PERMIT SET

MCCONNELL REMODEL 2.0
7845 SE 62ND STREET
MERCER ISLAND, WA

APRIL 18TH, 2022

MCCONNELL
REMODEL 2.0

HELIOTROPE

ABBREVIATIONS

ABV	ABOVE	I.B.C.	INTERNATIONAL BUILDING CODE
ADJ	ADJUSTABLE	IN	INCH
A.F.F.	ABOVE FINISHED FLOOR	INSUL	INSULATION
ALT	ALTERNATE	INST	INSTALL
APPROX	APPROXIMATE	JT	JOINT
ARCH	ARCHITECT	LAM	LAMINATE/LAMINATED
ASSY	ASSEMBLY	LAM	LIQUID APPLIED MEMBRANE
BSMT	BASEMENT	LAV	LAVATORY
BD	BOARD	LNDSCP	LANDSCAPE
BLDG	BUILDING	LOC	LOCATE
BLKG	BLOCKING	MAT	MATERIAL
BLW	BELOW	MAX	MAXIMUM
BM	BEAM	MDF	MULTI DENSITY FIBERBOARD
B.O.	BOTTOM OF	MDO	MULTI DENSITY OVERLAY
BOT	BOTTOM	MECH	MECHANICAL
CAB.	CABINET	MEMB	MEMBRANE
CCSF	CLOSED CELL SPRAY FOAM	MIN	MINIMUM
C.J.	CONTROL JOINT	MNT	MOUNT
CL	CENTER LINE	MTL	METAL
CLNG	CEILING	N/A	NOT APPLICABLE
CLG	CEILING	N.I.C.	NOT IN CONTRACT
CLR	CLEAR	NO.	NUMBER
CLST	CLOSET	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	PERP.	PERPENDICULAR
CONST	CONSTRUCT / CONSTRUCTION	PL.	PLATE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CPT	CARPET	P-LAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
CVG	CLEAR VERTICAL GRAIN	PSF	POUNDS PER SQUARE FOOT
DEMO	DEMOLITION/DEMOLISH	PSI	POUNDS PER SQUARE INCH
DET	DETAIL	PT	PAINT
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCING/REINFORCEMENT
DN	DOWN	REQ'D	REQUIRED
DRN	DRAIN	REV.	REVISED/REVISION
DS	DOWN SPOUT	RF	ROOF
DW	DISHWASHER	RM	ROOM
DWG	DRAWING	R.O.	ROUGH OPENING
EA	EACH	SAM	SELF ADHERING MEMBRANE
E.J.	EXPANSION JOINT	SBC	SEATTLE BUILDING CODE
ELEC	ELECTRICAL	SCHED	SCHEDULE
EL	ELEVATION	SD	SMOKE DETECTOR
ELEV	ELEVATION	SECT.	SECTION
EQ	EQUAL	SF	SQUARE FEET
EQUIP	EQUIPMENT	SHT	SHEET
EX	EXISTING	SIM	SIMILAR
EXIST	EXISTING	S.L.	SHEET LINOLEUM
EXT.	EXTERIOR	SNT	SEALANT
FD	FLOOR DRAIN	SPEC.	SPECIFICATION/SPECIFICATIONS
FDN	FOUNDATION	SQ.	SQUARE
FEC	FIRE EXTINGUISHER CABINET	SQ FT	SQUARE FEET
F.F.	FINISH FLOOR / FINISH FACE	S.S.	STAINLESS STEEL
F.I.O.	FURNISHED AND INSTALLED BY OWNER	STL	STEEL
F.I.C.	FURNISHED AND INSTALLED BY CONTRACTOR	STN	STONE
FIN	FINISH	STOR.	STORAGE
FIXT	FIXTURE	STRUC	STRUCTURE/STRUCTURAL
F.O.	FACE OF	S.V.	SHEET VINYL
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
F.O.F.	FACE OF FINISH	T.B.D.	TO BE DETERMINED
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	TEL.	TELEPHONE
		TEMP	TEMPERED
F.O.M.	FACE OF MASONRY	THK	THICK
F.O.S.	FACE OF STUD	T.O.	TOP OF
F.R.T.	FIRE RETARDENT TREATED	T.O.W.	TOP OF WALL
FT	FOOT/FEET	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	TRANSL	TRANSLUCENT
FURN	FURNISH	TRTD	TREATED (LUMBER)
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	TL	TILE
G.C.	GENERAL CONTRACTOR	UBC	UNIFORM BUILDING CODE
GLB	GLUE LAMINATED BEAM	U.N.O.	UNLESS NOTED OTHERWISE
GL.	GLASS	VEST.	VESTIBULE
GWB	GYPSUM WALL BOARD	VERT	VERTICAL
GMP	GUARANTEED MAXIMUM PRICE	V.G.	VERTICAL GRAIN
HB	HOSE BIB	W/	WITH
HDO	HIGH DENSITY OVERLAY	W/O	WITHOUT
HDR	HEADER	WD	WOOD
HRDWD	HARDWOOD	WDW	WINDOW
HORIZ	HORIZONTAL	W.H.	WATER HEATER
HR	HOUR	W.C.	WATER CLOSET
HT	HEIGHT	WP	WATER PROOF
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WR	WATER RESISTANT
HW	HOT WATER	WT	WEIGHT

SYMBOLS LEGEND

BUILDING SECTION: 1 / A6.01 - DRAWING NUMBER - SHEET NUMBER

DETAIL INDICATOR: 1 / A1.0

ELEVATION DATUM POINT:

STRUCTURAL GRIDLINE: 1

ELEVATION INDICATOR: 1 / 4 A9.x 2 / 3

WINDOW NUMBER: B

DOOR NUMBER: 03

REVISION INDICATOR: 1

WALL TYPE INDICATOR: 1

VENTILATION FAN:

110V SMOKE & CARBON MONOXIDE DETECTOR- CEILING MOUNT: SD/CM

WALL MOUNT HOSE SPIGGOT

MATERIALS LEGEND

- WOOD FRAMING
- WOOD SHIM OR BLOCKING
- FINISH WOOD
- POURED CONCRETE
- SAND OR STUCCO
- METAL
- CUT STONE
- EARTH
- GRAVEL
- MASONRY
- BATT INSULATION
- RIGID INSULATION
- GLU-LAMINATED BEAM

AVERAGE BUILDING HEIGHT CALCULATIONS

ATTACHED GARAGE WITH PROPOSED NEW ADDITION

MIDPOINT ELEVATION OF INDIVIDUAL WALL SEGMENT:

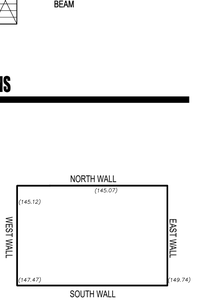
NORTH WALL:	145.1'
WEST WALL:	146.85'
SOUTH WALL:	148.6'
EAST WALL:	146.85'

EXTERIOR WALL LENGTHS:

NORTH WALL:	33.58'
WEST WALL:	22.33'
SOUTH WALL:	33.58'
EAST WALL:	22.33'
TOTAL:	111.82'

AVERAGE BUILDING ELEVATION CALCULATION
(145.1 x 33.58) + (146.85 x 22.33) + (148.6 x 33.58) + (146.85 x 22.33)
= 4,872.5 + 3,279.2 + 4,989.9 + 3,279.2
= 16,420.8 --> 16,420.8 ÷ 111.82
= 146.85'

ALLOWED BUILDING HEIGHT CALCULATION
146.85' + 30'
= 176.85'



FOOTPRINT AT 1/16" = 1'-0"

NEW DETACHED GYM

MIDPOINT ELEVATION OF INDIVIDUAL WALL SEGMENT:

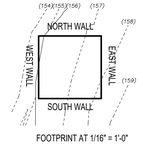
NORTH WALL:	156.5'
WEST WALL:	155'
SOUTH WALL:	157.1'
EAST WALL:	157.8'

EXTERIOR WALL LENGTHS

NORTH WALL:	14.00'
WEST WALL:	14.00'
SOUTH WALL:	14.00'
EAST WALL:	14.00'
TOTAL:	56.00'

AVERAGE BUILDING ELEVATION CALCULATION
(156.5 x 14.00) + (155 x 14.00) + (157.1 x 14.00) + (157.8 x 14.00)
=2,191 + 2,170 + 2,199.4 + 2,209.2
=8,769.6 --> 8,769.6 ÷ 56
= 156.6'

ALLOWED BUILDING HEIGHT CALCULATION
156.6' + 30'
= 186.6'



FOOTPRINT AT 1/16" = 1'-0"

GENERAL AREA NOTES

NET LOT AREA: 14,577 SF

SITE SLOPE: (HIGHEST EXISTING ELEVATION - LOWEST EXISTING ELEVATION) ÷ (SHORTEST HORIZONTAL DISTANCE BETWEEN THESE 2 POINTS)
160' - 132' = 28' ---> 28 ÷ 136 = 0.21 ---> SITE SLOPE IS 21%, MAX. LOT COVERAGE IS 35% (SINCE SLOPE IS BETWEEN 15-30%)

LOT COVERAGE:		
DRIVEWAY	816 SF	
MAIN HOUSE AND ATTACHED GARAGE (WITH PROPOSED ADDITION)	3,618 SF	
DETACHED EXERCISE BUILDING	501 SF	
LOT COVERAGE - ALLOWED	5,102 SF	35% OF NET LOT AREA
LOT COVERAGE - PROPOSED	5,030 SF	34.5% OF NET LOT AREA

HARDSCAPE:		
DECKS (EXISTING)	641 SF	
DECKS (PROPOSED)	130 SF	
UNCOVERED PATIOS (EXISTING)	180 SF	
UNCOVERED PATIOS (PROPOSED)	0 SF	
WALKWAYS (EXISTING)	575 SF	
WALKWAYS (PROPOSED)	-268 SF	
STAIRS (EXISTING)	11 SF	
STAIRS (PROPOSED)	20 SF	
ROCKERIES (EXISTING)	181 SF	
ROCKERIES (PROPOSED)	-108 SF	
HARDSCAPE - ALLOWED	1384 SF	9.5% OF NET LOT AREA
HARDSCAPE - PROPOSED	1362 SF	9.3% OF NET LOT AREA

GROSS FLOOR AREA:		
MAIN HOUSE	3,350 SF	
GARAGE (WITH ADDITION)	690 SF	
DETACHED EXERCISE BUILDING	196 SF	
BASEMENT EXCLUSION	- 987.08 SF	
GROSS FLOOR AREA - ALLOWED	5,830.80 SF	40% OF NET LOT AREA
GROSS FLOOR AREA - PROPOSED	3,248.92 SF	28% OF NET LOT AREA

EXERCISE BUILDING TOTAL NET AREA (INSIDE F.O. EXT. WALLS)
196 SF < 4,000 SF - NO SPRINKLERING REQUIRED

2018 WASHINGTON STATE ENERGY CODE - NOTES

THIS SINGLE-FAMILY PROJECT WILL USE THE REQUIREMENTS OF THE PRESCRIPTIVE PATH BELOW AND INCORPORATE THE MINIMUM VALUES LISTED. BASED ON THE SIZE OF THE STRUCTURE, THE APPROPRIATE NUMBER OF ADDITIONAL CREDITS ARE CHECKED AS CHOSEN BY THE PERMIT APPLICANT.

THE FOLLOWING ARE MINIMUM PRESCRIPTIVE REQUIREMENTS:

FENESTRATION U-FACTOR (VERTICAL)	0.30
SKYLIGHT U-FACTOR (OVERHEAD)	0.50
CEILING	R-49
WALL ABOVE GRADE	R-21 INT
WALL BELOW GRADE	10/15/21 INT + TB
FLOOR	R-30
SLAB ON GRADE (PERIMETER, EXCEPT FOR RADIANT HEATED)	R-10, 2' VERT.
SLAB ON GRADE (FOR RADIANT HEATED)	R-10 FULL INSULATED

ENERGY CODE COMPLIANCE (ADDITIONS LESS THAN 500 SQFT= 1.5 CREDIT)

1 - HEATING OPTION : HEAT PUMP (1.0 CREDIT)

7.1- APPLIANCE PACKAGE (0.5 CREDIT)
ALL OF THE FOLLOWING APPLIANCE SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS:
DISHWASHER - ENERGY STAR RATED
REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED
WASHING MACHINE - ENERGY STAR RATED
DRYER - ENERGY STAR RATED, VENTLESS DRYER WITH MINIMUM CEF RATING OF 5.2

WHOLE HOUSE VENTILATION NOTES

HEAT RECOVERY VENTILATION SYSTEMS:
ALL DUCT WORK IN HEAT RECOVERY SYSTEMS SHALL BE SIZED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. SYSTEM MINIMUM FLOW RATING SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE M1507.3.3(1). HEAT RECOVERY VENTILATION SYSTEMS SHALL HAVE A FILTER ON THE UPSTREAM SIDE OF THE HEAT EXCHANGER IN BOTH THE INTAKE AND EXHAUST AIRSTREAMS WITH A MINIMUM EFFICIENCY RATING VALUE (MERV) OF 6

GUARDRAIL NOTES

REQUIRED: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW WILL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS

OPENING LIMITATIONS: GUARDS ARE REQUIRED ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES AND SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER. (EXCEPTIONS: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A 6 INCH SPHERE CANNOT PASS THROUGH)

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

GRIP SIZE: HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCH BETWEEN THE WALL AND THE HANDRAILS.

VICINITY PLAN

N

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 WASHINGTON STATE ENERGY CODE (WSEC)
MERCER ISLAND CITY CODE (MICC), TITLES 17 & 19

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
3. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO GENERAL NOTES AND CALCULATIONS SUBMITTED BY STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERS, AND IN ACCORDANCE WITH MOST CURRENT APPLICABLE CODES AND ORDINANCES.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING WORK TO REMAIN. ANY SUCH ITEM DAMAGED OR DESTROYED BY THE WORK OF THIS CONTRACT IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DETERMINATION ON HOW TO PROCEED.
6. CONTRACTOR SHALL REPAIR, AND PATCH ALL EXISTING STRUCTURES AND FINISHES WHERE ALTERATIONS OR NEW CONDITIONS ABUT, JOIN, OR INTEGRATE TO EXISTING CONDITIONS.
7. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
8. REVIEW LAYOUT OF PARTITIONS WITH ARCHITECT PRIOR TO FRAMING.
9. AT NEW PARTITIONS DIMENSIONS ARE TO FACE OF FRAMING, ROUGH OPENING, OR STRUCTURAL GRIDLINE UNLESS NOTED OTHERWISE. AT EXISTING WALLS DIMENSIONS ARE TO FACE OF EXISTING FINISH.
10. ALL DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES U.N.O. & SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
11. AT NON-LOAD BEARING STUD PARTITIONS, STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. WHERE PARTITIONS CANNOT EXTEND TO STRUCTURE, DUE TO INTERFERENCE OF DUCTS, PIPING, ETC., PROVIDE BRACING TO STRUCTURE ABOVE TO PROVIDE FOR EQUIVALENT SUPPORT OF PARTITION.
12. DIFFERING PARTITION TYPES (I.E. WHERE EXISTING PARTITIONS RUNS INTO NEW) SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS UNLESS NOTED OTHERWISE.
13. "ALIGN" MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
14. WALLS THAT APPEAR TO ALIGN, DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS OR MULLIONS ARE CENTERED ON COLUMNS OR MULLIONS.
15. PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS AND AT FLOOR SUPPORTED CASEWORK MORE THAN 4'-0" IN HEIGHT. REFER TO INTERIOR ELEVATIONS.
16. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS AND EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR OR OTHERS PRIOR TO PROCEEDING WITH THE WORK.
17. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW AND FUTURE WORK (FUTURE WORK ONLY IF NOTED TO CONTRACTOR IN WRITING).
18. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE PRESERVATIVE TREATED, EXCEPT WHERE EXISTING FLOOR IS NOT DEMOLISHED.
19. UNDERCUT DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/4" INCH MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY FLOOR CONDITIONS.
20. VERIFY LOCATION OF ALL DEVICES (OUTLETS, SWITCHES, HORNS, STROBES, THERMOSTATS, ETC.) PRIOR TO CONNECTION AT ROUGH-IN.
21. WHERE ADJOINING ROOMS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, UNLESS OTHERWISE SHOWN.
22. DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
23. DOORS ARE DIMENSIONED TO FINISHED OPENING, U.N.O.

GENERAL INFORMATION

PROJECT NAME:	MCCONNELL REMODEL 2.0
PROJECT DESCRIPTION:	ADDITION TO EXISTING GARAGE STRUCTURE & CONSTRUCTION OF NEW ACCESSORY STRUCTURE
ADDRESS:	7845 SE 62ND STREET MERCER ISLAND, WA 98040
PARCEL NUMBER:	4094800130
LEGAL DESCRIPTION:	LAKE VIEW HIGHLANDS REPLAT OF UND INT IN PRIVATE PARK & UND INT IN TR B
ZONING:	R-12, 0.33 ACRES
BUILDING TYPE:	TYPE V-B
OCCUPANCY TYPE:	R3 - SINGLE FAMILY RESIDENCE
PROJECT OWNER:	CHERYL & STEVE MCCONNELL 7845 SE 62ND STREET MERCER ISLAND, WA 98040

SHEET INDEX

9693 REGISTERED ARCHITECT MICHAEL J. MORA STATE OF WASHINGTON

HELIOTROPE

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McCONNELL REMODEL 2.0

7845 SE 62ND STREET
MERCER ISLAND, WA 98040

PERMIT SET

NOT FOR CONSTRUCTION

Issue Date	Issue Descrip.	No.
01/18/2022	PERMIT SET	01
04/18/2022	PERMIT SET	02

Print Date 4/20/2022

Sheet Title

PROJECT INFORMATION

Sheet Number

A0.00

McCONNELL RESIDENCE
7845 SOUTHEAST 62ND STREET
MERCER ISLAND, WA 98040

STANDARD SINGLE - FAMILY RESIDENTIAL EROSION CONTROL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT ADJACENT PROPERTIES AND DOWNSTREAM DRAINAGE SYSTEMS FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
2. THE CONTRACTOR SHALL PREVENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, AND ALL OTHER TYPES OF POLLUTION FROM ENTERING THE PUBLIC STORM DRAINS.
3. REMOVAL OF TREES OR OTHER VEGETATION IS NOT ALLOWED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE INSPECTIONS.
4. THE EROSION CONTROL BEST MANAGEMENT PRACTICES SHOWN ON THIS PLAN ARE CONSIDERED THE MINIMUM REQUIREMENT. THE CONTRACTOR SHALL PROVIDE ADDITIONAL BEST MANAGEMENT PRACTICES AS NEEDED (IN ACCORDANCE WITH THEIR MEANS AND METHODS OF CONSTRUCTION) TO PREVENT SILT-LADEN WATER FROM LEAVING THE SITE. THIS WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) INSTALLATION OF SEDIMENT TRAPS, SEDIMENT PONDS, ADDITIONAL FILTER FABRIC FENCING, DIVERSION SWALES WITH ROCK CHECK DAMS, ADDITIONAL INLET PROTECTION, USE OF VEGETATED BUFFER STRIPS, PLACEMENT OF SOD, EROSION CONTROL BLANKETS OR PLASTIC SHEETING, TEMPORARY PUMPING, OR OTHER APPROVED PRACTICES.
5. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO ONE ROUTE AND SHALL BE STABILIZED WITH QUARRY SPALLS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM LEAVING THE SITE AND TRACKING OF MUD IN THE OFF SITE ROADWAYS.
6. THE CONTRACTOR SHALL PROVIDE STREET SWEEPING IN ALL OFF SITE ROADWAYS.
7. THE CONTRACTOR SHALL PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE SILT FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE DURATION OF CONSTRUCTION.
8. ALL EXPOSED SOIL MUST BE COVERED WITHIN SEVEN (7) DAYS. COVERING SHALL BE MULCH, STRAW, PLASTIC SHEETING, EROSION CONTROL BLANKET, OR OTHER APPROVED METHOD.
9. ALL EXPOSED SOIL MUST BE COVERED DURING ANY RAIN EVENT TO PREVENT SILT-LADEN STORMWATER RUNOFF.

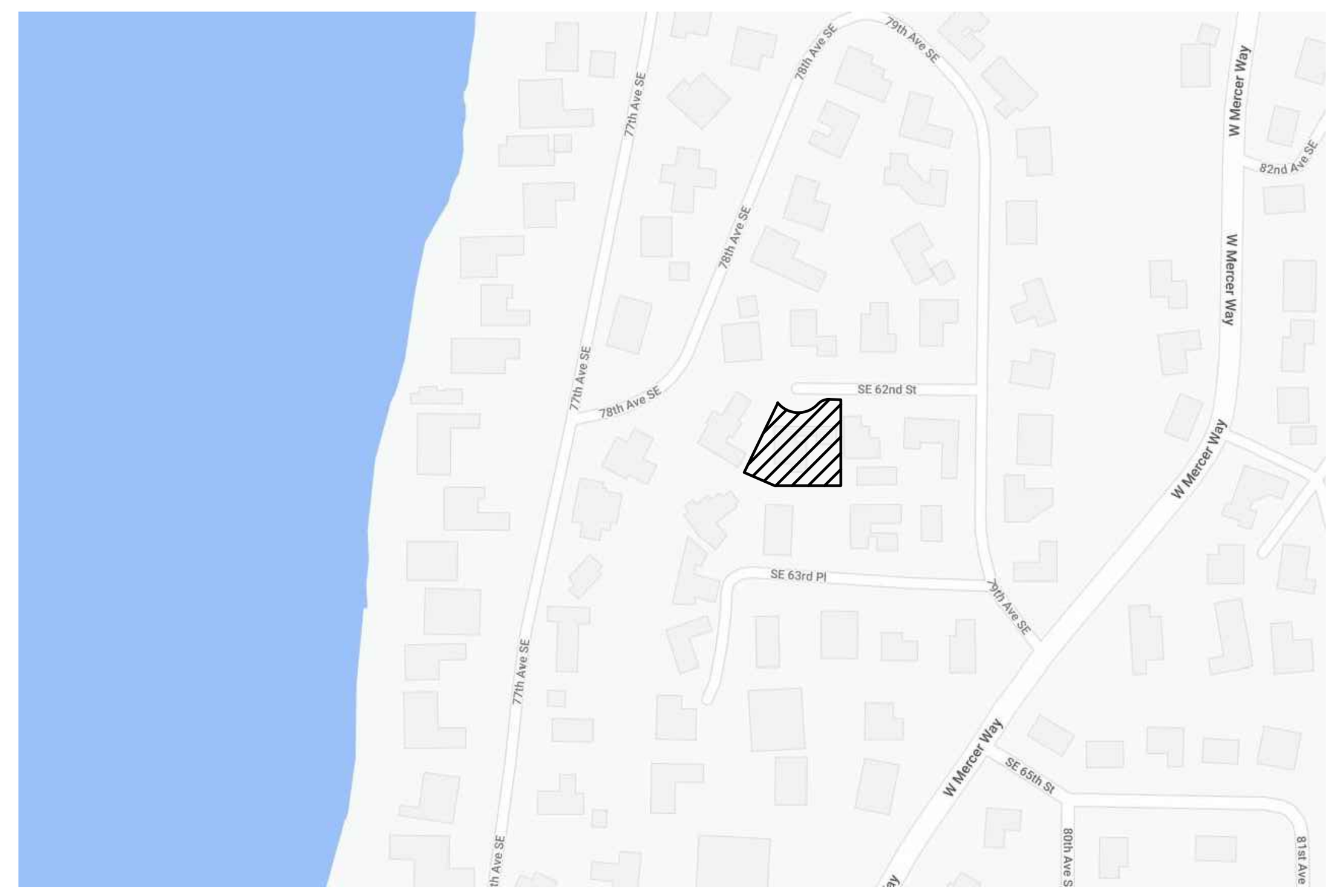
T.E.S.C. NOTES

1. INSTALL AND ESTABLISH TESC MEASURES
2. MONITOR WEEKLY, RECORD IN LOG BOOK:
   NOTE: A.) ADDED MEASURES
   B.) REPAIRS TO MEASURES
   C.) RELOCATED MEASURES
3. ADJUST MEASURES AS NEEDED FOR SITE AND WEATHER CONDITIONS
4. UPDATE DRAWING REGULARLY WITH NOTES AND FEATURES ADDED, REMOVED OR REPAIRED.
5. MEASURES MAY BE MOVED AROUND THE SITE AS NEEDED, PROVIDED THEY ARE STILL IN PLACE TO PERFORM THE NEEDED FUNCTION OF PREVENTING SILT AND SEDIMENT FROM LEAVING THE SITE OR FOULING STORM SYSTEMS.

TREE PROTECTION NOTES

1. FLAG OR PAINT THE EXCAVATION LIMITS NEAR TREES TO BE PRESERVED FOR REVIEW BY CITY OF MERCER ISLAND ARBORIST PRIOR TO START OF EXCAVATION.
2. A CERTIFIED ARBORIST SHALL BE ON SITE DURING EXCAVATION IN OR NEAR TREE CANOPIES. THE ARBORIST SHALL PREPARE A STATEMENT COMMENTING ON THE QUALITY AND SIZE OF ROOTS CUT DURING THE WORK, AND ANY CONSEQUENCES TO THOSE CUTS.
3. THE STATEMENT SHALL BE DELIVERED TO THE CITY ARBORIST AT THE CONCLUSION OF THE EXCAVATION THROUGH TREED AREAS.

   CONTACT JOHN KENNY (206) 275-7713) OR john.kenny@mercergov.org TO COORDINATE.



VICINITY MAP

NTS

AREA MAP

1"=60'

TAX PARCEL NUMBER

409480-0130-05

ZONING

R-12 = SINGLE FAMILY, MINIMUM 12,000 SF LOTS.

FLOOD MAP

LOCATED IN ZONE "X" AND IS OUTSIDE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 53033C0675F, MAP NOT PRINTED.

AREA

TOTAL SITE AREA IS 14,581 SQUARE FEET OR 0.33 ACRES.

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-130-090.

UNDERGROUND UTILITIES

BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DATUM

(VERTICAL) NAVD88 PER GPS

SHEET INDEX

ARCHITECT

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BELLEVUE, WA 98004
(425) 458-4488 EDWIN J GREEN PLS

LEGAL DESCRIPTION

LOT 13 IN REPLAT OF LAKE VIEW HIGHLANDS, AS PER PLAT RECORDED IN VOLUME 76 OF PLATS, ON PAGE 41, RECORDS OF KING COUNTY;

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

BASIS OF BEARING

CENTERLINE OF 76TH AVENUE SOUTHEAST BEARS SOUTH 00°02'20" WEST PER PLAT.

REFERENCES

LEGAL DESCRIPTION BASED ON WARRANTY DEED FURNISHED BY TRANSNATION TITLE, RECORDED IN KING COUNTY UNDER INSTRUMENT NUMBER 20070427003430, DATED APRIL 27, 2007.

STEEP SLOPE/BUFFER DISCLAIMER

THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

MAPPED HAZARD AREAS

THIS SITE IS MAPPED WITH THE FOLLOWING HAZARD AREAS BY THE CITY OF MERCER ISLAND:
*EROSION HAZARD
*PROTECTED SLOPE AREA

THE SITE IS ALSO MAPPED AS INFEASIBLE FOR INFILTRATION AS A LID MEASURE.

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COUGHLIN PORTER LUNDEEN
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SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

KENNETH A. WIERSEMA
STATE OF WASHINGTON
40431
REGISTERED
PROFESSIONAL ENGINEER
[illegible]
04/25/22

Revisions

McConnell
Residence
7845 SE 62ND ST
MERCER ISLAND,
WA 98040

Drawing Title

CIVIL
COVER
SHEET

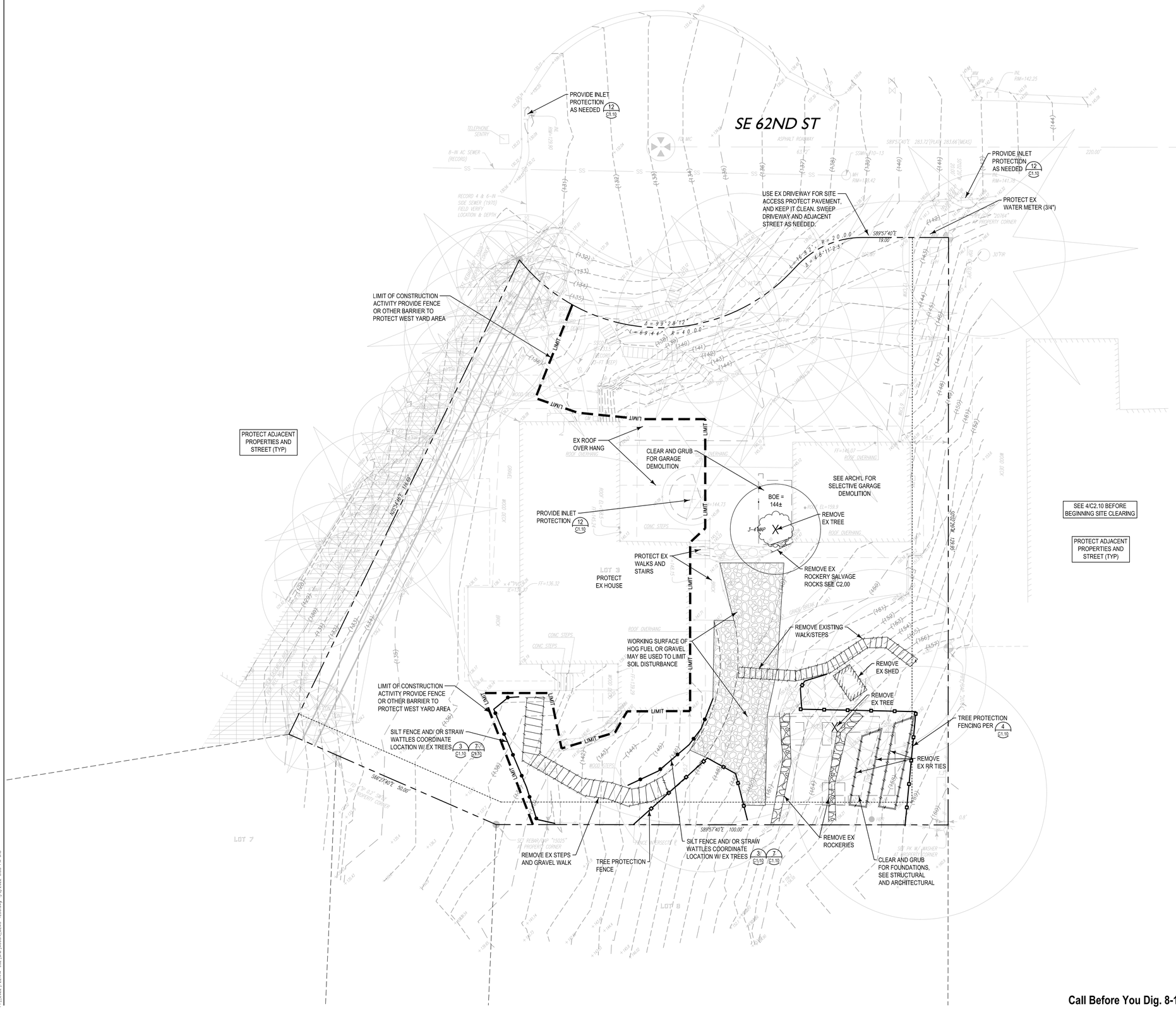
Keymap

Date:	03/31/2022
Job No:	-
Drawn By:	JAS
Checked By:	KAW
Approved By:	KAW
Scale:	Horiz: Vert:

Drawing No.

C0.00

P:_2022\P22KAW-002\CAD\McCON_COV.dwg 4/7/2022 9:18 AM JAS



0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE (N 79°33'06" E 46.81')
- LIMITS OF CONSTRUCTION (LIMIT)
- INTERCEPTOR SWALE (IS)
- FILTER FABRIC FENCING
- TEMPORARY CONSTRUCTION FENCING
- TEMPORARY CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE
- TREE PROTECTION FENCING PER 4 C1.10

Earthwork Quantities

EXCAVATION	25 CY
FILL	5 CY

NOTE:
THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

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04/25/22

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Drawing Title

DEMO-TESC PLAN

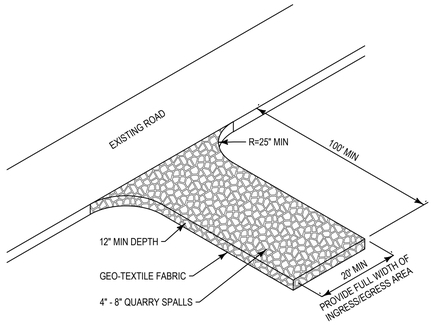
Keymap

Date:	03/31/2022	
Job No:	-	
Drawn By:	JAS	
Checked By:	KAW	
Approved By:	KAW	
Scale:	Horiz:	Vert:

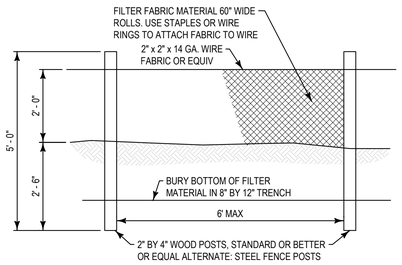
Drawing No.

C1.00

P:_2021\P22WAR-0021\CAD\McCONL_DEMO-TESC.dwg 4/8/2022 1:58 PM JAS



NTS
Construction Entrance 1



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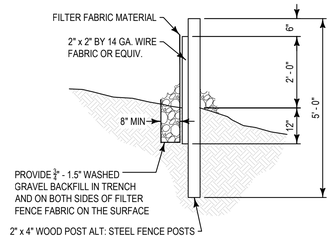
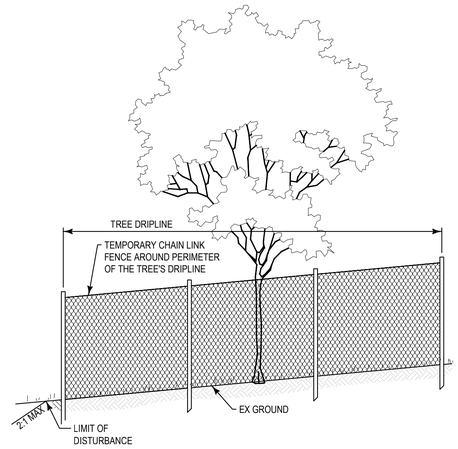


SECTION

NTS
Silt Fence 3

FOR EXCAVATION WHERE TREE ROOTS MAY BE ENCOUNTERED:

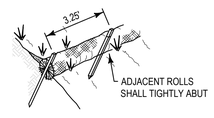
- GRADE AWAY FROM THE TRUNK OF THE TREE, TO LIMIT DAMAGE BY PULLING THEM SIDEWAYS
- CARE MUST BE TAKEN DOWN IN THE FIRST 12-INCHES AS MOST ROOTS ARE FOUND IN THIS ZONE
- WHEN A ROOT IS FOUND, MAKE A CLEAN CUT WITH ALL BARK ATTACHED TO THE ROOT.
- CLEAN CUTS ON ALL ROOTS IS DESIRED, BUT MOST IMPORTANT ON ROOTS 1-INCH AND LARGER.
- COVER EXPOSED ROOTS AS SOON AS POSSIBLE.

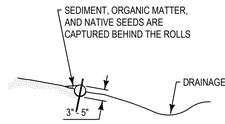


NTS
Tree Protection Fence 4

NTS
Not Used 5

NTS
Not Used 6

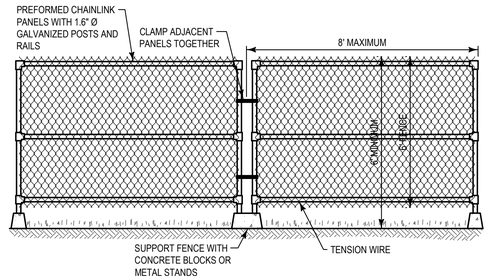




NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.
3. SPACING DEPENDS ON SOIL TYPE AND SLOPE STEEPNESS.

NTS
Straw Wattle 7



NTS
Construction Fence 8

NTS
Not Used 9

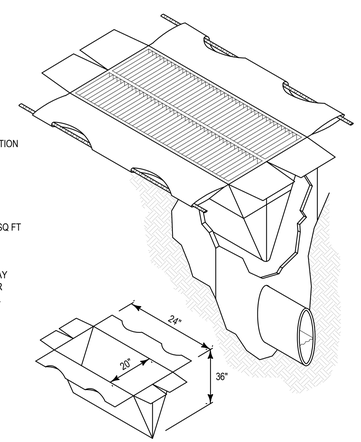
NTS
Not Used 10

NTS
Not Used 11

DIRECTIONS FOR USE
1. REMOVE DRAIN GRATE
2. INSERT FILTER
3. REPLACE GRATE TO HOLD IN POSITION

SPECIFICATIONS
1. FILTERS TO BE A MIN 3' DEEP
2. CONSTRUCTED OF WOVEN POLYPROPYLENE
3. ALL SEAMS DOUBLE STITCHED
4. PERMEABILITY - 40 GAL PER MIN / SQ FT
5. REUSEABLE OR THROW-AWAY

MAINTENANCE
1. REMOVE WHEN FILLED TO HALFWAY MARK USE FRONT END LOADER OR OTHER EQUIPMENT FOR REMOVAL
2. CLEAN AND REUSE OR REPLACE



NTS
CB Protection 12

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Revisions

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MERCER ISLAND,
WA 98040

Drawing Title
TESC DETAILS

Keymap

Date:	03/31/2022
Job No:	-
Drawn By:	JAS
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Approved By:	KAW
Scale:	Horiz: Vert:

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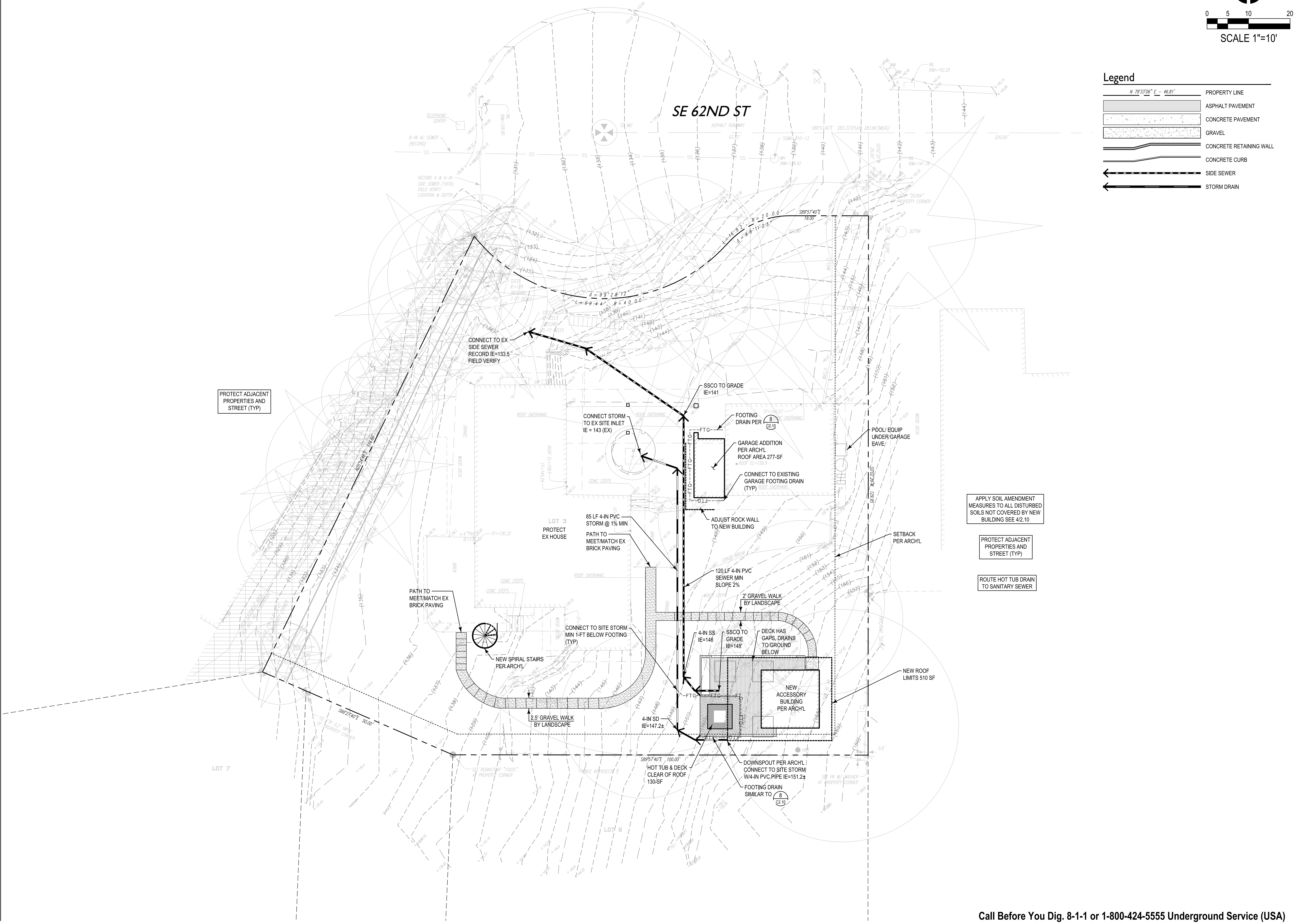

Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- SIDE SEWER
- STORM DRAIN

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Revisions

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Drawing Title

CIVIL SITE PLAN

Keymap

Date:	03/31/2022
Job No:	-
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Approved By:	KAW
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Drawing No.

C2.00

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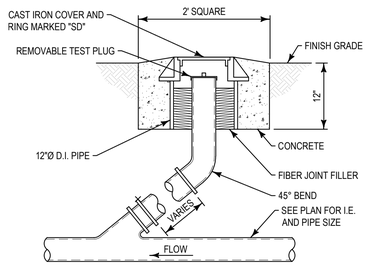
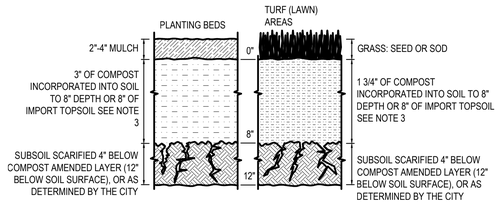


NTS
Utility Cleanout 2

NTS
Not Used 3



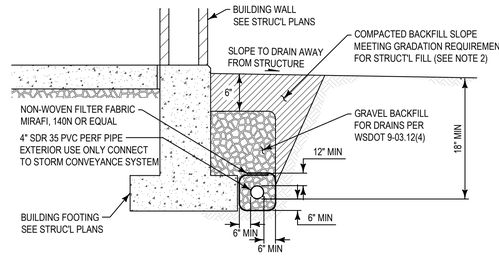
NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY HARD SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED,SHALL BE 25% COMPOST IN TURF AREAS, AND 40% COMPOST FOR PLANTING BEDS
4. EXISTING TOPSOIL MAY BE STOCKPILED ON SITE AND RE-USED. AMEND W/ORGANIC MATTER AS NEEDED TO MEET MIN 5% FOR TURF AREAS AND 10% FOR PLANTER BEDS

NTS
Post Construction Soil Amendment 4

NTS
Not Used 5

NTS
Not Used 6



NOTES:

1. SEE ARCHITECTURAL PLANS FOR DRAINAGE GRAVEL BENEATH BUILDING SLAB.
2. STRUCTURAL FILL SHOULD CONSIST OF WELL-GRADED GRANULAR SOIL WITH NOT MORE THAN 5% FINES (BY WEIGHT BASE ON 3/4" PORTION) PASSING NO. 200 SIEVE (BY WEIGHT SIEVING) WITH NO PLASTIC FINES.
3. BACKFILL WITHIN 18" OF WALL SHOULD BE COMPACTED WITH HAND-OPERATED EQUIPMENT. HEAVY EQUIPMENT SHOULD NOT BE USED FOR BACKFILL, AS SUCH EQUIPMENT OPERATED NEAR THE WALL COULD INCREASE LATERAL EARTH PRESSURES AND POSSIBLY DAMAGE THE WALL.
4. ALL BACKFILL SHOULD BE PLACED IN LAYERS NOT EXCEEDING 6" LOOSE THICKNESS AND DENSELY COMPACTED. BENEATH PAVED OR SIDEWALK AREAS, COMPACT TO AT LEAST 95% MODIFIED PROCTOR MAXIMUM DENSITY (ASTM: D1557). OTHERWISE COMPACT TO 90% MINIMUM

SUBDRAIN PIPE:

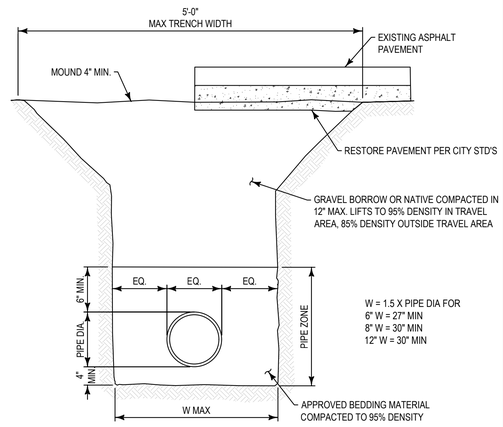
1. 4" MINIMUM DIAMETER PERFORATED OR SLOTTED PIPE; TIGHT JOINTS; SLOPED TO DRAIN (6"/100' MIN SLOPE); PROVIDE CLEAN-OUTS
2. PERFORATED PIPE HOLES (3/16" TO 1/4" Ø) TO BE IN LOWER HALF OF THE PIPE WITH LOWER QUARTER SEGMENT UNPERFORATED FOR WATER FLOW.
3. SLOTTED PIPE TO HAVE 1/8" MAXIMUM WIDTH SLOTS

NTS
Exterior Footing Drain W/ Filter Fabric Wrap 8

NTS
Not Used 9

1"=2'
Not Used 10

NTS
Not Used 11



NTS
Utility Trench 12

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WA 98040

Drawing Title

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DETAILS

Keymap

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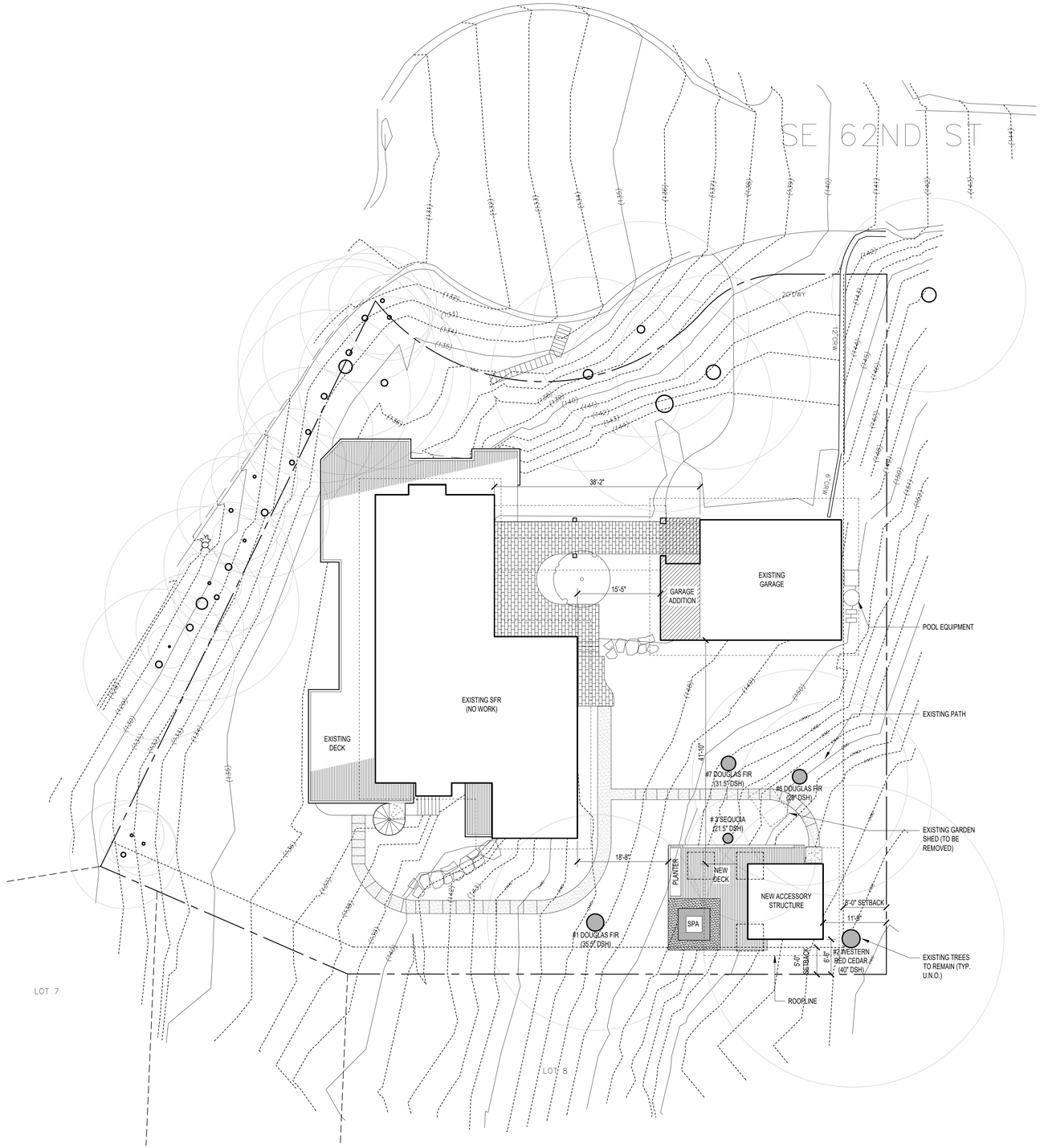
Approved By:	KAW	
Scale:	Horiz:	Vert:

Drawing No.

C2.10

P:_2021\221kaw-2021\240 McCON_DTL.dwg 4/7/2022 11:07 AM JAS



1 SITE PLAN

SCALE: 3/32" = 1'-0"

N

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Issue Date	Issue Descrip.	No.
01/18/2022	PERMIT SET	01
04/18/2022	PERMIT SET	02

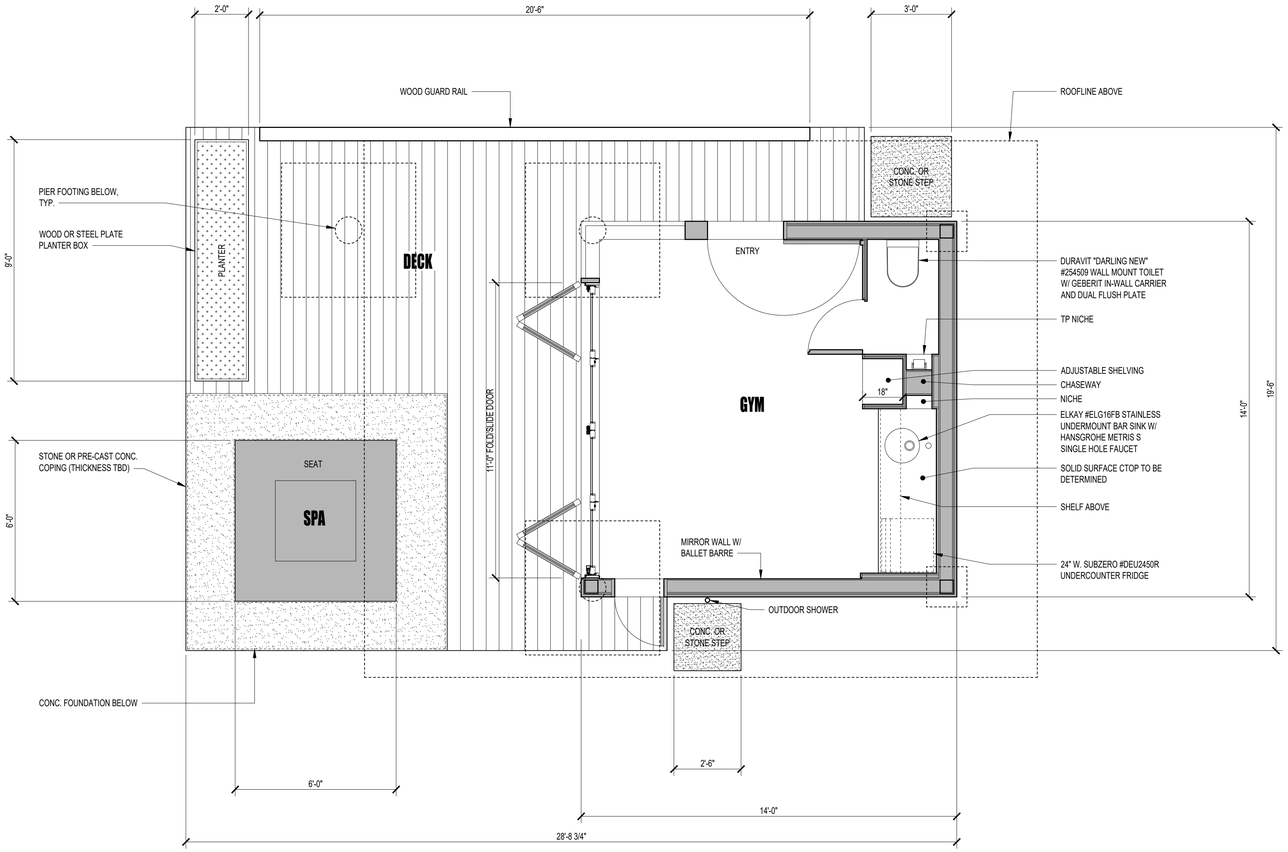
Print Date 4/14/2022

Sheet Title

SITE PLAN/ TREE PLAN

Sheet Number

A1.01



1 FLOOR PLAN- DETACHED GYM

SCALE: 3/8" = 1'-0"

N

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01/18/2022	PERMIT SET	01
04/18/2022	PERMIT SET	02

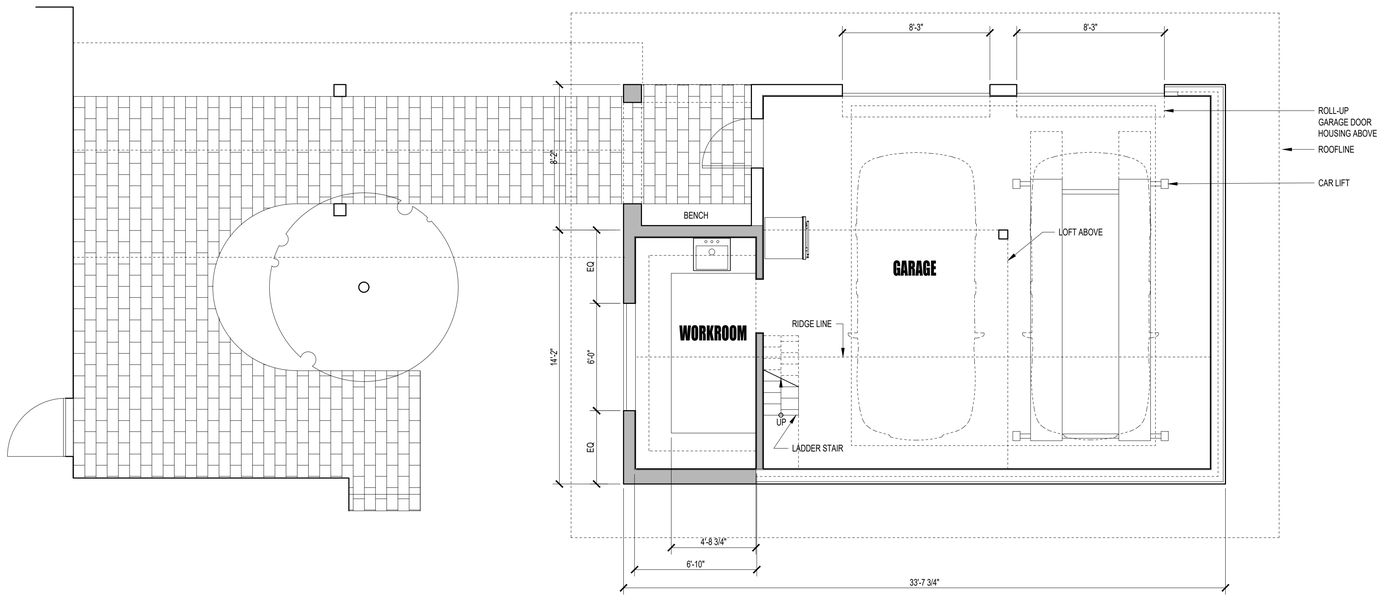
Print Date 4/20/2022

Sheet Title

FLOOR PLAN - DETACHED GYM

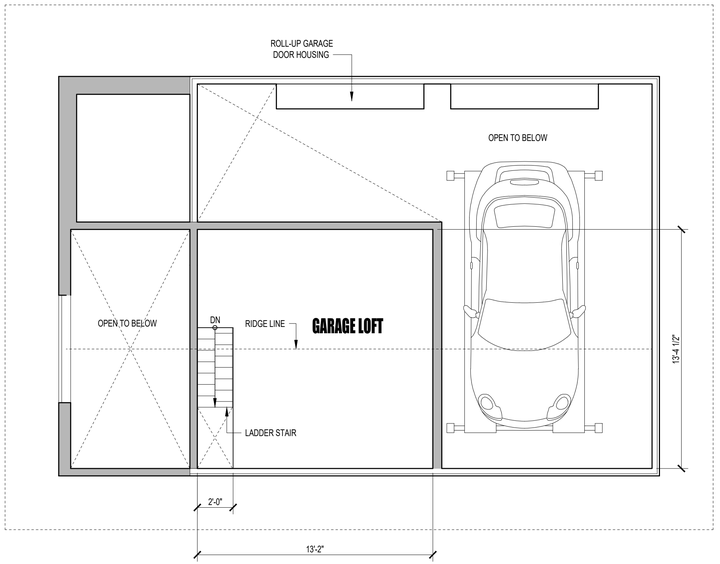
Sheet Number

A2.01



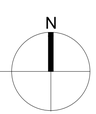
1 FLOOR PLAN - GARAGE

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



2 FLOOR PLAN - GARAGE LOFT

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



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01/18/2022	PERMIT SET	01
04/18/2022	PERMIT SET	02

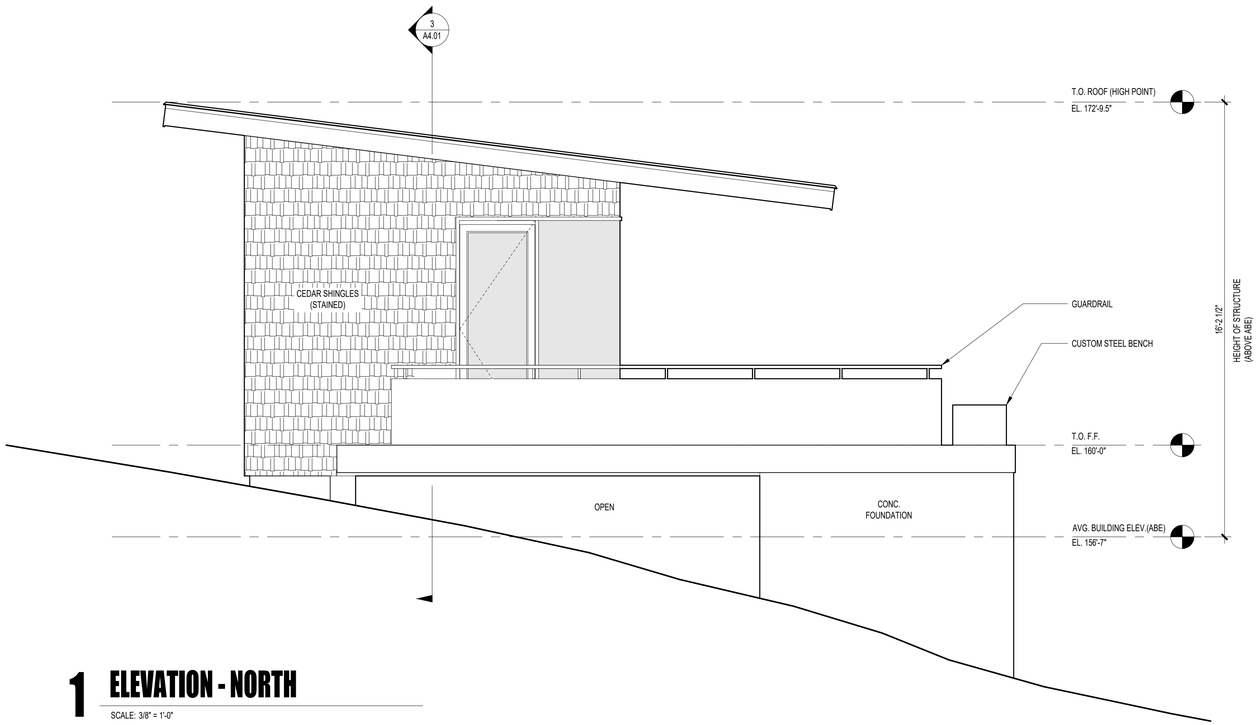
Print Date 4/20/2022

Sheet Title

FLOOR PLAN - GARAGE

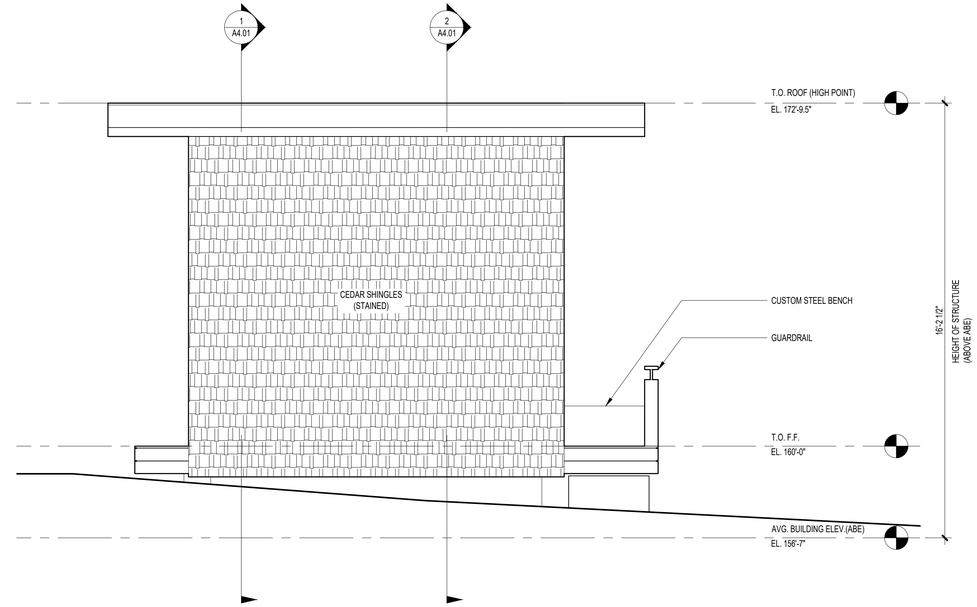
Sheet Number

A2.02



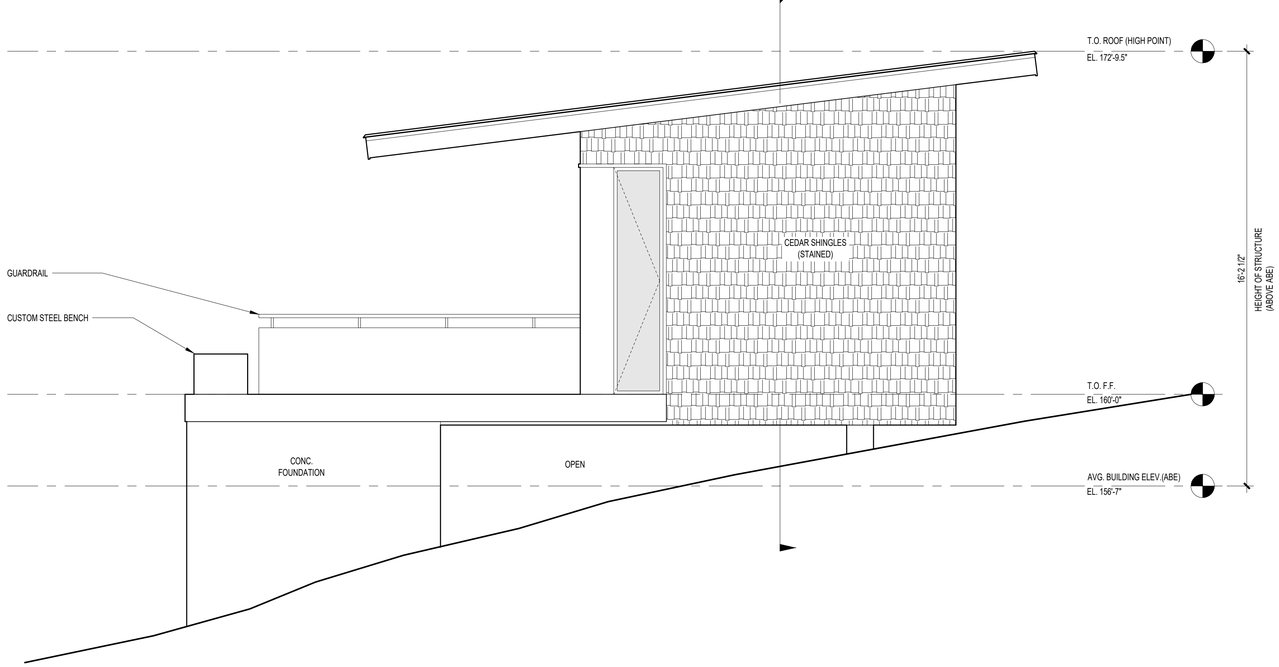
1 ELEVATION - NORTH

SCALE: 3/8" = 1'-0"



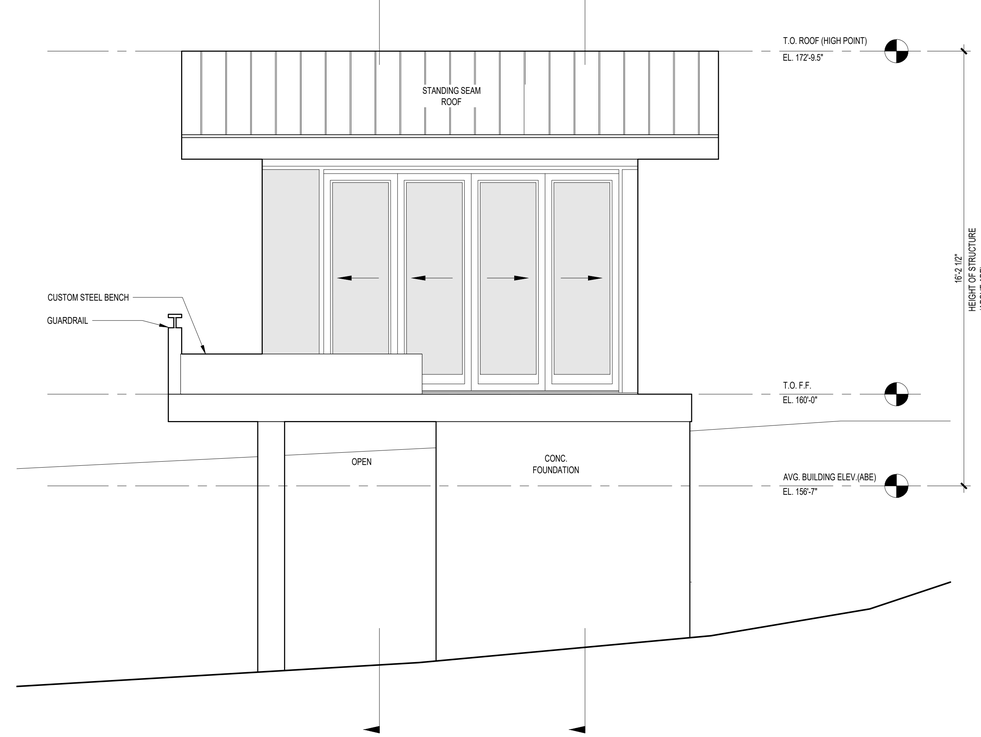
2 ELEVATION - EAST

SCALE: 3/8" = 1'-0"



3 ELEVATION - SOUTH

SCALE: 3/8" = 1'-0"



4 ELEVATION - WEST

SCALE: 3/8" = 1'-0"

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MICHAEL J. MORA
STATE OF WASHINGTON

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01/18/2022	PERMIT SET	01
04/18/2022	PERMIT SET	02

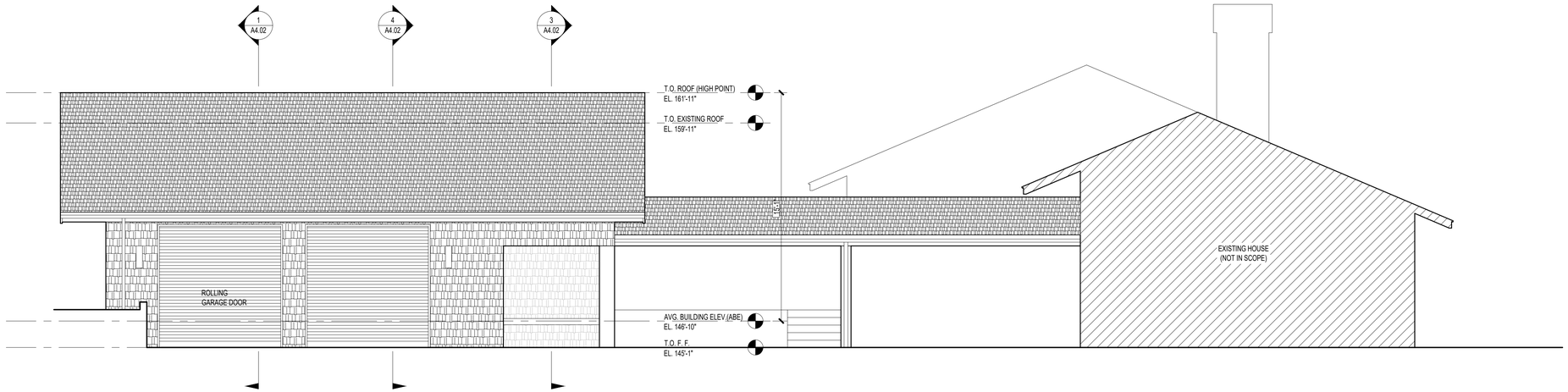
Print Date 4/14/2022

Sheet Title

BUILDING ELEVATIONS - DETACHED GYM

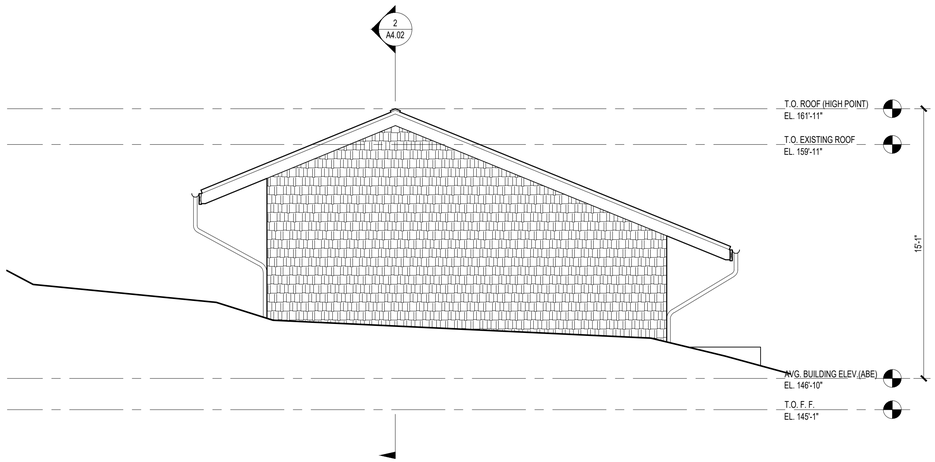
Sheet Number

A3.01



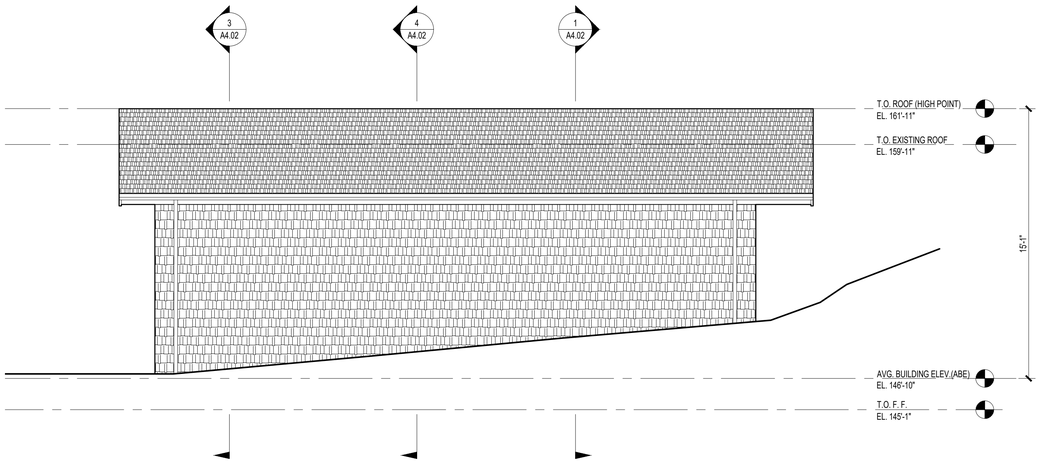
1 ELEVATION - NORTH

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



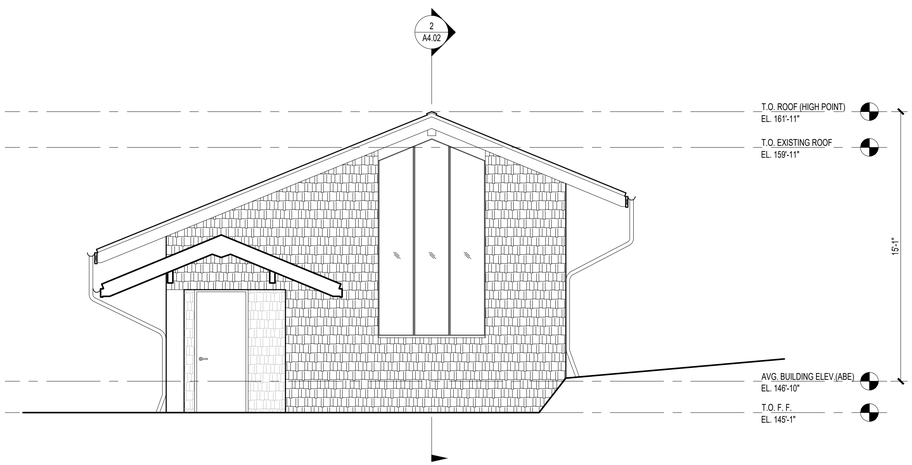
2 ELEVATION - EAST

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



3 ELEVATION - WEST

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



4 ELEVATION - SOUTH

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

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04/18/2022	PERMIT SET	02

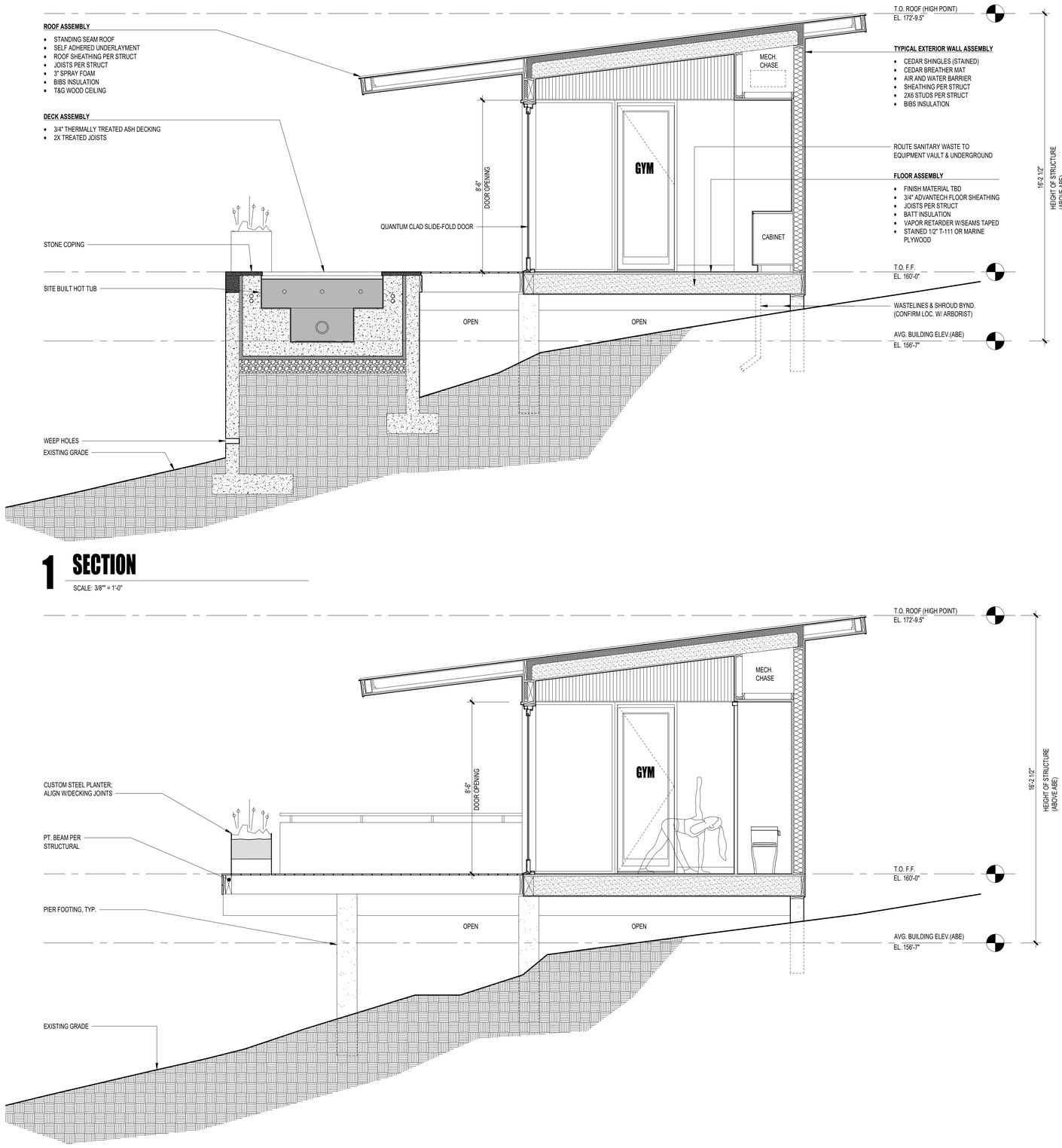
Print Date 4/14/2022

Sheet Title

BUILDING ELEVATIONS - GARAGE

Sheet Number

A3.02

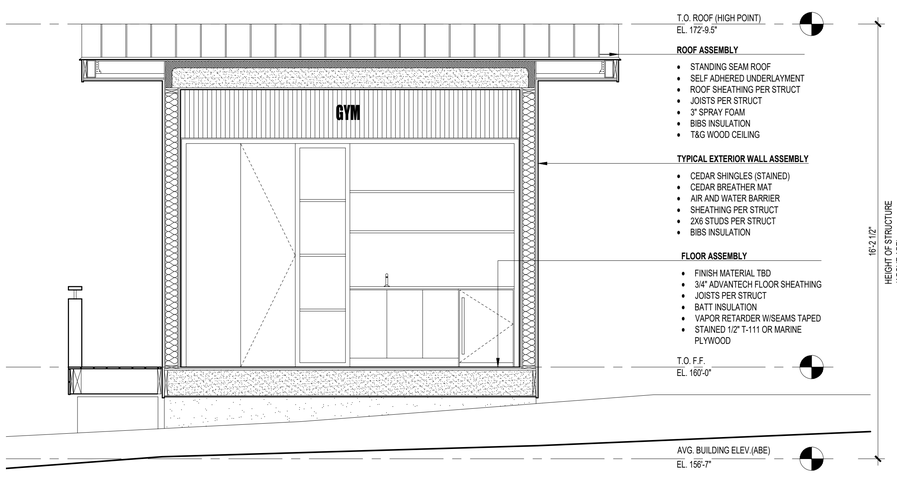


1 SECTION

SCALE: 3/8"" = 1'-0"

2 SECTION

SCALE: 3/8"" = 1'-0"



3 SECTION

SCALE: 3/8"" = 1'-0"

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Issue Date	Issue Descrip.	No.
01/18/2022	PERMIT SET	01
04/18/2022	PERMIT SET	02

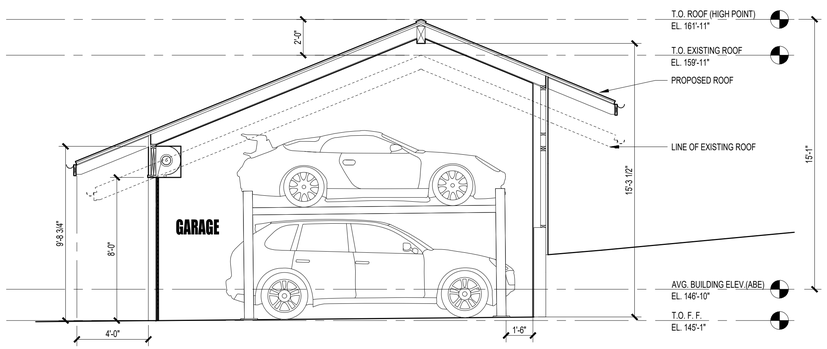
Print Date 4/20/2022

Sheet Title

SECTIONS - DETACHED GYM

Sheet Number

A4.01



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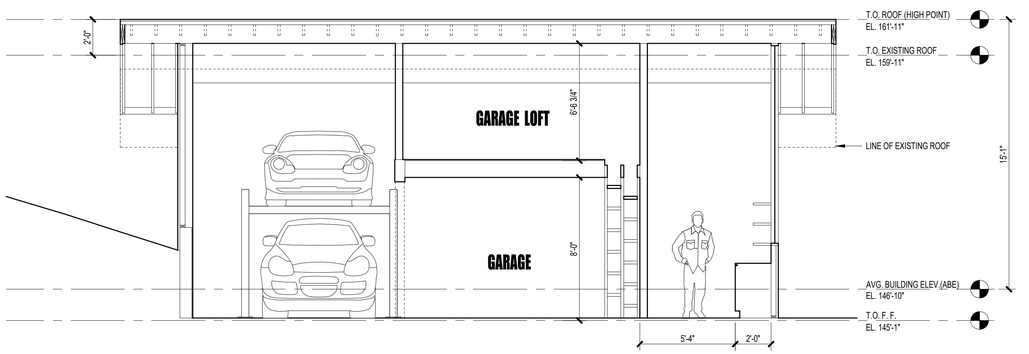

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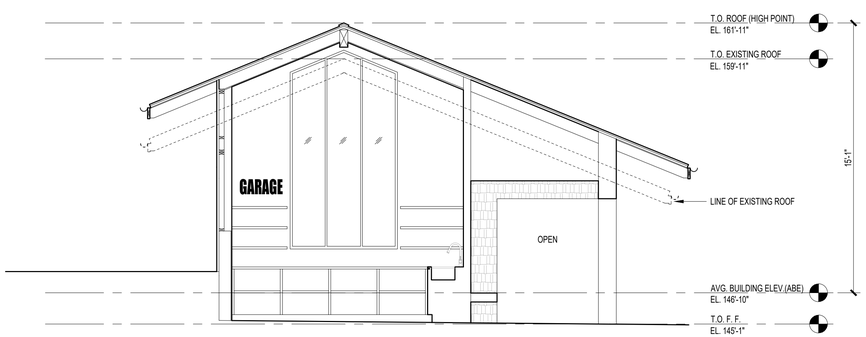

3 SECTION

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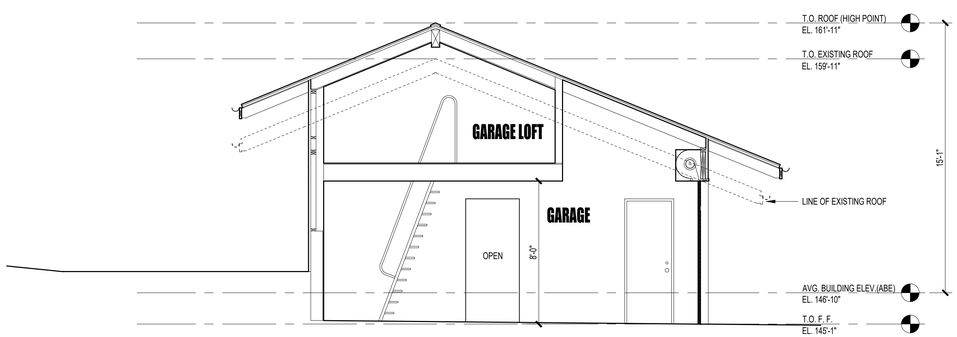

4 SECTION

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

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Sheet Title

SECTIONS - GARAGE

Sheet Number

A4.02

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).

2. DESIGN LOADING CRITERIA:
   GARAGES
   FLOOR LIVE LOAD (PASSENGER VEHICLES) . . . . . 40 PSF
   FLOOR CONCENTRATED LOAD (PASSENGER VEHICLES) . . . . . 3000 LBS
   HANDRAILS AND GUARDS
   GUARDRAILS/BALCONY RAILS . . . . . 50 PLF
   GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . . 200 LBS
   RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS
   FLOOR LIVE LOAD . . . . . 40 PSF
   GARAGE LOFT LIVE LOAD . . . . . 50 PSF
   ROOF
   ROOF LIVE LOAD . . . . . 25 PSF
   MISCELLANEOUS LOADS
   DECKS . . . . . 1.5 x AREA SERVED
   MECHANICAL UNITS . . . . . WEIGHTS FURNISHED BY MANUFACTURER
   PHOTOVOLTAIC PANEL SYSTEMS . . . . . 5 PSF
   DEFLECTION CRITERIA
   LIVE LOAD DEFLECTION L/360
   TOTAL LOAD DEFLECTION L/240
   ENVIRONMENTAL LOADS
   RAIN . . . . . 1.5 IN/HR
   SNOW . . . . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF
   WIND . . . . . GCpi=0.18, 100 MPH, RISK CATEGORY II, EXPOSURE "C"
   EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
   SITE CLASS=D, Ss=1.5, Sds=1.0, S1=0.5, SD1=0.6, Cs=0.154
   SDC D (DEFAULT), Ie=1.0, R=6.5, R=1.5

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

GEOTECHNICAL

10. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND 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 OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

    ALLOWABLE SOIL PRESSURE (NATIVE SOILS / STRUCTURAL FILL). . . . . 2500 PSF
    LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED). . . . . 50 PCF/35 PCF
    ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). . . . . 300 PCF
    COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). 0.35
    SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . 9H PSF

1 SOILS REPORT REFERENCES:

    PanGEO GEOTECHNICAL REPORT PROJECT NO. 22-111 DATED APRIL 12, 2022
    PanGEO REPORT ADDENDUM (PIN PILES) PROJECT NO. 22-111 DATED APRIL 21, 2022

11. PIN PILES SHOWN ON THE PLAN SHALL BE 2" DIAMETER EXTRA-STRONG, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 2" PILES SHALL BE 3 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90 LB JACK HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

RENOVATION

12. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND 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.

13. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

CONCRETE

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

15. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI.

17. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

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

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

    FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . . 2"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . 1-1/2"
    COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . . 1-1/2"
    SLABS AND WALLS (INT. FACE). . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

19. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN

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

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

23. 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 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

24. 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 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

25. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

STEEL

26. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

    A. AISC 360-16 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
    B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
    C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

27. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES 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 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

28. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

29. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

30. SHOP PRIME ALL STEEL EXCEPT:

    A. STEEL ENCASED IN CONCRETE.
    B. SURFACES TO BE WELDED.
    C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
    D. MEMBERS TO BE GALVANIZED.
    E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
    F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
    G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

31. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

32. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

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DESIGN: DJS
DRAWN: NHD
CHECKED: DJS
APPROVED: DJS

REVISIONS:

1	Plan Review Comments	April 26, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

McConnell Remodel 2.0
7845 SE 62nd Street
Mercer Island, WA 98040

ARCHITECT:
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ISSUE:

PERMIT

SHEET TITLE:

General Structural Notes

SCALE: -
DATE: January 18, 2022
PROJECT NO: 00894-2021-08
SHEET NO:

S1.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

33. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

34. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

35. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

36. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (2.0E-2600FB WS)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

37. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

38. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

39. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

40. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

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

41. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

42. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

43. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C.. LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

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CHECKED: DJS
APPROVED: DJS

REVISIONS:

1	Plan Review Comments	April 26, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

McConnell Remodel 2.0
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ISSUE:

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General Structural Notes

SCALE: -
DATE: January 18, 2022
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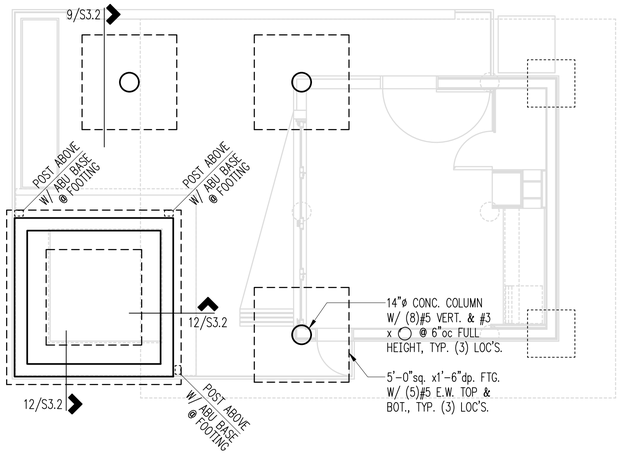
S1.2



Foundation Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
3. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
4. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.

Legend

- STRUCTURAL WALL OR POST ABOVE
- STEM WALL & FOOTING

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CHECKED: DJS
APPROVED: DJS

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SHEET TITLE:

Detached Gym Foundation Plan

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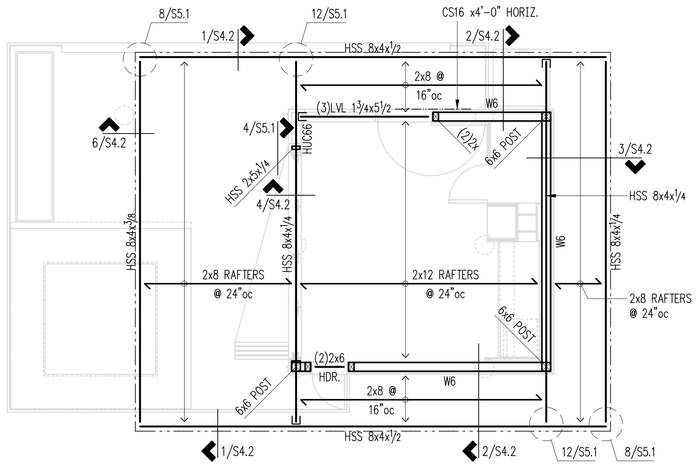


Roof Framing Plan

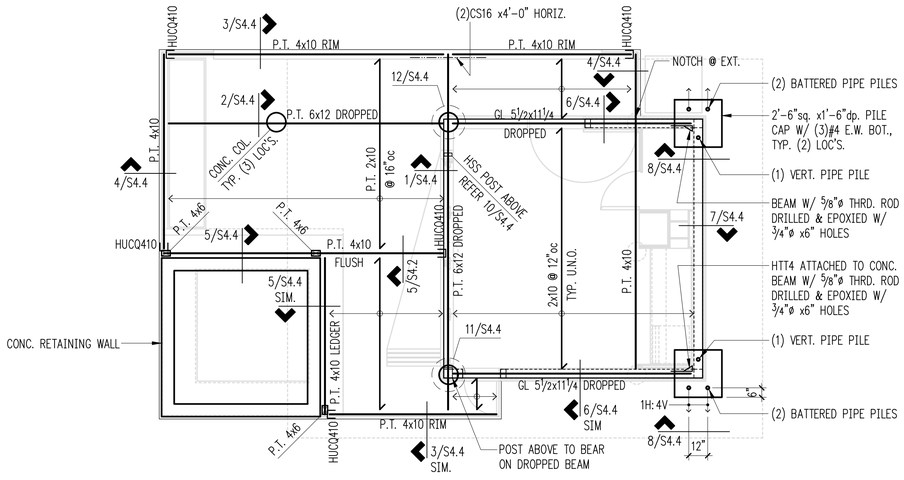
Scale: 1/4" = 1'-0"

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
3. "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
4. ALL WOOD HEADERS SHALL BE (2) 2X8, U.O.N
5. PROVIDE (2) BEARING STUDS AT EACH END OF ALL NEW HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
6. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
7. PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL NEW BEAM TO COLUMN CONNECTIONS U.O.N.
8. TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX OR 7/16" O.S.B. APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.O.N.
9. PROVIDE H2.5 AT ENDS OF ALL NEW ROOF FRAMING, U.O.N.

Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- Wx — SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER



Main Floor Framing Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
3. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
4. TYPICAL FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" CDX SHEATHING OVER JOISTS PER PLAN, FACE GRAIN PERPENDICULAR TO JOISTS, U.O.N.
5. PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN FLOOR FRAMING
6. ALL WOOD HEADERS SHALL BE (2) 2X8, U.O.N
7. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
8. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
9. PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL NEW BEAM TO COLUMN CONNECTIONS U.O.N.

Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER

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DESIGN: DJS
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APPROVED: DJS

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McConnell Remodel 2.0
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ISSUE:

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SHEET TITLE:

Detached Gym Framing Plans

SCALE: 1/4" = 1'-0" U.N.O.
DATE: January 18, 2022
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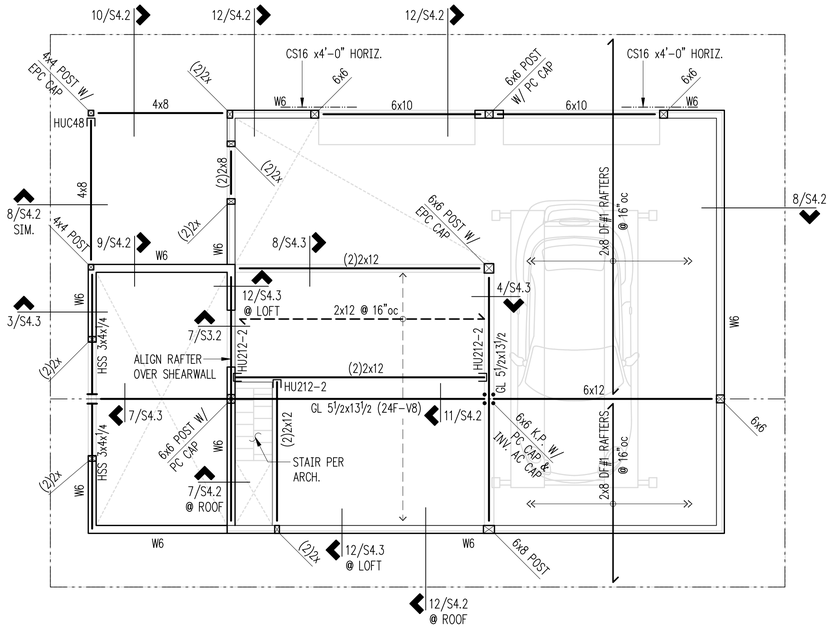
S2.2



Roof Framing Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
4. "W_" INDICATES NEW PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
5. ALL NEW WOOD HEADERS SHALL BE (2) 2X8, U.O.N
6. PROVIDE (2) BEARING STUDS AT EACH END OF ALL NEW HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
7. NEW MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%
8. PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL NEW BEAM TO COLUMN CONNECTIONS U.O.N.
9. TYPICAL NEW ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX OR 7/16" O.S.B. APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.O.N.
10. NAIL NEW ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. FIELD.
11. PROVIDE H2.5 AT ENDS OF ALL NEW ROOF FRAMING, U.O.N.
12. NEW LOFT FRAMING SHALL BE 3/4" CDX SHEATHING OVER JOISTS PER PLAN. FACE GRAIN PERPENDICULAR TO JOISTS.

Legend

- NEW STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- EXISTING WALL OR POST BELOW
- Wx — SHEARWALL PER 12/S4.1
- SPAN DIRECTION
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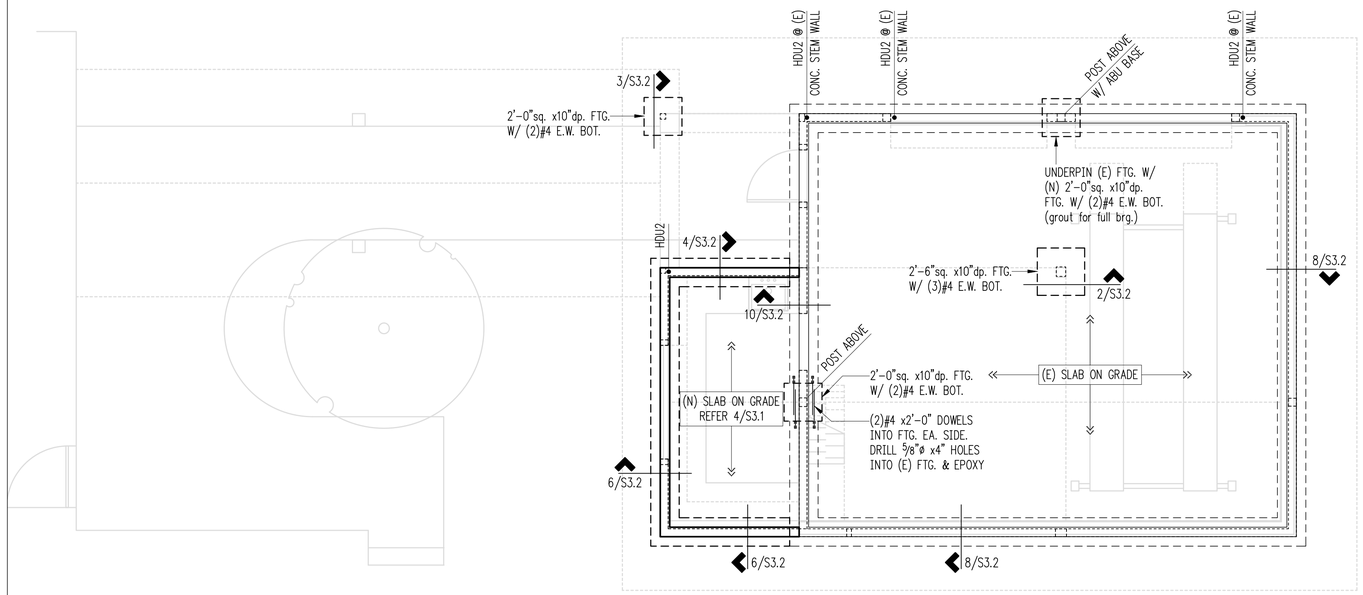

Garage Floor/Framing Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
4. THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
5. ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
6. SLAB ON GRADE SHALL BE 4" THICK OVER 12 MIL VAPOR BARRIER, OVER 6" OF FREE DRAINING GRANULAR FILL. REINFORCE WITH #3 BARS AT 16" OC EACH WAY CENTERED.

Legend

- NEW STRUCTURAL WALL OR POST ABOVE
- EXISTING STRUCTURAL WALL OR POST ABOVE
- EXISTING STEM WALL & FOOTING
- NEW STEM WALL & FOOTING

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Garage Framing Plans

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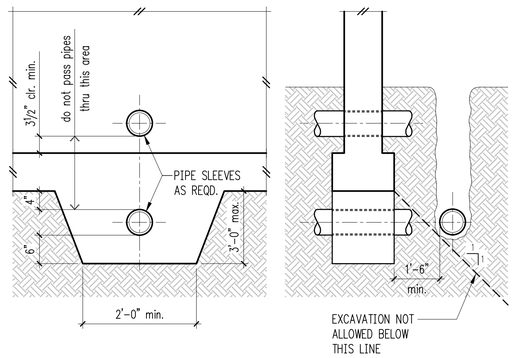
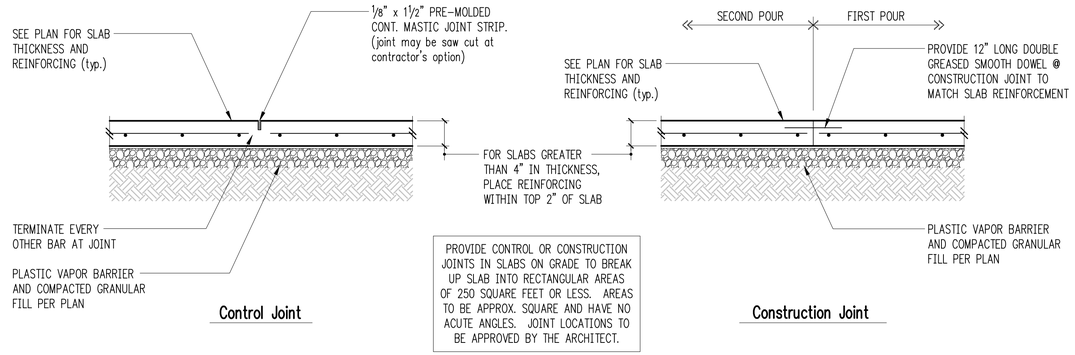


Pipe and Trench Locations 2



Typical Slab Joints 4

1

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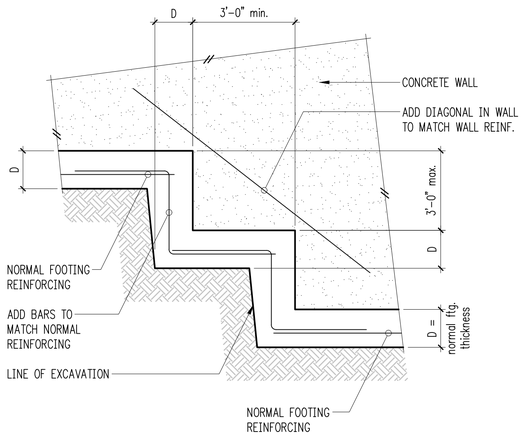
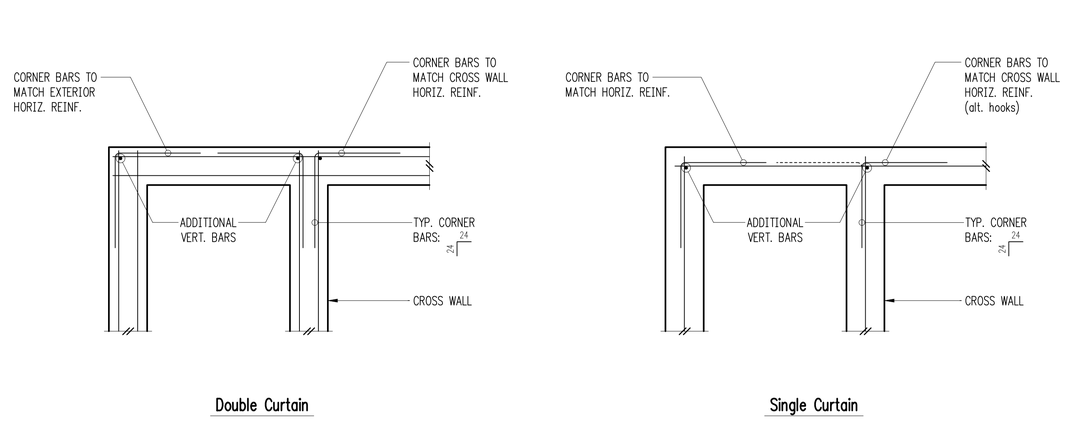


Typical Stepped Footing 6



Typical Corner Bars at Concrete Walls and Footings 8

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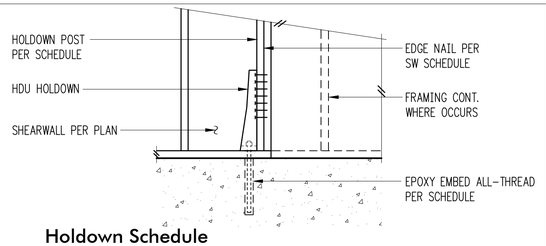
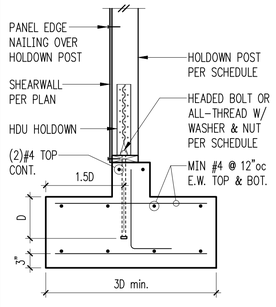


Holdown Schedule

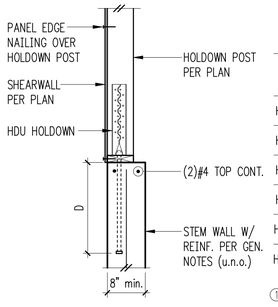
Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS ¼"x2½"	⅝"ø	12"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS ¼"x2½"	⅝"ø	16"	4x4	4x6
HDU5-SDS2.5	(14)SDS ¼"x2½"	⅝"ø	20"	4x6	4x6
HDU8-SDS2.5	(20)SDS ¼"x2½"	⅞"ø	24"	4x8	6x6
HDU11-SDS2.5	(30)SDS ¼"x2½"	1"ø	24"	4x10	6x6
HDU14-SDS2.5	(36)SDS ¼"x2½"	1"ø	24"	4x12	6x8

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown 10



HDU Into Footing Option



HDU Into Stem Wall Option

Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS ¼"x2½"	⅝"ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS ¼"x2½"	⅝"ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS ¼"x2½"	⅝"ø	SB⅝x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS ¼"x2½"	⅞"ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS ¼"x2½"	1"ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS ¼"x2½"	1"ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown 12

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DAN J. SAY — STATE OF WASHINGTON — 22000 — REGISTERED PROFESSIONAL ENGINEER

DESIGN: DJS
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REVISIONS:
1 Plan Review Comments April 26, 2022

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McConnell Remodel 2.0
7845 SE 62nd Street
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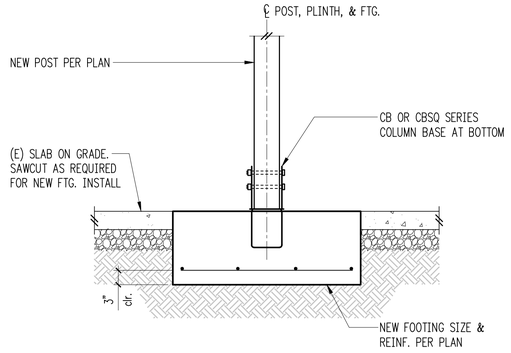

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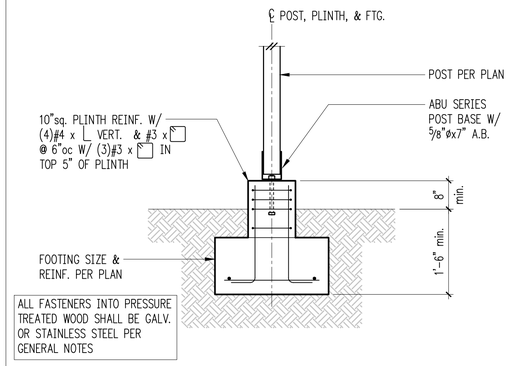
New Post Footing W/ Existing Slab on Grade - CB/CBSQ

2



Deck or Canopy Post Footing - Square Plinth

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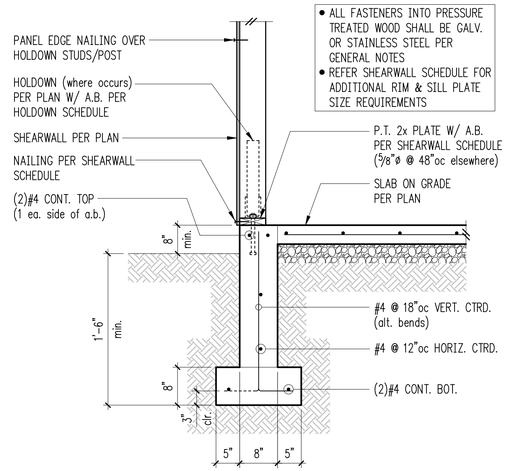

Exterior Wall w/ Slab on Grade

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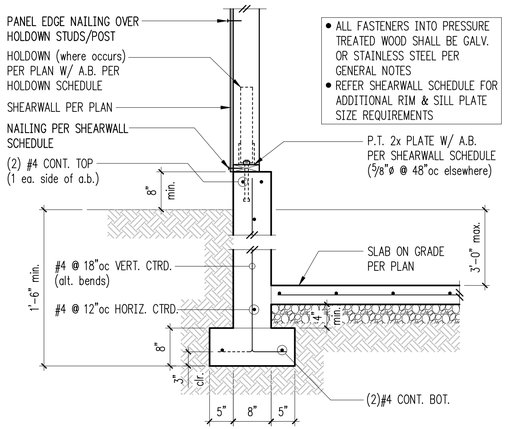

Exterior Wall w/ Slab on Grade & High Grade

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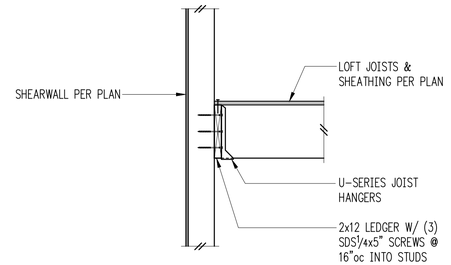

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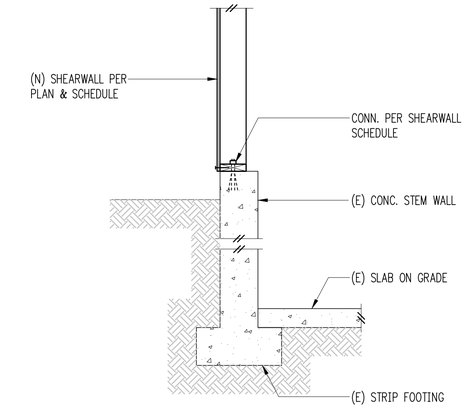

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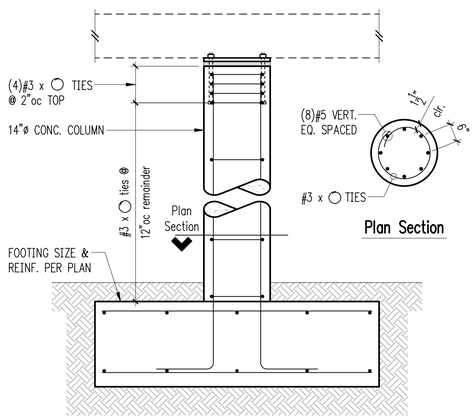

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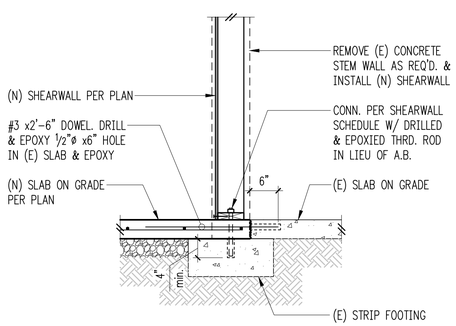

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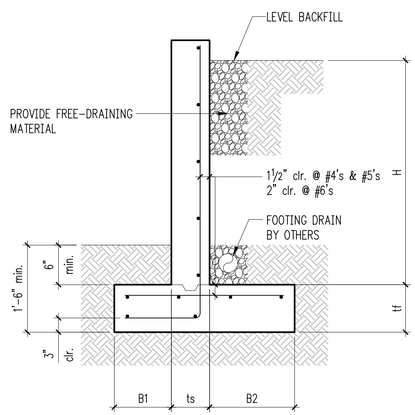

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Retaining Wall Schedule

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'–0"	5"	8"	5"	8"	#4 @ 18"oc	#4 @ 12"oc	–	(2)#4
4'–0"	5"	8"	1'–0"	8"	#4 @ 18"oc	#4 @ 12"oc	#4 @ 18"oc	(2)#4
6'–0"	5"	8"	2'–3"	10"	#4 @ 12"oc	#4 @ 12"oc	#4 @ 12"oc	(4)#4
8'–0"	1'–0"	8"	2'–9"	12"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(5)#5
10'–0"	1'–9"	8"	3'–9"	18"	#7 @ 12"oc	#4 @ 12"oc	#6 @ 12"oc	(8)#5

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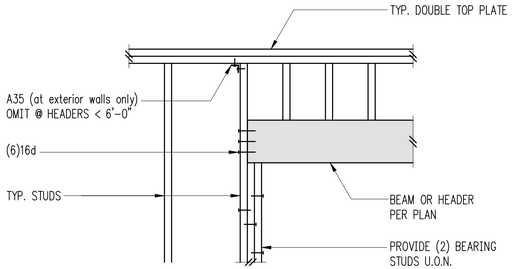
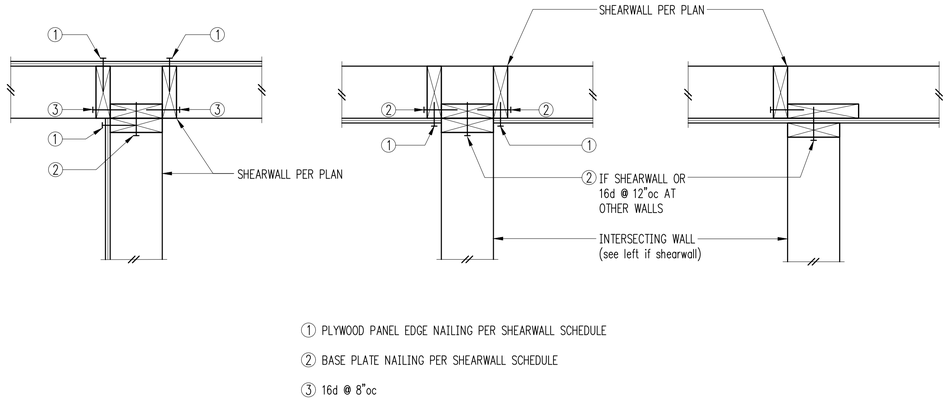
1

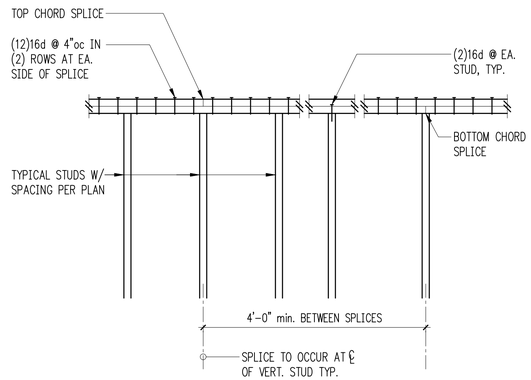


Typical Header Support w/2 Bearing Studs 2

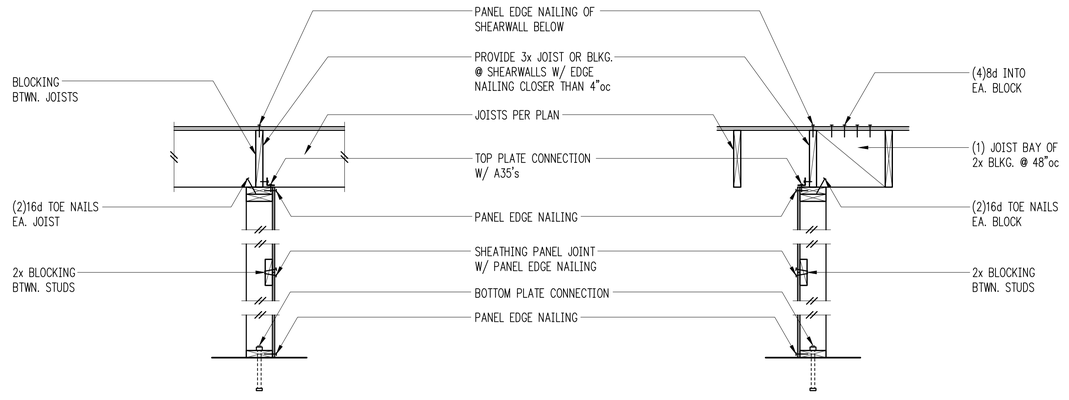


Typical Shearwall Intersections 4

5



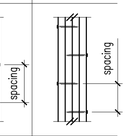
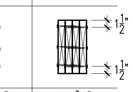
Typical Top Plate Splice 6



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING
AND CONNECTIONS, NOT OTHERWISE NOTED

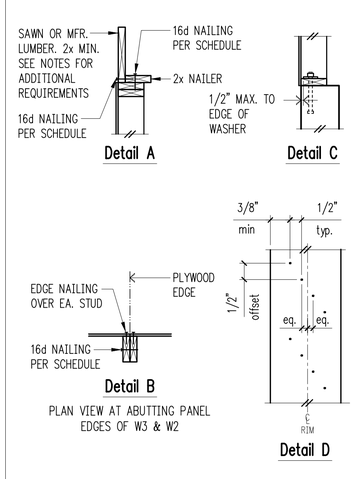
Typical Shearwall Construction 8

9

	A	B	C
PLAN VIEW			
SECTION			
# OF WOOD BMS (LVL)	2-1¾"	3-1¾"	4-1¾"
SDS SCREW SIZE	¼"x3½"	¼"x4½"	¼"x6"
# OF SDS SCREWS	3	3	3
SPACING OF SDS SCREWS	16"oc	8"oc	6"oc

NOTES:
- MIN. SCREW END DISTANCE = 4"

Sistering Schedule for Multi Beams 10



Shearwall Schedule ①②③⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑧ ⑨	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	⅝"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	⅝"ø A.B. @ 16"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.

② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box)

③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.

⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.

⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.

⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule - (Sheathed One Side) 12

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SHEET TITLE: Typical Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
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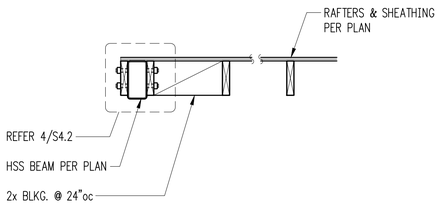

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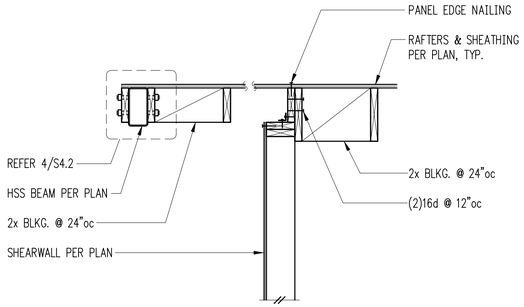

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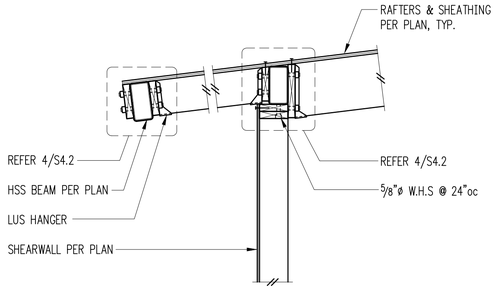

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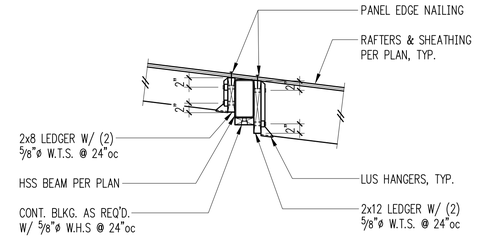

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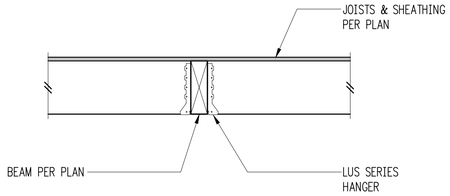
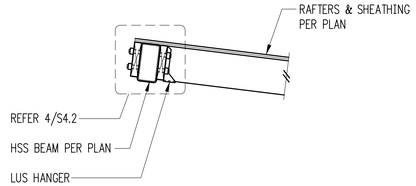


Typical Flush Beam 5



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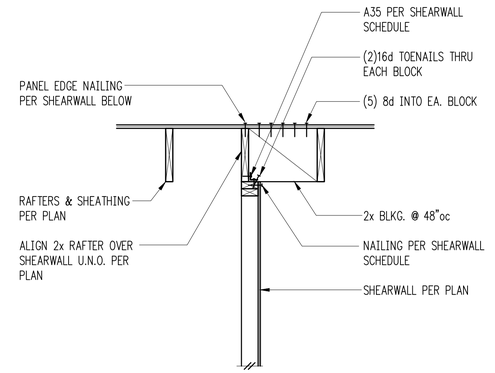
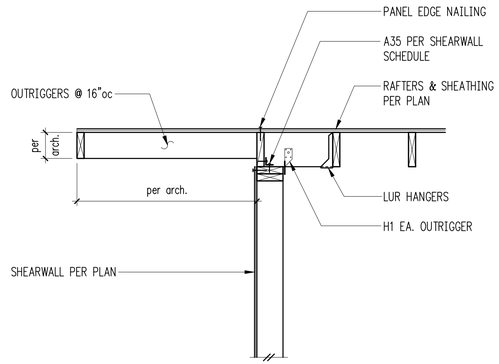


Interior Shearwall Parallel 7



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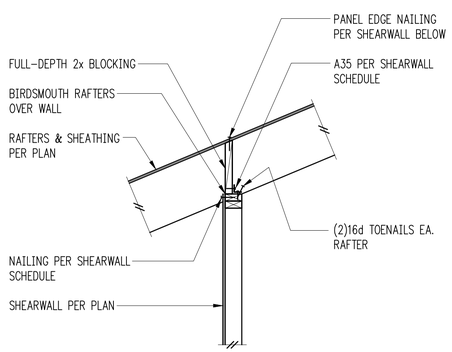
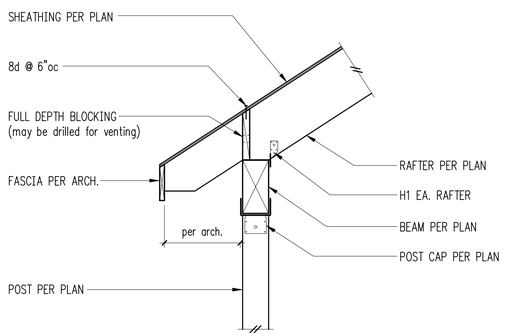
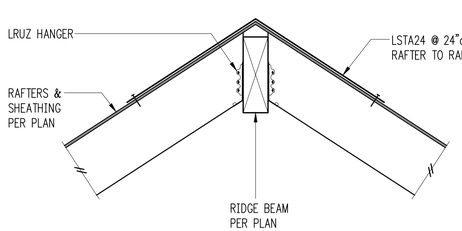


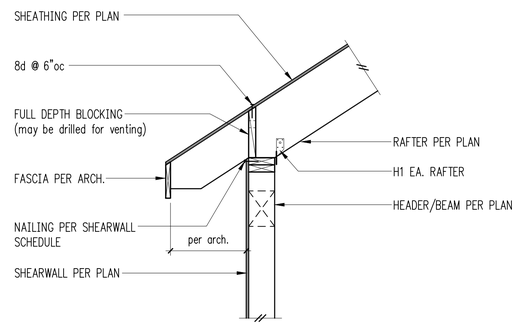
Interior Bearing Wall 9



Beam & Post 10



Ridge Beam w/ LRU Hangers 11



Exterior Bearing Wall 12

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Wood Framing Details

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DATE: January 18, 2022
PROJECT NO: 00894-2021-08
SHEET NO:
S4.2

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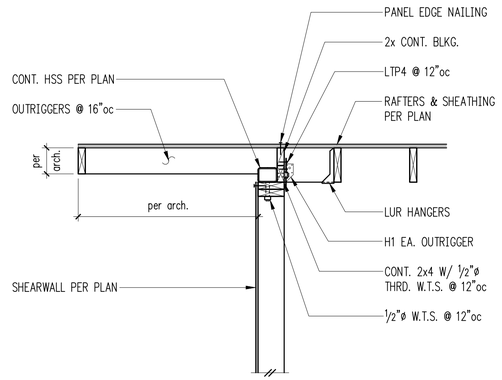

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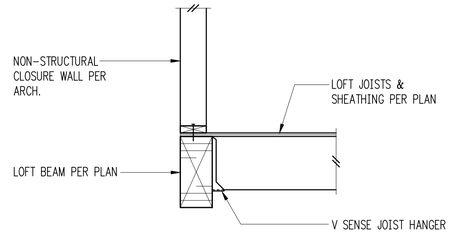

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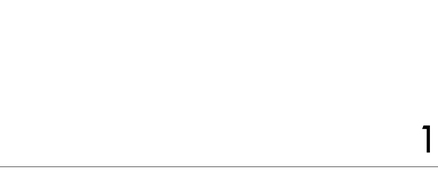

ℙ Elevation

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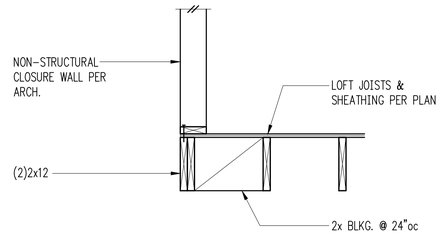

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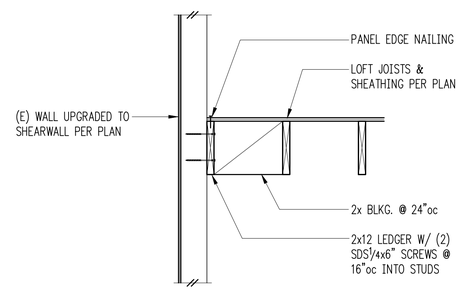

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APPROVED: DJS

REVISIONS:

1	Plan Review Comments	April 26, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

McConnell Remodel 2.0
7845 SE 62nd Street
Mercer Island, WA 98040

ARCHITECT:

HELIOTROPE

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ISSUE:

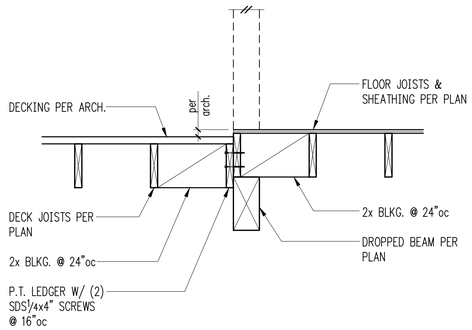
PERMIT

SHEET TITLE:

Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: January 18, 2022
PROJECT NO: 00894-2021-08
SHEET NO:

S4.3



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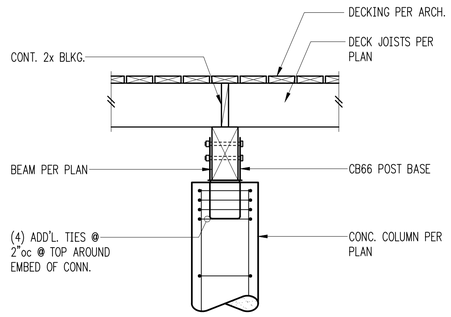

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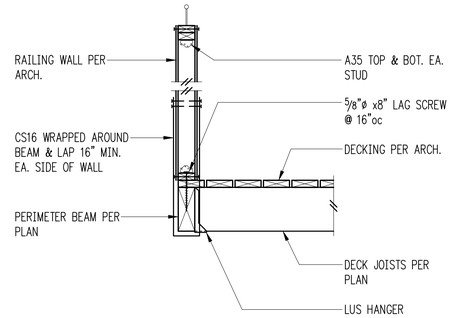

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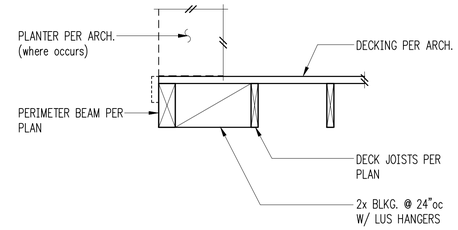

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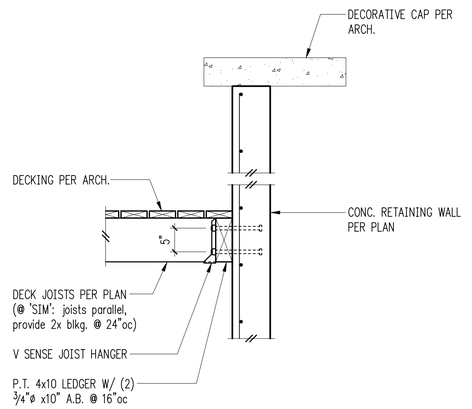

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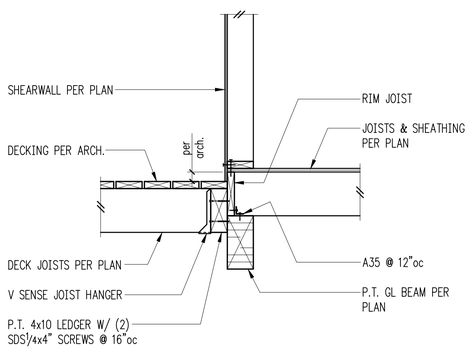

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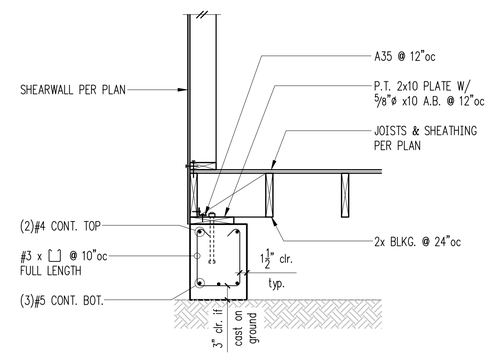

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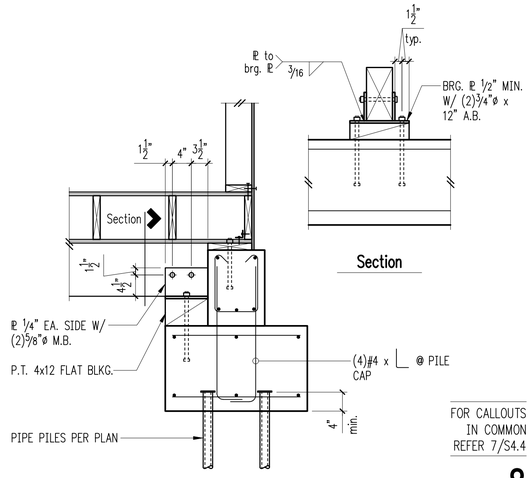

FOR CALLOUTS IN COMMON REFER 7/S4.4

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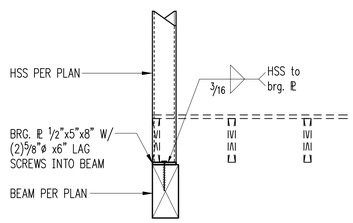

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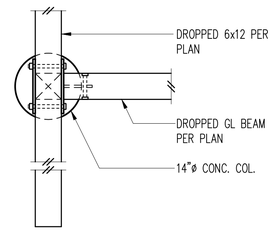

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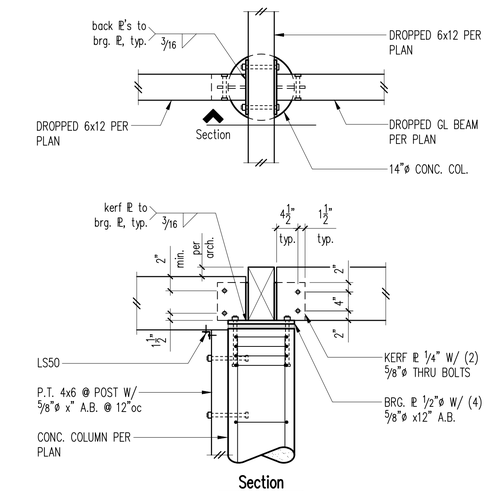

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SSF STRUCTURAL ENGINEERING

2124 Third Avenue - Suite 100 - Seattle, WA 98121
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934 Broadway - Tacoma, WA 98402
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DAN J. SAY — STATE OF WASHINGTON — 53008 — REGISTERED PROFESSIONAL ENGINEER

DESIGN: DJS
DRAWN: NHD
CHECKED: DJS
APPROVED: DJS

REVISIONS:

1	Plan Review Comments	April 26, 2022

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PROJECT NO: 00894-2021-08
SHEET NO:

S4.4

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2

3

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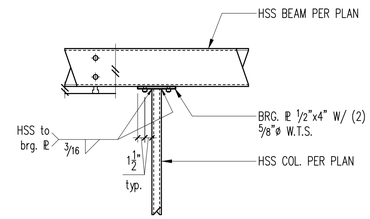

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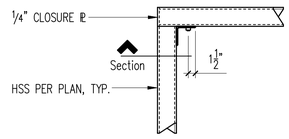
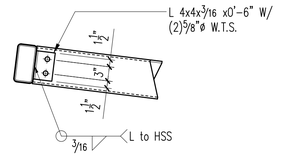


Plan View



Section

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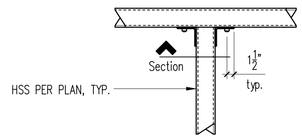
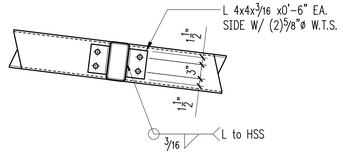


Plan View



Section

STRUCTURAL ENGINEERING

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DANIEL J. SAY — STATE OF WASHINGTON — 23000 — REGISTERED PROFESSIONAL ENGINEER

DESIGN: DJS
DRAWN: NHD
CHECKED: DJS
APPROVED: DJS

REVISIONS:

1	Plan Review Comments	April 26, 2022

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SHEET TITLE: Steel Details

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DATE: January 18, 2022
PROJECT NO: 00894-2021-08
SHEET NO: S5.1