT AT ALL WALL ENDS AND JAMBS. #3 AT 8" CONCRETE MASONRY UNIT - MATCH REINFORCEMENT SIZE AT 10" AND 12" CONCRETE MASONRY UNIT.



TYPICAL WALL REINFORCEMENT AT CORNER | TYPICAL WALL REINFORCEMENT AT INTERSECTION | TYPICAL WALL REINFORCEMENT AT END OF WALL

2 S700 TYPICAL HOLLOW UNIT MASONRY WALL
NO SCALE



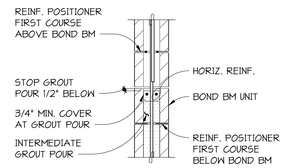
TYPICAL CONCRETE MASONRY UNIT WALL LINTEL

SPECIAL LINTEL SCHEDULE

MARK	MINIMUM LINTEL DEPTH	MINIMUM REINFORCEMENT TOP AND BOTTOM	JAMB REINFORCEMENT EACH SIDE (4)	STIRRUPS
L-1	64"	(2) #8	SEE PLAN	#4 @ 16" O.C.
L-2	40"	(2) #6	SEE PLAN	#4 @ 16" O.C.
L-3	32"	(2) #6	#6	-

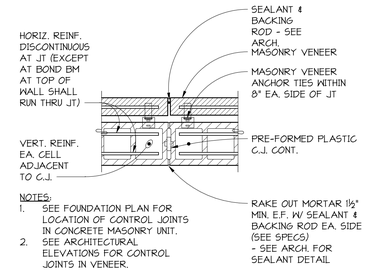
NOTES:
1. SEE 11 S700 MAXIMUM SPAN/MINIMUM TYPICAL LINTEL DEPTH.
2. SEE FRAMING PLANS FOR LOCATION OF SPECIAL LINTELS.
3. EXTEND TOP AND BOTTOM REINFORCEMENT TO END OF PIERS AND PROVIDE STANDARD HOOK.
4. MINIMUM JAMB REINFORCEMENT - SEE PLAN FOR ADDITIONAL REINFORCEMENT.

3 S700 DETAIL
NO SCALE



TYPICAL CONCRETE MASONRY UNIT WALL BOND BEAM

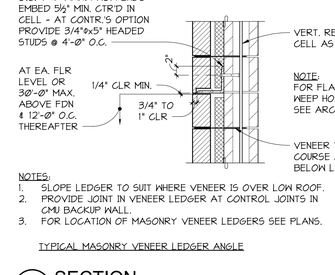
4 S700 DETAIL
NO SCALE



NOTES:
1. SEE FOUNDATION PLAN FOR LOCATION OF CONTROL JOINTS IN CONCRETE MASONRY UNIT.
2. SEE ARCHITECTURAL ELEVATIONS FOR CONTROL JOINTS IN VENEER.

TYPICAL CONCRETE MASONRY UNIT WALL AND MASONRY VENEER CONTROL JOINT

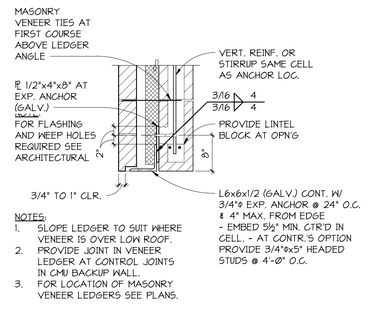
5 S700 PLAN DETAIL
NO SCALE



NOTES:
1. SLOPE LEDGER TO SUIT WHERE VENEER IS OVER LOW ROOF.
2. PROVIDE JOINT IN VENEER LEDGER AT CONTROL JOINTS IN CMU BACKUP WALL.
3. FOR LOCATION OF MASONRY VENEER LEDGERS SEE PLANS.

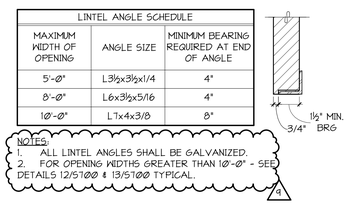
TYPICAL MASONRY VENEER LEDGER ANGLE

6 S700 SECTION
NO SCALE



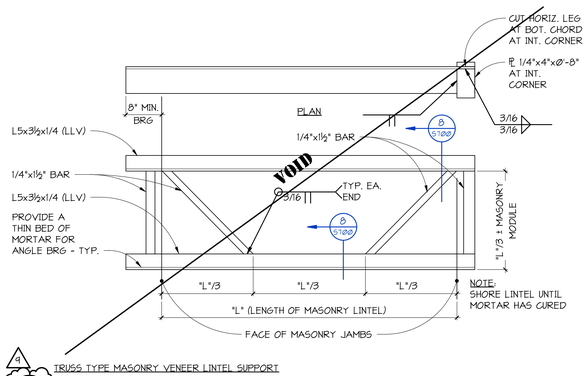
NOTES:
1. SLOPE LEDGER TO SUIT WHERE VENEER IS OVER LOW ROOF.
2. PROVIDE JOINT IN VENEER LEDGER AT CONTROL JOINTS IN CMU BACKUP WALL.
3. FOR LOCATION OF MASONRY VENEER LEDGERS SEE PLANS.

7 S700 SECTION
1" = 1'-0"



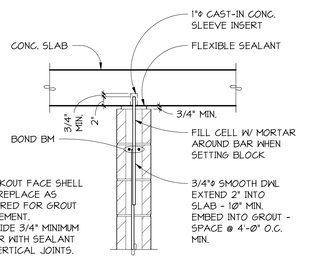
NOTES:
1. ALL LINTEL ANGLES SHALL BE GALVANIZED.
2. FOR OPENING WIDTHS GREATER THAN 10'-0" - SEE DETAILS 12/S700 & 13/S700 TYPICAL.

8 S700 DETAIL
1 1/2" = 1'-0"



TRUSS TYPE MASONRY VENEER LINTEL SUPPORT

9 S700 DETAIL
1" = 1'-0"



NOTES:
1. BREAKOUT FACE SHELL AND REPLACE AS REQUIRED FOR GROUT PLACEMENT.
2. PROVIDE 3/4" MINIMUM CLEAR WITH SEALANT AT VERTICAL JOINTS.

TYPICAL AT TOP OF NON-BEARING MASONRY WALL EXTENDING TO BOTTOM OF CONCRETE

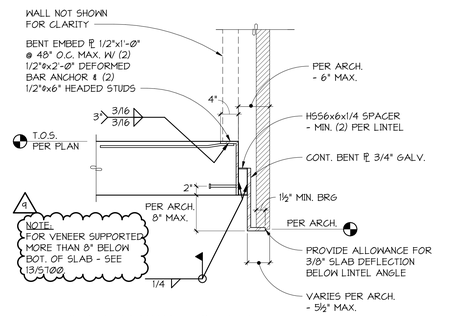
10 S700 DETAIL
1" = 1'-0"

HOLLOW UNIT MASONRY WALL REINFORCEMENT SCHEDULE
* SEE PLANS AND APPLICABLE DETAILS FOR WALL THICKNESS AND ANY SPECIAL REINFORCEMENT

WALL SIZE	MAXIMUM DISTANCE BETWEEN NON-STRUCTURAL WALL BRACES - SEE MMA50314		MINIMUM REINFORCEMENT *		LINTELS (SAME REINFORCEMENT AS BOND BEAM)				
			VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT	MINIMUM DEPTH OF LINTEL				
	"l_1"	"l_2"			15.5	23.5	31.5	34.5	47.5
6" CMU	10'-0"	6'-0"	#4 @ 48" O.C.	(2) #4 @ 48" O.C.	MAXIMUM SPAN OF LINTEL 4'-0"	5'-6"	8'-0"	10'-9"	13'-6"
8" CMU	12'-0"	6'-0"	#5 @ 48" O.C.	(2) #5 @ 48" O.C.	-	3'-6"	7'-6"	10'-0"	12'-0"
12" CMU	16'-0"	4'-0"	#5 @ 32" O.C.	(2) #5 @ 32" O.C.	-	3'-6"	7'-6"	10'-0"	12'-0"

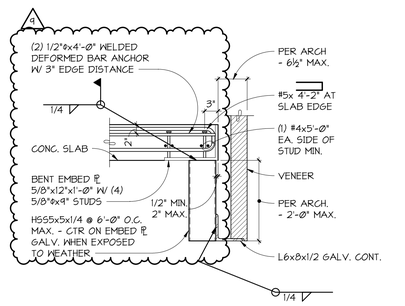
NOTES:
1. PROVIDE BOND BEAM WITH MINIMUM HORIZONTAL REINFORCEMENT SHOWN AT TOP OF ALL WALLS, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
2. FOR SPECIAL LINTELS SEE FRAMING PLANS AND 3 S700.

11 S700 SCHEDULE
NO SCALE

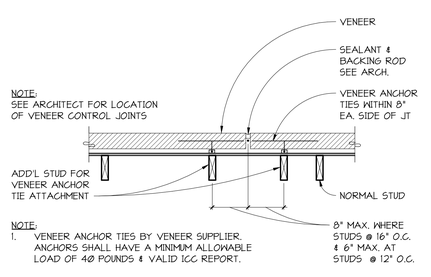


TYPICAL VENEER SUPPORT AT SLAB EDGE

12 S700 SECTION
1" = 1'-0"



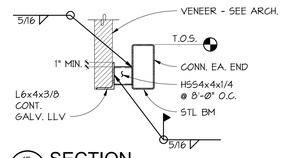
13 S700 SECTION
1" = 1'-0"



NOTE:
1. VENEER ANCHOR TIES BY VENEER SUPPLIER. ANCHORS SHALL HAVE A MINIMUM ALLOWABLE LOAD OF 40 POUNDS & VALID ICC REPORT.

MASONRY VENEER ANCHOR TO WOOD FRAMING

14 S700 PLAN VIEW
NO SCALE



15 S700 SECTION
1" = 1'-0"

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MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
TYPICAL MASONRY AND VENEER DETAILS

SHEET NO.
S700

Drawn	DLM
Checked	KR

Printed: 10/23/2023 1:50:27 PM
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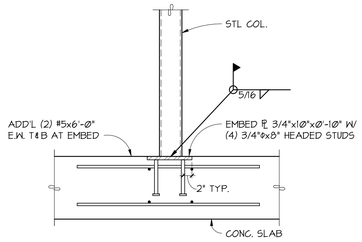
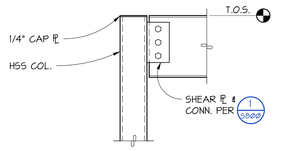
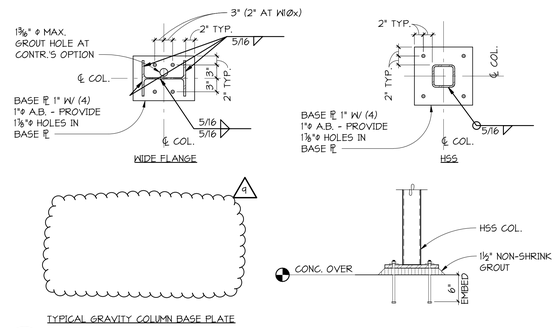


4/5000 DETAIL
NO SCALE

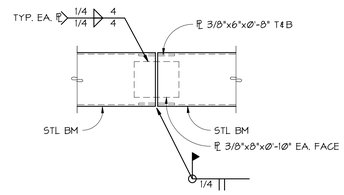


TYPICAL BEAM FRAMING INTO HOLLOW STRUCTURAL STEEL COLUMN

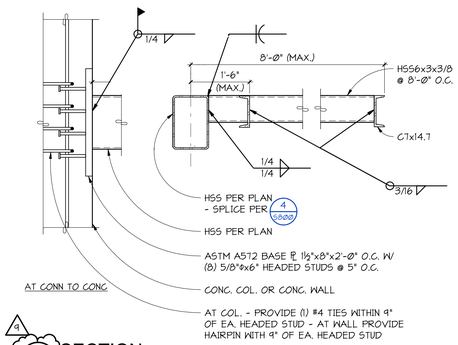
2/5000 DETAIL
NO SCALE



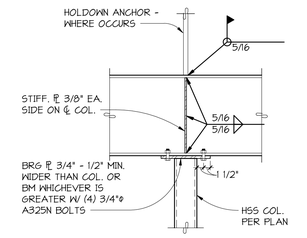
3/5000 DETAIL
NO SCALE



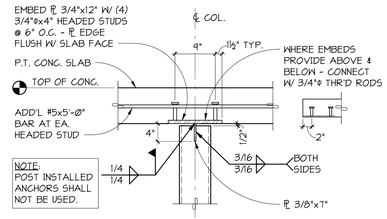
4/5000 SECTION
NO SCALE



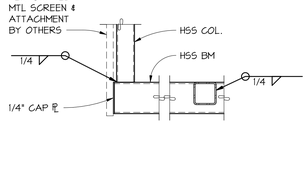
9
5/5000 SECTION
1" = 1'-Ø"



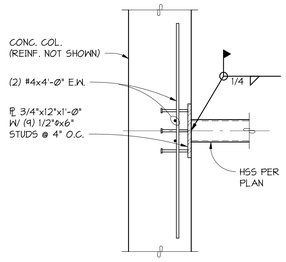
9
WIDE FLANGE BEAM AT HOLLOW STUCTURAL SECTION COLUMN - MEZZANINE
6/5000 SECTION
1" = 1'-Ø"



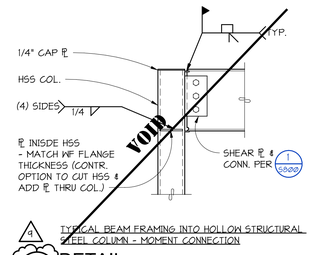
7/5000 SECTION
1" = 1'-Ø"



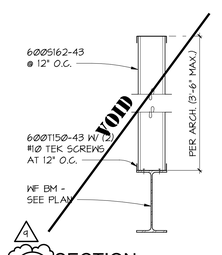
8/5000 SECTION
1" = 1'-Ø"



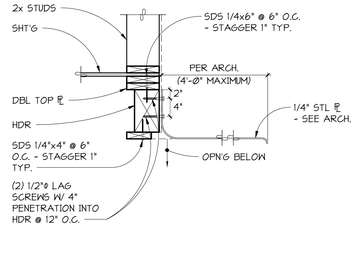
9/5000 SECTION
1" = 1'-Ø"



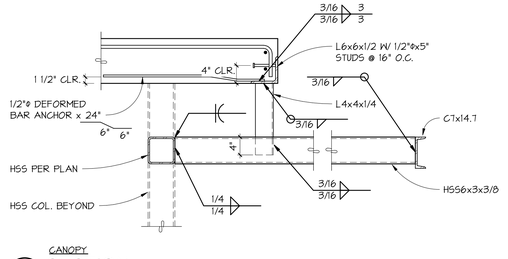
9
TYPICAL BEAM FRAMING INTO HOLLOW STRUCTURAL STEEL COLUMN - MOMENT CONNECTION
10/5000 DETAIL
1" = 1'-Ø"



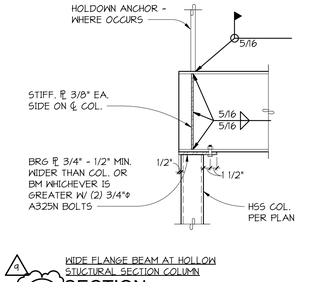
9
11/5000 SECTION
1" = 1'-Ø"



12/5000 SECTION
1" = 1'-Ø"



CANOPY
13/5000 SECTION
1" = 1'-Ø"



9
WIDE FLANGE BEAM AT HOLLOW STUCTURAL SECTION COLUMN
14/5000 SECTION
1" = 1'-Ø"

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MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
09/30/2021	BUILDING PERMIT CORR #1
3/28/2022	BUILDING PERMIT CORR#2
12/12/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE

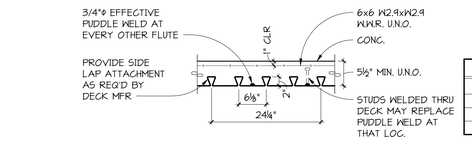
TYPICAL STEEL DETAILS

SHEET NO.

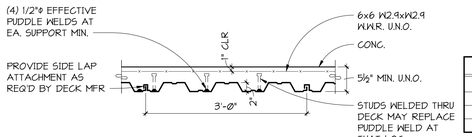
S800

Drawn DEH
Checked KR

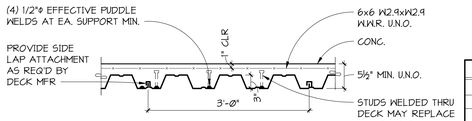
Printed: 10/23/2023 1:50:31 PM
C:_Revit Models\19008 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHstar.rvt



TYPE "EPICORE" MIN. DECK PROPERTIES		
GAUGE	I = (in⁴/ft.)	+S/-S = (in³/ft)
20	.478	.343/.306
18	.628	.343/.306
16	.787	.563/.535



TYPE "W-2" MIN. DECK PROPERTIES		
GAUGE	I = (in⁴/ft.)	+S/-S = (in³/ft)
20	.422	.323/.333
18	.564	.411/.481
16	.707	.623/.638

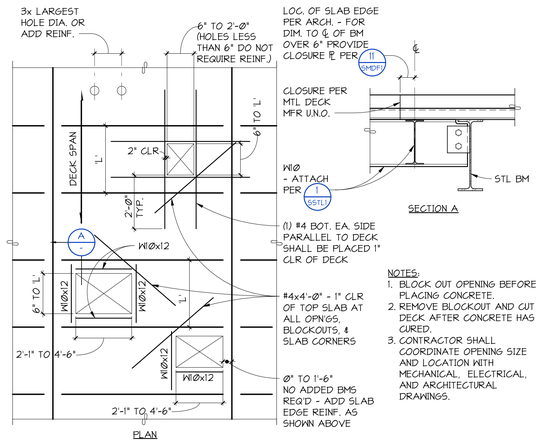


TYPE "W-3" MIN. DECK PROPERTIES		
GAUGE	I = (in⁴/ft.)	+S/-S = (in³/ft)
20	.907	.510/.528
18	1.213	.752/.768
16	1.516	.968/.986

NOTES:
1. (2) SPAN MINIMUM, (3) SPAN PREFERRED. WHERE SIMPLE SPAN SHOWN ON DRAWINGS, GENERAL CONTRACTOR TO PROVIDE SHORING.
2. AT SUPPORTS PARALLEL TO CORRUGATIONS, PROVIDE PUDDLE WELDS @ 24" O.C. MAXIMUM.
3. CONDUIT NOT PERMITTED IN SLAB.
4. FOR EXPOSED SLAB LOCATIONS SEE ARCHITECTURAL. FOR HEAVIER WELDED WIRE REINFORCEMENT AND ADDITIONAL REQUIREMENTS SEE 12/S1MDF1.
5. SECTION PROPERTIES ARE BASED ON Fy = 50 KSI.

TYPICAL COMPOSITE FLOOR DECK

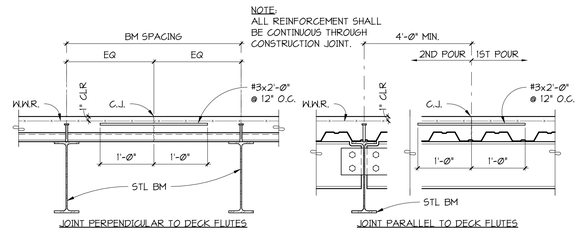
1 / 5810 DETAIL
NO SCALE



NOTES:
1. BLOCK OUT OPENING BEFORE PLACING CONCRETE.
2. REMOVE BLOCKOUT AND CUT DECK AFTER CONCRETE HAS CURED.
3. CONTRACTOR SHALL COORDINATE OPENING SIZE AND LOCATION WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS.

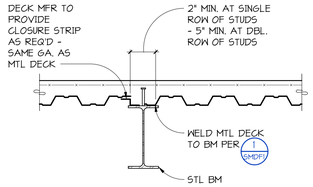
TYPICAL FLOOR PENETRATION REINFORCEMENT

2 / 5810 DETAIL
NO SCALE



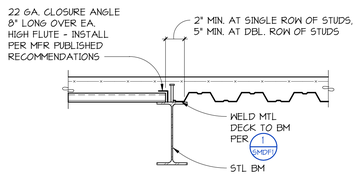
TYPICAL COMPOSITE DECK CONSTRUCTION JOINT

3 / 5810 SECTION
NO SCALE



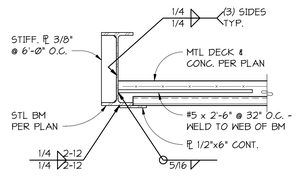
TYPICAL AT METAL DECK PARALLEL TO BEAM

4 / 5810 SECTION
NO SCALE



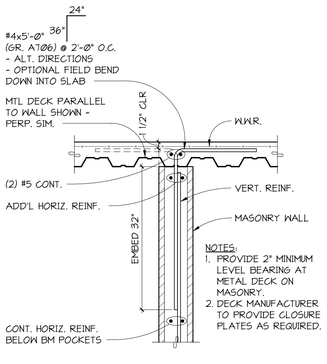
TYPICAL AT METAL DECK TRANSITION AT BEAM

5 / 5810 SECTION
NO SCALE



TYPICAL SLAB ON METAL DECK UPTURNED BEAM

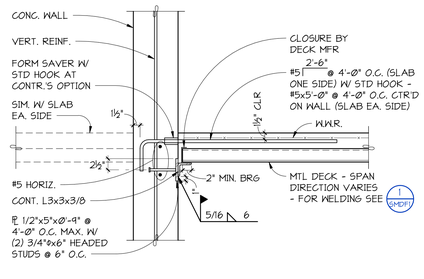
6 / 5810 SECTION
NO SCALE



NOTES:
1. PROVIDE 2" MINIMUM LEVEL BEARING AT METAL DECK ON MASONRY.
2. DECK MANUFACTURER TO PROVIDE CLOSURE PLATES AS REQUIRED.

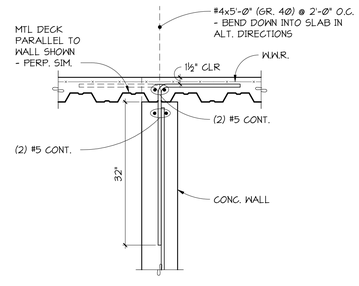
TYPICAL CONNECTION OF METAL DECK TO TOP OF MASONRY WALL

7 / 5810 SECTION
NO SCALE



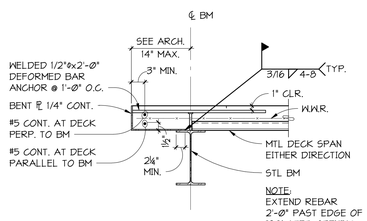
TYPICAL FLOOR METAL DECK CONNECTION AT CONCRETE WALL

8 / 5810 SECTION
NO SCALE



TYPICAL CONNECTION OF METAL FLOOR DECK TO TOP OF CONCRETE WALL

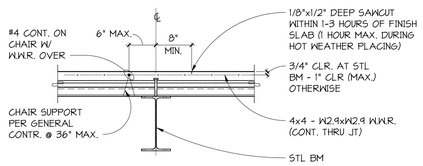
9 / 5810 SECTION
NO SCALE



TYPICAL SLAB EDGE CONDITION - OVER 6" OVERHANG

11 / 5810 SECTION
NO SCALE

NOTE:
SEE GENERAL NOTES AND SPECIFICATIONS FOR CONCRETE MIXTURE 7 DAY WET CURING AND CONTROL JOINT REQUIREMENTS AT EXPOSED SLABS.



TYPICAL COMPOSITE DECK AT EXPOSED SLAB

12 / 5810 SECTION
NO SCALE

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DRAWING ISSUE

Date	Description

Date	Description
01/22/21	PERMIT SET
09/01/21	PROGRESS SET
10/25/21	GMP SET

SHEET TITLE
SHEET METAL DECK FLOOR DETAILS

SHEET NO.
S810

Drawn DLM
Checked KR

Printed: 10/23/2023 1:50:35 PM C:_Revit Models\19028 MERCER ISL APARTMENTS HYCROFT R2019 (CENTRAL)_DEHaller.rvt

GENERAL NOTES

I. Introduction

B.E.E. Consulting, LLC (BEE) has created building envelope concept design details for the **Mercer Island Mixed Use**. The Building Envelope drawings are intimately related to the materials specified in the project material specifications and building inspection. Details provided by BEE are only for use on the **Mercer Island Mixed Use** and are © copyrighted.

Each sheet in this set of Building Envelope drawings, bearing the BEE Titleblock and Logo in the upper right corner, was prepared by BEE and is accounted for in the drawing index on the title page. In its original form, this set was prepared for **Xing Hua Group, LTD** for a specific project.

The act of submitting for government approval of building permit, a set of drawings bearing the BEE titleblock and logo, which has been altered in any way by **Xing Hua Group, LTD**, by any third party, or for a project other than that which it was originally prepared by BEE without the prior written consent of BEE shall constitute consent by **Xing Hua Group, LTD** to defend, indemnify, and hold harmless BEE from and against any and all claims, suits, demands, liabilities, losses, and costs arising in whole or in part out of or in any way connected with the use of the such altered drawings by **Xing Hua Group, LTD** or any third party.

Such alterations shall include, but shall not be limited to, the addition or removal of individual sheets, the modifications of any graphic or textual information contained within a sheet prepared by BEE. The removal of this statement, and any construction inconsistent with that which has been shown by BEE in its original drawing set.

II. General

A. Water Penetration Resistance Field Testing

For all windows, doors, and skylights a mock setup will be water intrusion tested in field. Mock setup may be created in-situ or be free standing as best suits the needs of the project, provided it allows for the following parameters to be achieved.

At least one (1) window of each operational type will be tested to the Specified Field Test Pressure specified below, in accord with the current version of ASTM E1105. For windows and doors such as aluminum, wood clad aluminum, vinyl, or fiberglass windows and doors, Procedure B (cyclic) test will be used for 4 cycles each 5 minutes in duration, with a pressure reduced to 0 psf for one minute between cycles. For storefront and curtain wall assemblies, Procedure A (Uniform) test will be used for a single cycle of 15 minutes in duration. The initial test will be inclusive of both installation interface and window product. In the case of failure (defined as any water intrusion observed on the interior that is not in a drainage area), the representative sample will be expanded to three (3) specimens in order to obtain statistical confidence. In the case of failure during retest, the representative sample will be expanded to five (5) additional specimens. In the case of a failure during second retest, a meeting will be held with all parties concerned to determine necessary actions. In the case of failure, the responsible party will be held financially liable for the cost of retesting, and any related wall assembly or cladding deconstruction needed to obtain passing results. This test specification supersedes AAMA Voluntary Specification for Field Testing.

Regardless of AAMA deductions for field installed product, the minimum Water Resistance Field Test Pressure (during field test), as determined by the consultant, shall be:

- 6.0 psf for sliding doors
- 6.0 psf for storefront
- 6.0 psf for swing doors
- 6.0 psf for windows

The above referenced test pressures should be placed on the purchase order prior to ordering the windows or doors.

Doors are to be installed and tested in a similar fashion as windows.

B. Louvers

Louvers through the building envelope shall be designed for exterior use in accord with wind and rain exposure conditions.

C. Sealant Performance Requirements

All sealants shall be validated and approved by the Sealant Waterproofing and Restoration Institute (SWRI).

Sealant and Self Adhesive Membrane (S.A.M.) combinations shall be sent to sealant manufacturer for adhesion certification prior to construction.

All sealant dependent installations require adhesion test performed on site by contractor. Adhesion test logs shall be submitted to BEE for review.

D. Laboratory Test Reports

All windows and doors shall be pre-tested by the manufacturer to design conditions.

The associated test records and certifications shall be submitted to project team.

E. Contractor Responsibility

It shall be the specific duty and responsibility of each trade and supplier to examine all project drawings, details and specifications, and to provide and furnish proper equipment, hardware, fixtures, materials, etc., pertaining to their part of the work shown or listed in any part of these documents. Quality control, adverse material reactions, and compliance to industry standard workmanship are the responsibility of the contractor.

Any omissions or contradictions in these documents shall be called to the attention of BEE prior to submitting a bid. Bids received shall be considered to include all items shown and/or specified or scheduled for a complete project. The contractor shall note that the waterproofing details do not always reflect the Architectural details and are intended to supplement the architectural details not replace them.

Installers are to be certified by manufacturer's approved warranty requirements.

F. Material Warranty

All waterproofing material and installation warranties shall be transferable to new building ownership within the warranty's period.

G. Material Submittals/Substitutions

All material substitutions and submittals shall be submitted to the responsible members of the design team. Substitutions and submittals shall include, but are not limited to, product data sheets, intended locations for use, installer certifications as required, sample warranties, testing and or certification data as required.

H. Fasteners

All fasteners, including nuts and washers, in contact with preservative-treated wood shall be of hot-dipped zinc coated galvanized steel or stainless steel.

III. Construction

A. Inspection

An independent periodic review of the building enclosure will be performed during the course of construction or rehabilitative construction to ascertain whether the multiunit residential building has been constructed, or the rehabilitative construction has been performed, in substantial compliance with the building enclosure design documents. Inspections will be performed by a qualified building enclosure inspector as defined by RCW 64.55.040. The frequency of inspection is identified in the contract. Inspections will be performed on site. Inspections will be documented and recorded as deemed necessary by the Project Manager.

B. Dry-in Requirements

The General Contractor (GC) shall provide quality assurance procedures, facilitate inspections and coordinate testing and verification to maintain the material standards and enveloping practices as specified herein. This shall also include periodically documenting the moisture content by weight at a minimum of three (3) locations of framing, sheathing and gypsum. Additionally, the temperature and moisture content of concrete slabs shall be monitored and periodically documented to comply with any relative waterproofing installations that are to be conducted. Documented signs of excessive water or humidity are exhibited by, but not limited to:

Interior condensation on window. Warping, staining, or delamination of fiber cement, gypsum or wood based products (i.e. construction products that are absorptive). Organic growth (mold, fungi, mildew). Water intrusion/leaks and or damage.

Roofs need to be installed prior to construction drying and wet substrates/framing

IV. Building Envelope Materials

All recommended materials may be exchanged for materials with equal performance specifications. All material substitutions must be submitted to and approved by BEE.

Products shall be installed to comply with manufacturer's warranty requirements.

040900 Masonry Accessories

A. Vent Cells

Driwall Weep Vents
- Available from Keene Building Envelope Products

WeepVent
- Available from Mortar Net Solutions

071000 Below Grade Membrane

A. Reservoir Membrane

FSS 45DC, 80 mil minimum
Available from VersaFlex

071300 Sheet Waterproofing (Below Grade)

A. Foundation Sheet Membrane

EPRO System
- Available from EPRO Services Inc.

Foundation Sheet
Membrane: Pre Tak
Waterstop: Bento Tak
e.stop gu
Mastic: XT1 TG
Grout Tube: DE NEEF Injecto System
Foundation S.A.M.: Prime Tak
Sealant: PM Sealant
Foundation Tape 1: Pre Tape
Foundation Tape 2: Pre Tape D
Foundation Drain Mat: e.drain 6000

B. Mechanical Pipe Seals

Link-Seal Modular Seals
- Available from GPT Industries

C. Protection Board

Note: Per Membrane Manufacturer recommendation.

071400 Fluid-Applied Waterproofing

A. Protected Membrane

Vulkem EWS, 80 mil minimum
- Available from Tremco

B. Horizontal Drainmat

Note: Per Membrane Manufacturer recommendation.

C. Protection Board

Note: Per Membrane Manufacturer recommendation.

071800 Traffic Coatings

A. Vehicular Traffic Membrane

Parking Deck Coating System- 130 mils minimum
- Available from VersaFlex

B. Trash Room Membrane

FSS 45DC, w/ Nickel Oxide Granules- 80 mils minimum
- Available from VersaFlex
  a) WBG 250 (Gloss Waterborne Urethane for UV Protection)
- Available from VersaFlex
  b) WBS 252 (Semi Gloss Waterborne Urethane for UV Protection)
- Available from VersaFlex

071900 Water Repellents

Notes: For use at exposed concrete at exterior building envelope.
All exposed concrete shall be treated.
All concrete cold joints at exposed concrete require waterstop.

A. Concrete & Concrete Block/Brick Sealer

Blok-Guard & Graffiti Control II (Silicone Sealer)
Note: - Do not use at post tension grout pockets.
- Two coats required.
- Available from Prosoco

072119 Foamed-In-Place Insulation

A. Spray Foam

Notes: The applied spray foam must be installed by a certified installer.
A copy of the ICC-ES report for the product used must be provided on the job site for field inspector verification.

GacoOnePass F1850 (Polyurethane Foam Insulation)
Note: Intertek, CCRR 1043
- Available from Gaco Western

B. Air Barrier Foam

CF 812 (Low-Pressure Filler Foam)
- Available from Hilti

072500 Weather Resistant Barrier (W.R.B.)

A. Primary W.R.B./W.R.B. Liner

Note: Fastening of W.R.B. products to be per manufacturer recommendations.

WrapShield IT Integrated Tape
- Available from VaproShield

B. Primary W.R.B. SA/W.R.B. SA Liner

WrapShield SA Self-Adhered (W.R.B. SA)
Note: Primary W.R.B. at Steel and Concrete
- Available from VaproShield

C. UV Stable Primary W.R.B./ UV Stable W.R.B. Liner

RevealShield IT
Note: UV Stable WRB for Open-Joint cladding systems
- Available from VaproShield

D. UV Stable Primary W.R.B. SA/ UV Stable W.R.B. SA Liner

RevealShield SA
Note: UV Stable WRB for Open-Joint cladding systems
- Available from VaproShield

E. Liquid Applied Flashing

VaproLiqui-Flash
- Available from VaproShield

F. W.R.B. Accessories

Screw Head Caps

VaproCaps
- Available from VaproShield

Quickflash Device

Quickflash Device
Note: Use @ Electrical Boxes & Pipe Penetrations
- Available from Quickflash Weatherproofing Products

Sill Pans

Note: 5/8" min. upstand, extending 1/2" min. above bottom edge of Window.

a) L-Angle

Note: For use with SAM and/or Liquid applied sill pans.
1/8" Anodized Aluminum L-angle
22ga L-angle

Preformed Corners

Moistop Corner Shield
- Available from Henry Company

3D Factory Formed Corners
- Available from VaproShield

Shims

1/8" Plastic Horseshoe Shims
- Available from Atlas Supply

1/8" Grove Structural Shims
- Available from Grove Products

G. Furring Systems

Notes: Furring of all material types to be minimum of 3/4" deep & maintain
1/2" gaps at butt joints and floor plate level.
All rainscreen cavities shall have approved closure accessories to prevent debris & insect entry.

Furring

Pressure Treated Wood 1x4

Hat Channel

Vertical Metal Hat Channel

Z-Girt

Metal Z-Girt

Thermal Girt

GreenGirt
- Available from SMARTci

072600 Vapor Barriers/Retarders

A. Interior Vapor Retarder

PVA Primer
Note: For non-vented roof, do not apply PVA Primer to the ceiling at roof level.

073000 Steep Slope Roofing

A. Roofing Type

Standing Seam Metal per Arch.

074600 Siding

Note: All rainscreen cavities need to have approved closure accessories to prevent debris & insect entry.

Metal Wall Panels

Fiber Cement Wall Panels

Brick Veneer

075000 Roofing Membrane

Notes: All roofing shall slope positively to a drain with at least ¼" per linear foot slope. No water ponding is admissible.
All applicators must be approved by manufacturer.

Warranty Notes:
20yr NDL
Blow off warranty shall match structural engineer calculation

A. Roofing Membrane

Sure-Weld TPO Membrane
Note: Mechanically fastened, 60 mil minimum
- Available from Carlisle Syntec

B. Liquid Applied Roofing

Note: Use to detail curbs & penetrations.
LIQUISEAL Liquid Flashing
Note: For use with Carlisle Roofing Systems.
- Available from Carlisle Syntec

C. Roof Vapor Barrier

Note: Self-Adhesive Vapor Barrier per roofing manufacturer recommendation.

D. Protection Board

Note: Per Membrane Manufacturer recommendation.

E. Root Barrier

Note: Per Roofing Manufacturer recommendation.

076200 Sheet Metal Flashing and Trim

A. Flashings

Note: All Saddle Flashings shall be fully soldered.
22ga Sheet Metal Cap Flashings, w/ Standing Seams
24ga Sheet Metal Head Flashings, w/ End Dams
24ga Sheet Metal Through Wall Flashing, w/ 4" Bayonet Seams & End Dams
Note: Through Wall Flashings are required at every other floor & at each floor exceeding twenty feet.
24ga Sheet Metal Saddle Flashings
24ga Stainless Steel Sheet Metal Flashings

076500 Self-Adhesive Membrane (S.A.M.)

Notes: All Self-Adhered Membrane (S.A.M.) types to be roller applied.
Prime substrates per manufacturer recommendation prior to installing S.A.M.
Confirm compatibility between S.A.M. and other envelope products with manufacturer warranties.
Use approved primer when adhering to Concrete, Exterior Gypsum and Wood.

A. S.A.M. 1

Perm-A-Barrier Wall Flashing
- Available from GCP Applied Technologies

B. S.A.M. 2

3" VaproTape UV Black
- Available from VaproShield

C. S.A.M. 6

WrapFlashing SA Self-Adhered
- Available from VaproShield

D. S.A.M. HT - High Temperature

Protecto Seal 45 Butyl
- Available from Protecto Wrap Company

E. S.A.M. TWF

Textroflash Flashing
- Available from Hohmann & Barnard

079000 Joint Protection

A. Compressive Foam

Backerseal
- Available from Emseal

B. Neoprene Pad

TEX-NEO60
Note: 60 Duro Neoprene Sheet
- Available by Texcel

079200 Joint Sealants

A. Sealant 1

MasterSeal NP 150
- Available from BASF Master Builders Solutions

B. Sealant 2

Dowsil 758 Silicone
- Available from Dow Corning

C. Sealant 4

Dowsil 795 Silicone
- Available from Dow Corning

D. Sealant 5

Dowsil 758 Silicone
- Available from Dow Corning

VaproBond
- Available from VaproShield

E. Sealant 6

Sikaflex-2c SL
- Available from Sika

081000 Doors and Frames

Flanged Hollow Metal Doors
Note: Provide with welded flange.
- Available from Ceco Door

Flanged sliding

Flanged Swing

085000 Windows

A. Flanged:

TBD

B. Storefronts

Kawneer

089000 Louvers and Vents

24ga Metal Vents

220000 Plumbing

Note: Drains used shall be warrantable with Waterproofing System

Drains

Thunderbird Flanged Drain
- Available from Thunderbird Products

Zurn Cast Iron Floor Drain
- Available from Zurn Engineered Water Solutions

260000 Electrical

Conduit

Water-tight PVC Coated Flexible Metallic Conduit YF-707
- Available from Delikon

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MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

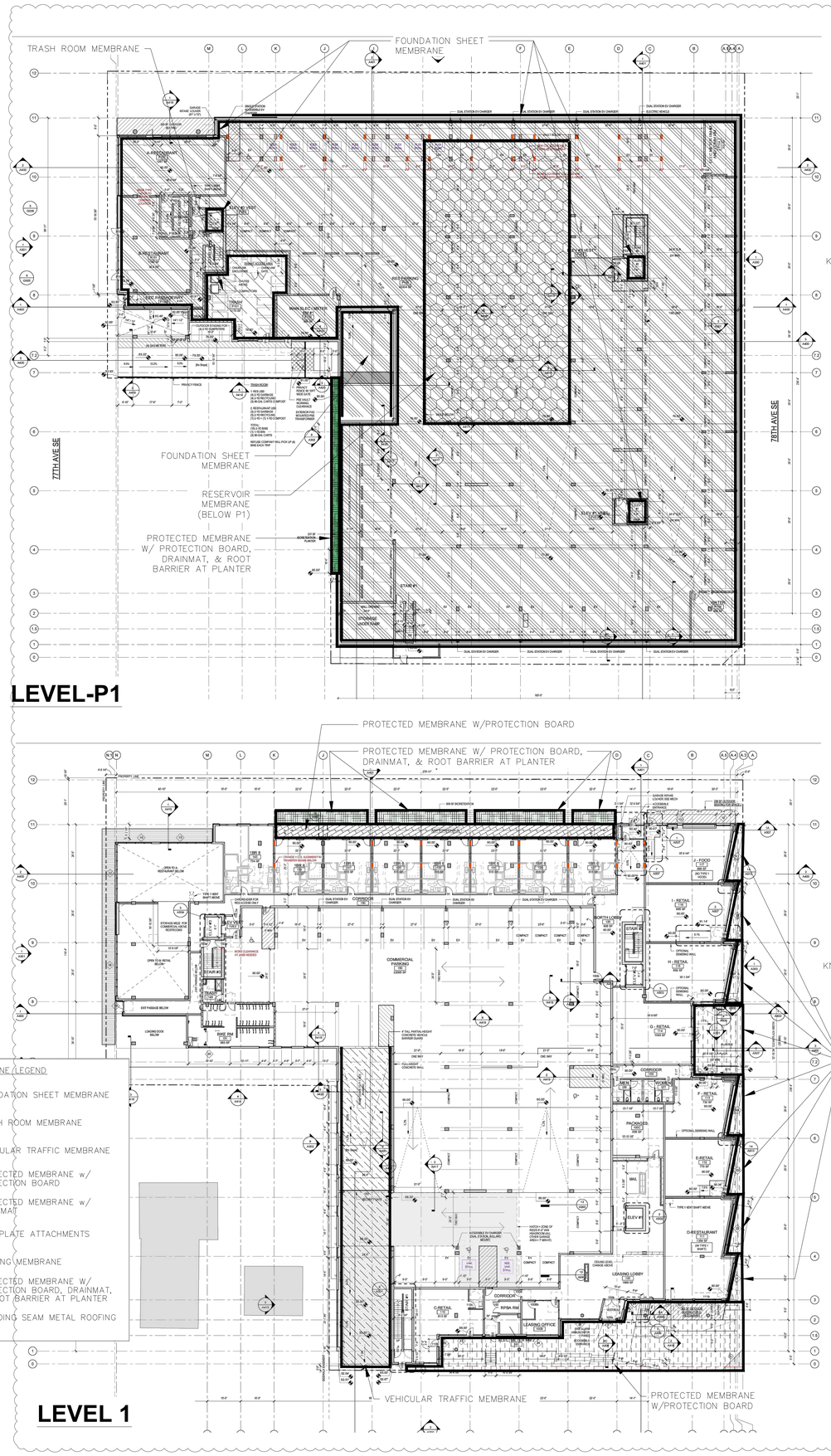
NOTES & SPECIFICATIONS

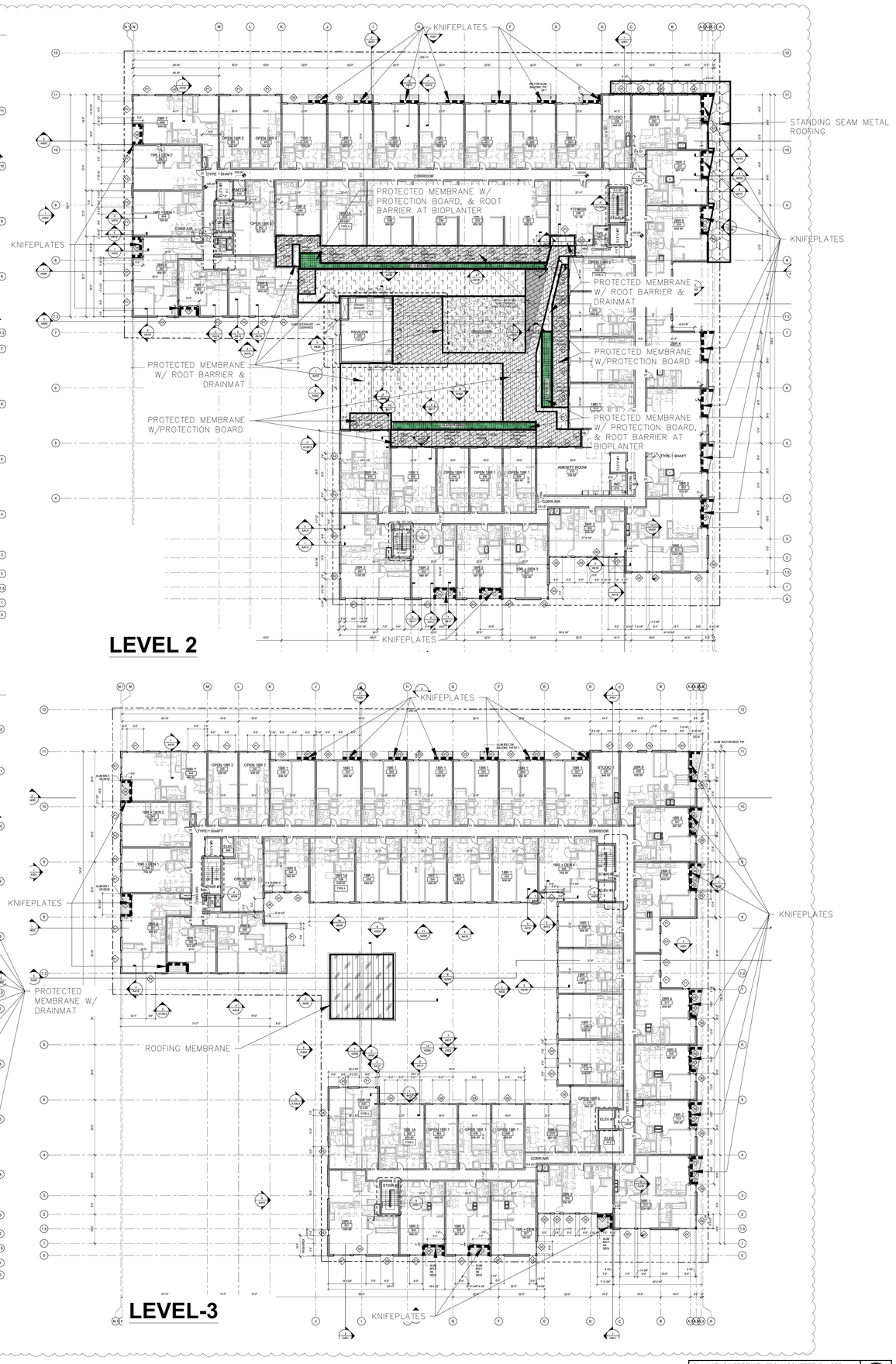
SHEET NO.

BE000

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023





PLAN VIEWS WERE TAKEN FROM ARCHITECTURAL SET DATED 09.18.2023 , THEY ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR MATERIAL TAKE-OFFS. FINAL BUILDING PLANS SHOULD BE VERIFIED.

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MERCER ISLAND, WA 98040

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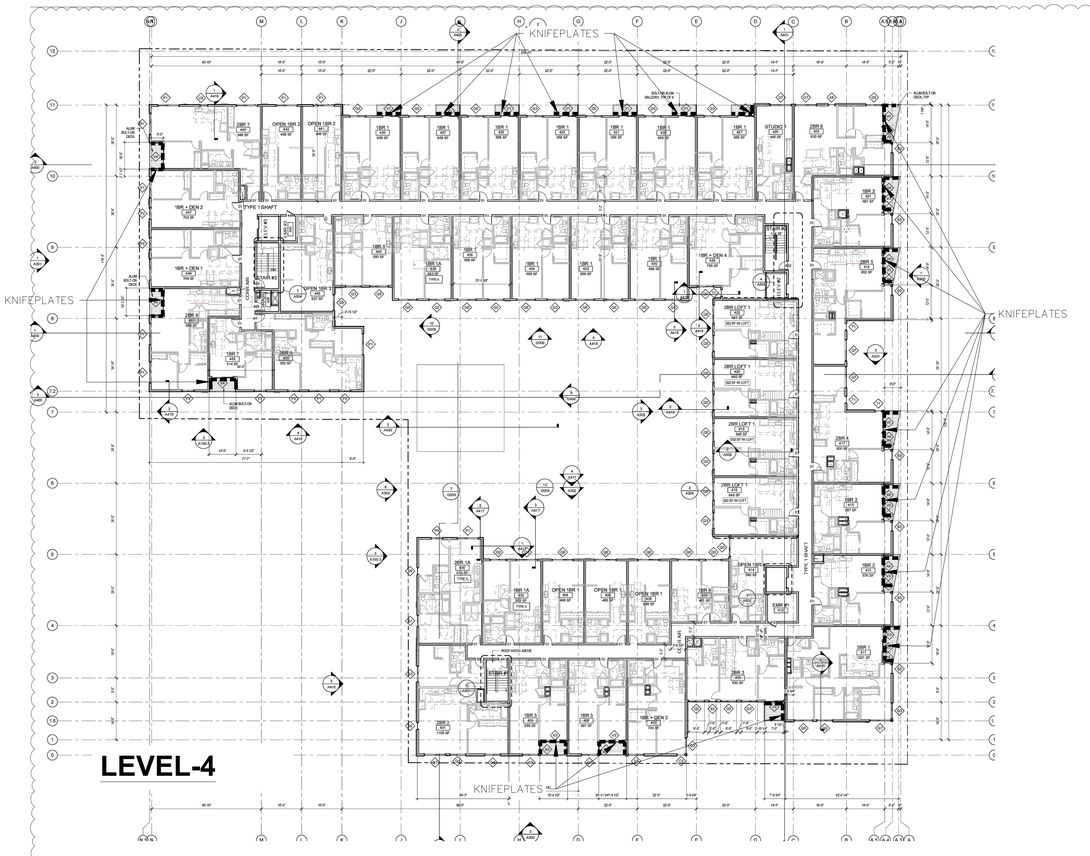
10/27/2023	BUILDING PERMIT CORR #4

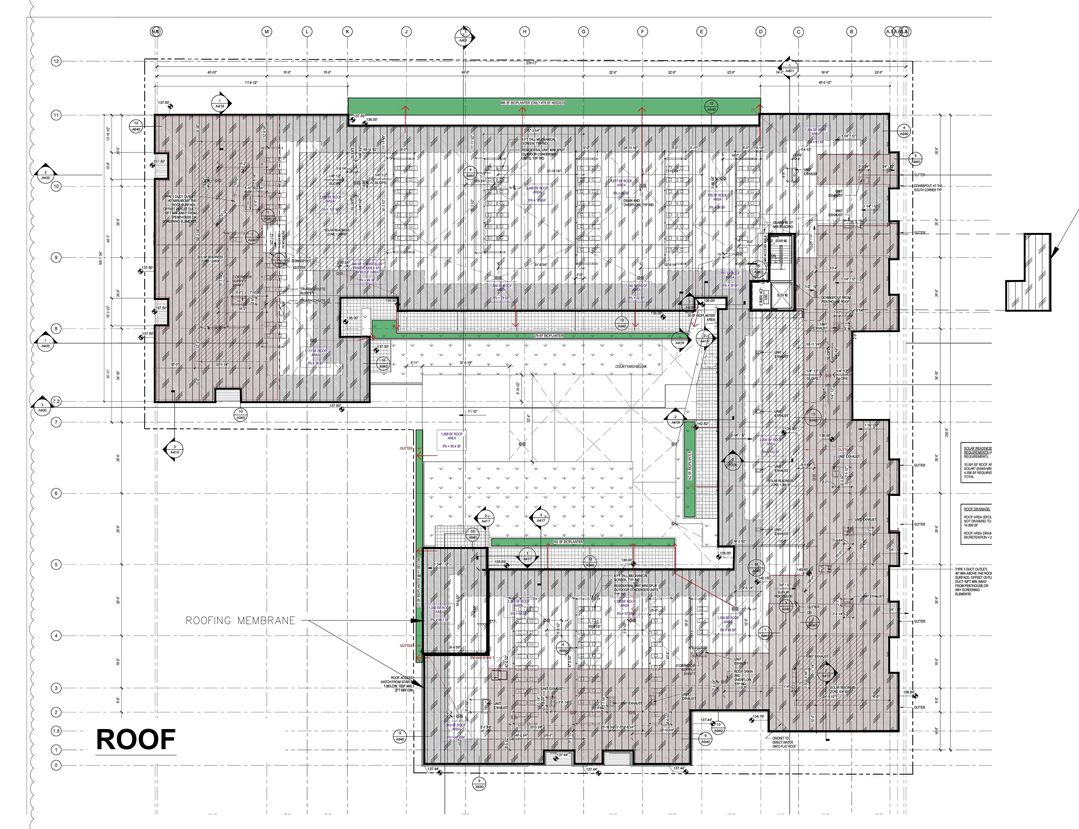
SHEET TITLE
MATERIAL LOCATION DIAGRAMS

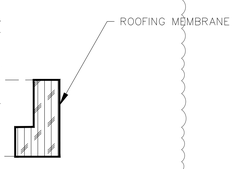
SHEET NO.
BE002

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023







MEMBRANE LEGEND

- FOUNDATION SHEET MEMBRANE
- TRASH ROOM MEMBRANE
- VEHICULAR TRAFFIC MEMBRANE
- PROTECTED MEMBRANE w/ PROTECTION BOARD
- PROTECTED MEMBRANE w/ DRAINMAT
- KNIFEPLATE ATTACHMENTS
- ROOFING MEMBRANE
- PROTECTED MEMBRANE W/ PROTECTION BOARD, DRAINMAT, & ROOT BARRIER AT PLANTER
- STANDING SEAM METAL ROOFING

PLAN VIEWS WERE TAKEN FROM ARCHITECTURAL SET DATED 09.18.2023 . THEY ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR MATERIAL TAKE-OFFS. FINAL BUILDING PLANS SHOULD BE VERIFIED.

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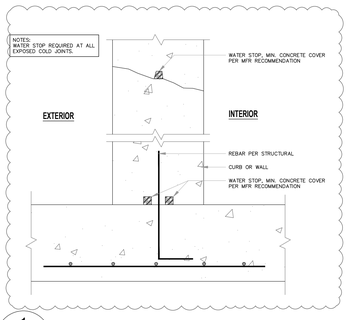
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
MATERIAL LOCATION DIAGRAMS

SHEET NO.
BE003

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE100 (TYPICAL) SECTION: CONCRETE COLD JOINT

SCALE

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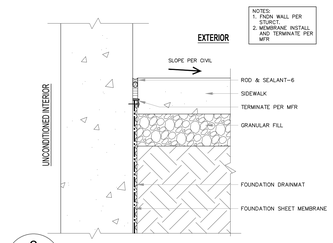

2 BE100 (TYPICAL) SECTION: TYPICAL JOINT @ SIDEWALK

SCALE

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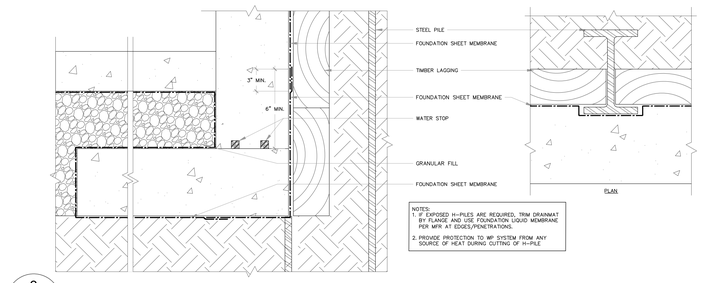

3 BE100 REF ARCH 9/A9D0 SECTION: BASE OF SHORING AT TIMBER LAG

SCALE

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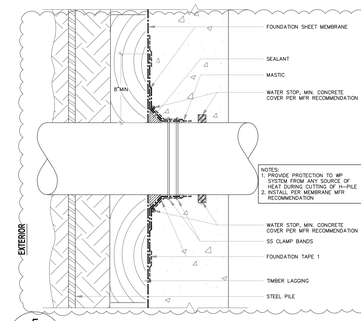

5 BE100 (TYPICAL) SECTION: PRE-POUR - PIPE THROUGH FNDN @ SHORING WALL

SCALE

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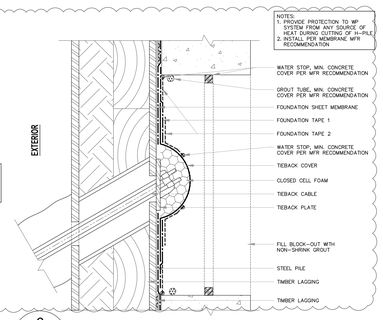

6 BE100 (TYPICAL) SECTION: CUSTOM TIE-BACK COVER @ LAGGING

SCALE

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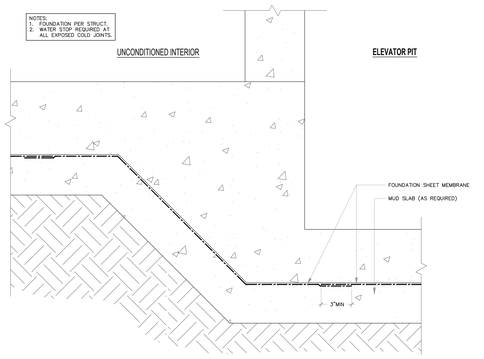

11 BE100 REF. STRUCT 16/S400 SECTION: TYPICAL ELEVATOR PIT

SCALE

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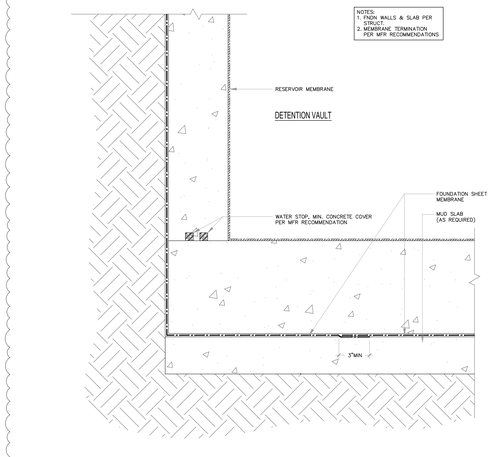

12 BE100 REF ARCH 16/S400 SECTION: DETENTION VAULT

SCALE

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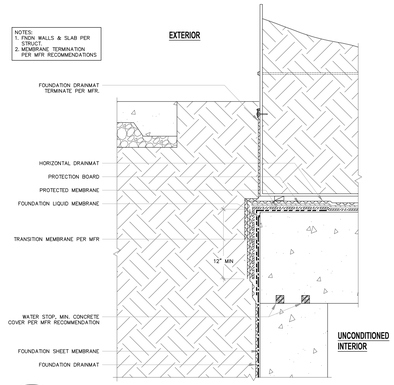

14 BE100 REF ARCH 2/A000 SECTION: RAISED PLANTER @ SIDEWALK

SCALE

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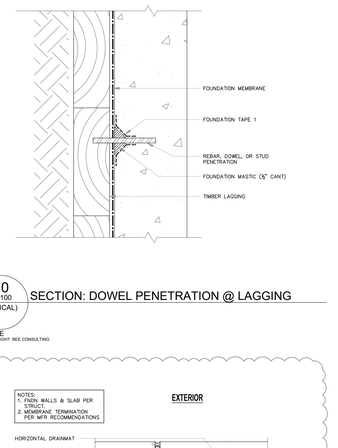

10 BE100 (TYPICAL) SECTION: DOWEL PENETRATION @ LAGGING

SCALE

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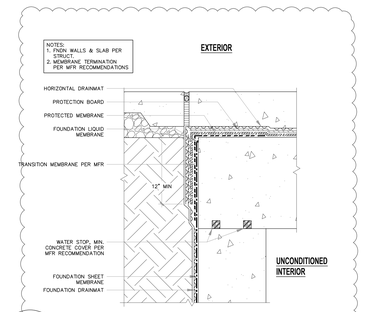

15 BE100 REF ARCH 13/A900 SECTION: TOPPING SLAB @ SIDEWALK

SCALE

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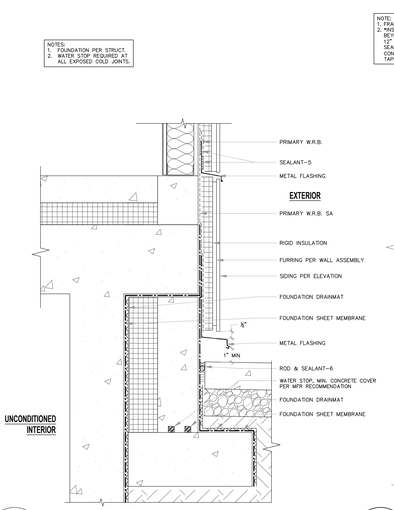

16 BE100 REF. ARCH 8/A912 SECTION: CONCRETE COLD JOINT

SCALE

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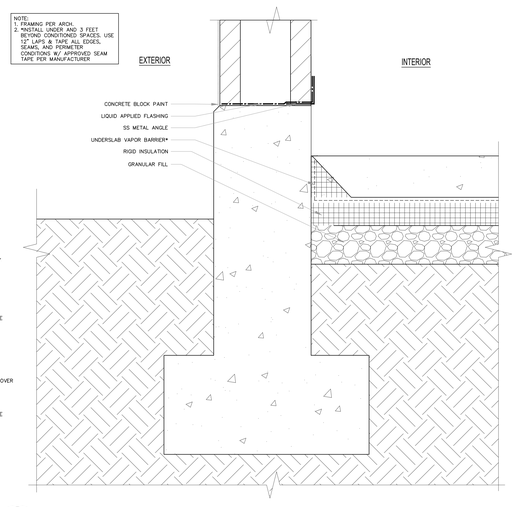

17 BE100 (TYPICAL) SECTION: TYP. FOUNDATION DETAIL

SCALE

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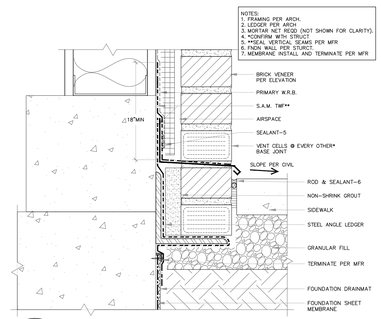

19 BE100 REF. ARCH 13/A910 SECTION: TRASH ROOM @ SIDEWALK

SCALE

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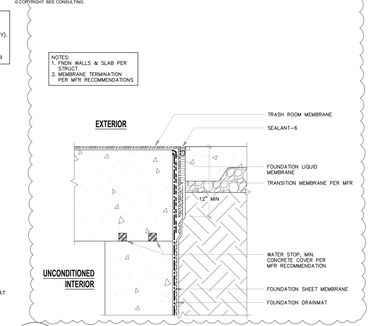

20 BE100 REF. ARCH 14/A900 SECTION: TRASH ROOM @ SIDEWALK

SCALE

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JAMES C. FREELAND
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21746
REGISTERED
PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 18.53.010 THROUGH RCW 18.53.060

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

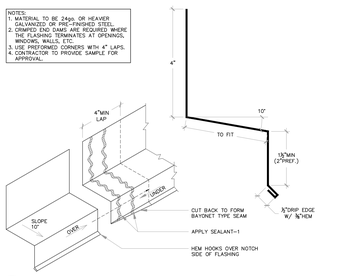
BELOW GRADE DETAILS

SHEET NO.

BE100

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE200 (TYPICAL) PROFILE: THROUGH WALL FLASHING

SCALE

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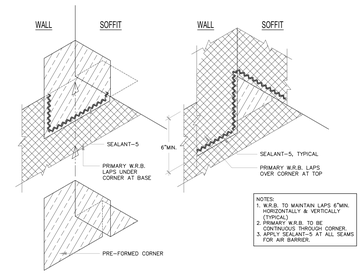

2 BE200 (TYPICAL) ASSEMBLY: SOFFIT CORNER TO WALL

SCALE

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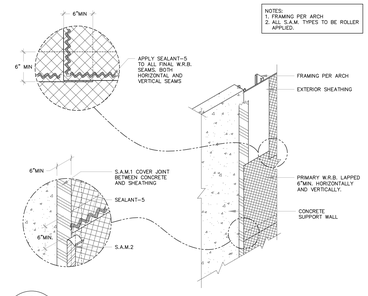

3 BE200 (TYPICAL) ASSEMBLY: FRAMING TO EXPOSED CONC JOINT

SCALE

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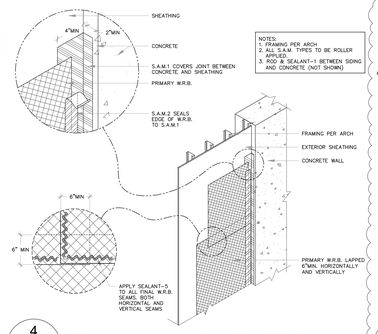

4 BE200 (TYPICAL) ASSEMBLY: FRAMING TO EXPOSED CONC JOINT W/ OFFSET

SCALE

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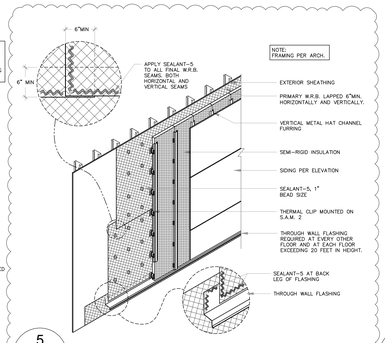

5 BE200 (TYPICAL) WALL ASSEMBLY: VERTICAL HAT CHANNELS ON CLIPS

SCALE

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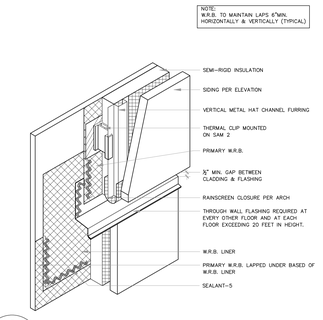

6 BE200 (TYPICAL) ASSEMBLY: THROUGH WALL FLASHING

SCALE

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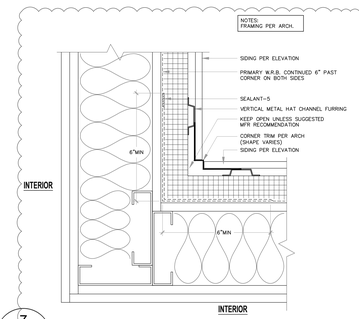

7 BE200 (TYPICAL) PLAN: TYPICAL INSIDE CORNER W/ RIGID INSULATION @ SIDING

SCALE

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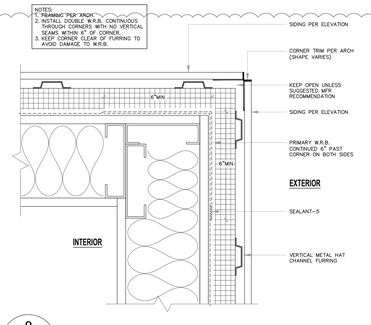

8 BE200 (TYPICAL) PLAN: TYPICAL OUTSIDE CORNER W/ RIGID INSULATION @ SIDING

SCALE

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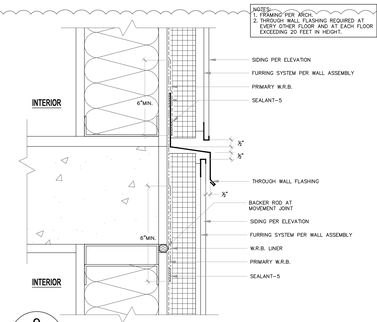

9 BE200 (TYPICAL) SECTION: TYPICAL THROUGH WALL FLASHING

SCALE

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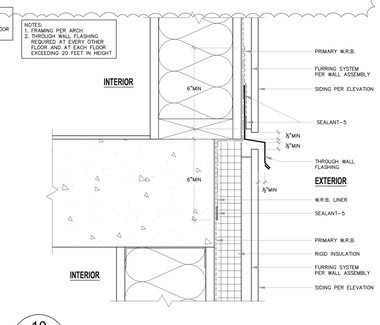

10 BE200 REF.ARCH 6/A911 SECTION: SIDING AT SLAB EDGE w/ RIGID INSULATION BELOW

SCALE

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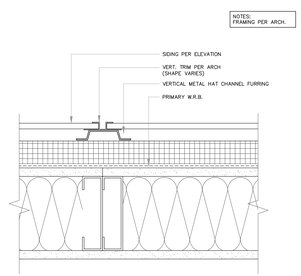

10 BE200 (TYPICAL) PLAN: VERT TRIM W/ RIGID INSULATION @ PANEL JOINT

SCALE

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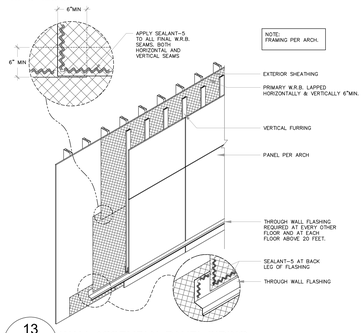

13 BE200 (TYPICAL) WALL ASSEMBLY: PANEL SIDING

SCALE

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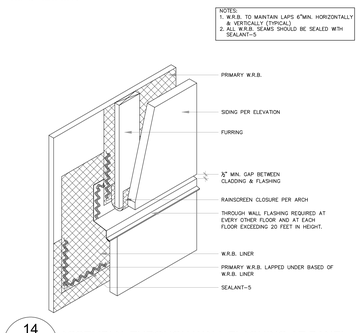

14 BE200 (TYPICAL) ASSEMBLY: THROUGH WALL FLASHING AT PANEL SIDING

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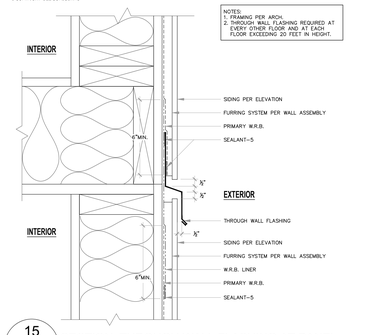

15 BE200 REF.ARCH 7/A911 SECTION: THROUGH WALL FLASHING AT PANEL SIDING

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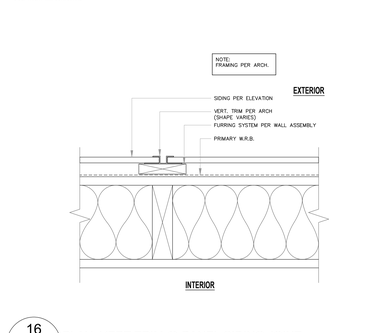

16 BE200 REF.ARCH 8/BA911 PLAN: VERT TRIM @ PANEL SIDING JOINT

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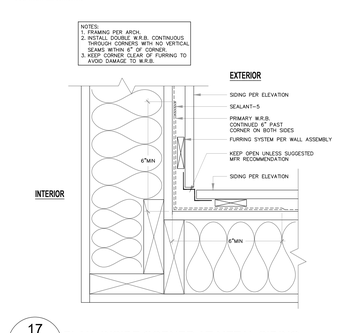

17 BE200 REF.ARCH 13/A911 PLAN: INSIDE CORNER AT METAL SIDING

SCALE

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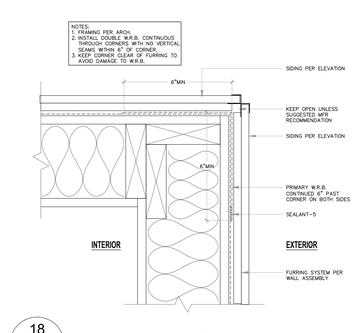

18 BE200 REF.ARCH 14/A911 PLAN: OUTSIDE CORNER AT METAL SIDING

SCALE

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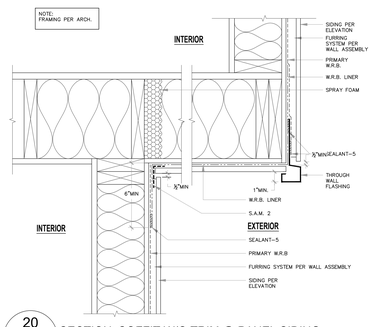

20 BE200 (TYPICAL) SECTION: SOFFIT W/O TRIM @ PANEL SIDING

SCALE

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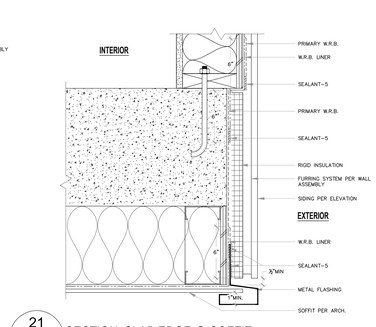

21 BE200 REF.ARCH 15/A912 SECTION: SLAB EDGE @ SOFFIT

SCALE

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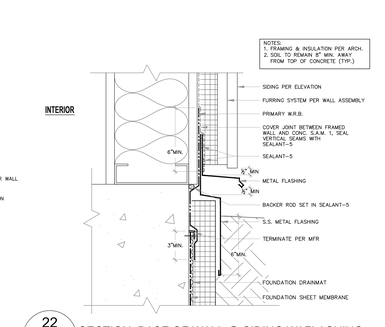

22 BE200 REF.ARCH 1/A911 SECTION: BASE OF WALL @ SIDING W/ FLASHING AND RIGID INSULATION

SCALE

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THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH RCW 64.55.060

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

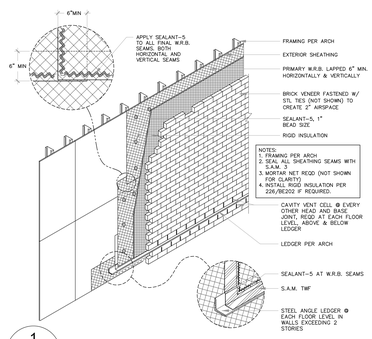
WALL DETAILS

SHEET NO.

BE200

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE201 (TYPICAL) WALL ASSEMBLY: MASONRY VENEER W/ RIGID

SCALE

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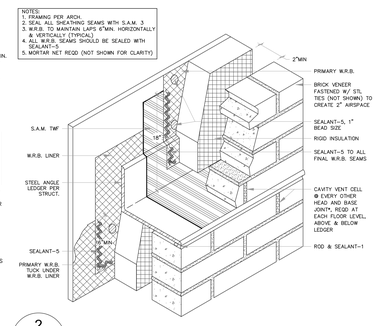

2 BE201 (TYPICAL) ASSEMBLY: THROUGH WALL AT BRICK VENEER

SCALE

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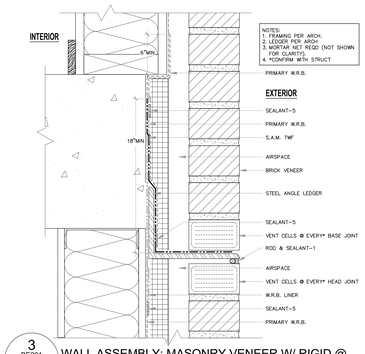

3 REF ARCH 4/A910 WALL ASSEMBLY: MASONRY VENEER W/ RIGID @ SLAB EDGE

SCALE

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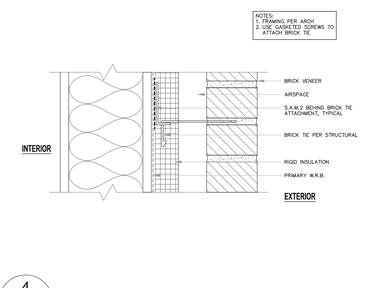

4 BE201 (TYPICAL) SECTION: BRICK TIE

SCALE

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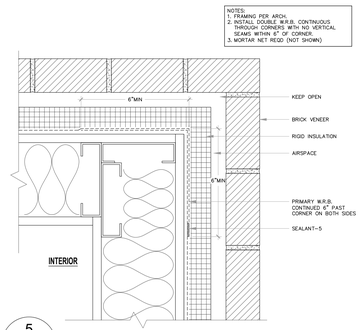

5 BE201 REF ARCH 9/A910 PLAN: OUTSIDE CORNER @ BRICK

SCALE

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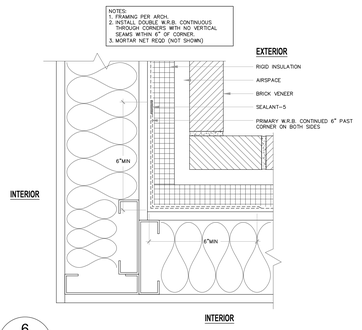

6 BE201 REF ARCH 8/A910 PLAN: INSIDE CORNER @ BRICK

SCALE

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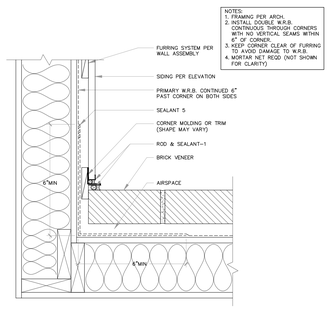

7 BE201 REF ARCH 3/A920 PLAN: INSIDE CORNER @ SIDING & BRICK VENEER

SCALE

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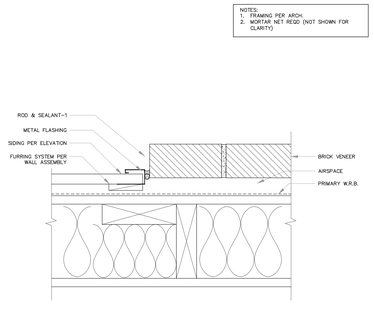

8 BE201 REF ARCH 5/A920 PLAN: SIDING AT BRICK TRANSITION

SCALE

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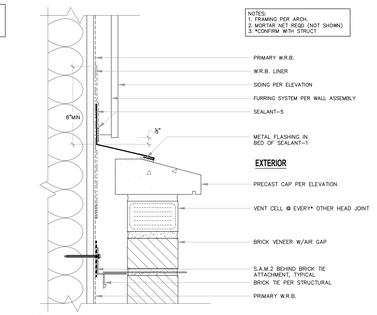

9 BE201 REF ARCH 1/A920 SECTION: SIDING @ BRICK TRANSITION

SCALE

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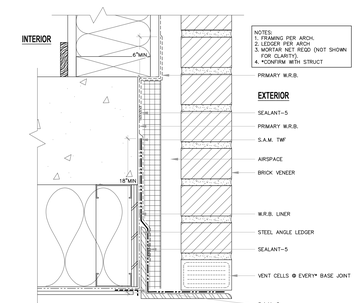

11 BE201 REF ARCH 17/A910 SECTION: BRICK @ SOFFIT

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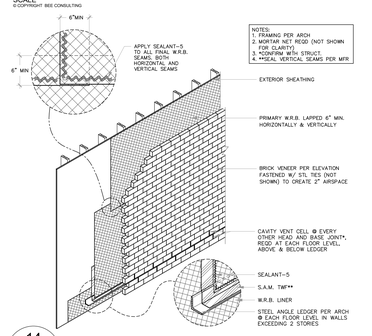

14 BE201 (TYPICAL) WALL ASSEMBLY: MASONRY VENEER

SCALE

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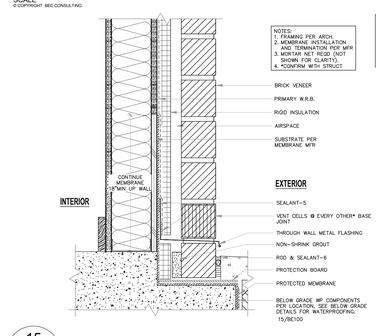

15 BE201 REF ARCH 15/A910 SECTION: BASE OF BRICK WALL W/ RIGID

SCALE

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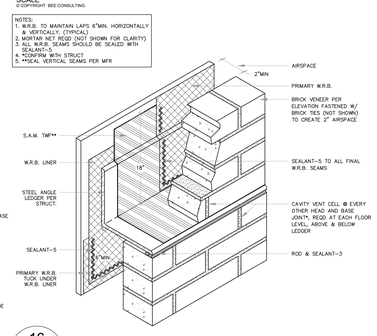

16 BE201 (TYPICAL) ASSEMBLY: THROUGH WALL AT MASONRY VENEER

SCALE

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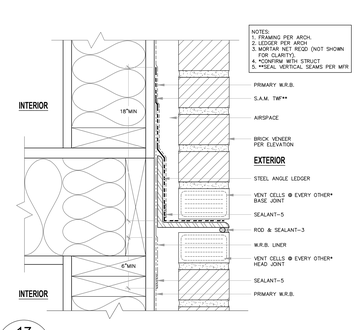

17 BE201 (TYPICAL) SECTION: THROUGH WALL AT MASONRY VENEER

SCALE

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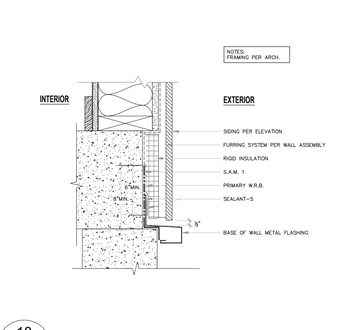

18 BE201 REF ARCH 5/A911 SECTION: METAL BASE @ CONCRETE

SCALE

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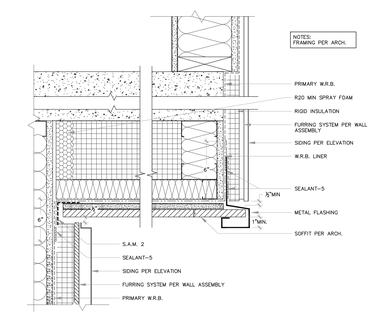

19 BE201 REF ARCH 9/A911 SECTION: SOFFIT W/ RIGID INSULATION

SCALE

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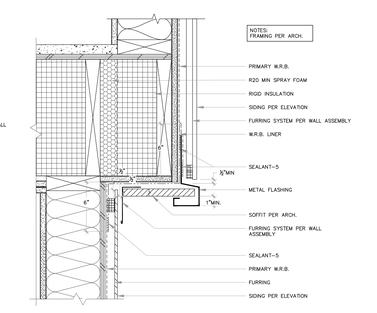

20 BE201 REF ARCH 10/A911 SECTION: SOFFIT W/ RIGID INSULATION

SCALE

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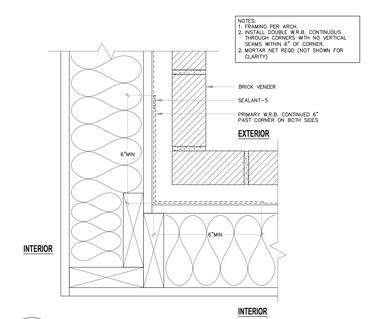

21 BE201 REF ARCH 10/A910 PLAN:INSIDE CORNER @ BRICK

SCALE

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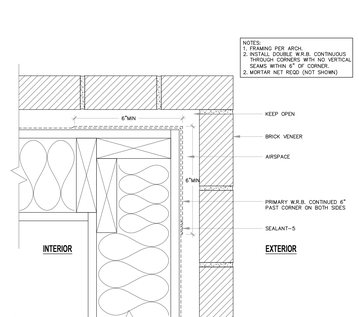

22 BE201 REF ARCH 11/A910 PLAN: OUTSIDE CORNER @ BRICK

SCALE

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Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH RCW 64.55.090

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

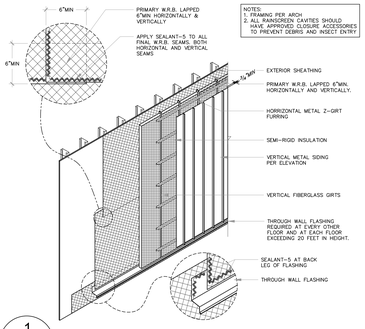
WALL DETAILS

SHEET NO.

BE201

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE202 (TYPICAL) WALL ASSEMBLY: VERTICAL HAT CHANNELS ON CLIPS

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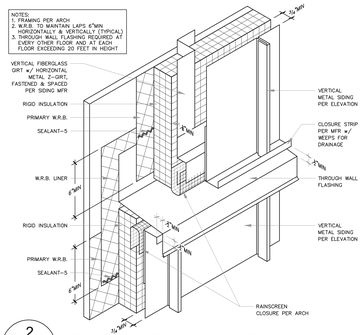

2 BE202 (TYPICAL) ASSEMBLY: THROUGH WALL FLASHING AT VERT METAL SIDING w/ RIGID INSULATION

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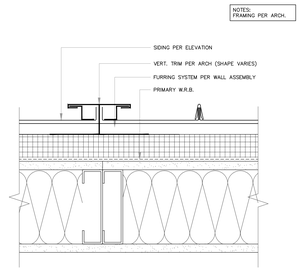

3 BE202 (TYPICAL) PLAN: VERT TRIM W/ RIGID INSULATION @ PANEL JOINT

SCALE

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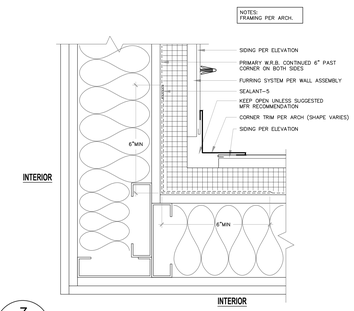
Fastened WRB
WP2:



7 BE202 (TYPICAL) PLAN: TYPICAL INSIDE CORNER W/ RIGID INSULATION @ SIDING

SCALE

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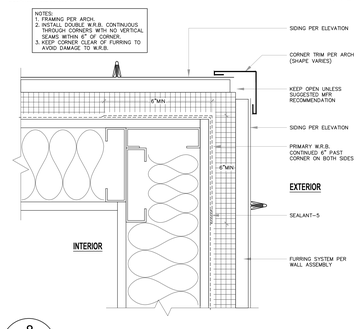

8 BE202 (TYPICAL) PLAN: TYPICAL OUTSIDE CORNER W/ RIGID INSULATION @ SIDING

SCALE

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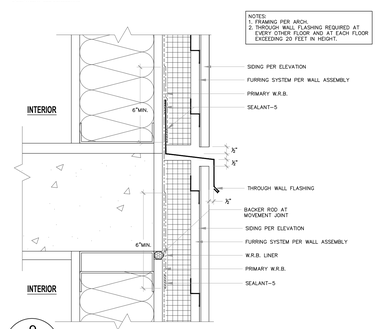

9 BE202 (TYPICAL) SECTION: TYPICAL THROUGH WALL FLASHING

SCALE

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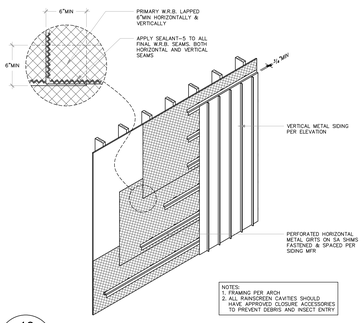

13 BE202 (TYPICAL) WALL ASSEMBLY: VERTICAL METAL SIDING

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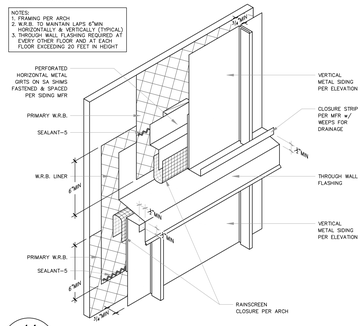

14 BE202 (TYPICAL) ASSEMBLY: THROUGH WALL FLASHING AT VERTICAL METAL SIDING

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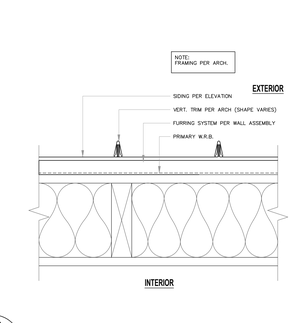
Fastened WRB
WP2:



15 BE202 (TYPICAL) PLAN: VERT TRIM @ PANEL SIDING JOINT

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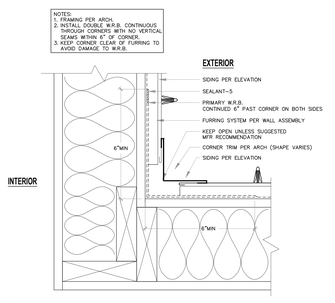

19 BE202 (TYPICAL) PLAN: INSIDE CORNER AT METAL SIDING

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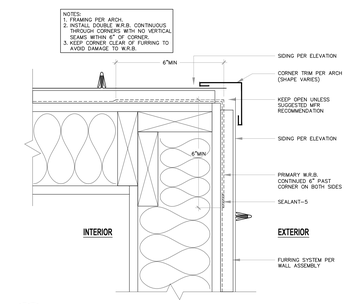

20 BE202 (TYPICAL) PLAN: OUTSIDE CORNER AT METAL SIDING

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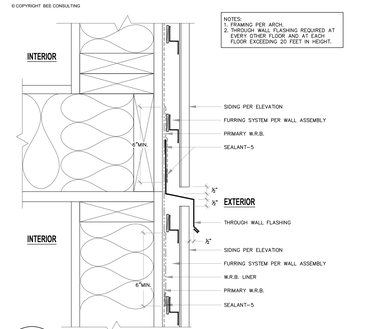

21 BE202 (TYPICAL) SECTION: THROUGH WALL FLASHING AT PANEL SIDING

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JAMES C. FREELAND — STATE OF WASHINGTON — 17006 — REGISTERED PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF IRC# 04-33-05 THROUGH IRC# 04-33-08.

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

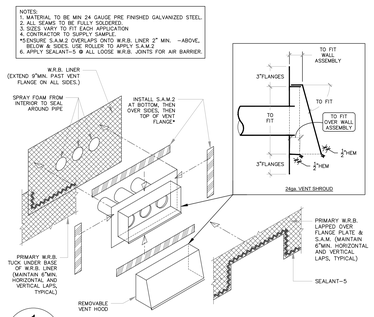
SHEET TITLE

WALL DETAILS

SHEET NO:

BE202

Drawn Jansen Degenstein
Checked Patrick McMahon



1 BE300 REF. ARCH 3/A921 — ISOMETRIC: REMOVABLE GANGED HOOD VENT

SCALE

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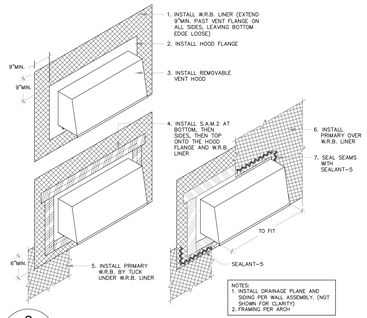

2 BE300 REF. ARCH 3/A921 — ASSEMBLY: REMOVABLE GANGED HOOD VENT

SCALE

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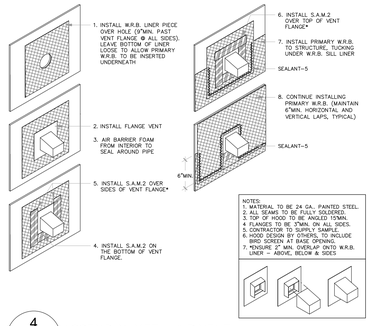

4 BE300 (TYPICAL) — ASSEMBLY: METAL AIR VENT

SCALE

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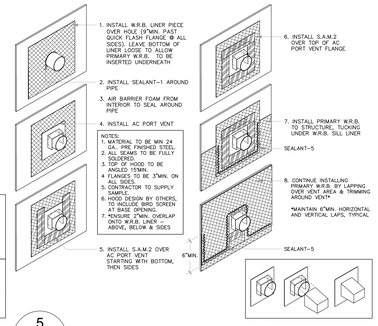

5 BE300 (TYPICAL) — ASSEMBLY: AC PORT PENETRATION

SCALE

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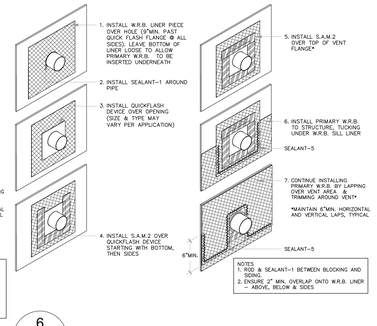

6 BE300 (TYPICAL) — ASSEMBLY: 3" TO 8" PIPE PENETRATION

SCALE

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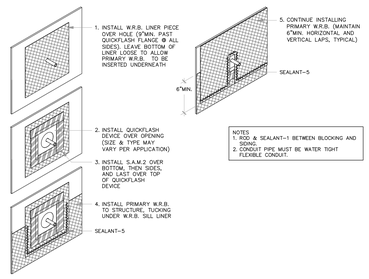

7 BE300 REF. ARCH 7/A921 — ASSEMBLY: CONDUIT PIPE PENETRATION

SCALE

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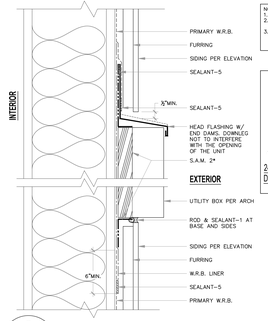

8 BE300 (TYPICAL) — SECTION: UTILITY BOX

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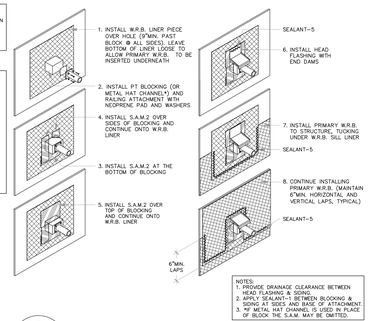

9 BE300 (TYPICAL) — ASSEMBLY: RAILING ATTACHMENT

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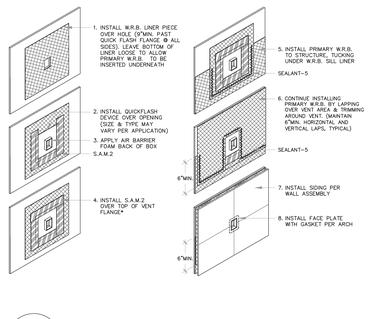

10 BE300 (TYPICAL) — ASSEMBLY: ELECT. WALL OUTLETS (ALARM PULL SIMILAR)

SCALE

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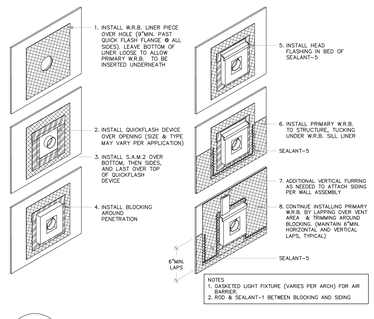

11 BE300 (TYPICAL) — ASSEMBLY: ELECTRICAL WALL MOUNTED LIGHT

SCALE

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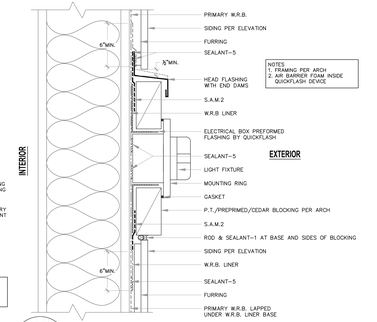

12 BE300 REF. ARCH 4/A921 — SECTION: ELECTRICAL WALL MOUNTED LIGHT

SCALE

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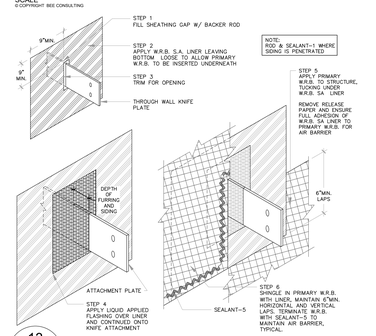

13 BE300 (TYPICAL) — ASSEMBLY: THROUGH WALL KNIFE PLATE

SCALE

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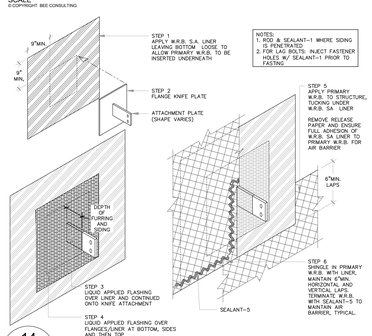

14 BE300 (TYPICAL) — ASSEMBLY: FLANGED KNIFE PLATE

SCALE

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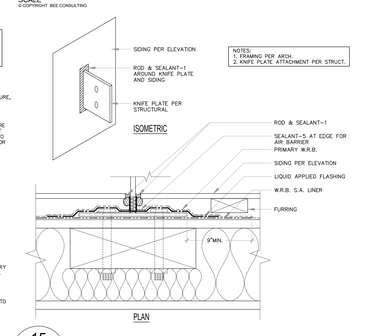

15 BE300 REF. ARCH 9/A921 — PLAN: FLANGED KNIFE PLATE

SCALE

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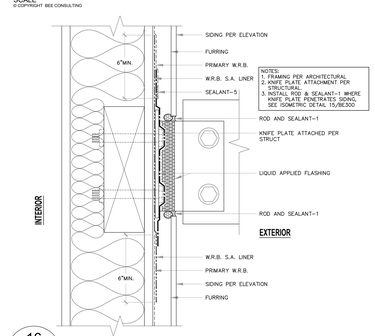

16 BE300 (TYPICAL) — SECTION: FLANGED KNIFE PLATE

SCALE

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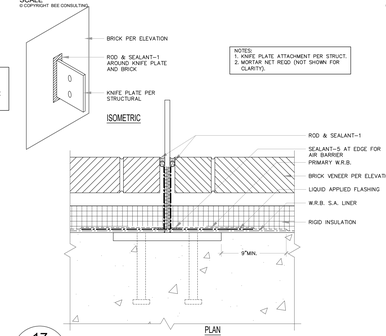

17 BE300 REF. ARCH 8/A921 — PLAN: FLANGED KNIFE PLATE AT CONCRETE

SCALE

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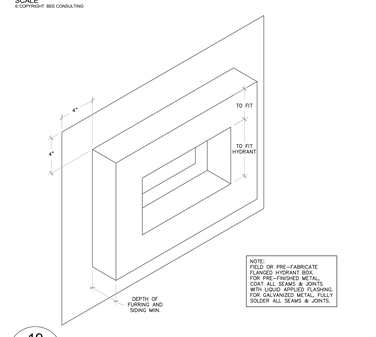

19 BE300 (TYPICAL) — ISOMETRIC: FLANGED HYDRANT BOX

SCALE

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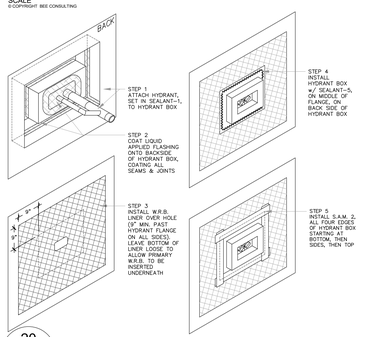

20 BE300 (TYPICAL) — ASSEMBLY: HYDRANT

SCALE

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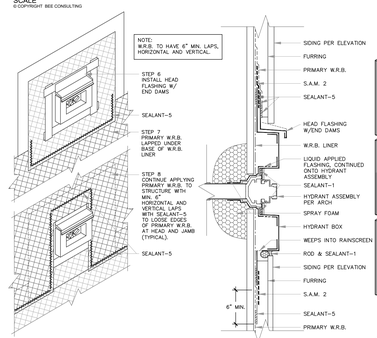

22 BE300 REF. ARCH 7/A921 — ASSEMBLY: HOSE BIBB

SCALE

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22 BE300 REF. ARCH 7/A921 — ASSEMBLY: HOSE BIBB

SCALE

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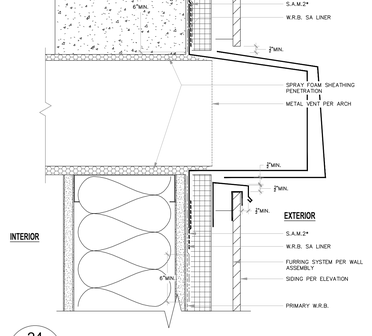

24 BE300 REF. ARCH 1/A921 — SECTION: HOOD VENT @ PANEL SIDING

SCALE

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JAMES C. FREELAND
STATE OF WASHINGTON
21016
REGISTERED
PROFESSIONAL ENGINEER
THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 18.53.810 THROUGH RCW 18.53.900

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

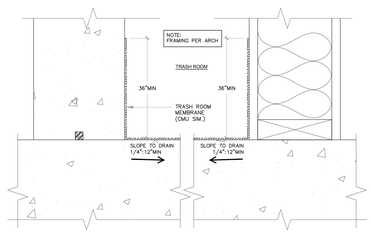
Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
PENETRATION DETAILS

SHEET NO.
BE300

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE400 (TYPICAL) SECTION: BASE OF WALL AT TRASH ROOM (VEHICULAR MEMBRANE SIMILAR)

SCALE
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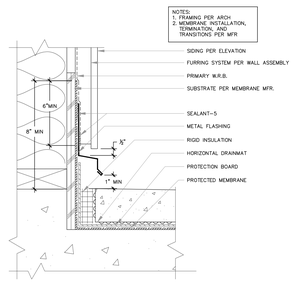

2 BE400 (TYPICAL) SECTION: BASE OF WALL AT CONCRETE DECK w/ TOPPING SLAB

SCALE
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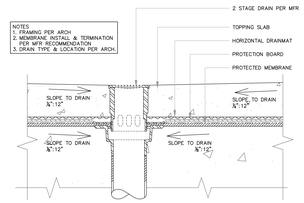

3 BE400 (TYPICAL) SECTION: DRAIN AT CONCRETE DECK w/ TOPPING SLAB

SCALE
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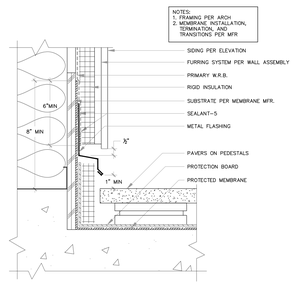

4 BE400 REF.ARCH 3/A913 SECTION: BASE OF WALL AT CONCRETE DECK w/ PAVERS

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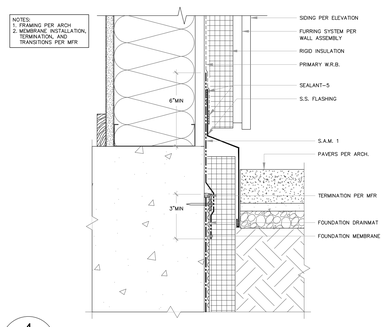

4 BE400 REF.ARCH 2/A911 SECTION: BASE OF WALL w/ SIDING @ PAVERS

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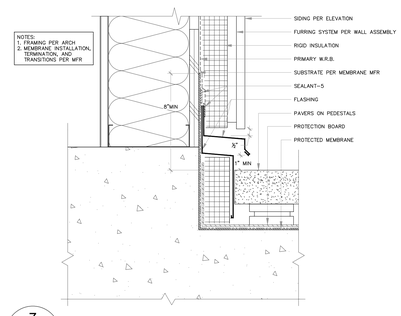

7 BE400 REF.ARCH 3/A911 SECTION: BASE OF WALL @ DEPRESSED SLAB

SCALE
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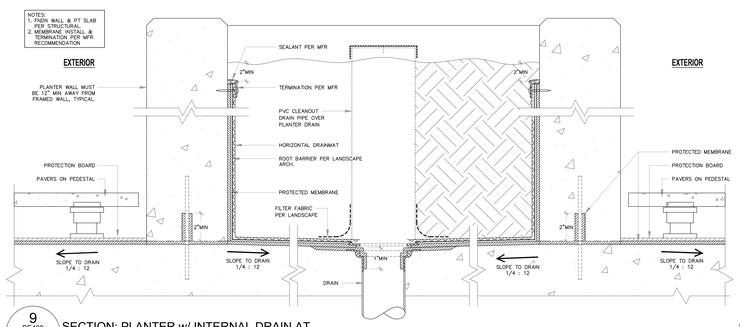

9 BE400 (TYPICAL) SECTION: PLANTER w/ INTERNAL DRAIN AT CONCRETE DECK w/ PAVERS

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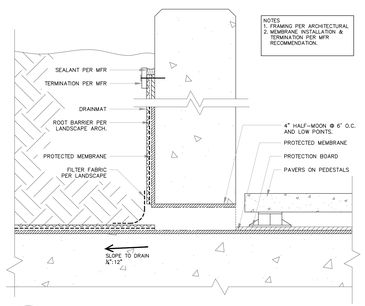

11 BE400 (TYPICAL) SECTION: PLANTER w/ HALF MOON AT CONCRETE DECK w/ PAVERS

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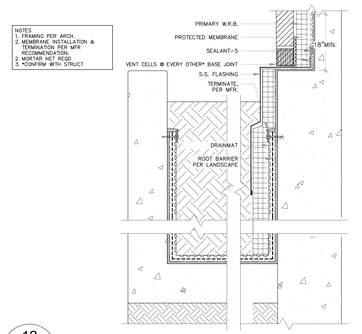

12 BE400 REF.ARCH 7/A910 SECTION: PLANTER @ BRICK

SCALE: NTS
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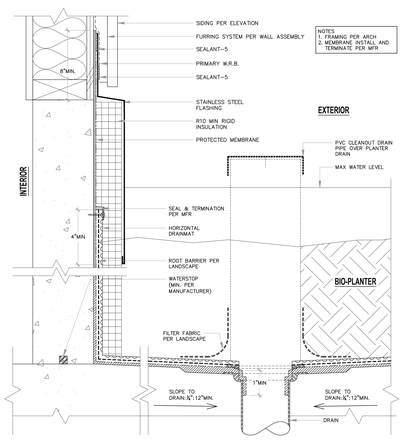

13 BE400 (TYPICAL) SECTION: PLANTER NEAR WALL

SCALE: NTS
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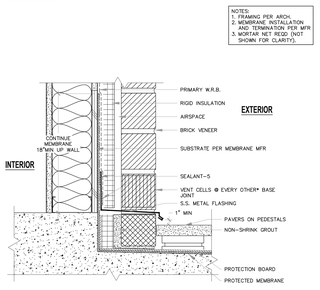

15 BE400 REF.ARCH 2/A910 SECTION: BASE OF BRICK WALL @ PAVERS

SCALE
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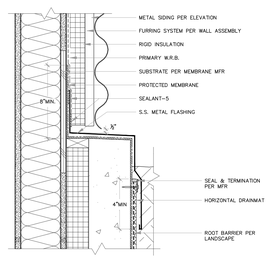

16 BE400 REF.ARCH 2/A912 SECTION: BASE OF WALL @ STORM PLANTER

SCALE: NTS
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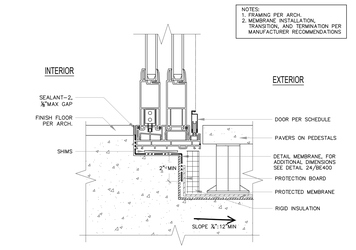

17 BE400 REF.ARCH 21/A930 SECTION: SLIDING DOOR SILL AT CONCRETE DECK w/ PAVERS

SCALE
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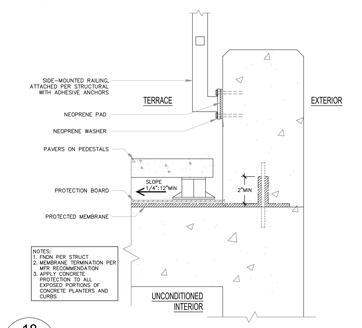

18 BE400 (TYPICAL) SECTION: CONCRETE PARAPET w/ SIDE-MOUNT RAIL AT CONCRETE DECK w/ PAVERS

SCALE
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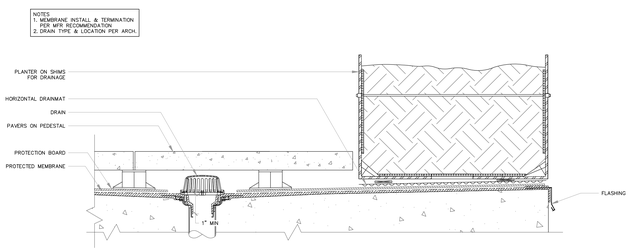

21 BE400 REF.ARCH 1/A900 SECTION: DRAIN AN PLANTER AT CONCRETE DECK w/ PAVERS

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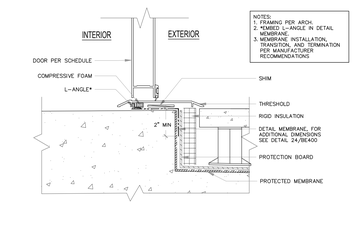

23 BE400 REF.ARCH 15/A932 SECTION: STOREFRONT DOOR THRESHOLD AT CONCRETE DECK w/ PAVERS

SCALE
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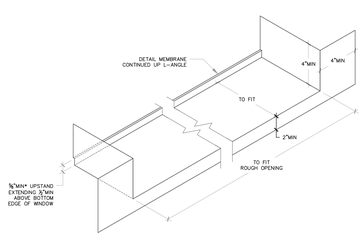

24 BE400 (TYPICAL) ISOMETRIC: DETAIL MEMBRANE SILL PAN

SCALE
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NOTE:
• SILLS WITH STACK SHIMS AND METAL SILL FLASHING WILL NEED TALLER L-ANGLES WITH A MINIMUM 2" OVERLAP BETWEEN L-ANGLE AND WINDOW FRAME.

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

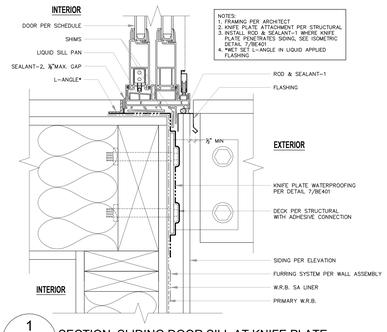
DECK & ABOVE GRADE DETAILS

SHEET NO.

BE400

Drawn	Jansen Degenstein
Checked	Patrick McMahon

Printed: 09/21/2023



1 BE401 (TYPICAL) SECTION: SLIDING DOOR SILL AT KNIFE PLATE

SCALE: NTS

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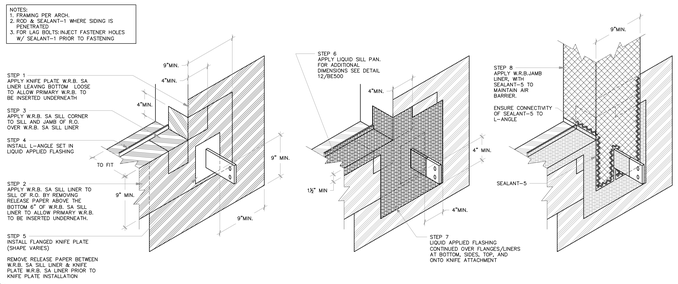

7 BE401 (TYPICAL) ASSEMBLY: KNIFE PLATE @ SILL

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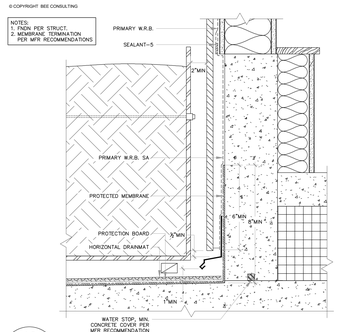

13 BE401 REF.ARCH 3/A900 SECTION: RAISED PLANTER @ STEM WALL

SCALE

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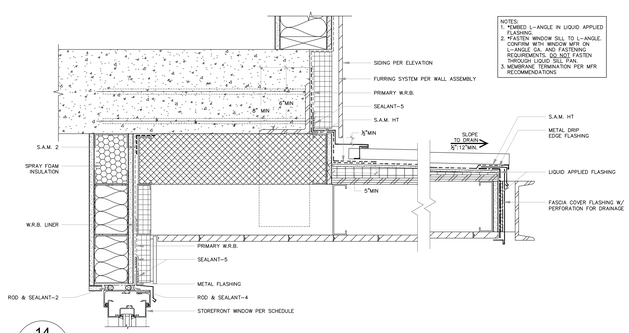

14 BE401 REF.ARCH 9/A950 SECTION: BASE OF WALL @ STANDING SEAM METAL ROOFING & SOFFIT

SCALE

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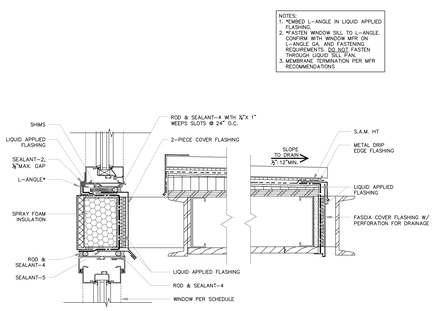

16 BE401 REF.ARCH 10/A950 SECTION: HSS BEAM @ KNIFEPLATE FOR CANOPY

SCALE

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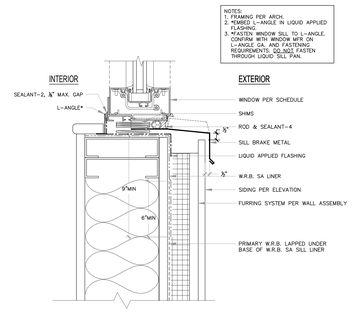

SECTION: STOREFRONT WINDOW SILL INSET AT PANEL SIDING W/ RIGID INSULATION

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Suite 200
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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

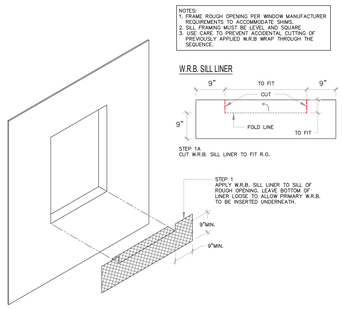
DECK & ABOVE GRADE DETAILS

SHEET NO.

BE401

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1.01 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEP 1 (OF 19)

SCALE: NTS
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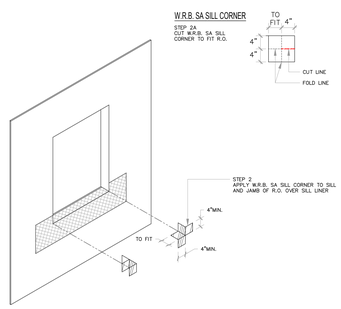

1.02 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEP 2

SCALE: NTS
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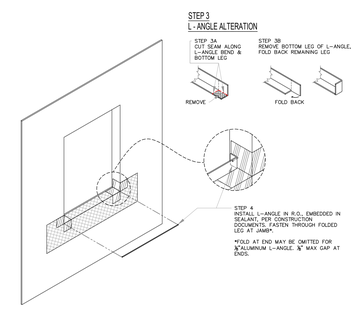

1.03 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 3 & 4

SCALE: NTS
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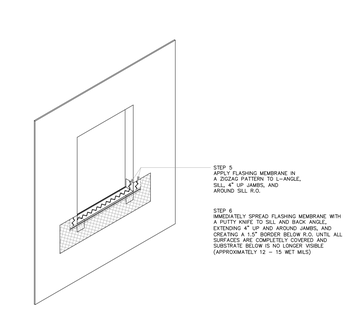

1.04 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 5 & 6

SCALE: NTS
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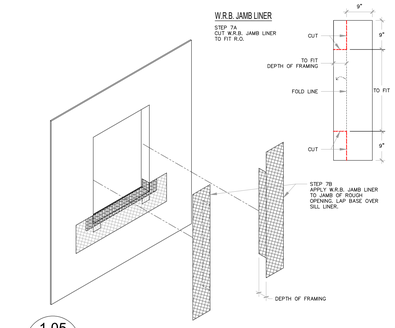

1.05 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEP 7

SCALE: NTS
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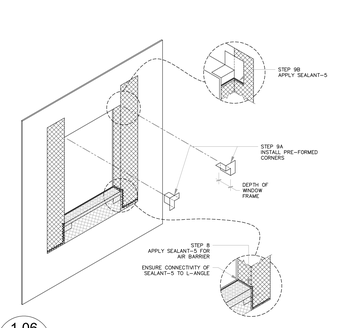

1.06 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 8 & 9

SCALE: NTS
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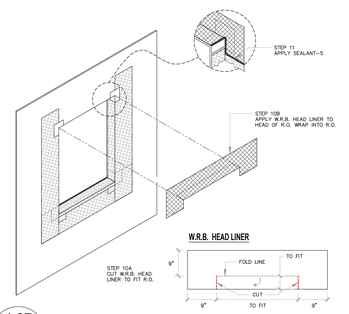

1.07 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 10 & 11

SCALE: NTS
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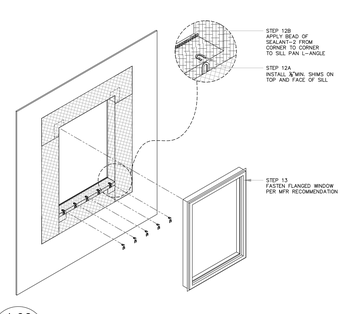

1.08 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 12 & 13

SCALE: NTS
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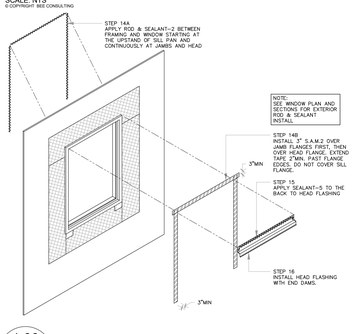

1.09 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 14, 15 & 16

SCALE: NTS
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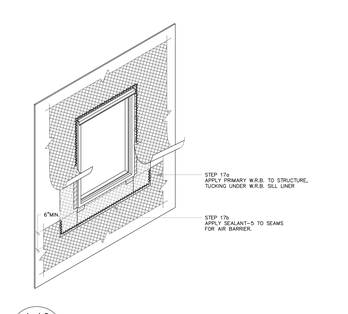

1.10 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEP 17

SCALE: NTS
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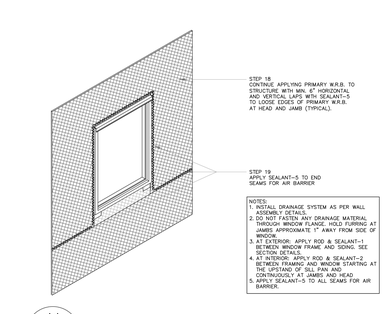

11 BE500 (TYPICAL) FLANGE WINDOW INSTALL W/ LIQUID SILL PAN
STEPS 18 & 19

SCALE: NTS
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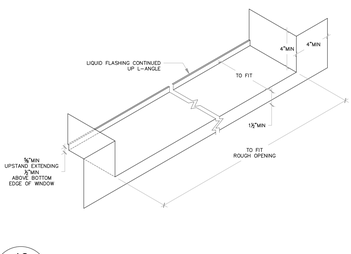

12 BE500 (TYPICAL) LIQUID SILL PAN

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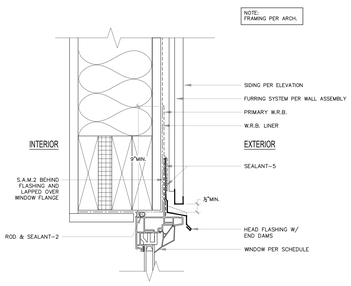

13 BE500 REF. ARCH 1/A930 SECTION: WINDOW HEAD @ SIDING

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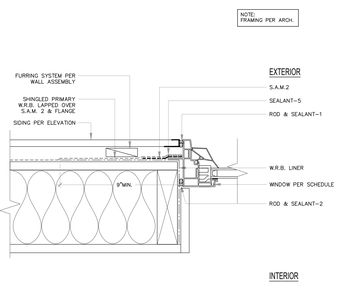

14 BE500 REF. ARCH 2/A930 PLAN: WINDOW JAMB @ SIDING

SCALE: NTS
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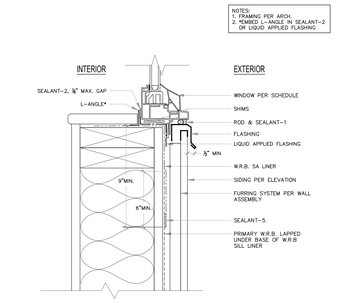

15 BE500 REF. ARCH 3/A930 SECTION: FLANGED WINDOW SILL @ SIDING

SCALE: NTS
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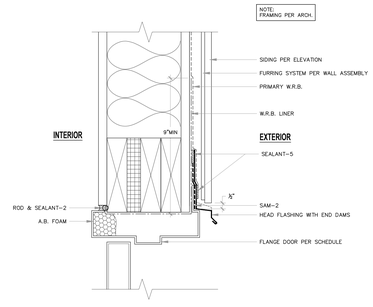

16 BE500 REF. ARCH 1/A931 SECTION: FLANGED H.M. DOOR HEAD AT PANEL SIDING

SCALE: NTS
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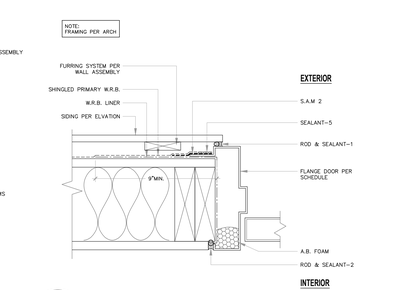

17 BE500 REF. ARCH 2/A931 PLAN: DOOR JAMB @ SIDING

SCALE: NTS
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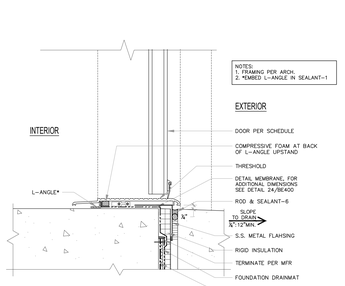

18 BE500 REF. ARCH 12/A932 SECTION: HOLLOW METAL SILL @ SLAB

SCALE: NTS
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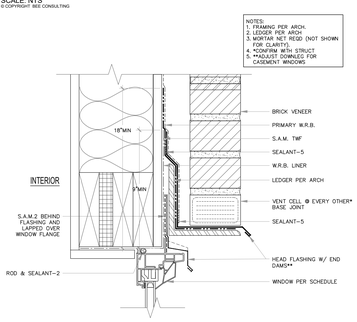

19 BE500 REF. ARCH 4/A930 SECTION: FLANGED WINDOW HEAD AT BRICK VENEER

SCALE
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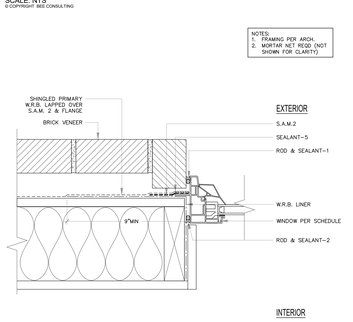

20 BE500 REF. ARCH 5/A930 PLAN: FLANGED WINDOW JAMB AT BRICK VENEER

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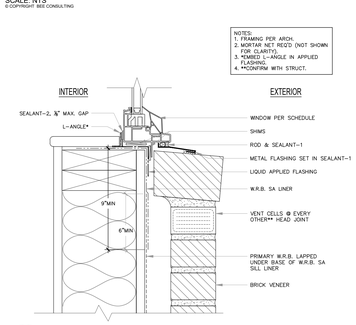

21 BE500 REF. ARCH 6/A930 SECTION: FLANGED WINDOW SILL AT MASONRY VENEER

SCALE
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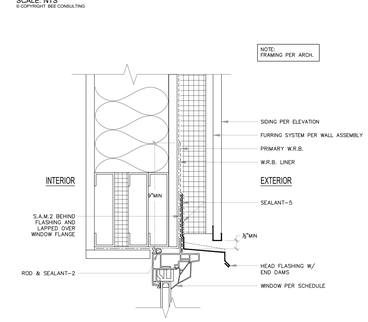

22 BE500 REF. ARCH 10/A930 SECTION: FLANGED WINDOW HEAD AT PANEL SIDING W/ RIGID INSULATION

SCALE
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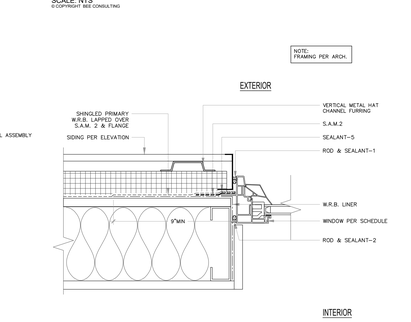

23 BE500 REF. ARCH 11/A930 PLAN: FLANGED WINDOW JAMB AT PANEL SIDING W/ RIGID INSULATION

SCALE
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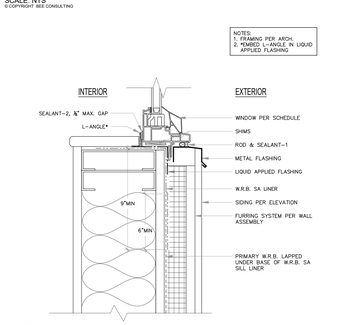

24 BE500 REF. ARCH 12/A930 SECTION: FLANGED WINDOW SILL AT PANEL SIDING W/ RIGID INSULATION

SCALE
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21746
REGISTERED
PROFESSIONAL ENGINEER
THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF WSR 51-30-030 THROUGH WSR 51-30-050

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

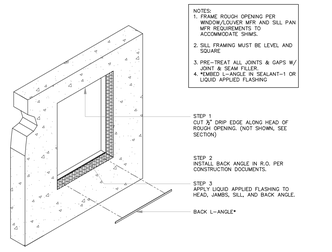
DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
WINDOW & DOOR DETAILS

SHEET NO.
BE500

Drawn Jansen Degenstein
Checked Patrick McMahon



1.01 BE501 (TYPICAL) STOREFRONT WINDOW INSTALL STEPS 1, 2 & 3 (of 6) _METAL LOUVER VENT SIMILAR

SCALE: NTS

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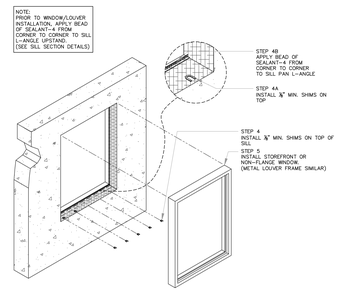

1.02 BE501 (TYPICAL) STOREFRONT WINDOW INSTALL - STEPS 4 & 5 _METAL LOUVER VENT SIMILAR

SCALE: NTS

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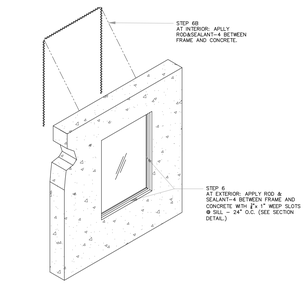

1.03 BE501 (TYPICAL) STOREFRONT WINDOW INSTALL - STEP 6 _METAL LOUVER VENT SIMILAR

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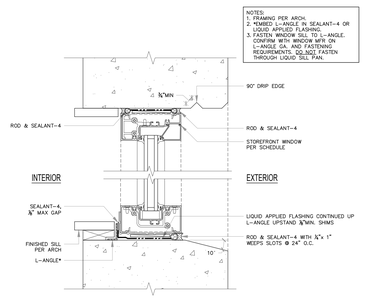

4 BE501 (TYPICAL) SECTION: STOREFRONT WINDOW HEAD & SILL

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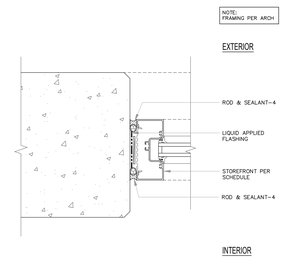

5 BE501 (TYPICAL) PLAN: STOREFRONT WINDOW JAMB

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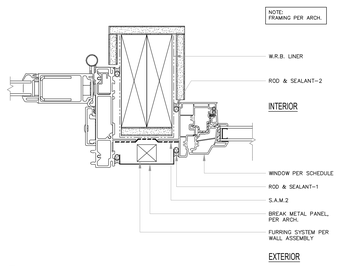

7 BE501 REF.ARCH 14/A930 PLAN: WINDOW JAMB @ DOOR JAMB

SCALE

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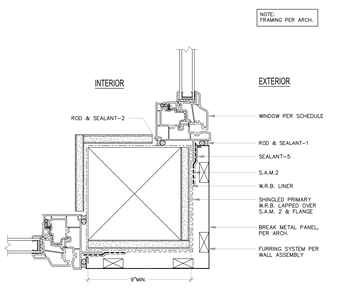

8 BE501 REF.ARCH 15/A930 PLAN: WINDOW JAMBS @ BUILDING CORNER

SCALE

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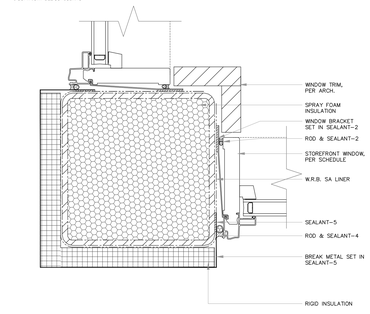

9 BE501 REF.ARCH 13/A932 PLAN: STOREFRONT JAMBS @ HSS COLUMN

SCALE

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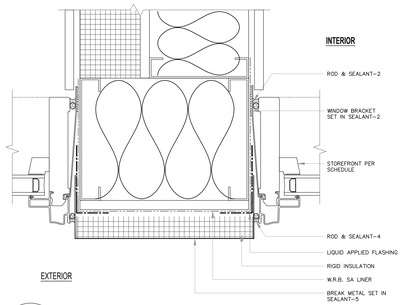

10 BE501 REF.ARCH 9/A932 PLAN: STOREFRONT WINDOW JAMBS @ CONCRETE COLUMN

SCALE: NTS

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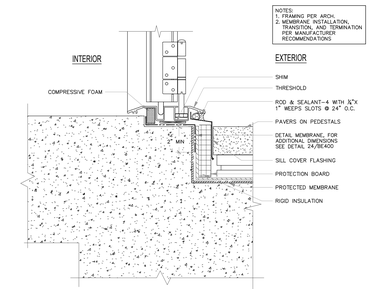

12 BE501 REF.ARCH 19/A932 SECTION: FOLDING DOOR THRESHOLD AT CONCRETE DECK w/ PAVERS

SCALE

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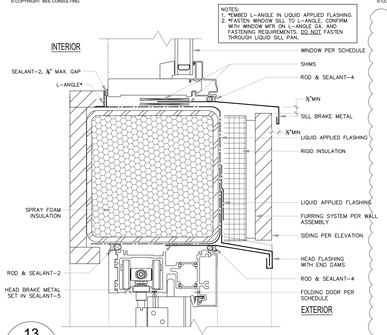

13 BE501 REF.ARCH 18/A932 SECTION: STOREFRONT HEAD/SILL @ HSS BEAM

SCALE

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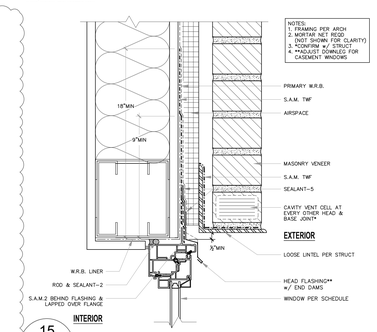

15 BE501 (TYPICAL) SECTION: FLANGED WINDOW HEAD AT MASONRY VENEER w/ LINTEL

SCALE

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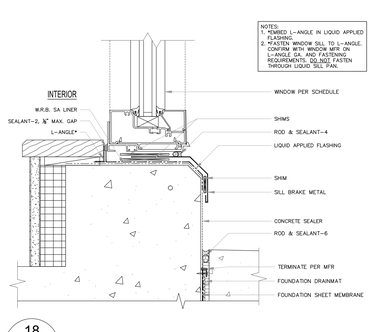

18 BE501 REF.ARCH 16/A932 SECTION: STOREFRONT WINDOW SILL @ CONCRETE STEM WALL

SCALE

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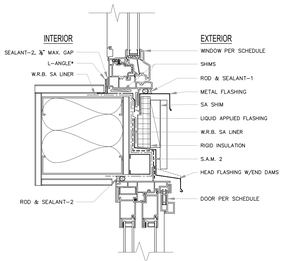

19 BE501 REF.ARCH 8/A931 SECTION: SLIDER HEAD @ TRANSOM

SCALE

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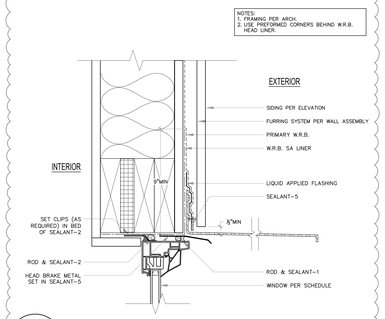

20 BE501 REF.ARCH 6/A950 SECTION: FOLDED PLATE STEEL CANOPY

SCALE

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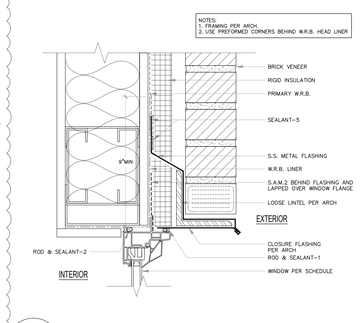

21 BE501 (TYPICAL) SECTION: FLANGED WINDOW HEAD AT BRICK VENEER W/ LINTEL

SCALE

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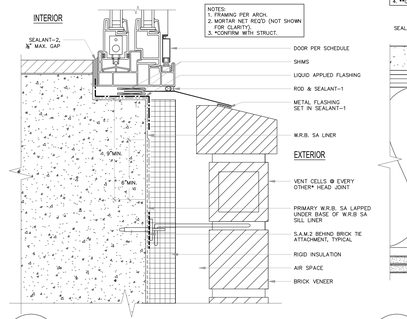

22 BE501 REF.ARCH 19/A930 SECTION: SLIDING DOOR SILL @ SLAB EDGE W/ MASONRY VENEER

SCALE

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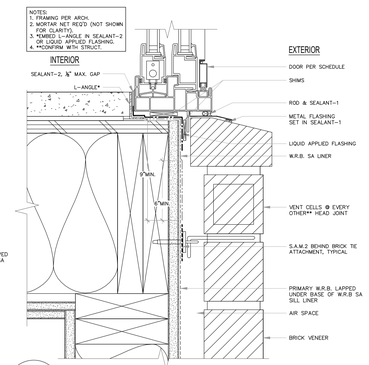

23 BE501 REF.ARCH 18/A930 SECTION: SLIDING DOOR SILL @ FRAMING W/ MASONRY VENEER

SCALE

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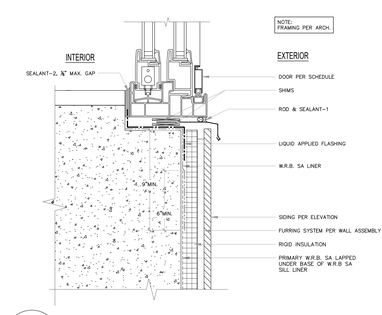

24 BE501 REF.ARCH 17/A930 SECTION: SLIDING DOOR SILL @ SLAB EDGE W/ SIDING

SCALE

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JAMES C. FREELING — STATE OF WASHINGTON — REGISTERED — PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH RCW 64.55.090.

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

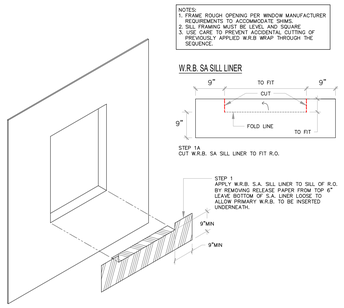
WINDOW & DOOR DETAILS

SHEET NO.

BE501

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1.01 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEP 1)

SCALE: NTS

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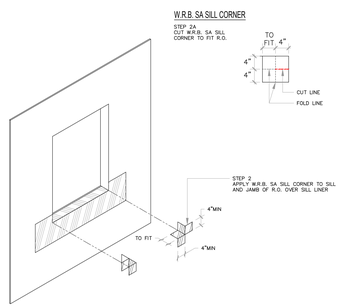

1.02 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEP 2)

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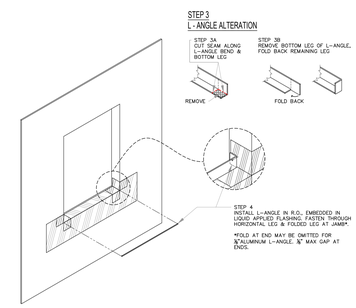

1.03 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 3 & 4)

SCALE: NTS

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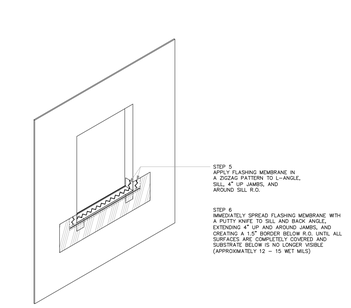

1.04 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 5 & 6)

SCALE: NTS

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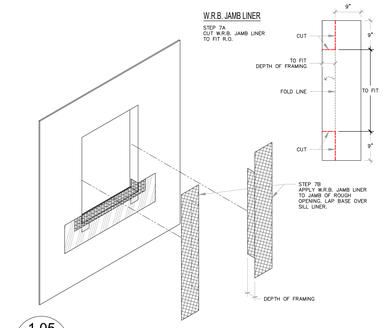

1.05 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEP 7)

SCALE: NTS

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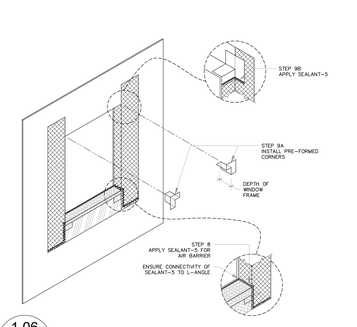

1.06 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 8 & 9)

SCALE: NTS

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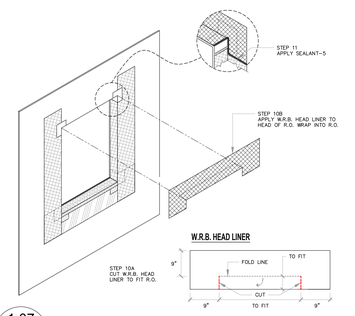

1.07 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 10 & 11)

SCALE: NTS

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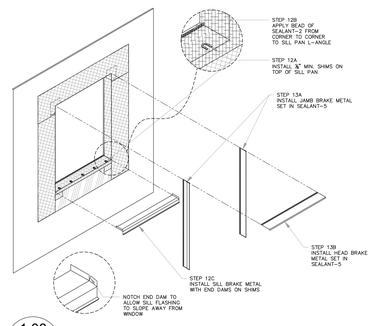

1.08 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 12 & 13)

SCALE: NTS

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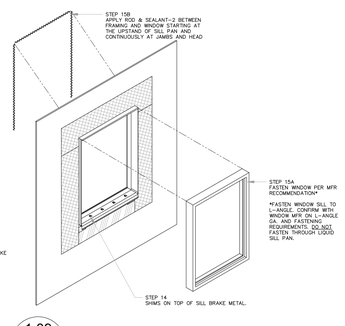

1.09 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 14 & 15)

SCALE: NTS

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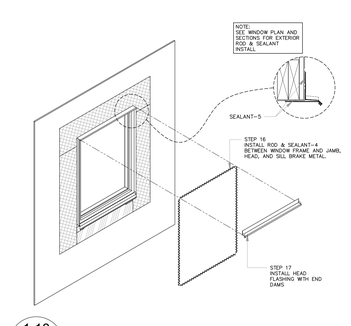

1.10 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 16 & 17)

SCALE: NTS

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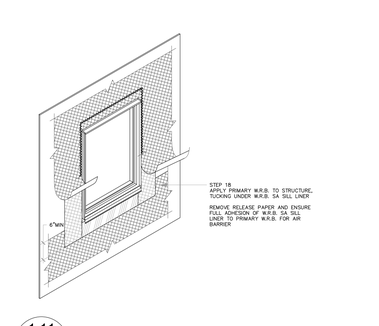

1.11 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEP 18)

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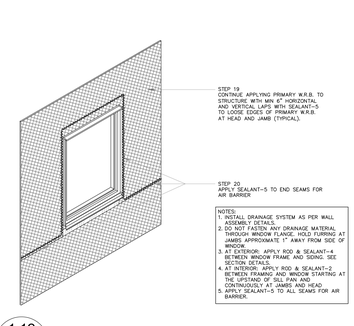

1.12 BE502 (TYPICAL) ASSEMBLY: STOREFRONT INSET WINDOW w/ LIQUID SILL PAN (STEPS 19 & 20)

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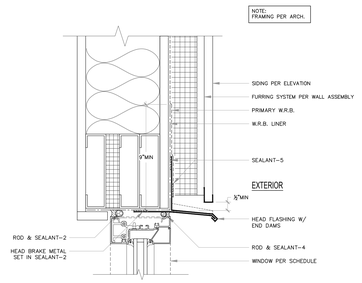

13 BE502 REF.ARCH 3/A932 SECTION: STOREFRONT WINDOW HEAD INSET AT PANEL SIDING W/ RIGID INSULATION

SCALE: NTS

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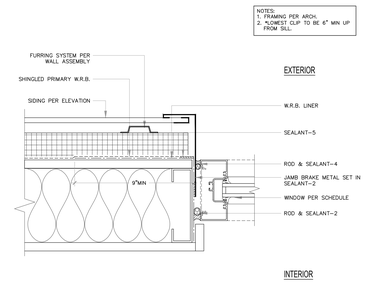

14 BE502 REF.ARCH 4/A932 PLAN: STOREFRONT WINDOW JAMB INSET AT PANEL SIDING W/ RIGID INSULATION

SCALE: NTS

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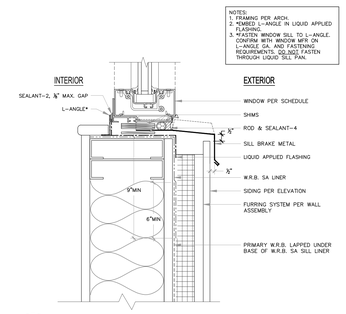

15 BE502 (TYPICAL) SECTION: STOREFRONT WINDOW SILL @ SIDING PANEL SIDING W/ RIGID INSULATION

SCALE: NTS

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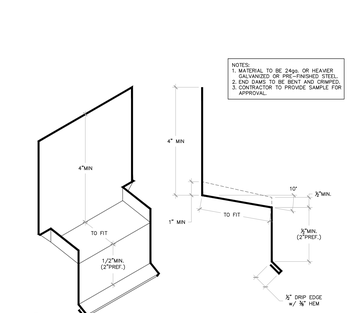

16 BE502 (TYPICAL) PROFILE: HEAD FLASHING (WINDOWS & DOORS)

SCALE: NTS

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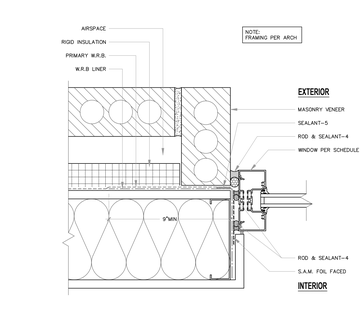

15 BE502 REF.ARCH 5/A932 PLAN: STOREFRONT WINDOW JAMB w/ RIGID INSULATION AT MASONRY VENEER

SCALE

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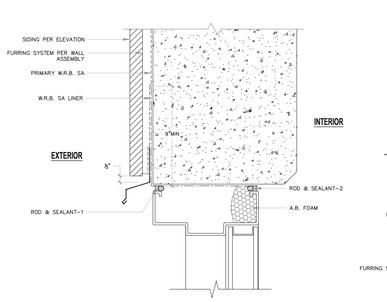

19 BE502 REF.ARCH 5/A931 SECTION: H.M. DOOR HEAD @ PANEL SIDING

SCALE: NTS

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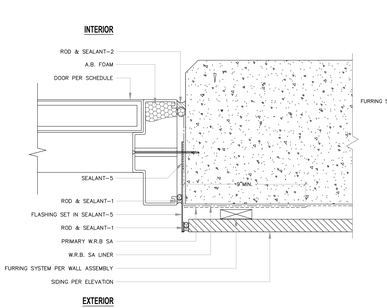

20 BE502 REF.ARCH 6/A931 PLAN: DOOR JAMB @ PANEL SIDING

SCALE: NTS

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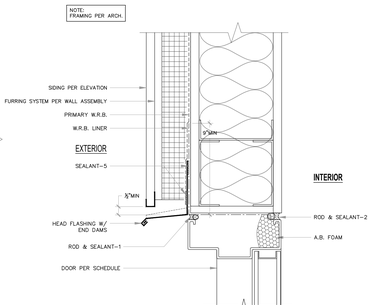

21 BE502 REF.ARCH 3/A931 SECTION: H.M. DOOR HEAD @ PANEL SIDING

SCALE: NTS

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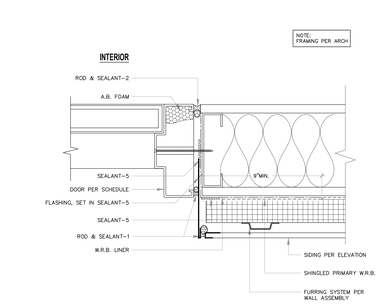

23 BE502 REF.ARCH 4/A931 PLAN: DOOR JAMB @ PANEL SIDING

SCALE: NTS

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

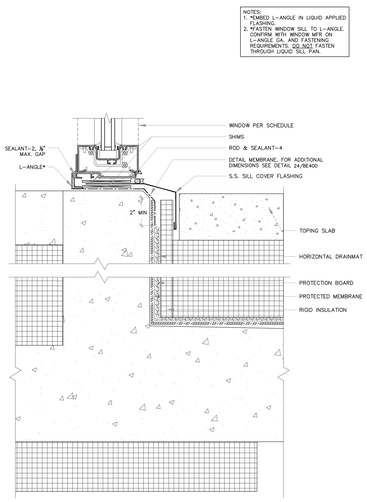
WINDOW & DOOR DETAILS

SHEET NO.

BE502

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE503 REF.ARCH 10/A932 SECTION: STF SILL @ BU SLAB - PLAZA

SCALE

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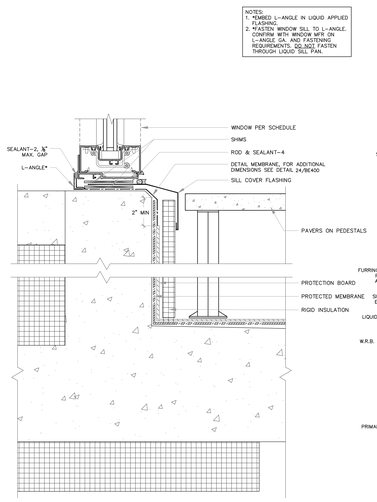

2 BE503 REF.ARCH 14/A932 SECTION: STF SILL @ PAVERS

SCALE

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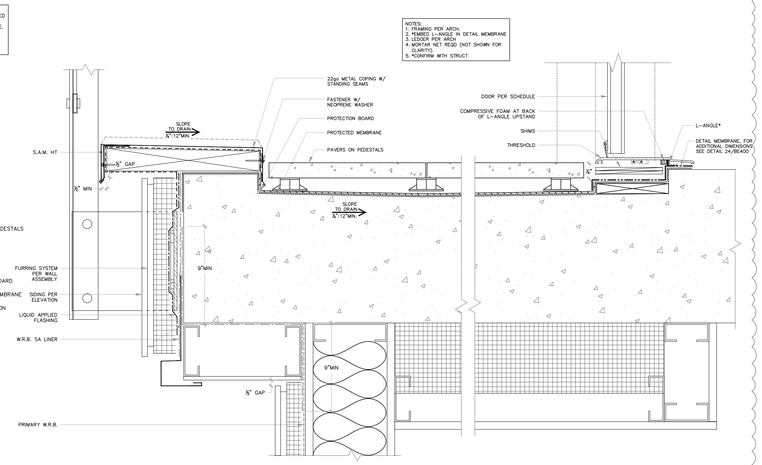

3 BE503 REF.ARCH 11/A950 SECTION: DOOR THRESHOLD @ PRIVATE DECK-PAVERS OVER CONC-W/ BRICK

SCALE

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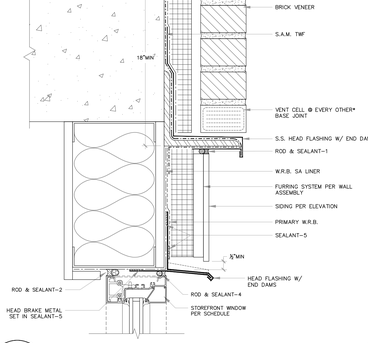

13 BE503 REF.ARCH 1/A932 SECTION: STOREFRONT HEAD @ BRICK

SCALE

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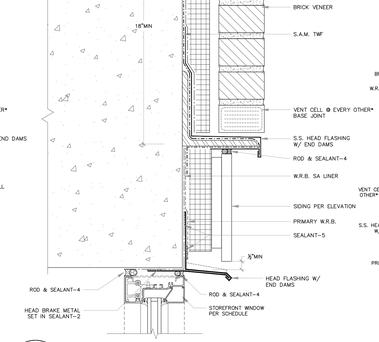

14 BE503 REF.ARCH 2/A932 SECTION: STOREFRONT HEAD @ CONC-BRICK

SCALE

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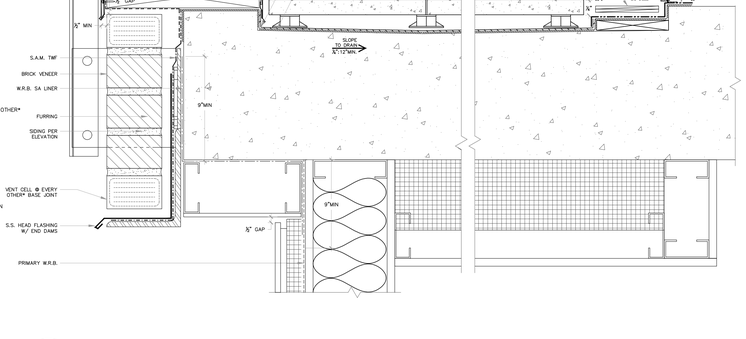

15 BE503 REF.ARCH 12/A950 SECTION: DOOR THRESHOLD @ PRIVATE DECK-PAVERS OVER CONC-W/ BRICK

SCALE

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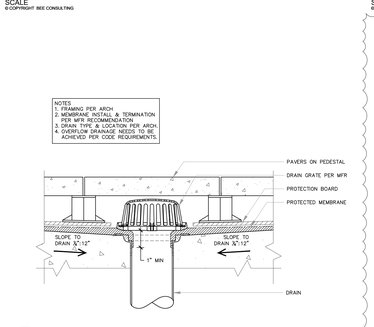

19 BE503 (TYPICAL) SECTION: DRAIN AT CONCRETE DECK w/ PAVERS

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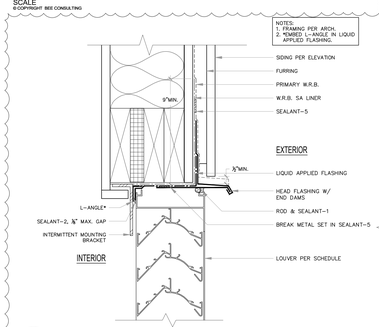

20 BE503 (TYPICAL) SECTION: LOUVER HEAD INSET AT SIDING

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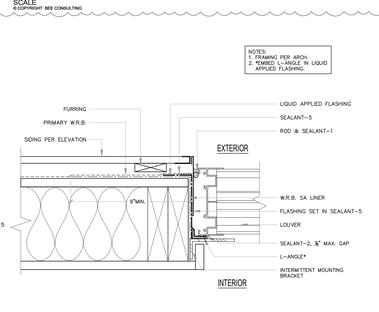

21 BE503 (TYPICAL) PLAN: LOUVER JAMB INSET AT SIDING

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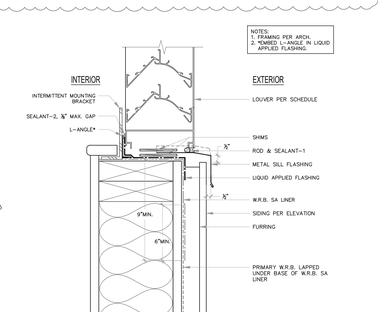

22 BE503 (TYPICAL) SECTION: LOUVER SILL INSET AT SIDING

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
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10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

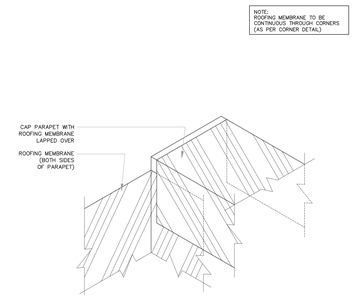
WINDOW & DOOR DETAILS

SHEET NO.

BE503

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE600 (TYPICAL) PARAPET SADDLE FLASHING @ FLAT WALL

SCALE: NTS

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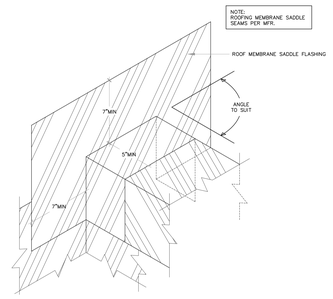

2 BE600 (TYPICAL) PARAPET SADDLE FLASHING @ FLAT WALL

SCALE: NTS

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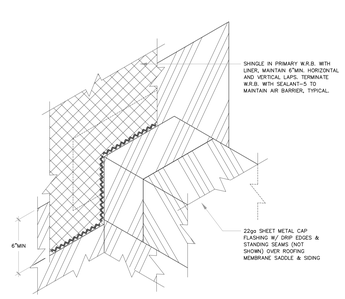

3 BE600 (TYPICAL) PARAPET SADDLE FLASHING @ FLAT WALL

SCALE: NTS

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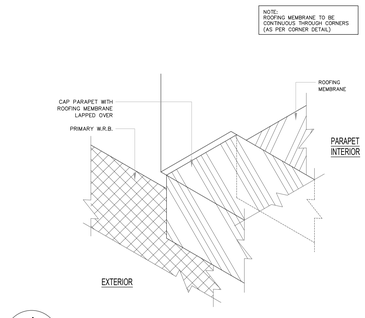

4 BE600 (TYPICAL) PARAPET SADDLE FLASHING @ WALL CORNER

SCALE: NTS

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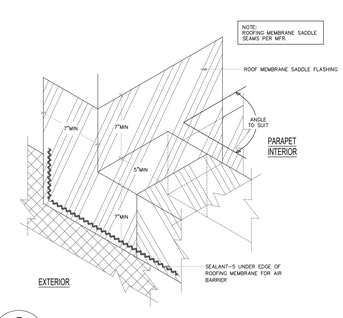

5 BE600 (TYPICAL) PARAPET SADDLE FLASHING @ WALL CORNER

SCALE: NTS

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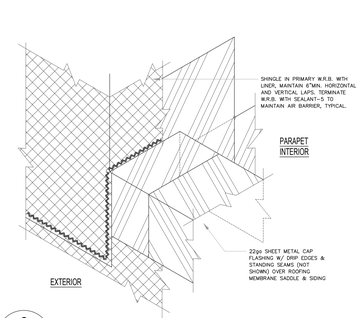

6 BE600 (TYPICAL) PARAPET SADDLE FLASHING @ WALL CORNER

SCALE: NTS

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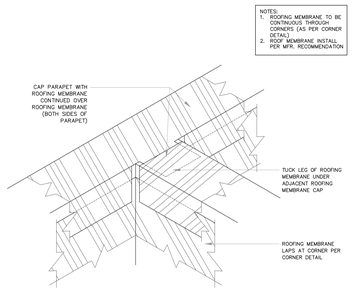

7 BE600 (TYPICAL) PARAPET COPING INTERSECTION

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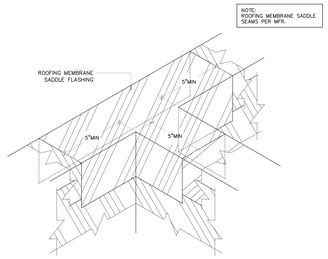

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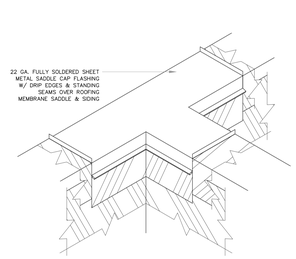

9 BE600 (TYPICAL) PARAPET COPING INTERSECTION

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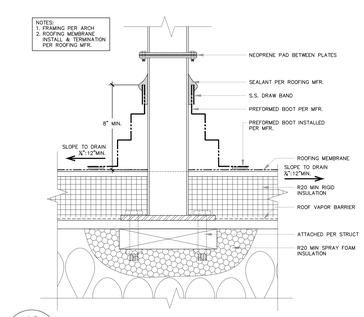

10 BE600 REF. ARCH 4/A960 SECTION: POST ATTACHMENT AT ROOF

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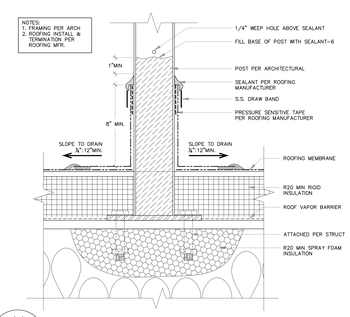

11 BE600 (TYPICAL) SECTION: ANCHOR ATTACHMENT @ ROOF

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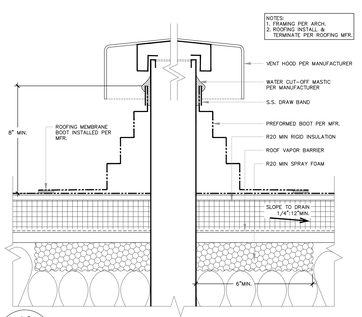

12 BE600 (TYPICAL) SECTION: VENT PENETRATION AT ROOF

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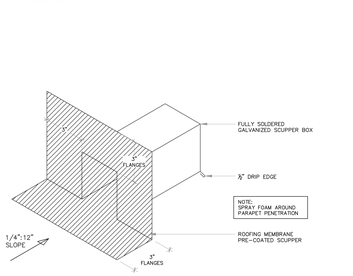

13 BE600 (TYPICAL) ASSEMBLY: SCUPPER BOX

SCALE: NTS

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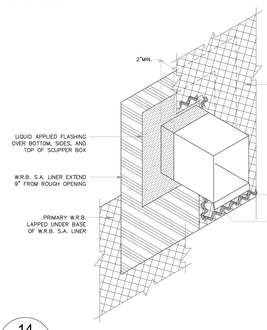

14 BE600 (TYPICAL) ASSEMBLY: SCUPPER BOX THROUGH WALL

SCALE: NTS

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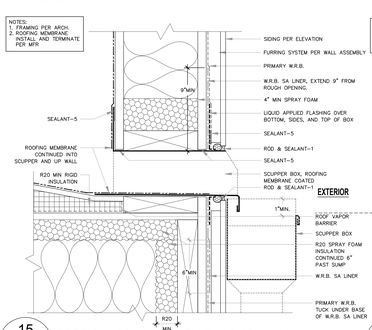

15 BE600 (TYPICAL) SECTION: SCUPPER BOX THROUGH WALL

SCALE: NTS

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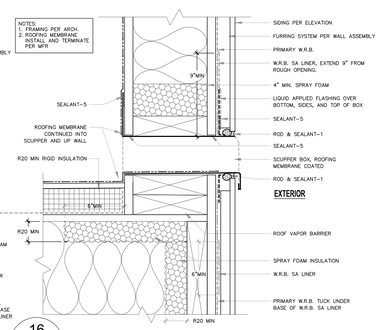

16 BE600 (TYPICAL) SECTION: SCUPPER BOX OVERFLOW THROUGH WALL

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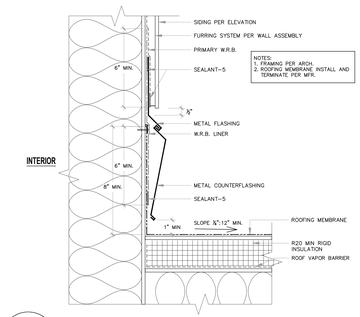

19 BE600 (TYPICAL) SECTION: BASE OF WALL AT ROOF W/ TWO PIECE FLASHING

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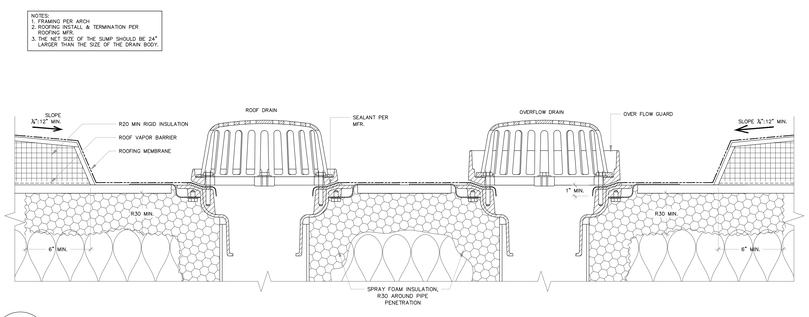

20 BE600 REF. ARCH 8/A960 SECTION: DRAIN w/ OVERFLOW AT ROOF

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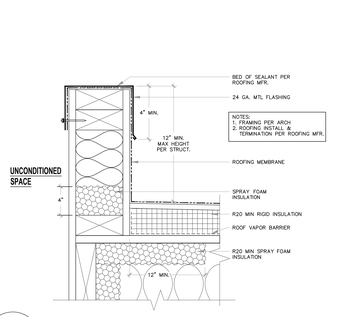

23 BE600 REF. ARCH 1/A960 SECTION: SHAFT PENETRATION @ ROOF

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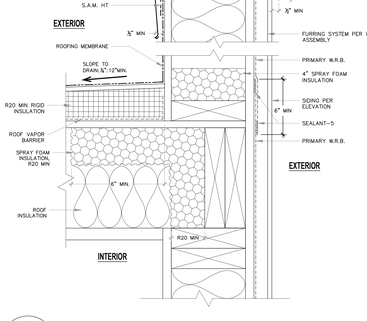

24 BE600 REF. ARCH 12/A940 SECTION: PARAPET AT ROOF

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

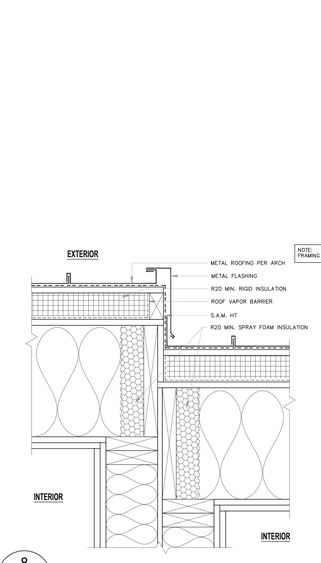
ROOF DETAILS

SHEET NO.

BE600

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



8 BE601 REF.ARCH 16/A940 SECTION: TOWNHOUSE @ ROOF STEP

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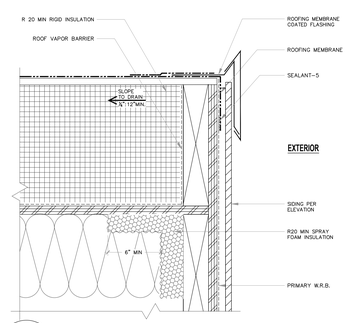

3 BE602 REF.ARCH 1/A940 SECTION: PENTHOUSE ROOF EDGE @ HIGH EAVE

SCALE

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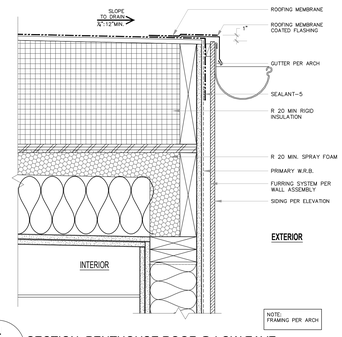

4 BE601 REF.ARCH 2/A940 SECTION: PENTHOUSE ROOF @ LOW EAVE

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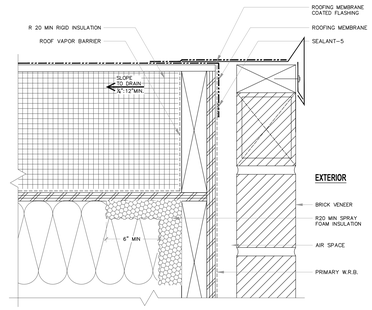

9 BE601 REF.ARCH 4/A940 SECTION: MAIN ROOF EDGE @ HIGH EAVE

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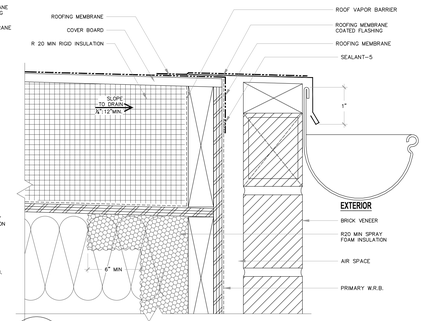

10 BE601 REF.ARCH 8/A940 SECTION: MAIN ROOF EDGE @ LOW EAVE W/ GUTTER

SCALE

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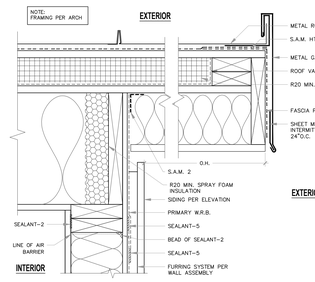

15 BE601 REF.ARCH 6/A940 SECTION: TOWNHOUSE @ RAKE

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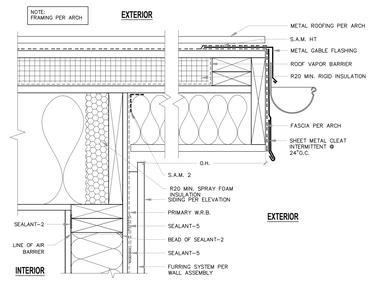

16 BE601 REF.ARCH 7/A940 SECTION: TOWNHOUSE @ LOW EAVE

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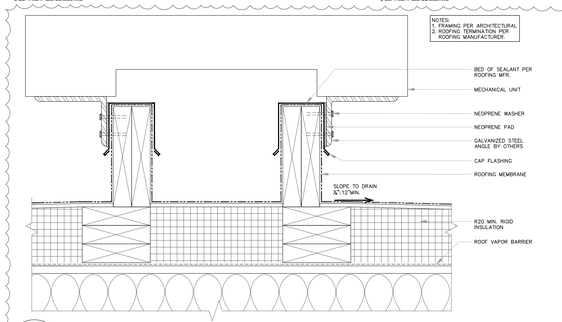

21 BE601 REF.ARCH 2/A960 SECTION: MECHANICAL UNIT SUPPORTS @ ROOF

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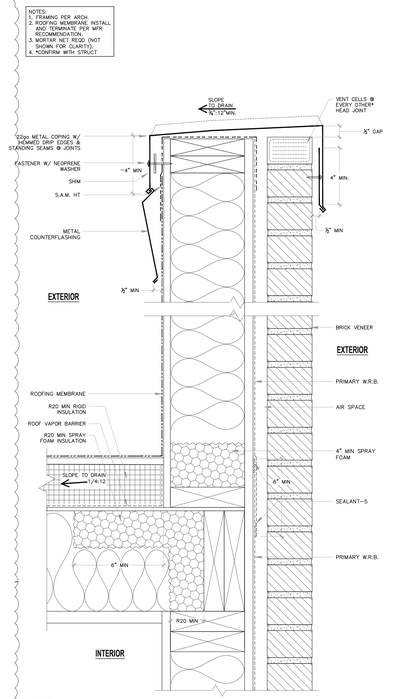

24 BE601 REF.ARCH 9/A940 SECTION: PARAPET W/ BRICK VENEER AT ROOF DECK

SCALE

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JAMES C. FREELAND — STATE OF WASHINGTON — 21996 — REGISTERED PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF WSR 04-30-055 THROUGH WSR 04-30-090

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

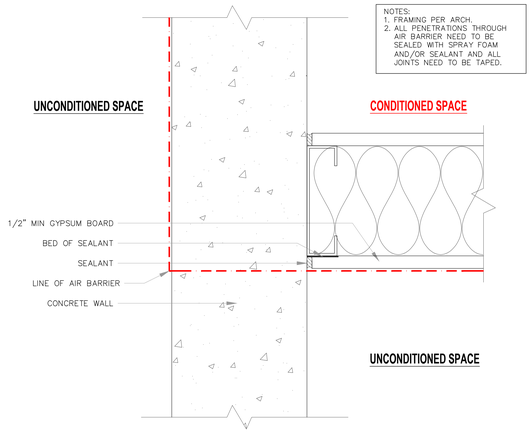
ROOF DETAILS

SHEET NO.

BE601

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



1 BE700 (TYPICAL) PLAN: CONCRETE WALL TO FRAMED WALL T-TRANSITION

SCALE: NTS

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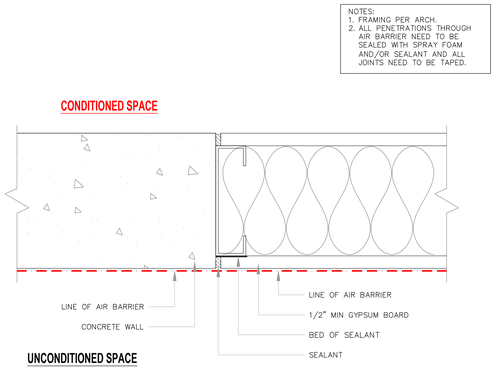

2 BE700 (TYPICAL) PLAN: CONCRETE WALL TO FRAMED WALL TRANSITION

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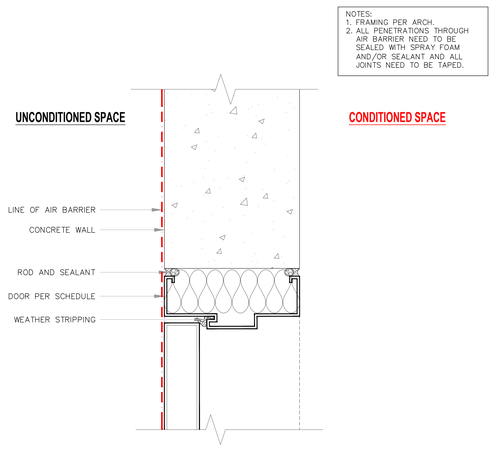

3 BE700 (TYPICAL) SECTION: DOOR HEAD & JAMB@CONCRETE WALL

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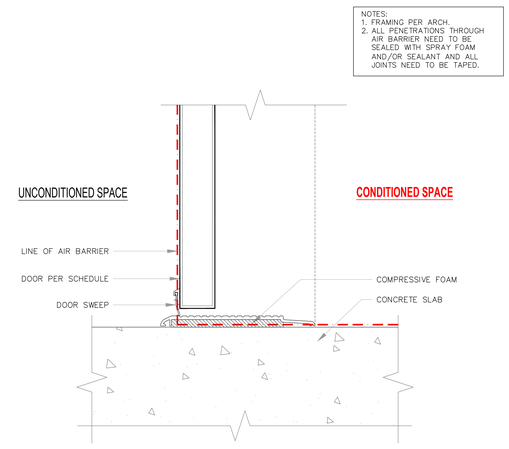

4 BE700 (TYPICAL) SECTION: DOOR SILL @ CONCRETE SLAB

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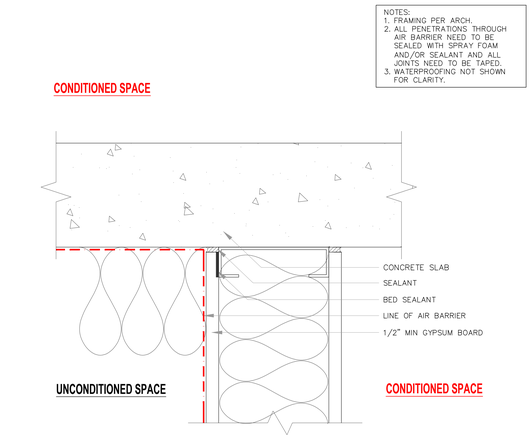

5 BE700 (TYPICAL) SECTION: FRAMED WALL TO CONCRETE CEILING TRANSITION

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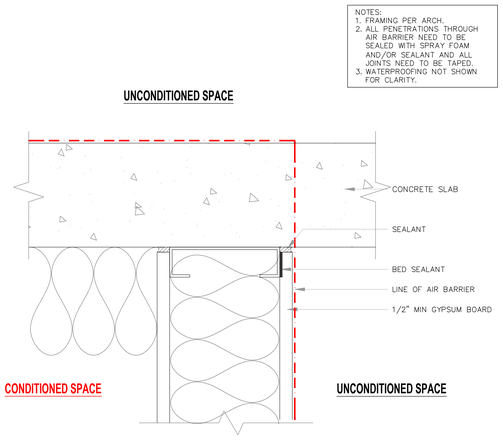

6 BE700 (TYPICAL) SECTION: FRAMED WALL TO CONCRETE CEILING TRANSITION

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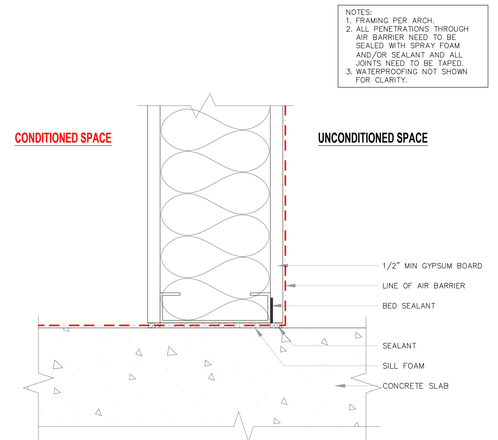

7 BE700 (TYPICAL) SECTION: FRAMED WALL TO SLAB TRANSITION

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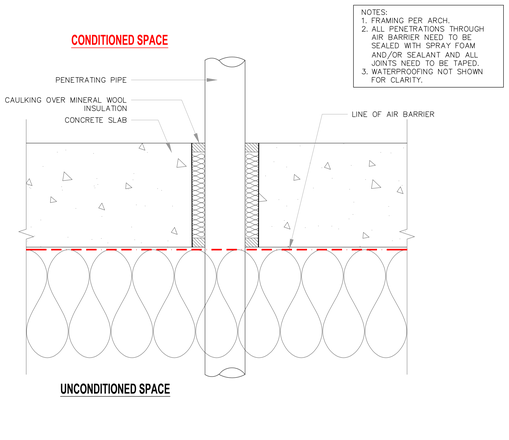

8 BE700 (TYPICAL) SECTION: PIPE PENETRATION @ SLAB

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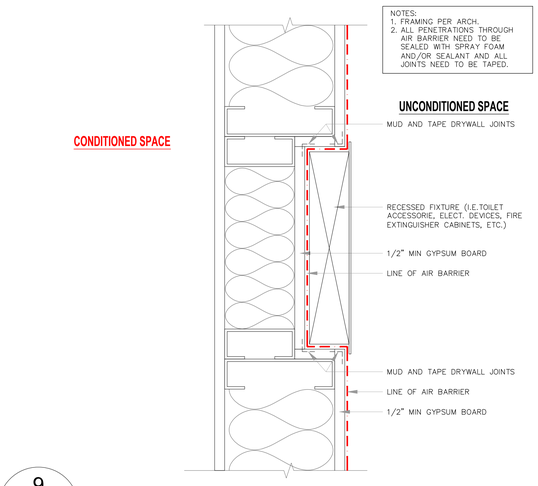

9 BE700 (TYPICAL) SECTION: RECESSED WALL FIXTURE (GWB Box)

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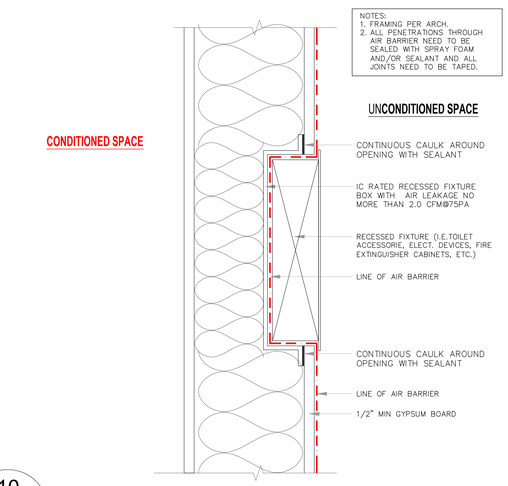

10 BE700 (TYPICAL) SECTION: RECESSED WALL FIXTURE (AB Rated Box)

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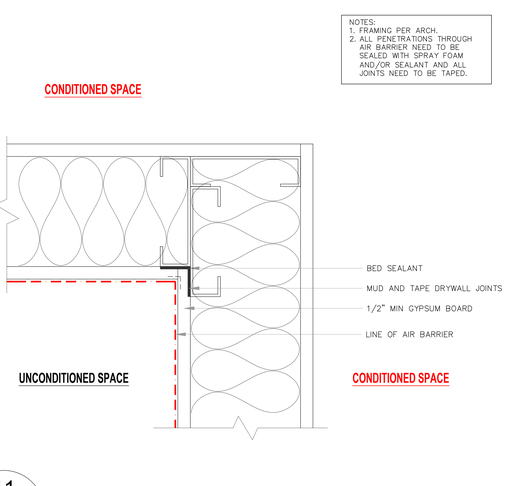

11 BE700 (TYPICAL) PLAN: FRAMED WALL @ INSIDE CORNER

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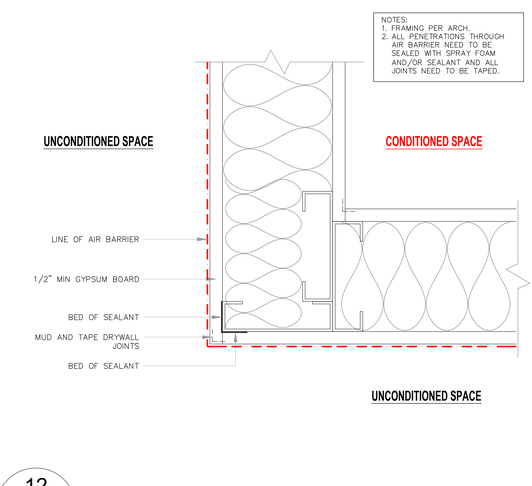

12 BE700 (TYPICAL) PLAN: FRAMED WALL @ OUTSIDE CORNER

SCALE: NTS

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JAMES C. FREELAND — STATE OF WASHINGTON — 17006 — REGISTERED PROFESSIONAL ENGINEER

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MERCER ISLAND MIXED USE

2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

AIR BARRIER SEMI-EXTERIOR DETAILS

SHEET NO.

BE700

Drawn	Jansen Degenstein
Checked	Patrick McMahon

Printed: 09/21/2023

2015 Washington State Energy Code, Commercial Provision.

A. Air leakage – thermal envelope (Mandatory).

The thermal envelope of buildings shall comply with Sections B through J.

B. Air barriers.

A continuous air barrier shall be provided throughout the building thermal envelope. The air barriers shall be permitted to be located on the inside or outside of the building envelope, located within the assemblies composing the envelope, or any combination thereof. The air barrier shall comply with Sections C and D.

C. Air barrier construction.

The continuous air barrier shall be constructed to comply with the following:

1. The air barrier shall be continuous for all assemblies that are the thermal envelope of the building and across the joints and assemblies.
2. Air barrier joints and seams shall be sealed, including sealing transitions in places and changes in materials. The joints and seals shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.
3. Penetrations of the air barrier shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Joints and seals associated with penetrations shall be sealed in the same manner or taped or covered with moisture vapor-permeable wrapping material. Sealing materials shall be appropriate to the construction materials being sealed and shall be securely installed around the penetrations so as not to dislodge, loosen or otherwise impair the penetration's ability to resist positive and negative pressure from wind, stack effect, and mechanical ventilation. Sealing of concealed fire sprinklers, where required, shall be in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.
4. Recessed lighting fixtures shall comply with Section J. Where similar objects are installed which penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.
5. Construction documents shall contain a diagram showing the building's pressure boundary in plan(s) and section(s) and a calculation of the area of the pressure boundary to be considered in the test.

D. Building test.

The completed building shall be tested and the air leakage of the building envelope shall not exceed Max Allowed Air Leakage called out in Building Envelope Air Leakage Calculations Table at a pressure differential of 0.3 inches water gauge (2.0 L/s x m2 at 75 Pa) at the upper 95 percent confidence interval in accordance with ASTM E 779 or an equivalent method approved by the code official. A report that includes the tested surface area, floor area, air by volume, stories above grade, and leakage rates shall be submitted to the building owner and the Code Official. If the tested rate exceeds that defined here, a visual inspection of the air barrier shall be conducted and any leaks noted shall be sealed to the extent practicable. An additional report identifying the corrective actions taken to seal air leaks shall be submitted to the building owner and the Code Official and any further requirement to meet the leakage air rate will be waived.

1. Test shall be accomplished using either (1) both pressurization and depressurization or (2) pressurization alone, but not depressurization The test results shall be plotted against the correct P for pressurization in accordance with Section 9.4 of ASTM E779.
2. The test pressure range shall be from 25 Pa to 80 Pa per Section 8.10 of ASTM E779, but the upper limit shall not be less than 50 Pa, and the difference between the upper and lower limit shall not be less than 25 Pa.
3. If the pressure exponent n is less than 0.45 or greater than 0.85 per Section 9.6.4 of ASTM E779, the test shall be rerun with additional readings over a longer time interval.

E. Building test for mixed-use buildings.

Where a building is three or fewer stories above grade plane and contains both commercial and residential uses, the air barrier of the R-2 and R-3 occupancy areas of the building is permitted to be separately tested according to Section R402.4.1.2 of WSEC 2015. Alternatively, it is permissible to test the air barrier of the entire building according to Section D, provided that the tested air leakage rate does not exceed the rate specified in Section D.

F. Rooms containing fuel-burning appliances.

Where open combustion air ducts provide combustion air to open combustion space conditioning fuel-burning appliances, the appliances and combustion air openings shall be located outside of the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table C402.1.3 or C402.1.4 from WSEC 2015, where the walls, floors and ceilings shall meet the minimum of the below-grade wall R-value requirement. The door into the room shall be fully gasketed, and any water lines and ducts in the room insulated in accordance with Section C403 of WSEC 2015. The combustion air duct shall be insulated, where it passes through conditioned space, to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections 901 through 905 of the International Mechanical Code, and Section 2111.13 of the International Building Code. C402.5.4 Doors and access openings to shafts, chutes, stairways, and elevator lobbies. Doors and access openings from conditioned space to shafts, chutes, stairways and elevator lobbies shall be gasketed, weatherstripped or sealed.

Exceptions:

1. Door openings required to comply with Section 715 or 715.4 of the International Building Code.
2. Doors and door openings required to comply with UL 1784 by the International Building Code.

G. Air intakes, exhaust openings, stairways and shafts.

Stairway enclosures, elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be provided with dampers in accordance with Section C403.2.4.3 of WSEC 2015.

H. Loading dock weatherseals.

Cargo doors and loading dock doors shall be equipped with weatherseals to restrict infiltration when vehicles are parked in the doorway.

I. Vestibules.

All building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same The installation of one or more revolving doors in the building entrance shall not eliminate the requirement that a vestibule be provided on any doors adjacent to revolving doors. For the purposes of this section, "building entrances" shall include exit-only doors in buildings where separate doors for entering and exiting are provided.

Interior and exterior doors shall have a minimum distance between them of not less than 7 feet. The exterior envelope of conditioned vestibules shall comply with the requirements for a conditioned space. Either the interior or exterior envelope of unconditioned vestibules shall comply with the requirements for a conditioned space. The building lobby is not considered a vestibule.

Exception: Vestibules are not required for the following:

1. Doors not intended to be used as building entrances.
2. Unfinished ground-level space greater than 3,000 square feet (298 m2) if a note is included on the permit documents at each exterior entrance to the space stating "Vestibule required at time of tenant build-out if entrance serves a space greater than 3,000 square feet in area".
3. Doors opening directly from a sleeping unit or dwelling unit.
4. Doors between a space smaller than 3,000 square feet (298 m2) in area and the exterior of the building or the building entrance lobby, where those doors do not comprise one of the primary entrance paths to the remainder of the building.
5. Revolving doors.
6. Doors used primarily to facilitate vehicular movement or material handling and adjacent personnel doors.
7. In buildings less than three stories above grade or in spaces that do not directly connect with the building elevator lobby, doors that have an air curtain with a velocity of not less than 6.56 feet per second (2 m/s) at the floor that have been tested in accordance with ANSI/AMCA 220 and installed in accordance with the manufacturer's instructions. Manual or automatic controls shall be provided that will operate the air curtain with the opening and closing of the door. Air curtains and their controls shall comply with Section C408.2.3 of WSEC 2015
8. Building entrances in buildings that are less than four stories above grade and less than 10,000 square feet in area.
9. Elevator doors in parking garages provided that the elevators have an enclosed lobby at each level of the garage.
10. Entrances to semi-heated spaces.

J. Recessed lighting.

Recessed luminaires installed in the building thermal envelope shall be all of the following:

1. IC Rated.
2. Labeled as having an air leakage rate of not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential.
3. Sealed with a gasket or caulk between the housing and interior wall or ceiling covering.

K. Preparation of the Building

Contractor is responsible for sealing or otherwise effectively isolating all "intentional" holes in the test boundary.

Contractor will be liable for costs of removal of finishes and/or cladding required to provide corrections to the air barrier system.

L. Compliance documentation

All energy code compliance forms and calculations shall be delivered in one document to the building owner as part of the project record documents, manuals, or as a standalone document. This document shall include the specific energy code year utilized for compliance determination for each system, NFRC certificates for the installed windows, list of total area for each NFRC certificate, the interior lighting power compliance path (building area, space-by-space) used to calculate the lighting power allowance.

For projects complying with Section C401.2 item 1, the documentation shall include:

1. The envelope insulation compliance path (prescriptive or component performance).

All completed code compliance forms, and all compliance calculations including, but not limited to, those required by sections C402.1.5, C403.2.12.1, C405.4, and C405.5.

For projects complying with C401.2 item 2, the documentation shall include:

1. A list of all proposed envelope component types, areas and U-values.
2. A list of all lighting area types with areas, lighting power allowance, and installed lighting power density.
3. A list of each HVAC system modeled with the assigned and proposed system type.
4. Electronic copies of the baseline and proposed model input and output file. The input files shall be in a format suitable for rerunning the model and shall not consist solely of formatted reports of the inputs

LEGEND

-AIR BARRIER & BUILDING THERMAL ENVELOPE

-CONDITIONED AND SEMI-HEATED SPACES

Zone 1

BUILDING ENVELOPE AIR LEAKAGE CALCULATIONS
Based on AutoCAD and PDF drawings provided by architect.

	Floor Perimeter ft	Level Height ft	Floor Area ft²	Exterior Floor area ft²	Exterior Ceiling Area ft²	Exterior Wall Area ft²	Thermal Envelope Area ft²	Thermal Envelope Volume ft³
Level P1	497	10.5	4,381	4,381	18	5,219	9,618	46,001
Level 1	1,427	17.0	22,742	18,379	515	24,259	43,153	386,614
Level 2	1,543	9.3	39,287	17,060	0	14,350	31,410	365,369
Level 3	1,543	9.4	39,304	17	0	14,504	14,521	369,458
Level 4	1,543	9.0	39,304	0	35,919	13,887	49,806	353,736
Level 4 mez	376	6.6	3,385	0	3,123	2,482	5,605	22,341
Roof	76	4.5	262	0	262	342	604	1,179
Total Building	7,005	66	148,665	39,837	39,837	75,042	154,716	1,544,697

MAX ALLOWED AIR LEAKAGE OF BUILDING ENVELOPE

per AREA of Building Thermal Envelope at 75 Pa	0.40	cfm/ft² x	154,716	ft²	=	61,886	CFM

AVE. GRADE	88.30'
T.O. ROOF DECK	133.50'

REDUCED AIR INFILTRATION IN ACCORDANCE WITH SECTION C406.9 CREDIT IS NOT APPLIED

Zone 2 - Pavilion

BUILDING ENVELOPE AIR LEAKAGE CALCULATIONS
Based on AutoCAD and PDF drawings provided by architect.

	Floor Perimeter ft	Level Height ft	Floor Area ft²	Exterior Floor area ft²	Exterior Ceiling Area ft²	Exterior Wall Area ft²	Thermal Envelope Area ft²	Thermal Envelope Volume ft³
Level 2	116	13.9	832	832	832	1,612	3,276	11,565
Roof	0	0.0	0	0	0	0	0	0
Total Building	116	14	832	832	832	1,612	3,276	11,565

MAX ALLOWED AIR LEAKAGE OF BUILDING ENVELOPE

per AREA of Building Thermal Envelope at 75 Pa	0.25	cfm/ft² x	3,276	ft²	=	819	CFM

AVE. GRADE	88.00'
T.O. ROOF DECK	118.90'

REDUCED AIR INFILTRATION IN ACCORDANCE WITH SECTION C406.9 CREDIT IS APPLIED

BASED ON : 2023-1011_MI Set for Energy

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JAMES C. FREELAND — STATE OF WASHINGTON — 22008 — REGISTERED PROFESSIONAL ENGINEER

THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH RCW 64.55.090

MERCER ISLAND MIXED USE
2886 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

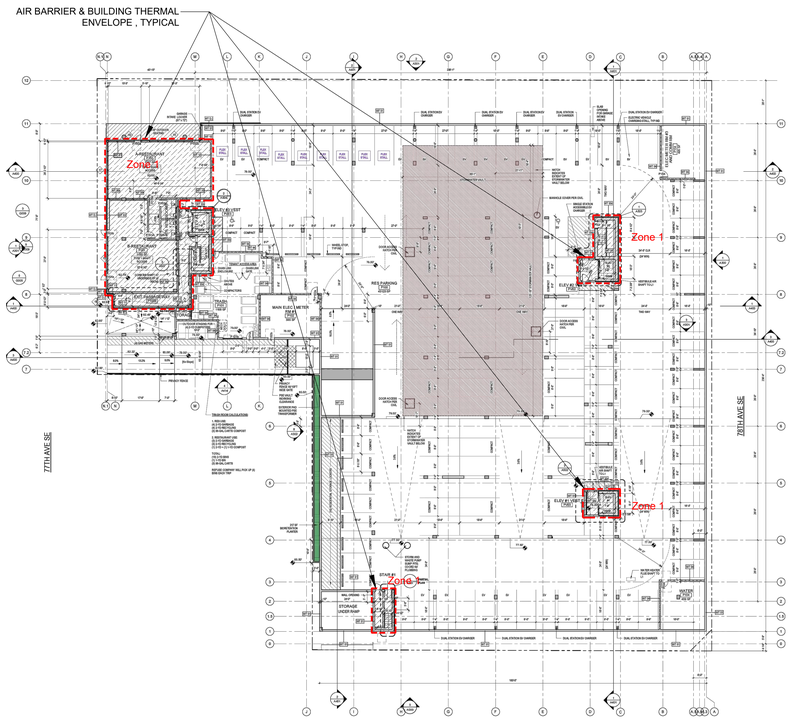
Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
AIR BARRIER NOTES

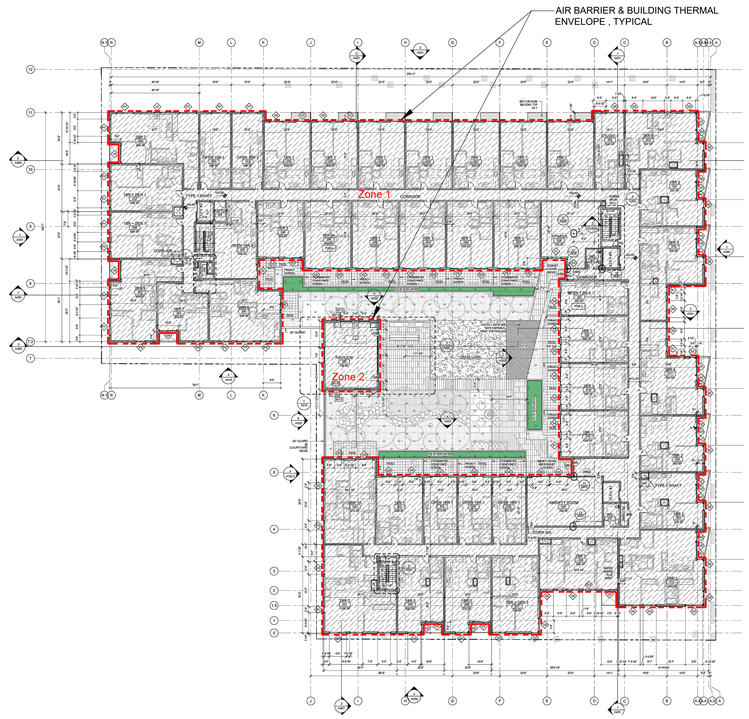
SHEET NO.
BE800

Drawn Jansen Degenstein
Checked Patrick McMahon

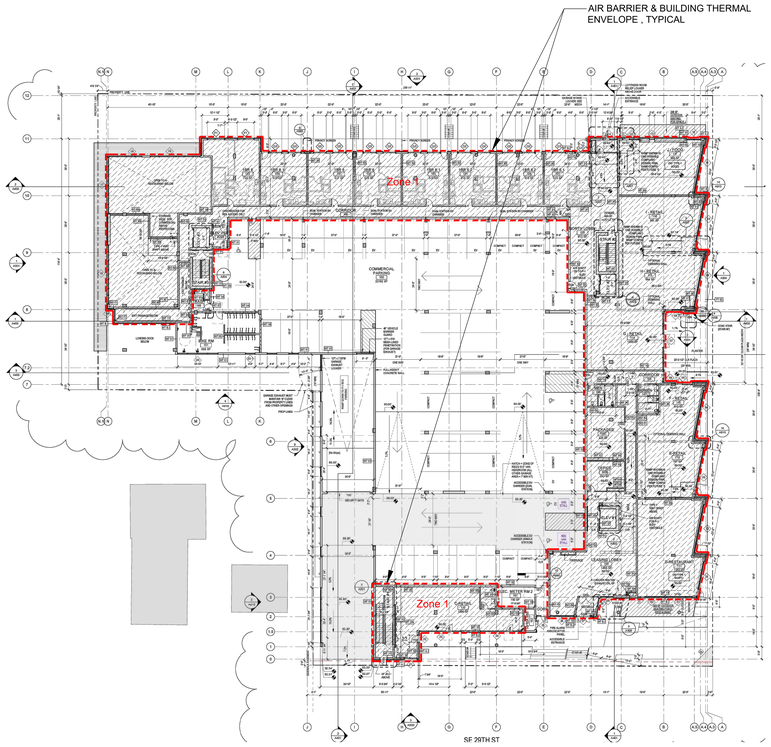
Printed: 09/21/2023



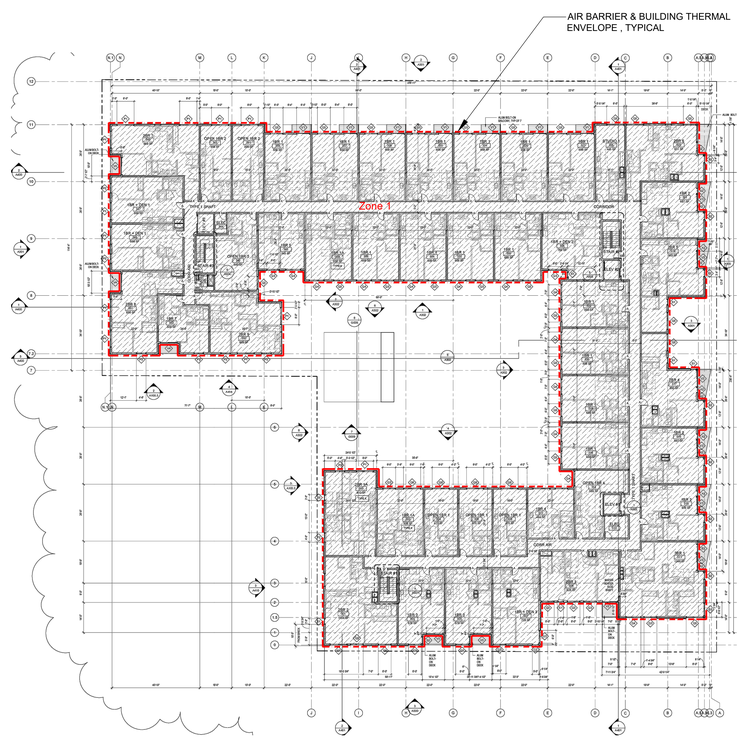
LEVEL P1 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A200



LEVEL 2 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A202



LEVEL 1 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A201



LEVEL 3 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A203

PLAN VIEWS WERE TAKEN FROM ARCHITECTURAL SET DATED 10.11.2023 . THEY ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR MATERIAL TAKE-OFFS. FINAL BUILDING PLANS SHOULD BE VERIFIED.

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

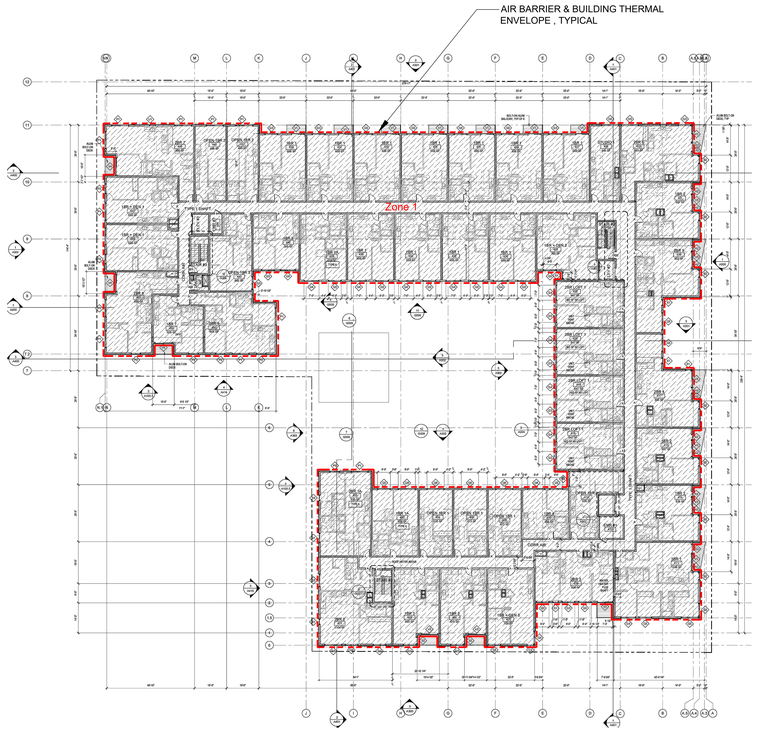
Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
AIR BARRIER DIAGRAMS

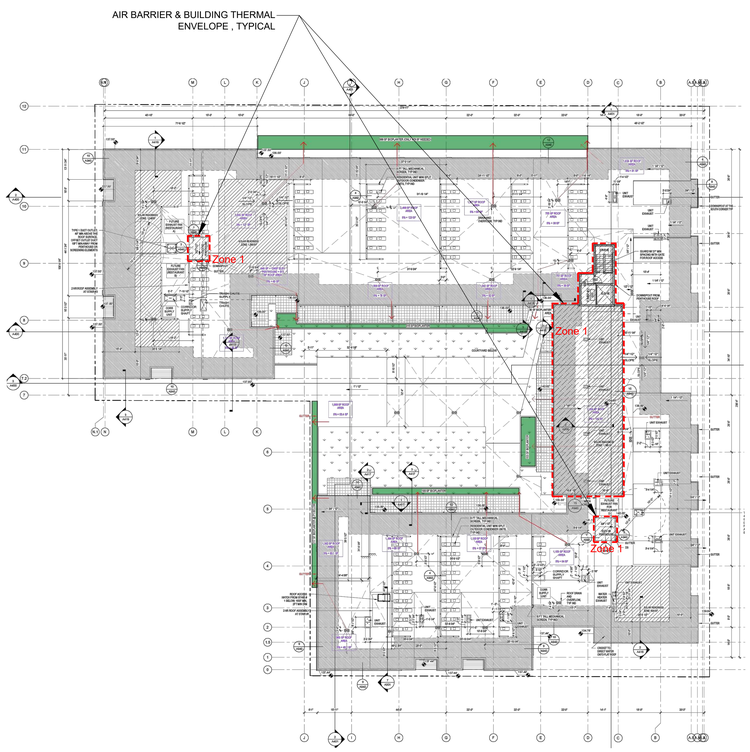
SHEET NO.
BE801

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



LEVEL 4 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A204



ROOF PLAN
SCALE: NTS
REFERENCE ARCH: A205

PLAN VIEWS WERE TAKEN FROM ARCHITECTURAL SET DATED 10.11.2023 . THEY ARE DIAGRAMMATIC AND SHOULD NOT BE USED FOR MATERIAL TAKE-OFFS. FINAL BUILDING PLANS SHOULD BE VERIFIED.

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

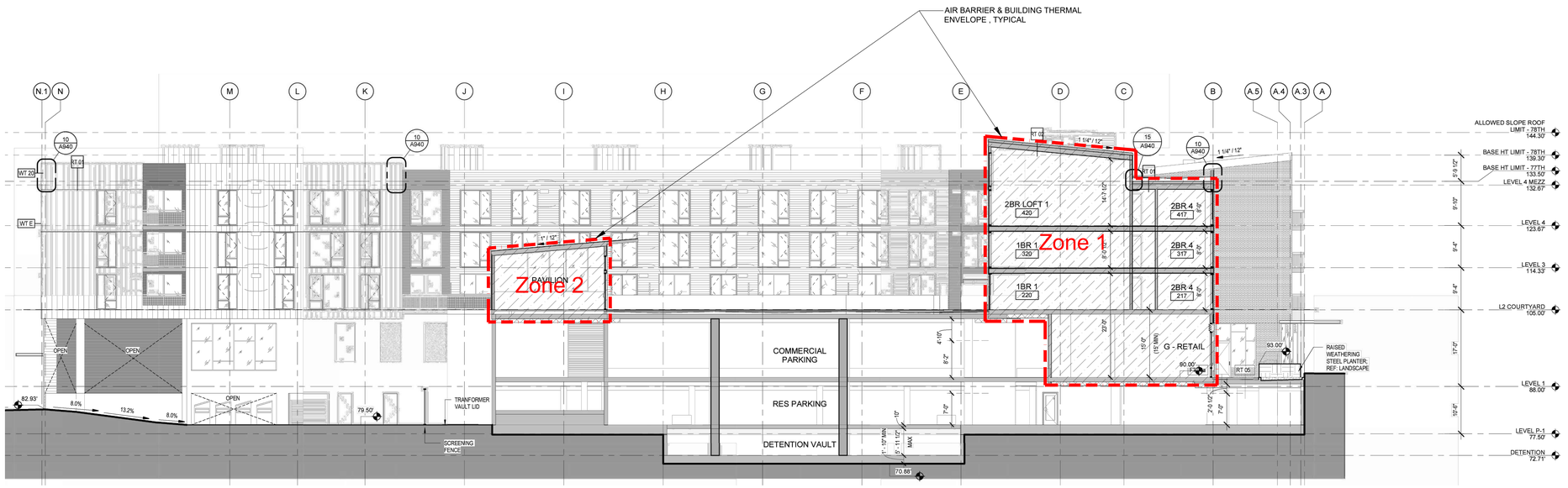
Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
AIR BARRIER DIAGRAMS

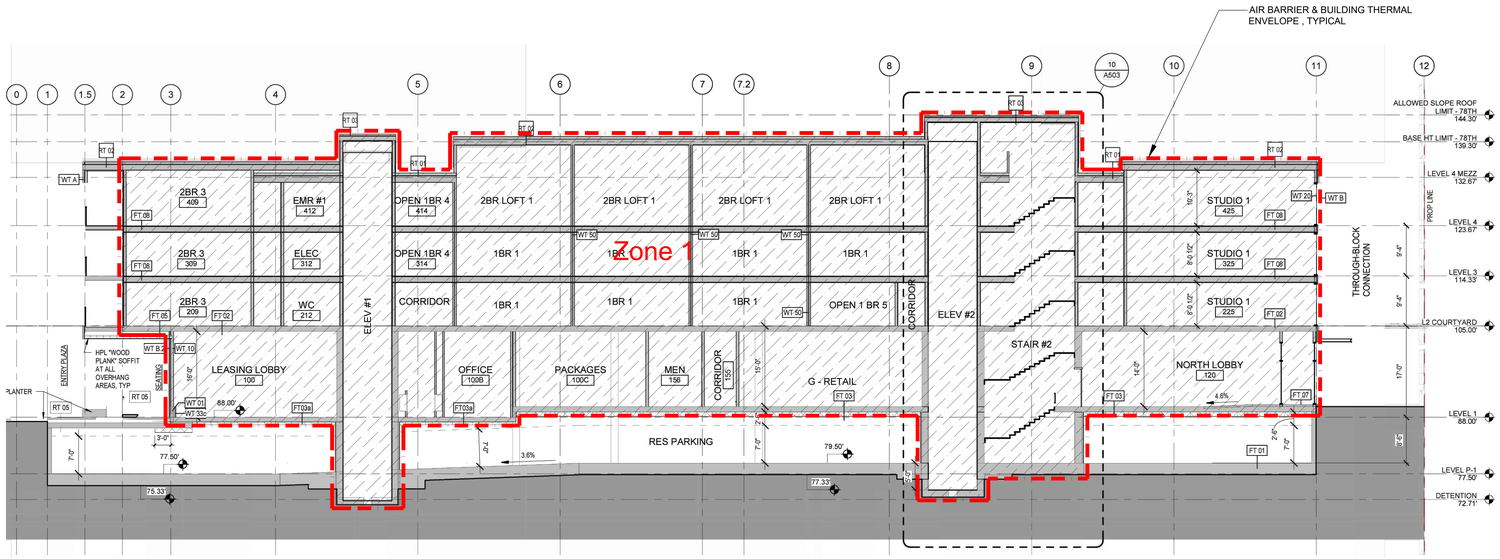
SHEET NO.
BE802

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023



3 - BLDG SECTION THRU LOADING - LOOKING NORTH
SCALE: NTS
REFERENCE ARCH: A400



1 - BLDG SECTION THRU EAST PORTION - LOOKING WEST
SCALE: NTS
REFERENCE ARCH: A401

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THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH RCW 64.55.005.

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
01/25/2021	BUILDING PERMIT / 90% CD
10/25/2021	GMP SET
03/25/2022	BUILDING PERMIT CORR #2
10/07/2022	BUILDING PERMIT CORR #3
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

AIR BARRIER DIAGRAMS

SHEET NO.

BE803

Drawn Jansen Degenstein
Checked Patrick McMahon

Printed: 09/21/2023

Project Summary, pg 1 — PROJ-SUM

2015 WSEC-Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

General Info	Project Title:	Mercer Island Mixed-Use	Date	10/16/2023
PROJ-SUM form shall be provided as a cover sheet for all compliance form submittals. Project Title shall match the project plans title block.	Project Street Address:	2750 77TH AVE SE & 2885 78TH AVE SE	For Building Department Use	
	Project City, County, Zip:	MERCER ISLAND, WA 98040		
	Project Owner or Rep:	Xing Hua Group Ltd.		
	Jurisdiction:	MERCER ISLAND, WA		

Project Description

Select all that apply to the scope of project.

New Construction and Additions
- ☐ New Building
- ☐ Building Addition

Select Addition + Existing or Alteration + Existing if the existing building will be combined with the addition or alteration to demonstrate compliance per Section C0501.1 or C0501.1.

Existing Building Retrofit
- ☐ Alteration
- ☐ Change of Occupancy
- ☐ Change in Space Conditioning
- ☐ Historic Building

Building Elements Scope - Select all that apply
- ☐ All
- ☑ Building Envelope
- ☐ Mechanical Systems
- ☐ Service Hot Water Systems
- ☐ Lighting Systems
- ☐ Electrical Systems

Occupancy Type

- ☐ All Commercial
- ☐ Group R - R2, R3, & R4 over 3 stories and all R1
- ◉ Mixed Use

Mixed Use - Building is greater than three stories above grade and it has both Commercial and Group R occupancies.

Mixed Occupancy - Building is three stories or less above grade and it has both Commercial and Group R2, R3 or R4 occupancies. Select All Commercial to document compliance for the commercial areas of the building. The residential spaces shall comply with the WSEC Residential Provisions.

Space Conditioning Categories

Select all that apply to the scope of project
- ☑ Fully Conditioned
- ☐ Semi-heated
- ☐ Refrigerated Spaces (Warehouse and/or Walk-in')
- ☐ Low Energy Space Category[1]

Eligible Low Energy Spaces
- ☐ Unconditioned
- ☐ Low energy heating/cooling capacity
- ☐ Wireless service equipment shelter
- ☐ Greenhouse[2]
- ☐ Equipment building

Floor Area and Stories

Floors Above Grade	Building Gross Conditioned Floor Area	Project Gross Conditioned Floor Area
4	145,534	145,534

General Compliance Path

◉ Compliance Method 1 - General ○ Compliance Method 2 - Total Building

Compliance Method 1 - Projects shall demonstrate compliance with all applicable mandatory and prescriptive requirements of this code. Refer to C401.2, Item 1 for more information. Compliance forms to include with a Prescriptive submittal: All applicable ENV, LTG, and MECH

Compliance Method 2 - Projects complying via total building performance (TBP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions in this Code. Refer to Section C401.2, Item 2 for more information. Compliance forms to include with a TBP submittal: PROJ-SUM, ENV-CHK, LTG-EXT, LTG-CHK, and all MECH forms except MECH-ECONO and MECH-VENT (pending).

Note 1 - Refrigerated Spaces - They shall comply with the envelope and refrigeration equipment requirements in Section C410, Warehouse - Refrigerated Spaces - Provide a completed ENV-UA and ENV-SHGC forms for the refrigerated spaces for compliance documents.
Note 2 - Greenhouses - If heated with equipment other than electric resistance may take an exemption for wall insulation. All other envelope assemblies shall comply with the thermal envelope provisions.
Note 3 - Exemption for Low Energy Spaces - Low Energy spaces are exempt from all provisions in WSEC Section C402 Building Envelope, Heated slab on grade insulation provisions in the Code do apply including requirements for perimeter and under-slab insulation.
Note 4 - Greenhouses - Greenhouses, also known as conservatories and are defined as spaces that maintains a specialized sunlit environment that is used exclusively for cultivation, protection and maintenance of plants. Cooling with outside air and/or evaporative cooling, and any form of heating equipment, are allowed under the Low Energy Greenhouse category. Greenhouses with cooling equipment that requires a condensing unit are NOT eligible.

Project Summary, pg 2 — PROJ-SUM

2015 WSEC-Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

General Info	Project Title:	Mercer Island Mixed-Use	Date	10/16/2023
C406 Additional Efficiency Package Options	Building level efficiency options:		Current Scope	Previous Projects
	C406.8 Enhanced envelope performance		☐	☐
	C406.9 Reduced air infiltration		☐	☐
	C406.5 On-site renewable energy		☐	☐
	Building area level efficiency options			
	C406.7 More efficient HVAC equipment		☑	☐
	C406.6 Dedicated outside air systems (DOAS)		☐	☐
	C406.7 Reduced energy use in service water heating		☐	☐
	C406.3 Reduced lighting power		☑	☐
	C406.4 Enhanced digital lighting controls		☐	☐

A minimum of two Options are required for new construction, and change in space conditioning or occupancy projects.

Select all Options included in the proposed design. Also select Options complied with under previous projects (shell and core, other tenant spaces in building, etc)

Building with multiple tenant spaces may comply with different options (min 5 meets).

Options are required for all space conditioning categories.

Include discipline specific information for C406 options in ENV-SUM, LTG-SUM and MECH-SUM.

Refer to SBCO website for official interpretations regarding C406 provisions.

C406 Commentary

C406.2 More efficient HVAC equipment and fan performance.
Buildings shall comply with Sections C406.2.1 through C406.2.3.

C406.2.1 HVAC system selection.
No less than 90 percent of the total HVAC capacity serving the building shall be provided by equipment that is listed in Tables C403.2.3.7(1) through C403.2.3(10) or a combination thereof.
Exception: Air-to-water heat pumps or heat recovery chillers are also permitted to be utilized for Option C406.2.

C406.2.2 Minimum equipment efficiency.
Equipment shall exceed the minimum efficiency requirements listed in Tables C403.2.3(1) through C403.2.3(3) by 15 percent, in addition to the requirements of Section C403. Where multiple performance requirements are provided, the equipment shall exceed all requirements by 15 percent.
Exception: Equipment that is larger than the maximum capacity range listed in Tables C403.2.3(1) through C403.2.3(3) shall utilize the values listed for the largest capacity equipment for the associated equipment type shown in the table.

C406.2.3 Minimum fan efficiency.
Stair-shaft supply, return and exhaust fans designed for operating with motors over 750 watts (1 hp) shall have an energy efficiency classification of not less than FEI 0.71 as defined in AMCA 208. The total efficiency of the fan at the design point of operation shall be within 15 percentage points of either the maximum total
efficiency of the fan or the static efficiency of the fan.

C406.3 Reduced lighting power.
Buildings shall comply with Sections C406.3.1 and, where applicable, C406.3.2.

C406.3.1 Reduced lighting power density.
The total interior lighting power (watts) of the building shall be 75 percent or less of the lighting power values specified in Table C405.4(2)(1) times the floor area for the building types, or by using 75 percent of the lighting power allowance calculated by the Space-by-Space Method in Section C405.4.2.

C406.3.2 Lamp fraction.
Not less than 95 percent of the interior lighting power (watts) from lamps in permanently installed light fixtures in dwelling units and sleeping units shall be provided by lamps with a minimum efficacy of 90 lumens per watt.

Envelope Summary — ENV-SUM

2015 WSEC-Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Info	Project Title:	Mercer Island Mixed-Use	Date	10/16/2023
Applicant Info. Provide contact information for individual who can answer questions about information provided.	Company Name:	BSE Consulting LLC	For Building Department Use	
	Company Address:	170 W Dayton St., Suite 206, Edmonds, WA 98020		
	Applicant Name:	Kaivanya Bastola		
	Applicant Phone:	(425) 672-3860		
	Applicant Email:	kat@bse-engineers.com		

Project Description
☑ New Building ☐ Addition ☐ Alteration ☐ No Envelope Scope

Envelope Project Type *Select all that apply.*
☐ All Commercial ☐ Group R - Commercial ☑ Mixed Use - Commercial + Group R
☐ Semi-heated ☐ Refrigerated Cooler ☐ Refrigerated Freezer ☐ Equipment Building

Envelope Description *Provide brief description of the project and relevant supporting documentation.*

If project includes multiple Target Insulation Allowance areas, and/or is demonstrating compliance as an Addition + Existing, Alteration + Existing, or Addition + Alteration + Existing project, provide a description of the approach to whole building compliance.

The Mercer Island Mixed-Use project is located in Mercer Island and consists of a four-story mixed-use building with 54 residential units, two levels of sub-grace parking, and two townhomes on the podium deck in the courtyard.

Air Barrier Testing
Air barrier testing is required for all new construction projects. Testing criteria is 0.40 cfm/ft² under test pressure of 0.3 inch w.g.
To comply with C408.8, demonstrate that measured air leakage of building envelope.
☐ Air barrier testing per Section C402.5.1.2 included in project scope
☐ Additional Efficiency Package Option - C406.9 Reduced Air Infiltration
☐ Testing not required. Explanation

Compliance Documentation Scope and Method

Scope of This Calculation
☑ New Building ☐ Addition ☐ Alteration ☐ No Envelope Scope

Target Insulation Allowance *Sets the title and calculations in the compliance forms. Selection required to enable forms.*
◉ Fully Conditioned - Commercial, Group R, Mixed Use
○ Semi-heated ○ Refrigerated Cooler ○ Refrigerated Freezer
If project includes more than one Target Insulation Allowance area, and/or if project includes addition and alteration areas complying independently, for each area complete an ENV-SUM form Rows 18-44 and either an ENV-PRESCRIPT/UI form, or ENV-UA + ENV-SHGC forms if demonstrating compliance via component performance.

Envelope Compliance Path *Selection required to enable forms.*
○ Prescriptive ◉ Component Performance

Component Performance Calculation Adjustments
☐ Change of Occupancy (C502.2) / Conditioning (C505) - *10% higher UA allowed*
☐ Additional Efficiency Package Option - C406.8 Enhanced Envelope - *10% lower UA required*

Additions
☐ Addition stand alone ○ Addition + Existing
Addition stand alone *- Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total addition envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C502.2.1 and C502.2.2 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for addition stand alone projects.*
Addition + existing *- Complete ENV-UA per instructions for addition + existing projects.*

Alterations - Fenestration and Skylight
☐ Replacement windows only, or resulting total building WWR ≤ original WWR
☐ Replacement skylights only, or resulting total building SRR ≤ original SRR
☐ Total building WWR increased by alteration
☐ Total building SRR increased by alteration

WWR and SRR not increased *- Vertical Fenestration and Skylight Area Calculation not required.*
WWR and/or SRR increased *- Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total altered envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C502.3.2 and C502.3.3 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for alteration + existing projects.*

Envelope Summary, pg 2 — ENV-SUM

2015 WSEC-Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title: Mercer Island Mixed-Use — Date: 10/16/2023

Vertical Fenestration and Skylight Area Calculation

Prescriptive Path *- Enter envelope of values directly into this section of ENV-SUM for vertical fenestration, skylights, net walls and roofs. Refer to C402.4 and C402.5 for limits to these sections in ENV-SUM for further instructions.*

Component Performance *- When this Envelope Compliance Path is selected, refer to ENV-UA and ENV-SHGC forms. Enter envelope values for all assemblies into the ENV-UA form. Envelope information from ENV-UA will auto fill into this section of ENV-SUM.*

	Total Vertical Fenestration Area (rough openings)	NET Exterior Above Grade Wall Area	Total Skylight Area (rough opening)	NET Exterior Roof Area
New	24,904	47,676	0	38,714
Existing	0	0	0	0
Total	24,904	47,676	0	38,714
	Vertical Fenestration-to-Wall Ratio (WWR)	34.3%	Skylight-to-Roof Ratio (SRR)	

Vertical Fenestration Area Compliance
VERTICAL FENESTRATION AREA COMPLIES WITH MAXIMUM ALLOWED WITH FENESTRATION ALTERNATE

Skylight Area Compliance
NO SKYLIGHT PROPOSED. COMPLIES WITH MAXIMUM ALLOWANCE.

Vertical Fenestration Alternates
Show locations of qualifying daylight zone (DLZ) areas and ft² on project plans.

For Daylight Zone Area Calculations -
a) Sidelight areas include primary + secondary daylight zone areas.
b) Include overlapping toplight and sidelight daylight zone areas under Toplight.
c) Net floor area definition in Chapter 2.

○ High performance fenestration U-factors and SHGC per C402.4.1.3
○ Dedicated outdoor air system per C402.4.1.4 and C403.3
◉ In buildings ≤ 3 stories, 25% or more of NET floor area is in DLZ per C402.4.1.1
○ In buildings > 3 stories, 50% or more of COND TIONED floor area is within DLZ per C402.4.1.1

Daylight Zone Calculations

Building Net Floor Area (building ≥ 3 stories)	Sidelight Daylight Zone Area	Toplight Daylight Zone Area	Percent Daylight Zone Area
108,447	72,621		66.4%

Qualifies for Daylight Zone Alternate

Spaces in Single Story Building Requiring Skylights
In these spaces a minimum of 50% of the floor area shall be within a skylight daylight zone (DLZ). Refer to C402.4.2 for requirements.
SRR = Skylight to roof ratio

Space	Space Area (ft²)	DLZ Area (ft²)	SRR or Aperture	Exception

Envelope Exemptions

Low Energy and Semi-heated Spaces
Low energy spaces per C402.1.1 Item 1 are exempt from the thermal envelope provisions. Semi-heated spaces heated by systems other than electric resistance are exempt from wall insulation provision only per C402.1.1.1.
Complete Low Energy and Semi-Heated Spaces table in MECH-SUM to verify eligibility based on unrelated peak heating and cooling capacity per st.

Equipment Buildings
Equipment buildings are exempt from the thermal envelope provisions per C402.1.2. Insulation shall be provided to maintain minimum temperatures above 40°F per C402.1.2 Item 1. Refer to C402.1.2 U-factor / UxA/E, interior equipment load ≤ 7 watts/sf, heating system output capacity ≤ 17,000 btu/h. Cooling system capacity not limited.

Equipment Building Envelope	Wall Insulation R-Value	Roof Insulation R-Value	Overall Average U-Factor

Electronic equipment power (watts/sf):
Heating system output capacity (Btu/hr):
Cooling capacity (Ton/hr):

Component Performance Path, pg 1 — ENV-UA

2015 WSEC-Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title: Mercer Island Mixed-Use — Date: 10/16/2023 — For Building Department Use

Target Insulation Allowance
Fully Conditioned - Commercial, Group R, Mixed Use

Calculation Adjustments
None Applied

Fenestration Area as % gross above-grade wall area: 34.3% Max. Target: 40.0%

Skylight Area as % gross roof area: 0.0% Max. Target: 5.0%

Vertical Fenestration Alternates: 25% of Net Floor Area in Daylight Zone

For Stand-alone Projects[3,4]	Vertical Fenestration		Net Wall		User Note
Existing-to-remain Areas	Skylights		Net Roof		
Building Component			Proposed UA		Target UA
	Cav'd'n[5]	Plan/Detail #	U-factor x Area (A)	= UA (U x A)	U-factor x Area (A) = UA (U x A)
Above-Grade Walls: Exterior Framed	Ro<12(R19)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	437	6.4	0.027 37791 1020.1
	Ro<12(R21)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	2785	44.4	
	Ro<12(R13+7)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	665	10.4	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	1073	17.2	
	Ro<12(R20)c	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	862	14.7	
	Ro<12(R20)c	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	59	1.0	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	1172	19.9	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	1905	32.4	
	Ro<12(R19)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	3765	48.1	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.015	2967	53.2	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	1416	25.5	
	Ro<12(R19)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	1015	18.3	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	230	4.1	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	866	14.5	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	1692	32.1	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	1757	33.4	
	Ro<12(R21)	Levels 4,4B (RT 01 / A814) Table A101.5	0.013	753	14.2	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.022	447	8.9	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.022	1266	25.4	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.022	917	18.2	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.022	888	17.9	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.021	1060	22.1	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.021	70	1.5	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.021	599	13.4	
	Ro<12(R20)	Levels 4,4B (RT 01 / A814) Table A101.5	0.021	130	2.7	
	Ro<12(R21)	Levels 4,4B (RT 01 / A814) Table A101.5	0.022	115	2.5	
	Ro<42u	Levels 4,4B (RT 01 / A814) Table A101.5	0.023	8868	204.0	
Above-Grade Walls: Mass	Ro					0.031 Metal Building U-0.031
Above-Grade Walls: Other	Ro					0.027 Joist/single rafter U-0.027
Attics/Roofs	Ro<30+2h(R)	Level 1MJ / WT01 / A814 Table A102.1	0.020	560	11.2	0.021 933 19.4
	Ro<30+2(R)	Roof Elev.< 0' / RT 03 / A814 Table A102.1	0.020	373	7.5	Single raft, attic, other U-0.021
Skylights	Ro<21+6	Levels P1-1 / WT10a / WT1A - E(-2 / A813 Table A103.3.5.1(1)	0.055	3562	231.5	0.055 10273 570.5
	Ro<6eff	Levels 1, 1M (Level) Table A101.5, Table A103.3.6.2	0.148	468	68.3	Steel/metal frame U-0.055
	Ro<21	Levels P1-1 / WT3 / 32.36 / A811 Table A103.3.5.1(1)	0.120	5343	672.4	
Above-Grade Walls: Mass Above-Ground	Ro					0.053 Metal Building U-0.052
	Ro<21h6	Levels 2 - Roof / WT 20.21/ A813 Levels 2 - Roof / WT 20.21/ A813 Table A103.3.1(5)	0.054	29993	1619.4	0.054 29993 1619.4
	Ro<6eff					Wood Frame, other U-0.054
Below-Grade Walls: Concrete	Ro<19.5c	Levels P1, P2 / WT01A / A810 Table A103.3.7.1(2)	0.043	4307	201.9	0.104 5729 595.8
	Ro<7.5	Level 2 / Slab edge (2' A802) Levels 1 / Slab edge (2' A802) Table A103.3.7.2	0.114	928	105.4	Mass Wall U-0.104
	Ro<7.5	Levels 1 / Slab edge (2' A802) Levels P1,1 / WT04 / WT33d / A813, A811 Table A103.3.7.2	0.114	233	26.4	
	Ro<15d	Levels 1-2 / 11 / A840 Table C402.1.4	0.077	363	28.0	
Below-Grade Walls: Framed	Ro					0.200 1252 250.4 Mass Transfer Deck U-0.22
Floors: Over Outdoor Air	Ro					0.078 Group R Mass Wall U-0.078
Floors: Slab-On-Grade	Ro<12d	Elev. P8, 7 A813 Table A101.5	0.060	496	29.7	0.104 551 57.3
	Ro<unins	Level 1 / Slab edge (2' A802) Table A101.5	0.373	55	20.5	Assumed to be Mass Wall U-0.104
Below-Grade Walls: Mass	Ro					0.078 Assumed to be Mass Wall U-0.078
Floors: Mass	Ro<38d	Level 1 / RT 02 a,b,b1 / A813 Table A103.1(3)	0.025	16745	448.6	0.031 35391 1097.1
	Ro<38d	Level 2 / RT03 / A813 Table A103.1(3)	0.025	16645	414.1	Mass Floor U-0.031
Floors: Framed	Ro					0.029 Joist/Framing U-0.029
			Area[6]	UA		Area[6] UA
		Page 1 Subtotal	122003	4896		122003 5230
		Component Performance Compliance (UA)				UA COMPLIES

Component Performance Path, pg. 2 — ENV-UA

2015 WSEC-Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title: Mercer Island Mixed-Use — Date: 10/16/2023

Fenestration Area as % gross above-grade wall area: 34.3% Max. Target: 40.0%

Skylight Area as % gross roof area: 0.0% Max. Target: 5.0%

Building Component			Proposed UA			Target UA	
	Ins R	Plan/Detail #	F-factor	x Perimeter	= F'P'F x P)	F-factor x Perimeter = UA (U x A)	
Slab-On-Grade: Unheated	Ro				0.540	Slab-On-Grade F-0.54	
Slab-On-Grade: Heated	Ro				0.550	Heated Slab-On-Grade F-0.55	

	Schedule -ID	U-factor Source[7]	U-factor	x Area (A)	= UA (U x A)	U-factor	x Area (A)	= UA (U x A)
Doors: Swinging	180,180,300,150R,150R, P1GC,1518, W/EB6,582, P12,P01,P02,PVE1, PVE2A,PVE2B	Table A107.1(1)	0.37	309	121.7	0.370	329	121.7
Doors: Other						Opaque Swing Doors	U-0.37	
						0.348		
						Opaque rollup & sliding	U-0.34	
Non-Metal Framed Windows	Fixed A1,A2,C1,C2,D1,D2, E1,E2,H1,J1,KAM1,N1, W1,W2,W3 See A802		0.28	2066	579.0	0.30 19497	5906.1	
	Sliding ovnw/VV1/V4	See A802	0.28	4550	1274.0	Non-Metal Frame	U-0.30	
	Operable P1-P3,Q1-Q6, R1,S1-S4,U1	See A802	0.28	12901	3612.3			
	Casement Door	See A802	0.28	168	47.0			
Metal Framed Windows	Storefronts-1-3C/4B1,HM3	NFRC Certified	0.38	4377	1663.3	0.28 4377	1663.3	
						Metal Frame, Fixed	U-0.38	
Metal Framed Windows	Metal operables: 31,113, 115-117,119,119A,1138, 1139,1140,1141,1143, 1150,1113, 1113B,120A, 200A,200B,P1GC,P1GO, P1SOB,P1S1A,P1S1B,P2S1	NFRC Certified	0.40	697	278.8	0.40 697	278.8	
						Metal Frame, Operable	U-0.42	
Metal entrances	Metal entrances: 100A, 1112,1112,114	NFRC Certified	0.80	143	85.8	0.42 143	85.8	
						Metal Entrance Door	U-0.80	
Skylights: All Types						0.50 All types	U-0.50	

Refrigerated Space Freezer Floors

	Ct	Plan/Detail #	Proposed UA U-factor	x Area (A)	= UA (U x A)	Target UA U-factor	x Area (A)	= UA (U x A)
Floors: Slab-On-Grade	Ro<					Freezer Floor		

TO COMPLY - The Proposed Total UA shall not exceed the Target Total UA.

	Area[6]	UA		Area[6]	UA
Page 2 Subtotal	25233	7662		25233	8056
Page 1 Subtotal	122003	4896		122003	5230
Project Total:	147236	12558		147236	13286

Component Performance Compliance (UA) — **UA COMPLIES**

Refrigerated Space Windows In Doors[11,12]

	Plan/Detail #	Description	Colored Reveal	Double Pane Glass	Triple Pane Glass	Insert Gas Filled	Heat Reflective Treated Glass
Doors: Glass Doors in Door							

Note 1 - If vertical fenestration or skylight area exceeds maximum allowed per C402.4.1, then Target Area Adjustment of all applicable envelope assembly will be calculated automatically by the compliance form. Refer to Target Area Adjustments worksheet for this calculation.
Note 2 - "Opaque assembly U-factors shall come from Appendix A or be calculated per approved method as specified in C402.1.4."
Note 3 - Stand-alone Projects - Refer to C402.1.1 Item 1 and C402.1.1.1 Item 1 for limits to Existing-to-remain U-factor of 0.04.
Note 4 - Semi-heated spaces - For spaces eligible for this wall insulation exception, the UA calculation excludes all wall assemblies. However, wall area values are required to run the window-to-wall ratio calculation. Enter into form all wall types in the semi-heated space. Enter the # area of each wall type and enter "1" for the U-factor.
Note 5 - Mass transfer slab edges must be covered with an assembly having an overall U-factor of 0.2.
Note 6 - Slab-on-grade F-factors shall come from Appendix A or calculated per approved method as specified in C402.1.4.1.
Note 7 - Sub conditioned areas are included only on the ENV-UA form for the case with the greatest degree of space conditioning.
Note 8 - List Group R above grade mass walls here. List all other above grade walls, Commercial and Group R, in the Opaque Walls - Above Grade section.
Note 9 - Slab-on-grade F-factors shall come from Appendix A or calculated per approved method as specified in C402.1.4.1.
Note 10 - Opaque door U-factors shall come from Appendix A or calculated per approved method as specified in C402.1.4.1. A door is defined as opaque if less than 50% of the door area has glazing.
Note 11 - Fenestration U-factors shall be from the manufacturer's NFRC product rating, which includes the glazing and frame, or shall be the default value per Section C303.1.2.
Note 12 - Refrigerated Coolers - Target U-factors for cooler roof, wall and door assemblies are per C410. Enter proposed information under the cooler assembly type. Target U-factors for freezer roof, wall and door assemblies are per C402. Target U-factors for those that separate a cooler from a non-cooler space (unconditioned and conditioned) are per C402. Target U-factors for vertical fenestration (not within cooler doors) are per C402. Enter one line assembly for each configuration of refrigerated space doors. Windows within doors and medium-display case doors shall comply with C410 prescriptive requirements.
Note 13 - Refrigerated Freezers - Target U-factors for freezer roof, wall and door assemblies are per C410. Enter proposed information under the freezer assembly type. Target U-factor for vertical fenestration (not within freezer doors) is per C402. Insulation is required under floor slabs in freezers per C402. Enter proposed information in the Freezer Floor section. If the freezer floor assembly rests on top of a standard floor, the vertical edge of the freezer floor shall be entered as a section of freezer roof. If freezer floor insulation is installed as integral to a cast-in-place slab-on-grade or exposed floor, this floor area shall be thermally broken from the surrounding floor. Enter proposed thermal break information in the Freezer Floor section and note if as Non-Floor Thermal Break. Enter only the opaque portion of freezer doors. Refer to C402.2.11 for doors that comply with C410 prescriptive requirements.
Note 14 - Swinging doors - Refer to C303.1.4 for how the manufacturer's NFRC product rating, which includes the glazing and frame, or shall be the default value per Section C303.1.2.
Note 15 - Additions + Existing, Alteration + Existing, Addition + Alteration + Existing projects - Enter U-values and estimated U-factors for all existing-to-remain envelope assemblies in Building Component column. Identify these assemblies as EXISTING in U-factor Source & Table # column. Enter UA information for new addition and altered envelope assemblies in Building Components sections. Existing and new information will autofill into the Vertical Fenestration and Skylight Area Calculation section of ENV-SUM as all NEW. Does not affect calculation results.

Vertical Fenestration Target Area Adjustment Calculations

Project Title: Mercer Island Mixed-Use — Date: 10/16/2023

If vertical fenestration area exceeds maximum allowed per Section C402.4.1, then Target Area Adjustment of all applicable envelope elements is required. This worksheet automatically calculates these adjustments and updates target areas in the ENV-UA and ENV-SHGC worksheets. Information shown in this worksheet is for reference only and is write-protected. Submit this Target Area Adjustment form with ENV-UA and ENV-SHGC forms.

VF = Vertical fenestration
OR = Opaque doors
WW = Above-grade wall

NWV = Net above grade wall excludes fenestration and doors.)
Gross Exterior Above-Grade Wall Area= VF + NWV + OR

Proposed Areas

	Vertical Penetration	Net Above Grade Wall	Opaque Door
Project Areas -->	VF= 24904.0	NWV= 47347.0	DR= 329.0
Existing Non-project Areas -->	VF=	NWV=	

Gross Exterior AG Wall Area	Max Vert. Pen. % (C402.3.1)		Maximum Target Vert. Pen. Area
72580.0	X 40.0%	÷ 100	= 29032.0

Total Vertical Fenestration		Maximum Target		Delta Vertical Fenestration		Excess Vertical Fenestration
24904.0	-	29032.0	=	-4128.0 → 0 (if greater)	=	-4128.0

Project Vertical Fenestration		Excess Vertical Fenestration		Target Vertical Fenestration		Total Vertical Fenestration		Target VF Multiplier
24904.0	-	0	=	24904.0	÷	24904.0	=	1.00

Multiplier applied to all Proposed Vertical Fenestration Areas to calculate Target Vertical Fenestration Area

Net AG Wall Area		Excess Fenestration		Target Net Wall Area		Net Wall		Target Net Wall Mult.
47347.0	+	0	=	47347.0	÷	47347.0	=	1.00

Multiplier applied to all Proposed Opaque Above-Grade Wall Areas to calculate Target Above-Grade Wall Area

Target Areas - UA

Commercial

Vertical Fenestration	Proposed Area		Target VF Mult.		Target Area
Non-metal frame	19687.0	X	1.00	=	19687.0
Metal frame, fixed	4377.0	X	1.00	=	4377.0
Metal frame, operable	697.0	X	1.00	=	697.0
Metal frame, entrance door	143.0	X	1.00	=	143.0
Above-grade Wall:	Proposed Area		Target Net Wall Mult.		Target Area
Steel Frame	10373.0	X	1.00	=	10373.0
Metal Building		X		=	
Wood Other frame	29993.0	X	1.00	=	29993.0
Mass	5729.0	X	1.00	=	5729.0
Mass Transfer Deck	1252.0	X	1.00	=	1252.0
Group R Mass		X		=	
Sum of Proposed	**72251.0**	**Sum of Target**			**72251.0**

Target areas in shaded boxes are applied to target areas on ENV-UA

Sum of target above-grade wall and vertical fenestration areas are calculated to equal the sum of proposed

Target Areas - SHGC x A

Non-North Vertical Fenestration	Proposed Area		Target VF Mult.		Target Area
PF < 0.2	17456.0	X	1.00	=	17456.0
0.2 ≤ PF < 0.5		X		=	
PF ≥ 0.5		X		=	
North Vertical Fenestration					
PF < 0.2	7448.0	X	1.00	=	7448.0
0.2 ≤ PF < 0.5		X		=	
PF ≥ 0.5		X		=	

SHGC target areas in shaded boxes are applied to target areas on ENV-SHGC

Skylight Target Area Adjustment Calculations

Project Title: Mercer Island Mixed-Use — Date: 10/16/2023

If skylight area exceeds maximum allowed per Section C402.4.1, then Target Area Adjustment of all applicable envelope elements is required. This worksheet automatically calculates these adjustments and updates target areas in the ENV-UA and ENV-SHGC worksheets. Information shown in this worksheet is for reference only and is write-protected. Submit this Target Area Adjustment form with ENV-UA and ENV-SHGC forms.

SKY= Skylight — NR - Net roof (excludes skylight) — Gross Exterior Roof Area = SKY + NR

Proposed Areas

	Skylight		Net Opaque Roof
Project Areas -->	SKY= 0	NR=	38714.0
Existing Non-project Areas -->	SKY=	NR=	

Gross Exterior Roof Area	Max Skylight % (C402.3.1)		Maximum Skylight Fenestration Area
38714.0	X 5.0%	÷ 100	= 1935.7

Total Skylight Area		Maximum Target		Delta Skylight Area		Excess Skylight
1935.7	-	1935.7	=	-1935.7 → 0 (if greater)	=	-1935.7

Project Skylight Area		Excess Skylight		Target Skylight Area		Total Skylight Area		Target SKY Multiplier
	-		=		÷		=	

Multiplier applied to all Proposed Skylight Areas to calculate Target Skylight Area

| Net Project Roof Area | | Excess Skylight | | Target Net Roof Area | | Net Roof | | Target Net Roof Mult. |
|

Project Summary, pg 1 — PROJ-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

General Info

*PROJ-SUM form shall be provided as a cover sheet for all compliance form submittals. **Project Title** shall match project plans title block.*

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023
Project Street Address:	2750 77TH AVE SE & 2885 76TH AVE SE	For Building Department Use	
Project City, County, Zip:	MERCER ISLAND, WA 98040		
Project Owner or Rep:	Xing Hua Group Ltd.		
Jurisdiction:	MERCER ISLAND, WA		

Project Description

Select all that apply to the scope of project.

Select Addition + Existing or Alteration + Existing if the existing building will be combined with the addition or alteration to demonstrate compliance per Section C502.1 or C503.1.

New Construction and Additions
- ☑ New Building
- ☐ Building Addition

Existing Building Retrofit
- ☐ Alteration
- ☐ Change of Occupancy
- ☐ Change in Space Conditioning
- ☐ Historic Building

Building Elements Scope - Select all that apply
- ☐ All
- ☑ Building Envelope
- ☐ Mechanical Systems
- ☐ Service Hot Water Systems
- ☐ Lighting Systems
- ☐ Electrical Systems

Occupancy Type

- ◉ All Commercial
- ○ Group R - R2, R3, & R4 over 3 stories and all R1
- ○ Mixed Use

***Mixed Use** - Building is greater than three stories above grade and it has both Commercial and Group R occupancies.*

***Mixed Occupancy** - Building is three stories or less above grade and it has both Commercial and Group R2, R3 or R4 occupancies. Select All Commercial to document compliance for the commercial areas of the building. The residential spaces shall comply with the WSEC Residential Provisions.*

Space Conditioning Categories

Select all that apply to the scope of project
- ☑ Fully Conditioned
- ☐ Semi-heated[1]
- ☐ Refrigerated Spaces (Warehouse and/or Walk-in[2])
- ☐ Low Energy Space Category[3]

Eligible Low Energy Spaces
- ☐ Unconditioned
- ☐ Low energy heating/cooling capacity
- ☐ Wireless service equipment shelter
- ☐ Greenhouse[4]
- ☐ Equipment building

Floor Area and Stories

Floors Above Grade	Building Gross Conditioned Floor Area	Project Gross Conditioned Floor Area
1	823	823

General Compliance Path

- ◉ Compliance Method 1 - General
- ○ Compliance Method 2 - Total Building

***Compliance Method 1** - Projects shall demonstrate compliance with all applicable mandatory and prescriptive requirements of this code. Refer to C401.2, Item 1 for more information. Compliance forms to include with a Prescriptive submittal: All applicable ENV, LTG, and MECH.*

***Compliance Method 2** - Projects complying via total building performance (TBP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions in this Code. Refer to Section C401.2, Item 2 for more information. Compliance forms to include with a TBP submittal: PROJ-SUM, ENV-CHK, LTG-EXT, LTG-CHK, and all MECH forms except MECH-ECONO and MECH-VENT (pending).*

Note 1 - Refrigerated Spaces - They shall comply with the envelope and refrigeration equipment requirements in Section C410. Warehouse coolers and freezers shall also comply with the envelope requirements in C402. C410 takes precedent for overlapping requirements.
Note 2 - Refrigerated Walk-in Coolers and Freezers - Walk-in coolers and freezers may take an exemption for wall insulation. All other envelope assemblies shall comply with the thermal envelope provisions.
Note 3 - Exemptions For Low Energy Spaces - Low Energy spaces are exempt from all provisions in WSEC Section C402 Building Envelope, however all other applicable provisions in the Code do apply including lighting, mechanical, service water heating, etc.
Note 4 - Eligible Space Conditioning For Low Energy Greenhouses - Greenhouses are defined as spaces that maintain a specialized sunlit environment that is used exclusively for cultivation, protection and maintenance of plants. Cooling with outside air and/or evaporative cooling, and any form of heating equipment, are allowed under the Low Energy Greenhouse category. Greenhouses with cooling equipment that requires a condensing unit are NOT eligible.

Project Summary, pg 2 — PROJ-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

General Info

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023

C406 Additional Efficiency Package Options

A minimum of two Options are required for new construction, and change in space conditioning or occupancy projects.

Select all Options included in the project design. Also select Options complied with under previous projects (shell and core, other tenant spaces in building, etc)

Buildings with multiple tenant spaces may comply with different options (req. & match).

Options are required for all space conditioning categories.

Include discipline specific information for C406 options in ENV-SUM, LTG-SUM and

Refer to SBCC website for official interpretations regarding C406 provisions.

Building level efficiency options:	Current Scope	Previous Projects
C406.8 Enhanced envelope performance	☐	☐
C406.9 Reduced air infiltration	☑	☐
C406.5 On-site renewable energy	☐	☐
Building area level efficiency options		
C406.2 More efficient HVAC equipment	☐	☐
C406.6 Dedicated outside air systems (DOAS)	☐	☐
C406.7 Reduced energy use in service water heating	☐	☐
C406.3 Reduced lighting power	☑	☐
C406.4 Enhanced digital lighting controls	☐	☐

C406 Comments:

C406.2 Reduced lighting power.
Buildings shall comply with Sections C406.3.1 and, where applicable, C406.3.2.

C406.3.1 Reduced lighting power density.
Not less than 10 percent of lighting power watts of the building shall be 75 percent or less of the lighting power values specified in Table C406.3.1(1) times the floor area for the building types, or by using 75 percent of the interior lighting power allowance calculated by the Energy Cost Budget Method in Section C405.5.6.

C406.3.2 Lamp fraction.
Not less than 95 percent of the interior lighting power (watts) from lamps in permanently installed light fixtures in dwelling units and sleeping units shall be provided by lamps with a minimum efficacy of 90 lumens per watt.

C406.9 Reduced air leakage.
Air leakage shall be verified by whole building pressurization testing conducted in accordance with ASTM E779 or ASTM

E1827, or an equivalent method approved by the code official, by an independent third party.
The measured air leakage rate of the building envelope shall not exceed 0.25 cfm/ft2 (1.3 l/sec/s) for Group R occupancy buildings and 0.22 cfm/ft2 (1.1 l/sec/s) for all other occupancies under a pressure differential of 0.3 in. water (75 Pa), with

the calculated surface area being the sum of the above and below grade building envelope.
A report that includes the tested surface area, floor area, air by volume, stories above grade, and leakage rates shall be submitted to the code official and the building owner.

If the constructed building fails the required air leakage test, the Certificate of Occupancy will not be issued until measures that serve an equivalent amount of energy are implemented.

Envelope Summary — ENV-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Info

***Applicant Info.** Provide contact information for individual who can respond to inquiries about information provided.*

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023
Company Name:	BEE Consulting LLC	For Building Department Use	
Company Address:	170 W Dayton St., Suite 208, Edmonds, WA 98020		
Applicant Name:	Katsiaryna Bautista		
Applicant Phone:	(425) 672-3900		
Applicant Email:	kat@bee-engineers.com		

Project Description

☑ New Building ☐ Addition ☐ Alteration ☐ No Envelope Scope

Envelope Project Scope

Select all that apply.

☑ All Commercial ☐ Group R - Commercial ☐ Mixed Use - Commercial + Group R
☐ Semi-heated ☐ Refrigerated Cooler ☐ Refrigerated Freezer ☐ Equipment Building

Envelope Description

Provide brief description of the project and relevant supporting documentation.

If project includes multiple Target Insulation Allowance areas, and/or is demonstrating compliance as an Addition + Existing, Alteration + Existing, or Addition + Alteration + Existing project, provide a brief summary of the approach to whole building compliance.

The Mercer Island Mixed-Use project is located in Mercer Island and consists of a four-story mixed-use building with 138 residential units, two levels of sub-grade parking, and two townhomes on the podium deck in the courtyard.

Air Barrier Testing

Air barrier testing is required for all new construction projects. Testing criteria is 0.40 cfm/ft² under test pressure of 0.3 inch w.g.

To comply with C406.8, demonstrate that measured air leakage of building envelope

☑ Air barrier testing per Section C402.5.1.2 included in project scope
☐ Additional Efficiency Package Option - C406.9 Reduced Air Infiltration
☐ Testing not required Explanation

Compliance Documentation Scope and Method

Scope of This Calculation

☑ New Building ☐ Addition ☐ Alteration ☐ No Envelope Scope

Target Insulation Allowance

Sets the title and calculations in the compliance forms. Selection required to enable forms.

◉ Fully Conditioned - Commercial, Group R, Mixed Use
○ Semi-heated ○ Refrigerated Cooler ○ Refrigerated Freezer

If project includes more than one Target Insulation Allowance area, and/or if project includes addition and alteration areas complying independently, for each area complete an ENV-SUM form Rows 16-46 and either an ENV-PRESCRIPTIVE form, or ENV-UA + ENV-SHGC forms if demonstrating compliance via component performance.

Envelope Compliance Path

Selection required to enable forms.

○ Prescriptive ◉ Component Performance

Component Performance Calculation Adjustments

☐ Change of Occupancy (C503.2) / Conditioning (C505) - *10% higher UA allowed*
☐ Additional Efficiency Package Option - C406.8 Enhanced Envelope - *15% lower UA required*

Additions

○ Addition stand alone ○ Addition + Existing

***Addition stand alone** - Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total altered envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C502.2.1 and C502.2.2 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for addition stand alone projects.*
***Addition + existing** - Complete ENV-UA per instructions for addition + existing projects.*

Alterations - Fenestration and Skylight

☐ Replacement windows only, or resulting total building WWR ≤ original WWR
☐ Total building WWR increased by alteration
☐ Replacement skylights only, or resulting total building SRR ≤ original SRR
☐ Total building SRR increased by alteration

***WWR and SRR not increased** - Vertical Fenestration and Skylight Area Calculation not required.*
***WWR and/or SRR increased** - Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total altered envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C503.3.2 and C503.3.3 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for alteration + existing projects.*

Envelope Summary, pg. 2 — ENV-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023

Vertical Fenestration and Skylight Area Calculation

***Prescriptive Path** - Enter envelope of values directly into this section of ENV-SUM for vertical fenestration, skylights, net walls and roof U-factors and Alterations, refer to these sections in ENV-SUM for further instructions.*

***Component Performance** - When this Envelope Compliance Path is selected, write-protection of this section is enabled. Envelope areas and U-factors are populated into the ENV-UA form. Envelope information from ENV-UA will auto-fill into this section of*

	Total Vertical Fenestration Area (rough opening)	NET Exterior Above Grade Wall Area	Total Skylight Area (rough opening)	NET Exterior Roof Area
New	478	1,197	0	823
Existing	0	0	0	0
Total	478	1,197	0	823

Vertical Fenestration-to-Wall Ratio (VWR)	28.7%	Skylight-to-Roof Ratio (SRR)

Vertical Fenestration Area Compliance	VERTICAL FENESTRATION AREA COMPLIES WITH MAXIMUM ALLOWANCE
Skylight Area Compliance	NO SKYLIGHT PROPOSED. COMPLIES WITH MAXIMUM ALLOWANCE.

Vertical Fenestration Alternates

Show locations of qualifying daylight zone (DLZ) areas and 'R' on project plans.

For Daylight Zone Area Calculations - a) Sidelight areas include primary + secondary daylight zone areas
b) Include overlapping toplight and sidelight daylight zone areas under Toplight.
c) Net floor area definition in Chapter 2.

○ High performance fenestration U-factors and SHGC per C402.4.1.3
○ Dedicated outdoor air system per C402.4.1.4 and C403.6
◉ In buildings ≥ 3 stories, 25% or more of NET floor area is in DLZ per C402.4.1.1
○ In buildings < 3 stories, 50% or more of CONDITIONED floor area is within DLZ per C402.4.1.1

Daylight Zone Calculations

Building Net Floor Area (building ≥ 3 stories)	Sidelight Daylight Zone Area	Toplight Daylight Zone Area	Percent Daylight Zone Area
109,447	72,621		66.4%

Qualifies for Daylight Zone Alternate

Spaces in Single Story Building Requiring Skylights

In these spaces a minimum of 50% of the floor area shall be within a skylight daylight zone (DLZ). Refer to C402.4.2 for requirements.

SRR = Skylight to roof ratio

List all enclosed spaces that exceed 2,500 ft², have ceiling height greater than 15 ft, and are space types required to comply with this provision. Indicate aperture with "AP" prefix (AP 1.1%)

Space	Space Area (ft²)	DLZ Area (ft²)	SRR or Aperture	Exception

Envelope Exemptions

Low Energy and Semi-heated Spaces

Low energy spaces per C402.1.1 Item 1 are exempt from the thermal envelope provisions. Semi-heated spaces heated by systems other than electric resistance are exempt from wall insulation provision only per C402.1.1.1.

Complete Low Energy and Semi-Heated Spaces table in MECH-SUM to verify eligibility based on installed peak heating and cooling capacity per zone.

Equipment Buildings

Equipment buildings are exempt from the thermal envelope provisions per C402.1.2.

The following shall be met to be eligible: building size ≤ 500 sf, average wall/roof U-factor ≤ U-0.20, electronic equipment load ≤ 7 watts/sf, heating system output capacity ≤ 17,000 btu/h. Cooling system capacity not limited.

Equipment Building Envelope	Wall Insulation R-Value	Roof Insulation R-Value	Overall Average U-Factor

Electronic equipment power (watts/sf)	
Heating system output capacity (Btu/hr)	
Cooling capacity (Ton/hr)	

Note 1 - If vertical fenestration or skylight area exceeds maximum allowed per C402.4.1, then Target Area Adjustment of all applicable envelope elements will be calculated automatically by the compliance form. Refer to Target Area Adjustments worksheet for this calculation.
Note 2 - Opaque assembly U-factors shall come from Appendix A or be calculated per approved method as specified in C402.1.5.1.
Note 3 - Proposed CMU mass wall in non-Group R that meet Table C402.1.4 Footnote D requirements can enter the target U-value of 0.104.
Note 4 - Semi-heated spaces - For spaces eligible for this wall insulation exception, the UA calculation excludes all wall assemblies. However, wall area calculations are required for the window-to-wall ratio calculation. Enter into form all wall types in the semi-heated space. Enter the of area of each wall type as exempt "0" for the UA.
Note 5 - Mass transfer slab edges must be covered with an assembly having an overall U-factor of 0.2.
Note 6 - Demising walls, doors, and vertical fenestration separating spaces with different degrees of space conditioning (unconditioned, semi-heated, fully conditioned) shall be included only on the ENV-UA form for the space with the greatest degree of space conditioning.
Note 7 - List Group R above grade mass walls here. List all other above grade walls, Commercial and Group R, in the Opaque Walls - Above Grade section.
Note 8 - Slab-on-grade F-Factors shall come from Appendix A or calculated per approved method as specified in C402.1.5.1.
Note 9 - Opaque door U-factors shall come from Appendix A or calculated per approved method as specified in C402.1.5.1. A door is defined as opaque if less than 50% of the door area has glazing.
Note 10 - Fenestration assembly U-Factors shall be the manufacturer's NFRC product rating, which includes the glazing and frame, or shall be the default value per Section C303.1.3.
Note 11 - Refrigerated Coolers - Target U-factors for cooler roof, wall and door assemblies are per C410. Enter proposed information under the most similar assembly type. Target F-factors for slab-on-grade floors are per C402. Target U-factors for floors that separate a cooler from a space conditioned (unconditioned and conditioned) are per C402. Target U-factors for vertical fenestration (not within cooler doors) are per C402. Enter only the opaque portion of refrigerated space doors. Windows within doors and reach-in display case doors shall comply with C410 prescriptive requirements.
Note 12 - Refrigerated Freezers - Target U-factors for freezer roof, wall and door assemblies are per C410. Enter proposed information under the most similar assembly type. Target U-factor for insulated freezer floors is per C410. Insulation is required under the entire freezer floor. Enter proposed information in the Freezer Floor section. If the freezer floor assembly rests on top of a standard floor, the vertical edge of the freezer floor shall be entered as a section of freezer wall. If freezer floor insulation is installed as integral to or applied underneath a slab-on-grade or exposed floor, this floor area shall be thermally broken from the surrounding floor. Enter proposed thermal break information in the Freezer Floor section and note it as In-Floor Thermal Break. Enter only the opaque portion of freezer doors. Windows within doors and reach-in display case doors shall comply with C410 prescriptive requirements.
Note 13 - Stand alone projects - Enter total existing-to-remain of areas for net above grade walls (including opaque doors), net roof, vertical fenestration and skylights in section provided at top of ENV-UA form. Enter UA information for new envelope assemblies in Building Components section.
Note 14 - Addition + Existing, Alteration + Existing, Addition + Alteration + Existing projects - Enter of areas and estimated U-factors for all existing-to-remain envelope assemblies in Building Components section. Identify these assemblies as EXISTING in U-factor Source 6. Table # column. Enter UA information for new addition and altered envelope assemblies in Building Components section. Existing and new information will autofill into the Vertical Fenestration and Skylight Area Calculation section of ENV-SUM as all NEW. Does not affect calculation results.

Component Performance Path, pg. 1 — ENV-UA

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023
		For Building Department Use	

Target Insulation Allowance

Calculation Adjustments

Fenestration Area as % gross above-grade wall area — 28.7% Max. Target: 40.0%

Skylight Area as % gross roof area — 0.0% Max. Target: 5.0%

Vertical Fenestration Alternates: 25% of Net Floor Area in Daylight Zone

For Stand-alone Projects[3,3.3]: Vertical Fenestration / Skylights — Net Wall / Net Roof

Building Component

Cavity+Ci	Plan/Detail #	U-factor Source & Table # [7]	Proposed UA U-factor	x Area (A)	= UA (U x A)	Target UA U-factor	x Area (A) =	UA (U x A)	User Note
Walls, Above-Grade, Wood Framed	R-42ci	Level 2 (R) / 02 / A514|	Table A101.5	0.023	823	19.9	0.027	823	22.2	
							Above Deck Insulation		U-0.027	
							0.033			
							Metal Building		U-0.031	
							0.027			
							Joist/single rafter		U-0.027	
							0.021			
							Single raft. attic, other		U-0.021	
							0.055			
							Steel/metal frame		U-0.055	
							0.052			
							Metal Building		U-0.052	
Walls, Above-Grade, Wood Framed	R+21ci	Level 2 / WT 20.21/ A810	Table A103.3.1(5)	0.054	1071	57.9	0.054	1071	57.9	
							Wood Frame, other		U-0.054	
							0.104			
							Mass Wall		U-0.104	
Below-Grade Walls, Mass		Level2 11 / A940	Table C402.1.4	0.200	116	23.2	0.200	116	23.2	
							Mass Transfer Deck		U-0.20	
							0.078			
							Group R Mass Wall		U-0.078	
							0.104			
							Assumed to be Mass Wall		U-0.104	
Below-Grade Walls, Mass							0.078			
							Assumed to be Mass Wall		U-0.078	
Floors, Mass	R+38ci	Level 2 / PT05 / A813	Table A105.1(3)	0.025	823	20.6	0.031	823	25.5	
							Mass Floor		U-0.031	
							0.029			
							Joist/Framing		U-0.029	
Floors, Framed										

	Area[3]	UA	Area[3]	UA
Page 1 Subtotal	2833	121	2833	129

Component Performance Compliance (UA) — UA COMPLIES

Component Performance Path, pg. 2 — ENV-UA

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023
		For Building Department Use	

Fenestration Area as % gross above-grade wall area — 28.7% Max. Target: 40.0%

Skylight Area as % gross roof area — 0.0% Max. Target: 5.0%

Building Component

Ins. R	Plan/Detail #	F-factor Source & Table # [7]	Proposed UA F-factor	x Perimeter	= FP(F x P)	Target UA F-factor	x Perimeter =	UA (U x A)
Below-grade walls						0.540		
Slab-on-Grade						Slab-On-Grade		F-0.54
Heated Slab						0.550		
						Heated Slab-On-Grade		F-0.55

	Schedule ID	U-factor Source[3.3]	U-factor	x Area (A)	= UA (U x A)	U-factor	x Area (A) =	UA (U x A)
Doors - Swinging						0.370		
						Opaque Swing Doors		U-0.37
Doors - Other						0.240		
						Opaque rollup & sliding		U-0.34
Vertical Fenestration - Non-Metal						0.30		
						Non-Metal Frame		U-0.30
Vertical Fenestration - Metal, Fixed	Storefronts:32-37	NFRC Certified	0.38	428	142.4	0.38	428	142.4
						Metal Frame, Fixed		U-0.38
Vertical Fenestration - Metal, op.						0.40		
						Metal Frame, Operable		U-0.40
Doors - Mtl. entrances	Metal entrances: 255a, 255b	NFRC Certified	0.60	50	30.0	0.60	50	30.0
						Metal Entrance Door		U-0.60
Skylights - All Types						0.50		
						All types		U-0.50

Refrigerated Space Freezer Floors

Ci	Plan/Detail #	U-factor Source & Table # [7]	Proposed UA U-factor	x Area (A)	= UA (U x A)	Target UA U-factor	x Area (A) =	UA (U x A)
Freezer Floor						Freezer Floor		

	Area[3]	UA	Area[3]	UA
Page 2 Subtotal	478	193	478	193
Page 1 Subtotal	2833	121	2833	129
Project Total	3311	313	3311	321

TO COMPLY - The Proposed Total UA shall not exceed the Target Total UA.

Component Performance Compliance (UA) — UA COMPLIES

Refrigerated Space Windows In Doors [11, 12]

	Plan/Detail #	Description	Cooler / Freezer	Double Pane Glass	Triple Pane Glass	Inert Gas Filled	Heat Reflective Treated Glass
Glazing in Doors							
Windows in Door							

SHGC Calculation — ENV-SHGC

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023
		For Building Department Use	

Target Insulation Allowance:
Fully Conditioned Space - Commercial, Group R, Mixed Use

Fenestration Area as % gross above-grade wall area — 28.7% Max. Target: 40.0%

Skylight Area as % gross roof area — 0.0% Max. Target: 5.0%

Vertical Fenestration Alternates: 25% of Net Floor Area in Daylight Zone

Notes: 1 - Proposed vertical fenestration and skylight areas entered in ENV-SHGC must match proposed fenestration areas in ENV-UA.
2 - If Target Area Adjustment is required per ENV-UA, then target areas will be automatically adjusted in ENV-SHGC. Refer to Target Area Adjustments worksheet for this calculation.
3 - Skylight SHGC shall come from Appendix A or be the manufacturer's NFRC product rating, or shall be the default value per Section C303.1.3.
4 - Fenestration that separates conditioned space from a non-conditioned space shall be included in this worksheet. Enter target SHGC values for this fenestration under proposed SHGC, so it is neutral to the calculation.

User Note

Skylights

Sch. ID	Provide SHGC source and fenestration schedule ID	Proposed SHGC SHGC	x Area (A) =	SHGC x A	Target SHGC SHGC	x Area (A) =	SHGC x A
					0.35		
					SHGC		0.35
	Skylight Totals						

All Non-North Vertical Fenestration+

Sch. ID	Provide SHGC source and fenestration schedule ID	PF	Proposed SHGC SHGC	x Area (A)	= SHGC x A	PF Category	Target SHGC++ SHGC	x Area (A) =	SHGC x A
Metal,Fixed	NFRC Certified		0.40	338	134				
Mtl. Entrance	NFRC Certified		0.40	50	20	PF < 0.2	0.40	384	154.4
						0.2≤PF<0.5	0.48		
						PF ≥ 0.5	0.44		

+ If PF credit is applied, then vertical fenestration must be entered in the correct table according to orientation. If credit is not applied then all vertical fenestration can be entered in either table.

++ If projection factor (PF) credits are applied to the proposed design, Target SHGC will sum fenestration area by PF category.

Non-North Window Totals	386.0	154.4		386.0	154.4

North Vertical Fenestration+

Sch. ID	Provide SHGC source and fenestration schedule ID	PF	Proposed SHGC SHGC	x Area (A) =	SHGC x A	PF Category	Target SHGC++ SHGC	x Area (A) =	SHGC x A
Metal,Fixed	NFRC Certified		0.40	92	37				
						PF < 0.2	0.53	92	48.8
						0.2≤PF<0.5	0.58		
						PF ≥ 0.5	0.44		

++ If projection factor (PF) credits are applied to the proposed design, Target SHGC will sum fenestration area by PF category.

North Window Totals	92.0	36.8		92.0	48.0

TO COMPLY - The Proposed Total SHGC x A shall not exceed the Target Total SHGC x A.

Total (Skylight + Window)	Area	SHGC x A	Area	SHGC x A
	478.0	191.2	478.0	203.2

Component Performance Compliance (SHGC) — SHGC COMPLIES

Building Permit Plans Checklist, pg. 1 — ENV-CHK

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023

The following information is necessary to check a building permit application for compliance with the building envelope requirements in the Washington State Energy Code: Commercial Provisions.

Applicability (yes,no,na)	Code Section	Component	Compliance information required in permit documents	Location in Documents	Building Department Notes
SCOPE					
na	C402.1.1	Low energy spaces	Identify low energy spaces on plans; include project information, and calculations if applicable, that demonstrate spaces are eligible for envelope provisions exemption		
na	C402.1.1.1	Semi-heated spaces	Identify semi-heated spaces on plans; include calculations that demonstrate spaces are eligible for wall insulation exemption		
na	C402.1.2	Equipment Buildings	Provide building area, average wall and roof U-factor, and installed equipment information that demonstrates equipment building is eligible for envelope provision exemption		
na	C410.2	Walk-in and warehouse cooler and freezer spaces	Identify walk-in and warehouse cooler and freezer spaces on plans		
Yes	C101.4.1	Mixed occupancy	Identify spaces with different occupancy requirements on plans	G008	
na	C503.2	Change of space conditioning	Identify on plans existing unconditioned spaces changing to semi-heated or conditioned space, and existing semi-heated spaces changing to conditioned space; provide calculations for existing and final level of space conditioning, and calculations that demonstrate alteration complies with current WSEC		
na	C505.1	Change of occupancy	Identify on plans existing F, S and U-occupancy spaces undergoing a change in occupancy; provide calculations that demonstrate alteration complies with the current WSEC		
			Identify on plans pre-2002 Group R spaces undergoing a change to a commercial occupancy; provide calculations that demonstrate alteration complies with the current WSEC		
			Identify on plans non-Group R occupancy spaces undergoing a change to Group R; provide calculations that demonstrate alteration complies with the current WSEC		
ENVELOPE PROVISIONS					
Yes	C103.2 C103.6.3	Compliance documentation	Indicate envelope inclusion compliance path and provide applicable forms: ENV-PRESCRIPTIVE or ENV-UA / ENV-SHGC for component performance	BE900	
			Indicate via total building performance, provide a list of all proposed envelope component types, areas and U-values		
Yes	C303.1.1 C303.1.2	Insulation identification	Indicate identification mark shall be applied to all insulation materials and insulation installed such that the mark is readily observable during inspection	A010-A014	
Yes	C303.1.3 C402.4.3	Fenestration product rating	Fenestration products shall be labeled with rated U-factor, SHGC, VT, and leakage rating	BE900, A800-A803	
Yes	C303.1.1 C402.2.1	General insulation installation	Indicate installation methods, thicknesses, densities and clearances to achieve the intended R-value of all insulation materials; Where two or more layers of rigid insulation will be used, indicate that edge joints between layers are staggered	A010-A014	
Yes	C103.2 C402.2.2	Roof assembly insulation	Indicate R-value(s) of cavity/continuous insulation on roof sections;	A014	
			Indicate framing materials on roof sections;		
			Indicate method of framing for ceilings below-vented attics and vaulted ceilings per A102.2 (std, adv);		
			Provide area weighted average U-factor calculation for insulation whose thickness varies by 1 inch or less;		
			Indicate effective U-factors of tapered insulation entirely above deck per A102.2.6; include roof configuration and slope, maximum R-value at peak and minimum R-value at low point for all roof surfaces		
			Indicate R-values for thermal spacers and each insulation layer, and liner system (LS) method for metal building roofs		
na	C402.2.2	Skylight curb insulation	Indicate curb insulation R-value on roof section if not included in skylight NFRC rating		
Yes	C103.2 C402.2.3 C402.2.4 C303.2.1	Above/below-grade wall insulation	Indicate R-value(s) of cavity/continuous insulation on wall sections;	A010-A013	
			Indicate framing materials on wall sections;		
			Indicate method of framing for wood construction per A103.2 (std, int, adv);		
			Indicate material density category; wall weight and heat capacity for qualifying mass walls;		
			For qualifying ASTM C90 masonry walls, indicate loose-fill core insulation material and percentage of cores filled including grouted cores, bond beams, vertical fills, headers and any other grouted cores;		
			Indicate method of protection of exposed exterior basement/crawlspace wall insulation		

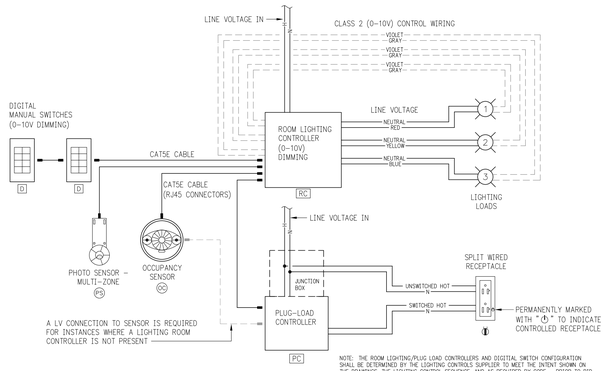
Building Permit Plans Checklist, pg. 2 — ENV-CHK

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Dec 2019

Project Title:	Mercer Island Mixed-Use - Pavilion building	Date	10/16/2023

Applicability (yes,no,na)	Code Section	Component	Compliance information required in permit documents	Location in Documents	Building Department Notes
Yes	C103.2 C402.4.x	Opaque doors	Indicate rated U-factor (swinging) or R-value (non-swinging - roll-up/sliding) on wall sections or in door schedules - applies to doors with less than 50% glazed area	A803	
Yes	C402.2.5	Floor over outdoor or unconditioned space insulation	Indicate R-value(s) of cavity/continuous insulation on floor sections;	A813	
			Indicate framing material on floor sections;		
na	C402.2.6 C303.2.1	Slab-on-grade floor insulation	Indicate material density category and weight of qualifying mass floors		
			Indicate R-value of continuous insulation on wall section or foundation detail;		
			Indicate insulation extends down vertically and/or horizontally the required distance from top of slab;		
			Indicate method of protection of exposed exterior slab edge insulation		
na	C402.2.6 C303.2.1	Radiantly heated slab-on-grade floor insulation	Indicate insulation extends down vertically from top of slab and then horizontally under the entire slab;		
			Indicate method of protection of exposed exterior slab edge insulation		
na	C402.2.9	Radiant heating system insulation	Indicate insulation R-value behind radiant panels, U-bends/headers and bottom surface of radiantly heated floors (other than radiantly heated slab-on-grade);		
Yes	C402.4.1 C402.5 C503.3.2	Vertical fenestration maximum area	Provide calculation for total vertical fenestration area as a percentage of gross above grade wall area (WWR) for new construction, additions and alterations in ENV-SUM.	BE900	
Yes	C402.4.1.1 C402.5 C503.3.2	Increased prescriptive maximum vertical fenestration area with daylight zones	Provide calculations showing that the percentage of overall roof/floor area within daylight zones is equal to or greater than 25% in buildings 3 stories or more; include the gross floor area and list of spaces credited for the net floor area;	BE900	
			Note in envelope plans that all lighting fixtures located within daylight zones shall be provided with daylight responsive controls per WSEC Section C405.2.4.1; indicate method of control in lighting fixture schedules		
			Indicate that the VT of vertical fenestration is at least 1.1 times the rated SHGC		
na	C402.4.1.3 C402.5 C503.3.2	Increased prescriptive maximum vertical fenestration area with high-performance glazing	Indicate high performance U-factors and SHGC values in fenestration schedules;		
			Indicate if an area-weighted U-factor is used for multiple fenestration elements within the same fenestration category per Table C402.3; provide U-factor calculations		
na	C402.4.4 C403.6	Increased prescriptive maximum vertical fenestration area with DOAS mechanical systems	Indicate that for eligibility, all occupied, conditioned spaces will be served by a dedicated outside air system (DOAS) that delivers ventilation air without requiring operation of the heating/cooling system per Section C403.6		
Yes

Zone	Length of zone	W/L factor per 7.7	$L^2/area$	B value per 7.4	$\ln(A/L)$	$\ln(A/L)^2$	Insect $\ln(A/L)^2/insect$	Mildew $(B$ per $7.4)^2/mildew$	Rot $\ln(A/L)^2/rot$	Shrub/etc. total	UA
1	2,112	0.25	5.70	+	5	46	11	25	12	0.004	8.37
2	2,112	0.25	5.70	+	5	46	11	25	12	0.004	8.37
3	2,112	0.25	5.70	+	5	46	11	25	12	0.004	8.37
4	2,112	0.25	5.70	+	5	46	11	25	12	0.004	8.37
5	2,112	0.25	5.70	+	5	46	11	25	12	0.004	8.37
6	2,112	0.25	5.70	+	5	46	11	25	12	0.004	8.37
7	2,088	0.25	5.70	+	5	46	11	25	12	0.004	8.37
8	2,088	0.25	5.70	+	5	46	11	25	12	0.004	8.37
9	2,088	0.25	5.70	+	5	46	11	25	12	0.004	8.37



LIGHTING/PLUG-LOAD CONTROL DIAGRAM

SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE SCHEDULE - COMMON AREAS

TAG	DESCRIPTION	LAMPS	MOUNTING	MANUFACTURER	VA
F1	7" DIAMETER FLUSH MOUNTED LED LIGHT FIXTURE, 120V, DIMMABLE, cETus LISTED, WHITE FINISH, PROVIDE SPACERS BY MANUFACTURER IN NON-EMERGENCY FIXTURES (EVERY OTHER FIXTURE) FOR A CONSISTANT LOOK	LED 820 LUMENS 2700K	FLUSH MOUNT	SATCO, S29328/29346	13.5
F1A	7" DIAMETER FLUSH MOUNTED LED LIGHT FIXTURE, WITH INTEGRAL BATTERY EMERGENCY BACKUP, 120V, DIMMABLE, cETus LISTED, WHITE FINISH	LED 820 LUMENS 2700K	FLUSH MOUNT	SATCO, S29328/29344	13.5
F1B	7" DIAMETER FLUSH MOUNTED LED LIGHT FIXTURE, 120V, DIMMABLE, WET LISTED, cETus LISTED, WHITE FINISH	LED 820 LUMENS 2700K	FLUSH MOUNT	SATCO, S29328/29344	13.5
F2	4'-0" LONG LED CEILING MOUNTED LINEAR FIXTURE, 0-10V DIMMING DRIVERS, INTEGRAL OCCUPANSY SENSOR, ROUND CLEAR LENSE	LED 4214 LUMENS 3500K	SURFACE	METALUX 4SNLED-LDS-41SL-LW-UNV-L835-CD1-U	35
F3	4'-0" LONG LED WALL MOUNTED STAIRWELL FIXTURE, DIE CAST COLD ROLLED STEEL WITH INJECTION MOLDED WHITE OPAQUE LENS, PROVIDE INTEGRAL OCCUPANCY SENSOR WITH 90 MINUTE INTEGRAL BATTERY BACKUP (50/100)	LED 3573 LUMENS 3500K	SURFACE	METALUX SWLED SERIES 4SWLED-36SL-LW-UNV-L840-CD1-U	32.8
F4	MCGRAW-EDISON PARKING GARAGE LIGHTS, D1 LUMEN PACKAGE, PENDENT MOUNT	LED 3662 LUMENS 3500K	PENDENT OR CEILING MOUNTED	MCGRAW-EDISON TT TOPTIER TT-D1-W35-LI-WQ-DPM-AP	28
F5	MCGRAW-EDISON PARKING GARAGE LIGHTS, D3 LUMEN PACKAGE, PENDENT MOUNT	LED 5940 LUMENS 3500K	PENDENT OR CEILING MOUNTED	MCGRAW-EDISON TT TOPTIER TT-D3-W35-LI-CQ-DPM-AP	47.2
F6	4'-0" ELEVATOR PIT FIXTURE, FULL METAL FIXTURE LINER, REINFORCED FIBERGLASS HOUSING WITH HIGH IMPACT DIFUSSER.	LED 4529 LUMEN 3500K	SURFACE	METALUX 4VT2-LD4-4-DR-UNV-L840-CD1	38.1
F8	16" DIA x 3.25" DECORATIVE SURFACE MOUNT, WHITE BLACK CAGE	3000K	SURFACE	AFX RVY162600L830D1WHBK	31
F9	80" x 49" x 60" DECORATIVE CHANDELIER, ADONIZED ALUINUM CLASPS, WOVEN CORD, FROSTED IVORY/BLACK, UL LISTED, SUITABLE FOR DAMP LOCATION	LED 905 LUMENS 3000K	SURFACE	RICH BRILLIANT V5-5-IV-CB-AA01-30-120-TR-DX	(5) 32.5
F10	24" x 12.4" DECORATIVE PENDANT, GLOSS BLACK/WHITE FINISH	LED 3000K	SURFACE	TECH LIGHTING 700TDPPSP248WS	150
F11	72" x 0.9" x 0.9" SUSPENDED LINEAR DOWNLIGHT FIXTURE, 24VDC POWER SUPPLY, BLACK FINISH	LED 3000K	SUSPENDED	PURE EDGE CSDSP-2W-C-72-30K-BK	2 (PER FOOT)
F12	36" STEM x 264" SUSPENDED LINEAR DOWNLIGHT FIXTURE, 24VDC POWER SUPPLY, BLACK FINISH	LED 3000K	SUSPENDED	PURE EDGE P1-7W-2R-24-264-30K-BK	7 (PER FOOT)
F13	46.25" x 36.9" 26.4" DECORATIVE PENDANT, 120V, WHITE FINISH (SHADE), GOLD AND BLACK FINISH (BODY),	LED 3000K	SUSPENDED	ARTEMIDE 1276018A	4
F14	14" DIA x 9" H DECORATIVE PENDANT, UL LISTED, SUITABLE FOR DAMP LOCATION, OFF WHITE FINISH	LED 440 LUMENS 3000K	SUSPENDED	RICH BRILLIANT AK-M14-PC47-30-120-TR	10
F15	37.4" x 15.7" x 6.3" PENDANT CHANDELIER, 12 UGHTS, 120V, MATTE BLACK FINISH	LED 3000K	SUSPENDED	TOOY LIGHTING 552.12-C41	(12) 10
F16	24" x 48"BACK-LIT MIRROR, (2) 14W LED STRIP, MATTE BLACK FRAME (WITH NO SHELF)	LED 1460 LUMENS 3000K	WALL MOUNTED	MAGESTIC MIRROR CUSTOM SEBASTIAN	14
F17	18" DIA x 3.75" DECORATIVE SURFACE MOUNT FIXTURE, DOWNLIGHT, POWER COATED WHITE STEEL CEILING PLATE, CLEAR/OPAL GLASS DIFFUSER, 120V, ETL CERTIFIED	LED 2880 LUMENS 3000K	SURFACE	KUZCO LIGHTING FM48618	32
F18	16" DIA x 6.62" DECORATIVE SURFACE MOUNT FIXTURE, UL WT LOCATION LISTED, 120V GLOSS BLACK/WHITE FINISH	INCANDESCENT 1260 LUMENS 3200K	SURFACE	TROY LIGHTING DM16LED1827/MBWT-8	18
F19	24" DIA x 5.88" DECORATIVE SURFACE MOUNT, STEEL SHADE AND A POWDER COATED FINISH, 120V, ETL LISTED, WHITE OPAL/BLACK FINISH	LED 4800 LUMENS 3000K	FLUSH	KUZCO LIGHTING FM13124-BK	76
F20	24" x 24" x 5.88" DECORATIVE SURFACE MOUNT, 120V, ETL LISTED, WHITE OPAL/BLACK FINISH	LED 4800 LUMENS 3000K	FLUSH	KUZCO LIGHTING FM13124-BK	76
F21	4' TRACK LIGHT, 24° BEAM, 24VDC, MAGNET MOUNTING, BLACK FINISH	LED (5) 750 LUMENS 3000K	SURFACE	BOLD LIGHTING SPT-PD-BL-01 - TO BE USED WITH: SNT-0-9D-30-M-BL (5 PER TRACK)	(5) 8
F24	4' SUSPENSION DOWNLIGHT, 24DC POWER SUPPLY, LINEAR LED LIGHTING FIXTURE, OPTIONAL BLACK OR WHITE LOUVER WITH CLEAR FROSTED LENSE, BLACK FINISH	LED 3000K	SUSPENDED	PURE EDGE ZSDP-SW-C-12D-30K-BK	20
F25	12" x 1" FIXTURE DESIGNED TO MOUNT TO SPECTER TRACK (SPT-SM-BL-01), 24VDC, MAGNETIC MOUNTING	LED 1800 LUMENS 3000K	RECESSED	BOLD LIGHTING SPT-SM-BL-01 - TO BE USED WITH: UND-12-9-30-M-BL	16
F26	35.37" x 3.88" DECORATIVE PENDANT, ETL CERTIFIED, WHITE ACRYLIC DEFUSER, ROLLED ALUMINUM, BLACK FINISH	LED 5360 LUMENS 3000K	SUSPENDED	KUZCO LIGHTING PD22735-BK	66
F27	5" x 1.75" x 3" STEP LIGHT, DIE-CAST CORROSRION RESISTANT, ALUMINUM ALLOY, MINIMUM GLARE, 120V, IP66, ADA COMPLIANT, WET/DAMP LISTED, WHITE FINISH	LED 68 LUMENS 3000K	JBOX BRACKET	WAC LIGHTING WL-LED100TR-C-WT	3.9
F28	21.7" DIA x 18.1" DECORATIVE PENDANT, 120V, GREY FELT SHADE	LED 3000K	SUSPENDED	MUUTO UNDER THE BELL #21367	60
F29	8.125" x 4.5" x 4" RESIDENT WALL SCONCE, BLACK FINISH	LED 1200 LUMENS 3000K	WALL	KUZCO LIGHTING 601432BK-LED	19
F30	5" POINT LIGHT, 90° TILT, 360° ROTATION, 120V, 0-10V DIMMING, BLACK FINISH	LED 1317 LUMENS 3000K	CEILING	PURE EDGE VR-FJ24-TUBL-NF-30K-BK	14
FN-1	54" CEILING FAN, 3 BLADES, 80" WIRE LEAD, BLACK FINISH, DC MOTOR, 6 SPEEDS WITH REMOTE, USES 33 WATTS	LED 1317 LUMENS 3000K	CEILING	OXEGEN LIGHTING 3-113-15	N/A
EMERGENCY LIGHTING					
X1	CEILING MOUNTED EMERGENCY EXIT / EMERGENCY LIGHT	LED 88 LUMENS	CEILING MOUNTED	DUAL LITE , EVC SERIES	1.65
X2	CEILING MOUNTED EMERGENCY LIGHT	LED 88 LUMENS	CEILING MOUNTED	DUAL LITE , EVC SERIES	1.65
EXTERIOR LIGHTING					
S1	CATENARY SYSTEM INCLUDING FIXTURES, TURNBUCKLE, SUSPENSION CABLE, POWER CABLE FOR OUTDOOR OR INDOOR ILLUMINATION. OUTDOOD WET LOCATION LISTED WITH CORROSION RESISTANT ALUMINUM.	LED 562 LUMENS 3000K	CATENARY	HK LIGHTING ZXL11-CAT-12-7W-30-48	7.8
S2	LED ALUMINUM ALLOY POLE TOP LUMINAIRE	LED 2319 LUMNS 3000K	POLE 12'-2"	BEGA 77910K3	19
S3	6" STAINLESS STEEL BOLLARD WITH SATIN FINISH	3000K LED	SURFACE MOUNT WITH 2BOLTS	FORMS+SURFACES LCO-604-LED-NS	17
S5	5" INGROUND ARCHITECTURAL UPLIGHT, STAINLESS STEEL, POWDERCOAT DIE CAST ALUMINUM HOUSING, CREE LED, CUL LISTED DRIVER , CLEAR LENSE, 0-10VDC DIMMING, 120V, UL/CUL WET LOCATION LISTED, IP68.	LED 1093 LUMENS 3000K	IN-GRADE	VISTA PROFESSIONAL 1182-X-MF-30-A-MV-CK-ND	13.9
S6	RECESSED WALL STEPLIGHT, DIE-CAST ALUMINUM HOUSING, CUSTOM MOLDED ANTI-AGING GASKET, STAINLESS STEEL HARWARE, 120V, IP65, WET LOCATION LISTED, UL LISTED, ADA COMPLIANT	LED 217 LUMENS 3000K	RECESSED (IN-PLANTER)	PERFORMANCE IN LIGHTING PIL_INSERT_PLUS_ZERO_CLIPS_840_070605	6
S7	5" x 9.9" x 4.2" EXTERIOR CYLINDER FLOODLIGHT, CORROSION RESISTANT, STANDARD RECESSED LENSE, CULUS -1598, WET LOCATION LISTED - IP66	LED 3000K	WALL 7'-0"	LUMIERE (COOPER) 9004-W1-RW-LED3090-F-BK-L1-UNV	9.8
S8	3.5" DIA LED RECESSED CEILING DOWNLIGHT, WIDE BEAM DISTRIBUTION, DIE-CAST MARINE GRADE, ALUMINUM ALLOY, CLEAR SAFETY GLASS, NRTL LISED, SUITABLE FOR WET LOCATIONS, IP65, 120V	LED 2277 LUMENS 3000K	RECESSED	BEGA CP24820	16.8
S9	5" x 9.9" x 4.2" EXTERIOR CYLINDER FLOODLIGHT, CORROSION RESISTANT, STANDARD RECESSED LENSE, CULUS -1598, WET LOCATION LISTED - IP66	LED 3000K	WALL 10'-0"	LUMIERE (COOPER) 9004-W1-RW-LED3090-F-BK-L1-UNV	9.8
S10	8" x 8" x 6.5" WALL MOUNTED, NRTL LISTED, SUITABLE FOR WET LOCATIONS, PROTECTION CLASS IP65, MATTE BLACK FINISH, SHIELDED FOR FULL CUTOFF	LED 1893 LUMENS 3000K	WALL	BEGA #33238	17.8

NOTES:
1. THE FIXTURES SPECIFIED DO NOT SHOW ALL OF THE OPTIONS REQUIRED FOR INSTALLATION. IT IS THE CONTRACTOR AND LIGHTING SUPPLIER'S RESPONSIBILITY TO COORDINATE CEILING TYPES WITH THE ARCHITECTURAL CEILING PLANS AND PROVIDE ALL ASSOCIATED MOUNTING HARDWARE, PENDANTS, FLANGE KITS, ETC. TO ACCOMMODATE THE SURFACE CONDITIONS.
2. ALL FIXTURES SHALL HAVE DIMMABLE DRIVERS, UNLESS NOTED OTHERWISE.
3. LIGHTING FIXTURE FINISHES SHALL BE CONFIRMED WITH ARCHITECT DURING SUBMITTALS.
4. SUBSTITUTIONS: SUBSTITUTIONS ARE ALLOWED, UNLESS NOTED OTHERWISE. PRIOR APPROVALS DURING BID WILL NOT BE REVIEWED. THE CONTRACTOR & LIGHTING SUPPLIER SHALL BE RESPONSIBLE TO PROVIDE EQUAL PRODUCTS (QUALITY, APPEARANCE, WARRANTY, AND EQUAL TO THE SPECIFIED MANUFACTURER). THE SUBSTITUTED FIXTURES WILL BE REVIEWED DURING SUBMITTALS, AND IS UP TO THE ENGINEER/ARCHITECT TO DETERMINE THE EQUALITY. IF DISAPPROVED, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE SPECIFIED PRODUCT (OR OTHER APPROVED EQUAL) AT NO ADDITIONAL COST.

SYMBOL LEGEND

LIGHTING FIXTURES

- SURFACE OR PENDANT MOUNTED LIGHTING FIXTURE
- RECESSED MOUNTED LIGHTING FIXTURE (F1 2a) "2" INDICATES CIRCUITING "a" INDICATES SWITCHLEG "F1" INDICATES FIXTURE TYPE. SEE FIXTURE SCHEDULE
- INDIRECT COVE LIGHTING FIXTURE'
- LINEAR STRIP LIGHTING FIXTURE
- WALL MOUNTED LINEAR LIGHTING FIXTURE
- RECESSED DOWNLIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- PENDANT MOUNTED FIXTURE
- WALL MOUNTED LIGHTING FIXTURE
- LANDSCAPING LIGHT FIXTURE
- LANDSCAPING BOLLARD LIGHT FIXTURE
- COMBINATION EXIT SIGN/EMERGENCY LIGHTING UNIT
- EMERGENCY LIGHTING UNIT
- EXTERIOR WALL MOUNTED LIGHTING FIXTURE

LIGHTING CONTROLS

- $1a SINGLE POLE SWITCH – "a" INDICATES SWITCHLEG
- $3 THREE WAY SWITCH
- $T 30-MINUTE TIMER SWITCH
- D DIMMING LIGHTING CONTROL SYSTEM SWITCH (0-10V DC)
- WALL MOUNTED OCCUPANCY SENSOR, SEE LIGHTING/PLUG-LOAD CONTROL DIAGRAM, THIS SHEET.
- OC CEILING MOUNTED OCCUPANCY SENSOR, SEE LIGHTING/PLUG-LOAD CONTROL DIAGRAM, THIS SHEET.
- PS CEILING MOUNTED PHOTO SENSOR, SEE LIGHTING/PLUG-LOAD CONTROL DIAGRAM, THIS SHEET.

LOW VOLTAGE / COMMUNICATIONS

- COMBINATION DATA/TELEPHONE OUTLET – PROVIDE BACKBOX AND STUB 3/4"C. UP TO ACCESSIBLE CEILING SPACE
- TV TELEVISION OUTLET, WALL MOUNTED – PROVIDE 3/4"C. UP TO ACESSIBLE CEILING SPACE
- WAP – (WIRELESS ACCESS POINT)

POWER

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, FLOOR MOUNTED
- DOUBLE DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER AT +44" UNLESS NOTED OTHERWISE.
- CONTROLLED RECEPTACLE, SEE LIGHTING/PLUG-LOAD CONTROL DIAGRAM ON THIS SHEET
- DUPLEX RECEPTACLE, GFCI TYPE
- DUPLEX RECEPTACLE, GFCI TYPE, ABOVE COUNTER
- SPECIAL PURPOSE RECEPTACLE, AS NOTED
- ELECTRICAL METER
- JUNCTION BOX
- MOTOR CONNECTION
- SMOKE DETECTOR
- EQUIPMENT CONNECTION (INCLUDES CONDUCTORS, TERMINATIONS, GROUNDING CONDUCTOR, ETC.)
- $M MANUAL MOTOR STARTER, WITH THERMAL OVERLOAD
- CIRCUIT HOMERUN – MIN 3/4"C–2#12 PLUS #12GND UNLESS NOTED OTHERWISE.
- CONDUIT CONCEALED IN WALLS OR CEILING.
- CONDUIT UNDER FLOOR OR UNDERGROUND.
- 208/120V PANELBOARD

SECURITY

- CCTV CAMERA
- R CARD READER
- ES ELECTRIC DOOR STRIKE

CALL OUTS

- DETAIL NOTE
- EF-21 EQUIPMENT CALLOUT – SEE EQUIPMENT SCHEDULES
- (#) SHORT CIRCUIT CALLOUT – SEE SHORT CIRCUIT CALCULATIONS

GENERAL NOTES

1. NOT ALL CONDUIT AND CONDUCTORS FOR BRANCH CIRCUITS HAVE BEEN SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR SHALL INSTALL ALL REQUIRED CONDUIT AND WIRE FOR A COMPLETE INSTALLATION.
2. PROVIDE UNSWITCHED CIRCUIT FOR ALL EXIT SIGNS AND EGRESS LIGHTING, UNLESS NOTED OTHERWISE.
3. PROVIDE DEDICATED NEUTRAL FOR ALL BRANCH CIRCUITS.
4. MINIMUM WIRE SIZES SHALL BE AS FOLOWS, UNLESS NOTED OTHERWISE:
   - BRANCH CIRCUITS - #12Cu
   - CORRIDOR LIGHTING AND RECEPTACLE CIRCUITS - #10Cu
   - EXTERIOR BUILDING LIGHTING CIRCUITS - #10Cu
   - EXTERIOR SITE LIGHTING CIRCUITS - #8Cu
5. EXTERIOR LIGHTING SHALL BE CONTROLLED THROUGH BUILDING LIGHTING CONTROL SYSTEM. PROVIDE SEPARATE ZONING FOR: BUILDING, SITE, AND SIGNAGE, UNLESS NOTED OTHERWISE. PROVIDE LIGHTING CONTACTORS AS REQUIRED.
6. COORDINATE EXACT DEVICE HEIGHTS AND LOCATIONS WITH FURNITURE LAYOUT AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
7. COORDINATE EQUIPMENT REQUIREMENTS (LOCATION, CONNECTION TYPE, CONTROLS, LOAD, VOLTAGE, ETC.) WITH SUPPLIER PRIOR TO EQUIPMENT ORDERING AND ROUGH-IN.
8. PROVIDE ALL CONDUIT AND 120V CONTROL WIRING FOR EQUIPMENT, INCLUDING, BUT NOT LIMITED TO: HVAC SYSTEMS, GARAGE CO SENSORS, THERMOSTATS, ETC.
9. VERIFY EQUIPMENT CONNECTION TYPE (RECEPTACLE OR HARD-WIRED CONNECTION) WITH EQUIPMENT SUPPLIER, PRIOR TO ROUGH-IN, AND PROVIDE REQUIRED RECEPTACLE OR CONNECTION.
10. THE FIRE ALARM SYSTEM SHALL BE BIDDER-DESIGN. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A FULLY CODE -COMPLIANT AUTOMATIC FIRE ALARM SYSTEM REQUIRED BY STATE AND LOCAL CODES. SEE SPECIFICATIONS. IN ADDITION
    CO ALARMS: PROVIDE 120V STAND-ALONE CO SENSORS OUTSIDE OF SLEEPING AREAS AND OTHER AREAS, IN ACCORDANCE WITH WAC 51-51-0315 AND IBC 908.7.
    SMOKE ALARMS: PROVIDE 120V STAND-ALONE SMOKE ALARMS IN SLEEPING AREAS AND OTHER AREAS, IN ACCORDANCE WITH IBC 907.2.11
11. PROVIDE CONNECTIONS FROM FIRE SPRINKLER P.I.V., FLOW SWITCHES AND TAMPER SWITCHES TO FIRE ALARM SYSTEM. COORDINATE EXACT LOCATIONS AND QUANTITY REQUIRED WITH GENERAL CONTRACTOR.
12. UTILITY CO. COORDINATION. CONTRACTOR IS RESPONSIBLE FOR INCOMING SERVICES TO BUILDING (POWER, TELEPHONE, FIBER OPTIC CABLE AND CABLE TV). THIS INCLUDES, BUT IS NOT LIMITED TO, COORDINATION AND SCHEDULING WITH UTILITY COMPANIES, VAULTS, TRENCHING, CONDUIT, HANDHOLES, PULLBOXES, ETC. AS REQUIRED BY SERVING UTILITIES.
13. INTERIOR CABLE TV / TELEPHONE CABLE
    - PROVIDE ALL INTERIOR CABLE TV WIRING (RG6) FROM RESIDENT UNIT JACKS HOMERUN TO MAIN TELEPHONE TERMINAL BOARD IN ELECTRICAL ROOM.
    - PROVIDE ALL INTERIOR TELEPHONE CABLE (CAT5e) FROM RESISDENT UNIT JACKS HOMERUN TO MAIN TELEPHONE TERMINAL BOARD IN ELECTRICAL ROOM. PROVIDE ALL SPLITTLERS, JACKS, AMPLIFIERS, PUNCHDOWN BLOCKS AS REQUIRED.

SHEET INDEX

E000	ELECTRICAL COVER SHEET
E001	ENERGY COMPLIANCE DOCUMENTS
E100	ELECTRICAL SITE PLAN
E101	SITE LIGHTING PLAN
E102	EXTERIOR LIGHT FIXTURE SPECIFICATIONS
E200	LEVEL P-1 – LIGHTING PLAN
E201	LEVEL 1 – LIGHTING PLAN
E202	LEVEL 2 – LIGHTING PLAN
E203	LEVEL 3 – LIGHTING PLAN
E204	LEVEL 4 – LIGHTING PLAN
E300	LEVEL P-1 – POWER PLAN
E301	LEVEL 1 – POWER PLAN
E302	LEVEL 2 – POWER PLAN
E303	LEVEL 3 – POWER PLAN
E304	LEVEL 4 – POWER PLAN
E305	ROOF – ELECTRICAL PLAN
E600	ELECTRICAL RISER DIAGRAM – SEC 1
E601	ELECTRICAL RISER DIAGRAM – SEC 2
E602	TELECOM RISER DIAGRAM
E700	ELECTRICAL PANEL SCHEDULES
E701	ELECTRICAL PANEL SCHEDULES
E702	ELECTRICAL PANEL SCHEDULES
E800	ELEVATOR DETAILS

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DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
6	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ELECTRICAL COVER SHEET

SHEET NO.

E000

Drawn
Checked

FOR REFERENCE ONLY

Printed: 2/7/2020 3:25:53 PM

LIGHTING CONTROL SEQUENCE

ROOM	ON	OFF	TIME-OUT SETTING	DAYLIGHT CNTRL (AUTO DIMMING)	MANUAL CONTROL	TIME BASED (RELAY PANEL)
ENTRY	TIME BASED W/ LOCAL MANUAL OVERRIDE	TIME BASED	---	PHOTO SENSOR	0-10V DIMMING	YES
LOBBY	TIME BASED W/ LOCAL MANUAL OVERRIDE	TIME BASED	---	PHOTO SENSOR	0-10V DIMMING	YES
GARAGE	TIME BASED W/ LOCAL MANUAL OVERRIDE	TIME BASED	---	PHOTO SENSOR	0-10V DIMMING	YES
HALLWAYS	24/7 - UNSWITCHED	---	---	---	ON/OFF NON-DIM	---
LEASING	CEILING VACANCY SENSOR	CEILING OCC SENSOR	30 MIN	---	0-10V DIMMING	---
GYM	CEILING VACANCY SENSOR	CEILING OCC SENSOR	30 MIN	PHOTO SENSOR	0-10V DIMMING	---
TOILETS	WALL COMBO SWITCH/OCC SENSOR	WALL COMBO SWITCH/OCC SENSOR	30 MIN	---	WALL COMBO SW/OCC SENSOR	---
AMENITY ROOM/LOUNGE	CEILING VACANCY SENSOR	CEILING OCC SENSOR	30 MIN	PHOTO SENSOR	0-10V DIMMING	---
TRASH/RECYCLE	CEILING VACANCY SENSOR	CEILING OCC SENSOR	30 MIN	---	0-10V DIMMING	---
BIKE ROOM	WALL SWITCH	WALL COMBO SWITCH/OCC SENSOR	---	---	ON/OFF NON-DIM	---
STORAGE	WALL COMBO SWITCH/OCC SENSOR	WALL COMBO SWITCH/OCC SENSOR	30 MIN	---	WALL COMBO SW/OCC SENSOR	---
ELECTRICAL/MECH	WALL SWITCH	WALL COMBO SWITCH/OCC SENSOR	---	---	ON/OFF NON-DIM	---
EXTERIOR BUILDING FIXTURES	PHOTOCEL -DUSK	TIME BASED	---	---	OVERRIDE AT PANEL	YES

NOTES:
1. TIMECLOCK SHALL BE ACUITY CONTROLS BLUEBOX LT, OR APPROVED EQUAL. MINIMUM 8 RELAYS. PROVIDE LOCAL MANUAL OVERRIDE ADJACENT TO P
2. THE EXACT QUANTITY OF ROOM CONTROLLERS (LIGHTING/PLUG-LOAD) SHALL BE DETERMINED BY THE LIGHTING CONTROLS SUPPLIER TO MEET THE D

Interior Lighting - Space-By-Space Method — LTG-INT-SPACE

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, R4 over 3 stories and all R1 — Revised Nov 2017

Project Title: **Fill this line out on LTG-SUM** — Date: 9/24/2021

Calculation Area NOTE 5: ○ New Construction ○ Addition - stand alone ○ Addition + existing ○ Clear ○ Spaces where < 20% of luminaires are replaced ○ Spaces where ≥ 20% of luminaires are ○ Spaces where the Use is changing (C505) — For SDCI Use

LPA Calculation Type: ○ Standard ◉ Additional Efficiency Package Option C406.3 Reduced Interior Lighting ○ Clear — User Note:

To comply with C406.3, the Proposed LPD shall be 25% lower than the Target LPA. Refer to C406.3 for additional requirements.

Maximum Allowed Lighting Wattage NOTE 1

Location (plan #, room #)	Space Type	Ceiling Height NOTE 2	Gross Interior Area in ft²	Allowed Watts per ft²	Watts Allowed (watts/ft² x area)
ALL FLOORS	Electrical/mechanical		1677	0.680	1141
LVL 1	Lobby: elevator		1913	0.460	880
ALL FLOORS	Stairwell		2521	0.500	1411
ALL FLOORS	Storage room		2573	0.450	1158
LVL 1	Office: Enclosed		233	0.800	186
ALL FLOORS	Corridor: all other		11973	0.480	5747
P1 & P2	Vehicular maintenance		66957	0.490	32809
LVL 1	Gymnasium/fitness center: Exercise area		184	0.520	96
LVL 1	Restroom: all other		738	0.700	517
LVL 1	Dining area: all other		1153	0.470	542
LVL 1	Lobby: all other		2443	0.650	1588
LVL 1	Post office: Sorting area		183	0.680	124
LVL 1	Retail: Mall concourse		5399	0.790	4265
LVL 1 & 2	Dining area: Barlounge/leisure dining		2598	0.770	2001

Total Area: 100846 — Retail Display Allowance from LTG-INT-DISPLAY:

Lobby Art/Exhibit Display Allowance from LTG-INT-DISPLAY NOTE 8: — Allowed Watts: **52464**

Proposed Lighting Wattage NOTE 3

Location (plan #, room #)	Fixture Description NOTE 4, 5, 6	Number of Fixtures	Watts/ Fixture NOTE 7		Watts Proposed
F1	7" DIAMETER FLUSH MOUNTED LED LIGHT FIXTURE	73	14		986
F1A	7" DIAMETER FLUSH MOUNTED LED LIGHT FIXTURE	79	13		1059
F1B	7" DIAMETER FLUSH MOUNTED LED LIGHT FIXTURE	4	14		54
F2	4'-0" LINEAR FIXTURE	91	38		3458
F3	4'-0" STAIRWELL FIXTURE	25	33		820
F4	PARKING GARAGE LIGHTS	92	28		2576
F5	PARKING GARAGE LIGHTS	9	47		425
F6	4'-0" ELEVATOR RT FIXTURE	8	98		785
F8	18" DIA x 3.25" DECORATIVE SURFACE MOUNT	3	31		93
F9	80" x 40" x 60" DECORATIVE CHANDELIER	1	143		143
F10	24" x 12.4" DECORATIVE PENDANT	3	150		450
F11	72" x 0.9" x 0.9" SUSPENDED LINEAR DOWNLIGHT	2	12		24
F12	36" STEM x 264" SUSPENDED LINEAR DOWNLIGHT	1	21		21
F13	46.25" x 36.9" 26.4" DECORATIVE PENDANT	1	4		4
F14	14" DIA x 9" H DECORATIVE PENDANT	3	10		30
F15	37.4" x 15.7" x 8.3" PENDANT CHANDELIER	2	120		240
F16	24" x 1.38" x 1.88" BATHROOM SCONCE	14	19		266
F17	18" DIA x 3.75" DECORATIVE SURFACE MOUNT FIXTURE	2	32		64
F18	18" DIA x 6.62" DECORATIVE SURFACE MOUNT FIXTURE	6	18		108
F19	24" DIA x 5.88" DECORATIVE SURFACE MOUNT	1	76		76
F20	24" x 24" x 5.88" DECORATIVE SURFACE MOUNT	7	73		511
F21	4' TRACK LIGHT	10	40		400
F24	4' SUSPENSION DOWNLIGHT	21	20		420
F25	12" x 1" WALL WASH FIXTURE	5	16		80
F26	35.37" x 3.88" DECORATIVE PENDANT	1	66		66
F27	5" x 1.75" x 3" STEP LIGHT	4	4		16
F28	21.7" DIA x 15.1" DECORATIVE PENDANT	3	60		180
F29	4.5" x 4" x 8.125" RESIDENT WALL SCONCE	66	19		1254
F30	POINT LIGHT	6	14		84
X1	EMERGENCY EXIT / EMERGENCY LIGHT	35	2		58
X2	EMERGENCY LIGHT	58	2		96

Proposed Retail Display Lighting from LTG-INT-DISPLAY:

Total Proposed Watts may not exceed Total Allowed Watts for Interior Lighting — Total Proposed Watts: **14864**

Interior Lighting Power Allowance — **COMPLIES WITH C406.3**

Exterior Lighting — LTG-EXT

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, R4 over 3 stories and all R1 — Revised Nov 2017

Project Title: **Fill this line out on LTG-SUM** — Date: 9/24/2021

Exterior Lighting Zone: ○ Zone 1 ◉ Zone 2 ○ Zone ○ Clear — *Exterior Lighting Zone selection required to enable LTG-EXT form. Zones are defined in Table C405.5.2(1) and specified by the municipality.* — For SDCI Use

Calculation Area: ◉ New construction ○ Addition - stand ○ Addition + existing ○ Alteration with < 50% ext. w attage replaced ○ Alteration with ≥ 50% ext. w attage replaced ○ Clear — User Note:

Building Grounds: *Applies to individual luminaires > 100 Watts* ☐ Efficacy > 80 lumens/w att ☐ Exempti ☐ Controlled by motion sensor

Tradable Maximum Allowed Lighting Wattage NOTE 1

Base Site Allowance: **600**

Tradable Surfaces	Surface Description	Area (FP), perimeter (f) or # of items	Allowed Watts per FP or per #	Allowed Watts x ft² (or x #) NOTE 3
Grounds Walkways >10' wide	Path/Walkway	20631	0.14 W/ft2	2888
Grounds Walkways <10' wide	Courtyard Walkway /Courtyard Deck	3752	0.7 W/LF	2626

Total Allowed Tradable + Site Allowance Watts: **6115**

Tradable Proposed Lighting Wattage NOTE 3

Tradable Surface	Fixture Description NOTE 4, 5	Number of Fixtures	Watts per Fixture NOTE 6	Watts Proposed
Grounds Walkways >10' wide	S1 Catenary System including fixtures	13	8	101
Grounds Walkways >10' wide	S2 LED Aluminum Pole Top	8	19	152
Grounds Walkways >10' wide	S3 Stainless Steel Bollard	7	17	119
Grounds Walkways <10' wide	S2 LED Aluminum Pole Top	3	19	57
Grounds Walkways <10' wide	S2 LED Aluminum Pole Top	1	19	19
Grounds Walkways <10' wide	S5 5" Inground Arch Uplight	3	14	42
Grounds Walkways <10' wide	S6 Recessed Wall Steplight	64	6	384
Grounds Walkways <10' wide	S7 5" Cylinder Floodlight	42	10	412
Grounds Walkways <10' wide	S8 Exterior Downlight	46	17	773

Total proposed tradable watts may not exceed the sum of total allowed tradable watts plus the base site allowance. Any base site allowance not needed to make tradable watts comply can be applied to individual non-tradable — Total Proposed Tradable Watts: **2059**

Non-Tradable Maximum Allowed Lighting Wattage NOTE 1

Site Allowance Remaining: **600**

Non-Tradable Surfaces	Surface Description	Area (FP), perimeter (f) or # of items	Allowed Watts per ft², # or item	Allowed Watts x ft² (or x #) NOTE

Non-Tradable Proposed Lighting Wattage NOTE 3, 7

Non-Tradable Surface	Fixture Description NOTE 4, 5	Number of Fixtures	Watts per Fixture NOTE 6	Watts Proposed

Non-tradable proposed watts may not exceed allowed watts for any individual surface unless the total excess watts for all non-tradable surfaces are less than the remaining site allowance. — Non-Tradable Watts Exceeding LPA: **0** — Remaining Site Allowance: **600**

Exterior Lighting — **COMPLIES WITH MAX. ALLOWANCE**

JA

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t 206.523.6150
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AWA
Electrical Consultants, Inc.
19015 36th Avenue West, Suite E
Lynnwood, Washington 98036
Phone (425) 775-1799 FAX (425) 774-9870

MERCER ISLAND
MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
5	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ELECTRICAL
COVER SHEET

SHEET NO.

E001

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FOR REFERENCE ONLY

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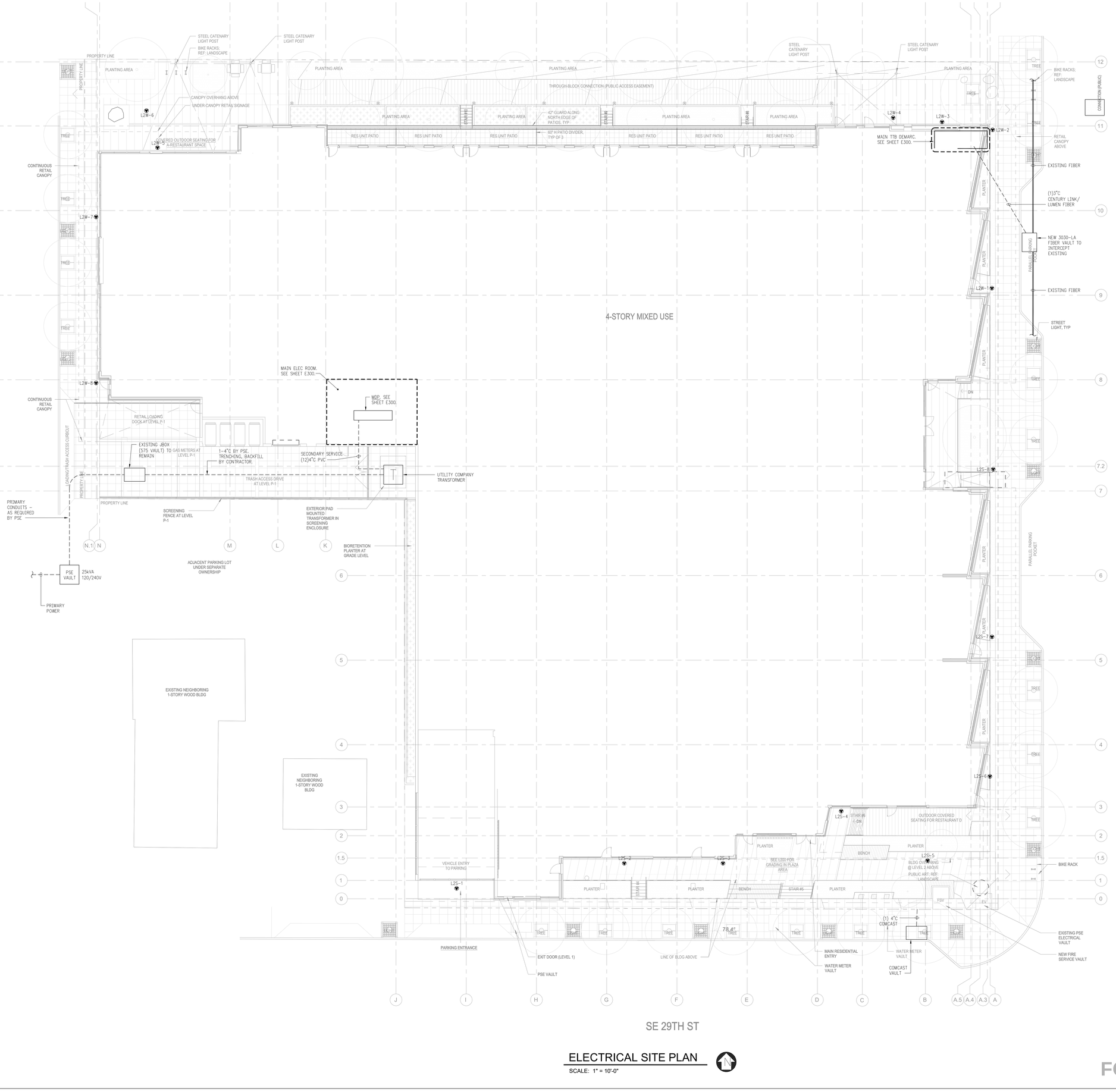

ELECTRICAL SITE PLAN

SCALE: 1" = 10'-0"

FOR REFERENCE ONLY

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8	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NO.

E100

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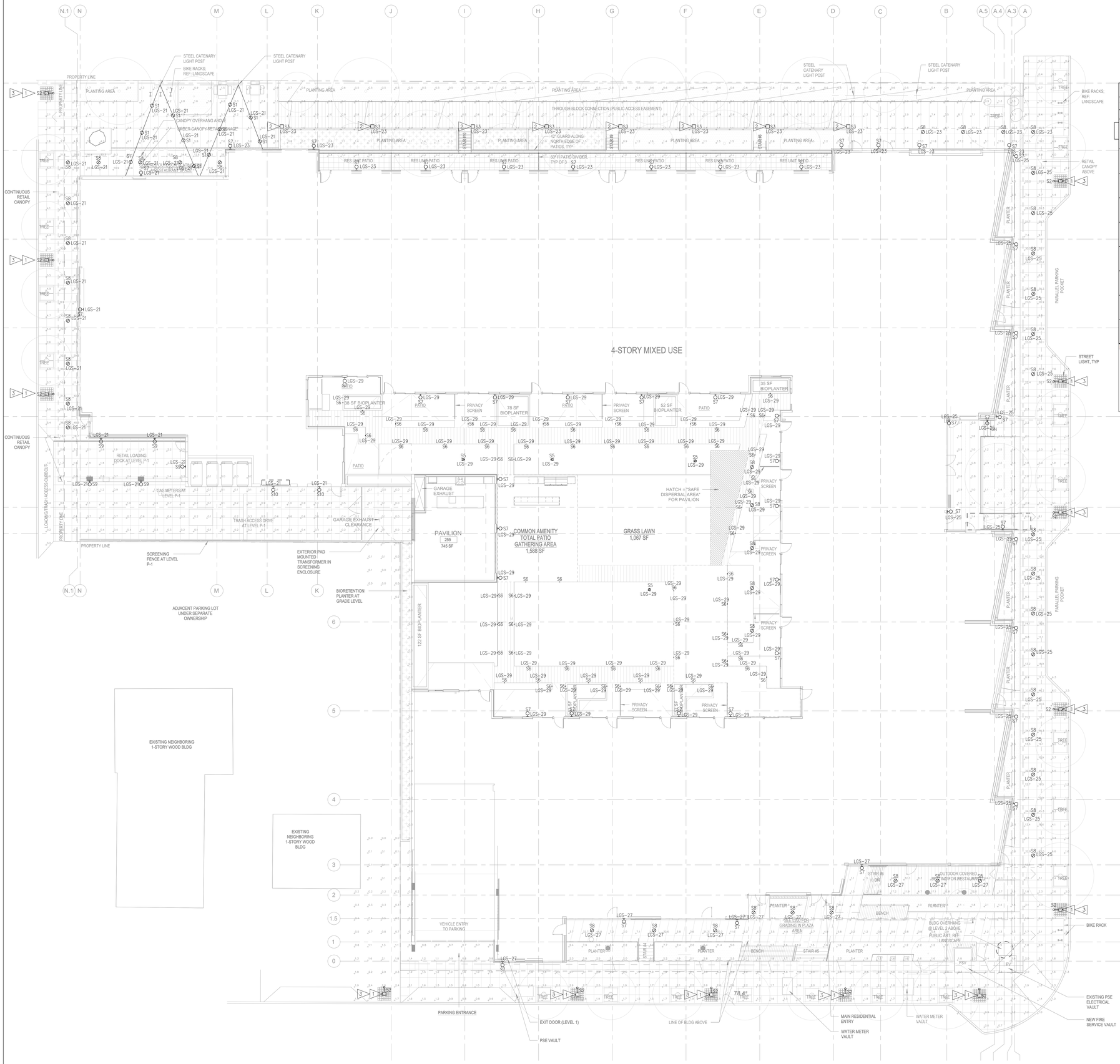


SITE LIGHTING PHOTOMETRICS

SCALE: 1" = 10'-0"

DETAIL NOTES

1. SEE POLE BASE DETAIL THIS SHEET.
2. SEE BOLLARD BASE DETAIL THIS SHEET.
3. STREET LIGHTS POWERED BY THE CITY, TO BE COORDINATED WITH CIVIL ENGINEER.

LIGHTING FIXTURE SCHEDULE

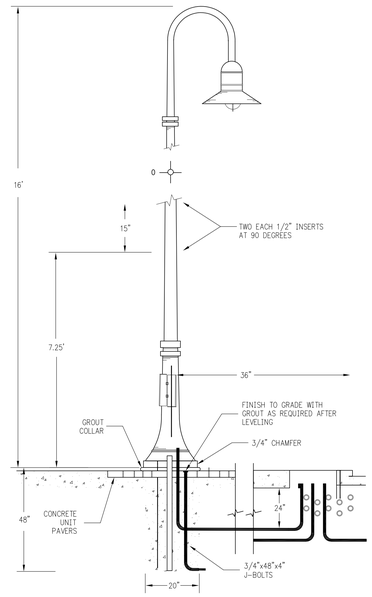
TYPE	DESCRIPTION	LAMPS	MOUNTING	MANUFACTURER	VA
OUTDOOR					
S1	CATENARY SYSTEM INCLUDING FIXTURES, TURNBUCKLE, SUSPENSION CABLE, POWER CABLE FOR OUTDOOR OR INDOOR ILLUMINATION. OUTDOOD WET LOCATION LISTED WITH CORROSION RESISTANT ALUMINUM.	LED 562 LUMENS 3000K	CATENARY	HK LIGHTING ZXL11-CAT-12-7W-30-48	7.8
S2	LED ALUMINUM ALLOY POLE TOP LUMINAIRE	LED 2319 LUMENS 3000K	POLE 12'-2"	BEGA 77910K3	19
S3	6" STAINLESS STEEL BOLLARD WITH SATIN FINISH	3000K LED	SURFACE MOUNT WITH JBOLTS	FORMS+SURFACES LCD-604-LED-NS	17
S5	5" INGROUND ARCHITECTURAL UPLIGHT, STAINLESS STEEL , POWDERCOAT DIE CAST ALUMINUM HOUSING, CREE LED, CUL LISTED DRIVER , CLEAR LENSE, 0-10VDC DIMMING, 120V, UL/CUL WET LOCATION LISTED, IP68.	LED 1093 LUMENS 3000K	IN-GRADE	VISTA PROFESSIONAL 1182-X-MF-30-A-MV-CX-ND	13.9
S6	RECESSED WALL STEPLIGHT, DIE-CAST ALUMINUM HOUSING, CUSTOM MOLDED ANTI-AGING GASKET, STAINLESS STEEL HARWARE, 120V, IP65, WET LOCATION LISTED, UL LISTED, ADA COMPLIANT	LED 217 LUMENS 3000K	RECESSED (IN-PLANTER)	PERFORMANCE IN LIGHTING PIL_INSERT_PLUS_ZERO CLIPS_840_070605	6
S7	5" x 9.9" x 4.2" EXTERIOR CYLINDER FLOODLIGHT, CORROSION RESISTANT, STANDARD RECESSED LENSE, CULUS - 1598, WET LOCATION LISTED - IP66,	LED 3000K	WALL	COOPER 9004-W1-RW-LED3090-F-BK-L1-UNV	9.8
S8	3.5" DIA LED RECESSED CEILING DOWNLIGHT, WIDE BEAM DISTRIBUTION, DIE-CAST MARINE GRADE, ALUMINUM ALLOY, CLEAR SAFETY GLASS, NRTL LISED, SUITABLE FOR WET LOCATIONS, IP65, 120V	LED 2277 LUMENS 3000K	RECESSED	BEGA CP24820	16.8
S9	5" x 9.9" x 4.2" EXTERIOR CYLINDER FLOODLIGHT, CORROSION RESISTANT, STANDARD RECESSED LENSE, CULUS - 1598, WET LOCATION LISTED - IP66	LED 3000K	WALL 10'-0"	LUMIERE (COOPER) 9004-W1-RW-LED3090-F-BK-L1-UNV	9.8
S10	8" x 8" x 6.5" WALL MOUNTED, NRTL LISTED, SUITABLE FOR WET LOCATIONS, PROTECTION CLASS IP65, MATTE BLACK FINISH, SHIELDED FOR FULL CUTOFF	LED 1893 LUMENS 3000K	WALL	BEGA #33238	17.8

NOTES:

1. LIGHTING FIXTURE FINISHES SHALL BE CONFIRMED WITH ARCHITECT DURING SUBMITTALS.
2. SUBSTITUTIONS: SUBSTITUTIONS ARE ALLOWED, UNLESS NOTED OTHERWISE. PRIOR APPROVALS DURING BID WILL NOT BE REVIEWED. THE CONTRACTOR & LIGHTING SUPPLIER SHALL BE RESPONSIBLE TO PROVIDE EQUAL PRODUCTS (QUALITY, APPEARANCE, WARRANTY, AND EQUAL TO THE SPECIFIED MANUFACTURER). THE SUBSTITUTED FIXTURES WILL BE REVIEWED DURING SUBMITTALS, AND IS UP TO THE ENGINEER/ARCHITECT TO DETERMINE THE EQUALITY. IF DISAPPROVED, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE SPECIFIED PRODUCT (OR OTHER APPROVED EQUAL) AT NO ADDITIONAL COST.
3. FINISHES ARE TO BE SELECTED BY ARCHITECT.

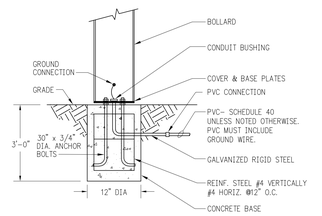
STATISTICS

SYMBOL	AVG	MAX.	MIN.	AVG/MIN	MAX/MIN
+	6.4 FC	43.5 FC	0.2 FC	217.50:1	32.0:1



POLE BASE DETAIL

SCALE: NOT TO SCALE



BOLLARD BASE DETAIL

SCALE: NOT TO SCALE

FOR REFERENCE ONLY

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5 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

SITE LIGHTING PHOTOMETRICS

SHEET NO.

E101

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S1

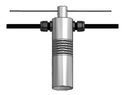
HK USA Lighting Group

Project Name 2885 78th Ave Mercer Island

Fixture Type ZXL11-CAT-12-7W-30-48

ZXL11-CAT

LED Catenary - ZX11 Series



Product Features

- A unique catenary system including fixtures, turnbuckle, suspension cable, power cable for outdoor or indoor illumination.
- ETL outdoor wet location listed, IP65 standard.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.
- Modular components - field changeable LED module & beam spread reflectors.

Specification

Materials: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Glare Shield: 3 sectional glare shield(GS) rang, GS4-angled GS5-short for additional glare control. See page 3 for details.

Fixture Weight: 1lb.

Voltage: 12V AC/DC. Requires remote step down transformer.

Wattage: 5 or 7W HK LED.

Dimmability: MLV or ELV.

Light Source: CRI 83. Available in CRI95 upon request. The chromaticity range is within a 3-step McAdam Ellipse. Standard CCT options are 2700K, 3000K, 4000K.

Lamp Base / Socket: Innovative cone-shaped lamp base and receptacle socket maximize the surface contact area to dissipate heat more effectively. See "Resources" for details.

Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Optical Accessories: Accepts up to 3 accessories (fixed louvre, optical lenses, dichroic color filters, etc.). Secured in place with metal snap ring.

Mounting Method: Custom hook mechanism on top of fixture that utilizes set screws to secure fixture(s) on the suspension cable and to lock the position of fixture on the cable.

Turn Buckle(Optional): Allows fine tuning of the tension on the support cable, up to 1.25" of adjustment.

Power Cable: 16/2 SJTW cable, dia 0.29".

Suspension Cable: 7x7 stainless steel wire rope, maximum diameter is 0.075", capacity 350lb.

EXAMPLE: ZXL11-CAT - GS5 - 12V - 7 - 27 - 42 - BK - DF - TURN BUCKLE

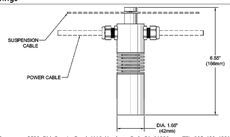
Ordering Guide

SERIES	MATERIAL	GLARE SHIELD	VOLTAGE	WATTAGE	CCT	OPTICS	FINISH	OPTIC ACCESSORIES	MOUNTING ACCESSORIES
ZXL11-CAT	-	-	12V	-	-	-	-	-	-
	BLANK Aluminum (coated) MSS Natural Stainless Steel MDS Natural Stainless Steel CU Natural Copper	GS5 GS4 GS3		5 5W 7 7W	27 2700K 30 3000K 40 4000K	15 15° 23 23° 42 42° 85 85°	Stainless BS Stadt Powder Coat BG Bronze Powder Coat WH White Powder Coat Brushed ASK Anodized Black ASC Anodized Clear CC Custom Powder Coat	LWX Hexel Lower CSL Crowd Spread Lens LSL Linear Spread Lens DFL Ultra Soft Focus DF Dichroic Filter	See page 3 for quick reference of Accessories. Visit for detailed specification.

Remote Step Down Transformer: (Optional). See "Accessories" link for detailed specification.						
Model	-	Wattage(VA)	Primary Voltage(VAC)	Secondary Volt(VAC)	Dimming Method	Characters
TXM	-	30 40 50 60 100	120 or 277	12	MLV	Outdoor, Wall Mount, Compact
TXS	-	100	120	Multi-tap of 12, 13, 14, 15 VAC	MLV	Outdoor, Wall mount, Stainless Steel Case
XLT	-	50 100	120	12	MLV	In-grade

Product Drawings

NOTE: Specification and dimensions subject to change without notice.



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com

S2

03-19 · Technical amendments reserved

BEGA 77 910

Pole top luminaire

IP 65

Project - Reference number | Data

Product data sheet

Application
LED pole top luminaire with asymmetrical flat glass light distribution.
The asymmetrical and flat beam light distribution is suitable especially for the illumination of streets according to EN EN 13201.
For mounting heights 4000 - 6000 mm.

Product description
Housing of cast aluminium alloy, aluminium and stainless steel
Synthetic cover with optical structure
Reflector made of pure anodised aluminium
For pole top ø 76 mm
Slip fitter insert depth 135 mm
Connecting cable XO8BQ-F 5G1.5
Cable length 6 m
LED power supply unit
220-240 V AC, 0/50-60 Hz
DC 176-264 V
Class I. Protection the LED power is reduced to 50%
DALI controllable
A basic isolation exists between power cable and control line
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK10
Protection against mechanical impacts < 20 Joule
Weight: 10.5 kg

Intrush current
Inrush current: 5 A / 100 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B10A: 27 luminaires
B16A: 44 luminaires
C10A: 27 luminaires
C16A: 44 luminaires

Lamp

Module connected wattage	15.4 W
Luminaire connected wattage	17.8 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,min}$ – 30 °C

77 910 K4

Module designation	2x LED-0278/840
Colour temperature	4000 K
Colour rendering index	CRI > 80
Module luminous flux	3090 lm
Luminaire luminous flux	2599 lm
Luminaire luminous efficiency	135,2 lm / W

77 910 K3

Module designation	2x LED-0276/830
Colour temperature	3000 K
Colour rendering index	CRI > 80
Module luminous flux	3010 lm
Luminaire luminous flux	2319 lm
Luminaire luminous efficiency	131,8 lm / W

Service life of the LED
Ambient temperature t_a = 25 °C
> at > 600,000h: L70B50

max. ambient temperature t_a = 60 °C
= at 100,000 h: L70 B50

Light technique
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.

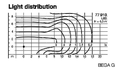
Article No. 77 910
LED colour temperature optionally 4000K or 3000K
4000 K – Article number + **K4**
3000 K – Article number + **K3**

Accessories
Tapered alum/alum poles,
facq.ared with access door and C-clamp
70 914 Pole with ann.section H 4000 mm
70 728 Pole with ann.section H 4500 mm
70 915 Pole with ann.section H 5000 mm
70 916 Pole with ann.section H 6000 mm

70 908 Pole with baseplate H 4000 mm
70 909 Pole with baseplate H 5000 mm

For suitable connection boxes please see the instructions for use of the luminaire poles.

Light distribution



BEGA Gantenbrink-Leuchten KG · Postfach 2161 · 58699 Menden · info@bega.com · www.bega.com

S3

DIVISION 26 00 00 ELECTRICAL
SECTION 26 50 00 LIGHTING
SECTION 26 56 00 EXTERIOR LIGHTING
LIGHT COLUMN BOLLARD

Part 1 General

01. Summary
   A. Section Includes:
      1. Series 500 bollard, 5" diameter column, illuminated
      2. Series 500 bollard, 5" diameter column, non-illuminated
      3. Series 600 bollard, 6" diameter column, illuminated
      4. Series 600 bollard, 6" diameter column, non-illuminated
02. Submittals
   A. Provide submittals in accordance with Section 01 33 00 – Submittal Procedures.
   B. Product data:
      1. Manufacturer's standard product literature.
      2. Shop drawings.
      3. Installation instructions.
      4. Maintenance instructions.
03. Quality Assurance
   A. Manufacturer Qualifications:
      1. Minimum 15 years experience in the manufacture of outdoor lighting.
      2. Provide reference list of at least ten major transportation authorities, municipalities, universities, or
         other high-use public environments currently using outdoor lighting fabricated by the manufacturer.
04. Delivery, Storage and Handling
   A. Handle products in accordance with manufacturer's instructions.
   B. Store products in manufacturer's original packaging until ready for installation.
   C. Protect products from impacts and abrasion during storage.
05. Warranty
   A. Provide manufacturer's standard warranty.
      1. Warranty terms: one year from date of invoice against defects in materials and workmanship.

Part 2 Products

01. Manufacturer
   A. Basis-of-design product: provide bollards based on the product named.
      1. Light Column Bollard by Forms+Surfaces
      2. Manufacturer Contact:
         Forms+Surfaces
         30 Pine Street
         Pittsburgh, PA 15223
         phone: 800-451-0410

S5

VISTA PROFESSIONAL OUTDOOR LIGHTING

Type: _____
Model: _____
Project: _____

SPECIFICATION SHEET

MODEL 1182 Architectural Series • Inground & Well Lights

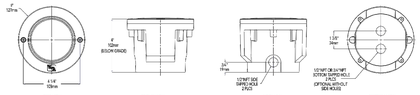
FIXTURE SPECIFICATIONS:

DOOR:
Machined and passivated stainless steel or TYPE III hard anodized/ powdercoat die cast A360 aluminum with captive stainless steel fasteners.
FIXTURE HOUSING:
Injection-molded, glass-reinforced polymer for strength and high UV stability. Unibody construction allows for superior door and optic housing support. Standard with two 1/2" NPT side **S12** tapped holes. 1/2" NPT bottom **B12** and 3/4" NPT bottom **B34** conduit entry holes optional without side holes.
OPTIC/DRIVER HOUSING:
Die-cast A360 aluminum. Type III hard anodized for maximum corrosion protection. Optic and driver compartment separately sealed while being electrically connected. Driver compartment houses electronics. LED driver. Driver compartment is completely epoxy potted to protect electronics from moisture.
DOOR FINISH:
Durable powder coat finish available in: Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request. Also available in Stainless Steel and 304 Stainless Steel.
LED:
Cree® CXB 1310 COB
CRI:
The CRI range is 83 - 84.
COLOR TEMPERATURE:
LED's are offered in 2700°K, 3000°K, 4000°K, or 5000°K CCT
ANSI white 4 step Cree® East White™ bins

LIGHT DISTRIBUTION:
Very Narrow Spot **VNS** (NEMA 1x1), Narrow Spot **NS** (NEMA 1x1), Medium Flood **MF** (NEMA 4x4), and Wide Flood **WF** (NEMA 5x5).
OPTICS:
TIR/Reflectorized optics designed for maximum performance and uniformity. Very Narrow Spot VNS optic incorporates an internal source shield to eliminate unwanted glare outside the beam pattern.
LENS/SEAL:
3/16" thick tempered pressed clear glass sealed with a solid molded silicone gasket. Optional anti slip clear lens **AX**.
DRIVER:
Integral CUL listed LED driver,offered with three Boost power levels **B**, **C**, & **D** ranging from 287 lumens to 1084 lumens. A tri-modal dimmable model (power level **E**) is offered which is suitable for phase cut dimming **(PCT)** or 0-10VDC dimming **(D10)** and delivers 1300 lumens at full output. Dual-Volt **DV** 120V or 277V driver input standard.
ACCESSORIES:
TOS - Tilt Optic 5°, **TO10** - Tilt Optic 10°, **TO15** - Tilt Optic 15°, **LSF** - Linear Spread Filter, **RBK** - Rebar Bracket Kit, **STR** Stainless Trim Ring.
MOUNTING:
Fixture suitable for direct burial in earth or poured concrete. Also suitable for IC (walls only) and Non-IC installation. For both indoor and outdoor applications.
CERTIFICATION:
UL & CUL wet location listed. IP68

All Vista Architectural luminaires are MADE IN THE U.S.A.

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1425 Surveyor Avenue • Simi Valley, CA 93063 • (800) 527-0187 • (805) 764-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

S6

INSERT+ ZERO

Recessed wall step light series, Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminium housing and ring/faceplate.
- Frames: flat, tempered, silk-screened soda-lime glass (clear).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- IESNA Type II light distribution.
- Input voltage: 120-277 VAC / 50 HZ, integral driver.
- Mud Ring included for INSERT+ ZERO / ZERO CLIPS (=Box provided by others).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-catalogued CCT (Kelvin) options including static colors.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.

IP 65

Standard finishes:
- **AN-56** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **WH-87** / White / Textured

Other finish options:
- **BK-81** / Black / Textured
- **RR-13** / Iron rust / Textured

INSERT+
ZERO

Please visit our web site
www.performanceindigolighting.com
for the latest updated versions available.

S7

Lumiere

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create unique lighting effects. The fixture may be used indoors or outdoors and carries a wet rating.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double pretreated by an ROHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Trailing Edge), ELV (Forward phase) and 0-10V dimming to deliver optical performance. Light output is consistent from 0°C to 40°C and the standard color CCT will operate in -20°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K at 80CRI and 5725R, 4000K at 80CRI and 5725R, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

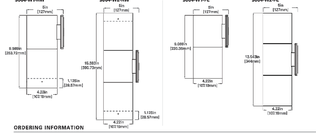
Compliance
Components are UL recognized and luminaires are cULus listed for 55°C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Design Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,600 0'29° Celcius
20W LED, L70/102,600 0'29° Celcius
30W LED, L70/102,600 0'29° Celcius

DIMENSIONS



ORDERING INFORMATION

SERIES	SPECIFY	HOOD	LCD EXIT & DR	LENS 1 REPLACEABLE OPTICS 1	LENS 2 REPLACEABLE OPTICS 2	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
9004	W1 Up or Down W2 Up and Down	RW Standard– Recessed Lens with wasp holes – Round R– Recessed Lens with no wasp holes – Round FL Flush lens hood	**Standard CFL** LED1700 - 2700K, 80 CRI LED 3000 - 3500K, 80 CRI LED 4000 - 4500K, 80 CRI LED 4000 - 4500K, 90 CRI LED 5000 - 5500K, 80 CRI **Standard LED** LED 2700 - 2700K, 97 CRI LED 3000 - 3500K, 97 CRI LED 3500 - 3500K, 97 CRI LED 4000 - 4500K, 97 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium F Flood W Wide Flood	**Standard Fine Finish** BK Black BZ Bronze WT White Dry Silver	L1 Light Level 1 (10W) L2 Light Level 2 (20W) L3 Light Level 3 (30W)	120V 277V	LD– Surface Mount / Wall Ceiling, Ground RW Round Surface Mount mounts directly to junction box Trade size 1/2 conduit knockout on rear of LD (1) 1/2" NPT side knockout (2) 1/2" NPT bottom knockout Round Driver Housing WRR* Remote Driver Housing – Round Wall Plate WRS* Remote Driver Housing – Square Wall Plate *Remote Driver Housing is standard with 10' cable unless otherwise noted (10) 10' cable (20) 20' cable (30) 30' cable (40) 40' cable (50) 50' cable (60) 60' cable (70) 70' cable (80) 80' cable (90) 90' cable (100) 100' cable Integral Driver Mount WRI Integral Housing/ Driver Plate *Total of all distance runs on fixture not to exceed 80'	EXPE2* Standalone integral sensor

Note: 1. Only available for double hood option 1500
2. 5304-SS not available in L2
3. 5304-SS not available in L1, L2

4. Only available for Single hood (Up or down RW) with 9004 style
5. 162 Backbox input and output listed
6. Reverse Phase dimmers up to 80 W. For L2 (30W) means dimmers up to 10'

Specifications and dimensions subject to change without notice.

COOPER Lighting Solutions

TD666502EN
11-28-18

S8

LED recessed ceiling downlights - wide beam

BEGA

Application
LED recessed ceiling luminaire with wide beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone conical collimating lens
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steep rough in ceiling pan with through wiring box
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.2 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	15.8W
System wattage	20.6W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra>80
Luminaire Lumens	2,210 lumens (5000K)
Lifetime at Ta=18°C	270,000 h (L70)
Lifetime at Ta=25°C	180,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

LED recessed ceiling downlights - wide beam					
	LED	β	A	B	C
24 920	15.8 W	38°	5¼	5	16

β = Beam angle

BEGA · 1000 BEGA Way, Carpinteria, CA 93013 · (805) 684-0533 · info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
8	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
EXTRIOR LIGHT FIXTURE SPECIFICATIONS

SHEET NO.
E102

Drawn
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FOR REFERENCE ONLY

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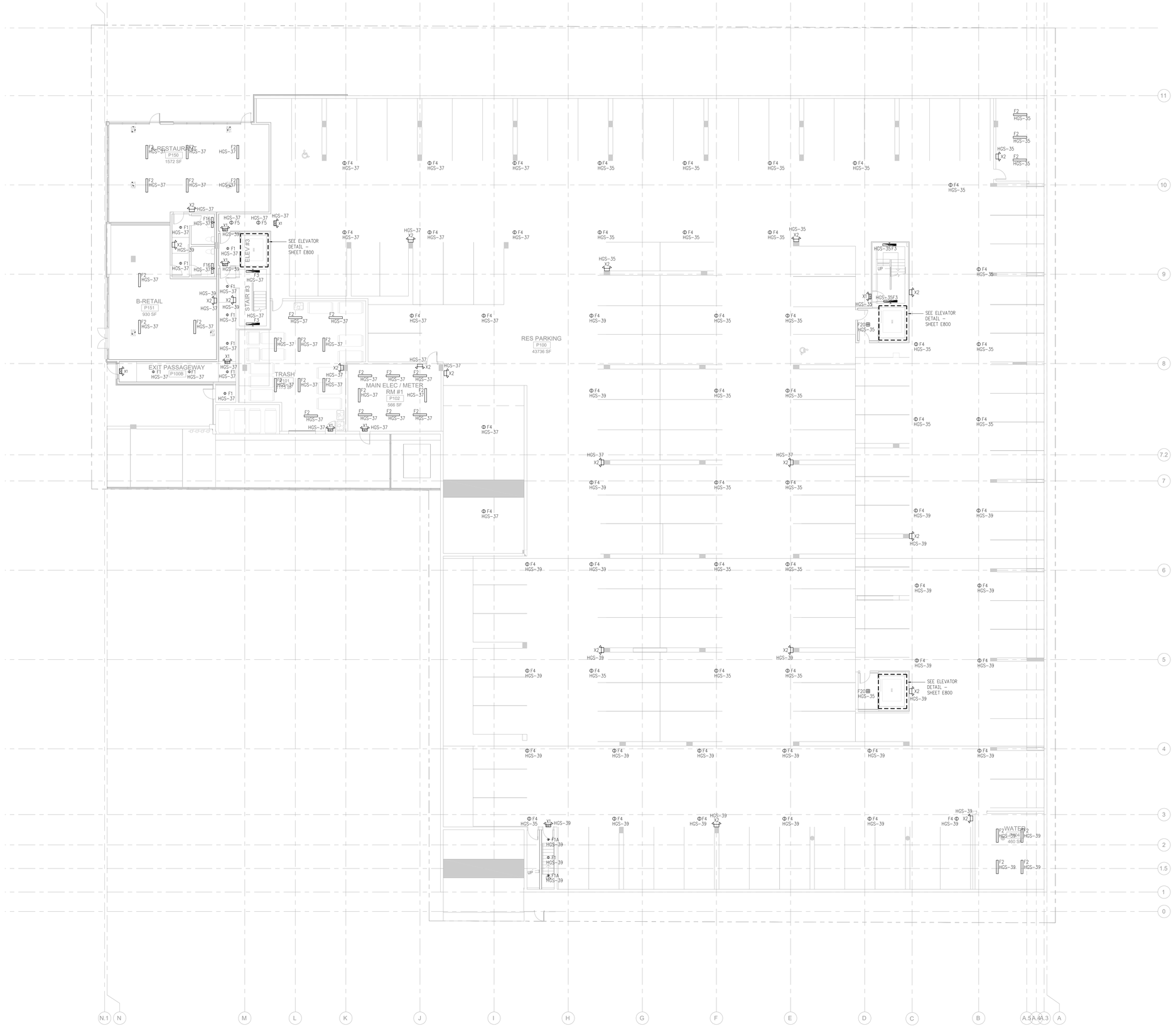

LEVEL P-1 - LIGHTING PLAN

SCALE: 1" = 10'-0"

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE

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11/29/2021	ELEC ADDENDUM #1
01/21/2021	REVISED ELEC ROOMS
8 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL P-1 - LIGHTING PLAN

SHEET NO.

E200

Drawn
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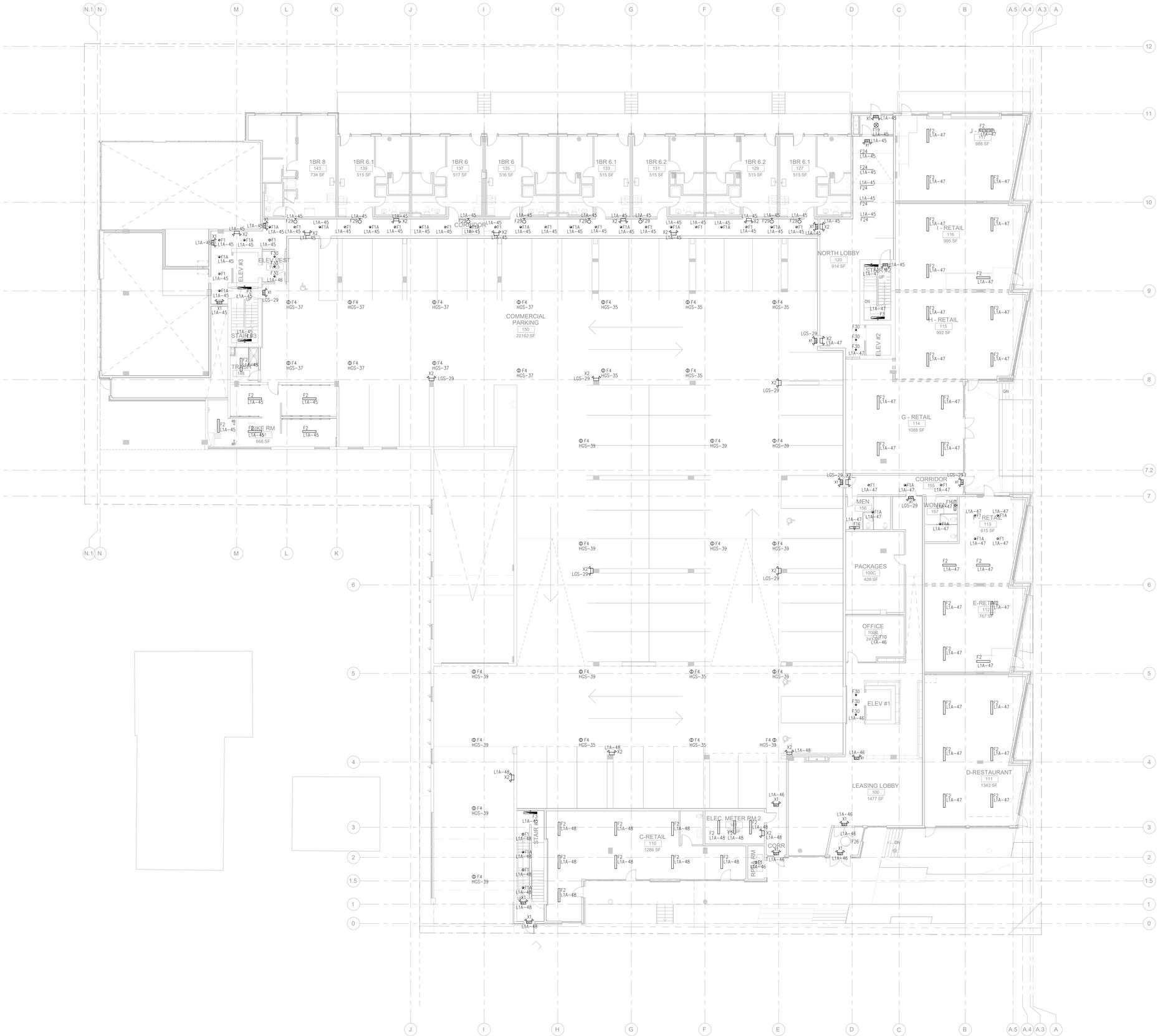
1BR 8
143
734 SF
1BR 6.1
139
515 SF
1BR 6
137
517 SF
1BR 6
135
516 SF
1BR 6.1
133
515 SF
1BR 6.2
131
515 SF
1BR 6.2
129
515 SF
1BR 6.1
127
515 SF
CORRIDOR
ELEV #3
ELEV WEST
140
STAIR #3
TRASH
106
BIKE RM
151
668 SF
COMMERCIAL PARKING
150
22162 SF
NORTH LOBBY
120
914 SF
STAIR #2
ELEV #2
J - RETAIL
117
988 SF
I - RETAIL
116
995 SF
H - RETAIL
115
992 SF
G - RETAIL
114
1088 SF
CORRIDOR
155
MEN
156
WOMEN
157
F16
F1A
L1A-47
F16
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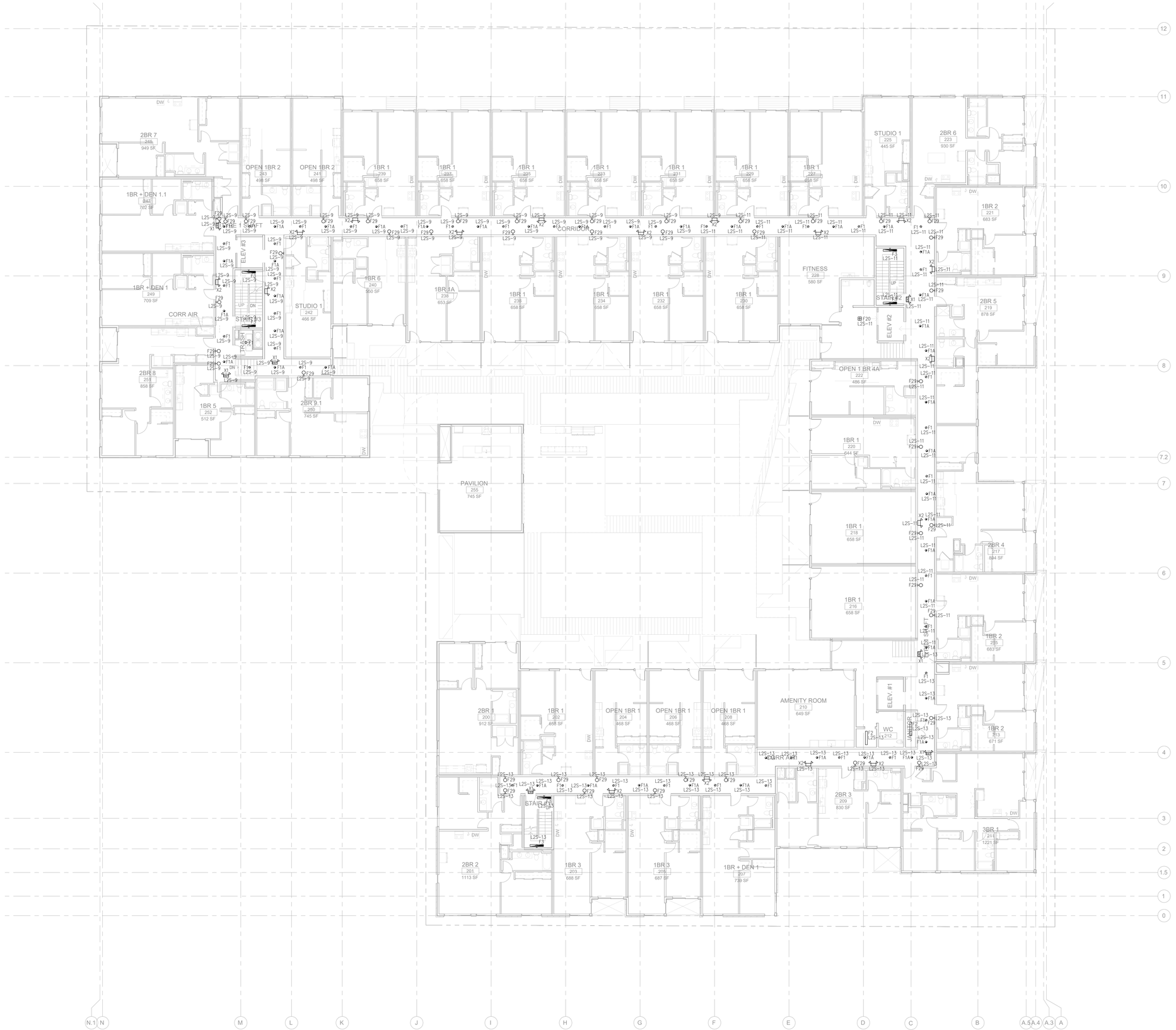

LEVEL 2 - LIGHTING PLAN

SCALE: 1" = 10'-0"

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE

2285 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
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	11/12/2020	BUILDING PERMIT
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	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
6	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 2 - LIGHTING PLAN

SHEET NO.

E202

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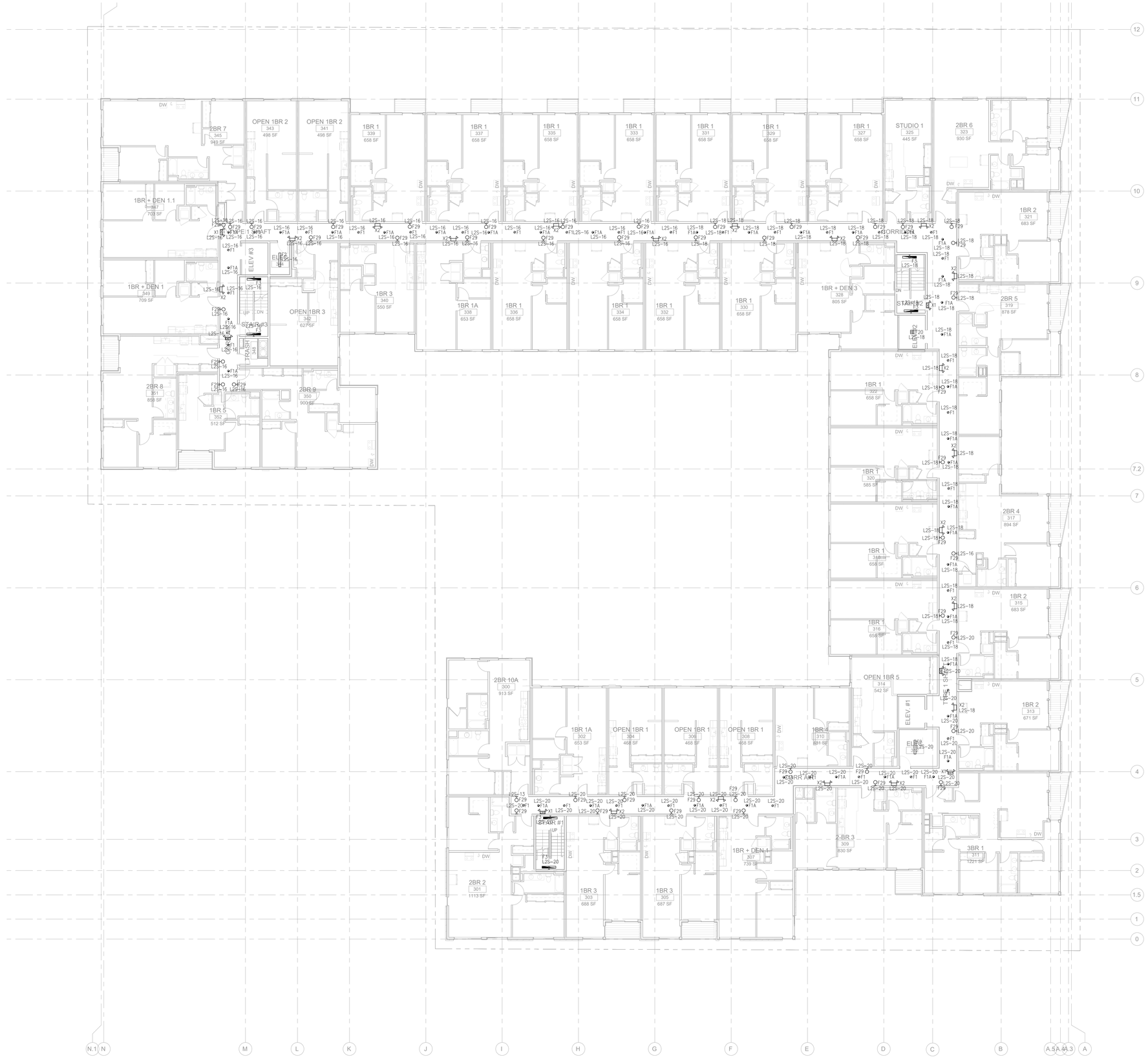

LEVEL 3 - LIGHTING PLAN

SCALE: 1" = 10'-0"

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MERCER ISLAND
MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
8	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 3 -
LIGHTING PLAN

SHEET NO.

E203

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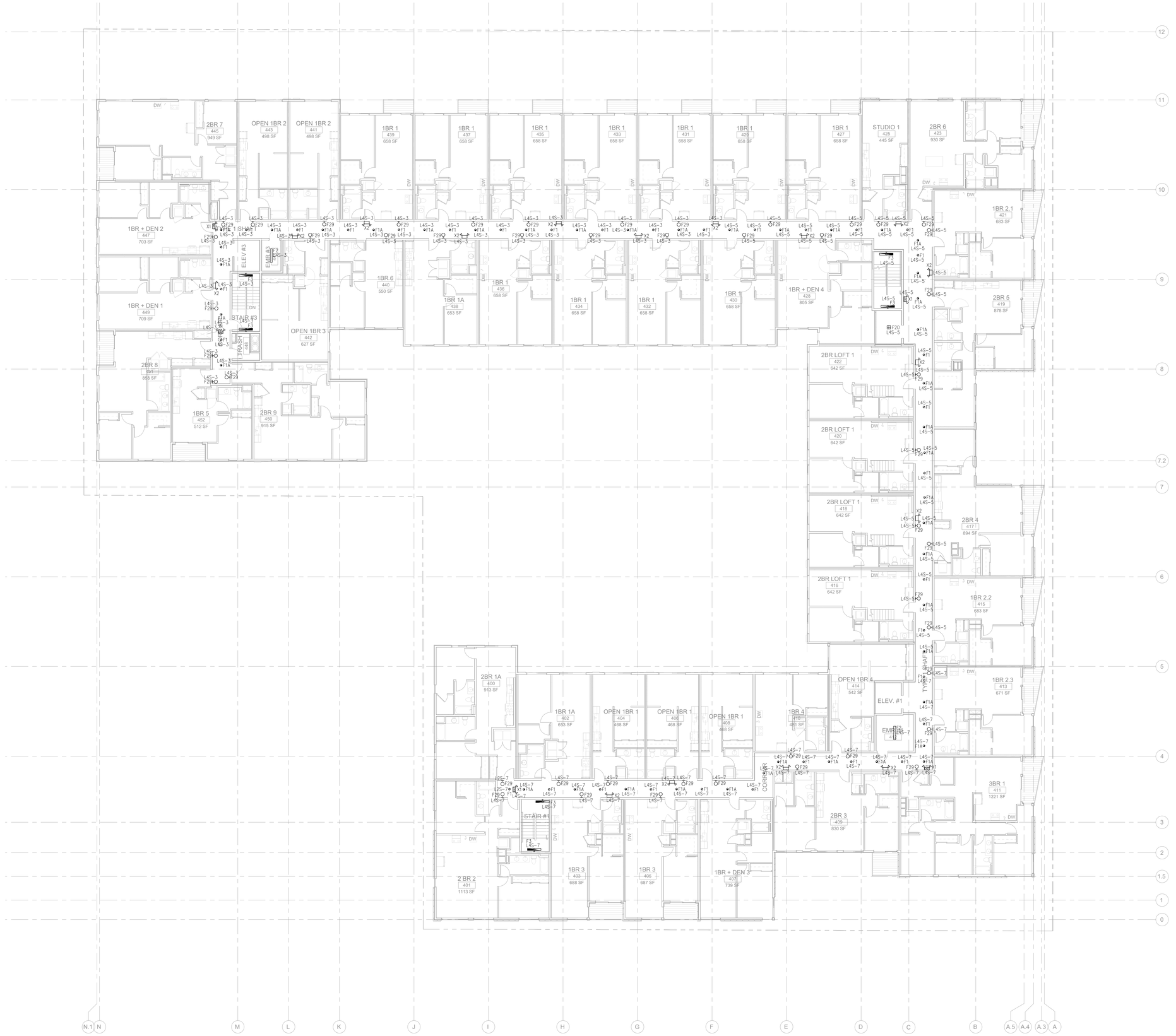

LEVEL 4 - LIGHTING PLAN

SCALE: 1" = 10'-0"

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	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
B	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 4 - LIGHTING PLAN

SHEET NO.

E204

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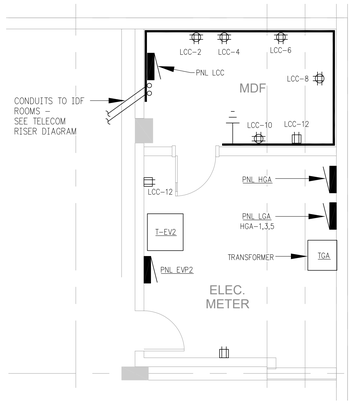
GENERAL NOTES

1. ALL RESIDENTIAL ACCESS DOORS (UNITS & COMMON SPACES THAT DO NOT HAVE CARD READERS), WILL HAVE FOB LOCK. BACK OF HOUSE/MAINTENANCE ROOMS CAN BE KEYED.

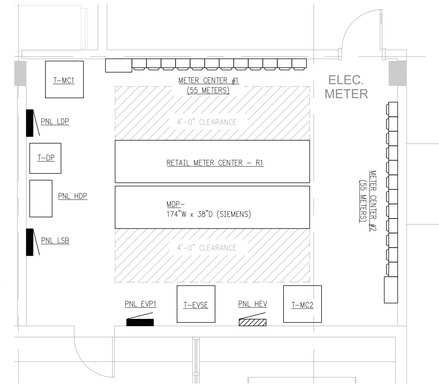
DETAIL NOTES

1. LEVEL II EV CHARGER – WITH DUAL PORTS (DEDICATED CIRCUIT FOR EACH PORT. CHARGER, PEDESTAL, WALL BRACKET, INSTALLATION BY BY CONTRACTOR. 1"C– 3 #8, 1 #10 GND EACH CIRCUIT. CLIPPER CREEK #HCS-40 SERIES.
2. SAME AS DETAIL NOTE ONE, BUT SINGLE-PORT.



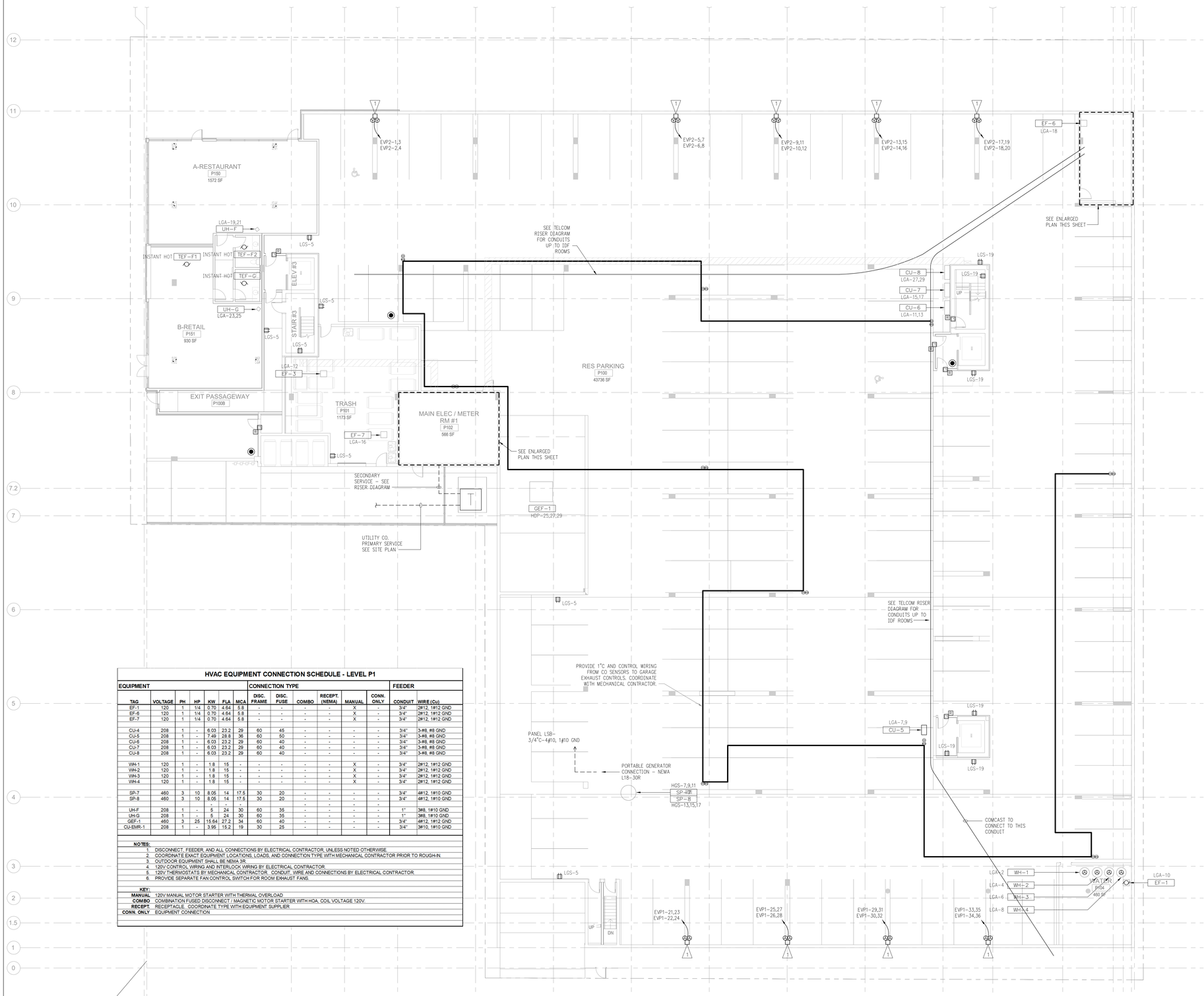
ENLARGED ELEC/TEL ROOM

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



ENLARGED - MAIN ELEC RM - METER RM #1

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



HVAC EQUIPMENT CONNECTION SCHEDULE - LEVEL P1

EQUIPMENT							CONNECTION TYPE						FEEDER	
TAG	VOLTAGE	PH	HP	KW	FLA	MCA	DISC. FRAME	DISC. FUSE	COMBO	RECEPT. (NEMA)	MANUAL	CONN. ONLY	CONDUIT	WIRE (Cu)
EF-1	120	1	1/4	0.70	4.64	5.8	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
EF-6	120	1	1/4	0.70	4.64	5.8	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
EF-7	120	1	1/4	0.70	4.64	5.8	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
CU-4	208	1	-	6.03	23.2	29	60	45	-	-	-	-	3/4"	3-#8, #8 GND
CU-5	208	1	-	7.49	28.8	36	60	50	-	-	-	-	3/4"	3-#8, #8 GND
CU-6	208	1	-	6.03	23.2	29	60	40	-	-	-	-	3/4"	3-#8, #8 GND
CU-7	208	1	-	6.03	23.2	29	60	40	-	-	-	-	3/4"	3-#8, #8 GND
CU-8	208	1	-	6.03	23.2	29	60	40	-	-	-	-	3/4"	3-#8, #8 GND
WH-1	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
WH-2	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
WH-3	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
WH-4	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
SP-7	460	3	10	8.05	14	17.5	30	20	-	-	-	-	3/4"	4#12, 1#10 GND
SP-8	460	3	10	8.05	14	17.5	30	20	-	-	-	-	3/4"	4#12, 1#10 GND
				-	-	-								
UH-F	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-G	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
GEF-1	460	3	25	15.64	27.2	34	60	40	-	-	-	-	3/4"	4#12, 1#12 GND
CU-EMR-1	208	1	-	3.95	15.2	19	30	25	-	-	-	-	3/4"	3#10, 1#10 GND

NOTES:

1. DISCONNECT, FEEDER, AND ALL CONNECTIONS BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
2. COORDINATE EXACT EQUIPMENT LOCATIONS, LOADS, AND CONNECTION TYPE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
4. 120V CONTROL WIRING AND INTERLOCK WIRING BY ELECTRICAL CONTRACTOR.
5. 120V THERMOSTATS BY MECHANICAL CONTRACTOR. CONDUIT, WIRE AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
6. PROVIDE SEPARATE FAN CONTROL SWITCH FOR ROOM EXHAUST FANS.

KEY:

- **MANUAL** 120V MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
- **COMBO** COMBINATION FUSED DISCONNECT / MAGNETIC MOTOR STARTER WITH HOA, COIL VOLTAGE 120V.
- **RECEPT.** RECEPTACLE. COORDINATE TYPE WITH EQUIPMENT SUPPLIER.
- **CONN. ONLY** EQUIPMENT CONNECTION.

LEVEL P-1 - POWER PLAN

SCALE: 1" = 10'-0"

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
8	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

8 LEVEL P-1 - POWER PLAN

SHEET NO.

E300

Drawn
Checked

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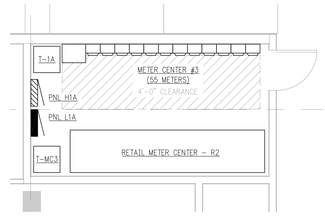
GENERAL NOTES

1. ALL RESIDENTIAL ACCESS DOORS (UNITS & COMMON SPACES THAT DO NOT HAVE CARD READERS), WILL HAVE FOB LOCK. BACK OF HOUSE/MAINTENANCE ROOMS CAN BE KEYED.

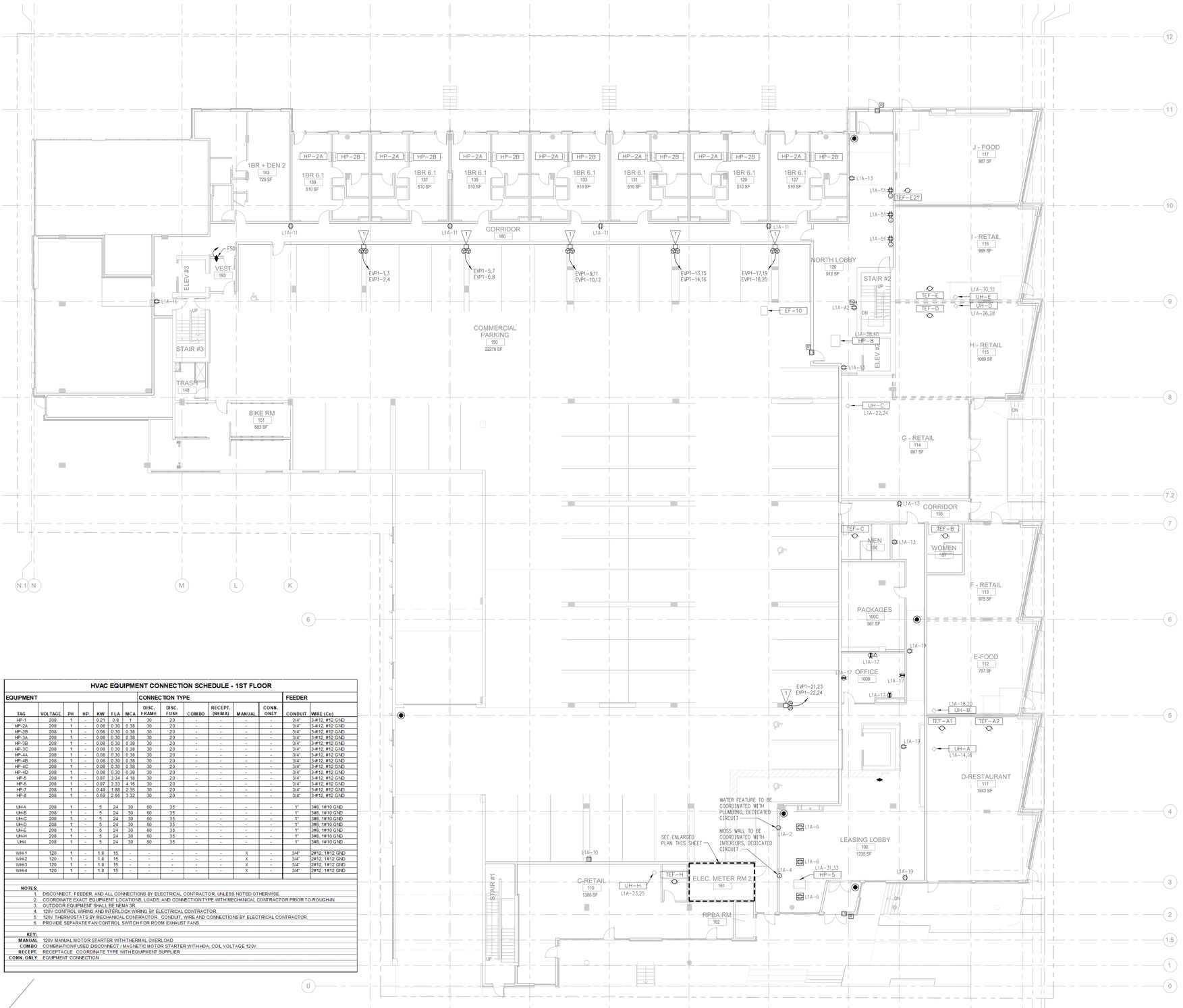
DETAIL NOTES

1 LEVEL II EV CHARGER – WITH DUAL PORTS (DEDICATED CIRCUIT FOR EACH PORT. CHARGER, PEDESTAL, WALL BRACKET, INSTALLATION BY BY CONTRACTOR. 1"C– 3 #8, 1 #10 GND EACH CIRCUIT. CLIPPER CREEK #HCS-40 SERIES.



ENLARGED - METER ROOM #2

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



HVAC EQUIPMENT CONNECTION SCHEDULE - 1ST FLOOR

EQUIPMENT							CONNECTION TYPE						FEEDER	
TAG	VOLTAGE	PH	HP	KW	FLA	MCA	DISC. FRAME	DISC. FUSE	COMBO	RECEPT. (NEMA)	MANUAL	CONN. ONLY	CONDUIT	WIRE (Cu)
HP-1	208	1	-	0.21	0.8	1	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4D	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-5	208	1	-	0.87	3.34	4.18	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-6	208	1	-	0.87	3.33	4.16	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-7	208	1	-	0.49	1.88	2.35	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-8	208	1	-	0.69	2.66	3.32	30	20	-	-	-	-	3/4"	3-#12, #12 GND
UH-A	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-B	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-C	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-D	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-E	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-H	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
UH-I	208	1	-	5	24	30	60	35	-	-	-	-	1"	3#8, 1#10 GND
WH-1	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
WH-2	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
WH-3	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
WH-4	120	1	-	1.8	15	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND

NOTES:
1. DISCONNECT, FEEDER, AND ALL CONNECTIONS BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
2. COORDINATE EXACT EQUIPMENT LOCATIONS, LOADS, AND CONNECTION TYPE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
4. 120V CONTROL WIRING AND INTERLOCK WIRING BY ELECTRICAL CONTRACTOR.
5. 120V THERMOSTATS BY MECHANICAL CONTRACTOR. CONDUIT, WIRE AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
6. PROVIDE SEPARATE FAN CONTROL SWITCH FOR ROOM EXHAUST FANS.

KEY:
MANUAL 120V MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
COMBO COMBINATION FUSED DISCONNECT / MAGNETIC MOTOR STARTER WITH HOA, COIL VOLTAGE 120V.
RECEPT. RECEPTACLE. COORDINATE TYPE WITH EQUIPMENT SUPPLIER
CONN. ONLY EQUIPMENT CONNECTION

LEVEL 1 - POWER PLAN

SCALE: 1" = 10'-0"

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
Date	Description
12/24/2019	LAND USE SET
03/13/2020	PROGRESS SET
03/31/2020	50% CD
04/30/2020	LAND USE SET REV 1
06/26/2020	PROGRESS SET
09/23/2020	75% CD SET
11/12/2020	BUILDING PERMIT
06/24/2021	99% PROGRESS SET
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
11/29/2021	ELEC ADDENDUM #1
01/21/2021	REVISED ELEC ROOMS
5 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
5 LEVEL 1 - POWER PLAN

SHEET NO.
E301

Drawn
Checked

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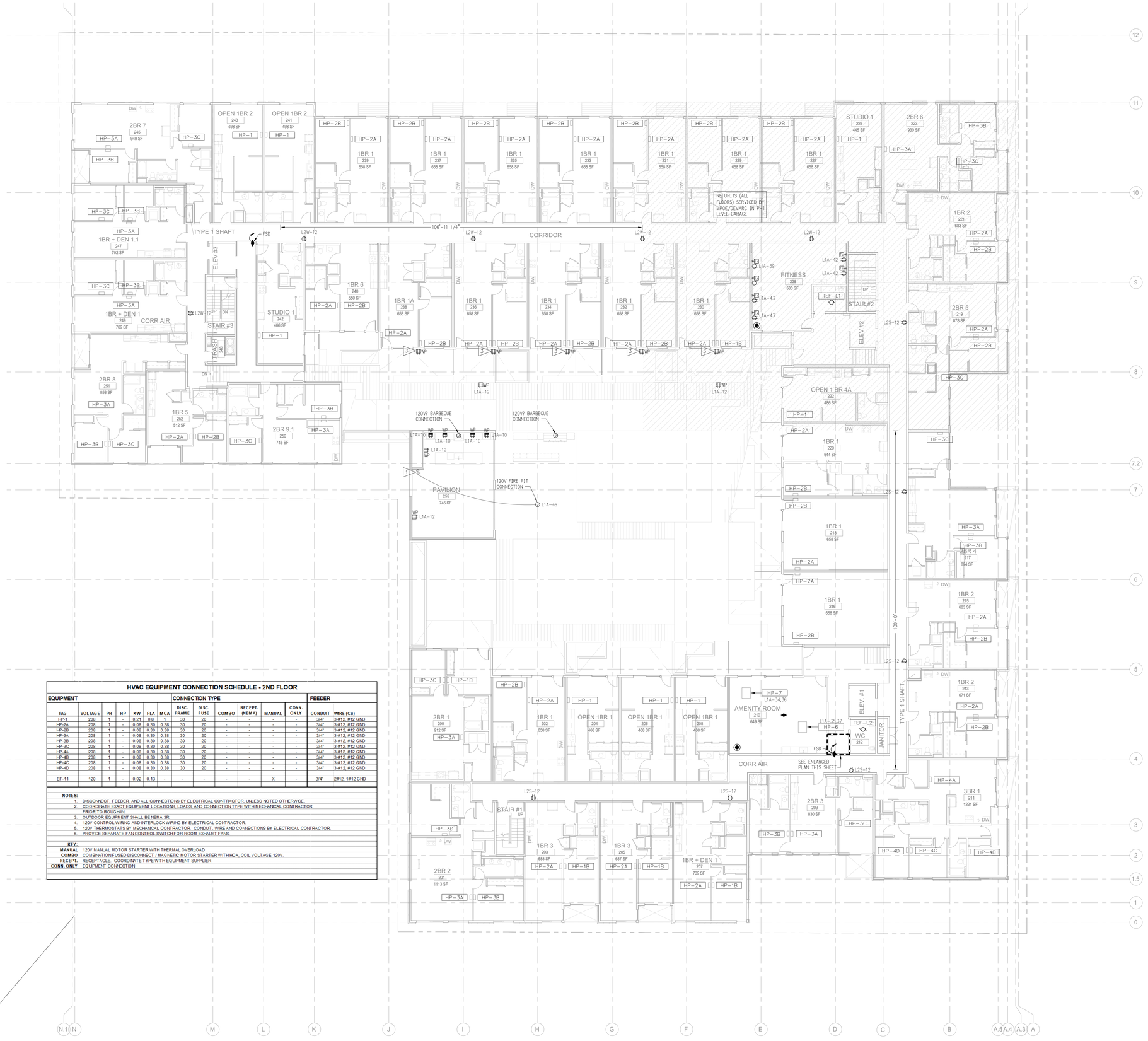
GENERAL NOTES

1. ALL RESIDENTIAL ACCESS DOORS (UNITS & COMMON SPACES THAT DO NOT HAVE CARD READERS), WILL HAVE FOB LOCK. BACK OF HOUSE/MAINTENANCE ROOMS CAN BE KEYED.

DETAIL NOTES

1 RESIDENTIAL UNITS TO HAVE WALL HEATERS IN PLACE OF SPLIT SYSTEM HEAT PUMPS.

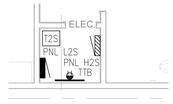


HVAC EQUIPMENT CONNECTION SCHEDULE - 2ND FLOOR

EQUIPMENT							CONNECTION TYPE						FEEDER	
TAG	VOLTAGE	PH	HP	KW	F.L.A	MCA	DISC. FRAME	DISC. FUSE	COMBO	RECEPT. (NEMA)	MANUAL	CONN. ONLY	CONDUIT	WIRE (Cu)
HP-1	208	1	-	0.21	0.8	1	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4D	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
EF-11	120	1	-	0.02	0.13	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND

NOTES:
1. DISCONNECT, FEEDER, AND ALL CONNECTIONS BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
2. COORDINATE EXACT EQUIPMENT LOCATIONS, LOADS, AND CONNECTION TYPE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
4. 120V CONTROL WIRING AND INTERLOCK WIRING BY ELECTRICAL CONTRACTOR.
5. 120V THERMOSTATS BY MECHANICAL CONTRACTOR. CONDUIT, WIRE AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
6. PROVIDE SEPARATE FAN CONTROL SWITCH FOR ROOM EXHAUST FANS.

KEY:
MANUAL 120V MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
COMBO COMBINATION FUSED DISCONNECT / MAGNETIC MOTOR STARTER WITH HOA, COIL VOLTAGE 120V.
RECEPT. RECEPTACLE. COORDINATE TYPE WITH EQUIPMENT SUPPLIER
CONN. ONLY EQUIPMENT CONNECTION



ENLARGED ELEC/TEL ROOM
SCALE: 3/16" = 1'-0"

LEVEL 2 - POWER PLAN
SCALE: 1" = 10'-0"

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
8	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
8
LEVEL 2 - POWER PLAN

SHEET NO.
E302

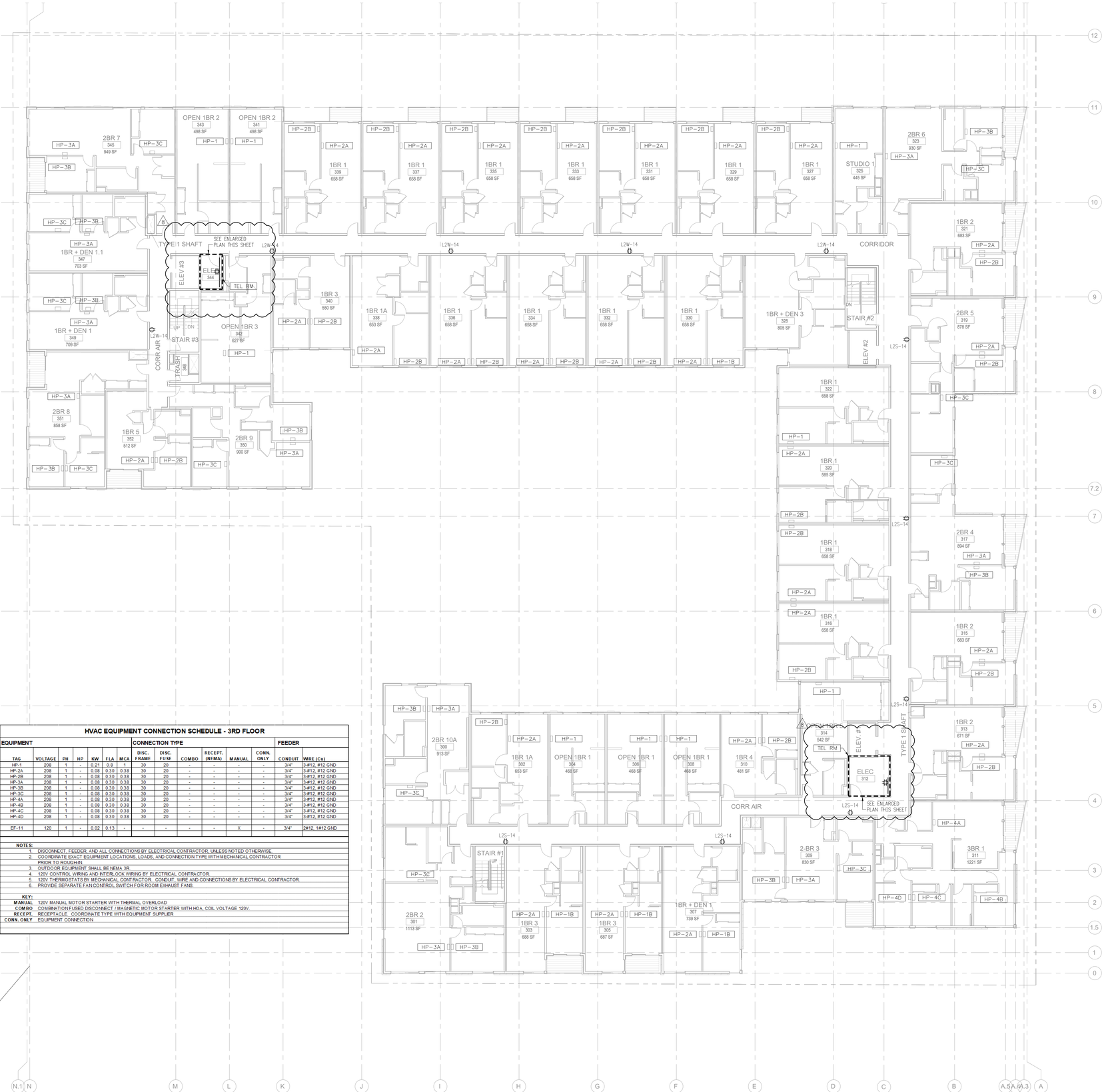
Drawn
Checked

GENERAL NOTES

1. ALL RESIDENTIAL ACCESS DOORS (UNITS & COMMON SPACES THAT DO NOT HAVE CARD READERS), WILL HAVE FOB LOCK. BACK OF HOUSE/MAINTENANCE ROOMS CAN BE KEYED.

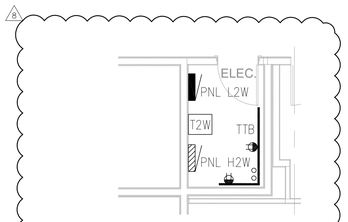
DETAIL NOTES

1 RESIDENTIAL UNITS TO HAVE WALL HEATERS IN PLACE OF SPLIT SYSTEM HEAT PUMPS.



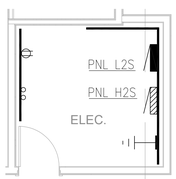
LEVEL 3 - POWER PLAN

SCALE: 1" = 10'-0"



ENLARGED ELEC/TEL ROOM

SCALE: 3/16" = 1'-0"



ENLARGED ELEC/TEL ROOM

SCALE: 3/16" = 1'-0"

HVAC EQUIPMENT CONNECTION SCHEDULE - 3RD FLOOR

EQUIPMENT							CONNECTION TYPE						FEEDER	
TAG	VOLTAGE	PH	HP	KW	FLA	MCA	DISC. FRAME	DISC. FUSE	COMBO	RECEPT. (NEMA)	MANUAL	CONN. ONLY	CONDUIT	WIRE (Cu)
HP-1	208	1	-	0.21	0.8	1	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4D	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
EF-11	120	1	-	0.02	0.13	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND

NOTES:
1. DISCONNECT, FEEDER, AND ALL CONNECTIONS BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
2. COORDINATE EXACT EQUIPMENT LOCATIONS, LOADS, AND CONNECTION TYPE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
4. 120V CONTROL WIRING AND INTERLOCK WIRING BY ELECTRICAL CONTRACTOR.
5. 120V THERMOSTATS BY MECHANICAL CONTRACTOR. CONDUIT, WIRE AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
6. PROVIDE SEPARATE FAN CONTROL SWITCH FOR ROOM EXHAUST FANS.

KEY:
- MANUAL: 120V MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
- COMBO: COMBINATION FUSED DISCONNECT / MAGNETIC MOTOR STARTER WITH HOA, COIL VOLTAGE 120V.
- RECEPT.: RECEPTACLE. COORDINATE TYPE WITH EQUIPMENT SUPPLIER
- CONN. ONLY: EQUIPMENT CONNECTION

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/13/2020	PROGRESS SET
03/31/2020	50% CD
04/30/2020	LAND USE SET REV 1
06/26/2020	PROGRESS SET
09/23/2020	75% CD SET
11/12/2020	BUILDING PERMIT
06/24/2021	99% PROGRESS SET
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
11/29/2021	ELEC ADDENDUM #1
01/21/2021	REVISED ELEC ROOMS
5 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 3 - POWER PLAN

SHEET NO.

5 E303

Drawn
Checked

FOR REFERENCE ONLY

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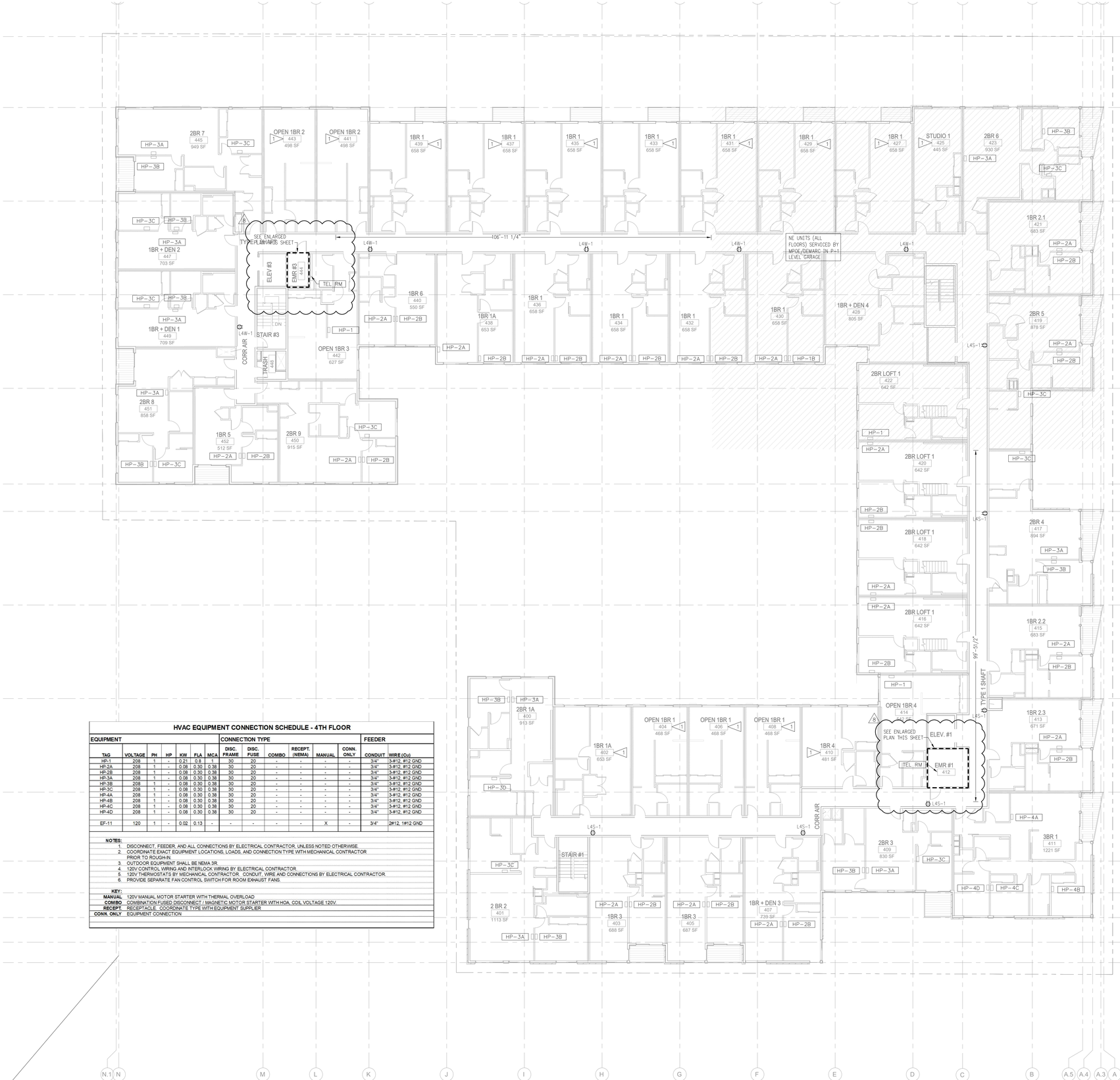
GENERAL NOTES

1. ALL RESIDENTIAL ACCESS DOORS (UNITS & COMMON SPACES THAT DO NOT HAVE CARD READERS), WILL HAVE FOB LOCK. BACK OF HOUSE/MAINTENANCE ROOMS CAN BE KEYED.

DETAIL NOTES

1 RESIDENTIAL UNITS TO HAVE WALL HEATERS IN PLACE OF SPLIT SYSTEM HEAT PUMPS.



HVAC EQUIPMENT CONNECTION SCHEDULE - 4TH FLOOR

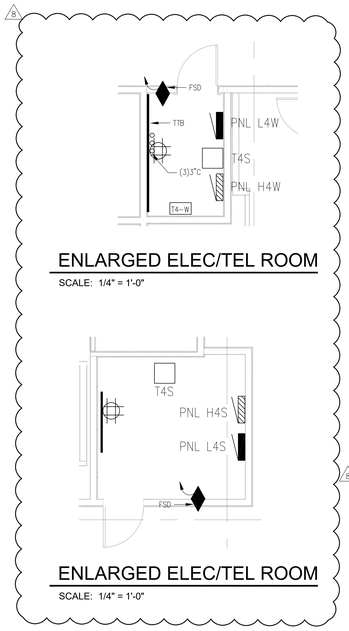
EQUIPMENT							CONNECTION TYPE						FEEDER	
TAG	VOLTAGE	PH	HP	KW	FLA	MCA	DISC. FRAME	DISC. FUSE	COMBO	RECEPT. (NEMA)	MANUAL	CONN. ONLY	CONDUIT	WIRE (Cu)
HP-1	208	1	-	0.21	0.8	1	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-2B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-3C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4A	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4B	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4C	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
HP-4D	208	1	-	0.08	0.30	0.38	30	20	-	-	-	-	3/4"	3-#12, #12 GND
EF-11	120	1	-	0.02	0.13	-	-	-	-	-	X	-	3/4"	2#12, 1#12 GND

NOTES:
1. DISCONNECT, FEEDER, AND ALL CONNECTIONS BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
2. COORDINATE EXACT EQUIPMENT LOCATIONS, LOADS, AND CONNECTION TYPE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
4. 120V CONTROL WIRING AND INTERLOCK WIRING BY ELECTRICAL CONTRACTOR.
5. 120V THERMOSTATS BY MECHANICAL CONTRACTOR. CONDUIT, WIRE AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
6. PROVIDE SEPARATE FAN CONTROL SWITCH FOR ROOM EXHAUST FANS.

KEY:
- **MANUAL** 120V MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
- **COMBO** COMBINATION FUSED DISCONNECT / MAGNETIC MOTOR STARTER WITH HOA, COIL VOLTAGE 120V.
- **RECEPT.** RECEPTACLE. COORDINATE TYPE WITH EQUIPMENT SUPPLIER.
- **CONN. ONLY** EQUIPMENT CONNECTION.

LEVEL 4 - POWER PLAN

SCALE: 1" = 10'-0"



ENLARGED ELEC/TEL ROOM

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

ENLARGED ELEC/TEL ROOM

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

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MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/13/2020	PROGRESS SET
03/31/2020	50% CD
04/30/2020	LAND USE SET REV 1
06/26/2020	PROGRESS SET
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09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
11/29/2021	ELEC ADDENDUM #1
01/21/2021	REVISED ELEC ROOMS
2 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

LEVEL 4 - POWER PLAN

SHEET NO.

2 **E304**

Drawn
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FOR REFERENCE ONLY

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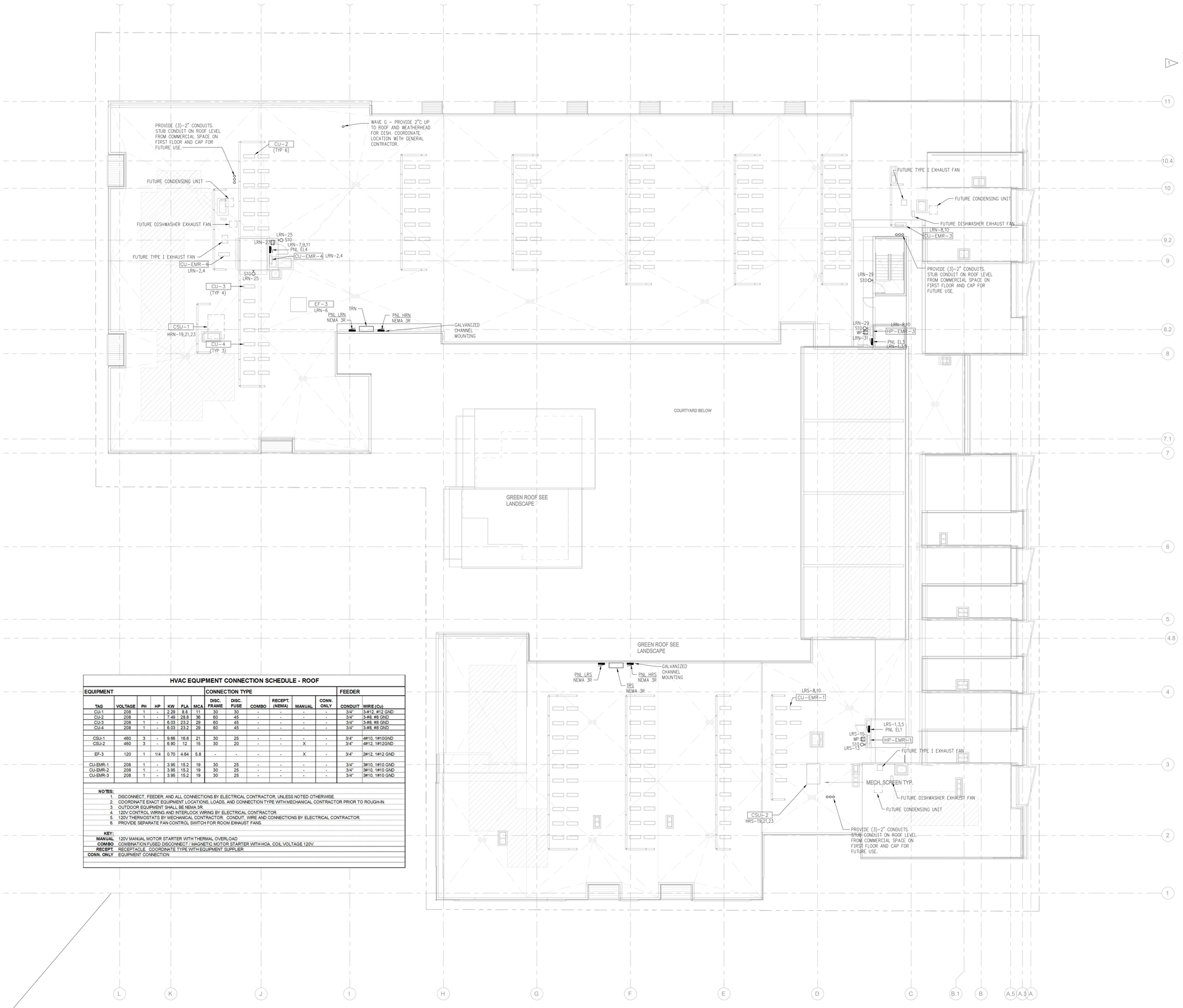

DETAIL NOTES

1. PROVIDE PV ARRAY ON ROOF, COMPLIANT WITH 2015 WSC C406 – ADDITIONAL EFFICIENCY PACKAGE OPTIONS, C406.5. ESTIMATED PV PRODUCTION IS 22.0 KW, BASED ON TABLE C406.5. (APPROXIMATELY 3,000SF ROOF AREA). PROVIDE ALL PV PANELS, INVERTERS, MOUNTING, SUPPORTS, METERING, ELECTRICAL INFRASTRUCTURE, AND CONNECTION TO BUILDING HOUSE PANELS AS REQUIRED FOR A COMPLETE SYSTEM. NOTE: INSTALLED PV SYSTEM WILL SATISFY BUILT-GREEN 4, SOLAR READINESS REQUIREMENT.

HVAC EQUIPMENT CONNECTION SCHEDULE - ROOF

EQUIPMENT							CONNECTION TYPE						FEEDER	
TAG	VOLTAGE	PH	HP	KW	FLA	MCA	DISC. FRAME	DISC. FUSE	COMBO	RECEPT. (NEMA)	MANUAL	CONN. ONLY	CONDUIT	WIRE (Cu)
CU-1	208	1	-	2.29	8.8	11	30	30	-	-	-	-	3/4"	3-#12, #12 GND
CU-2	208	1	-	7.49	28.8	36	60	45	-	-	-	-	3/4"	3-#8, #8 GND
CU-3	208	1	-	6.03	23.2	29	60	45	-	-	-	-	3/4"	3-#8, #8 GND
CU-4	208	1	-	6.03	23.2	29	60	45	-	-	-	-	3/4"	3-#8, #8 GND
CSU-1	460	3	-	9.66	16.8	21	30	25	-	-	-	-	3/4"	4#10, 1#10GND
CSU-2	460	3	-	6.90	12	15	30	20	-	-	X	-	3/4"	4#12, 1#12GND
EF-3	120	1	1/4	0.70	4.64	5.8	-	-	-	-	X	-	3/4"	2#12, 1#12 GND
CU-EMR-1	208	1	-	3.95	15.2	19	30	25	-	-	-	-	3/4"	3#10, 1#10 GND
CU-EMR-2	208	1	-	3.95	15.2	19	30	25	-	-	-	-	3/4"	3#10, 1#10 GND
CU-EMR-3	208	1	-	3.95	15.2	19	30	25	-	-	-	-	3/4"	3#10, 1#10 GND

NOTES:
1. DISCONNECT, FEEDER, AND ALL CONNECTIONS BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
2. COORDINATE EXACT EQUIPMENT LOCATIONS, LOADS, AND CONNECTION TYPE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
4. 120V CONTROL WIRING AND INTERLOCK WIRING BY ELECTRICAL CONTRACTOR.
5. 120V THERMOSTATS BY MECHANICAL CONTRACTOR. CONDUIT, WIRE AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
6. PROVIDE SEPARATE FAN CONTROL SWITCH FOR ROOM EXHAUST FANS.

KEY:
- **MANUAL** 120V MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
- **COMBO** COMBINATION FUSED DISCONNECT / MAGNETIC MOTOR STARTER WITH HOA, COIL VOLTAGE 120V.
- **RECEPT.** RECEPTACLE. COORDINATE TYPE WITH EQUIPMENT SUPPLIER
- **CONN. ONLY** EQUIPMENT CONNECTION

ELECTRICAL ROOF PLAN

SCALE: 1" = 10'-0"

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	01/21/2021	REVISED ELEC ROOMS
8	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ELECTRICAL ROOF PLAN

SHEET NO.

8 **E305**

Drawn
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LOAD CALCULATION - MDP: 3000AMP, 480V, 3PH, 4W

RESIDENTIAL LOADS - NEC 220.84

Number of units: 146
Total sf (square footage): 230,000 sf

General Lighting	3 w/sf	x	230,000 sf		690,000 VA
(2) Small Appliance ckts.	292	x	1,500 VA		438,000 VA
(1) Laundry ckt.	146	x	1,500 VA		219,000 VA
Dryer - Electric	146	x	5,000 VA		730,000 VA
Dishwasher	146	x	1,200 VA		175,200 VA
Disposal	146	x	1,100 VA		160,600 VA
Range	146	x	8,000 VA		1,168,000 VA
Microwave/Hood	146	x	1,800 VA		262,800 VA
Ductless Heat Pumps:					
Studio	11	x	2,288 VA		25,168 VA
1 BR & 1 BR (DEN/LOFT)	100	x	7,488 VA		748,800 VA
2 BR & 2 BR (LOFT)	23	x	6,032 VA		138,736 VA
3 BR & Townhouses (2)	12	x	6,032 VA		72,384 VA
	146				4,828,688 VA
Demand (Table 220.84):	0.23	x	4,828,688 VA		1,110,598 VA

TOTAL RESIDENTIAL	@ 208V, 3PH	=	**3,086 Amps**
	@ 480V, 3PH	=	**1,336 Amps**

COMMERCIAL LOADS

Commercial #1	1890 sf	x	30.0 W/sf	=	56,700 VA
Commercial #2	1233 sf	x	30.0 W/sf	=	36,990 VA
Commercial #3	740 sf	x	30.0 W/sf	=	22,200 VA
Commercial #4	2133 sf	x	30.0 W/sf	=	63,990 VA
Commercial #5	2211 sf	x	30.0 W/sf	=	66,330 VA
Commercial #6	1246 sf	x	30.0 W/sf	=	37,380 VA
Commercial #7	1347 sf	x	30.0 W/sf	=	40,410 VA
Restaurant #1	2000 sf	x	50.0 W/sf	=	100,000 VA
Restaurant #2	3260 sf	x	50.0 W/sf	=	163,000 VA
Restaurant #3	1680 sf	x	50.0 W/sf	=	84,000 VA
					671,000 VA

TOTAL COMMERCIAL	@ 208V, 3PH	=	**1,864 Amps**
	@ 480V, 3PH	=	**807 Amps**

HOUSE LOADS: HDP

		Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	33,488	100% =	33,488 VA
L	Lighting	53,560	125% =	66,950 VA
R	Receptacles - to 10 KVA	10,000	100% =	10,000 VA
	over 10 KVA	24,380	50% =	12,190 VA
K	Kitchen	0	100% =	0 VA
H	Heating	75,658	100% =	75,658 VA
M	Motors	142,072	100% =	142,072 VA
LM	Largest Motor	90,411	125% =	113,014 VA
WH	Water Heater	4,800	125% =	6,000 VA
C	Continuous General Load	0	125% =	0 VA
		434,369 VA		459,372 VA

TOTAL HOUSE	@ 208V, 3PH	=	**1,276 Amps**
	@ 480V, 3PH	=	**553 Amps**

EVSE LOADS: PANEL EVP1/EVP2

	PANEL EVP1			
27 EVSE (EXCEEDS WAC REQUIREMENT OF 10%. 21 REQUIRED)	221,100	125% =		276,375 VA

EVSE LOADS	@ 208V, 3PH	=	**768 Amps**
	@ 480V, 3PH	=	**333 Amps**

TOTAL BUILDING LOAD

RESIDENTIAL	=	1,110,598 VA
COMMERCIAL	=	671,000 VA
HOUSE LOADS - HDP	=	459,372 VA
EVSE	=	276,375 VA
TOTAL BUILDING	=	2,518,113 VA

@ 208V, 3PH	=	**6,995 Amps**
@ 480V, 3PH	=	**3,030 Amps**

Meter Center #1 - Main Electrical Room

Dwelling Unit Load Calculation - NEC 220.84

**Only used for 3 or more dwelling units

Number of units: 55
Total sf (square footage): 52,250 sf (Estimating Avg. 950 sf per unit)

General Lighting	3 w/sf	x	52,250 sf	=	156.8 kW
(2) Small Appliance ckts.	110	x	1.5 kW	=	165.0 kW
(1) Laundry ckt.	55	x	1.5 kW	=	82.5 kW
Dryer	55	x	5.0 kW	=	275.0 kW
Dishwasher	55	x	1.2 kW	=	66.0 kW
Disposal	55	x	1.1 kW	=	60.5 kW
Range	55	x	8.0 kW	=	440.0 kW
Microwave/Hood	55	x	1.5 kW	=	82.5 kW
Ductless HP (7.2 kw)	55	x	7.2 kW	=	396.0 kW
					1724.3 kW
Demand (Table 220.84):	0.25	x	1724.3 kW	=	**431.1 kW**
	@ 208	V	3 ph	=	**1,196 Amps**
	@ 480	V	3 ph	=	**519 Amps**

Meter Center #3 - Electrical Room

Dwelling Unit Load Calculation - NEC 220.84

**Only used for 3 or more dwelling units

Number of units: 52
Total sf (square footage): 49,400 sf (Estimating Avg. 950 sf per unit)

General Lighting	3 w/sf	x	49,400 sf	=	148.2 kW
(2) Small Appliance ckts.	104	x	1.5 kW	=	156.0 kW
(1) Laundry ckt.	52	x	1.5 kW	=	78.0 kW
Dryer	52	x	5.0 kW	=	260.0 kW
Dishwasher	52	x	1.2 kW	=	62.4 kW
Disposal	52	x	1.1 kW	=	57.2 kW
Range	52	x	8.0 kW	=	416.0 kW
Microwave/Hood	52	x	1.5 kW	=	78.0 kW
Ductless HP (7.2 kw)	52	x	7.2 kW	=	374.4 kW
					1630.2 kW
Demand (Table 220.84):	0.25	x	1630.2 kW	=	**407.6 kW**
	@ 208	V	3 ph	=	**1,133 Amps**
	@ 480	V	3 ph	=	**491 Amps**

Meter Center #2 - Electrical Room

Dwelling Unit Load Calculation - NEC 220.84

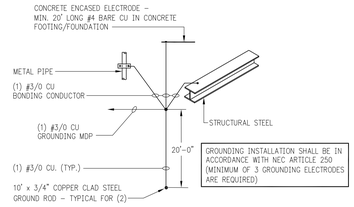
**Only used for 3 or more dwelling units

Number of units: 52
Total sf (square footage): 49,400 sf (Estimating Avg. 950 sf per unit)

General Lighting	3 w/sf	x	49,400 sf	=	148.2 kW
(2) Small Appliance ckts.	104	x	1.5 kW	=	156.0 kW
(1) Laundry ckt.	52	x	1.5 kW	=	78.0 kW
Dryer	52	x	5.0 kW	=	260.0 kW
Dishwasher	52	x	1.2 kW	=	62.4 kW
Disposal	52	x	1.1 kW	=	57.2 kW
Range	52	x	8.0 kW	=	416.0 kW
Microwave/Hood	52	x	1.5 kW	=	78.0 kW
Ductless HP (7.2 kw)	52	x	7.2 kW	=	374.4 kW
					1630.2 kW
Demand (Table 220.84):	0.25	x	1630.2 kW	=	**407.6 kW**
	@ 208	V	3 ph	=	**1,133 Amps**
	@ 480	V	3 ph	=	**491 Amps**

FEEDER SCHEDULE - ALUMINUM

CALLOUT	FEEDER (AL)	GROUND	CONDUIT	AMPERAGE
FEEDERS - BY CONTRACTOR				
303	4 #8	1 #6	1"	40
603T	3 #4	1 #6	1"	65
603	4 #4	1 #6	1"	65
1003T	3 #1	1 #6	1-1/2"	100
1003	4 #1	1 #6	1-1/2"	100
1253	4 #2/0	1 #4	2"	135
1502	3 #2/0	1 #1	SER CABLE	150
1503T	3 #3/0	1 #4	2"	155
2003T	3 #250KCMIL	1 #2	2-1/2"	205
2253	4 #300KCMIL	1 #1	2-1/2"	230
3003T	(2) 3 #350KCMIL	1 #1	(2) 2-1/2"	310
4003	(2) 4 #250KCMIL	1 #1	(2) 2-1/2"	410
6003T	(2) 3 #500KCMIL	1 #2/0	(2) 3"	620
6003	(2) 4 #500KCMIL	1 #2/0	(2) 3"	620
8003T	(3) 4 #400KCMIL	1 #3/0	(3) 3"	810
8003	(3) 4 #400KCMIL	1 #3/0	(3) 3"	810
12003	(4) 4 #500KCMIL	1 #250KCMIL	(4) 3-1/2"	1240
30003	(10) 4 #500KCMIL	-	(10) 4"	3100



GROUNDING DETAIL

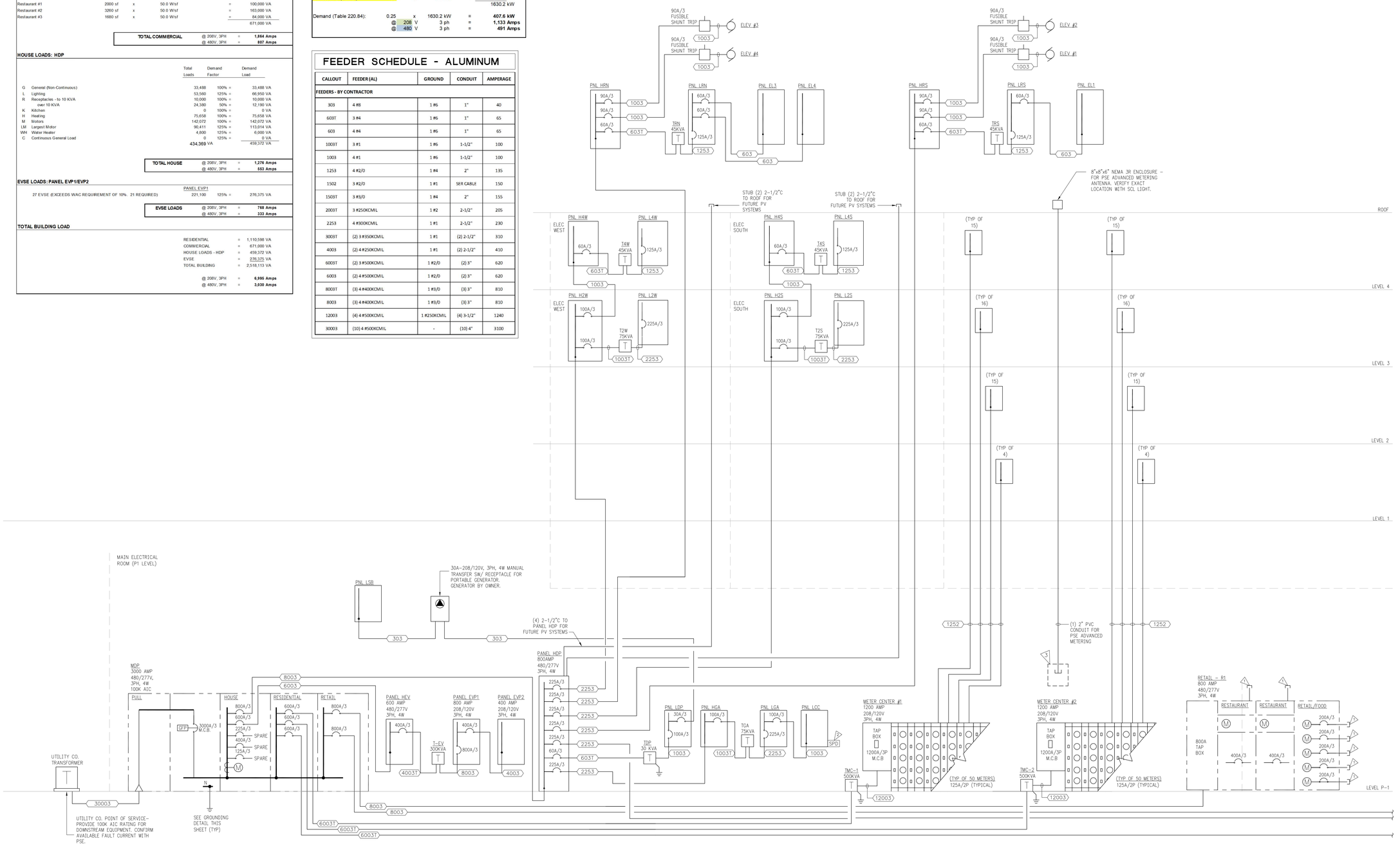
SCALE: NONE

GENERAL NOTES

1. PROVIDE ARC-FLASH HAZARD CALCULATIONS AND LABELING, PROVIDED BY MANUFACTURER, ON EQUIPMENT, AS REQUIRED BY NEC.
2. PROVIDE SELECTIVE COORDINATION STUDY, AND ENSURE SELECTIVE COORDINATION FOR EMERGENCY SYSTEM (NEC ARTICLE 700/701) AND ELEVATORS (NEC ARTICLE 620) AS REQUIRED.
3. FIRE PUMP FEEDERS SHALL BE CONCRETE ENCASED AS REQUIRED BY NEC.
4. THE AIC RATING OF OVERCURRENT DEVICES SHALL MEET OR EXCEED AVAILABLE SHORT CIRCUIT CURRENT LEVEL AT THE DEVICE. SEE SHORT CIRCUIT CALCULATION THIS SHEET.
5. THE DISTRIBUTION EQUIPMENT BASIS OF DESIGN IS BASED ON SIEMENS, SIZING, ETC. PLEASE CONFIRM ALTERNATE EQUIPMENT – SIZING THAT MEETS OR EXCEEDS ALLOCATED SPACE, AND CODE REQUIRED CLEARANCES.

FLAG NOTES

1. (2) 3"C ONLY TO TENANT SPACE.
2. PROVIDE 3-PHASE SURGE PROTECTION DEVICE ON PANEL
3. PROVIDE 2'x2'x3/4" BACKBOARD WITH 120V RECEPTACLES IN METERING ROOM FOR PSE ADVANCED METERING.



ELECTRICAL RISER DIAGRAM

SCALE: NOT TO SCALE

FOR REFERENCE ONLY

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2885 78TH AVE SE
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	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
B	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
ELECTRICAL RISER DIAGRAM

SHEET NO.
E600

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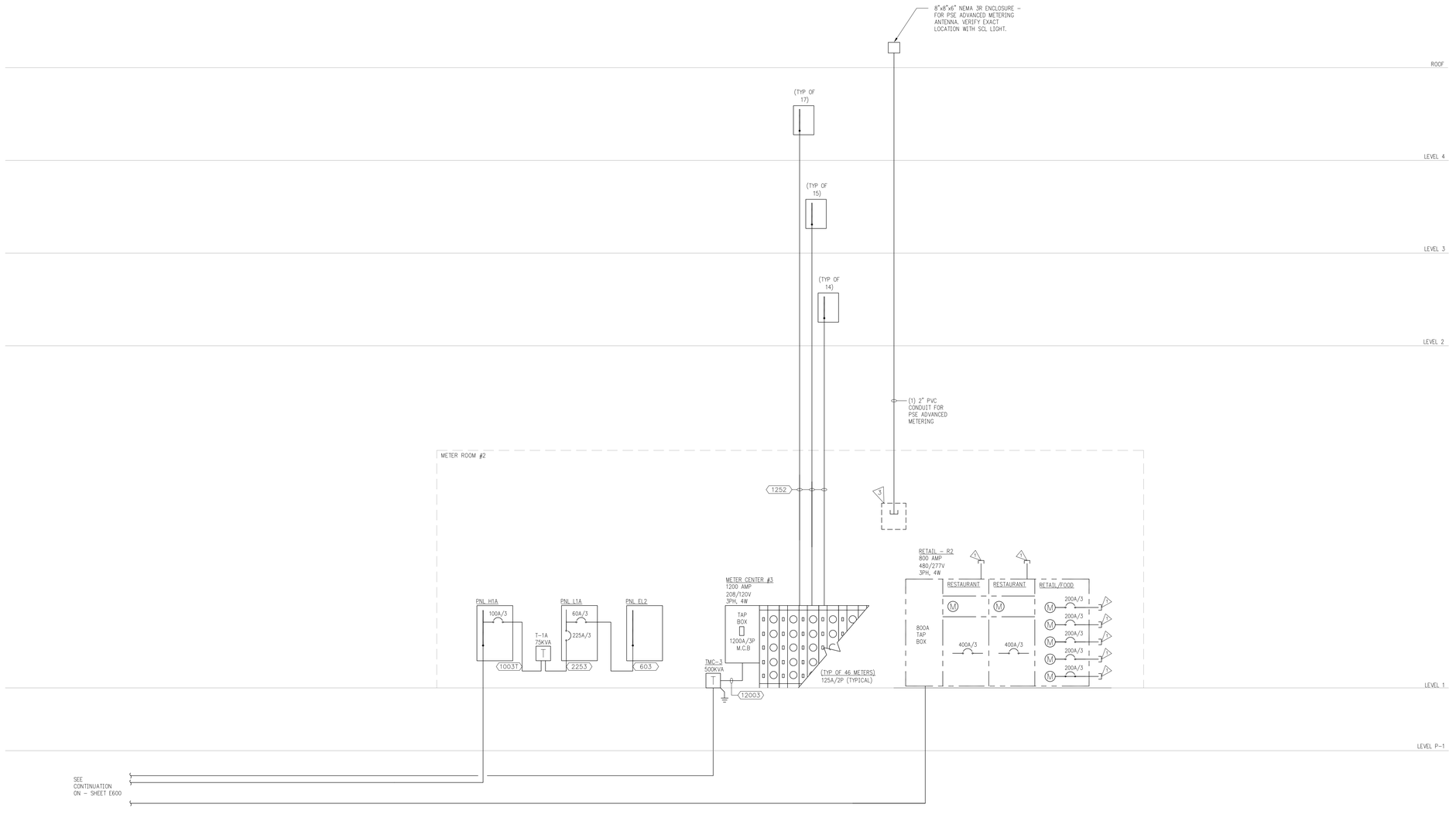

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8 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
ELECTRICAL RISER DIAGRAM - SEC 2

SHEET NO.
E601

Drawn
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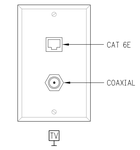
TELECOMMUNICATIONS NOTES

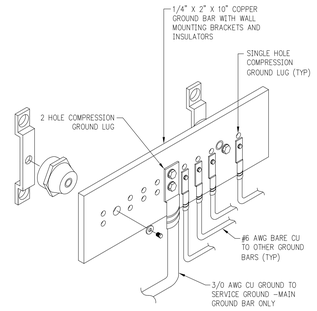
1. ALL WORK SHOWN SHALL BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.
2. PROVIDE PULL BOXES FOR CONDUIT RUNS EXCEEDING (3) 90 DEGREE BENDS.
3. PROVIDE NYLON BUSHING FOR ALL CONDUITS AT BOTH ENDS. PROVIDE PULL STRINGS IN CONDUITS. PROVIDE FIRE RATED SEALANT FOR CONDUITS PENETRATING FIRE RATED ASSEMBLIES. PROVIDE APPROVED FIRE RATED CAPS FOR UNUSED CONDUITS AT BOTH ENDS.
4. STUB CONDUITS +6" ABOVE FLOOR BELOW BACKBOARD, OR AT CEILING ABOVE BACKBOARD.
5. LABEL CONDUITS AT BOTH ENDS ("TO ROOM_____").
6. LOW VOLTAGE NETWORK PANEL SHALL BE 30"x14"x3.5"D WITH FLUSH VENTED HINGED COVER, LOCATED IN RESIDENT UNIT CLOSET. PRIMEX #P3000, OR APPROVED EQUAL. PROVIDE DEDICATED 15A, 120V RECEPTACLE INSIDE PANEL.
7. PROVIDE REQUIRED PUNCHDOWN BLOCKS, SPLITTERS, AMPLIFIERS, ETC. AT DEMARC (MPOE) AND IDF CLOSETS, AS REQUIRED BY SERVING UTILITIES.
8. COAXIAL CABLE (RG6) RUNS SHALL NOT EXCEED 150'-0". RUNS EXCEEDING 150' SHALL BE R611 TYPE.
9. TELEPHONE BOARDS SHALL BE MIN. 3/4" THICK, FIRE TREATED PLYWOOD.

KEY

1. RUGGEDIZED FIBER – SUPPLIED BY SERVICE PROVIDER.
2. (1) CAT6 SUPPLIED BY SERVICE PROVIDER.
3. (1) RG6 COAX SUPPLIED BY SERVICE PROVIDER.



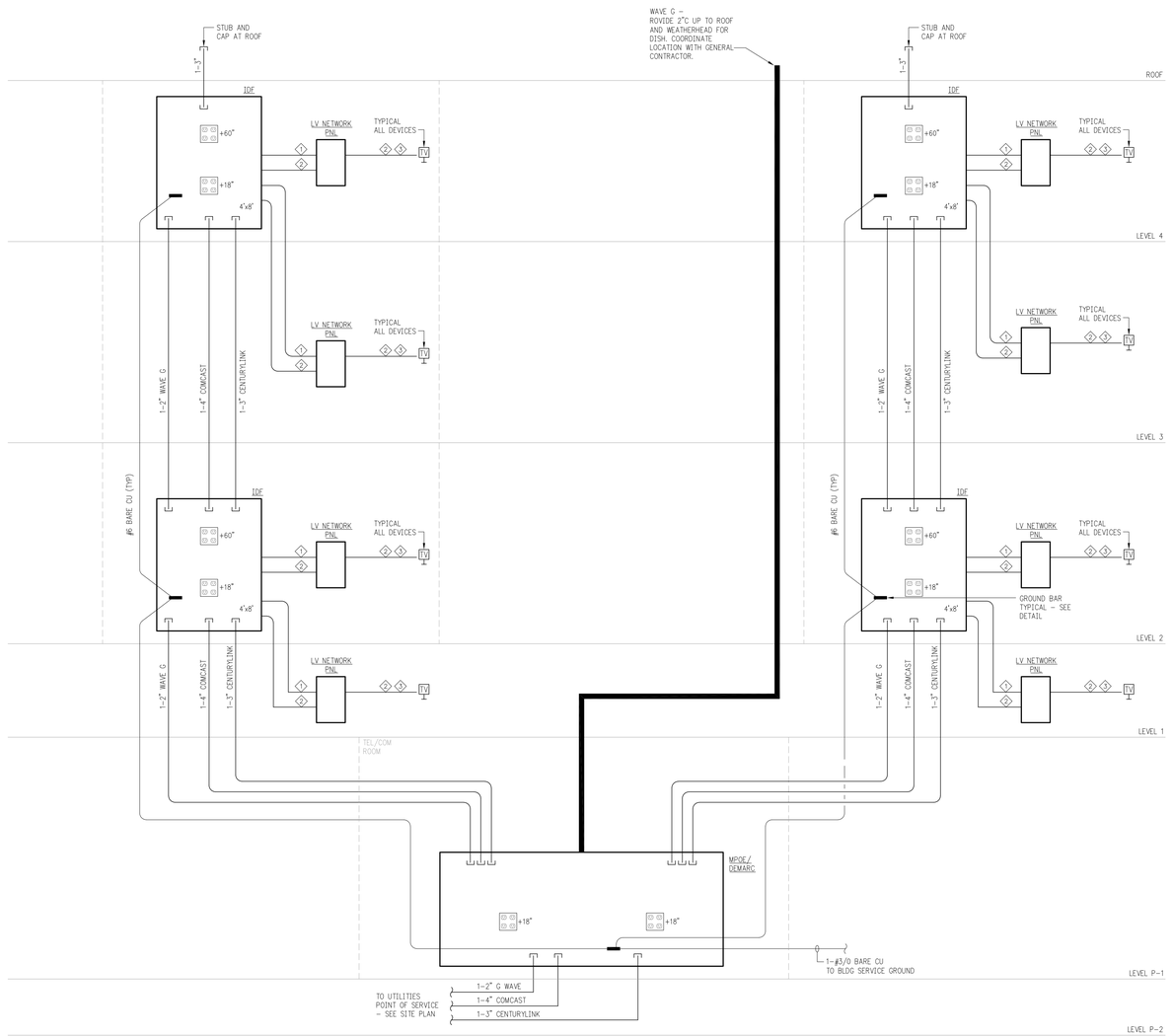
MULTI-MEDIA OUTLET



NOTE: NOT ALL PARTS ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR A COMPLETE WORKING INSTALLATION INCLUDING, MISCELLANEOUS APPURTENANCES.

GROUND BAR DETAIL

SCALE: NONE



TELECOMMUNICATIONS RISER DIAGRAM

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9 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
TELECOM RISER DIAGRAM

SHEET NO.
E602

FOR REFERENCE ONLY

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PANEL HDP — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 800A Bus M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PNL, LDP	4,634	S	**60**	**3**	**A**	225	3	6,600	S	PNL, H2W	2
3	---	4,634	S	-	-	**B**	-	-	9,600	S	---	4
5	---	2,658	S	-	-	**C**	-	-	5,700	S	---	6
7	PNL, HGA	17,349	S	225	3	**A**	225	3	42,480	S	PNL, HRN	8
9	---	16,854	S	-	-	**B**	-	-	41,604	S	---	10
11	---	17,113	S	-	-	**C**	-	-	33,757	S	---	12
13	PNL, H1A	25,515	S	225	3	**A**	225	3	34,988	S	PNL, HRS	14
15	---	22,834	S	-	-	**B**	-	-	36,006	S	---	16
17	---	22,043	S	-	-	**C**	-	-	33,784	S	---	18
19	PNL, H2S	11,760	S	225	3	**A**	100	2			SPARE	20
21	---	4,800	S	-	-	**B**	-	-			---	22
23	---	5,880	S	-	-	**C**	40	3			SPARE	24
25	GEF-1	5,214	M	40	3	**A**	-	-			---	26
27	---	5,214	M	-	-	**B**	-	-			---	28
29	---	5,212	M	-	-	**C**	40	3			SPARE	30
31	SPARE			20	1	**A**	-	-			---	32
33	SPARE			20	1	**B**	-	-			---	34
35	SPARE			20	1	**C**	225	3	12,623	S	PNL, HGS	36
37	SPARE			20	1	**A**	-	-	12,262	S	---	38
39	SPACE					**B**	-	-	8,876	S	---	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 160,802 VA 580 A
Total Connected Load: Ph B 150,422 VA 543 A
Total Connected Load: Ph C 138,770 VA 501 A
Total Connected Load: 450.0 **KVA** **Total Demand Load:** 459.4 **KVA**
541.3 **AMPS** 552.5 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	33,488	33,488	100%	33,488
L	Lighting	0	53,560	53,560	125%	66,950
R	Receptacles - to 10 KVA	0	20,440	10,000	100%	10,000
	over 10 KVA		13,940	24,380	50%	12,190
K	Kitchen	0	0	0	100%	0
H	Heating	0	75,658	75,658	100%	75,658
M	Motors	15,640	126,432	142,072	100%	142,072
LM	Largest Motor	0	90,411	90,411	125%	113,014
WH	Water Heater	0	4,800	4,800	125%	6,000
C	Continuous General Load	0	0	0	125%	0
		15,640 VA	418,729 VA	434,368 VA		489,372 VA

Accessories:

PANEL LDP — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS 100A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	**PANEL LSD**	**2,658**	**S**	**30**	3	**A**	30	2	1,976	H	CU-EMR-2	2
3	---	**2,658**	**S**	-	-	**B**	-	-	1,976	H	---	4
5	---	**2,658**	**S**	-	-	**C**					SPACE	6
7	SPARE			20	1	**A**					SPACE	8
9	SPARE			20	1	**B**					SPACE	10
11	SPARE			20	1	**C**					SPACE	12
13	SPARE			20	1	**A**					SPACE	14
15	SPARE			20	1	**B**					SPACE	16
17	SPARE			20	1	**C**					SPACE	18
19	SPARE			20	1	**A**					SPACE	20
21	SPARE			20	1	**B**					SPACE	22
23	SPARE			20	1	**C**					SPACE	24
25	SPARE			20	1	**A**					SPACE	26
27	SPACE					**B**					SPACE	28
29	SPACE					**C**					SPACE	30
31	SPACE					**A**					SPACE	32
33	SPACE					**B**					SPACE	34
35	SPACE					**C**					SPACE	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 4,634 VA 39 A
Total Connected Load: Ph B 4,634 VA 39 A
Total Connected Load: Ph C 2,658 VA 22 A
Total Connected Load: 11.9 **KVA** **Total Demand Load:** 12.9 **KVA**
33.1 **AMPS** 35.9 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	3,952	0	3,952	100%	3,952
M	Motors	0	3,987	3,987	100%	3,987
LM	Largest Motor	0	3,987	3,987	125%	4,984
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		3,952 VA	7,974 VA	11,926 VA		12,923 VA

Accessories:

PANEL HGA — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL LGA (VIA 75KVA TRANSFORMER)	17,349	S	100	3	**A**	20	1			SPARE	2
3	---	16,854	S	-	-	**B**	20	1			SPARE	4
5	---	17,113	S	-	-	**C**	20	1			SPARE	6
7	SPARE			40	3	**A**	20	1			SPARE	8
9	---			-	-	**B**	20	1			SPARE	10
11	---			-	-	**C**	20	1			SPARE	12
13	SPARE			40	3	**A**	20	1			SPARE	14
15	---			-	-	**B**	20	1			SPARE	16
17	---			-	-	**C**	20	1			SPARE	18
19	SPARE			60	3	**A**	20	1			SPARE	20
21	---			-	-	**B**	20	1			SPARE	22
23	---			-	-	**C**	20	1			SPARE	24
25	SPARE			45	3	**A**	20	1			SPARE	26
27	---			-	-	**B**	20	1			SPARE	28
29	---			-	-	**C**	20	1			SPARE	30
31	SPARE			30	3	**A**	20	1			SPARE	32
33	---			-	-	**B**	20	1			SPARE	34
35	---			-	-	**C**					SPACE	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 17,349 VA 63 A
Total Connected Load: Ph B 16,854 VA 61 A
Total Connected Load: Ph C 17,113 VA 62 A
Total Connected Load: 51.3 **KVA** **Total Demand Load:** 52.5 **KVA**
61.7 **AMPS** 63.2 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	9,000	9,000	100%	9,000
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	100%	0
H	Heating	0	10,000	10,000	100%	10,000
M	Motors	0	27,516	27,516	100%	27,516
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	4,800	4,800	125%	6,000
C	Continuous General Load	0	0	0	125%	0
		0 VA	51,316 VA	51,316 VA		52,516 VA

Accessories:

PANEL LGA — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 225A BUS 225A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL LCC	3,000	S	100	3	**A**	15	1	1,200	WH	WH-1	2
3	---	3,000	S	-	-	**B**	15	1	1,200	WH	WH-2	4
5	---	3,000	S	-	-	**C**	15	1	1,200	WH	WH-3	6
7	CU-5	3,744	M	40	2	**A**	15	1	1,200	WH	WH-4	8
9	---	3,744	M	-	-	**B**	20	1	189	M	EF-1	10
11	CU-6	3,016	M	40	2	**C**	20	1	189	M	EF-3	12
13	---	3,016	M	-	-	**A**	20	1	189	M	EF-5 (INTERNET)	14
15	CU-7	3,016	M	40	2	**B**	20	1	189	M	EF-7 (ELECTRIC/ METER)	16
17	---	3,016	M	-	-	**C**	20	1	1,176	M	GTF-1	18
19	UH-F	2,500	H	30	2	**A**	20	1			SPARE	20
21	---	2,500	H	-	-	**B**	60	2			SPARE	22
23	UH-G	2,500	H	30	2	**C**	-	-			---	24
25	---	2,500	H	-	-	**A**	60	2			SPARE	26
27	CU-8	3,016	M	40	2	**B**	-	-			---	28
29	---	3,016	M	-	-	**C**	30	2			SPARE	30
31	SPARE			20	1	**A**	-	-			---	32
33	SPARE			20	1	**B**	30	2			SPARE	34
35	SPACE					**C**	-	-			---	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 17,349 VA 145 A
Total Connected Load: Ph B 16,854 VA 140 A
Total Connected Load: Ph C 17,113 VA 143 A
Total Connected Load: 51.3 **KVA** **Total Demand Load:** 52.5 **KVA**
142.5 **AMPS** 145.9 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	9,000	9,000	100%	9,000
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	27,516	0	27,516	100%	27,516
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	4,800	0	4,800	125%	6,000
C	Continuous General Load	0	0	0	125%	0
		42,516 VA	9,000 VA	51,316 VA		52,516 VA

Accessories:

PANEL LCC — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS M.L.O. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	SURGE SUPPRESSION (SPD)			30	3	**A**	20	1	1,500	G	REC - DEMARC	2
3	---			-	-	**B**	20	1	1,500	G	REC - DEMARC	4
5	---			-	-	**C**	20	1	1,500	G	REC - DEMARC	6
7	SPARE			30	2	**A**	20	1	1,500	G	REC - DEMARC	8
9	---			-	-	**B**	20	1	1,500	G	REC - DEMARC	10
11	SPARE			30	2	**C**	20	1	1,500	G	REC - DEMARC	12
13	---			-	-	**A**	20	1			SPARE	14
15	SPARE			30	2	**B**	20	1			SPARE	16
17	---			-	-	**C**	20	1			SPARE	18
19	SPARE			30	2	**A**	20	1			SPARE	20
21	---			-	-	**B**	20	1			SPARE	22
23	SPARE			20	1	**C**	20	1			SPARE	24
25	SPARE			20	1	**A**	20	1			SPARE	26
27	SPARE			20	1	**B**					SPACE	28
29	SPACE					**C**					SPACE	30
31	SPACE					**A**					SPACE	32
33	SPACE					**B**					SPACE	34
35	SPACE					**C**					SPACE	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 3,000 VA 25 A
Total Connected Load: Ph B 3,000 VA 25 A
Total Connected Load: Ph C 3,000 VA 25 A
Total Connected Load: 9.0 **KVA** **Total Demand Load:** 9.0 **KVA**
25.0 **AMPS** 25.0 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	9,000	0	9,000	100%	9,000
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	0	0	0	100%	0
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		9,000 VA	0 VA	9,000 VA		9,000 VA

Accessories:

PANEL H1A — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP 225A MLO SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL L1A [VIA 75 KVA TRANSFORMER]	25,515	S	100	3	**A**	20	1			SPARE	2
3	---	22,834	S	-	-	**B**	20	1			SPARE	4
5	---	22,043	S	-	-	**C**	20	1			SPARE	6
7	SPARE			100	3	**A**	20	1			SPARE	8
9	---			-	-	**B**	20	1			SPARE	10
11	---			-	-	**C**	20	1			SPARE	12
13	SPARE			90	3	**A**	20	1			SPARE	14
15	---			-	-	**B**	20	1			SPARE	16
17	---			-	-	**C**	20	1			SPARE	18
19	SPARE			60	3	**A**	20	1			SPARE	20
21	---			-	-	**B**	20	1			SPARE	22
23	---			-	-	**C**	20	1			SPARE	24
25	SPARE			45	3	**A**	20	1			SPARE	26
27	---			-	-	**B**	20	1			SPARE	28
29	---			-	-	**C**	20	1			SPARE	30
31	SPARE			30	3	**A**	20	1			SPARE	32
33	---			-	-	**B**	20	1			SPARE	34
35	---			-	-	**C**					SPACE	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 25,515 VA 92 A
Total Connected Load: Ph B 22,834 VA 82 A
Total Connected Load: Ph C 22,043 VA 80 A
Total Connected Load: 70.4 **KVA** **Total Demand Load:** 65.3 **KVA**
84.7 **AMPS** 78.5 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	6,122	6,122	100%	6,122
L	Lighting	0	7,460	7,460	125%	9,325
R	Receptacles - to 10 KVA	0	10,000	10,000	100%	10,000
	over 10 KVA		13,940	13,940	50%	6,970
K	Kitchen	0	0	0	100%	0
H	Heating	0	32,870	32,870	100%	32,870
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		0 VA	70,392 VA	70,392 VA		65,287 VA

Accessories:

PANEL L1A — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 225 AMP 225 AMP M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	REC - AMENITY YOGA	720	R	20	1	**A**	20	1	360	R	REC - LOBBY WATER FEATURE	2
3	REC - AMENITY AREA	1,080	R	20	1	**B**	20	1	360	R	REC - LOBBY MOSS WALL	4
5	REC - AMENITY AREA	1,440	R	20	1	**C**	20	1	1,080	R	REC - LOBBY	6
7	REC - AMENITY AREA	720	R	20	1	**A**	20	1	1,080	R	REC - LOBBY	8
9	REC - AMENITY AREA	1,440	R	20	1	**B**	20	1	1,260	R	REC - COURTYARD	10
11	REC - L1 NORTH CORRIDOR	900	R	20	1	**C**	20	1	900	R	REC - COURTYARD	12
13	REC - L1 EAST CORRIDOR	900	R	20	1	**A**	30	1	2,495	H	UH-A (TENANT)	14
15	REC - L1 SOUTH CORRIDOR	720	R	20	1	**B**	-	1	2,495	H	---	16
17	REC - OFFICE/ADMIN	720	R	20	1	**C**	30	1	2,495	H	UH-B (TENANT)	18
19	REC - OFFICE/ADMIN	540	R	20	1	**A**	-	1	2,495	H	---	20
21	REC - OFFICE/ADMIN	540	R	20	1	**B**	30	2	2,495	H	UH-C (TENANT)	22
23	UH-H (TENANT)	2,495	H	30	2	**C**	-	-	2,495	H	---	24
25	---	2,495	H	-	-	**A**	30	2	2,495	H	UH-D (TENANT)	26
27	SPARE					**B**	-	-	2,495	H	---	28
29	SPARE					**C**	30	2	2,495	H	UH-E (TENANT)	30
31	HP-5	435	H	20	1	**A**	-	-	2,495	H	---	32
33	---	435	H	-	1	**B**	20	2	244	H	HP-7	34
35	HP-6	435	H	20	1	**C**	-	-	244	H	---	36
37	---	435	H	-	1	**A**	20	2	345	H	HP-8	38
39	REC - FITNESS RM TREADMILL	2,400	R	20	1	**B**	-	-	345	H	---	40
41	REC - FITNESS RM TREADMILL	2,400	R	20	1	**C**	20	1	540	R	REC - L1 WORKOUT EQUIPMENT	42
43	REC - FITNESS RM TREADMILL	2,400	R	20	1	**A**	20	1	1,200	L	LTG - L1 AMENITY	44
45	LTG - L1 NORTH CORRIDOR	1,500	L	20	1	**B**	20	1	1,200	L	LTG - L1 LOBBY	46
47	LTG - L1 EAST CORRIDOR / RETAIL	1,500	L	20	1	**C**	20	1	1,200	L	LTG - L1 SOUTH CORRIDOR / RETAIL	48
49	REC - FIRE PIT	360	R	20	1	**A**			360	L	REC - AMENITY FIRE PLACE	50
51	REC - L1 SECONDARY RES ENTRY	1,080	R	20	1	**B**	20	1			SPARE	52
53	SPARE			20	1	**C**	20	1			SPARE	54
55	SPARE			20	1	**A**	20	1			SPARE	56
57	SPARE			20	1	**B**	20	1			SPARE	58
59	SPARE			20	1	**C**	20	1			SPARE	60
61	PANEL EL2	3,180	S	60	3	**A**					SPACE	62
63	---	2,742	S	-	-	**B**					SPACE	64
65	---	700	S	-	-	**C**					SPACE	66

Total Connected Load: Ph A 25,515 VA 213 A
Total Connected Load: Ph B 22,834 VA 190 A
Total Connected Load: Ph C 22,043 VA 184 A
Total Connected Load: 70.4 **KVA** **Total Demand Load:** 65.3 **KVA**
195.5 **AMPS** 181.4 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	6,122	6,122	100%	6,122
L	Lighting	6,960	500	7,460	125%	9,325
R	Receptacles - to 10 KVA	23,940	0	10,000	100%	10,000
	over 10 KVA		0	13,940	50%	6,970
K	Kitchen	0	0	0	65%	0
H	Heating	32,870	0	32,870	100%	32,870
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		63,770 VA	6,622 VA	70,392 VA		65,287 VA

Accessories:

PANEL HRN NEMA 3R — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	ELEVATOR #3 [40HP]	14,404	LM	90	3	**A**	20	1			SPARE	2
3	---	14,404	LM	-	-	**B**	20	1			SPARE	4
5	---	14,404	LM	-	-	**C**	20	1			SPARE	6
7	ELEVATOR #4 [40HP]	14,404	M	90	3	**A**	20	1			SPARE	8
9	---	14,404	M	-	-	**B**	20	1			SPARE	10
11	---	14,404	M	-	-	**C**	20	1			SPARE	12
13	PNL LRN (VIA 45 KVA TRANSFORMER)	10,312	S	60	3	**A**	20	1			SPARE	14
15	---	9,436	S	-	-	**B**	20	1			SPARE	16
17	---	1,589	S	-	-	**C**	20	1			SPARE	18
19	CSU-1	3,360	H	30	3	**A**	20	1			SPARE	20
21	---	3,360	H	-	-	**B**	20	1			SPARE	22
23	---	3,360	H	-	-	**C**	20	1			SPARE	24
25	SPARE			45	3	**A**	20	1			SPARE	26
27	---			-	-	**B**	20	1			SPARE	28
29	---			-	-	**C**	20	1			SPARE	30
31	SPARE			30	3	**A**	20	1			SPARE	32
33	---			-	-	**B**					SPACE	34
35	---			-	-	**C**					SPACE	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	---			-	-	**C**					SPACE	42

Total Connected Load: Ph A 42,480 VA 153 A
Total Connected Load: Ph B 41,604 VA 150 A
Total Connected Load: Ph C 33,757 VA 122 A
Total Connected Load: 117.8 **KVA** **Total Demand Load:** 128.9 **KVA**
141.7 **AMPS** 155.0 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	12,244	12,244	100%	12,244
L	Lighting	0	1,000	1,000	125%	1,250
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	100%	0
H	Heating	10,080	7,904	17,984	100%	17,984
M	Motors	43,212	189	43,401	100%	43,401
LM	Largest Motor	43,212	0	43,212	125%	54,015
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		96,504 VA	21,337 VA	117,841 VA		128,894 VA

Accessories:

PANEL HRS NEMA 3R — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	ELEVATOR #1 [40HP]	14,404	LM	90	3	**A**	20	1			SPARE	2
3	---	14,404	LM	-	-	**B**	20	1			SPARE	4
5	---	14,404	LM	-	-	**C**	20	1			SPARE	6
7	ELEVATOR #2 [40HP]	14,404	M	90	3	**A**	20	1			SPARE	8
9	---	14,404	M	-	-	**B**	20	1			SPARE	10
11	---	14,404	M	-	-	**C**	20	1			SPARE	12
13	PNL LRS (VIA 45 KVA TRANSFORMER)	3,880	S	60	3	**A**	20	1			SPARE	14
15	---	4,898	S	-	-	**B**	20	1			SPARE	16
17	---	2,676	S	-	-	**C**	20	1			SPARE	18
19	CSU-2	2,300	H	20	3	**A**	20	1			SPARE	20
21	---	2,300	H	-	-	**B**	20	1			SPARE	22
23	---	2,300	H	-	-	**C**	20	1			SPARE	24
25	SPARE			45	3	**A**	20	1			SPARE	26
27	---			-	-	**B**	20	1			SPARE	28
29	---			-	-	**C**	20	1			SPARE	30
31	SPARE			30	3	**A**	20	1			SPARE	32
33	---			-	-	**B**	20	1			SPARE	34
35	---			-	-	**C**					SPACE	36
37	SPACE					**A**					SPACE	38
39	SPACE					**B**					SPACE	40
41	SPACE					**C**					SPACE	42

Total Connected Load: Ph A 34,988 VA 126 A
Total Connected Load: Ph B 36,006 VA 130 A
Total Connected Load: Ph C 33,784 VA 122 A
Total Connected Load: 104.8 **KVA** **Total Demand Load:** 115.9 **KVA**
126.0 **AMPS** 139.4 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	6,122	6,122	100%	6,122
L	Lighting	0	1,200	1,200	125%	1,500
R	Receptacles - to 10 KVA	0	180	180	100%	180
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	100%	0
H	Heating	6,900	3,952	10,852	100%	10,852
M	Motors	43,212	0	43,212	100%	43,212
LM	Largest Motor	43,212	0	43,

PANEL EVP1 — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. **800A BUS** **800A M.C.B.** 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	EV CHARGER LEVEL 1	3,350	C	40	2	A	40	2	3,350	C	EV CHARGER LEVEL 1	2
3	---	3,350	C	-	-	B	-	-	3,350	C	---	4
5	EV CHARGER LEVEL 1	3,350	C	40	2	C	40	2	3,350	C	EV CHARGER LEVEL 1	6
7	---	3,350	C	-	-	A	-	-	3,350	C	---	8
9	EV CHARGER LEVEL 1	3,350	C	40	2	B	40	2	3,350	C	EV CHARGER LEVEL 1	10
11	---	3,350	C	-	-	C	-	-	3,350	C	---	12
13	EV CHARGER LEVEL 1	3,350	C	40	2	A	40	2	3,350	C	EV CHARGER LEVEL 1	14
15	---	3,350	C	-	-	B	-	-	3,350	C	---	16
17	EV CHARGER LEVEL 1	3,350	C	40	2	C	40	2	3,350	C	EV CHARGER LEVEL 1	18
19	---	3,350	C	-	-	A	-	-	3,350	C	---	20
21	EV CHARGER LEVEL P1	3,350	C	40	2	B	40	2	3,350	C	EV CHARGER LEVEL P1	22
23	---	3,350	C	-	-	C	-	-	3,350	C	---	24
25	EV CHARGER LEVEL P1	3,350	C	40	2	A	40	2	3,350	C	EV CHARGER LEVEL P1	26
27	---	3,350	C	-	-	B	-	-	3,350	C	---	28
29	EV CHARGER LEVEL P1	3,350	C	40	2	C	40	2	3,350	C	EV CHARGER LEVEL P1	30
31	---	3,350	C	-	-	A	-	-	3,350	C	---	32
33	EV CHARGER LEVEL P1	3,350	C	40	2	B	40	2	3,350	C	EV CHARGER LEVEL P1	34
35	---	3,350	C	-	-	C	-	-	3,350	C	---	36
37	SPARE			20	1	A	300	3	36,850	S	PANEL EVP2	38
39	SPARE			20	1	B	-	-	33,500	S	---	40
41	SPARE			20	1	C	-	-	30,150	S	---	42

Total Connected Load: Ph A	77,050 VA	642 A
Total Connected Load: Ph B	73,700 VA	614 A
Total Connected Load: Ph C	70,350 VA	586 A
Total Connected Load:	221.1 **KVA**	**Total Demand Load:** 276.4 **KVA**
	614.2 **AMPS**	767.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	0	0	0	125%	0	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	65%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	120,600	100,500	221,100	125%	276,375	
		120,600 VA	100,500 VA	221,100 VA		276,375 VA	

PANEL H2S — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL L2S [VIA 75 KVA TRANSFORMER]	10,680	S	100	3	A	20	1			SPARE	2
3	---	4,800	S	-	-	B	20	1			SPARE	4
5	---	5,880	S	-	-	C	20	1			SPARE	6
7	PANEL H4S	1,080	S	100	3	A	20	1			SPARE	8
9	---	0	S	-	-	B	20	1			SPARE	10
11	---	0	S	-	-	C	20	1			SPARE	12
13	SPARE			90	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	1			SPARE	18
19	SPARE			60	3	A	20	1			SPARE	20
21	---			-	-	B	20	1			SPARE	22
23	---			-	-	C	20	1			SPARE	24
25	SPARE			45	3	A	20	1			SPARE	26
27	---			-	-	B	20	1			SPARE	28
29	---			-	-	C	20	1			SPARE	30
31	SPARE			30	3	A	20	1			SPARE	32
33	---			-	-	B	20	1			SPARE	34
35	---			-	-	C					SPARE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A	11,760 VA	42 A
Total Connected Load: Ph B	4,800 VA	17 A
Total Connected Load: Ph C	5,880 VA	21 A
Total Connected Load:	22.4 **KVA**	**Total Demand Load:** 27.2 **KVA**
	27.0 **AMPS**	32.8 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	0	19,200	19,200	125%	24,000	
R	Receptacles - to 10 KVA over 10 KVA	0	3,240	3,240	100%	3,240	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	100%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		0 VA	22,440 VA	22,440 VA		27,240 VA	

PANEL H2W — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL L2W [VIA 75 KVA TRANSFORMER]	5,700	S	100	3	A	20	1			SPARE	2
3	---	9,600	S	-	-	B	20	1			SPARE	4
5	---	5,700	S	-	-	C	20	1			SPARE	6
7	PANEL H4W	900	S	100	3	A	20	1			SPARE	8
9	---	0	S	-	-	B	20	1			SPARE	10
11	---	0	S	-	-	C	20	1			SPARE	12
13	SPARE			90	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	1			SPARE	18
19	SPARE			60	3	A	20	1			SPARE	20
21	---			-	-	B	20	1			SPARE	22
23	---			-	-	C	20	1			SPARE	24
25	SPARE			45	3	A	20	1			SPARE	26
27	---			-	-	B	20	1			SPARE	28
29	---			-	-	C	20	1			SPARE	30
31	SPARE			30	3	A	20	1			SPARE	32
33	---			-	-	B	20	1			SPARE	34
35	---			-	-	C					SPARE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A	6,600 VA	24 A
Total Connected Load: Ph B	9,600 VA	35 A
Total Connected Load: Ph C	5,700 VA	21 A
Total Connected Load:	21.9 **KVA**	**Total Demand Load:** 26.7 **KVA**
	26.3 **AMPS**	32.1 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	0	19,200	19,200	125%	24,000	
R	Receptacles - to 10 KVA over 10 KVA	0	2,700	2,700	100%	2,700	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	100%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		0 VA	21,900 VA	21,900 VA		26,700 VA	

PANEL EVP2 — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 400A BUS M.L.O. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	EV CHARGER LEVEL P2	3,350	C	40	2	A	40	2	3,350	C	EV CHARGER LEVEL P2	2
3	---	3,350	C	-	-	B	-	-	3,350	C	---	4
5	EV CHARGER LEVEL P2	3,350	C	40	2	C	40	2	3,350	C	EV CHARGER LEVEL P2	6
7	---	3,350	C	-	-	A	-	-	3,350	C	---	8
9	EV CHARGER LEVEL P2	3,350	C	40	2	B	40	2	3,350	C	EV CHARGER LEVEL P2	10
11	---	3,350	C	-	-	C	-	-	3,350	C	---	12
13	EV CHARGER LEVEL P2	3,350	C	40	2	A	40	2	3,350	C	EV CHARGER LEVEL P2	14
15	---	3,350	C	-	-	B	-	-	3,350	C	---	16
17	EV CHARGER LEVEL P2	3,350	C	40	2	C	40	2	3,350	C	EV CHARGER LEVEL P2	18
19	---	3,350	C	-	-	A	-	-	3,350	C	---	20
21	EV CHARGER LEVEL P2	3,350	C	40	2	B					SPACE	22
23	---	3,350	C	-	-	C					SPACE	24
25	EV CHARGER LEVEL P2	3,350	C	40	2	A					SPACE	26
27	---	3,350	C	-	-	B					SPACE	28
29	EV CHARGER LEVEL P2	3,350	C	40	2	C					SPACE	30
31	---	3,350	C	-	-	A					SPACE	32
33	EV CHARGER LEVEL P2	3,350	C	40	2	B					SPACE	34
35	---	3,350	C	-	-	C					SPACE	36
37	EV CHARGER LEVEL P2	3,350	C	40	2	A					SPACE	38
39	---	3,350	C	-	-	B					SPACE	40
41	SPARE			20	1	C					SPACE	42

Total Connected Load: Ph A	36,850 VA	307 A
Total Connected Load: Ph B	33,500 VA	279 A
Total Connected Load: Ph C	30,150 VA	251 A
Total Connected Load:	100.5 **KVA**	**Total Demand Load:** 125.6 **KVA**
	279.2 **AMPS**	349.0 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	0	0	0	125%	0	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	65%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	100,500	0	100,500	125%	125,625	
		100,500 VA	0 VA	100,500 VA		125,625 VA	

PANEL LSB — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 125 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	SP-7 STORM WATER PUMP (3 HP)	1,329	LM	20	3	A	20	3	1,329	M	SP-8 STORM WATER PUMP (3 HP)	2
3	---	1,329	LM	-	-	B	-	-	1,329	M	---	4
5	---	1,329	LM	-	-	C	-	-	1,329	M	---	6
7	SPARE			30	3	A	30	3			SPARE	8
9	---			-	-	B	-	-			SPARE	10
11	---			-	-	C	-	-			SPARE	12
13	SPACE					A	20	1			SPARE	14
15	SPACE					B	20	1			SPARE	16
17	SPACE					C	20	1			SPARE	18
19	SPACE					A	20	1			SPARE	20
21	SPACE					B	20	1			SPARE	22
23	SPACE					C	20	1			SPARE	24

Total Connected Load: Ph A	2,658 VA	10 A
Total Connected Load: Ph B	2,658 VA	10 A
Total Connected Load: Ph C	2,658 VA	10 A
Total Connected Load:	8.0 **KVA**	**Total Demand Load:** 9.0 **KVA**
	9.6 **AMPS**	10.8 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	0	0	0	125%	0	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	100%	0	
H	Heating	0	0	0	100%	0	Provide Double Lugs
M	Motors	3,987	0	3,987	100%	3,987	
LM	Largest Motor	3,987	0	3,987	125%	4,984	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		7,974 VA	0 VA	7,974 VA		8,971 VA	

PANEL L2W — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 225A BUS 225A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	STOREFRONT SIGNAGE	2,400	L	20	1	B	20	1	2,400	L	STOREFRONT SIGNAGE	2
3	STOREFRONT SIGNAGE	2,400	L	20	1	C	20	1	2,400	L	STOREFRONT SIGNAGE	4
5	STOREFRONT SIGNAGE	2,400	L	20	1	A	20	1	2,400	L	STOREFRONT SIGNAGE	6
7	STOREFRONT SIGNAGE	2,400	L	20	1	B	20	1	2,400	L	STOREFRONT SIGNAGE	8
9	SPARE			20	1	B	20	1			SPARE	10
11	SPARE			20	1	C	20	1	900	R	REC - LEVEL 2 CORRIDOR WEST	12
13	SPARE			20	1	A	20	1	900	R	REC - LEVEL 3 CORRIDOR WEST	14
15	SPARE			20	1	B	20	1			SPARE	16
17	SPACE					C	20	1			SPARE	18
19	SPACE					A	20	1			SPARE	20
21	SPACE					B	30	2			SPARE	22
23	SPACE					C	-	-			---	24
25	SPACE					A	30	2			SPARE	26
27	SPACE					B	-	-			---	28
29	SPACE					C					SPACE	30
31	SPACE					A					SPACE	32
33	SPACE					B					SPACE	34
35	SPACE					C					SPACE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A	5,700 VA	48 A
Total Connected Load: Ph B	9,600 VA	80 A
Total Connected Load: Ph C	5,700 VA	48 A
Total Connected Load:	21.0 **KVA**	**Total Demand Load:** 25.8 **KVA**
	58.3 **AMPS**	71.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	19,200	0	19,200	125%	24,000	
R	Receptacles - to 10 KVA over 10 KVA	1,800	0	1,800	100%	1,800	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	65%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		21,000 VA	0 VA	21,000 VA		25,800 VA	

PANEL EL1 — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	CU-1 UNIT	2,500	G	30	2	A	15	1	500	L	CAB LIGHTING	2
3	---	2,500	G	--	--	B	20	1	242	G	ELEV. ROM. REC. & LTG	4
5	SPACE	--		--	--	C	20	1	700	G	PIT REC. LTG	6
7	SPACE	--	0	--	--	A	20	1	180	G	SUMP PUMP REC	8
9	SPACE	--		--	--	B	--	--	--		SPACE	10
11	SPACE	--		--	--	C	--	--	--		SPACE	12

Total Connected Load: Ph A	3,180 VA	27 A
Total Connected Load: Ph B	2,742 VA	23 A
Total Connected Load: Ph C	700 VA	6 A
Total Connected Load:	6.6 **KVA**	**Total Demand Load:** 6.7 **KVA**
	18.4 **AMPS**	18.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	6,122	0	6,122	100%	6,122	
L	Lighting	500	0	500	125%	625	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	65%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		6,622 VA	0 VA	6,622 VA		6,747 VA	

NOTES:

PANEL EL2 — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	CU-1 UNIT	2,500	G	30	2	A	15	1	500	L	CAB LIGHTING	2
3	---	2,500	G	--	--	B	20	1	242	G	ELEV. ROM. REC. & LTG	4
5	SPACE	--		--	--	C	20	1	700	G	PIT REC. LTG	6
7	SPACE	--		--	--	A	20	1	180	G	SUMP PUMP REC	8
9	SPACE	--		--	--	B	--	--	--		SPACE	10
11	SPACE	--		--	--	C	--	--	--		SPACE	12

Total Connected Load: Ph A	3,180 VA	27 A
Total Connected Load: Ph B	2,742 VA	23 A
Total Connected Load: Ph C	700 VA	6 A
Total Connected Load:	6.6 **KVA**	**Total Demand Load:** 6.7 **KVA**
	18.4 **AMPS**	18.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	6,122	0	6,122	100%	6,122	
L	Lighting	500	0	500	125%	625	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	65%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		6,622 VA	0 VA	6,622 VA		6,747 VA	

PANEL EL3 — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	CU-1 UNIT	2,500	G	30	2	A	15	1	500	L	CAB LIGHTING	2
3	---	2,500	G	--	--	B	20	1	242	G	ELEV. ROM. REC. & LTG	4
5	SPACE	--		--	--	C	20	1	700	G	PIT REC. LTG	6
7	SPACE	--	0	--	--	A	20	1	180	G	SUMP PUMP REC	8
9	SPACE	--		--	--	B	--	--	--		SPACE	10
11	SPACE	--		--	--	C	--	--	--		SPACE	12

Total Connected Load: Ph A	3,180 VA	27 A
Total Connected Load: Ph B	2,742 VA	23 A
Total Connected Load: Ph C	700 VA	6 A
Total Connected Load:	6.6 **KVA**	**Total Demand Load:** 6.7 **KVA**
	18.4 **AMPS**	18.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	6,122	0	6,122	100%	6,122	
L	Lighting	500	0	500	125%	625	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	65%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	0	0	125%	0	
		6,622 VA	0 VA	6,622 VA		6,747 VA	

PANEL HEV — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 600A Bus M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	SPARE		S	200	3	A					SPACE	2
3	---		S	-	-	B					SPACE	4
5	---		S	-	-	C					SPACE	6
7	SPARE		S	100	3	A					SPACE	8
9	---		S	-	-	B					SPACE	10
11	---		S	-	-	C					SPACE	12
13	SPARE		S	60	3	A					SPACE	14
15	---		S	-	-	B					SPACE	16
17	---		S	-	-	C					SPACE	18
19			S	225	3	A					SPACE	20
21			S	-	-	B					SPACE	22
23			S	-	-	C					SPACE	24
25			M	40	3	A					SPACE	26
27			M	-	-	B					SPACE	28
29			M	-	-	C					SPACE	30
31				20	1	A					SPACE	32
33				20	1	B					SPACE	34
35	SPARE			20	1	C	400	3	12,623	S	PNL EVP1	36
37	SPARE			20	1	A	-	-	12,262	S	---	38
39	SPACE					B	-	-	8,876	S	---	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A	12,262 VA	44 A
Total Connected Load: Ph B	8,876 VA	32 A
Total Connected Load: Ph C	12,623 VA	46 A
Total Connected Load:	33.8 **KVA**	**Total Demand Load:** 276.4 **KVA**
	40.6 **AMPS**	332.4 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load	
G	General (Non-Continuous)	0	0	0	100%	0	
L	Lighting	0	0	0	125%	0	
R	Receptacles - to 10 KVA over 10 KVA	0	0	0	100%	0	Accessories:
			0	0	50%	0	
K	Kitchen	0	0	0	100%	0	
H	Heating	0	0	0	100%	0	
M	Motors	0	0	0	100%	0	
LM	Largest Motor	0	0	0	125%	0	
WH	Water Heater	0	0	0	125%	0	
C	Continuous General Load	0	221,100	221,100	125%	276,375	
		0 VA	221,100 VA	221,100 VA		276,375 VA	

PANELS KEY

EVP1	EVP2	EL1
H2S	LSB	EL2
H2W	L2W	EL3
		HEV

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/13/2020	PROGRESS SET
03/31/2020	50% CD
04/30/2020	LAND USE SET REV 1
06/26/2020	PROGRESS SET
09/23/2020	75% CD SET
11/12/2020	BUILDING PERMIT
06/24/2021	99% PROGRESS SET
09/30/2021	BUILDING PERMIT CORR #1
10/25/2021	GMP SET
11/29/2021	ELEC ADDENDUM #1
01/21/2021	REVISED ELEC ROOMS
5 10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
ELECTRICAL PANEL SCHEDULES

SHEET NO.
E701

Drawn
Checked

Printed: 2/7/2020 3:25:53 PM

PANEL L2S — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 225A BUS 225A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	STOREFRONT SIGNAGE	2,400	L	20	1	A	20	1	2,400	L	STOREFRONT SIGNAGE	2
3	STOREFRONT SIGNAGE	2,400	L	20	1	B	20	1	2,400	L	STOREFRONT SIGNAGE	4
5	STOREFRONT SIGNAGE	2,400	L	20	1	C	20	1	2,400	L	STOREFRONT SIGNAGE	6
7	STOREFRONT SIGNAGE	2,400	L	20	1	A	20	1	2,400	L	STOREFRONT SIGNAGE	8
9	LTG - L2 CORRIDOR NORTH/WEST		L	20	1	B	20	1			SPARE	10
11	LTG - L2 CORRIDOR EAST		L	20	1	C	20	1	1,080	R	REC - LEVEL 2 CORRIDOR SOUTH	12
13	LTG - L2 CORRIDOR SOUTH		L	20	1	A	20	1	1,080	R	REC - LEVEL 3 CORRIDOR SOUTH	14
15	SPARE			20	1	B	20	1		L	LTG - L2 CORRIDOR NORTH/WEST	16
17	SPARE					C	20	1		L	LTG - L2 CORRIDOR EAST	18
19	SPARE					A	20	1		L	LTG - L2 CORRIDOR SOUTH	20
21	SPARE					B	30	2			SPARE	22
23	SPARE					C	-	-			---	24
25	SPARE					A	30	2			SPARE	26
27	SPARE					B	-	-			---	28
29	SPARE					C					SPARE	30
31	SPARE					A					SPARE	32
33	SPARE					B					SPARE	34
35	SPARE					C					SPARE	36
37	SPARE					A					SPARE	38
39	SPARE					B					SPARE	40
41	SPARE					C					SPARE	42

Total Connected Load: Ph A 10,680 VA 89 A
Total Connected Load: Ph B 4,800 VA 40 A
Total Connected Load: Ph C 5,880 VA 49 A
Total Connected Load: 21.4 **KVA** 59.3 **AMPS**
Total Demand Load: 26.2 **KVA** 72.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	19,200	0	19,200	125%	24,000
R	Receptacles - to 10 KVA	2,160	0	2,160	100%	2,160
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	0	0	0	100%	0
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		21,360 VA	0 VA	21,360 VA		26,160 VA

Accessories:

PANEL H4W — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 125 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL L4W [VIA 45 KVA TRANSFORMER]	900	S	60	3	A	20	1			SPARE	2
3	---	0	S	-	-	B	20	1			SPARE	4
5	---	0	S	-	-	C	20	1			SPARE	6
7	SPARE			-	-	A	20	1			SPARE	8
9	---			-	-	B	20	1			SPARE	10
11	---			-	-	C	20	1			SPARE	12
13	SPARE			30	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	1			SPARE	18
19	SPACE					A	20	1			SPARE	20
21	SPACE					B	20	1			SPARE	22
23	SPACE					C	20	1			SPARE	24
25	SPACE					A	20	1			SPARE	26
27	SPACE					B	20	1			SPARE	28
29	SPACE					C	20	1			SPARE	30
31	SPACE					A	20	1			SPARE	32
33	SPACE					B	20	1			SPARE	34
35	SPACE					C					SPARE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 900 VA 3 A
Total Connected Load: Ph B 0 VA 0 A
Total Connected Load: Ph C 0 VA 0 A
Total Connected Load: 0.9 **KVA** 1.1 **AMPS**
Total Demand Load: 0.9 **KVA** 1.1 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	900	900	100%	900
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	100%	0
H	Heating	0	0	0	100%	0
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		0 VA	900 VA	900 VA		900 VA

Accessories:

PANEL H2W — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL L2W [VIA 75 KVA TRANSFORMER]	5,700	S	100	3	A	20	1			SPARE	2
3	---	9,600	S	-	-	B	20	1			SPARE	4
5	---	5,700	S	-	-	C	20	1			SPARE	6
7	PANEL H4W	900	S	100	3	A	20	1			SPARE	8
9	---	0	S	-	-	B	20	1			SPARE	10
11	---	0	S	-	-	C	20	1			SPARE	12
13	SPARE			90	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	1			SPARE	18
19	SPARE			60	3	A	20	1			SPARE	20
21	---			-	-	B	20	1			SPARE	22
23	---			-	-	C	20	1			SPARE	24
25	SPARE			45	3	A	20	1			SPARE	26
27	---			-	-	B	20	1			SPARE	28
29	---			-	-	C	20	1			SPARE	30
31	SPARE			30	3	A	20	1			SPARE	32
33	---			-	-	B	20	1			SPARE	34
35	---			-	-	C					SPACE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 6,600 VA 24 A
Total Connected Load: Ph B 9,600 VA 35 A
Total Connected Load: Ph C 5,700 VA 21 A
Total Connected Load: 21.9 **KVA** 26.3 **AMPS**
Total Demand Load: 26.7 **KVA** 32.1 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	0	19,200	19,200	125%	24,000
R	Receptacles - to 10 KVA	0	2,700	2,700	100%	2,700
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	100%	0
H	Heating	0	0	0	100%	0
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		0 VA	21,900 VA	21,900 VA		26,700 VA

Accessories:

PANEL H4S — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 125 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL L4S [VIA 45 KVA TRANSFORMER]	1,080	S	60	3	A	20	1			SPARE	2
3	---	0	S	-	-	B	20	1			SPARE	4
5	---	0	S	-	-	C	20	1			SPARE	6
7	SPARE			60	3	A	20	1			SPARE	8
9	---			-	-	B	20	1			SPARE	10
11	---			-	-	C	20	1			SPARE	12
13	SPARE			30	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	1			SPARE	18
19	SPACE					A	20	1			SPARE	20
21	SPACE					B	20	1			SPARE	22
23	SPACE					C	20	1			SPARE	24
25	SPACE					A	20	1			SPARE	26
27	SPACE					B	20	1			SPARE	28
29	SPACE					C	20	1			SPARE	30
31	SPACE					A	20	1			SPARE	32
33	SPACE					B	20	1			SPARE	34
35	SPACE					C					SPACE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 1,080 VA 4 A
Total Connected Load: Ph B 0 VA 0 A
Total Connected Load: Ph C 0 VA 0 A
Total Connected Load: 1.1 **KVA** 1.3 **AMPS**
Total Demand Load: 1.1 **KVA** 1.3 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	1,080	1,080	100%	1,080
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	0	0	0	100%	0
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		0 VA	1,080 VA	1,080 VA		1,080 VA

Accessories:

PANEL L4S — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS 125A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	REC - LEVEL 4 CORRIDOR SOUTH	1,080	R	20	1	A	20	1			SPARE	2
3	LTG - L2 CORRIDOR NORTH/WEST		L	20	1	B	20	1			SPARE	4
5	LTG - L2 CORRIDOR EAST		L	20	1	C	20	1			SPARE	6
7	LTG - L2 CORRIDOR SOUTH		L	20	1	A	20	1			SPARE	8
9	SPARE			20	1	B	20	1			SPARE	10
11	SPARE			20	1	C	20	1			SPARE	12
13	SPARE			20	1	A	20	1			SPARE	14
15	SPARE			20	1	B	20	1			SPARE	16
17	SPARE			20	1	C	20	1			SPARE	18
19	SPARE			20	1	A	20	1			SPARE	20
21	SPARE			20	1	B	30	2			SPARE	22
23	SPARE			20	1	C	-	-			---	24
25	SPACE					A	30	2			SPARE	26
27	SPACE					B	-	-			---	28
29	SPACE					C					SPACE	30
31	SPACE					A					SPACE	32
33	SPACE					B					SPACE	34
35	SPACE					C					SPACE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 1,080 VA 9 A
Total Connected Load: Ph B 0 VA 0 A
Total Connected Load: Ph C 0 VA 0 A
Total Connected Load: 1.1 **KVA** 3.0 **AMPS**
Total Demand Load: 1.1 **KVA** 3.0 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	1,080	0	1,080	100%	1,080
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	0	0	0	100%	0
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		1,080 VA	0 VA	1,080 VA		1,080 VA

Accessories:

PANEL LRN — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS 125A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PNL EL3	3,180	S	60	3	A	30	2	1,976	H	CU-EMR-4	2
3	---	2,742	S	-	-	B	-	-	1,976	H	--	4
5	---	700	S	-	-	C	20	1	189	M	CF-3	6
7	PNL EL4	3,180	S	60	3	A	30	2	1,976	H	CU-EMR-3	8
9	---	2,742	S	-	-	B	-	-	1,976	H	--	10
11	---	700	S	-	-	C	20	1			SPARE	12
13	SPARE			60	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	2			SPARE	18
19	SPARE			20	1	A	-	-			---	20
21	SPARE			20	1	B	30	2			SPARE	22
23	SPARE			20	1	C	-	-			---	24
25	LTG - ROOF WEST		L			A	30	2			SPARE	26
27	REC - REC WEST		R	180		B	-	-			---	28
29	LTG - ROOF EAST		L			C					SPACE	30
31	REC - REC EAST		R	180		A					SPACE	32
33	SPACE					B					SPACE	34
35	SPACE					C					SPACE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 10,312 VA 86 A
Total Connected Load: Ph B 9,436 VA 79 A
Total Connected Load: Ph C 1,589 VA 13 A
Total Connected Load: 21.3 **KVA** 59.3 **AMPS**
Total Demand Load: 21.6 **KVA** 60.0 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	12,244	12,244	100%	12,244
L	Lighting	0	1,000	1,000	125%	1,250
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	7,904	0	7,904	100%	7,904
M	Motors	189	0	189	100%	189
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		8,093 VA	13,244 VA	21,337 VA		21,587 VA

Accessories:

PANEL LRS — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 125A BUS 125A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PNL EL1	3,180	S	60	3	A	60	3			PNL EL2 SPARE	2
3	---	2,742	S	-	-	B	-	-			---	4
5	---	700	S	-	-	C	-	-			-	6
7	SPARE			60	3	A					SPACE	8
9	---			-	-	B	30	2	1,976	H	CU-EMR-1	10
11	---			-	-	C	-	-	1,976	H	--	12
13	LTG - ROOF SOUTH	700	L	20	1	A	20	1			SPARE	14
15	REC - ROOF SOUTH	180	R	20	1	B	20	1			SPARE	16
17	SPARE			20	1	C	20	2			SPARE	18
19	SPARE			20	1	A	-	-			---	20
21	SPARE			20	1	B	30	2			SPARE	22
23	SPARE			20	1	C	-	-			---	24
25	SPACE					A	30	2			SPARE	26
27	SPACE					B	-	-			---	28
29	SPACE					C					SPACE	30
31	SPACE					A					SPACE	32
33	SPACE					B					SPACE	34
35	SPACE					C					SPACE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 3,880 VA 32 A
Total Connected Load: Ph B 4,898 VA 41 A
Total Connected Load: Ph C 2,676 VA 22 A
Total Connected Load: 11.5 **KVA** 31.8 **AMPS**
Total Demand Load: 11.8 **KVA** 32.7 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	6,122	6,122	100%	6,122
L	Lighting	700	500	1,200	125%	1,500
R	Receptacles - to 10 KVA	180	0	180	100%	180
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	3,952	0	3,952	100%	3,952
M	Motors	0	0	0	100%	0
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		4,832 VA	6,622 VA	11,454 VA		11,754 VA

Accessories:

PANEL LGA — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

120/208V, 3Ph, 4W. 225A BUS 225A M.C.B. 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL LCC	3,000	S	100	3	A	15	1	1,200	WH	WH-1	2
3	--	3,000	S	-	-	B	15	1	1,200	WH	WH-2	4
5	--	3,000	S	-	-	C	15	1	1,200	WH	WH-3	6
7	CU-5	3,744	M	40	2	A	15	1	1,200	WH	WH-4	8
9	--	3,744	M	-	-	B	20	1	189	M	EF-1	10
11	CU-6	3,016	M	40	2	C	20	1	189	M	EF-3	12
13	--	3,016	M	-	-	A	20	1	189	M	EF-6 (INTERNET)	14
15	CU-7	3,016	M	40	2	B	20	1	189	M	EF-7 (ELECTRIC/ METER)	16
17	--	3,016	M	-	-	C	20	1	1,176	M	GTF-1	18
19	UH-F	2,500	H	30	2	A	20	1			SPARE	20
21	--	2,500	H	-	-	B	60	2			SPARE	22
23	UH-G	2,500	H	30	2	C	-	-			---	24
25	--	2,500	H	-	-	A	60	2			SPARE	26
27	CU-8	3,016	M	40	2	B	-	-			---	28
29	--	3,016	M	-	-	C	30	2			SPARE	30
31	SPARE			20	1	A	-	-			---	32
33	SPARE			20	1	B	30	2			SPARE	34
35	SPACE					C	-	-			---	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 17,349 VA 145 A
Total Connected Load: Ph B 16,854 VA 140 A
Total Connected Load: Ph C 17,113 VA 143 A
Total Connected Load: 51.3 **KVA** 142.5 **AMPS**
Total Demand Load: 52.5 **KVA** 145.9 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	9,000	9,000	100%	9,000
L	Lighting	0	0	0	125%	0
R	Receptacles - to 10 KVA	0	0	0	100%	0
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	65%	0
H	Heating	10,000	0	10,000	100%	10,000
M	Motors	27,516	0	27,516	100%	27,516
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	4,800	0	4,800	125%	6,000
C	Continuous General Load	0	0	0	125%	0
		42,316 VA	9,000 VA	51,316 VA		52,516 VA

Accessories:

PANEL HGS — PANEL SCHEDULE

PROJECT: MERCER ISLAND MIXED USE

277/480V, 3Ph, 4W. 225 AMP M.L.O. SURFACE MOUNTED 23-Oct-23

Ckt. No.	Description / Location	Load (VA)	Load Type	C.B. Amp	C.B. Pole	Phase	C.B. Amp	C.B. Pole	Load (VA)	Load Type	Description / Location	Ckt. No.
1	PANEL LGS (VIA 75KVA TRANSFORMER)	6,473	S	100	3	A	20	1			SPARE	2
3	---	5,737	S	-	-	B	20	1			SPARE	4
5	---	5,926	S	-	-	C	20	1			SPARE	6
7	SPARE			60	3	A	20	1			SPARE	8
9	---			-	-	B	20	1			SPARE	10
11	---			-	-	C	20	1			SPARE	12
13	SPARE			45	3	A	20	1			SPARE	14
15	---			-	-	B	20	1			SPARE	16
17	---			-	-	C	20	1			SPARE	18
19	SPARE			30	3	A	20	1			SPARE	20
21	---			-	-	B	20	1			SPARE	22
23	---			-	-	C	20	1			SPARE	24
25	SPARE			30	3	A	20	1			SPARE	26
27	---			-	-	B	20	1			SPARE	28
29	---			-	-	C	20	1			SPARE	30
31	LTG - LEVEL P2 EAST	3,100	L	20	1	A	20	1			SPARE	32
33	LTG - LEVEL P2 WEST	3,100	L	20	1	B	20	1			SPARE	34
35	LTG - LEVEL P1 EAST	2,950	L	20	1	C					SPARE	36
37	LTG - LEVEL P1 WEST	3,050	L	20	1	A					SPACE	38
39	LTG - LEVEL P1 SOUTH	3,425	L	20	1	B					SPACE	40
41	SPACE					C					SPACE	42

Total Connected Load: Ph A 12,623 VA 46 A
Total Connected Load: Ph B 12,262 VA 44 A
Total Connected Load: Ph C 8,876 VA 32 A
Total Connected Load: 33.8 **KVA** 40.6 **AMPS**
Total Demand Load: 39.0 **KVA** 47.0 **AMPS**

		Connected Loads	Subfed Loads (S)	Total Loads	Demand Factor	Demand Load
G	General (Non-Continuous)	0	0	0	100%	0
L	Lighting	15,625	5,500	21,125	125%	26,406
R	Receptacles - to 10 KVA	0	4,320	4,320	100%	4,320
	over 10 KVA		0	0	50%	0
K	Kitchen	0	0	0	100%	0
H	Heating	0	0	0	100%	0
M	Motors	0	8,316	8,316	100%	8,316
LM	Largest Motor	0	0	0	125%	0
WH	Water Heater	0	0	0	125%	0
C	Continuous General Load	0	0	0	125%	0
		15,625 VA	18,136 VA	33,761 VA		39,042 VA

Accessories:

PANELS KEY

L2S	H4W	H2W
H4S	L4S	LRN
LRS	LGA	HGS

FOR REFERENCE ONLY

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MERCER ISLAND MIXED USE
2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
5	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
ELECTRICAL PANEL SCHEDULES

SHEET NO.
E702

Drawn
Checked

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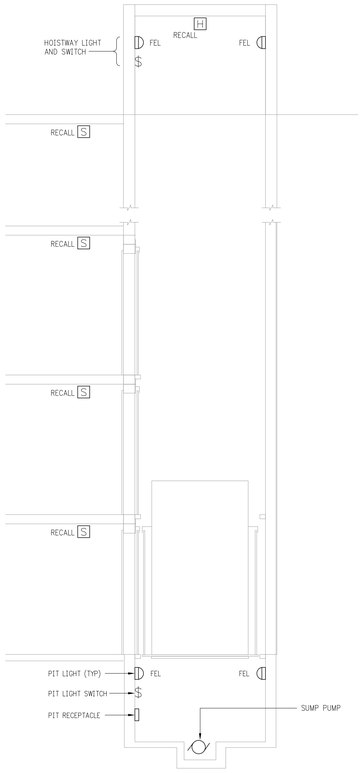
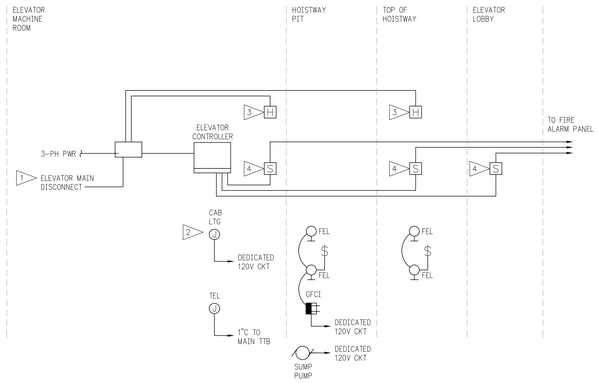


TYPICAL - ELEVATOR HOISTWAY DETAIL

SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE - ELEVATOR HOISTWAY

TYPE	DESCRIPTION	LAMPS	MOUNTING	MANUFACTURER	VA
FEL	4'L LED ENCLOSED VAPORTIGHT FIXTURE, GASKETED, NEMA 4X, RIBBED CLEAR ACRYLIC LENS	LED 4000K 6600 LUMENS	SURFACE	LSI EGJ SERIES	48



ELEVATOR POWER & FIRE ALARM WIRING DIAGRAM

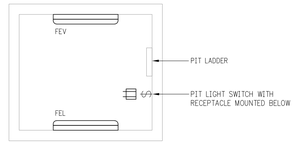
SCALE: NOT TO SCALE

ELEVATOR GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL INSTALLATION AND EQUIPMENT RELATED TO ELEVATOR AS SHOWN, AND AS REQUIRED BY ELEVATOR SUPPLIER AND INSPECTOR. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH ELEVATOR SUPPLIER PRIOR TO ROUGH-IN.
2. COORDINATE AND CONFIRM 2-HOUR RATED PROTECTION FOR CIRCUITS/FEEDERS OUTSIDE OF MACHINE ROOM AND HOISTWAY, PER IBC

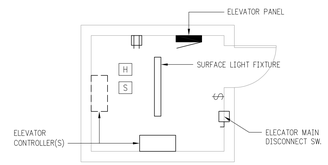
ELEVATOR DETAIL NOTES:

1. ELEVATOR FUSIBLE SHUNT TRIP SWITCH, WITH INTEGRAL SURGE PROTECTION, PER NEC 620.51(E), CONTROL TRANSFORMER, AND AUXILIARY CONTACTS TO DISCONNECT BACKUP POWER SYSTEM. PROVIDE MERSEN #ES SERIES OR APPROVED EQUAL. MOUNT DISCONNECT IMMEDIATELY ADJACENT TO DOOR.
2. CAB LIGHTS AND FAN, EXACT LOCATION TO BE COORDINATED WITH ELEVATOR SUPPLIER. PROVIDE LOCKABLE TYPE DISCONNECTING MEANS IN MACHINE ROOM.
3. PROVIDE HEAT DETECTORS IN ELEVATOR MACHINE ROOM AND HOISTWAY – MAXIMUM 18" FROM SPRINKLER HEAD. LABEL "ELEVATOR CONTROL ONLY – DO NOT TEST". INTERCONNECT SHUNT TRIP DEVICE SUPPLYING ELEVATOR POWER WITH THESE DETECTORS.
4. CONNECT FOR ELEVATOR RECALL.



TYPICAL - ELEVATOR HOISTWAY PLAN

SCALE: NOT TO SCALE



TYPICAL - ELEVATOR MACHINE ROOM DETAIL

SCALE: NOT TO SCALE

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MERCER ISLAND
MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

	Date	Description
	12/24/2019	LAND USE SET
	03/13/2020	PROGRESS SET
	03/31/2020	50% CD
	04/30/2020	LAND USE SET REV 1
	06/26/2020	PROGRESS SET
	09/23/2020	75% CD SET
	11/12/2020	BUILDING PERMIT
	06/24/2021	99% PROGRESS SET
	09/30/2021	BUILDING PERMIT CORR #1
	10/25/2021	GMP SET
	11/29/2021	ELEC ADDENDUM #1
	01/21/2021	REVISED ELEC ROOMS
5	10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

ELEVATOR DETAILS

SHEET NO.

E800

Drawn
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FOR REFERENCE ONLY

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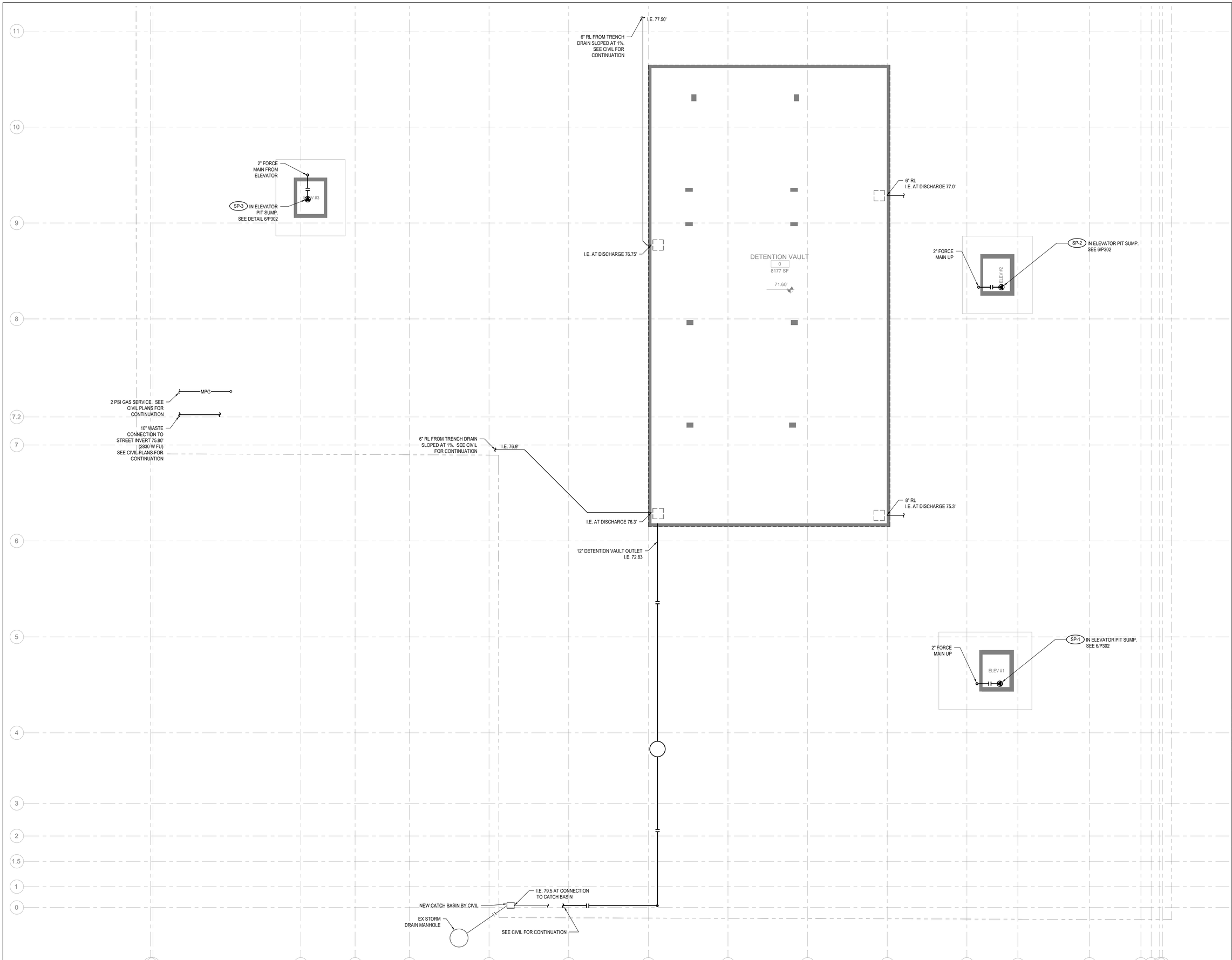

DETENTION LEVEL FOUNDATION PLAN

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

ENTIRE SHEET

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SIDER+BYERS
MECHANICAL + ELECTRICAL ENGINEERS
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Seattle, Washington 98109
Phone: 206.285.2966

NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

MERCER ISLAND MIXED USE

2985 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/04/2020	PROGRESS
04/10/2020	PROGRESS
09/03/2020	PERMIT QA SET
11/12/2020	PROGRESS
09/30/2021	PROGRESS
11/17/2021	1 GMP REVISION
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
PLUMBING
DETENTION LEVEL
FOUNDATION PLAN

SHEET NO.
P200.0

Drawn KS
Checked NB

Printed: 1/25/2019 4:14:04 PM 18003

A-RESTAURANT
P150
1287 SF

B-RESTAURANT
P151
1185 SF

LRTL RESTROOMS

ELEV #3

ELEV #3 VEST
PVE3

STAIR #3

EXIT PASSAGEWAY
P100B

STORAGE

TRASH
P101
1168 SF

MAIN ELEC / METER RM #1
P102
565 SF

2 PSI GAS METER WITH EATHQUAKE VALVE (BOLLARDS NOT BY P.C.)

RES PARKING
P100
43123 SF

DETENTION VAULT BELOW

I.E. 79.50'

ELEC METER RM #3 AND COMM RM
P154
495 SF

ELEV #2 VEST
PVE2

ELEV #1 VEST
PVE3

SP-7 SP-8
STORM WATER PUMPS IN SUMP

STAIR #1

STORAGE

UP

UP

NEW CATCH BASIN BY CIVIL

EX STORM DRAIN MANHOLE

UP TO RPBA ROOM

FDC

FDC

6" F TO FDC. SEE CIVIL FOR CONTINUATION

4" STORM FROM WATER METER VAULT (I.E. 78.20). SEE CIVIL FOR CONTINUATION

3" COMMERCIAL DOMESTIC WATER TO SITE CONNECTION (IE 87.65) TYPE K COPPER

4" STORM FROM WATER METER VAULT (I.E. 80.30). SEE CIVIL FOR CONTINUATION

6" RESIDENTIAL DOMESTIC WATER TO SITE CONNECTION (IE 88.00) TYPE K COPPER

2" IRRIGATION SERVICE. SEE CIVIL FOR CONTINUATION TYPE K COPPER

6" FIRE TO SITE CONNECTION (IE 88.55)

4" STORM FROM DCDA VAULT (I.E. 83.40). SEE CIVIL FOR CONTINUATION

MAIN
P104
459 SF

N.1 N M L K

11 10 9 8 7.2 7 6 5 4 3 2 1.5 1 0

LEVEL P1 FLOOR PLAN
SCALE: 1/8"=1'-0"

ENTIRE SHEET

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MERCER ISLAND MIXED USE

2905 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/04/2020	PROGRESS
04/10/2020	PROGRESS
09/03/2020	PERMIT QA SET
11/12/2020	PROGRESS
09/30/2021	PROGRESS
11/17/2021	1 GMP REVISION
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE

PLUMBING
LEVEL P1 FLOOR PLAN

SHEET NO.

P200.1

Drawn KS
Checked NB

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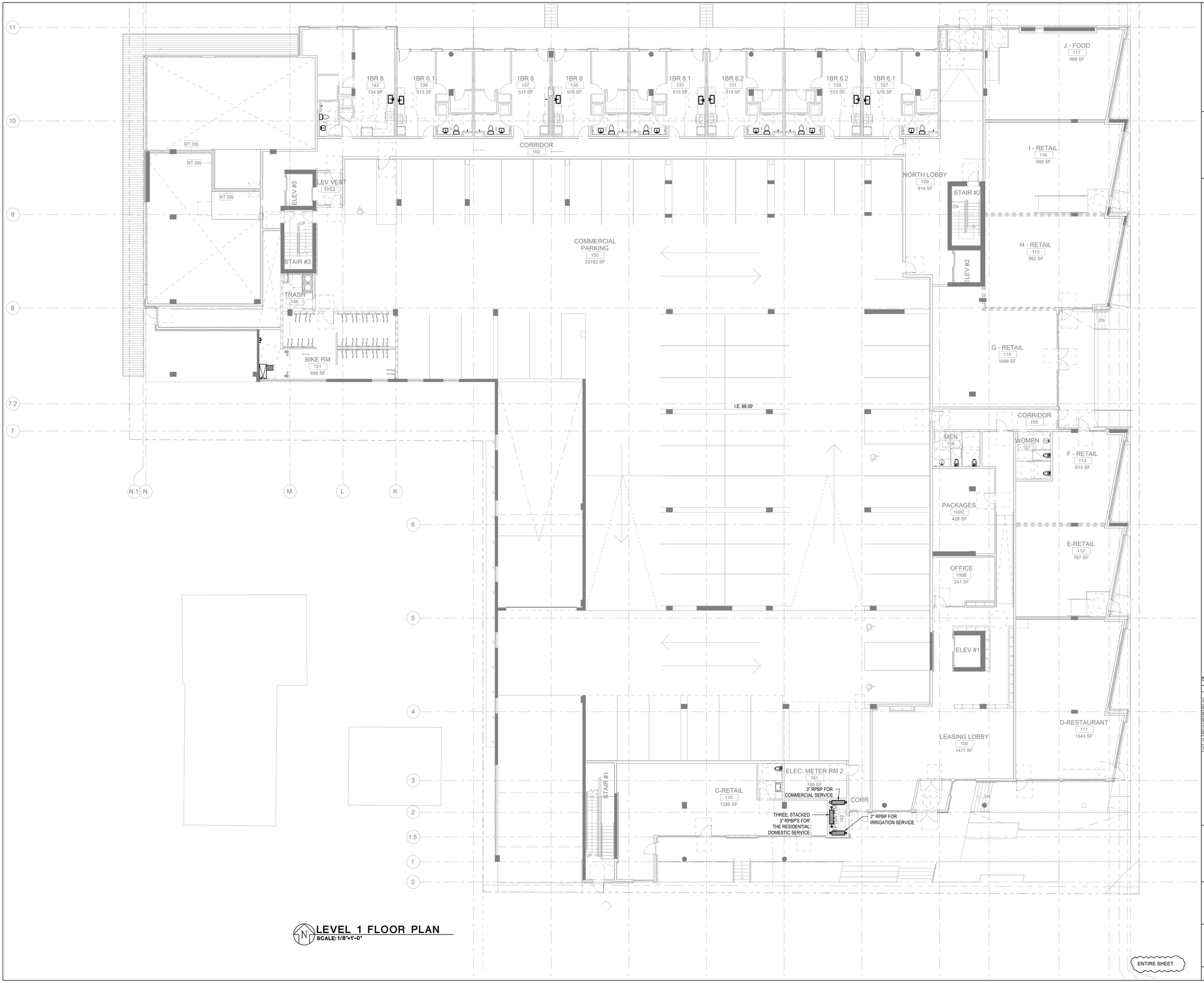

LEVEL 1 FLOOR PLAN

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

ENTIRE SHEET

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FOR REFERENCE ONLY

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/04/2020	PROGRESS
04/10/2020	PROGRESS
09/03/2020	PERMIT QA SET
11/12/2020	PROGRESS
09/30/2021	PROGRESS
11/17/2021	1 GMP REVISION
10/27/2023	BUILDING PERMIT CORR #4

SHEET TITLE
PLUMBING
LEVEL 1 FLOOR PLAN

SHEET NO.
P201

Drawn KS
Checked NB

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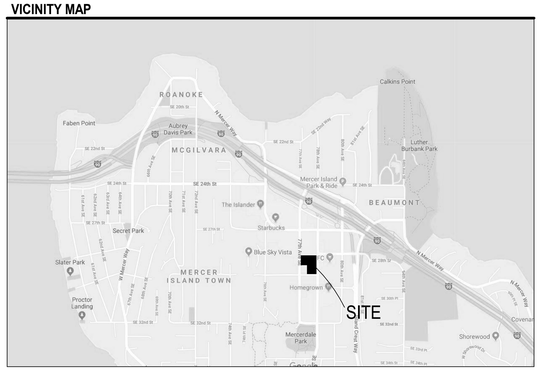
VICINITY MAP



ABBREVATIONS

AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
APT	APARTMENT
BLDG	BUILDING
BR	BEDROOM
CAB	CABINET
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET (ED)
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EQ	EQUAL
EXIST	EXISTING
FLR	FLOOR
FPL	FIREPLACE
FT	FOOT, FEET
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION, AND COOLING
INCL	INCLUDING (ED)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LB	POUND(S)
LTG	LIGHTING
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURE (R)
MTL	METAL
NTS	NOT TO SCALE
OC	ON CENTER
OTS	OPEN TO STRUCTURE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
REQ	REQUIRED
SF	SQUARE FOOT (FEET)
SIM	SIMILAR
SUSP	SUSPEND(ED)
TEL	TELEPHONE
TFF	TOP OF FINISH FLOOR
THRU	THROUGH
T.O	TOP OF
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
W	"WEST, WIDE, WASHER"
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WC	WATER CLOSET

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE CURRENT FEDERAL, STATE AND LOCAL CODES. THE CONTRACTOR IS TO PROVIDE FOR ALL REQUIRED NOTIFICATION OF AND COORDINATION WITH THE REQUIRED CITY, COUNTY AND STATE AGENCIES. ALL TESTS AND INSPECTIONS ASSOCIATED WITH OBTAINING APPROVALS TO PROCEED WITH AND COMPLETE THE WORK SHALL BE PERFORMED BY THE CONTRACTOR.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY INTERIOR DESIGNER & ARCHITECT OF ANY DISCREPANCIES FROM THE INTERIOR DESIGN DRAWINGS. CONTRACTOR IS NOT TO SCALE OFF DRAWINGS.
4. CONTRACTOR SHALL PROVIDE FOR ALL WORK REQUIRED TO MAINTAIN COMPLIANCE WITH LOCAL FIRE CODE.
5. MECHANICAL AND ELECTRICAL FIXTURES, OUTLETS, ETC. WHEN SHOWN ON THE INTERIOR DESIGN DRAWINGS ARE FOR LOCATION INFORMATION ONLY. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. ALL CIRCUITING COORDINATION TO BE BY OTHERS.
6. LIGHT FIXTURE PLACEMENT SHALL BE COORDINATED WITH MECHANICAL, PLUMBING OR STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION. ANY CHANGE IN LIGHT FIXTURE PLACEMENT REQUIRED DUE TO INTERFERENCE OF MECHANICAL OR STRUCTURAL COMPONENTS SHALL BE APPROVED BY INTERIOR DESIGNER, ARCHITECT & OWNER.
7. ALL FINISHED FLOORS SHALL BE FLAT, CONSTRUCTED IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY CONDITIONS THAT DO NOT MEET THIS STANDARD.
8. FLOOR FINISH TRANSITIONS SHALL OCCUR UNDER DOORS, UNLESS SHOWN OR NOTED OTHERWISE.
9. THE INTERIOR DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE INTERIOR DESIGNER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTORS, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION FOR ALL CASEWORK, SPECIALTY WALL TREATMENTS, FLOOR PATTERNS, STONE INSTALLATIONS AND COUNTERTOPS FOR REVIEW AND APPROVAL BY INTERIOR DESIGNER.

PROJECT INFORMATION

PROJECT ADDRESS: 2750 77TH AVE. SE & 2885 78TH AVE. SE
MERCER ISLAND, 98040

PROPOSED USES: THE CONSTRUCTION OF A 4 STORY MIXED-USE BUILDING WITH TWO BASEMENT LEVELS

OWNER: XING HUA GROUP LTD.
929 - 108TH AVE. NE, SUITE 1200 BELLEVUE, WA 98004
6770 CHURCHILL ST., VANCOUVER, BC, V6P5B1, CANADA
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ID-602	ENLARGED PLANS & ELEVATIONS
ID-900	DETAILS

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4088 REGISTERED ARCHITECT RAYMOND C. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
PROJECT INFORMATION

SHEET NO.
ID-000

Drawn Author
Checked Checker

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Printed: 10/16/2023 11:26:00 AM

AMENITY FINISH LEGEND

MARK	DESCRIPTION	VENDOR/MANUF.	MODEL	COLOR / FINISH	SIZE	LOCATION	REMARKS	CONTACTS
ACT-1	ACOUSTIC CEILING TILE	SOUND CONCEPTS	SHIPLAP CEILING SYSTEM	WHITE	30" X 120"			
B-1	WALL BASE	METRIE OR SIM.	PRIMED RECTANGULAR MDF		4"H X 1/2"D	LOBBY & AMENITY	USE MDF WITH NO ADDED UREAFORMALDEHYDE	
B-2	WALL BASE	METRIE OR SIM.	PRIMED RECTANGULAR F.J. PINE		4"H X 1/2"D	PUBLIC RESTROOMS		
CNC-1	CONCRETE - FLOOR FINISH	N/A	N/A	FINISH: LEVEL 2, SATIN	N/A	LOBBY & AMENITY	ARCHITECTURAL GRADE SMOOTH CONCRETE WITH CLEAR COAT FINISH, USE SEALER WITH POLYETHYLENE GRIT TO IMPROVE FRICTION	
CNC-2	CONCRETE - BOARD FORMED	FITZGERALD FORMLINERS	16929 (FINGER JOINTED)	ROUGH SAWN PLANK	156"W X 67.5"H	LOBBY & AMENITY	SUBMIT FORMLINER SAMPLES FOR APPROVAL	
CNC-3	CONCRETE - VERTIAL FINISHES	N/A	N/A		N/A	WALL & COLUMN	ARCHITECTURAL GRADE SMOOTH CONCRETE WITH CLEAR COAT FINISH	
CNC-4	CONCRETE - GARAGE RAMP FINISH	N/A	N/A		N/A	GARAGE RAMP	BROOM FINISH, CLEAR	
CPT-1	CARPET - WALK OFF MAT	MATS INC.	DRI TRACK	ALUMINUM FRAME / CHARCOAL INSERT	48" X 42" X 1-5/8"	LOBBY	COORDINATE WITH STRUCTURAL FOR SLAB DEPRESSION	
CPT-2	CARPET TILE	SHAW CONTRACT	TRANSFORM #5T311	FRAGILE CORAL #05865	9" X 36"	CORRIDORS		
CPT-3	CARPET - BROADLOOM	EF CONTRACT	COMMON THREAD	PLATINUM BLEND #CMT56	12'W	STAIRWELLS	BROADLOOM CARPET / CERTIFIED TO HAVE AT LEAST 40% RECYCLED CONTENT. PRODUCT MUST NOT CONTAIN BROMINATED FLAME RETARDANTS	
CPT-4	CARPET - WALK OFF MAT	MATS INC.	LIBERTY PLANKS	ANTHRACITE	29.53"W X 9.25"D X 9/16"H	LEVEL P1	COORDINATE WITH STRUCTURAL FOR SLAB DEPRESSION	
LVT-1	LUXURY VINYL TILE	SHAW CONTRACT	ABIDE #4107V	ALLSPICE WALNUT #07710	7.09"W X 48"L X 2.5MM.T	ELEVATOR LOBBY / ELEVATOR CAB	20 MIL WEAR LAYER / USE SHAW MICRO TRANSITION #267VSI00595 CARPET TRANSITION / LOW VOC ADHESIVE	
M-1	MIRROR	TBD, PER GC	N/A			SEE ELEVATIONS	FITNESS/YOGA	
MTL-1	BLACKENED STEEL	GEORGETOWN METAL WORKS	FLAT COLD-ROLLED PLATE STEEL, 16 GAUGE			SEE ELEVATIONS, DETAILS	WATER FEATURE AND SCREEN CLADDING	PROVIDE SAMPLES FOR REVIEW (MIN. 3), LOCATIONS NOTED ON PLANS
PL-1	PLASTIC LAMINATE	WILSONART	STICKLEY OAK #17003K-57	ALIGNED TEXTURE	PER CASEWORK PROVIDER	AMENITY KITCHEN		
PL-2	PLASTIC LAMINATE	WILSONART	MADAGASCAR	#38 FINE VELVET		ELEVATOR CAB REAR WALL		
PT-1	PAINT - FIELD & CEILING	SHERWIN WILLIAMS	SW7006 / EXTRA WHITE	FLAT	N/A	LOBBY/AMENITY/FITNESS/ YOGA	CEILING ONLY AT GWB	
PT-2	PAINT	SHERWIN WILLIAMS	TBD	EGG-SHELL	N/A	PUBLIC RESTROOMS		
PT-3	PAINT - ACCENT	SHERWIN WILLIAMS	TBD	FLAT	N/A	AMENITY KITCHEN		
PT-4	PAINT	SHERWIN WILLIAMS	TBD	SEMI-GLOSS	N/A	DOG WASH / BIKE REPAIR		
PT-5	PAINT - ACCENT	SHERWIN WILLIAMS	TBD	FLAT	N/A	AMENITY NORTH CORRIDOR		
PT-6	PAINT	SHERWIN WILLIAMS	TBD	FLAT	N/A	RESIDENTIAL CORRIDORS		
PT-7	PAINT - DOORS / TRIM / BASE	SHERWIN WILLIAMS	TBD	SEMI-GLOSS	N/A	AMENITY & RESIDENTIAL CORRIDORS		
PT-8	PAINT - CEILING	SHERWIN WILLIAMS	TBD	FLAT	N/A	AMENITY CEILINGS @ CONCRETE		
PT-9	PAINT - ACCENT	SHERWIN WILLIAMS	TBD	FLAT	N/A	AMENITY LOBBY		
QZ-1	QUARTZ COUTNERTOP	MSI STONE	ICED WHITE		3CM	AMENITY KITCHEN		
TL-1	TILE - WALL	UNITED TILE	CURSIVE	ROSE GOLD / MATTE	VARIES, SEE REMARKS	AMENITY KITCHEN	MIX OF DEMILUNE 2" X 4", CIRCLE 4" X 4", 2-CORNER 3" X 6", 4-CORNER 6" X 6" (SEE INSTALLATION)	
TL-2	TILE - FLOOR & WALL	EUROWEST DECORATIVE SURFACES/IRIS FMG	VENICE	IVORY	48" X 24"	PUBLIC RESTROOMS		
TL-3	TILE - WALL	UNITED TILE/WALKER ZANGER	KALEIDOSCOPE / TRIANGLE	WHITE / GLOSS	6.3" X 7"	DOG WASH / BIKE REPAIR		
TL-4	TILE - WALL	STONE SOURCE / LAMINAM	I NATURALI / STATUARIETTO #L0575	NATURAL	63.7"W X 127.5"H X 12MM	AMENITY FIREPLACE		
TL-5	TILE - WALL	SURFACE ART	BATCH	WHITE / GLOSS	3" X 12"	AMENITY RESTROOMS		
VWC-1	VINYL WALLCOVERING	GRAND IMAGE	CUSTOM MURAL PRINT ON TYPE II VINYL/IMAGE: THE STUDIO "UNTITLED" #99898		SEE ELEVATIONS, DETAILS	FITNESS	20'-8"W X 11'-10"H	
VWC-2	VINYL WALLCOVERING	GRAND IMAGE	CUSTOM MURAL PRINT ON TYPE II VINYL/IMAGE: SARAH WINKLER "RIVER CROSSING" #102156		54"W/30 YARD BOLT	BIKE ROOM	30'-4"W X 8'H	
VWC-3	VINYL WALLCOVERING	GRAND IMAGE	CUSTOM MURAL PRINT ON TYPE II VINYL/IMAGE: KYLE GODERWIS "METRO ORANGE" #101698		54"W/30 YARD BOLT	AMENITY CORRIDOR	(3) PANELS: 6'-2"W X 9'-6"H, 17'W X 9'-6"H, 17'W X 9'-6"H	
WC-1	WALLCOVERING	WALL LOGIC / SANFOOT	WALNUT FC		3'-10"W X 8'H	RESIDENTIAL CORRIDORS		
WC-2	WALLCOVERING	GRAND IMAGE	CUSTOM MURAL PRINT ON TYPE II VINYL/IMAGE: TBD	TBD	N/A	RESIDENTIAL CORRIDORS		
WD-1	WOOD SLATS		N/A		SEEE ARCH ELEVATIONS, DETAILS	LOBBY/AMENITY	TO MATCH DESIGNER'S SAMPLE, LOCATIONS NOTED ON PLANS	
WD-2	CASEWORK		N/A		SEE ID ELEVATIONS, DETAILS	LOBBY SHELVES/MAILBOXES/YOGA CUBBIES	TO MATCH DESIGNER'S SAMPLE, LOCATIONS NOTED ON PLANS	
WF-1	WOOD FLOORING	TAS SUPPLY / KAHRS	OAK NOUVEAU WHITE	MATTE	7-3/8"W X 95-1/4"L X 5/8"T	LOBBY / AMENITY / FITNESS / YOGA	INSETS AS NOTED ON PLAN, REQUIRES SLAB DEPRESSION	

GENERAL NOTES:
USE PLYWOOD AND COMPOSITES OF EXTERIOR GRADE THAT IS NAF, NAUF, OR ULEF (FOR INTERIOR USE)
INTERIOR DESIGNER TO SELECT HOT-ROLLED STEEL PANELS FOR CHARACTER AND COLOR FROM CONTRACTOR'S SELECTED VENDOR PRIOR TO PURCHASE

LIGHTING SCHEDULE

MARK	DESCRIPTION	VENDOR/MANUF	MODEL	FINISH	WATTAGE	SIZE	LOCATION	REMARKS	CONTACT
L-1	SURFACE CEILING LIGHT	SATCO	S29328/S29346	WHITE	13.5W/2700K	7"DIA	CORRIDORS	WITH DUMMY MODULE TO MATCH B ATTERY BACKUP EMERGENCY MODE	
L-2	SURFACE CEILING LIGHT	SATCO	S29328/S29344	WHITE	13.5W/2700K	7"DIA	CORRIDORS		
L-2.1	SURFACE CEILING LIGHT	SATCO	S29328/S29344	WHITE	13.5W/2700K	7"DIA	DOG WASH	DAMP RATED	
L-3	SURFACE CEILING LIGHT	SATCO	S29328	WHITE	13.5W/2700K	7"DIA	UNIT INTERIORS		
L-4	SURFACE CEILING LIGHT	SATCO	S29328	WHITE	13.5W/2700K	9"DIA	UNIT INTERIORS		
L-5	SCONCE	TBD					UNIT ENTRIES		
L-6	DECORATIVE PENDANT	TBD					UNIT KITCHEN		
L-7	DECORATIVE PENDANT	RICH BRILLANT	VS-5-IV-CB-AA01-30-120 _TR_DX	FROSTED IVORY/BLACK	(5) 32.5 W	80"W X 49"D X 60"H	SOUTH LOBBY		
L-8	DECORATIVE PENDANT	TECH LIGHTING	700TDPSP24BWS	GLOSS BLACK/WHITE	(1)G40/MEDIUM/E26/150W	24"W X 12.4"H	LEASING/COURTYARD EXIT CORRIDOR		
L-9	SUSPENDED LINEAR FIXTURE	PURE EDGE	CSDSP-2W-C-72-27K-BK	BLACK	(6)LED/2W/24V	72"W X 0.9"D X 0.9"H	LOBBY-MAIL		
L-10	SUSPENDED LINEAR FIXTURE	PURE EDGE	P1-7W-2R-24-264-35K-B K	BLACK	7W PER FT.	36" STEM X 264"W (2.6"R CANOPY)	LOBBY-GREEN WALL		
L-11	DECORATIVE PENDANT	ARTEMIDE	1276018A	SHADE: WHITE / BODY: GOLD & BLACK	(3)G16.5/CANDELABRAE(E12)/4W /120V/LED	46.25"W X 36.9"D X 26.4"H	LOBBY-LOUNGE		
L-12	DECORATIVE PENDANT	RICH BRILLANT	AK-M14-PC47-27-120-TR	OFF WHITE	(1)10W/2700	14" DIA X 9"H	AMENITY KITCHEN		
L-13	DECORATIVE PENDANT	TOOY LIGHTING	552.12-C41	CLEAR/MATTE BLACK	(12)JCD/G9/10W/120V LED	37.4"W X 15.7"D X 6.3"H	AMENITY		
L-14	SCONCE	KUZCO LIGHTING	VL 18224-BK	BLACK/OPAL	(1)19W/120V LED	24"W X 1.38"D X 1.88"H	PUBLIC RESTROOMS		
L-15	DECORATIVE SURFACE MOUNT FIXTURE	KUZCO LIGHTING	FM48618	CLEAR/OPAL	(1)32W/120V LED	18" DIA X 3.75"H	YOGA/FLEX		
L-16.1	DECORATIVE SURFACE MOUNT FIXTURE	TROY LIGHTING	DM16LED1827MBWT-B	GLOSS BLACK/WHITE	(1)18W/120V LED	16" DIA X 6.62"H	FITNESS		
L-17.1	DECORATIVE SURFACE MOUNT	KUZCO LIGHTING	FM13124-BK	WHITE OPAL/BLACK	(1)76W/120V LED	24" DIA X 5.88"H	NORTH ENTRY		
L-18.1	DECORATIVE SURFACE MOUNT	AFX	RVF162600L30D1WHBK	WHITE/BLACK CAGE		16" DIA X 3.25"H	BIKE ROOM		
L-19.1	SCONCE	SCHOOLHOUSE ELECTRIC		WHITE/BLACK ARM	100W		BIKE ROOM-WORK SURFACE		
L-20	DECORATIVE SURFACE MOUNT FIXTURE	KUZCO LIGHTING	FM13124-BK	WHITE OPAL/BLACK	(1)76W/120V LED	24" DIA X 5.88"H	ELEVATOR LOBBIES		
L-21	TRACK LIGHTING	TECH LIGHTING	MERGE 1.5 FLANGELESS	BLACK	12W/5FT/2700K	REFER TO PLANS	COMMON AREAS		
L-21.1	TRACK LIGHTING	TECH LIGHTING	MERGE 1.5 FLANGELESS	BLACK	12W/8FT/2700K	REFER TO PLANS	LOBBY		
L-21.2	TRACK LIGHTING	TECH LIGHTING	MERGE 1.5 FLANGELESS	BLACK	12W/10FT/1200K	REFER TO PLANS	LOBBY		
L-22	SUSPENDED LINEAR FIXTURE	PURE EDGE	ZSDP-5W-C-120-35K-BK	BLACK	5W/FT/2700K	REFER TO PLANS	COMMON AREAS		
L-22.1	SUSPENDED LINEAR FIXTURE	PURE EDGE	ZSDP-5W-C-120-35K-BK	BLACK	5W/FT/2700K	REFER TO PLANS	COMMON AREAS	DAMP RATED	
L-23	WALL WASH FIXTURE	TBD					LOBBY & AMENITY		
L-24	CONCEALED LED STRIP	TBD					YOGA/FLEX		
L-25	STEP LIGHT	WAC LIGHTING	WL-LED100TR-C-WT	WHITE	3.3W/120V/LED	5"W X 1.75"D X 3"H	LOBBY RAMP		
L-26	SCONCE	TBD					NORTH CORRIDOR		

AMENITY PLUMBING FIXTURE & ACCESSORY LEGEND

MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH/COLOR	COMMENTS
PF-1	KITCHEN FAUCET (AMENITY)	DELTA	KEELE #19824LF-BL	MATTE BLACK	
PF-2	KITCHEN SINK (AMENITY)	BLANCO	PRECIS ADA/SILGRANIT #442543	ANTHRACITE	
PF-3	RESTROOM FAUCET (AMENITY)	DELTA	TRINSIC #559HA-SS-DST	STAINLESS STEEL	MAX FLOW RATE 1.0 GMP @ 60PSI, 3.8L/MIN @ 414 KPA
PF-4	RESTROOM SINK (AMENITY)	WS BATH COLLECTIONS	SIMPLE 60.50A	WHITE	SINGLE HOLE FAUCET INSTALLATION
PF-5	RESTROOM TOILET (AMENITY)	TOTO	CT708U	#01 COTTON	
PA-1	PAPER TOWEL DISPENSER (AMENITY)	BOBRICK	#B36903	STAINLESS STEEL	
PA-2	SOAP DISPENSER (AMENITY)	BOBRICK	#B-4063	STAINLESS STEEL	
PA-3	SEAT COVER DISPENSER (AMENITY)	BOBRICK	#B-3013	STAINLESS STEEL	
PA-4	TOILET PAPER DISPENSER (AMENITY)	BOBRICK	#B-3094	STAINLESS STEEL	
PA-5	COAT HOOK (AMENITY)	BOBRICK	#B-682	STAINLESS STEEL	
PF-6	WALL MOUNTED PET GROOMING FAUCET	T&S	P3-8WESV-00M-CR	STAINLESS STEEL	

APPLIANCE & EQUIPMENT LEGEND

MARK	DESCRIPTION	MANUFACTURER	MODEL	SIZE	FINISH/COLOR	COMMENTS
EQP-1	REFRIGERATOR (AMENITY)	FISHER & PAYKEL	RS3084WRU1	29-3/4"W X 24"D X 84"H	PANEL READY	TYPE A
EQP-2	RANGE (AMENITY)	WHIRLPOOL	WEE510SAGS	29-7/8"W X 29-1/4"D X 34"H	BLACK	TYPE A
EQP-3	RANGE HOOD INSERT (AMENITY)	FISHER & PAYKEL	HP36ILTX1	33"W X 11"D X 13.75"H	STAINLESS STEEL	COORDINATE WITH CUSTOM MTL-1 SHROUD & TURN ON/OFF SWITCH AS CABINET FACE
EQP-4	DISHWASHER (AMENITY)	WHIRLPOOL	UDT555SAHP	23-9/16"W X 24"D X 34-1/2"H	PANEL READY	TYPE A
EQP-5	FIREPLACE (AMENITY)	ORTAL	TUNNEL 150H	60-3/16"W X 20-1/2"D X 21-5/8"H	BLACK / CLEAN FACE TRIM	WITH RIVER ROCK FIRE BED MATERIAL
EQP-6	BOTTLE FILLER (AMENITY)	HALSEY TAYLOR	HTHB-OVLSEBP-I	38-1/2"W X 19"D X 34-5/8"H	STAINLESS STEEL	
EQP-7	DOG GROOMING BATH TUB	FLYING PIG GROOMING	FP701	50"W X 24"D	STAINLESS STEEL	RIGHT DOOR, INCLUDE DELUXE COMPLETE FAUCET PACKAGE #FPKIT02
EQP-8	BARRE @ YOGA	CUSTOM BARRES	6' BARRE KIT	6'W X 2"DIA	MAPLE / CLEAR	SISSONE BRACKET / OPEN SADDLE / 4 MOUNTING HOLES
EQP-9	BARRE @ FITNESS	CUSTOM BARRES	12' BARRE KIT	12'W X 2"DIA	MAPLE / CLEAR	SISSONE BRACKET / OPEN SADDLE / 4 MOUNTING HOLES
EQP-1U	REFRIGERATOR (TYPE B)	KITCHENAID	KRFC300ESS	35-3/4"W X 29-3/8"D X 70-1/8"H	STAINLESS STEEL	TYPE B
EQP-2U	RANGE (TYPE B)	KITCHENAID	KSEG700ESS	29-7/8"W X XD X 36"H	STAINLESS STEEL	TYPE B
EQP-3U	RANGE (TYPE A)	WHIRLPOOL	WEE510SAGS	29-7/8"W X 29-1/4"D X 34"H	STAINLESS STEEL	TYPE A
EQP-4U	DISHWASHER (TYPE B)	KITCHENAID	KDFE104HPS	23-7/8"W X 24-1/2"D X 34-1/2"H	STAINLESS STEEL	TYPE B
EQP-5U	DISHWASHER (TYPE A)	WHIRLPOOL	UDT555SAHP	23-9/16"W X 24"D X 34-1/2"H	STAINLESS STEEL	TYPE A
EQP-6U	MICROWAVE (TYPE B)	KITCHENAID	KMLS311HSS	30"W X 18"D X 10-1/4"H	STAINLESS STEEL	TYPE B
EQP-7U	MICROWAVE (TYPE A)	KITCHENAID	KMCS1016GSS	21-3/4"W X 17-1/4"D X 13"H	STAINLESS STEEL	TYPE A
EQP-8U	HOOD (TYPE A)	WHIRLPOOL	WVU17UCOJS	29-15/16"W X 18-1/2"H	STAINLESS STEEL	TYPE A
EQP-9U	WASHER	WHIRLPOOL	WFW560CHW	27"W X 31-9/16"D X 38-3/4"H	WHITE	SIDE-BY-SIDE & STACKABLE
EQP-10U	DRYER	WHIRLPOOL	WED560LHW	27"W X 31"D X 38-3/4"H	WHITE	SIDE-BY-SIDE & STACKABLE (CONFIRM LONG-VENT MODEL)
EQP-11U	REFRIGERATOR (TYPE A)	WHIRLPOOL	WRT112CZJZ	24-3/8"W X 28-3/8"D X 61-7/16"H	STAINLESS STEEL	TYPE A
EQP-12U	REFRIGERATOR (TYPE A)	WHIRLPOOL	WRS571CIHZ	36"W X 29-3/4"D X 68-7/8"H	STAINLESS STEEL	TYPE A
EQP-13U	REFRIGERATOR (TYPE B)	WHIRLPOOL	WRB543CMJZ	24"W X 28.38"D X 71"H	STAINLESS STEEL	TYPE B

UNIT FINISH LEGEND

MARK	DESCRIPTION	VENDOR/MANUF.	MODEL	COLOR / FINISH	SIZE	LOCATION	REMARKS	CONTACTS
LVT-1AU	LUXURY VINYL TILE	TAS SUPPLY	FORTITUDE ABA	MERCEDES #WIRC0304	7.25"W X 48"H X 5MM.T	UNITS-SCHEME A	20MIL WEAR LAYER W/1MM ATTACHED PAD / LOW VOC ADHESIVE	
LVT-1BU	LUXURY VINYL TILE	TAS SUPPLY	RIDGELINE	TERRA #CHCW1370V	7"W X 48"H X 5MM.T	UNITS-SCHEME B	12MIL WEAR LAYER W/1MM ATTACHED PAD/ LOW VOC ADHESIVE	
PL-1AU	PLASTIC LAMINATE	WILSONART	LOFT OAK	ALIGNED TEXTURE	PER CASEWORK MFR	UNITS-SCHEME A	KITCHEN AND BATHROOM CABINETS	
PL-1BU	PLASTIC LAMINATE	WILSONART	LOFT OAK	ALIGNED TEXTURE	PER CASEWORK MFR	UNITS-SCHEME B	KITCHEN ISLAND / BATHROOM CABINETS	
PL-2BU	PLASTIC LAMINATE	FORMICA	BRITE WHITE	GLOSS	N/A	UNITS-SCHEME B	KITCHEN CABINETS / THERMAFOIL WRAP	
PT-1U	PAINT / DOORS / TRIM / BASE	SHERWIN WILLIAMS	TBD	SEMI-GLOSS	N/A	UNITS		
PT-2U	PAINT / WALL & CEILINGS	SHERWIN WILLIAMS	SW7006 / EXTRA WHITE	FLAT	N/A	UNITS		
PT-3U	PAINT / WALL & CEILINGS	SHERWIN WILLIAMS	SW7006 / EXTRA WHITE	EGG-SHELL	N/A	UNITS BATHROOMS		
QZ-1AU	QUARTZ COUTNERTOP	MSI STONE	CALACATTA ARNO	POLISHED	2CM	UNITS-SCHEME A		
QZ-1BU	QUARTZ COUTNERTOP	MSI STONE	CALACATTA ALTO	POLISHED	2CM	UNITS-SCHEME B		
TL-1AU	TILE - WALL	UNITED TILE / WOW	CRAYON	WHITE / GLOSS	1" X 10"	UNITS-SCHEME A		
TL-1BU	TILE - WALL	SURFACE ART	PARIS / HEX	GRIGIO	5" X 6" HEX	UNITS-SCHEME B		
TL-2AU	TILE - WALL	UNITED TILE	NEW YORKER	WHITE / MATTE	3" X 12"	UNITS-SCHEME A		
TL-2BU	TILE - WALL	UNITED TILE	NEW YORKER	WHITE / MATTE	3" X 12"	UNITS-SCHEME B		

UNIT PLUMBING & ACCESSORY LEGEND

MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR / FINISH	COMMENTS2
PA-1AU	TOWEL BAR	KOHLER	K-14436-CP	POLISHED CHROME	
PA-1BU	TOWEL BAR	KOHLER	K-14436-BL	BLACK	
PA-2AU	TOWEL RING	KOHLER	K-14441-CP	POLISHED CHROME	
PA-2BU	TOWEL RING	KOHLER	K-14441-BL	BLACK	
PA-3AU	TOILET PAPER HOLDER	KOHLER	K-14377-CP	POLISHED CHROME	
PA-3BU	TOILET PAPER HOLDER	KOHLER	K-14377-BL	BLACK	
PA-4AU	ROBE HOOK	KOHLER	K-14443-CP	POLISHED CHROME	
PA-4BU	ROBE HOOK	KOHLER	K-14443-BL	BLACK	
PF-1U	KITCHEN SINK (TYPE B)	LOTUS FIXTURE	AURORA SINK #VC-2651710D-18AS	STAINLESS STEEL	CUSTOM SIZE: 28.5"W X 19"L X 10"D
PF-2U	KITCHEN SINK (TYPE A)	LOTUS FIXTURE	AURORA SINK #VC-265195D-18AS	STAINLESS STEEL	CUSTOM SIZE: 28.5"W X 19"L X 5"D
PF-3U	BATHROOM SINK	KOHLER	K-2882-0	WHITE	
PF-4AU	KITCHEN FAUCET	KOHLER	PURIST #K-7505-CP	POLISHED CHROME	
PF-4BU	KITCHEN FAUCET	KOHLER	PURIST #K-7505-BL	BLACK	
PF-5U	TOILET	KOHLER	K-3999-0	WHITE	
PF-6AU	BATHROOM FAUCET	KOHLER	K-14406-4-CP	POLISHED CHROME	INCLUDE AERATOR FOR 1.0 GPM: #1139287
PF-6BU	BATHROOM FAUCET	KOHLER	K-14406-4-BL	BLACK	INCLUDE AERATOR FOR 1.0 GPM #1139287
PF-7AU	SHOWER TRIM	KOHLER	K-TS14422-4G-CP	POLISHED CHROME	
PF-7BU	SHOWER TRIM	KOHLER	K-TS14422-4G-CP	BLACK	
PF-8AU	BATH & SHOWER TRIM	KOHLER	K-T14420-4G-CP	POLISHED CHROME	
PF-8BU	BATH & SHOWER TRIM	KOHLER	K-T14420-4G-BL	BLACK	
PF-9AU	HAND SHOWER	KOHLER	K-22178-G-CP	POLISHED CHROME	
PF-9BU	HAND SHOWER	KOHLER	K-22178-G-BL	BLACK	
PF-10U	BATH INSERT	KOHLER	K-20202	WHITE	CONFIRM RIGHT OR LEFT HANDED TUB PER PLANS BEFORE ORDER
PF-11U	SHOWER PAN	AQUATIC BATH	ICON SB4836	WHITE	

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ACSB REGISTERED ARCHITECT RAYMOND C. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
SCHEDULES & LEGENDS

SHEET NO.
ID-001

Drawn
Checked
Author
Checker

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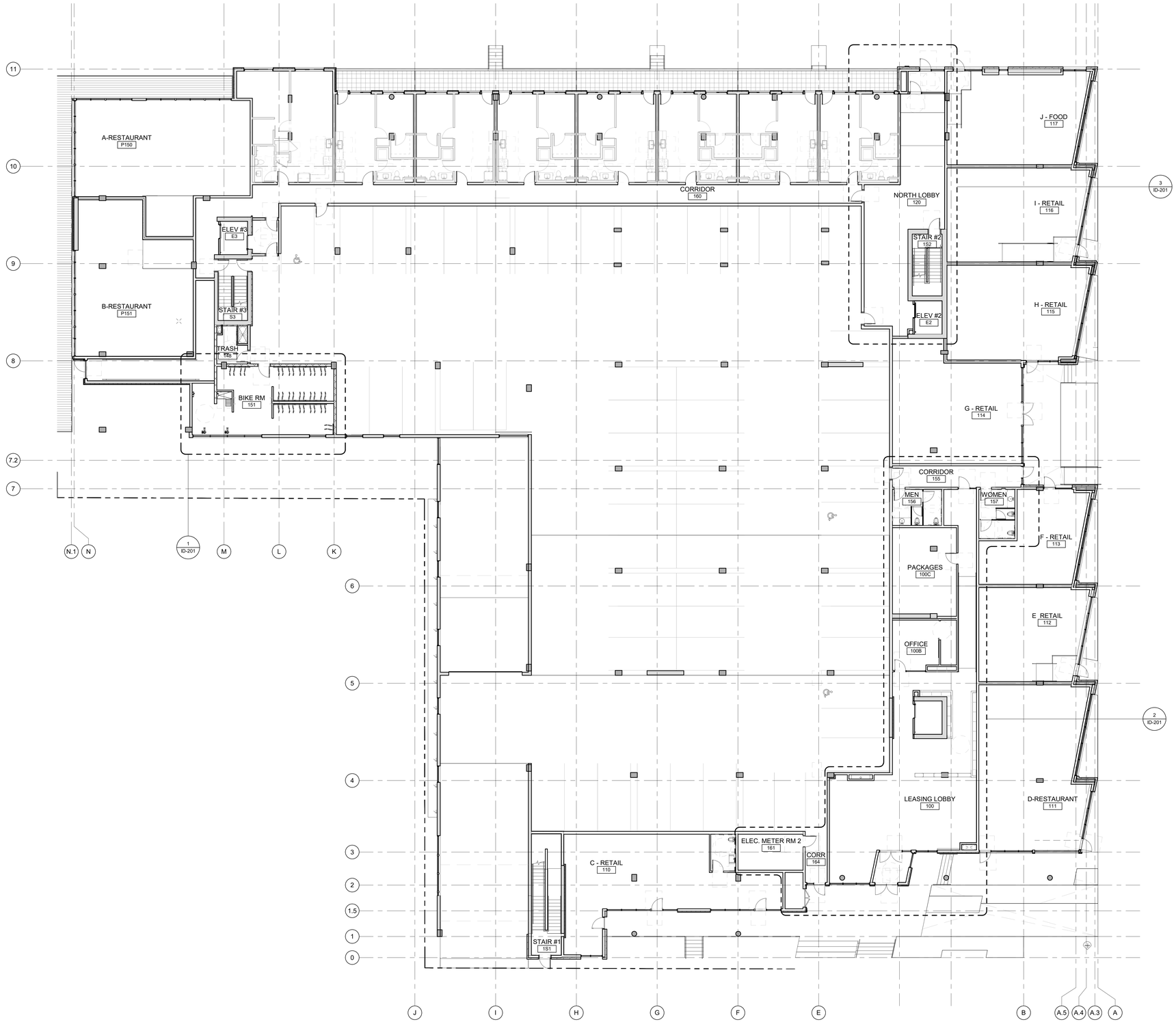

1 LEVEL 1 FLOOR PLAN
1" = 10'-0"

0 10' 20'

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4086 REGISTERED ARCHITECT
RAYMOND JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET NO.
ID-200

Drawn Author
Checked Checker

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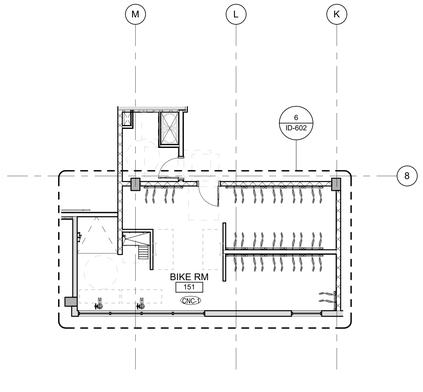
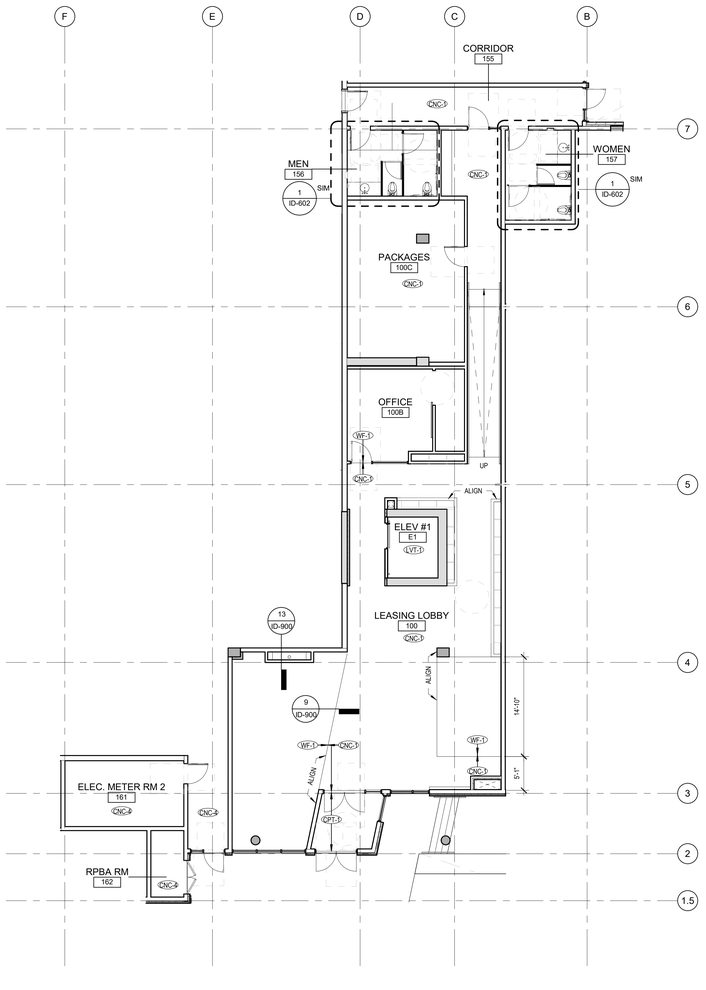
GENERAL NOTES

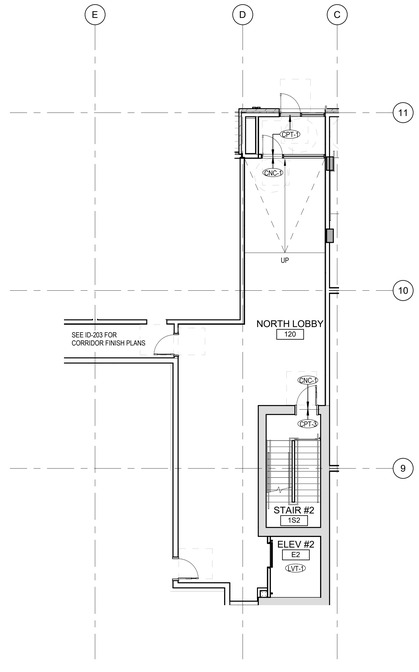
1. REFER TO SHEET ID-000 FOR PROJECT NOTES APPLICABLE TO ALL PORTION OF THE WORK
2. PRIOR TO FRAMING, VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES / CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN ON PLUMBING FIXTURE SCHEDULE
3. SEE ARCHITECTURAL SHEETS FOR WALL ASSEMBLIES, DOOR SCHEDULES, TYPICAL FRAMING, AND ACOUSTICAL DETAILS
4. SEE SHEETS A700-A704 FOR TYPICAL ACCESSIBILITY CLEARANCES AND INSTALLATION REQUIREMENTS
5. REFER TO SHEET ID-001 FOR AMENITY FINISH LEGEND AND ADDITIONAL INFORMATION
6. FLOOR TRANSITIONS ARE TO OCCUR CENTERED UNDER DOOR PANEL WHERE OCCURS. SEE SHEET ID-900 FOR TYPICAL FLOOR TRANSITION DETAILS
7. FLOORING DIRECTION AS INDICATED ON PLAN
8. COLUMNS WITHOUT FURRING ARE TO BE SKIM COATED AND PAINTED TO MATCH ADJACENT WALL, TYP, UNO



1 LEVEL 1 FINISH PLAN - BIKE ROOM
1/8" = 1'-0"



2 LEVEL 1 FINISH PLAN - SOUTH LOBBY
1/8" = 1'-0"



3 LEVEL 1 FINISH PLAN - NORTH LOBBY
1/8" = 1'-0"

0 8" 16"

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4086 REGISTERED ARCHITECT
RAYMOND JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
ENLARGED FINISH PLANS

SHEET NO.
ID-201

Drawn Author
Checked Checker

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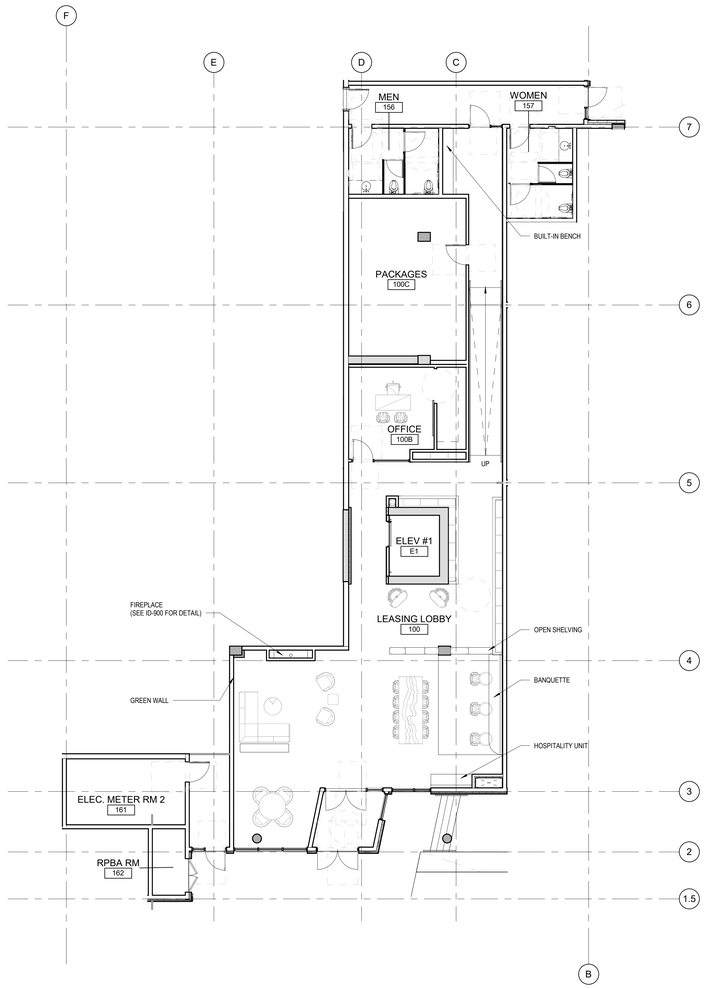
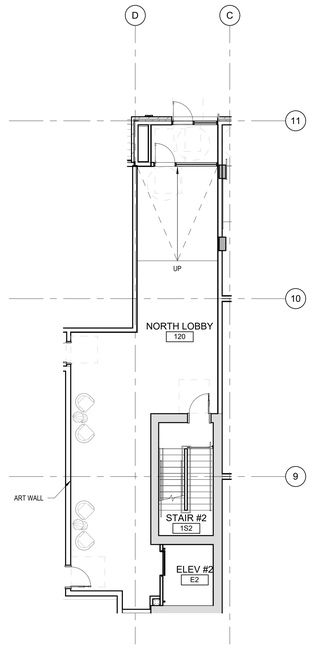


1 LEVEL 1 FURNITURE PLAN - SOUTH
1/8" = 1'-0"



2 LEVEL 1 FURNITURE PLAN - NORTH
1/8" = 1'-0"

0 8' 16'

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4086 REGISTERED ARCHITECT
RAYMOND JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

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2021-02-09	95% CD SET
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2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
ENLARGED FURNITURE PLAN

SHEET NO.
ID-201.1

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GENERAL NOTES

1. REFER TO SHEET ID-000 FOR PROJECT NOTES APPLICABLE TO ALL PORTION OF THE WORK
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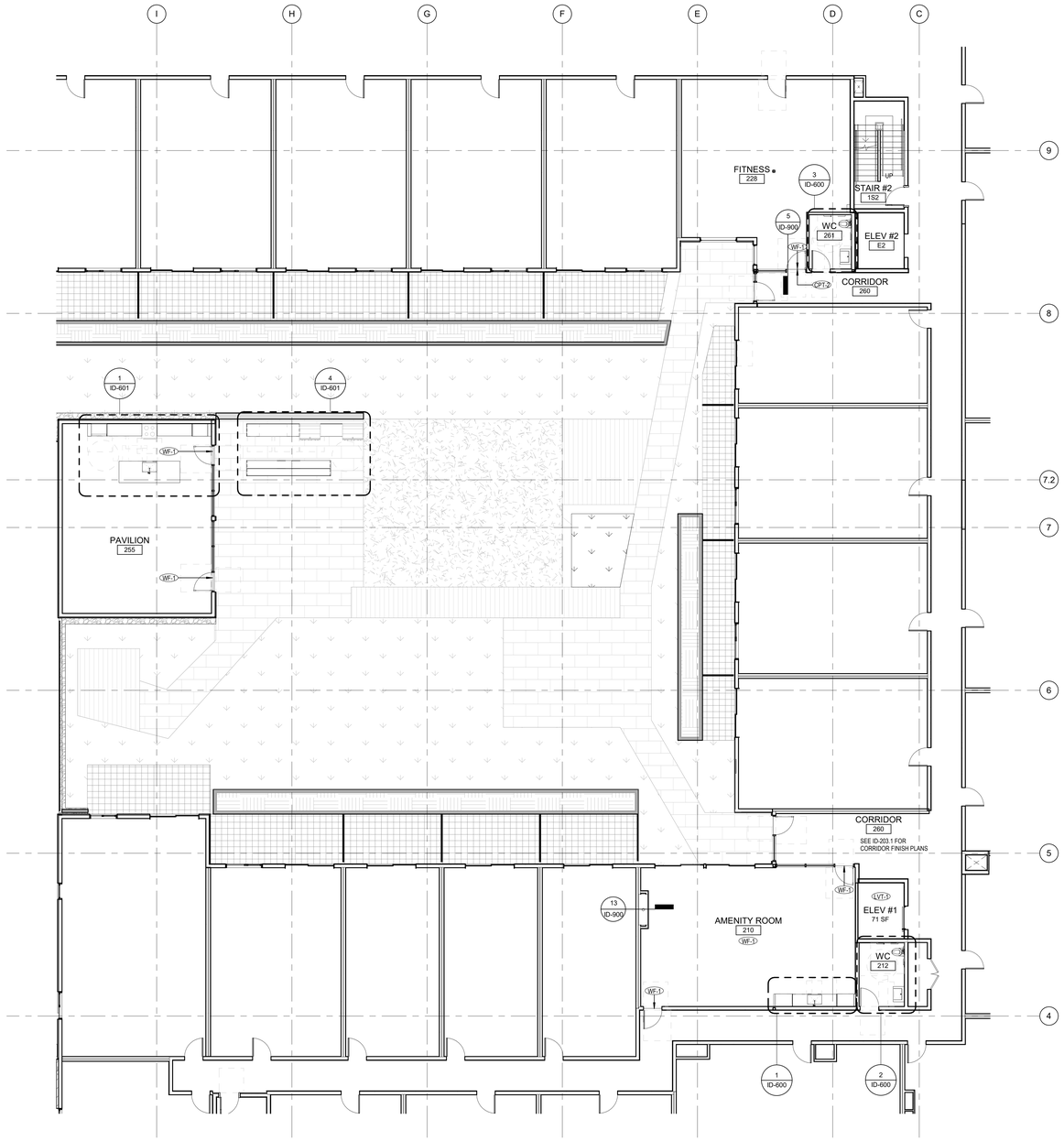
4. SEE SHEETS A700-A704 FOR TYPICAL ACCESSIBILITY CLEARANCES AND INSTALLATION REQUIREMENTS
5. REFER TO SHEET ID-001 FOR AMENITY FINISH LEGEND AND ADDITIONAL INFORMATION
6. FLOOR TRANSITIONS ARE TO OCCUR CENTERED UNDER DOOR PANEL WHERE OCCURS. SEE SHEET ID-900 FOR TYPICAL FLOOR TRANSITION DETAILS
7. FLOORING DIRECTION AS INDICATED ON PLAN
8. COLUMNS WITHOUT FURRING ARE TO BE SKIM COATED AND PAINTED TO MATCH ADJACENT WALL, TYP, UNO



1 LEVEL 2 FINISH PLAN
1/8" = 1'-0"

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4086 REGISTERED ARCHITECT
RAYMOND C. JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

DATE	DESCRIPTION
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2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE

LEVEL 2 FINISH PLAN

SHEET NO.

ID-202

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0 8' 16'

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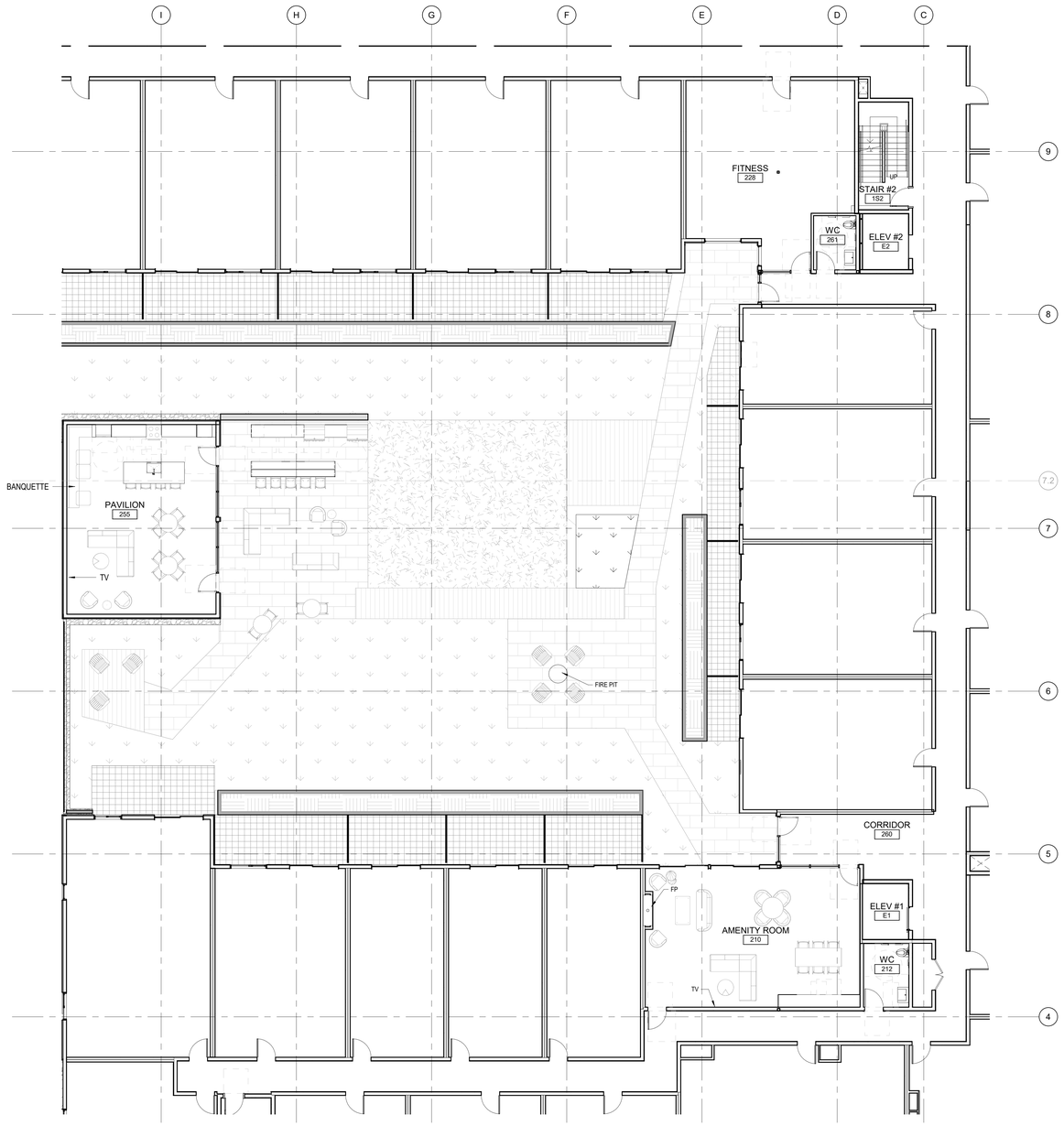

1 LEVEL 2 FURNITURE PLAN
1/8" = 1'-0"

0 8' 16'

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4086 REGISTERED ARCHITECT
RAYMOND JOHNSTON
State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE

LEVEL 2
FURNITURE PLAN

SHEET NO.

ID-202.1

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GENERAL NOTES

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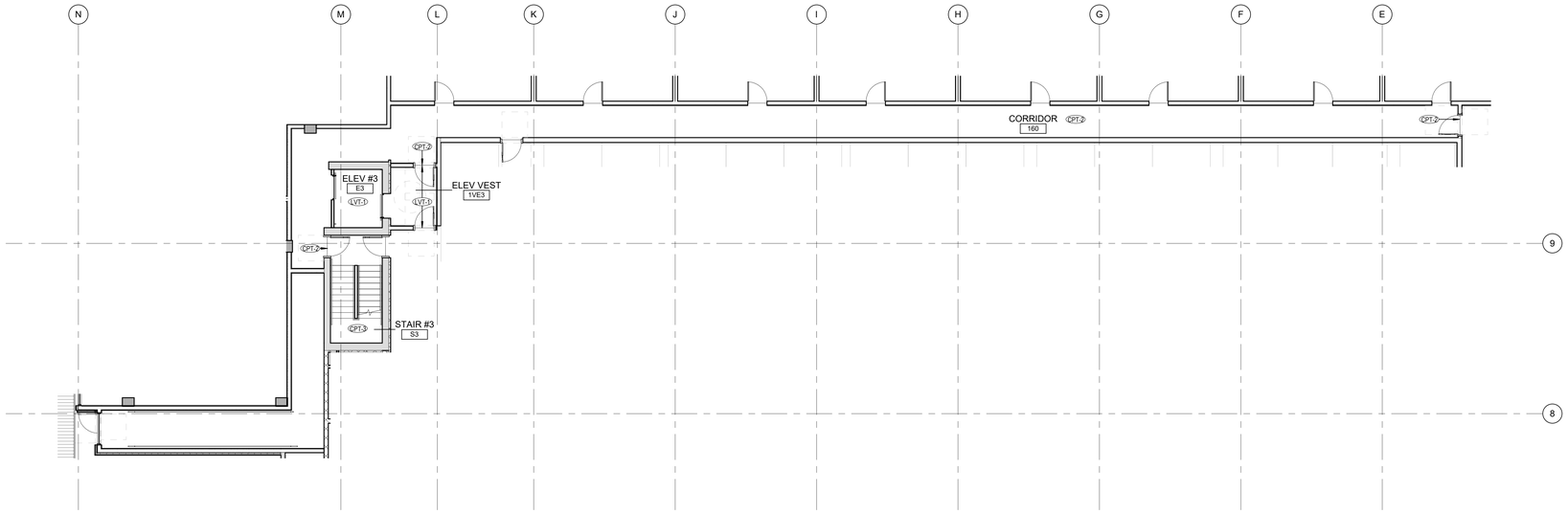
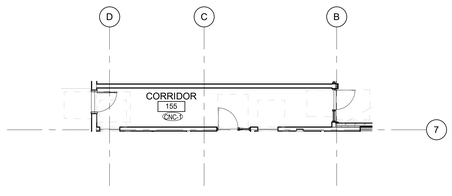
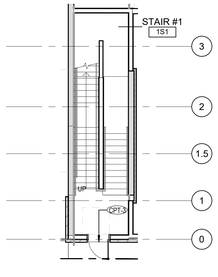


1 LEVEL 1 CORRIDOR FINISH PLAN - NORTH
1/8" = 1'-0"



2 LEVEL 1 CORRIDOR FINISH PLAN - RETAIL
1/8" = 1'-0"



3 LEVEL 1 CORRIDOR FINISH PLAN - SOUTH STAIRS
1/8" = 1'-0"

0 8' 16'

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4086 REGISTERED ARCHITECT RAYMOND JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
CORRIDOR FINISH PLANS

SHEET NO.
ID-203

Drawn Author
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GENERAL NOTES

1. REFER TO SHEET ID-000 FOR PROJECT NOTES APPLICABLE TO ALL PORTION OF THE WORK
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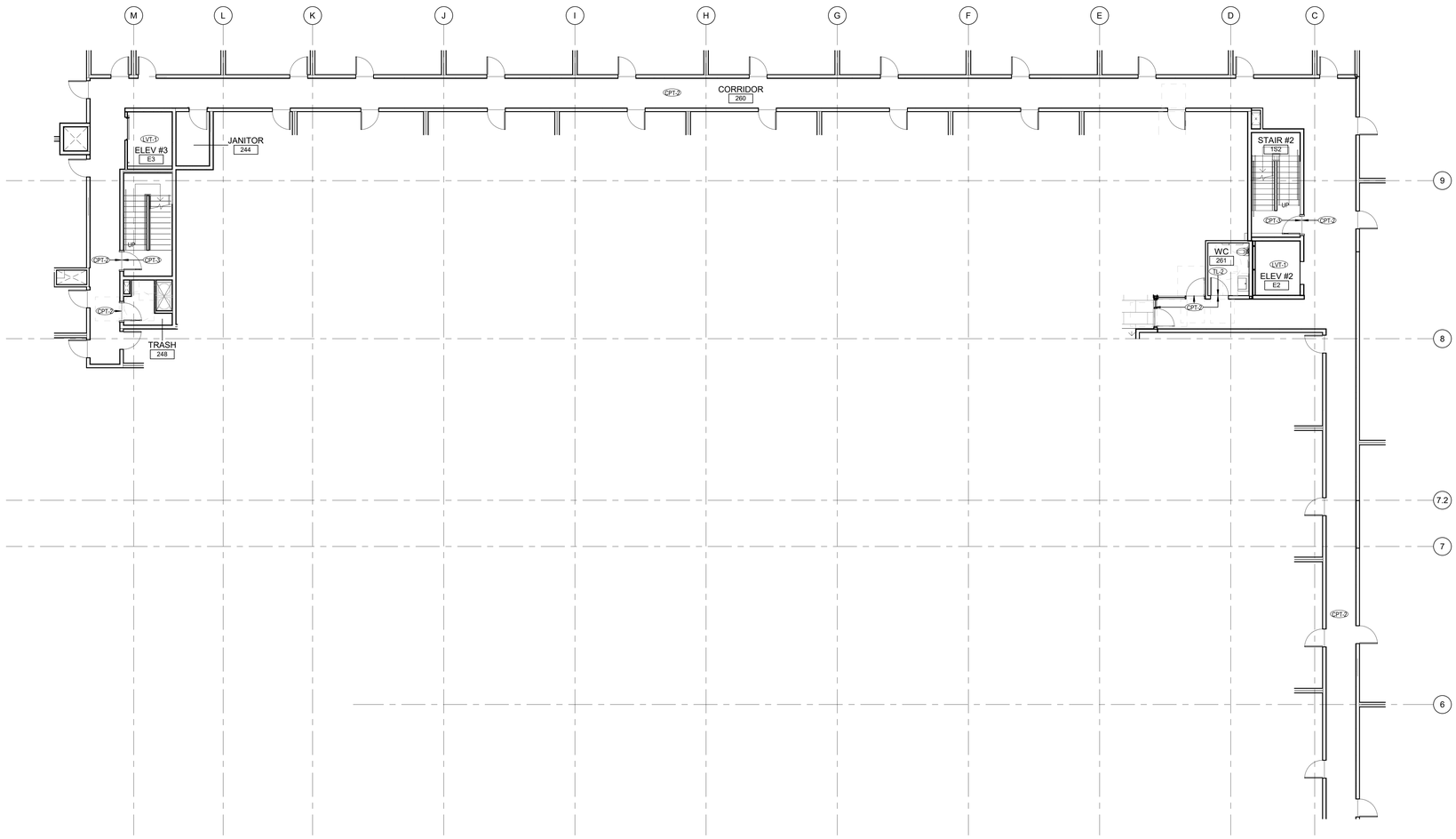
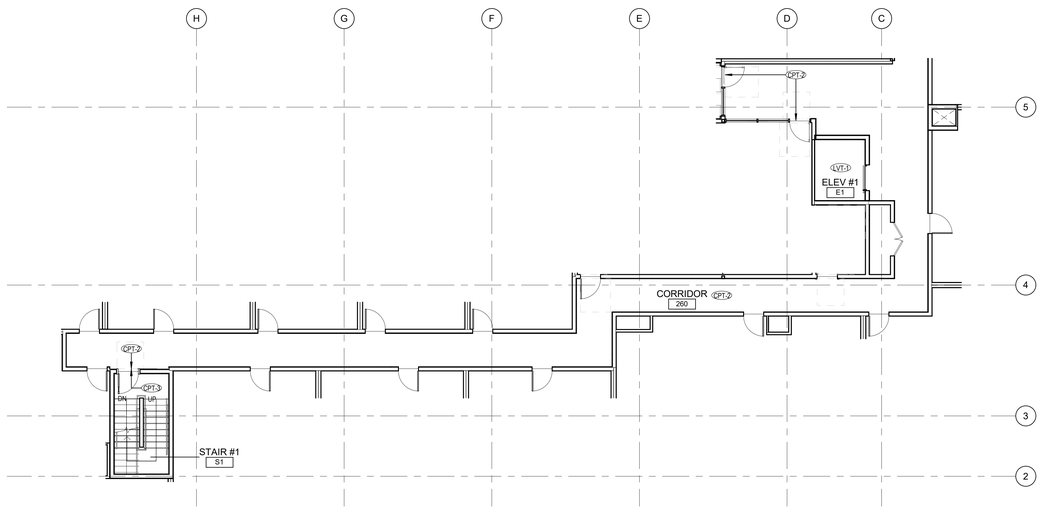
3. SEE ARCHITECTURAL SHEETS FOR WALL ASSEMBLIES, DOOR SCHEDULES, TYPICAL FRAMING, AND ACOUSTICAL DETAILS
4. SEE SHEETS A700-A704 FOR TYPICAL ACCESSIBILITY CLEARANCES AND INSTALLATION REQUIREMENTS
5. REFER TO SHEET ID-001 FOR AMENITY FINISH LEGEND AND ADDITIONAL INFORMATION
6. FLOOR TRANSITIONS ARE TO OCCUR CENTERED UNDER DOOR PANEL WHERE OCCURS. SEE SHEET ID-900 FOR TYPICAL FLOOR TRANSITION DETAILS
7. FLOORING DIRECTION AS INDICATED ON PLAN
8. COLUMNS WITHOUT FURRING ARE TO BE SKIM COATED AND PAINTED TO MATCH ADJACENT WALL, TYP, UNO



1 LEVEL 2 CORRIDOR FINISH PLAN - NORTH
1/8" = 1'-0"



2 LEVEL 2 CORRIDOR FINISH PLAN - SOUTH
1/8" = 1'-0"

0 8' 16'

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4086 REGISTERED ARCHITECT
RAYMOND JOHNSTON
State of Washington

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE

DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
CORRIDOR FINISH PLANS

SHEET NO.
ID-203.1

Drawn Author
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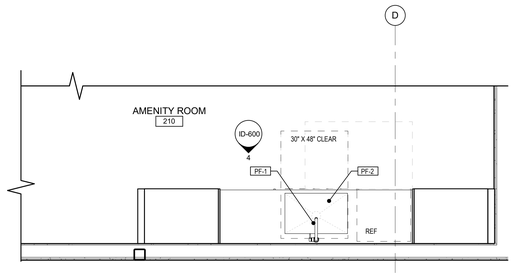
ACCESSIBILITY NOTES:

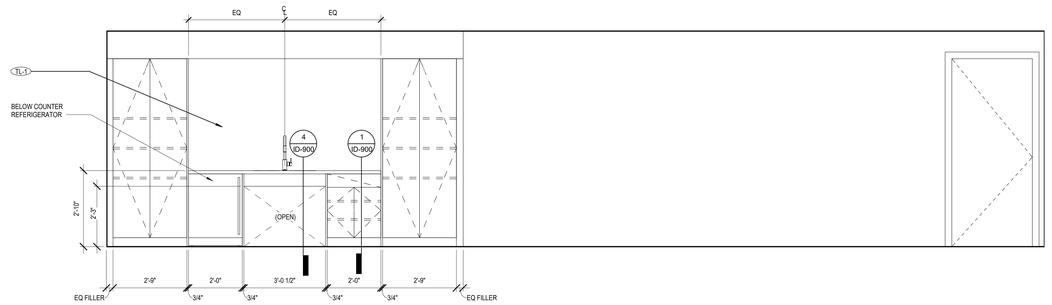
1. FIXTURES AND EQUIPMENT SHOWN ARE GENERAL AND ARE INTENDED TO ILLUSTRATE REQUIRED MOUNTING DIMENSIONS OF KEY ELEMENTS OF EACH PIECE. THE COMBINATION OF ACTUAL SPECIFIED FIXTURES AND EQUIPMENT MAY VARY FROM THE ONES SHOWN
2. TYPICAL MOUNTING HEIGHTS - ALL DIMENSIONS ARE AFF
3. PROVIDE BACKING FOR GRAB BAR AND OTHER ACCESSORIES AS REQUIRED TO WITHSTAND 350 LBS. OF FORCE.
4. VERIFY CLEARANCES WITH MANUFACTURER'S PRODUCT SIZES AND REQUIREMENTS TO ENSURE ACCESSIBLE CLEARANCES ARE PROVIDED.

GENERAL NOTES

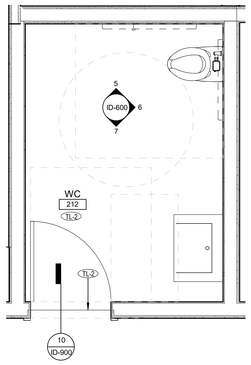
1. REFER TO SHEET ID-000 FOR PROJECT NOTES APPLICABLE TO ALL PORTION OF THE WORK
2. SEE SHEETS A700-A704 FOR TYPICAL ACCESSIBILITY CLEARANCES AND INSTALLATION REQUIREMENTS
3. REFER TO SHEET ID-001 FOR AMENITY FINISH LEGEND AND ADDITIONAL INFORMATION
4. FLOOR TRANSITIONS ARE TO OCCUR CENTERED UNDER DOOR PANEL WHERE OCCURS, SEE SHEET ID-900 FOR TYPICAL FLOOR TRANSITION DETAILS
5. GWB LEVEL OF FINISH FOR WALLS AND CEILINGS TO BE AS FOLLOWS:
   A. LEVEL 3: MECHANICAL AND ELECTRICAL CLOSETS
   B. LEVEL 4 SMOOTH: RESIDENTIAL CORRIDORS, EXIT STAIRS, BIKE ROOM WHERE APPLICABLE, PET WASH, RESIDENTIAL TRASH ROOMS, RESIDENTIAL LOBBY AND CORRIDORS, AMENITY ROOM, PAVILION, AND FITNESS
6. CONCEAL ALL CONDUIT, WIRING, AND PIPING UNLESS NOTED OR SCHEDULED OTHERWISE
7. USE WATER RESISTANT GWB IN LIEU OF STANDARD GWB FOR WALL INS WET ROOMS AND AS OTHERWISE SHOWN
8. OPERATIONAL HAND OF PLUMBING FIXTURES AND APPLIANCES AS SELECTED BY GC TO BE CONFIRMED BY DESIGNER PRIOR TO ORDERING AND INSTALLATION



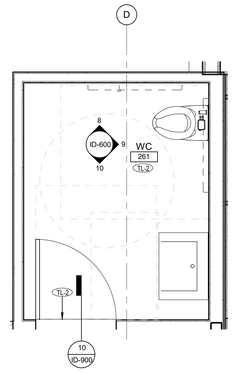
1 LEVEL 2 - AMENITY KITCHEN ENLARGED PLAN
1/2" = 1'-0"



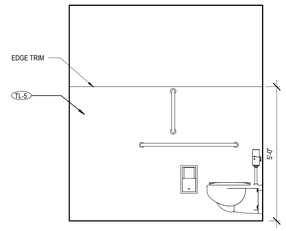
4 AMENITY KITCHEN ELEVATION - SOUTH
1/2" = 1'-0"



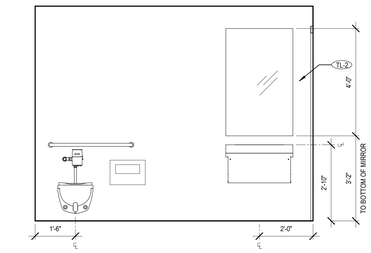
2 LEVEL 2 - WC 212 ENLARGED PLAN
1/2" = 1'-0"



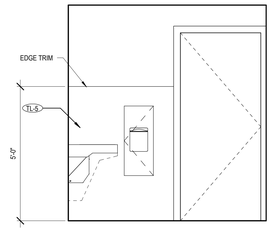
3 LEVEL 2 - WC 261 ENLARGED PLAN
1/2" = 1'-0"



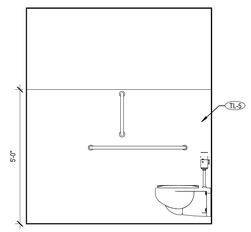
5 WC 212 ELEVATION - NORTH
1/2" = 1'-0"



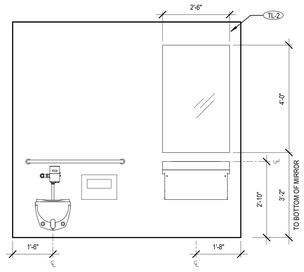
6 WC 212 ELEVATION - EAST
1/2" = 1'-0"



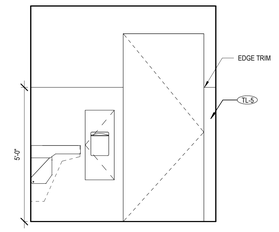
7 WC 212 ELEVATION - SOUTH
1/2" = 1'-0"



8 WC 261 ELEVATION - NORTH
1/2" = 1'-0"



9 WC 261 ELEVATION - EAST
1/2" = 1'-0"



10 WC 261 ELEVATION - SOUTH
1/2" = 1'-0"

11 MAILBOX ELEVATION
1/2" = 1'-0"

0 2" 4"

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4086 REGISTERED ARCHITECT RAYMOND JOHNSTON State of Washington

MERCER ISLAND MIXED USE

2885 78TH AVE SE
MERCER ISLAND, WA 98040

DRAWING ISSUE	
DATE	DESCRIPTION
2021-02-09	95% CD SET
2021-07-23	ADA REVIEW SET
2021-09-30	BUILDING PERMIT SET
2021-10-25	GMP SET
2023-10-13	BUILDING PERMIT SET

SHEET TITLE
ENLARGED PLANS & ELEVATIONS

SHEET NO.
ID-600

Drawn Author
Checked Checker

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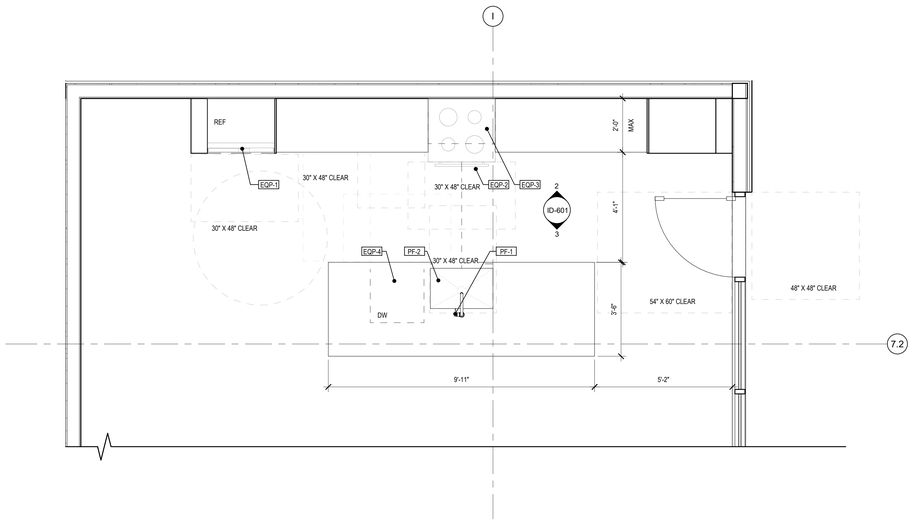
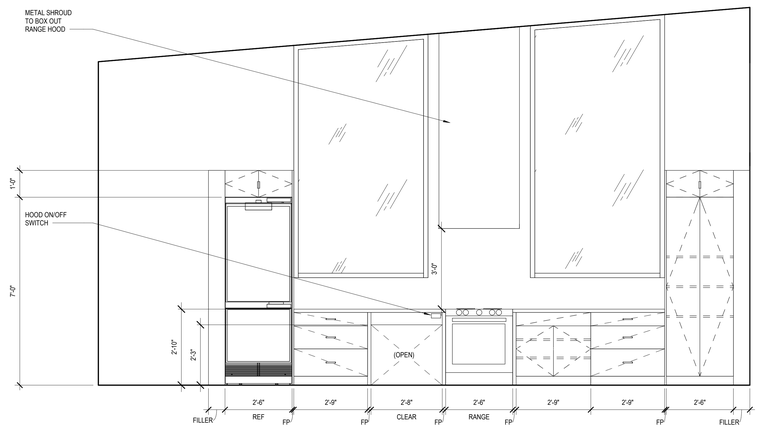
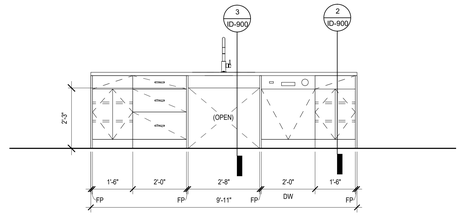


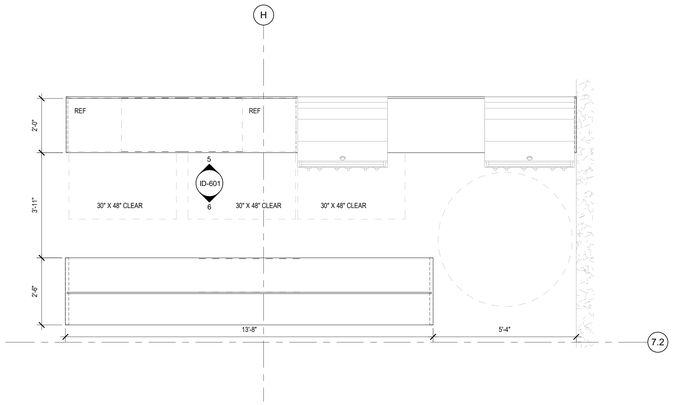
1 LEVEL 2 - PAVILION KITCHEN ENLARGED PLAN
1/2" = 1'-0"



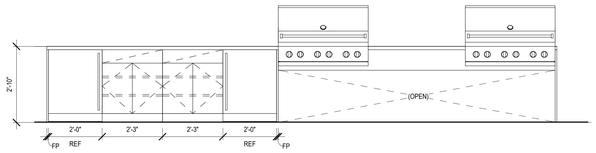
2 PAVILION KITCHEN ELEVATION - NORTH
1/2" = 1'-0"



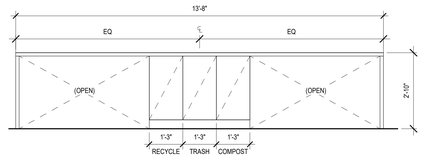
3 PAVILION KITCHEN ISLAND ELEVATION - SOUTH
1/2" = 1'-0"



4 LEVEL 2 - PAVILION OUTDOOR KITCHEN ENLARGED PLAN
1/2" = 1'-0"



5 OUTDOOR KITCHEN - NORTH
1/2" = 1'-0"



6 OUTDOOR KITCHEN ISLAND - SOUTH
1/2" = 1'-0"

ACCESSIBILITY NOTES:

1. FIXTURES AND EQUIPMENT SHOWN ARE GENERAL AND ARE INTENDED TO ILLUSTRATE REQUIRED MOUNTING DIMENSIONS OF KEY ELEMENTS OF EACH PIECE. THE COMBINATION OF ACTUAL SPECIFIED FIXTURES AND EQUIPMENT MAY VARY FROM THE ONES SHOWN
2. TYPICAL MOUNTING HEIGHTS - ALL DIMENSIONS ARE AFF
3. PROVIDE BACKING FOR GRAB BAR AND OTHER ACCESSORIES AS REQUIRED TO WITHSTAND 350 LBS. OF FORCE.
4. VERIFY CLEARANCES WITH MANUFACTURER'S PRODUCT SIZES AND REQUIREMENTS TO ENSURE ACCESSIBLE CLEARANCES ARE PROVIDED.

GENERAL NOTES

1. REFER TO SHEET ID-000 FOR PROJECT NOTES APPLICABLE TO ALL PORTION OF THE WORK
2. SEE SHEETS A700-A704 FOR TYPICAL ACCESSIBILITY CLEARANCES AND INSTALLATION REQUIREMENTS
3. REFER TO SHEET ID-001 FOR AMENITY FINISH LEGEND AND ADDITIONAL INFORMATION
4. FLOOR TRANSITIONS ARE TO OCCUR CENTERED UNDER DOOR PANEL WHERE OCCURS, SEE SHEET ID-900 FOR TYPICAL FLOOR TRANSITION DETAILS
5. GWB LEVEL OF FINISH FOR WALLS AND CEILINGS TO BE AS FOLLOWS:
   A. LEVEL 3: MECHANICAL AND ELECTRICAL CLOSETS
   B. LEVEL 4 SMOOTH: RESIDENTIAL CORRIDORS, EXIT STAIRS, BIKE ROOM WHERE APPLICABLE. PET WASH, RESIDENTIAL TRASH ROOMS, RESIDENTIAL LOBBY AND CORRIDORS, AMENITY ROOM, PAVILION, AND FITNESS
6. CONCEAL ALL CONDUIT, WIRING, AND PIPING UNLESS NOTED OR SCHEDULED OTHERWISE
7. USE WATER RESISTANT GWB IN LIEU OF STANDARD GWB FOR WALL INS WET ROOMS AND AS OTHERWISE SHOWN
8. OPERATIONAL HAND OF PLUMBING FIXTURES AND APPLIANCES AS SELECTED BY GC TO BE CONFIRMED BY DESIGNER PRIOR TO ORDERING AND INSTALLATION

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MERCER ISLAND, WA 98040

DRAWING ISSUE

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2023-10-13	BUILDING PERMIT SET

SHEET TITLE
ENLARGED PLANS & ELEVATIONS

SHEET NO.
ID-601

Drawn Author
Checked Checker

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0 2' 4'

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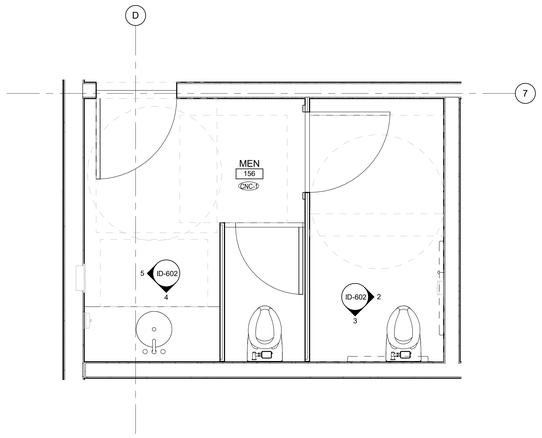
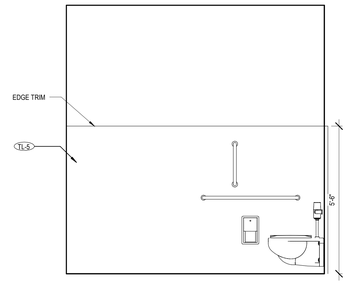
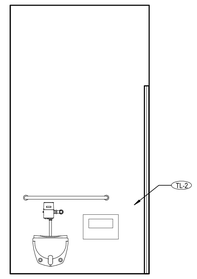


1 LEVEL 1 - RETAIL RESTROOMS ENLARGED PLAN
1/2" = 1'-0"



2 RETAIL RESTROOM ELEVATION - ACCESSIBLE STALL EAST
1/2" = 1'-0"



3 RETAIL RESTROOM ELEVATION - ACCESSIBLE STALL SOUTH
1/2" = 1'-0"

ACCESSIBILITY NOTES:

1. FIXTURES AND EQUIPMENT SHOWN ARE GENERAL AND ARE INTENDED TO ILLUSTRATE REQUIRED MOUNTING DIMENSIONS OF KEY ELEMENTS OF EACH PIECE. THE COMBINATION OF ACTUAL SPECIFIED FIXTURES AND EQUIPMENT MAY VARY FROM THE ONES SHOWN
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6. CONCEAL ALL CONDUIT, WIRING, AND PIPING UNLESS NOTED OR SCHEDULED OTHERWISE
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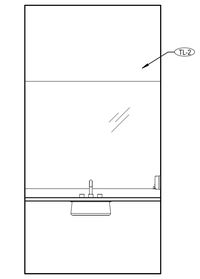
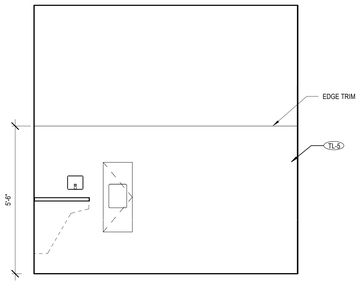
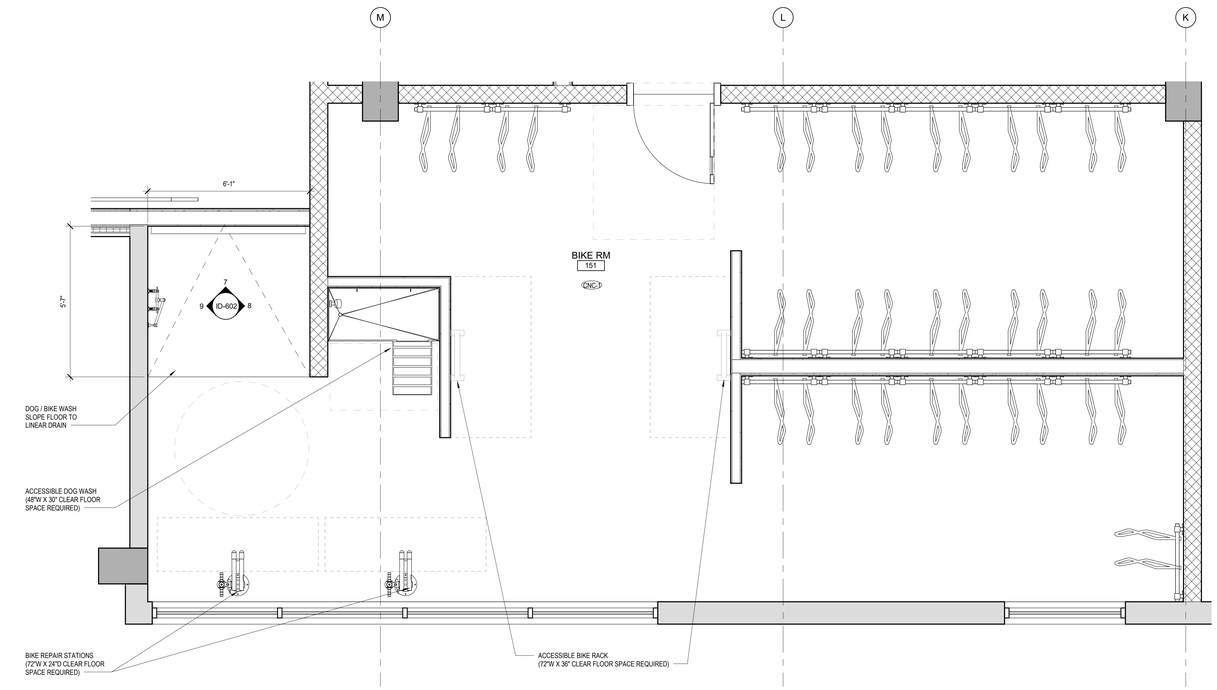
8. OPERATIONAL HAND OF PLUMBING FIXTURES AND APPLIANCES AS SELECTED BY GC TO BE CONFIRMED BY DESIGNER PRIOR TO ORDERING AND INSTALLATION



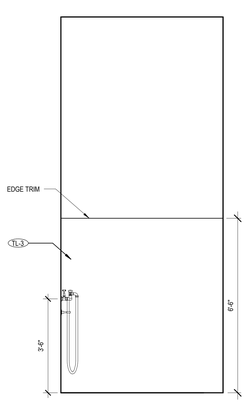
4 RETAIL RESTROOM ELEVATION - VANITY SOUTH
1/2" = 1'-0"



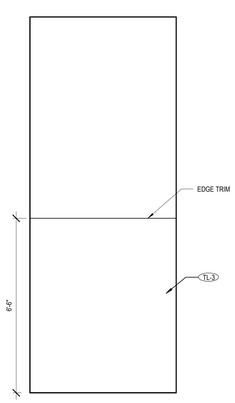
5 RETAIL RESTROOM ELEVATION - VANITY WEST
1/2" = 1'-0"



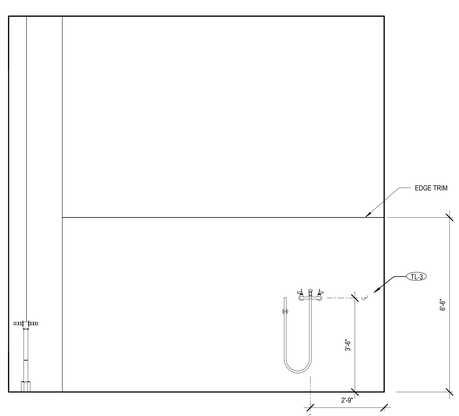
6 ENLARGED BIKE ROOM
1/2" = 1'-0"



7 BIKE WASH ELEVATION - NORTH
1/2" = 1'-0"



8 BIKE WASH ELEVATION - EAST
1/2" = 1'-0"



9 BIKE & DOG WASH ELEVATION - WEST
1/2" = 1'-0"

0 2" 4"

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4086 REGISTERED ARCHITECT RAYMOND C. JOHNSTON State of Washington

MERCER ISLAND MIXED USE

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MERCER ISLAND, WA 98040

DRAWING ISSUE

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2023-10-13	BUILDING PERMIT SET

SHEET TITLE
ENLARGED PLANS & ELEVATIONS

SHEET NO.
ID-602

Drawn Author
Checked Checker

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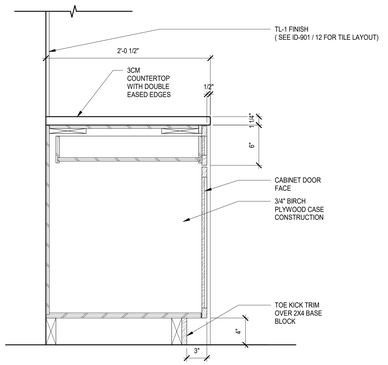
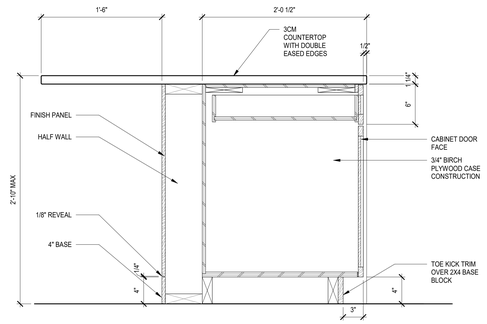
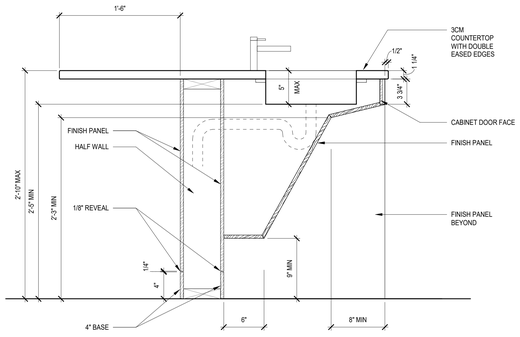


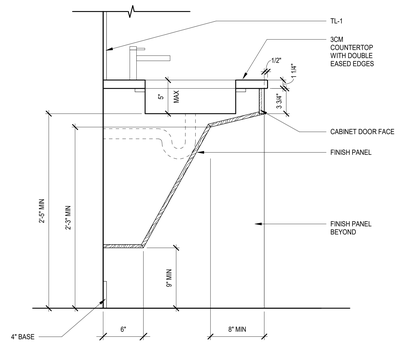
1 CASEWORK DETAILS @ KITCHEN
1 1/2" = 1'-0"



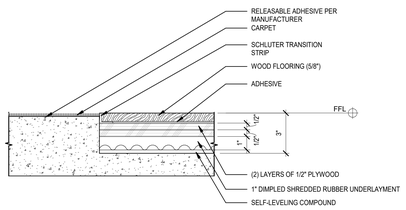
2 CASEWORK DETAILS @ KITCHEN ISLAND
1 1/2" = 1'-0"



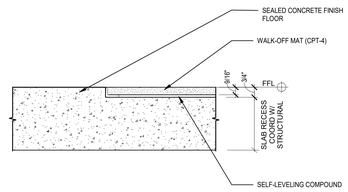
3 CASEWORK DETAILS @ ISLAND KITCHEN SINK
1 1/2" = 1'-0"



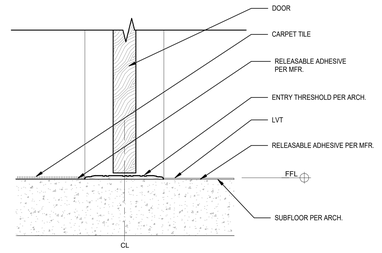
4 CASEWORK DETAILS @ KITCHEN SINK
1 1/2" = 1'-0"



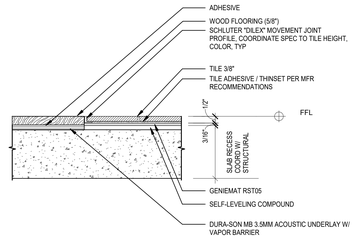
5 CARPET TO WOOD FLOORING @ FITNESS
3" = 1'-0"



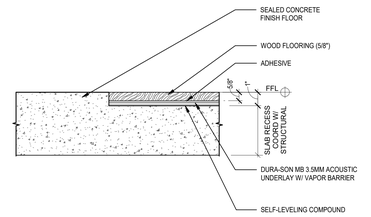
6 CONCRETE TO WALK-OFF MAT
3" = 1'-0"



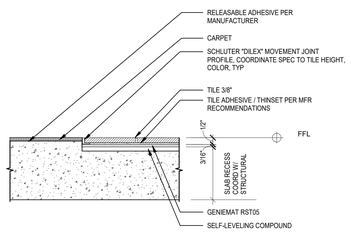
7 CARPET TILE TO LVT @ UNIT ENTRIES
3" = 1'-0"



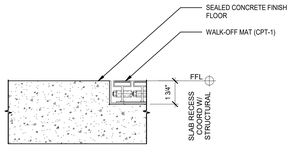
8 WOOD FLOORING TO TILE
3" = 1'-0"



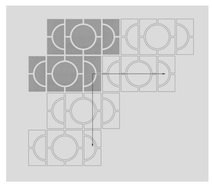
9 CONCRETE TO WOOD FLOORING
3" = 1'-0"

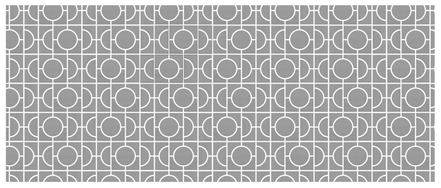


10 CARPET TO TILE
3" = 1'-0"

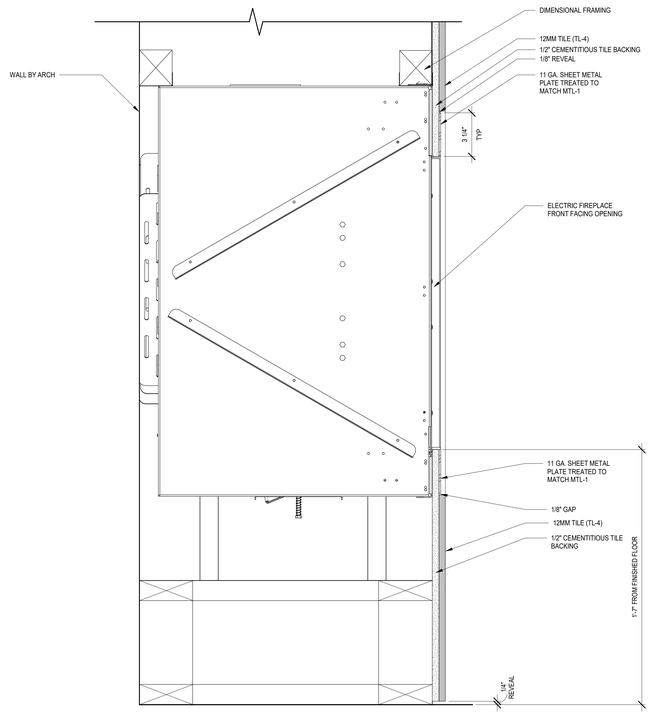


11 CONCRETE TO WALK-OFF MAT
3" = 1'-0"





12 AMENITY KITCHEN TILE INSTALL
1/2" = 1'-0"



13 FIREPLACE SECTION
3" = 1'-0"

GENERAL NOTE:

1. FRAMING SHOWN FOR CONCEPT ONLY, PER ARCH/CONTRACTOR RECOMMENDATIONS
2. USE PLYWOOD AND COMPOSITES OF EXTERIOR GRADE THAT IS NAF, NAUF, OR ULEF (FOR INTERIOR USE)

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4036 REGISTERED ARCHITECT
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State of Washington

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2023-10-13	BUILDING PERMIT SET

SHEET TITLE
DETAILS

SHEET NO.
ID-900

Drawn Author
Checked Checker

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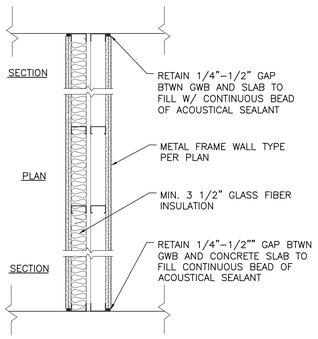
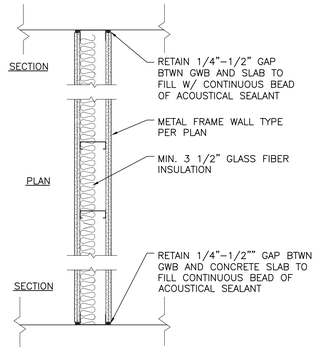
CAULKING DETAILS



1 CAULKING DETAIL FOR METAL-FRAME DOUBLE-STUD DEMISING WALL ASSEMBLY
NTS



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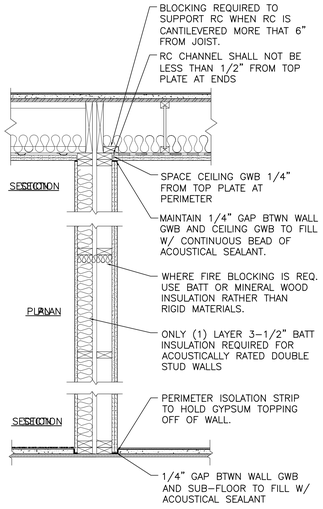

3 CAULKING DETAIL FOR WOOD-FRAME DOUBLE-STUD DEMISING WALL ASSEMBLY
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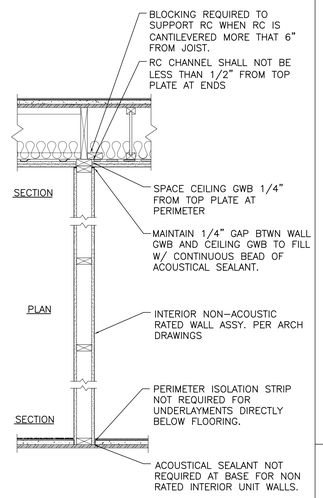

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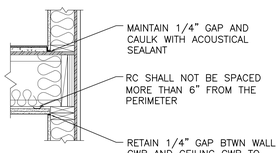

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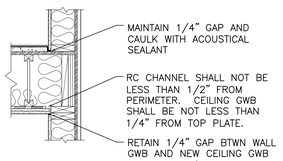

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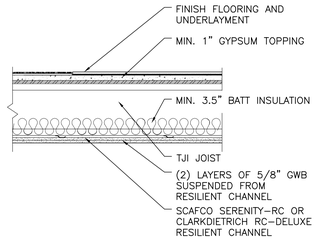
MISC. ACOUSTICAL ISOLATION DETAILS



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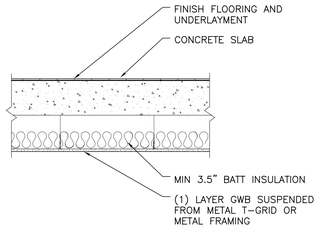

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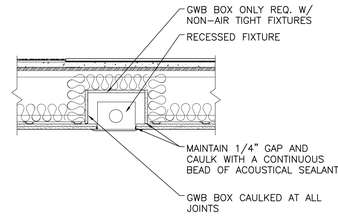

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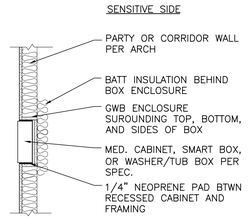

10 RECESSED CABINET OR FIRE EXTINGUISHER FOR ACOUSTICLY RATED WALLS
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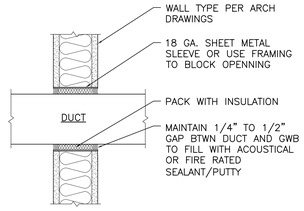
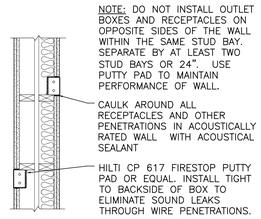


11 DUCT PEN. THROUGH ACOUSTIC PARTITION
NTS



12 ELECTRICAL OUTLET ISOLATION FOR PARTY WALLS
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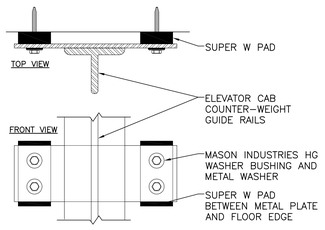

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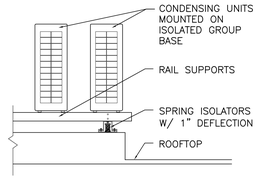

14 CONDENSING UNIT SPRING ISOLATION
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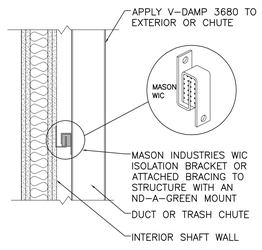

15 DUCT/TRASH CHUTE ISOLATION
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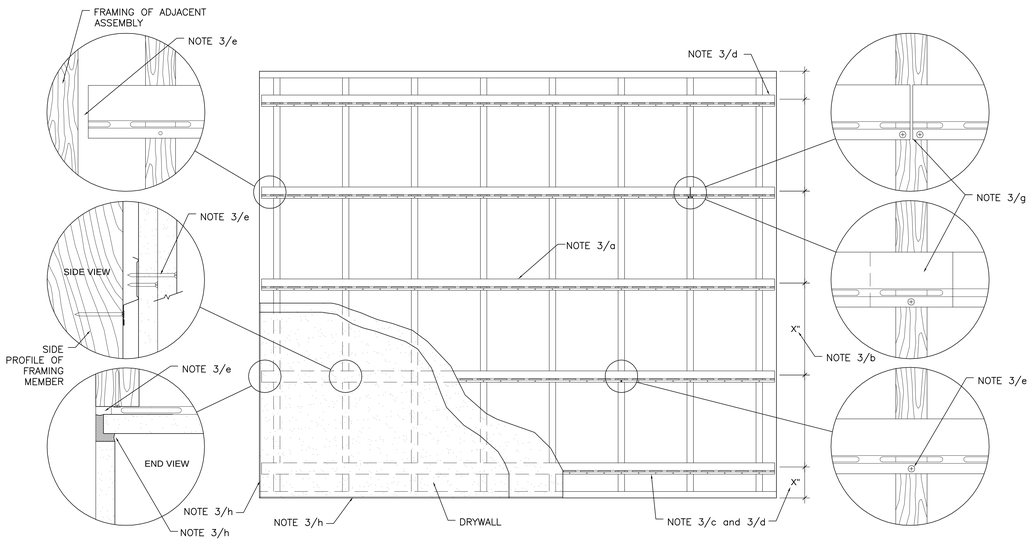

16 RESILIENT CHANNEL INSTALLATION (CEILING OR WALL)

GENERAL ACOUSTICAL NOTES

1. Wall Installation Notes:

a. Stagger-stud and double-stud framed walls need to avoid bridging or blocking between rows of studs that can cause sound transfer through the wall. Never use rigid materials for fire blocking such as plywood or wallboard. Avoid elements that bridge one side of the wall with the other through the framing.

b. Wood stud sizes may need to increase to allow sufficient room for waste lines and rain leaders and their transitional elements such as pipe collars. Waste lines and other plumbing elements shall never touch framing or the inside surface of the drywall within walls.

c. If a double-stud wall partition requires structural sheathing for shear, add shear to the outside of the wall framing, just behind the drywall. This is necessary to achieve the acoustic rating of the assembly. Installing sheathing on the inside between rows of studs will drastically reduce the performance of the wall and must be avoided.

d. Batt insulation can be standard low density glass fiber. Batt insulation shall fill the cavity from floor to ceiling without any areas left uninsulated and be secured to framing to prevent sagging.

e. Where a wall requires plywood sheathing, it may be substituted for (1) layer of GWB where the wall requires at least (2) layers GWB for acoustical performance. This only applies when shear is installed on the outside of the studs, adjacent to the GWB, as previously noted above.

f. Where two or more layers of gypsum board are used, stagger both horizontal and vertical joints. This can be accomplished by installing the first layer vertically and the second layer horizontally.

g. Install electrical or other outlet boxes without air leaks to maintain the performance of the assembly.
- Boxes must not be installed back to back and should be separated by at least one stud bay in single stud wall and two stud bays in stagger stud or double stud wall construction.
- Size the penetrations in GWB for receptacles to avoid large gaps around the receptacle. Typically, a 1/4" gap is preferred to properly caulk with acoustical sealant. Do not seal boxes with expanding foam.

h. For wall receptacles located in party walls, apply Fire Stop Putty Pads to the backs of wall receptacles to seal penetrations from wiring.
- Be sure to install the Putty Pad so that it covers the entire box up to the backside of the GWB and so that all wire penetrations are sealed off.
- Overlap the putty pads on the surrounding areas for a better and more permanent seal, as shown in the figure below.
- Clean the dust and debris off of receptacle boxes before installing the putty pad to allow for proper adhesion.

i. The first layer of gypsum board on the unit side shall be sealed around the perimeter joint with a non-hardening acoustical sealant per *ASTM C919: Standard Practice of Use of Sealants in Acoustical Applications.*
- Retain a 1/4" gap around the perimeter of the GWB to allow for the tip of the caulking gun into the gap. This is essential to properly seal the joint with a continuous bead of sealant.
- Use shims if necessary to maintain consistent gap.
- Do not seal the base of the wall before installing the GWB. The joint must be sealed after.
- Clean and vacuum the joint of any dust and debris before applying sealant.
- Reapply sealant as necessary to seal any cracks or gaps formed in the sealant after drying from slumping or running of the sealant.

2. Ceiling Installation Notes:

a. All ceilings require a minimum of 3.5" of batt insulation to meet the acoustical criteria. Roof/ceiling assemblies or patio/ceiling assemblies with spray foam or rigid insulation will still require at least 3.5" of batt for acoustical purposes, given that rigid insulation does not provide any acoustical benefit.

b. Penetrations with fans, AC units, or other recessed fixtures shall have a GWB box constructed around them that is caulked at all joints with acoustical sealant.

c. Typically, the ceiling GWB is installed before the wall GWB and shall be held back from the framing at the perimeter by 1/4" to avoid contact. Ceiling GWB shall be completely isolated from the structure and all adjacent wall surfaces around the perimeter.

d. For ceilings with (2) layers of GWB, install so that sheets overlap, and joints are staggered or offset.

e. The ceiling must be attached to the resilient channels with the correct length screws so that the screws do not penetrate past the resilient channels into the underside of the joists. This will short-circuit the resilient ceiling system and cause it to not meet code.

f. The ceiling GWB shall be sealed with a resilient 20-year non-hardening acoustical sealant in accordance with ASTM C919, where the wall and the ceiling meet. The wall GWB must come up 1/4" shy of the ceiling and maintain a consistent gap to apply a continuous bead of acoustical sealant that fills the entire gap back to the top plate. This shall occur around the perimeter of the ceiling for all acoustic partitions.

g. For non-acoustic walls in residential units, such as closet and bathroom walls, it is essential that the 1/4" gap and acoustical sealant still be applied (per note "f" above) in order to maintain the acoustic performance of the floor/ceiling assembly.

3. Resilient Channel Installation Notes:

a. Install resilient channel at right angles (perpendicular) to the framing members. The resilient channel shall be positioned with the slotted holes directly over the framing member. The resilient channel shall be attached to the framing member using the screw holes provided in the mounting flange. If no screw hole is provided or located at the framing member, you may attach by screwing through the mounting flange. The channel may need to be trimmed at the start of each run to allow the holes to line up with framing members.

b. Resilient channels shall not be spaced greater than 24 inches on-center when installed on wall framing members. For ceilings, install resilient channels at 16 inches on-center when framing members are spaced 24 inches on-center and install resilient channels at 24 inches on-center when framing members spaced 16 inches on-center.

c. Direction of Resilient Channel: In the case of wall framing members, resilient channels shall be installed with the stud mounting flange of the resilient channel facing down, except at the floor or starter row where the mounting flange may be installed with the flange facing up to accommodate fastening to the framing members. By keeping the mounting flange down, the weight of the gypsum panel products will pull the resilient channel away from the stud slightly to avoid having the channel sit against the framing.

d. Spacing at Perimeter of Walls and Ceilings: For walls, install the first (lowest) row of resilient channel no more than 2 inches from the floor and the last (highest) row of resilient channel not more than 6 inches from the ceiling. For ceilings, the first row and last row of resilient channel shall be located not more than 6 inches from the adjacent wall. (Measurements are to the center of the face of the screw flange where the GWB is attached.) Do not allow the wall or ceiling resilient channel to touch framing at the ends where it runs into the wall transition. Retain a 1/2" gap at end of resilient channel so it's not bound to the perimeter and the performance is not impaired. Resilient Channel shall not cantilever more than 6" from the last framing member at the end.

e. Attach resilient channel to framing members with screws only. For steel framing, Type-S x 3/8 inches pan head framing screws may be used. For wood framing members, Type-W or Type-S screws (minimum 1 ¼ inches long) may be used. It is not recommended that nails be used. Install the screws in the holes provided in the mounting flange to avoid a reduction in performance of the resilient channel. Installers will often make their own holes between the manufacturer provided holes. This is sometimes unavoidable due to changes in spacing of wall or floor framing. However, every effort possible should be made to use the manufacturer provided holes.

f. Attachment of Drywall: Avoid screwing the GWB inline with studs. GWB panel products shall be attached to the channel using a screw length to ensure that the screw point does not make contact with the framing members within the wall (as shown in the image above). This will minimize the potential of the drywall screws hitting the wall studs, which would otherwise "short-circuit" the resilient channel and cause a significant reduction in STC performance. Use a maximum 1" length screw for the first layer of 5/8" GWB and a maximum 1.5" length laminating screws for the second layer of 5/8" GWB.

g. Splicing of Ends: Splicing of resilient channel members shall be done by "nesting" the ends of the resilient furring channel members directly over the framing member and screwing through the mounting flanges into the framing member. An acceptable alternative would be to butt the resilient furring channel members over the framing member leaving a minimum 1/16 in. gap between resilient furring channels.

h. Drywall Installation: For walls, the GWB shall not rest on the floor or press up against the ceiling. Always retain a 1/4" gap at all GWB joints to allow for a sufficient bead of acoustical sealant. For ceilings, also retain a 1/4" gap between the GWB and the perimeter. This will allow the GWB and resilient channel to move independently from the structure like a spring, which provides the acoustic benefit. If the GWB is pressed up against other adjacent GWB surfaces, the resilient channel will not provide its full acoustic benefit.

i. Resilient Channel shall never be installed over plywood shear or sandwiched between continuous materials like plywood and GWB. Resilient Channel must only be attached directly to framing. Resilient Channel only performances when it is exposed to the cavity of the wall or floor/ceiling assembly.

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD

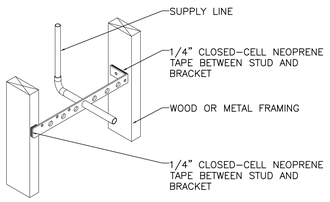
SHEET TITLE
ACOUSTIC ISOLATION DETAILS

SHEET NO.
AC100

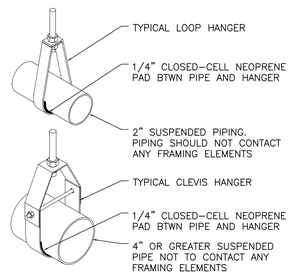
Drawn: JME Author
Checked Checker

STRUCTURE-BORN PLUMBING NOISE ISOLATION

A. NON-BRAND PRODUCT SOLUTIONS



1A STUB-OUT BRACKET ISOLATION
NTS



2A SUSPENDED PLUMBING ISOLATION
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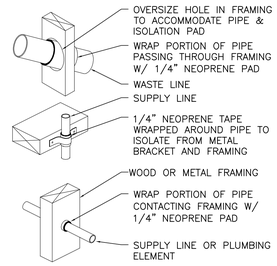

3A PLUMBING ISOLATION
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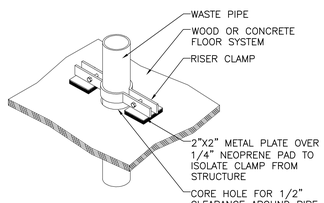

4A RISER CLAMP ISOLATION
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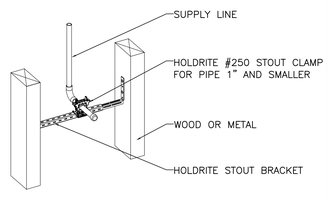
B. HUBBARD HOLDRITE PRODUCT SOLUTIONS



1B STOUT BRACKET ISOLATION
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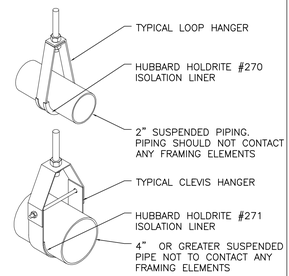

2B SUSPENDED PLUMBING ISOLATION
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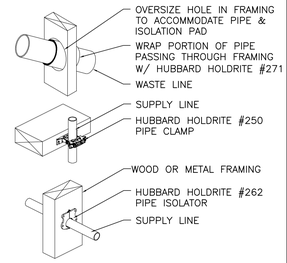

3B PLUMBING ISOLATION
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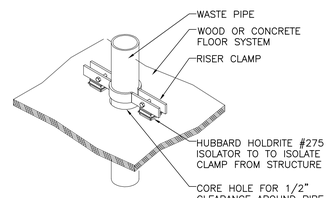

4B RISER CLAMP ISOLATION
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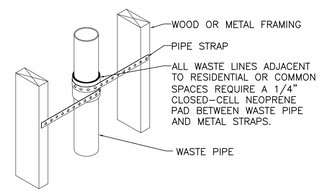

5 WASTE PIPE STRAP ISOLATION
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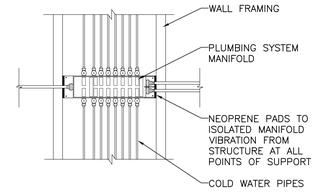

6 PLUMBING MANIFOLD ISOLATION
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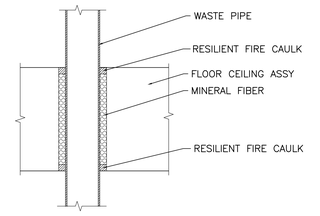

7 PLUMBING PENETRATION ISOLATION
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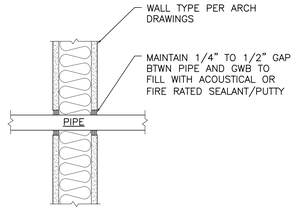

8 PIPE PEN. THROUGH ACOUSTIC PARTITION
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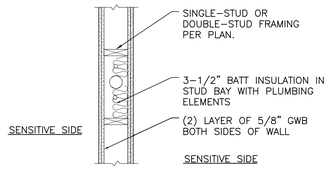
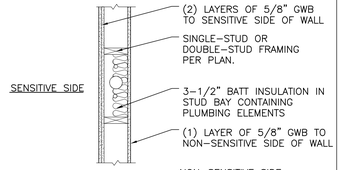
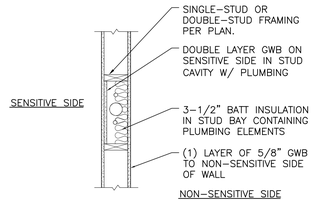
AIRBORN PLUMBING NOISE ISOLATION



9 PLUMBING WALL (W/ TWO SENSITIVE SIDES)
NTS



10 PLUMBING WALL (W/ ONE SENSITIVE SIDE)
NTS



11 PLUMBING WALL (W/ ONE SENSITIVE SIDE) ALTERNATIVE OPTION
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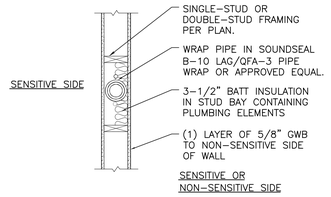

12 PLUMBING WALL (W/ 1 OR 2 SENSITIVE SIDES) ALTERNATIVE OPTION
NTS

PLUMBING ISOLATION NOTES

1. **Supply Lines:**

a. Flow velocities of 5 ft/sec or less have been found to be acceptable. This flow rate can be achieved by using both pressure regulators and larger diameter piping in the plumbing system.

b. For water supply pipes inside the unit, we recommend using Pexpipe and a Manifold system. As Pexpipe allows for large turns resulting in less-turbulent flows, no additional isolation is required to further reduce plumbing noise.

c. Second Option: Install an all-rigid plumbing system with vibration isolation.
- Best: Isolate supply lines with a Hubbard Holdrite® Silencer System.
- Acceptable: Isolating supply lines where they pass through framing or attached to brackets with 1/4" x 2" EPDM Neoprene tape.

2. **Waste Lines:**

a. Batt insulation should be present in stud bays containing waste lines.

b. Avoid running waste lines through walls adjacent to sleeping areas whenever possible.

c. Vents can be plastic without issue for air-borne noise.

d. Waste from bathroom and kitchen sinks running inside the kitchen or bathroom cabinet can be plastic without issue.

e. Use cast iron for vertical and horizontal runs adjacent to living spaces.

f. Where ABS pipe is used for waste lines, use either of the following mitigation options.
- Option 1: Install (2) layers of GWB on the sensitive side of the wall. Where there is already 2 layers on the sensitive side, such as demising walls, no additional mitigation is required.
- Option 2: When there is not already (2) layers of GWB, wrap ABS pipe with 1lb/sf pipe wrap

g. Isolate waste lines from framing elements, plates, drywall or plywood shear, using the 1/4" x 2" EPDM Neoprene pad or Hubbard Holdrite® Silencer System. Where waste lines pass through studs, oversize the hole and wrap the pipe where it penetrates the framing member. Never rest a waste pipe or supply pipe on a framing member.

h. Isolate riser clamps from the plate with a Holdrite Silencer #275-T Neoprene Waffle Pad between the riser clamp and the bottom plate. Use where ever waste lines are adjacent to occupiable spaces.

i. Where waste lines run horizontally within a floor-ceiling assembly, isolate the pipe from the joists using a 1/4" x 2" EPDM Neoprene pad or Hubbard Holdrite® Silencer System. This will help prevent structure-borne noise from transmitting through the floor above. Where pipes are suspended from the structure with a loop hanger or clevis hanger, including where suspended from concrete slabs above the commercial level, isolate the pipe from the hanger in the same way.

j. Floor and wall penetrations should be packed with rock wool or fiberglass insulation and sealed with a resilient fire caulk or fire putty. Piping should be prevented from making any rigid contact at these penetrations.

k. Use plastic strapping for waste line support. If metal straps are used, isolate the pipe from the strap with a 1/4" neoprene pad.

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD

SHEET TITLE
ACOUSTIC ISOLATION DETAILS

SHEET NO.
AC101

Drawn: JME | Author
Checked | Checker