

2405 74TH AVE SE

MERCER ISLAND, WA 98040

MILTON LAM

ARCHITECTS

ARCHITECT MILTON LAM ARCHITECTS PO BOX 523, KIRKLAND, WA 98083

MILTON LAM 206-303-7877 MILTON@MLARC.COM

Contact:

S

NEW ASPHALT DRIVE

APPROACH IN ROW

25' REAR SETBACK

PL 99.59

ROCKERY TO

LAWN

IMANI

MERCER ISLAND

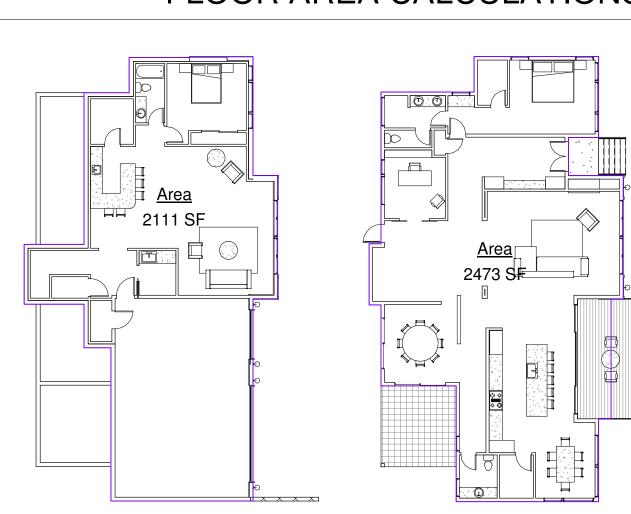
SITE PLAN AND GENERAL

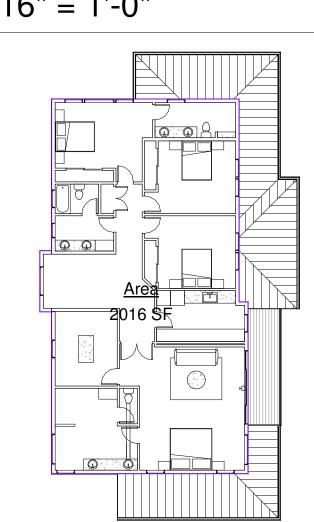
NOTES 2124 Project number 6/30/22 Drawn by Checked by

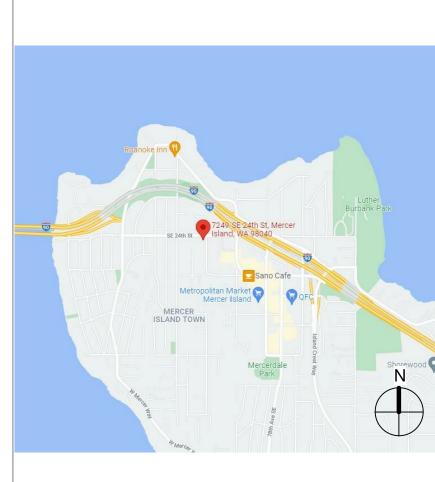
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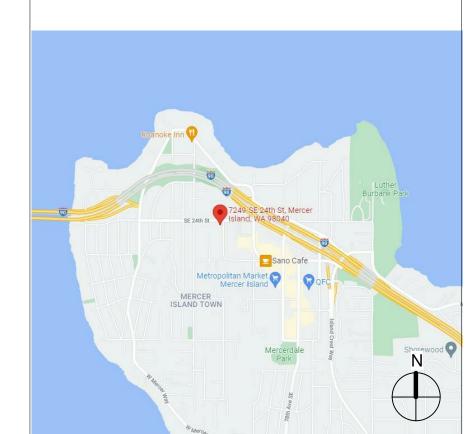
As indicated

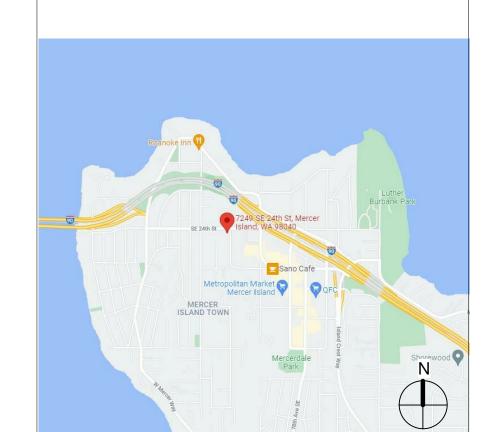
FLOOR AREA CALCULATIONS 1/16" = 1'-0"





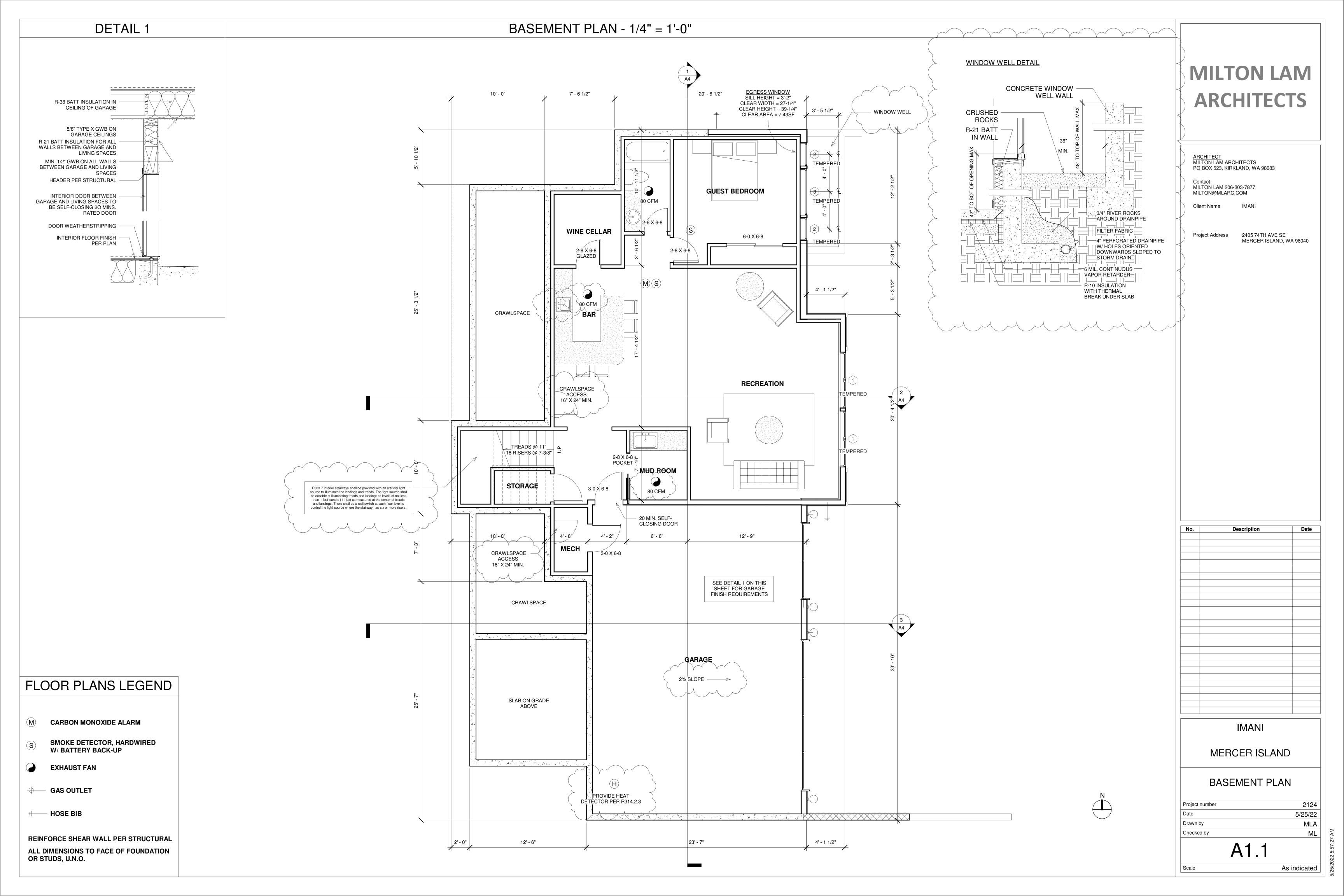


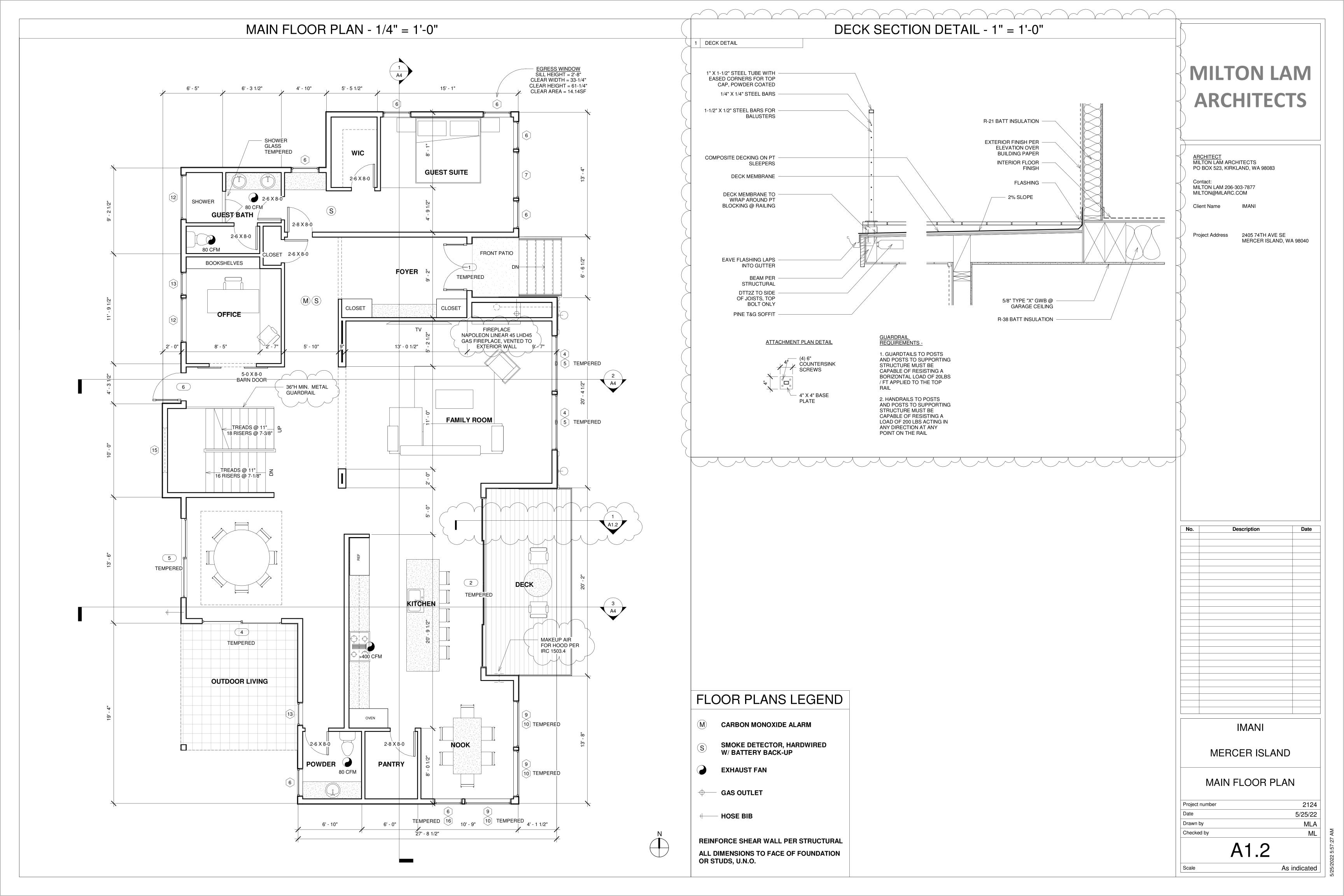


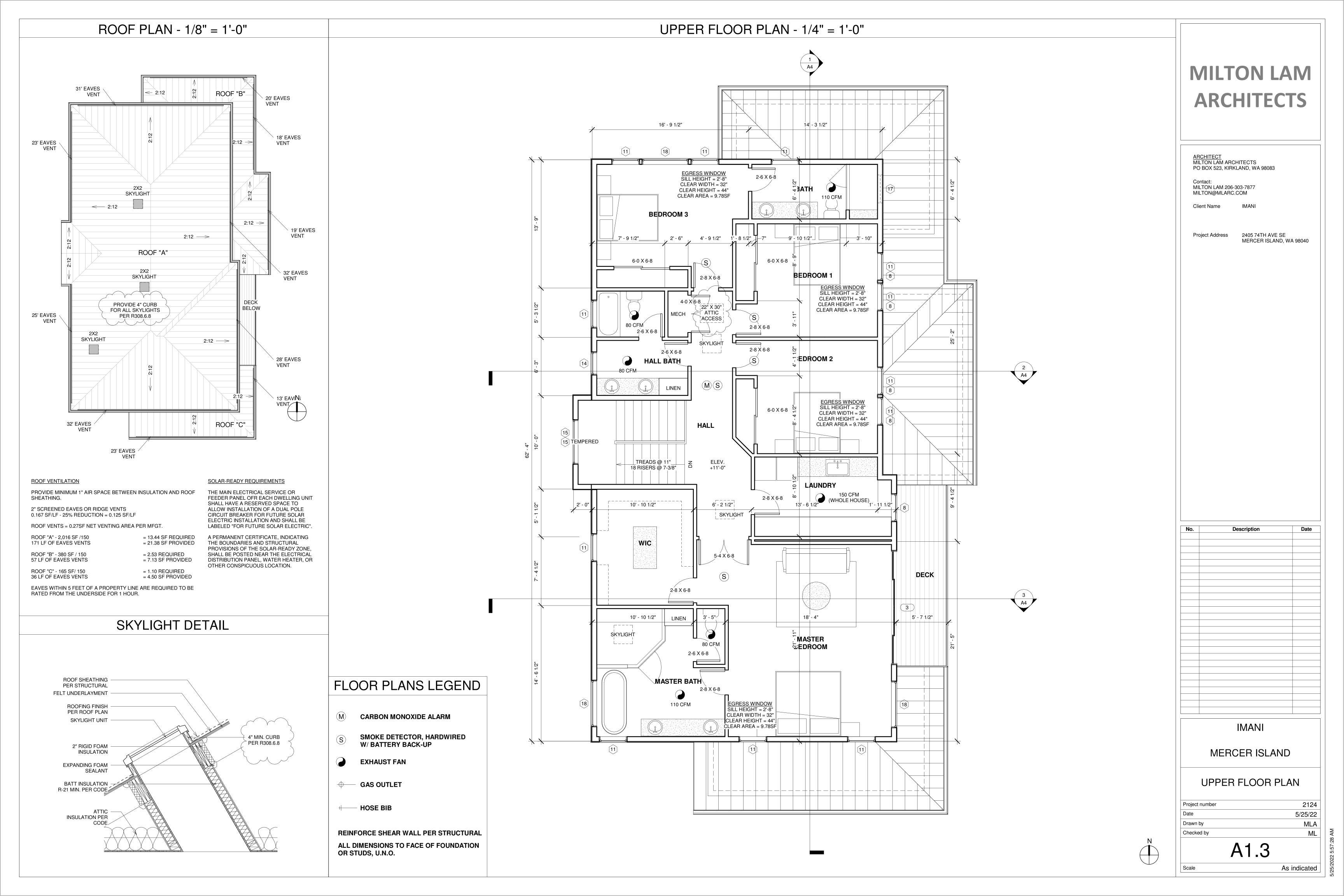


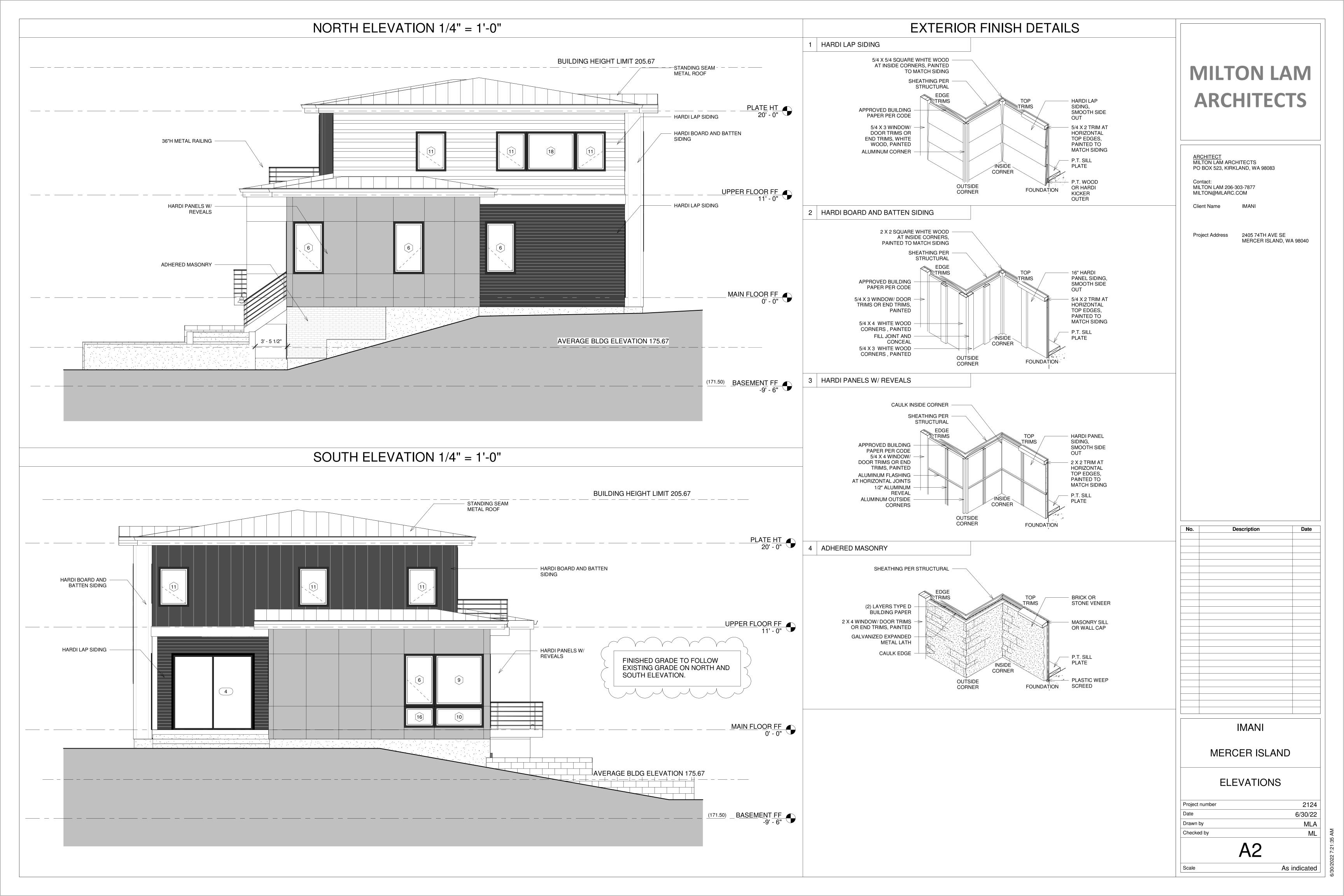
VICINITY MAP

HIGHEST ELEV 186.5







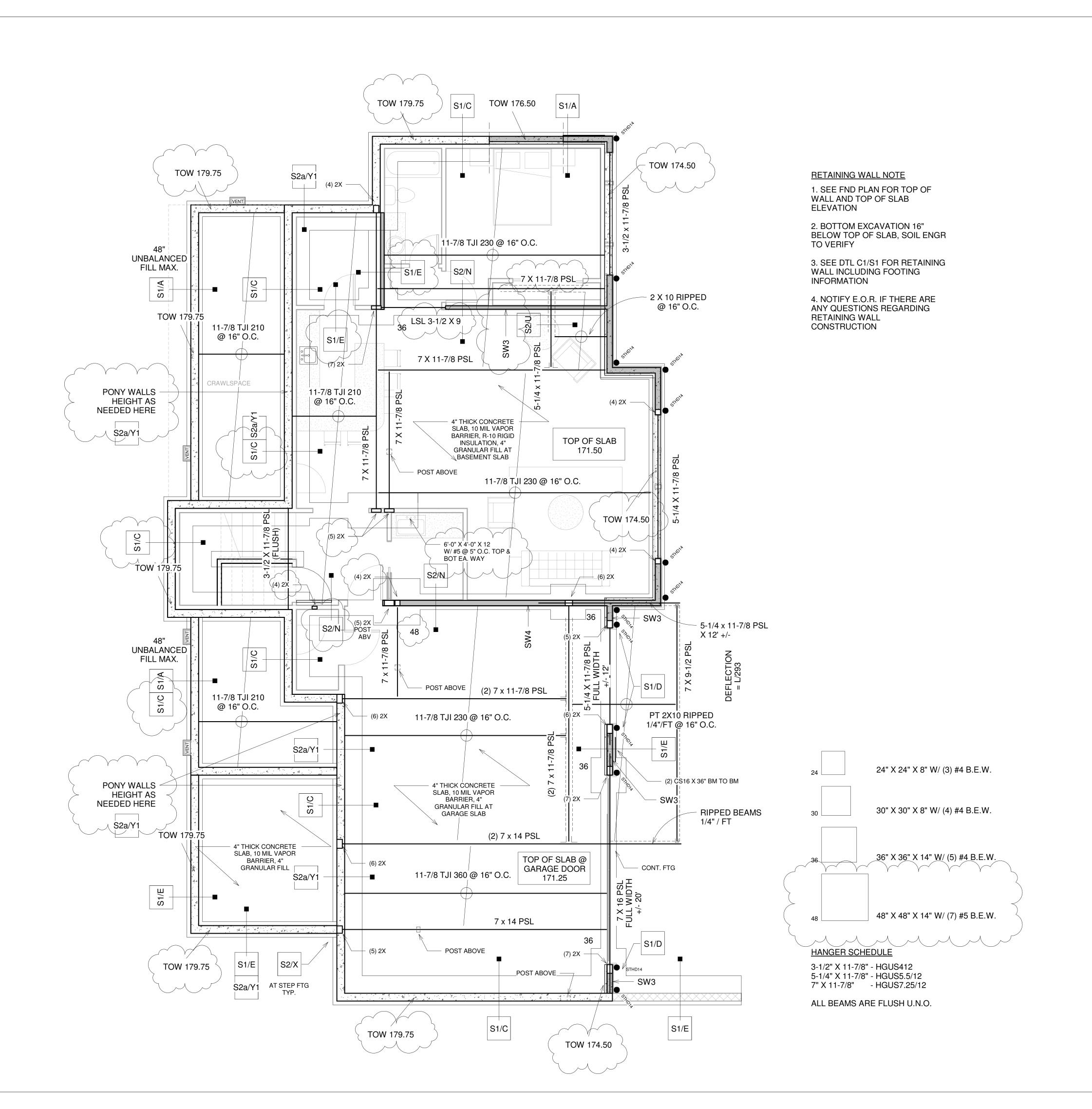






MISC ARCHITECTURAL NOTES **VENTILATION NOTES ENERGY NOTES** GLAZING SCHEDULE CONSTRUCTION DETAILS VENTED ROOF DETAIL **INSULATION & FENESTRATION REQUIREMENTS BY INTERIOR VENTILATION REQUIREMENTS ENERGY CREDITS WINDOWS COMPONENT** MISCELLANEOUS ARCHITECTURAL REQUIREMENTS SOURCE SPECIFIC VENTILATION: Total Rough Opening WSEC TABLE R402.1.1 BATHROOM - 50CFM MIN. @ 0.25 IN. W.G. 3. Large Dwelling Unit: 7 credits Area X FENESTRATION U = 0.28 (PRESCRIPTIVE OPTION 1.3) KITCHEN - 100CFM MIN. @ 0.25 IN. W.G. 1. ALL EXPOSED EXTERIOR METAL SHALL BE GALVANIZED. MILTON LAM (TO BE CONTROLLED BY MANUAL SWITCHES) | Height | Qty | Operation | Total Area | UValue | UValue | Material Dwelling is >5000sf SKYLIGHT U = 0.50 2. CAULK ALL OPENINGS COMPLETELY. CEILING = R-49 WHOLE HOUSE VENTILATION: FLOOR = R-38 (PRESCRIPTIVE OPTION 1.3) 4501-6000SF, 6-7 BEDROOMS, USE 120CFM CONTINUOUS 42.00 SF 0.25 10.50 OPTION | DESCRIPTION WALL = R-21VENTILATION ARCHITECTS ROOFING FINISH PER ROOF 3. PROVIDE SOLID WOOD BLOCKING AS SUPPORT FOR ALL 17.50 SF 0.25 CASEMENT 4.38 **VINYL** WHOLE HOUSE VENTILATION TO BE ACHEIVED WITH HEATING | Heat pump WALL MOUNTED FIXTURES **GLAZING** LAUNDRY ROOM FAN AND PANASONIC PASSIVE INLET 17.50 SF 0.25 4.38 **VINYL** OPTION 1 **DOUBLE LAYER 30-LB. FELT** VENTS AT 18CFM EACH AT LOCATIONS INDICATED ON (1.0 Credits) ALL NEW GLAZING AND DOOR U-VALUES, AND INSULATION | FLOOR PLANS. 64.00 SF 0.25 16.00 **VINYL** UNDERLAYMENT 4. ALL WOOD IN CONTACT WITH CONCRETE OR EARTH R-VALUES TO SATISFY WASHINGTON STATE ENERGY ROOF SHEATHING PER VINYL SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED CODE REQUIREMENTS. Prescriptive compliance is based on Table ALL EXHAUST DUCTS MUST BE INSULATED TO A MINIMUM STRUCTURAL LUMBER (PT.) SHALL NOT CONTAIN, OR BE TREATED WITH (1.0 Credits) R402.1.1 with the following modifications: OF R-6 IN UNCONDITIONED SPACES, BE EQUIPPED WITH A 112.00 SF 0.25 CASEMENT **VINYL** 1" AIR GAP Vertical fenestration U = 0.25BACK-DRAFT DAMPER, TERMINATE OUTSIDE THE CHROMIUM COPPER ARSENATE. **VINYL** BUILDING. ALL EXHAUST DUCTS ARE TO BE FLEX DUCTS AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Slab on grade R-10 perimeter & under entire slab AT 6" DIAMETER WITH A MAXIMUM RUN OF 45'-0". R-49 BLOWN IN INSULATION 22.50 SF 0.25 PICTURE 5. PROVIDE ATTIC ACCESS, MINIMUM 22" X 30", WITH 30" ARCHITECT MILTON LAM ARCHITECTS Below grade slab R-10 perimeter & under entire BUILDING AIR LEAKAGE TESTING, DEMONSTRATING AIRE 0.25 80.00 SF 20.00 VINYL WARM AIR DUCTS IN UNCONDITIONED AREAS MUST BE MINIMUM HEADROOM AT UNOBSTRUCTED, READILY EAVE FLASHING LAPS LEAKAGE OF 1.5 AIR CHANGES PER HOUR MAXIMUM, IS PO BOX 523, KIRKLAND, WA 98083 REQUIRED PRIOR TO FINAL INSPECTION. THE TEST LEAK TESTED IN ACCORDANCE WITH THE 2015 INTO GUTTER ACCESSIBLE OPENING PER IRC R807. INSULATE AND 30.00 SF 0.25 PICTURE 7.50 VINYL WASHINGTON STATE ENERGY CODE. RESULTS SHALL BE POSTED ON THE RESIDENTIAL WEATHER-STRIP. 4' - 0" | 13 156.00 SF | 0.25 ALUMINUM GUTTER CASEMENT 39.00 VINYL **ENERGY COMPLIANCE CERTIFICATE.** Contact: DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO MILTON LAM 206-303-7877 HVAC equipment and associated duct system(s) 0.25 12.78 VINYL THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO 2X8 PAINTED FASCIA 6. PROVIDE CRAWL SPACE ACCESS, MINIMUM 18"X 24" MILTON@MLARC.COM (1.5 Credits) installation shall comply with the requirements of **HIGH EFFICIENCY HVAC EQUIPMENT** AN APPROVED FINAL INSPECTION. 26.67 SF 0.25 **VINYL** UNOBSTRUCTED OPENING PER IRC R408.4. ALLOW 18" Section R403.3.7. 2" EAVES VENT MITSUBISHI MINI SPLIT SYSTEM. MINIMUM SPACE UNDER WOOD JOISTS. INSULATE AND 2.50 **VINYL** Client Name IMANI A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING WEATHER-STRIP 15 | 4' - 9 1/2" | 4' - 0" | 3 FIXED 57.50 SF 0.25 14.38 **VINYL T&G PINE SOFFIT** INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION 1.50 0.25 **VINYL** 2' - 0" | 1 PICTURE 16 | 3' - 0" Ductless split system heat pumps with no electric 7. SLOPE ALL DECKS. WALKS. DRIVEWAYS AND PATIOS **EXTERIOR FINISH PER EFFICIENT WATER HEATER** (2.0 Credits) resistance heating in the primary living areas. A 4.50 SF 0.25 1' - 6" 1 1.13 VINYL AWNING AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT **ELEVATIONS** Project Address 2405 74TH AVE SE ductless heat pump system with a minimum HSPF ATTIC VENTILATION REQUIREMENTS MERCER ISLAND, WA 98040 4' - 0" 3 PICTURE WATER HEATING SYSTEM TO BE TANKLESS HEATER WITH 18 5' - 0" 60.00 SF 0.25 15.00 **VINYL** of 10 shall be sized and installed to provide heat to A MINIMUM EF OF 0.91. TEMPERATURE AND PRESSURE R-21 BATT INSULATION entire dwelling unit at the design outdoor air 8. FIREPLACES INSERTS SHALL COMPLY WITH PROVISIONS 807.94 SF 201.99 RELIEF VALVES SHALL BE DRAINED TO THE OUTSIDE OF temperature. SEE ROOF PLAN ON A1.3 FOR CALCS AND LOCATIONS OF THE IRC. UNITS TO BEAR UL APPROVAL AND BE INSTALL THE BUILDING. SERVICE WATER HEATING SYSTEMS PER MANUFACTURER'S REQUIREMENTS. To qualify to claim this credit, the building permit SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS AND SHALL BE SET TO 120 DEGREES drawings shall specify the option being selected, EXTERIOR DOORS CRAWLSPACE VENTILATION REQUIREMENTS FAHRENHEIT. the heated floor area calculation, the heating 9. EXTERIOR DOORS AND WINDOW ASSEMBLIES equipment type(s), the minimum equipment **Total Area** REQUIRED VENTING: efficiency, and total installed heat capactiy (by OTHER ENERGY REQUIREMENTS Height | Qty | Total Area | UValue | X UFactor | Frame Material a. ALL BUILDING ENTRANCE DOORS INCLUDING GARAGE equipment type). NORTHWEST CRAWLSPACE DOORS SHALL BE EQUIPPED WITH LOCKS CONSISTING OF A MINUMUM 90% OF PERMANENTLY INSTALLED LAMPS IN 181 SF / 150 = 1.21SF LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. DEAD LOCKING LATCH BOLT WITH AT LEAST 1/2" OF THROW 2 VENTS REQUIRED FIBERGLASS 0.25 10.00 WHICH PENETRATES THE STRIKE JAMB A MINIMUM OF 1/4". A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE 0.25 ALUM CLAD SOUTHWEST CRAWLSPACE 144.00 SF 36.00 Water heating system shall include one of the RIM DETAIL BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM COMPLYING WITH SEC 105.4 IS REQUIRED TO BE (1.0 Credits) following: 1/19 SF / 150 = 0.79SE 80.00 SF 0.25 20.00 **FIBERGLASS** THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR COMPLETED BY THE DESIGN PROFESSIONAL OR Energy Star rated gas water heater with a I VENT∀REQUIRED minimum EF of 0.91 BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE (PROVIDE 2 VENTS FOR CROSS VENTILATION) **FIBERGLASS** EFFORT. 0.25 68.00 SF 17.00 ELECTRICAL PANEL PRIOR TO FINAL INPSECTION. 0.25 17.00 **FIBERGLASS** 68.00 SF SEE SEPT FOR LOCATIONS b. BUILDING ENTRANCE DOORS SHALL BE EQUIPPED WITH 0.25 6.00 **FIBERGLASS** |3' - 0" |8' - 0" |1 24.00 SF All of the follow appliances shall be new and AN OBSERVATION PORT OR WINDOW SIDELIGHT. (0.5 Credits) intalled in the dwelling unit and shall meet the 424.00 SF 106.00 OBSERVATION PORTS SHALL BE INSTALLED AT MINIMUM 54" following standards: INTERIOR FLOOR FINISH TO MAXIMUM 66" ABOVE THE FLOOR. PER PLAN Dishwasher - Energy Star rated **R-21 BATT INSULATION WEIGHTED AVERAGE U VALUE** Refrigerator - Energy Star rated c. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS Washing machine - Energy Star rated (201.99 + 106.00) / (807.94 + 424.00) = 0.25INSTALLED WITHIN 10'-0" OF FINISH GRADE SHALL BE Dryer - Energy Star rated, ventless dryer with FLOOR JOIST PER EQUIPPED WITH A LOCKING DEVICE. THIS LOCK SHALL BE minimum CEF rating of 5.2 **STRUCTURAL** INSTALLED SO IT'S MOUNTING HARDWARE IS INACCESSIBLE **RIM JOIST PER** FROM THE EXTERIOR. STRUCTURAL 10. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL EXTERIOR FINISH PER TYPICAL STAIRS AND GUARDRAIL DETAILS CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND **ELEVATIONS** HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES. AND BETWEEN A TOP STORY AND THE R-21 BATT INSULATION ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD CAULK FRAME CONSTRUCTION PER IRC R302.11 DRYWALL AND R-10 RIGID FOAM FRAMING, TYP. INSULATION HEADER PER STRUCTURAL 11. APPROVED CORRISION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT THE ENTRY OF WATER INTO THE **FLASHING** WALL CAVITY. REPEATED WETTING OF THE SHEATHING, 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 Description WINDOW UNIT INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS; HANDRAIL a. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR GUARDRAIL REQUIREMENTS OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF. 1" X 1-1/2" STEEL TUBE WITH **EASED CORNERS** b. AT THE INTERSECTION OF CHIMNEYS OR OTHER 1. GUARDTAILS TO POSTS PAINTED MDF TO 3 FOUNDATION DETAIL AND POSTS TO SUPPORTING FOR TOP CAP. MATCH TYPICAL MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, POWDER COATED STRUCTURE MUST BE **BASEBOARDS** WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO CAPABLE OF RESISTING A FLOOR FRAMING COPINGS. BORIZONTAL LOAD OF 20LBS 1/4" X 1/4" STEEL PER STRUCTURAL / FT APPLIED TO THE TOP NY / / X / / / / / / / / / / c. UNDER AND AT THE ENDS OF ALL MASONRY, WOOD OR 1" PAINTED MDF SKIRTBOARDS METAL COPINGS AND SILLS. 2. HANDRAILS TO POSTS AND POSTS TO SUPPORTING 1-1/2" X 1/2" STEEL R-38 BATT R-21 BATT INSULATION STRUCTURE MUST BE BARS FOR d. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. INSULATION CAPABLE OF RESISTING A **BALUSTERS** SHEATHING PER LOAD OF 200 LBS ACTING IN INTERIOR e. WHERE EXTERIOR PORCHES, DECKS, HALF-WALLS, STRUCTURAL ANY DIRECTION AT ANY FLOOR FINISH POINT ON THE RAIL RAILINGS OR STAIRS ATTACH TO A WALL OR FLOOR PER PLAN RIM JOISTS PER ASSEMBLY OF WOOD FRAME CONSTRUCTION. STRUCTRUCTUAL SIMPSON A35 OR FLOOR FINISH PER f. AT WALL AND ROOF INTERSECTIONS EQUIVALENT ANCHOR BOLTS PER POSITIVE FOUNDATION PLAN CONNECTION PER g. AT BUILT IN GUTTERS. IRC 502.9 P.T. MUD SILL PAINTED MDF 12. PROVIDE ELECTRICAL GROUND WIRES EMBEDDED IN T (SEE PLAN) **IMANI** FOUNDATION PER ELECTRICAL CODE. DAMPPROOFING 5/8" FIRE RATED FLOORING CAP TO **GWB IF ACCESSIBLE** MATCH DOOR AND 13. 110 V HARD WIRED SMOKE DETECTORS WITH BATTERY FILTER FABRIC WINDOW CASING MERCER ISLAND BACKUP SHALL BE INSTALLED IN EACH SLEEPING ROOM AND (3) 2X12 STRINGERS IN ONE CENTRAL LOCATION ON EACH STORY OR LEVEL. 3/4" RIVER ROCKS AROUND DRAINPIPE PREFERABLY CLOSE TO THE STAIR LANDING. EACH SMOKE 1" WOOD TREADS STAINED DETECTOR SHALL BE INTERCONNECTED SO AS TO SOUND TO MATCH TYPICAL 4" PERFORATED DETAILS ALARMS IN EACH ROOM OR AREA IF ONE DETECTOR IS INTERIOR DOOR W/ FRONT DRAINPIPE W/ HOLES EDGE EASED 1/8"-ORIENTED DOWNWARDS TRIGGERED, PER IRC R313 _____ (4) 1/2" DIA. THROUGH SLOPED TO RAIN GARDEN OR STORM 14. EVERY SLEEPING ROOM AND HABITABLE ROOMS IN 2124 Project number DRAIN BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE 2X4 THRUST BLOCK Date 5/25/22 6 MIL. CONTINUOUS WINDOW WITH A NET CLEAR OPENING OF 5.7 SF. THE VAPOR RETARDER Drawn by MLA FLOOR FINISH PER PLAN OPENING HEIGHT SHALL BE 24" MINIMUM AND WIDTH 20" MINIMUM, WITH A FINISHED SILL HEIGHT NO MORE THE 44" Checked by ABOVE THE FLOOR, PER IRC R310.1. IF WINDOW WELLS ARE NECESSARY THEY SHALL MEET THE REQUIREMENTS OF IRC R310.2 As indicated

5/25/2022 5:57:34 AM



MILTON LAM ARCHITECTS

ARCHITECT MILTON LAM ARCHITECTS PO BOX 523, KIRKLAND, WA 98083

Contact:

MILTON LAM 206-303-7877 MILTON@MLARC.COM

Client Name

2405 74TH AVE SE MERCER ISLAND, WA 98040

IMANI

Description

MERCER ISLAND

FOUNDATION PLAN

2124 Project number 5/31/22 Drawn by Checked by MLA

SFP1

Scale

1/4" = 1'-0"

Date

MILTON LAM ARCHITECTS

ARCHITECT MILTON LAM ARCHITECTS PO BOX 523, KIRKLAND, WA 98083

Contact: MILTON LAM 206-303-7877 MILTON@MLARC.COM

Client Name

2405 74TH AVE SE MERCER ISLAND, WA 98040

Description

Date

IMANI

MERCER ISLAND

UPPER FLOOR FRAMING PLAN

2124 Project number 5/31/22 Drawn by Checked by MLA

SFP2

Scale

1/4" = 1'-0"

MILTON LAM ARCHITECTS

ARCHITECT MILTON LAM ARCHITECTS PO BOX 523, KIRKLAND, WA 98083

Contact: MILTON LAM 206-303-7877 MILTON@MLARC.COM

Client Name II

Project Address 2405 74TH AVE SE MERCER ISLAND, WA 98040

No. Description Date

IMANI

MERCER ISLAND

ROOF FRAMING PLAN

Project number 2124

Date 5/31/22

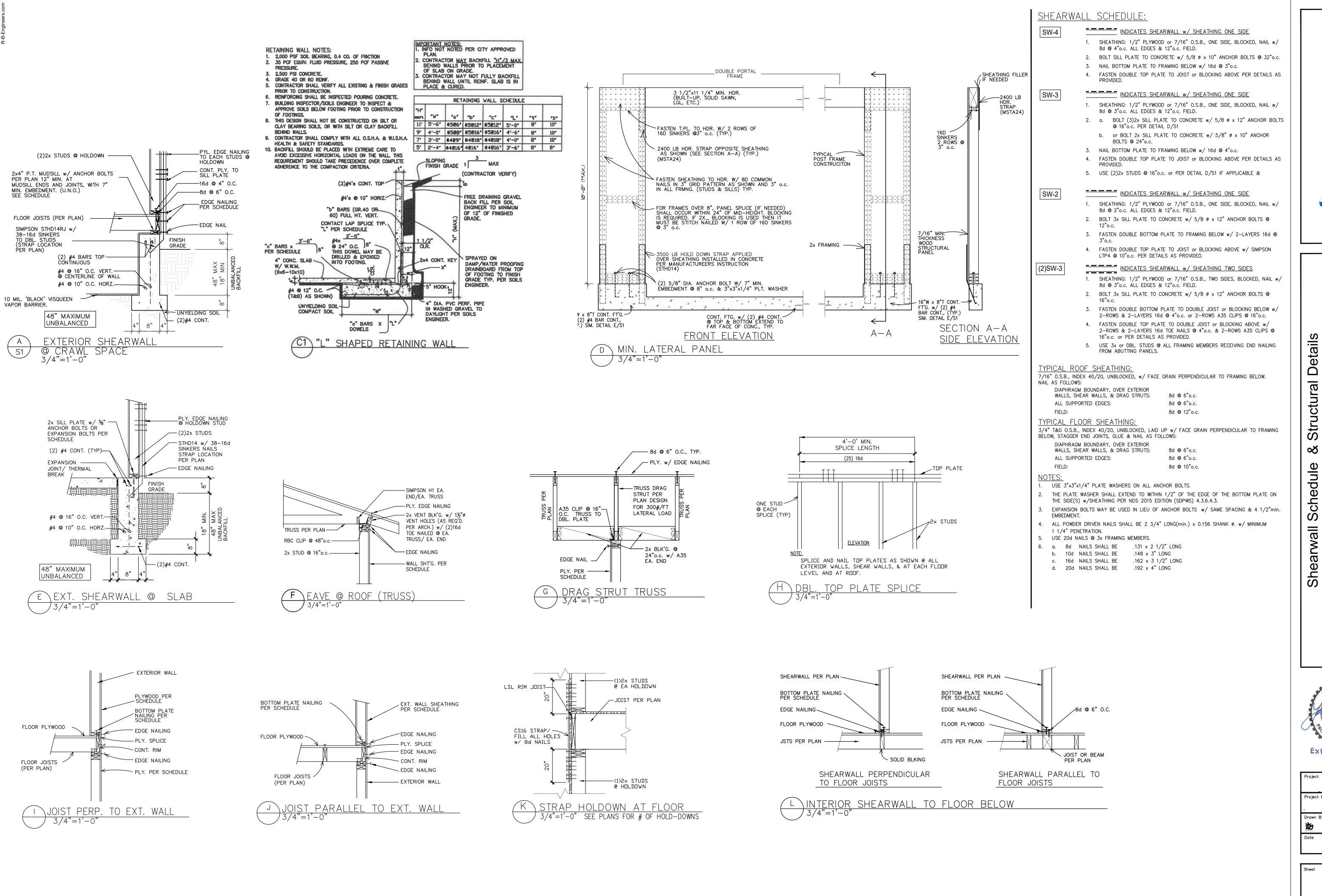
Drawn by RB

Checked by MLA

SFP3

Scale

1/4" = 1'-0"



ESIDENCE RISLAND WA R-B-Engineers

Z

RB

Taherzaden

Jim Taherzaden

Ji

Project

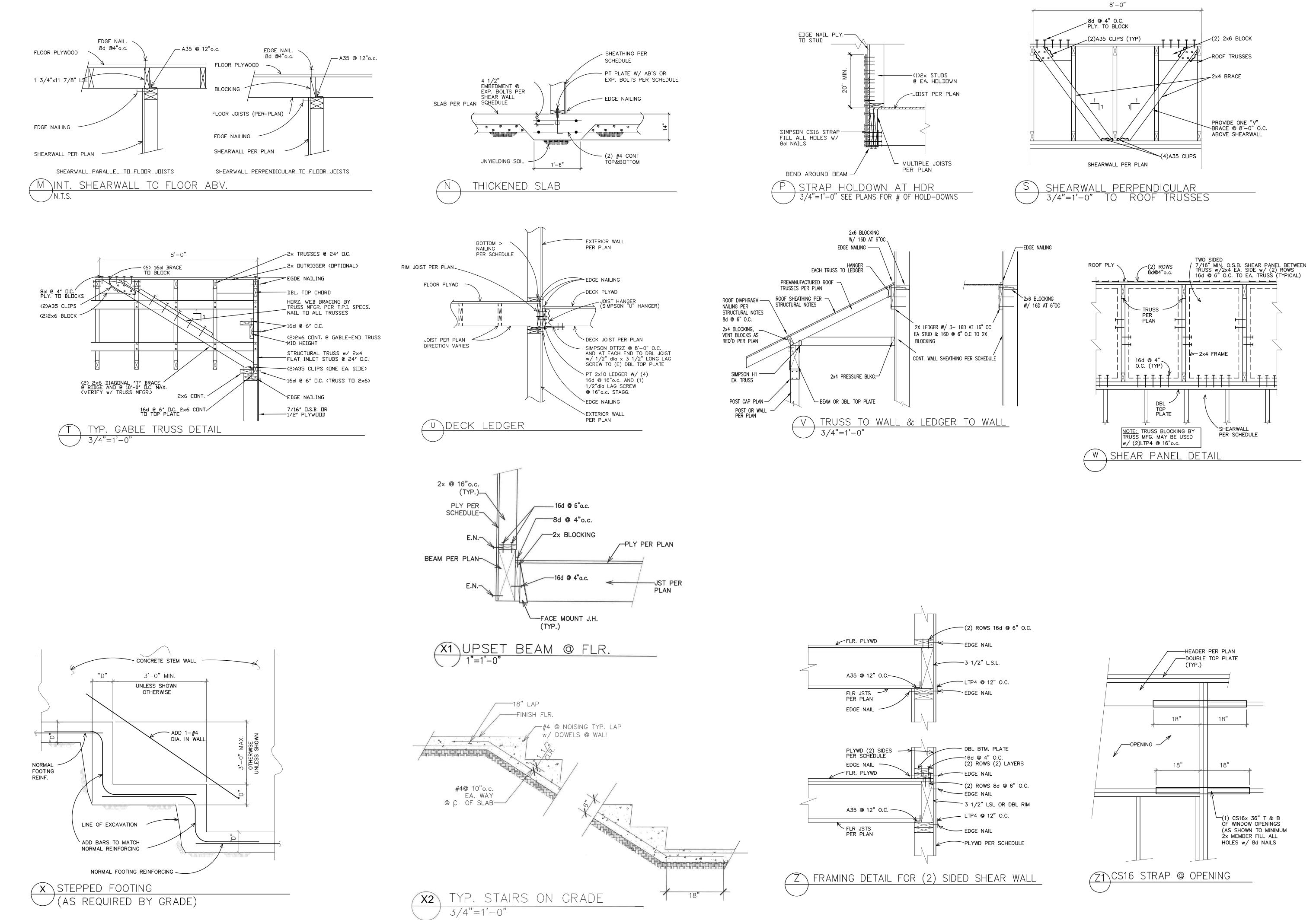
Project No.

Drawn By

Date

Sheet S1

12"x18" PLOT = 1/2 SCALE



ENGINE

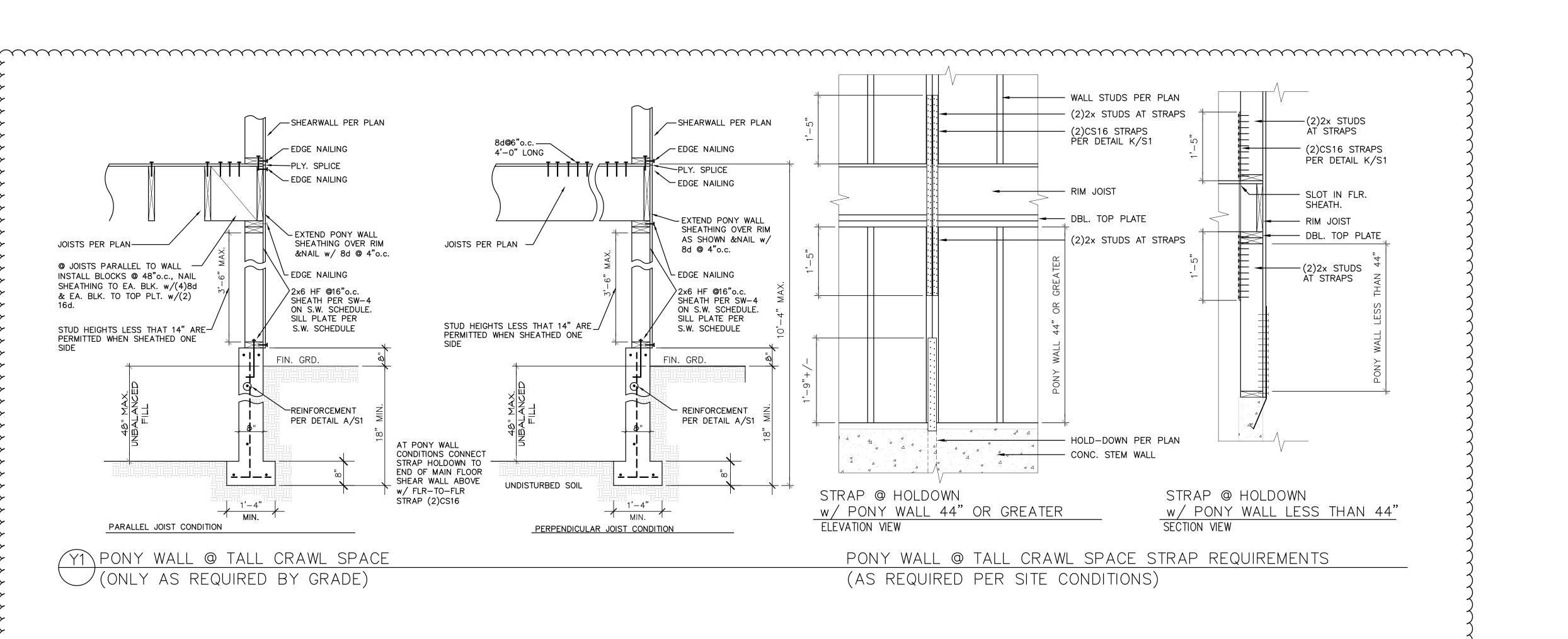
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EXPIRES Feb 2013

Project No. Drawn By

S2 12"x18" PLOT = 1/2 SCALE



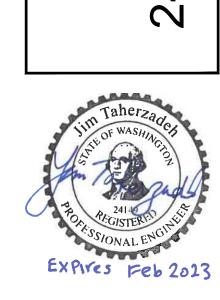


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ENGINEE 312 2nd Street, Kirki

RB



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Project No.	
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Drawn By	
ite ASSOCIATES AN	
Date	

Sheet

12"x18" PLOT = 1/2 SCALE

<u>DESIGN CRITERIA</u> ROOF LIVE LOAD (SNOW) 25 psf PHOTOVOLTAIC PANEL SYSTEM 5 psf

> 1.5 psf (IF APPLICABLE) SPRINKLERS FLOOR LIVE LOAD (RESIDENTIAL)

40 psf

FLOOR LIVE LOAD (DECK) 60 psf (1.5x AREA SERVED)

RAIL LINE LOAD: 50 psf RAIL CONCENTRATE LOAD: 200# HANDRAILS & GUARDS

STAIR & CORRIDOR LIVE LOAD

MECHANICAL UNITS WEIGHTS AS FURNISHED BY MFG.

100mph (BASIC WIND SPEED) EXPOSURE 'B' (RISK CATEGORY II) Kzt = 1.20

EARTHQUAKE $S_s = 1.60$ $S_1 = .57$ (CLASS 'D') LIGHT FRAMED SHEAR WALL R=6.5 2,500 psf. (NATURAL SOILS or COMPACTED) ALLOWABLE SOIL PRESSURE

> FOLLOW RECOMMENDATIONS PER SOILS REPORT JN 21503 BY GEOTECH CONSULTANTS, INC. DATED ON DEC 14, 2021

SEE PLANS & COMPUTATIONS FOR ADDITIONAL LOADING CRITERIA PER I.B.C. SECTION 1603 & SECTION 1607

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION w/ ARCHITECTURAL DRAWINGS FOR BIDDING CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS & CONDITIONS FOR COMPATIBILITY & SHALL NOTIFY THE ARCHITECT & STRUCTURAL ENGINEER, OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION TO ALLOW ARCHITECT & ENGINEER TO COMPLETE PROPER REVISIONS TO THE WORK.
- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED & IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 psf.

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, & CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING (e) CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY & MUST BE FIELD

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING & SHORING FOR THE STRUCTURE & STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS & THE METHODS, TECHNIQUES, SEQUENCES & PROCEDURES REQUIRED TO PERFORM HIS WORK
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT & THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL & TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW & APPROVAL BY THE ARCHITECT & STRUCTURAL ENGINEER.
- ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE & ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY
- 10. SHOP DRAWINGS FOR STRUCTURAL STEEL, GLUED LAMINATED MEMBERS, OPEN WEB WOOD TRUSSES, & PLYWOOD WEB JOISTS SHALL
- BE SUBMITTED TO THE ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW TWO WEEKS PRIOR TO FABRICATION OF THESE ITEMS. 11. SHOP DRAWINGS REVIEW: DIMENSIONS & QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, & THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW & STAMP DRAWINGS PRIOR TO REVIEW BY

SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE & ONE COPY; REPRODUCIBLE WILL BE MARKED &

SHOP DRAWINGS SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, THAT HE DEMONSTRATES HIS UNDERSTANDING BY INDICATING WHICH MATERIAL HE INTENDS TO FURNISH & INSTALL & BY DETAILING THE FABRICATION & INSTALLATION METHODS HE INTENDS TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS & THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS & SPECIFICATIONS SHALL CONTROL & SHALL BE FOLLOWED.

GEOTECHNICAL

12. FOUNDATION NOTES:

SUB-GRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, & FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL or BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (or IN DETAILS) ARE MINIMUM & FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB & SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL & PROVIDE FOR SUBSURFACE DRAINAGE.

STRUCTURAL FILL:

AS APPLICABLE PER SITE CONDITIONS OR AS DIRECTED BY THE SOILS ENGINEER. FOLLOW ALL RECOMMENDATIONS & SPECIFICATIONS AS GIVEN PER THE SOILS REPORT.

13. CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF f'c= 2,500 psi & MIX SHALL CONTAIN NOT LESS THAN 5 1/2 SACKS OF CEMENT PER CUBIC YARD & NO MORE THAN 6 GALLONS OF WATER PER SACK OF CEMENT.

ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO I.B.C. THE AMOUNT SHALL BE 4% + 1% BY VOLUME. f'c = 3,000 psi.

14. REINFORCING STEEL SHALL CONFORM TO ASTM A615, (INCLUDING SUPPLEMENT S1) GRADE 60, fy = 60,000 psi. EXCEPTION: COLUMN TIES, BEAM STIRRUPS, BARS TO BE FIELD BENT, BARS TO BE WELDED & ANY OTHER BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40. fv = $40.000 \, \text{psi}$ REINFORCING COMPLYING WITH ASTM A706 (S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED. NO REINFORCING SHALL BE WET-SET UNLESS SPECIFICALLY SO DETAILED.

WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.

15. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS & BENDS) IN ACCORDANCE WITH ACI 318-19. LAP ALL CONTINUOUS REINFORCEMENT 58 BAR DIAMETERS (2'-6" min.). PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS (2'-6" min.). LAP ADJACENT MATS OF WELDED WIRE FABRIC TWO SQUARES (min. OF 12") AT SIDES & ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

16. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS & OTHER UNFORMED SURFACES, EARTH FACE

FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER

#6 BARS OR LARGER 1 1/2" #5 BARS OR SMALLER 1 1/2" COLUMN TIES OR SPIRAL & BEAM STIRRUPS 3/4" SLABS & WALLS (INTERIOR FACE)

CAST-IN-PLACE CONCRETE:

SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS & DIMENSIONS OF DOOR & WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE & LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, & OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE & PRECAST.

17. NON-SHRINK GROUT (3,000psi MINIMUM STRENGTH) SHALL BE FURNISHED BY AN APPROVED MANUFACTURER & SHALL BE MIXED & PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED RECOMMENDATIONS.

STEEL

18. STRUCTURAL STEEL DESIGN, FABRICATION, & ERECTION SHALL BE BASED ON ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN FABRICATION, & ERECTION OF STRUCTURAL STEEL BUILDINGS", LATEST EDITION, PLUS ALL REFERENCES CODES.

19. STRUCTURAL WIDE FLANGE SHAPES TO CONFORM TO ASTM A992, Fy = 50 ksOTHER STRUCTURAL STEEL INCLUDING PLATES SHALL CONFORM TO ASTM A36, Fy = 36 ksi STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E, OR S, GRADE B, Fy = 35 ksiSTRUCTURAL TUBING SHALL CONFORM TO ASTM A500, Fy = 46 ksmBOLTS SHALL CONFORM TO ASTM A307(CONNECTION BOLTS A325-N)

20. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. & A.W.S. STANDARDS & SHALL BE PERFORMED BY W.A.B.O. CERTIFIED

EXPANSION BOLTS SHALL ALSO BE SIMPSON STRONG BOLT INSTALLED PER ICC-ESR REQUIREMENTS OR EQUAL

WELDERS USING E70XX ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELETRODES & PER ASTM A706. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS

EXPANSION SHALL BE "PARABOLT" or APPROVED EQUAL INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES'S PUBLISHED

STEEL FABRICATION

ALL WELDING IS REQUIRED TO BE DONE BY A WABO CERTIFIED WELDER & HAVE SPECIAL INSPECTIONS BY WABO CERTIFIED INSPECTION AGENCY, OR BE DONE IN A WABO CERTIFIED FABRICATION SHOP. HAVE EITHER THE SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION AVAILABLE ON SITE FOR THE BUILDING INSPECTOR.

OF WELDED BARS.

- 1) WELDING SHALL CONFIRM TO AWS D1.1 & VISUALLY CONFIRM TO AWS SECTION 6 & TABLE 6.1. FABRICATION/ERECTION INSPECTIONS BY THE CONTRACTOR PER AWS D1.1 SECTION 6, SHALL BE BY ASSOCIATE/CERTIFIED INSPECTORS (AWI/CWI) PER AWS QC1 OR AWS B5.1. SPECIAL INSPECTIONS (VERIFICATION INSPECTIONS SHALL BE BY A CERTIFIED WELDING INSPECTOR (WI) OR SENIOR WELDING INSPECTOR (SWI) PER AWS B5.1
- 2) WELDERS SHALL BE QUALIFIED FOR THE SPECIFIC PRE-QUALIFIED JOINTS REQUIRED BY THE DESIGN & CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS.

WELDING SHALL BE DONE IN ACCORDANCE WITH APPROPRIATE WELD PROCEDURE SPECIFICATIONS (WPS's). WELDERS SHALL BE

- FAMILIAR WITH THE APPLICABLE WPS's. WELDING SHALL BE DONE WITH AWS PRE-QUALIFIED WELDING PROCESSES UNLESS OTHERWISE APPROVED.
- WELDER QUALIFICATIONS & WPS's SHALL BE MAINTAINED AT THE SITE OF THE WORK & SHALL BE READILY AVAILABLE FOR INSPECTION UPON REQUEST, BOTH IN THE SHOP & IN THE FIELD.
- 6) USE E70 OR E71T, 70ksi STRENGTH ELECTRODES APPROPRIATE FOR THE PROCESS SELECTED.
- 22. FABRICATION:
- CONFORM TO AISC 303, SECTION 8 & AISC 360 SECTION M2 & M5.
- STRUCTURAL WELDING & QUALIFICATIONS SHALL CONFORM TO THE AWS D1.1
- 23. VERIFICATION INSPECTION:
 - 1) STRUCTURAL WELDING INSPECTIONS & QUALIFICATIONS SHALL CONFIRM TO THE AWS D1.1. SEE WELDING NOTES & SPECIAL INSPECTIONS FOR STRUCTURAL STEEL.
 - SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS & ADEQUACY RELATIVE TO THE CODE & THE WORK. FURTHER SHOP SPECIAL INSPECTIONS MAY BE WAIVED IF THE FABRICATOR IS "AISC CERTIFIED" OR OTHERWISE "APPROVED" BY THE AUTHORITY HAVING JURISDICTION PER IBC SECTION 1704.2.2 SEE SPECIAL INSPECTIONS FOR STRUCTURAL STEEL.

MASONRY.

- CONFIRM TO AISC 303, SECTION 7 "ERECTION", SECTION 8 "QUALITY ASSURANCE." & AISC 360, SECTION M4.
- THE ERECTOR SHALL MAINTAIN DETAILED FABRICATION & ERECTION QUALITY CONTROL PROCEDURES THAT ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH AISC 360 SECTION M, AISC 303, & THE CONTRACT DOCUMENTS.
- 3) STEEL WORK SHALL BE CARRIED UP TRUE & PLUMB WITHIN THE LIMITS DEFINED IN AISC 303, SECTION 7.13.
- STRUCTURAL WELDING TO CONFORM TO THE AWS D1.1 & APPLICABLE WELDING NOTES ABOVE.
- SPECIAL INSPECTOR SHALL INSPECT THE STEEL FRAMING TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING MEMBER SIZE, LOCATION, BRACING & THE APPLICATION OF PROPER JOINT DETAILS AT EACH CONNECTION.

25. BRACING & SAFETY PROTECTION:

THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING & SAFETY PROTECTION REQUIRED BY AISC 360 SECTION M4.2 & AISC 303 SECTION 7010 & 7.11.

- 26. PROTECTIVE COATING REQUIREMENTS:
 - 1) SHOP PAINTING: CONFORM TO AISC 360 SECTION M3 & AISC 303 SECTION 6.5 UNLESS A MULTI-COAT SYSTEM IS REQUIRED PER THE PROJECT SPECIFICATIONS.
- INTERIOR STEEL:
 - a. UNLESS NOTED OTHERWISE, DO NOT PAINT STEEL SURFACES TO BE, WELDED; IF AREA REQUIRES PAINTING, DO NOT PAINT UNTIL AFTER WELD INSPECTION & NON-DESTRUCTIVE TESTING REQUIREMENTS, IF ANY, ARE SATISFIED.
 - b. INTERIOR STEEL, EXPOSED TO VIEW, SHALL BE PAINTED WITH ONE COAT OF SHOP PRIMER UNLESS OTHERWISE INDICATED IN THE PROJECT SPECIFICATIONS. FIELD TOUCH-UPS TO MATCH THE FINISH COAT OR AS OTHERWISE INDICATED IN THE PROJECT SPECIFICATIONS.

27. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15 (MC-192), & GRADED & MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16 (172), LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

> JOISTS (2x MEMBERS) HEM-FIR #2 BEAMS & STRINGERS DOUGLAS FIR #1 DOUGLAS FIR #1 POSTS & TIMBERS STUDS, PLATES & MISC. LIGHT FRAMING DOUGLAS FIR or HIM-FIR STAND. GRADE TOP & BOTTOM PLATES @ BEARING & SHEAR WALLS DOUGLAS FIR #1 or CONST. GRADE BOLTED STUDS, LEDGERS & PLATES HEM-FIR #2 or CONST. GRADE 2 2x6 STUDS HEM-FIR #2 or HEM-FIR CONST. GRADE 2

28. GLUE-LAMINATED MEMBERS SHALL BEAR AN AITC IDENTIFICATION MARK & SHALL BE ACCOMPANIED BY AN AITC CERTIFICATION OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb= 2,400 psi, Fv = 240 psi.

ALL CONT. & CANTILEVER BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 psi, Fv = 240 psi. 29. LAMINATED VENEER LUMBER SHALL BE FABRICATED IN CONFORMANCE WITH ICC-ES ESR-1387. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK.

ALL BEAMS SHALL BE WESTERN SPECIES, GRADE 1.8E, Fb = 2,600 psi, Fv = 285 psi.

30. LAMINATED STRAND LUMBER (TIMBERSTRAND LSL) SHALL BE FABRICATED IN CONFORMANCE WITH CODE EVALUATION ICC ES ESR-1387. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK. ALL BEAMS SHALL BE WESTERN SPECIES, GRADE 1.55E, Fb = 2,325 psi, Fv = 310 psi.

31. PARALLEL STRAND LUMBER SHALL BE FABRICATED IN CONFORMANCE WITH ICC-ES ESR-1387. EACH MEMBER SHALL BEAR AN IDENTIFICATION MARK.

ALL BEAMS SHALL BE DOUGLAS FIR, GRADE 2.0E, Fb = 2,900 psi, Fv = 290 psi

32. [DEFERRED SUBMITTAL:] PREFABRICATED OPEN WEB WOOD TRUSSES (or COMBINATION WOOD & METAL) SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS & CONDITIONS SHOWN ON THE PLANS & SHALL BE FURNISHED & INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRACING, BRIDGING, BLOCKING, PRE-NOTCHED PLATES ETC., SHALL BE DETAILED & FURNISHED BY THE MANUFACTURER.

SUBMIT SHOP DRAWINGS & DESIGN CALCULATIONS (COMPLETE WITH STRESS DIAGRAMS) TO THE ARCHITECT & THE STRUCTURAL ENGINEER FOR REVIEW TWO WEEKS PRIOR TO FABRICATION.

DESIGN SUBMITTALS SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON.

PERMANENT & TEMPORARY BRIDGING & BRACING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

- 33. PLYWOOD SHEATHING SHALL BE GRADE C-D EXTERIOR GLUE or STRUCTURAL II, EXTERIOR GLUE ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE 1 RATING & PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX & NAILING REQUIREMENTS. STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- 34. ALL WOOD PLATES & BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN A.W.P.A. APPROVED PRESERVATIVE. PROVIDE 2-LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., & CONCRETE OR

35. TIMBER CONNECTORS CALLED OUT BY LETTERS & NUMBERS SHALL BE BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL or GREATER LOAD CAPACITIES. PROVIDE NUMBER & SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WHERE CONNECTORS STRAPS CONNECT TWO MEMBERS, PLACE HALF OF THE NAILS OF BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS & NUTS OF ALL BOLTS &

LAG SCREWS BEARING ON WOOD UNLESS NOTED OTHERWISE. ALL NAILS SHALL BE COMMON.

ALL SHIMS SHALL BE SEASONED & DRIED & THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES HANGERS ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES HANGERS.

ALL TRIPLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES HANGERS. TJI JOIST HANGERS PER MANUFACTURER TJI SHOP DRAWINGS (U.N.O.)

36. PROTECTION OF CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD ALL BOLTS, NAILS, JOIST HANGERS & ANY OTHER CONNECTORS SHALL BE HOT DIPPED GALVANIZED FASTENERS RECOMMENDED TO CONFORM WITH ASTM STANDARD A-153 & HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM A165, CLASS G-183. STAINLESS STEEL FASTENERS & CONNECTORS SHOULD BE TYPE 304 OF 316 SIMPSON PRODUCT FINISHES CORRESPONDING TO THESE REQUIREMENTS ARE ZMAX 9158 (HOT DIPPED GALVANIZED) & SST3000 (STAINLESS STEEL).

37. ALL WOOD FRAMING DETAILS — THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.

- MINIMUM NAILING REQUIREMENTS: UNLESS OTHERWISE NOTED, MINIMUM NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE.
- AT SAWN TIMBER JOIST AREAS: PROVIDE CROSS-BRIDGING @ 8'-0"o.c. max. SPACING & SOLID BLOCKING AT BEARING POINTS. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS. PROVIDE DOUBLE JOISTS EACH SIDE OF OPENINGS UNLESS DETAILED OTHERWISE.
- PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN HALF THE JOIST LENGTH & DOUBLE JOIST HEADERS & DOUBLE JOISTS EACH SIDE OF ALL OPENINGS IN FLOORS & ROOFS UNLESS DETAILED OTHERWISE. COORDINATE SIZE & LOCATION OF ALL OPENINGS WITH ARCHITECTURAL & MECHANICAL DRAWINGS.
- PROVIDE TWO 2x10 HEADERS OVER & DOUBLE STUDS EACH SIDE OF ALL OPENINGS IN STUD BEARING WALLS NOT DETAILED
- PROVIDE SOLID BLOCKING FOR WOOD COLUMNS & MULTIPLE STUD POSTS THROUGH FLOORS TO SUPPORTS BELOW.
- PROVIDE CONTINUOUS SOLID BLOCKING AT MID OF ALL STUDS OVER 10' IN HEIGHT.
- TOENAIL JOISTS TO SUPPORTS WITH 2-16d NAILS. ATTACH ALL BEAMS AT THE ROOF EXCEEDING 8'-0" IN LENGTH TO SUPPORTS WITH ST22 STRAP EACH END.
- H. ATTACH TIMBER JOISTS TO FLUSH HEADERS AND BEAMS WITH "U" SERIES METAL JOIST HANGERS TO SUIT THE JOIST SIZE.
- WALL FRAMING ALL STUD WALL SHOWN & NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"o.c. AT INTERIOR WALLS & 2x6 STUDS @ 16" o.c. AT EXTERIOR WALLS.
- NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS, & OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY SIMPSON STRONG—TIE COMPANY OR EQUIVALENT DEVICES BY OTHER MANUFACTURES MAY BE SUBSTITUTED. PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES.
- K. INDIVIDUAL MEMBERS OF BUILT—UP POSTS & BEAMS SHALL EACH BE ATTACHED WITH 16d NAILS @ 6"o.c. STAGGERED.
- ALL WOOD STUDS WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 6" o.c. STAGGERED UNLESS SHOWN OTHERWISE.
- M. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE.
- PLYWOOD ROOF SHEATHING & FLOOR SHEATHING UNLESS OTHERWISE NOTED ON PLANS SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS & NAILED WITH 8d NAILS @ 6" o.c. TO FRAMED PANEL EDGES & OVER STUD WALLS SHOWN ON PLANS & @ 12"o.c. (10"o.c. AT FLOORS TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED EDGE CLIPS @ 16"o.c. AT UNBLOCKED ROOF SHEATHING EDGES. PROVIDE SOLD BLOCKING AT LINES OF SUPPORT AT FLOORS.

TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS @ 12"o.c. UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHEDULE.

- O. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES.
- ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 6"o.c. STAGGERED or BOLTED TO CONCRETE WITH 5/8" DIA. ANCHOR BOLTS @ 4'-0"o.c. UNLESS SHOWN OTHERWISE.
- Q. PLYWOOD NAILING: (USE UNLESS GREATER NAILING IS DETAILED OR SPECIFIED) AT SHEET EDGES 8d @ 6"o.c. 8d @ 12"o.c. AT INTERMEDIATE BEARING POINTS
- 1. PROVIDE ABU POST BASE @ ISOLATED POSTS TO CONCRETE CONNECTION PROVIDE (2)A35 CLIPS @ TOP & BOTTOM OF ALL POST TO OTHER FRAMING MEMBERS
- PROVIDE AC or ACE POST CAP @ ISOLATED POSTS TO BEAM CONNECTIONS 4. PROVIDE MIN. (2)A35 CLIPS @ POST TO BEAM CONNECTION (U.N.O.) 5. PROVIDE (2)CS16 x 30" AT ALL CUT DOUBLE TOP PLATES, TYPICAL.
- PROVIDE (2)CS16 x 36" AT ALL CUT DOUBLE TOP PLATE, TYP.

ANCHORAGE:

EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50°F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE & DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION & EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT & ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL & OVERHEAD INSTALLATIONS.

EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14°F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE & DIMENSIONS, LOCATIONS, ADHESIVE IDENTIFICATIONS & EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, & ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL & OVERHEAD INSTALLATIONS.



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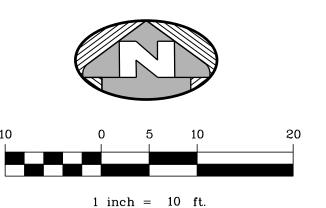
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RB

DEBE A Expires Feb 2013

Project No.

12"x18" PLOT = 1/2 SCALE



LECEND

LEGEN	ID		
•	FOUND MONUMENT IN CASE	— OHP—	OVERHEAD POWER
\circ	FOUND REBAR AS DESCRIBED		WOOD FENCE
X	SET MAG NAIL AS DESCRIBED		CATCH BASIN
	SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP		CATCH BASIN SOLID LID
P	POWER METER		ROCKERY
Ø	UTILITY POLE		ASPHALT SURFACE
	SANITARY SEWER MANHOLE		
\bowtie	WATER VALVE	• • •	CONCRETE SURFACE
Q	FIRE HYDRANT		GRAVEL SURFACE
	WATER METER	l 	
-0-	SIGN	CE	CEDAR
—ss—	APPROXIMATE LOCATION SANITARY SEWER LINE		

LEGAL DESCRIPTION

APPROXIMATE LOCATION STORM

APPROXIMATE LOCATION

UNDERGROUND WATER LINE

LOT 12, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 200 FEET THEREOF,

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

BASIS OF BEARINGS

RECORD OF SURVEY FOR LOUISE FONG BY TERRANE, AS REORDED UNDER RECORDING NUMBER 20210702900035, RECORDS OF KING COUNTY, WASHINGTON. ACCEPTED A BEARING OF S 88°30'04" E FOR THE CENTERLINE OF SE 24TH STREET BASED ON FOUND

PROJECT INFORMATION

SURVEYOR:

SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH WA 98074 PHONE: 425.298.4412

PROPERTY OWNER: JASON IMANI 2405 74TH AVENUE SE MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 531510-0431

2405 74TH AVENUE SE PROJECT ADDRESS: MERCER ISLAND, WA 98040

ZONING:

CITY OF MERCER ISLAND JURISDICTION:

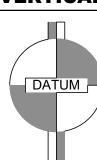
PARCEL ACREAGE: 13,670 S.F. (0.314 ACRES) AS SURVEYED

GENERAL NOTES

- 1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- 2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- 3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- 4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- 5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE

VERTICAL DATUM & CONTOUR INTERVAL

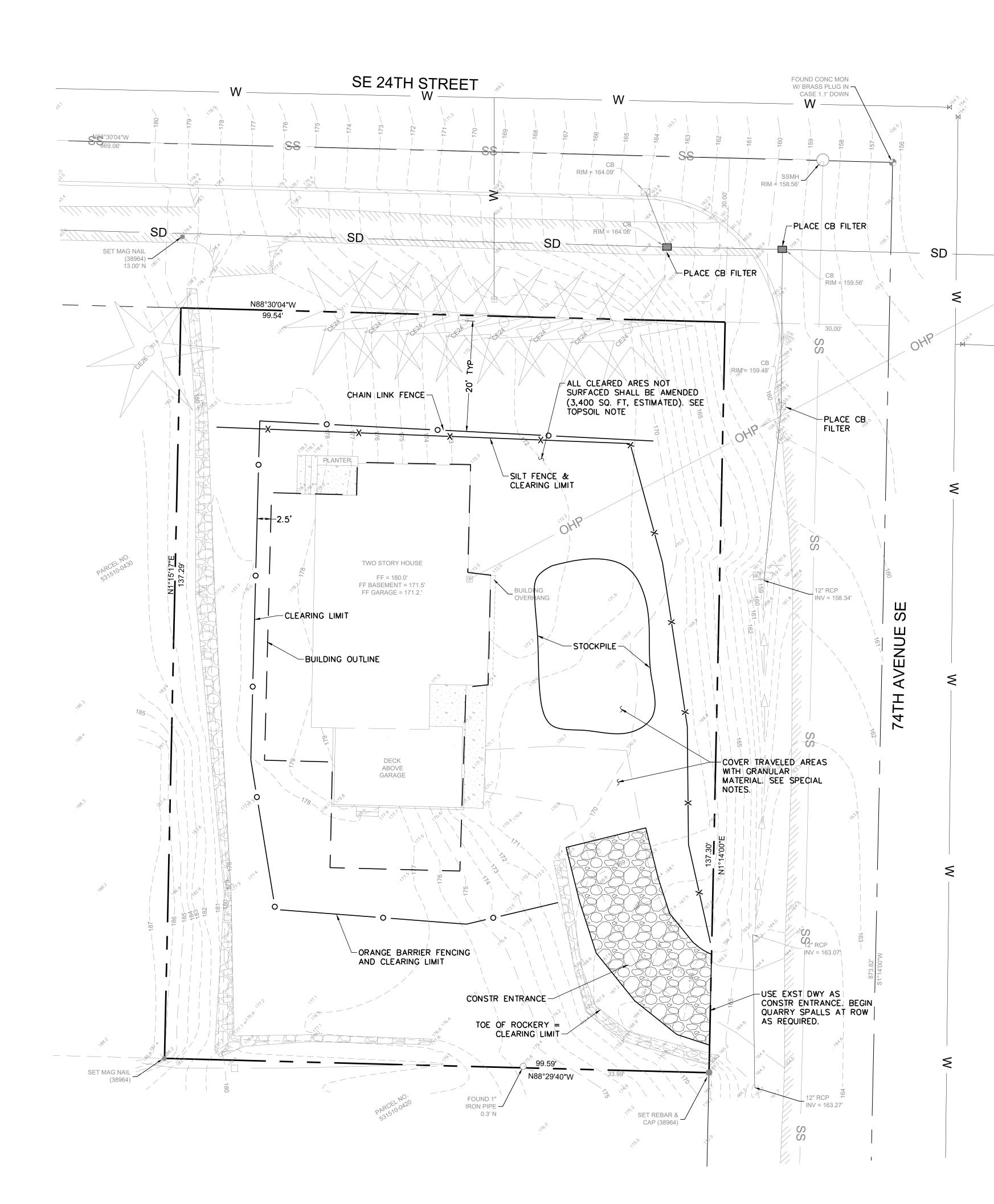
/ MINUS 0.5' FOR THIS PROJECT.

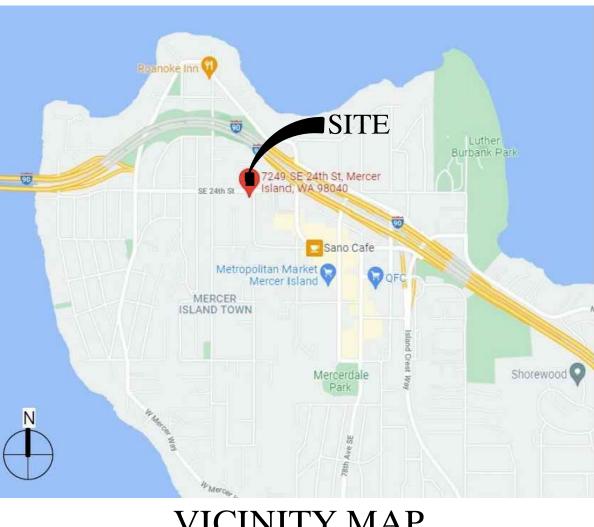


ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A MONUMENT IN CAST AT THE INTERSECTION OF 74TH AVENUE SE AND SE 24TH STREET.

POINT ID NO. 7126; ELEVATION: 155.203 FEET -- NAVD 88 1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS





VICINITY MAP

MAINTAIN SUPPLIES OF PLASTIC COVERING, SILT FENCE, STRAW MULCH AND OTHER MATERIALS ON SITE TO BE USED AS REQUIRED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

- 1.) PRE-CONSTRUCTION MEETING WITH OWNER, CONTRACTOR, DESIGN ENGINEERS, AND CITY ENGINEER.
- 2.) FLAG CLEARING LIMITS.

SPECIAL NOTES:

- 3.) INSTALL CONSTRUCTION ENTRANCE AS SHOWN.
- 4.) INSTALL CATCH BASIN FILTERS. 5.) ESTABLISH STAGING AREAS FOR STORAGE AND HANDLING POLUTED MATERIAL AND BMPS.
- 6.) INSTALL SEDIMENT CONTROLS. 7.) GRADE & INSTALL SEDIMENTATION MEASURES FOR DISTURBED AREAS.
- 8.) MAINTAIN ALL TESC MEASURES DURING CONSTRUCTION AND REMOVE WITHIN 30 DAYS AFTER SITE IS STABILIZED AND THE CITY'S INSPECTOR OR ENGINEER DETERMINE THEY ARE NO LONGER NEEDED..

- 1. ENTIRE CLEARED AREA NOT EXPERIENCING VEHICLE OR EQUIPMENT TRAFFIC SHALL BE COVERED WITH 3 INCHES OF STRAW MULCH DURING CONSTRUCTION. AREAS USED FOR STORAGE OR TRAVELED BY VEHICLES AND EQUIPMENT SHALL BE COVERED WITH GRANULAR MATERIAL TO A MINIMUM DEPTH OF THREE INCHES.
- 2. ALL EQUIPMENT THAT LEAVES THE SITE SHALL TRAVEL OVER QUARRY SPALLS OR GRAVEL. NO MUD OR DIRT SHALL LEAVE THE SITE.
- 5. NO CONCRETE TRUCK CLEAN-OUT SHALL BE PERFORMED ON SITE UNLESS THE CONTRACTOR PROVIDES AN ECOPAN OR EQUAL SYSTEM AS APPROVED BY THE CITY'S INSPECTOR.
- 6. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. COVER DISTURBED GROUND THAT IS NOT TO BE WORKED FOR ONE WEEK OR MORE WITH 3 INCHES OF STRAW MULCH.
- 7. COVER STOCKPILES WITH PLASTIC.
- 8. DISTURBANCE LIMITS: 7,300 SQUARE FEET

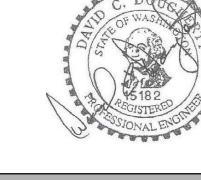
TOPSOIL NOTE:

STOCKPILE TOPSOIL FROM GRADED AREAS. AREAS TO BE LANDSCAPED OR RESTORED TO NATURAL CONDITIONS SHALL BE COVERED WITH SITE TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES. TOPSOIL SHALL MEET THE COMPOST REQUIREMENTS OF WAC 173-350-100. THE COMPOST SHALL HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. TOPSOIL NOT MEETING THIS REQUIREMENT SHALL BE AMENDED WITH COMPOST TO THE EXTENT NECESSARY TO MEET THE REQUIREMENT.



1 ******* TESC PLAN 2 ****** GRADING & DRAINAGE PLAN 3 ****** DETAILS





SITE DEVELOPMENT SERVICES 3011 RAVEN CREST BELLINGHAM, WA 98226 (425) 481-9687

DAVESDS49@GMAIL.COM

6/27/22 REVISED SHEET 2 PER CITY COMMENTS 5/23/22 REVISIONS PER CITY COMMENTS

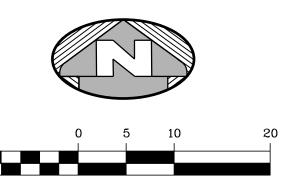
IMANI RESIDENCE 2405 74TH AVE SE DES: DCD DATE: 12/27/21 SCALE: 1"=10' DWN: DCD

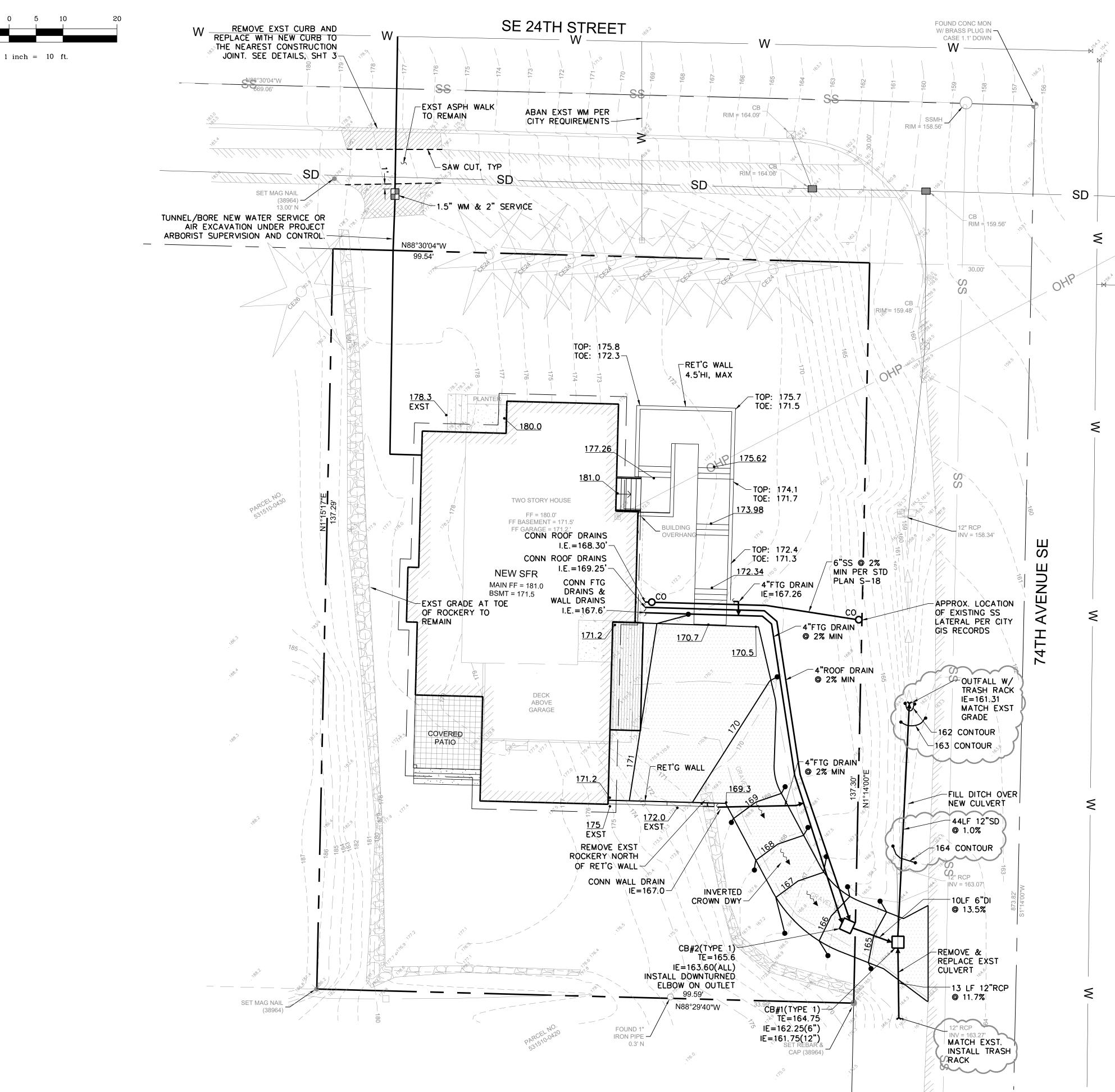
TESC PLAN

OWNER/APPLICANT: JASON IMANI 8215 NE JUANITA DR KIRKLAND, WA 98034

1 of 3

NE ½, SEC 24, TWP 4N, RGE 4E





SPECIAL NOTES:

- VERIFY EXISTING TOPOGRAPHY IN AREA OF PROPOSED CONSTRUCTION PRIOR TO ANY WORK. NOTIFY ENGINEER IF CONFLICTS ARE IDENTIFIED.
- VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES (WHETHER OR NOT SHOWN) IN POTENTIAL CONFLICT W/ PROPOSED CONSTRUCTION PRIOR TO ANY WORK.
- SITE DOWNSPOUTS DRAIN INTO THE GROUND. NO OUTLETS FOUND. CONNECT ALL DOWNSPOUTS TO ROOF DRAIN CONNECTION AS SHOWN ON THIS PLAN.
- 4. ALL STORM DRAIN PIPING (SD) SHALL BE SMOOTH WALL MEETING CITY AND BUILDING CODE STANDARDS. ROOF DRAINS SHALL MEET MATERIAL STANDARDS FOR SDR35 FOR PVC PIPE AND N-12 FOR SMOOTH-BORE HDPE PIPE.
- 5. PROVIDE TV INSPECTION OF EXISTING PRIVATE SIDE SEWER BETWEEN THE RESIDENCE AND THE PUBLIC SEWER MAIN. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
- 6. PROPOSED WATER METER SIZE HAS NOT BEEN APPROVED BY THE CITY FIRE MARSHALL. THE LOCATION AND SIZE OF THE METER AND SERVICE SHALL BE VERIFIED BY THE SPRINKLER DESIGNER AND COORDINATED WITH AND APPROVED BY THE CITY DEVELOPMENT ENGINEER PRIOR TO PRECONSTRUCTION MEETING.
- 7. FOOTING DRAIN ROUTING NOT SPECIFIED IN THESE PLANS.
 CONSTRUCTION SHALL MEET ALL RELEVANT CODES AND
 STRUCTURAL AND ARCHITECTURAL DETAILS AND
 SPECIFICATIONS. DO NOT DIRECTLY CONNECT FOOTING DRAINS
 TO STORM DRAIN PIPES. MAKE CONNECTIONS TO DRAINAGE
 STRUCTURES AS SPECIFIED ON THIS PLAN.
- 8. USE AIR EXCAVATION OR OTHER APPROVED METHOD TO FIND AREA TO INSTALL UTILITIES OR PERFORM ANY EXCAVATION WITHIN TREE DRIPLINE. QUALIFIED ARBORIST SHALL BE ON SITE DURING THIS AND ANY EXCAVATION/GRADING WITHIN SAVED TREE DRIPLINES. CITY ARBORIST MUST BE NOTIFIED WHEN WORK WILL TAKE PLACE AND WHEN PROJECT ARBORIST IS ON SITE.
- 9. PRACTICES SUCH AS AIR EXCAVATION OR TUNNEL/BORE SHALL BE UTILIZED AS NECESSARY TO PROTECT RETAINED
- 10. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST—CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST—CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.



REMOVE EXST ASPH

EARTHWORK QUANTITIES

CUT = 62 C.Y.FILL = 29 C.Y.

IOTES:

- QUANTITIES ARE APPROXIMATE. CONTRACTOR TO PERFORM WORK AS REQUIRED TO BRING SITE TO FINISHED GRADES AS SHOWN.
- 2. HAUL EXCESS MATERIAL TO APPROVED SITE USING AN APPROVED HAUL ROUTE.







6/27/22 REVISIONS PER CITY COMMENTS
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IMANI RESIDENCE

2405 74TH AVE SE

DATE: 12/27/21 SCALE: 1"=10'

DWN: DCD

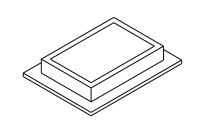
DES: DCD

GRADING & DRAINAGE PLAN

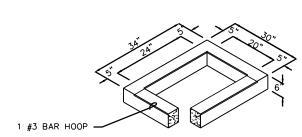
OWNER/APPLICANT:

JASON IMANI 8215 NE JUANITA DR KIRKLAND, WA 98034

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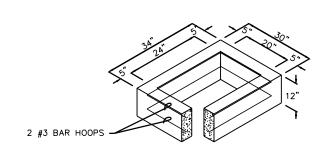


FRAME AND GRATE SEE WSDOT STANDARD DETAIL B-30.30-01



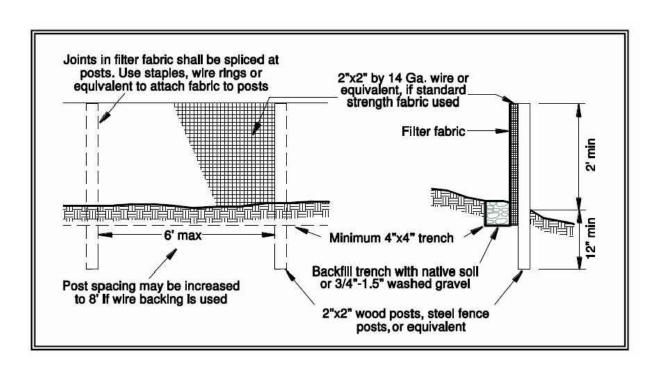
6" RISER SECTION

12" RISER SECTION



- 2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
- 4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
- DIAM. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- THE MAX, DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 4'-0".
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

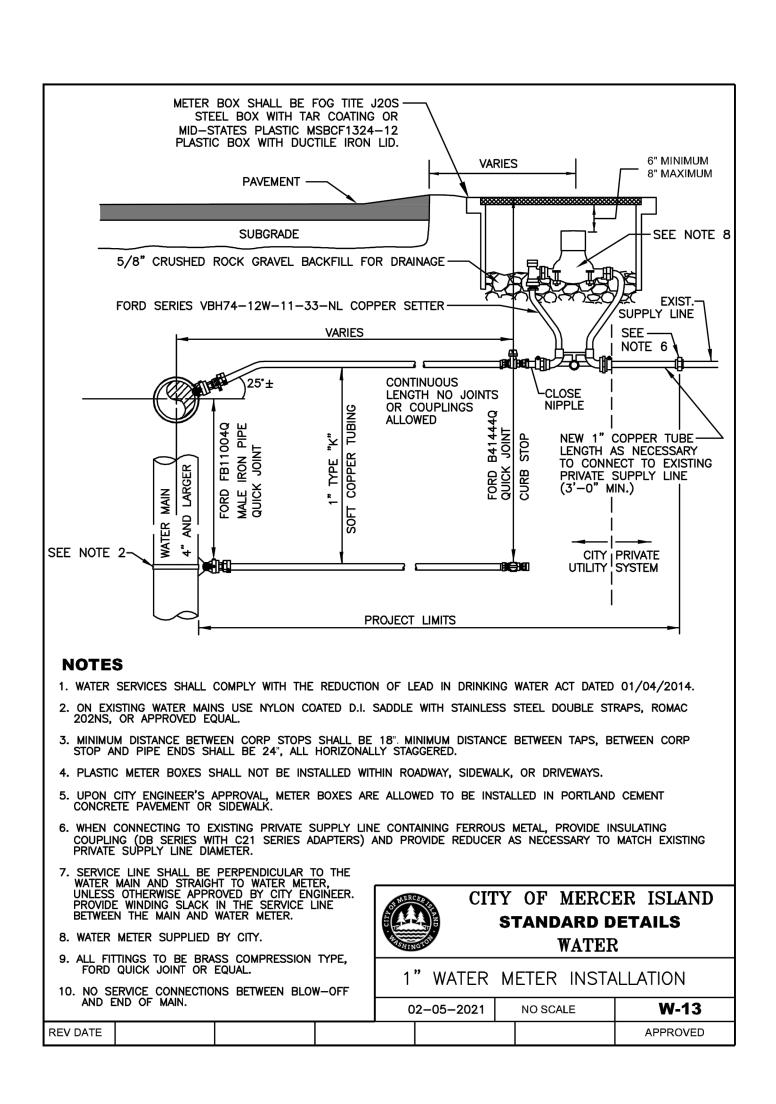
TYPE 1 CATCH BASIN

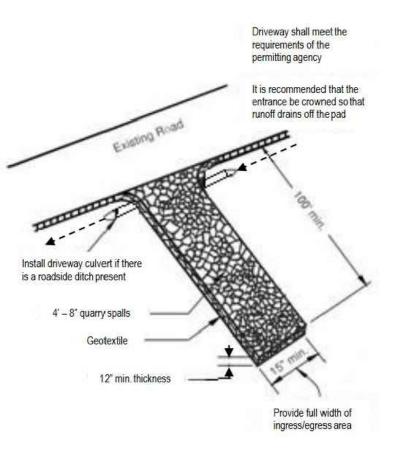


- · Repair any damage immediately.
- · Intercept and convey all evident concentrated flows uphill of the silt fence to a sediment pond.
- · Check the uphill side of the fence for signs of the fence clogging and acting as a barrier to flow and then causing channelization of flows parallel to the fence. If this occurs, replace the fence or remove the trapped sediment.
- Remove sediment deposits when the deposit reaches approximately one-third the height of the silt fence, or install a second silt fence.
- · Replace filter fabric that has deteriorated due to ultraviolet breakdown.

SILT FENCE DETAIL

NTS

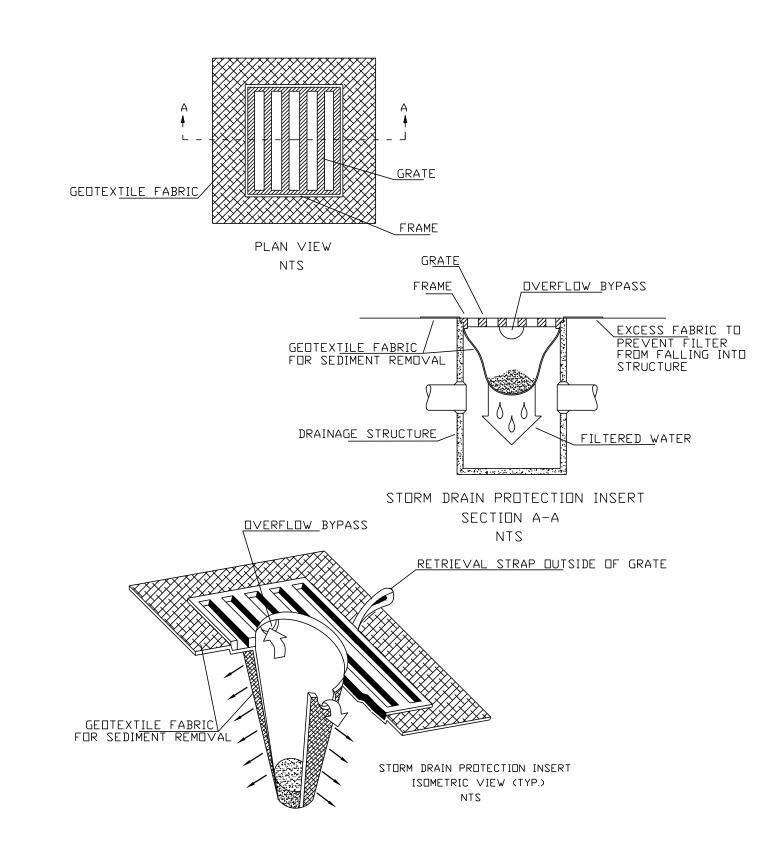




Quarry spalls shall be added if the pad is no longer in accordance with

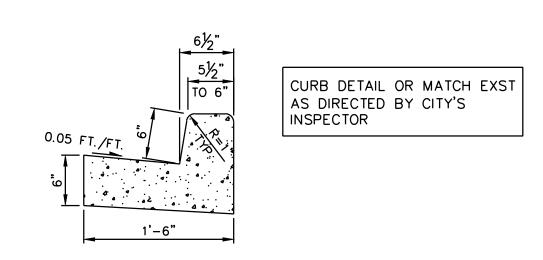
- If the entrance is not preventing sediment from being tracked onto pavement, then alternative measures to keep the streets free of sediment shall be used. This may include replacement/cleaning of the existing quarry spalls, street sweeping, an increase in the dimensions of the entrance, or the installation of a wheel wash.
- Any sediment that is tracked onto pavement shall be removed by shoveling or street 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 high efficiency 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 to contain the wash water shall be considered. The sediment would then be washed into the sump where it can be controlled.
- Perform street sweeping by hand or with a high efficiency sweeper. Do not use a non-high efficiency mechanical sweeper because this creates
- dust and throws soils into storm systems or conveyance ditches. · Any quarry spalls that are loosened from the pad, which end up on the
- If vehicles are entering or exiting the site at points other than the construction entrance(s), fencing (see BMP C103) shall be installed to
- control traffic. Upon project completion and site stabilization, all construction accesses intended as permanent access for maintenance shall be permanently stabilized.

CONSTRUCTION ENTRANCE DETAIL

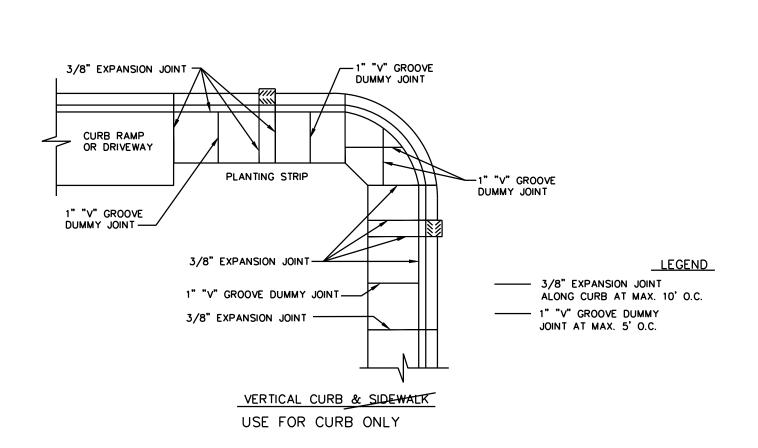


CATCH BASIN FILTER

NTS



CEMENT CONCRETE VERTICAL CURB & GUTTER



CURB & GUTTER DETAIL





KIRKLAND, WA 98034



5/23/22 REVISIONS PER CITY COMMENTS IMANI RESIDENCE					
DATE: 12/27/21	DES: DCD				
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OWNER/APPLICANT:					
JASON IMANI 8215 NE JUANITA DR KIRKLAND. WA 98034		3 of 3			