BASIC SITE PLAN

SCALE: 1" = 10'-0"

Address of Property: 2906 74TH AVE SE Mercer Island 98040
Owner: Premium Homes of Mercer Island
Legal Description: MC GILVRAS ISLAND ADD POR WLY OF LN RNG FRM PT 150 FT E OF SW COR TO PT ON N LN 90 FT E OF NW COR PLat Block: 10 Plat Lot: 1
Parcel Number: 531510-0836

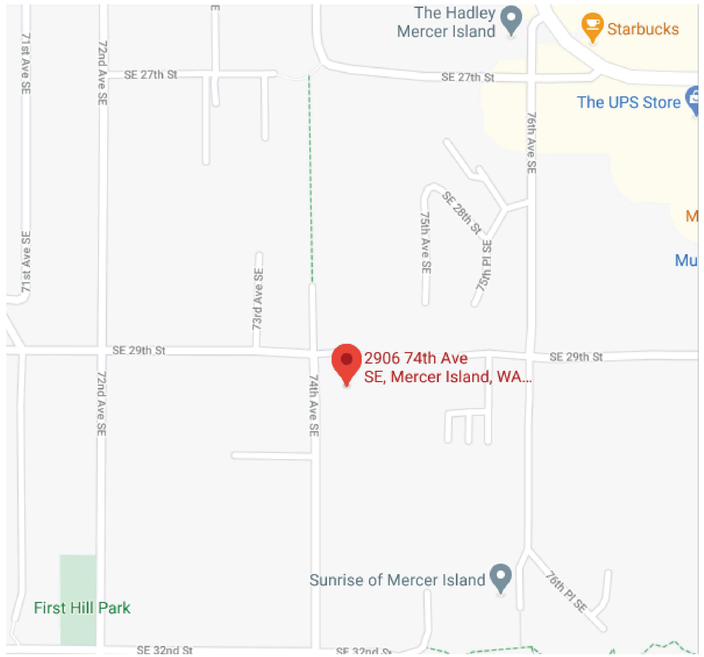
EXISTING HOUSE FOOTPRINT-	2,630 sq. ft.
ADDITION-	+135 sq. ft.
EXISTING CAR-PORT-	-386 sq. ft.
ATTACHED GARAGE-	+562 sq. ft.
EXISTING DECK (TO BE REMOVED)-	-316 sq. ft.
NEW COVERED DECK-	+274 sq. ft.
EXISTING CONC. DRIVEWAY (TO REMAIN)-	2119 sq. ft.

TOTAL EXISTING LOT COVERAGE - 5,133 sq. ft.)
TOTAL NEW NEW LOT COVERAGE - 971 sq. ft.)
TOTAL REMOVED LOT COVERAGE - 386 sq. ft.)

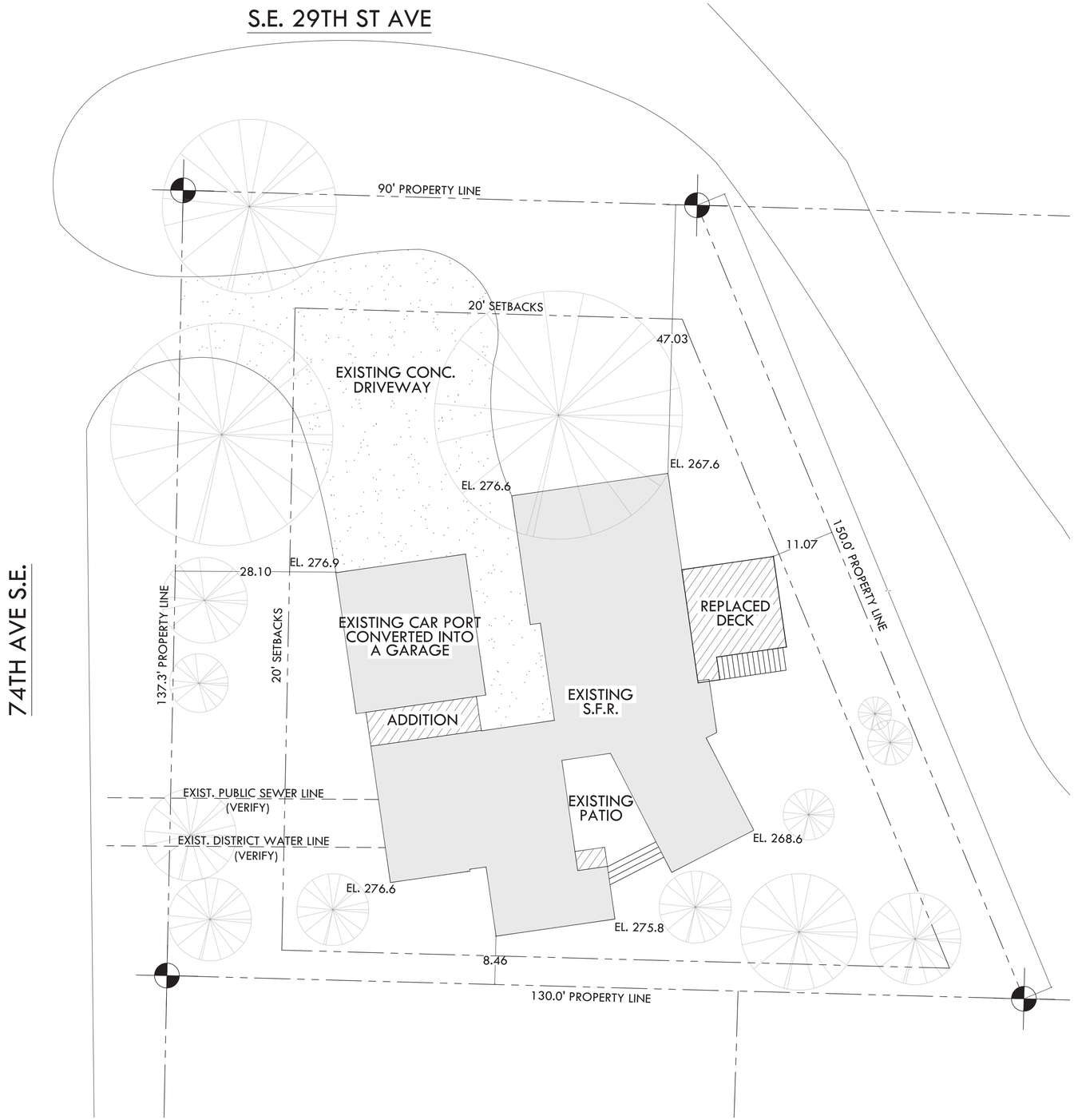
TOTAL EXISTING & NEW - 5,718 sq. ft. (34.5%)
PROPERTY SIZE- 16,560 sq, ft.

EXCAVATION:

APPROX. 880 SQ. FT.
KEPT ON SITE PER
COUNTY STANDARDS



VICINITY MAP N.T.S.



SITE PLAN
1" = 10'-0"

PS HOME DESIGNS
CUSTOM HOMES
REMODELS
ADDITIONS
253•282•2277
PAVEL2TRAVEL@GMAIL.COM

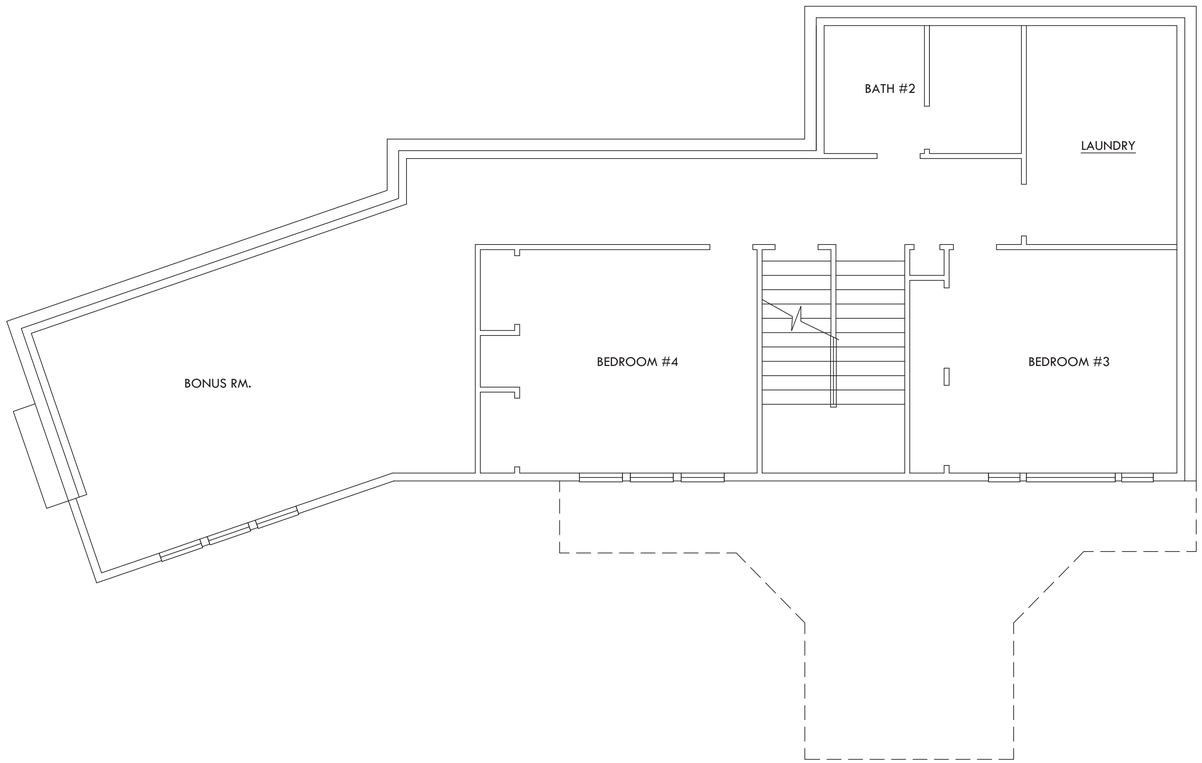
SCALE: 1" = 10'-0"
ENGINEERING:
BLDG DEPT: MERCER ISLAND
CHECKED BY:
PRINT DATE: 12.22.20

REVISIONS

12.21.20	AS-BUILTS	PVS
12.22.20	SITE PLAN	PVS

BUILDER APPROVAL: DATE DATE
OWNER APPROVAL: DATE DATE

PLAN NUMBER
PROJECT
PREMIUM HOMES OF MERCER ISLAND
2906 74TH AVE SE
Mercer Island
WASHINGTON
531510-0836
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0



0 2' 4' 6' 8'
SCALE 1/4" = 1'-0"

PS HOME DESIGNS
CUSTOM HOMES
REMODELS
ADDITIONS
253-282-2277
PAVEL2TRAVEL@GMAIL.COM

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

ENGINEERING:

BLDG DEPT:
MERCER ISLAND

CHECKED BY:

PRINT DATE:
12.9.20

REVISIONS
12.9.20 PRELIMINARY PVS

BUILDER APPROVAL:
DATE
DATE

OWNER APPROVAL:
DATE
DATE

PLAN NUMBER

PROJECT

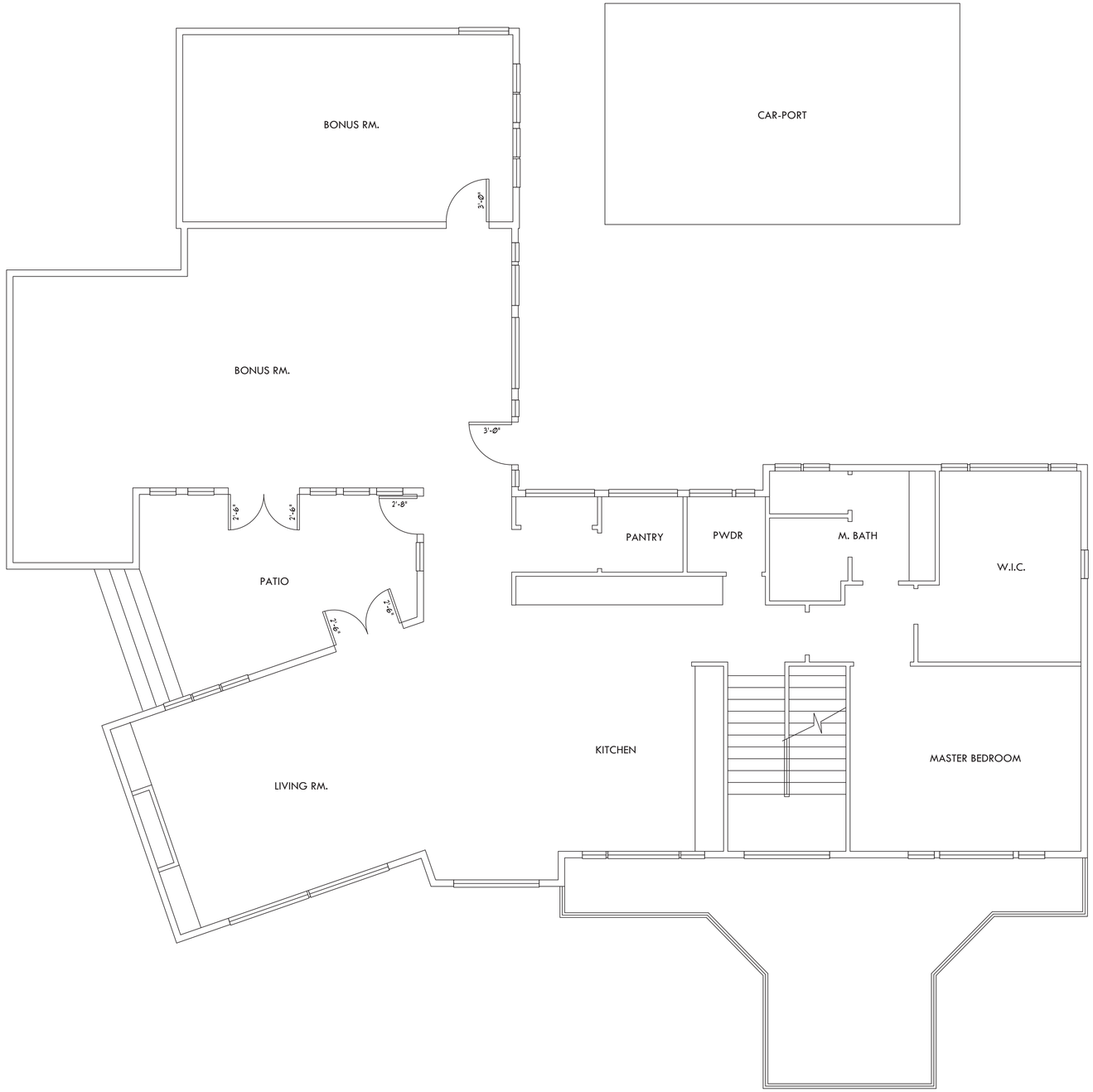
PREMIUM HOMES OF MERCER ISL
REMODEL

2906 74th Ave SE
Mercer Island
WASHINGTON
98040

531510-0836

SHEET TITLE:

SHEET NUMBER:
A-0.1



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SCALE 1/4" = 1'-0"

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SCALE:
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PRINT DATE:
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REVISIONS

12.9.20 PRELIMINARY PVS

BUILDER APPROVAL:

DATE

DATE

OWNER APPROVAL:

DATE

DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES
OF MERCER ISL
REMODEL

2906 74th Ave SE
Mercer Island
WASHINGTON
98040

531510-0836

SHEET TITLE:

SHEET NUMBER:
A-0.2

INSULATION BAFFLE NOTE:

WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLES SHALL BE RIGID MATERIAL RESISTANT TO WIND DRIVEN MOISTURE. BAFFLES SHALL BE INSTALLED FROM THE TOP OF THE OUTSIDE OF THE EXTERIOR WALL, EXTENDING INWARD, TO A POINT 6" VERTICALLY ABOVE THE HEIGHT OF NON COMPRESSED INSULATION, AND 12" VERTICALLY ABOVE LOOSE FILL INSULATION

OPEN-BLOWN OR POURED LOOSE FILL INSULATION MAY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING IS NOT MORE THAN 3 FEET IN 12 AND THERE IS AT LEAST 30" OF CLEAR DISTANCE FROM THE TOP OF THE BOTTOM CHORD OF THE TRUSS OR CEILING JOIST TO THE UNDERSIDE OF THE SHEATHING AT THE ROOF RIDGE.

FIREBLOCKING NOTE:

PROVIDE 2"X FIREBLOCKING AT ALL CONCEALED SPACES OF STUD WALLS WAND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL

SHOWER NOTES

ALL SHOWER RECEPTORS SHALL BE TESTED FOR WATERTIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD. THE TEST PLUG SHALL BE SO PLACED THAT BOTH UPPER AND UNDER SIDES OF THE SUB-PAN SHALL BE SUBJECTED TO THE TEST AT THE POINT WHERE IT IS CLAMPED TO THE DRAIN

WHEN GYPSUM IS USED AS A BASE FOR TILE WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING AREAS

OVER A VAPOR RETARDER

IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS.

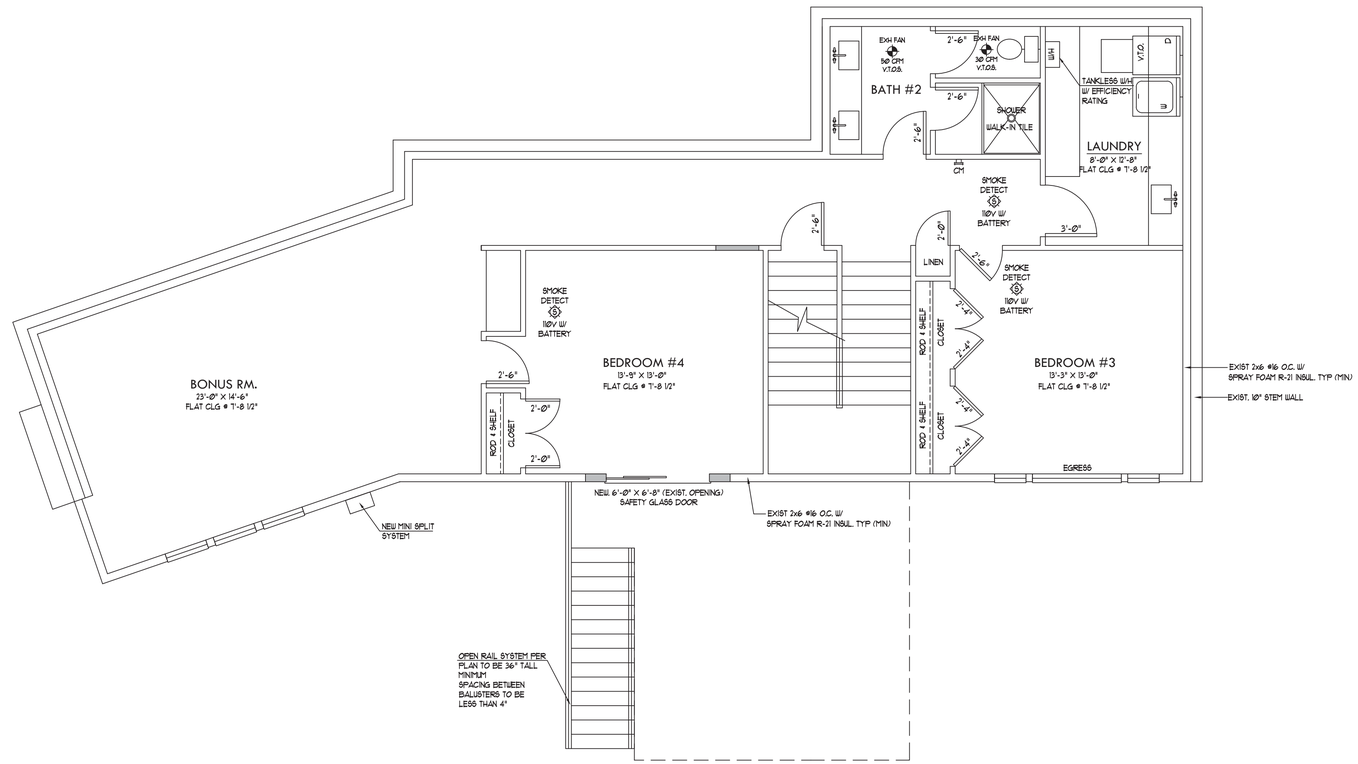
ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C.

EGRESS NOTES

ALL WINDOWS LABELED AS EGRESS ON PLAN MUST MEET THE MINIMUM REQUIREMENTS FOR EGRESS WINDOWS

EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" HEIGHT TIMES THE WIDTH SHALL NOT BE LESS THAN 5.7 SQFT.

ALL WINDOWS LABELED AS EGRESS ON PLAN SHALL HAVE AN OPENING HEIGHT OF NOT MORE THAN 44" ABOVE FINISHED FLOOR LEVELS PER IRC 310)



PROPOSED LOWER FLOOR

1/4" = 1'-Ø"

Ø 2' 4' 6' 8'

SCALE 1/4" = 1'-Ø"

WTR HTR NOTES:

IN SEISMIC ZONES D2, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER THIRD AND LOWER THIRD OF ITS VERTICAL DIMENSION

APPLIANCES CAPABLE OF PRODUCING A SPARK OR FLAME LOCATED IN A GARAGE SHALL BE INSTALLED WITH THE PILOT AND BURNERS OR HEATING ELEMENTS AT LEAST 18" ABOVE THE FLOOR SURFACE

NATURAL GAS FIRED FURNACE AND WTR HTR TO VENT TO OUTSIDE

WTR HTR TO HAVE PRESSURE RELIEF VALVE TO DRAIN BY GRAVITY TO OUTSIDE

IN ADDITION TO REQUIRED PRESSURE RELIEF VALVE, AN APPROVED AND LISTED EXPANSION TANK SHALL BE INSTALLED PER THE MANUF. SPECIFICATIONS

SMOKE DETECTOR NOTE:

ALL SMOKE DETECTORS SHOWN ON THE PLAN WITH SYMBOL AT RIGHT TO BE INSTALLED PER 2015 IRC SECTION R314 REFER TO FULL CODE FOR ALL REQUIREMENTS

SMOKE DETECT S 110V W/ BATTERY

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 217

ALL DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPT WITH BATTERY BACKUP WHEN THE PRIMARY POWER IS INTERRUPTED

WHERE MULTIPLE DETECTORS ARE SHOWN ON THE PLAN, THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE ENTIRE SFR STRUCTURE

R314.3 LOCATION

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PROVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3
5. IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.

R314.3.1 ALTERATIONS, REPAIRS, & ADDITION

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

CARBON MONOXIDE ALARMS

ALL CARBON MONOXIDE DETECTORS SHOWN ON THE PLAN WITH SYMBOL TO THE RIGHT SHALL BE INSTALLED PER 2015 IRC SECTION R315 REFER TO FULL CODE FOR ALL REQUIREMENTS

CM

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 2034 FOR SINGLE STATION ALARMS

R315.2.2 ALTERNATIONS, REPAIRS, AND ADDITIONS

EXISTING DWELLING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R315.2.1 AN INSPECTION WILL OCCUR WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED.

R315.3 LOCATION

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

PS HOME DESIGNS

CUSTOM HOMES
REMODELS
ADDITIONS

253-282-2277

PAVEL2TRAVEL@GMAIL.COM

SCALE:
1/4" = 1'-Ø"

ENGINEERING:

BLDG DEPT:
MERCER ISLAND

CHECKED BY:

PRINT DATE:
12.9.20

REVISIONS
12.9.20 PRELIMINARY PVS

BUILDER APPROVAL:
DATE
DATE

OWNER APPROVAL:
DATE
DATE

PLAN NUMBER
2038

PROJECT

PREMIUM HOMES
OF MERCER ISL
REMODEL

2906 74th Ave SE
Mercer Island
WASHINGTON
98040

531510-0836

SHEET TITLE:
PROPOSED
MAIN FLOOR PLAN

SHEET NUMBER:
A-1.1

GARAGE NOTE:

GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" 'TYPE X' GYPSUM BOARD OR EQUIVALENT WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT

INSULATION BAFFLE NOTE:

WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLES SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE. BAFFLES SHALL BE INSTALLED FROM THE TOP OF THE OUTSIDE OF THE EXTERIOR WALL, EXTENDING INWARD, TO A POINT 6" VERTICALLY ABOVE THE HEIGHT OF NON COMPRESSED INSULATION, AND 12" VERTICALLY ABOVE LOOSE FILL INSULATION

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FIREBLOCKING NOTE:

PROVIDE 2"X FIREBLOCKING AT ALL CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL

SHOWER NOTES

ALL SHOWER RECEPTORS SHALL BE TESTED FOR WATERTIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD. THE TEST PLUG SHALL BE SO PLACED THAT BOTH UPPER AND UNDER SIDES OF THE SUB-PAN SHALL BE SUBJECTED TO THE TEST AT THE POINT WHERE IT IS CLAMPED TO THE DRAIN

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- OVER A VAPOR RETARDER
- IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS.
- ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C.

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ALL WINDOWS LABELED AS EGRESS ON PLAN MUST MEET THE MINIMUM REQUIREMENTS FOR EGRESS WINDOWS

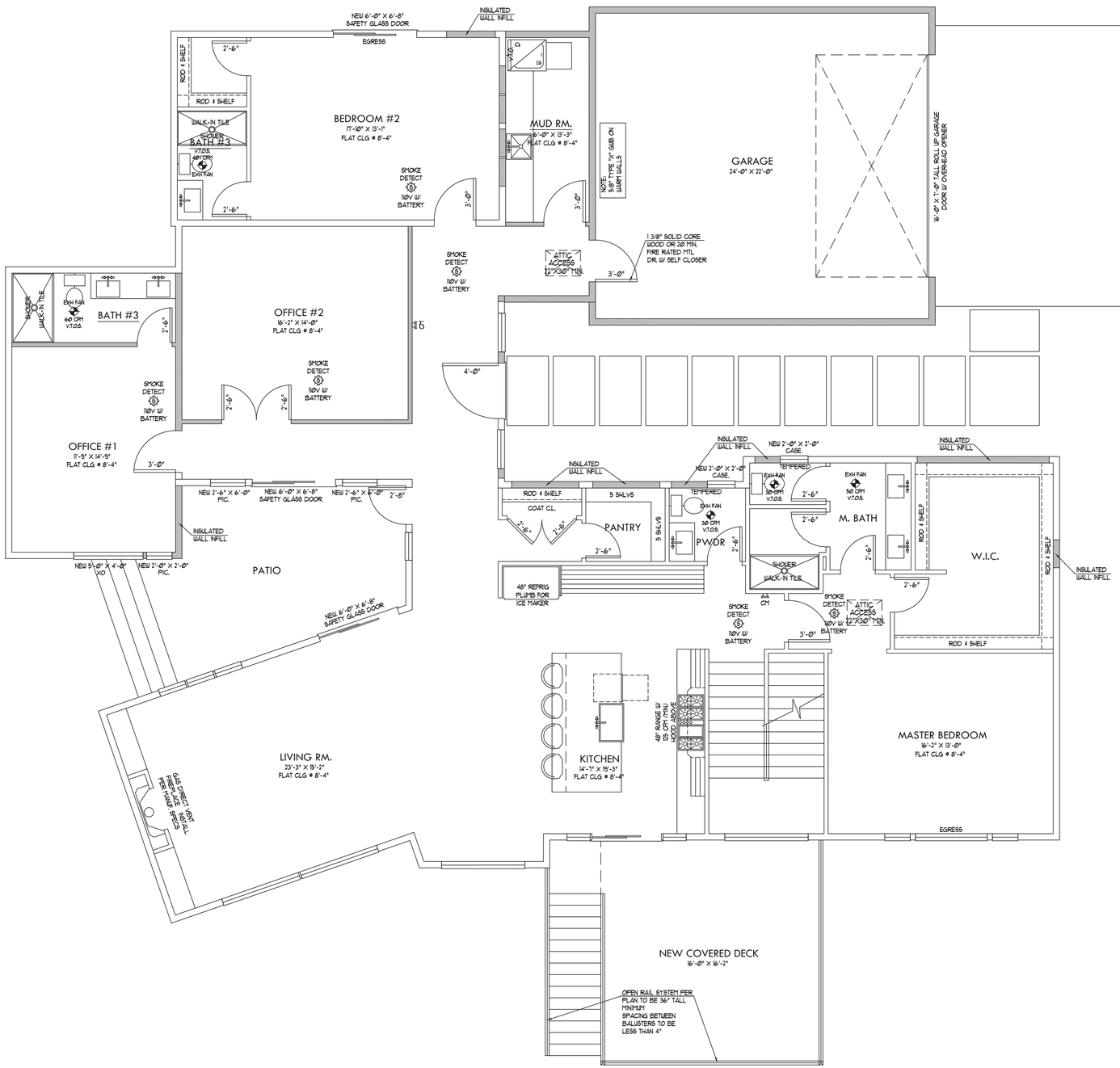
EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" HEIGHT TYPES THE WIDTH SHALL NOT BE LESS THAN 5.7 SQFT.

ALL WINDOWS LABELED AS EGRESS ON PLAN SHALL HAVE AN OPENING HEIGHT OF NOT MORE THAN 44" ABOVE FINISHED FLOOR LEVELS PER IRC 3107

TEMPERED GLAZING NOTE

WINDOWS LABELED 'TEMPERED' ON FLOOR PLAN SHALL COMPLY WITH 2015 IRC FOR MANUF. LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION

AREAS REQUIRING SAFETY GLAZING SHALL BE NOTED ON THE FLOOR PLAN AND COMPLY WITH 2015 IRC RATINGS STATED ABOVE



PROPOSED MAIN FLOOR

1/4" = 1'-0"

WTR HTR NOTES:

IN SEISMIC ZONES D2, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER THIRD AND LOWER THIRD OF ITS VERTICAL DIMENSION

APPLIANCES CAPABLE OF PRODUCING A SPARK OR FLAME LOCATED IN A GARAGE SHALL BE INSTALLED WITH THE PILOT AND BURNERS OR HEATING ELEMENTS AT LEAST 18" ABOVE THE FLOOR SURFACE

NATURAL GAS FIRED FURNACE AND WTR HTR TO VENT TO OUTSIDE

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IN ADDITION TO REQUIRED PRESSURE RELIEF VALVE, AN APPROVED AND LISTED EXPANSION TANK SHALL BE INSTALLED PER THE MANUF. SPECIFICATIONS

SMOKE DETECTOR NOTE:

ALL SMOKE DETECTORS SHOWN ON THE PLAN WITH SYMBOL AT RIGHT TO BE INSTALLED PER 2015 IRC SECTION R314 REFER TO FULL CODE FOR ALL REQUIREMENTS

SMOKE DETECT 110V W/ BATTERY

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 217

ALL DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPT WITH BATTERY BACKUP WHEN THE PRIMARY POWER IS INTERRUPTED

WHERE MULTIPLE DETECTORS ARE SHOWN ON THE PLAN, THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE ENTIRE SFR STRUCTURE

R314.3 LOCATION

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW UPPER LEVEL.
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R314.3.1 ALTERATIONS, REPAIRS, & ADDITION

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

CARBON MONOXIDE ALARMS

ALL CARBON MONOXIDE DETECTORS SHOWN ON THE PLAN WITH SYMBOL TO THE RIGHT SHALL BE INSTALLED PER 2015 IRC SECTION R315 REFER TO FULL CODE FOR ALL REQUIREMENTS

CM CT

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 2034 FOR SINGLE STATION ALARMS

R315.2.2 ALTERNATIONS, REPAIRS, AND ADDITIONS

EXISTING DWELLING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R315.2.1. AN INSPECTION WILL OCCUR WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED.

R315.3 LOCATION

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

PS HOME DESIGNS

CUSTOM HOMES
REMODELS
ADDITIONS

253-282-2277

PAVEL2TRAVEL@GMAIL.COM

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

ENGINEERING:

BLDG DEPT:
MERCER ISLAND

CHECKED BY:

PRINT DATE:
12.9.20

REVISIONS
12.9.20 PRELIMINARY PVS

BUILDER APPROVAL:
DATE
DATE

OWNER APPROVAL:
DATE
DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES OF MERCER ISL
REMODEL

2906 74th Ave SE
Mercer Island
WASHINGTON
98040

531510-0836

SHEET TITLE:
PROPOSED
LOWER FLOOR PLAN

SHEET NUMBER:
A-1.2

NOTE: POST APPROVED HOUSE NUMBERS OR ADDRESS. NUMBERS MUST BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE DWELLING

NOTE: ALL EXTERIOR STEPS TO HAVE MAXIMUM RISE OF 7¾" AND MINIMUM TREAD WIDTH OF 10" PROVIDE APPROVED RAILING FOR ALL DECKS/PORCHES EXCEEDING 30" ABOVE FINISHED GRADE

FRONT ELEVATION
¼" = 1'-0"

SITE DRAINAGE NOTE:

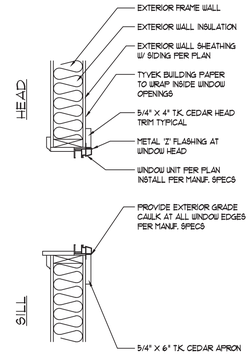
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD

LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0", DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE

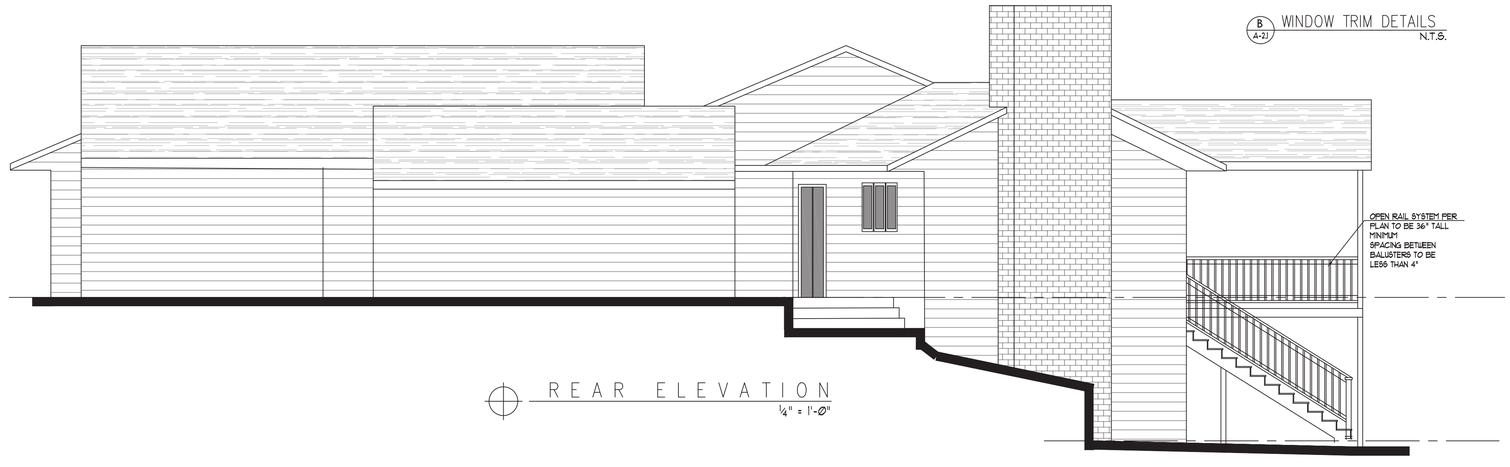
WALL FLASHING NOTE:

APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE.

A. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 ⅛" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
C. UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD COPINGS AND SILLS
D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
F. AT WALL AND ROOF INTERSECTIONS
G. AT BUILT-IN GUTTERS



B A-21 WINDOW TRIM DETAILS
N.T.S.

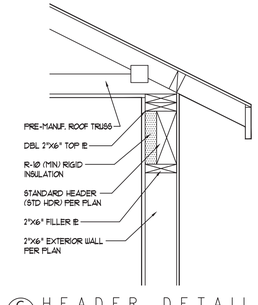


REAR ELEVATION
¼" = 1'-0"

SITE DRAINAGE NOTE:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD

LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0", DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE



C A-21 HEADER DETAIL
1" = 1'-0"

PS HOME DESIGNS
CUSTOM HOMES
REMODELS
ADDITIONS
253-282-2277
PAVEL2TRAVEL@GMAIL.COM

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

ENGINEERING:

BLDG DEPT:
MERCER ISLAND

CHECKED BY:

PRINT DATE:
12.9.20

REVISIONS
12.9.20 PRELIMINARY PVS

BUILDER APPROVAL:
DATE
DATE

OWNER APPROVAL:
DATE
DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES OF MERCER ISL
REMODEL

2906 74th Ave SE
Mercer Island
WASHINGTON
98040

531510-0836

SHEET TITLE:
PROPOSED
LOWER FLOOR PLAN

SHEET NUMBER:
A-2.1

NOTE: POST APPROVED HOUSE NUMBERS OR ADDRESS. NUMBERS MUST BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE DWELLING

NOTE: ALL EXTERIOR STEPS TO HAVE MAXIMUM RISE OF 7¾" AND MINIMUM TREAD WIDTH OF 10" PROVIDE APPROVED RAILING FOR ALL DECKS/PORCHES EXCEEDING 30" ABOVE FINISHED GRADE

LEFT ELEVATION
¼" = 1'-Ø"

SITE DRAINAGE NOTE:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD

LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-Ø" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-Ø", DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE

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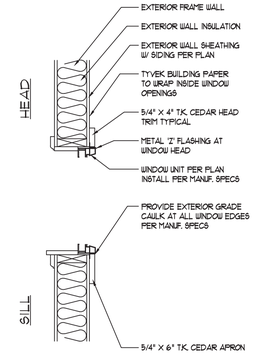
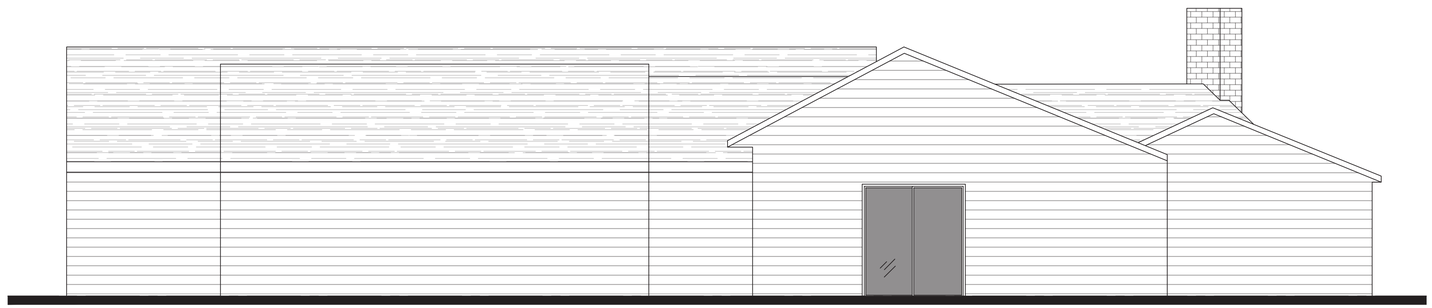
WALL FLASHING NOTE:

APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE.

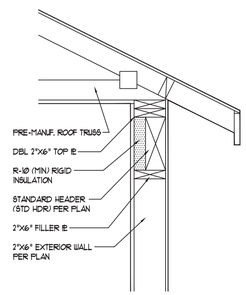
A. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 ⅛" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
C. UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD COPINGS AND SILLS
D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
F. AT WALL AND ROOF INTERSECTIONS
G. AT BUILT-IN GUTTERS



B A-22 WINDOW TRIM DETAILS
N.T.S.



RIGHT ELEVATION
¼" = 1'-Ø"



C A-22 HEADER DETAIL
1" = 1'-Ø"

PS HOME DESIGNS

CUSTOM HOMES
REMODELS
ADDITIONS

253-282-2277

PAVEL2TRAVEL@GMAIL.COM

SCALE:
1/4" = 1'-Ø"

ENGINEERING:

BLDG DEPT:
MERCER ISLAND

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PREMIUM HOMES OF MERCER ISL
REMODEL

2906 74th Ave SE
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WASHINGTON
98040

531510-0836

SHEET TITLE:
PROPOSED
LOWER FLOOR PLAN

SHEET NUMBER:
A-2.2

CODE: INTERNATIONAL BUILDING CODE (IBC) 2015

LOADINGS
- FLOOR LIVE LOAD..... 40 PSF
- DECK LIVE LOAD..... 60 PSF
- ROOF SNOW LOAD..... 25 PSF

WIND CRITERIA
- BUILDING CLASSIFICATION..... II
- ULTIMATE WIND SPEED..... 110 MPH
- WIND EXPOSURE..... B
- TOPOGRAPHIC FACTOR, Kzt..... 1.0

SEISMIC CRITERIA
- SEISMIC RISK CATEGORY..... II
- SPECTRAL RESPONSE COEFFICIENT, Ss 1.30
- SPECTRAL RESPONSE COEFFICIENT, S1 .... 0.50
- SEISMIC SITE CLASS ..... D
- SEISMIC DESIGN CATEGORY..... D

STRUCTURAL DESCRIPTIONS

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH
THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK.

2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

3. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

4. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.

5. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.

6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION THAT, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.

7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.

8. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.

9. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY AND IN CONFORMANCE WITH THE PROVISIONS OF PREVAILING CODE EDITION OF THE "INTERNATIONAL BUILDING CODE" (IBC) AND STANDARDS REFERENCED THEREIN.

10. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.

11. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW.

FOUNDATION

1. STRUCTURAL DESIGN COMPLIES WITH SOILS REPORT PRODUCED BY:
   N.A.
   FOOTING BEARING PRESSURE: 1500 PSF (ASSUMED)
   LATERAL EARTH PRESSURE ON RETAINING WALLS N.A.
2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH SAID SOILS REPORT.

DIMENSIONAL LUMBER, ANCHOR BOLT AND NAILING SPECIFICATIONS

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.

2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS, 2X, 3 X.....	HF STUD GRADE
WALL PLATES, 2X, 3X.....	HF STANDARD GRADE U.N.O
JOISTS, 2 X 6.....	HF #2
JOISTS, 2 X 8 AND UP.....	DF #2
BEAMS, HEADERS, 6X	DF #2
BEAMS, HEADERS, 4X.....	DF #2, WWPA GRADING
POSTS, 4X, 6X.....	DF #2 U.N.O
LUMBER NOT NOTED HERE...	DF #2 U.N.O

3. PROVIDE STANDARD CUT WASHERS FOR BOLT HEADS AND NUTS BEARING AGAINST WOOD.

4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY THAT IS IN CONTACT WITH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE-TREATED DOUGLAS FIR/ HEMFIR IN ACCORDANCE TO WITH AWPA U1 (PLANT/SHOP TREATMENT) AND M4 (FIELD TREATMENT) STANDARDS. ALL BEARING WALL PLATES SHALL HAVE 5/8" Ø x10" J-BOLTS PLACED AT MAXIMUM OF 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" OC SPACING). PROVIDE BP PLATE WASHER AT ALL FOUNDATION SILL PLATE ANCHOR BOLTS. PROVIDE TWO ANCHOR BOLTS MINIMUM PER SECTION OF SILL. FOR NON-SHEARWALL, PLACE ANCHORS AT 48".

5. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.

6. NAILS: COMMON WIRE NAILS. NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1.

7. PRESSURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 OZ OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

8. ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED "SURFACE-DRY" AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NO MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED "SURFACE-GREEN" AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

9. NOTCHING AND BORING OF BEAMS AND JOISTS IS NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

REQUIRED? (Y/N)		MATERIAL / ACTIVITY	EXTENT
		1704.2.5 Inspection of Fabricators	Periodic
		Verify fabrication/quality control procedures	
Y	N	**1705.1.1 Special Cases** (work unusual in nature, including but not limited to alternative materials and systems, unusual design applications, materials and systems with special manufacturer's requirements)	
		1705.2 Steel Construction	
Y	N	1. Fabricator and erector documents (Verify reports and certificates as listed in AISC 360, chapter N, paragraph 3.2 for compliance with construction documents)	Each submittal
Y	N	2. Material verification of structural steel	Periodic
Y	N	3. Embedments (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors)	Continuous
Y	N	4. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents	Periodic
		5. Structural steel welding:	
Y	N	a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	Observe or Perform as noted (4)
Y	N	b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	Observe (4)
Y	N	c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	Observe or Perform as noted (4)
		d. Nondestructive testing (NDT) of welded joints: see Commentary	
Y	N	1) Complete penetration groove welds 5/16" or greater in risk category III or IV	Periodic
Y	N	2) Complete penetration groove welds 5/16" or greater in risk category II	Periodic
Y	N	3) Thermally cut surfaces of access holes when material t > 2"	Periodic
Y	N	4) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	Periodic
Y	N	5) Fabricator's NDT reports when fabricator performs NDT	Each submittal (5)
		6. Structural steel bolting:	
Y	N	a. Inspection tasks Prior to Bolting (Observe, or perform tasks for each bolted connection, in accordance with QA tasks listed in AISC 360, Table N5.6-1)	Observe or Perform as noted (4)
Y	N	b.Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)	Observe (4)
		1) Pre-tensioned and slip-critical joints	
Y	N	a) Turn-of-nut with matching markings	Periodic
Y	N	b) Direct tension indicator	Periodic
Y	N	c) Twist-off type tension control bolt	Periodic
Y	N	d) Turn-of-nut without matching markings	Continuous
Y	N	e) Calibrated wrench	Continuous
		2) Snug-tight joints	Periodic
Y	N	c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)	Perform (4)
Y	N	7. Inspection of steel elements of composite construction prior to concrete placement in accordance with QA tasks listed in AISC 360, Table N6.1	Observe or Perform as noted (4)
		1705.2.2 Steel Construction Other Than Structural Steel	
		1. Material verification of cold-formed steel deck:	
Y	N	a. Identification markings	Periodic
Y	N	b. Manufacturer's certified test reports	Each submittal
		2. Connection of cold-formed steel deck to supporting structure:	
Y	N	a. Welding	Periodic
Y	N	b. Other fasteners (in accordance with AISC 360,Section N6)	
Y	N	1) Verify fasteners are in conformance with approved submittal	Periodic
Y	N	2) Verify fastener installation is in conformance with approved submittal and manufacturer's recommendations	Periodic
		3. Reinforcing steel	
Y	N	a. Verification of weldability of steel other than ASTM A706	Periodic
Y	N	b. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, boundary elements of special concrete structural walls and shear reinforcement	Continuous
Y	N	c. Shear reinforcement	Continuous
Y	N	d. Other reinforcing steel	Periodic
		4. Cold-formed steel trusses spanning 60 feet or greater	
Y	N	a. Verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	Periodic
		1705.3 Concrete Construction	
Y	N	1. Inspection of reinforcing steel installation (see 1705.2.2 for welding)	Periodic.
Y	N	2. Inspection of prestressing steel installation	Periodic
Y	N	3. Inspection of anchors cast in concrete where allowable loads have been increased per section 1908.5 or where strength design is used	Continuous
(Y)	N	4. Inspection of anchors and reinforcing steel post-installed in hardened concrete: Per research reports including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque	Periodic or as required by the research report issued by an approved source
Y	N	5. Verify use of approved design mix	Periodic
Y	N	6. Fresh concrete sampling, perform slump and air content tests and determine temperature of concrete	Continuous
Y	N	7. Inspection of concrete and shotcrete placement for proper application techniques	Continuous
Y	N	8. Inspection for maintenance of specified curing temperature and techniques	Periodic
		9. Inspection of prestressed concrete:	
Y	N	a. Application of prestressing force	Continuous
Y	N	b. Grouting of bonded prestressing tendons in the seismic-force-resisting system	Continuous
		10. Erection of precast concrete members	
Y	N	a. Inspect in accordance with construction documents	In accordance with construction documents
Y	N	b. Perform inspections of welding and bolting in accordance with Section 1705.2	In accordance with Section 1705.2
Y	N	11. Verification of in-situ concrete strength, prior to stressing of tendons in post tensioned concrete and prior to removal of shores and forms from beams and structural slabs	Periodic
Y	N	12. Inspection of formwork for shape, lines, location and dimensions	Periodic
Y	N	13. Concrete strength testing and verification of compliance with construction documents	Periodic

Notes:
1. The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and testing agencies may be subject to the approval of the Building Official and/or the Design Professional.
2. The list of Special Inspectors may be submitted as a separate document, if noted so above.

3. Special Insepctions as required by Section 1704.2.5 are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.2

4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element.

5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator when approved by the AHJ. Refer to AISC 360, N7.

CONCRETE AND REINFORCING

1. CONCRETE SHALL CONFORM TO THE INDICATED REFERENCE CODES AND STANDARDS EXCEPT AS MODIFIED BELOW:

   ACI-301 - "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   ACI-318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
   ACI-305R - "HOT WEATHER CONCRETING"
   ACI-306R - "COLD WEATHER CONCRETING"
   ACI-304 - "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"

2. CONCRETE MIX SPECIFICATIONS

LOCATION	COMP. SRENGTH	W/C RATIO	AIR CONTENT	REMARK
FOOTING	2500 PSI (MIN. OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE)			
SLAB ON GRADE	2500 PSI (MIN. OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE)			
FOUNDATION WALL	2500 PSI (MIN. OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE)			
TOPPING	N.A.			

   a. TOTAL AIR CONTENT IS SPECIFIED IN THE TABLE ABOVE. AIR CONTENT TOLERANCE SHALL BE ± 1% AND SHALL BE MEASURED AT THE POINT OF PLACEMENT. (AFTER PUMPING IF APPLICABLE). ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE AN APPROVED ADMIXTURE TO ENTRAIN AIR - 5% TOTAL AIR REQUIRED. CONCRETE THAT CAN BE SUBJECTED TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED.

3. PROVIDE GRADE 60 KSI (A615) FOR CONCRETE STEEL REINFORCING

REQUIRED? (Y/N)		MATERIAL / ACTIVITY	EXTENT
		1705.4 Masonry Construction	
		(A) Level A, B and C Quality Assurance:	
Y	N	1. Verify compliance with approved submittals	Periodic
		(B) Level B Quality Assurance:	
Y	N	1. Verification of f'm and f'AAC prior to construction	Periodic
		(C) Level C Quality Assurance:	
Y	N	1. Verification of f'm and f'AAC prior to construction and for every 5,000 SF during construction	Periodic
Y	N	2. Verification of proportions of materials in premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout, as delivered to the project site	Continuous
Y	N	3. Verify placement of masonry units	Periodic
		(D) Levels B and C Quality Assurance:	
Y	N	1. Verification of Slump Flow and Visual Stability Index (VSI) of self-consolidating grout as delivered to the project	Continuous
Y	N	2. Verify compliance with approved submittals	Periodic
Y	N	3. Verify proportions of site-mixed mortar, grout and prestressing grout for bonded tendons	Periodic
Y	N	4. Verify grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages	Periodic
Y	N	5. Verify construction of mortar joints	Periodic
Y	N	6. Verify placement of reinforcement, connectors, and prestressing tendons and anchorages	Level B - Periodic Level C - Continuous
Y	N	7. Verify grout space prior to grouting	Level B - Periodic Level C - Continuous
Y	N	8. Verify placement of grout and prestressing grout for bonded tendons	Continuous
Y	N	9. Verify size and location of structural masonry elements	Periodic
Y	N	10. Verify type, size, and location of anchors, including details of anchorage of masonry to structural members, frames, or other construction.	Level B - Periodic Level C - Continuous
Y	N	11. Verify welding of reinforcement (see 1705.2.2)	Continuous
Y	N	12. Verify preparation, construction, and protestion of masonry during cold weather (temperature below 40oF) or hot weather (temperature above 90oF)	Periodic
Y	N	13. Verify application and measurement of prestressing force	Continuous
Y	N	14. Verify placement of AAC masonry units and construction of thin-bed mortar joints (first 5000 SF of AAC masonry)	Continuous
Y	N	15. Verify placement of AAC masonry units and construction of thin-bed mortar joints (after the first 5000 SF of AAC masonry)	Level B - Periodic Level C - Continuous
Y	N	16. Verify properties of thin-bed mortar for AAC masonry (first 5000 SF of AAC masonry)	Continuous
Y	N	17. Verify properties of thin-bed mortar forAAC masonry (after the first 5000 SF of AAC masonry)	Level B - Periodic Level C - Continuous
Y	N	18. Prepare grout and mortar specimens	Level B - Periodic Level C - Continuous
Y	N	19. Observe preparation of prisms	Level B - Periodic Level C - Continuous
		1705.5 Wood Construction	
Y	N	1. Inspection of the fabrication process of wood structural elements and assemblies in accordance with Section 1704.2.5	Periodic
Y	N	2. For high-load diaphragms, verify grade and thickness of structural panel sheathing agree with approved building plans	Periodic
Y	N	3. For high-load diaphragms, verify nominal size of framing members at adjoining panel edges, nail or staple diameter and length, number of fastener lines, and that spacing between fasteners in each line and at edge margins agree with approved building plans	Periodic
Y	N	4. Metal-plate-connected wood trusses spanning 60 feet or greater: verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	Periodic
		1705.6 Soils	
		1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	
Y	N	2. Verify excavations are extended to proper depth and have reached proper material.	Periodic
Y	N	3. Perform classification and testing of controlled fill materials.	Periodic
Y	N	4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill	Periodic Continuous
Y	N	5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly	Periodic
		1705.7 Driven Deep Foundations	
Y	N	1. Verify element materials, sizes and lengths comply with requirements	Continuous
Y	N	2. Determine capacities of test elements and conduct additional load tests, as required	Continuous
Y	N	3. Observe driving operations and maintain complete and accurate records for each element	Continuous
Y	N	4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	Continuous
Y	N	5. For steel elements, perform additional inspections per Section 1705.2	See Section 1705.2
Y	N	6. For concrete elements and concrete-filled elements, perform additional inspections per Section 1705.3	See Section 1705.3
Y	N	7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	In accordance with construction documents
Y	N	8. Perform additional inspections and tests in accordance with the construction documents	In accordance with construction documents
		1705.8 Cast-in-Place Deep Foundations	
Y	N	1.Observe drilling operations and maintain complete and accurate records for each element	Continuous
Y	N	2. 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	Continuous
Y	N	3. For concrete elements, perform additional inspections in accordance with Section 1705.3	See Section 1705.3
Y	N	4. Perform additional inspections and tests in accordance with the construction documents	In accordance with construction documents
		1705.9 Helical Pile Foundations	
Y	N	1. Verify installation equipment, pile dimensions, tip elevations, final depth, final installation torque and other data as required.	Continuous
Y	N	2. Perform additional inspections and tests in accordance with the construction documents	In accordance with construction documents
		1705.10.1 Structural Wood Special Inspections For Wind Resistance	
Y	N	1. Inspection of field gluing operations of elements of the main windforce-resisting system	Continuous
Y	N	2. Inspection of nailing, bolting, anchoring and other fastening of components within the main windforce-resisting system	Periodic
		1705.10.2 Cold-formed Steel Special Inspections For Wind Resistance	
Y	N	1.Inspection during welding operations of elements of the main windforce-resisting system	Periodic
Y	N	2.Inspections for screw attachment, bolting, anchoring and other fastening of components within the main windforce-resisting system	Periodic
		1705.10.3 Wind-resisting Components	
Y	N	1. Roof cladding	Periodic
Y	N	2. Wall cladding	Periodic
Y	N	**1705.11.1 Structural Steel Special Inspections for Seismic Resistance** **Inspection of structural steel in accordance with AISC 341**	In accordance with AISC 341
		1705.11.2 Structural Wood Special Inspections for Seismic Resistance	
Y	N	1. Inspection of field gluing operations of elements of the seismic-force resisting system	Continuous
Y	N	2. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system	Periodic
		1705.11.3 Cold-formed Steel Light-Frame Construction Special Inspections for Seismic Resistance	
Y	N	1. Inspection during welding operations of elements of the seismic-force-resisting system	Periodic
Y	N	2. Inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system	Periodic

STRUCTURAL AND MISCELLANEOUS STEEL

STEEL MEMBERS, HARDWARE, FASTENERS SHALL BE HOT DIPPED GALVANIZED OR EPOXY PAINTED PER ARCHITECT REQUIREMENTS. ALL CUT, REPAIRED AND EXPOSED SURFACE SHALL BE PAINTED WITH (2) COAT OF 95% ZINC RICH PAINT PER ASTM A780. COLOR TO MATCH EXISTING.

STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:

TUBE COLUMNS:	ASTM A500, GRADE B (Fy = 46 KSI)
WIDE FLANGE COLUMNS / BEAMS	ASTM 572 GR50
STEEL PIPE:	SCHEDULE 40, CONFORMING TO ASTM A53, TYPE E OR S, GRADE B (Fy = 35 KSI.)
ALL OTHER STEEL:	ASTM A36 (Fy = 36 KSI) OR ASTM A992
BOLTS:	ASTM A307 (WOOD/STEEL CONN)
BOLTS:	ASTM A325/A490 WITH LOCK WASHERS (STEEL/STEEL AND STEEL/CONC CONN)
ANCHOR BOLTS:	ASTM A307 (WOOD FRAMING)
ANCHOR BOLTS:	ASTM A325 (STEEL FRAMING)

ALL SLIP CRITICAL CONNECTIONS SHALL BE ASTM A325 BOLTS AND SHALL BE ENGINEER-APPROVED, SELF-LOAD INDICATING TYPES, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL STEEL WELDING
CONFORM TO THE AWS CODES D1.1 AND D1.3, AND USE ONLY CERTIFIED WELDERS. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. USE DRY E70 ELECTRODES. ALL WELDING SHALL CONFORM TO THE AWS CODES, AND SHALL BE BY CERTIFIED WELDERS. WELDS NOT SPECIFIED SHALL BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DRAWING LIST

SHEET NUMBER	SHEET NAME	ISSUE DATE
S-0	GENERAL NOTES AND SPECIFICATIONS	01-29-21
S-1	BASEMENT/ FOUNDATION PLAN	01-29-21
S-2	MAIN FLOOR FRAMING PLAN	01-29-21
S-3	ROOF FRAMING PLAN	01-29-21
S-4	FRAMING DETAILS	01-29-21

Grand total: 5

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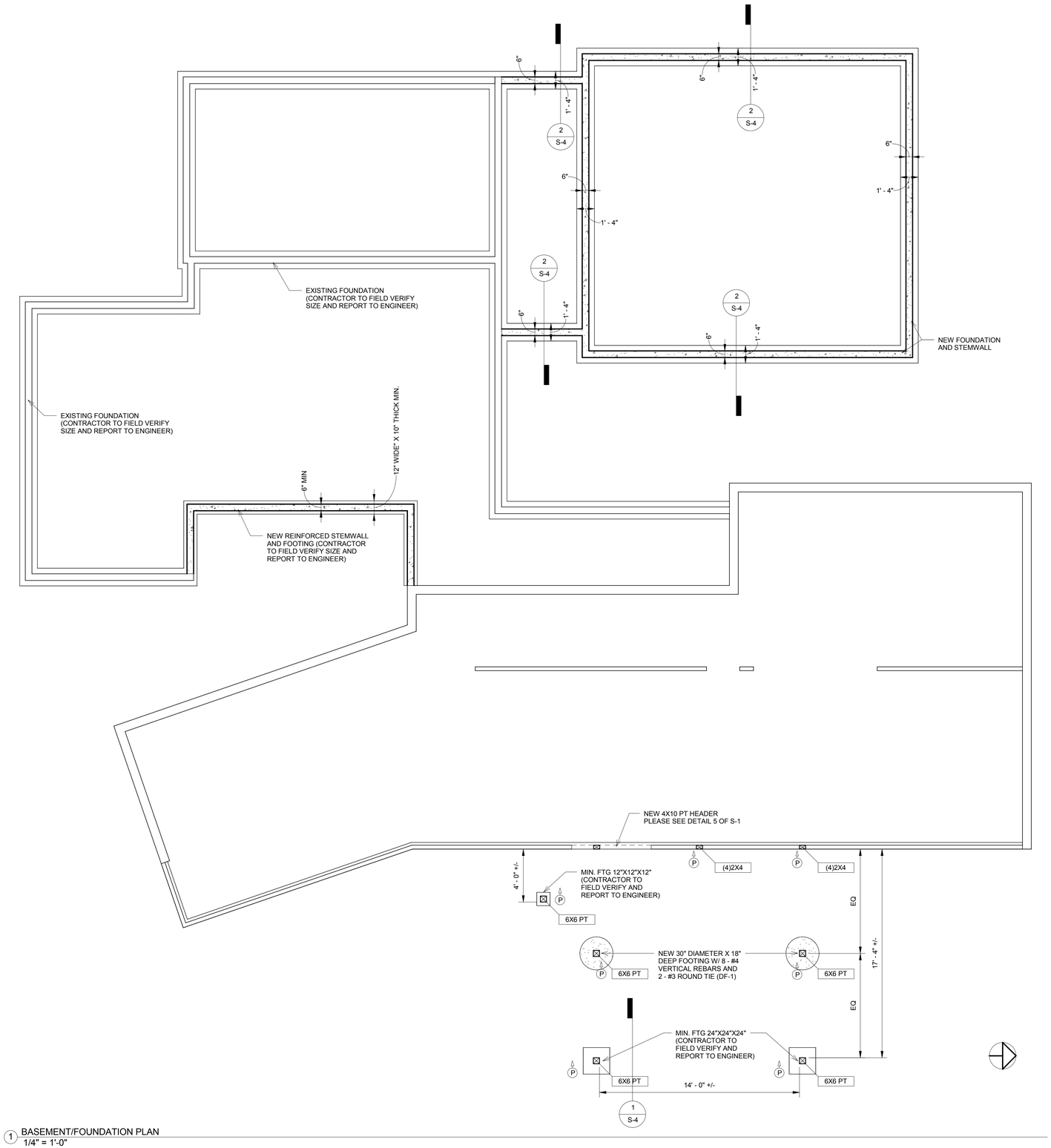
GENERAL NOTES AND SPECIFICATIONS

S-0



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

IMPORTANT NOTES ON FIELD VERIFICATIONS AND TEMPORARY SHORING:

1. CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS AND FIELD VERIFY ALL RELATED EXISTING FRAMING & DIMENSIONS PRIOR TO ANY FIELD WORK. NOTIFY THE ENGINEER/OWNER ANY DISCREPANCIES FOUND IN THE FIELD. STRUCTURAL DRAWINGS MAY NOT CORRECTLY REFLECT ALL EXISTING FRAMING DUE TO LIMITED ACCESS TO THE SITE AND EXISTING DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE ENGINEER/OWNER OF EXISTING MECHANICAL DUCTS, PLUMBING PIPES, ELECTRICAL WIRES THAT MAY INTERFERE WITH STRUCTURAL WORKS FOR COST CONSIDERATIONS PRIOR TO ANY FIELD WORK.
3. CONTRACTOR IS SOLELY RESPONSIBLE IN PROVIDING PROPER TEMPORARY SHORING PRIOR TO REMOVING ANY STRUCTURAL ELEMENTS. PLEASE CALL ENGINEER FOR QUESTIONS

IMPORTANT NOTES ON FOUNDATION AND FRAMING:

1. ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL (NO SOFT OR ORGANIC MATERIALS). GEOTECHNICAL ENGINEER MAY BE REQUIRED TO ASSESS EXISTING SOIL CONDITIONS.
2. FOR FRAMING LUMBER TYPES AND GRADES, AND CONCRETE MIX REQUIREMENTS PLEASE SEE S-0
3. FOR PLYWOOD/OSB SHEARWALL SCHEDULE, PLEASE SEE S-4
4. FOR COMMON HEADER FRAMING DETAIL AND HEADER SIZE, SEE S-4
5. PROVIDE (2) 2X6 OR (3) 2X4 STUD POSTS AT EACH END OF BEAMS, UNLESS NOTED OTHERWISE ON PLAN
6. SLAB ON GRADE SHALL BE MIN. 4" THICK WITH #3 AT 18" EACH WAY (AT MID-DEPTH) ON 6" COMPACTED CRUSHED ROCK. PROVIDE 1" SAWCUT JOINT AT 15 FT MAX. SPACING (EACH WAY)
7. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d AT 6" NAILING AT EDGES AND AT 12" AT FIELD
8. ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR OSB WITH 8d AT 6" NAILING AT EDGES AND AT 8" AT FIELD

IMPORTANT NOTES ON TRUSS AND FLOOR FRAMING DESIGN/SHOP DRAWINGS:

1. TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/ TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/ PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW
2. TRUSS FRAMING PROFILE/ LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY ENGINEER/ ARCHITECT PRIOR TO TRUSS DESIGN WORK.
3. TRUSS DEFLECTION CRITERIAS:
FLOOR/DECK TOTAL LOAD = L/480 ROOF TOTAL LOAD = L/240
FLOOR/DECK LIVE LOAD = L/600 ROOF SNOW LOAD = L/300
** MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
4. FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION

FRAMING SYMBOLS:

SS24	SIMPSON WSW STRONG WALL (24" WIDE)	P	CONTINOUS POST
SW6	PLYWOOD SHEARWALL	P	POST STOPS BELOW THIS FLOOR
A	SHEARWALL HOLDOWN	P	POST STARTS AT THIS FLOOR

LEGEND AND NOTES
1/4" = 1'-0"

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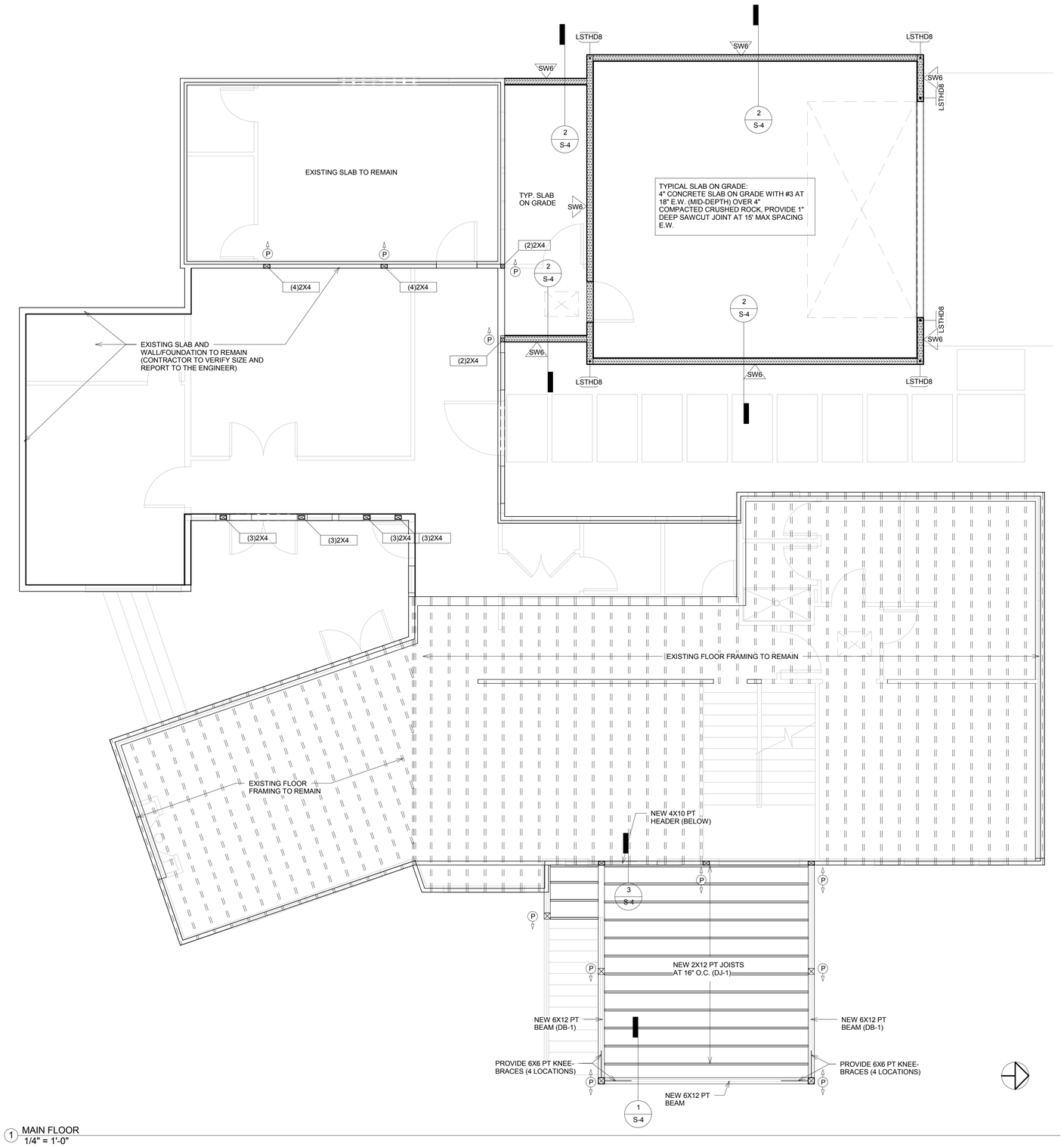
BASEMENT/ FOUNDATION PLAN

S-1



1 MAIN FLOOR
1/4" = 1'-0"

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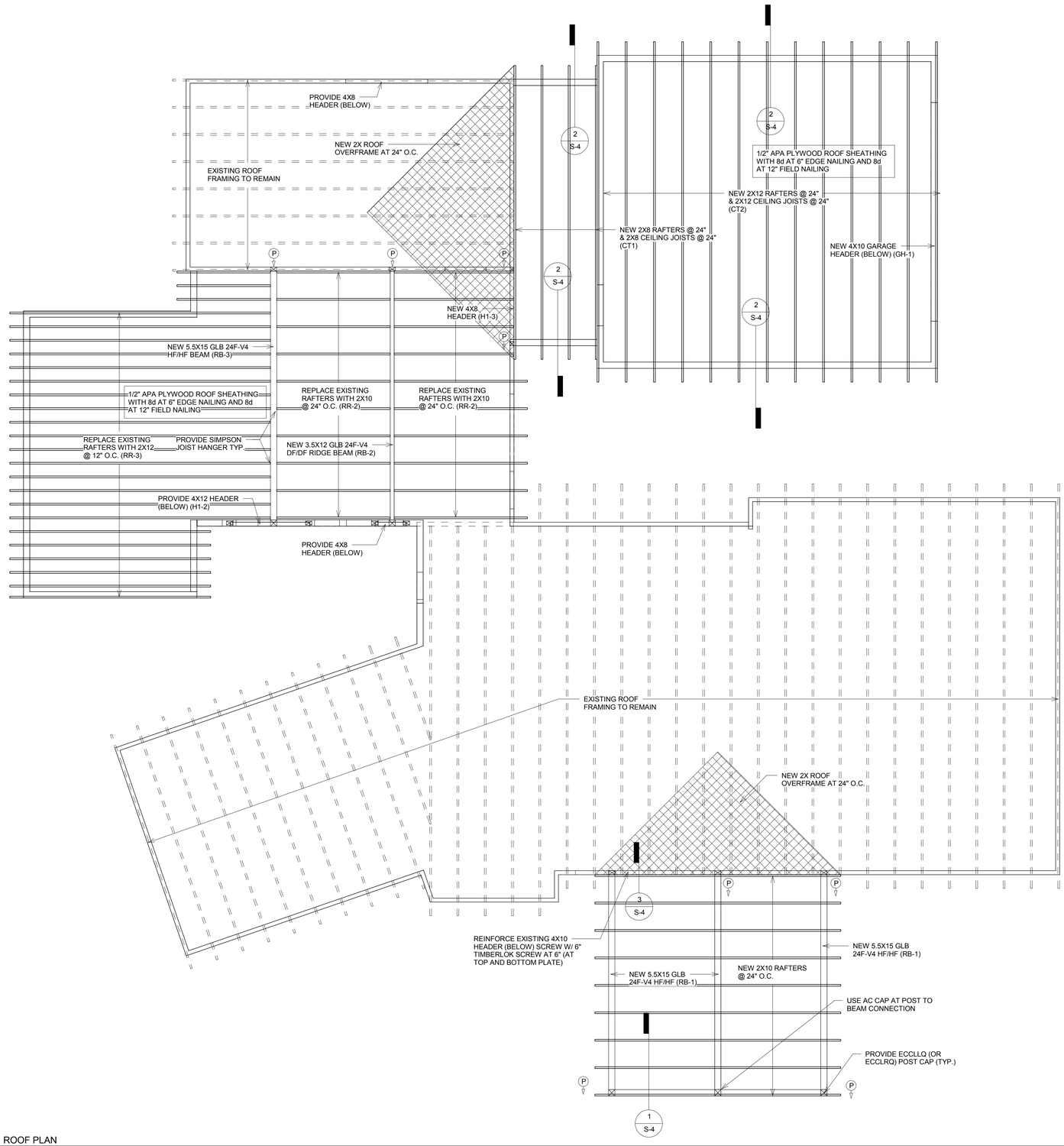
MAIN FLOOR FRAMING PLAN

S-2



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

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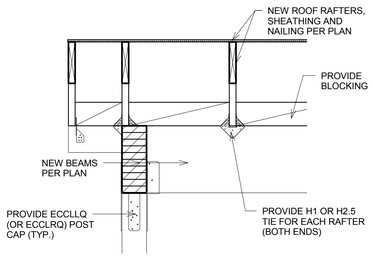
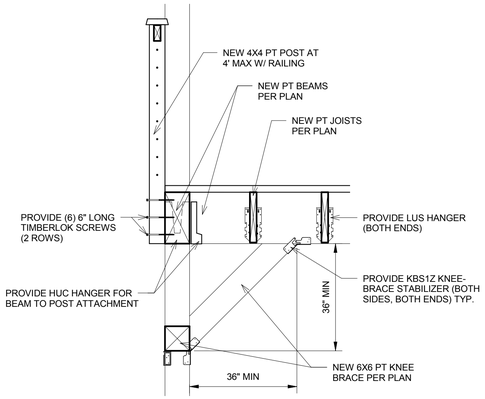
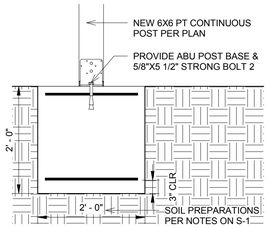
ROOF FRAMING PLAN

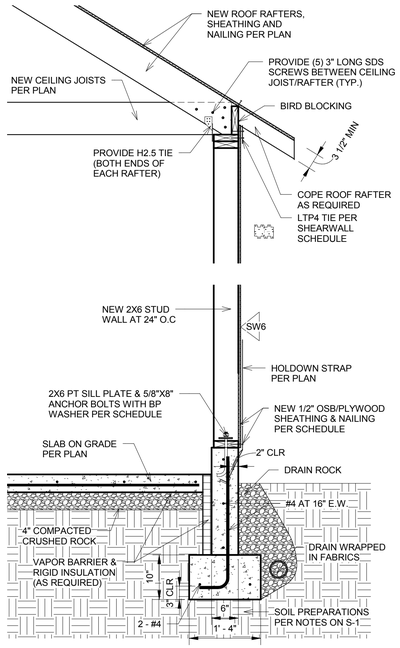
S-3



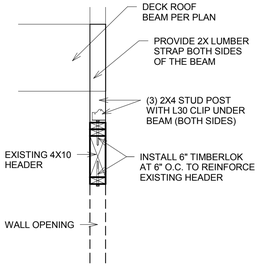




1 Detail 1
3/4" = 1'-0"



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



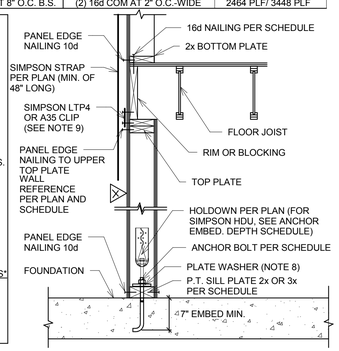
3 Detail 3
3/4" = 1'-0"

TYPE	PLYWOOD OR OSB SHEATHING (NOTE 7)	PANEL EDGE NAILING (NOTE 4)	PANEL EDGE STUDS AND BLKG	ANCHOR BOLTS AT SILL PLATE (NOTE 8)	TOP/SILL PLATE TO BLOCKING/ RIM (NOTE 9)	BOTTOM PLATE TO BLOCKING/ RIM (NOTE 4)	CAPACITY (LRFD) (SEISMIC/WIND)
SW6	15/32" PLY/OSB ONE SIDE	10d COM AT 6"	2x	5/8" AT 36" O.C.-2x	SIMPSON LTP4 AT 24" O.C.	16d COM AT 6" O.C.-NARROW	496 PLF/ 696 PLF
SW4	15/32" PLY/OSB ONE SIDE	10d COM AT 4"	2x (SEE NOTE 5)	5/8" AT 24" O.C.-2x	SIMPSON LTP4 AT 16" O.C.	16d COM AT 4" O.C.-NARROW	736 PLF/ 1032 PLF
SW3	15/32" PLY/OSB ONE SIDE	10d COM AT 3"	3x	5/8" AT 18" O.C.-2x	SIMPSON LTP4 AT 12" O.C.	16d COM AT 3" O.C.-WIDE	960 PLF/ 1344 PLF
SW2	15/32" PLY/OSB ONE SIDE	10d COM AT 2"	3x	5/8" AT 12" O.C.-2x	SIMPSON LTP4 AT 8" O.C.	16d COM AT 2" O.C.-WIDE	1232 PLF/ 1724 PLF
SW44	15/32" PLY/OSB TWO SIDES	10d COM AT 4"	2x	5/8" AT 18" O.C.-3x	SIMPSON LTP4 AT 16" O.C. B.S.	(2) 16d COM AT 4" O.C.-WIDE	1472 PLF/ 2064 PLF
SW33	15/32" PLY/OSB TWO SIDES	10d COM AT 3"	3x	5/8" AT 16" O.C.-3x	SIMPSON LTP4 AT 12" O.C. B.S.	(2) 16d COM AT 3" O.C.-WIDE	1920 PLF/ 2688 PLF
SW22	15/32" PLY/OSB TWO SIDES	10d COM AT 2"	3x	5/8"AT 12" O.C.-3x	SIMPSON LTP4 AT 8" O.C. B.S.	(2) 16d COM AT 2" O.C.-WIDE	2464 PLF/ 3448 PLF

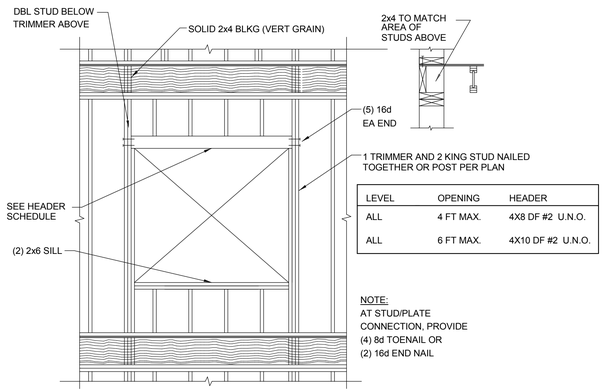
SHEARWALL SCHEDULE NOTES:

1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
2. NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
3. ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.
   (2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.
   NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS.
4. COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8". STAGGER BOTTOM PLATE NAILING
5. FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS SHALL BE 3X OR (2) 2X NAILED TOGETHER WITH 16d AT 6"
6. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
7. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN.
   PROVIDE HOLDOWNS PER PLAN AT EACH END OF WALL, UNO.
   PROVIDE (2) 2X STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12"
   PROVIDE PANEL EDGE NAILING IN EACH HOLDOWN STUD AT END OF WALL.
8. ALL FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH 1/4" x 3" x 3" PLATE WASHER OR SIMPSON'S BP/ BPS PLATE.
   END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 5" FROM END OF THE PLATE.
9. WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.

SIMPSON HOLDOWN	SIMPSON ANCHOR BOLTS*	SIMPSON EPOXY ALL THREAD ANCHORS*
HDU2	SSTB16 (5/8"ANCHOR WITH 12 5/8" MIN. EMBED.)	5/8" (12" EMBED WITH SET-XP)
HDU4	SB 5/8X 24 (5/8"ANCHOR WITH 18" MIN. EMBED.)	5/8" (14" EMBED WITH SET-XP)
HDU5	SB 5/8X 24 (5/8"ANCHOR WITH 18" MIN. EMBED.)	5/8" (16" EMBED WITH SET-XP)
HDU8	SB 7/8X 24 (7/8"ANCHOR WITH 18" MIN. EMBED.)	
HDU11	SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)	* ALL ANCHORS SHALL BE 2.5" MIN. FROM EDGE OF CONCRETE WALL
HDU14	SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)	



A SHEARWALL SCHEDULE
3/4" = 1'-0"



LEVEL	OPENING	HEADER
ALL	4 FT MAX.	4X8 DF #2 U.N.O.
ALL	6 FT MAX.	4X10 DF #2 U.N.O.

NOTE:
AT STUD/PLATE CONNECTION, PROVIDE
(4) 8d TOENAIL OR
(2) 16d END NAIL

B TYP. WALL OPENING FRAMING
3/4" = 1'-0"

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FRAMING DETAILS

S-4