

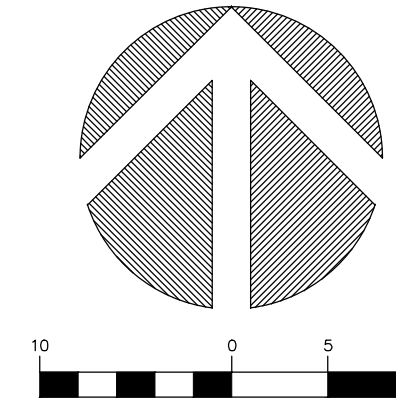




# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGEND

	AREA DRAIN		POWER POLE
	ASPHALT SURFACE		REBAR AS NOTED (FOUND)
	BRICK SURFACE		ROCKERY
	BUILDING		SEWER LINE
	CENTERLINE ROW		SEWER MANHOLE
	CLEANOUT		STORM DRAIN LINE
	CULVERT PIPE		TELEPHONE SENTRY
	CONCRETE SURFACE		TREE (AS NOTED)
	RETAINING WALL		WATER LINE
	DECK		WATER METER
	FENCE LINE (CHAIN LINK)		WATER VALVE
	FENCE LINE (WOOD)		HOSE BIB
	FIRE HYDRANT		YARD LIGHT
	GAS LINE		WETLAND AREA
	GAS METER		WETLAND FLAG
	GRAVEL SURFACE		TREE TAG REFERENCE
	CATCH BASIN (TYPE 1)		GEOTECH EXPLORATIONS (APPROXIMATE)
	HUB/TACK		
	NAIL AS NOTED		
	MONUMENT (SURFACE, FOUND)		
	POWER HAND HOLE		
	POWER METER		
	POWER (OVERHEAD)		



( IN FEET )  
1 INCH = 10 FT.

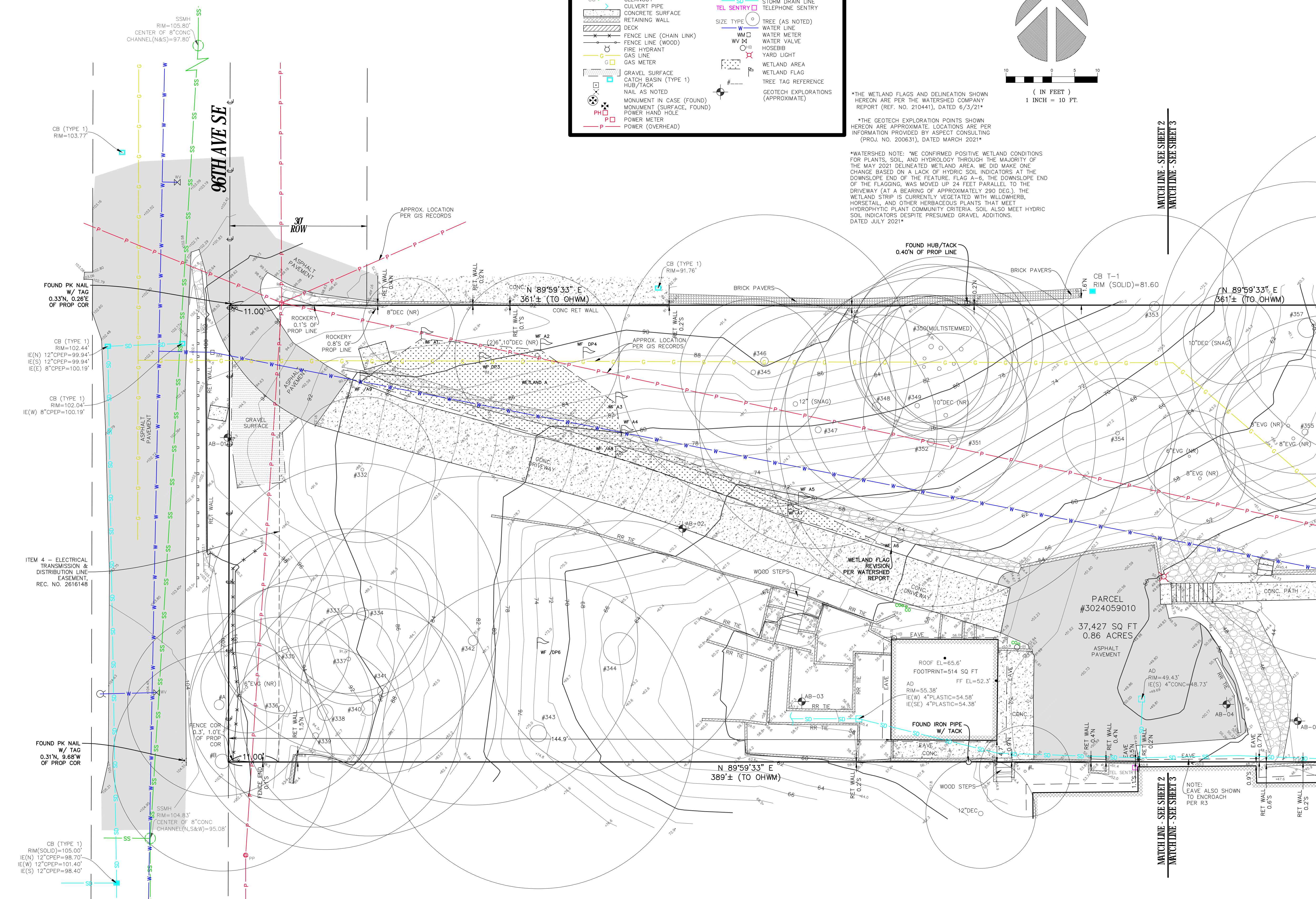
\*THE WETLAND FLAGS AND DELINEATION SHOWN HEREON ARE PER THE WATERSHED COMPANY REPORT (REF. NO. 210441), DATED 6/3/21\*

\*THE GEOTECH EXPLORATION POINTS SHOWN HEREON ARE APPROXIMATE. LOCATIONS ARE PER INFORMATION PROVIDED BY ASPECT CONSULTING (PROJ. NO. 200631), DATED MARCH 2021\*

\*WATERSHED NOTE: "WE CONFIRMED POSITIVE WETLAND CONDITIONS FOR PLANTS, SOIL, AND HYDROLOGY THROUGH THE MAJORITY OF THE MAY 2021 DELINEATED WETLAND AREA. WE DID MAKE ONE CHANGE BASED ON A LACK OF HYDRIC SOIL INDICATORS AT THE DOWNSLOPE END OF THE FEATURE. FLAG A-6, THE DOWNSLOPE END OF THE FLAGGING, WAS MOVED UP 24 FEET PARALLEL TO THE DRIVEWAY (AT A BEARING OF APPROXIMATELY 290 DEG.). THE WETLAND STRIP IS CURRENTLY VEGETATED WITH WILLOWHERB, HORSETAIL, AND OTHER HERBACEOUS PLANTS THAT MEET HYDROPHYTIC PLANT COMMUNITY CRITERIA. SOIL ALSO MEET HYDRIC SOIL INDICATORS DESPITE PRESUMED GRAVEL ADDITIONS. DATED JULY 2021"

MATCHLINE - SEE SHEET 2  
MATCHLINE - SEE SHEET 3

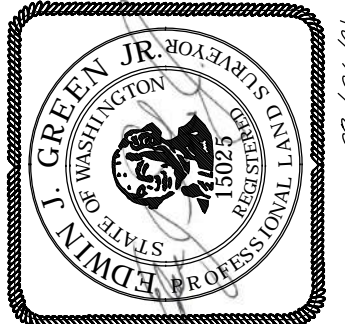
MATCHLINE - SEE SHEET 2  
MATCHLINE - SEE SHEET 3



TOPOGRAPHIC & BOUNDARY SURVEY  
PARCEL NO. 3024059010

BUTTENWIESER / WILEY RESIDENCE

6838 96TH AVE SE  
MERCER ISLAND, WA 98040



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	202552
DATE:	02/04/21
DRAFTED BY:	TCC
CHECKED BY:	EJC/IMI
SCALE:	1" = 10'
REVISION HISTORY	
7/19/21	ADDD TOPO
8/6/21	PER COMMENTS

SHEET NUMBER  
2 OF 3

measure success







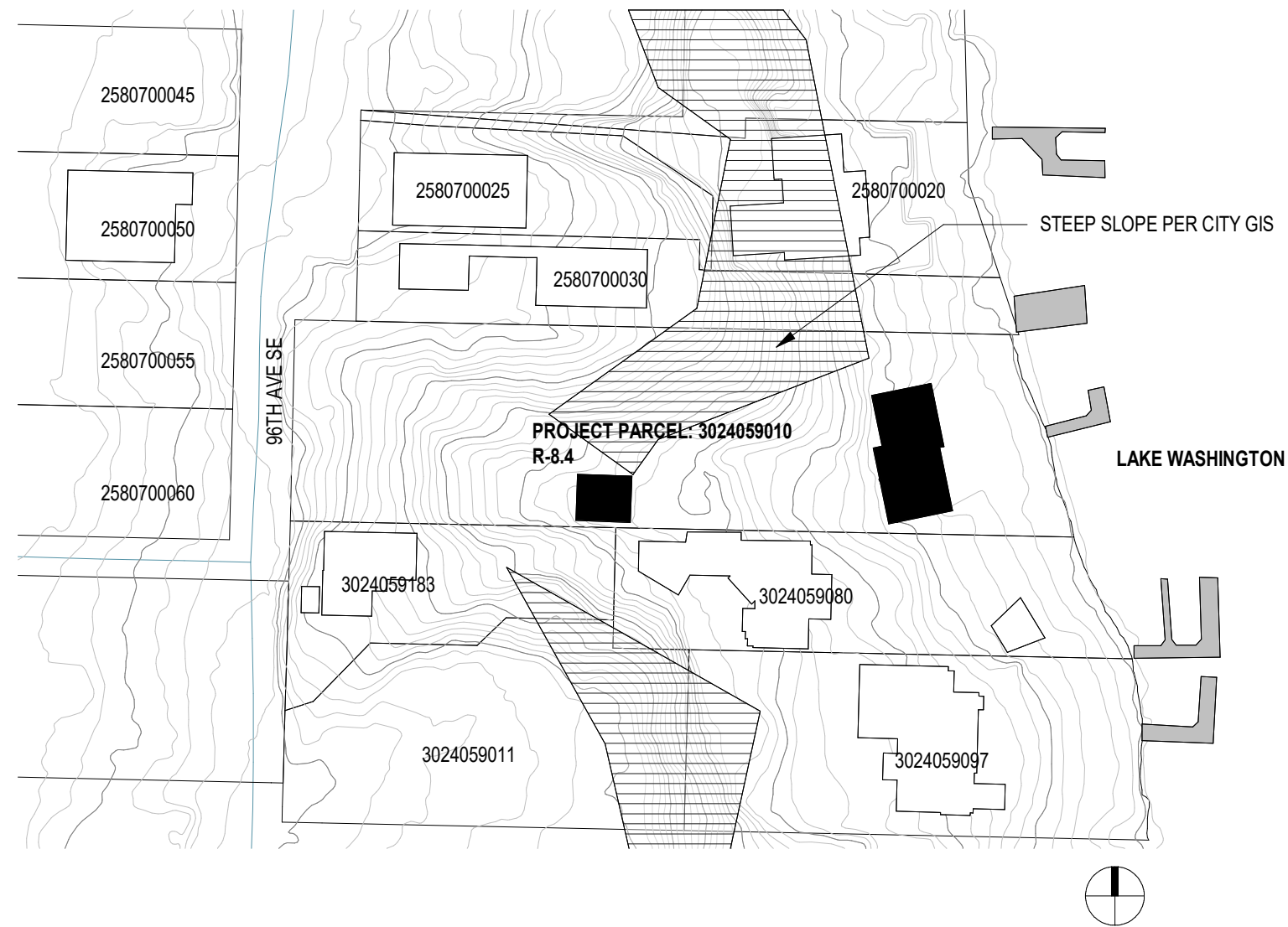


# MERCER ISLAND HOUSE: CASCADE

# BUILDING PERMIT SUBMITTAL

MERCER ISLAND, WA  
JUNE 16, 2022

## VICINITY MAP - ADJACENT PARCELS



## PROJECT DESCRIPTION

THE PROJECT SITE IS A WATERFRONT SITE ON THE SOUTHEAST SIDE OF MERCER ISLAND. THE SLOPED SITE RUNS PRIMARILY WEST-EAST, ACCESSED VIA 96TH AVENUE SE AND DESCENDS TO THE LAKE WASHINGTON SHORELINE. THREE STRUCTURES CURRENTLY OCCUPY THE SITE: A PRIMARY TWO-STORY RESIDENCE, A TWO-CAR GARAGE AND A SMALL POTTING SHED. THE HOUSE, GARAGE AND SHED ARE IN POOR STATE OF REPAIR AND WILL BE DEMOLISHED FOR THE CONSTRUCTION OF THE NEW RESIDENCE.

THERE ARE SEVERAL SENSITIVE AND ENVIRONMENTALLY CRITICAL AREAS ON THE SITE. THE ENTIRE PROPERTY IS CHARACTERIZED BY RELATIVE STEEPNESS AS THERE IS A FREQUENT CHANGE IN GRADE ACROSS THE FULL SPAN OF THE PARCEL. CITY OF MERCER ISLAND CRITICAL AREAS MAPPING INDICATES THAT THE CENTRAL REGION OF THE SITE IS A DESIGNATED STEEP SLOPE AREA AND NEARLY THE ENTIRE PROPERTY IS LOCATED IN A PROTECTED STEEP SLOPE AREA. IN ADDITION, THE WHOLE SITE IS MAPPED AS A LANDSLIDE HAZARD AREA. OTHER ENVIRONMENTAL HAZARDS IDENTIFIED OVER THE ENTIRE SITE INCLUDE POTENTIAL SLIDE AND EROSION HAZARD AREAS. THE EASTERN REGION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED SEISMIC HAZARD AREA.

THE NEW RESIDENCE WILL BE A THREE-STORY STRUCTURE AND NEW DETACHED GARAGE. A MAJORITY OF THE PROPOSED FOOTPRINT IS LOCATED WITHIN THE EXISTING BUILDING PAD. THE FIRST TWO STORIES ARE LOCATED NEAR THE WATER, WITH THE THIRD STORY EXTENDING WEST TOWARD THE EXISTING PARKING PAD. THE THIRD STORY CONNECTS TO THE PARKING PAD WITH AN ELEVATED COVERED WALKWAY WHICH WILL ALLOW THE NEW RESIDENTS TO AGE-IN-PLACE AT THIS HOME.

A CENTRAL EXTERIOR STAIRWAY WILL CONNECT THE UPPER PARKING PAD TO THE WATERFRONT. LANDSCAPING FEATURES WILL BE INCLUDED THROUGHOUT.

## PROJECT TEAM

### OWNER

JANET BUTTENWIESER & MATT WILEY  
4321 W MCCLAREN STREET  
SEATTLE, WA 98199  
TEL: 206.388.8558  
CONTACT: MATT WILEY

### CIVIL ENGINEER

LPD ENGINEER PLLC  
1932 1ST AVENUE, #201  
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TEL: 206.725.1211  
CONTACT: LAURIE PFARR

### LANDSCAPE ARCHITECT

BERGER PARTNERSHIP  
1927 POST ALLEY, #2  
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### GEOTECHNICAL ENGINEER

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CONTACT: CHIP BARNETT

### ARBORIST

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SEATTLE, WA 98109  
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CONTACT: ANDREA STARBIRD

### LIGHTING DESIGNER

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114 ALASKAN WAY SOUTH #602  
SEATTLE, WA 98104  
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CONTACT: SIDNEY GENETTE

### ARCHITECT

THE MILLER HULL PARTNERSHIP, LLC  
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CONTACT: APRIL NG

### SURVEYOR

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BELLEVUE, WA 98004  
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CONTACT: DANNY SLAGER

### STRUCTURAL ENGINEER

PCS STRUCTURAL SOLUTIONS  
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CONTACT: TED RYAN

### MECHANICAL ENGINEER

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CONTACT: TOM MARSEILLE

### ECOLOGIST

THE WATERSHED COMPANY  
750 6TH STREET S  
KIRKLAND, WA 98033  
TEL: 425.822.5242  
CONTACT: NELL LUND

### ENVELOPE CONSULTANT

4EA BUILDING SCIENCE  
12721 30TH AVENUE NE, 2ND FLOOR  
SEATTLE, WA 98125  
TEL: 206.728.2358  
CONTACT: JEFF SPEERT

## PROJECT INFORMATION

TAX PARCEL NUMBER	302405-9010
JURISDICTION	CITY OF MERCER ISLAND
PERMIT NUMBER	LAND USE: CAC021-007, SHL21-042, SEP21-027 BUILDING PERMIT NUMBER TO BE ASSIGNED
LEGAL DESCRIPTION	SOUTH 100 FEET OF THE NORTH 400 FEET OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING SAID PREMISES
YEAR BUILT:	1934
YEAR RENOVATED:	1970
APPLICABLE CODES:	2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) 2018 UNIFORM PLUMBING CODE (UPC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 WASHINGTON STATE ENERGY CODE (WSEC) ICC/ANSI A117.1-09, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS
ZONE:	R-8.4 SINGLE FAMILY
LOT SIZE:	37427 SQUARE FEET PER SURVEY DATED 8/6/21
CRITICAL AREAS:	STEEP SLOPE PER SURVEY, LANDSCAPE HAZARDS, SEISMIC HAZARDS AND EROSION HAZARDS PER GEOTECH. WETLAND DELINEATION PER ECOLOGIST
ACCESS:	PRIVATE DRIVEWAY FROM 96TH AVE SE
EASEMENTS:	UTILITY EASEMENT: PUGET SOUND POWER AND LIGHT COMPANY, ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, 11' FROM WEST PROPERTY LINE UTILITY EASEMENT: MERCER ISLAND SEWER DISTRICT, IN LAKE WASHINGTON
ADDITIONAL INFORMATION	ADDITIONAL CODE ANALYSIS AND PROJECT INFORMATION ON G100

## SHEET INDEX

NO.	SHEET NAME
SURVEY	
SURVEY	SURVEY
GENERAL	
G000	SHEET INDEX & PROJ INFO
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G101	SITE PLAN
G200	CODE DIAGRAMS
G201	CODE DIAGRAMS
CIVIL	
C100	TESC AND DEMOLITION PLAN
C101	TREE RETENTION PLAN
C102	TESC DETAILS
C200A	GRADING PLAN
C200B	DRAINAGE PLAN
C300	UTILITIES & PAVING PLAN
C400	DETAILS
C401	DETAILS
C402	DETAILS
LANDSCAPE	
L100	COMPOSITE SITE PLAN
L101	LAYOUT & MATERIAL PLAN
L102	LANDSCAPE ENLARGEMENTS
L103	LANDSCAPE ENLARGEMENTS
L104	ROOF LAYOUT & MATERIAL PLAN & DETAILS
L201	GRADING PLAN
L301	SITE SECTIONS
L302	SITE SECTIONS
L401	SITE DETAILS
L402	SITE DETAILS
L403	SITE DETAILS
L404	SITE DETAILS
L405	SITE DETAILS
L406	SITE DETAILS - ECA WALL
L407	SITE DETAILS - ECA WALL
L601	PLANTING PLAN
L602	ROOF PLANTING PLAN & DETAILS
L603	PLANTING DETAILS

NO.	SHEET NAME
L604	PLANTING SCHEDULE, DETAILS & NOTES
ARCHITECTURAL	
A001	LEGENDS, NOTES & ABBREVIATIONS
A010	ASSEMBLIES
A030	DOORS, LOUVERS & FINISH LEGEND
A050	FRAME ELEVATIONS
A111	LEVEL 1 - FLOOR PLAN
A113	LEVEL 1 - REFLECTED CEILING PLAN
A121	LEVEL 2 - FLOOR PLAN
A123	LEVEL 2 - REFLECTED CEILING PLAN
A131	LEVEL 3 - FLOOR PLAN
A133	LEVEL 3 - REFLECTED CEILING PLAN
A141	ROOF PLAN
A151	GARAGE PLANS
A152	GARAGE ELEVATIONS, SECTIONS
A161	COVERED WALKWAY PLANS
A162	COVERED WALKWAY ELEV. SECTIONS
A171	SHED PLANS, ELEV. SECTION
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS
A301	BUILDING ELEVATIONS / SECTIONS
A302	BUILDING SECTIONS
A303	BUILDING SECTIONS
A350	FENCE ELEVATIONS
A410	VERTICAL TRANSPORTATION
A411	VERTICAL TRANSPORTATION
A412	VERTICAL TRANSPORTATION
STRUCTURAL	
S000	COVER SHEET
S001	GENERAL NOTES
S002	GENERAL NOTES
S003	GENERAL NOTES
S004	GENERAL NOTES
S005	GENERAL NOTES
S110	PLAN NOTES
S111	PILE PLAN
S112	LEVEL 1 - FOUNDATION PLAN

NO.	SHEET NAME
S121	LEVEL 2 - FLOOR FRAMING PLAN
S131	LEVEL 3 - FLOOR FRAMING PLAN
S141	ROOF - FRAMING PLAN
S151	GARAGE AND SHED PLANS
S161	COVERED WALKWAY PLANS
S301	SLAB-ON-GRADE DETAILS
S302	FOUNDATION DETAILS
S303	FOUNDATION DETAILS
S304	FOUNDATION DETAILS
S305	FOUNDATION DETAILS
S400	SOLDIER PILE WALL PLAN
S401	SHORING WALL ELEVATIONS
S402	SHORING WALL ELEVATIONS
S403	SHORING DETAILS
S501	STEEL FRAMING DETAILS
S701	WOOD FRAMING DETAILS
S702	WOOD FRAMING DETAILS
S703	WOOD FRAMING DETAILS
S704	WOOD FRAMING DETAILS
S705	WOOD FRAMING DETAILS
S706	WOOD FRAMING DETAILS
S707	WOOD FRAMING DETAILS
S708	WOOD FRAMING DETAILS
S709	WOOD FRAMING DETAILS
S710	WOOD FRAMING DETAILS
94	



The Miller Hull Partnership, LLP  
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Phone: 206.682.6837  
Contact: Name

## STAMP



# MERCER ISLAND HOUSE: CASCADE

6838 96TH AVE SE  
MERCER ISLAND, WA 98040

## SUBMITTAL

# BUILDING PERMIT SUBMITTAL

JUNE 16, 2022

## REVISIONS

No.	Description	Date

Drawn: AN  
Checked: AN  
MJH Proj No.: A20.0085.00

Issue Date: JUNE 16, 2022

## SHEET

# SHEET INDEX & PROJ INFO G000



ENERGY CODE NOTES	
CLIMATE ZONE	4C KING
ENVELOPE PROVISIONS	PRESCRIPTIVE REFER TO ASSEMBLIES SHEET A010 FOR U-FACTORS AND R-VALUES REFER TO FRAME ELEVATIONS SHEET A050 FOR U-FACTORS FOR FENESTRATION SYSTEMS
CERTIFICATE	A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE MECHANICAL ROOM. CERTIFICATE INFO TO INCLUDE: R-VALUES OF ALL INSULATION U-FACTORS AND SHGC FOR FENESTRATION BUILDING AIR LEAKAGE TESTING WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST
AIR BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 2 AIR CHANGES PER HOUR AT 50 PASCALS.
TESTING	PROVIDE THE FOLLOWING TESTING REPORTS DUCT LEAKAGE TESTING (R403.2.2) POST CONSTRUCTION TEST (R403.2.2.1) ROUGH-IN TEST (R403.2.2.3)
LIGHTING EQUIPMENT	A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE LED.
ENERGY CREDITS	MEDIUM DWELLING UNIT: 6 CREDITS
R406.3	1.0 FUEL NORMALIZATION CREDIT - SYSTEM TYPE 2 HEAT PUMP 1.0 AIR LEAKAGE CONTROL AND VENTILATION OPTION 2.2 TESTED AIR LEAKAGE 2.0 ACH/50 HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVER EFFICIENCY OF 0.65 0.5 HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTION 4.1 ALL DUCTS, AIR HANDLERS LOCATED IN CONDITIONED SPACE DUCT LEAKAGE SHALL BE LIMITED TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA 1.5 EFFICIENT WATER HEATING OPTION 5.4 ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NEEA'S ADVANCED WATER HEATING SPECIFICATION 3.0 RENEWABLE ELECTRIC ENERGY OPTION 6.1 REFERENCE SOLAR ANALYSIS 7 TOTAL ENERGY CREDITS

MECHANICAL DESIGN CRITERIA	
MEP BASIS OF DESIGN	REFERENCE THE MECHANICAL, ELECTRICAL, PLUMBING BASIS OF DESIGN DOCUMENT FOR ADDITIONAL DESIGN CRITERIA AND REQUIREMENTS.
OUTDOOR DESIGN CONDITIONS	SUMMER COOLING 83.0 DEGREES FARENHEIGHT DB WINTER HEATING 24.0 DEGREES FARENHEIGHT DB
INDOOR DESIGN CONDITIONS	INTERIOR SPACES ARE DESIGNED TO MAINTAIN THE FOLLOWING INTERIOR DESIGN CONDITIONS. SUMMER 75 DEGREES FARENHEIGHT MINIMUM (BEDROOMS WITH FULL AIR CONDITION) WINTER 72 DEGREES FARENHEIGHT MAXIMUM (ALL SPACES)
VENTILATION CRITERIA	ALL OCCUPIED SPACES TO BE PROVIDED WITH VENTILATION AND EXHAUST IN ACCORDANCE WITH CHAPTER 51-51 WAC (2018 INTERNATIONAL RESIDENTIAL CODE, EFFECTIVE JULY 1, 2020), WHOLE HOUSE MECHANICAL VENTILATION SHALL BE DESIGNED ASSUMING CONTINUOUS OPERATION.
AIRSIDE SIZING CRITERIA	HVAC DUCT AND AIR REGISTER SIZING WILL BE BASED ON BEST PRACTICES PRESCRIBED BY ASHRAE AND TO MEET SPECIFIED NOISE CRITERIA PROVIDED BELOW. AIR INTAKE LOUVERS (WHERE REQUIRED) MAX. VELOCITY: 500 FPM (NET FREE AREA) MAX PRESSURE DROP: > 0.1 IN W.G. EXHAUST LOUVERS MAX VELOCITY: 500 FPM (NET FREE AREA) MAX PRESSURE DROP: > 0.1 IN W.G.
INSULATION CRITERIA	PROJECT WILL COMPLY WITH SECTION R403 OF WSEC 2018 INCLUDING: HEATING PIPING: MIN R-6 SERVICE HOT WATER PIPING: MIN R-3 SERVICE HOT WATER HEATER: PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10 DUCTS OUTSIDE THERMAL ENVELOPE: MIN R-8
DUCT AND AIR HANDLER SEALING	DUCTS AND AIR HANDLERS TO BE SEALED TO COMPLY WITH SECTION R403.3.2 DUCT LEAK TESTING EXCEPTION (R403.3.3) TO BE TAKEN GIVEN SYSTEMS ARE ENTIRELY INDOORS (EXCEPTION 1) AND/OR HRVS (EXCEPTION 2)
FIRE PROTECTION	
FIRE AREA SQUARE FOOTAGE CALCULATION	LEVEL 1 1046 SF LEVEL 2 1820 SF LEVEL 3 1135 SF COVERED PATIO 625 SF 4635
FIRE ACCESS	EXISTING DRIVEWAY DOES NOT MEET FIRE ACCESS REQUIREMENT. CODE ALTERNATES WILL NEED TO BE PURSUED.
FIRE FLOW (HYDRANTS)	HYDRANT FLOW REQUIRED FOR 4801 - 6,200 SF REQUIRES 2000 GPM WITH 50% CREDIT DUE TO A FIRE SPRINKLER SYSTEM. NEAREST HYDRANT: HS-36 1025 GMP AT 72 PSI DISTANCE FROM HYDRANT TO REAR OF HOUSE: 497' DISTANCE FROM HYDRANT TO ACCESS: 87'/DRIVEWAY, 302' TO GARAGE
SPRINKLERS	ALL NEW CONSTRUCTION IS REQUIRED TO INSTALL A MINIMUM OF A NFPA 13D FIRE SPRINKLER SYSTEM PROPOSED: NFPA 13R
FIRE ALARM SYSTEMS	HOUSEHOLD FIRE ALARM SYSTEM TO BE INSTALLED PER NFPA 72 CHAPTER 29 SMOKE ALARMS SHALL BE INSTALLED AS FOLLOWS: IN ALL SLEEPING ROOMS OUTSIDE OF EACH SLEEPING AREA ON EVERY LEVEL OF A DWELLING UNIT CARBON MONOXIDE ALARMS ARE NOT PROVIDED. NO FUEL-FIRED APPLIANCES OR ATTACHED GARAGE
FIRE ALTERNATES	ALL GYPSUM BOARD WILL BE 1-HOUR RATED ALL SOLID WOOD DOORS WILL BE SOLID CORE FDC CONNECTION WILL BE PROVIDED AT GARAGE AND LAKESIDE AS REQUIRED BY FIRE MARSHAL

ZONING CODE ANALYSIS				
SECTION	EXISTING / REQUIRED	PROPOSED	COMPLIES	SHEET
ZONING	R-8.4 - SINGLE-FAMILY	R-8.4	YES	G000
CONSTRUCTION TYPE	RESIDENTIAL - TYPE VA	TYPE VA	YES	G100
LOT SIZE	37,427 SF WITH 22% LOT SLOPE			SURVEY
YARD REQUIREMENTS	FRONT YARD SETBACK: 20' COMBINED SIDE YARD SETBACK: 17' MIN. SIDE YARD SETBACK: 5.61' VARIABLE SIDE YARD SETBACKS: 7'-6" IF HEIGHT GREATER THAN 15' 10'-0" IF HEIGHT GREATER THAN 25' REAR YARD SETBACK: PER SHORELINE		YES YES YES YES YES	G101
GROSS FLOOR AREA	MAX GFA: 5,000 SF ALLOWED 4,409 SF EXISTING	4,568 SF (12% OF LOT AREA)	YES	G201
BUILDING HEIGHT LIMIT	30' MAXIMUM HEIGHT ABOVE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF THE ROOF	ABE: 30' - 4" ABE + 30': 60' - 4" TOP OF BUILDING: 59'-10"	YES	G200 A202
LOT COVERAGE	13,100 SF ALLOWED (35% OF LOT AREA) 7,185 SF EXISTING (19%) 7969 SF ALLOWED (9% + 12% UNUSED LOT COVERAGE) 2940 SF EXISTING (8%)	8,499 SF (23%)	YES	G200
MAX HARDSCAPE	24,327 SF (65%) REQUIRED LANDSCAPING AREA 26,974 SF EXISTING (72%)	3,727 SF (10%)	YES	G200
LANDSCAPING		25,310 SF (67%)	YES	G200
PARKING	3 PARKING SPACES REQUIRED, AT LEAST 2 SHALL BE COVERED	4 PARKING SPACES: 2 ARE COVERED	YES	G101

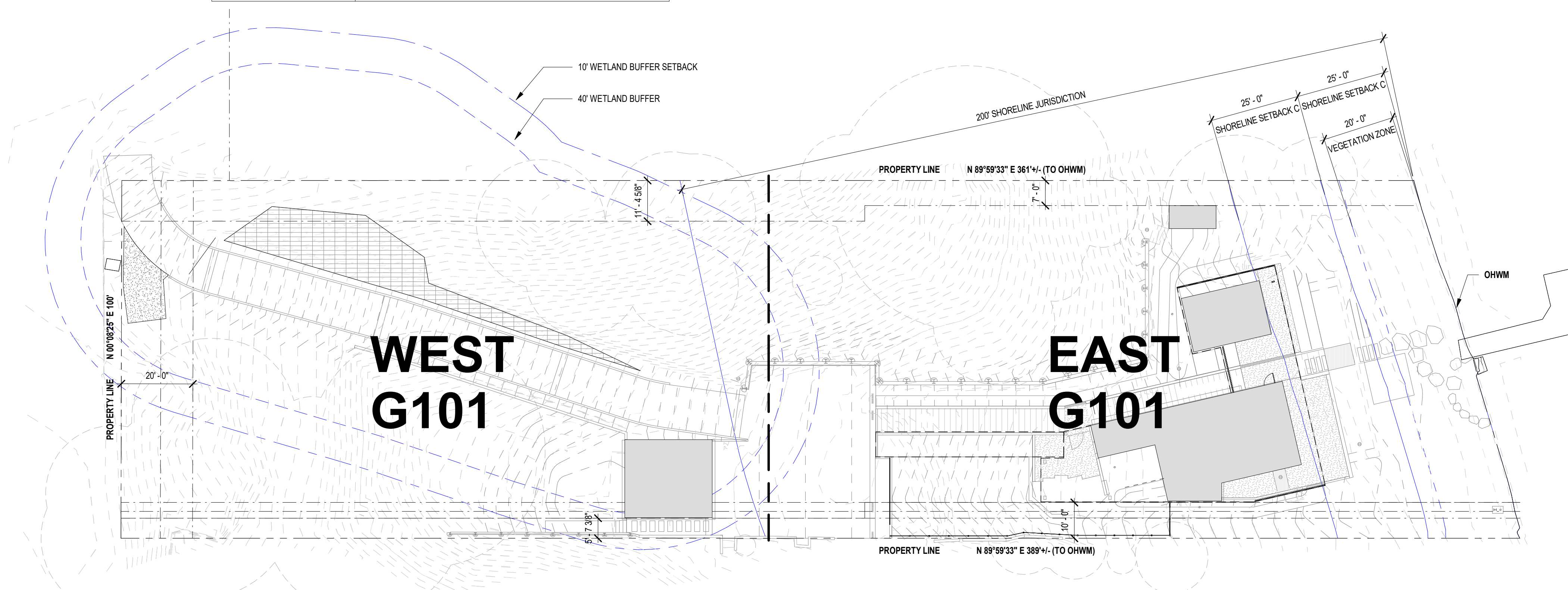
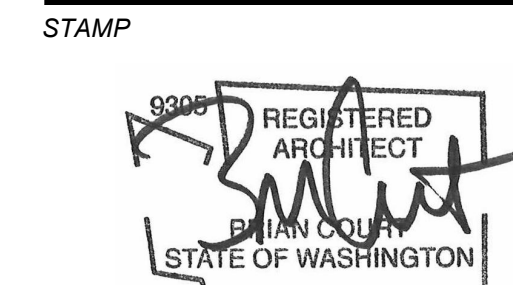
### GENERAL SITE PLAN NOTES

- REFER TO CRITICAL AREA STUDY, GEOTECHNICAL REPORT AND ARBORIST REPORT FOR WORK WITHIN ASSOCIATED ENVIRONMENTALLY CRITICAL AREAS.
- REFER TO CIVIL DRAWINGS FOR TESC, TREE, UTILITIES AND GRADING PLANS.
- REFER TO LANDSCAPE DRAWINGS FOR PROPOSED TREES AND SHRUBS.

### SITE PLAN LEGEND

- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE DRIVEWAY OR PATHWAY
- WETLAND DELINEATION, REFERENCE CRITICAL AREAS STUDY
- EXISTING TREES, REFERENCE ARBORIST REPORT AND CIVIL TREE PLAN
- DRIPLINE
- RLOD (RECOMMENDED LIMITS OF DISTURBANCE)
- EXISTING CONTOUR, SHOWN AT 1' INTERVALS, REFERENCE CIVIL DRAWINGS
- PROPOSED CONTOUR, SHOWN AT 1' INTERVALS, REFERENCE CIVIL DRAWINGS

**MILLER HULL**  
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**1 COMPOSITE SITE PLAN**  
G100 1" = 20'-0"



## MERCER ISLAND HOUSE: CASCADE

6838 96TH AVE SE  
MERCER ISLAND, WA 98040

SUBMITTAL

## BUILDING PERMIT SUBMITTAL

JUNE 16, 2022

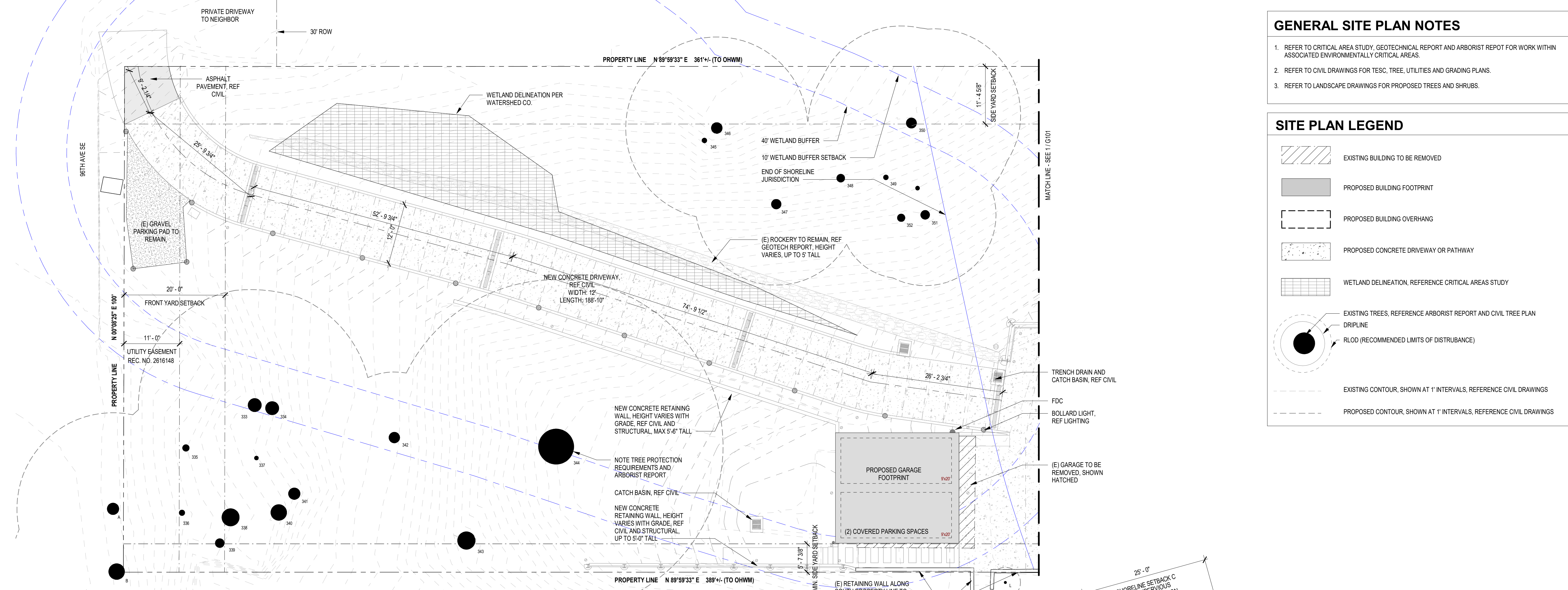
REVISIONS  
No. Description Date

Drawn: AN  
Checked: AN  
MJH Proj No.: A20.0085.00  
Issue Date: JUNE 16, 2022

SHEET

## SITE PLAN G100

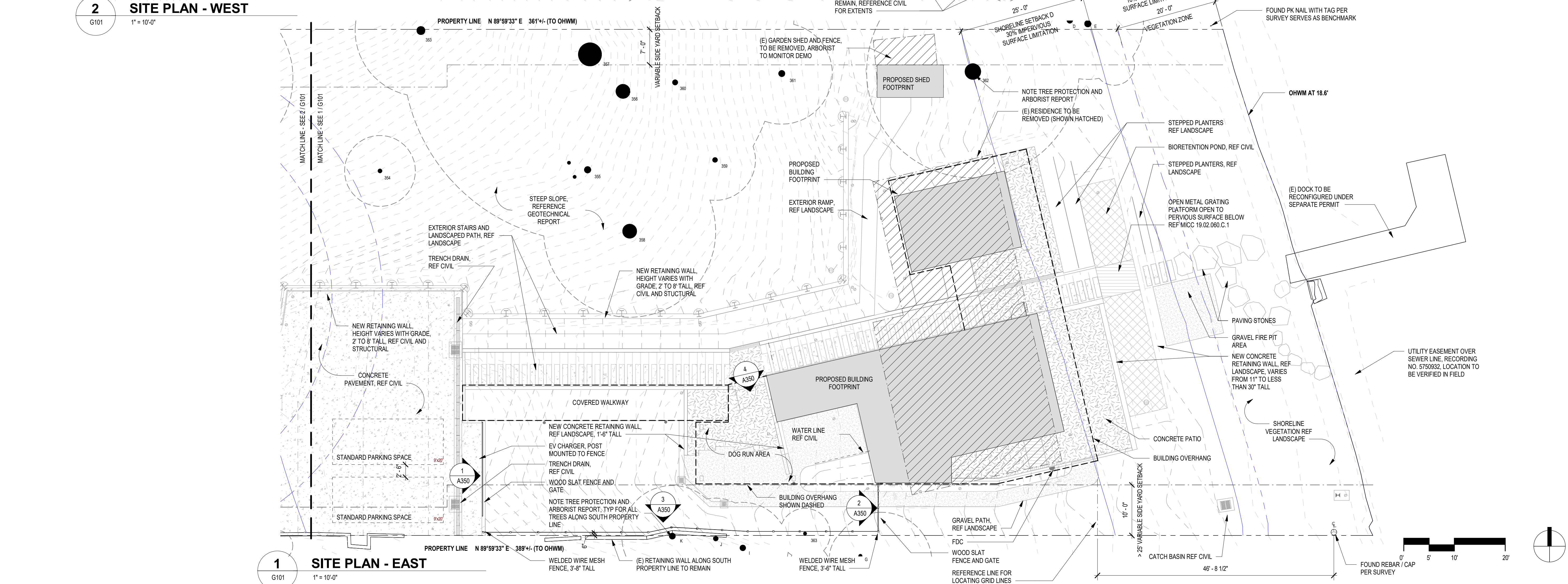
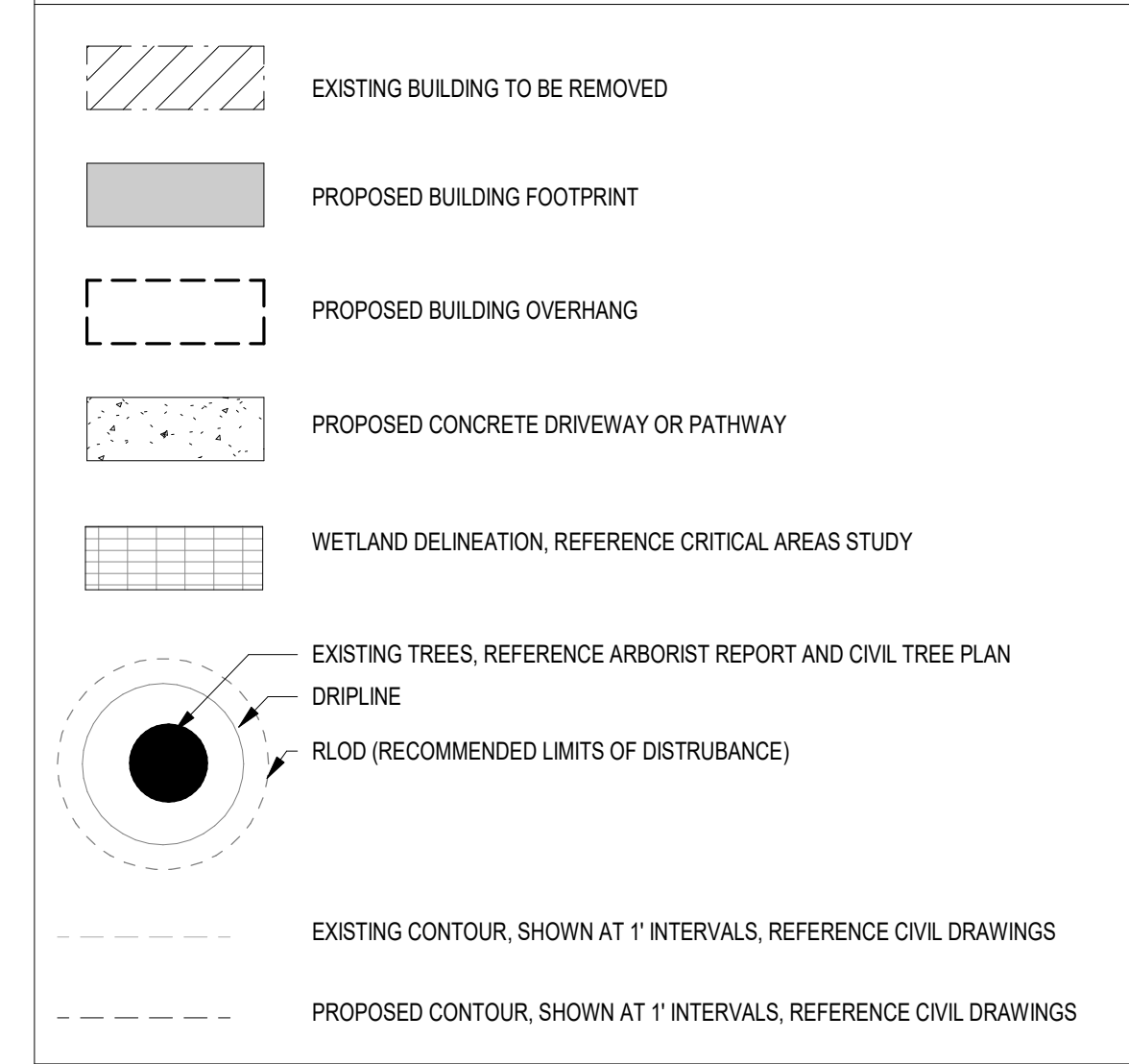




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**SITE PLAN LEGEND**



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STAMP

9300 REGISTERED ARCHITECT  
DAN COLEMAN  
STATE OF WASHINGTON

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
MERCER ISLAND, WA 98040

**BUILDING PERMIT SUBMITTAL**

JUNE 16, 2022

REVISIONS

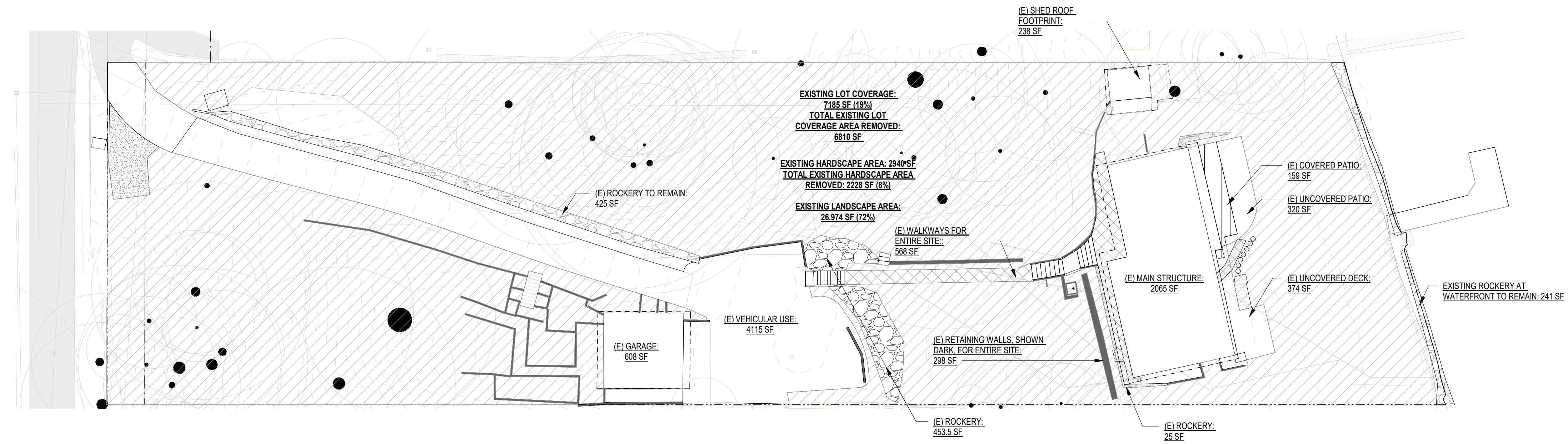
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Drawn: AN  
Checked: AN  
MJH Proj No.: A20.0085.00  
Issue Date: JUNE 16, 2022

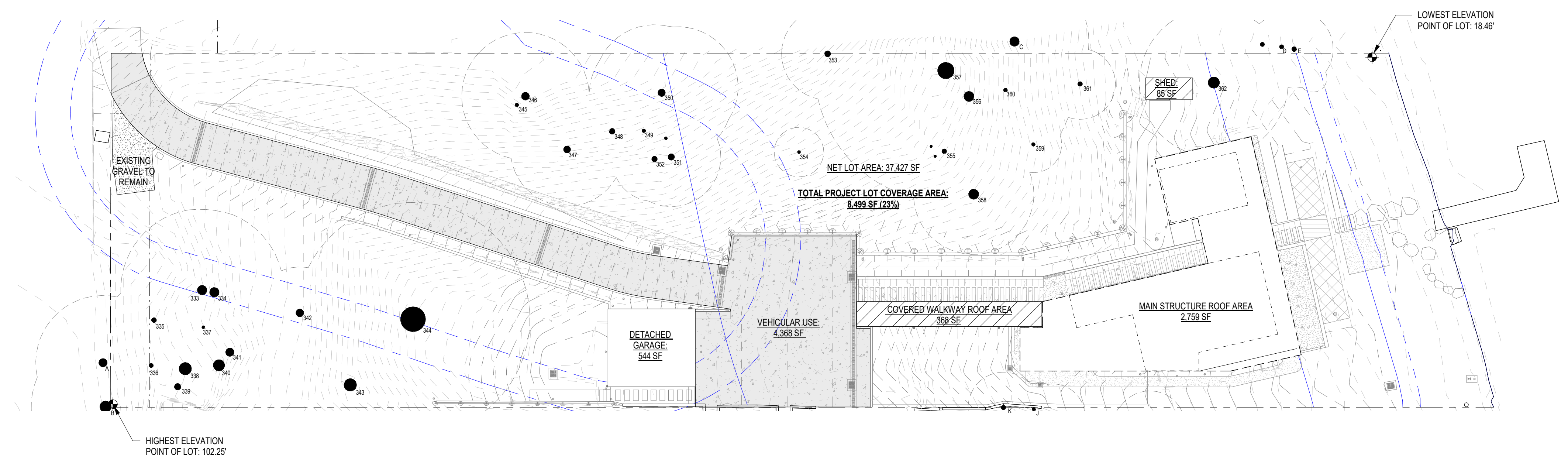
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**SITE PLAN G101**

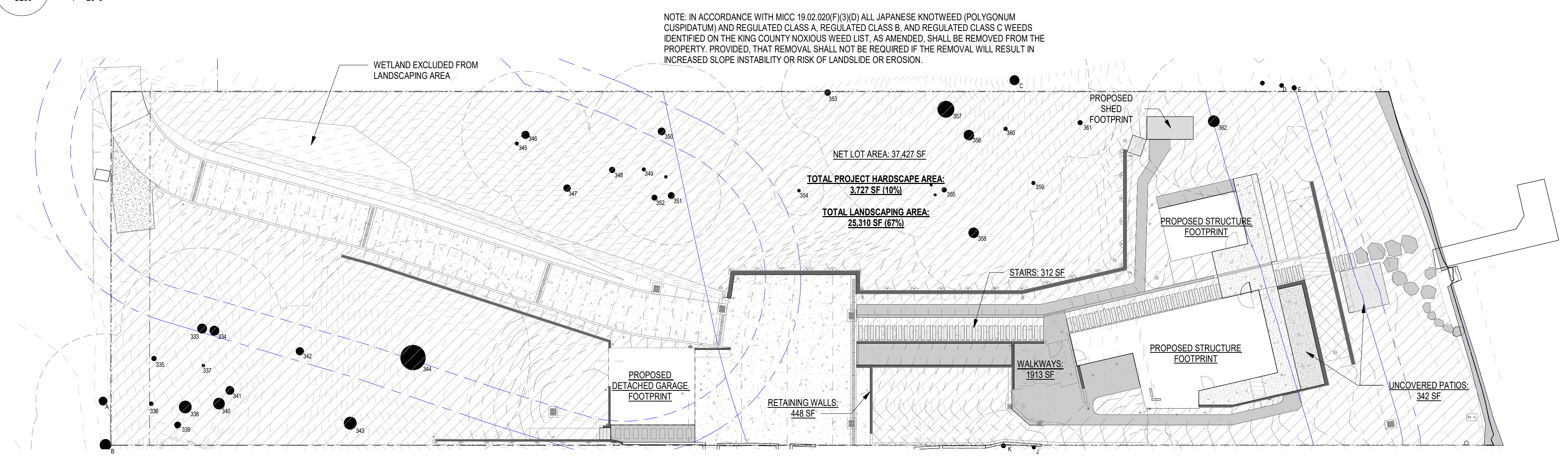




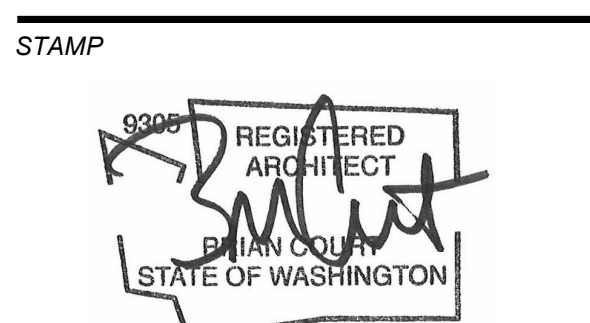
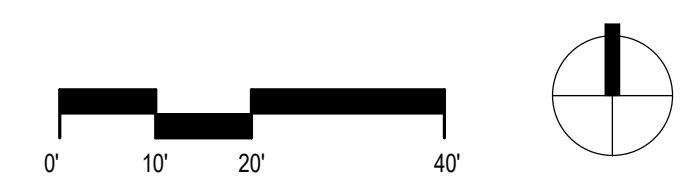
**3 SITE PLAN DIAGRAM - EXISTING SITE**  
 G200 1" = 20'-0"



**2 SITE PLAN DIAGRAM - LOT COVERAGE CALCULATIONS**  
 G200 1" = 20'-0"



**1 SITE PLAN DIAGRAM - LANDSCAPE / HARDSCAPE CALCULATIONS**  
 G200 1" = 20'-0"



**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040

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**BUILDING PERMIT SUBMITTAL**

JUNE 16, 2022

REVISIONS

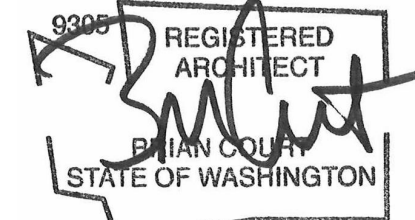
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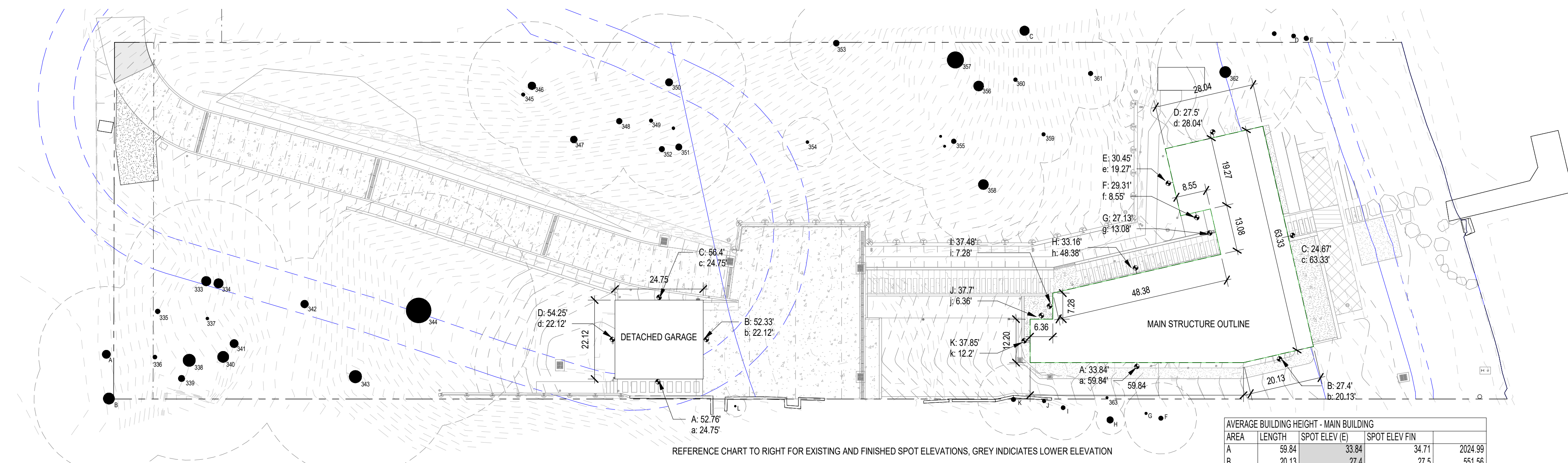
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**CODE DIAGRAMS G201**



REFERENCE CHART TO RIGHT FOR EXISTING AND FINISHED SPOT ELEVATIONS, GREY INDICATES LOWER ELEVATION

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f) + (G \times g) + (H \times h) + (I \times i) + (K \times k)}{(a + b + c + d + e + f + g + h + i + k)}$$

$$\frac{(33.84 \times 59.84) + (27.4' \times 20.13') + (24.67' \times 63.33') + (27.5' \times 28.04') + (30.45' \times 19.27') + (29.31' \times 8.55') + (27.13' \times 13.08') + (33.16' \times 48.38') + (37.48' \times 7.28') + (37.7' \times 6.36') + (37.85' \times 12.2')}{(59.84' + 20.13' + 63.33' + 28.04' + 19.27' + 8.55' + 13.08' + 48.38' + 7.28' + 6.36' + 12.2')}$$

$$\frac{8680.91}{286.46} = 30.30' \text{ AVERAGE BUILDING ELEVATION @ MAIN BUILDING}$$

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{(a + b + c + d)}$$

$$\frac{(52.76' \times 24.75') + (52.33' \times 22.12') + (56.4' \times 24.75') + (54.25' \times 22.12')}{(24.75' + 22.12' + 24.75' + 22.12')}$$

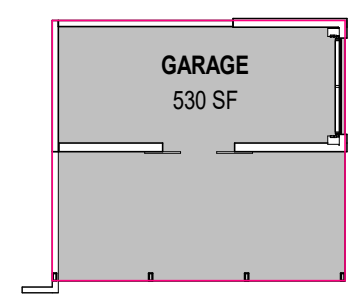
$$\frac{5059.26}{93.74} = 53.97' \text{ AVERAGE BUILDING ELEVATION @ GARAGE}$$

AREA	LENGTH	SPOT ELEV (E)	SPOT ELEV FIN	
A	59.84	33.84	34.71	2024.99
B	20.13	27.4	27.5	551.56
C	63.33	24.67	25.79	1562.35
D	28.04	27.5	27.68	771.10
E	19.27	30.45	30.45	586.77
F	8.55	29.31	29.31	250.60
G	13.08	27.13	27.13	354.86
H	48.38	33.16	33.16	1604.28
I	7.28	37.48	37.48	272.85
J	6.36	37.7	37.7	239.77
K	12.2	37.85	37.85	461.77
<b>TOTALS</b>	<b>286.46</b>			<b>8680.91</b>
				<b>30.30</b>

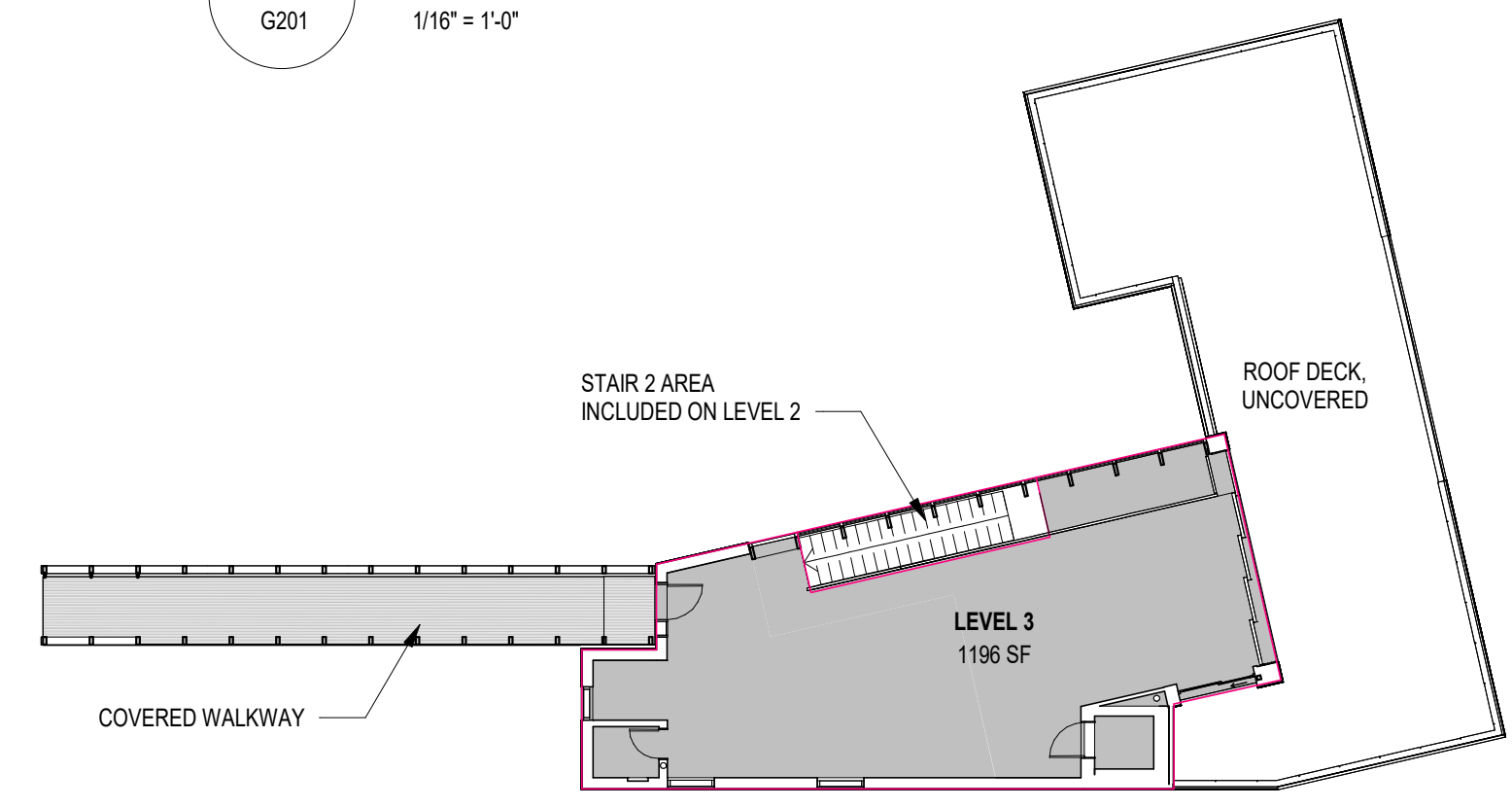
AREA	LENGTH	SPOT ELEV (E)	SPOT ELEV FIN	
A	24.75	52.76	54.13	1305.81
B	22.12	52.33	53.98	1157.54
C	24.75	56.4	58.72	1395.90
D	22.12	55.6	54.25	1200.01
<b>TOTALS</b>	<b>93.74</b>			<b>5059.26</b>
				<b>53.97</b>



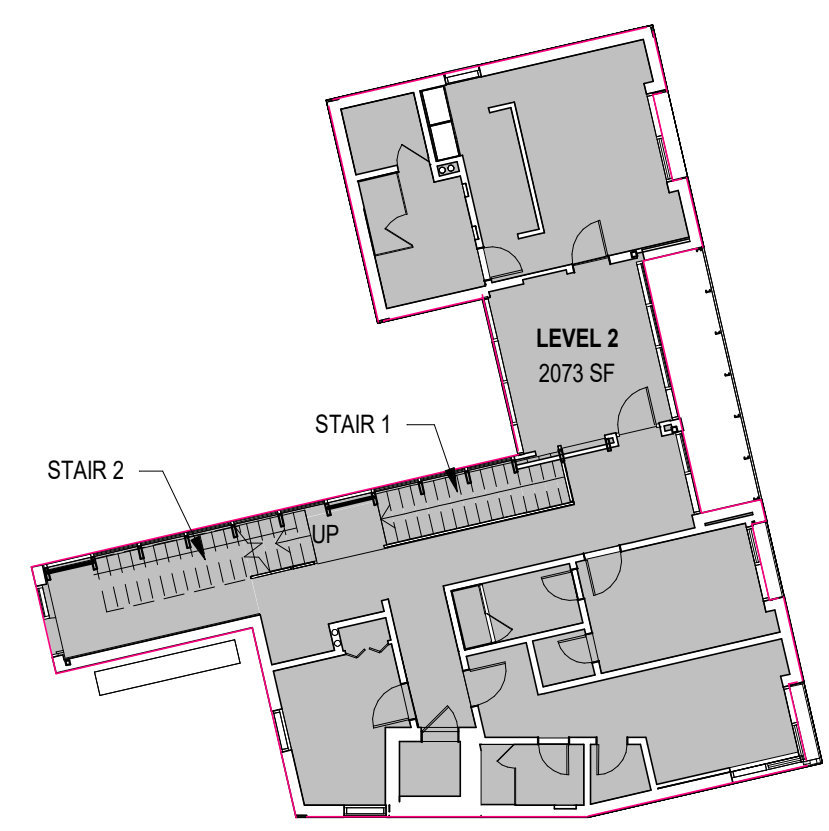
**1 SITE PLAN DIAGRAM - AVERAGE BUILDING HEIGHT CALCULATIONS**  
 G201 1" = 20'-0"



**5 GARAGE AREA PLAN**  
 G201 1/16" = 1'-0"



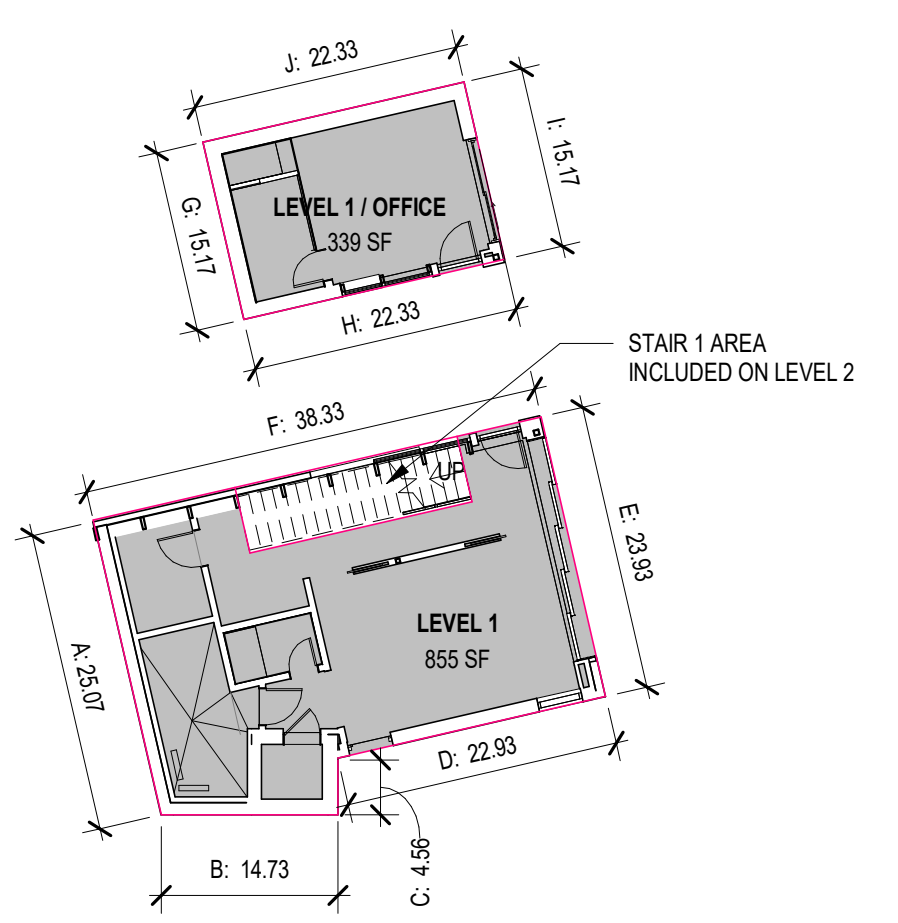
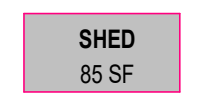
**4 LEVEL 3 AREA PLAN**  
 G201 1/16" = 1'-0"



**3 LEVEL 2 AREA PLAN**  
 G201 1/16" = 1'-0"

Name	Area
LEVEL 1 / OFFICE	339 SF
LEVEL 1	855 SF
SHED	85 SF
LEVEL 2	2073 SF
LEVEL 3	1196 SF
GARAGE	530 SF
<b>TOTALS</b>	<b>5078 SF - 510 SF = 4568 SF</b>

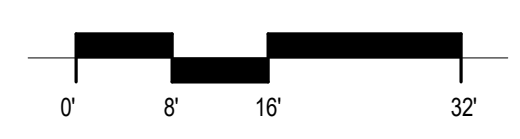
AREA PLAN NOTES:  
 - GROSS SQUARE FOOTAGE INCLUDES FLOOR AREA BOUNDED BY THE EXTERIOR FACES OF THE BUILDING



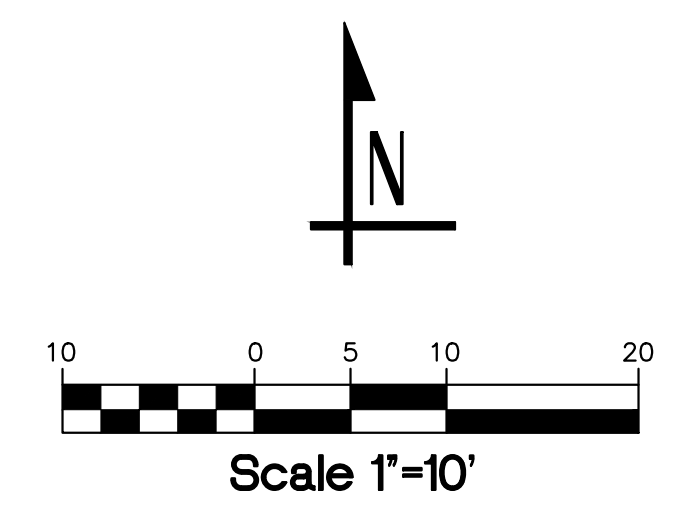
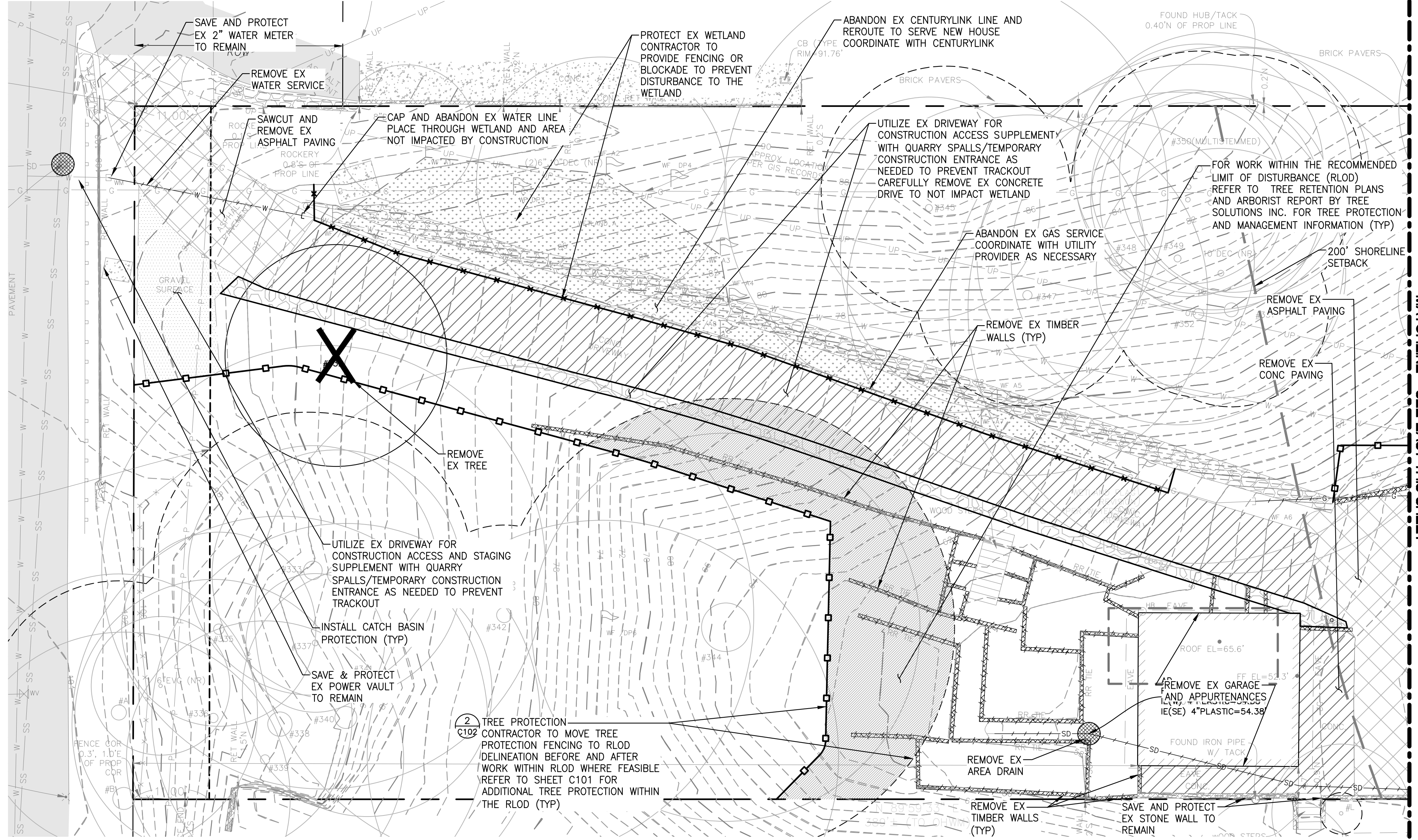
BASEMENT FLOOR AREA EXCLUSION:  
 43% OR 513 SF EXCLUDED, REF CHART BELOW AND ELEVATIONS  
 LEVEL 1 (BASEMENT) GFA: 1194 SF - 510 SF = 684 GFA

WALL	LENGTH	COVERAGE	RESULT	
A	25.07	72%	18%	
B	14.73	35%	5%	
C	4.56	0%	0%	
D	22.93	0%	0%	
E	23.93	0%	0%	
F	38.33	18%	7%	
G	15.17	43%	7%	
H	22.33	10%	2%	
I	15.17	0%	0%	
J	22.33	17%	4%	
<b>TOTALS</b>	<b>204.55</b>	<b>NA</b>	<b>43%</b>	

**2 LEVEL 1 AREA PLAN**  
 G201 1/16" = 1'-0"







**LEGEND**

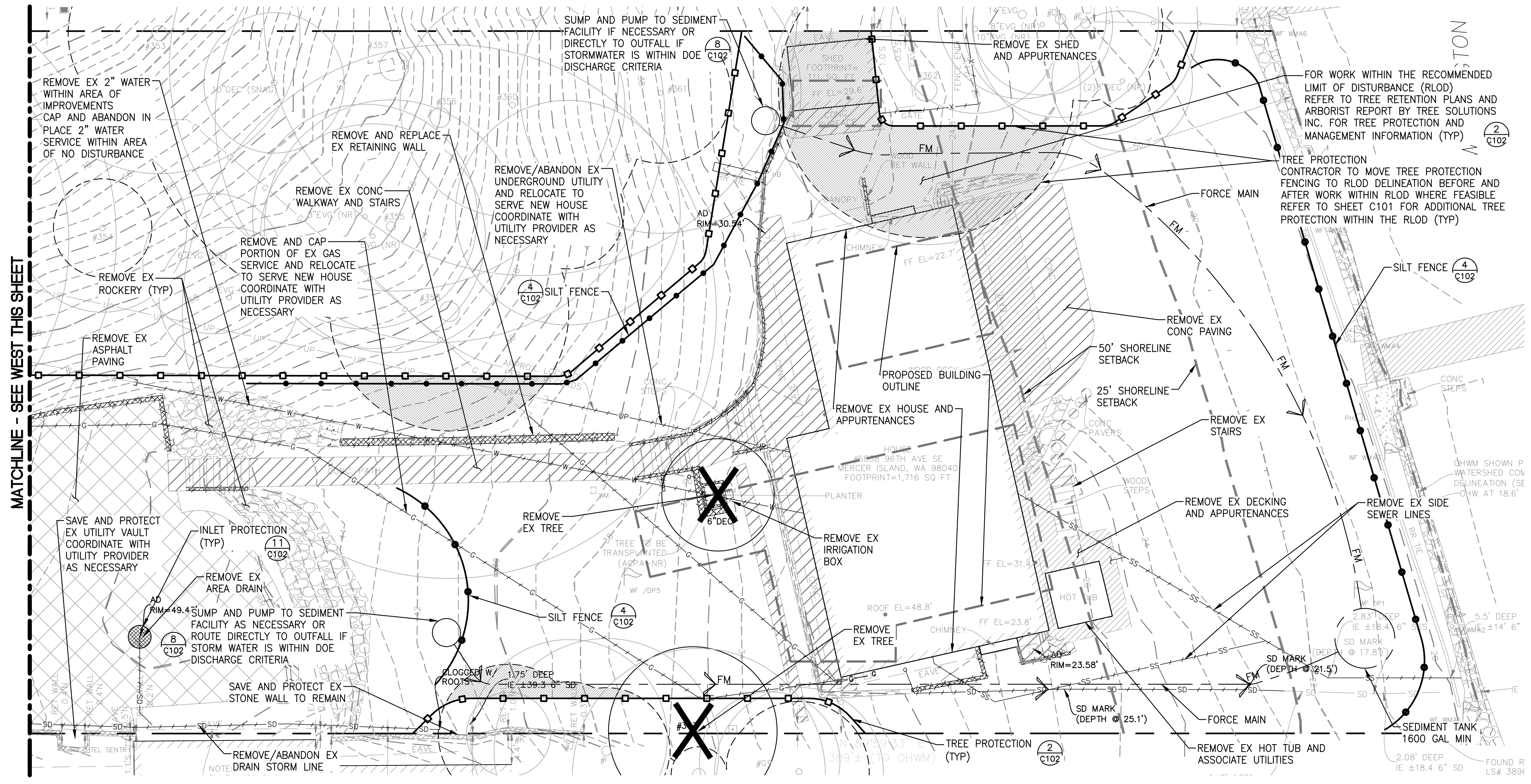
	PROPERTY LINE
	EX CONTOUR (INDEX)
	EX CONTOUR
	EX BUILDING
	SAWCUT LINE
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	WETLAND PROTECTION
	WORK WITHIN THE RECOMMENDED LIMIT OF DISTURBANCE (RLOD) SEE TREE RETENTION PLAN
	EX TREE TO REMAIN
	EX TREE TO BE REMOVED
	TREE PROTECTION
	CATCH BASIN INSERT PROTECTION
	WETLAND BUFFER DELINEATION

**TESC NOTES**

- CONTRACTOR TO VIDEO INVESTIGATE EX SD DRAIN AND EX SS LINE TO VERIFY CONDITION, LOCATION AND INVERT ELEVATION. CONTRACTOR TO PROVIDE VIDEO TO ENGINEER FOR REVIEW OF EXISTING CONDITION PRIOR TO CONSTRUCTION.
- PROVIDE SEDIMENT TANK AS NECESSARY FOR STORMWATER SEDIMENT CONTROL PRIOR TO DISCHARGE FROM THE SITE.
- CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE MATERIALS, EQUIPMENT AND ALL AREAS BEING DISTURBED.

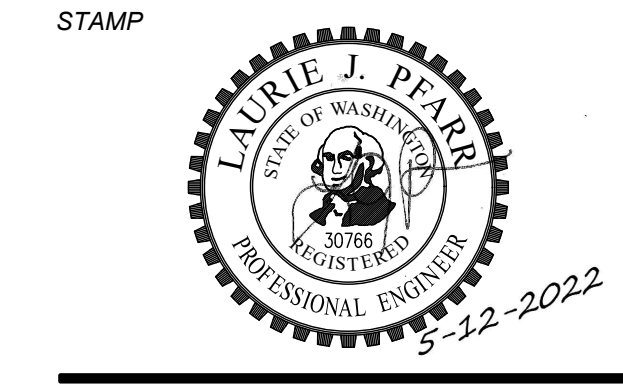
**ADDITIONAL NOTES**

- REFER TO ARCHITECT PLANS FOR LOT COVERAGE AND HARDSCAPE CALCULATIONS AT SHORELINE SETBACKS
- REFER TO ARCHITECT PLANS FOR LOT COVERAGE AND HARDSCAPE CALCULATIONS AT THE SITE PROPERTY
- REFER TO TREE RETENTION PLANS AND ARBORIST REPORT BY TREE SOLUTIONS INC. FOR TREE PROTECTION AND MANAGEMENT INFORMATION.
- EXISTING WETLAND SHALL NOT BE DISTURBED FOR ANY REASON. REFER TO WETLAND AND SHORELINE MITIGATION PLAN FOR LIMITS OF PROJECT IMPACTS.



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**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040  
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MAY 12, 2022

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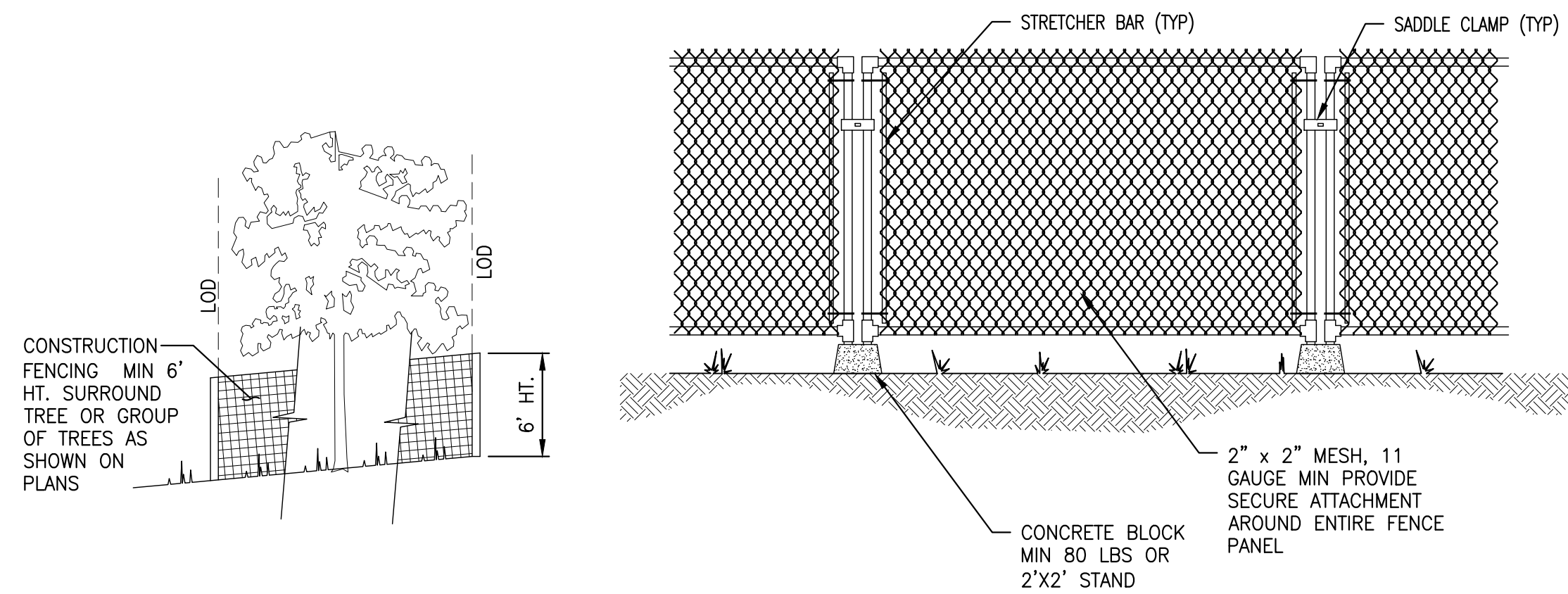
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**TESC AND DEMOLITION PLAN C100**









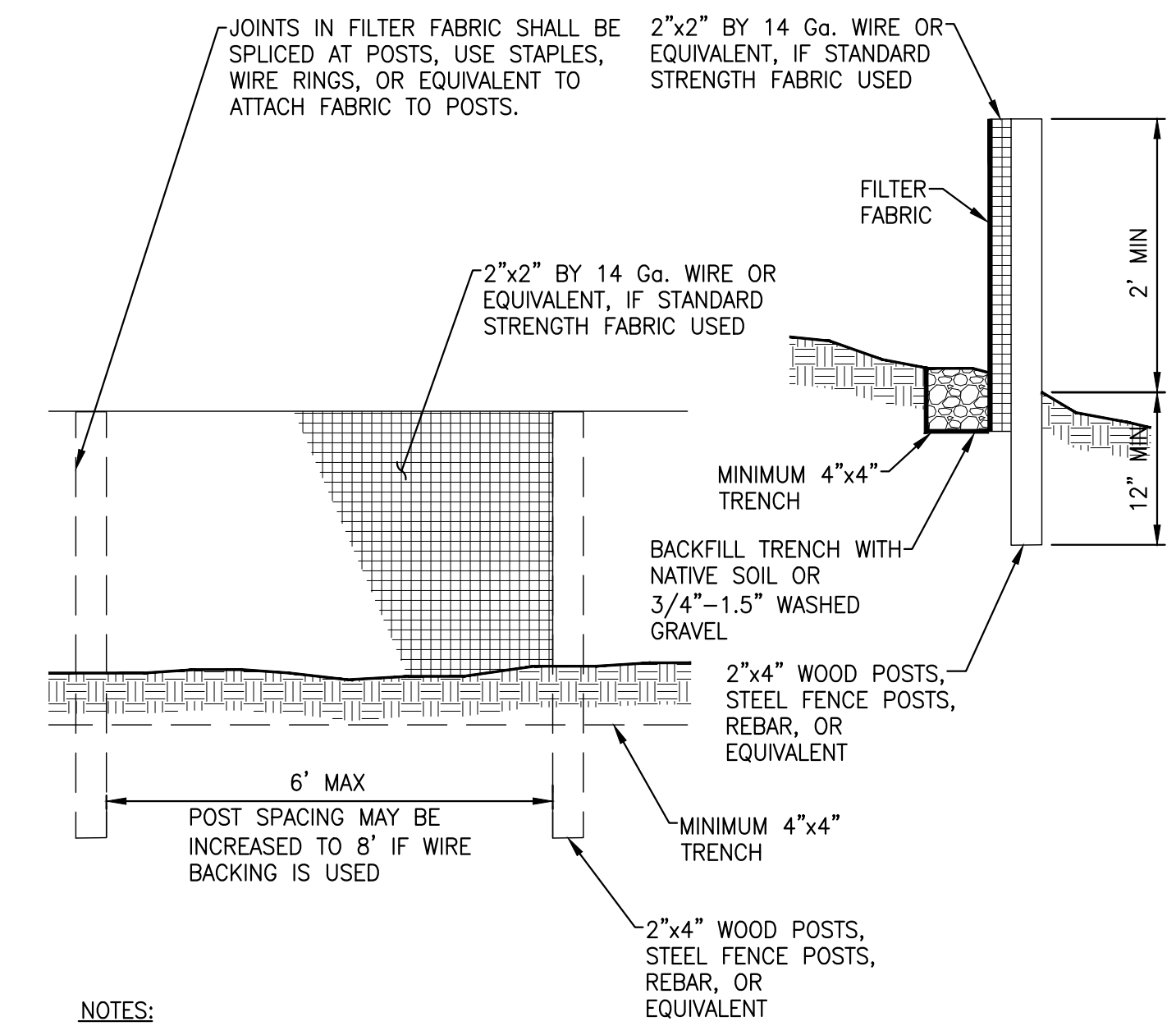


**NOTES:**

1. A 6 FOOT HIGH TEMPORARY FENCE MUST BE PLACED PRIOR TO THE COMMENCEMENT OF CLEARING OR EARTHWORK. NOTIFY THE CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TREES AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED PER THE APPROVED CLEARING AND GRADING PLAN.
2. NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE DISTURBANCE (LOD), THE TEMPORARY FENCING, UNLESS APPROVED BY THE ARBORIST. FILLING, EXCAVATION, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY UNLESS APPROVED BY ARBORIST.
3. ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE TREATED IN THE FOLLOWING WAY: FOR DAMAGED ROOTS OVER 2" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVINGS TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.

NTS  
TREE PROTECTION FENCING 2

NTS  
NOT USED 3



**NOTES:**

1. SILT FENCING WITHIN THE TREE PROTECTION ZONE OF RETAINED TREES SHALL BE INSTALLED IN A MANNER THAT DOES NOT SEVER ROOTS. INSTALL SO THAT SILT FENCING SITS ON THE GROUND AND IS WEIGHED IN PLACE BY SANDBAGS OR GRAVEL. DO NOT TRENCH TO INSERT SILT FENCING INTO THE GROUND.

NTS  
SILT FENCE 4

**EROSION AND SEDIMENTATION CONTROL NOTES**

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES), AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
4. THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION, BLANKETS, ETC.)
6. ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO DOWNSLOPE SYSTEM.
9. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
10. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
11. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
12. EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
13. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
14. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED & OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
15. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
16. ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCH, OR OTHER APPROVED STABILIZATION METHOD AND PROVIDED WITH ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN.
17. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCE AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
18. ANY CATCH BASIN COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
19. IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

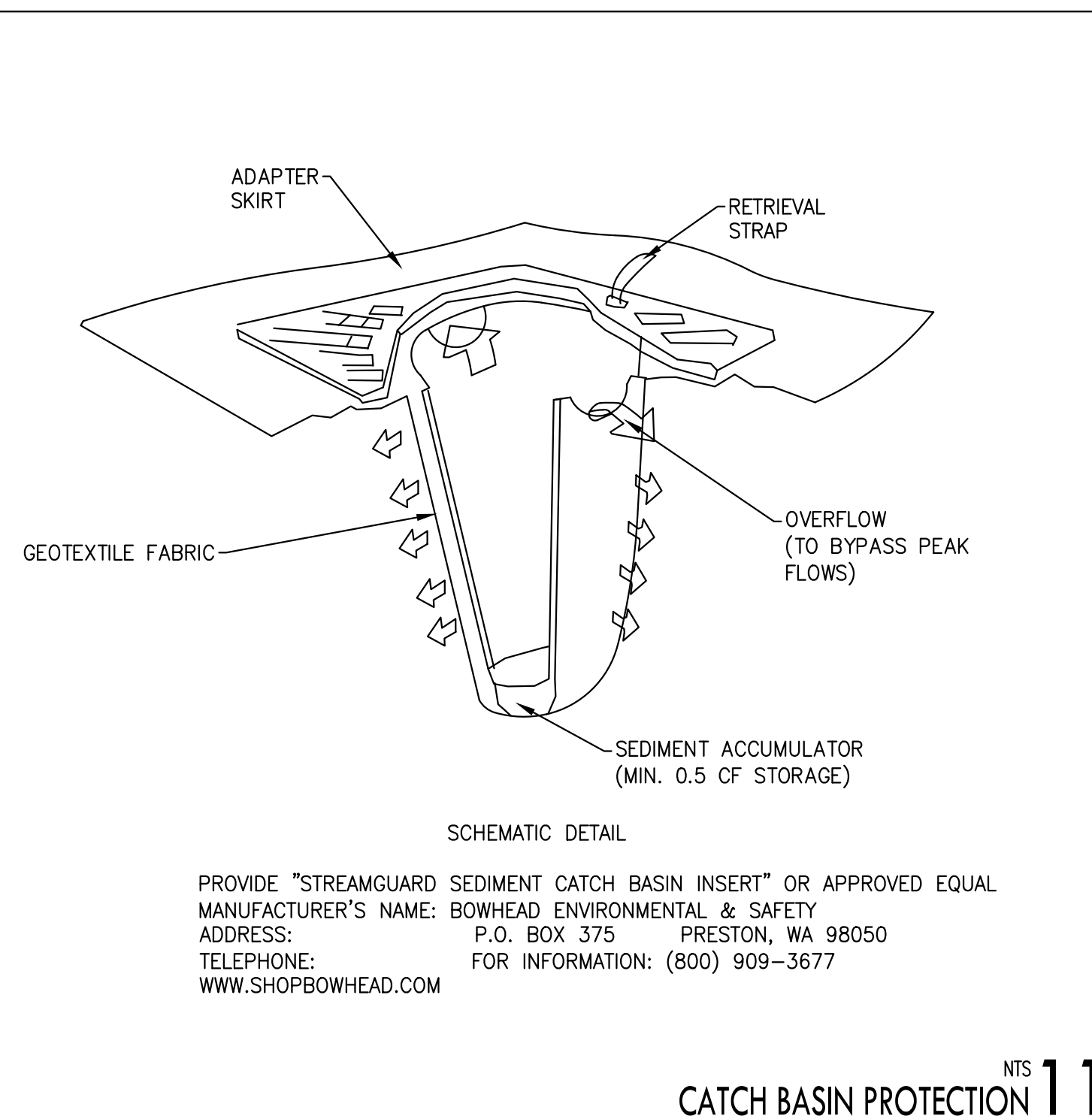
NTS  
EROSION AND SEDIMENTATION CONTROL NOTES 9

**CITY OF MERCER ISLAND NOTES**

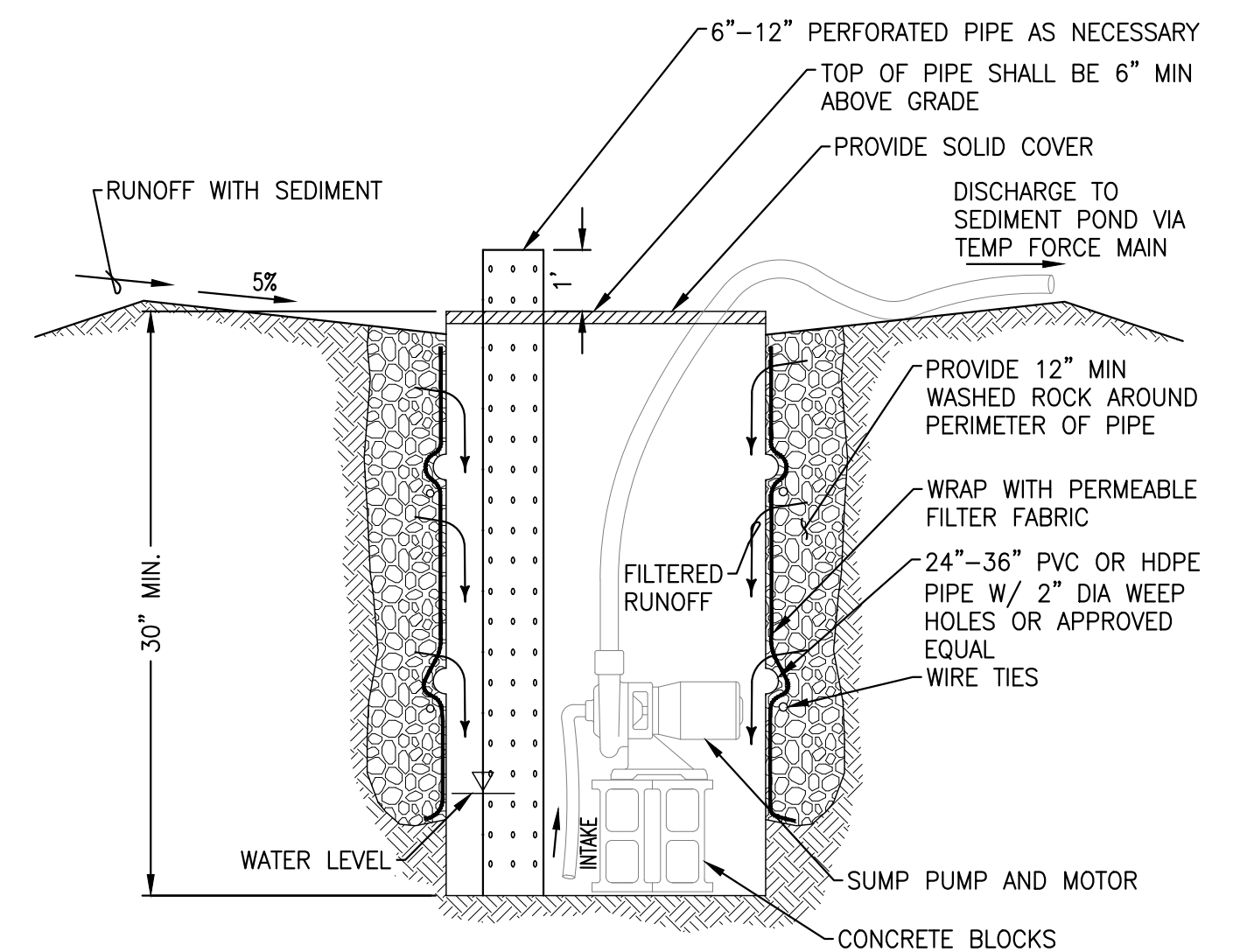
1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASIN/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.425.5555.
6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED.
7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
9. CONSTRUCTION ACCESS TO SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSLOPE CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSLOPE DRAINAGE.
14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
17. SILT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
20. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
21. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
22. THE LIMITS AND EXTENTS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZING THE PROJECT.
23. TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS, CALL 206-275-7713.

NTS  
CITY OF MERCER ISLAND NOTES 10

NTS  
NOT USED 7



NTS  
CATCH BASIN PROTECTION 11



NTS  
SUMP AND PUMP 8

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
MERCER ISLAND, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

MAY 12, 2022

REVISIONS

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M/JH Proj No.: A20.0085.00  
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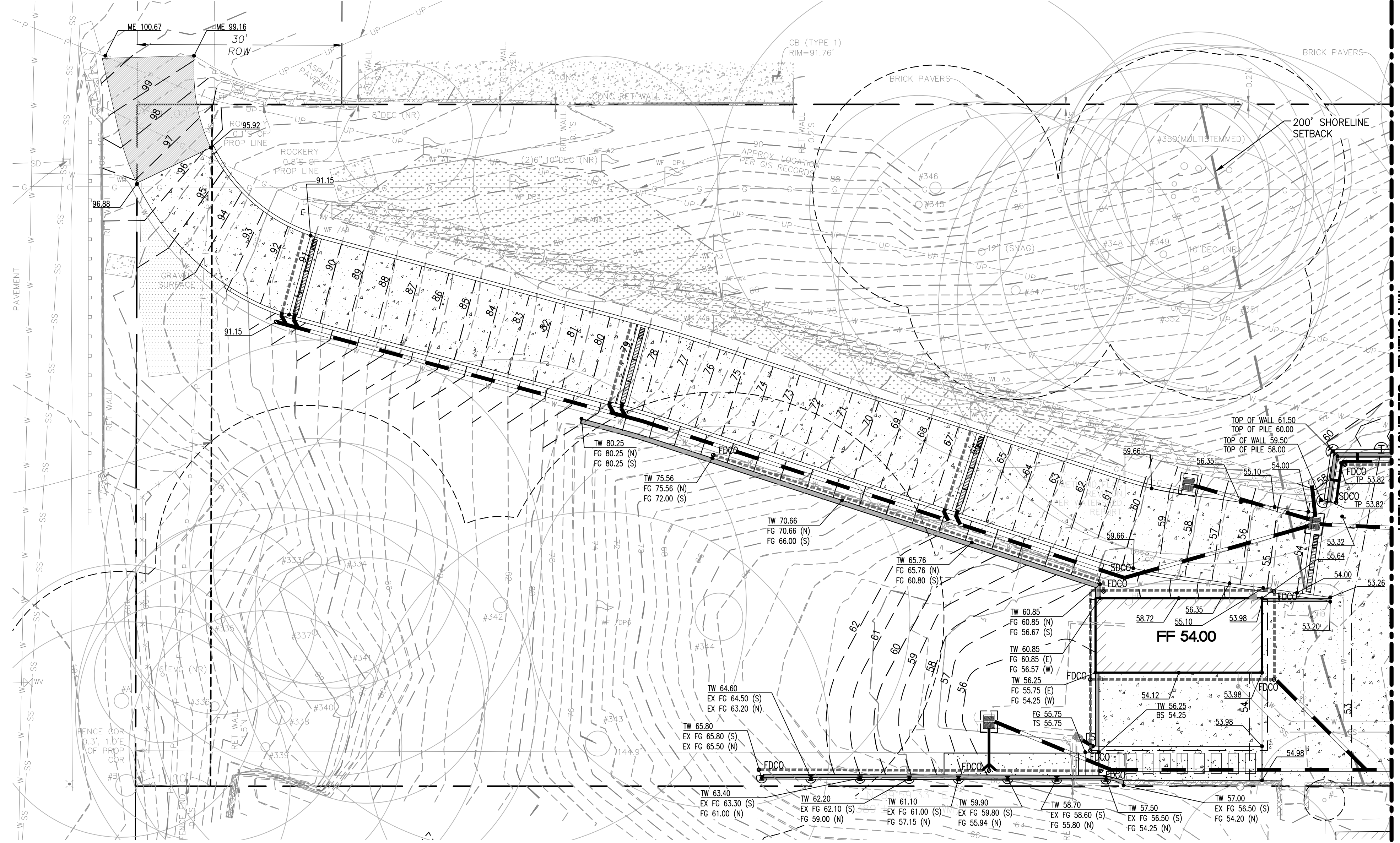
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**C102**

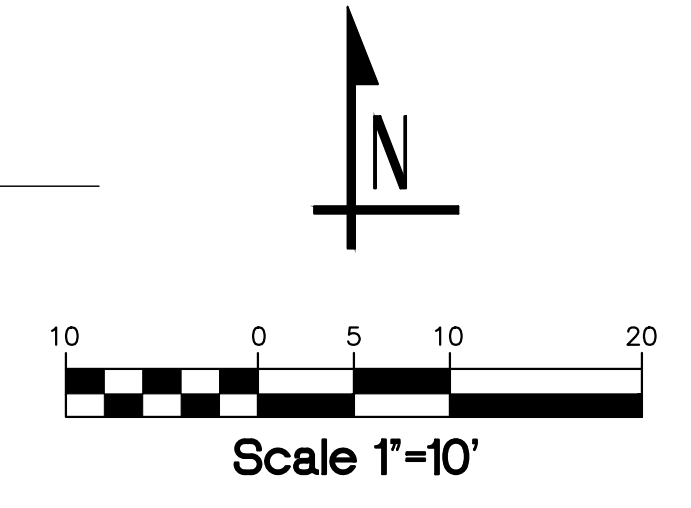
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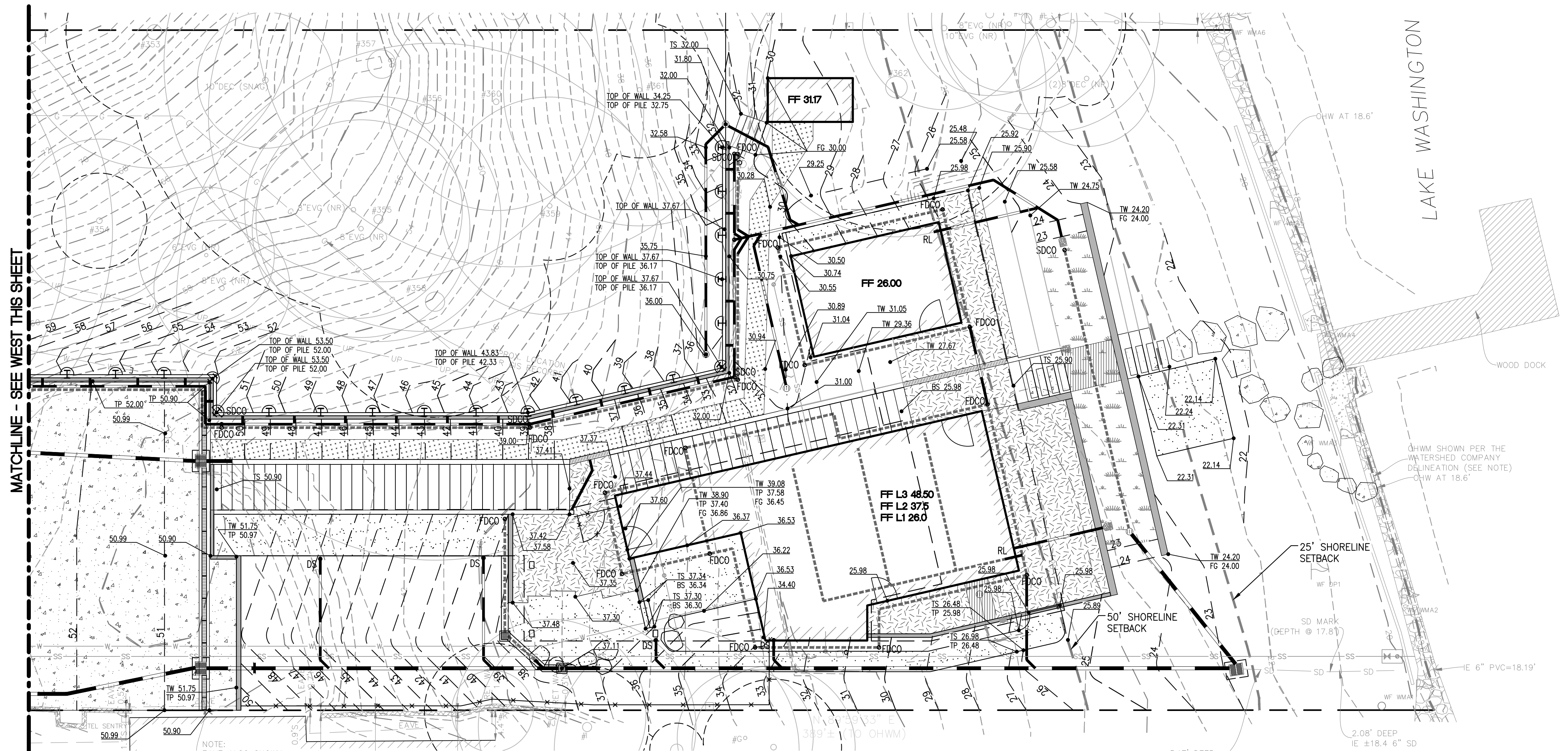


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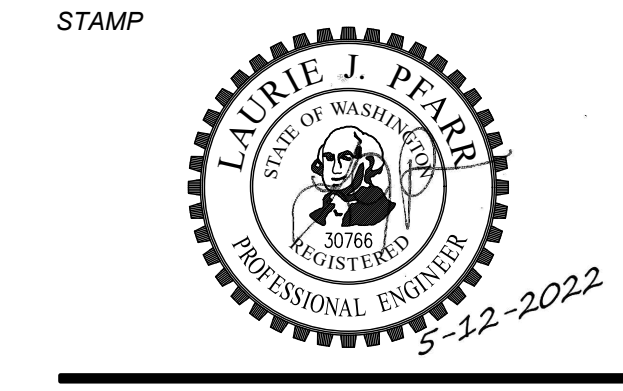
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- - - 231 - - - EX CONTOUR
- - - 230 - - - PROPOSED CONTOUR (INDEX)
- - - 231 - - - PROPOSED CONTOUR
- SPOT ELEVATION
- 230 — TOP OF PAVE, TOP OF WALL, FINISHED GRADE
- 231 — TOP OF STEP, BOTTOM STEP, MATCH EX
- FF 78.0 FINISHED FLOOR ELEVATION
- ▨ EX BUILDING
- ▨ PROPOSED BUILDING
- ▨ CONCRETE PAVEMENT
- ▨ ASPHALT (AC) PAVEMENT
- ▨ GRAVEL SURFACING PER LA
- ▨ SURFACING PER LA
- ▨ SITE WALL
- TRENCH/CHANNEL DRAIN
- BIORETENTION POND
- QUARRY SPALL DISCHARGE PAD
- AREA/YARD DRAIN
- CATCH BASIN TYPE 1
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- SDCO • STORM DRAIN CLEANOUT
- FDCO • FOOTING DRAIN CLEANOUT
- DS • DOWNSPOUTS
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER SERVICE LINES



MATCHLINE - SEE EAST THIS SHEET



MATCHLINE - SEE WEST THIS SHEET



**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040  
 SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

MAY 12, 2022

REVISIONS

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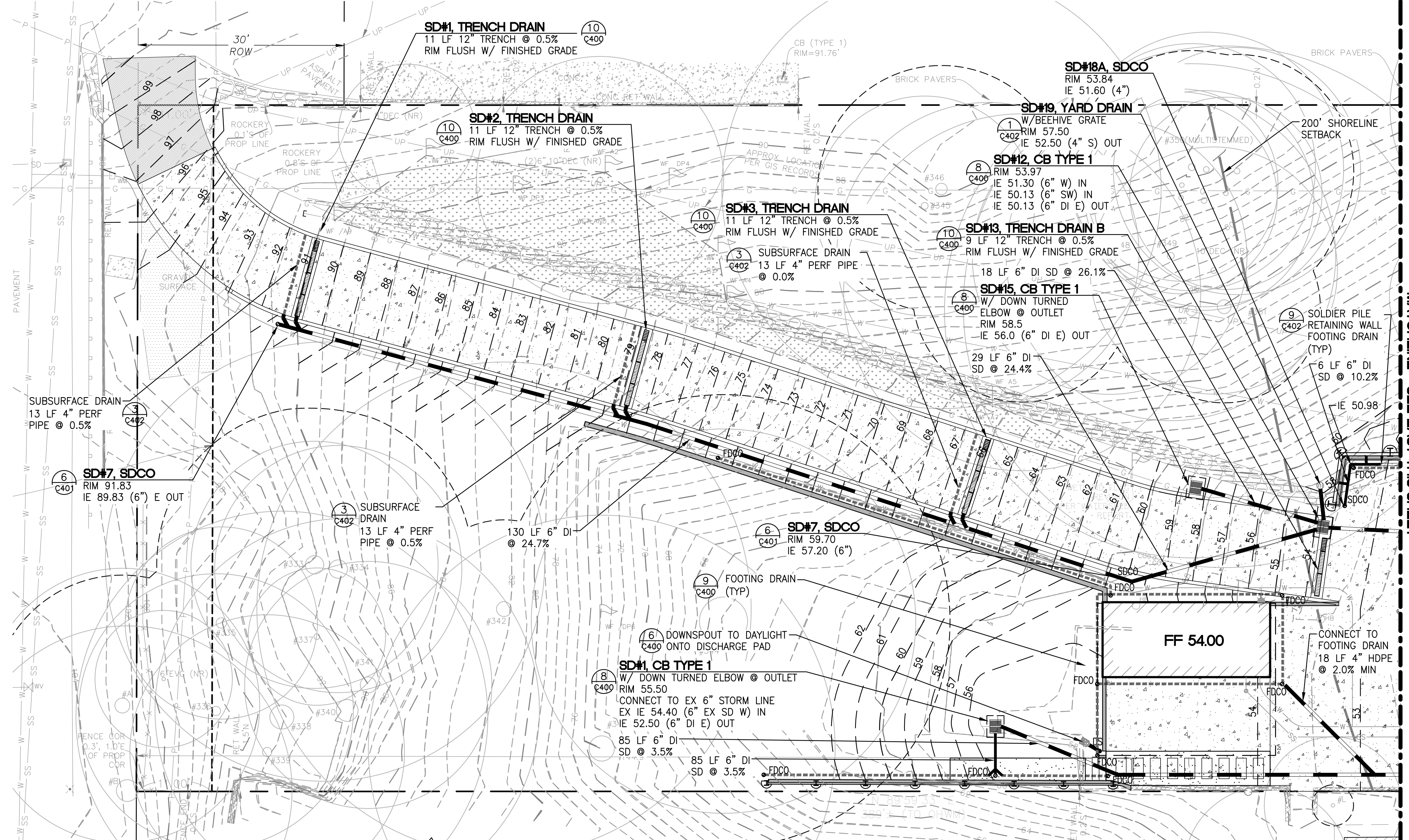
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SHEET  
**GRADING PLAN**

**C200A**

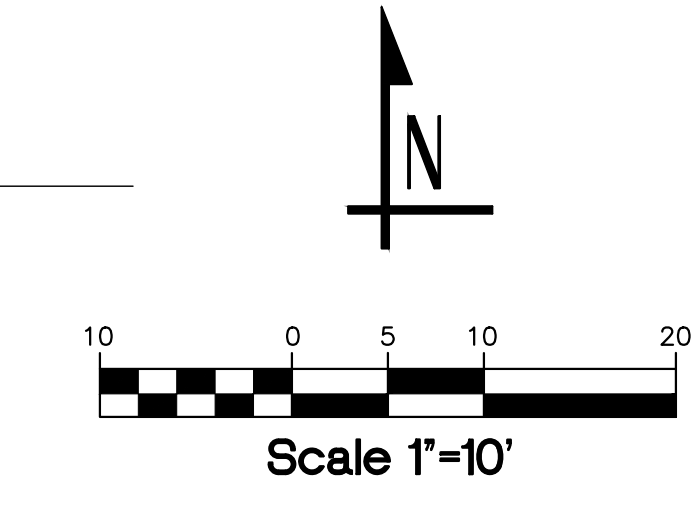




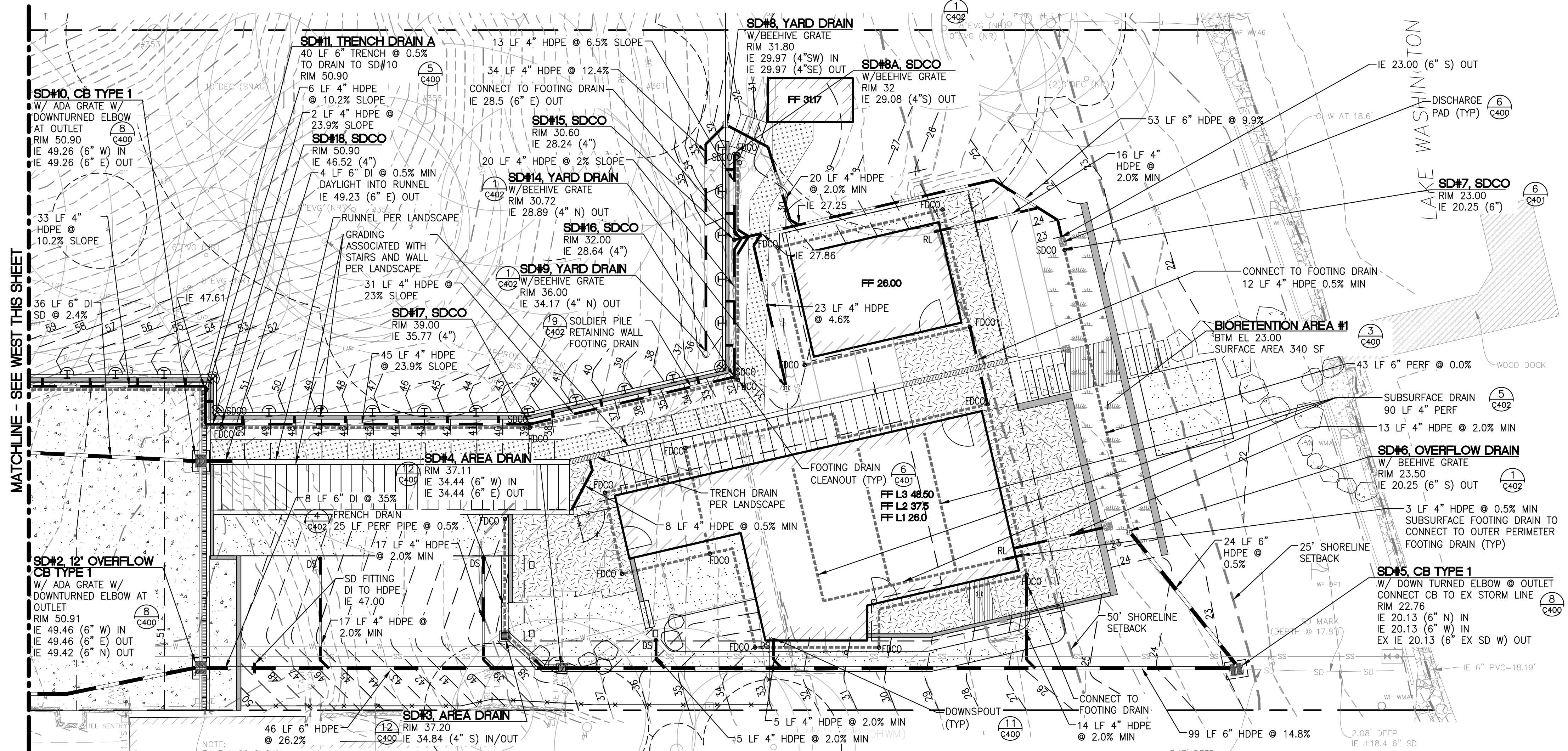


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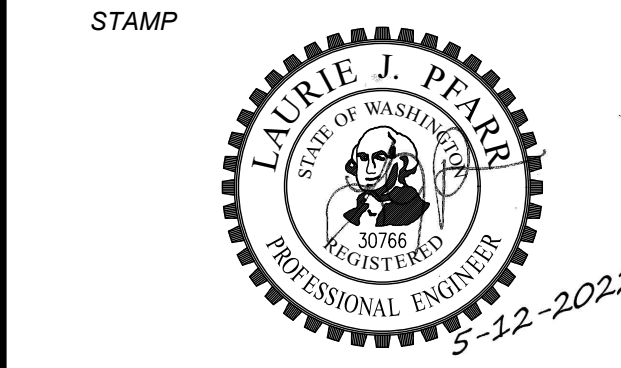
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- TOP OF PAVE, TOP OF WALL, FINISHED GRADE
- TOP OF STEP, BOTTOM STEP, MATCH EX
- FF 78.0 FINISHED FLOOR ELEVATION
- ▨ EX BUILDING
- ▨ PROPOSED BUILDING
- ▨ CONCRETE PAVEMENT
- ▨ ASPHALT (AC) PAVEMENT
- ▨ GRAVEL SURFACING PER LA
- ▨ SURFACING PER LA
- ▨ SITE WALL
- TRENCH/CHANNEL DRAIN
- ▨ BIORETENTION POND
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- ▨ AREA/YARD DRAIN
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- FOOTING/SUBSURFACE DRAIN
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- SIDE SEWER PIPE
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MATCHLINE - SEE WEST THIS SHEET



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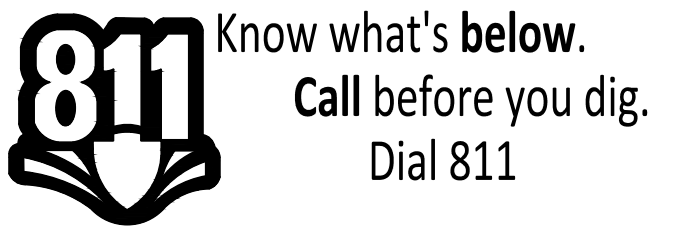
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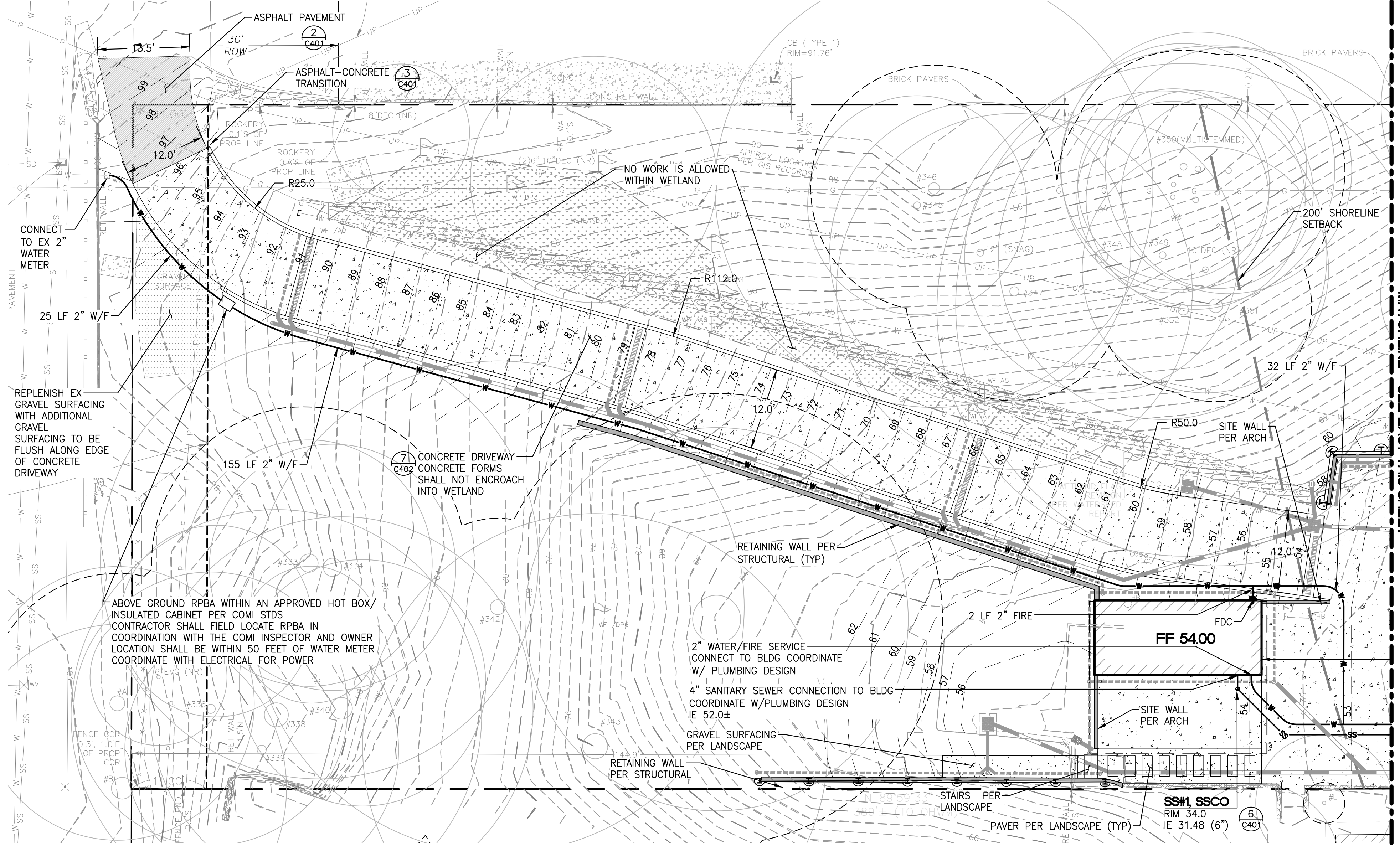
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**DRAINAGE PLAN**

**C200B**

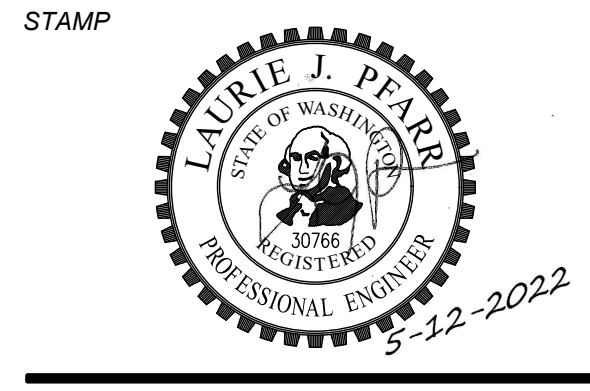
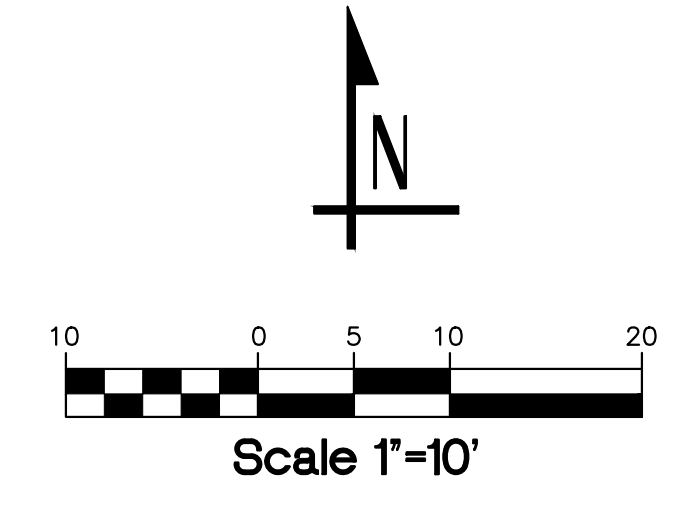




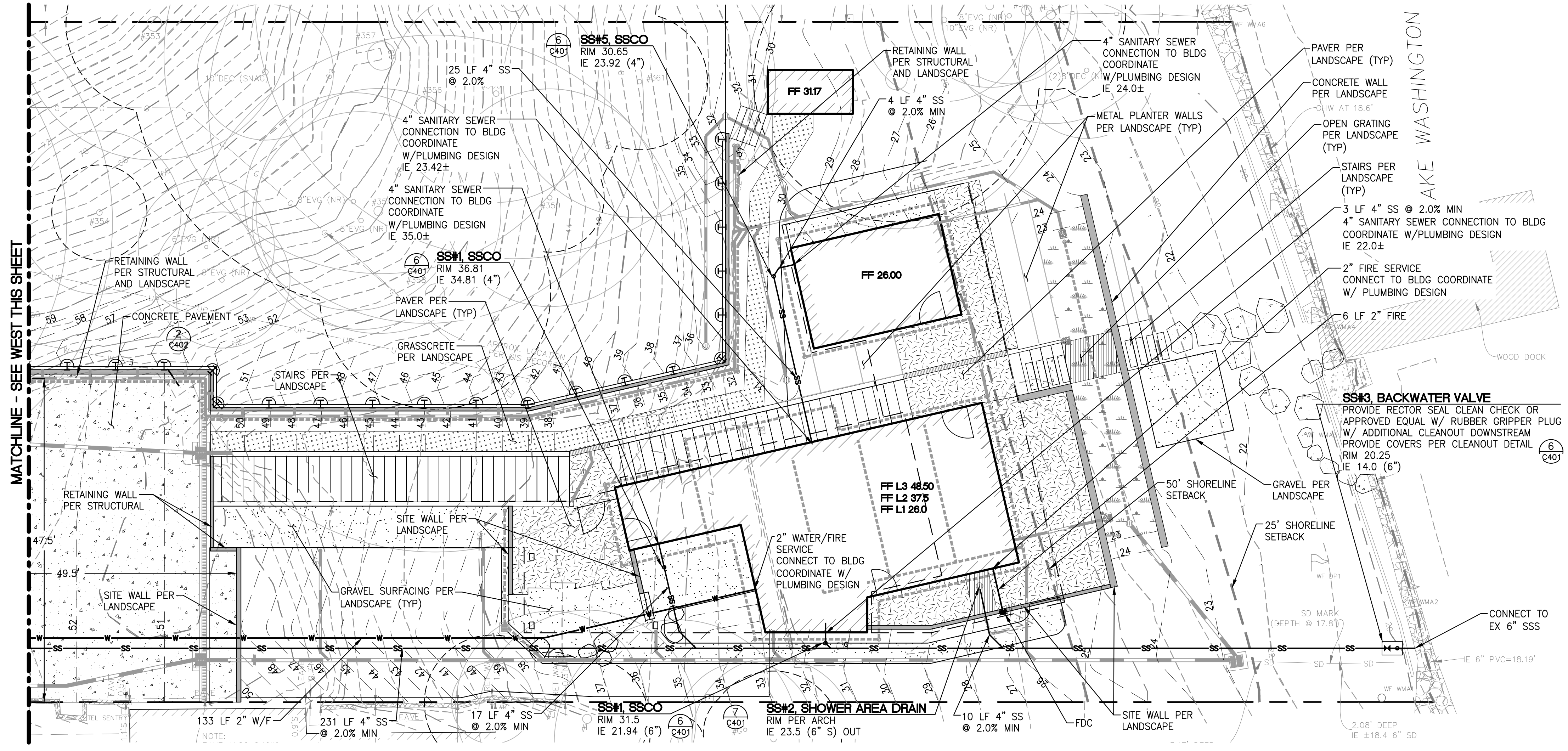


**LEGEND**

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- - - PROPOSED CONTOUR (INDEX)
- - - PROPOSED CONTOUR
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- [Hatched] EX BUILDING
- [Hatched] PROPOSED BUILDING
- [Dotted] CONCRETE PAVEMENT
- [Dotted] ASPHALT (AC) PAVEMENT
- [Dotted] GRAVEL SURFACING PER LA
- [Dotted] SURFACING PER LA
- [Solid] SITE WALL
- [Dashed] TRENCH/CHANNEL DRAIN
- [Dotted] BIORETENTION POND
- [Square] QUARRY SPALL DISCHARGE PAD
- [Square] AREA/YARD DRAIN
- [Square] CATCH BASIN TYPE 1
- [Arrow] STORM DRAINAGE PIPE
- [Dashed] FOOTING/SUBSURFACE DRAIN
- [Circle] STORM DRAIN CLEANOUT
- [Circle] FOOTING DRAIN CLEANOUT
- [Circle] DOWNSPOUTS
- [Line] SSCO SIDE SEWER PIPE
- [Line] SEWER CLEANOUT
- [Line] SIDE SEWER CONNECTION
- [Line] WATER SERVICE LINES



MATCHLINE - SEE EAST THIS SHEET



MATCHLINE - SEE WEST THIS SHEET

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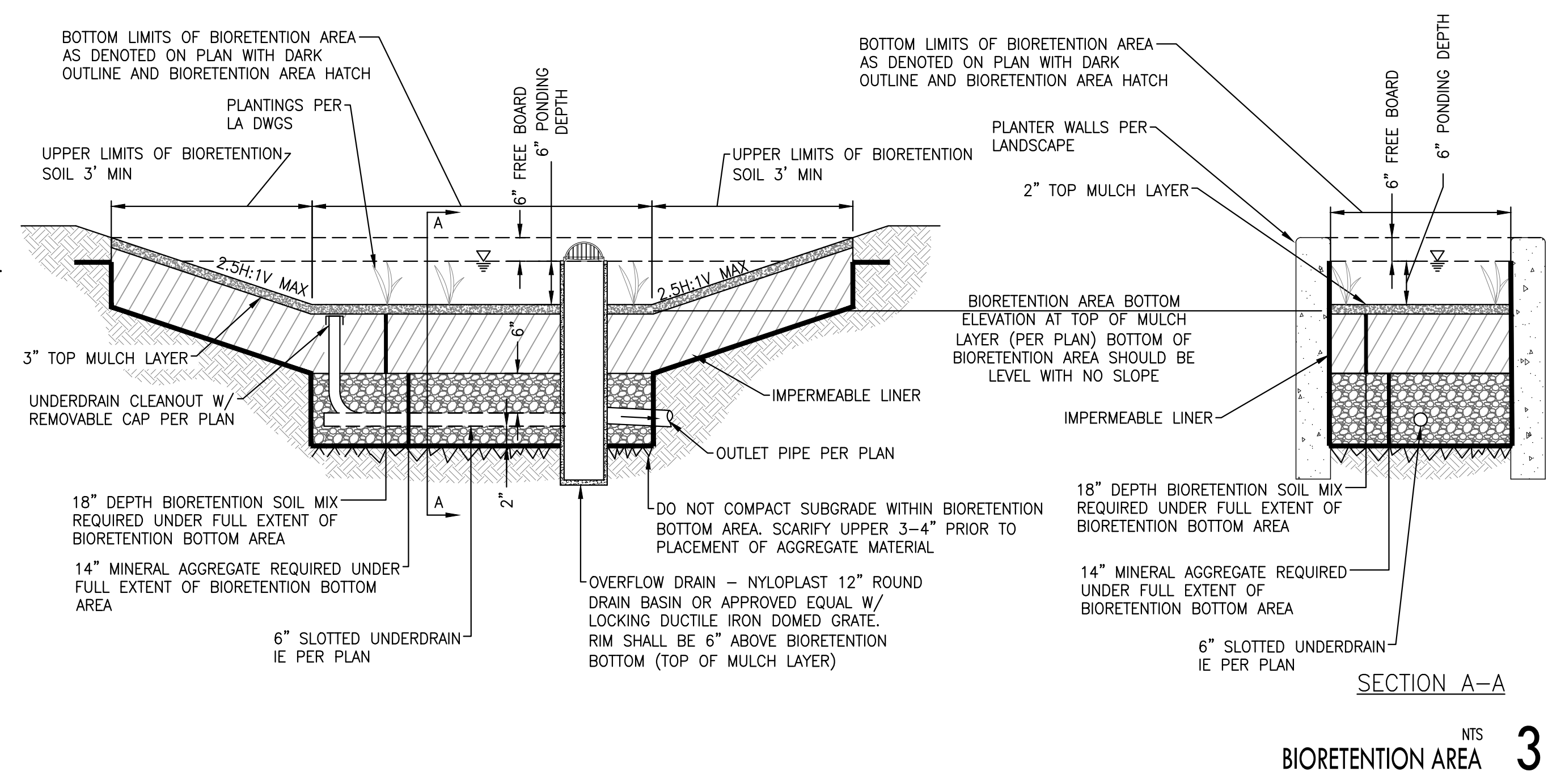
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**UTILITIES & PAVING PLAN**  
**C300**



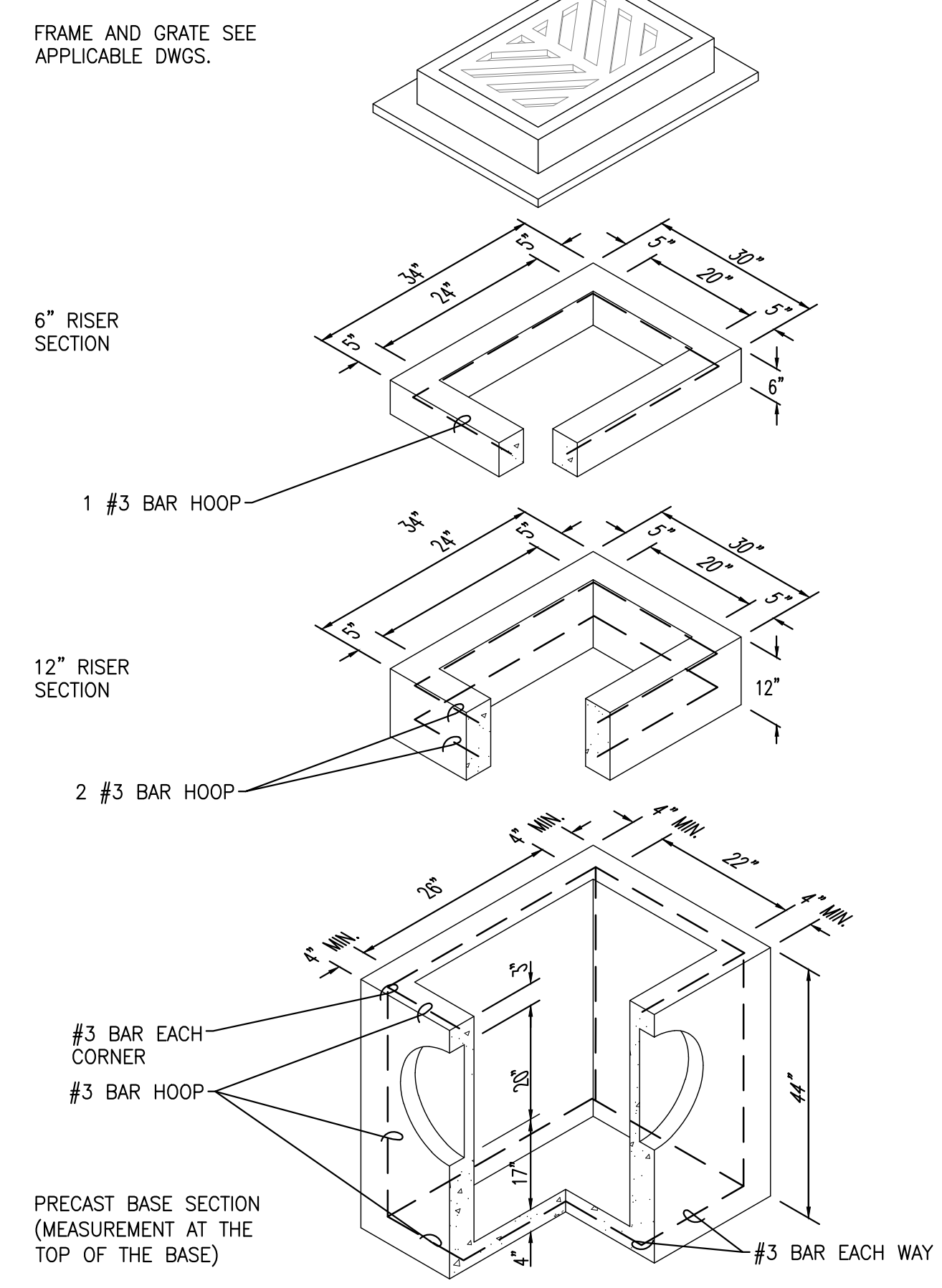


**CONSTRUCTION SEQUENCE FOR BIORETENTION AREA**

1. INSTALL TEMPORARY SEDIMENT CONTROL BMP'S AS SHOWN ON PLAN.
2. COMPLETE SITE GRADING. PROVIDE PROTECTION SO THAT DRAINAGE IS PROHIBITED FROM ENTERING BIORETENTION CONSTRUCTION AREA.
3. SITE STABILIZATION TO BE COMPLETE PRIOR TO INSTALLATION OF BIORETENTION AREA. BIORETENTION AREAS THAT WERE USED AS TEMPORARY SEDIMENT TRAPS SHOULD BE EXCAVATED 12 INCHES BELOW THE BOTTOM OF THE SEDIMENT TRAP PRIOR TO CONSTRUCTION OF BIORETENTION AREA.
4. EXCAVATE BIORETENTION AREA TO PROPOSED DEPTH AND SCARIFY THE TOP 3"-4" OF EXISTING SOIL SURFACES.
5. INSTALL IMPERVIOUS LINER, SLIT LINER AND OVERLAP 12" OVER OUTLET PIPE.
6. INSTALL PVC SLOTTED UNDERDRAIN PIPE AND MINER AGGREGATE PER PLAN. SEE STORM DRAIN SPECS FOR SLOT DIMENSIONS.
7. BACKFILL BIORETENTION AREA WITH AGGREGATE MATERIAL AND BIORETENTION SOIL MIX, OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
8. BIORETENTION SOIL MIX SHALL CONSIST OF THE FOLLOWING:
  - AGGREGATE TO COMPOST RATIO: 60% MINERAL AGGREGATE (WITH LESS THAN 5% FINES), 40% COMPOST (MEET REQUIREMENTS IN WAC 173-350-220)
  - TOTAL BIORETENTION SOIL MIX ORGANIC CONTENT SHALL BE 4-8% (BY DRY WEIGHT)
  - BIORETENTION SOIL DEPTH SHALL BE A MINIMUM OF 18-INCHES
  - BIORETENTION SOIL MIX SHALL HAVE A MINIMUM INFILTRATION RATE OF 6"/HR
9. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
10. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS. LEAVE SPACE FOR UPPER LAYER OF MULCH AS SPECIFIED ON PLANS.
11. PLANT VEGETATION ACCORDING TO PLANTING PLAN.
12. MULCH AND INSTALL EROSION PROTECTION AT SURFACE FLOW ENTRANCES WHERE NECESSARY UNTIL ENTIRE SITE IS STABILIZED. MULCH MUST BE WOOD CHIPS CONSISTING OF SHREDDED OR CHIPPED HARDWOOD. MULCH SHOULD NOT CONTAIN WEED SEEDS, GRASS CLIPPINGS, AND LARGE CHUNKS OF BARK.
13. CONTRACTOR IS RESPONSIBLE FOR KEEPING BIORETENTION SOIL SEDIMENT FREE AFTER INSTALLATION AND UPON COMPLETION OF CONSTRUCTION, AND ANY SEDIMENT CONTAMINATED BIORETENTION SOIL SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

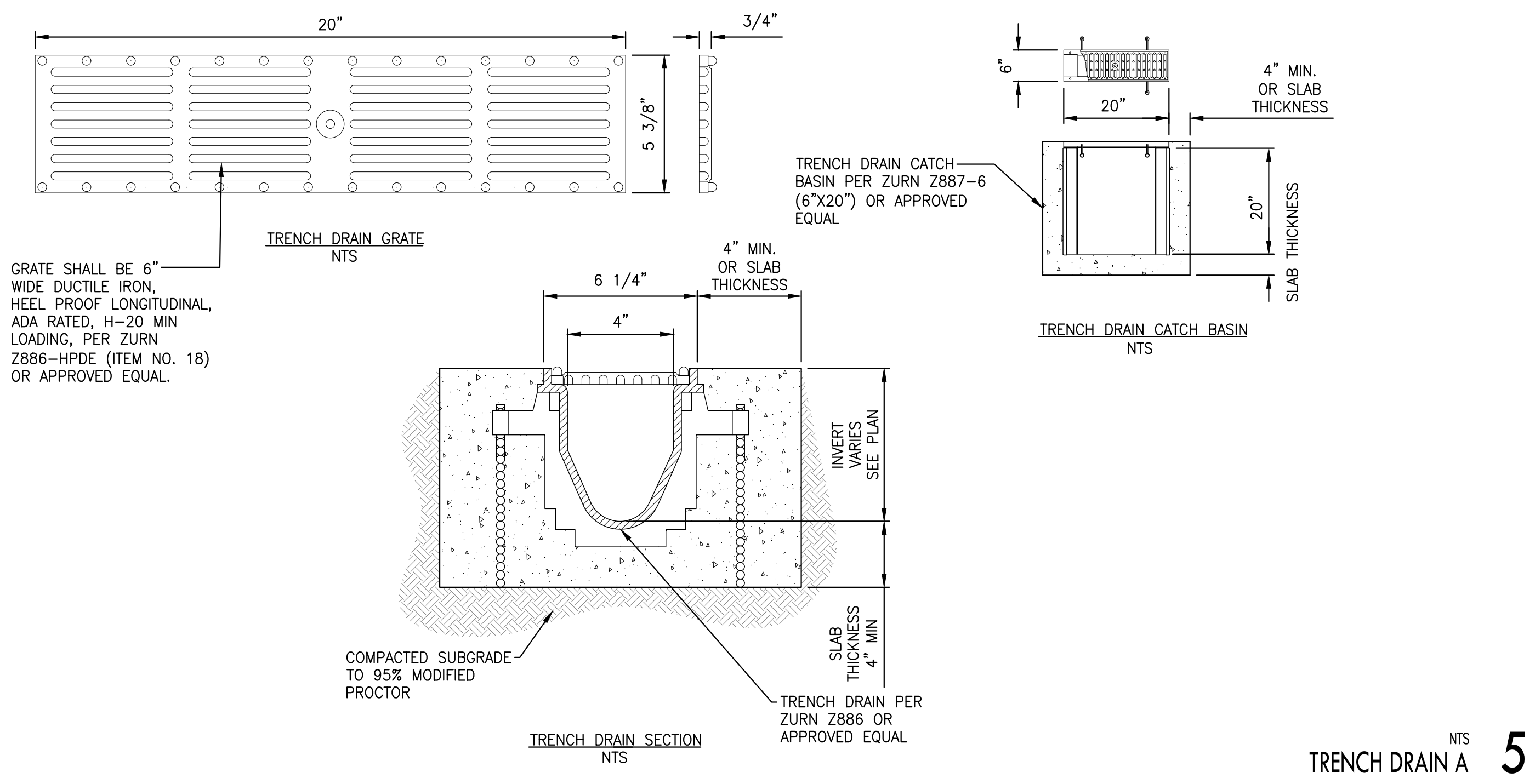


SECTION A-A  
BIORETENTION AREA 3

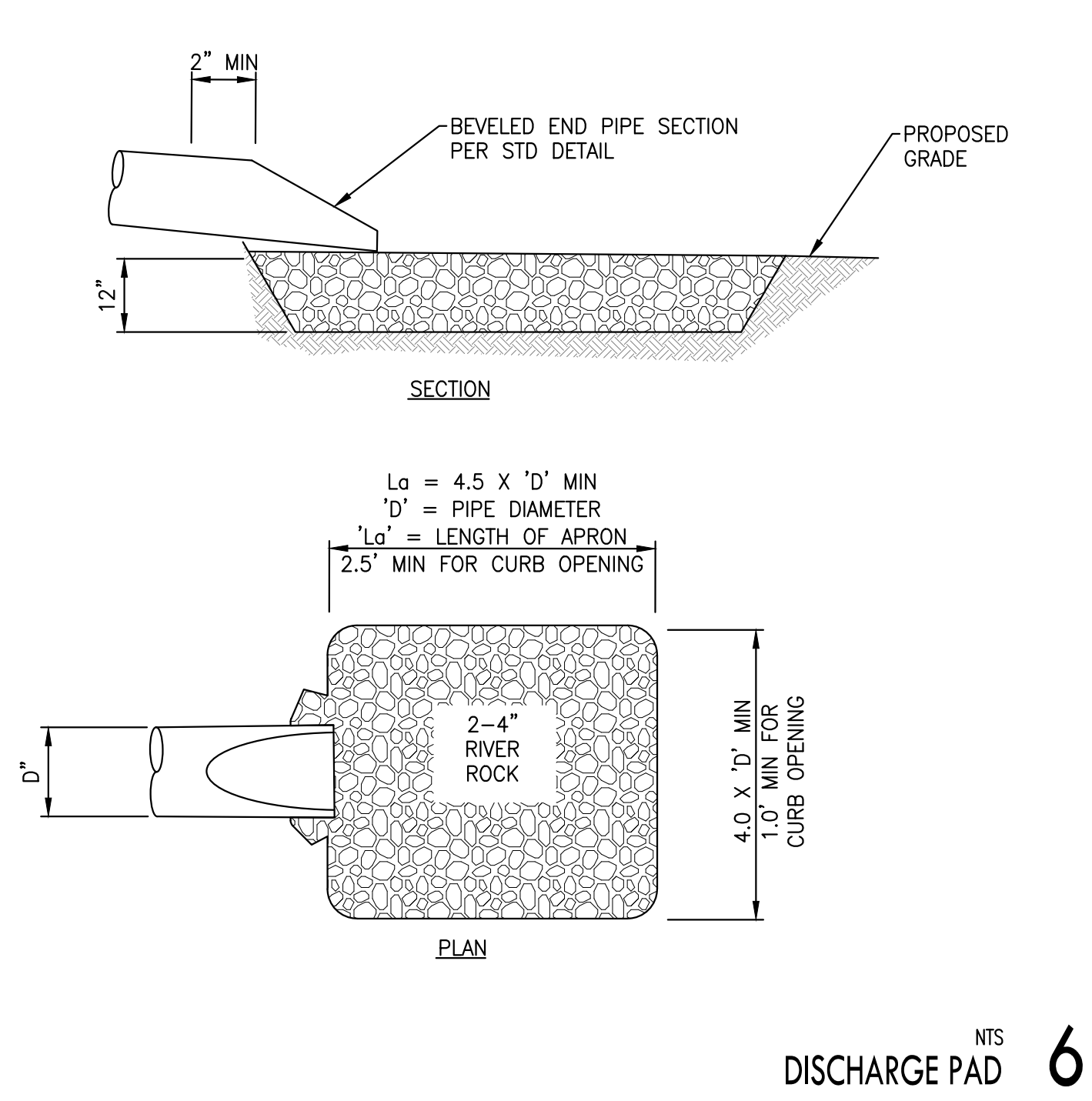


- NOTES:
1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
  2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
  3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
  4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
  5. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIA. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
  6. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIA. PLUS CATCH BASIN WALL THICKNESS.
  7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
  8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
  9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
  10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
  11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT STD PLAN B-5.60-01.
  12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.
  13. CATCH BASIN INSTALLATION SHALL BE PER CONTRACT DOCUMENTS AND DETAILS.

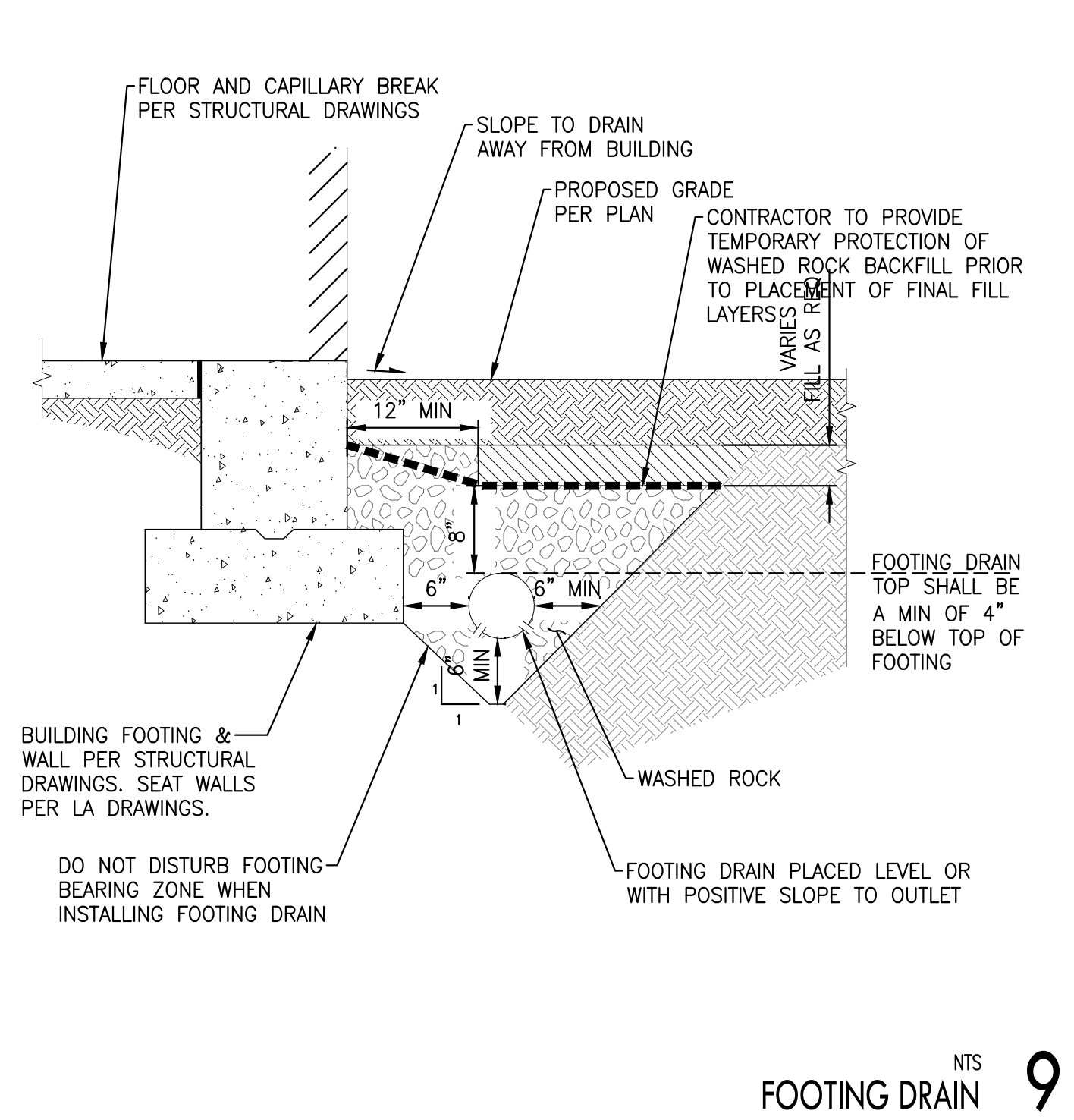
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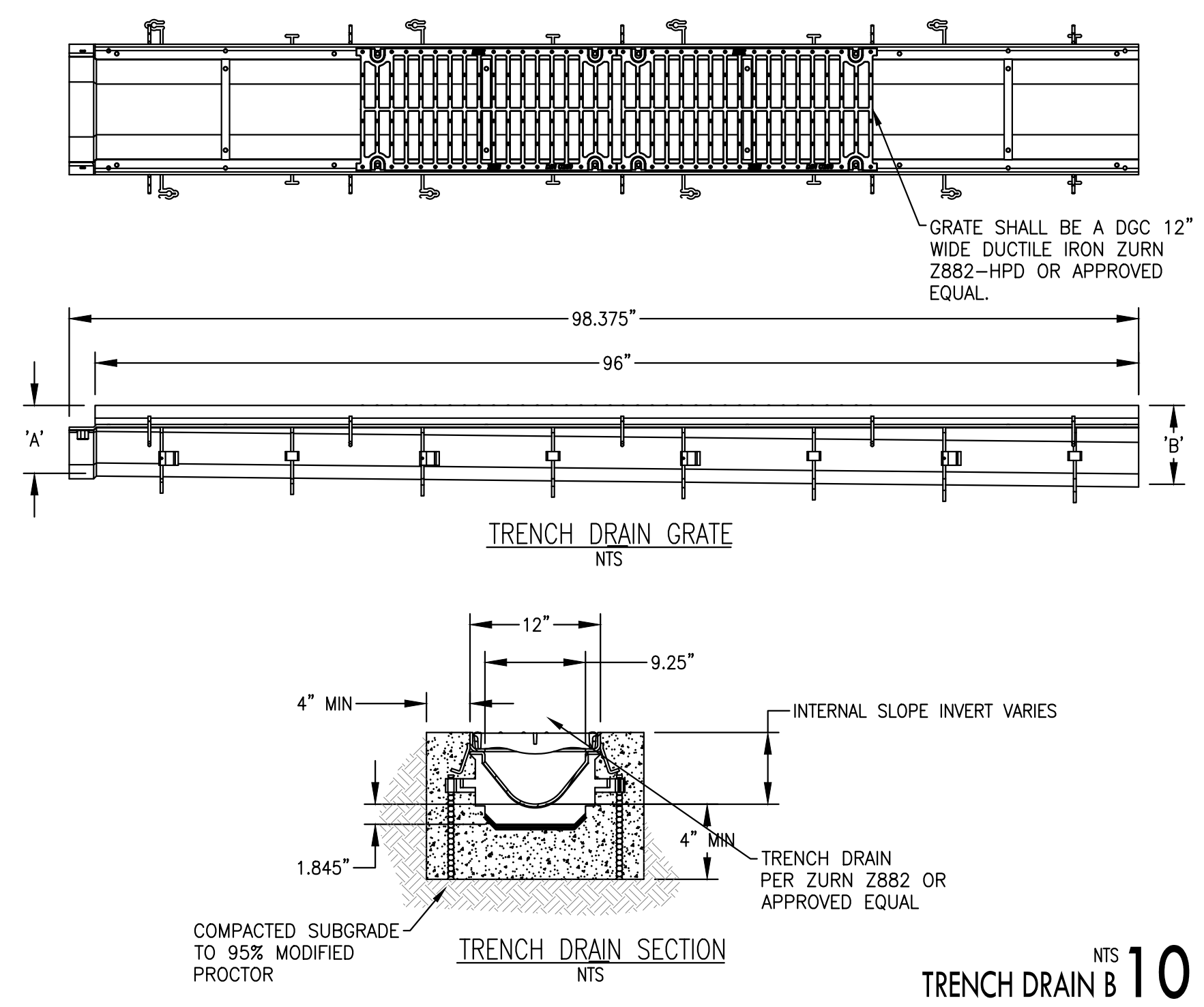
TRENCH DRAIN A 5



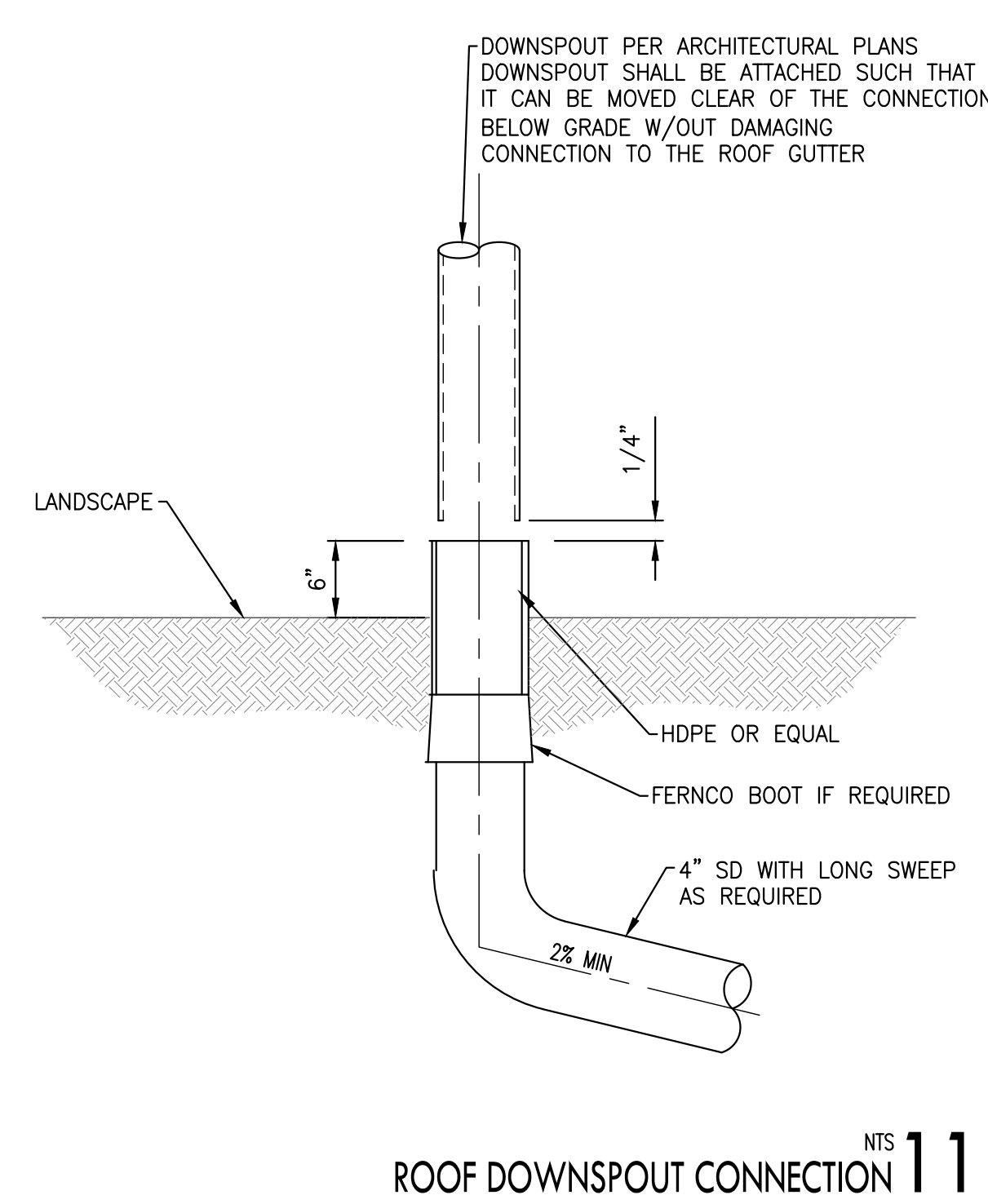
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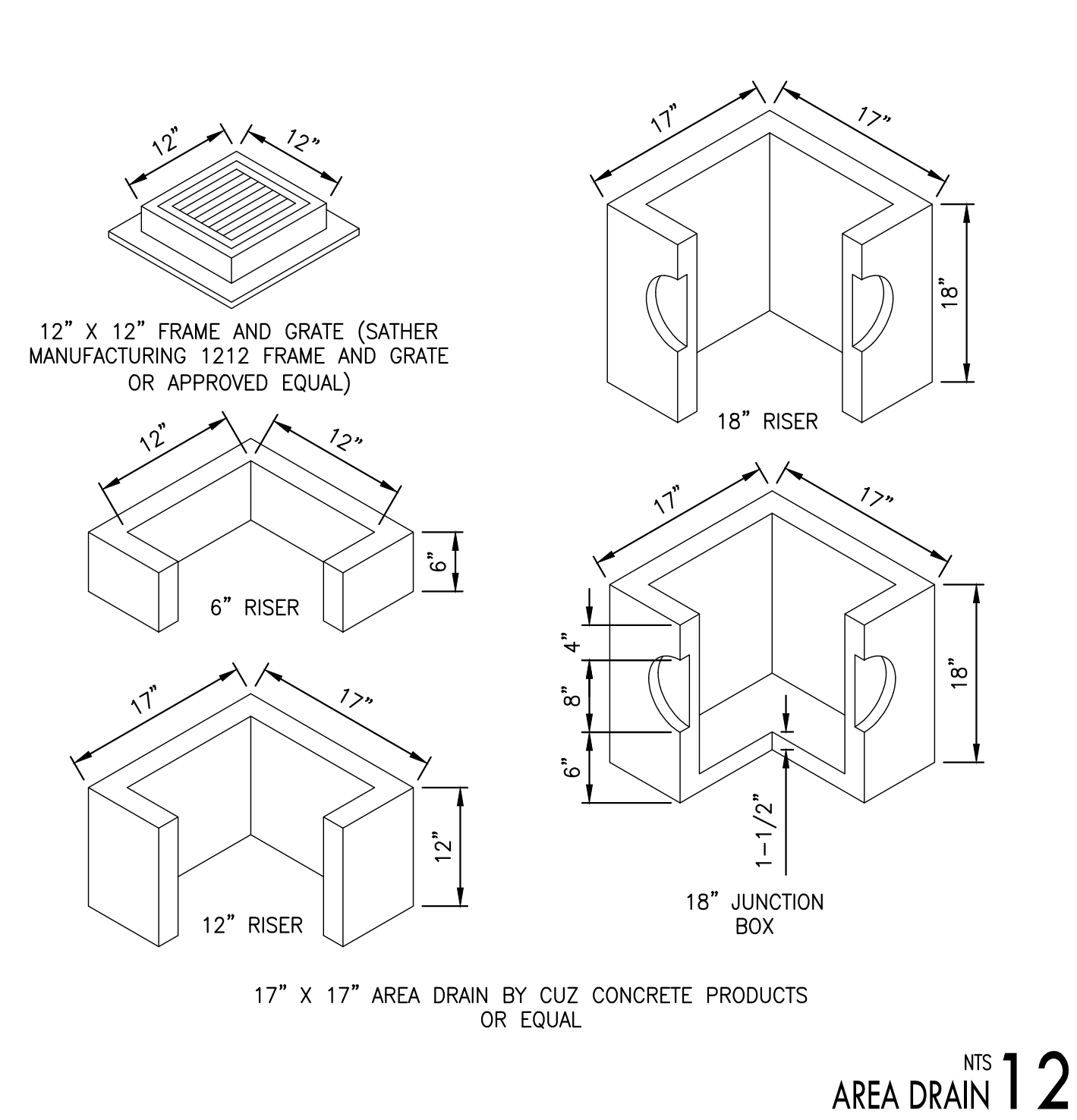
FOOTING DRAIN 9



TRENCH DRAIN B 10



ROOF DOWNSPOUT CONNECTION 11



AREA DRAIN 12

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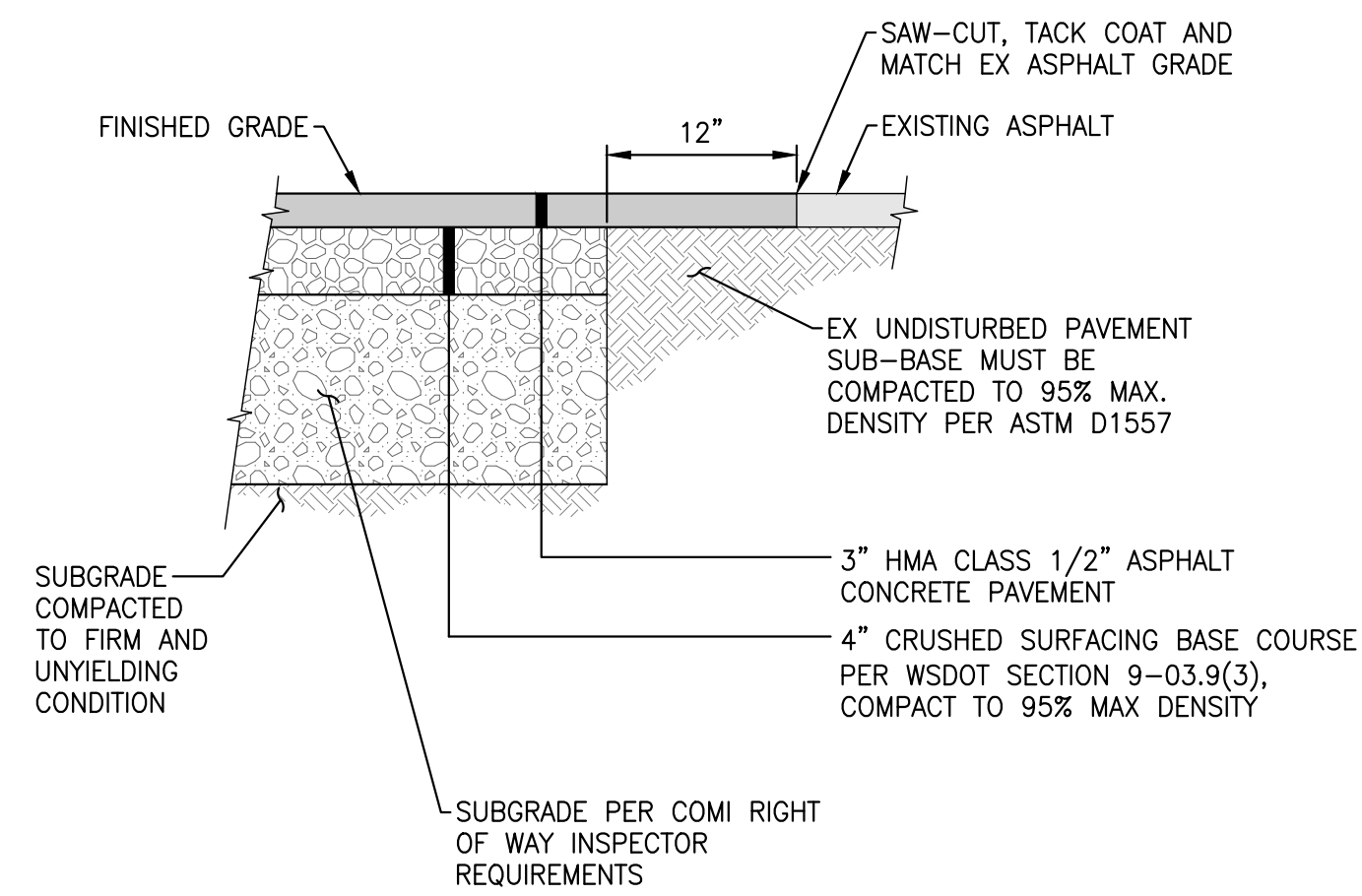
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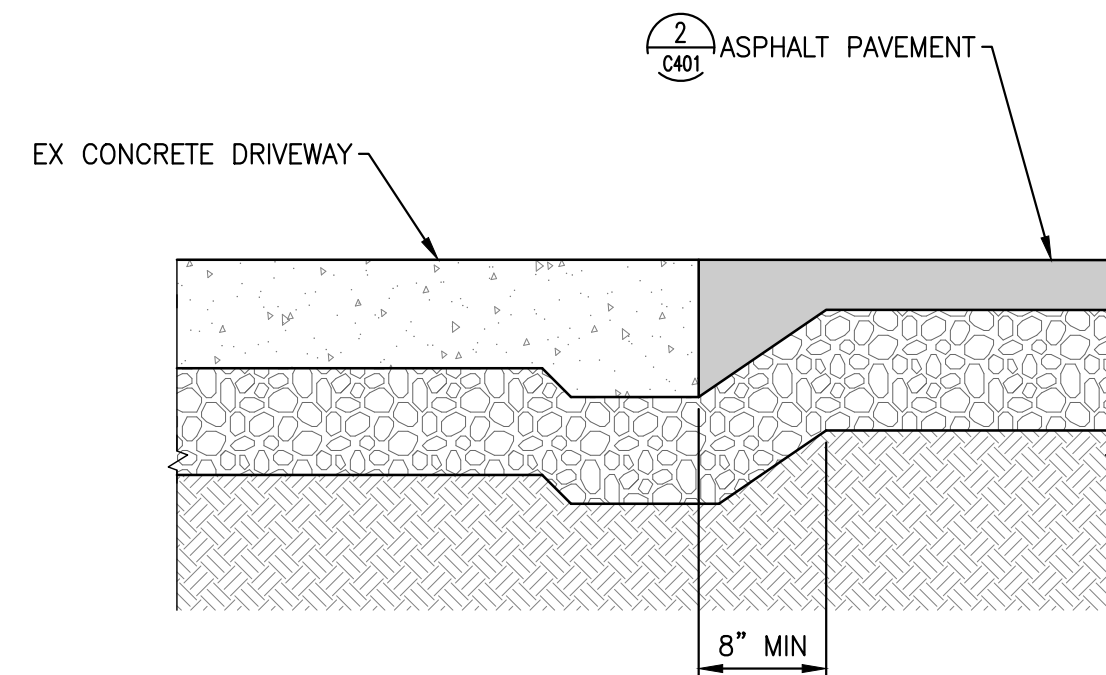


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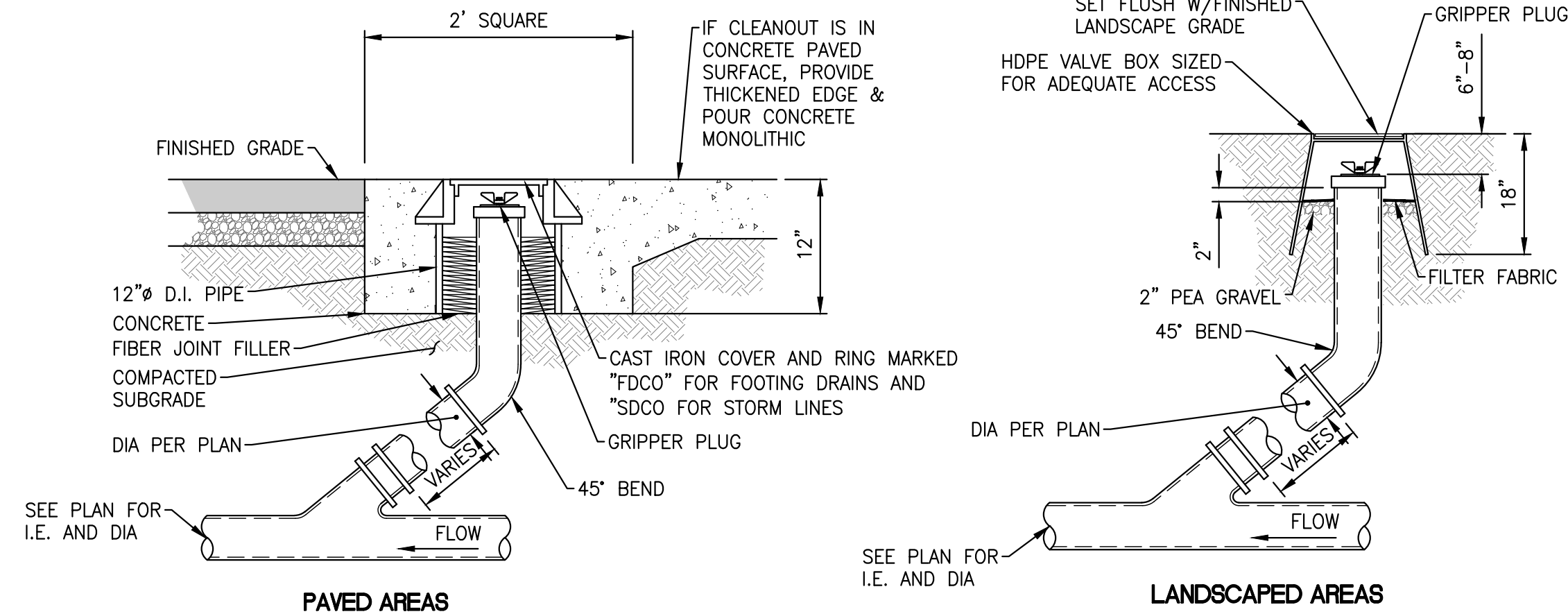
1. IF EX PAVEMENT SECTION IS THICKER, MATCH EX SECTION. OTHERWISE CONSTRUCT SECTION SHOWN.
2. SAW-CUT FULL DEPTH WHERE NEW PAVEMENT ABUTS EXISTING AND APPLY TACK COAT.
3. PLACE ASPHALT IN ACCORDANCE WITH WSDOT APWA SECTION 5-04.
4. PROOF ROLL AND REMOVE ANY SOFT SPOTS. REPLACE REMOVED MATERIAL WITH GRAVEL BORROW. CONTRACTOR SHALL TEST AND VERIFY SUBGRADE MEETS COMPACTION REQUIREMENTS PRIOR TO PAVING.

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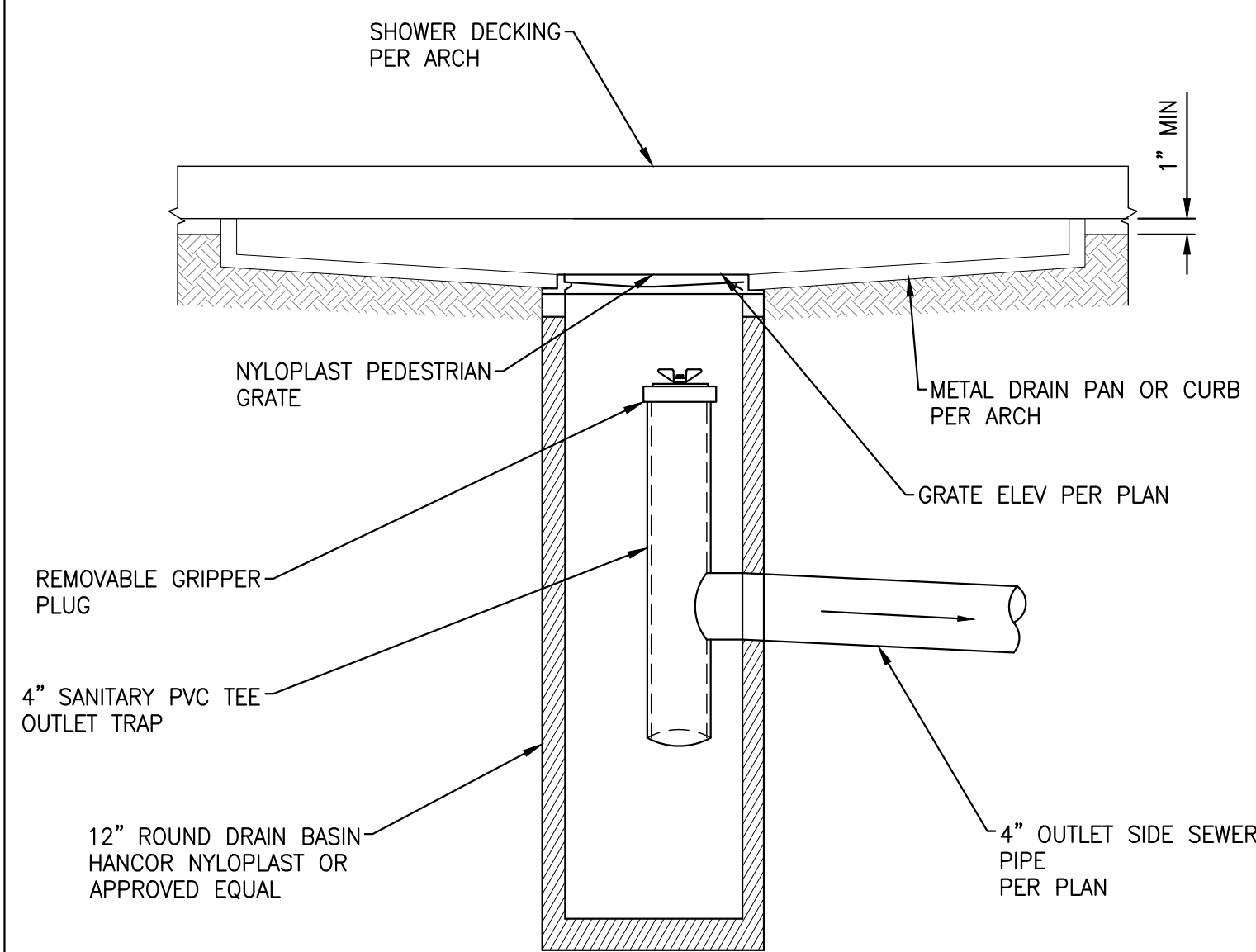
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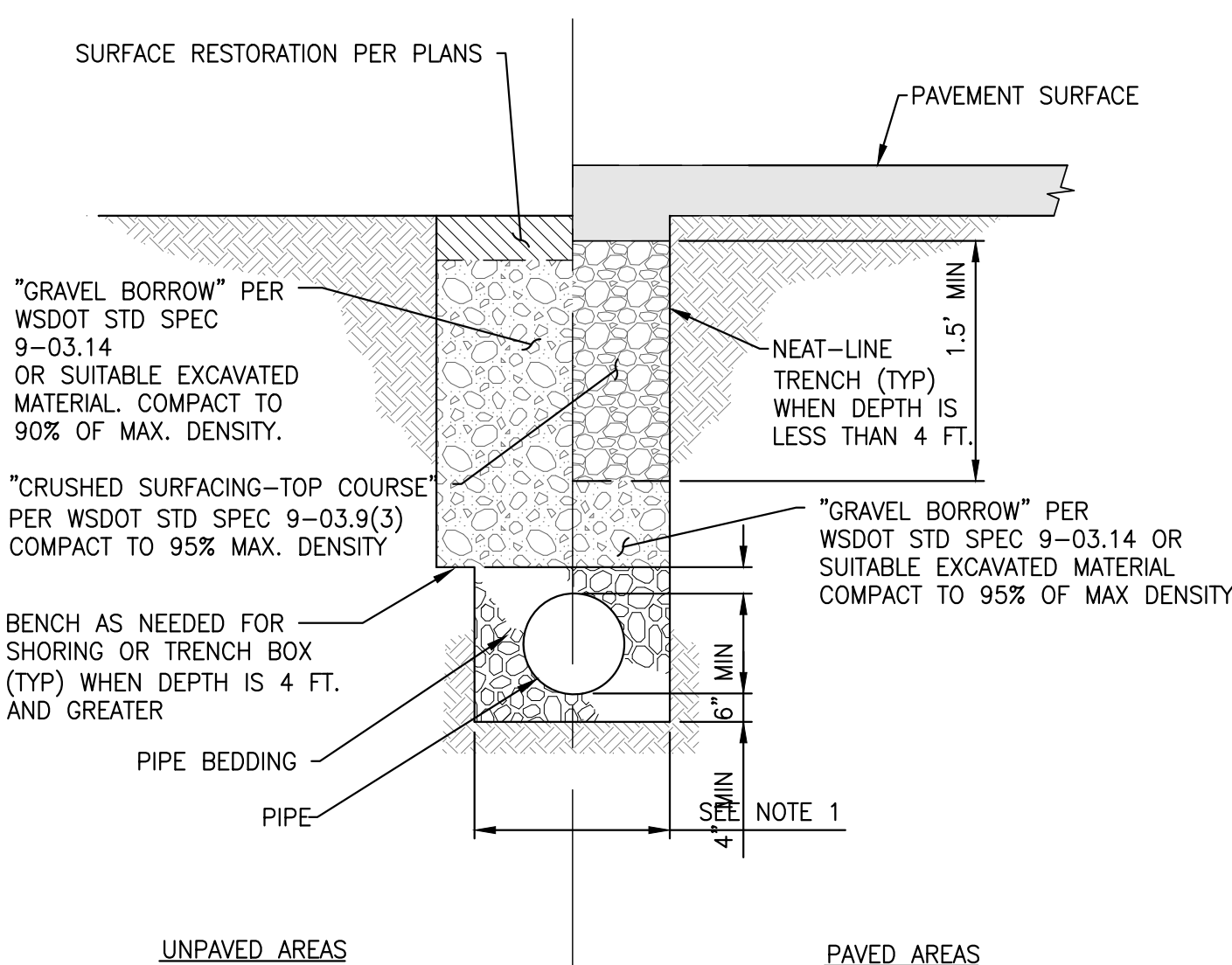
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CLEANOUT 6

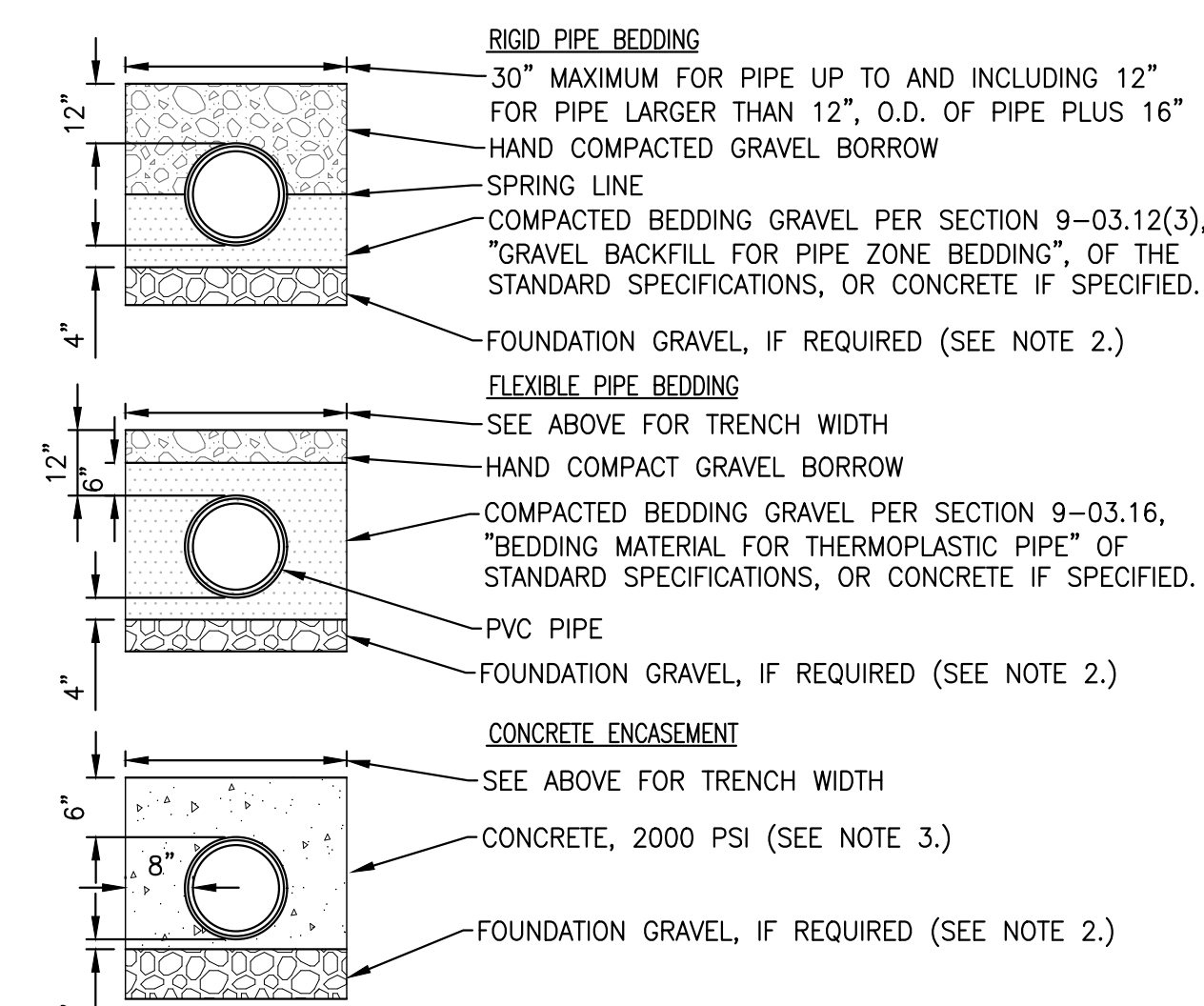


NTS  
SHOWER AREA DRAIN 7



- NOTE:
1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE  
\* 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.

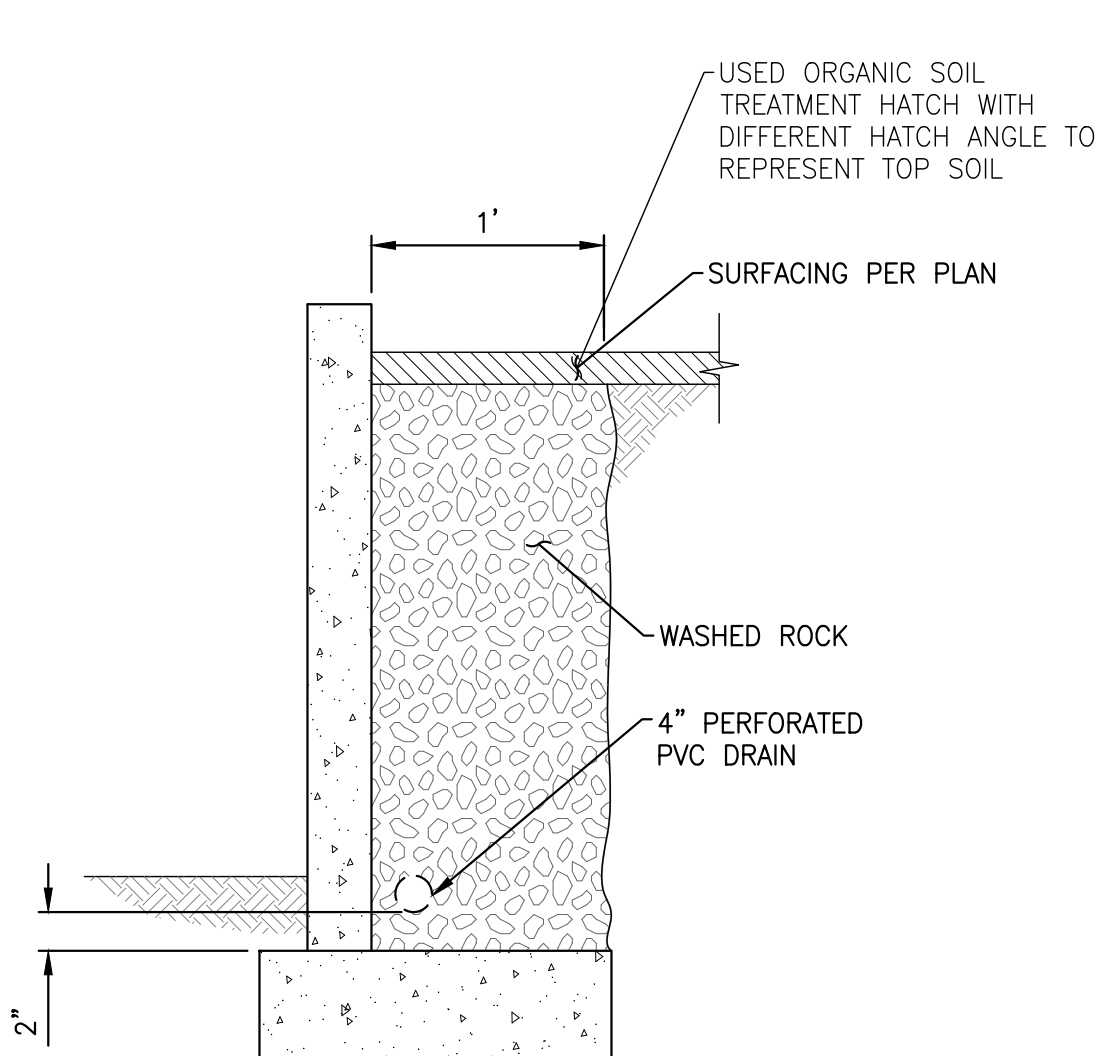
NTS  
PIPE BEDDING 9



NOTES:

1. COMPACTED CRUSHED SURFACING TOP COURSE PER SECTION 9-03.9(3), "CRUSHED SURFACING", OF THE STANDARD SPECIFICATIONS CAN ALSO BE USED AS BEDDING GRAVEL.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.9(1), "BALLAST", OF THE STANDARD SPECIFICATIONS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.

NTS  
PIPE TRENCH 10



NOTES:

1. SEE STRUCTURAL PLANS FOR RETAINING WALL DESIGN.
2. SEE LANDSCAPE PLANS FOR SEAT/PLANTER WALLS.

NTS  
TYPICAL WALL DRAIN 11

MERCER ISLAND UTILITY NOTES

1. ALL STAGING AND STORAGE SHALL OCCUR ON SITE.
2. A REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) INSTALLATION SHALL BE REQUIRED AND INSTALLED 12 INCHES ABOVE GRADE BEHIND THE WATER METER FOR ALL NEW AND DEMO REBUILD SINGLE FAMILY, LAKEFRONT PROJECTS. THE RPBA SHALL BE INSPECTED AT TIME OF INSTALLATION AND AT BUILDING FINAL. (A HOT BOX TO PROTECT THE RPBA ASSEMBLY IS OPTIONAL. A DOUBLE CHECK VALVE ASSEMBLY (DCVA) IS REQUIRED ON ALL FIRE SPRINKLER SYSTEMS.
3. POT HOLE THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS OBLIGATED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
4. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT OF WAY. ALL MATERIAL MUST BE IMPORTED.
5. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
6. THE EXISTING WATER SERVICE MUST BE ABANDONED AT THE CITY WATER MAIN WHEN A NEW SERVICE IS INSTALLED. THE HOMEOWNER IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH THE ABANDONMENT OF THE EXISTING WATER SERVICE.
7. NO ADS FLEXIBLE PIPE SHALL BE ALLOWED.
8. SAND COLLARS ARE REQUIRED FOR GROUTING PVC PIPE TO CONCRETE STRUCTURES. THIS ALSO APPLIES TO ADS N-12 PIPES AND HDPE PIPES.
9. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THE PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
10. THE CONTRACTOR MUST POT HOLE ALL UTILITIES PRIOR TO MAKING CONNECTIONS TO VERIFY MATERIAL, DIAMETER, ALIGNMENTS, ETC. PRIOR TO MAKING CONNECTIONS, CONTRACTOR SHALL HAVE ALL NECESSARY PARTS, MATERIALS AND EQUIPMENT ON SITE. CONTACT SITE & UTILITIES INSPECTOR TO VERIFY.
11. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
12. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
13. INFORM THE MERCER ISLAND CITY SITE/UTILITY INSPECTOR AT 206.275-7714 OF THE ANTICIPATED START DATE OF IN-WATER WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. FIELD LOCATE THE SEWER MAIN (LAKELINE) UNDERLYING THE LAKEBED AND MARK CLEARLY PRIOR TO THE START OF CONSTRUCTION. CONTACT THE MERCER ISLAND SITE/UTILITY INSPECTOR AT 206.275-7714 FOR AVAILABLE INFORMATION ABOUT THE LAKELINE AND ASSISTANCE WHERE POSSIBLE WITH IDENTIFYING THE GENERAL LOCATION OF THE LAKELINE PRIOR TO CONSTRUCTION. GIS MAPPING MAY BE AVAILABLE BY CALLING 206.236-3471. THE APPLICANT SHALL BE RESPONSIBLE OF ANY DAMAGE TO SAID SEWER MAIN RESULTING FROM CONSTRUCTION.

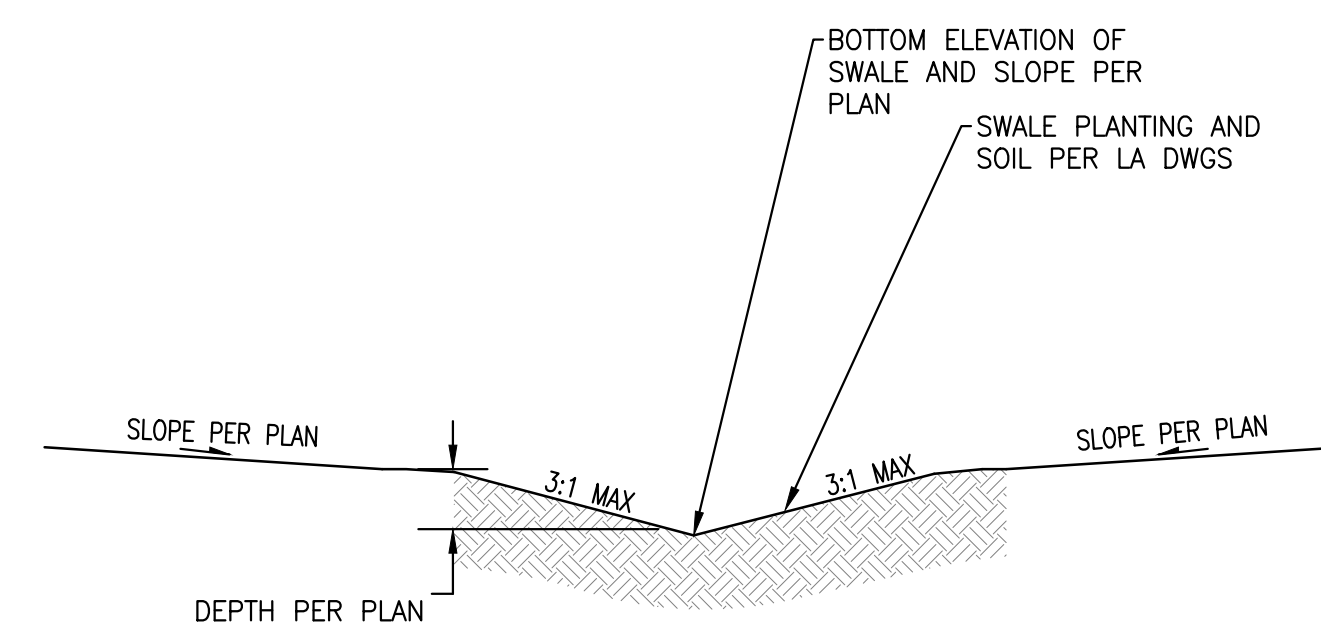
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UTILITY NOTES 8

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PIPE BEDDING 9

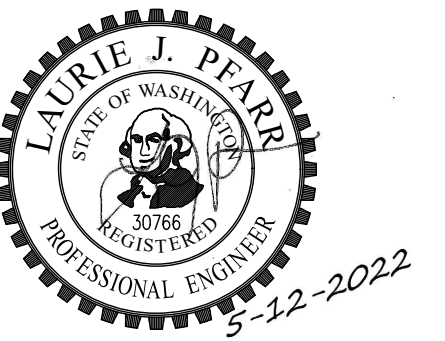
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NTS  
TYPICAL WALL DRAIN 11

NTS  
LANDSCAPE DRAINAGE SWALE 12



STAMP



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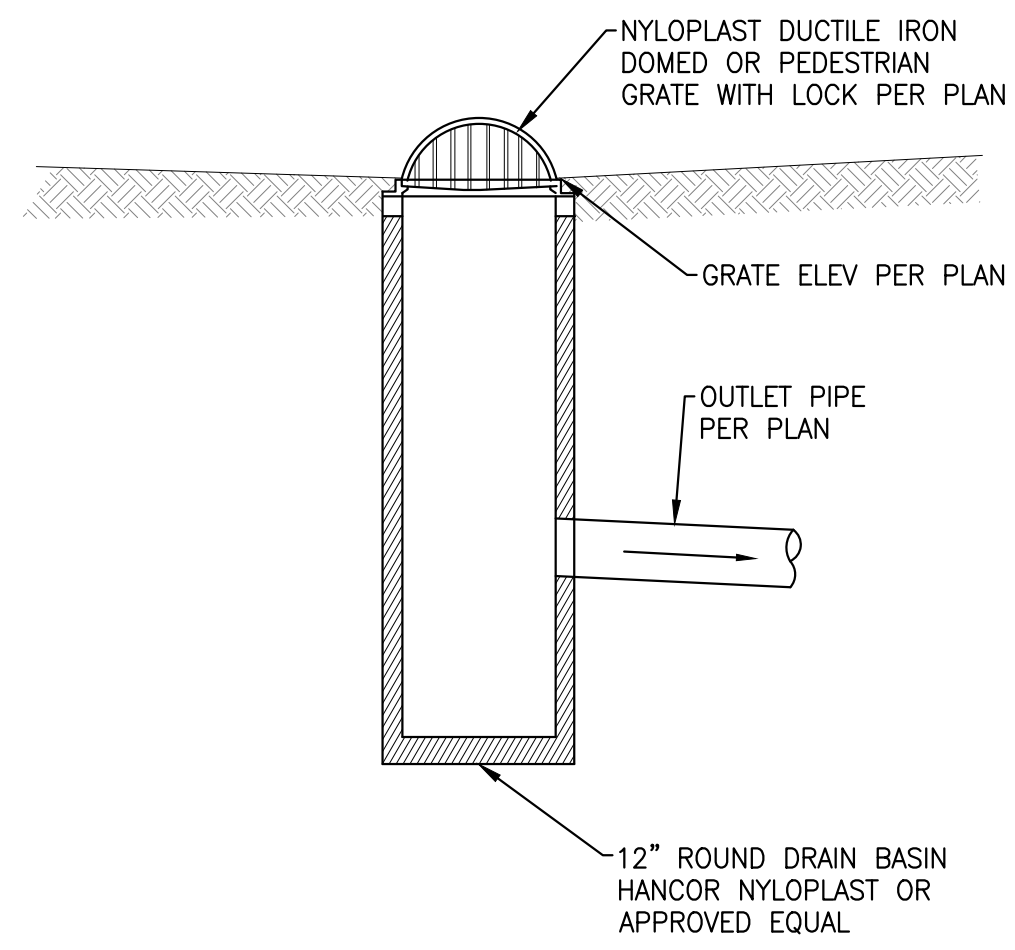
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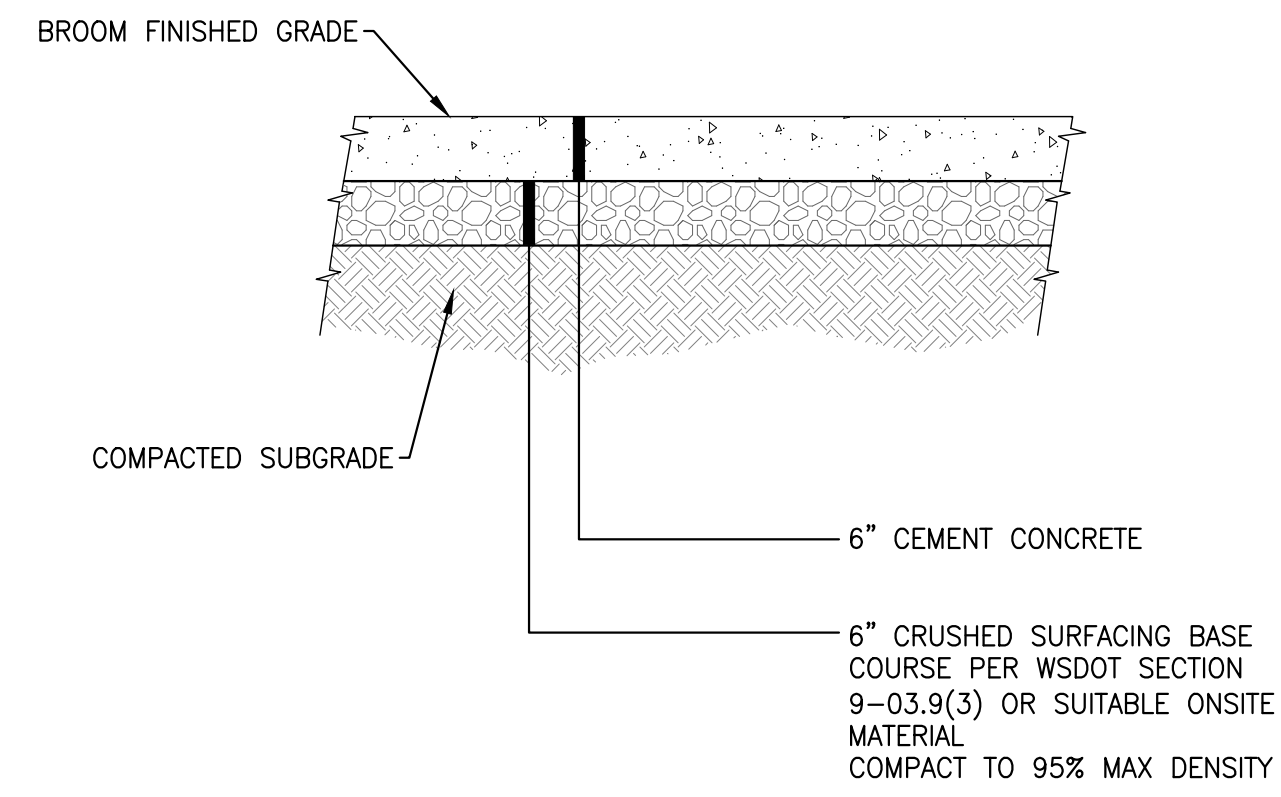
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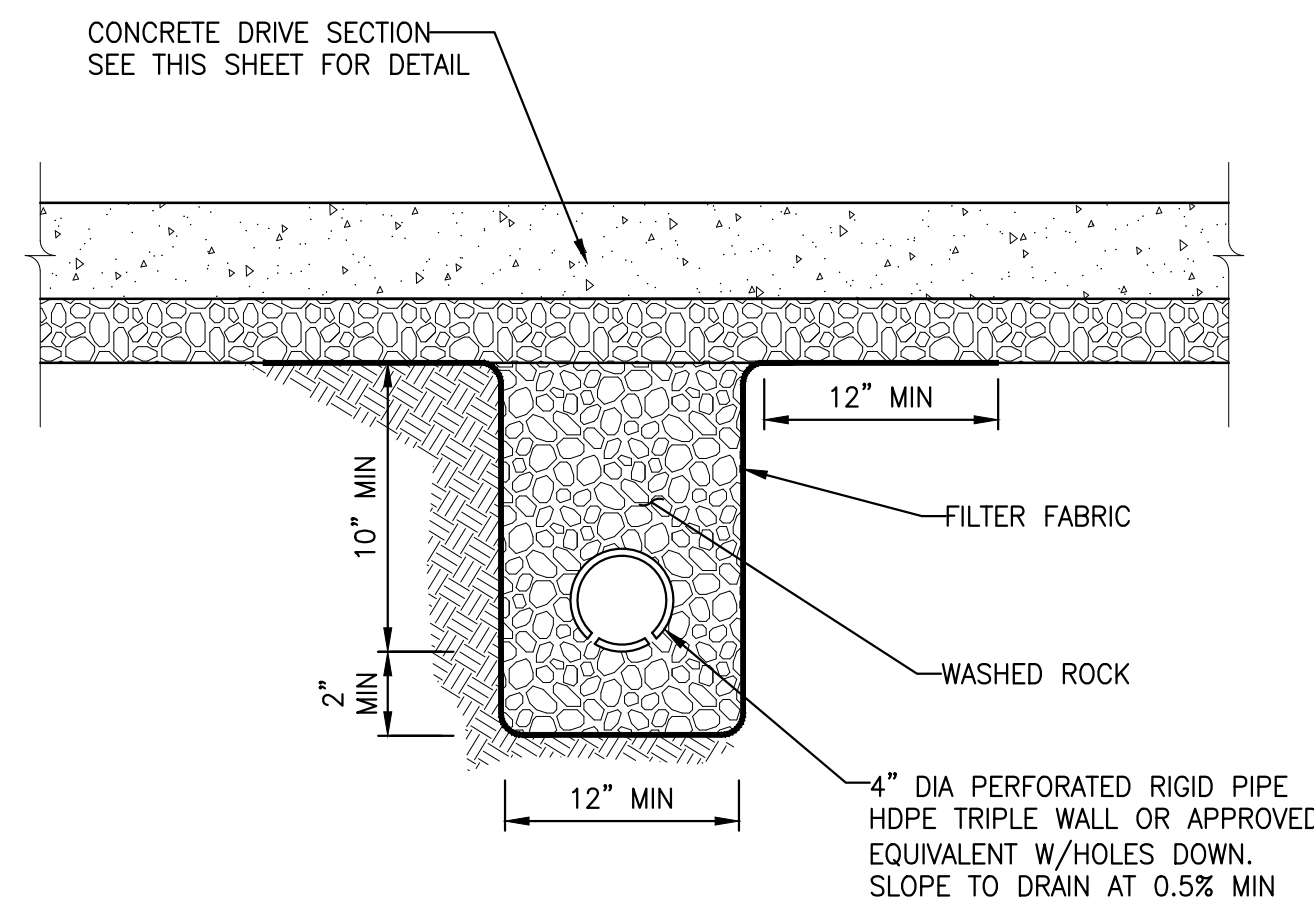




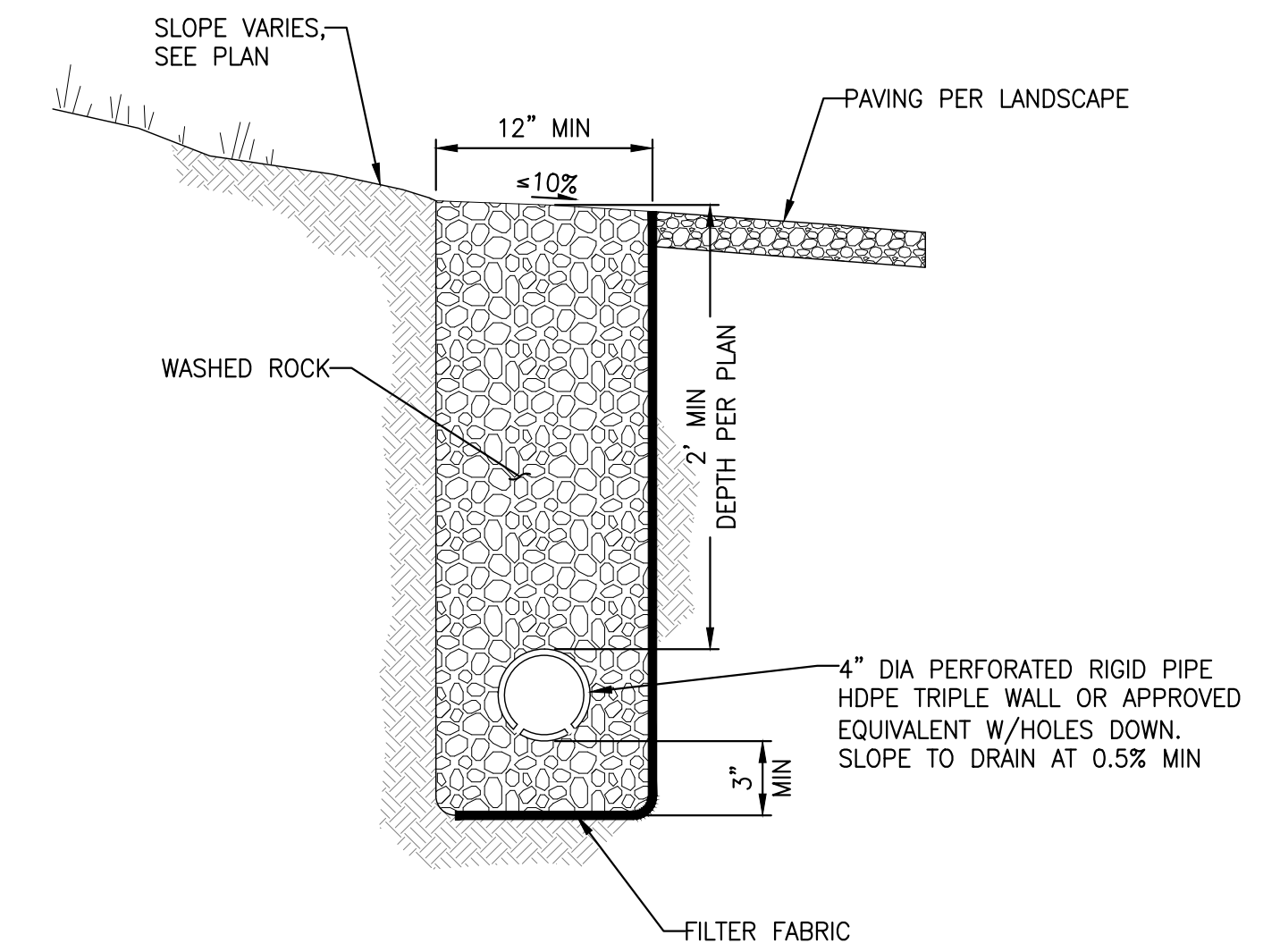
YARD/OVERFLOW DRAIN <sup>NTS</sup> 1



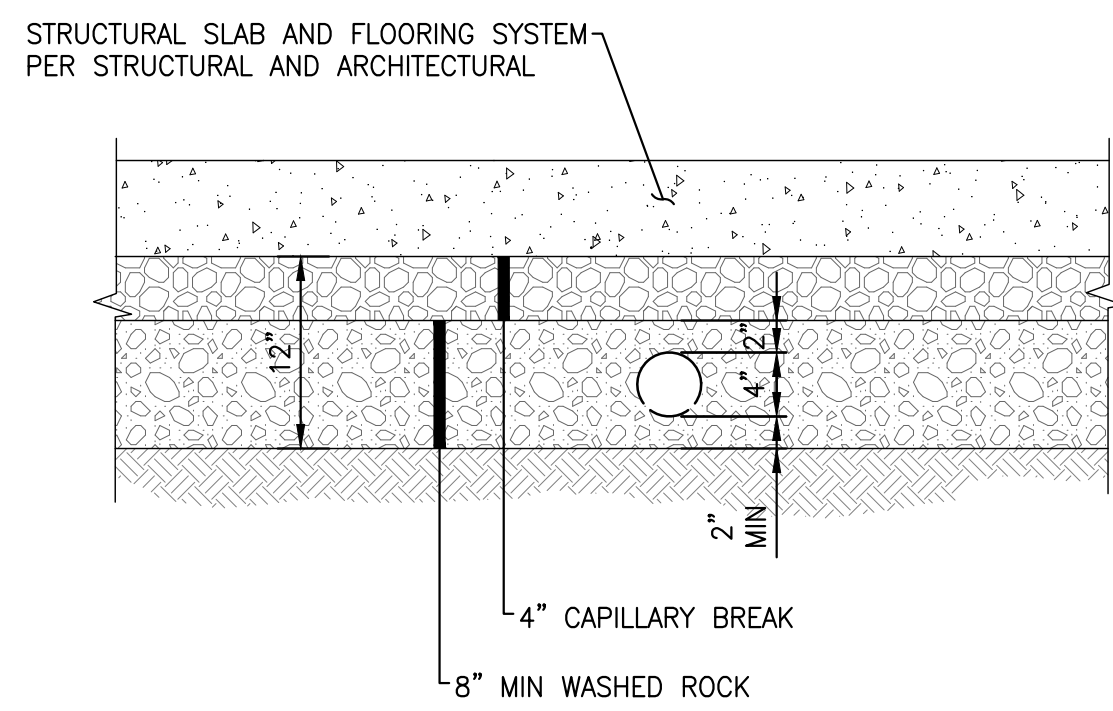
CONCRETE PAVEMENT <sup>NTS</sup> 2



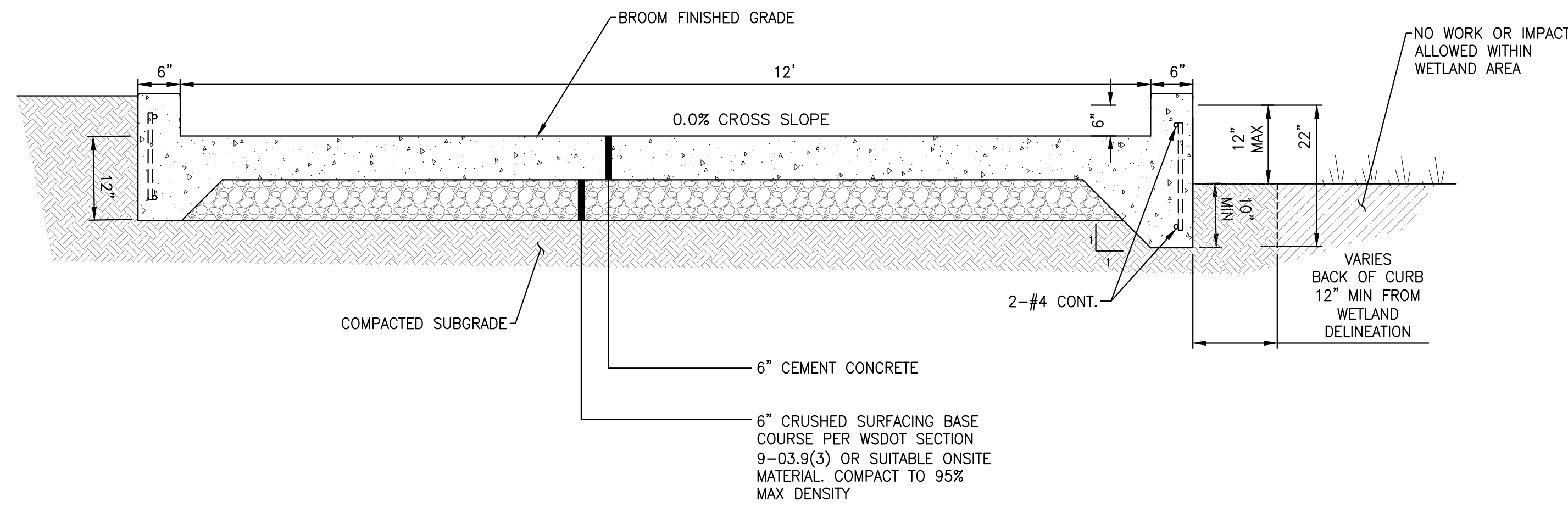
SUBSURFACE DRAIN <sup>NTS</sup> 3



FRENCH DRAIN <sup>NTS</sup> 4

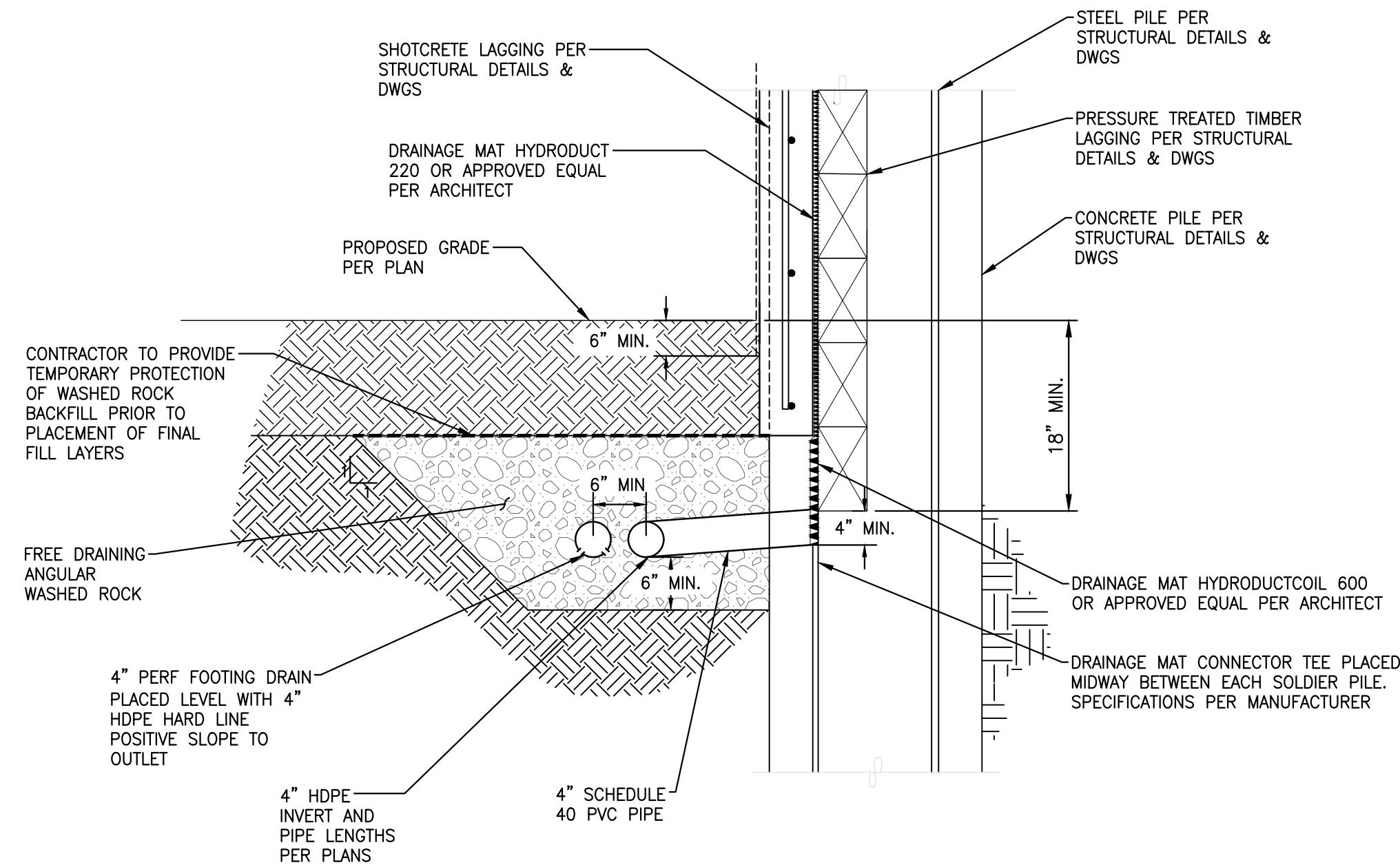


SUB-SLAB DRAINAGE <sup>NTS</sup> 5



CONCRETE DRIVE <sup>NTS</sup> 7

NOT USED <sup>NTS</sup> 8



SOLDIER PILE RETAINING WALL FOOTING DRAIN <sup>NTS</sup> 9

NOT USED <sup>NTS</sup> 10

NOT USED <sup>NTS</sup> 11

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040  
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**BUILDING PERMIT SUBMITTAL**

MAY 12, 2022

REVISIONS	No.	Description	Date

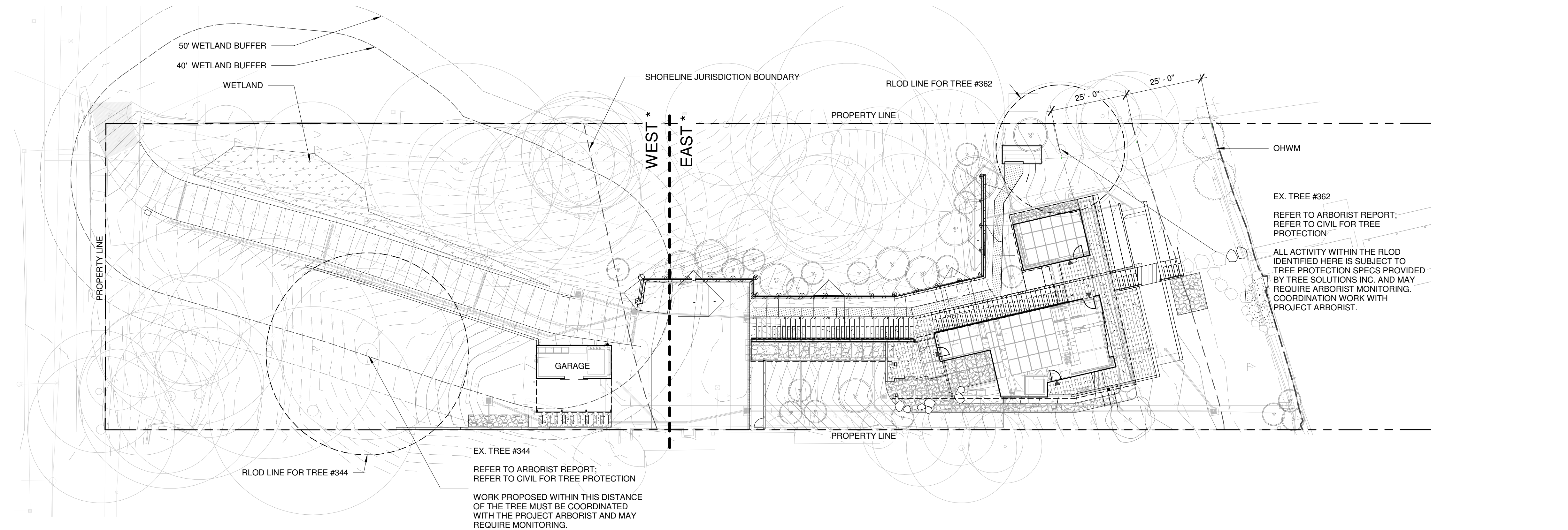
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 Checked: SMN  
 MJH Proj No.: A20.0085.00  
 Issue Date: MAY 12, 2022

SHEET

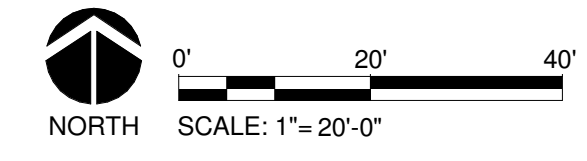
**DETAILS**

**C402**





1 COMPOSITE SITE PLAN  
1" = 20'-0"



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**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
Mercer Island, WA 90840

SUBMITTAL

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MAY 10, 2022

REVISIONS

No.	Description	Date

Drawn: JM / SL / CA / SM  
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MJH Proj No.:

Issue Date: MAY 10, 2022

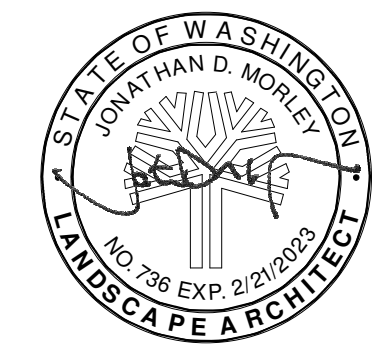
SHEET

**COMPOSITE SITE PLAN L100**



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6838 96th Ave SE  
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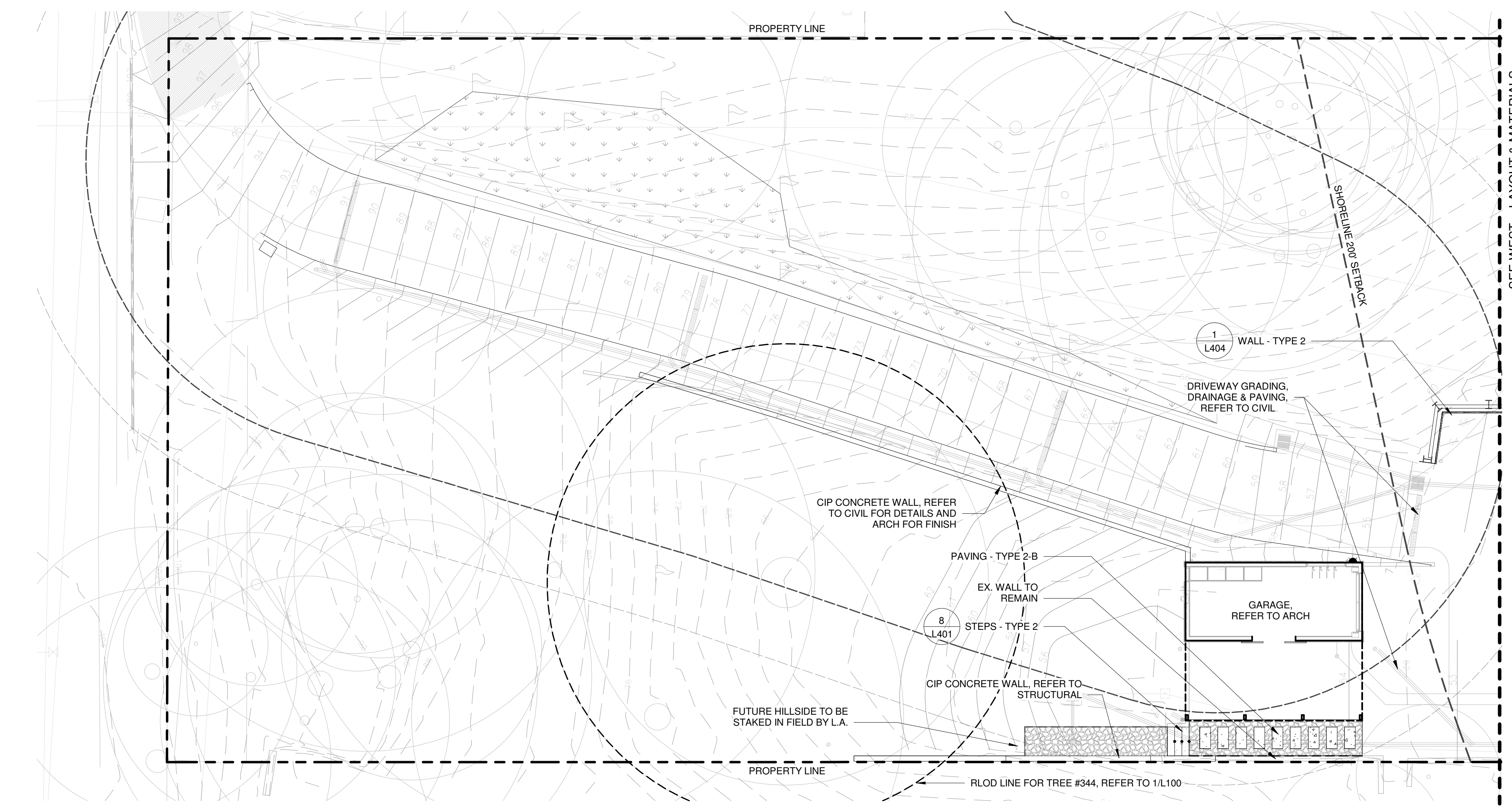
No.	Description	Date

Drawn: JM / SL / CA / SM  
 Checked: JM / SL / CA  
 MJH Proj No.:

Issue Date: MAY 10, 2022

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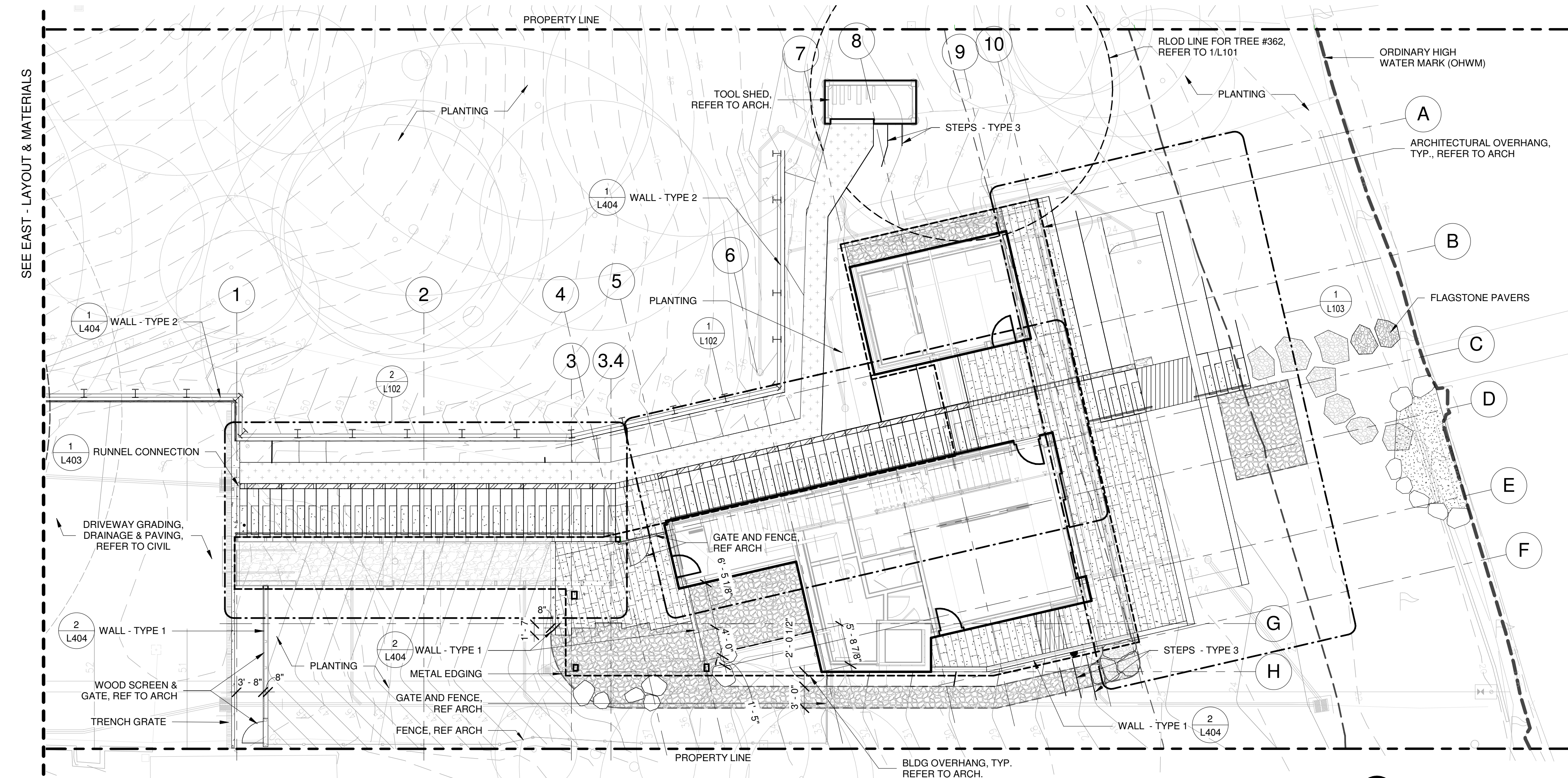
**LAYOUT & MATERIAL PLAN L101**



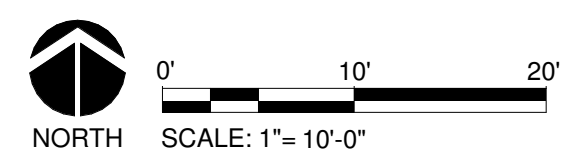
- MATERIAL LEGEND:**
- PAVING - TYPE 1
  - PAVING - TYPE 2
  - PAVING - TYPE 2-B
  - PAVING - TYPE 3
  - PAVING - TYPE 4
  - PAVING - TYPE 5
  - WALL - TYPE 1
  - WALL - TYPE 2
  - WALL - TYPE 3 & 4
  - STEPS - TYPE 1 & 1-B
  - STEPS - TYPE 2
  - STEPS - TYPE 3
  - METAL EDGING
  - TRENCH DRAIN
  - ROCK MULCH
  - BOULDERS

- MATERIAL NOTES:**
- PAVING**  
 TYPE 1 - CIP CONCRETE PEDESTRIAN PAVING, SEE DETAILS AND REFER TO SPECS.  
 TYPE 2 - MODULAR PRECAST CONCRETE PLANK PAVER 1' X 3', MORTAR-SET.  
 TYPE 2-B - MODULAR PRECAST PAVER, 1.5' X 3', SET FLUSH IN CRUSHED ROCK.  
 TYPE 3 - REINFORCED TURF PAVEMENT SYSTEM, SEE SPECS.  
 TYPE 4 - PERMEABLE ADA ALUMINUM GRATING, SEE DETAILS & REFER TO SPECS.  
 TYPE 5 - CRUSHED ROCK, SEE DETAILS & REFER TO SPECS
- WALLS**  
 TYPE 1 - CIP CONCRETE WALLS WITH BOARDFORM FINISH, SEE DETAILS & REFER TO SPECS.  
 TYPE 2 - SOLDIER PILE RETAINING WALL WITH STEEL PLATE CLADDING, REFER TO STRUCTURAL. SEE LANDSCAPE DETAILS FOR CLADDING; REFER TO SPECS.  
 TYPE 3 - STEEL PLANTER WALL, PAINTED FINISH, SEE SPECS.  
 TYPE 4 - WEATHERING STEEL PLANTER WALL, SEE SPECS.  
 TYPE 5 - CIP CONCRETE CHEEK WALL WITH BOARDFORM FINISH, SEE PLANS FOR THICKNESS
- STEPS**  
 TYPE 1 - MODULAR PRECAST CONCRETE TREAD, 1' X 4', SAND-SET, WITH STEEL RISER, SEE DETAILS & REFER TO SPECS.  
 TYPE 1-B - MODULAR PRECAST CONCRETE TREAD, 1' X 4', SAND-SET, WITH STEEL RISER, SEE DETAILS & REFER TO SPECS.  
 TYPE 2 - CIP CONCRETE WITH ARCHITECTURAL FINISH, 6" RISE / 12" RUN, SEE DETAILS & REFER TO SPECS.  
 TYPE 3 - STEEL RISER IN CRUSHED ROCK OR LAWN, SEE DETAILS & REFER TO SPECS.
- HANDRAIL**  
 SEE ARCH
- RUNNEL**  
 STEEL W/ PAINTED FINISH, REFER TO DETAILS & SPECS.
- METAL EDGING**  
 BLACK EDGING MATERIAL, POWDER-COATED STEEL, SEE SPECS.
- TRENCH DRAIN**  
 DECORATIVE GRATE, SEE SPECS.
- ROCK MULCH**  
 3-5" WASHED, ROUNDED RIVER ROCK, SEE SPECS.
- BOULDERS**  
 2-4 MAN, SEE SPECS
- PLANTING**  
 SEE SHEET L601; SEE SPECS.

**1 WEST - LAYOUT & MATERIALS**  
 1" = 10'-0"



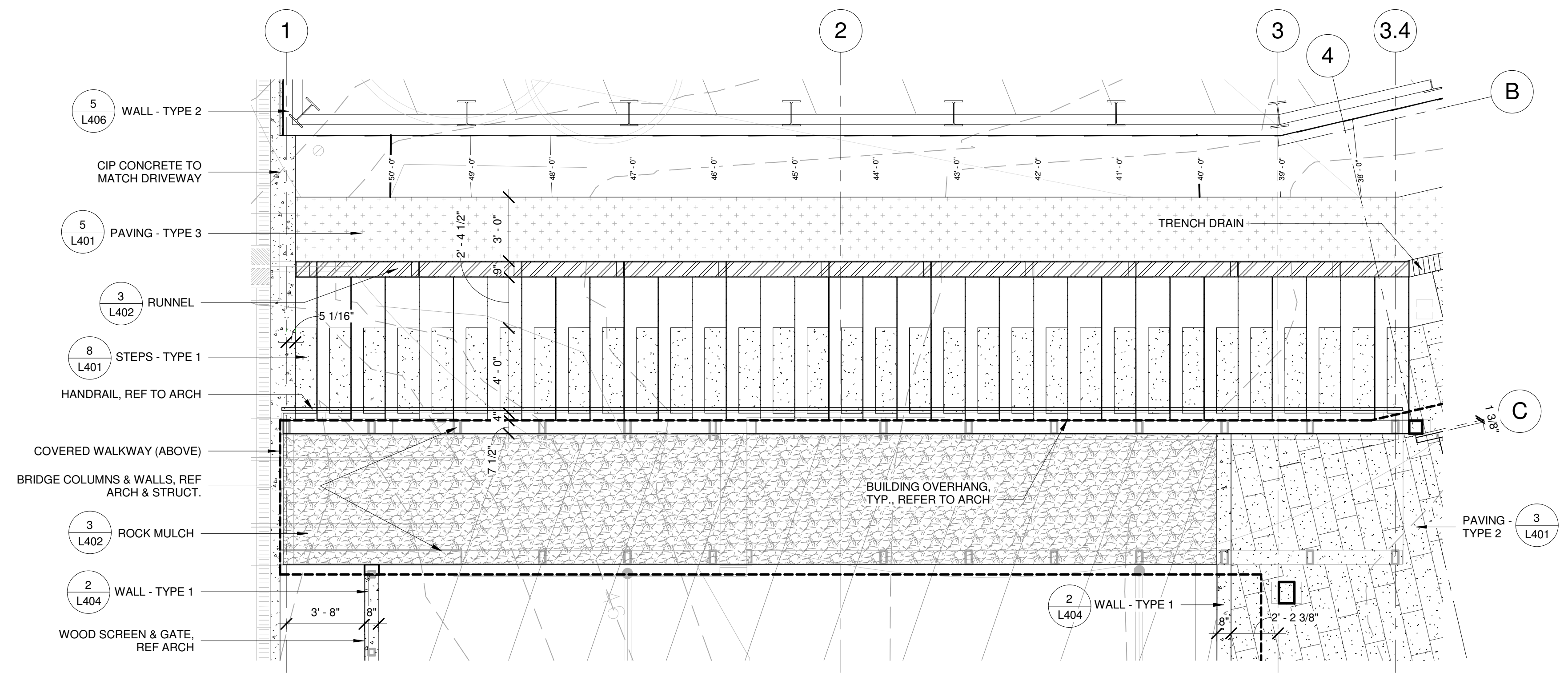
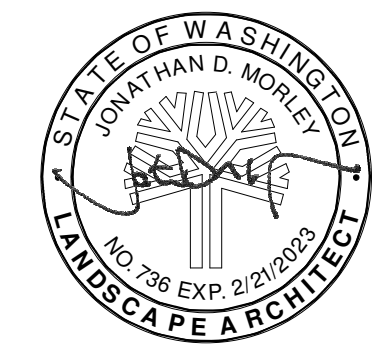
**2 EAST - LAYOUT & MATERIALS**  
 1" = 10'-0"



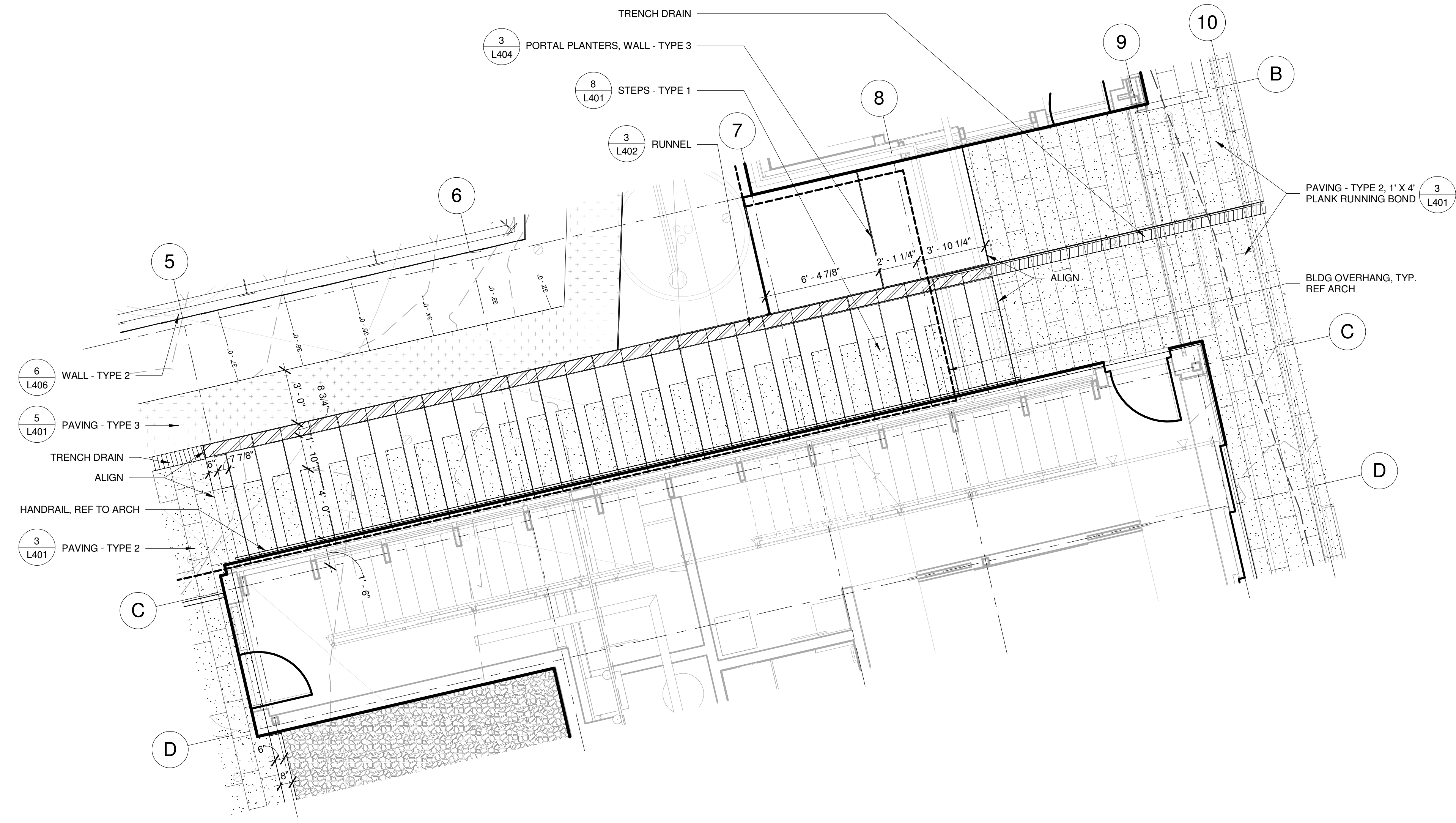


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**2 ENLARGEMENT - WEST SPINE**  
 1/4" = 1'-0"



**1 ENLARGEMENT - EAST SPINE**  
 1/4" = 1'-0"

- MATERIAL LEGEND:**
- PAVING - TYPE 1
  - PAVING - TYPE 2
  - PAVING - TYPE 2-B
  - PAVING - TYPE 3
  - PAVING - TYPE 4
  - PAVING - TYPE 5
  - WALL - TYPE 1
  - WALL - TYPE 2
  - WALL - TYPE 3
  - STEPS - TYPE 1 & 1-B
  - STEPS - TYPE 2
  - STEPS - TYPE 3
  - METAL EDGING
  - TRENCH DRAIN
  - ROCK MULCH
  - BOULDERS

- MATERIAL NOTES:**
- PAVING**  
 TYPE 1 - CIP CONCRETE PEDESTRIAN PAVING, SEE DETAILS AND REFER TO SPECS.  
 TYPE 2 - MODULAR PRECAST CONCRETE PLANK PAVER 1' X 3', MORTAR-SET.  
 TYPE 2-B - MODULAR PRECAST PAVER, 1.5' X 3', SET FLUSH IN CRUSHED ROCK.  
 TYPE 3 - REINFORCED TURF PAVEMENT SYSTEM, SEE SPECS.  
 TYPE 4 - PERMEABLE ADA ALUMINUM GRATING, SEE DETAILS & REFER TO SPECS.  
 TYPE 5 - CRUSHED ROCK, SEE DETAILS & REFER TO SPECS
- WALLS**  
 TYPE 1 - CIP CONCRETE WALLS WITH BOARDFORM FINISH, SEE DETAILS & REFER TO SPECS.  
 TYPE 2 - SOLDIER PILE RETAINING WALL WITH STEEL PLATE CLADDING, REFER TO STRUCTURAL. SEE LANDSCAPE DETAILS FOR CLADDING; REFER TO SPECS.  
 TYPE 3 - STEEL PLANTER WALL, PAINTED FINISH, SEE SPECS.  
 TYPE 4 - WEATHERING STEEL PLANTER WALL, SEE SPECS.  
 TYPE 5 - CIP CONCRETE CHEEK WALL WITH BOARDFORM FINISH, SEE PLANS FOR THICKNESS
- STEPS**  
 TYPE 1 - MODULAR PRECAST CONCRETE TREAD, 1' X 4', SAND-SET, WITH STEEL RISER, SEE DETAILS & REFER TO SPECS.  
 TYPE 1-B - MODULAR PRECAST CONCRETE TREAD, 1' X 4', SAND-SET, WITH STEEL RISER, SEE DETAILS & REFER TO SPECS.  
 TYPE 2 - CIP CONCRETE WITH ARCHITECTURAL FINISH, 6" RISE / 12" RUN, SEE DETAILS & REFER TO SPECS.  
 TYPE 3 - STEEL RISER IN CRUSHED ROCK OR LAWN, SEE DETAILS & REFER TO SPECS.
- HANDRAIL**  
 SEE ARCH
- RUNNEL**  
 STEEL W/ PAINTED FINISH, REFER TO DETAILS & SPECS.
- METAL EDGING**  
 BLACK EDGING MATERIAL, POWDER-COATED STEEL, SEE SPECS
- TRENCH DRAIN**  
 DECORATIVE GRATE, SEE SPECS.
- ROCK MULCH**  
 3-5" WASHED, ROUNDED RIVER ROCK, SEE SPECS.
- BOULDERS**  
 2-4 MAN, SEE SPECS
- PLANTING**  
 SEE SHEET L601; SEE SPECS.

**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
 Mercer Island, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

MAY 10, 2022

REVISIONS

No.	Description	Date

Drawn: JM / SL / CA / SM  
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 MJH Proj No.:

Issue Date: MAY 10, 2022

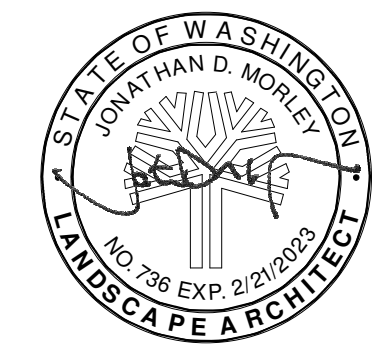
SHEET

**LANDSCAPE ENLARGEMENTS L102**



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 MJH Proj No.:

Issue Date: MAY 10, 2022

SHEET

**LANDSCAPE ENLARGEMENTS L103**

**MATERIAL LEGEND:**

- PAVING - TYPE 1
- PAVING - TYPE 2
- PAVING - TYPE 2-B
- PAVING - TYPE 3
- PAVING - TYPE 4
- PAVING - TYPE 5
- WALL - TYPE 1
- WALL - TYPE 2
- WALL - TYPE 3
- STEPS - TYPE 1 & 1-B
- STEPS - TYPE 2
- STEPS - TYPE 3
- METAL EDGING
- TRENCH DRAIN
- ROCK MULCH
- BOULDERS

**MATERIAL NOTES:**

**PAVING**  
 TYPE 1 - CIP CONCRETE PEDESTRIAN PAVING, SEE DETAILS AND REFER TO SPECS.  
 TYPE 2 - MODULAR PRECAST CONCRETE PLANK PAVER 1' X 3', MORTAR-SET.  
 TYPE 2-B - MODULAR PRECAST PAVER, 1.5' X 3', SET FLUSH IN CRUSHED ROCK.  
 TYPE 3 - REINFORCED TURF PAVEMENT SYSTEM, SEE SPECS.  
 TYPE 4 - PERMEABLE ADA ALUMINUM GRATING, SEE DETAILS & REFER TO SPECS.  
 TYPE 5 - CRUSHED ROCK, SEE DETAILS & REFER TO SPECS

**WALLS**  
 TYPE 1 - CIP CONCRETE WALLS WITH BOARDFORM FINISH, SEE DETAILS & REFER TO SPECS.  
 TYPE 2 - SOLDIER PILE RETAINING WALL WITH STEEL PLATE CLADDING, REFER TO STRUCTURAL. SEE LANDSCAPE DETAILS FOR CLADDING.  
 TYPE 3 - STEEL PLANTER WALL, PAINTED FINISH, SEE SPECS.  
 TYPE 4 - WEATHERING STEEL PLANTER WALL, SEE SPECS.  
 TYPE 5 - CIP CONCRETE CHEEK WALL WITH BOARDFORM FINISH, SEE PLANS FOR THICKNESS

**STEPS**  
 TYPE 1 - MODULAR PRECAST CONCRETE TREAD, 1' X 4', SAND-SET, WITH STEEL RISER, SEE DETAILS & REFER TO SPECS.  
 TYPE 1-B - MODULAR PRECAST CONCRETE TREAD, 1' X 4', SAND-SET, WITH STEEL RISER, SEE DETAILS & REFER TO SPECS.  
 TYPE 2 - CIP CONCRETE WITH ARCHITECTURAL FINISH, 6" RISE / 12" RUN, SEE DETAILS & REFER TO SPECS.  
 TYPE 3 - STEEL RISER IN CRUSHED ROCK OR LAWN, SEE DETAILS & REFER TO SPECS.

**HANDRAIL**  
 SEE ARCH

**RUNNEL**  
 STEEL W/ PAINTED FINISH, REFER TO DETAILS & SPECS.

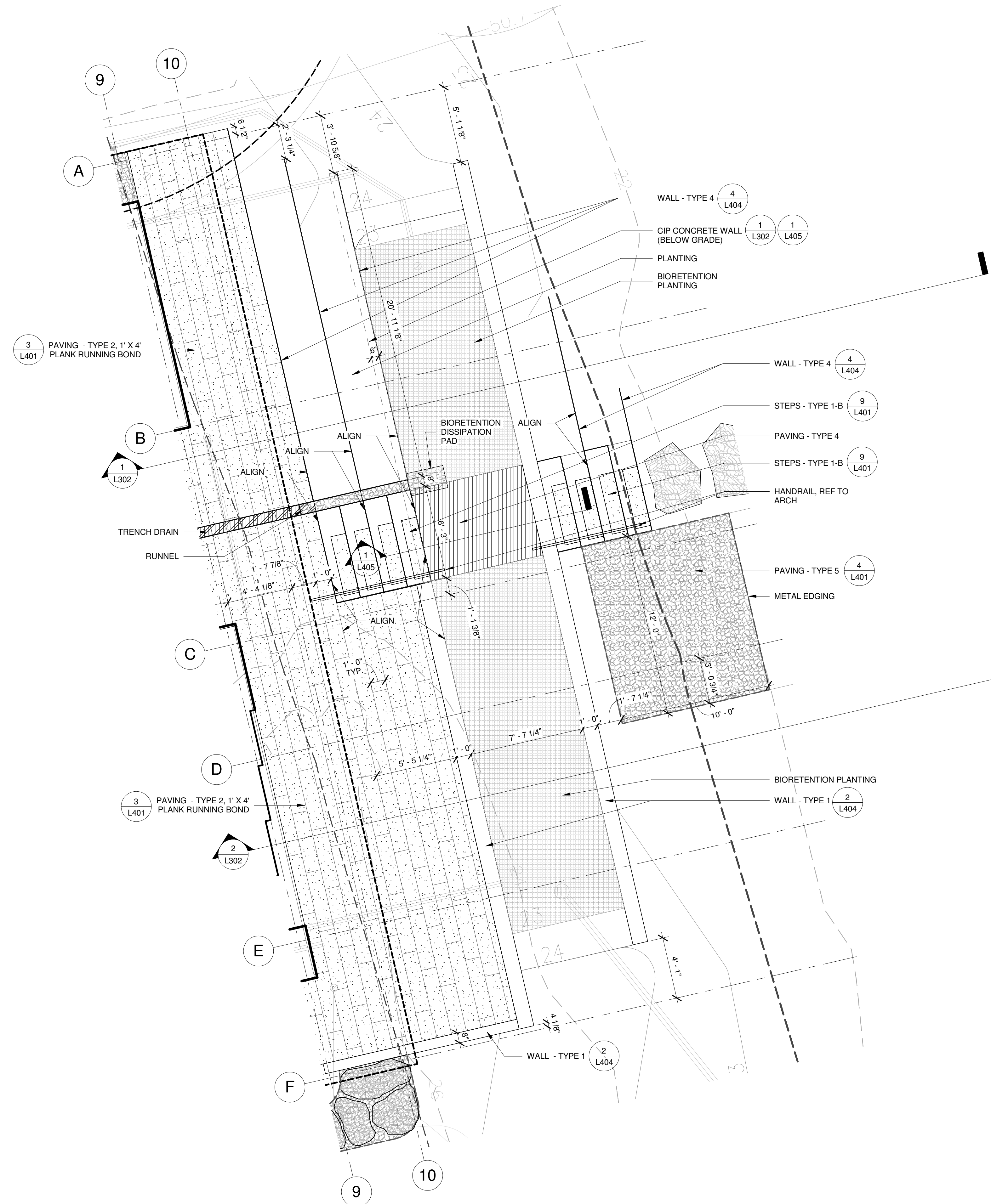
**METAL EDGING**  
 BLACK EDGING MATERIAL, POWDER-COATED STEEL, SEE SPECS

**TRENCH DRAIN**  
 DECORATIVE GRATE, SEE SPECS.

**ROCK MULCH**  
 3-5" WASHED, ROUNDED RIVER ROCK, SEE SPECS.

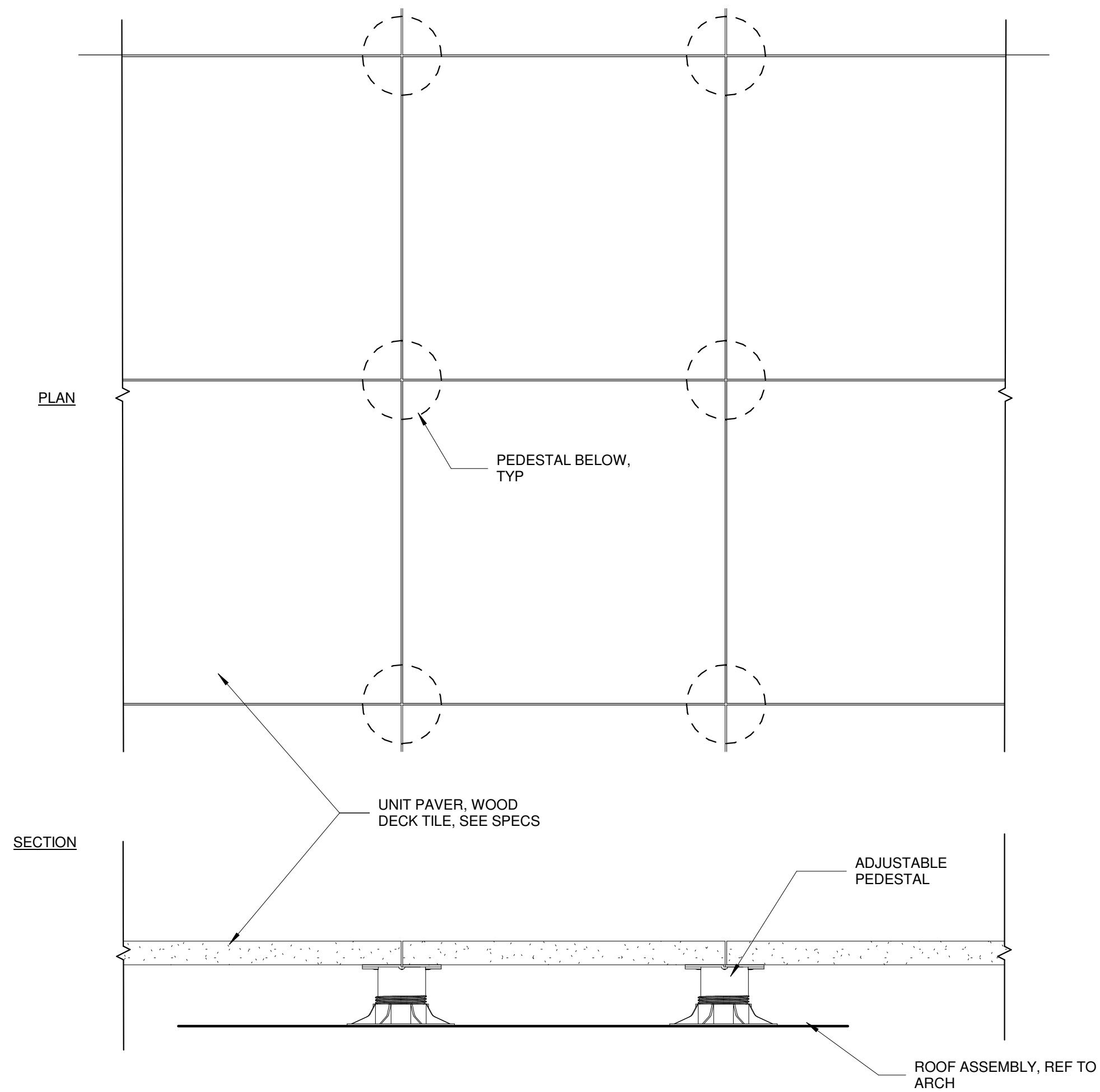
**BOULDERS**  
 2-4 MANI, SEE SPECS

**PLANTING**  
 SEE SHEET L601; SEE SPECS.

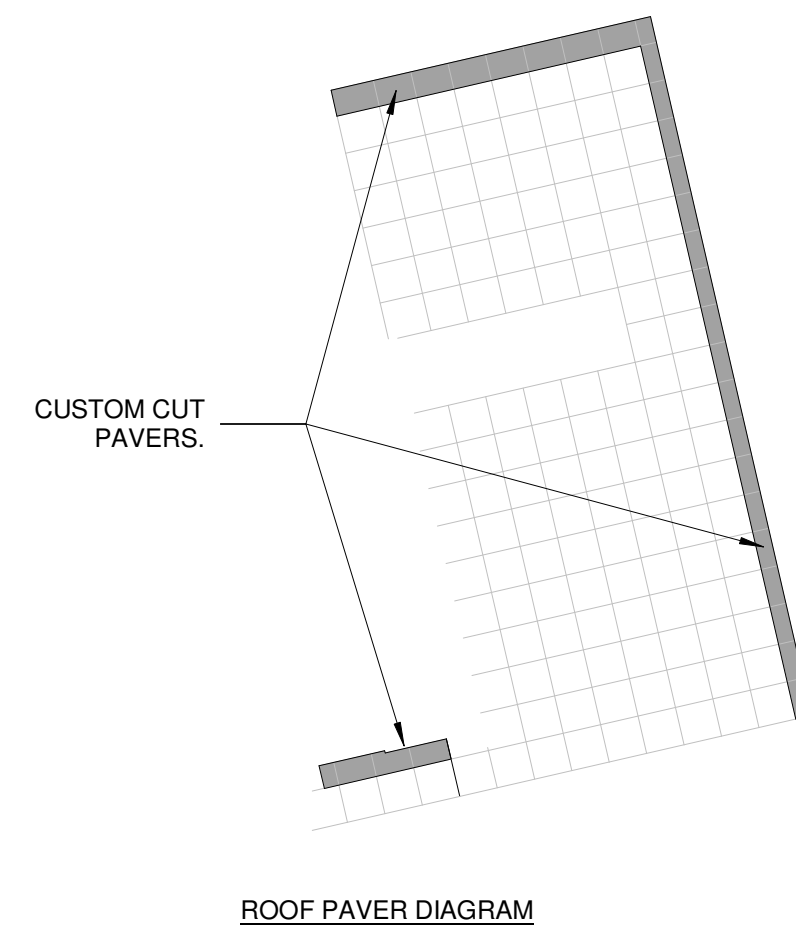


**1 ENLARGEMENT - LAKESIDE**  
 1/4" = 1'-0"



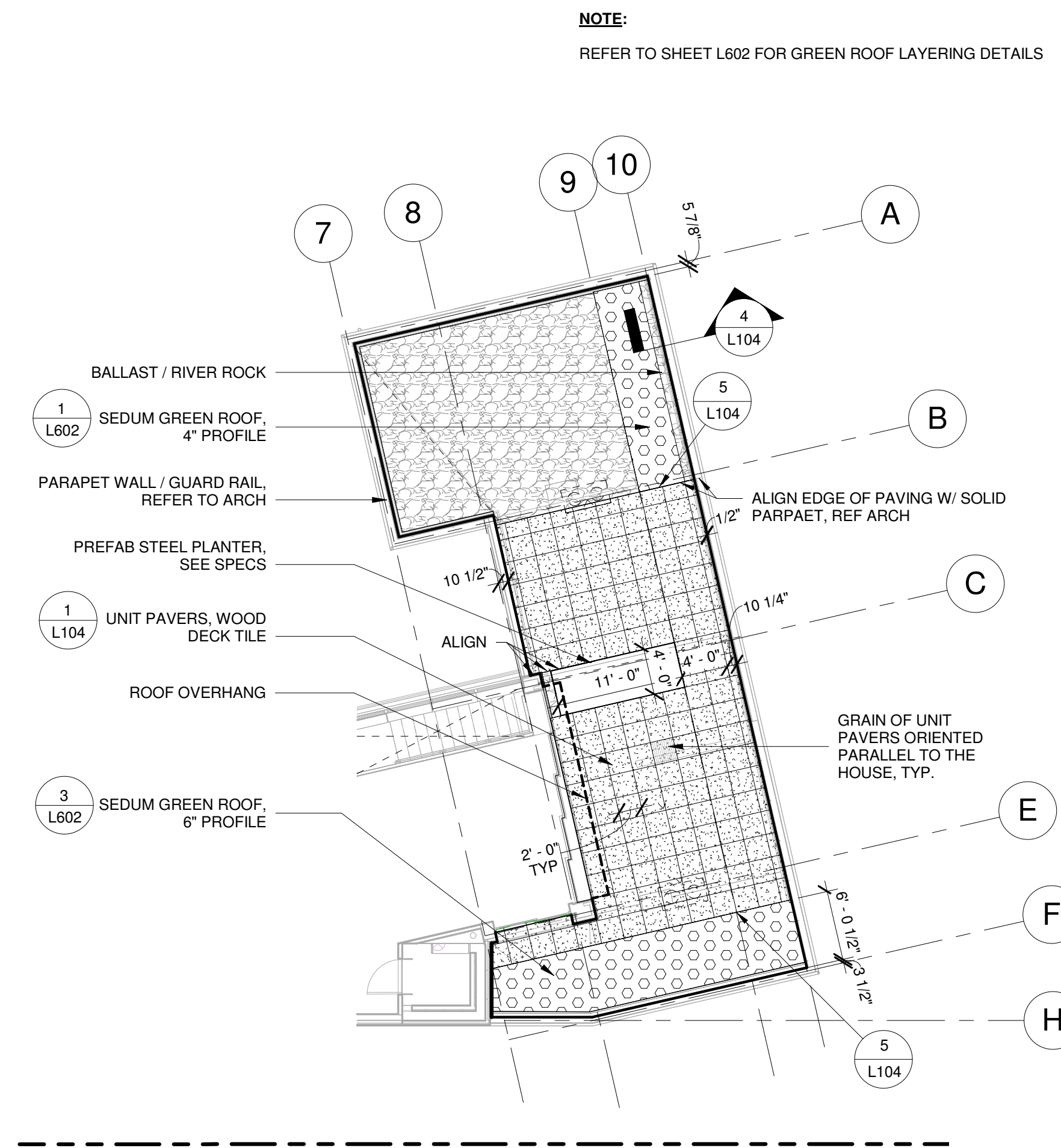


**1** UNIT PAVERS - PEDESTAL SET ON STRUCTURE  
1 1/2" = 1'-0"

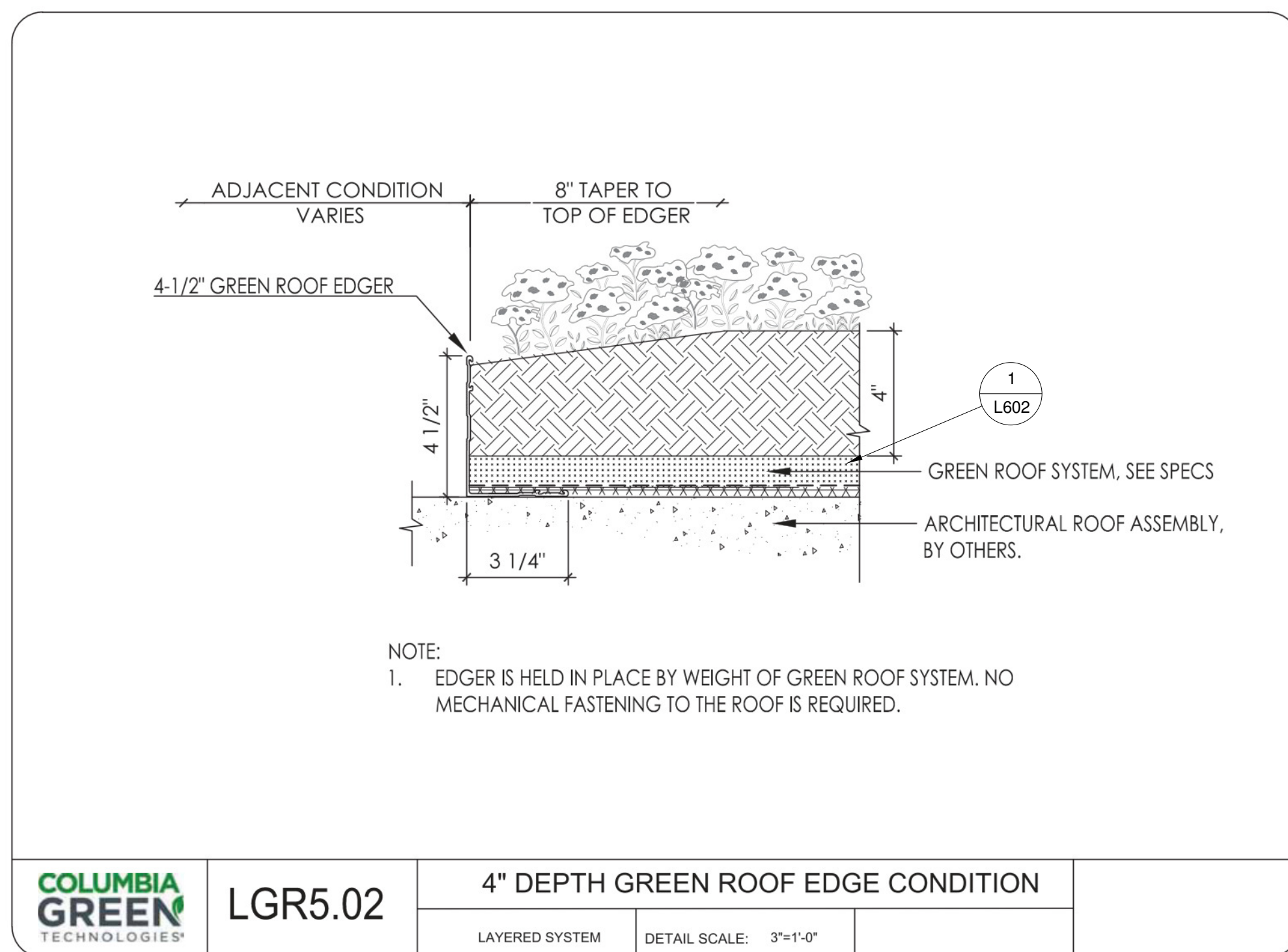


ROOF PAVER DIAGRAM

**2** ROOF PLAN  
1" = 10'-0"

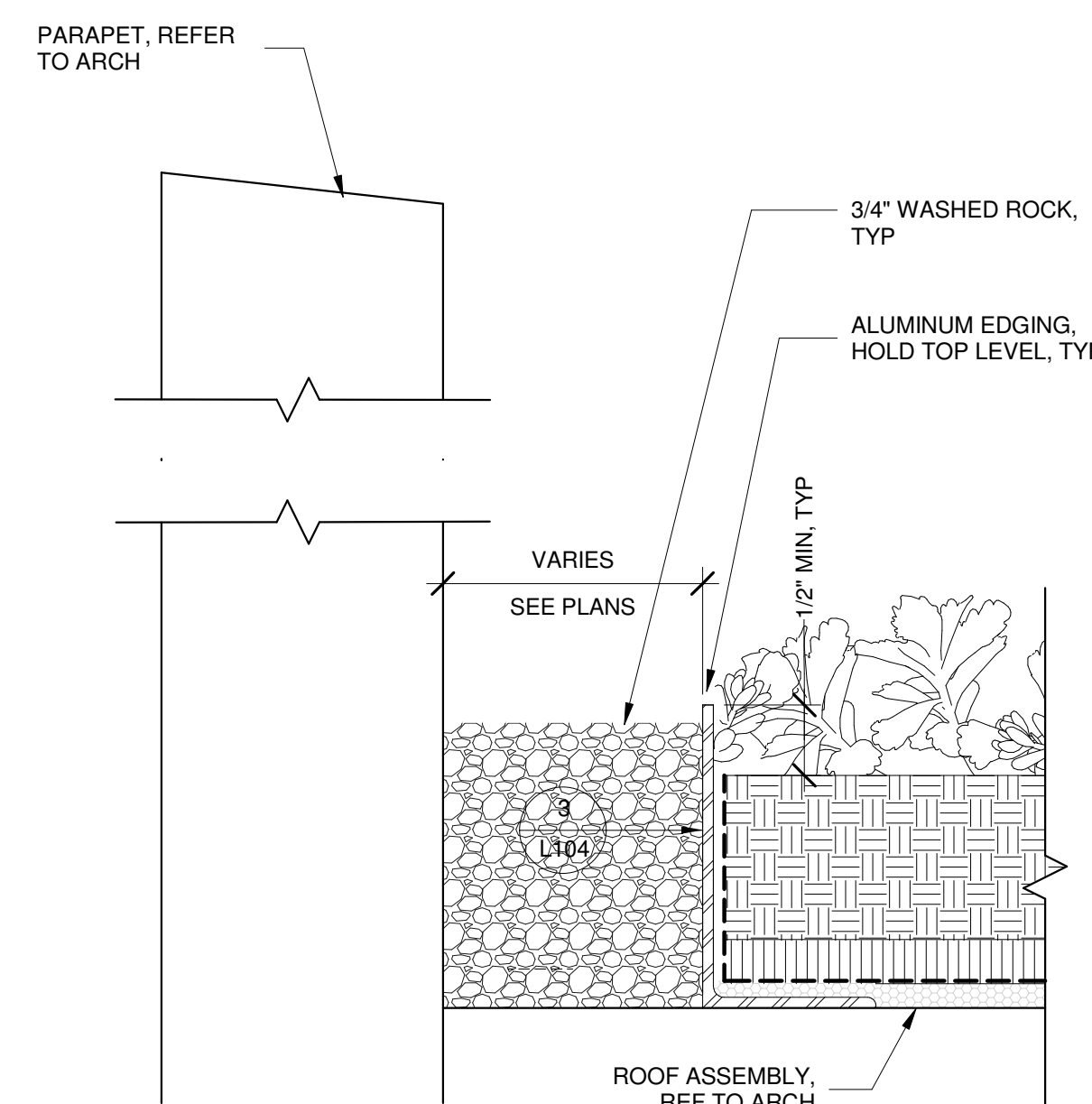


**3** GREEN ROOF, EDGING IN 4" DEPTH  
1 1/2" = 1'-0"

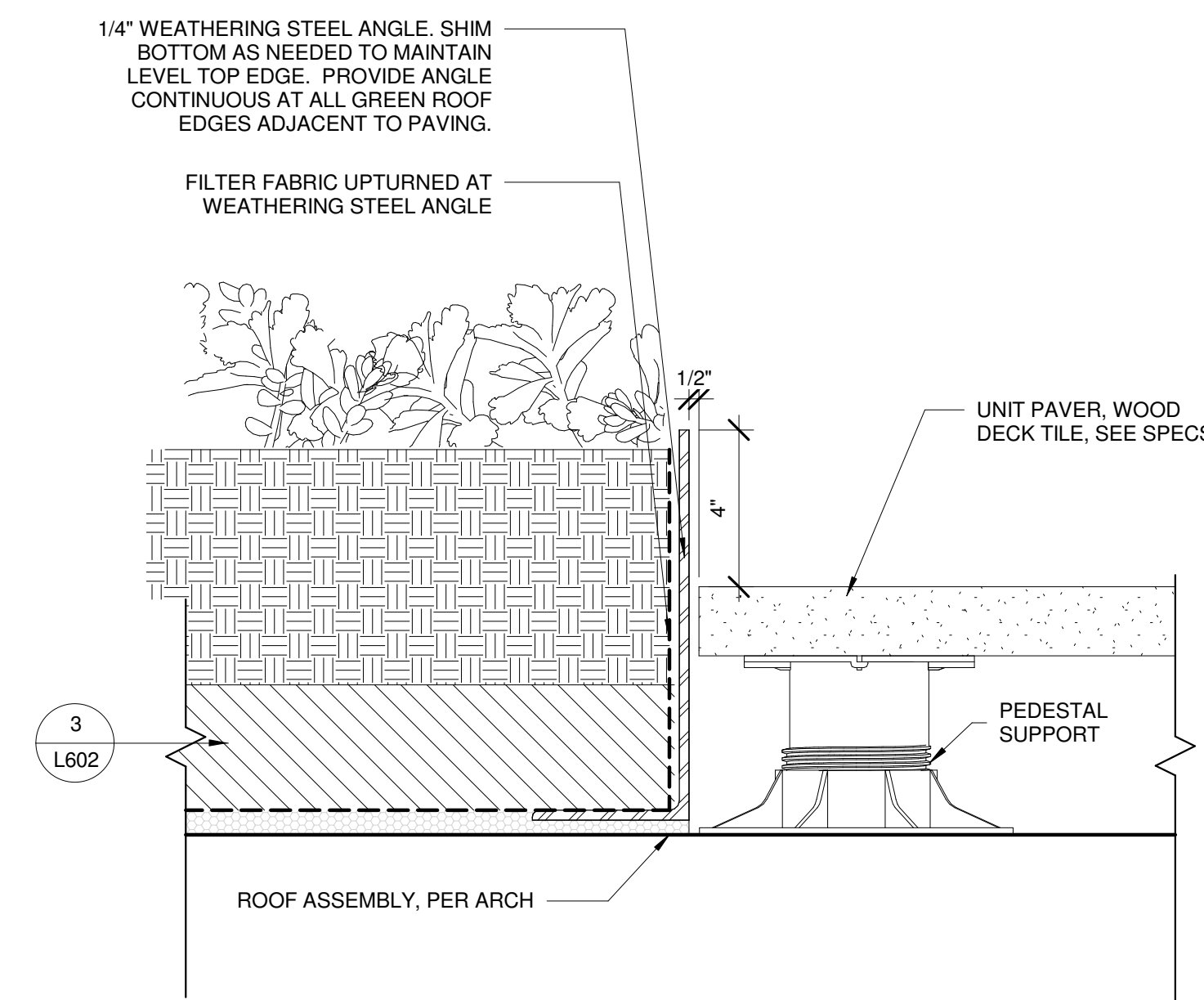


	<b>LGR5.02</b>	<b>4" DEPTH GREEN ROOF EDGE CONDITION</b>	
		LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"
<small>Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 · www.columbia-green.com</small>			

**4** RIVER ROCK EDGE CONDITION AT PARAPET  
3" = 1'-0"



**5** ELEVATED STEEL EDGING AT SOUTH PLANTER  
3" = 1'-0"



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**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
Mercer Island, WA 98040

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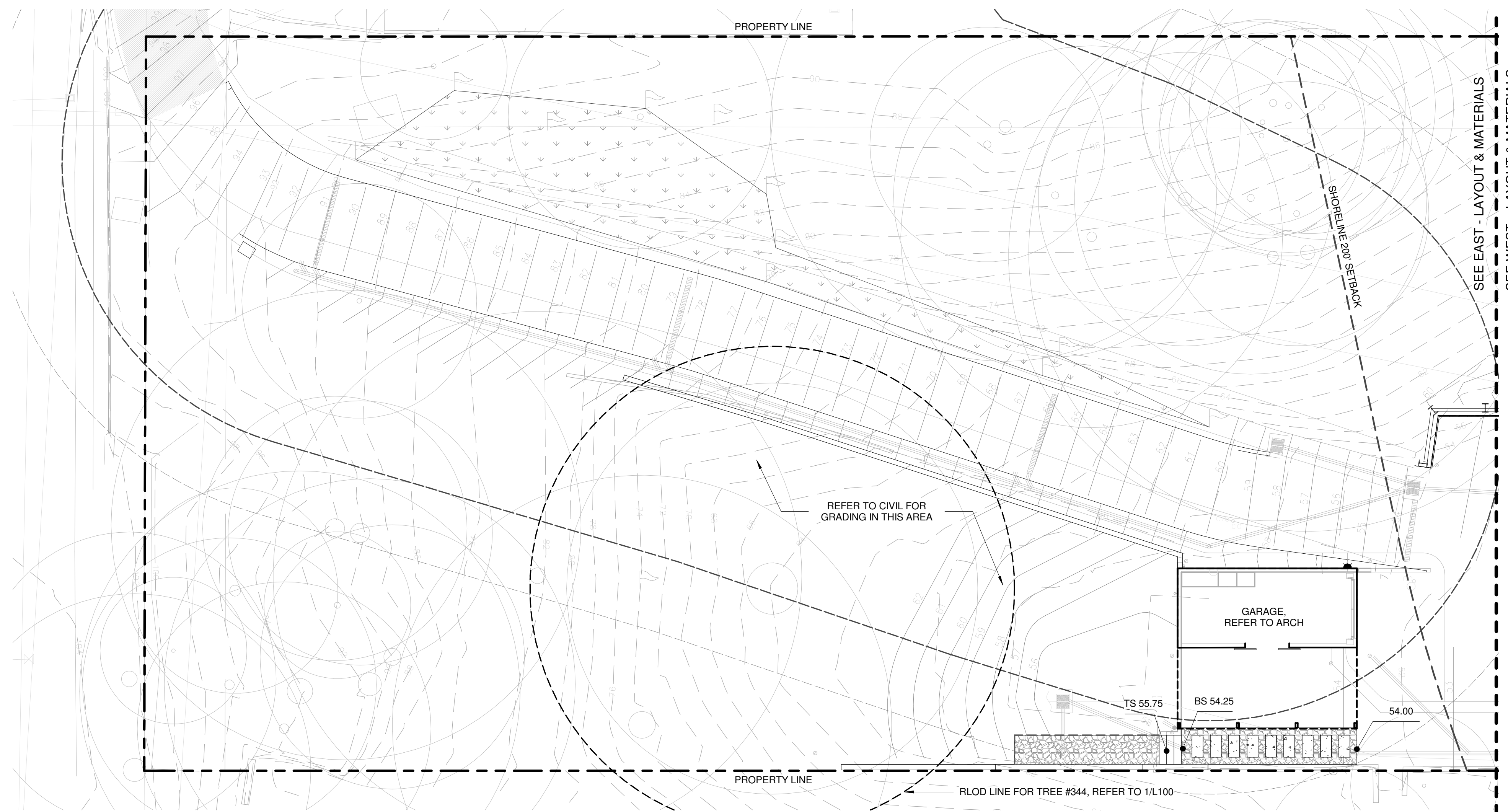
REVISIONS		
No.	Description	Date

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Checked: JM / SL / CA  
MJH Proj No.:

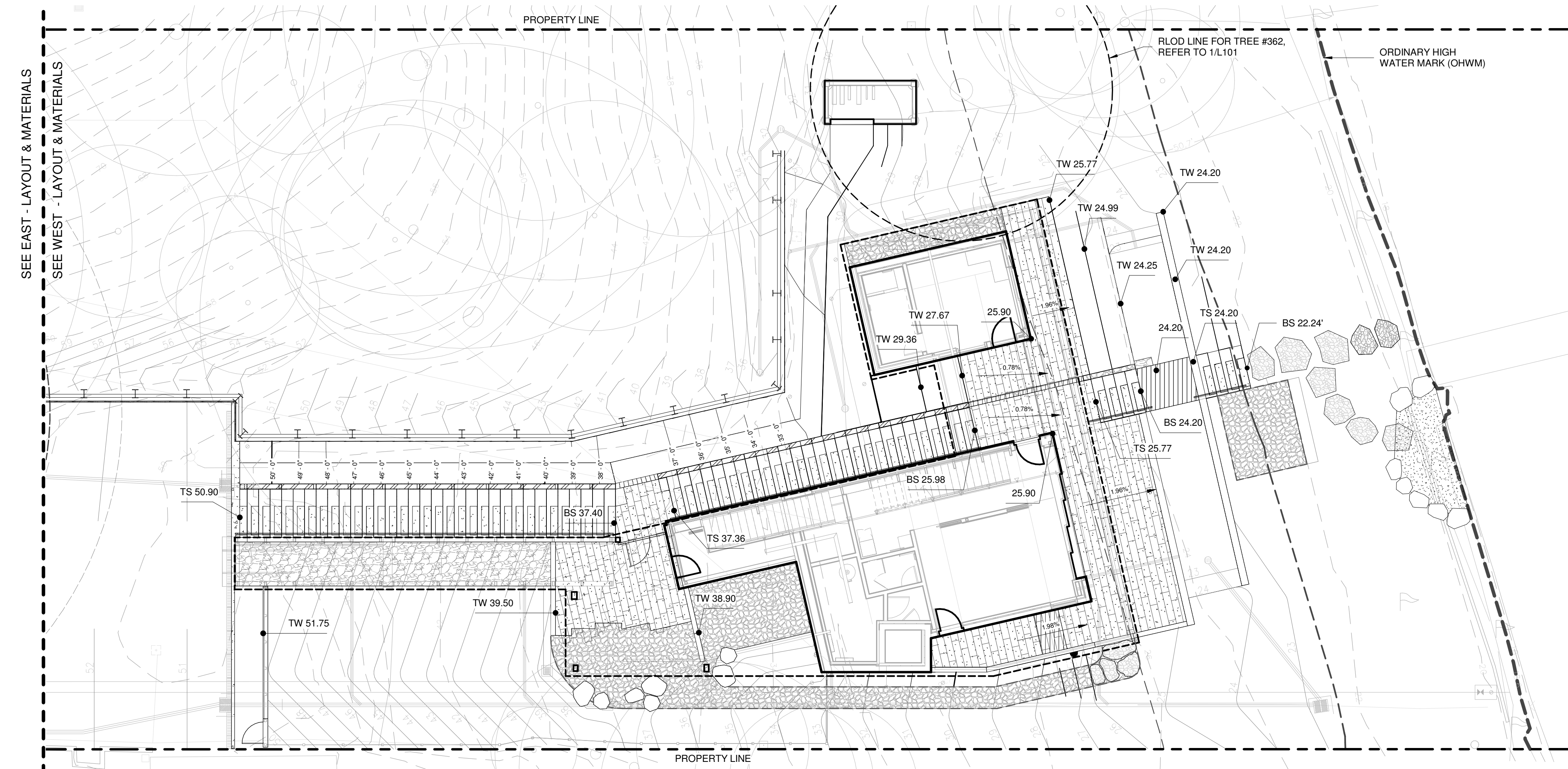
Issue Date: MAY 10, 2022

**ROOF LAYOUT & MATERIAL PLAN & DETAILS L104**





1 WEST - GRADING  
1" = 10'-0"

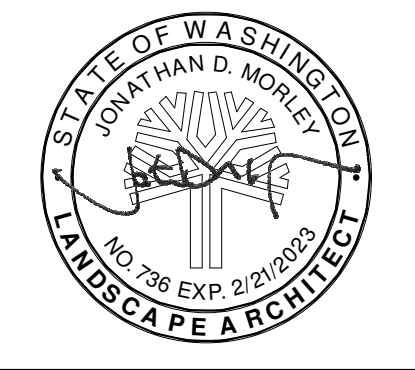


2 EAST - GRADING  
1" = 10'-0"

- LEGEND:**
- TW TOP OF WALL
  - BW BOTTOM OF WALL
  - TS TOP OF STAIR
  - BS BOTTOM OF STAIR
  - TR TOP OF RAMP
  - BR BOTTOM OF RAMP
  - NEW CONTOURS
  - - - EX. CONTOURS

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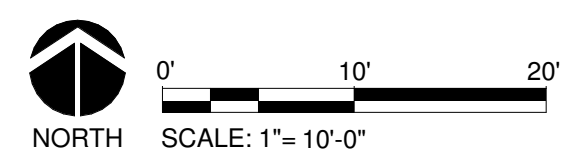
MAY 10, 2022

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Checked: JM / SL / CA  
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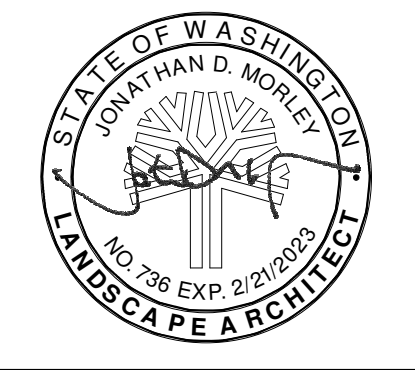


**GRADING PLAN L201**

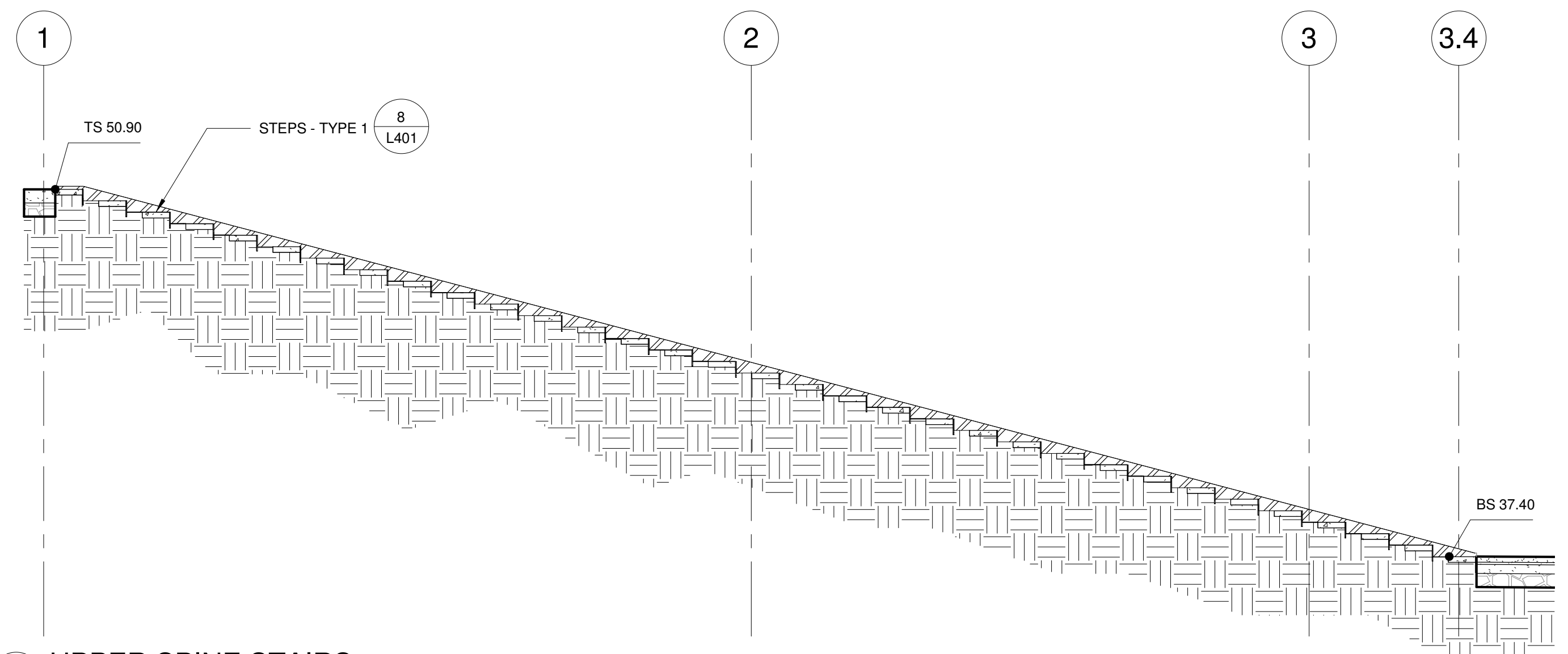


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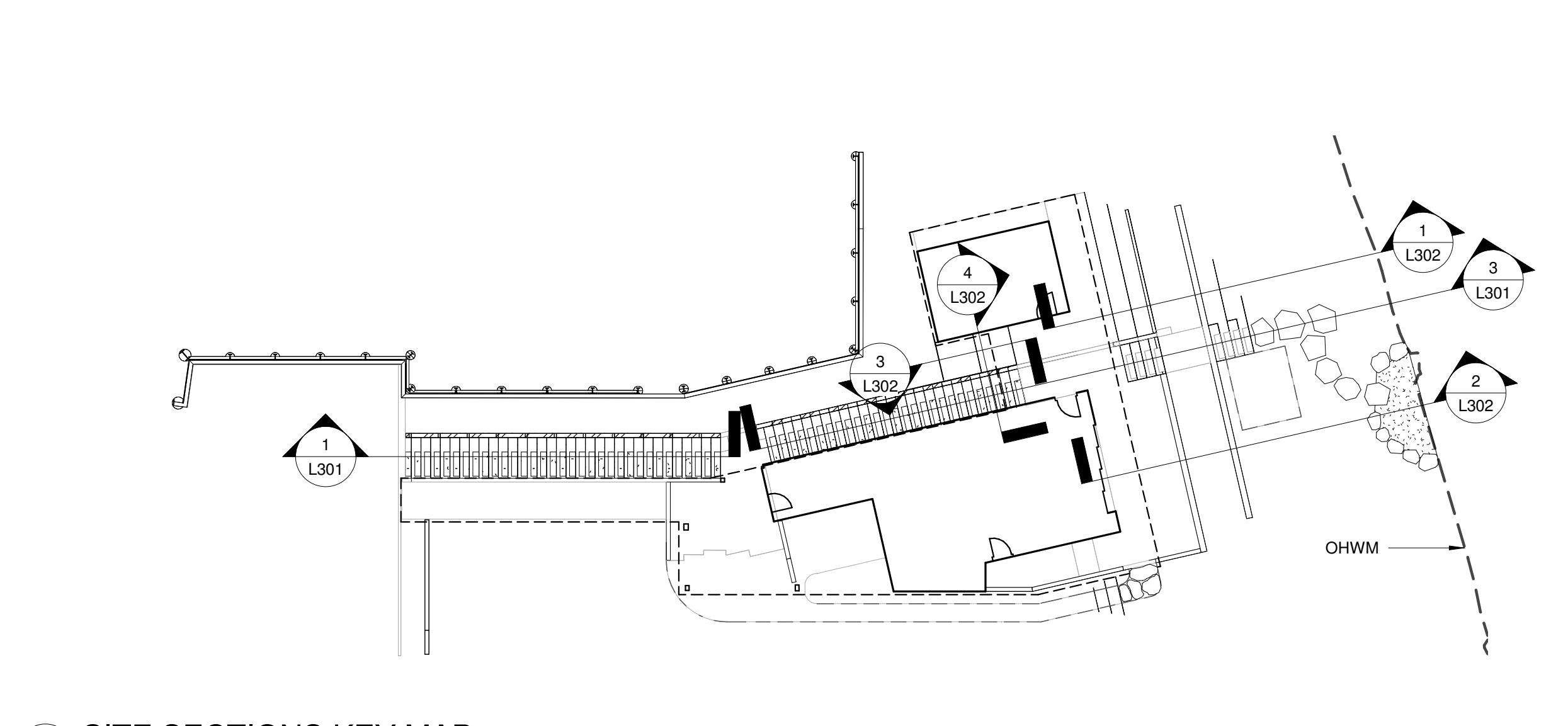
**NOT FOR CONSTRUCTION**



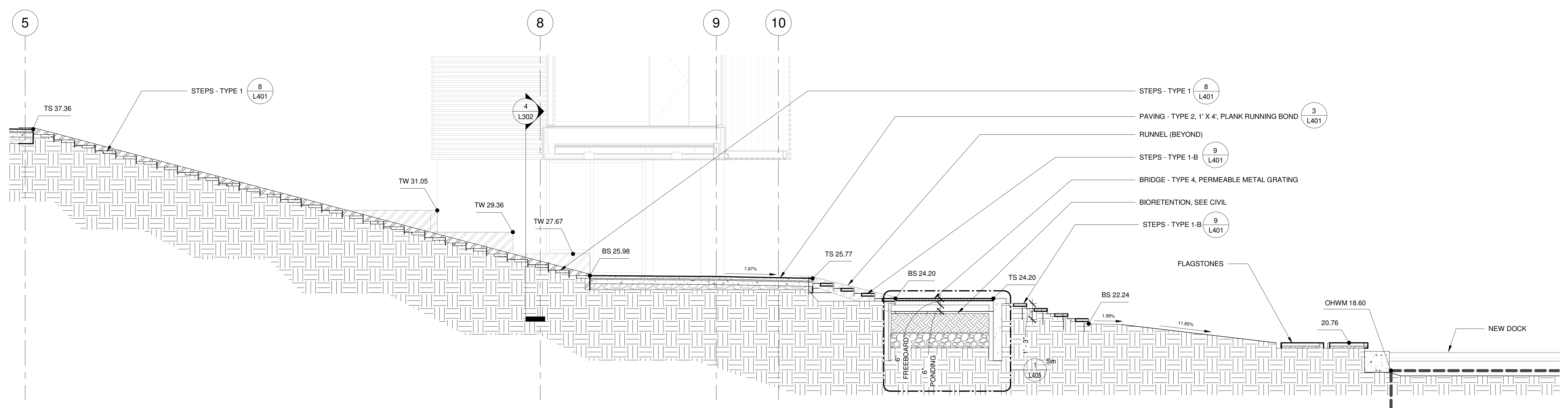
- LEGEND:**
- BS BOTTOM OF STAIR
  - FG FINISH GRADE
  - OHWM ORDINARY HIGH WATER MARK
  - TS TOP OF STAIR
  - TW TOP OF WALL



**1** UPPER SPINE STAIRS  
 1/4" = 1'-0"



**2** SITE SECTIONS KEY MAP  
 1" = 20'-0"



**3** LOWER SPINE TO LAKESIDE SECTION  
 1/4" = 1'-0"

**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
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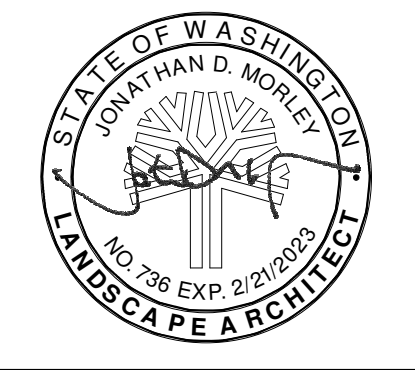
SHEET

**SITE SECTIONS L301**

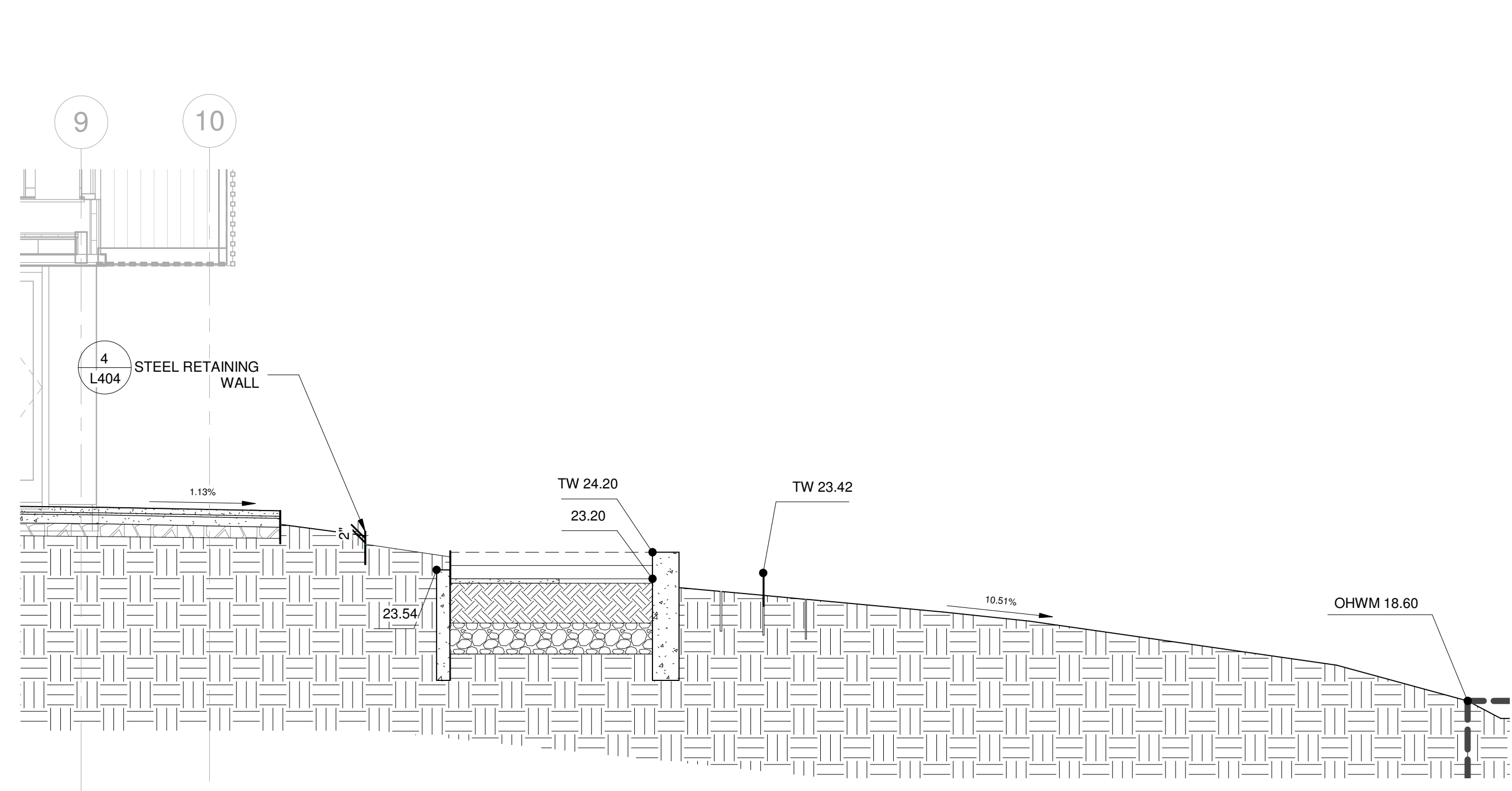


STAMP

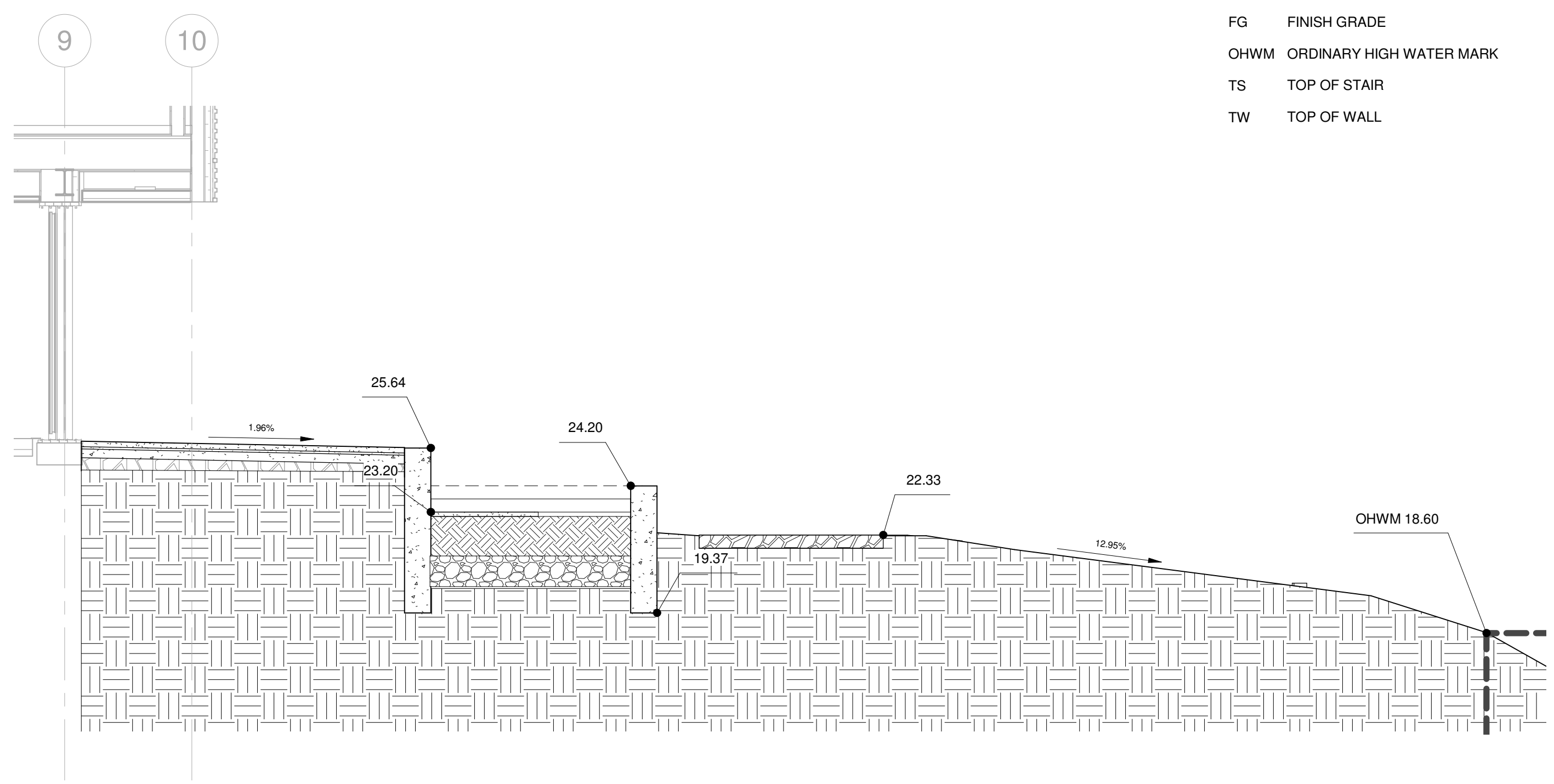
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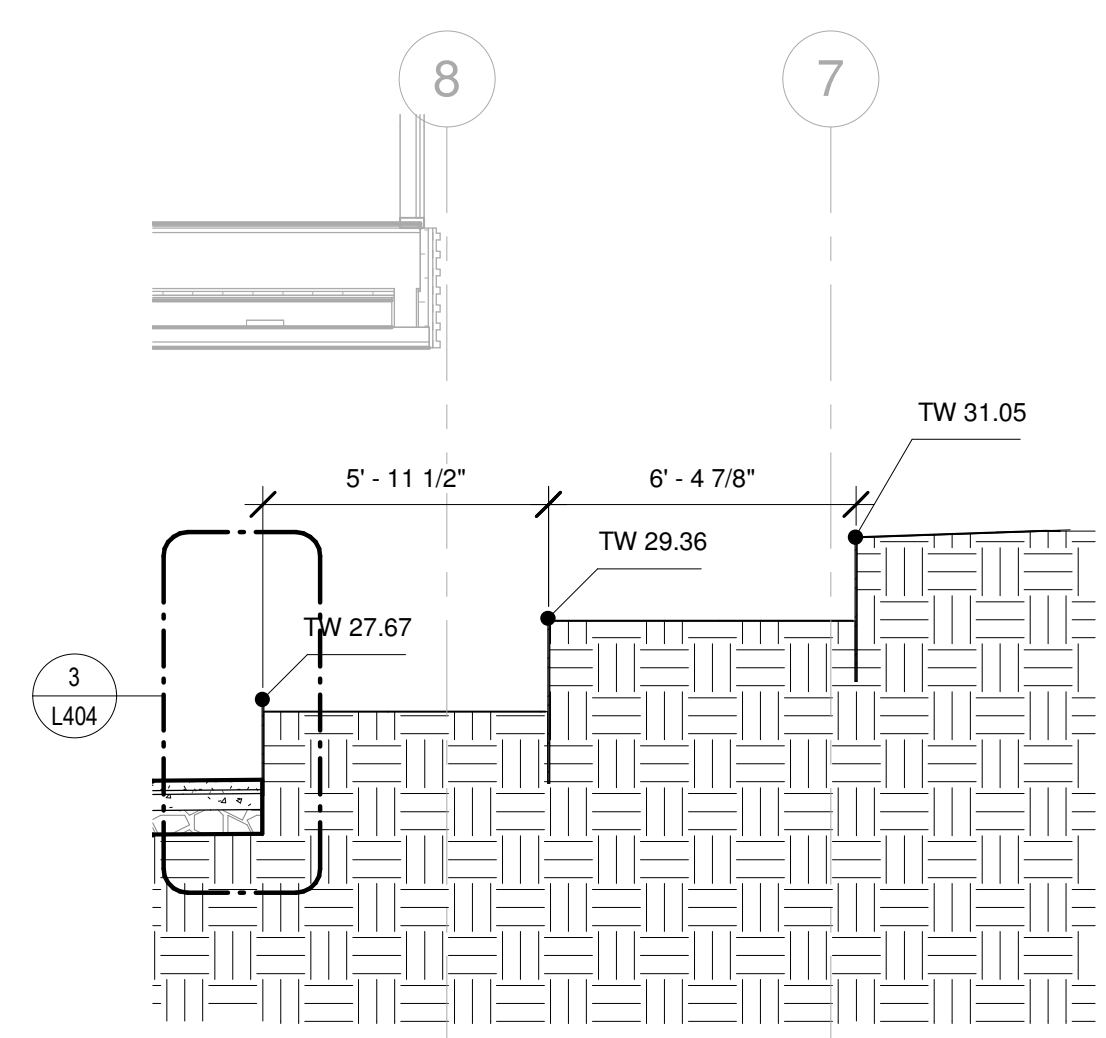
- LEGEND:**
- BS BOTTOM OF STAIR
  - FG FINISH GRADE
  - OHWM ORDINARY HIGH WATER MARK
  - TS TOP OF STAIR
  - TW TOP OF WALL



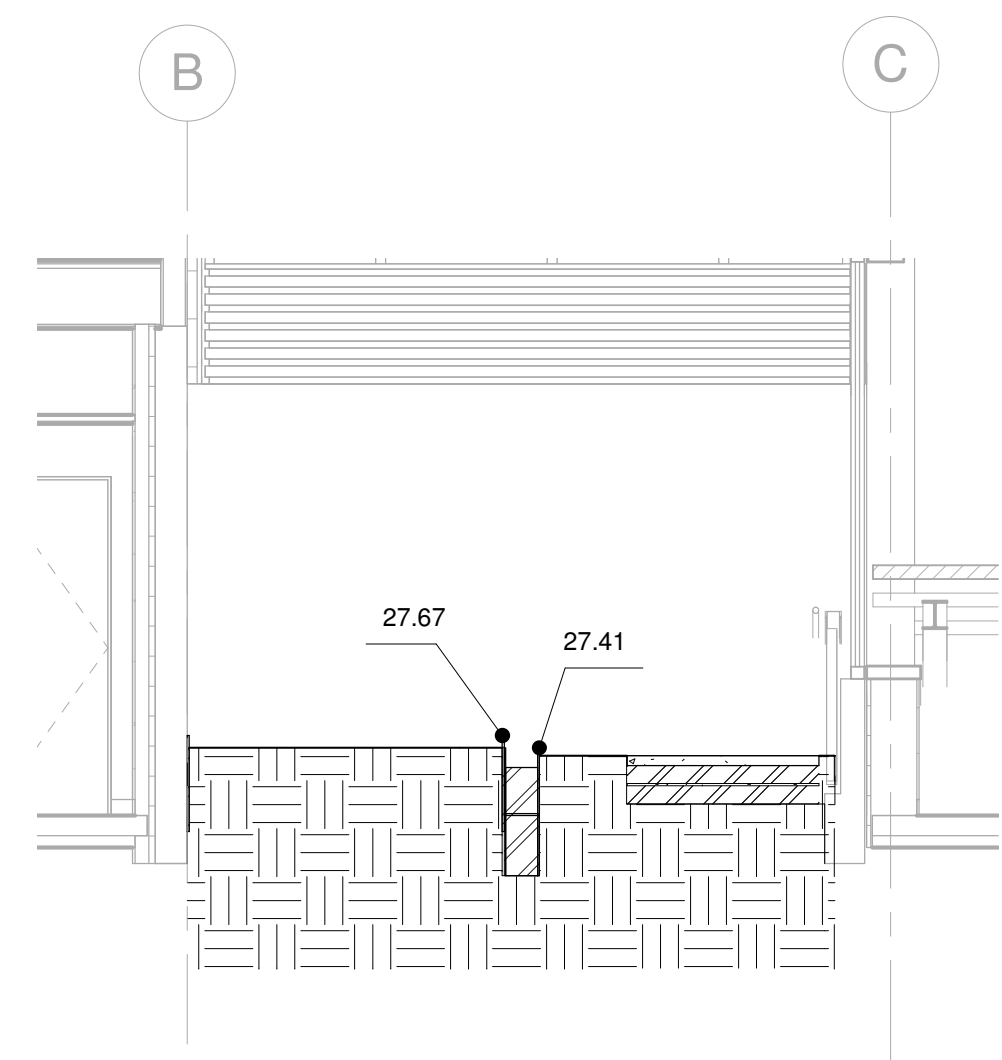
**1** LAKESIDE BIORETENTION NORTH  
 1/4" = 1'-0"



**2** LAKESIDE BIORETENTION SOUTH  
 1/4" = 1'-0"



**3** PORTAL SECTION E-W  
 1/4" = 1'-0"



**4** PORTAL SECTION N-S  
 1/4" = 1'-0"

**MERCER ISLAND HOUSE: CASCADE**

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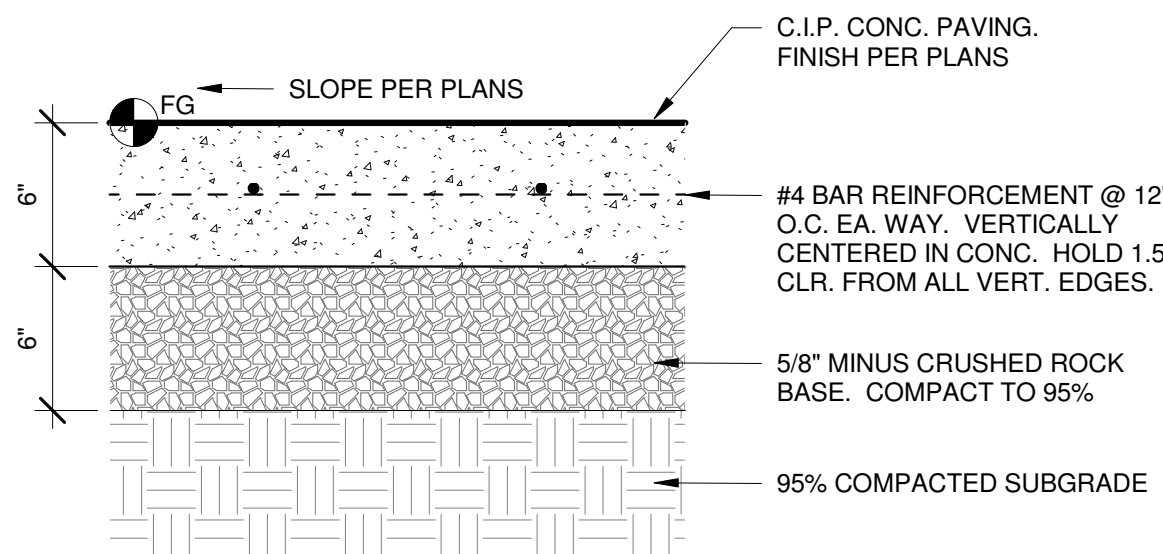
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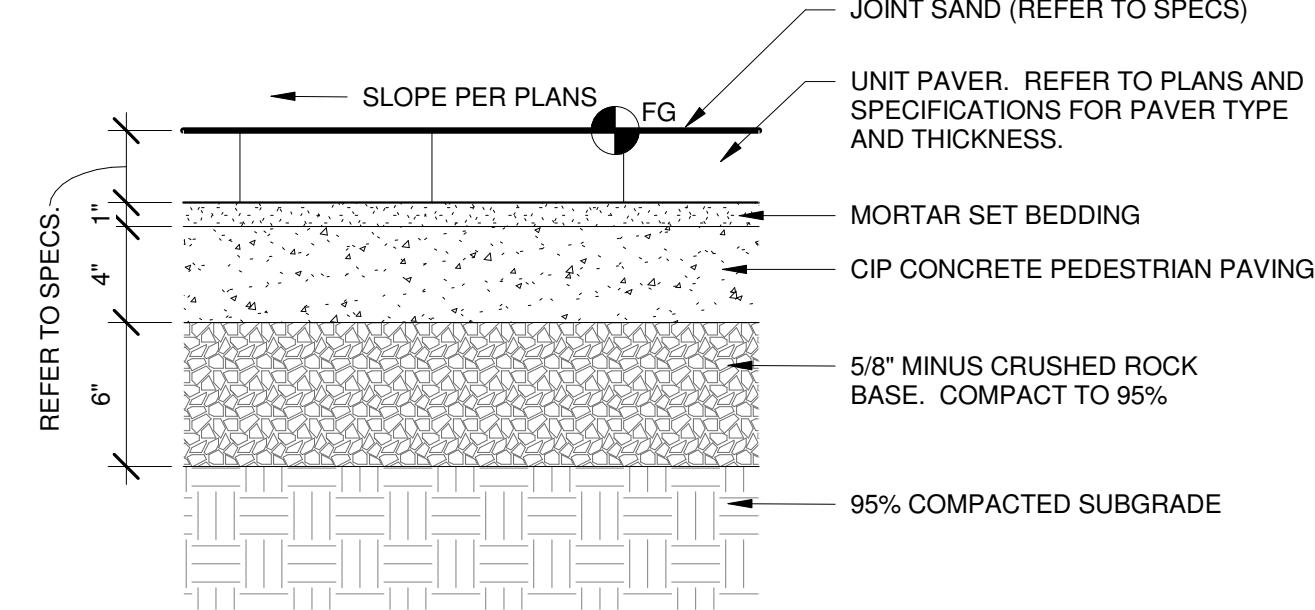


- NOTES:
1. MAXIMUM SLOPE IN DIRECTION OF TRAVEL SHALL BE LESS THAN OR EQ. TO 4.9% UNLESS NOTED OTHERWISE.
  2. MIN. CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) SHALL BE 1%; MAX. CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 2%.
  3. MEET ALL ADJACENT PAVING SURFACES IN FLUSH CONDITION UNLESS NOTED OTHERWISE.

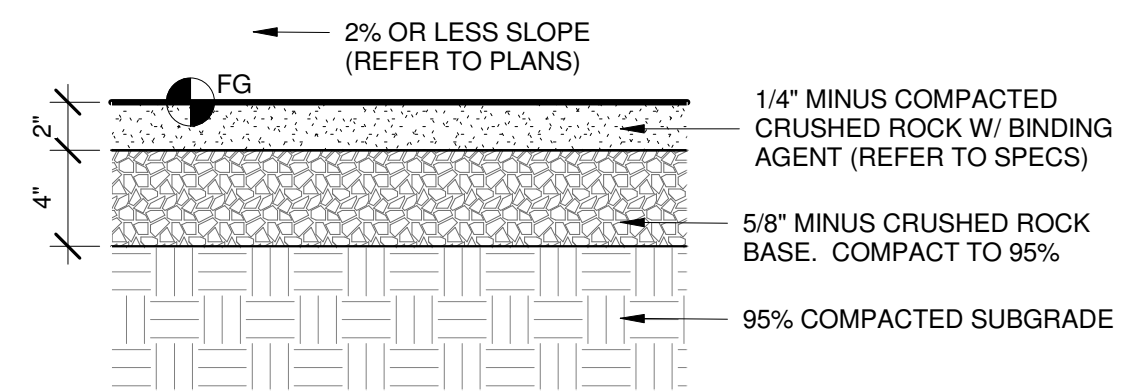


**1 CIP CONCRETE (PAVING TYPE 1)**  
1 1/2" = 1'-0"

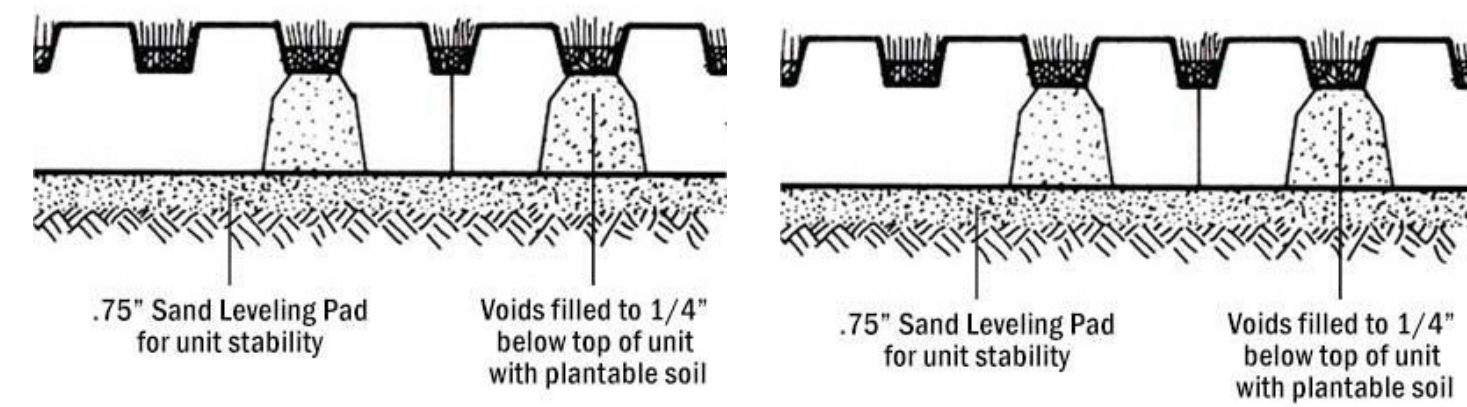
- NOTES:
1. MAXIMUM SLOPE IN DIRECTION OF TRAVEL SHALL BE LESS THAN OR EQ. TO 4.9% UNLESS NOTED OTHERWISE.
  2. MIN. CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) SHALL BE 1%; MAX. CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 2%.
  3. MEET ALL ADJACENT PAVING SURFACES IN FLUSH CONDITION UNLESS NOTED OTHERWISE.



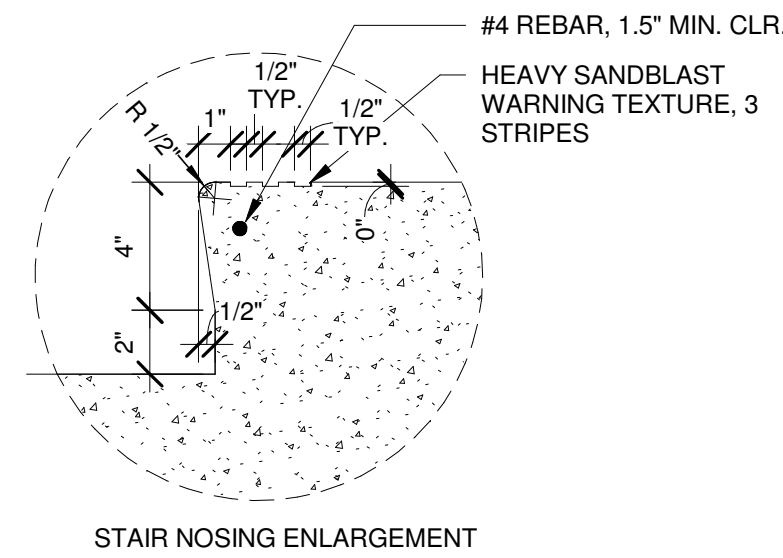
**3 MORTAR-SET UNIT PAVERS (PAVING TYPE 2)**  
1 1/2" = 1'-0"



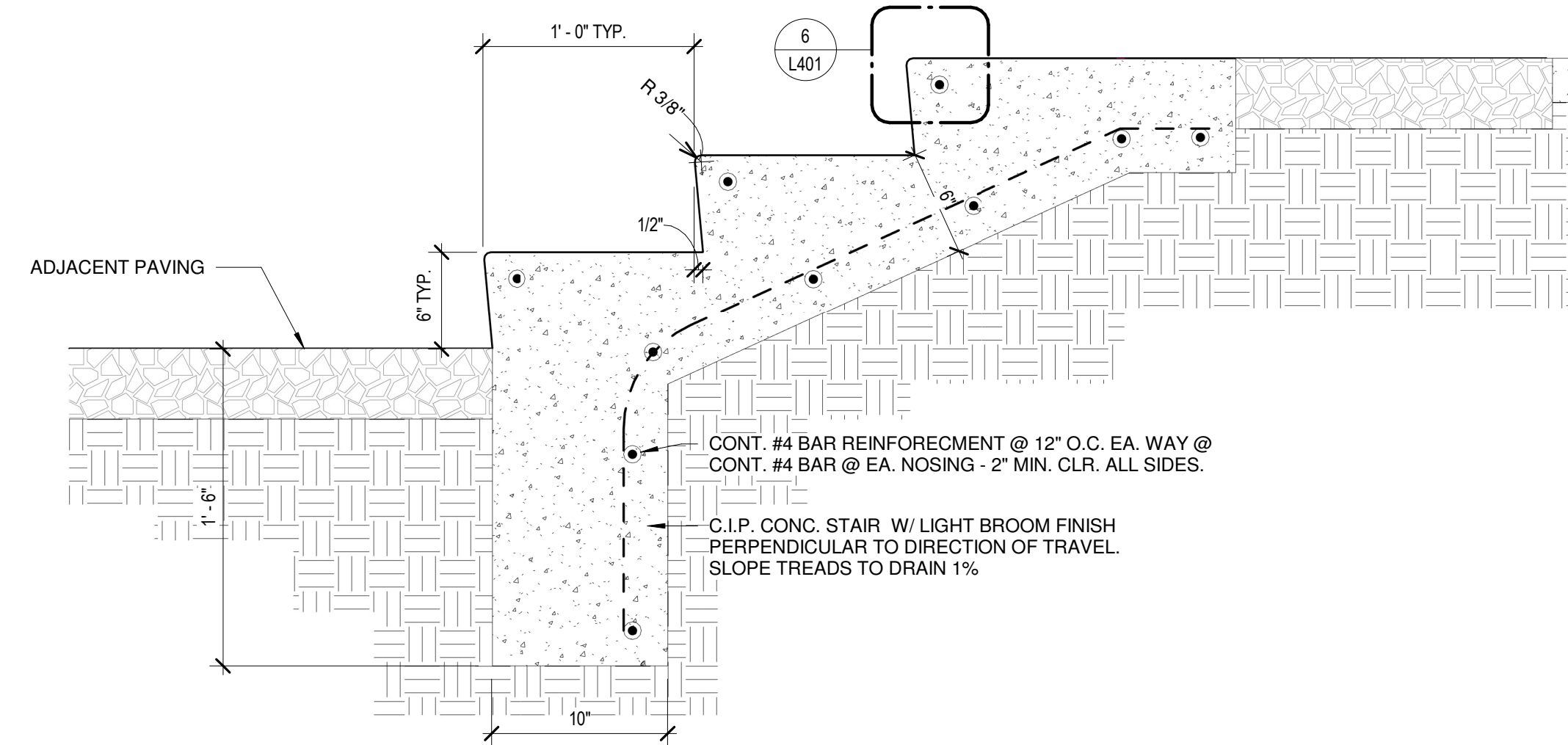
**4 CRUSHED ROCK (PAVING TYPE 5)**  
1 1/2" = 1'-0"



**5 GRASSCRETE DETAIL (PAVING TYPE 3)**  
NTS

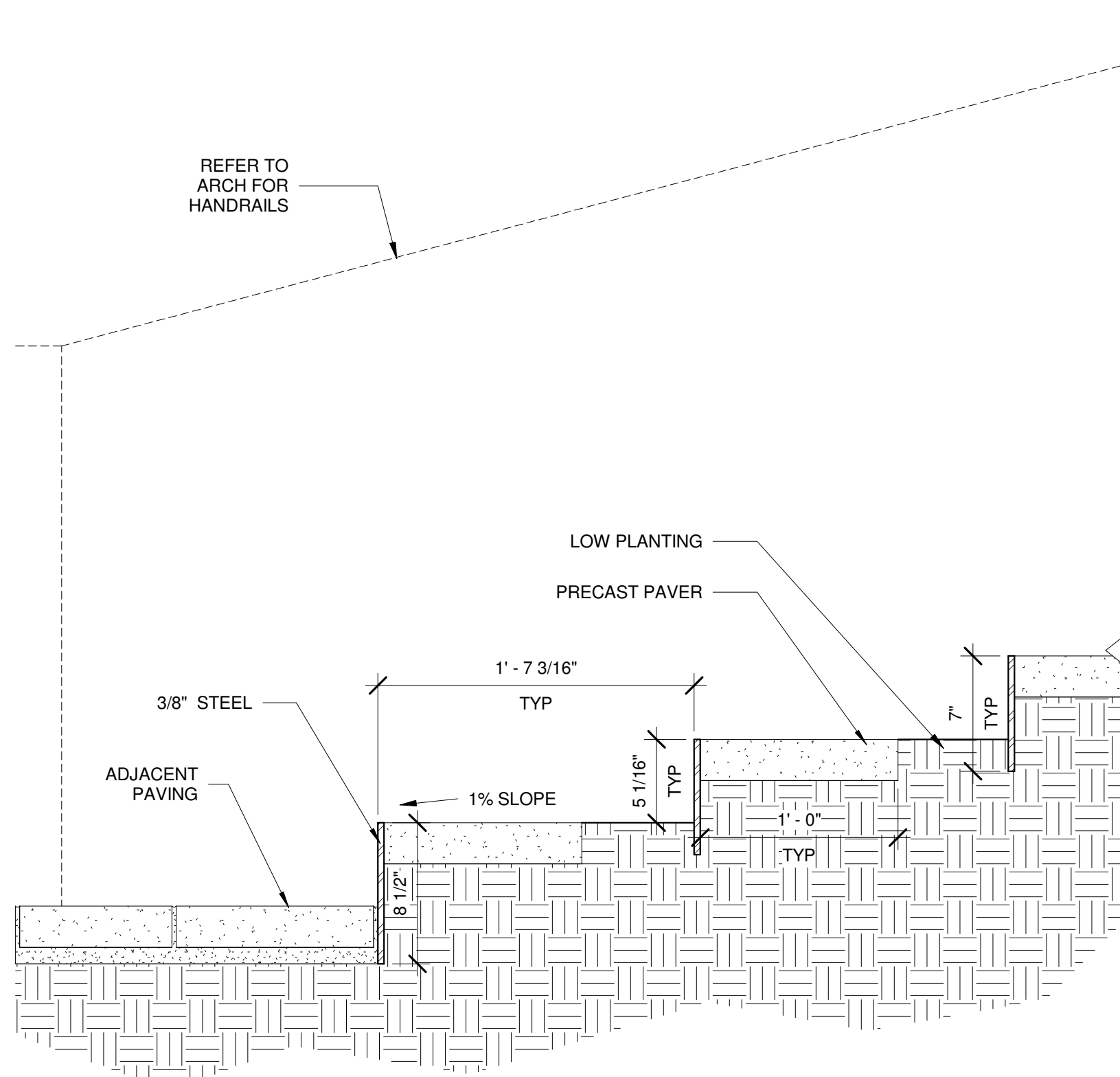


**6 CONCRETE STAIR NOSING**  
1:6



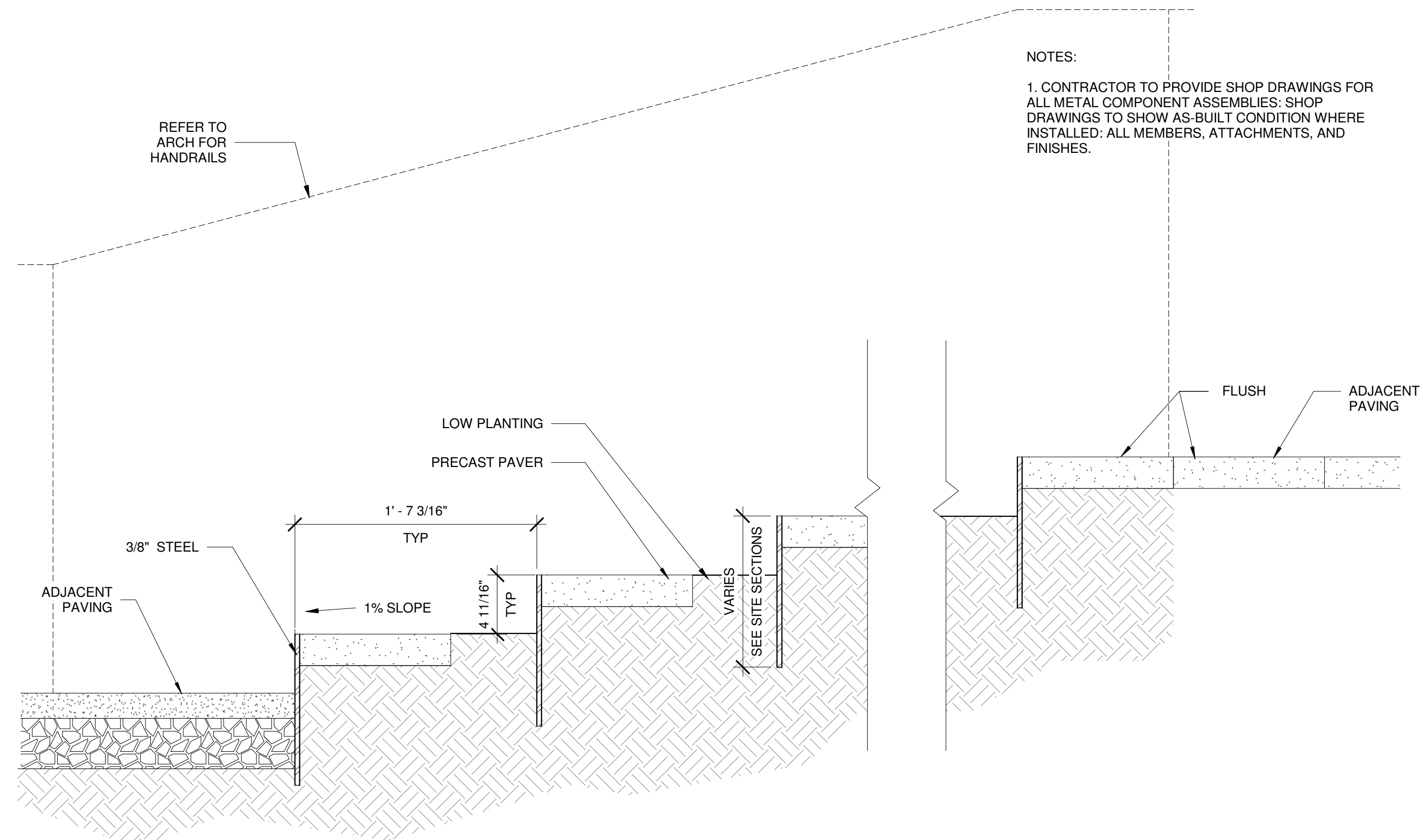
**7 CIP CONCRETE STAIRS (STAIRS - TYPE 2)**  
1 1/2" = 1'-0"

- NOTES:
1. REFER TO L402 FOR STAIR AND RUNNEL ASSEMBLY. WELD MEMBERS TOGETHER, GRIND ALL WELDS SMOOTH.
  2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL METAL COMPONENT ASSEMBLIES. SHOP DRAWINGS TO SHOW AS-BUILT CONDITION WHERE INSTALLED. ALL MEMBERS, ATTACHMENTS, AND FINISHES.



**8 METAL AND PAVER STAIRS (STEPS - TYPE 1)**  
1 1/2" = 1'-0"

- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL METAL COMPONENT ASSEMBLIES. SHOP DRAWINGS TO SHOW AS-BUILT CONDITION WHERE INSTALLED. ALL MEMBERS, ATTACHMENTS, AND FINISHES.



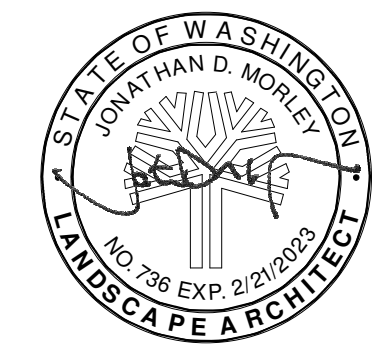
**9 METAL AND PAVER STAIRS (STEPS - TYPE 1B)**  
1 1/2" = 1'-0"

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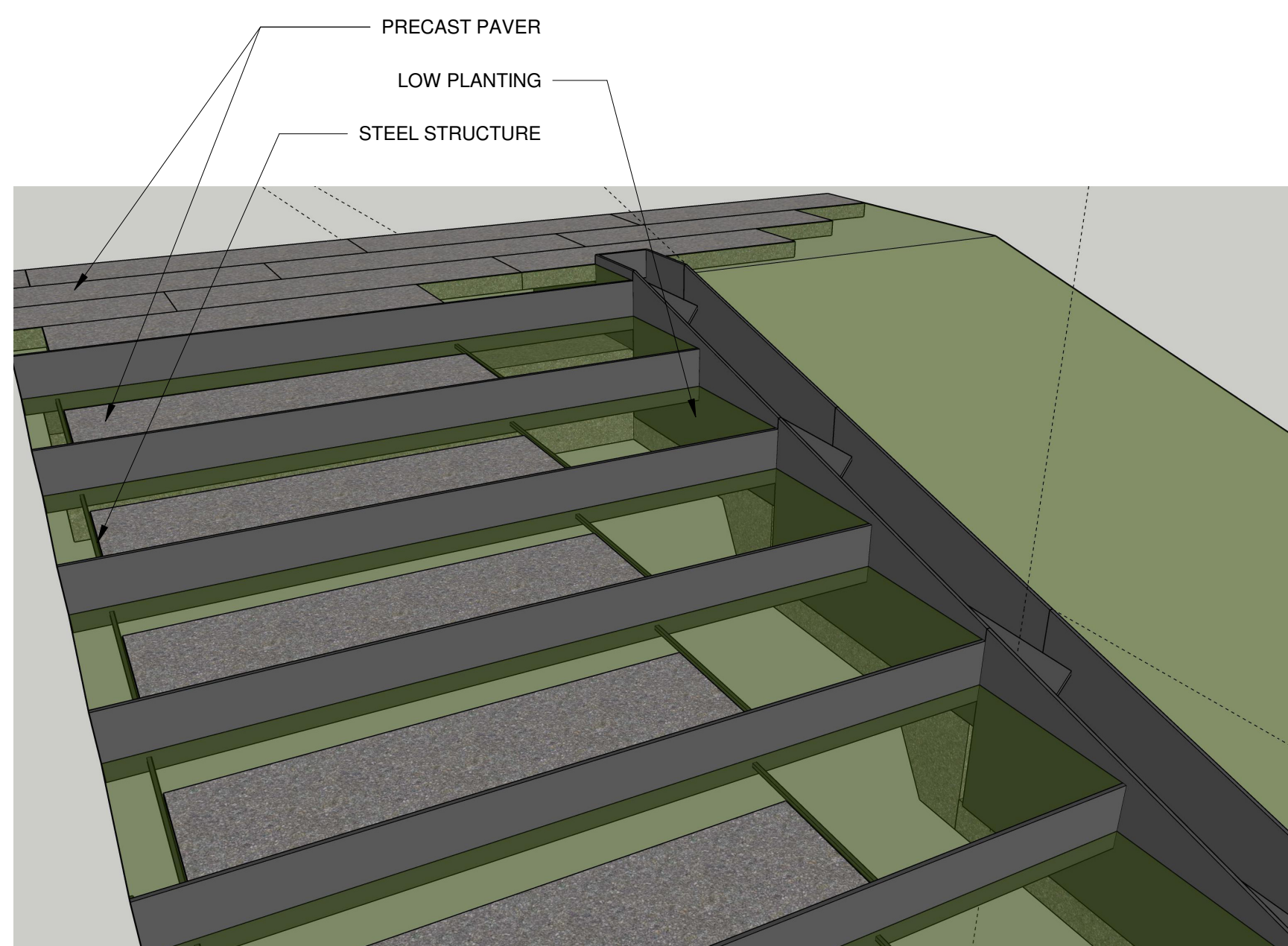
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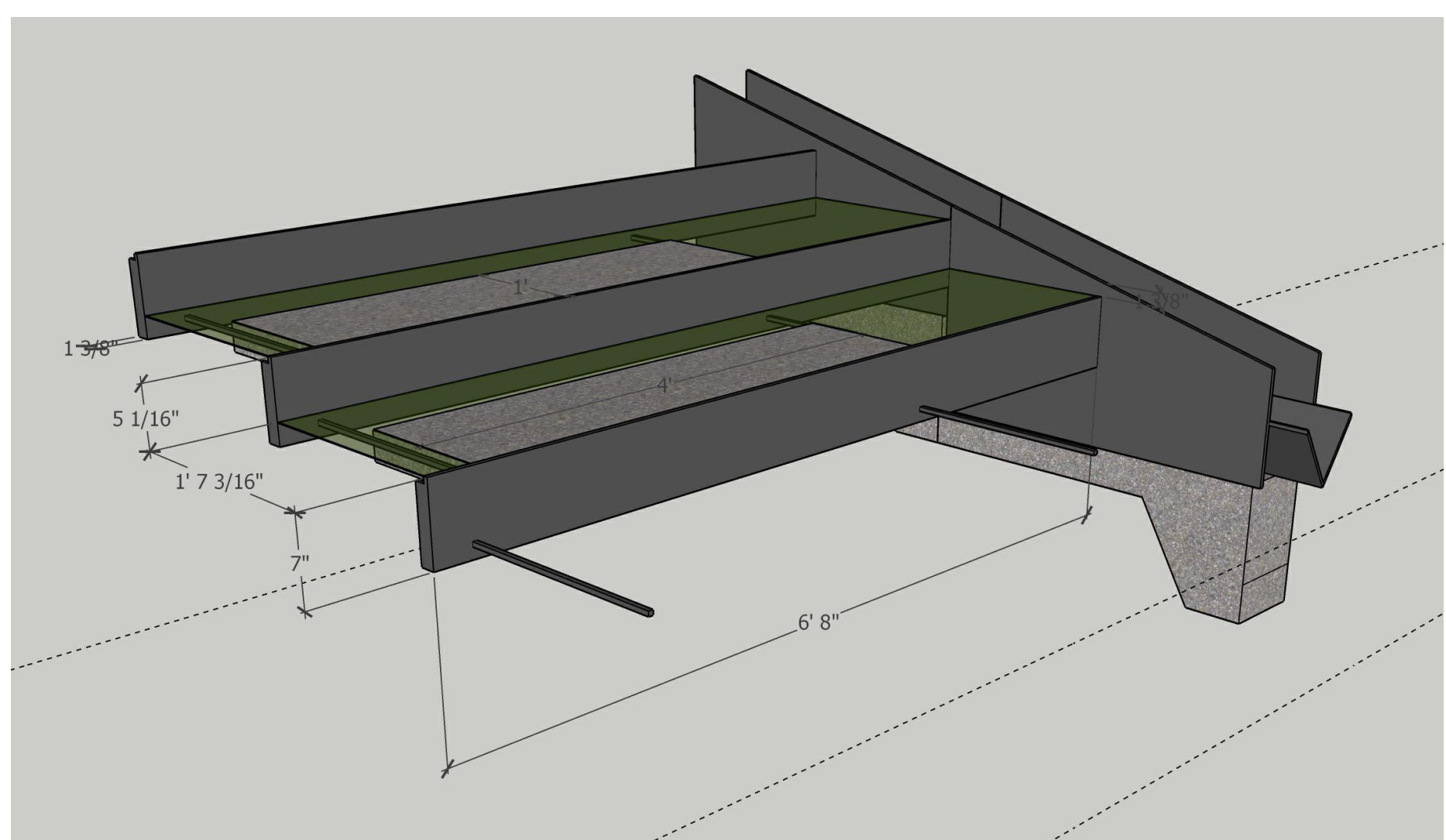
SHEET

**SITE DETAILS L402**

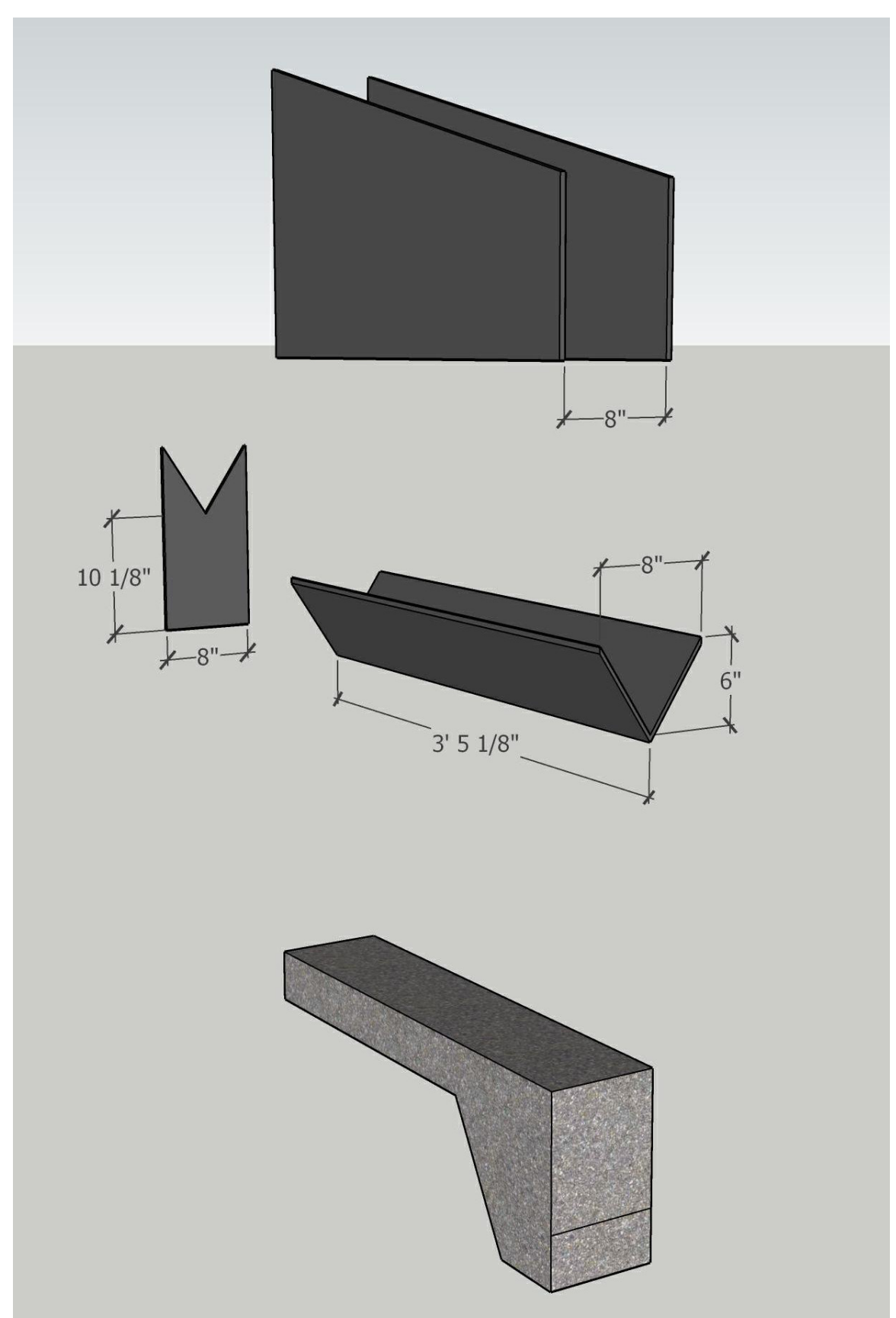
**NOTE:**  
 MODEL VIEWS ON THIS SHEET ARE SCHEMATIC IN NATURE AND FOR REFERENCE ONLY. SEE OTHER DRAWINGS & DETAILS FOR SPECIFIC DIMENSIONS, MATERIALS AND LAYOUT



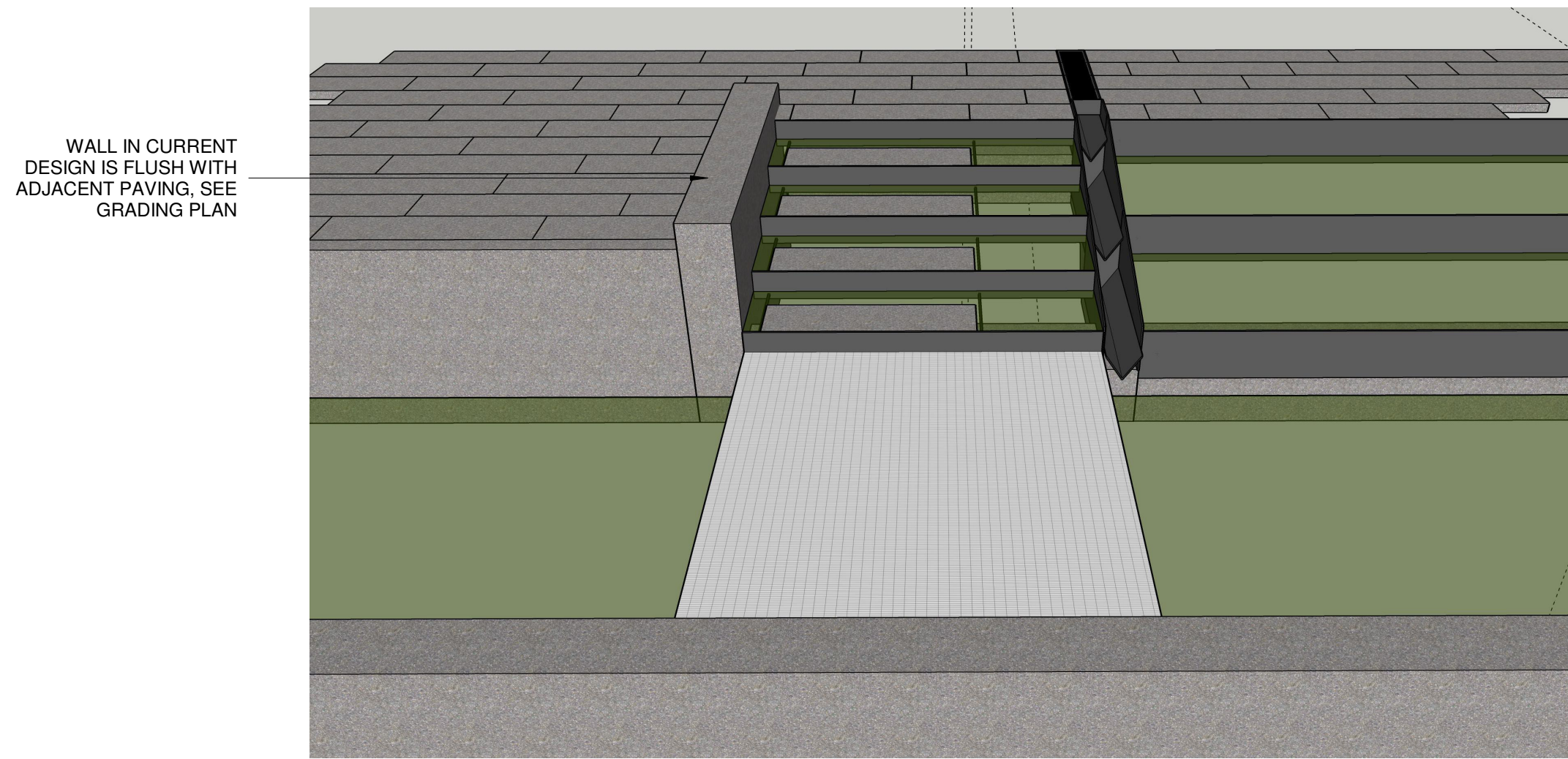
**1 TOP OF STAIR AND RUNNEL**  
 1 1/2" = 1'-0"



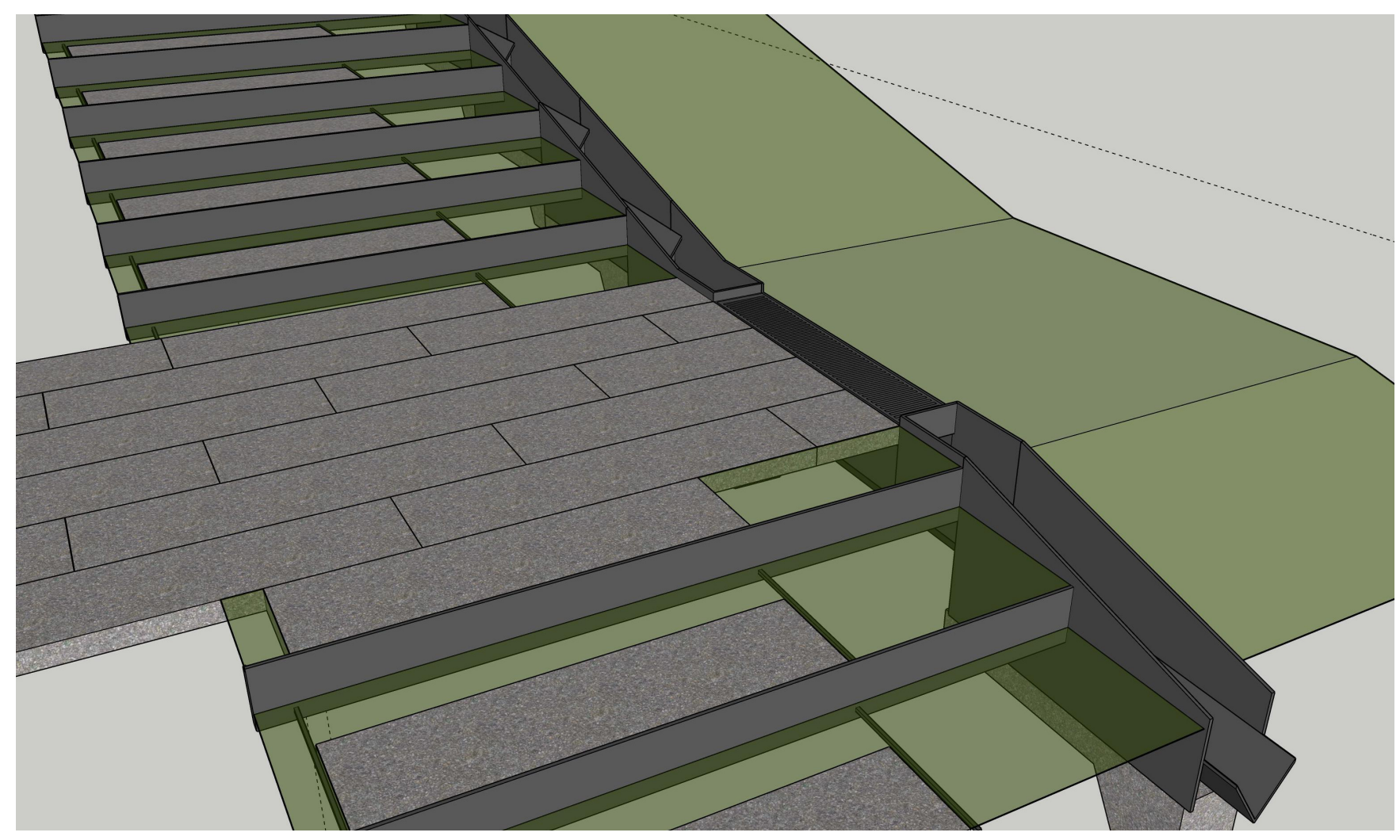
**2 RUNNEL AND STAIR DETAIL**  
 1 1/2" = 1'-0"



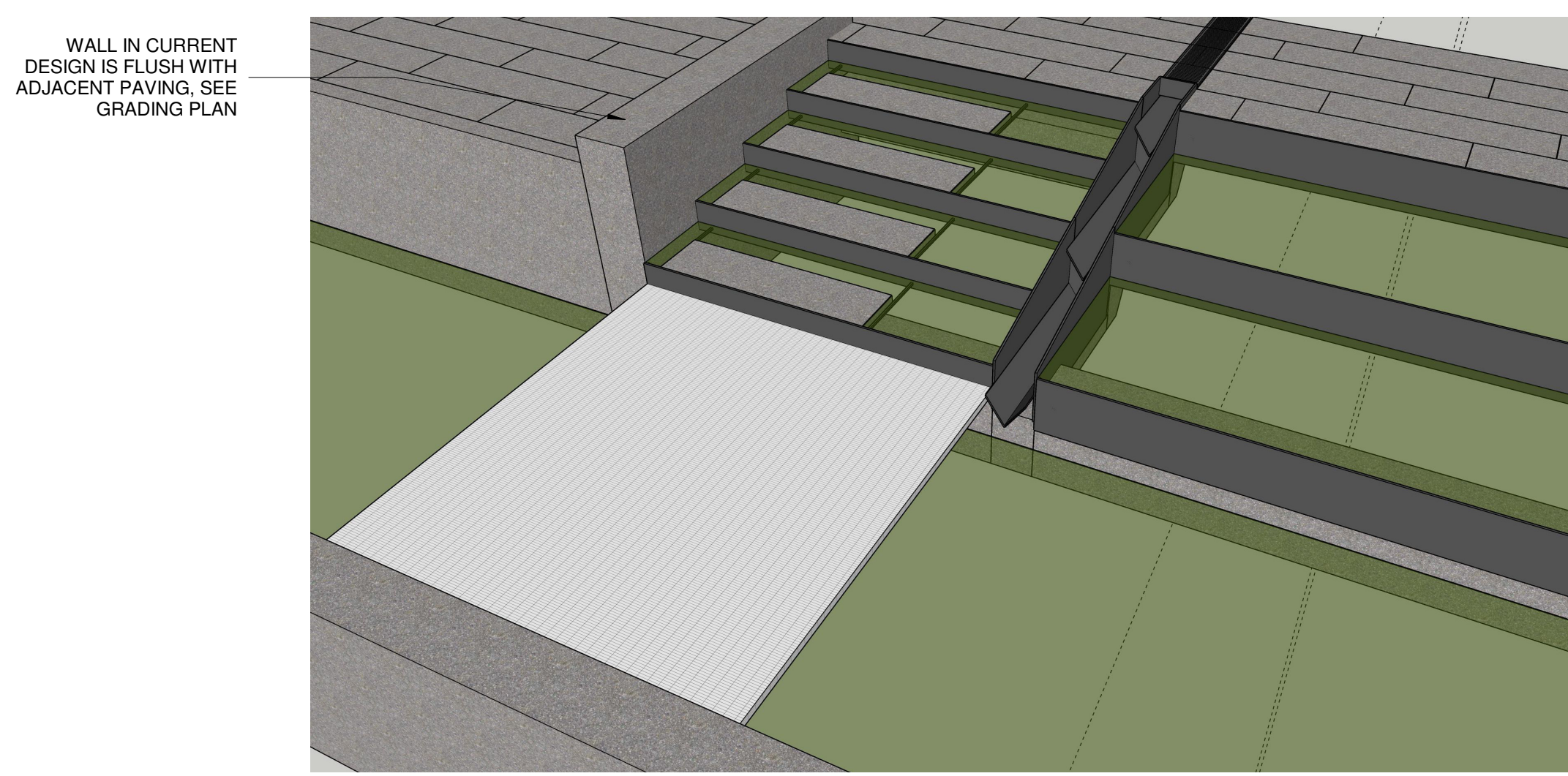
**3 RUNNEL DETAIL**  
 1 1/2" = 1'-0"



**4 STAIR AND BRIDGE AT BIORETENTION (FRONT)**  
 1 1/2" = 1'-0"

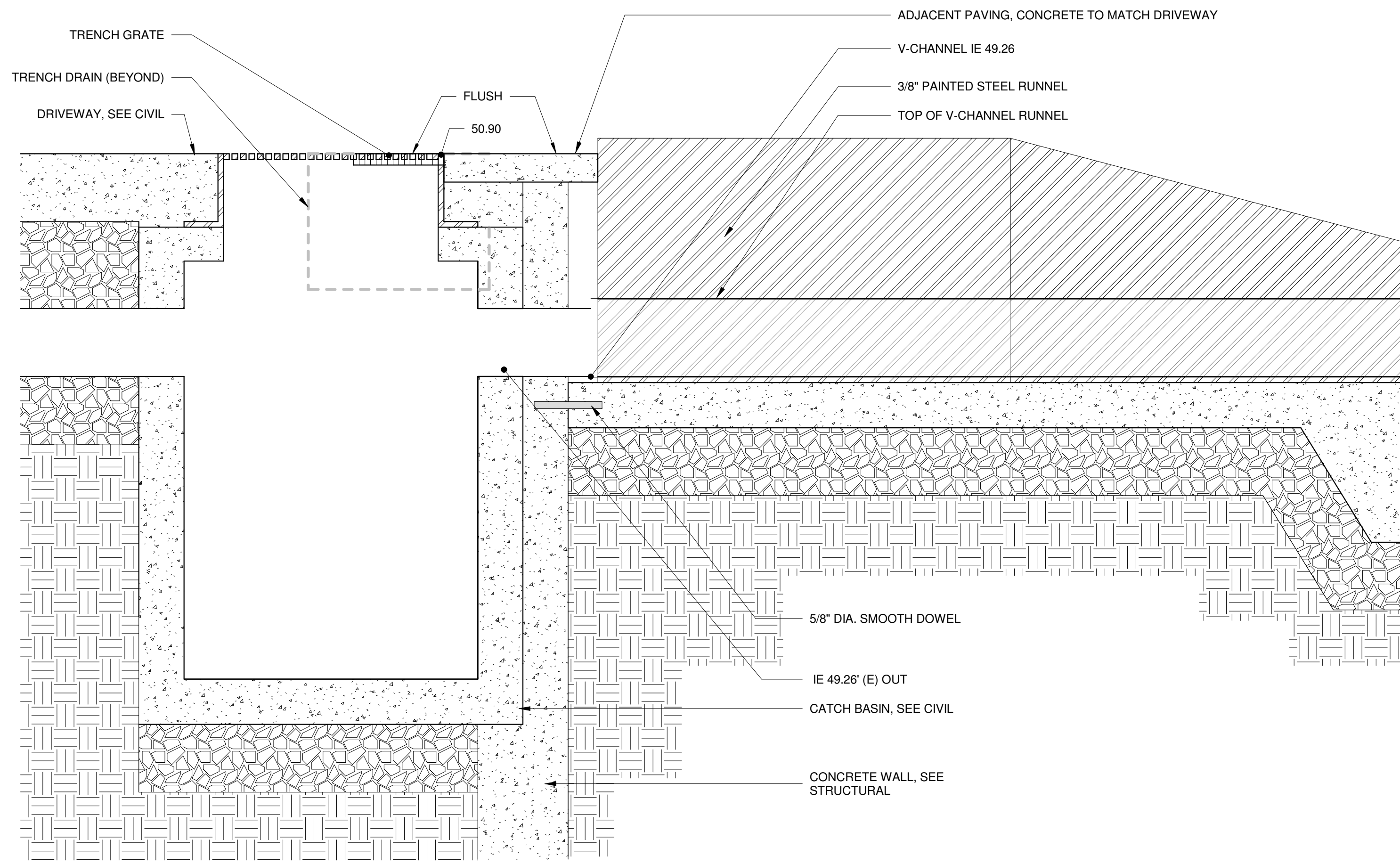


**5 RUNNEL AND STAIR LANDING**  
 1 1/2" = 1'-0"

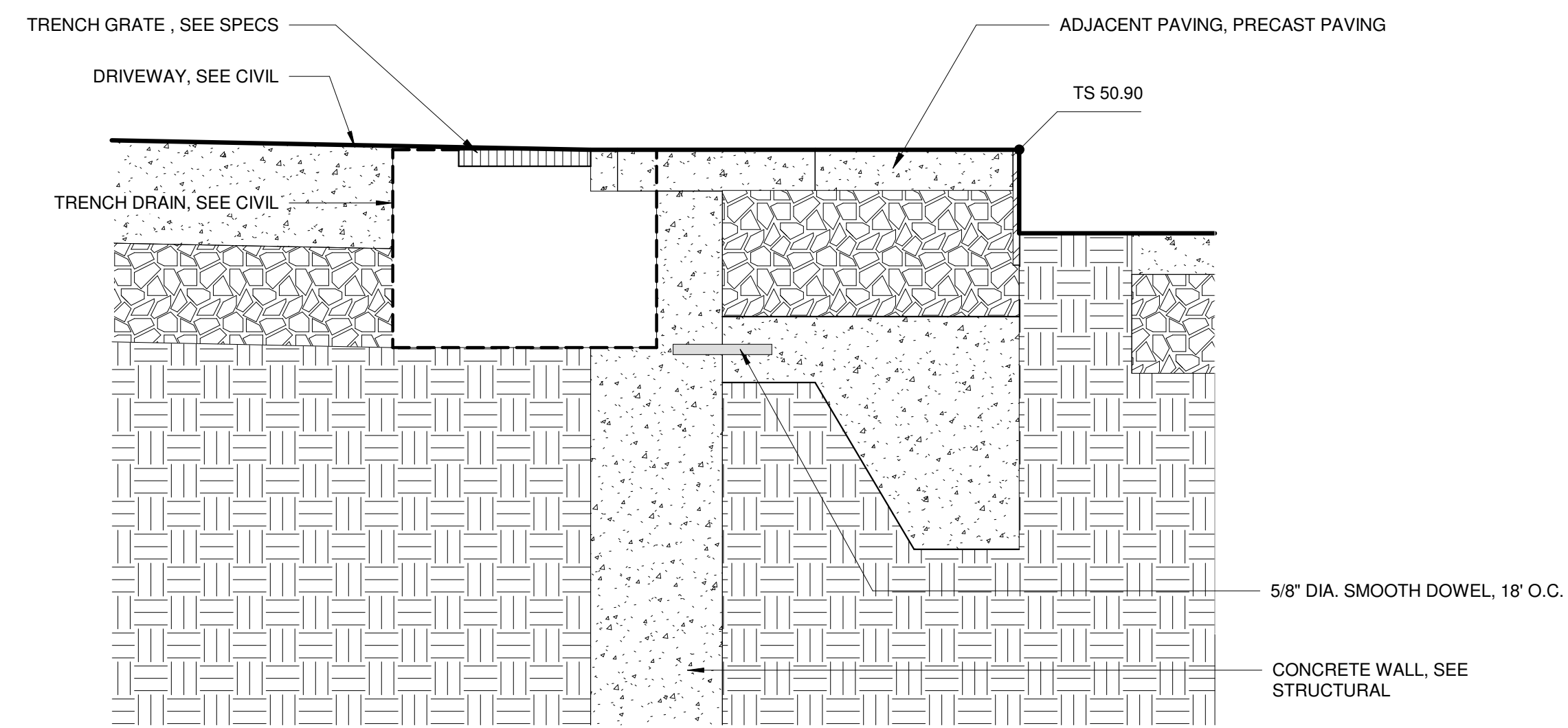


**6 STAIR AND BRIDGE AT BIORETENTION (OBLIQUE)**  
 1 1/2" = 1'-0"

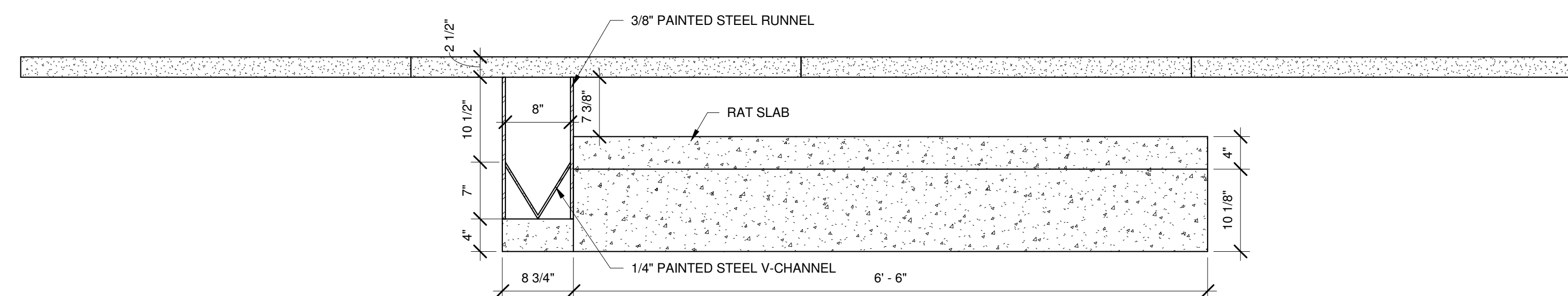




1 UPPER SPINE - CATCH BASIN TO RUNNEL  
1 1/2" = 1'-0"



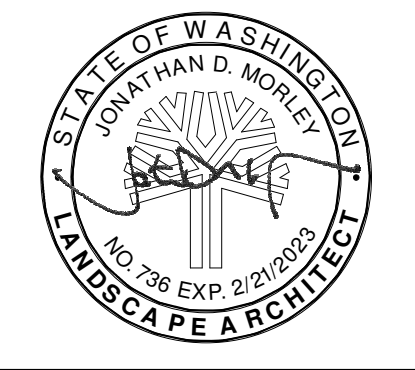
2 UPPER SPINE - DRIVEWAY TO STAIR CONNECTION  
1 1/2" = 1'-0"



3 SECTION THROUGH RUNNEL AND STAIRS  
1" = 1'-0"

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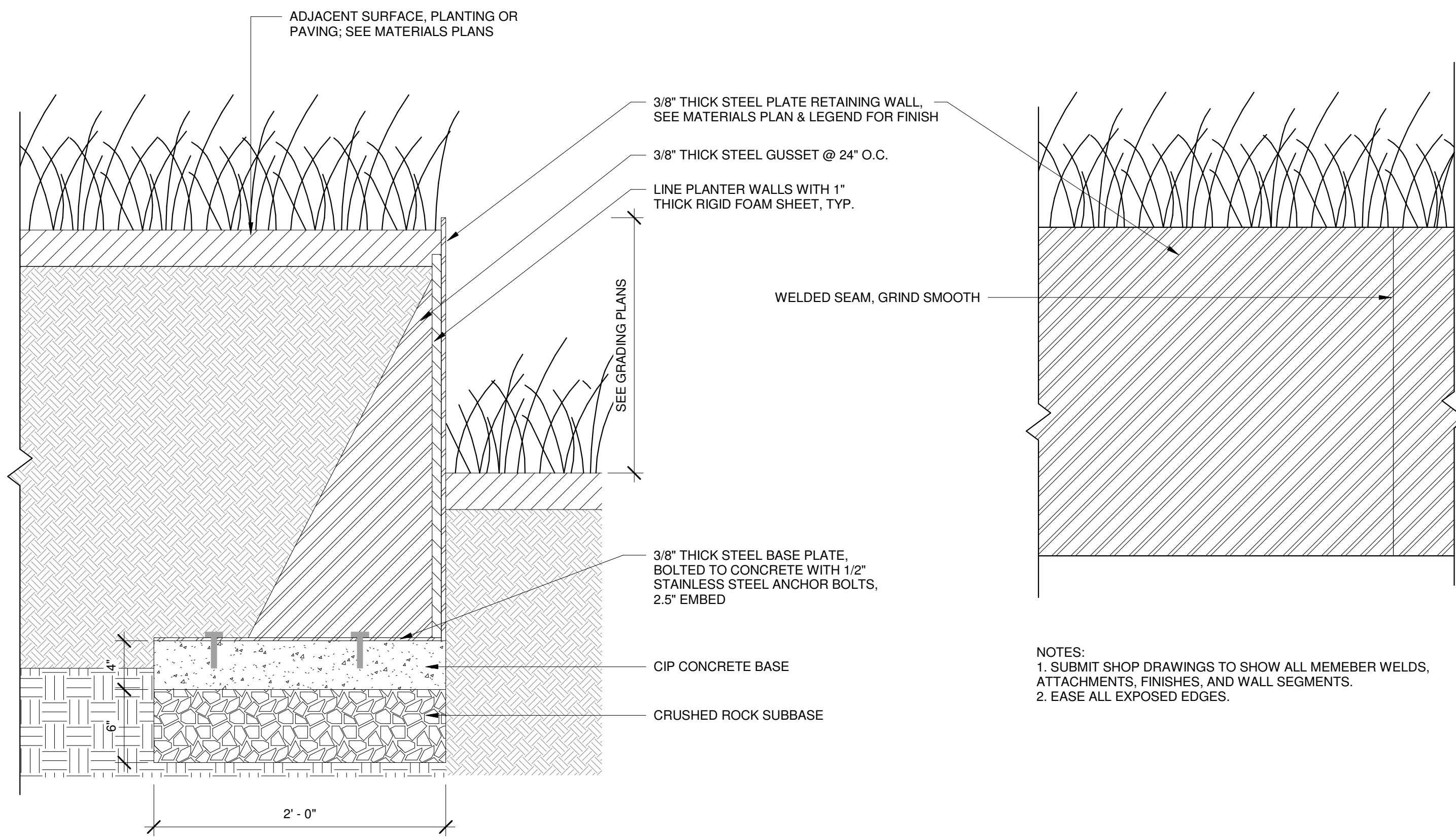
No.	Description	Date

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Checked: JM / SL / CA  
MJH Proj No.:

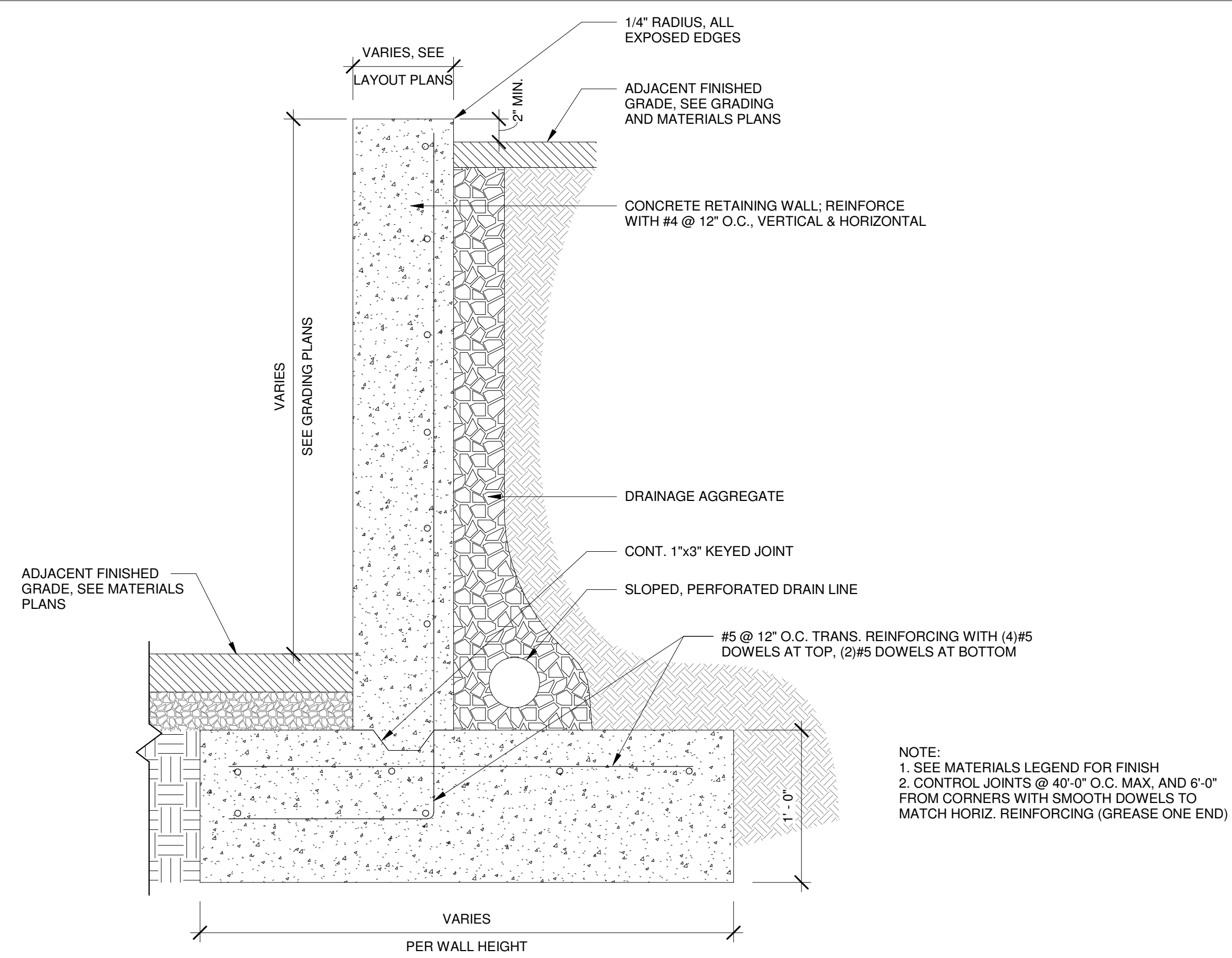
Issue Date: MAY 10, 2022

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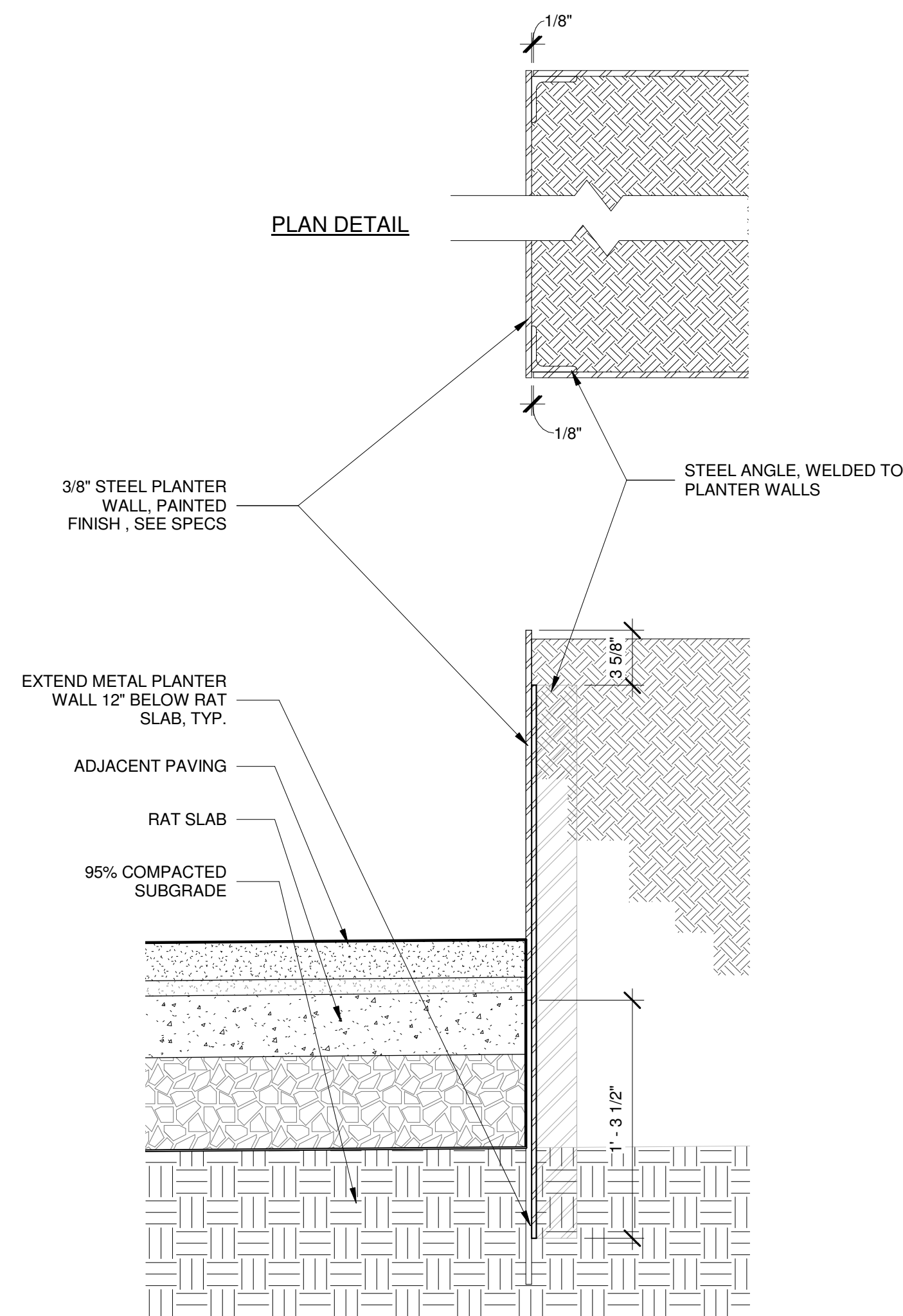




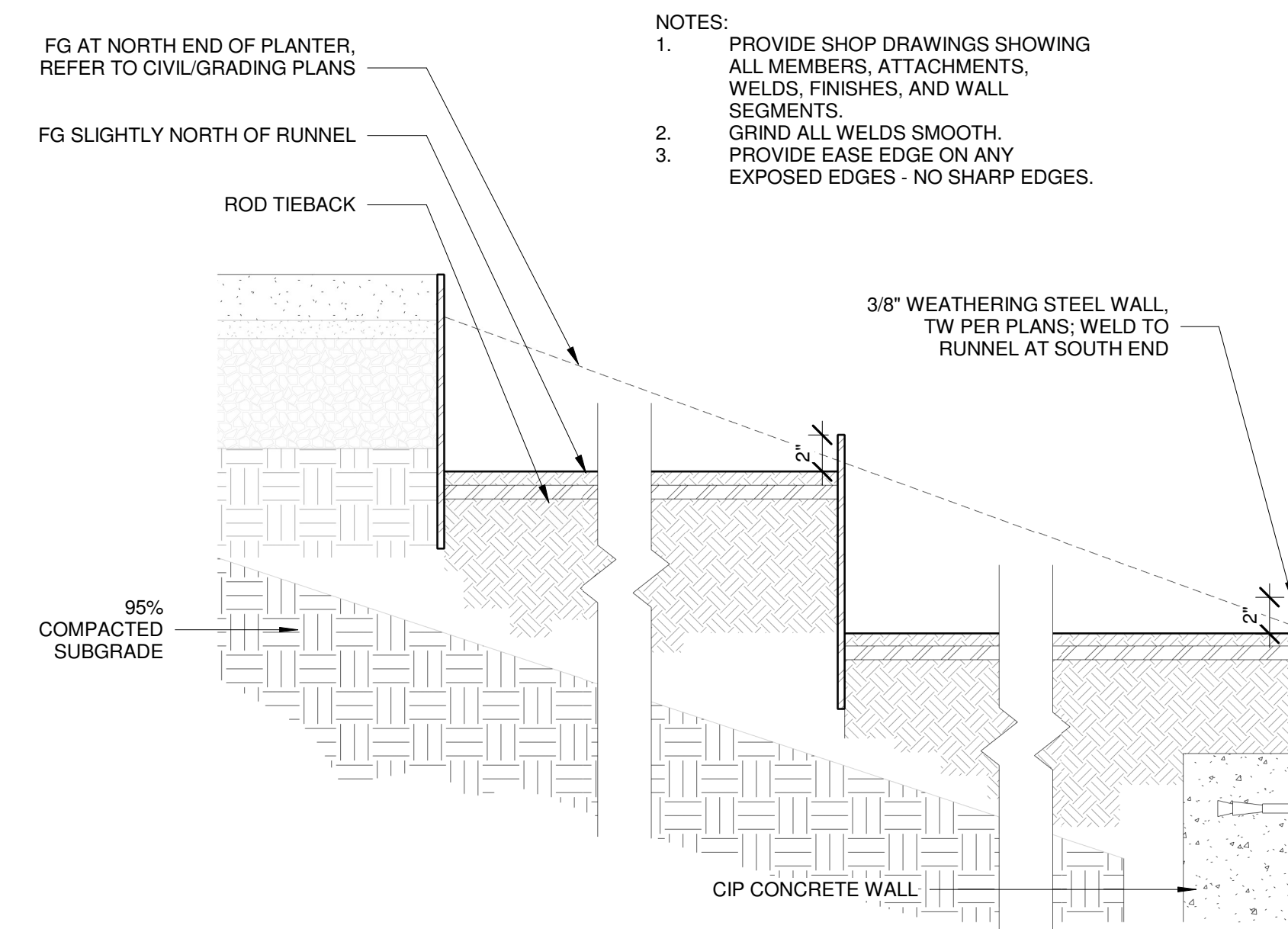
1 METAL RETAINING WALL  
 1 1/2" = 1'-0"



2 CIP CONC. RETAINING WALL  
 1 1/2" = 1'-0"



3 STEEL PORTAL PLANTER WALLS (TYPE 3) AT PAVERS  
 1 1/2" = 1'-0"



4 STEEL LAKESIDE WALLS (TYPE 4)  
 1 1/2" = 1'-0"

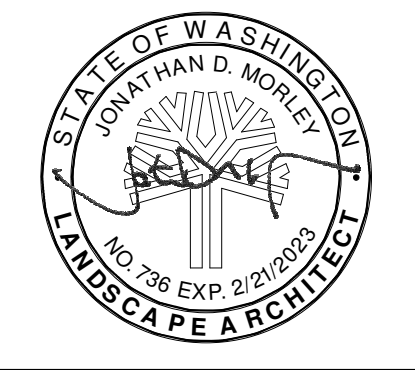
REVISIONS

No.	Description	Date



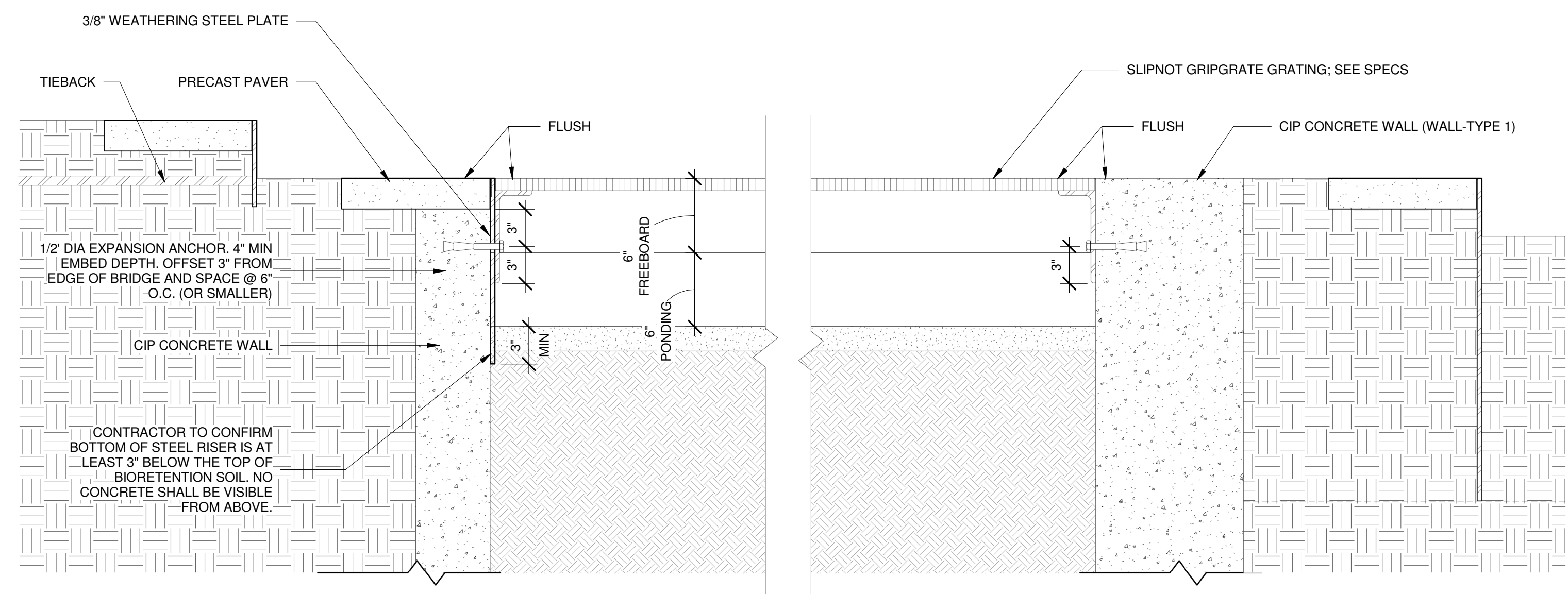
STAMP

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NOTES:

1. PROVIDE SHOP DRAWINGS. SHOW ALL MEMBERS, ATTACHMENTS, FINISHES AND WELDS.
2. GRIND ALL WELDS SMOOTH.
3. PROVIDE EASE EDGE ON ANY EXPOSED EDGES - NO SHARP EDGES.



**1 METAL BRIDGE OVER BIORETENTION**  
 1 1/2" = 1'-0"

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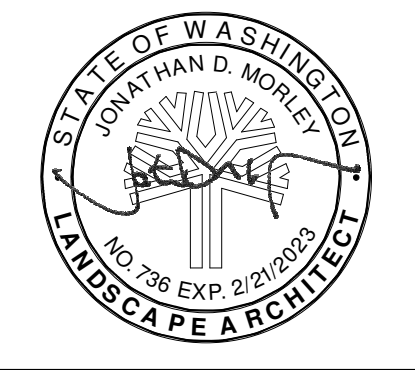
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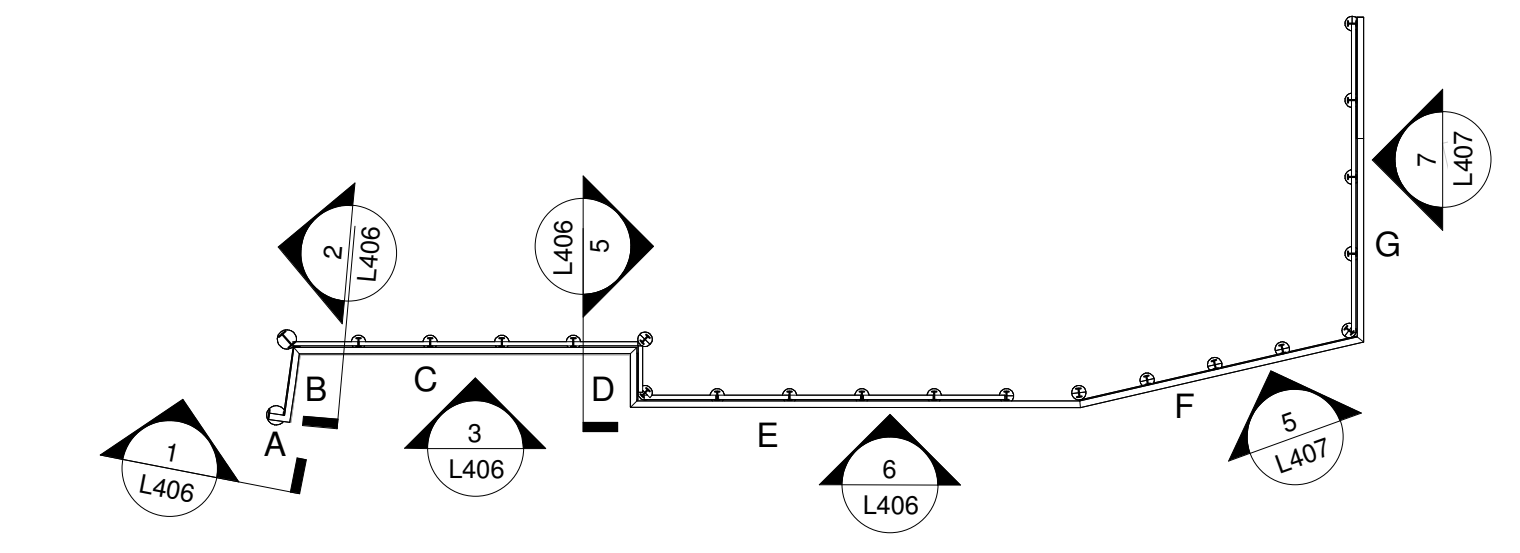
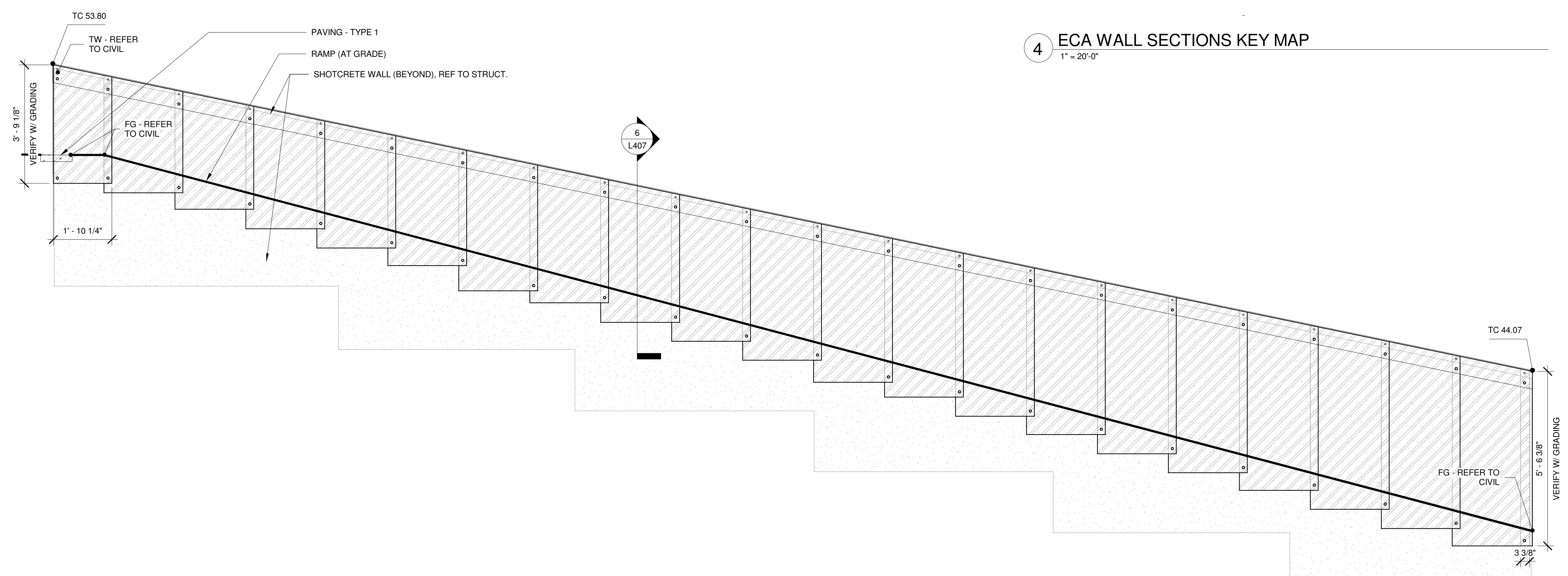
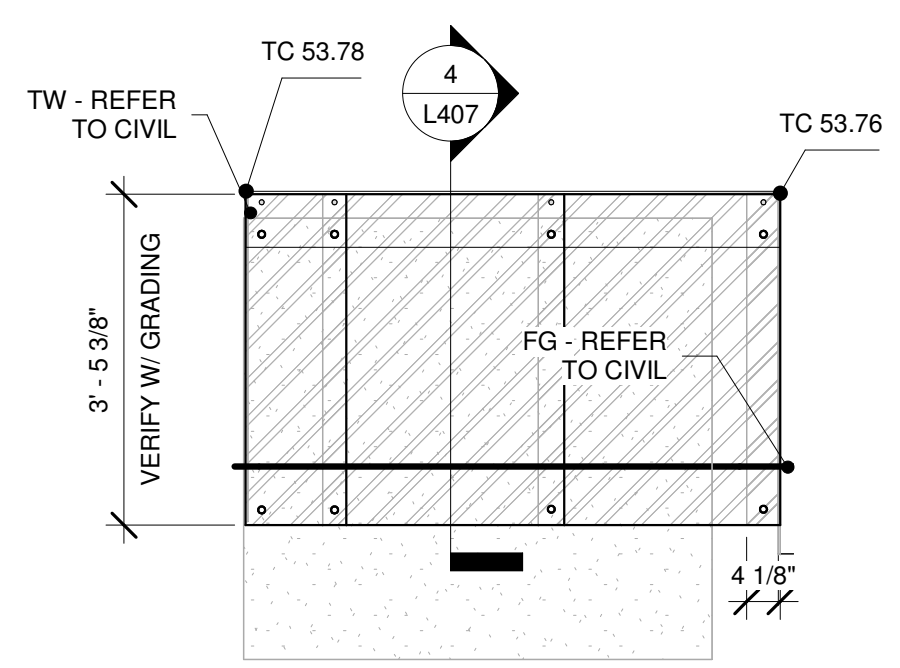
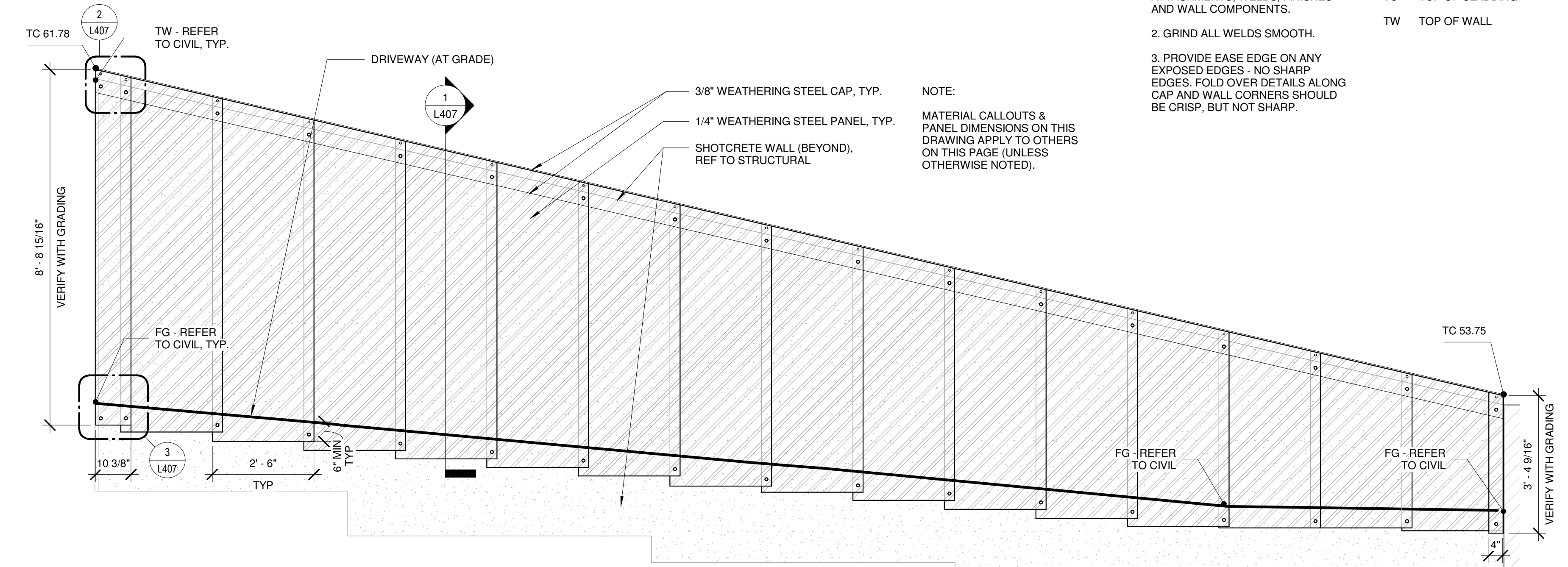
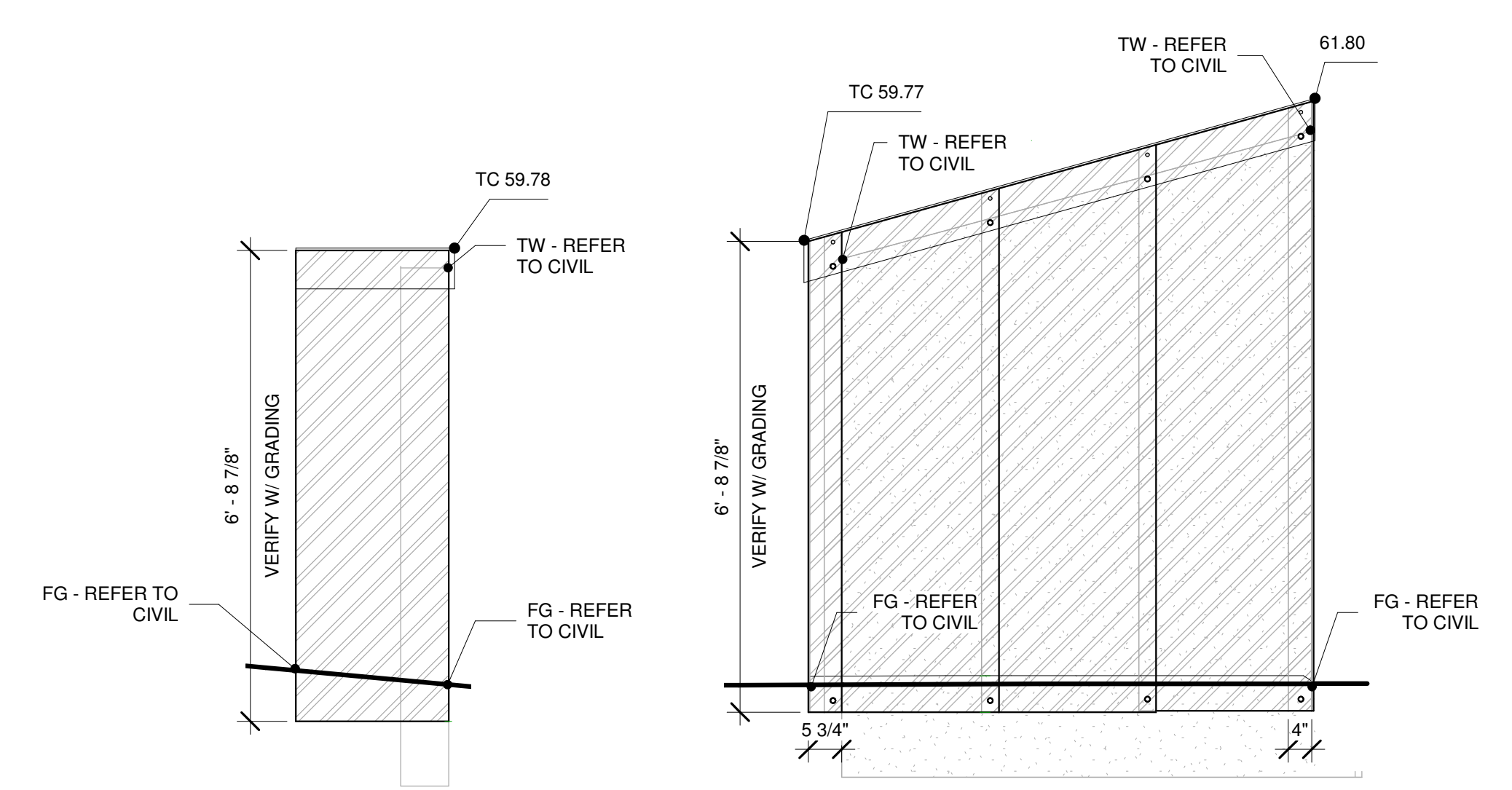
**ECA WALL GEN. NOTES:**

1. PROVIDE SHOP DRAWINGS, SHOWING ALL MEMBERS, ATTACHMENTS, WELDS, FINISHES AND WALL COMPONENTS.
2. GRIND ALL WELDS SMOOTH.
3. PROVIDE EASE EDGE ON ANY EXPOSED EDGES - NO SHARP EDGES. FOLD OVER DETAILS ALONG CAP AND WALL CORNERS SHOULD BE CRISP, BUT NOT SHARP.

**LEGEND:**

- FG FINISH GRADE
- TC TOP OF CLADDING
- TW TOP OF WALL

NOTE:  
 MATERIAL CALLOUTS & PANEL DIMENSIONS ON THIS DRAWING APPLY TO OTHERS ON THIS PAGE (UNLESS OTHERWISE NOTED).



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**SITE DETAILS - ECA WALL L406**



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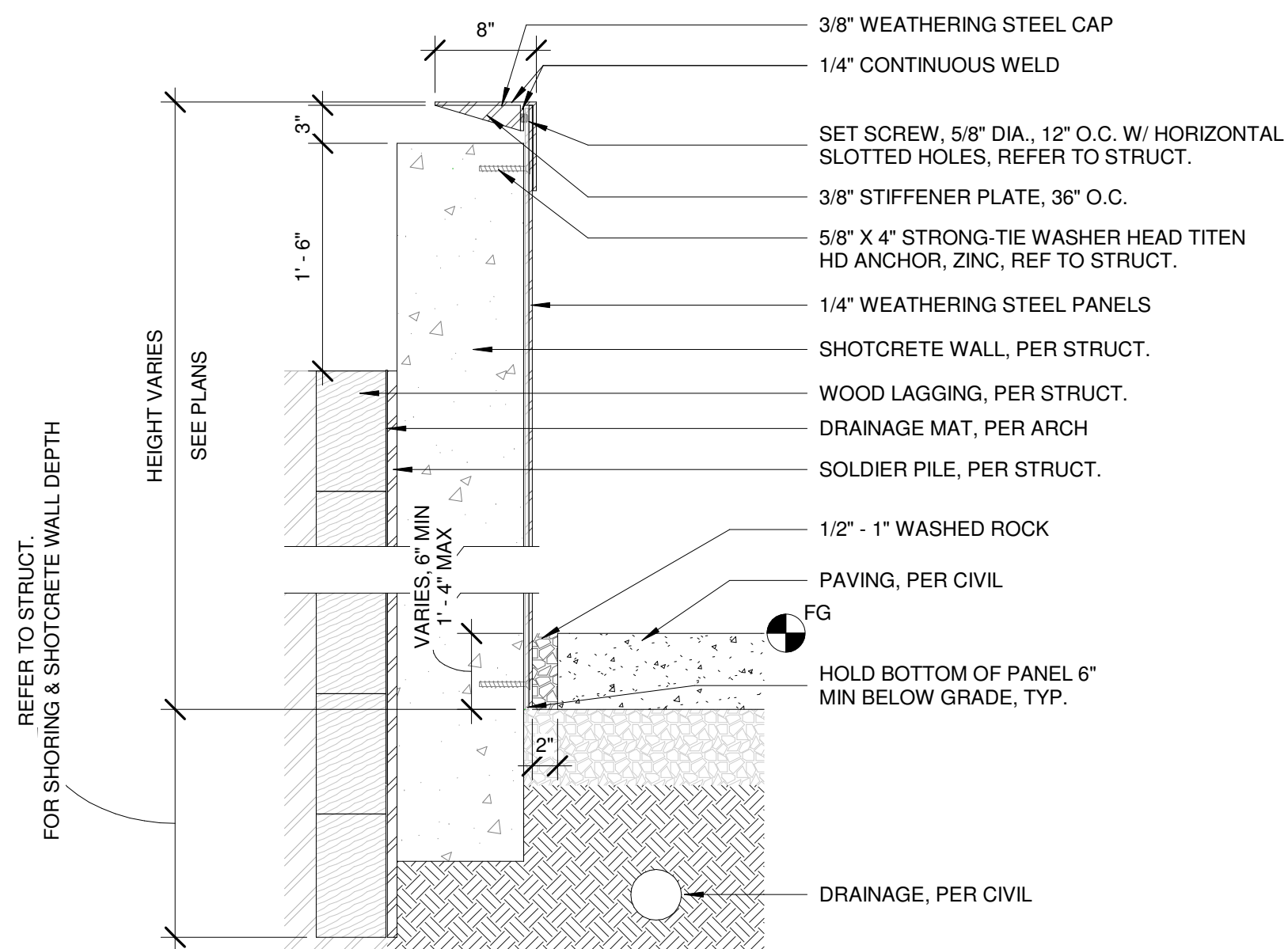
REVISIONS	No.	Description	Date

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 Checked: JM / SL / CA  
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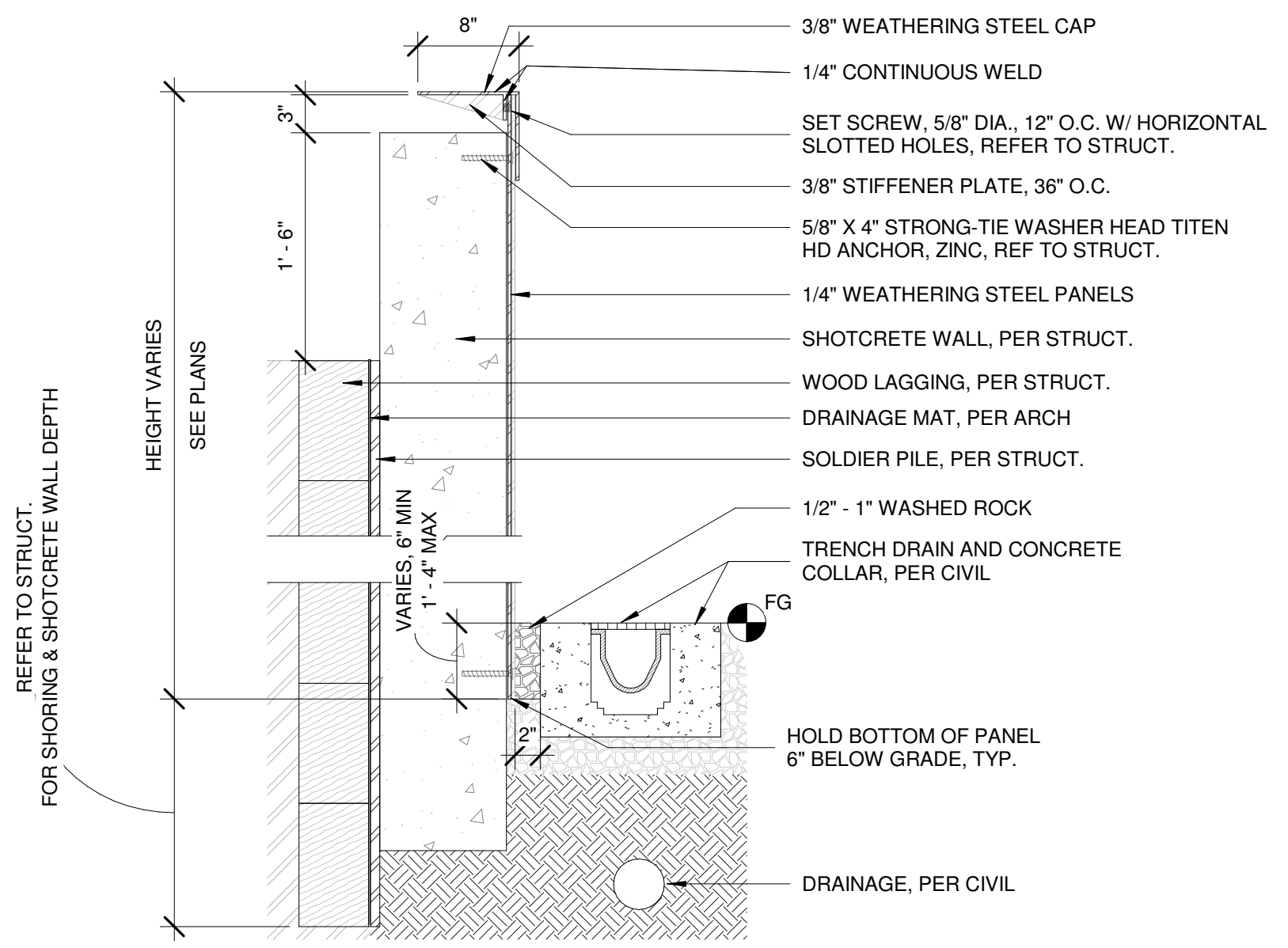
SHEET

**SITE DETAILS - ECA WALL L407**

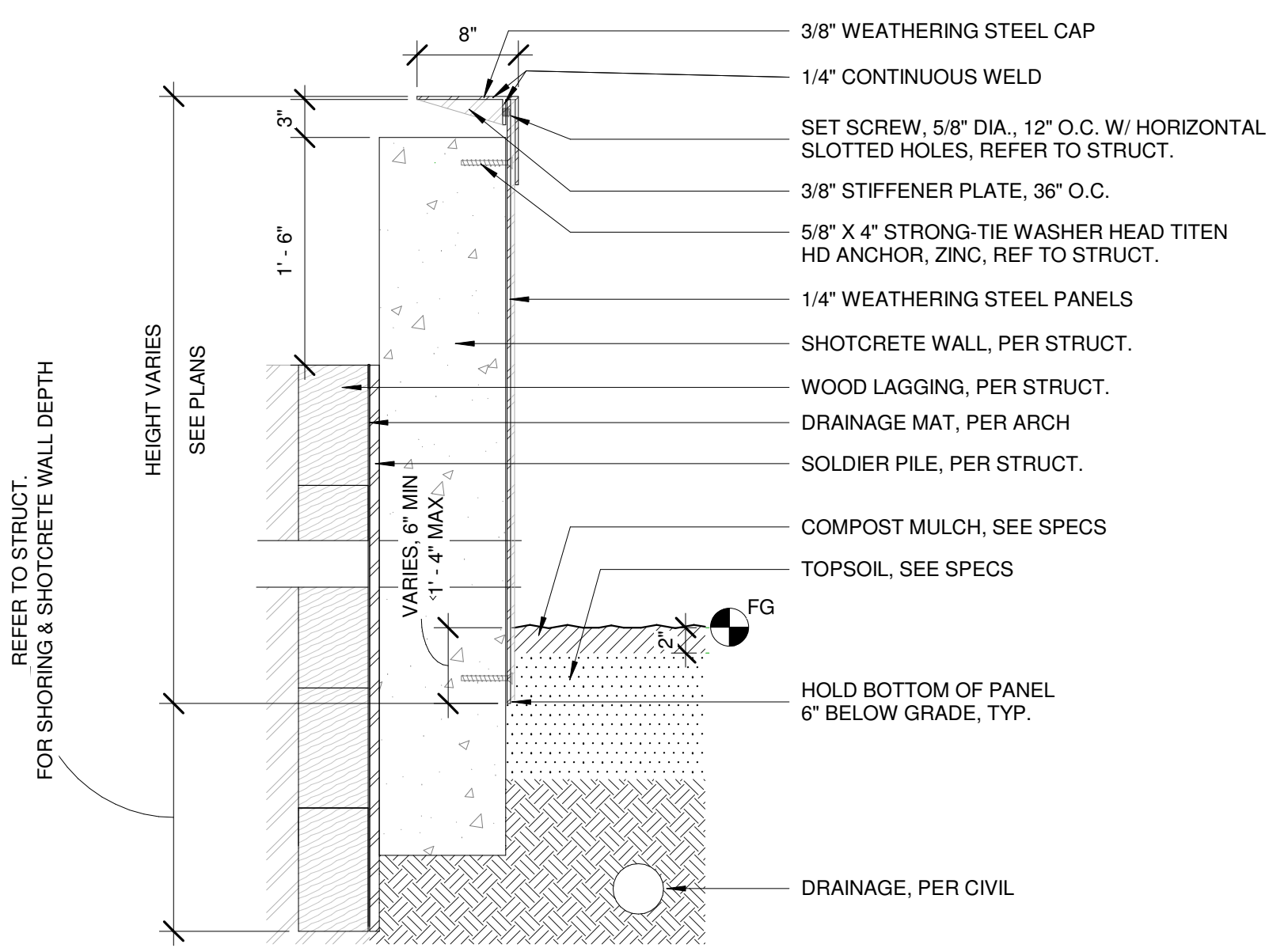
- ECA WALL GEN. NOTES:**
1. PROVIDE SHOP DRAWINGS, SHOWING ALL MEMBERS, ATTACHMENTS, WELDS, FINISHES AND WALL COMPONENTS.
  2. GRIND ALL WELDS SMOOTH.
  3. PROVIDE EASE EDGE ON ANY EXPOSED EDGES - NO SHARP EDGES. FOLD OVER DETAILS ALONG CAP AND WALL CORNERS SHOULD BE CRISP, BUT NOT SHARP.
- LEGEND:**
- FG FINISH GRADE
  - TC TOP OF CLADDING
  - TW TOP OF WALL



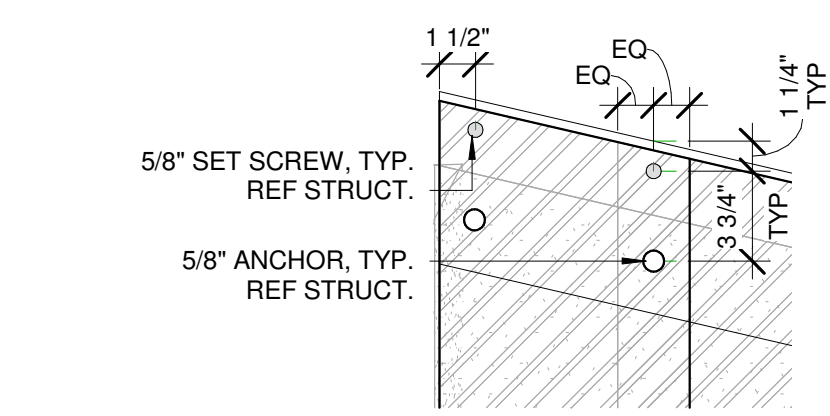
**1 ECA WALL CROSS SECTION @ DRIVEWAY**  
 1" = 1'-0"



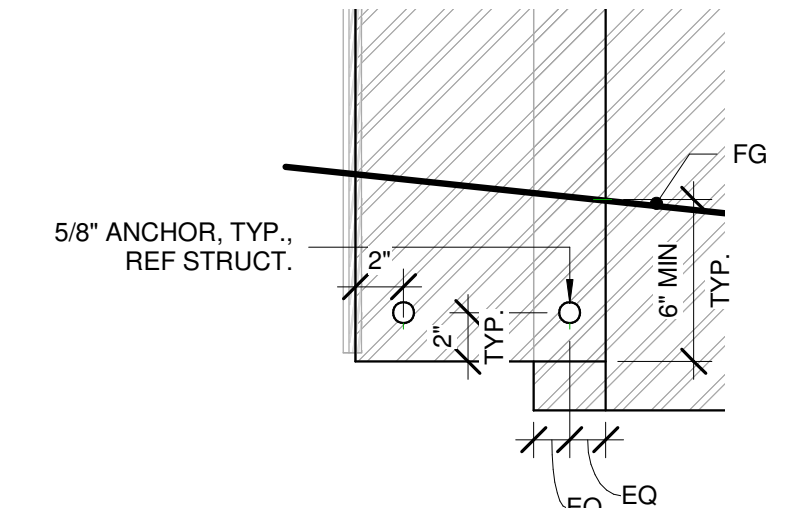
**4 ECA WALL CROSS SECTION @ TRENCH DRAIN**  
 1" = 1'-0"



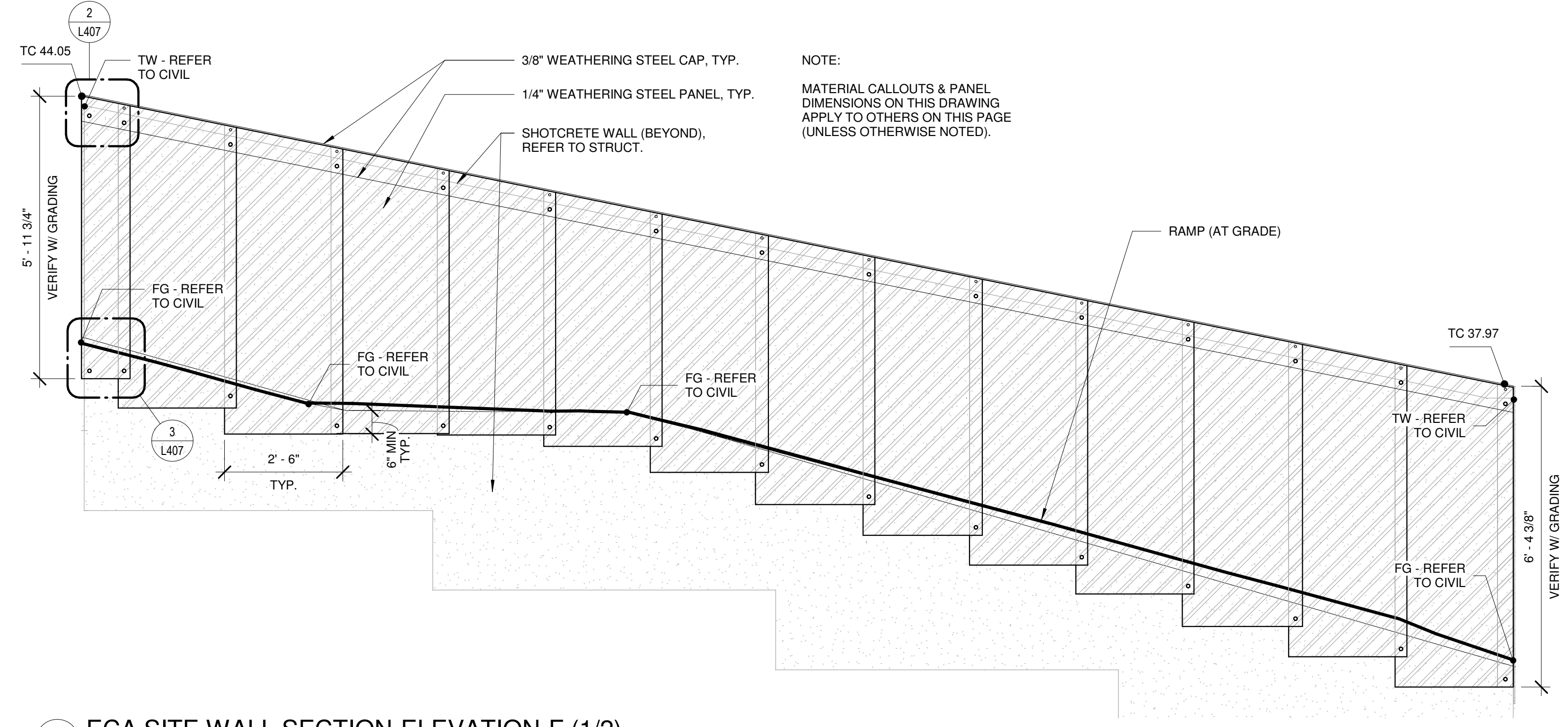
**6 ECA WALL CROSS SECTION @ RAMP**  
 1" = 1'-0"



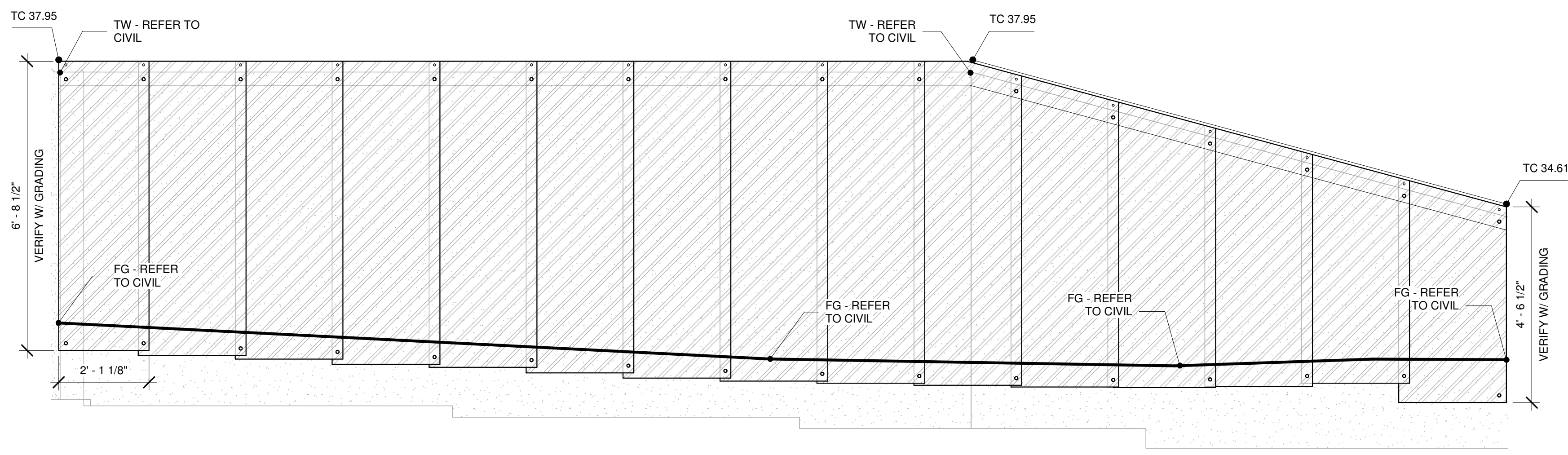
**2 ECA - TOP**  
 1 1/2" = 1'-0"



**3 ECA - BOTTOM**  
 1 1/2" = 1'-0"

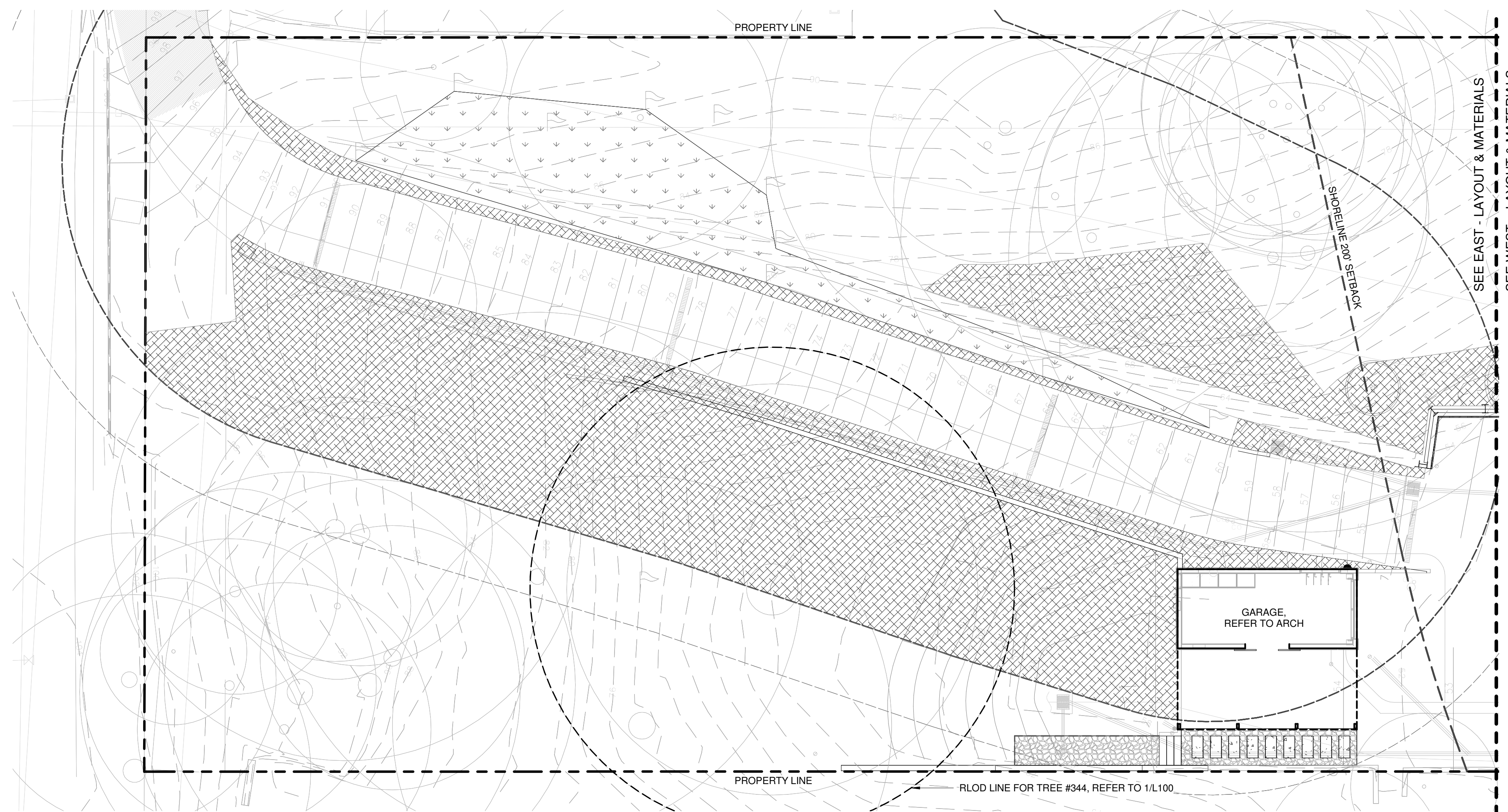


**5 ECA SITE WALL SECTION-ELEVATION-F (1/2)**  
 1/2" = 1'-0"



**7 ECA SITE WALL SECTION-ELEVATION-G (1/2)**  
 1/2" = 1'-0"



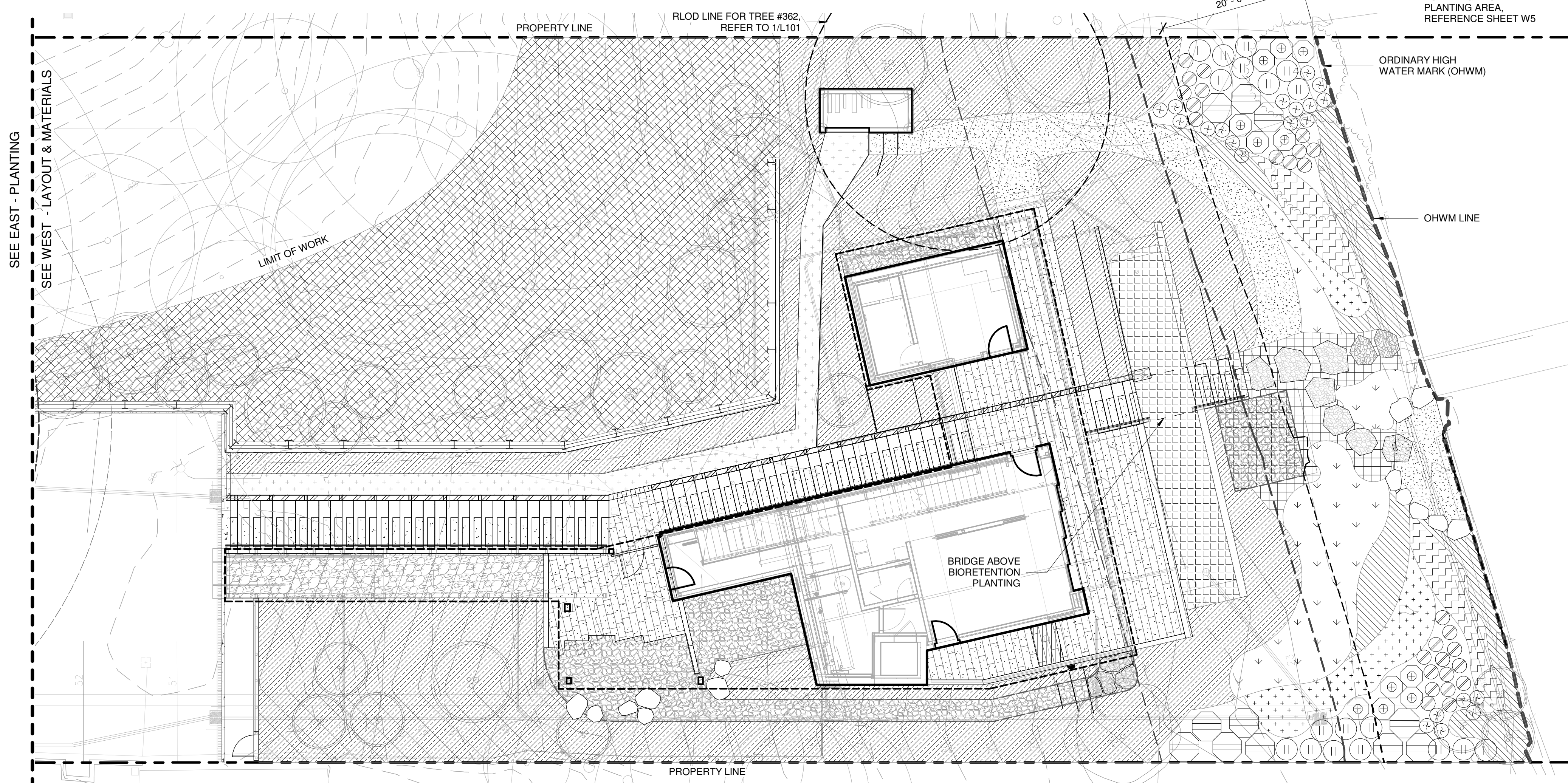


**NOTES:**

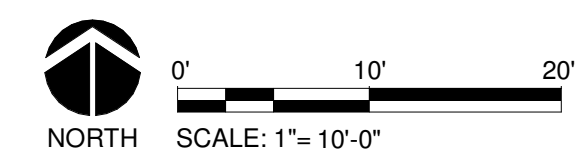
1. REFER TO SHEET L604 FOR COMPLETE PLANTING SCHEDULE
2. REFER TO 3/G-200 FOR INVASIVE SPECIES REMOVAL ONSITE. IN ADDITION TO REMOVING ALL AT-GRADE INVASIVE PLANTS, REMOVE ALL INVASIVE CLIMBERS AND VINES AS HIGH AS POSSIBLE (IVY, WISTERIA, ETC.)
3. REFER TO 1/G-200 FOR LANDSCAPE / HARDSCAPE CALCULATIONS

**1 WEST - PLANTING**  
1" = 10'-0"

- PLANTING LEGEND**
- ARCTOSTAPHYLOS UVA URSI (Kinnikinnick 4" POT @ 18" O.C.)
  - BIORETENTION PLANTING
  - ECA RESTORATIVE PLANTING
  - GROUNDCOVER MIX 1 : 40% Fragaria chiloensis + 60% Sedum oreganum (4" POT 18 O.C. TRIANGULAR SPACING)
  - GROUNDCOVER MIX 2 : 70% Deschampsia cespitosa, 15% Lupine, 15% Columbine (1 GAL 18" O.C. TRIANGULAR SPACING)
  - JUNCUS EFFUSUS - COMMON RUSH (1 GAL @ 24" O.C.)
  - NATIVE / ADAPTED PLANTING
  - NO MOW GRASS (PT Lawn Seed - PT 702 Let It Bee - No Mow)
  - POLLINATOR MEADOW (NW Meadowsapes - NW Prairie Seed Mix)



**2 EAST - PLANTING**  
1" = 10'-0"



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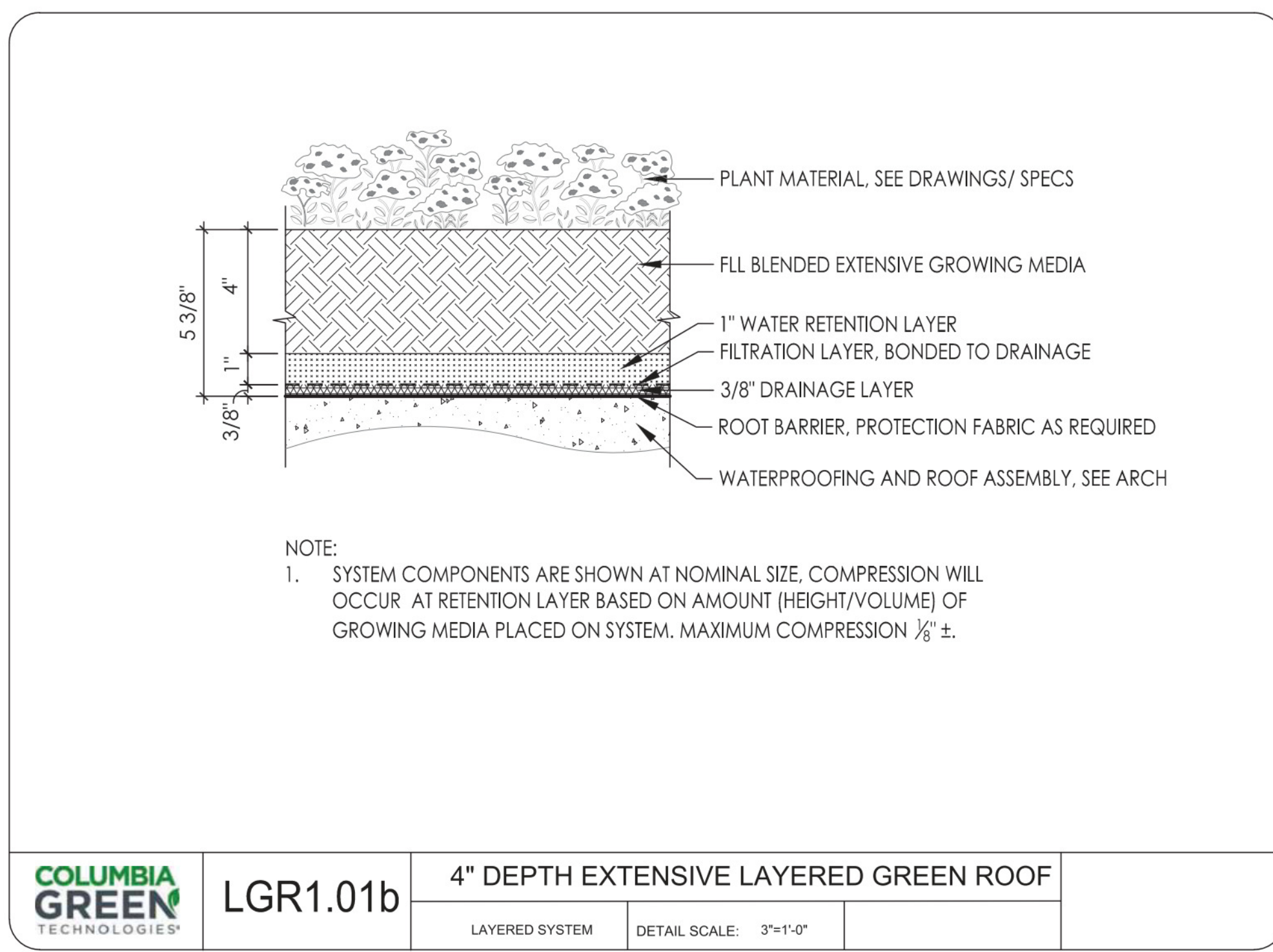
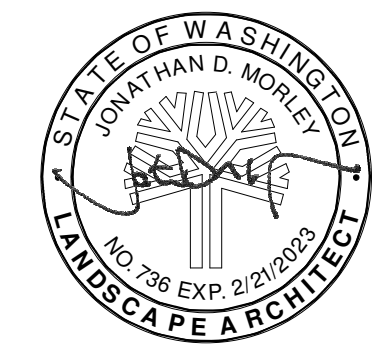
SHEET

**PLANTING PLAN L601**



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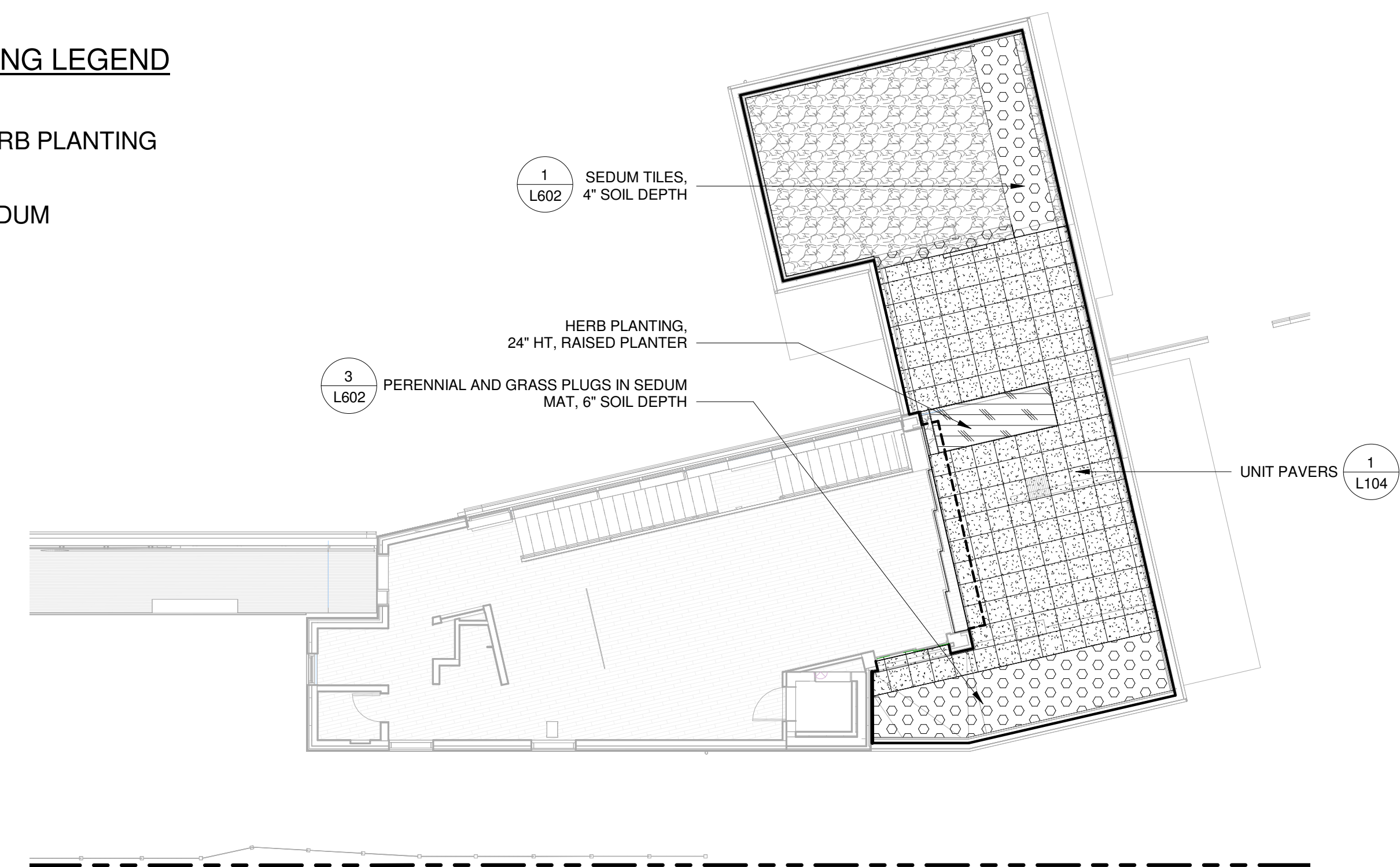
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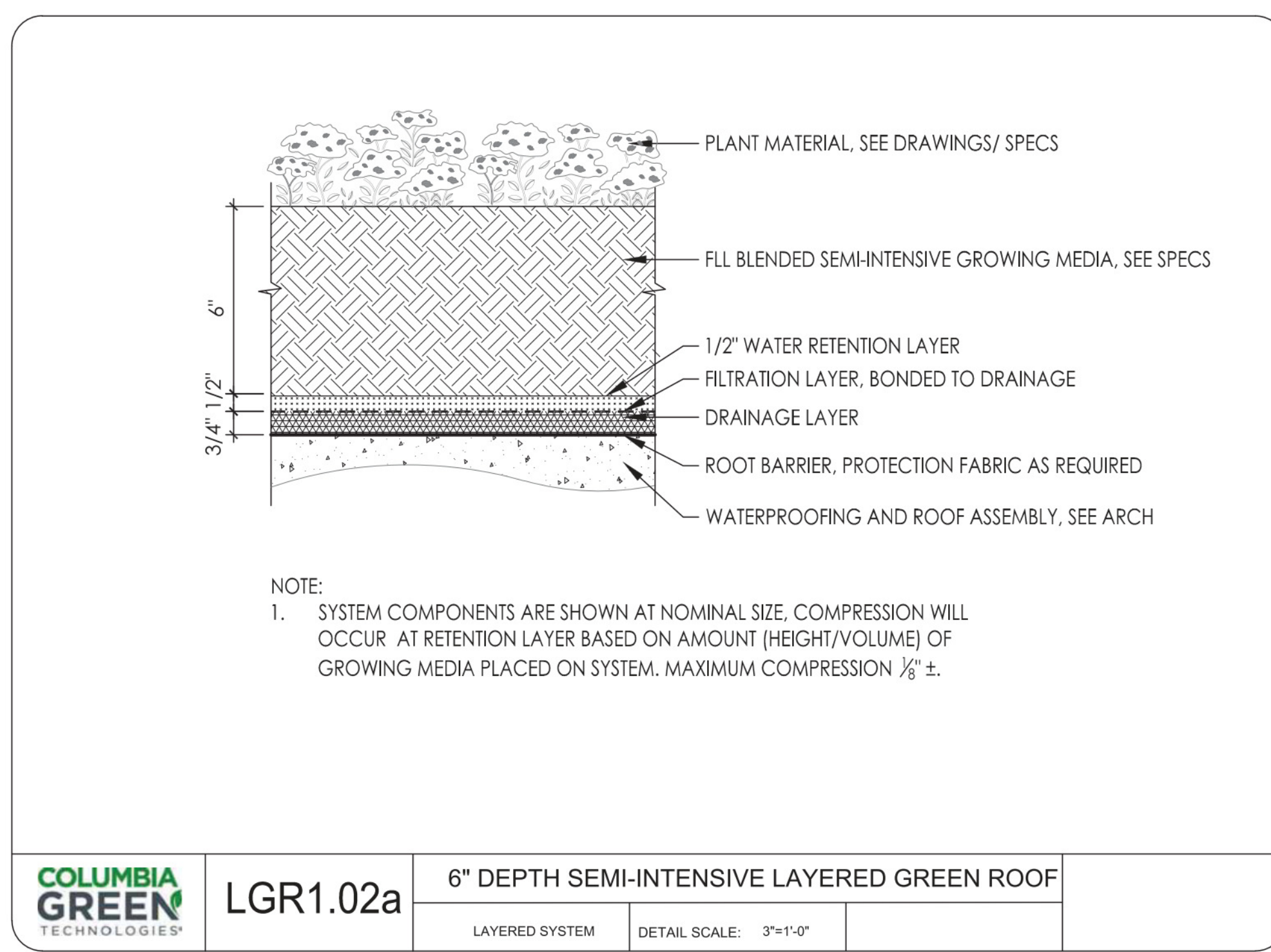
**1 GREEN ROOF, 4" DEPTH**  
 1 1/2" = 1'-0"

**PLANTING LEGEND**

- HERB PLANTING
- SEDUM



**2 ROOF PLANTING**  
 1" = 10'-0"



**3 GREEN ROOF, 6" DEPTH**  
 1 1/2" = 1'-0"

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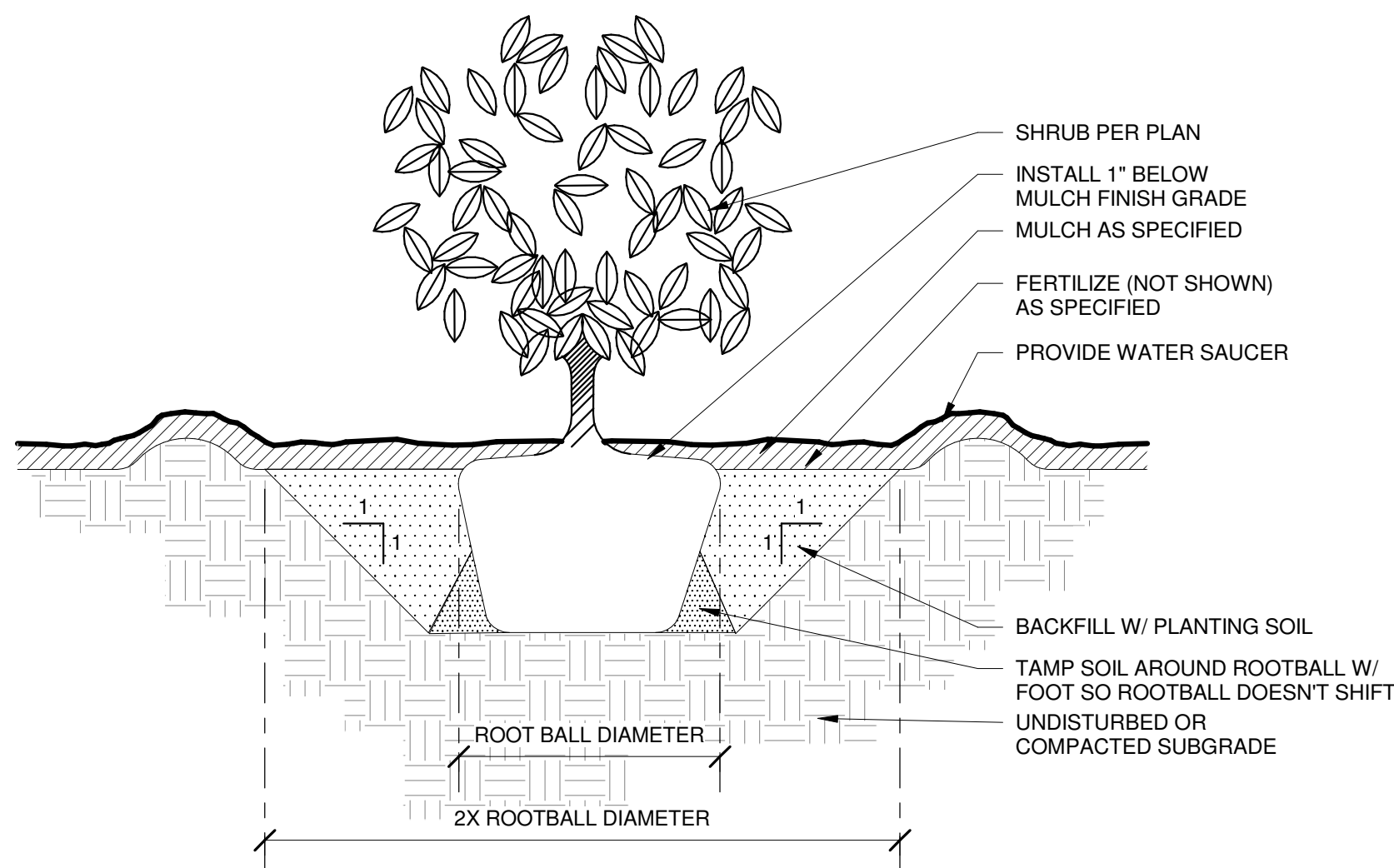
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 MJH Proj No.:

Issue Date: MAY 10, 2022

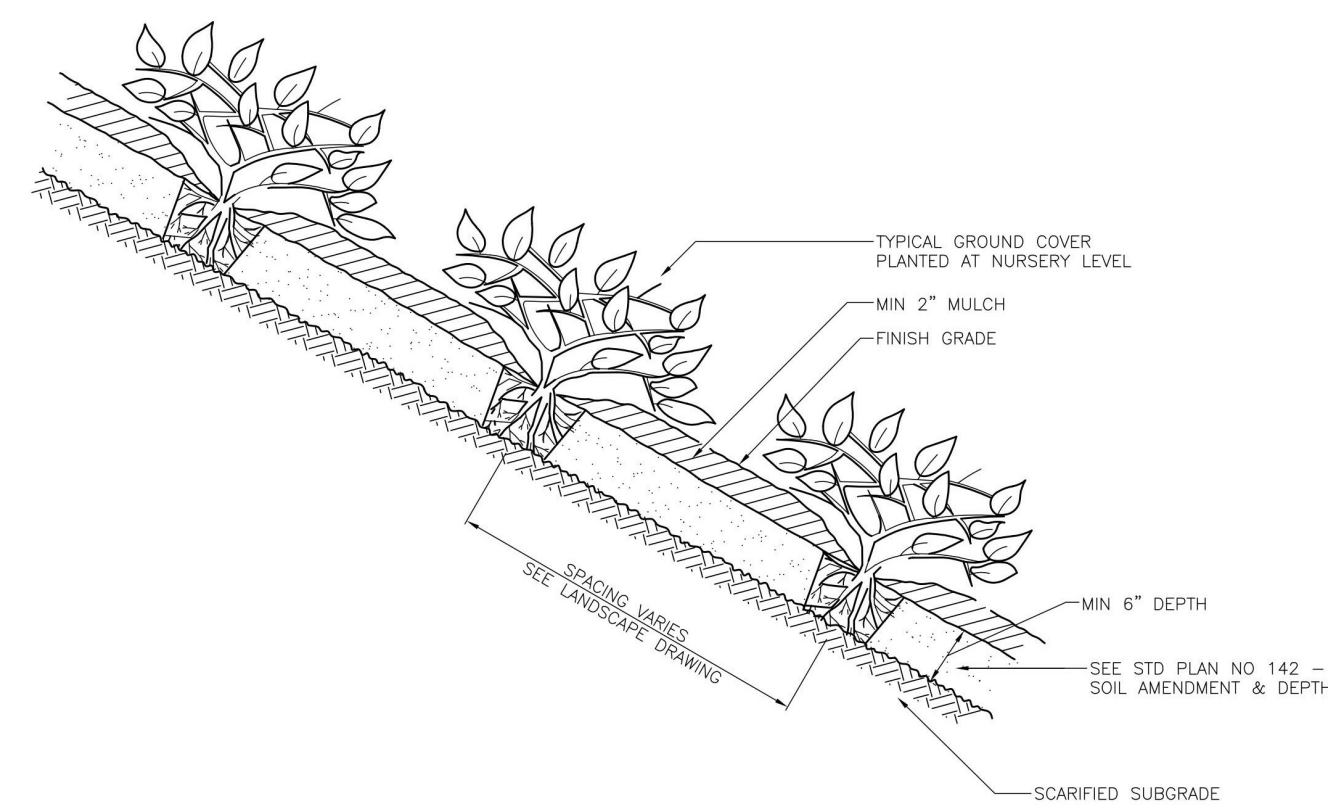
SHEET

**ROOF PLANTING PLAN & DETAILS L602**

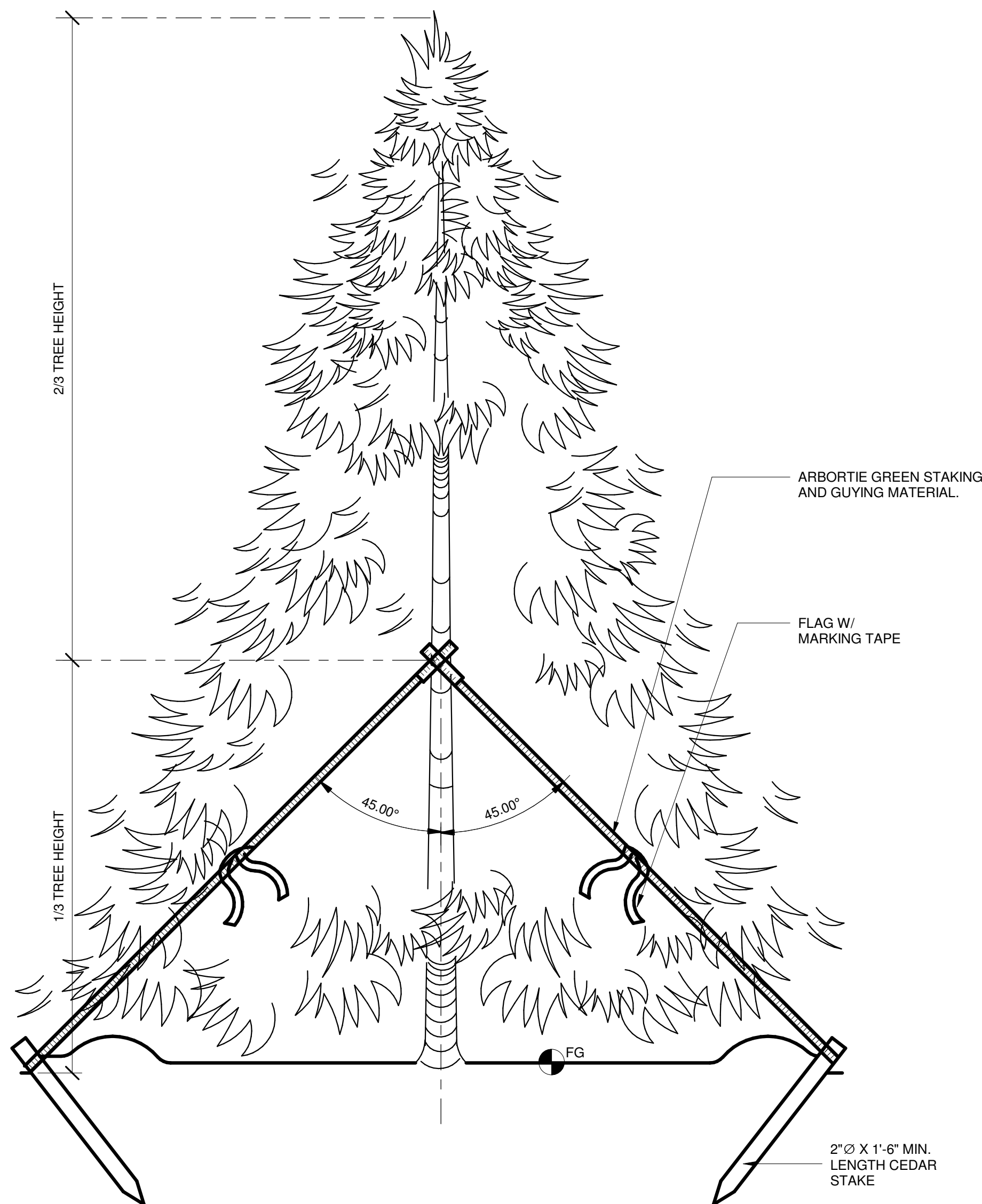




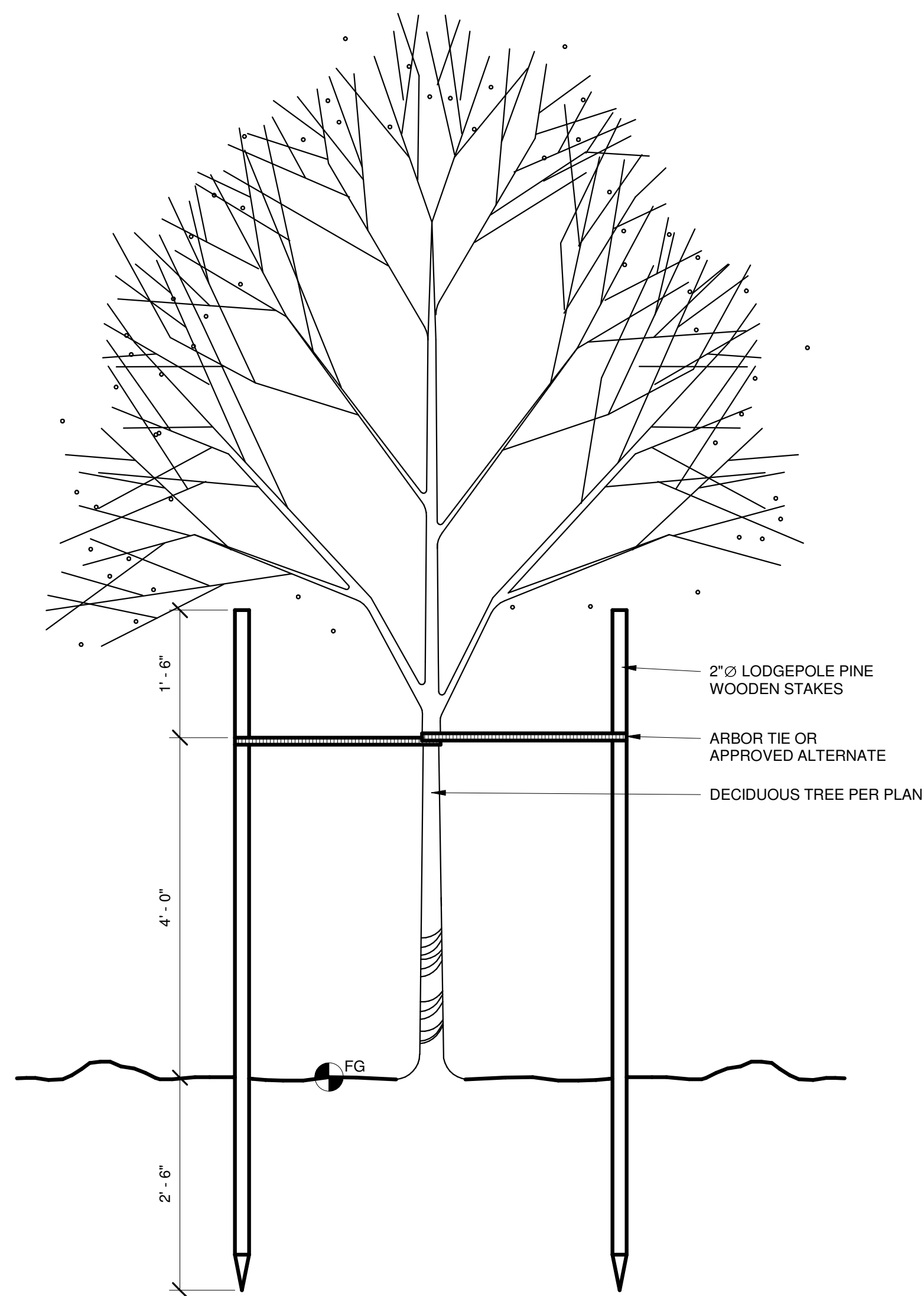
1 PLANTING - SHRUB  
1" = 1'-0"



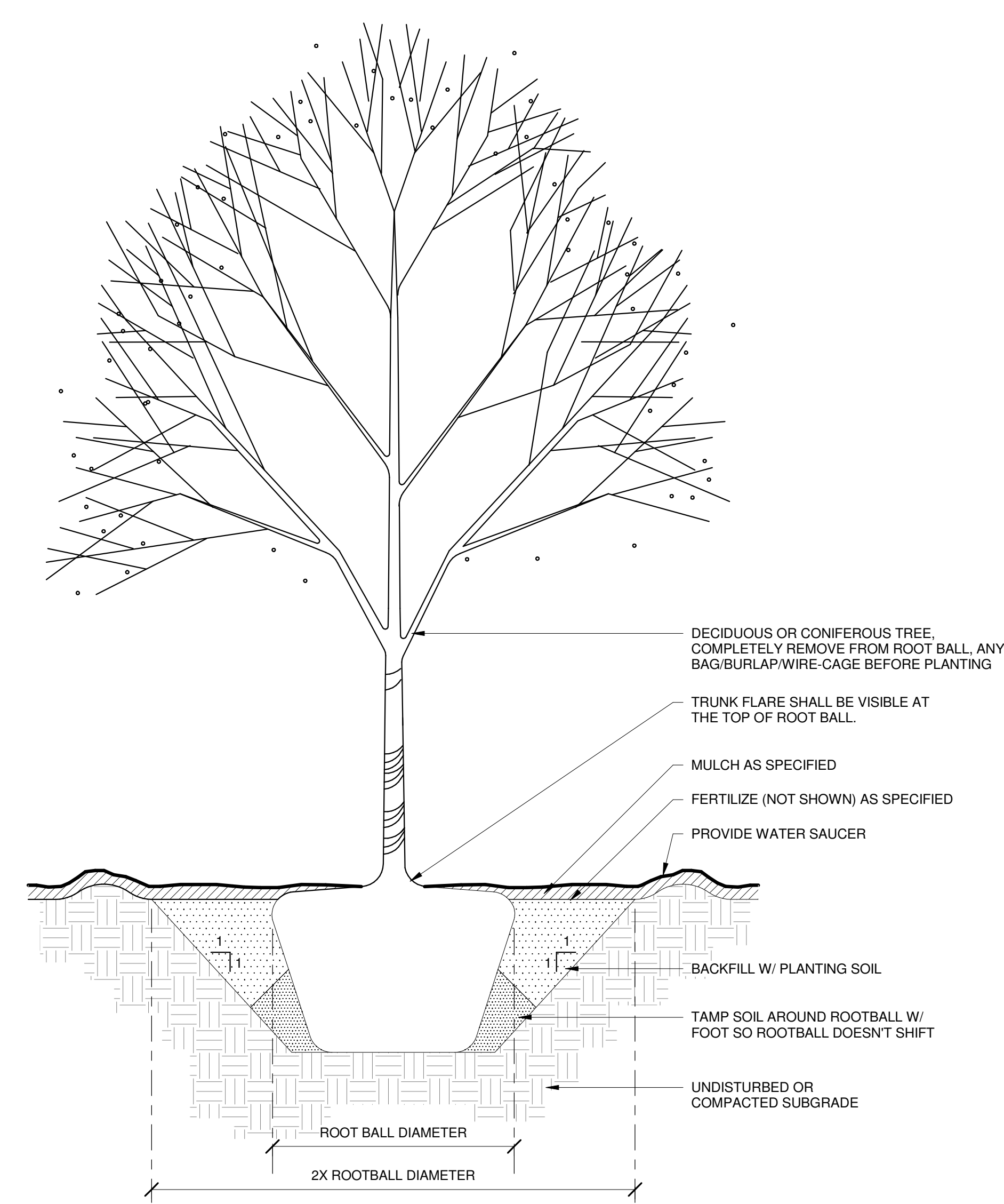
2 PLANTING ON A SLOPE  
NTS



3 TREE GUYING - CONIFER  
3/4" = 1'-0"



4 TREE STAKING - DECIDUOUS  
3/4" = 1'-0"



5 PLANTING - CONIFEROUS AND DECIDUOUS TREE  
3/4" = 1'-0"

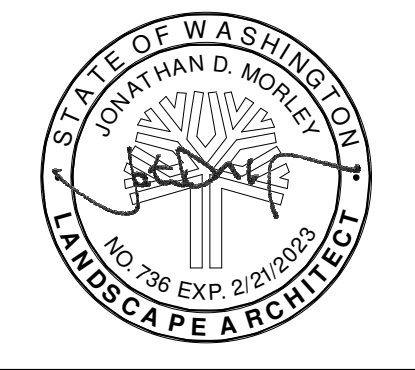
**LANDSCAPE MANAGEMENT SCHEDULE**

The following is a recommended monthly landscape maintenance schedule that can be performed by the Owners or a landscape maintenance company.

- January**
  - Prune any tree branches damaged by winter storms or pose a safety concern. Prune shade trees yearly to encourage strong upward growth. Do not top trees.
- February**
  - Weed planting beds weekly. Apply an organic non-toxic granular fertilizer around trees or shrubs in late February. Make application prior to a moderate rainfall so the fertilizer will be absorbed.
  - Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- March**
  - Weed planting beds weekly. Flush out irrigation systems as needed, run and check for proper operation of each valve zone. Test sensors (rain, soil, or weather sensors).
  - Remove and clean WYE filter screens.
  - Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
  - Replace irrigation controller program back-up batteries.
- April**
  - Weed planting beds weekly. Fertilize all landscape areas using non-toxic organic fertilizers. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them.
  - Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- May**
  - Weed planting beds weekly. Turn on irrigation system, run and visually inspect for proper zone coverage. Set ET-based, weather or soil sensor-based, or seasonal programs to adjust irrigation up in July-August, and down for May-June and September.
- June**
  - Weed planting beds weekly. Prune spring & winter-flowering shrubs as needed to maintain proper shape – do not shear.
  - Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
  - Prune perennials back to ground level as soon as leaf blades yellow and wilt (June-Oct. depending on type, refer to schedule attached).
- July**
  - Weed planting beds weekly. Re-stake or re-direct vines to trellis until established.
  - Prune vines as needed to keep out of window recesses or if vines are extending above the first story (12 feet above street level).
- August**
  - Weed planting beds weekly. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- September**
  - Weed planting beds weekly. Fertilize all landscape areas using non-toxic organic fertilizer. September or early October. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them. Written authorization from the owner's representative is required before the fertilization may be eliminated from the required work.
  - Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants species as indicated on as built drawings.
  - Prune perennials back to ground level as soon as leaf blades yellow and wilt (from June through October, depending on bulb type, refer to attached schedule). Maintain 2 inches of mulch on ground surface over bulbs to insulate from cold and prevent winter weed growth.
- October**
  - Weed planting beds weekly. Have backflow preventer (on irrigation water supply) tested by approved plumbing technician.
  - Turn off and prepare irrigation system for winter. Make sure backflow preventer is well-insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage. Drain drip irrigation lines as recommended by manufacturer. Any winter damage to irrigation system due to insufficient winterization shall be the responsibility of the contractor to repair.
  - Add new mulch to planters and swale where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch additions are not required where shrubs or groundcover completely hide the soil surface from view.
- November**
  - Add new mulch to planters and swale where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch additions are not required where shrubs or groundcover completely hide the soil surface from view.
- December**
  - Prune trees yearly as needed to remove dead and crossing branches and to encourage spreading and upward growth that fits the available space. Do not top trees.
  - Prune summer and fall-blooming shrubs as needed to maintain proper shape.

STAMP

NOT FOR CONSTRUCTION



**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
Mercer Island, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

MAY 10, 2022

REVISIONS		
No.	Description	Date

Drawn: JM / SL / CA / SM  
Checked: JM / SL / CA  
MJH Proj No.:  
Issue Date: MAY 10, 2022

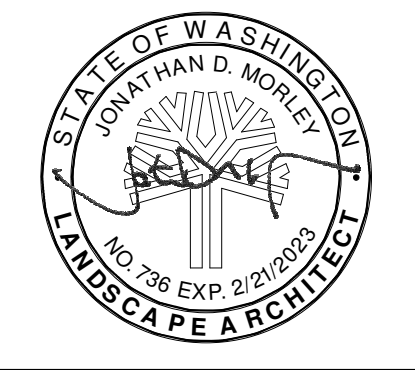
SHEET

**PLANTING DETAILS L603**



STAMP

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**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
 Mercer Island, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

MAY 10, 2022

REVISIONS

No.	Description	Date

Drawn: JM / SL / CA / SM  
 Checked: JM / SL / CA  
 MJH Proj No.:  
 Issue Date: MAY 10, 2022

SHEET

**PLANTING SCHEDULE, DETAILS & NOTES L604**

TREE SCHEDULE					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	8	ACER CIRCINATUM	VINE MAPLE	MULTI-TRUNK; 3 STEMS; 2" CAL. MIN. EACH; 10-12' HT. MIN.	AS SHOWN
	17	ACER CIRCINATUM	VINE MAPLE	MULTI-TRUNK; 3 STEMS; 1.5" CAL. MIN. EACH; 7-9' HT. MIN.	AS SHOWN
	2	ACER MACROPHYLLUM	BIG LEAF MAPLE	1.5" CAL.; 6-8' HT. MIN.	AS SHOWN
	1	ARBUTUS MENZIESEII	PACIFIC MADRONE	1.5" CAL.; 6-8' HT. MIN.	AS SHOWN
	1	MAGNOLIA SP	MAGNOLIA	3.5" CAL. MIN.	AS SHOWN

SHRUB SCHEDULE					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	27	GAULTHERIA SHALLON	SALAL	1 GAL	24" O.C.
	21	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	24" O.C.
	11	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL	48" O.C.
	11	SYMPHORICARPUS ALBUS	SNOWBERRY	3 GAL	36" O.C.
	18	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL	36" O.C.

**PLANTING LEGEND**

**ECA RESTORATION PLANTING MIX (8,069 SF)**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE (HTXW)
<b>SHRUBS</b>					
1	MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL	36" O.C.	2'X2'
3	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL	60" O.C.	4'-5"-3'-4'
3	SYMPHORICARPUS ALBUS	SNOWBERRY	3 GAL	48" O.C.	3'X4'
3	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	48" O.C.	3'-5'X3'-5'
1	GAULTHERIA SHALLON	SALAL	1 GAL	36" O.C.	2'-4'
1	CEMELERIA CERASIFORMIS	INDIAN PLUM	1 GAL	36" O.C.	2'-4'
<b>GROUNDCOVERS, GRASSES, PERENNIALS</b>					
4	ARCTOSTAPHYLOS UVA URSI	KINKIKINNICK	4" POT	24" O.C.	6"X2'
1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	30" O.C.	2'-3'X2'-3'
4	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	4" POT	24" O.C.	2'X2'-4'
1	MAHONIA REPENS	CREeping OREGON GRAPE	1 GAL	36" O.C.	1'X2'
4	OXALIS OREGANA	REDWOOD SORREL	4" POT	18" O.C.	12-18"
1	ASARUM CAUDATUM	WILD GINGER	1 GAL	18" O.C.	3'-6"X1'-2'
1	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	24" O.C.	2'X2'
1	BLECHNIUM SPICANT	DEER FERN	1 GAL	24" O.C.	2'-3'X2'-3'
1	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	1 GAL	18" O.C.	3'-6"X1'
1	DICENTRA SPECTABILIS	WESTERN BLEEDING HEART	1 GAL	18" O.C.	4'X1'
1	TELLIMA GRANDIFLORA	FRINGECUP	1 GAL	18" O.C.	6"X12"

**BIORETENTION PLANTING MIX (571 SF)**

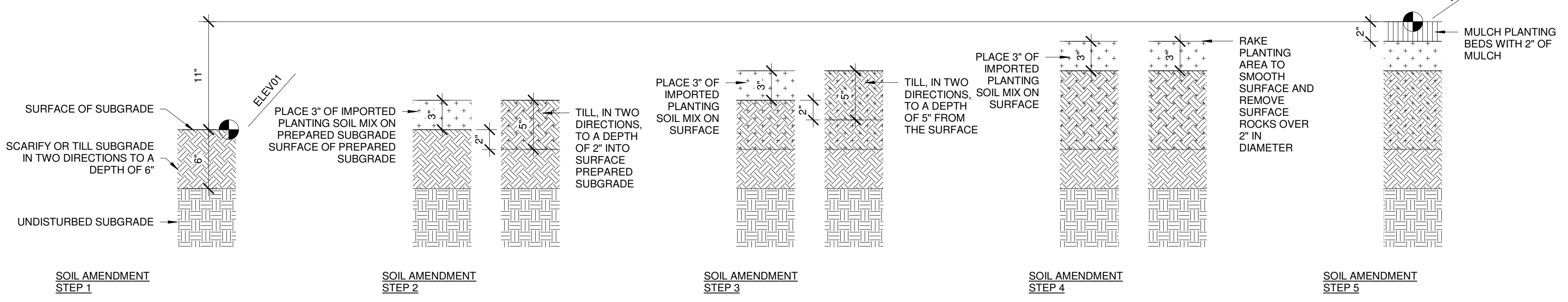
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE (HTXW)
<b>SHRUBS (50% OF TOTAL BIORETENTION PLANTING AREA)</b>					
40%	CORNUS SERICEA 'KELSEY'	KELSEY'S DOGWOOD	1 GAL	36" O.C.	36"
20%	ROSA GYMNOCARPA	BALD HIP ROSE	3 GAL	36" O.C.	36-48"
40%	CORNUS SERICEA 'MIDWINTER FIRE'	REDTWIG DOGWOOD	3 GAL	36" O.C.	36-48"
<b>GROUNDCOVER, GRASSES, PERENNIALS (50% OF TOTAL BIORETENTION PLANTING AREA)</b>					
20%	CAREX DEWEYANA	DEWEY'S SEDGE	1 GAL	24" O.C.	24-36"
20%	EQUISETUM HYEMALE	SCOURING RUSH	1 GAL	24" O.C.	24-36"
20%	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL	24" O.C.	24-48"
20%	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	24" O.C.	24-30"
20%	SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH	1 GAL	36" O.C.	24-48"
1	CAMASSIA QUAMASH	COMMON CAMAS	1 GAL	18" O.C.	24-36"
1	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	30" O.C.	24-36"
1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	24" O.C.	18-24"

**NATIVE / ADAPTED PLANTING MIX (3,931 SF)**

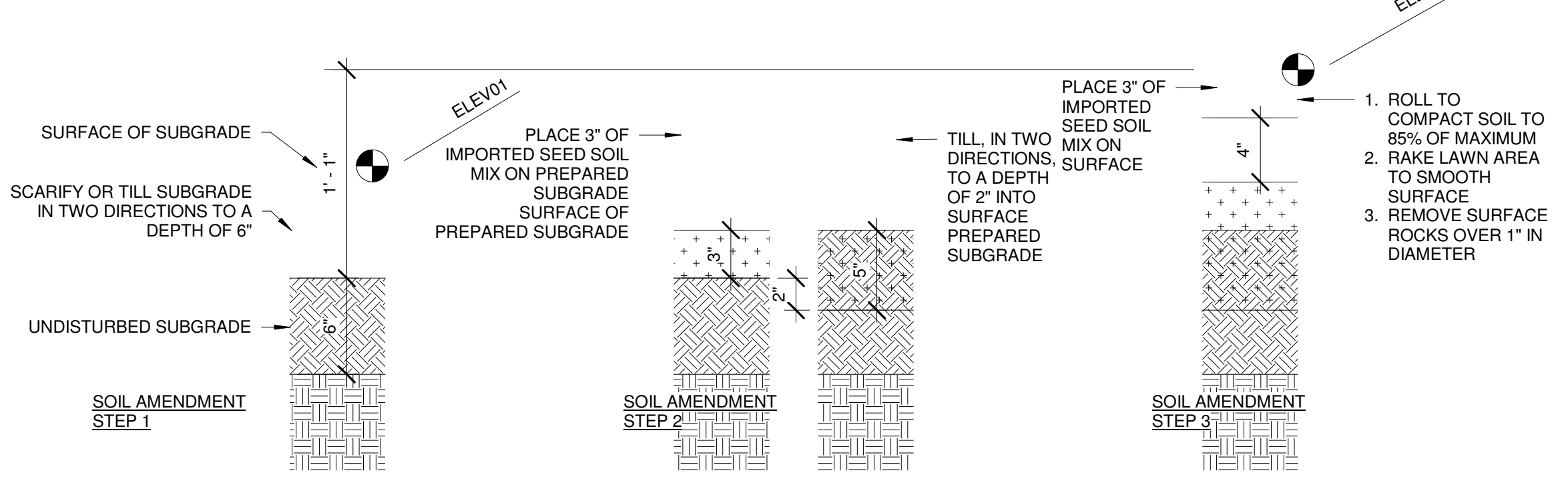
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE (HTXW)
<b>SHRUBS (40% OF TOTAL NATIVE/ADAPTED PLANTING AREA)</b>					
1	GAULTHERIA SHALLON	SALAL	1 GAL	24" O.C.	2'-4'X2'-4'
5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL	48" O.C.	3'-4'X4'-5'
3	LONICERA PILEATA	PRIVET HONEYSUCKLE	3 GAL	36" O.C.	18-24"X3-4'
1	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	24" O.C.	2'X2'
1	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	1 GAL	24" O.C.	2'X2'
5	RAPHILOPIS UMBELLATA 'MINOR'	DWARF INDIAN HAWTHORNE	5 GAL	48" O.C.	4'X4'
5	SARCOCCOCA CONFUSA	SWEET BOX	5 GAL	36" O.C.	4'X4'
3	SYMPHORICARPUS ALBUS	SNOWBERRY	3 GAL	36" O.C.	3'-4'X3'-4'
3	SYMPHORICARPUS 'PROUD BERRY'	PINK SNOWBERRY	3 GAL	36" O.C.	3'X3'
3	PHILADELPHUS X VIRGINALIS	DWARF MOCK ORANGE	3 GAL	36" O.C.	3'-4'X3'-4'
<b>GROUNDCOVERS, GRASSES, PERENNIALS (60% OF TOTAL NATIVE/ADAPTED PLANTING AREA)</b>					
1	ACHILLIA MILLEFOLIUM	SALAL	1 GAL	24" O.C.	2'X2'
4	ASARUM CAUDATUM	WILD GINGER	4" POT	18" O.C.	3'-6"X1'-2'
4	BESZIA DELTOPHYLLA	BEESIA	4" POT	18" O.C.	18-24"X1-2'
1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	30" O.C.	2'-3'X2'-3'
1	DICENTRA FORMOSA	WESTERN BLEEDING HEART	1 GAL	24" O.C.	18-24"X2'
4	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	4" POT	18" O.C.	2'X2'-4'
1	MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS	1 GAL	24" O.C.	2'-3'X2'-3'
1	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	18" O.C.	18-24"X2'
4	OXALIS OREGANUM	REDWOOD SORREL	4" POT	18" O.C.	3'-6"X1'
1	PANICUM VIRGATUM 'SHENENDOAH'	SWITCH GRASS	1 GAL	30" O.C.	3'-4'X2'
1	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	30" O.C.	4'X2'-3'
4	SEDUM OREGANUM	STONECROP SEDUM	4" POTS	12" O.C.	1'X1'-2'
1	HELLEBORE 'ANNA'S RED'	LENTEN ROSE	1 GAL	24" O.C.	2'X2'
1	VANCOUVERIA HEXANDRA	INSIDE-OUT FLOWER	1 GAL	18" O.C.	12-18"X12-18"
1	BLECHNIUM SPICANT	DEER FERN	1 GAL	24" O.C.	18-24"X18-24"
3	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	3 GAL	48" O.C.	3'-4'X3'-4'
1	CAREX OSHIMENSIS 'EVERLIME'	FOAMFLOWER	1 GAL	18" O.C.	18"X18"
1	TIARELLA CORDIFOLIA 'SUGAR & SPICE'	TIARELLA	1 GAL	18" O.C.	18-24"X18-24"
1	CHIMIFUGA CHOCCHOLIC	BLACK SNAKEROOT	1 GAL	30" O.C.	5'X30"
1	VERBENA BONARIENSIS	TALL VERBENA	1 GAL	18" O.C.	4'X18"
1	SALVIA NEMOROSA 'WESWUE'	MEADOW SAGE	1 GAL	18" O.C.	18-24"X18-24"
1	AQUILEGIA FORMOSA	WESTERN RED COLUMBINE	1 GAL	24" O.C.	2'-3'X1'-2'
1	TRILLIUM SESSILE	RED TRILLIUM	1 GAL	18" O.C.	6"X12"

	ARCTOSTAPHYLOS UVA URSI   KINKIKINNICK 4" POT @ 18" O.C., TRIANGULAR SPACING
	GROUNDCOVER MIX 1: 40% FRAGARIA CHILOENSIS, 60% SEDUM OREGANUM 4" POT @ 18" O.C., TRIANGULAR SPACING
	GROUNDCOVER MIX 2: 70% DESCHAMPSIA CESPITOSA, 15% LUPINUS POLYPHYLLUS, 15% AQUILEGIA FORMOSA 1 GAL @ 18" O.C., TRIANGULAR SPACING
	JUNCUS EFFUSUS   COMMON RUSH 1 GAL @ 24" O.C., TRIANGULAR SPACING
	POLLINATOR MEADOW MIX NW MEADOWSCAPES, NW PRAIRIE MIX
	NO MOW GRASS PT LAWN SEED, PT-702 'LET IT BEE' NO MOW MIX
	SEDUM GREEN ROOF COLUMBIA GREEN - TUFF STUFF SEDUM MIX
	HERB PLANTING (ROOF TERRACE)

**PLANTING SOIL AMENDMENTS**



**SEED MIX SOIL AMENDMENTS**



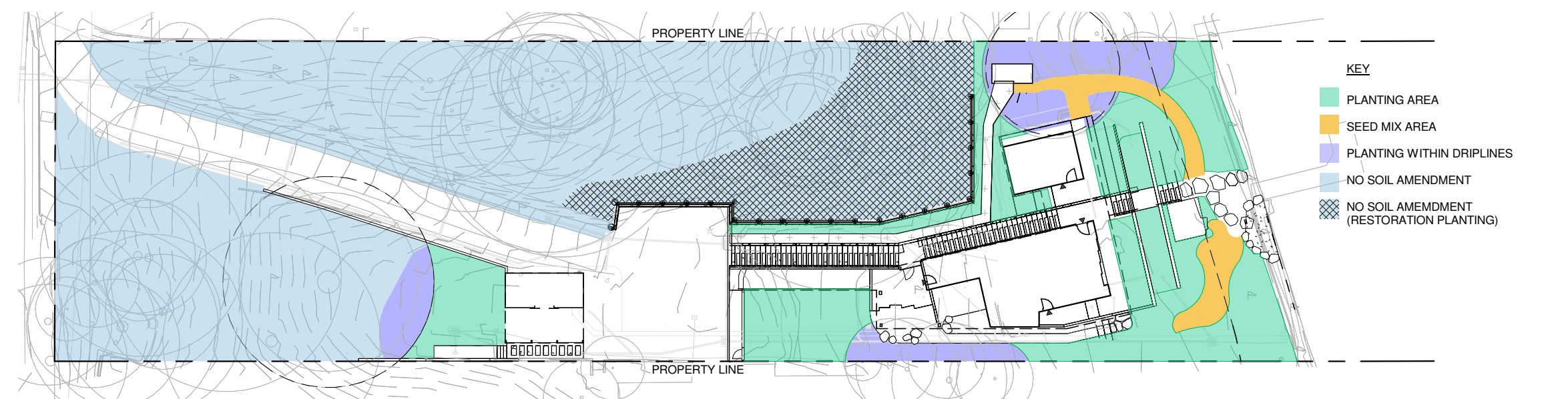
**GENERAL SOIL PREPARATION NOTES:**

- ALL PLANTING AREAS (EXCEPT ECA AREAS, TREE PROTECTION AREAS AND ANY AREAS WITHIN DRIPLINES OF EXISTING TREES TO REMAIN) TO RECEIVE 9" TOTAL DEPTH IMPORT TOPSOIL, PER SOIL AMENDMENT DIAGRAM (RIGHT).
- REFER TO ECA, RESTORATION AREAS AND LIMITS OF DISTURBANCE NOTES BELOW FOR RESTRICTED SOIL PREPARATION WITHIN THESE AREAS.
- REFER TO SPECS FOR SOIL MIXES.
- ALL SCARIFICATION OR TILLING SHALL BE CONDUCTED IN TWO DIRECTIONS AT 90 DEGREES TO EACH OTHER.

**ECA RESTORATION AREAS & LIMITS OF DISTURBANCE NOTES:**

- RESTORATION PLANTING AND SEEDING LIMITS ARE UNDETERMINED AND SUBJECT TO CHANGE BASED ON CITY OF MERCER ISLAND REQUIREMENTS AND ALLOWANCES
- ASSUME ALL RESTORATION AREAS BE CLEARED OF NOXIOUS AND INVASIVE SPECIES AND PROPERLY DISPOSED OF OFF SITE. ALSO REMOVE ANY UNWANTED ORNAMENTAL VEGETATION TAGGED BY THE LANDSCAPE ARCHITECT. REFER TO 1/G-200 FOR EXTENTS OF INVASIVE PLANT REMOVAL.
- CONTRACTOR TO PROVIDE EROSION CONTROL AND TREE PROTECTION MEASURES. REFER TO CIVIL DRAWINGS.
- LIMIT FOOT TRAFFIC WITHIN THE ECA AND ASSOCIATED BUFFERS.
- EQUIPMENT SHALL NOT BE USED OR STORED WITHIN THE ECA OR ASSOCIATED BUFFERS.
- STORE NO MATERIALS OR DEBRIS WITHIN THE ECA OR ASSOCIATED BUFFERS.
- PLANTING AND/OR SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR UNTILLABLE.
- IN AREAS WITHIN THE RLOD (RECOMMEND LIMIT OF DISTURBANCE) FOR TREES, OR UNDER ANY RETAINED EXISTING TREE DRIPLINE WHERE SOILS MUST BE AMENDED TO SUPPORT NEW PLANTINGS, ALL SOIL PREPARATION AND AMENDMENT SHOULD BE LIMITED TO THE TOP 4-6", APPROVED BY THE PROJECT ARBORIST, AND DONE BY HAND METHODS ONLY. UNDER NO CIRCUMSTANCES SHALL SOILS BE EXCAVATED FROM WITHIN THE RLOD OF RETAINED TREES.

**1 SOIL AMENDMENT DETAILS**  
1 1/2" = 1'-0"



**2 SOIL AMENDMENT DIAGRAM**  
1" = 40'-0"

SHEET



## GENERAL NOTES

- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK SHALL CONFORM TO THE APPLICABLE AND LATEST REQUIREMENTS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, AS WELL AS ALL RULES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
- ALL DIMENSIONS OR EXISTING WORK MUST BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- SITE INFORMATION CONTAINED HEREIN, INCLUDING, BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES, IS BASED UPON THE SURVEY AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE REQUIRED BY ALL.
- ALL DIMENSIONS ARE TO FACE OF SHEATHING OR FACE OF CONCRETE OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR CLARIFICATIONS.
- DIMENSIONS NOTED AS "CLEAR" OR "CLR" INDICATE CLEAR DISTANCES BETWEEN FINISHES.
- PROVIDE NEAT CUT WHERE UTILITIES PENETRATE RATED WALL AND FLOOR ASSEMBLIES. SEAL WITH NON-COMBUSTIBLE MATERIAL IMPERVIOUS TO THE PASSAGE OF SMOKE.
- ACCESS WAYS TO RESIDENCES AROUND THE PROJECT SITE MUST BE MAINTAINED AND KEPT CLEAR. ACCESS TO RESIDENTIAL PARKING MUST BE KEPT CLEAR.
- DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SIMILAR DETAIL.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
- CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.
- THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

## ABBREVIATIONS

ABBREVIATIONS		NOTE: ABBREVIATIONS NOTED IN THE DRAWINGS THAT ARE FOLLOWED BY A MODIFIER SUCH AS "-1", "-A" ARE FURTHER DEFINED IN THE SPECIFICATIONS SECTION ASSOCIATED WITH THE MATERIAL OR SYSTEM ASSEMBY AS NOTED. REFERENCE FINISH LEGEND A070	
ABV	ABOVE	FT	FOOT, FEET
ACIP	ARCHITECTURAL CAST-IN-PLACE CONCRETE	FURN	FURNITURE
ADJ	ADJUSTABLE	GA	GAUGE
AFF	ABOVE FINISH FLOOR	GAL	GALLON
AL	ALUMINUM	GALV	GALVANIZED
ALT	ALTERNATE	GC	GENERAL CONTRACTOR
APPROX	APPROXIMATE	GFRG	GLASS FIBER REINFORCED CONCRETE
ARCH	ARCHITECTURAL (TECT)	GWB	GYPSUM WALL BOARD
AV	AUDIO VISUAL	GYP	GYPSUM
AVG	AVERAGE		
		HDW	HARDWARE
BLDG	BUILDING	HEX	HEXAGONAL
BLW	BELOW	HM	HOLLOW METAL
BO	BOTTOM OF	HO	HOLD OPEN
BR	BEDROOM	HORIZ	HORIZONTAL
		HR	HOUR
C	CHANNEL STEEL MEMBER	HSS	HOLLOW STRUCTURAL SECTION
CIP	CAST-IN-PLACE	HT	HEIGHT
CJ	CONTROL JOINT	HVAC	HEATING/VENTILATION/AIR CONDITIONING
CL	CENTERLINE	HW	HOT WATER
CLG	CILING	HWY	HIGHWAY
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	IBC	INTERNATIONAL BUILDING CODE
CONC	CONCRETE	ID	INSIDE DIAMETER
CONF	CONFERENCE	IN	INCHES
CONT	CONTINUOUS	INCL	INCLUDE(D), INCLUDING, INCLUSIVE
COORD	COORDINATE	INSUL	INSULATION
CTR	CENTER	INT	INTERIOR
CW	CURTAIN WALL, COLD WATER		
		JAN	JANITOR
D	DEPTH		
DBL	DOUBLE	K	100 POUNDS (KIP)
DEM0	DEMOLITION	KIT	KITCHEN
DEPT	DEPARTMENT	KSI	KIPS PER SQUARE INCH
DET	DETAIL	KW	KILOWATTS
DIA	DIAMETER		
DIAG	DIAGONAL	L	ANGLE STEEL MEMBER
DIM	DIMENSION	LAB	LABORATORY
DN	DOWN	LAV	LAVATORY
DS	DOWNSPOUT	LB	POUNDS
DWG	DRAWING	LF	LINEAR FEET
DWR	DRAWER	LH	LEFT HAND
		LIN	LINEAL
(E)	EXISTING	LLH	LONG LEG HORIZONTAL
E	EAST	LLV	LONG LEG VERTICAL
EA	EACH		
EJ	EXPANSION JOINT	MAX	MAXIMUM
EL	ELEVATION	MBR	MASTER BEDROOM
ELEC	ELECTRIC(AL)	MDF	MEDIUM DENSITY FIBERBOARD
ELEV	ELEVATOR	MDO	MEDIUM DENSITY OVERLAY
EQ	EQUAL	MECH	MECHANICAL
EXT	EXTERIOR	MEZZ	MEZZANINE
		MFR	MANUFACTURER
FA	FIRE ALARM	MIN	MINIMUM, MINUTE(S)
FACP	FIRE ALARM CONTROL PANEL	MISC	MISCELLANEOUS
FAPB	FIRE ALARM PULL BOX	MO	MASONRY OPENING
FD	FLOOR DRAIN		
FDC	FIRE DEPARTMENT CONNECTION	N	NORTH
FEC	FIRE EXTINGUISHER CABINET	NC	NOISE CRITERIA
FEXT	FIRE EXTINGUISHER	NIC	NOT IN CONTRACT
FF	FINISHED FLOOR	NOM	NOMINAL
FHC	FIRE HOSE CABINET	NTS	NOT TO SCALE
FIN	FINISH		
FO	FACE OF	OC	ON CENTER
FOF	FACE OF FINISH	OD	OUTSIDE DIAMETER
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	OH	OPPOSITE HAND
		OHCD	OVERHEAD COILING DOOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER	OHCS	OVERHEAD COILING SHUTTER
FRT	FIRE RETARDANT TREATED (INTERIOR)	OPP	OPPOSITE
FS	FIRE SPRINKLER	ORD	OVERFLOW ROOF DRAIN
		OTS	OPEN TO STRUCTURE
		PCF	POUNDS PER CUBIC FOOT
		PD	PLANTER DRAIN
		PERF	PERFORATE(D)
		PL	PLATE
		PREFAB	PREFABRICATED
		PREFIN	PREFINISHED
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	POINT, POST TENSIONED, PRESSURE TREATED
		PVC	POLYVINYL CHLORIDE
		PVDF	FLUOROPOLYMER COATING
		QTY	QUANTITY
		RCP	REFLECTED CEILING PLAN
		REBAR	REINFORCING BAR
		REF	REFERENCE
		REQD	REQUIRED
		REV	REVISED, REVISION
		RH	RIGHT HAND, ROOF HATCH
		RM	ROOM
		RO	ROUGH OPENING
		ROW	RIGHT-OF-WAY
		RR	RESTROOM
		S	SOUTH
		SAM	SELF-ADHERED MEMBRANE
		SCHED	SCHEDULE
		SECT	SECTION
		SF	SQUARE FOOT
		SIM	SIMILAR
		SOG	SLAB-ON-GRADE
		SOHD	SECTIONAL OVERHEAD DOOR
		SPEC	SPECIFICATION
		SS	STAINLESS STEEL
		ST	STAIR, STREET
		STC	SOUND TRANSMISSION CLASS
		STOR	STORAGE
		STRUCT	STRUCTURE (AL)
		STS	SILICONE TRANSITION STRIP
		T&G	TONGUE AND GROOVE
		TEL	TELEPHONE
		TEMP	TEMPORARY, TEMPERATURE
		TO	TOP OF
		TOC	TOP OF CONCRETE
		TOP	TOP OF PARAPET
		TOPO	TOPOGRAPHIC MAP
		TOS	TOP OF STEEL
		TOW	TOP OF WALL
		TPO	THERMOPLASTIC POLYOLEFIN
		TYP	TYPICAL
		UL	UNDERWRITER'S LABORATORY
		UNFIN	UNFINISHED
		UNO	UNLESS NOTED OTHERWISE
		UV	ULTRAVIOLET
		V	VOLT
		VERT	VERTICAL
		VG	VERTICAL GRAIN
		VIF	VERIFY IN FIELD
		VOL	VOLUME
		VTR	VENT THROUGH ROOF
		W	WEST, WIDE
		WC	WATER CLOSET
		WRB	WEATHER RESISTIVE BARRIER

## SYMBOLS LEGEND

	GRAPHIC DRAWING SCALE
	DRAWING NUMBER & TITLE
	DRAWING NUMBER, REFERENCE SHEET & TITLE
	NORTH ARROW
	DETAIL NUMBER OVER SHEET NUMBER
	BUILDING SECTION
	WALL SECTION
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	VERTICAL DATUM, WORKPOINT
	ROOM IDENTIFICATION
	DOOR IDENTIFICATION
	ABOVE, BELOW OR HIDDEN
	GRID LINE
	WALL TYPE, (REF ASSEMBLY SHEETS)
	WINDOW / STOREFRONT TYPE, REF SHEET A050
	TOILET ACCESSORY IDENTIFICATION
	KEYNOTE - EXTERIOR/ INTERIOR MATERIAL

## MATERIALS LEGEND

	NATIVE SOIL
	GRAVEL (SCALE VARIES)
	CONCRETE
	GYPSUM WALLBOARD
	EXISTING ELEMENT CUT IN VIEW
	BATT INSULATION
	RIGID INSULATION
	SEMI-RIGID MINERAL WOOL INSULATION
	SPRAY FOAM INSULATION
	ACOUSTIC CEILING PANEL
	PLYWOOD SHEATHING
	GYPSUM SHEATHING
	STEEL
	ALUMINUM
	SOLID WOOD BLOCKING
	WOOD FRAMING, CONTINUOUS WOOD
	WOOD TRIM
	GLULAM

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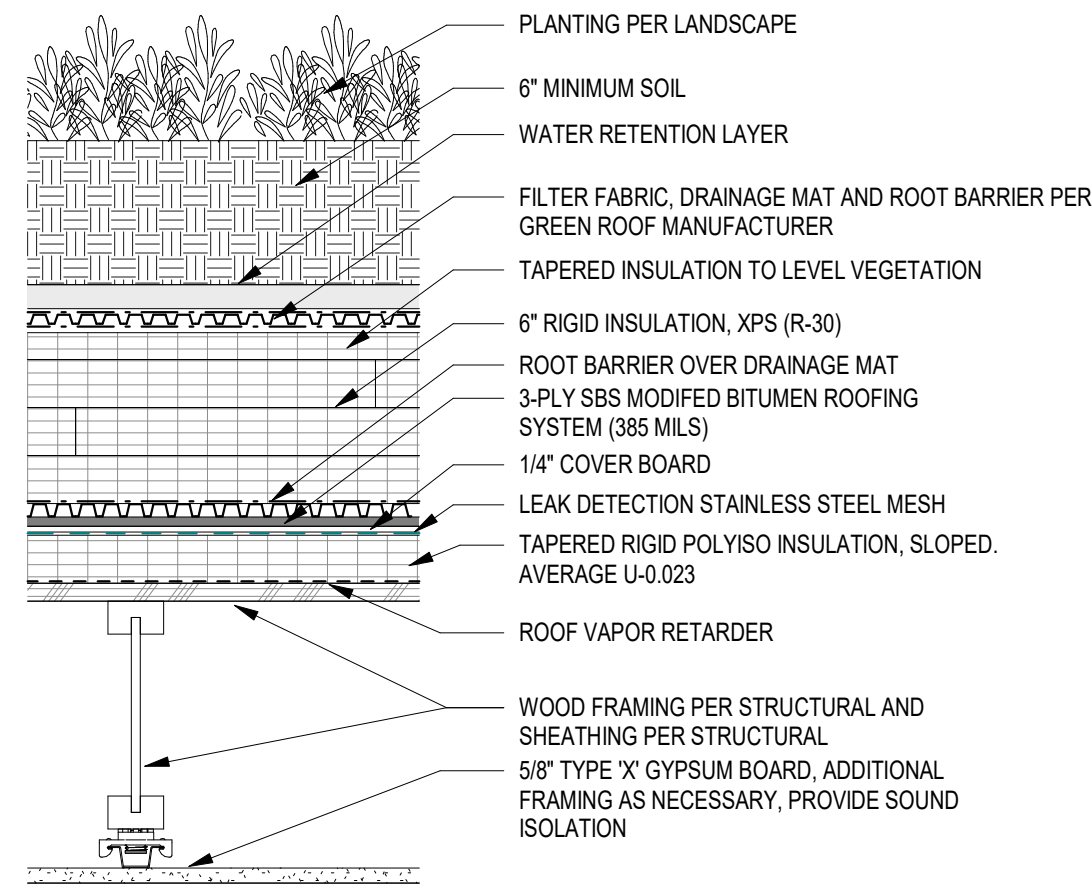
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## LEGENDS, NOTES & ABBREVIATIONS A001

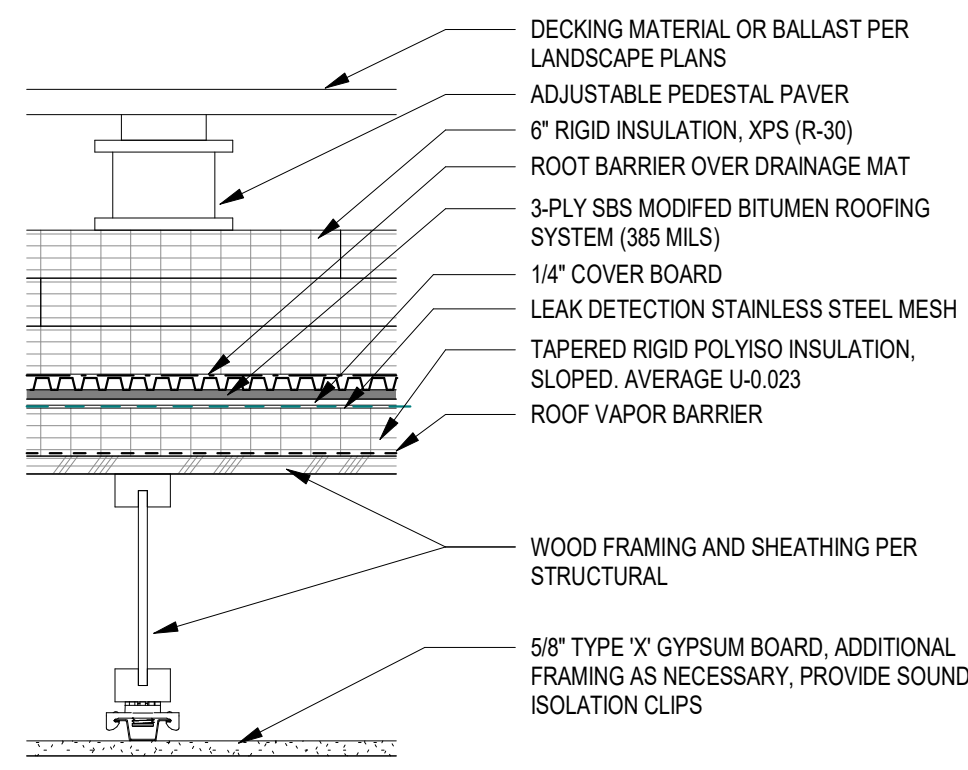


**ROOF ASSEMBLIES**



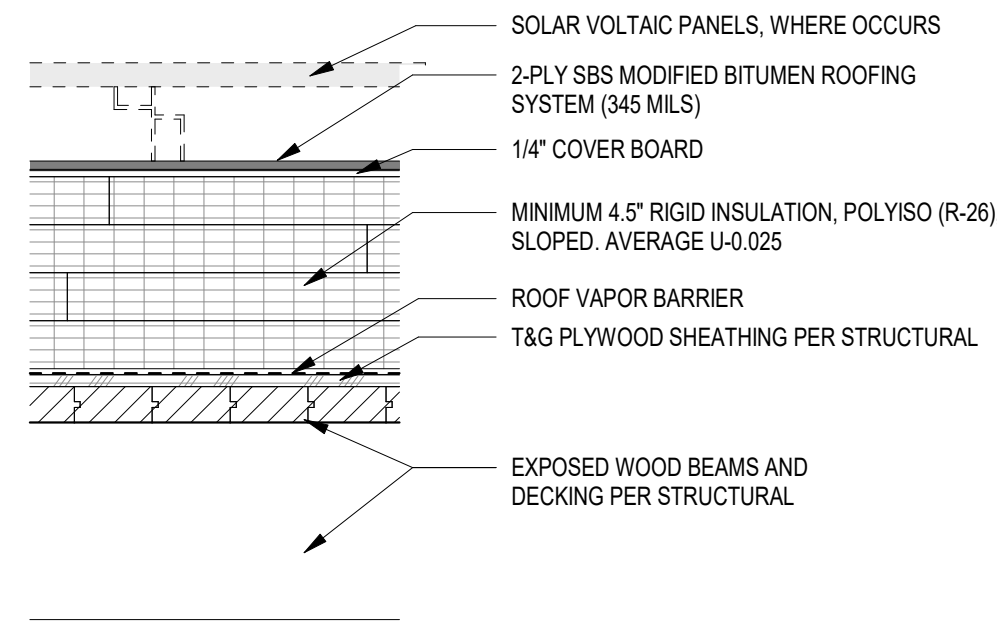
**R1 VEGETATED ROOF**

U VALUE: 0.023  
WSEC TABLE A102.2.6(2)



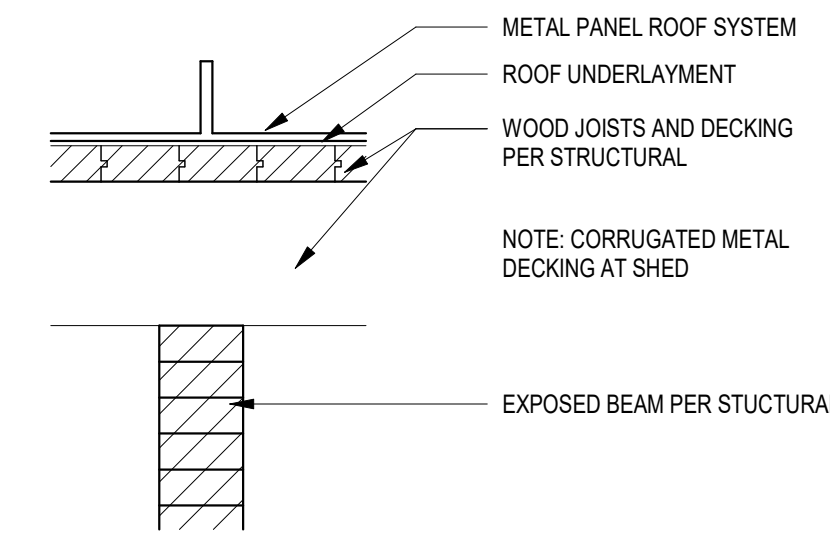
**R2 PROTECTED MEMBRANE ROOF**

U VALUE: 0.023  
WSEC TABLE A102.2.6(2)



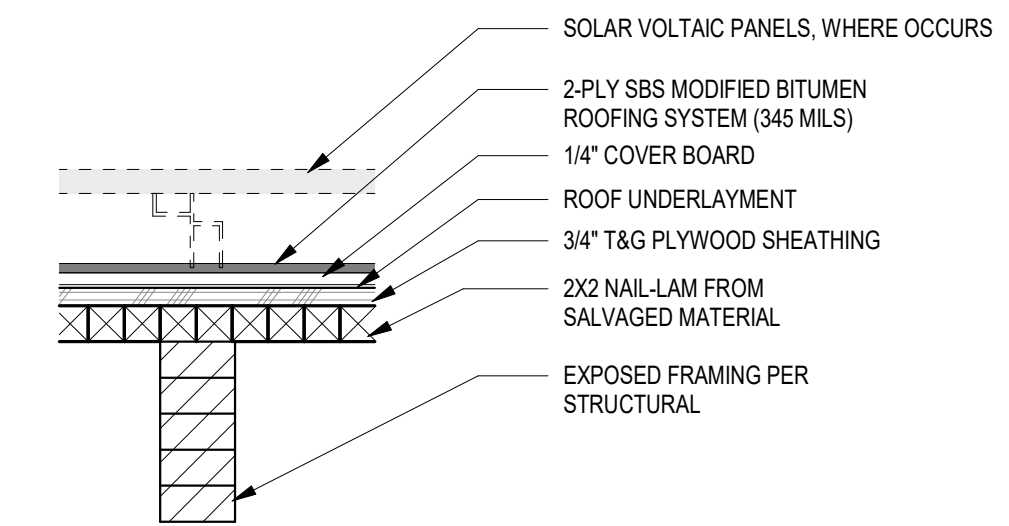
**R3 MEMBRANE ROOF**

U VALUE: 0.025  
WSEC TABLE A102.2.6(1)



**R4 METAL PANEL - UNINSULATED**

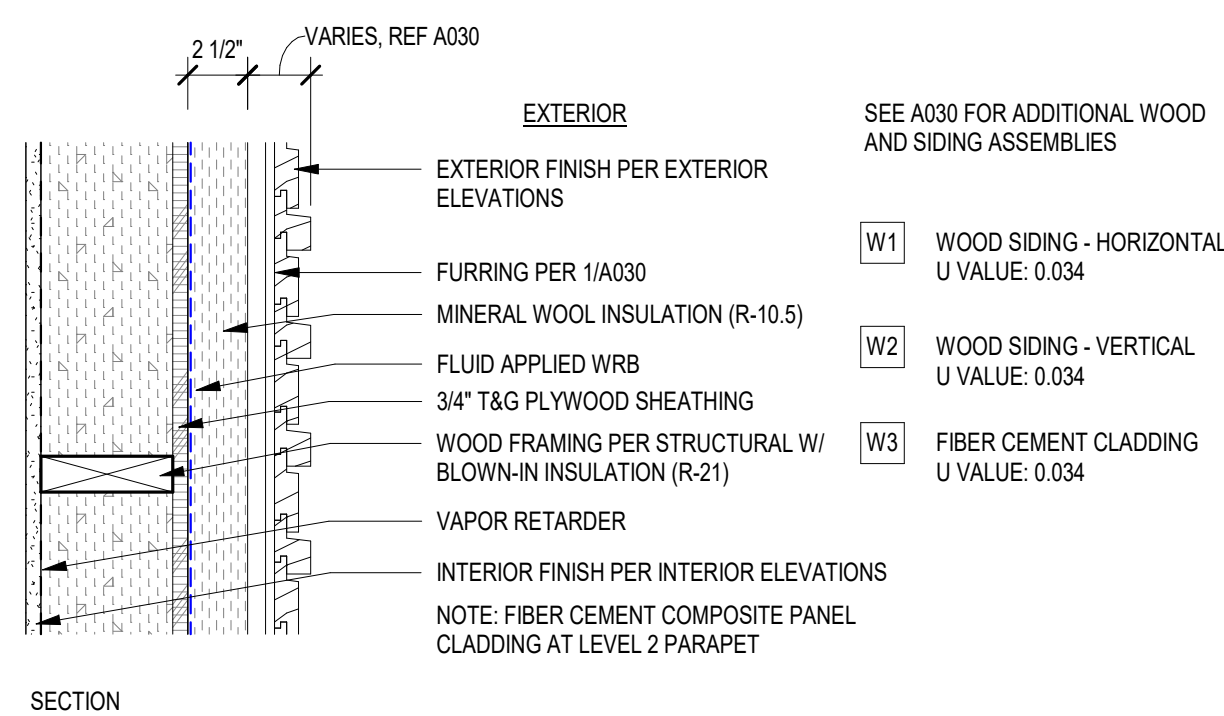
U VALUE: N/A



**R5 MEMBRANE - UNINSULATED**

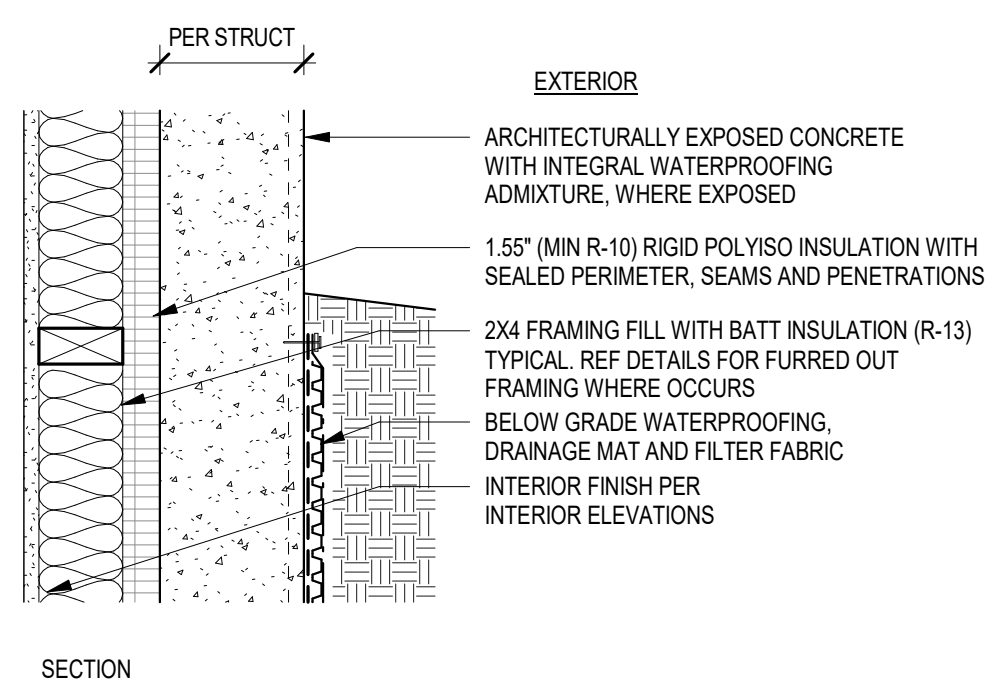
U VALUE: N/A

**EXTERIOR WALL ASSEMBLIES**



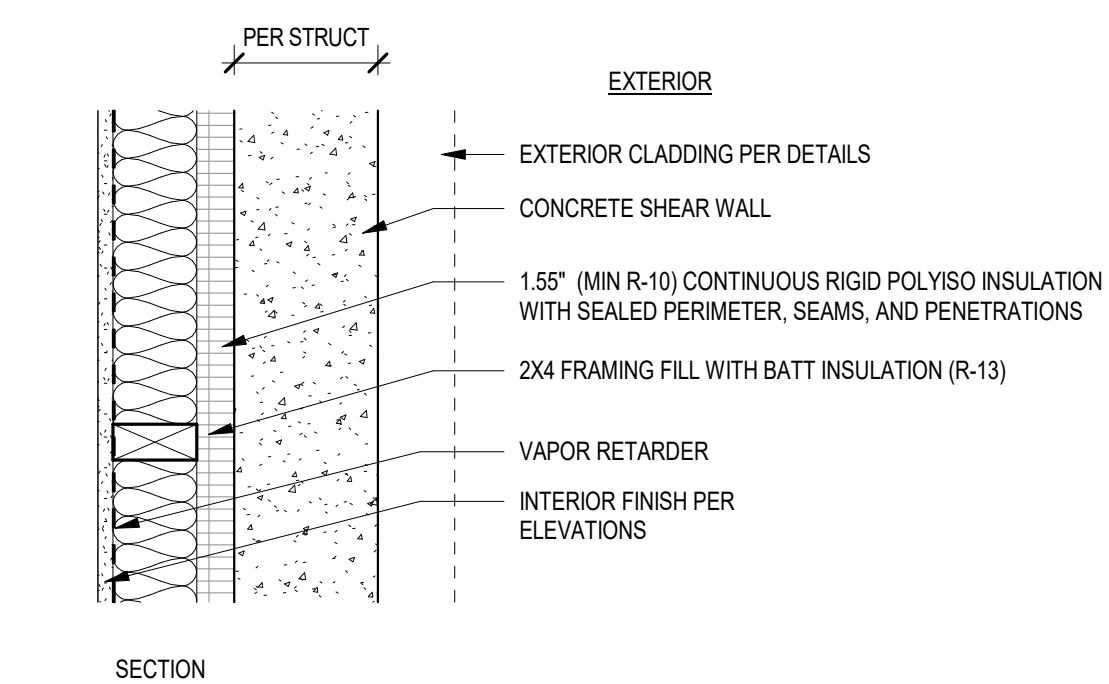
**W1 2X6 RAINSCREEN**

U VALUE: 0.034



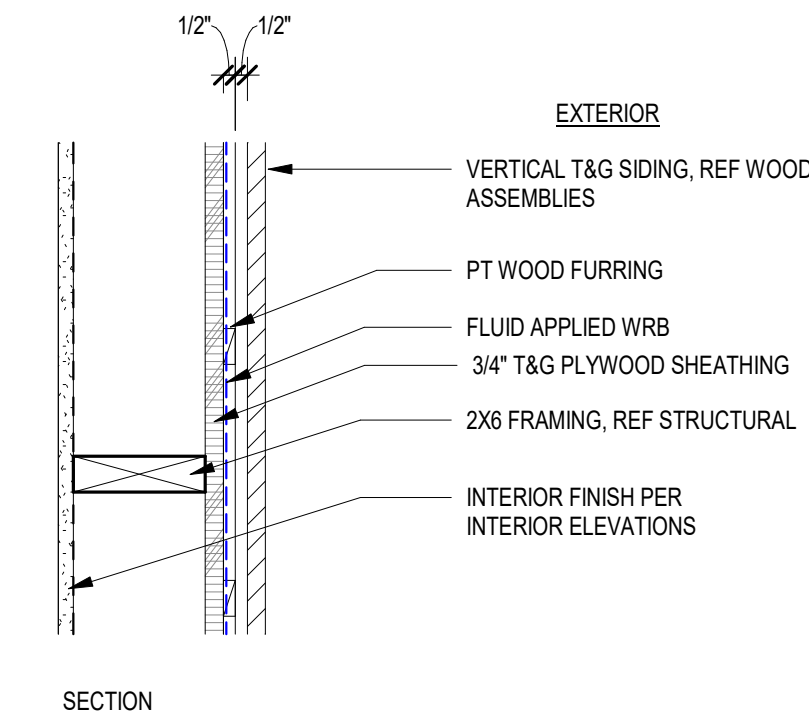
**W4 BELOW GRADE CONC. WALL**

U VALUE: 0.055



**W5 CONC. WALL EXT. CLADDING**

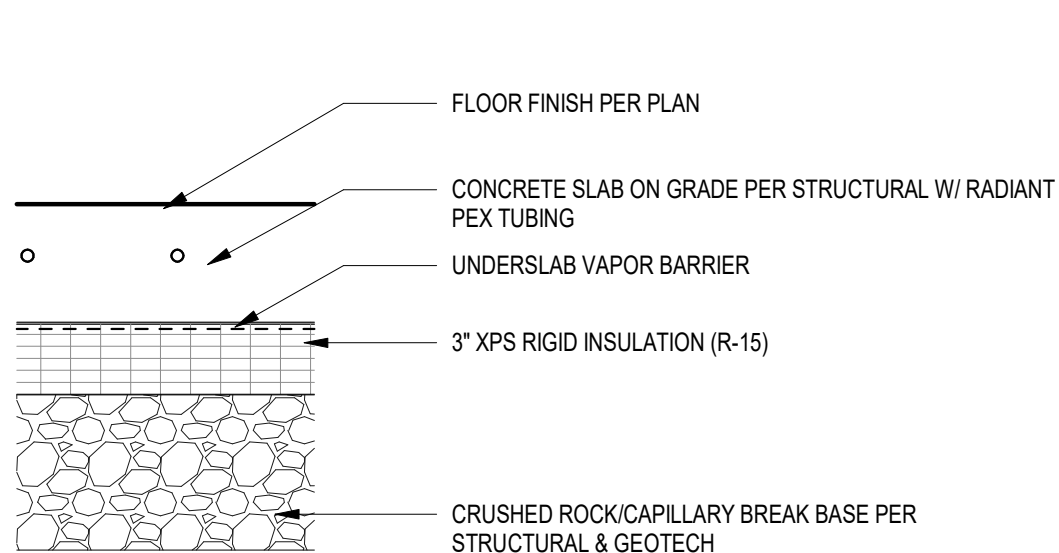
U VALUE: 0.053



**W6 WOOD SIDING - UNINSULATED**

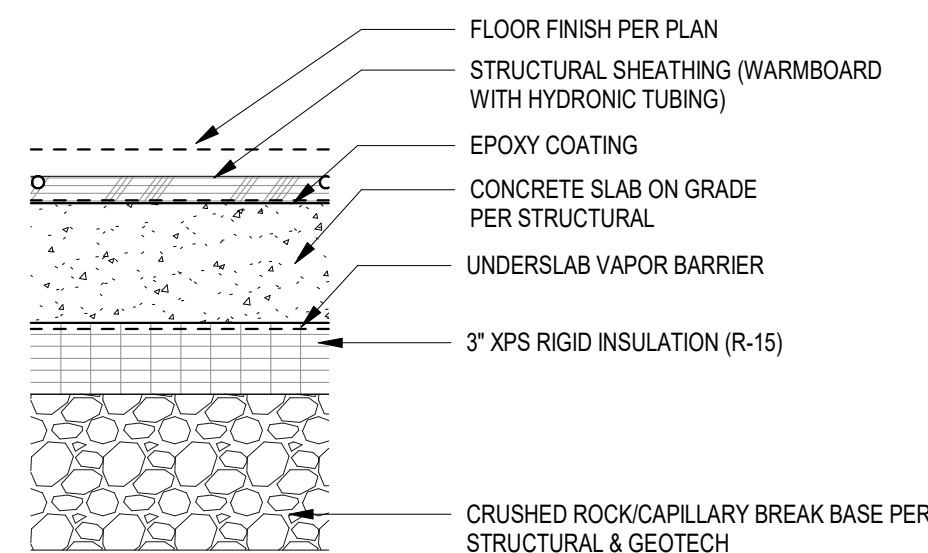
U VALUE: N/A

**FLOOR ASSEMBLIES**



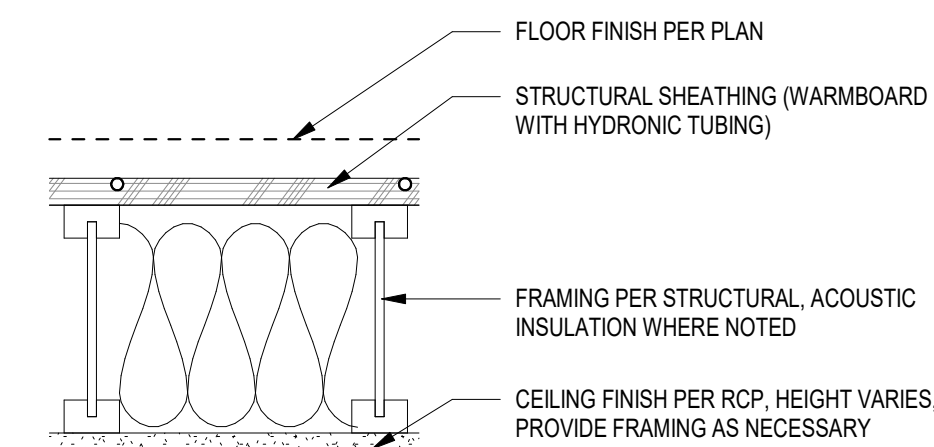
**F1 CONCRETE SLAB-ON-GRADE**

U VALUE: 0.025



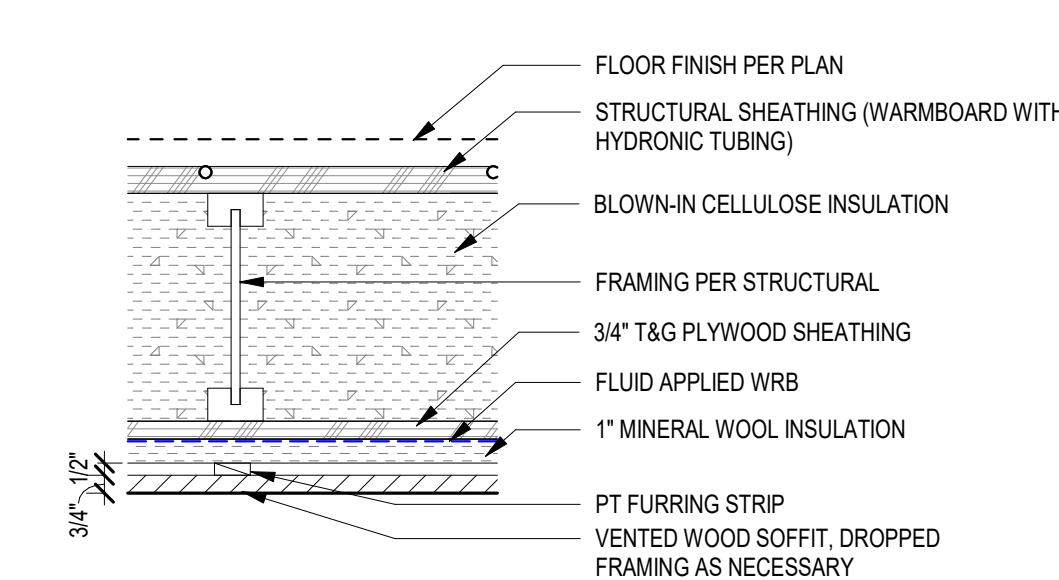
**F2 CONCRETE SLAB-ON-GRADE**

U VALUE: 0.025



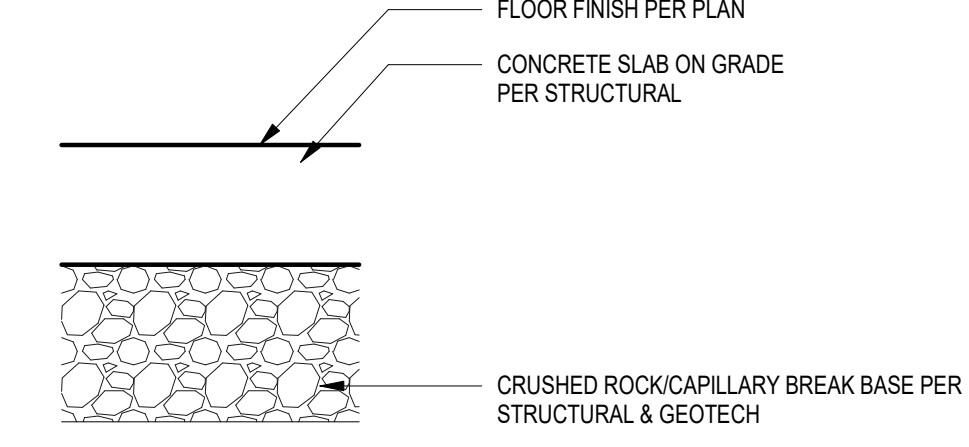
**F3 WOOD FRAMED FLOOR**

U VALUE: N/A



**F4 WOOD FRAMED FLOOR / SOFFIT**

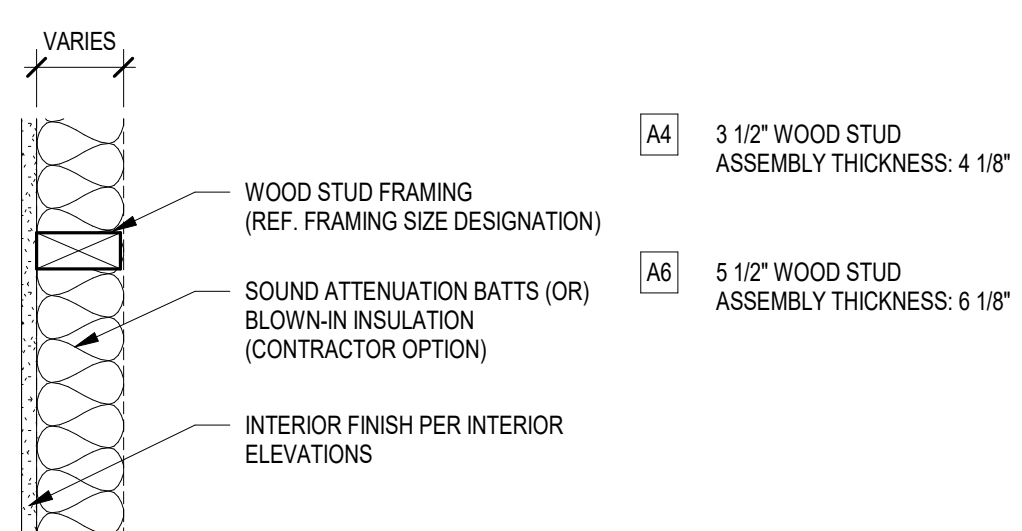
U VALUE: 0.030



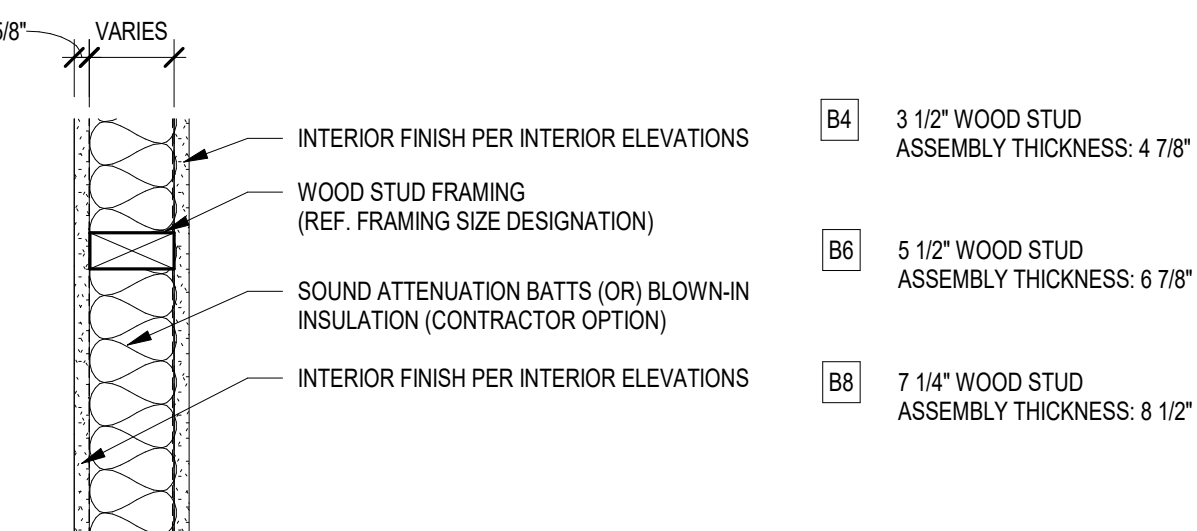
**F5 CONCRETE SOG - UNINSULATED**

U VALUE: 0.025

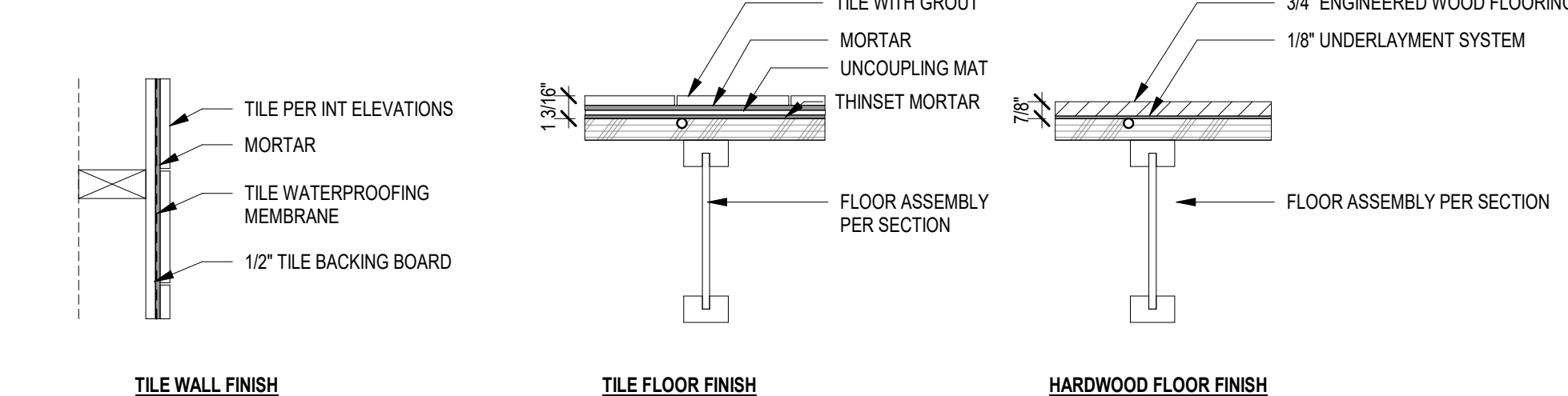
**INTERIOR PARTITIONS**



**A WOOD STUD FURRING WALL**



**B WOOD STUD WALL**

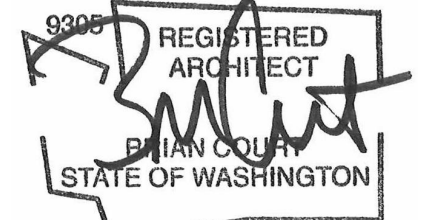


**INTERIOR FINISH ASSEMBLIES**

**ASSEMBLY NOTES**

- WALL & PARTITION TYPE SYMBOLS ARE NOTED ON THE FLOOR PLANS.
- ALL GYPSUM BOARD TO BE 5/8" TYPE 'X', UNO, WATER-RESISTANT GWB WITH CORROSION RESISTANT SCREWS TO BE USED IN PLACE OF STANDARD GWB AT WALLS AND CEILINGS IN ALL WET/HUMID AREAS INCLUDING, BUT NOT LIMITED TO: BATHROOMS, MECH/ELEC ROOMS, AND STORAGE ROOMS.
- REFER TO STRUCTURAL FOR CONCRETE SLAB DESIGN, PLYWOOD SHEATHING, STRUCTURAL FRAMING AND FASTENING.
- BLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS: WALL MOUNTED CABINETS, ACCESSORIES, EQUIPMENT, A/V EQUIPMENT LOCATIONS, DOOR STOPS, HOLD-OPENS, TOILETS & ACCESSORIES AND OTHER LOCATIONS AS REQUIRED BY MANUFACTURER SPECIFICATIONS OR INDUSTRY STANDARDS REFERENCE.
- PROVIDE DRAFT STOPS, FIRE BLOCKING AND FIRE STOPS AS REQUIRED BY R302.
- INSTALL INSULATION SO THAT MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
- FOR BATT INSULATION, FILL CAVITIES COMPLETELY UNLESS NOTED OTHERWISE. FRICTION FIT INSULATION INTO STUD CAVITIES. DO NOT COMPRESS INSULATION.
- FOR RIGID AND SEMI-RIGID INSULATION, INSTALL INSULATION WITH ADHESIVE OR STICK PINS ONLY UNLESS NOTED OTHERWISE. DO NOT BRIDGE INSULATION WITH CONDUCTIVE ELEMENTS SUCH AS METAL FURRING OR FRAMING.
- AIR BARRIER COMPONENTS IN EXTERIOR ASSEMBLIES SHALL BE CONTINUOUS AND SHALL BE SEALED TO ADJACENT COMPONENTS AT TRANSITIONS. REFER TO THE DETAILS FOR REQUIREMENTS AT AIR BARRIER TRANSITIONS.
- REFERENCE FLOOR PLANS, REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS FOR FINISH INFORMATION.
- SHED ASSEMBLIES ARE NOTED ON SHEET A171.

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**DOOR SCHEDULE**

NO.	TYPE	DOOR			MATERIAL	THICKNESS	FRAME MATERIAL	PASSAGE/PRIVACY	HARDWARE NOTES	COMMENTS
		WIDTH	HEIGHT	FINISH						
001	G1	3'-0"	3'-6 3/4"	WD	1 3/4"	AL-HPC		GATE LATCH		
002	G1	3'-0"	3'-4"	WD	1 3/4"	AL-HPC		GATE LATCH		
003	G2	3'-4 1/2"	2'-11"	WWM	1 3/4"	AL-HPC		GATE LATCH		
100.0	FG	3'-2 1/2"	8'-8"	AL	1 3/4"	AL	ENTRY		MODULE PER FRAME ELEVATIONS	
100.2	FG	3'-2 1/2"	8'-11"	AL	1 3/4"	AL	ENTRY		MODULE PER FRAME ELEVATIONS	
100.3	B	3'-0"	9'-0"	WD	1 1/2"	WD	PASSAGE	POCKET DOOR	INCORPORATED INTO CASEWORK	
100.4	B	3'-0"	9'-0"	WD	1 1/2"	WD	PASSAGE	POCKET DOOR	INCORPORATED INTO CASEWORK	
102.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE			
103.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE			
104.0	A	2'-4"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PRIVACY			
104.1	C2	2'-4"	7'-0 3/4"	GL	1/2"	GL	PASSAGE	SHOWER DOOR HARDWARE		
105.0	FG	3'-2 1/2"	8'-8"	AL	1 3/4"	AL	ENTRY		MODULE PER FRAME ELEVATIONS	
106.0	A	2'-6"	7'-0"	WD	1 3/4"	WD	PRIVACY			
110.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE		COORDINATE WITH ELEVATOR REQUIREMENTS	
200.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PRIVACY			
201.0	A	2'-8"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PRIVACY			
201.1	C1	2'-8"	8'-4 3/8"	GL	1/2"	GL	PASSAGE	SHOWER DOOR HARDWARE		
201.2	C1	2'-8"	8'-6 5/8"	GL	1/2"	GL	PASSAGE	SHOWER DOOR HARDWARE		
202.0	FG	3'-2 3/8"	8'-3"	AL	1 3/4"	AL	PASSAGE		MODULE PER FRAME ELEVATIONS	
203.0	A	3'-0"	8'-0"	WD	1 3/4"	WD	PRIVACY		INCORPORATED INTO CASEWORK	
203.1	A	2'-6"	7'-0"	WD	1 3/4"	WD	PRIVACY			
203.2	A	2'-4"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE			
203.3	C2	2'-6"	5'-4 3/4"	GL	1/2"	GL	PASSAGE	SHOWER DOOR HARDWARE		
204.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PRIVACY			
204.1	A	2'-6"	7'-0"	WD	1 3/4"	WD	PRIVACY			
204.2	A	2'-6"	7'-0"	WD	1 3/4"	WD	PASSAGE			
204.3	C2	1'-11 1/2"	7'-0 3/4"	GL	1/2"	GL	PASSAGE	SHOWER DOOR HARDWARE		
205.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE			
205.1	E	3'-8"	7'-0"	WD-PNT	1 1/2"	WD-PNT	PASSAGE			
206.0	FG	3'-0 1/4"	8'-3 5/8"	AL	1 3/4"	AL	ENTRY		MODULE PER FRAME ELEVATIONS	
210.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE		COORDINATE WITH ELEVATOR REQUIREMENTS	
300.0	ENT	3'-0"	7'-6 5/8"	WD	1 3/4"	AL	ENTRY		MODULE PER FRAME ELEVATIONS	
302.0	A	2'-6"	7'-5 9/16"	WD	1 3/4"	WD	PRIVACY			
310.0	A	3'-0"	7'-0"	WD-PNT	1 3/4"	WD-PNT	PASSAGE		COORDINATE WITH ELEVATOR REQUIREMENTS	
400	BD	6'-0"	7'-0"	WD / STL	2"	WD / STL	PASSAGE	PADLOCK	PER DETAILS	
500.0	BFLD	8'-0"	9'-6"	GL / AL	6"	AL		REMOTE CONTROL OPENER	PER DETAILS	
500.1	BD	6'-0"	7'-0"	WD / STL	2"	WD / STL		PADLOCK	PER DETAILS	

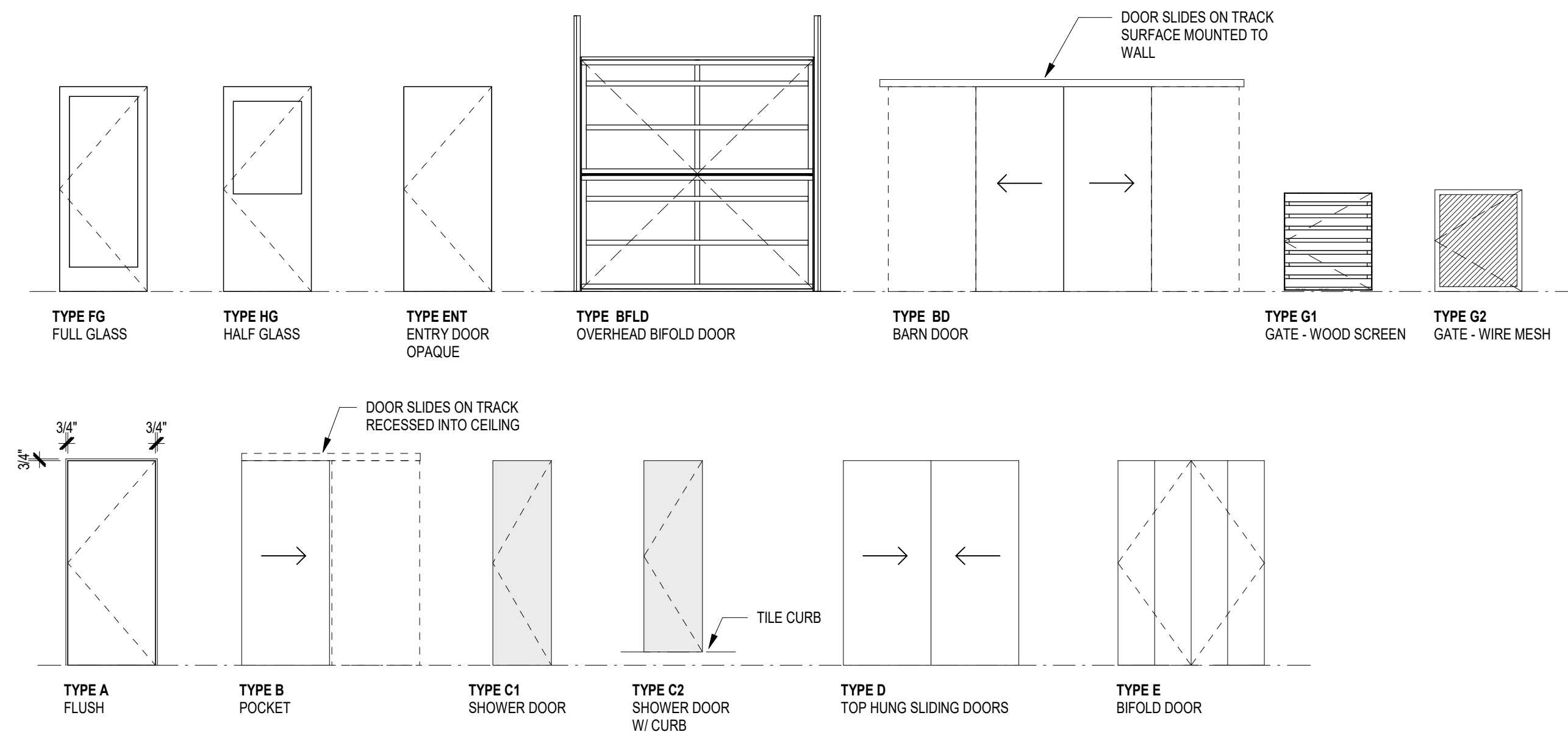
**GENERAL DOOR NOTES**

- ALL VISION GLASS IN DOORS TO BE CLEAR INSULATED LOW-E TEMPERED SAFETY GLASS.
- SEE FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- REFERENCE FRAME ELEVATION SHEETS A050 FOR DOOR PERFORMANCE REQUIREMENTS OF EXTERIOR GLAZED DOORS. REFERENCE FRAME ELEVATION SHEETS FOR LIFT AND SLIDE DOORS.
- GC TO COORDINATE SECURITY SYSTEM REQUIREMENTS INTEGRAL WITH DOOR HARDWARE.
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATING FRAMES.
- FIELD VERIFY ALL EXISTING CONDITIONS.
- COORDINATE HARDWARE SELECTION AND FINISH WITH ARCHITECT AND OWNER IN THE FIELD.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DOORS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.

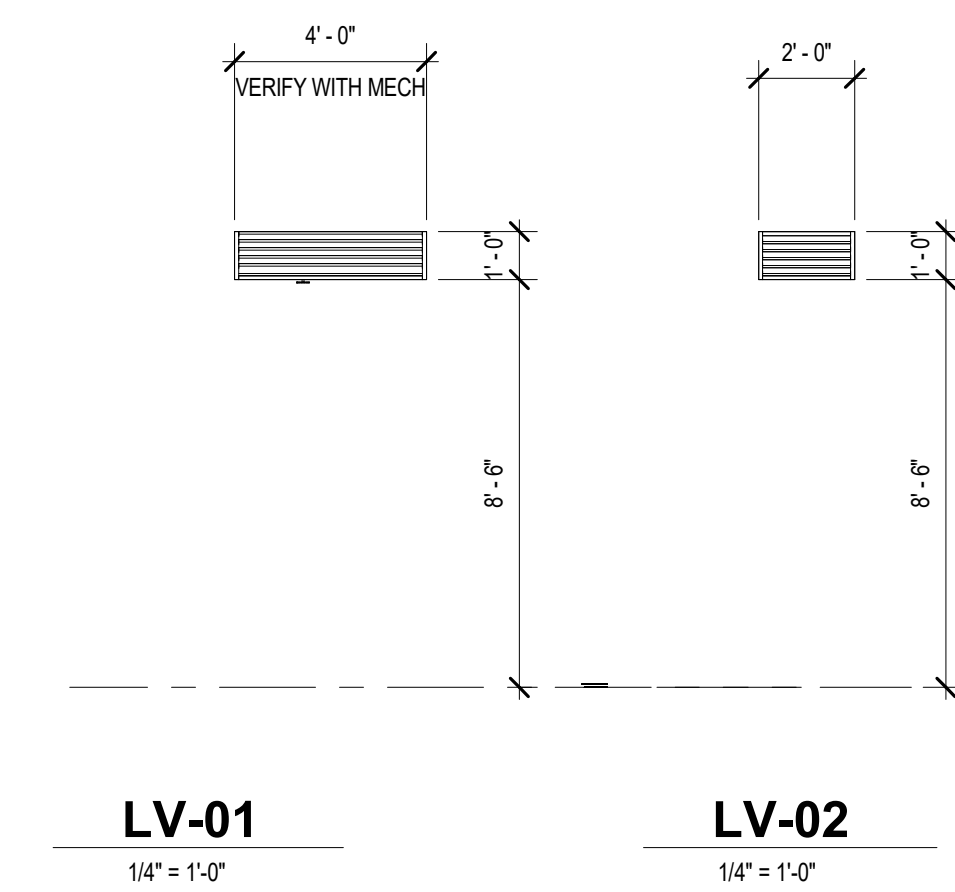
**DOOR & FRAME ABBREVIATIONS**

<b>AL</b>	ALUMINUM
<b>GL</b>	GLASS
<b>HPC</b>	HIGH PERFORMANCE COATING
<b>PNT</b>	PAINTED FINISH
<b>WD</b>	WOOD
<b>STL</b>	STEEL
<b>WWM</b>	WOVEN WIRE MESH

**DOOR TYPES**



**LOUVER FRAME ELEVATIONS**



**FINISH LEGEND**

**MASTER FINISH LEGEND**

AL-1	05 50 00 - POWDERCOATED ALUMINUM
CJ-1	03 30 00 - CONTROL JOINT AT CIP ARCHITECTURAL CONCRETE, CHAMFER STRIP
CONC-1	03 30 00 - CIP ARCHITECTURAL CONCRETE, FORM TIE LOCATIONS TO BE COORDINATED IN SHOP DRAWINGS
CONC-2	03 35 43 - POLISHED CONCRETE SLAB ON GRADE
CONC-3	03 30 00 - BROOM FINISH
CORK-1	09 72 00 - NATURAL CORKBOARD
CTOP-1	12 36 00 - ENGINEERED QUARTZ COUNTERTOP, WHITE
CTOP-5	12 36 00 - SALVAGED WOOD COUNTERTOP
FCP-1	07 46 46 - FIBER CEMENT SIDING
GL-1	08 80 00 - TRIPLE PANE IGU, LOW E COATING
GL-4	08 80 00 - 1/8" FROSTED GLASS
HP-1	09 97 13 - HIGH PERFORMANCE COATING
MIRR-1	06 40 00 - CLEAR MIRROR
MIRR-2	06 40 00 - CLEAR MIRROR
PLAST-1	09 26 00 - VENEER PLASTER
PNT-1	09 90 00 - PAINTED GYPSUM BOARD, WALL COLOR - TBD
PNT-3	09 90 00 - PAINTED GYPSUM BOARD, CEILING COLOR - TBD
PVR-1	32 14 00 - ROOF PAVERS
SAP-1	09 84 13 - SOUND ABSORPTIVE PANEL
SM-1	07 62 00 - SHEET METAL TRIM, REFERENCE DETAILS, FINISH TO MATCH ADJACENT MATERIAL
SST-1	05 50 00 - STAINLESS STEEL, BEADBLASTED
ST-1	09 93 13 - INTERIOR WOOD FINISH
ST-2	09 93 13 - EXTERIOR WOOD FINISH
ST-3	09 93 13 - EXTERIOR WOOD FINISH - WALKING SURFACE
STL-1	05 12 00 - GALVANIZED STEEL
STL-2	05 05 13 - BLACKENED STEEL
TL-1	09 30 00 - FLOOR TILE, 2X2 PLANKS

**MASTER FINISH LEGEND**

TL-2	09 30 00 - FLOOR TILE, GEOMETRIC MOSAIC
TL-3	09 30 00 - FLOOR TILE, 2X2 MOSAIC
TL-5	09 30 00 - WALL TILE, TBD
TL-6	09 30 00 - WALL TILE, TBD
TL-7	09 30 00 - WALL TILE, TBD
TL-8	09 30 00 - ACCENT TILE, 6"x6"
TP	10 28 00 - TOILET PAPER HOLDER
TR	10 28 00 - TOWEL ROD
VEG-1	07 55 63 - VEGETATED ROOF
WBASE	06 40 00 - FLUSH WOOD BASE, FINISH FACE TO ALIGN WITH FACE OF GWB ABOVE. PAINT TO MATCH GWB ABOVE. SEE INTERIOR DETAILS FOR ADDITIONAL INFORMATION
WD-1	07 46 23 - HORIZONTAL RIBBED KEBONY SIDING, REF DETAILS AND A030
WD-2	07 46 23 - VERTICAL T&G KEBONY SIDING, REF DETAILS AND A030
WD-3	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER STEEL SUPPORTS. STEEL SUPPORTS TO BE PAINTED WITH HIGH PERFORMANCE PAINT, REF DETAILS AND A030
WD-4	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER WOOD SUPPORTS, REF DETAILS AND A030
WD-5	07 46 23 - OPEN SLAT WOOD SOFFIT
WD-6	07 36 23 - EXTERIOR WOOD SOFFIT
WD-7	06 40 00 - KEBONY HANDRAIL WITH POWDERCOATED ALUMINUM SUPPORTS
WD-8	06 40 00 - OAK VENEER CASEWORK
WD-9	06 40 00 - INTERIOR STAIR WOOD HANDRAIL
WD-10	07 46 23 - INTERIOR WOOD SOFFIT
WD-11	06 40 00 - DOUGLAS FIR VENEER CASEWORK
WD-12	06 40 00 - DOUGLAS FIR INTERIOR PANELING
WDFL-1	09 64 33 - PRE-ENGINEERED WOOD FLOOR
WP-1	09 72 00 - WALLPAPER
WMM-1	05 51 31 - WOVEN WIRE MESH, STAINLESS
WMM-2	05 50 00 - WELDED WIRE MESH, GALVANIZED

ASSEMBLY TYPE	DIAGRAM	SPECIFICATION
<b>WD-1: HORIZONTAL RIBBED SIDING</b> KEBONY CUSTOM PROFILES WITH KEBONY PRS CONCEALED CLIP SYSTEM  SEE ASSEMBLY SHEET, EXTERIOR ELEVATIONS & DETAIL SHEETS FOR MORE INFORMATION		07 46 23
<b>WD-2: VERTICAL T&amp;G</b> KEBONY 1X6 CLEAR SHIP LAP WITH GAP BLIND FASTENED AT TONGUE  SEE ASSEMBLY SHEET, EXTERIOR ELEVATIONS & DETAIL SHEETS FOR MORE INFORMATION		07 46 23
<b>WD-3: HORIZONTAL OPEN JOINT WOOD SCREEN OVER STEEL</b> KEBONY CUSTOM PROFILE FASTENED TO VERTICAL KEBONY FURRING STRIP BOLTED TO STEEL		07 46 23
<b>WD-4: HORIZONTAL OPEN JOINT WOOD SCREEN OVER WOOD</b> KEBONY CUSTOM PROFILE		07 46 23
<b>WD-5: OPEN JOINT WOOD SOFFIT</b> ALASKAN YELLOW CEDAR W/ EXPOSED FASTENERS		07 46 23
<b>FCP-1: FIBER CEMENT PANEL CLADDING</b> FIBER CEMENT PANEL RAINSCREEN W/ EXPOSED FASTENERS		07 46 46

**WOOD / SIDING LEGEND**

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**DOORS, LOUVERS & FINISH LEGEND A030**



**GENERAL FRAME ELEVATION NOTES**

- OVERALL DIMENSIONS SHOWN ARE ROUGH OPENINGS. FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATING FRAMES AND GLAZING UNITS.
- FIELD VERIFY EXISTING OPENINGS WHERE EXISTING WINDOWS ARE TO BE REPLACED.
- SEE SPECIFICATIONS FOR DEPTH OF FRAMES.
- REFERENCE DOOR SCHEDULE ON SHEET A030 FOR DOORS WHERE INDICATED.
- ALL VIEWS FROM EXTERIOR UNLESS NOTED OTHERWISE.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AS DEFINED IN R308.4

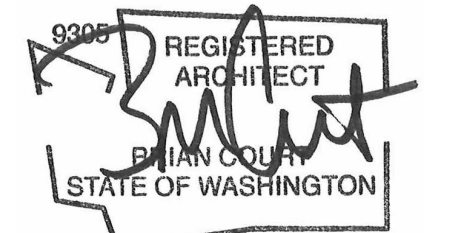
(S) SAFETY GLAZING

**GLAZING PERFORMANCE REQUIRMENTS**

- WHERE NFRC IS IDENTIFIED, PERFORMANCE VALUES ARE BASED ON NFRC CERTIFICATION. LABELS OR LABEL CERTIFICATES SHALL BE PROVIDED.
- UNLESS OTHERWISE NOTED, EXTERIOR GLAZING UNITS SHALL BE INSULATED TRIPLE PANE GLAZING.
- CW ALUMINUM CLAD CURTAIN WALL VENEER (TRIPLE GLAZED)**  
 U-VALUE: 0.16 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.33 MAXIMUM, NFRC CERTIFIED  
 BLACKCOMB METAL-CLAD, 56MM (BASIS OF DESIGN)
- AW ALUMINUM CLAD WINDOWS (TRIPLE GLAZED)**  
 U-VALUE: 0.16 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.33 MAXIMUM, NFRC CERTIFIED  
 LOEWEN METAL-CLAD PICTURE/DIRECT SET (BASIS OF DESIGN)
- OW GLAZED IN OPERABLE WINDOW - TILT/TURN (TRIPLE GLAZED)**  
 U-VALUE: 0.17 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.33 MAXIMUM, NFRC CERTIFIED  
 BLACKCOMB METAL-CLAD TILT/TURN (BASIS OF DESIGN)
- OW-A GLAZED IN OPERABLE WINDOW - AWNING (TRIPLE GLAZED)**  
 U-VALUE: 0.18 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.25 MAXIMUM, NFRC CERTIFIED  
 LOEWEN METAL-CLAD AWNING, ROTO CRANK, FIXED SCREEN (BASIS OF DESIGN)
- OW-C GLAZED IN OPERABLE WINDOW - CASEMENT (TRIPLE GLAZED)**  
 U-VALUE: 0.18 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.25 MAXIMUM, NFRC CERTIFIED  
 LOEWEN METAL-CLAD CASEMENT, PUSH OUT, RETRACTABLE SCREEN (BASIS OF DESIGN)
- LS LIFT AND SLIDE DOOR (TRIPLE GLAZED)**  
 U-VALUE: 0.26 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.26 MAXIMUM, NFRC CERTIFIED  
 LOEWEN METAL-CLAD LIFT AND SLIDE (BASIS OF DESIGN)
- DO GLAZED SWING DOOR (TRIPLE GLAZED)**  
 U-VALUE: 0.22 MAXIMUM, NFRC CERTIFIED  
 SHGC: 0.26 MAXIMUM, NFRC CERTIFIED  
 LOEWEN METAL-CLAD TERRACE DOOR, IN-SWING, NARROW STILE (BASIS OF DESIGN) AT AW  
 BLACKCOMB METAL-CLAD DOOR, IN-SWING, NARROW STILE (BASIS OF DESIGN) AT CW
- SL SLOPED GLAZED CANOPY (LAMINATED)**  
 U-VALUE: N/A  
 SHGC: N/A  
 BLACKCOMB RAICO ALUMINUM GLASS ROOF (BASIS OF DESIGN)



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**MERCER ISLAND HOUSE: CASCADE**

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SHEET

**FRAME ELEVATIONS A050**

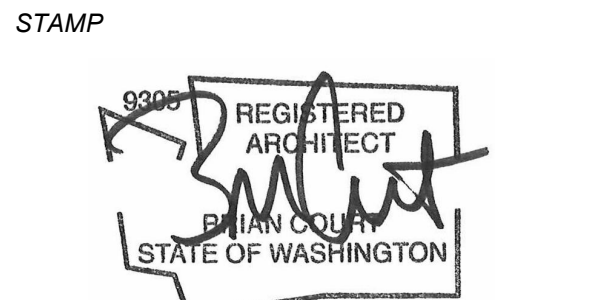


- GENERAL FLOOR PLAN NOTES**
1. REFERENCE SHEET G101 FOR SITE PLAN.
  2. REFERENCE DOOR SCHEDULE ON SHEET A030.
  3. REFERENCE WINDOW TYPES ON SHEET A030 FOR SIZES AND U-VALUES.
  4. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS, BRACING AND FRAMING.
  5. EXHAUST FANS AND SMOKE DETECTORS SHOWN ON RCP'S.
  6. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL HUNG ELEMENTS, REFER TO INTERIOR AND EXTERIOR ELEVATIONS.
  7. REFERENCE ENLARGED PLANS AND INTERIOR ELEVATIONS FOR INTERIOR DETAIL CALLOUTS.
  8. TILE PATTERNS ARE DIAGRAMMATIC. GC TO COORDINATE TILE PATTERN W/ ARCHITECT IN THE FIELD.

**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

CONC-2	03 35 43 - POLISHED CONCRETE SLAB ON GRADE
--------	--



**1 LEVEL 1 FLOOR PLAN**  
 A111 1/4" = 1'-0"



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**LEVEL 1 - FLOOR PLAN A111**



**GENERAL REFLECTED CEILING PLAN NOTES**

- WOOD FRAMING AS NECESSARY TO SUPPORT DROPPED CEILINGS. REFERENCE STRUCTURAL.
- SMOKE DETECTORS ARE TO BE HARDWIRED AND INTER-CONNECTED WITH A BATTERY BACKUP. COORDINATE EXACT PLACEMENT W/ ARCH IN THE FIELD.
- COORDINATE ARCHITECTURAL RCP WITH MECHANICAL, ELECTRICAL, PLUMBING AND LIGHTING.
- AT EXPOSED WOOD ROOF DECKING NO FASTENERS ARE TO BE VISIBLE THROUGH DECKING. CONFIRM FASTENING METHOD WITH ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- COORDINATE EXACT PLACEMENT OF LIGHT FIXTURES W/ ARCH, LIGHTING DESIGNER AND OWNERS IN THE FIELD. DIMENSIONS PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- REFER TO 10/A604 FOR ALIGNMENT OF FIXTURES ON WOOD-PANELED CEILING.
- COORDINATE EXACT LOCATION OF SPRINKLERS W/ ARCH AND FIRE MARSHAL REQUIREMENTS.

**REFLECTED CEILING PLAN LEGEND**

**CEILING SYMBOLS:**

- WP: WORK POINT FOR CEILING TILE/PANEL GRID @ WALL INTERSECTIONS, OR AS NOTED
- SD: CEILING MOUNTED SMOKE DETECTOR
- 8'-6" CEIL: CEILING HEIGHT ABOVE ASSOCIATED LEVEL'S DATUM, UNO
- PNT-3: CEILING FINISH
- SPRINKLER: SPRINKLER, RECESSED AT L1 AND L2, PENDANT AT L3

**LIGHT FIXTURES:**

REFERENCE LIGHTING DRAWINGS AND SCHEDULE.

- MONOPOINT
- TRACKLIGHT W/ MONOPOINT
- RECESSED ADJUSTABLE DOWNLIGHT - ROUND TRIM FOR GYP CEILING
- RECESSED ADJUSTABLE DOWNLIGHT - ROUND TRIM FOR GYP CEILING - DIRECTED
- RECESSED ADJUSTABLE DOWNLIGHT - SQUARE TRIM FOR WOOD CEILING
- RECESSED ADJUSTABLE DOWNLIGHT - SQUARE TRIM FOR WOOD CEILING - DIRECTED
- FLUSH MOUNT CEILING LIGHT
- UNDERCABINET LIGHT
- EXTERIOR WALL MOUNTED FIXTURE
- SECURITY LIGHT
- PENDANT LIGHT

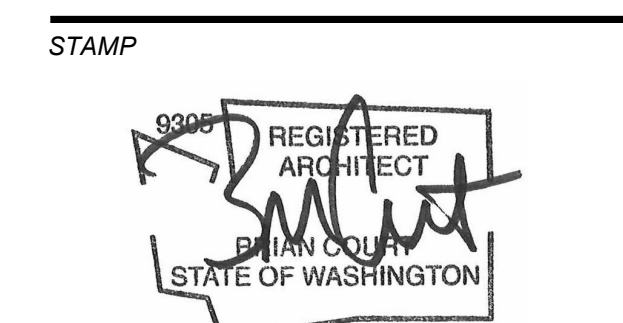
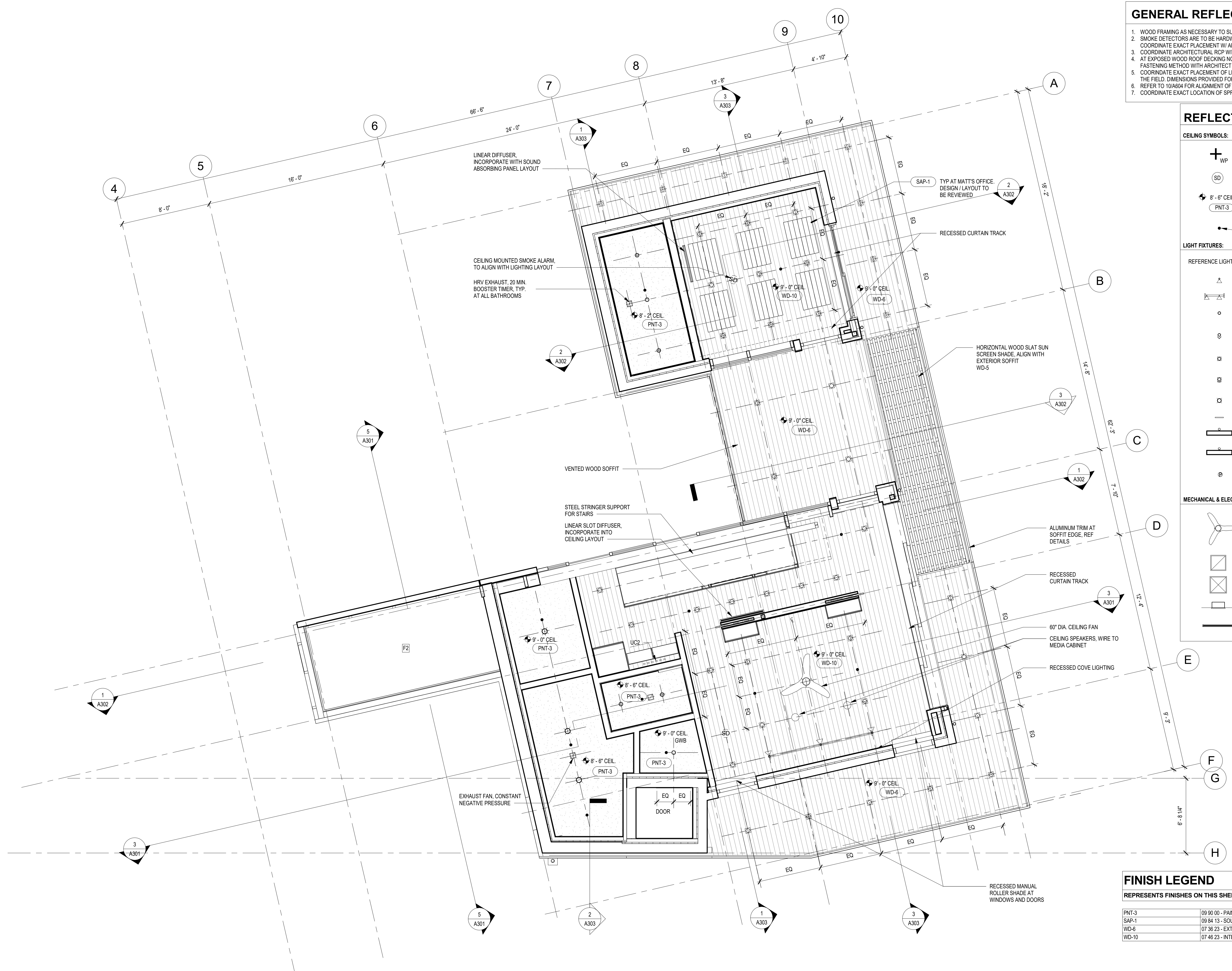
**MECHANICAL & ELECTRICAL FIXTURES:**

- CEILING FAN, SEE PLAN FOR SIZE
- MECH RETURN GRILLES (REF: MECH)
- MECH SUPPLY GRILLES (REF: MECH)
- SIDEWALL SUPPLY GRILLE (REF: MECH)
- LINEAR SLOT DIFFUSER

**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

PNT-3	09 99 00 - PAINTED GYPSUM BOARD, CEILING COLOR - TBD
SAP-1	09 84 13 - SOUND ABSORPTIVE PANEL
WD-6	07 36 23 - EXTERIOR WOOD SOFFIT
WD-10	07 46 23 - INTERIOR WOOD SOFFIT



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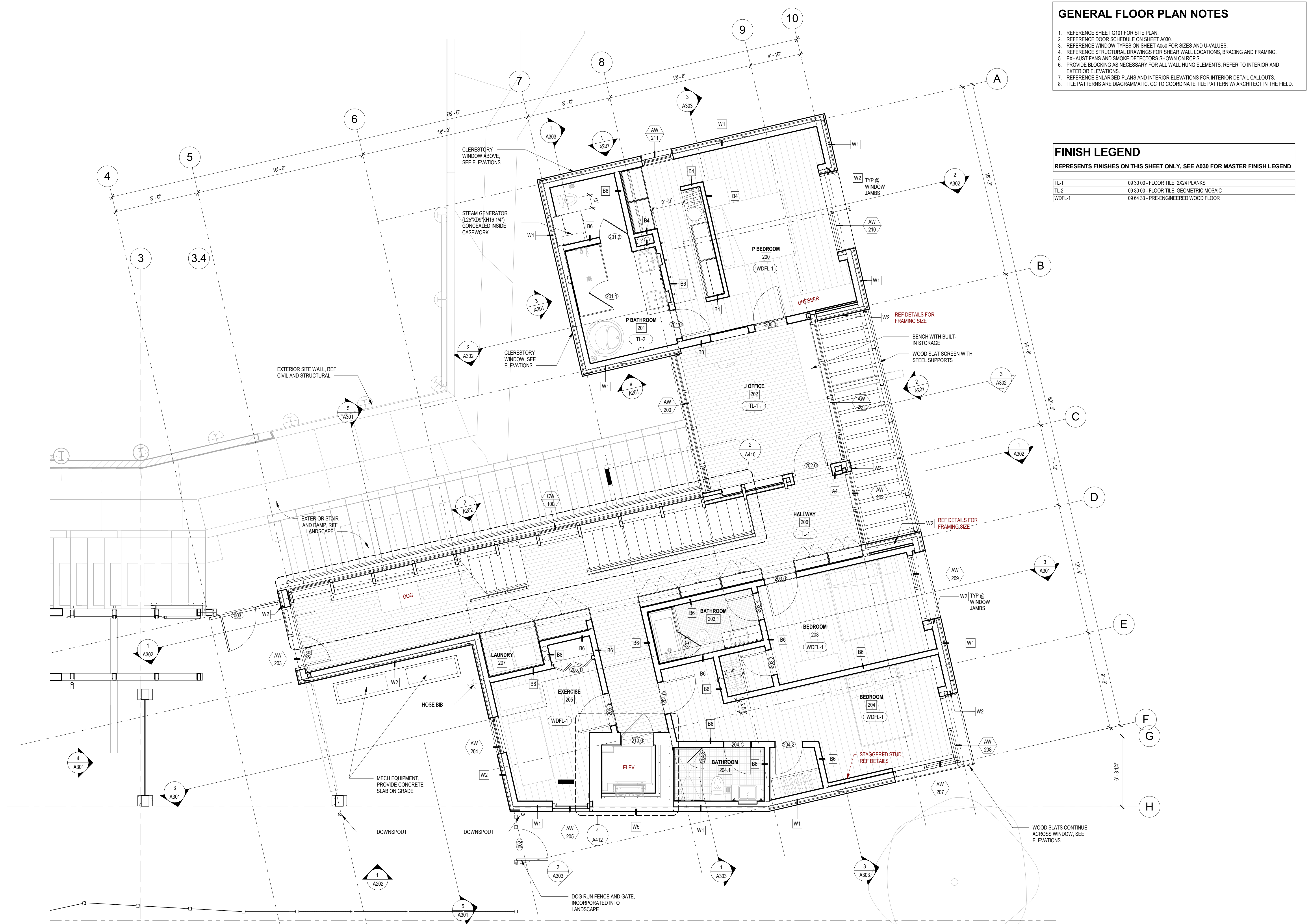
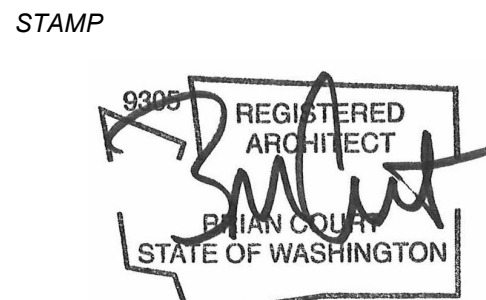
**LEVEL 1 - REFLECTED CEILING PLAN A113**



- GENERAL FLOOR PLAN NOTES**
1. REFERENCE SHEET G101 FOR SITE PLAN.
  2. REFERENCE DOOR SCHEDULE ON SHEET A030.
  3. REFERENCE WINDOW TYPES ON SHEET A030 FOR SIZES AND U-VALUES.
  4. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS, BRACING AND FRAMING.
  5. EXHAUST FANS AND SMOKE DETECTORS SHOWN ON RCP'S.
  6. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL HUNG ELEMENTS, REFER TO INTERIOR AND EXTERIOR ELEVATIONS.
  7. REFERENCE ENLARGED PLANS AND INTERIOR ELEVATIONS FOR INTERIOR DETAIL CALLOUTS.
  8. TILE PATTERNS ARE DIAGMATIC. GC TO COORDINATE TILE PATTERN W/ ARCHITECT IN THE FIELD.

**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

TL-1	09 30 00 - FLOOR TILE, 2X24 PLANKS
TL-2	09 30 00 - FLOOR TILE, GEOMETRIC MOSAIC
WDFL-1	09 64 33 - PRE-ENGINEERED WOOD FLOOR



**1 LEVEL 2 FLOOR PLAN**  
 A121 1/4" = 1'-0"



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**LEVEL 2 - FLOOR PLAN A121**



**GENERAL REFLECTED CEILING PLAN NOTES**

1. WOOD FRAMING AS NECESSARY TO SUPPORT DROPPED CEILINGS. REFERENCE STRUCTURAL.
2. SMOKE DETECTORS ARE TO BE HARDWIRED AND INTER-CONNECTED WITH A BATTERY BACKUP. COORDINATE EXACT PLACEMENT W/ ARCH IN THE FIELD.
3. COORDINATE ARCHITECTURAL RCP WITH MECHANICAL, ELECTRICAL, PLUMBING AND LIGHTING.
4. AT EXPOSED WOOD ROOF DECKING NO FASTENERS ARE TO BE VISIBLE THROUGH DECKING. CONFIRM FASTENING METHOD WITH ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
5. COORDINATE EXACT PLACEMENT OF LIGHT FIXTURES W/ ARCH, LIGHTING DESIGNER AND OWNERS IN THE FIELD. DIMENSIONS PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
6. REFER TO 10/A604 FOR ALIGNMENT OF FIXTURES ON WOOD-PANELED CEILING.
7. COORDINATE EXACT LOCATION OF SPRINKLERS W/ ARCH AND FIRE MARSHAL REQUIREMENTS.

**REFLECTED CEILING PLAN LEGEND**

**CEILING SYMBOLS:**

- WP: WORK POINT FOR CEILING TILE/PANEL GRID @ WALL INTERSECTIONS, OR AS NOTED
- SD: CEILING MOUNTED SMOKE DETECTOR
- 8'-6" CEIL: CEILING HEIGHT ABOVE ASSOCIATED LEVEL'S DATUM, UNO
- PNT-3: CEILING FINISH
- SPRINKLER, RECESSED AT L1 AND L2. PENDANT AT L3

**LIGHT FIXTURES:**

REFERENCE LIGHTING DRAWINGS AND SCHEDULE.

- MONOPOINT
- TRACKLIGHT W/ MONOPOINT
- RECESSED ADJUSTABLE DOWNLIGHT - ROUND TRIM FOR GYP CEILING
- RECESSED ADJUSTABLE DOWNLIGHT - ROUND TRIM FOR GYP CEILING - DIRECTED
- RECESSED ADJUSTABLE DOWNLIGHT - SQUARE TRIM FOR WOOD CEILING
- RECESSED ADJUSTABLE DOWNLIGHT - SQUARE TRIM FOR WOOD CEILING - DIRECTED
- FLUSH MOUNT CEILING LIGHT
- UNDERCABINET LIGHT
- EXTERIOR WALL MOUNTED FIXTURE
- SECURITY LIGHT
- PENDANT LIGHT

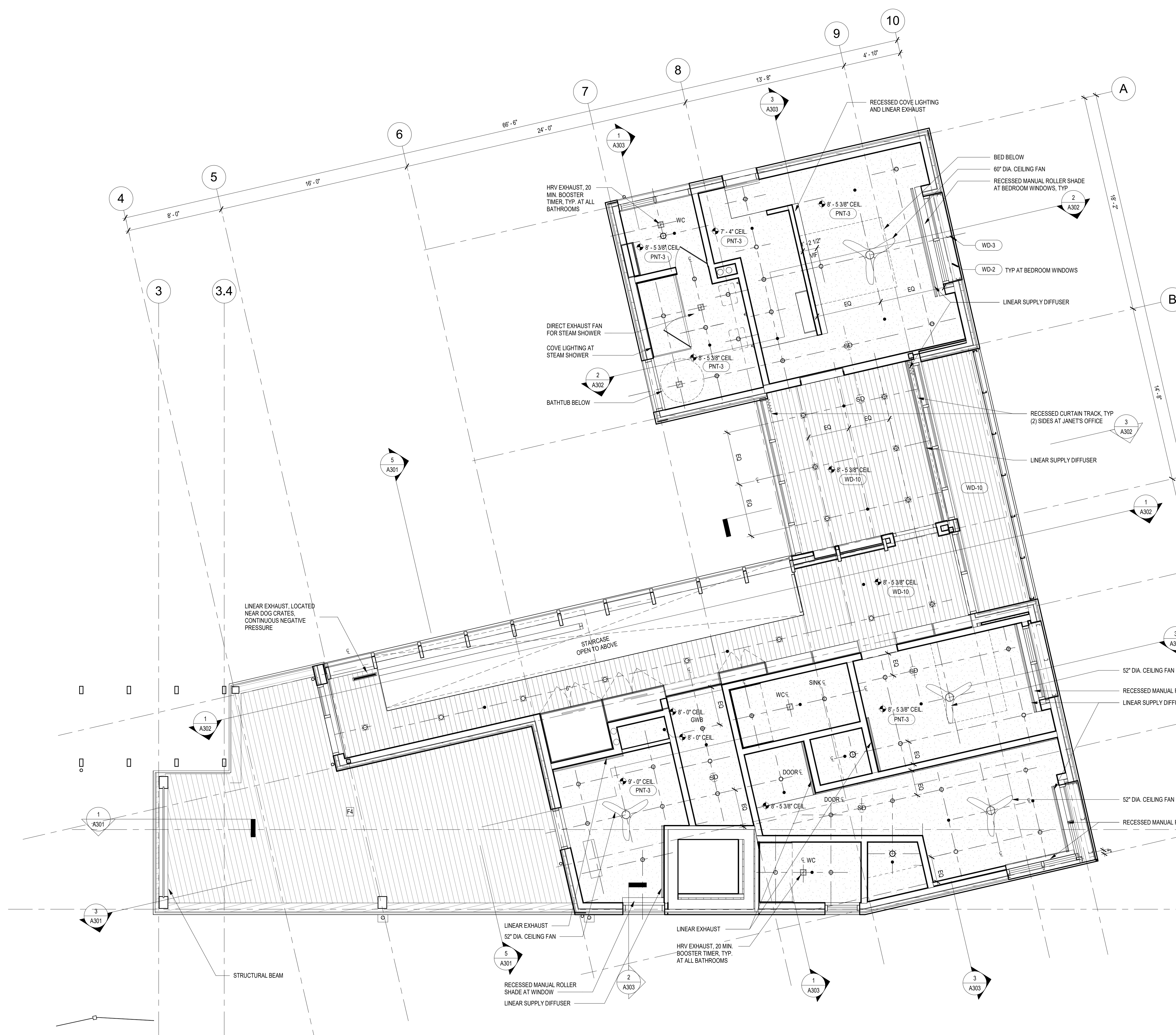
**MECHANICAL & ELECTRICAL FIXTURES:**

- CEILING FAN, SEE PLAN FOR SIZE
- MECH RETURN GRILLES (REF: MECH)
- MECH SUPPLY GRILLES (REF: MECH)
- SIDEWALL SUPPLY GRILLE (REF: MECH)
- LINEAR SLOT DIFFUSER

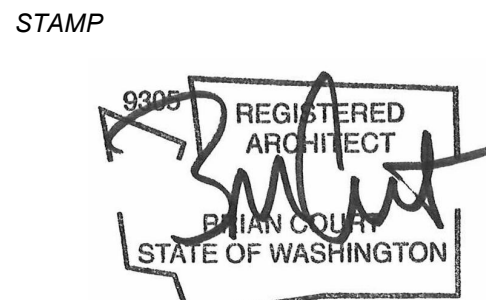
**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

PNT-3	09 99 00 - PAINTED GYPSUM BOARD, CEILING COLOR - TBD
WD-2	07 46 23 - VERTICAL T&G KEBONY SIDING, REF DETAILS AND A030
WD-3	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER STEEL SUPPORTS. STEEL SUPPORTS TO BE PAINTED WITH HIGH PERFORMANCE PAINT, REF DETAILS AND A030
WD-10	07 46 23 - INTERIOR WOOD SOFFIT



**1 LEVEL 2 REFLECTED CEILING PLAN**  
 A123 1/4" = 1'-0"



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**LEVEL 2 - REFLECTED CEILING PLAN A123**



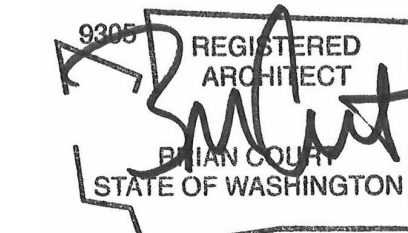
**GENERAL FLOOR PLAN NOTES**

1. REFERENCE SHEET G101 FOR SITE PLAN.
2. REFERENCE DOOR SCHEDULE ON SHEET A030.
3. REFERENCE WINDOW TYPES ON SHEET A009 FOR SIZES AND U-VALUES.
4. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS, BRACING AND FRAMING.
5. EXHAUST FANS AND SMOKE DETECTORS SHOWN ON RCP'S.
6. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL HUNG ELEMENTS, REFER TO INTERIOR AND EXTERIOR ELEVATIONS.
7. REFERENCE ENLARGED PLANS AND INTERIOR ELEVATIONS FOR INTERIOR DETAIL CALLOUTS.
8. TILE PATTERNS ARE DIAGNOSTIC. GC TO COORDINATE TILE PATTERN W/ ARCHITECT IN THE FIELD.

**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

PVR-1	32 14 00 - ROOF PAVERS
ST-3	09 93 13 - EXTERIOR WOOD FINISH - WALKING SURFACE
TL-1	09 30 00 - FLOOR TILE, 2X24 PLANKS
VEG-1	07 55 63 - VEGETATED ROOF

STAMP



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 MERCER ISLAND, WA 98040

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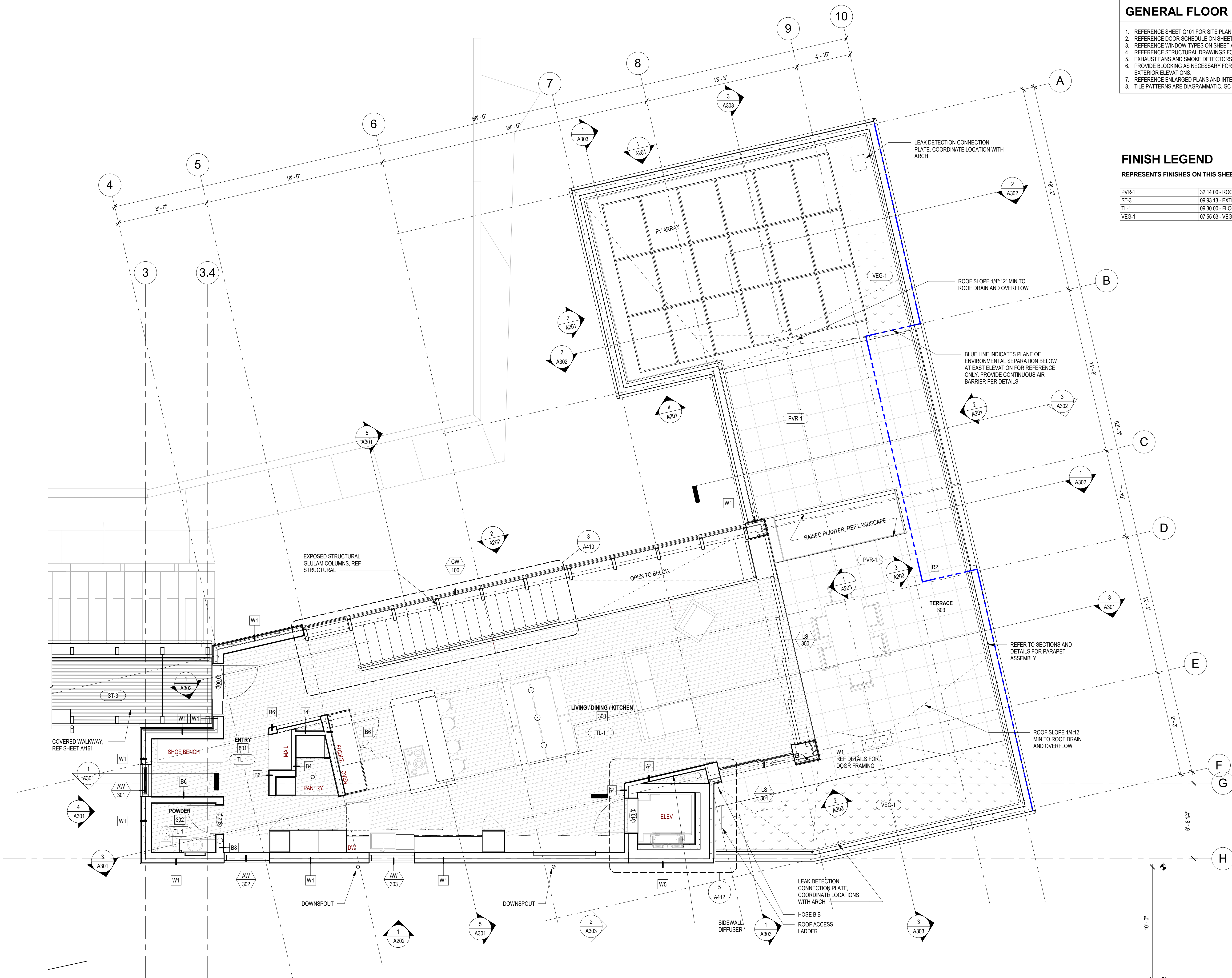
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**LEVEL 3 - FLOOR PLAN A131**



**1 LEVEL 3 FLOOR PLAN**  
 A131 1/4" = 1'-0"





**GENERAL REFLECTED CEILING PLAN NOTES**

- WOOD FRAMING AS NECESSARY TO SUPPORT DROPPED CEILINGS. REFERENCE STRUCTURAL.
- SMOKE DETECTORS ARE TO BE HARDWIRED AND INTER-CONNECTED WITH A BATTERY BACKUP. COORDINATE EXACT PLACEMENT W/ ARCH IN THE FIELD.
- COORDINATE ARCHITECTURAL RCP WITH MECHANICAL, ELECTRICAL, PLUMBING AND LIGHTING.
- AT EXPOSED WOOD ROOF DECKING NO FASTENERS ARE TO BE VISIBLE THROUGH DECKING. CONFIRM FASTENING METHOD WITH ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- COORDINATE EXACT PLACEMENT OF LIGHT FIXTURES W/ ARCH, LIGHTING DESIGNER AND OWNERS IN THE FIELD. DIMENSIONS PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- REFER TO 10/A604 FOR ALIGNMENT OF FIXTURES ON WOOD-PANELED CEILING.
- COORDINATE EXACT LOCATION OF SPRINKLERS W/ ARCH AND FIRE MARSHAL REQUIREMENTS.

**REFLECTED CEILING PLAN LEGEND**

**CEILING SYMBOLS:**

- WP: WORK POINT FOR CEILING TILE/PANEL GRID @ WALL INTERSECTIONS, OR AS NOTED
- SD: CEILING MOUNTED SMOKE DETECTOR
- 8'-6" CEIL: CEILING HEIGHT ABOVE ASSOCIATED LEVEL'S DATUM, UNO
- PNT-3: CEILING FINISH
- SPRINKLER: SPRINKLER, RECESSED AT L1 AND L2, PENDANT AT L3

**LIGHT FIXTURES:**

REFERENCE LIGHTING DRAWINGS AND SCHEDULE.

- MONOPOINT
- TRACKLIGHT W/ MONOPOINT
- RECESSED ADJUSTABLE DOWNLIGHT - ROUND TRIM FOR GYP CEILING
- RECESSED ADJUSTABLE DOWNLIGHT - ROUND TRIM FOR GYP CEILING - DIRECTED
- RECESSED ADJUSTABLE DOWNLIGHT - SQUARE TRIM FOR WOOD CEILING
- RECESSED ADJUSTABLE DOWNLIGHT - SQUARE TRIM FOR WOOD CEILING - DIRECTED
- FLUSH MOUNT CEILING LIGHT
- UNDERCABINET LIGHT
- EXTERIOR WALL MOUNTED FIXTURE
- SECURITY LIGHT
- PENDANT LIGHT

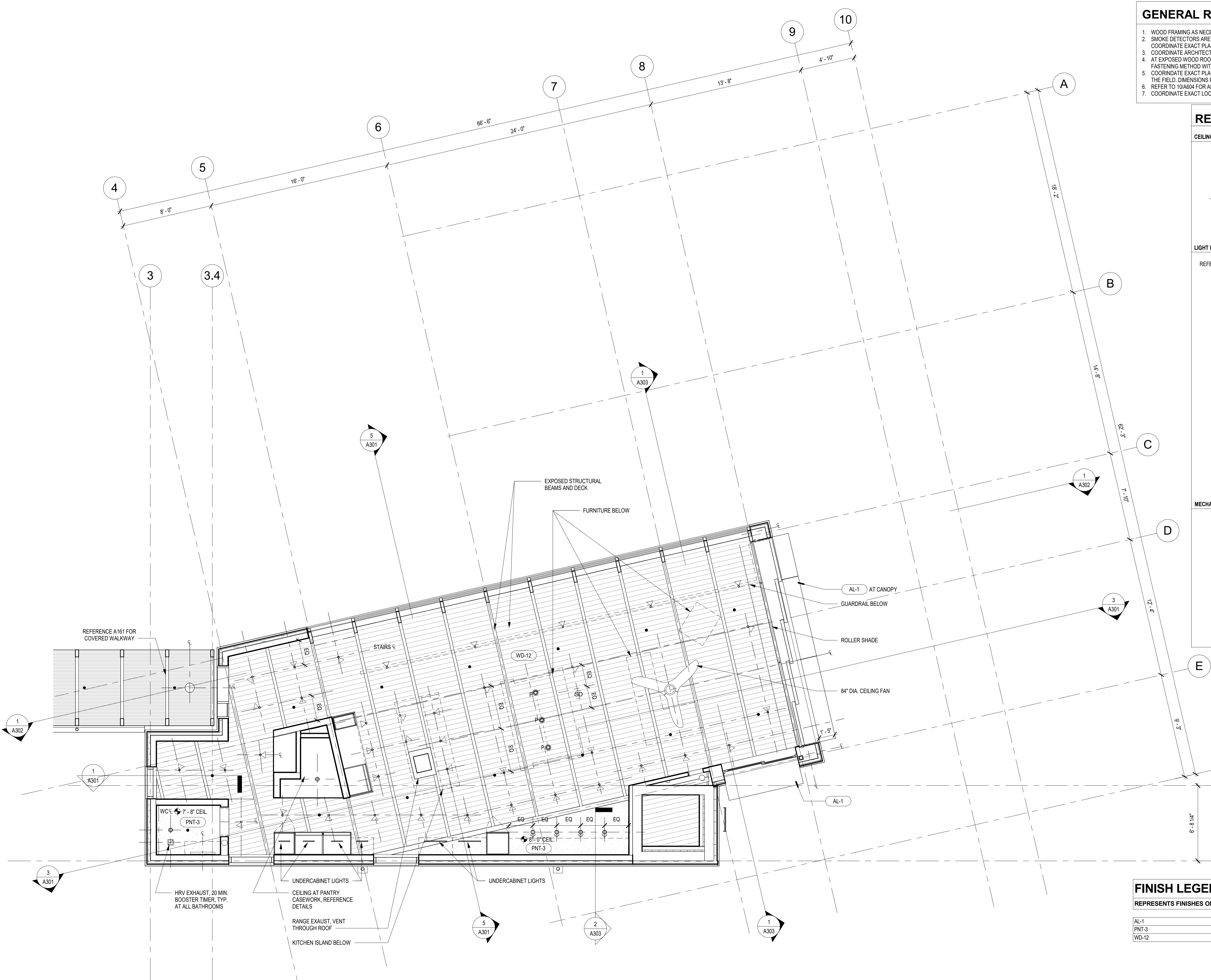
**MECHANICAL & ELECTRICAL FIXTURES:**

- CEILING FAN, SEE PLAN FOR SIZE
- MECH RETURN GRILLES (REF: MECH)
- MECH SUPPLY GRILLES (REF: MECH)
- SIDEWALL SUPPLY GRILLE (REF: MECH)
- LINEAR SLOT DIFFUSER

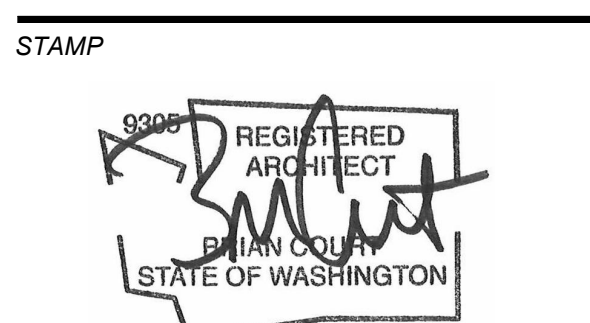
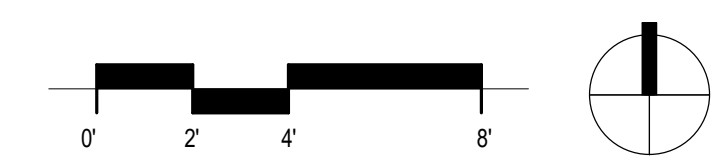
**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

AL-1	05 50 00 - POWDERCOATED ALUMINUM
PNT-3	09 90 00 - PAINTED GYPSUM BOARD, CEILING COLOR - TBD
WD-12	06 40 00 - DOUGLAS FIR INTERIOR PANELING



**1 LEVEL 3 REFLECTED CEILING PLAN**  
 A133 1/4" = 1'-0"



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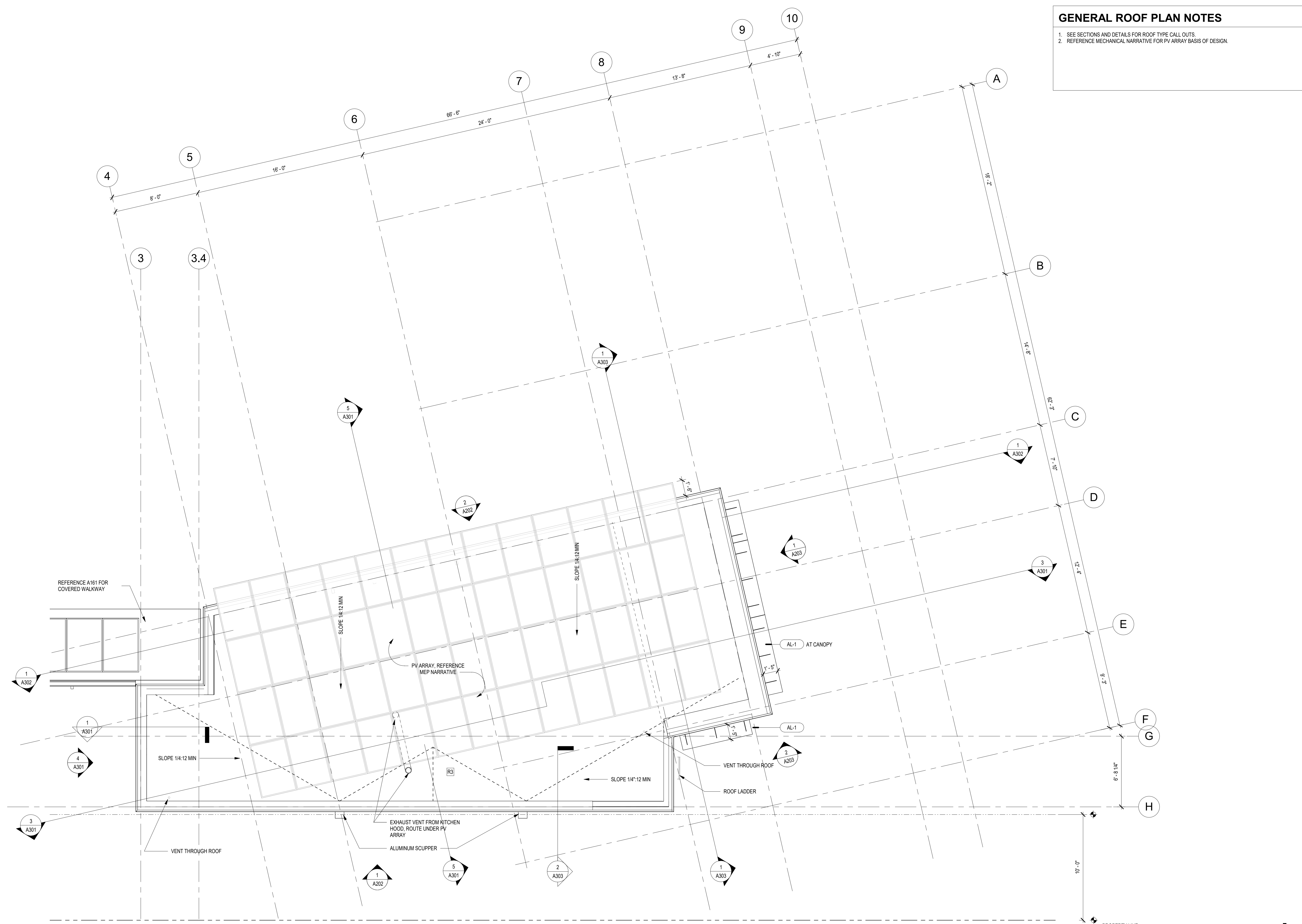
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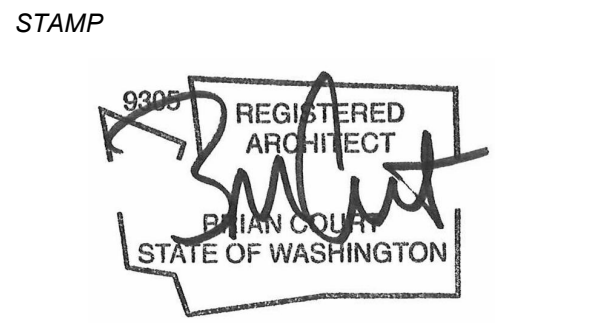
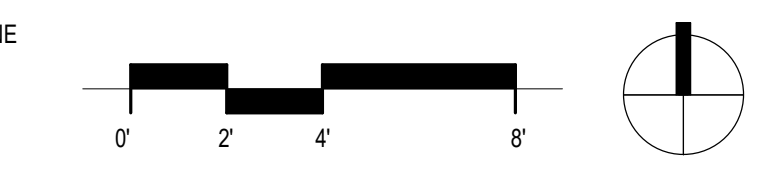
**LEVEL 3 - REFLECTED CEILING PLAN A133**



**GENERAL ROOF PLAN NOTES**  
 1. SEE SECTIONS AND DETAILS FOR ROOF TYPE CALL OUTS.  
 2. REFERENCE MECHANICAL NARRATIVE FOR PV ARRAY BASIS OF DESIGN.



**1 ROOF PLAN**  
 A141 1/4" = 1'-0"



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**ROOF PLAN A141**



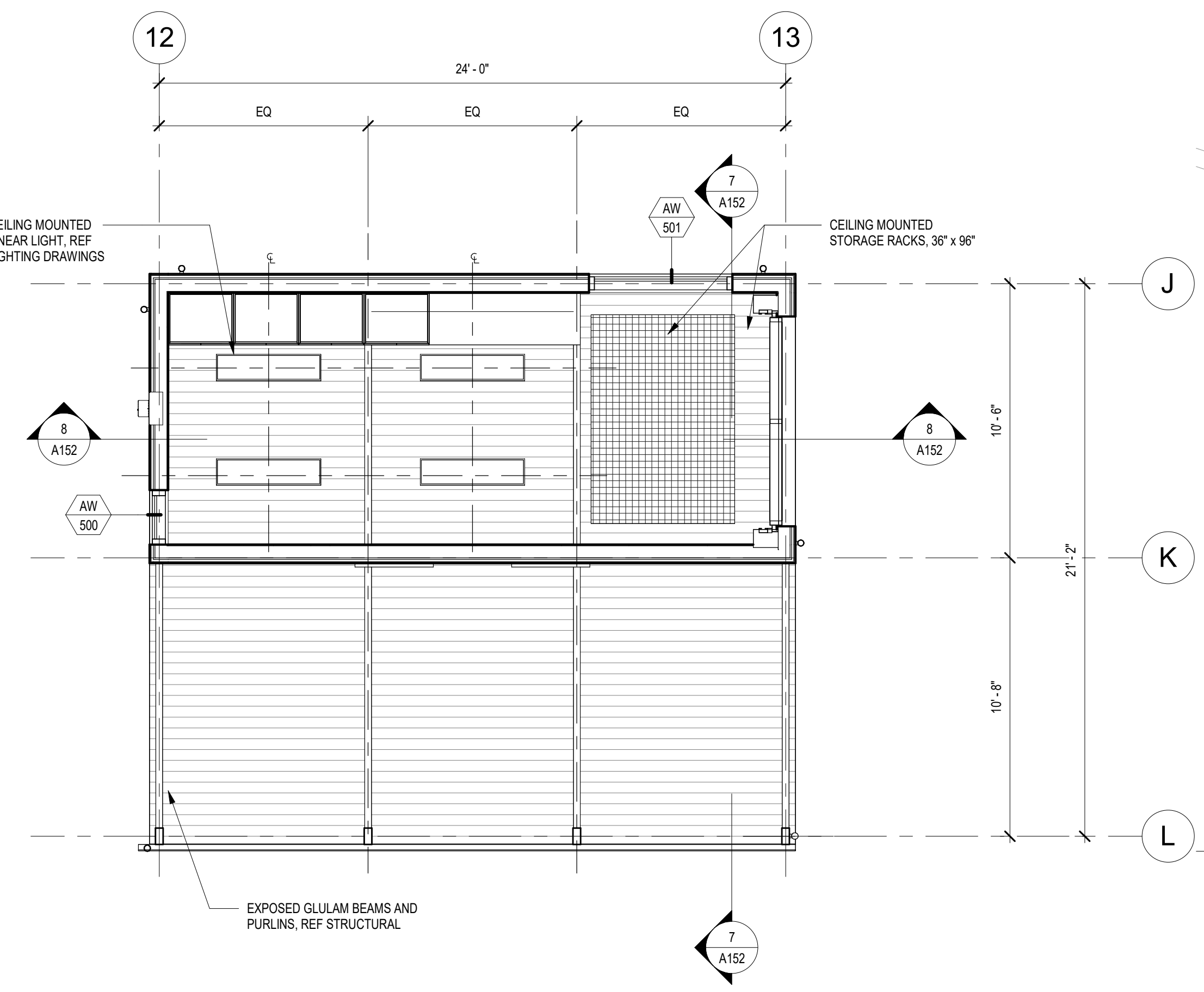
**GENERAL GARAGE PLAN NOTES**

1. REFERENCE SHEET G101 FOR SITE PLAN.
2. REFERENCE DOOR SCHEDULE ON SHEET A030.
3. REFERENCE WINDOW TYPES ON SHEET A030 FOR SIZES AND U-VALUES.
4. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS, BRACING AND FRAMING.
5. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL HUNG ELEMENTS, REFER TO INTERIOR AND EXTERIOR ELEVATIONS.
6. PROVIDE INSULATION AND HEAT TRACE FREEZE PROTECTION FOR WATER, SOIL, AND WASTE PIPES AT GARAGE.

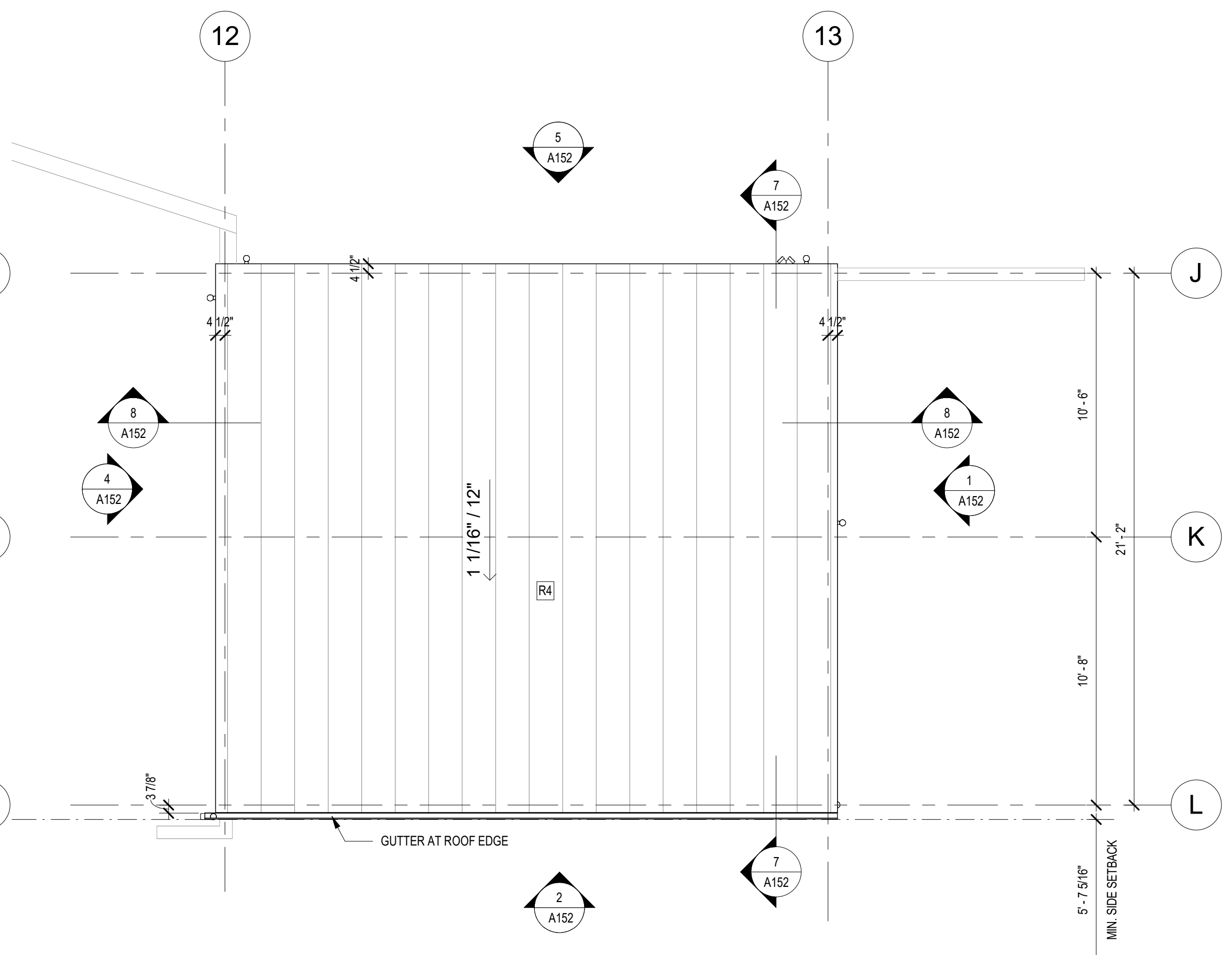
**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

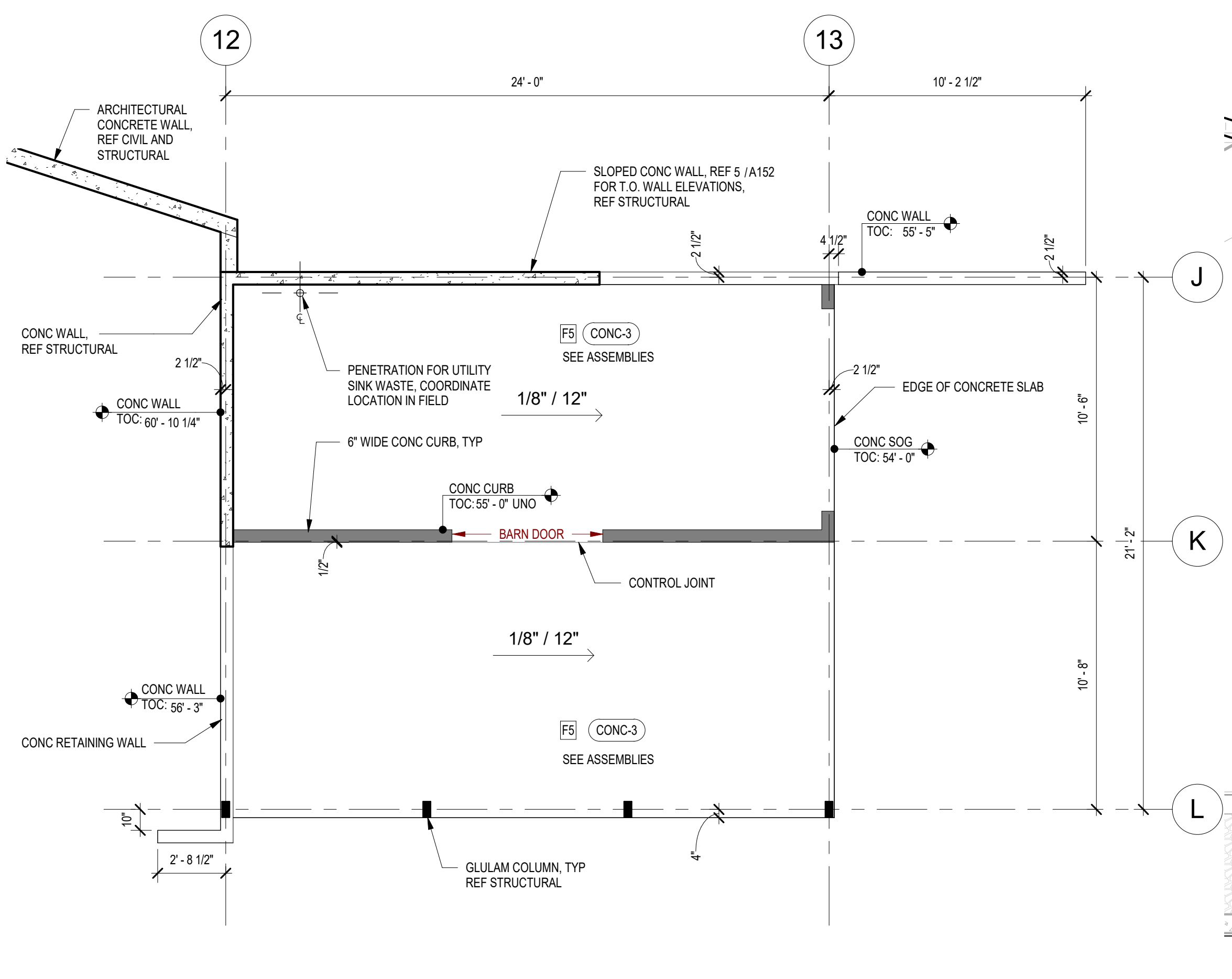
CONC-3	03 30 00 - BROOM FINISH
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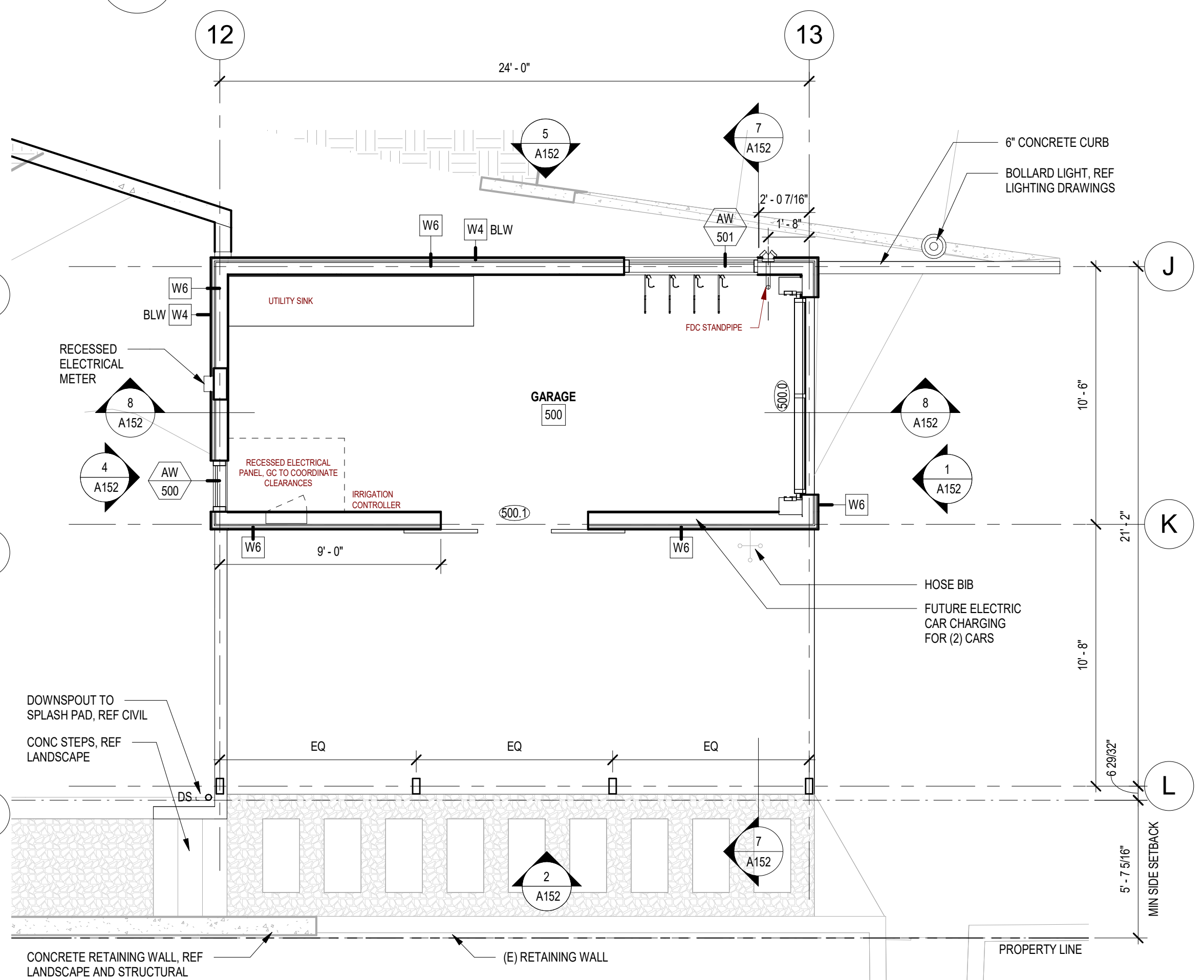
**4 GARAGE - RCP**  
 A151 1/4" = 1'-0"



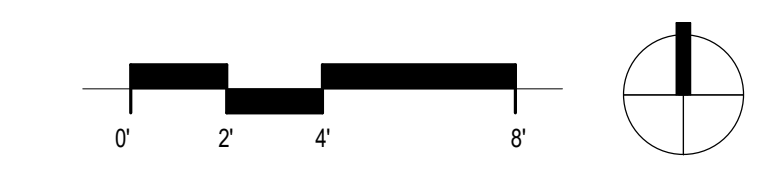
**3 GARAGE - ROOF PLAN**  
 A151 1/4" = 1'-0"



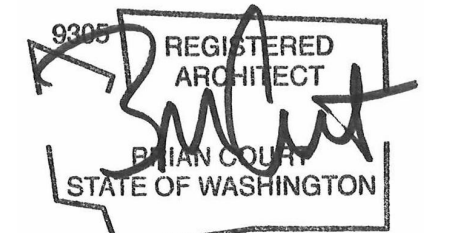
**2 GARAGE - SLAB PLAN**  
 A151 1/4" = 1'-0"



**1 GARAGE - FLOOR PLAN**  
 A151 1/4" = 1'-0"



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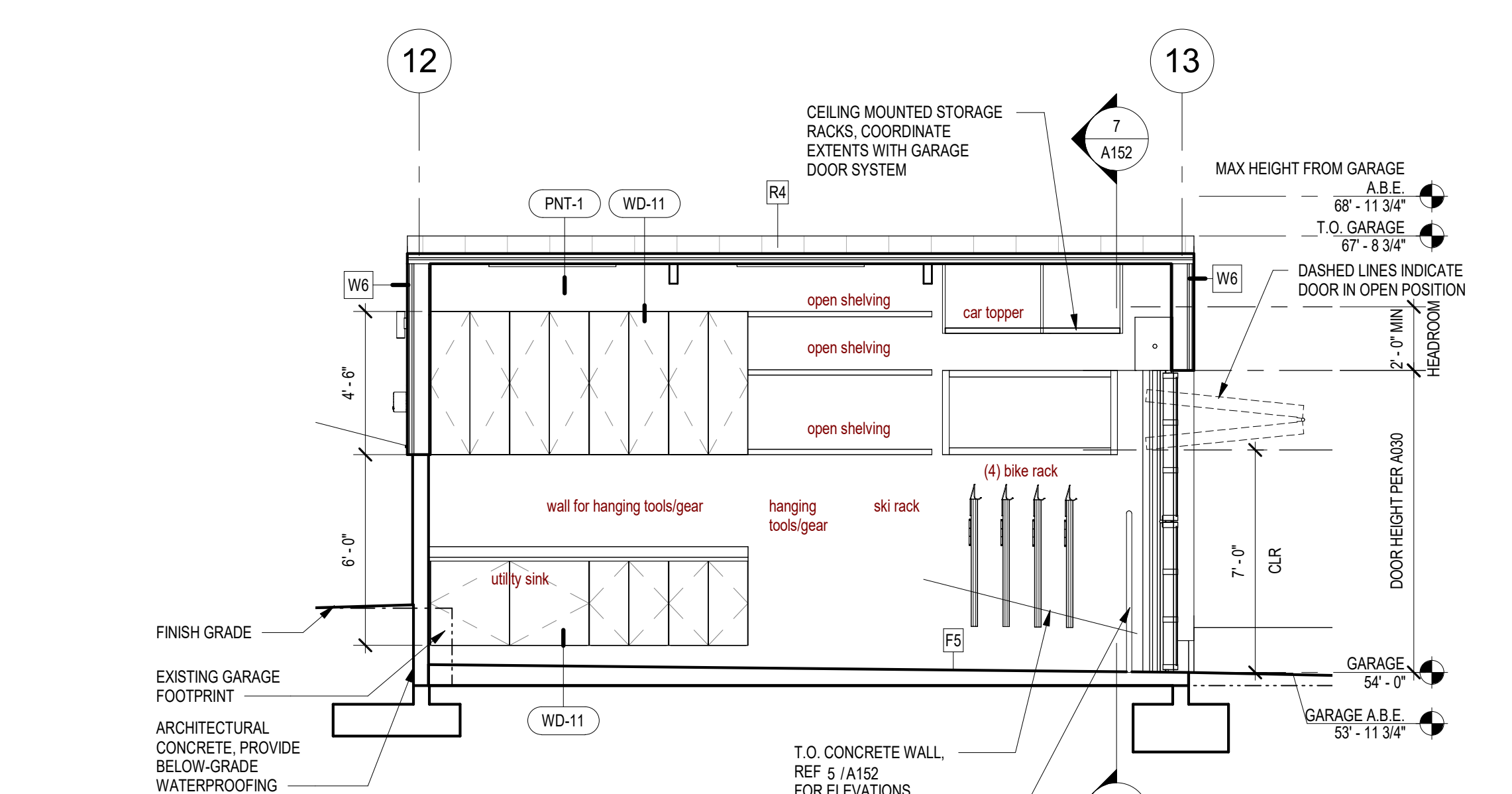
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**GARAGE PLANS A151**

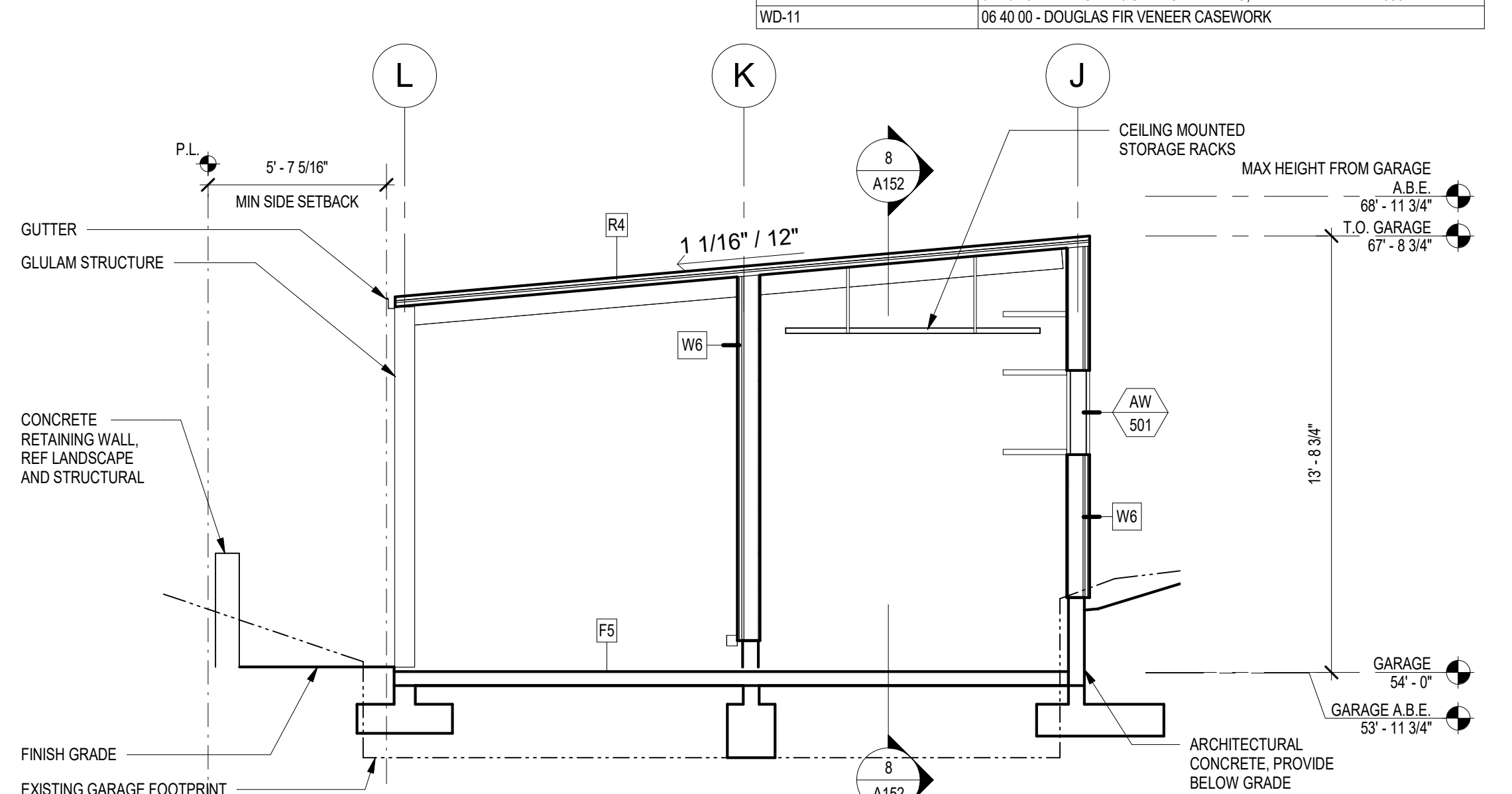


FINISH LEGEND	
REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND	
CJ-1	03 30 00 - CONTROL JOINT AT CIP ARCHITECTURAL CONCRETE, CHAMFER STRIP
CONC-1	03 30 00 - CIP ARCHITECTURAL CONCRETE, FORM TIE LOCATIONS TO BE COORDINATED IN SHOP DRAWINGS
PNT-1	09 90 00 - PAINTED GYPSUM BOARD, WALL COLOR - TBD
ST-2	09 93 13 - EXTERIOR WOOD FINISH
WD-2	07 46 23 - VERTICAL T&G KEBONY SIDING, REF DETAILS AND A030
WD-11	06 40 00 - DOUGLAS FIR VENEER CASEWORK

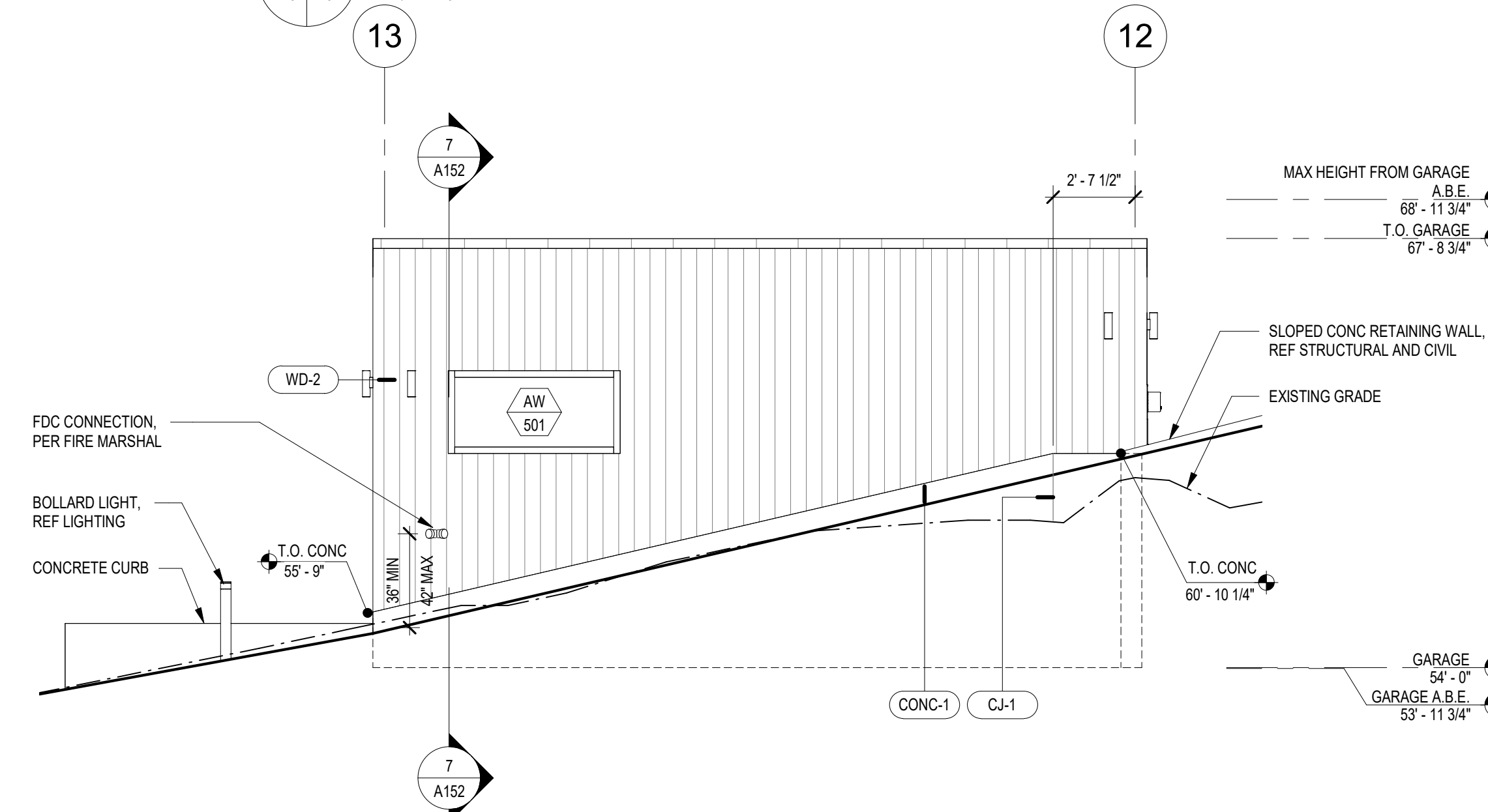
**MILLER HULL**  
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 Architecture and Planning  
 Polson Building  
 71 Columbia, Sixth Floor  
 Seattle, WA 98104  
 Phone: 206.682.6837  
 Contact: Name



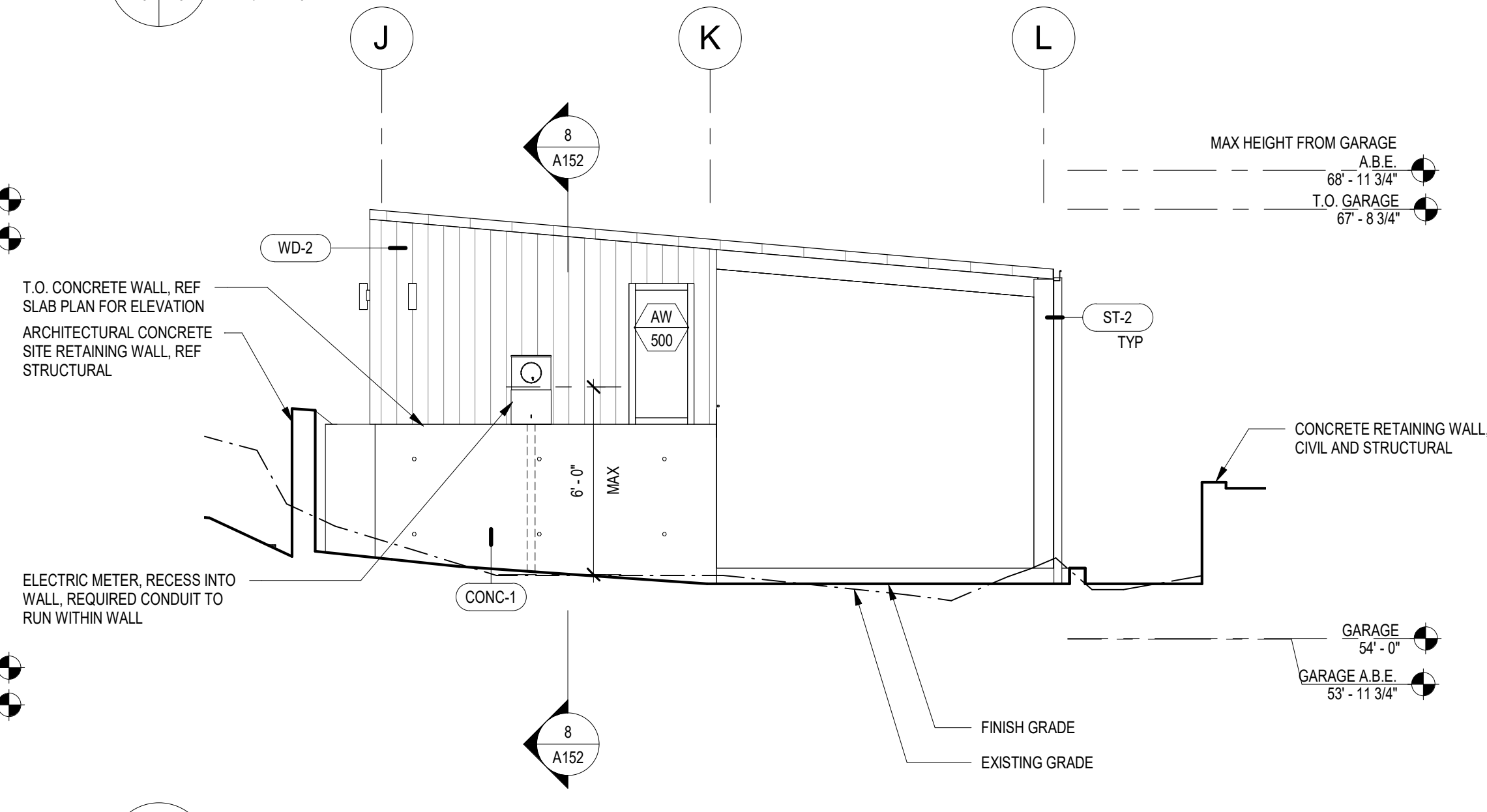
**8 GARAGE - EW SECTION**  
 1/4" = 1'-0"



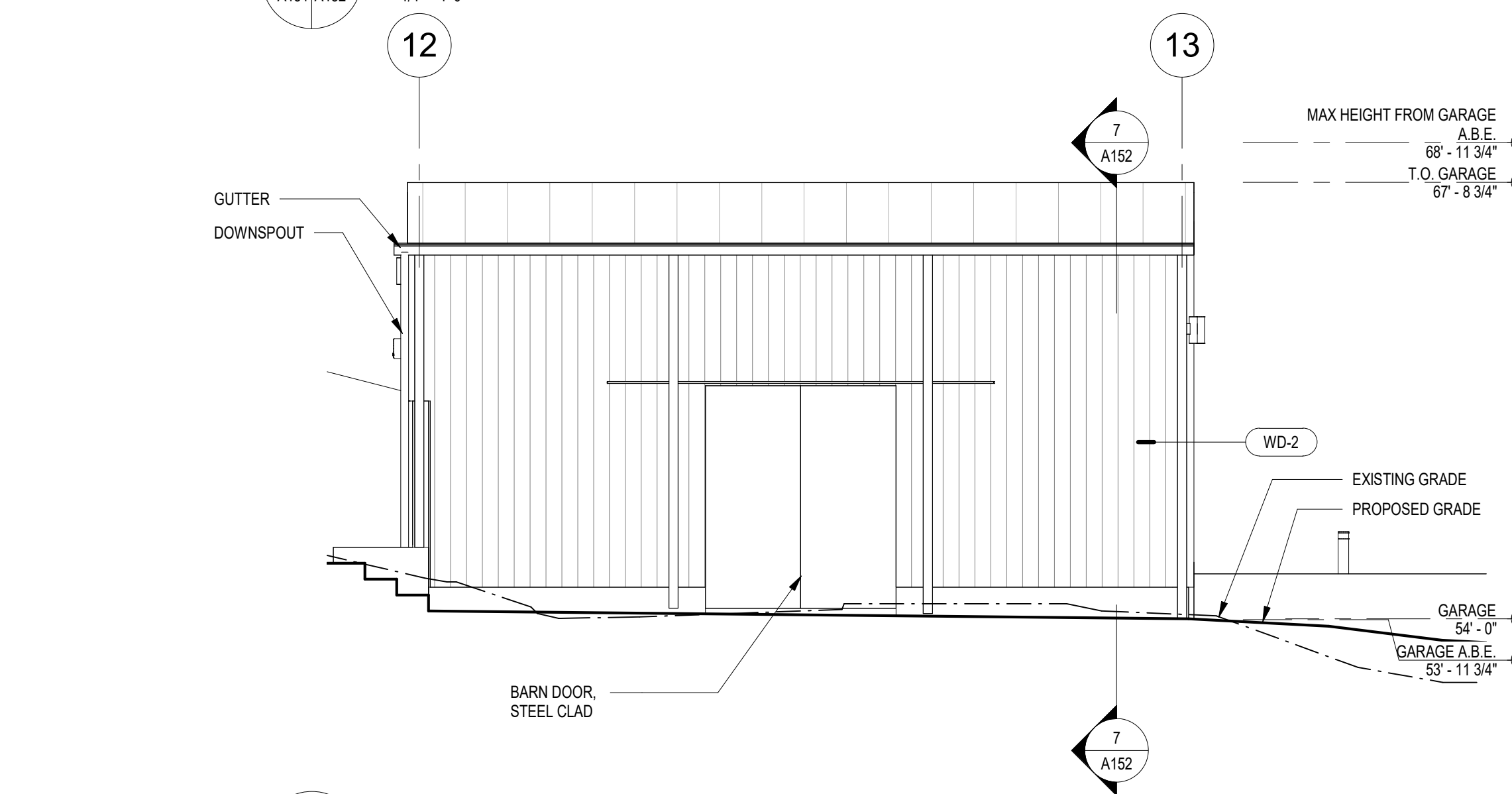
**7 GARAGE - NS SECTION**  
 1/4" = 1'-0"



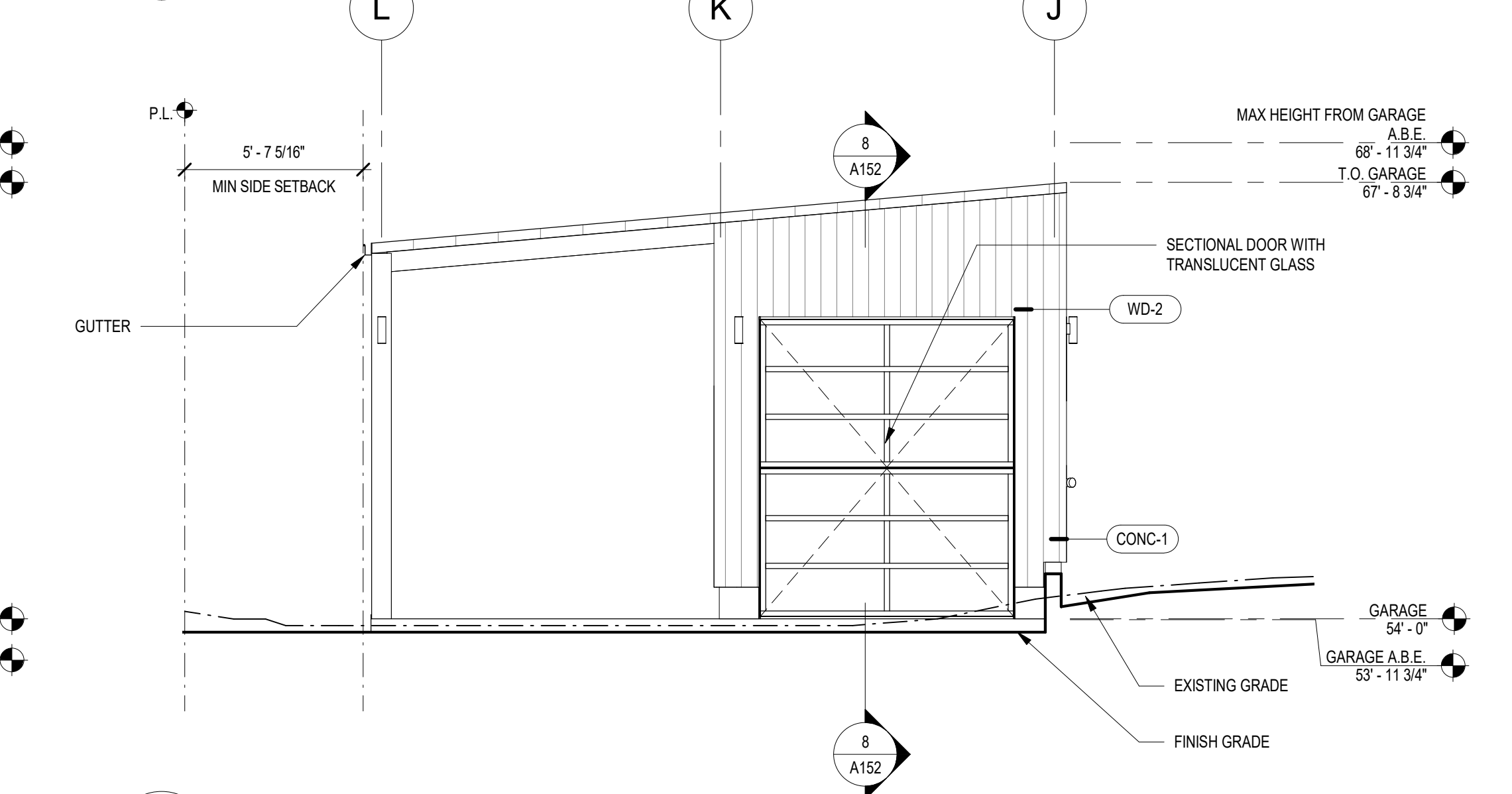
**5 GARAGE - NORTH ELEVATION**  
 1/4" = 1'-0"



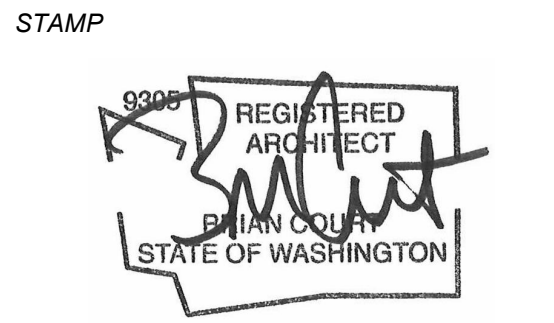
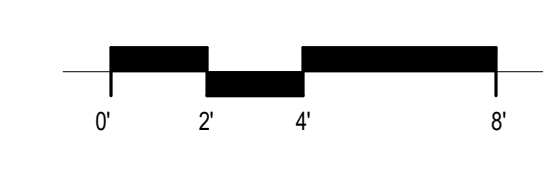
**4 GARAGE - WEST ELEVATION**  
 1/4" = 1'-0"



**2 GARAGE - SOUTH ELEVATION**  
 1/4" = 1'-0"



**1 GARAGE - EAST ELEVATION**  
 1/4" = 1'-0"



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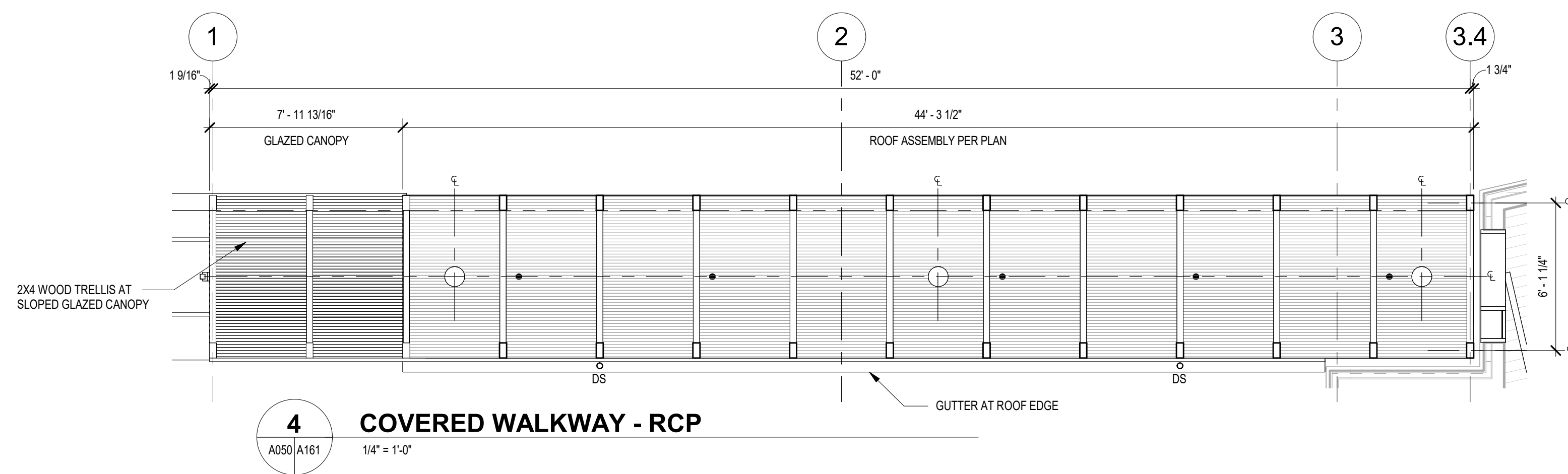
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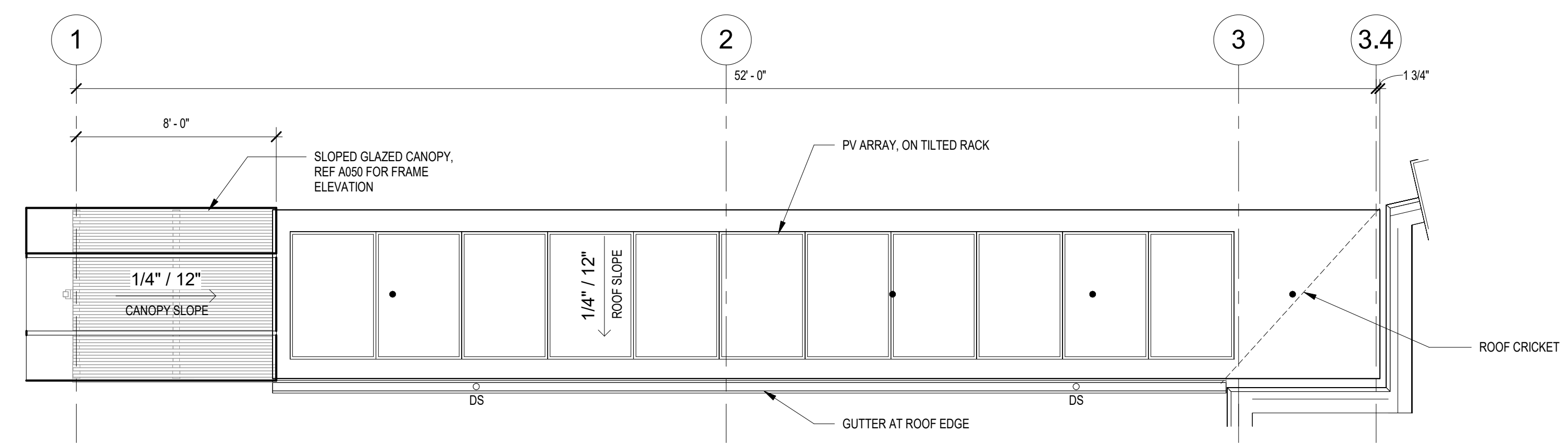
Drawn: KR  
 Checked: AN  
 MJH Proj No.: A20.0085.00  
 Issue Date: JUNE 16, 2022

**GARAGE ELEVATIONS, SECTIONS A152**

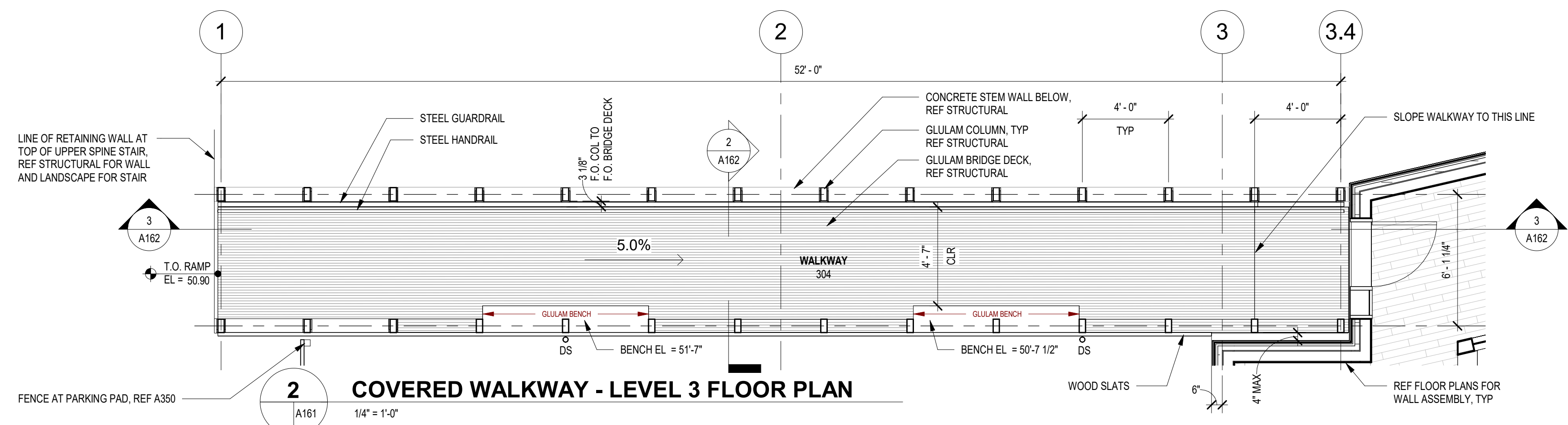




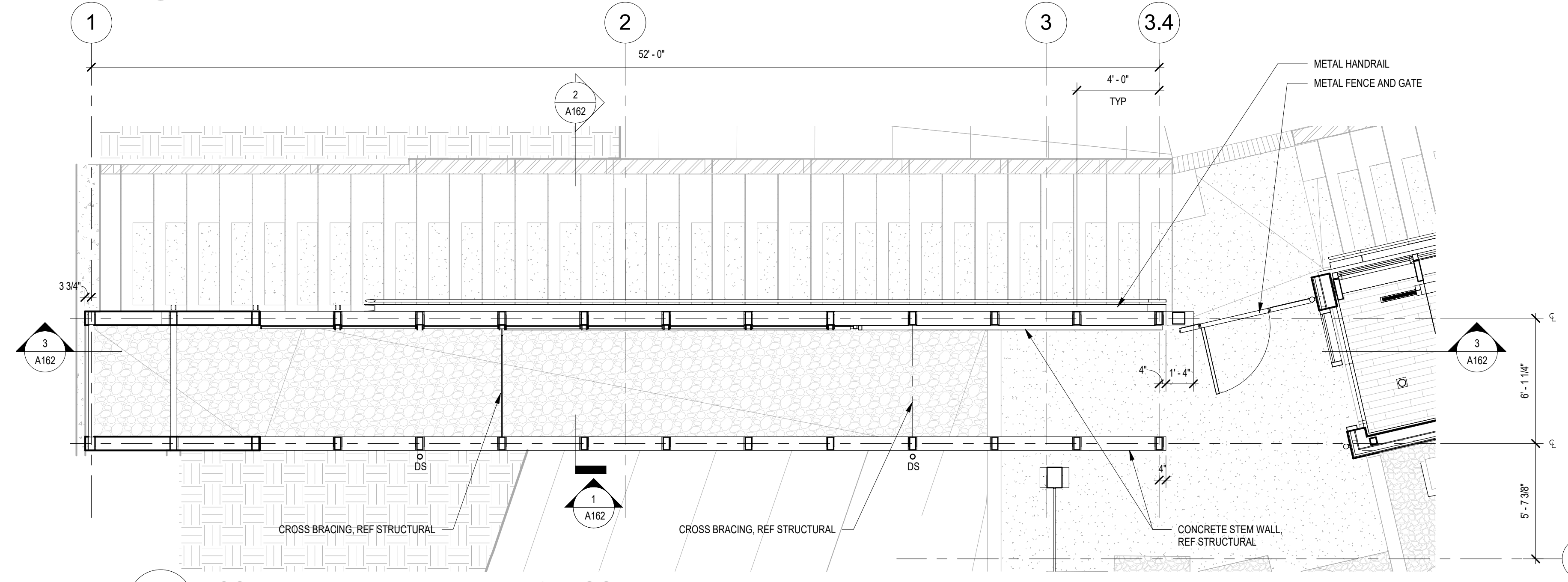
**4 COVERED WALKWAY - RCP**  
A050/A161 1/4" = 1'-0"



**3 COVERED WALKWAY - ROOF PLAN**  
A162/A161 1/4" = 1'-0"



**2 COVERED WALKWAY - LEVEL 3 FLOOR PLAN**  
A161 1/4" = 1'-0"



**1 COVERED WALKWAY - LEVEL 2 FLOOR PLAN**  
A030/A161 1/4" = 1'-0"

**GENERAL COVERED WALKWAY PLAN NOTES**

1. REFERENCE SHEET G101 FOR SITE PLAN.
2. REFERENCE DOOR SCHEDULE ON SHEET A030.
3. REFERENCE WINDOW TYPES ON SHEET A050 FOR SIZES AND U-VALUES.
4. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS, BRACING AND FRAMING.
5. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL HUNG ELEMENTS, REFER TO INTERIOR AND EXTERIOR ELEVATIONS.
6. PROVIDE INSULATION AND HEAT TRACE FREEZE PROTECTION FOR WATER, SOIL, AND WASTE PIPES AT GARAGE.
7. COORDINATE ARCHITECTURAL RCP WITH MECHANICAL, ELECTRICAL, PLUMBING AND LIGHTING.
8. AT EXPOSED WOOD ROOF DECKING NO FASTENERS ARE TO BE VISIBLE THROUGH DECKING. CONFIRM FASTENING METHOD WITH ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
9. COORDINATE EXACT PLACEMENT OF LIGHT FIXTURES W/ ARCH, LIGHTING DESIGNER AND OWNERS IN THE FIELD. DIMENSIONS PROVIDED FOR REFERENCE ONLY. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
10. COORDINATE EXACT LOCATION OF SPRINKLERS W/ ARCH AND FIRE MARSHAL REQUIREMENTS.

**MILLER HULL**  
The Miller Hull Partnership, LLP  
Architecture and Planning  
Polson Building  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Name

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9905 REGISTERED ARCHITECT  
DANIEL HULL  
BRYAN COUNTY  
STATE OF WASHINGTON

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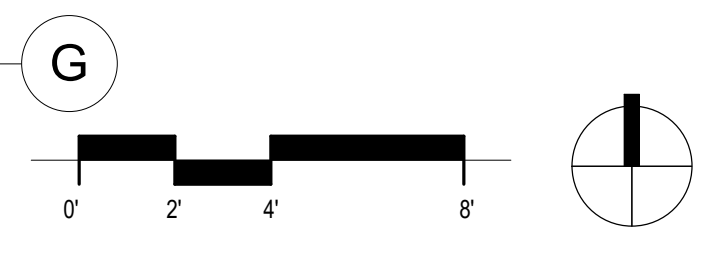
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**COVERED WALKWAY PLANS A161**

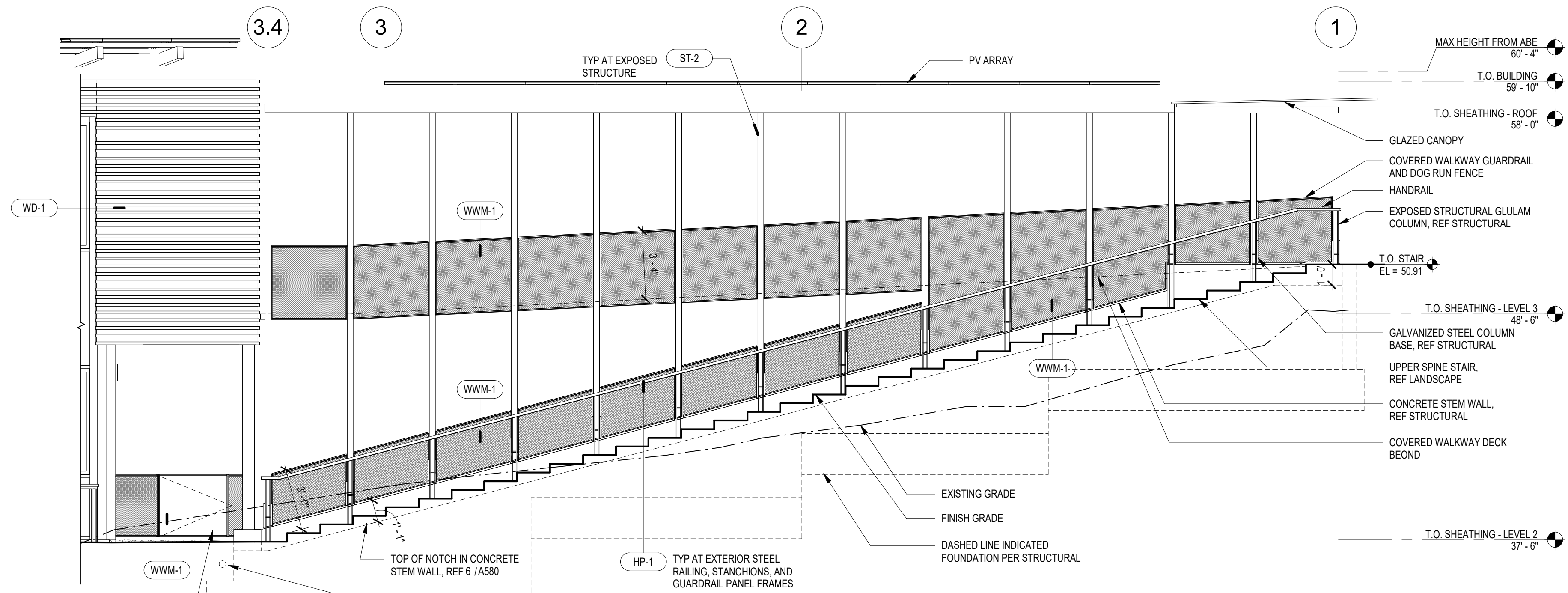




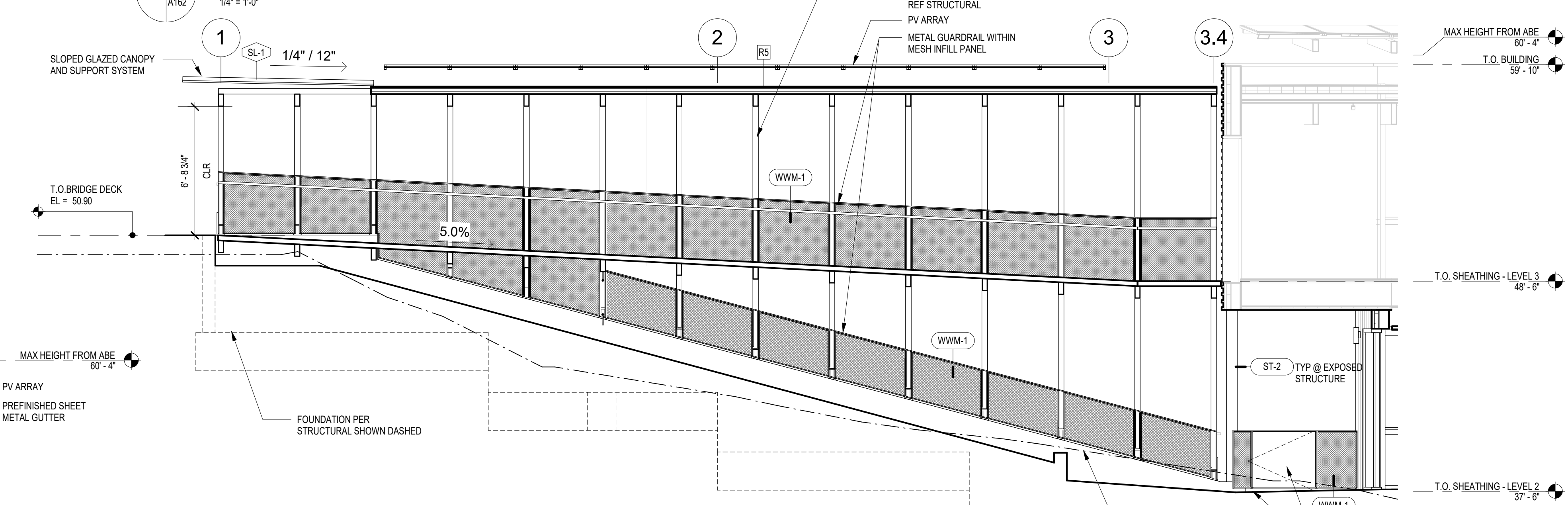
### FINISH LEGEND

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

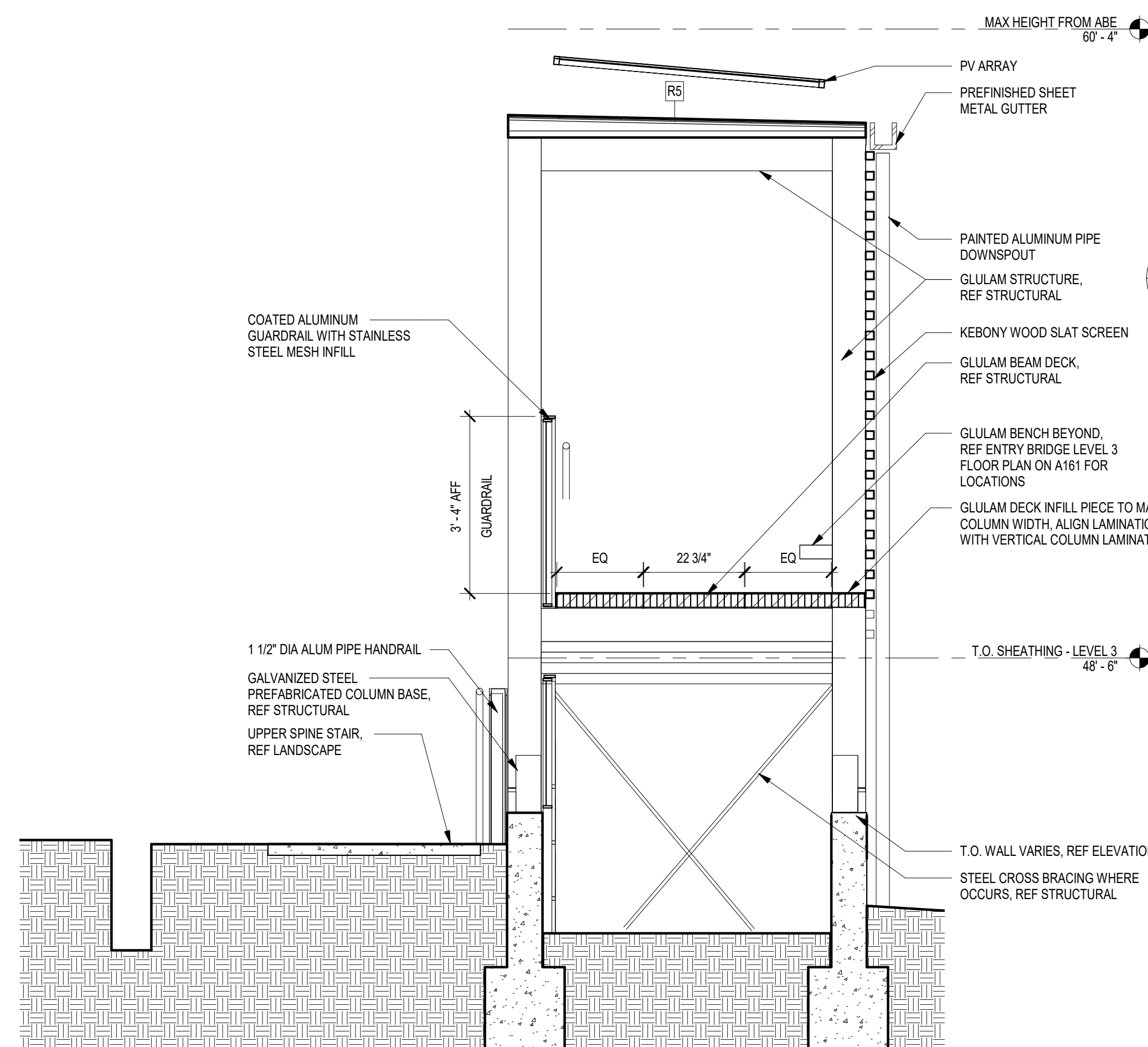
CJ-1	03 30 00 - CONTROL JOINT AT CIP ARCHITECTURAL CONCRETE, CHAMFER STRIP
CONC-1	03 30 00 - CIP ARCHITECTURAL CONCRETE, FORM TIE LOCATIONS TO BE COORDINATED IN SHOP DRAWINGS
HP-1	09 97 13 - HIGH PERFORMANCE COATING
SM-1	07 62 00 - SHEET METAL TRIM, REFERENCE DETAILS. FINISH TO MATCH ADJACENT MATERIAL
ST-2	09 93 13 - EXTERIOR WOOD FINISH
WD-1	07 46 23 - HORIZONTAL RIBBED KEBONY SIDING, REF DETAILS AND A030
WD-4	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER WOOD SUPPORTS, REF DETAILS AND A030
WWM-1	05 51 31 - WOVEN WIRE MESH, STAINLESS



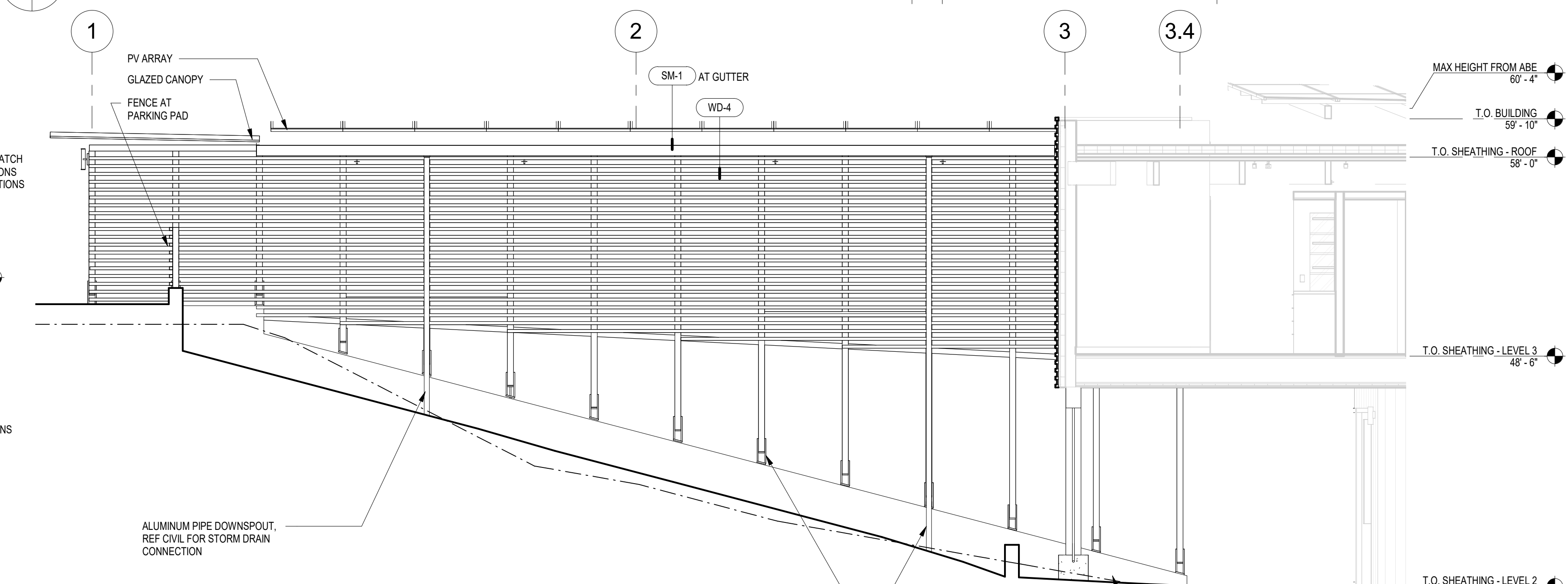
**4 NORTH ELEVATION - COVERED WALKWAY AT STAIR**  
1/4" = 1'-0"



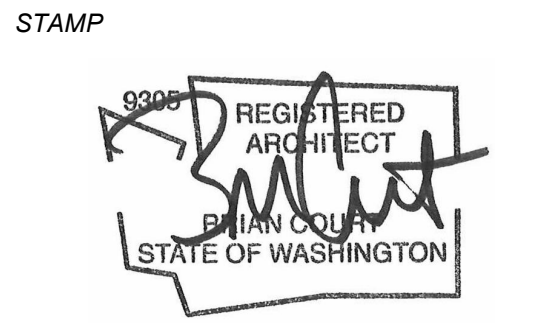
**3 EW SECTION - COVERED WALKWAY**  
1/4" = 1'-0"



**2 NS SECTION - COVERED WALKWAY**  
1/2" = 1'-0"



**1 SOUTH ELEVATION - COVERED WALKWAY AT DOG RUN**  
1/4" = 1'-0"



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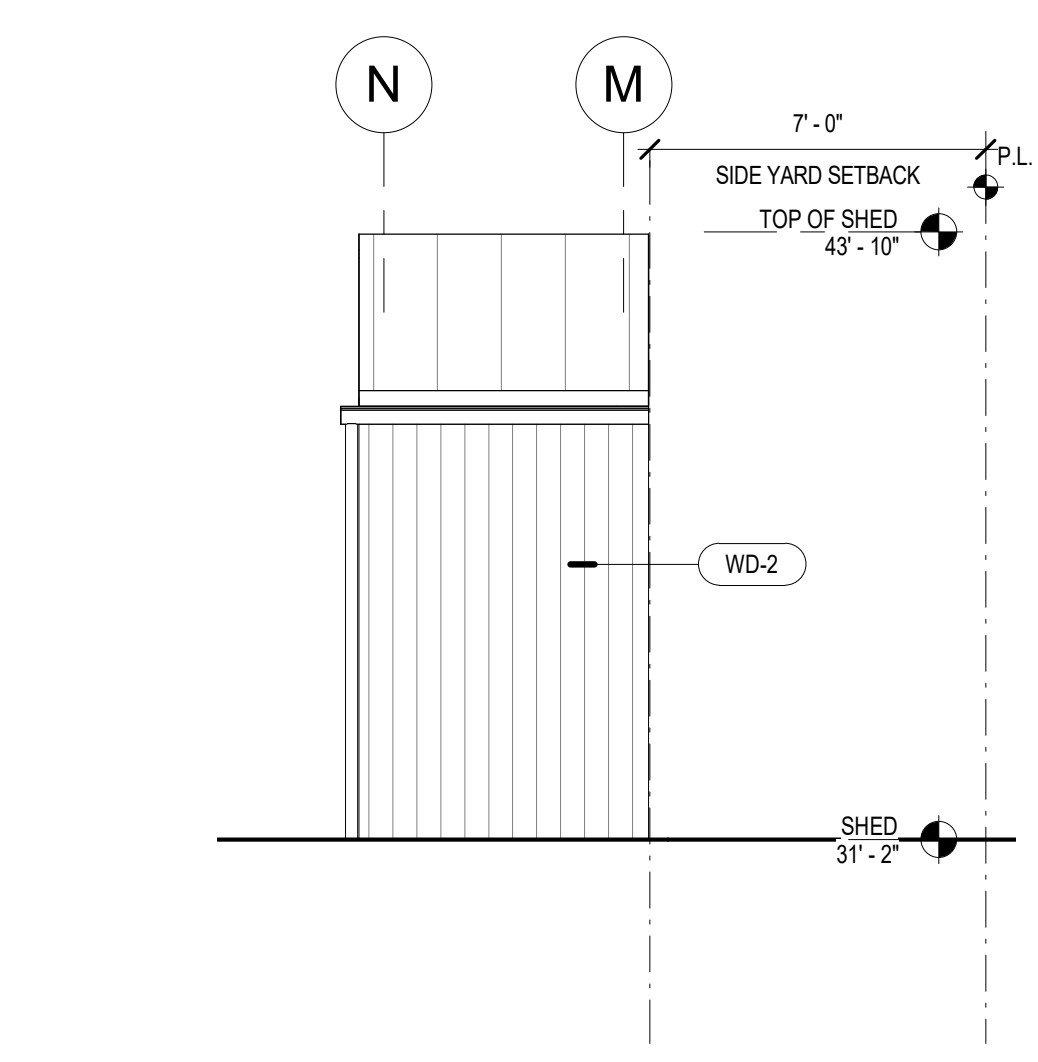
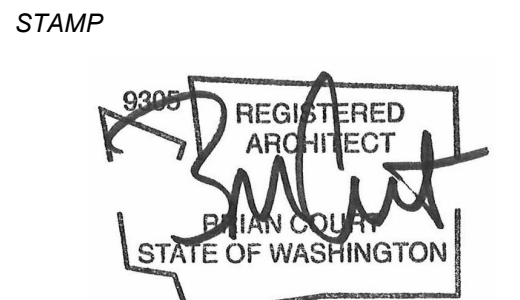
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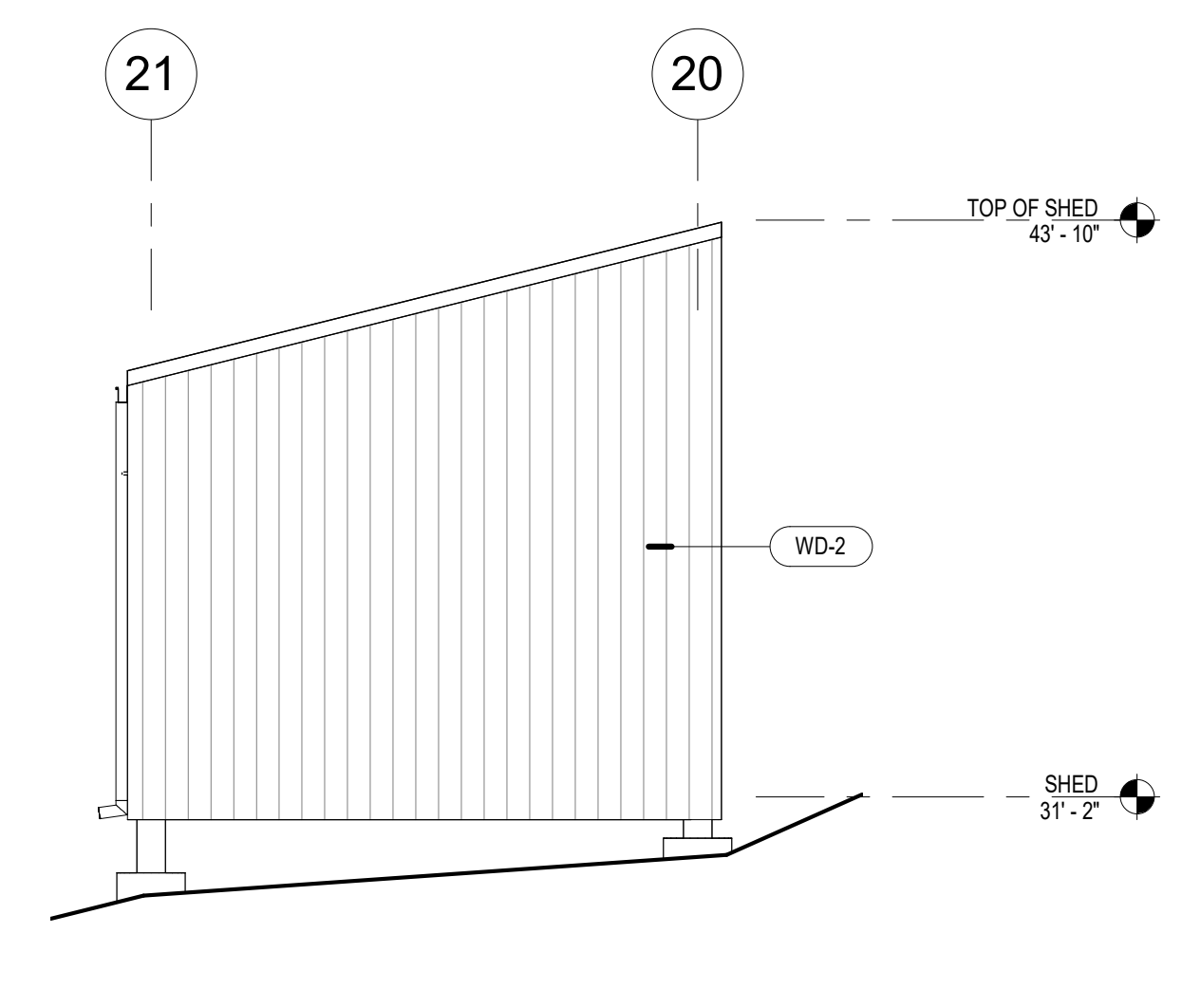
SHEET  
**COVERED WALKWAY ELEV, SECTIONS A162**



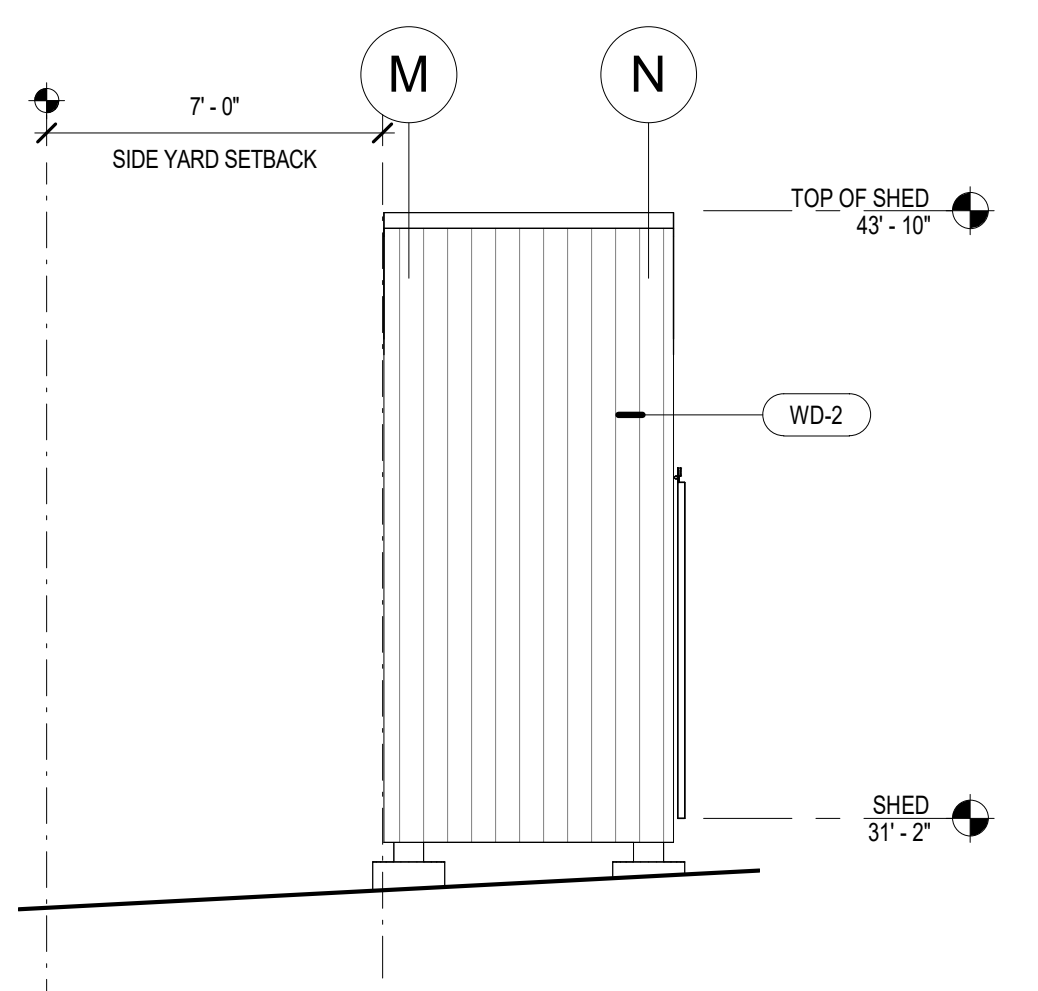
**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND  
 WD-2 | 07.46.23 - VERTICAL T&G KEBONY SIDING, REF DETAILS AND A030



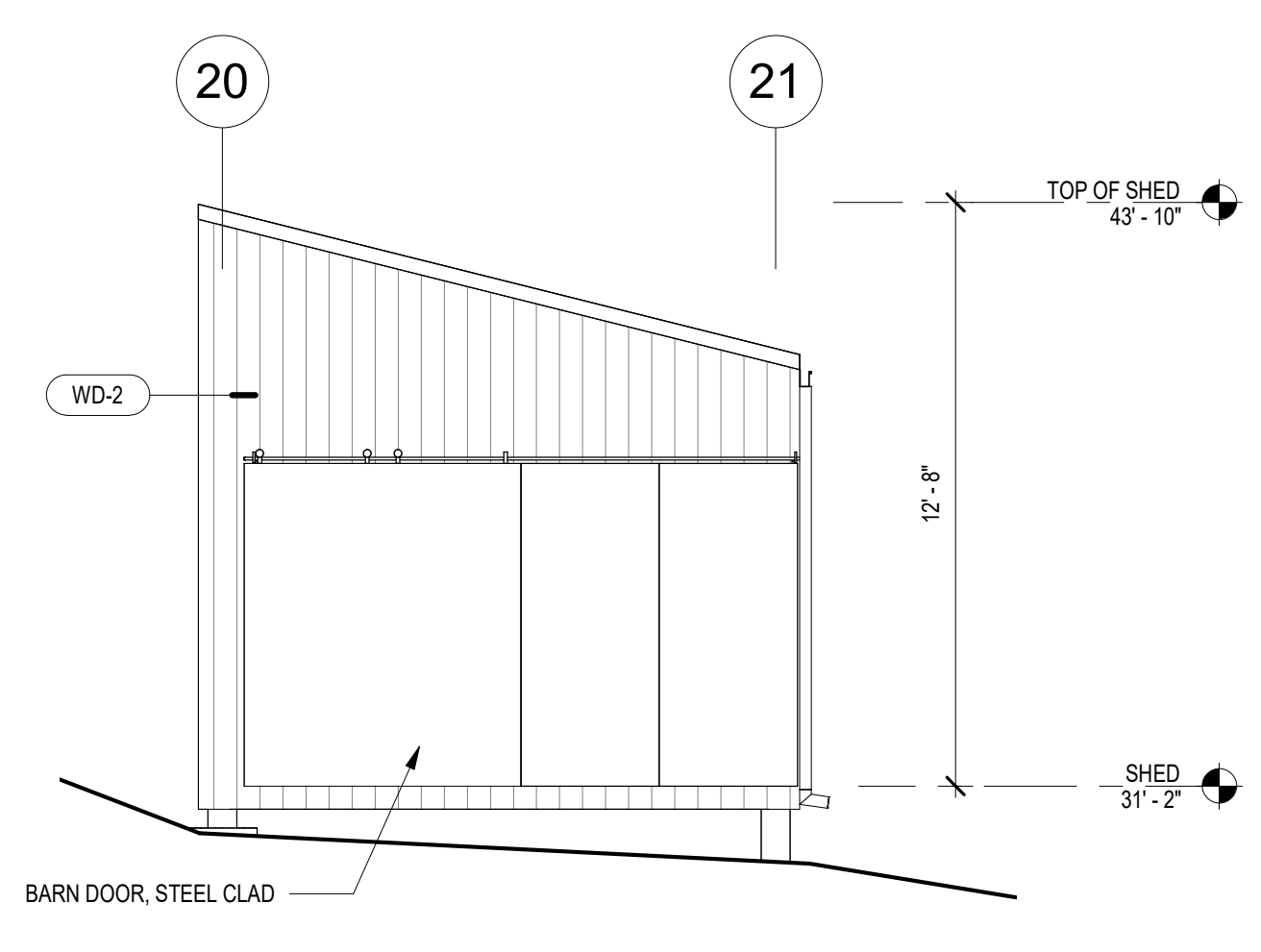
**4 SHED - EAST**  
 A171 1/4" = 1'-0"



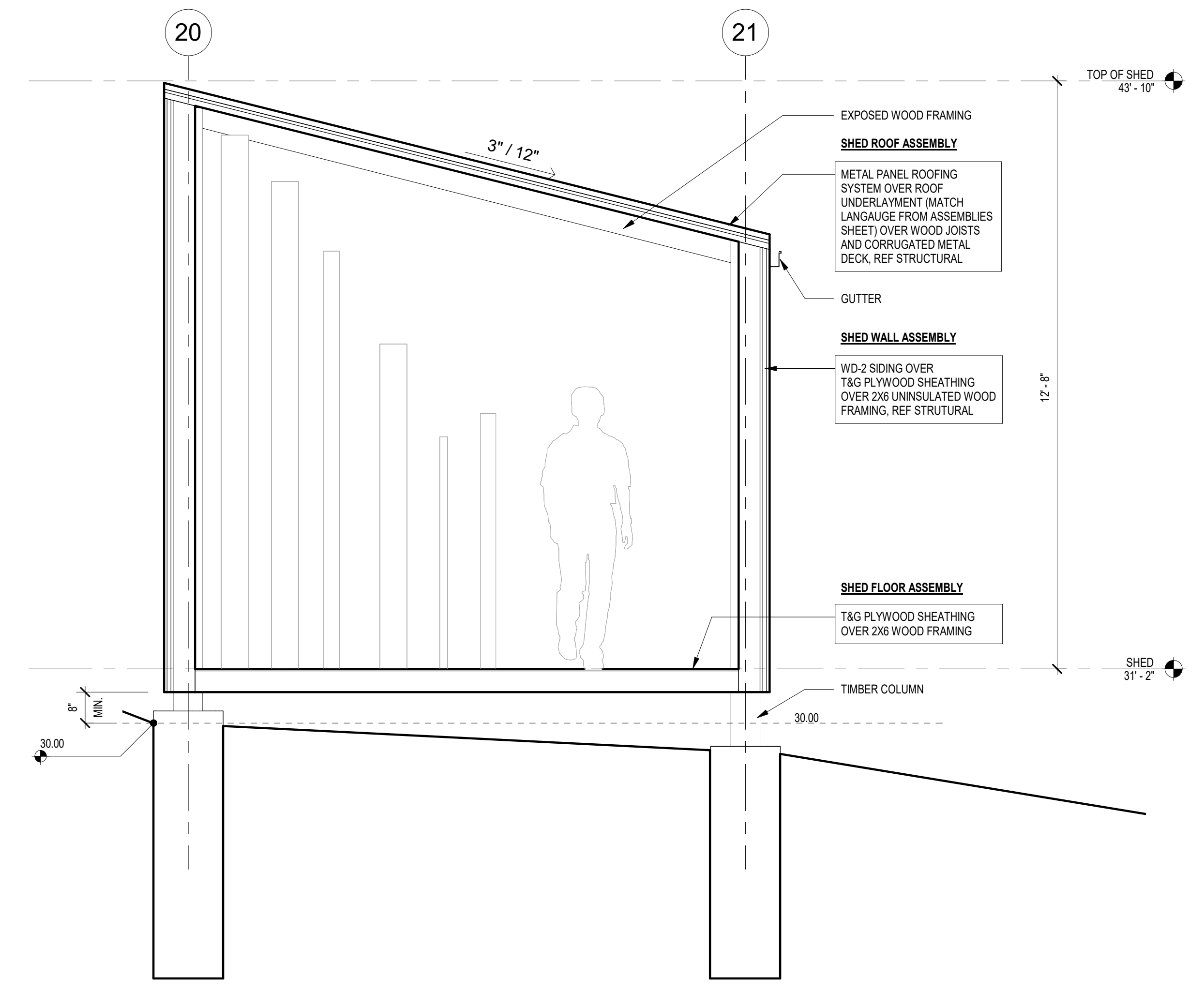
**5 SHED - NORTH**  
 A171 1/4" = 1'-0"



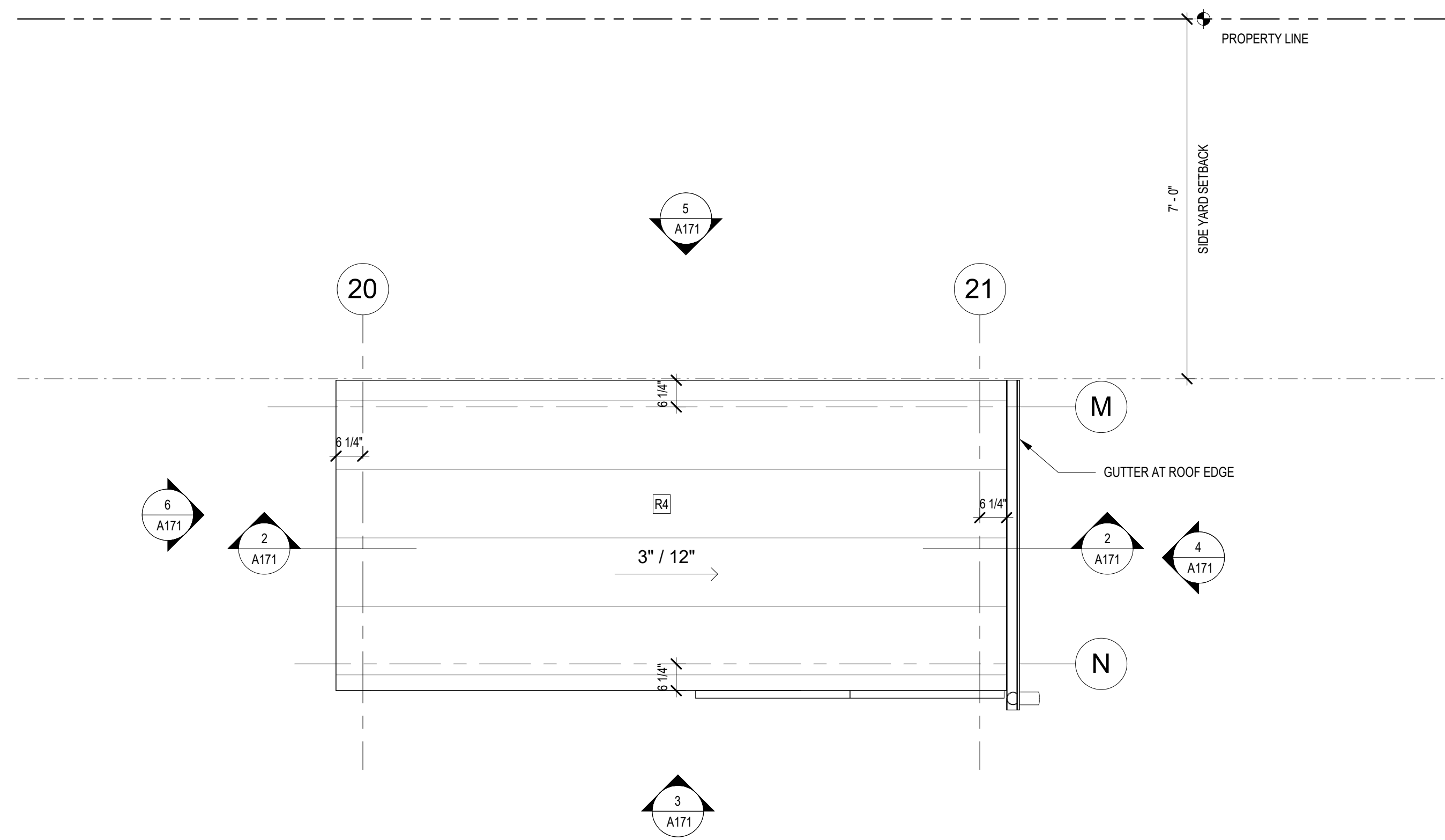
**6 SHED - WEST**  
 A171 1/4" = 1'-0"



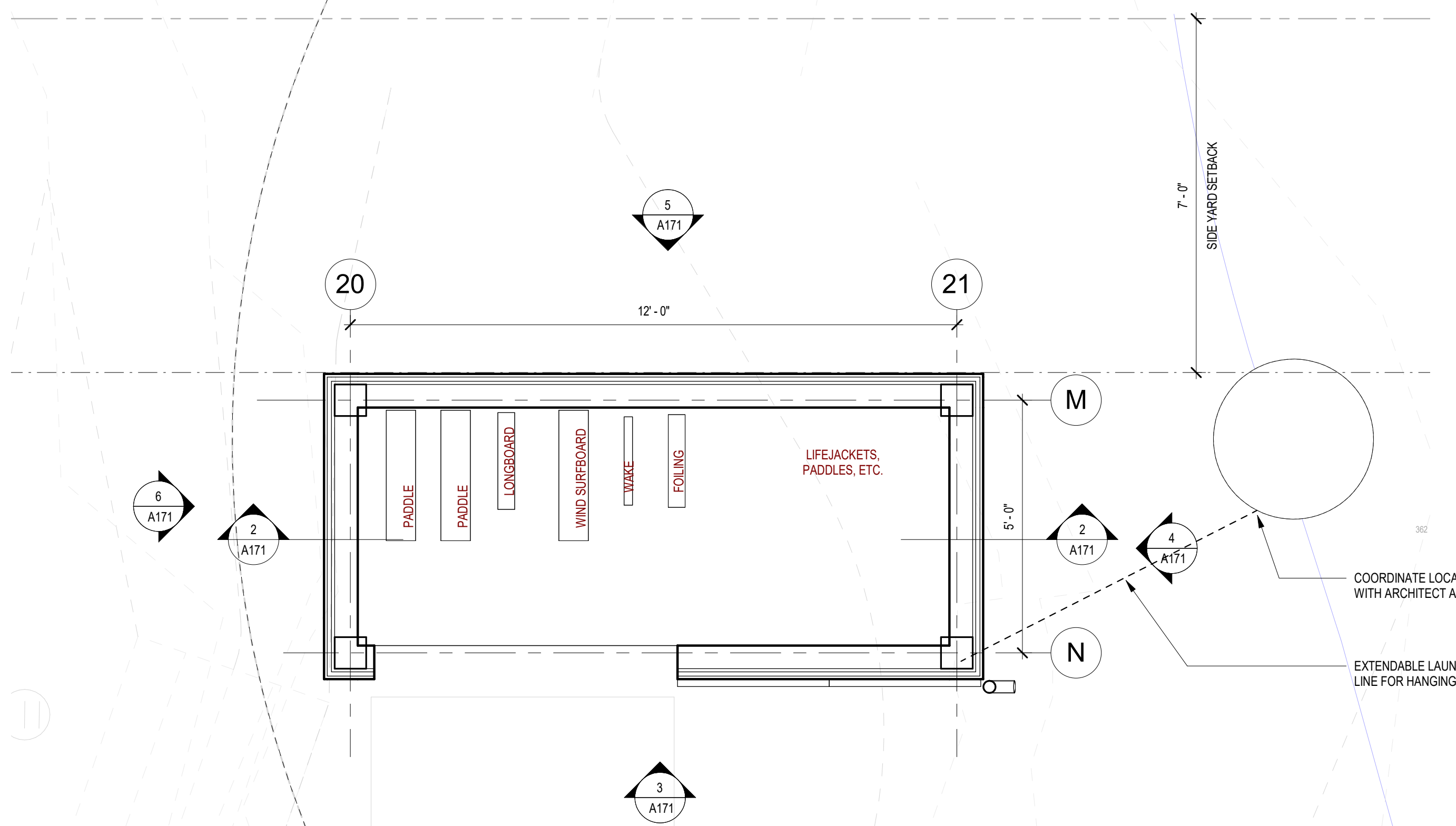
**3 SHED - SOUTH**  
 A171 1/4" = 1'-0"



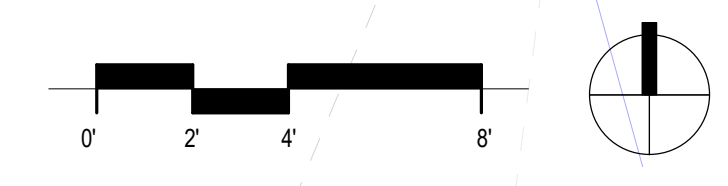
**2 SHED - EW SECTION**  
 A171 1/2" = 1'-0"



**7 ENL PLAN - SHED ROOF PLAN**  
 A171 1/2" = 1'-0"



**1 ENL PLAN - SHED**  
 A171 1/2" = 1'-0"



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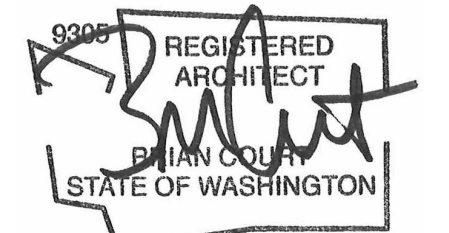
**SHED PLANS, ELEV, SECTION A171**





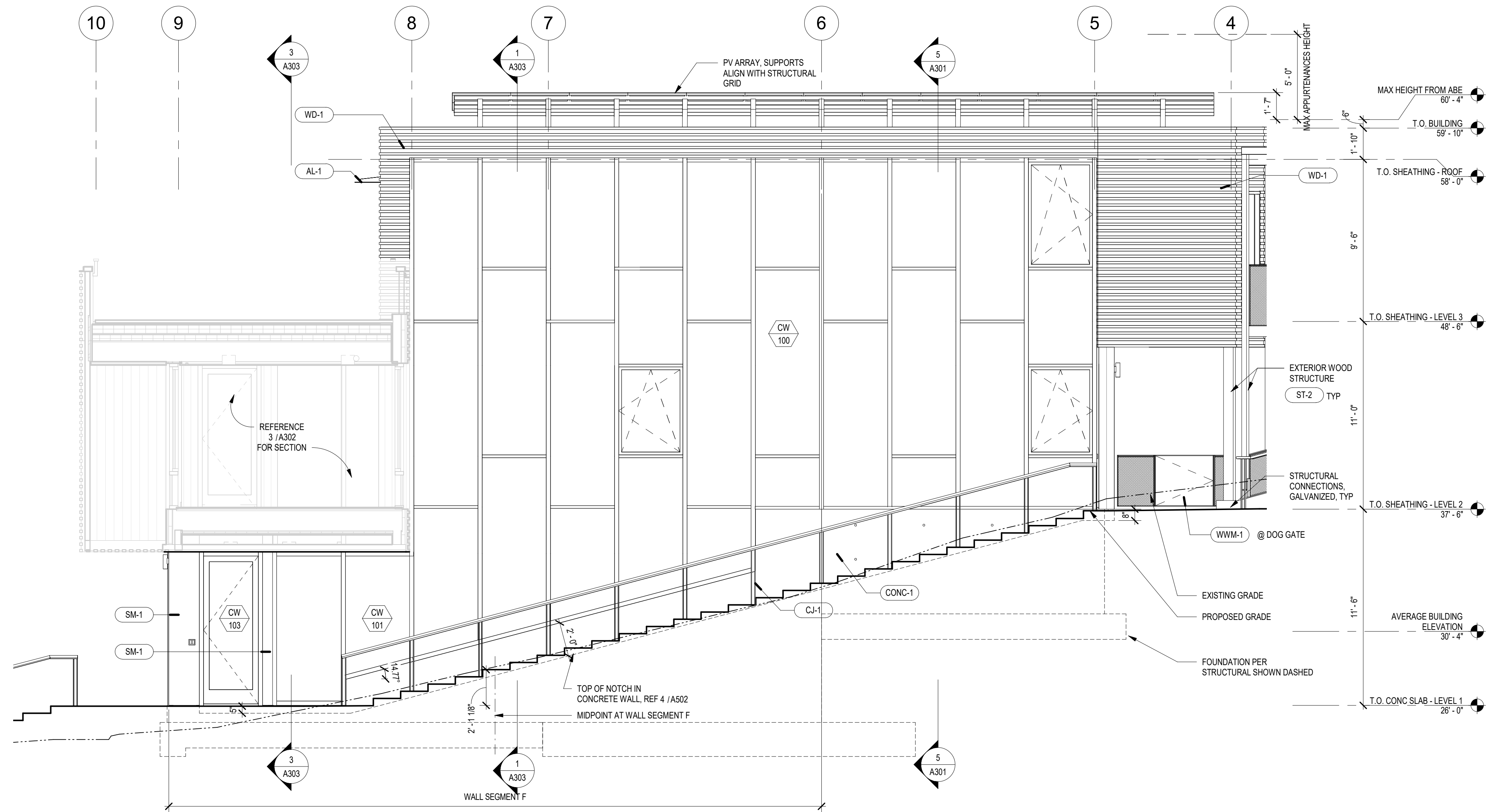


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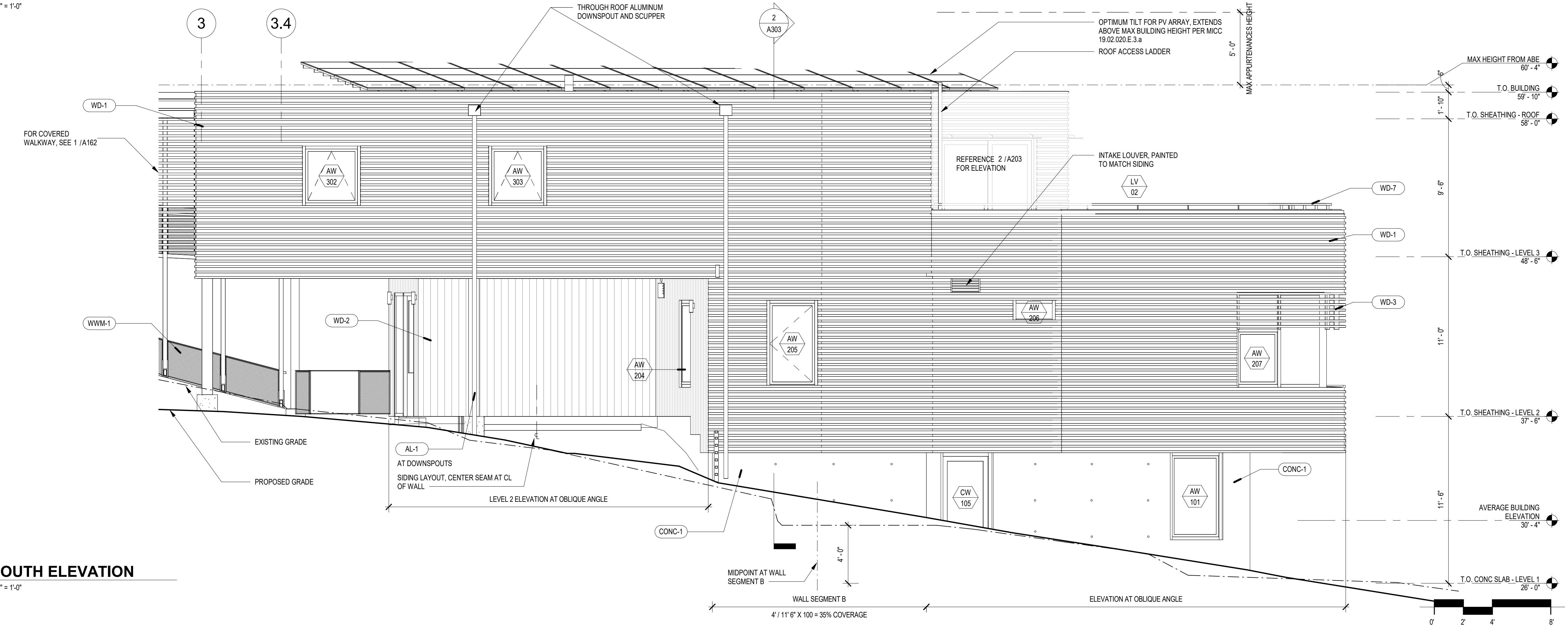


**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

AL-1	05 50 00 - POWDERCOATED ALUMINUM
CJ-1	03 30 00 - CONTROL JOINT AT CIP ARCHITECTURAL CONCRETE, CHAMFER STRIP
CONC-1	03 30 00 - CIP ARCHITECTURAL CONCRETE, FORM TIE LOCATIONS TO BE COORDINATED IN SHOP DRAWINGS
SM-1	07 62 00 - SHEET METAL TRIM, REFERENCE DETAILS. FINISH TO MATCH ADJACENT MATERIAL
ST-2	09 93 13 - EXTERIOR WOOD FINISH
WD-1	07 46 23 - HORIZONTAL RIBBED KEBONY SIDING, REF DETAILS AND A030
WD-2	07 46 23 - VERTICAL T&G KEBONY SIDING, REF DETAILS AND A030
WD-3	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER STEEL SUPPORTS, STEEL SUPPORTS TO BE PAINTED WITH HIGH PERFORMANCE PAINT, REF DETAILS AND A030
WD-7	06 40 00 - KEBONY HANDRAIL WITH POWDERCOATED ALUMINUM SUPPORTS
WWM-1	05 51 31 - WOVEN WIRE MESH, STAINLESS



**2 HILLCLIMB SOUTH ELEVATION / SECTION**  
 A111 A202 1/4" = 1'-0"  
 2' 1 1/8" x 11' 6" X 100 = 18%



**1 SOUTH ELEVATION**  
 A121 A202 1/4" = 1'-0"  
 4' 11' 6" X 100 = 35% COVERAGE

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**BUILDING ELEVATIONS A202**

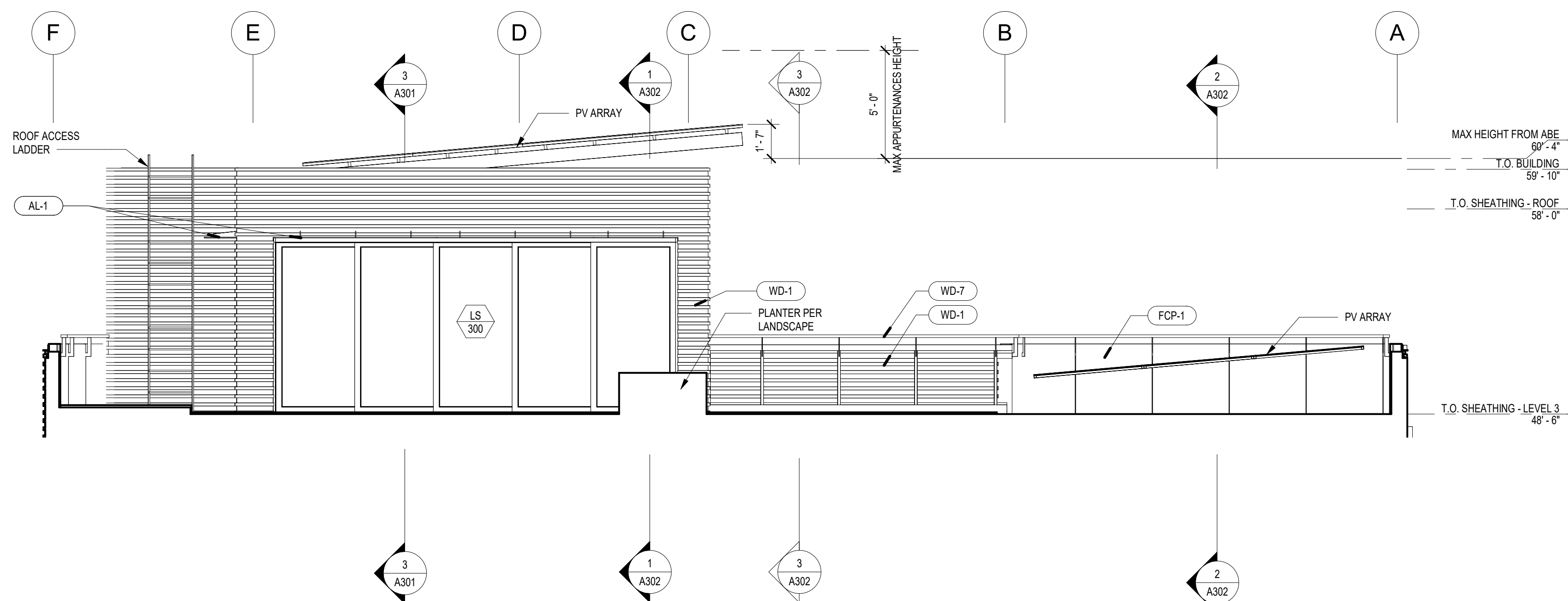
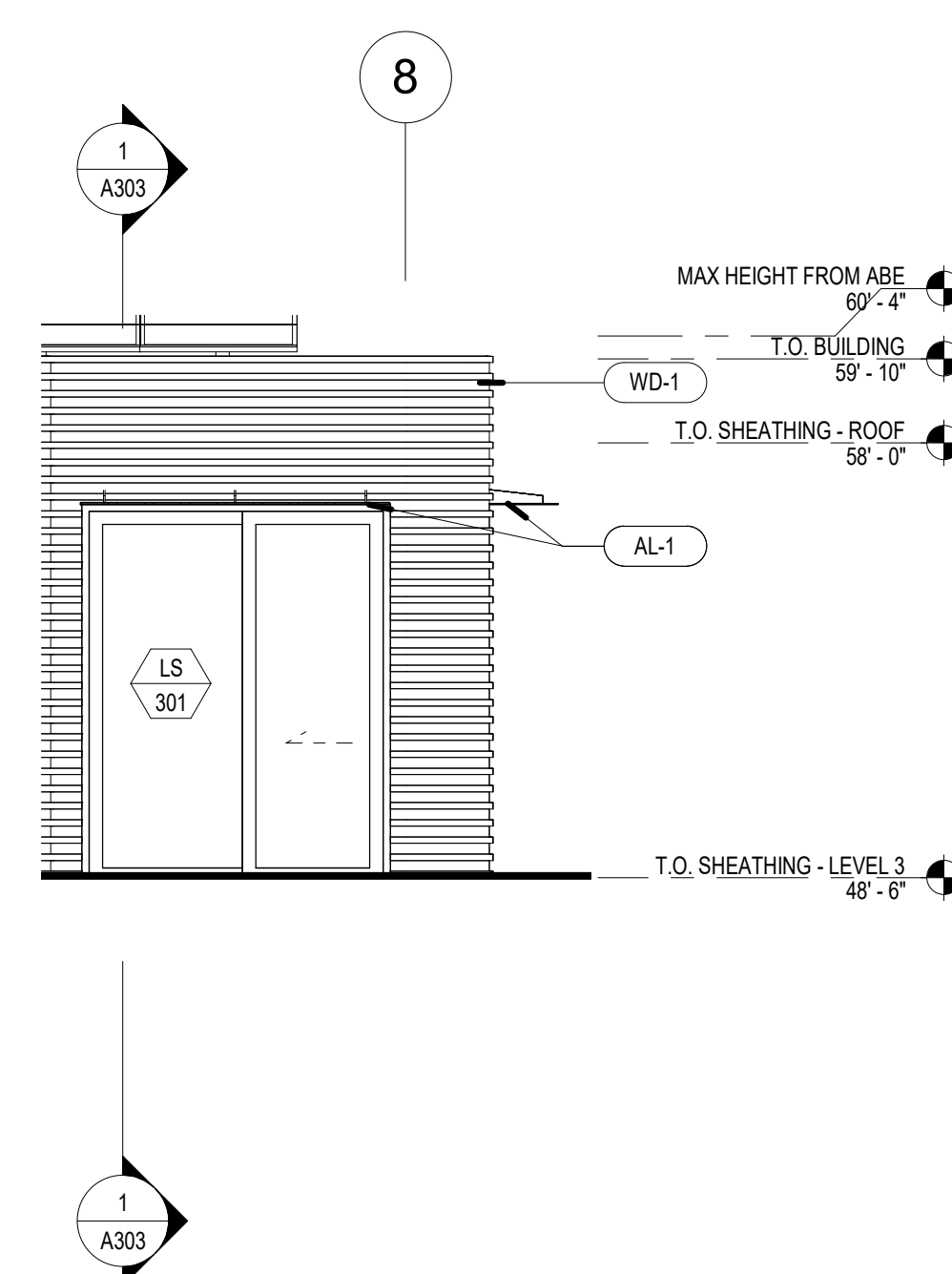
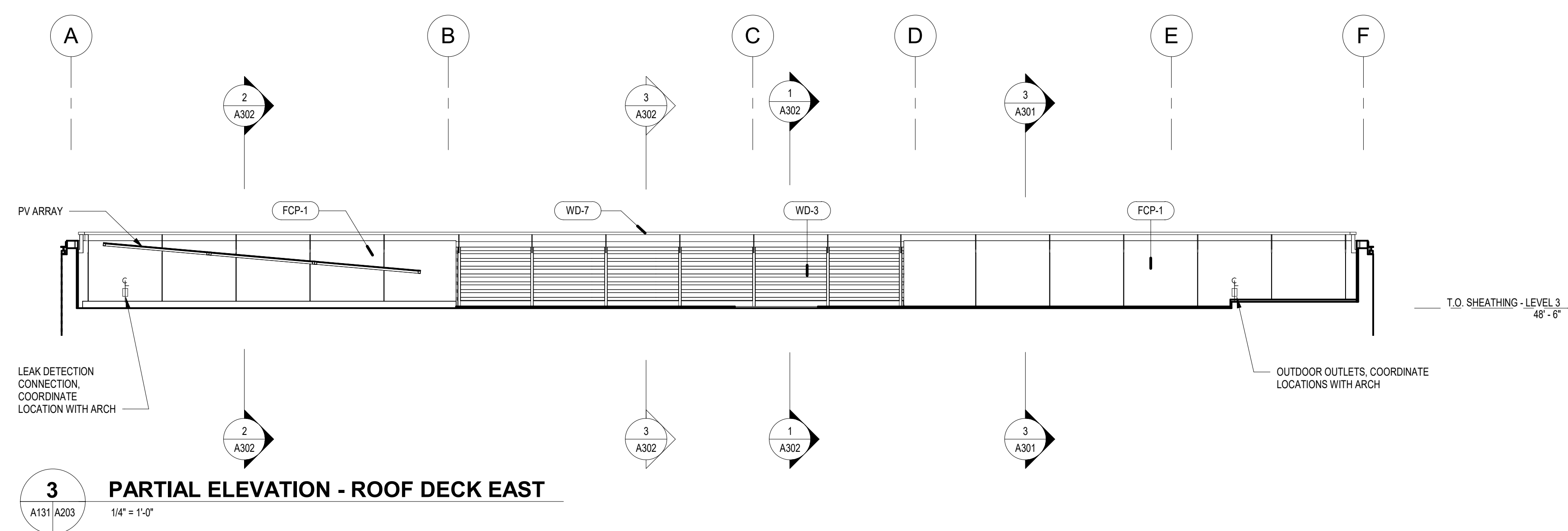
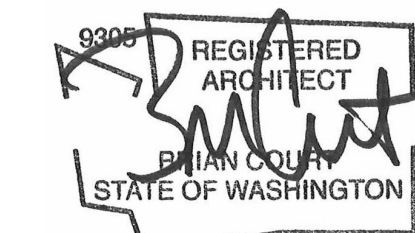


**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

AL-1	05 50 00 - POWDERCOATED ALUMINUM
FCP-1	07 46 46 - FIBER CEMENT SIDING
WD-1	07 46 23 - HORIZONTAL RIBBED KEBONY SIDING, REF DETAILS AND A030
WD-3	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER STEEL SUPPORTS, STEEL SUPPORTS TO BE PAINTED WITH HIGH PERFORMANCE PAINT, REF DETAILS AND A030
WD-7	06 40 00 - KEBONY HANDRAIL WITH POWDERCOATED ALUMINUM SUPPORTS

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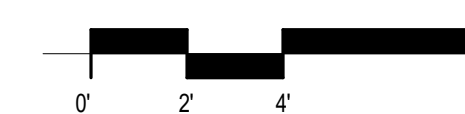
No.	Description	Date

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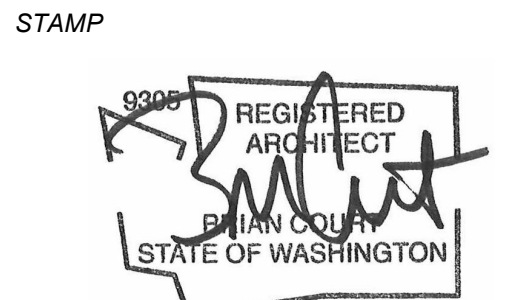
Issue Date: JUNE 16, 2022

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**BUILDING ELEVATIONS A203**







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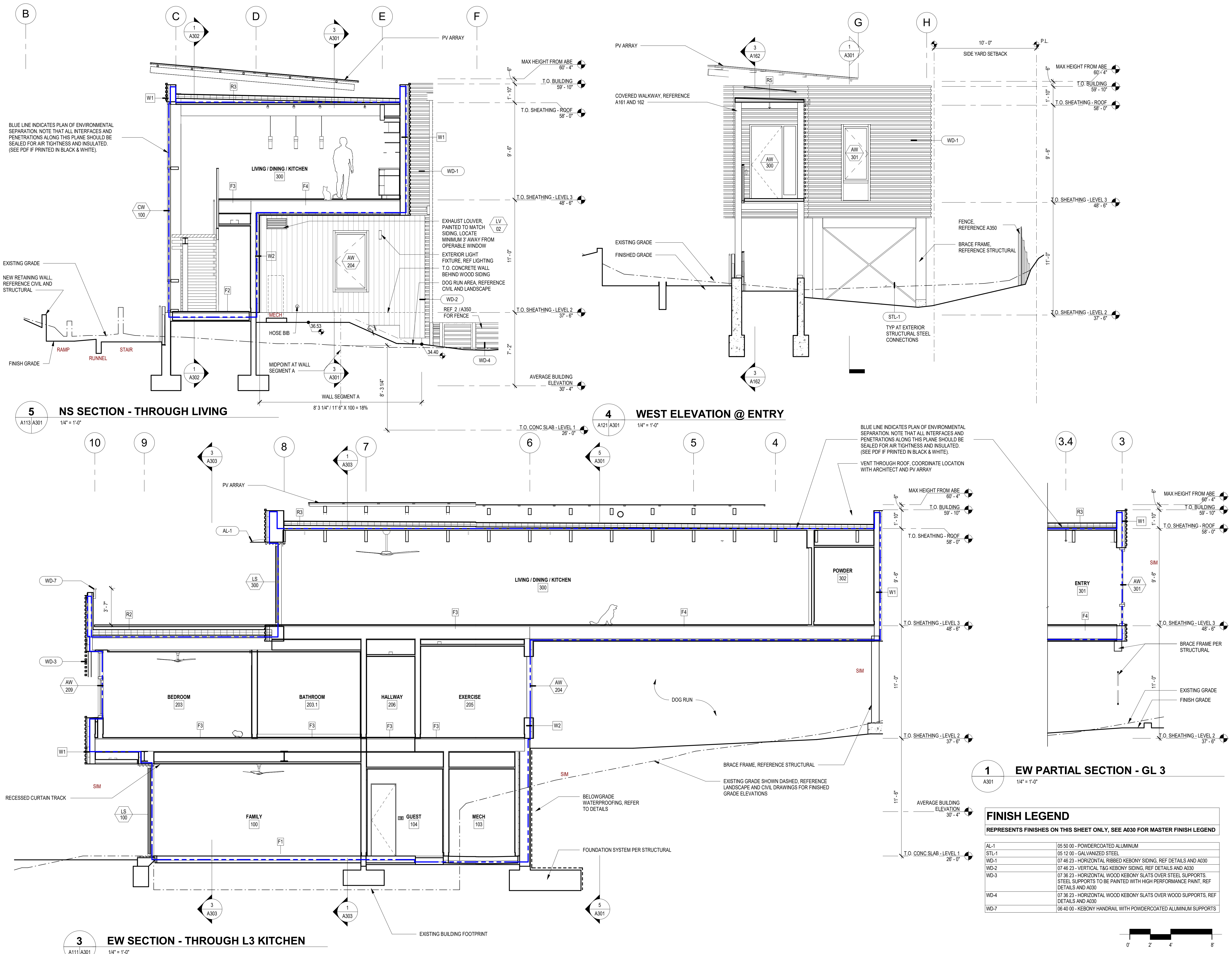
JUNE 16, 2022

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No.	Description	Date

Drawn: AN  
 Checked: AN  
 MJH Proj No.: A20.0085.00  
 Issue Date: JUNE 16, 2022

**BUILDING ELEVATIONS / SECTIONS A301**

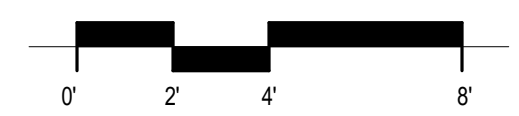


BLUE LINE INDICATES PLAN OF ENVIRONMENTAL SEPARATION. NOTE THAT ALL INTERFACES AND PENETRATIONS ALONG THIS PLANE SHOULD BE SEALED FOR AIR TIGHTNESS AND INSULATED. (SEE PDF IF PRINTED IN BLACK & WHITE).

BLUE LINE INDICATES PLAN OF ENVIRONMENTAL SEPARATION. NOTE THAT ALL INTERFACES AND PENETRATIONS ALONG THIS PLANE SHOULD BE SEALED FOR AIR TIGHTNESS AND INSULATED. (SEE PDF IF PRINTED IN BLACK & WHITE).

**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

AL-1	05 50 00 - POWDERCOATED ALUMINUM
STL-1	05 12 00 - GALVANIZED STEEL
WD-1	07 46 23 - HORIZONTAL RIBBED KEBONY SIDING, REF DETAILS AND A030
WD-2	07 46 23 - VERTICAL T&G KEBONY SIDING, REF DETAILS AND A030
WD-3	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER STEEL SUPPORTS, STEEL SUPPORTS TO BE PAINTED WITH HIGH PERFORMANCE PAINT, REF DETAILS AND A030
WD-4	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER WOOD SUPPORTS, REF DETAILS AND A030
WD-7	06 40 00 - KEBONY HANDRAIL WITH POWDERCOATED ALUMINUM SUPPORTS



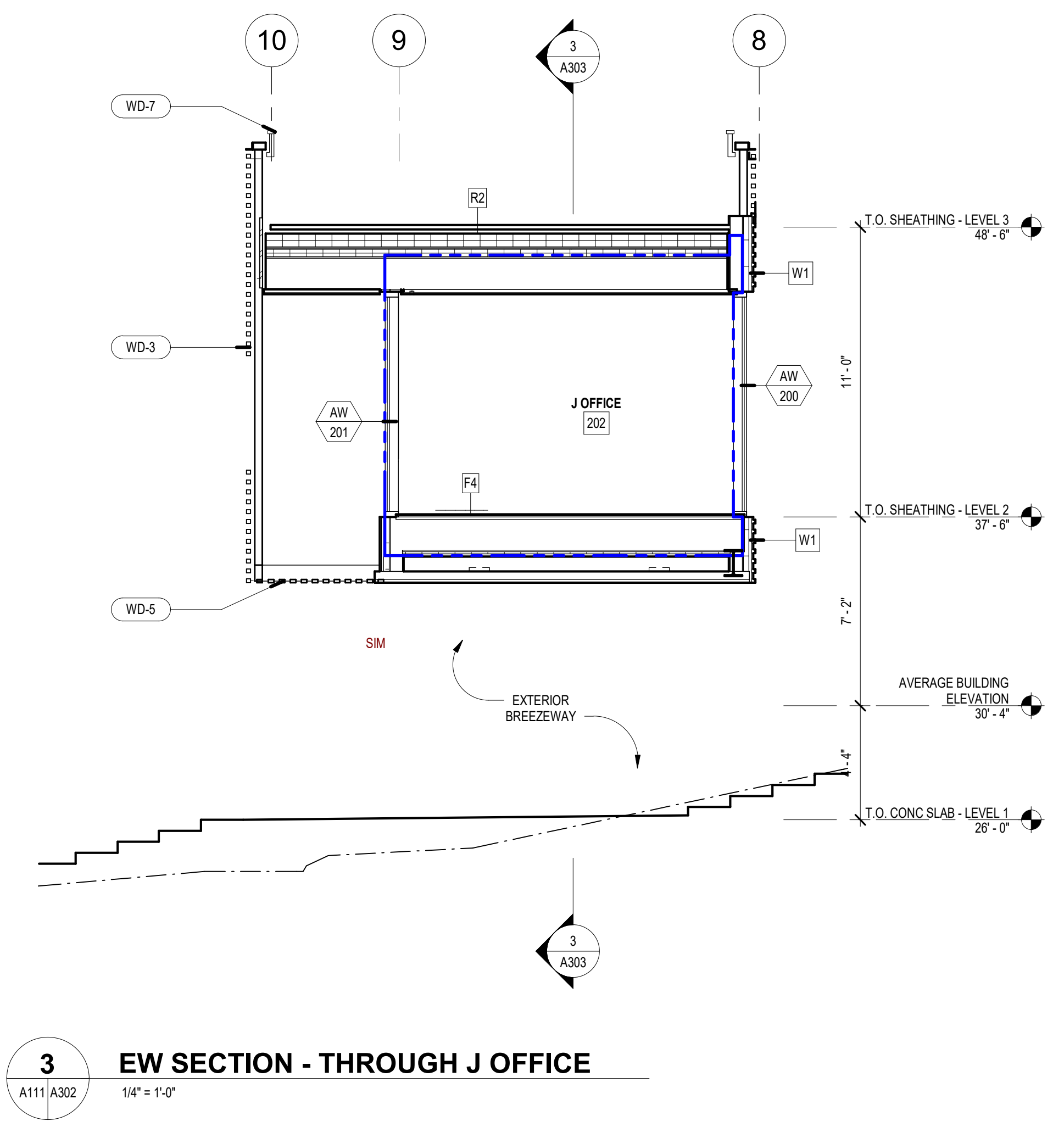
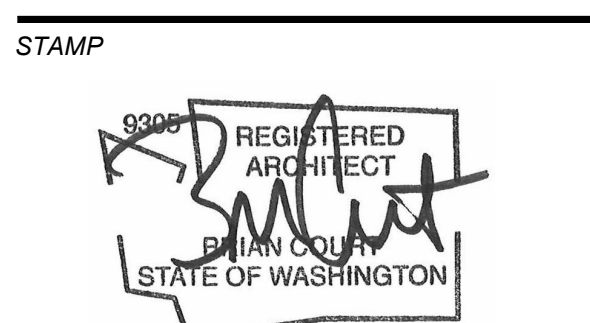
**5 NS SECTION - THROUGH LIVING**  
 A113 A301 1/4" = 1'-0"

**4 WEST ELEVATION @ ENTRY**  
 A121 A301 1/4" = 1'-0"

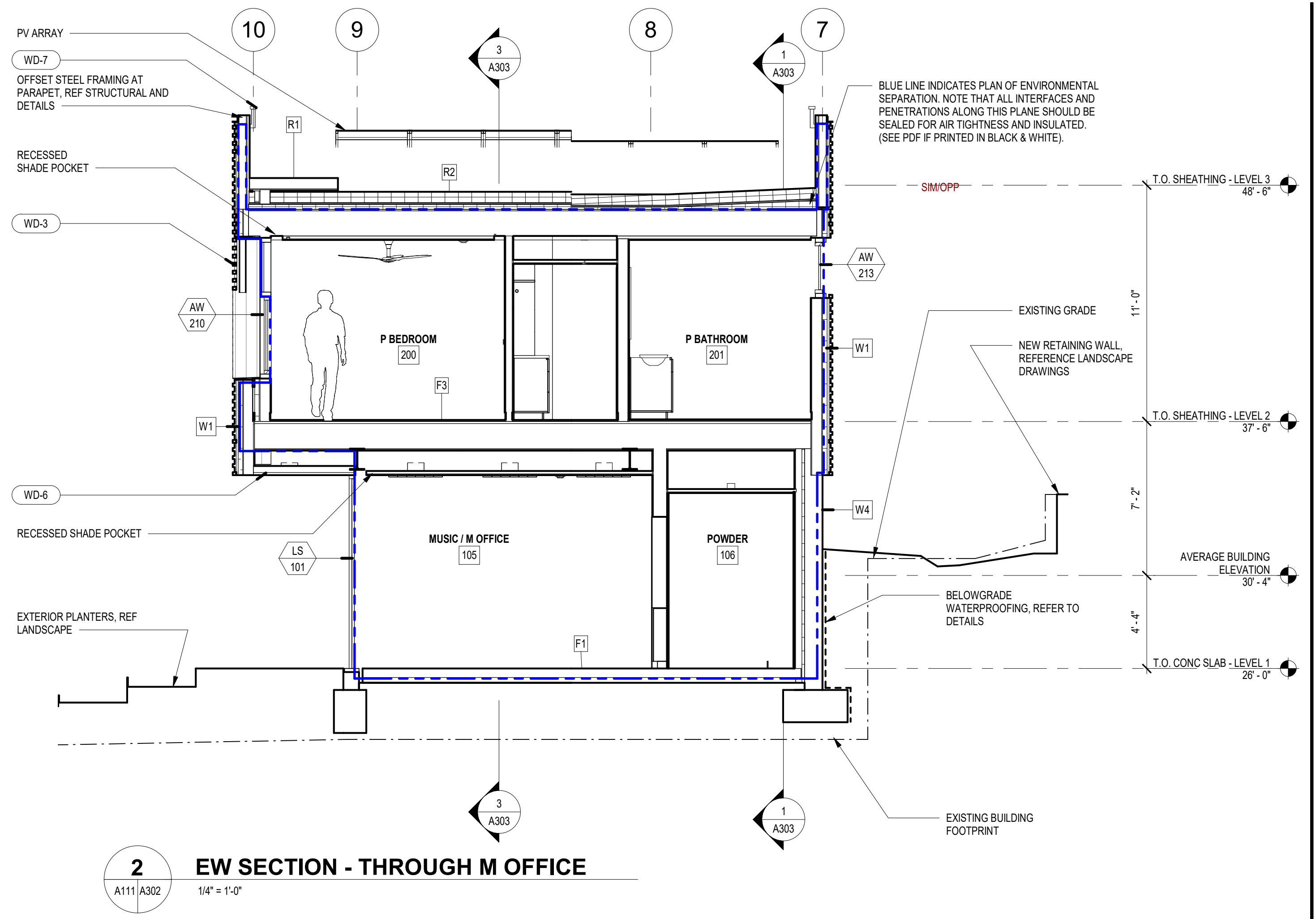
**1 EW PARTIAL SECTION - GL 3**  
 A301 1/4" = 1'-0"

**3 EW SECTION - THROUGH L3 KITCHEN**  
 A111 A301 1/4" = 1'-0"

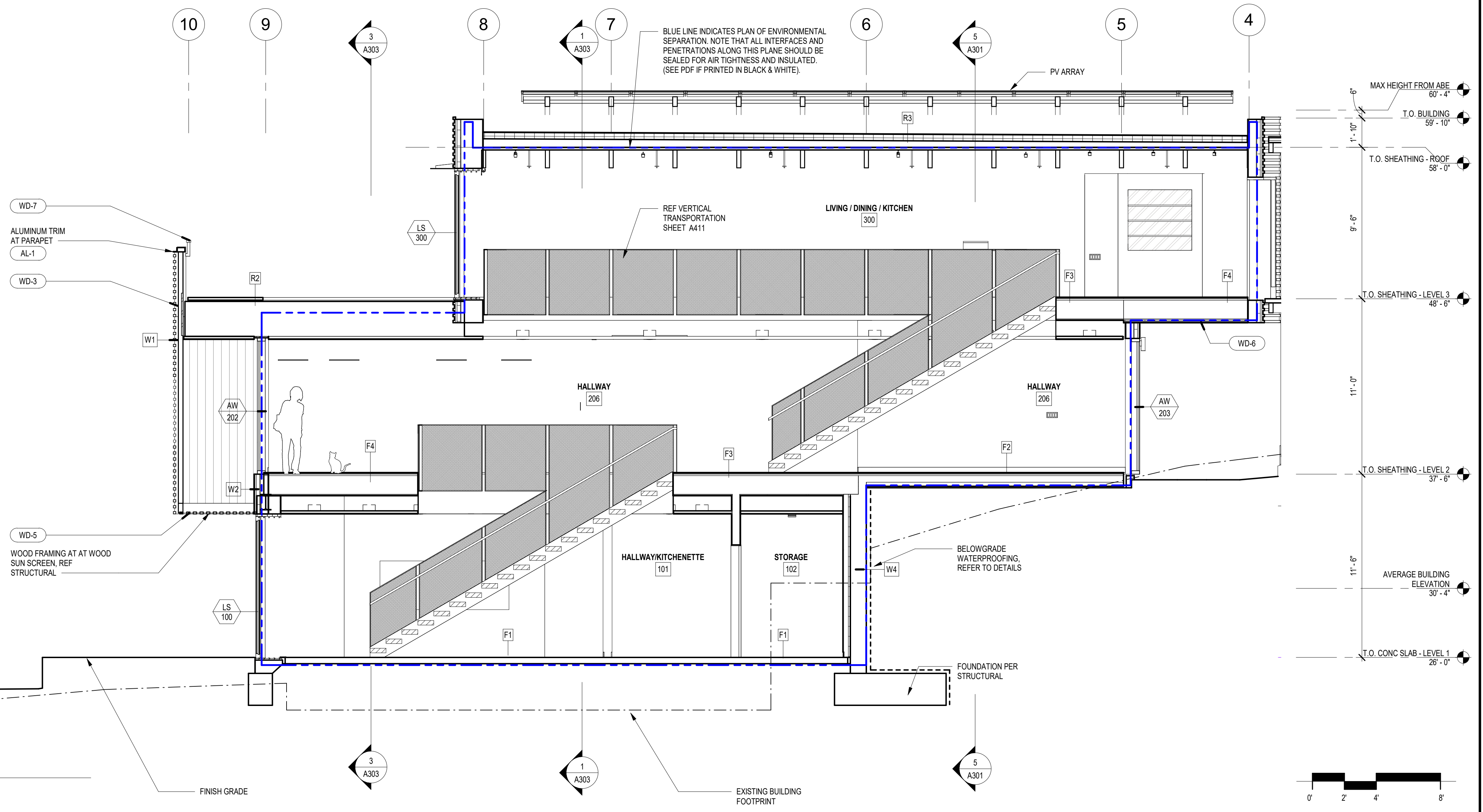




**3 EW SECTION - THROUGH J OFFICE**  
 A111/A302 1/4" = 1'-0"



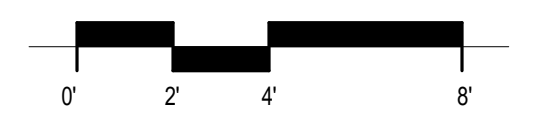
**2 EW SECTION - THROUGH M OFFICE**  
 A111/A302 1/4" = 1'-0"



**1 EW SECTION - THROUGH STAIRS EAST**  
 A111/A302 1/4" = 1'-0"

**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

AL-1	05 50 00 - POWDERCOATED ALUMINUM
WD-3	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER STEEL SUPPORTS. STEEL SUPPORTS TO BE PAINTED WITH HIGH PERFORMANCE PAINT, REF DETAILS AND A030
WD-5	07 46 23 - OPEN SLAT WOOD SOFFIT
WD-6	07 36 23 - EXTERIOR WOOD SOFFIT
WD-7	06 40 00 - KEBONY HANDRAIL WITH POWDERCOATED ALUMINUM SUPPORTS



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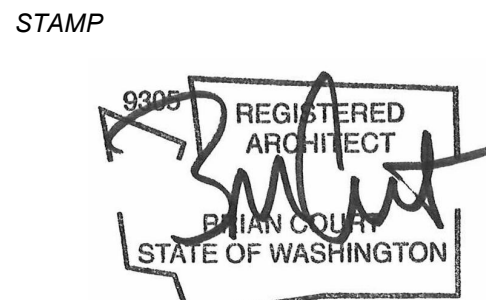
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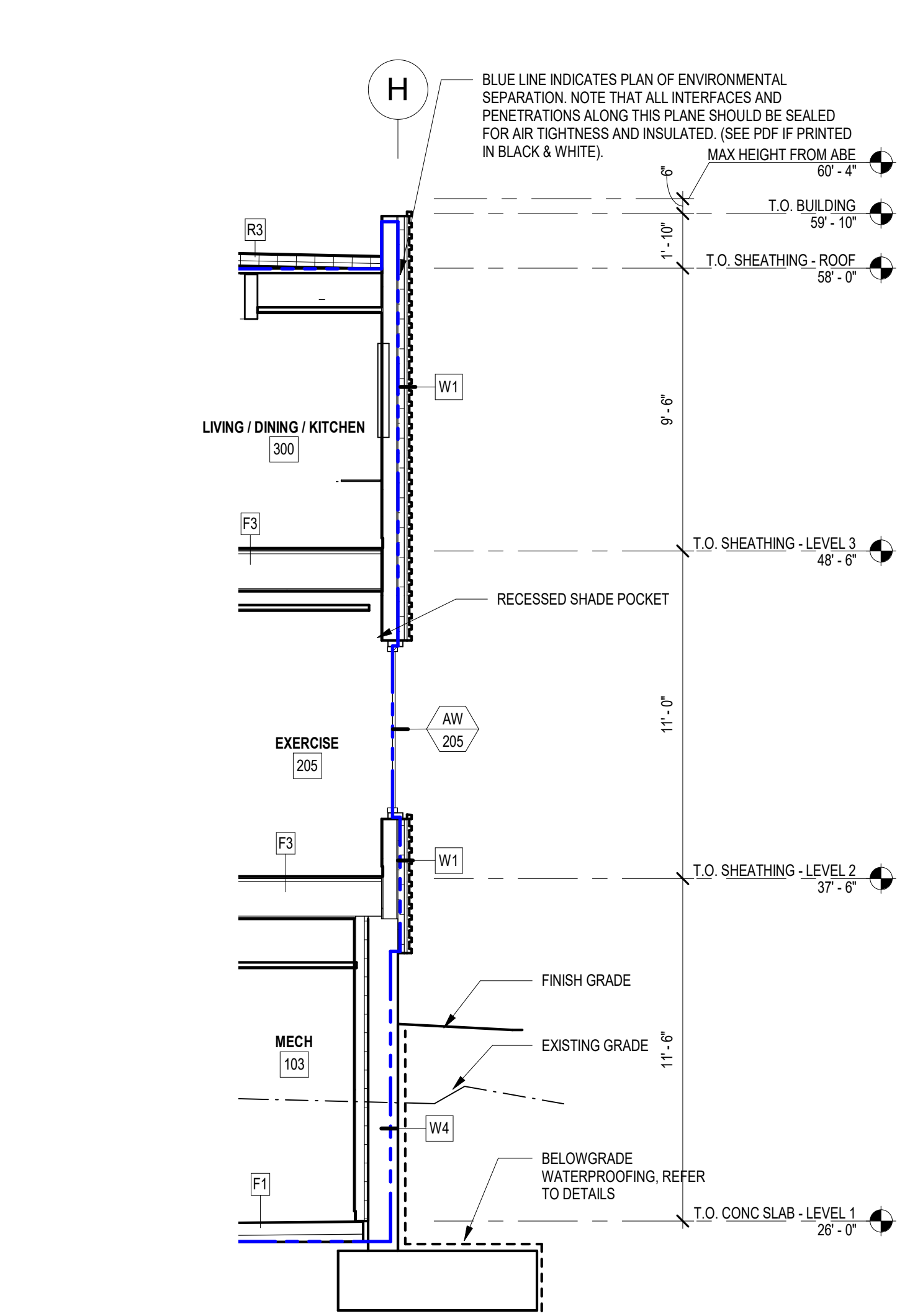
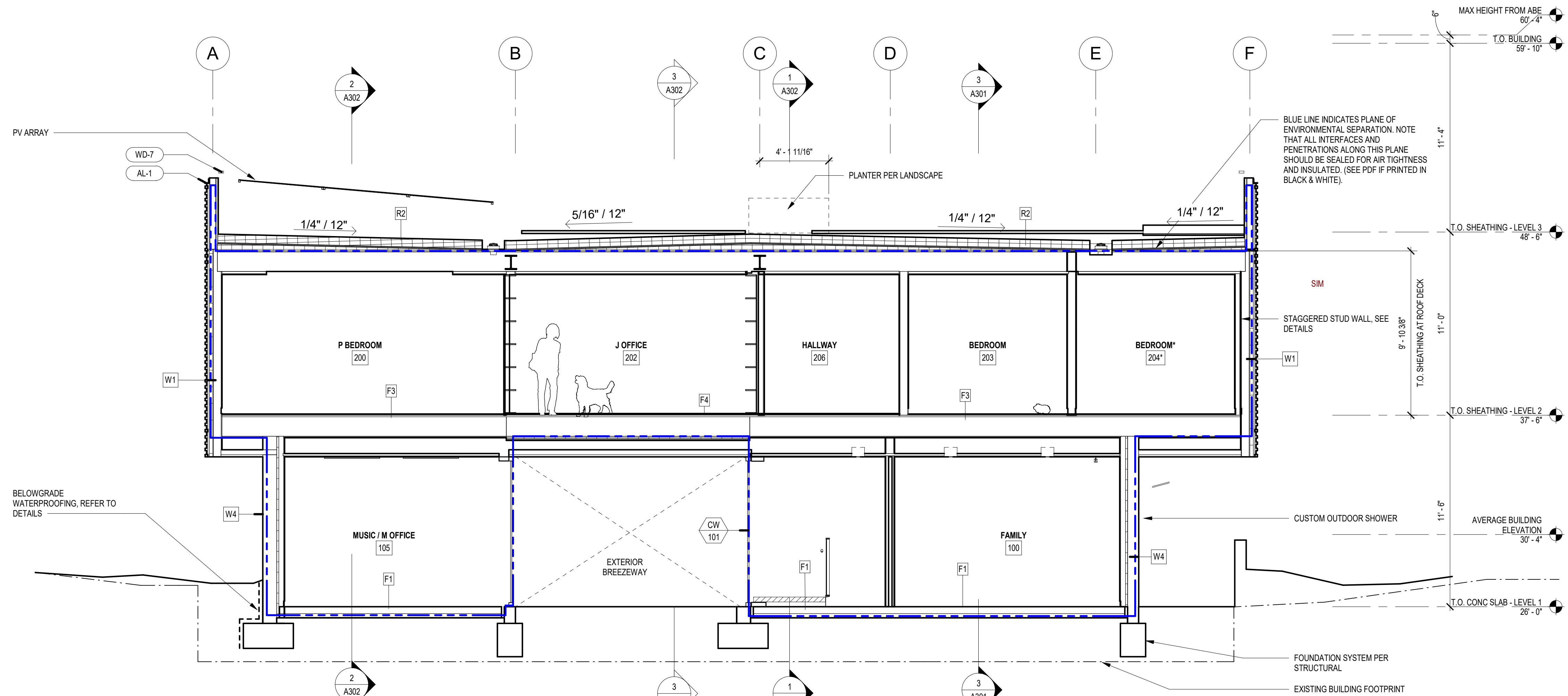
**BUILDING SECTIONS A302**



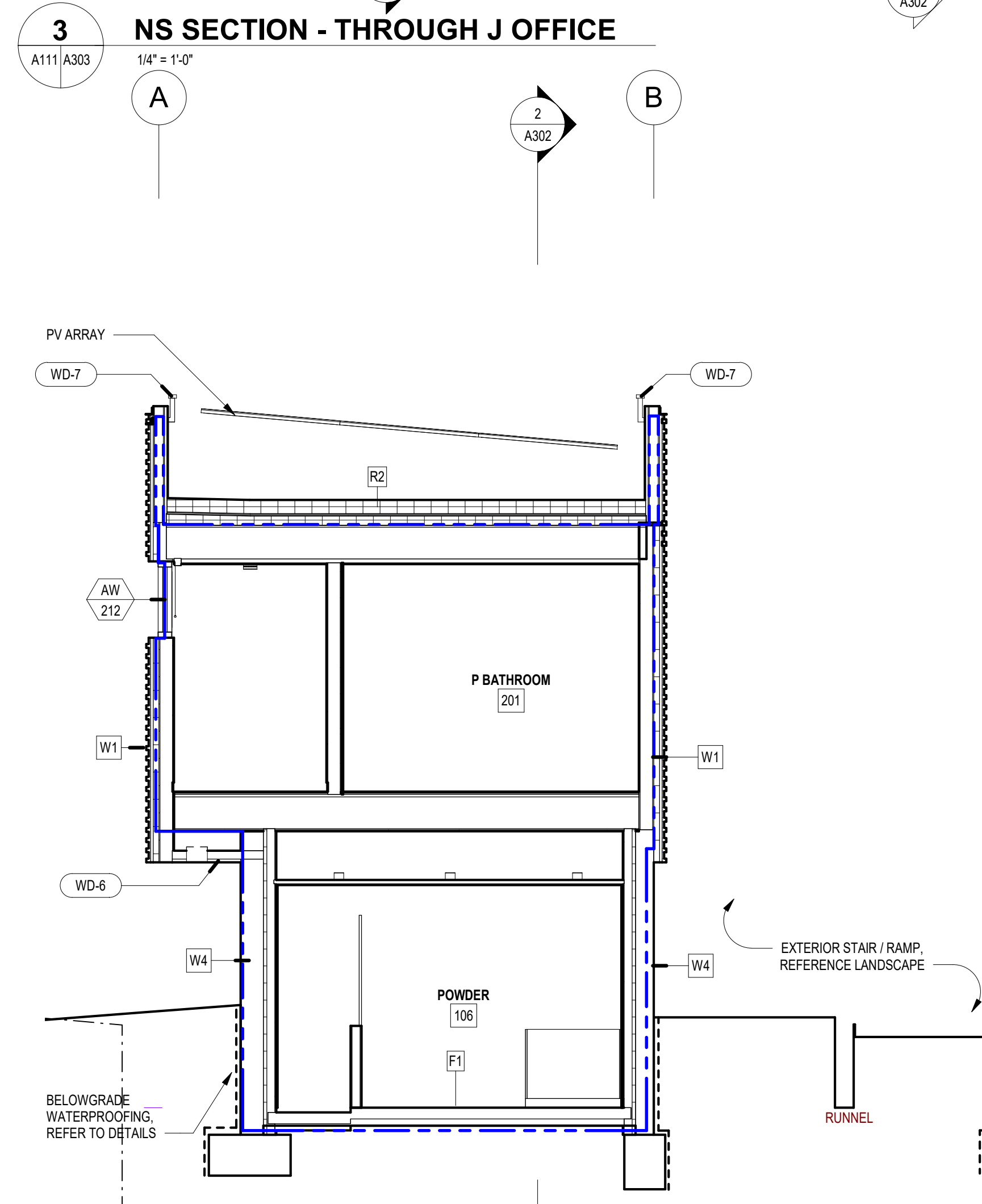


**FINISH LEGEND**  
 REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

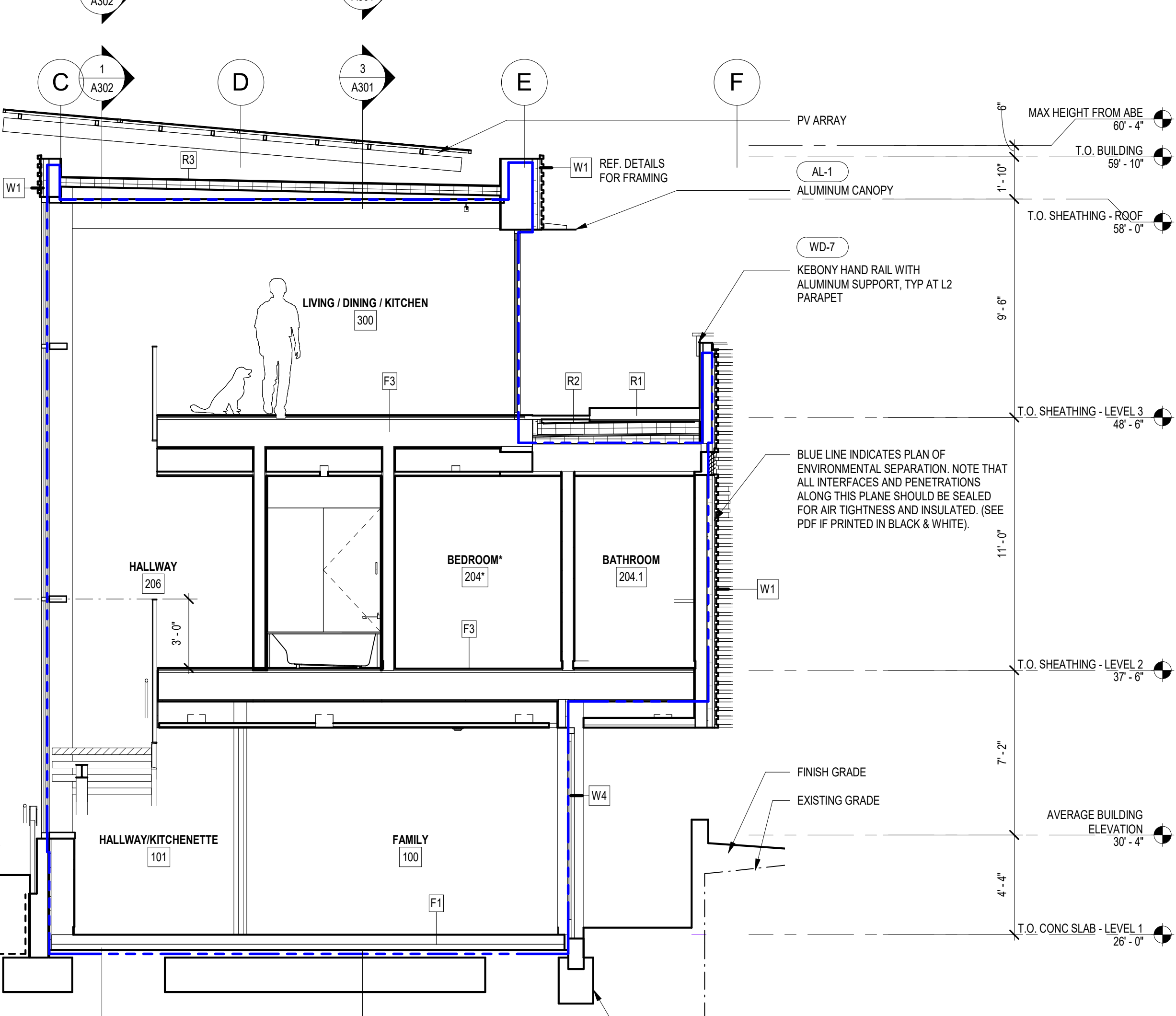
AL-1	05 50 00 - POWDERCOATED ALUMINUM
WD-6	07 36 23 - EXTERIOR WOOD SOFFIT
WD-7	06 40 00 - KEBONY HANDRAIL WITH POWDERCOATED ALUMINUM SUPPORTS



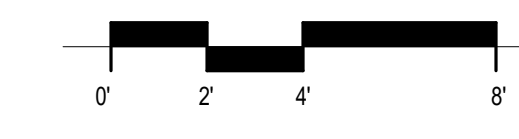
**2 NS SECTION @ GL H**  
 1/4" = 1'-0"



**3 NS SECTION - THROUGH J OFFICE**  
 1/4" = 1'-0"



**1 NS SECTION - THROUGH BREEZEWAY**  
 1/4" = 1'-0"



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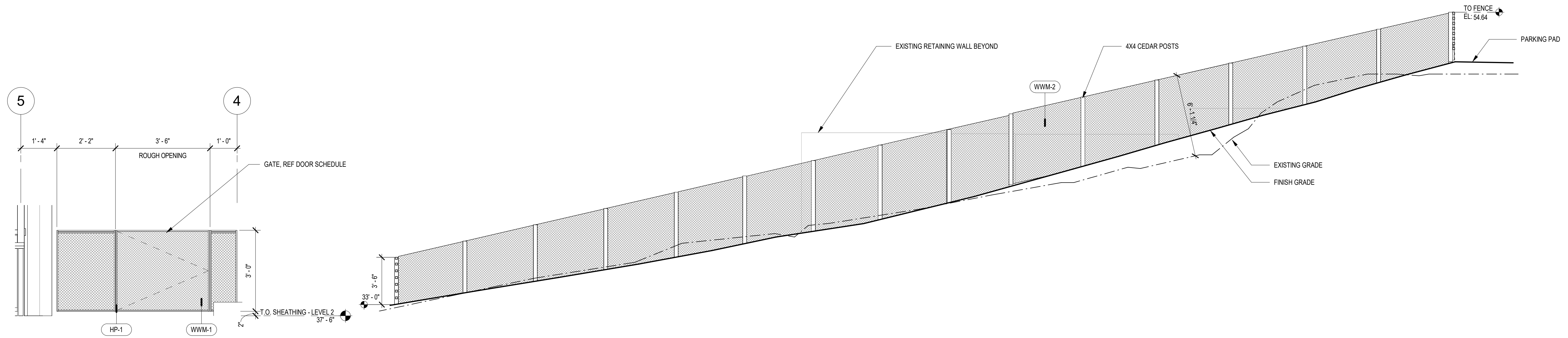
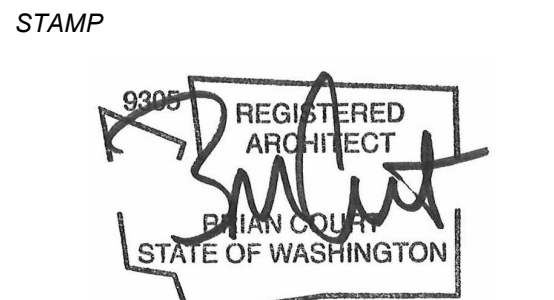
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 MJH Proj No.: A20.0085.00  
 Issue Date: JUNE 16, 2022

SHEET

**BUILDING SECTIONS A303**

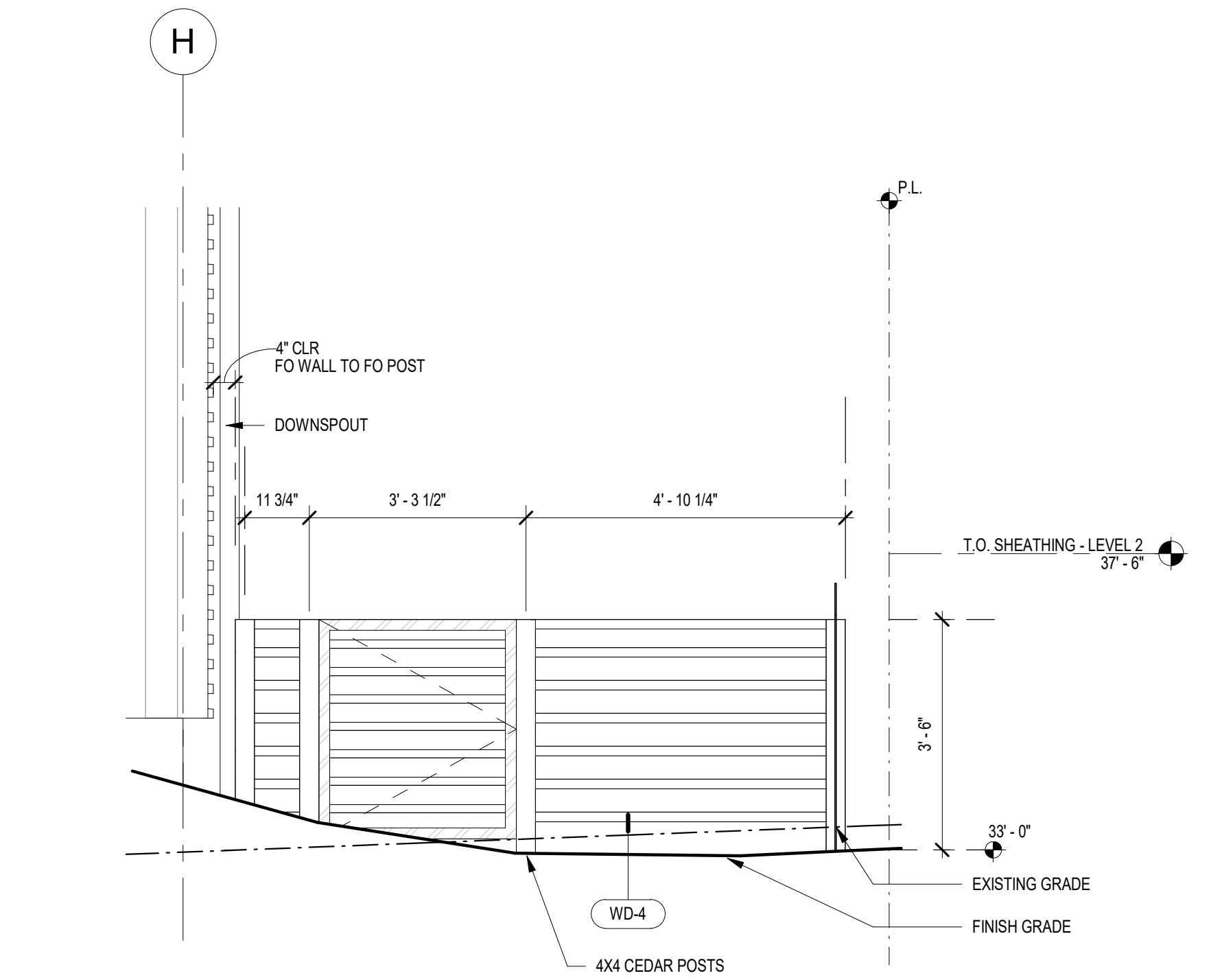


FINISH LEGEND	
REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND	
HP-1	09 97 13 - HIGH PERFORMANCE COATING
WD-4	07 36 23 - HORIZONTAL WOOD KEBONY SLATS OVER WOOD SUPPORTS, REF DETAILS AND A030
WWM-1	05 51 31 - WOVEN WIRE MESH, STAINLESS
WWM-2	05 50 00 - WELDED WIRE MESH, GALVANIZED

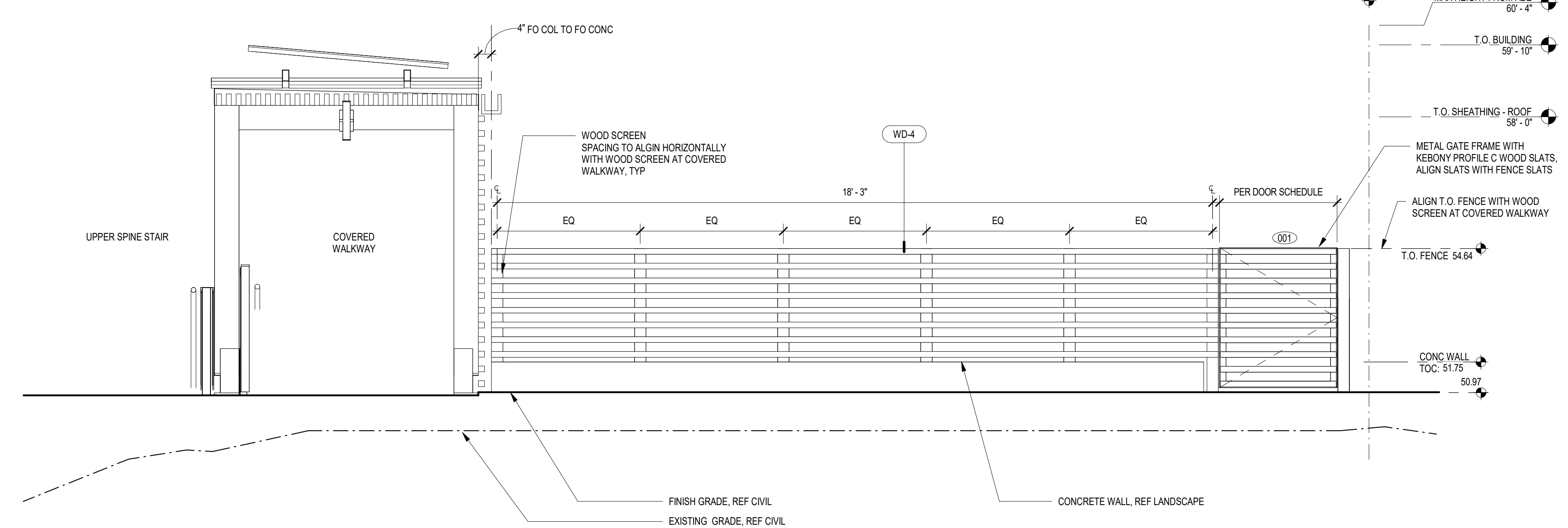


**4 FENCE AT DOG RUN - NORTH**  
 G101 A350 1/2" = 1'-0"

**3 FENCE AT DOG RUN - SOUTH**  
 G101 A350 1/4" = 1'-0"



**2 FENCE AT DOGRUN - EAST**  
 G101 A350 1/2" = 1'-0"



**1 FENCE AT PARKING PAD / DOG RUN - WEST**  
 G101 A350 1/2" = 1'-0"

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040

**BUILDING PERMIT SUBMITTAL**

JUNE 16, 2022

REVISIONS		
No.	Description	Date

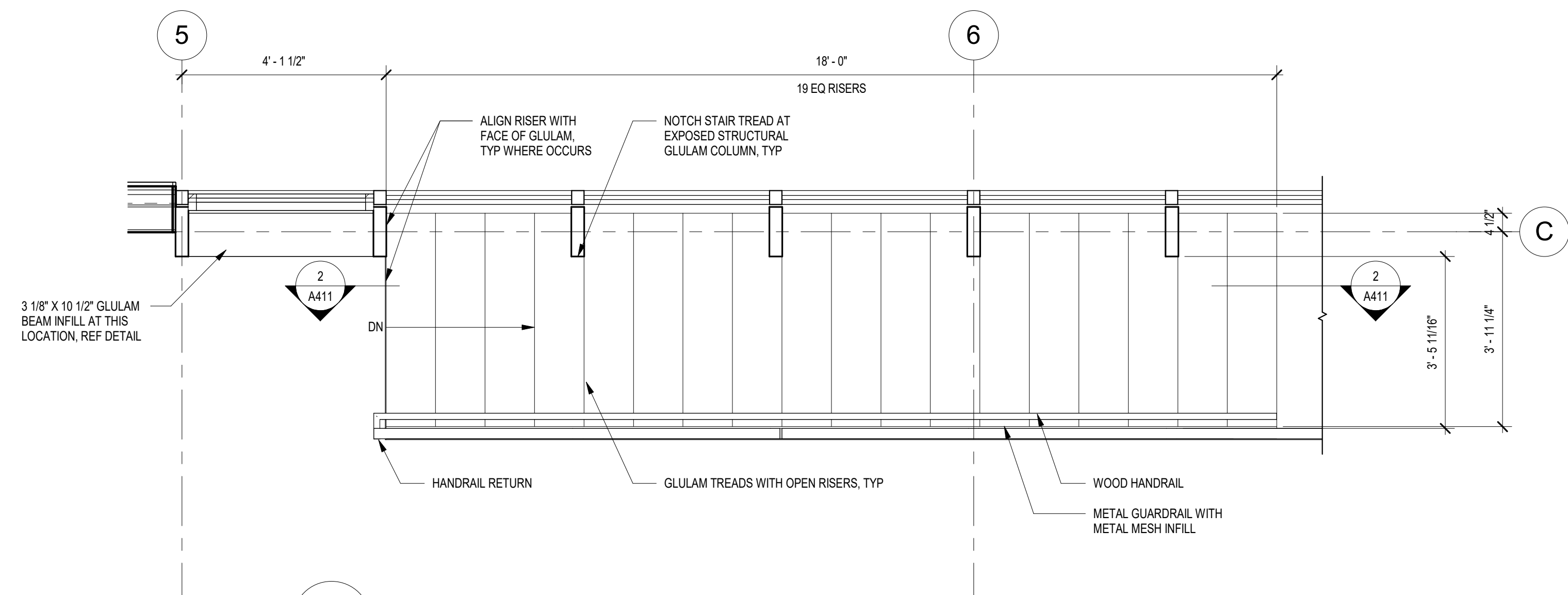
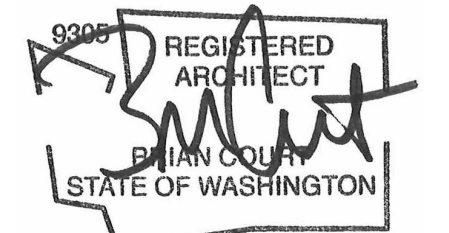
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 MJH Proj No.: A20.0085.00  
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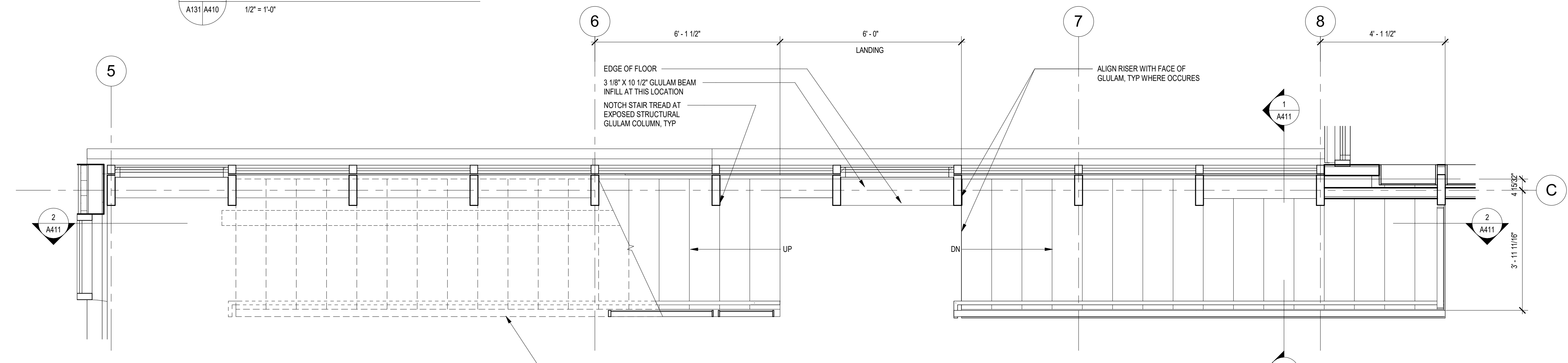
**FENCE ELEVATIONS A350**



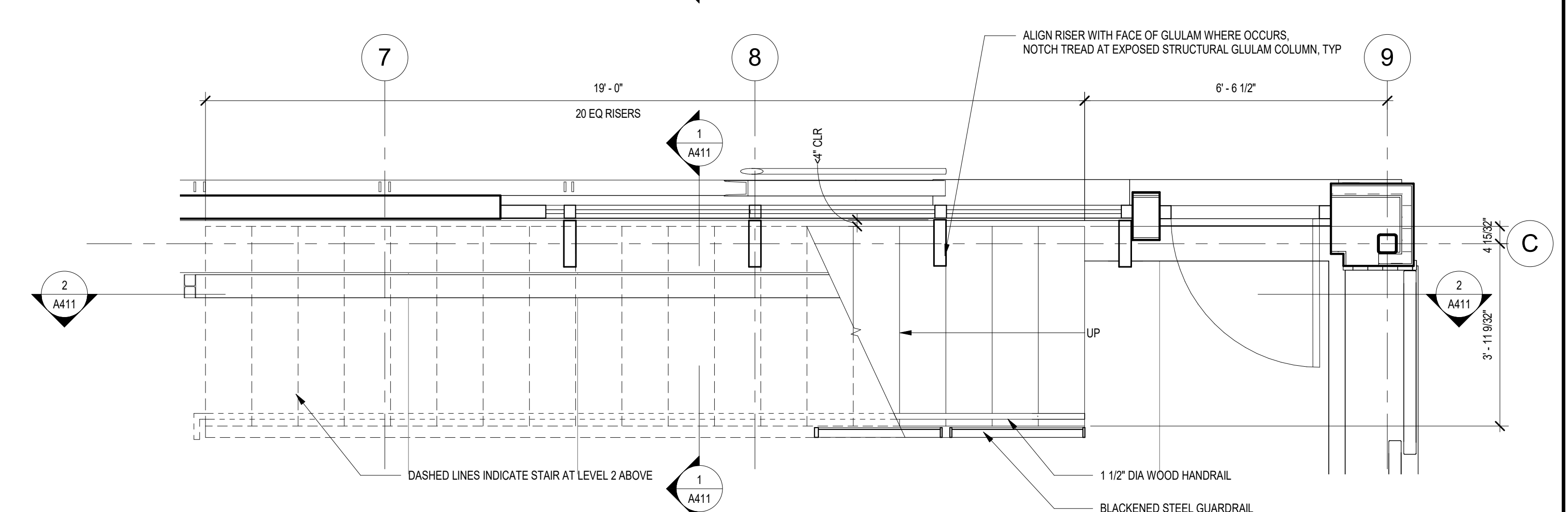
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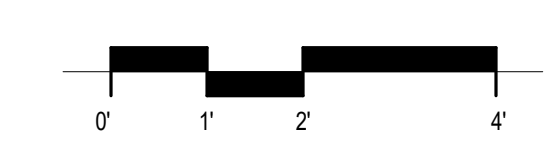
**3 LEVEL 3 FLOOR PLAN - STAIR**  
 1/2" = 1'-0"



**2 LEVEL 2 FLOOR PLAN - STAIR**  
 1/2" = 1'-0"



**1 LEVEL 1 FLOOR PLAN - STAIR**  
 1/2" = 1'-0"



**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040

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JUNE 16, 2022

REVISIONS

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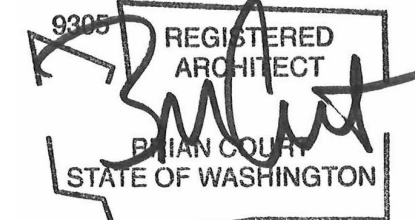
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 Checked: AN  
 MJH Proj No.: A20.0085.00  
 Issue Date: JUNE 16, 2022

SHEET

**VERTICAL TRANSPORTATION A410**



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**MERCER ISLAND HOUSE: CASCADE**

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JUNE 16, 2022

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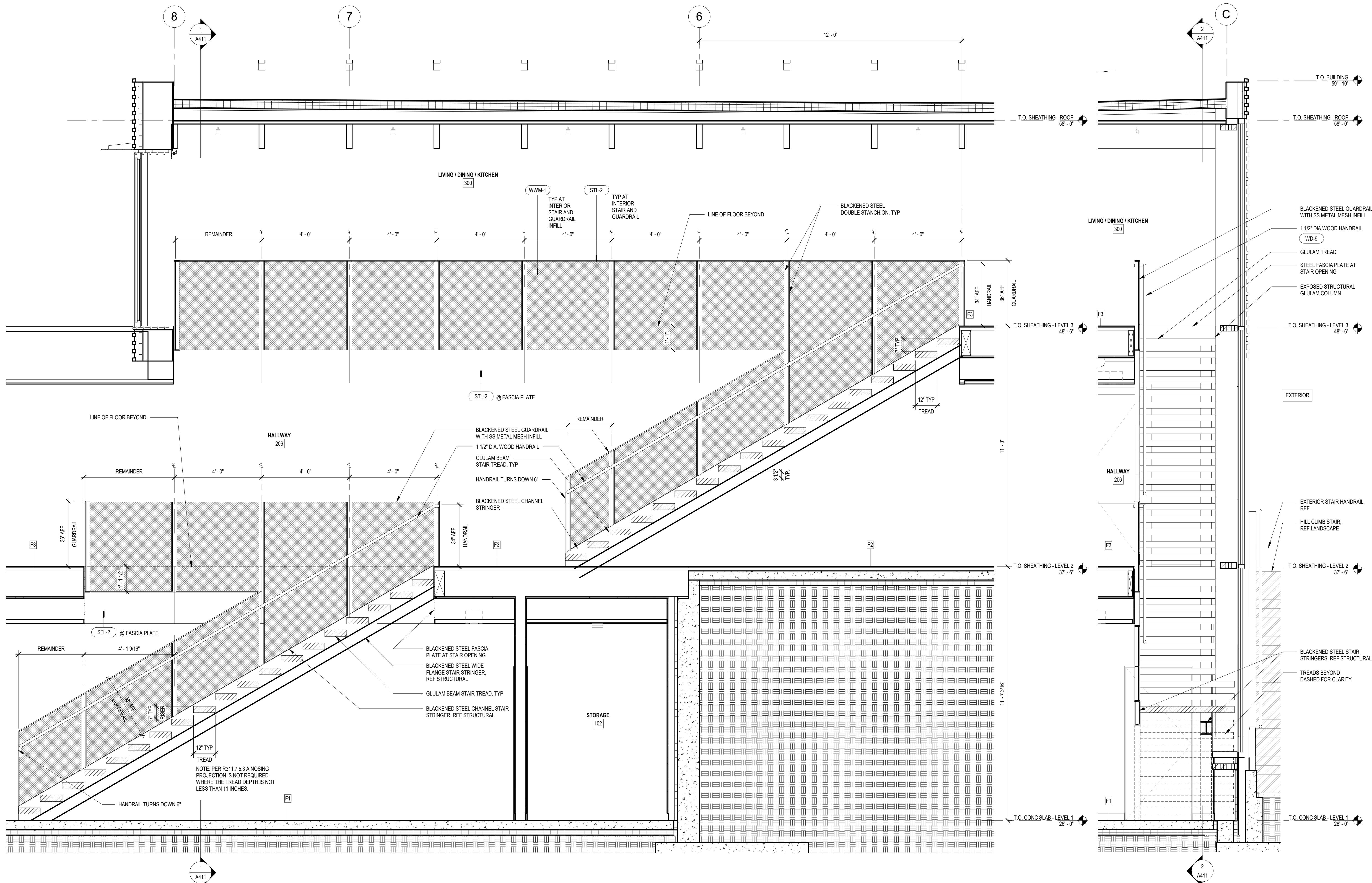
SHEET

**VERTICAL TRANSPORTATION  
 A411**

**FINISH LEGEND**

REPRESENTS FINISHES ON THIS SHEET ONLY, SEE A030 FOR MASTER FINISH LEGEND

STL-2	05 05 13 - BLACKENED STEEL
WD-9	06 40 00 - INTERIOR STAIR WOOD HANDRAIL
WWM-1	05 51 31 - WOVEN WIRE MESH, STAINLESS

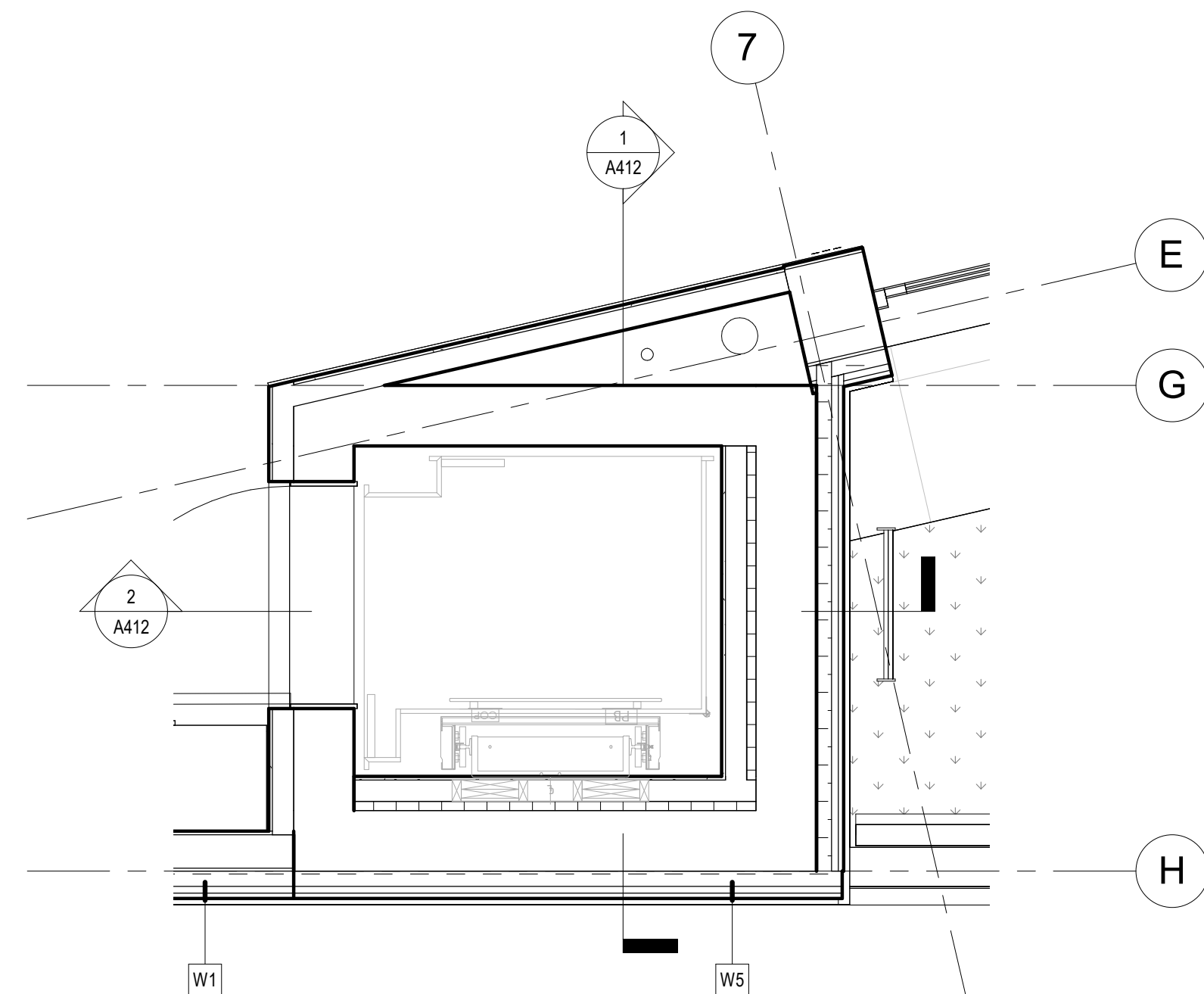


**2 EW SECTION - STAIR 2**  
 A410/A411 1/2" = 1'-0"

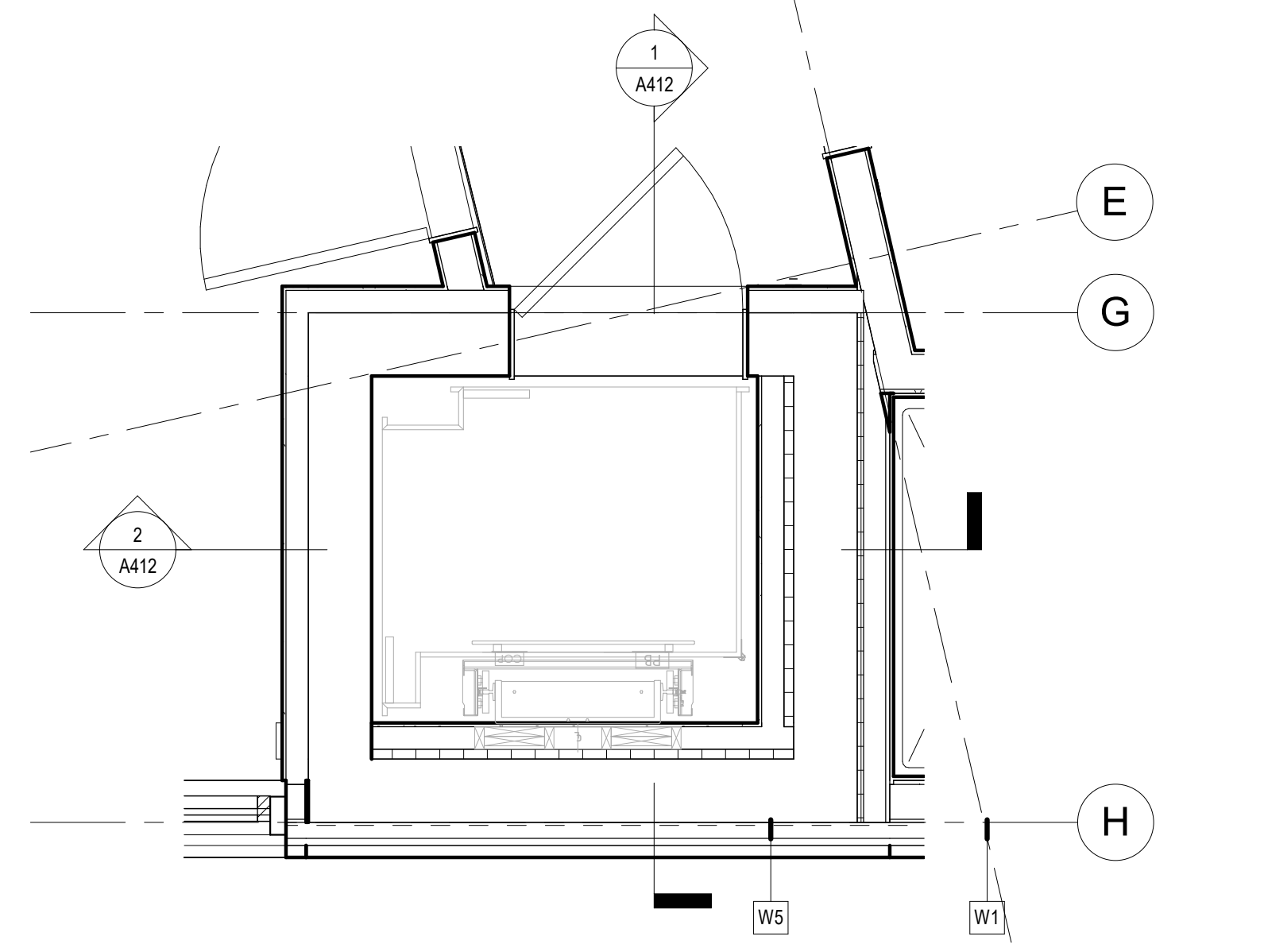
**1 NS SECTION - STAIR**  
 A410/A411 1/2" = 1'-0"



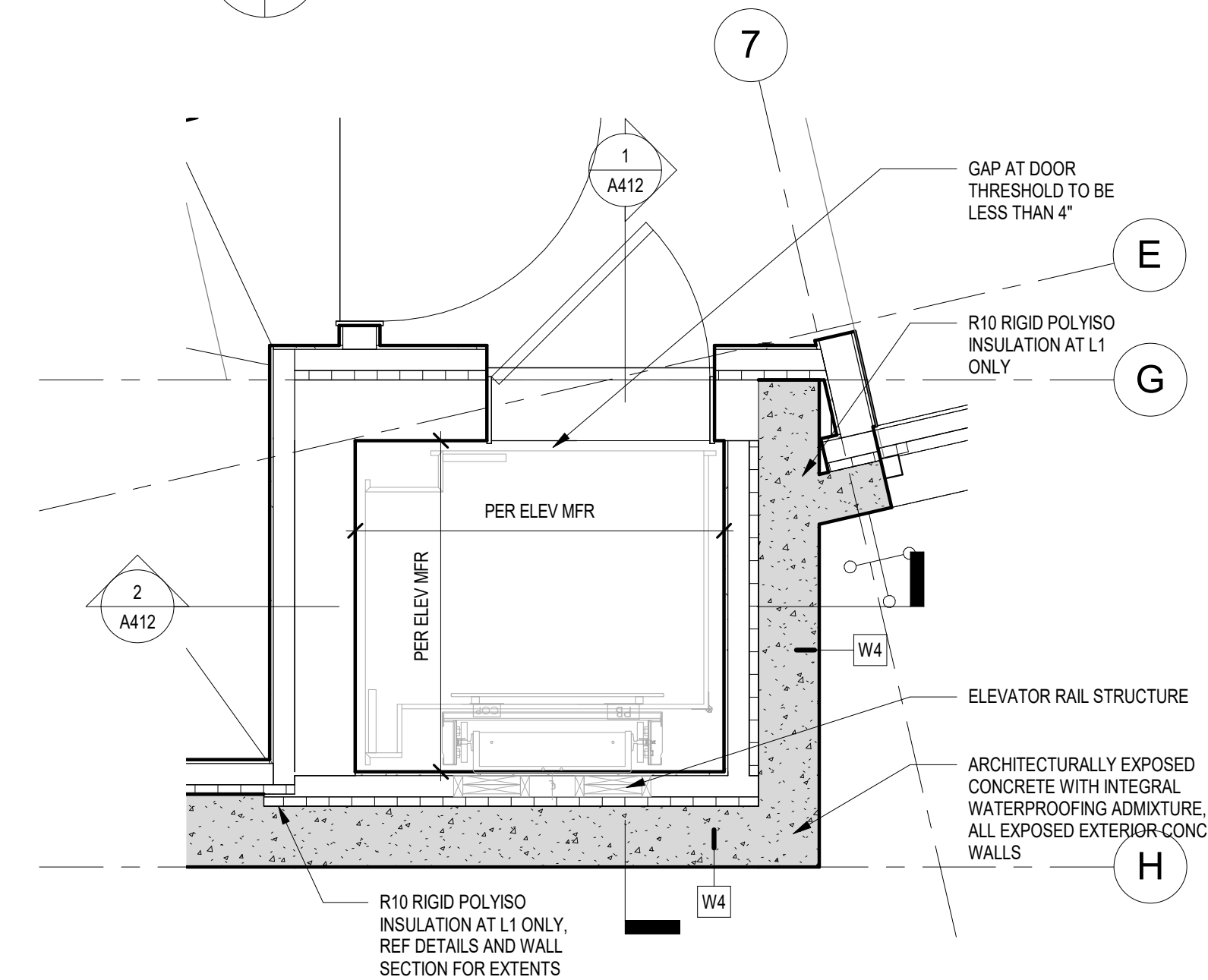




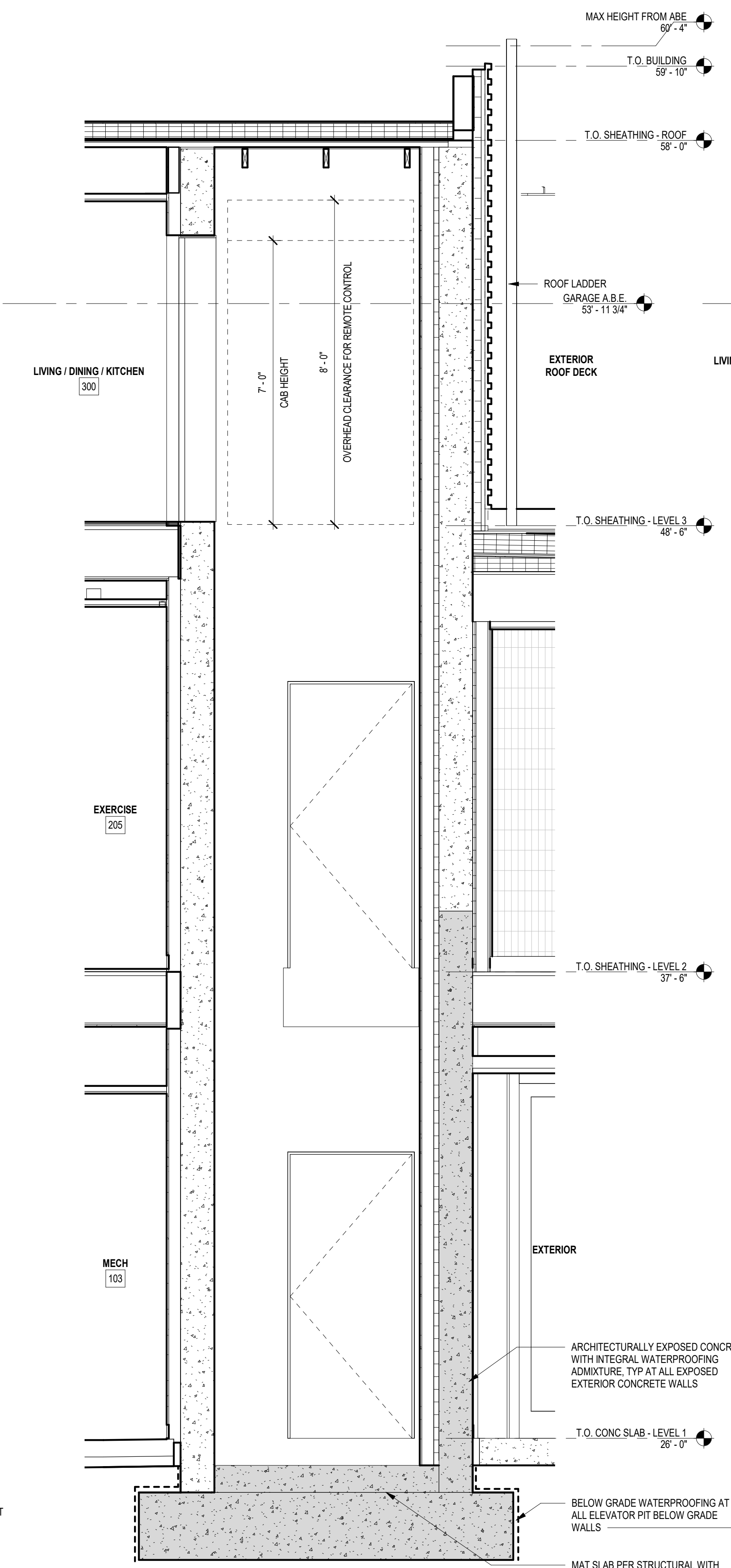
**5 ELEVATOR ENL PLAN - LEVEL 3**  
 A131/A412 1/2" = 1'-0"



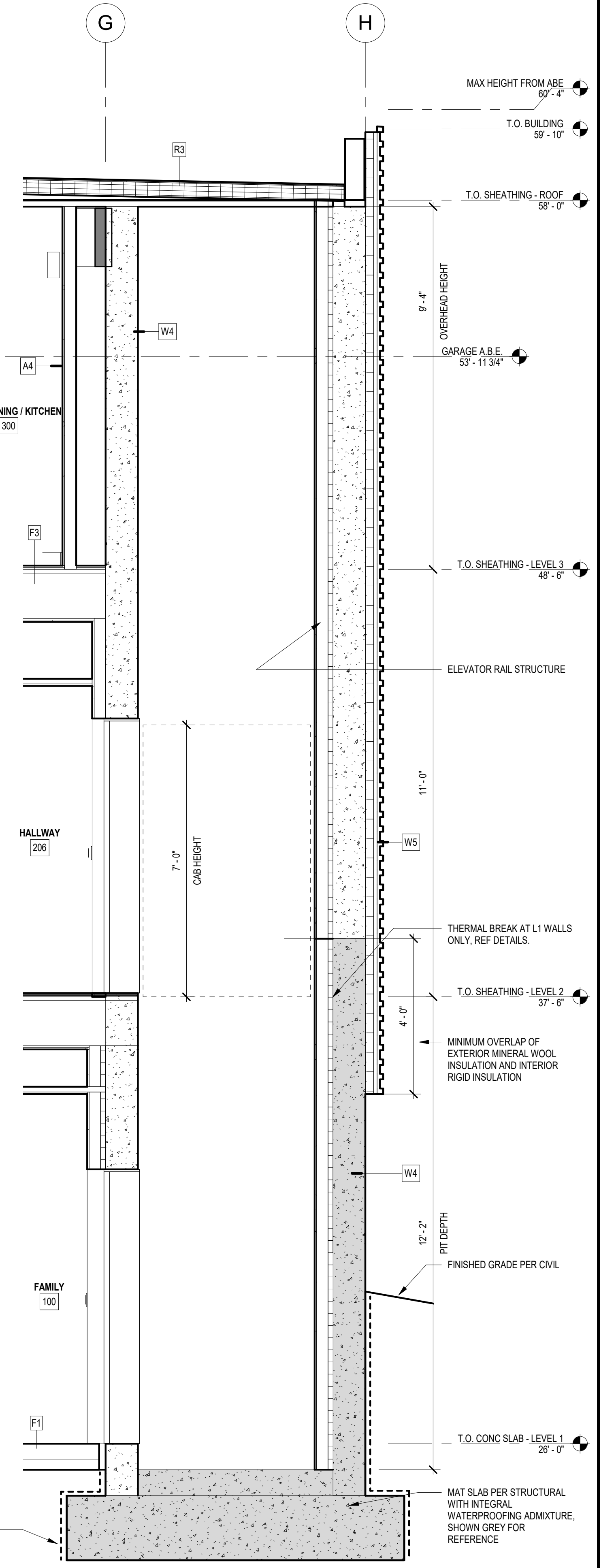
**4 ELEVATOR ENL PLAN - LEVEL 2**  
 A121/A412 1/2" = 1'-0"



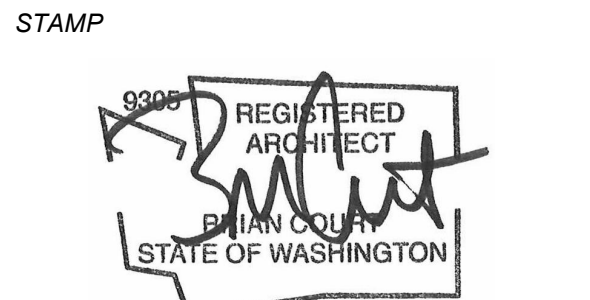
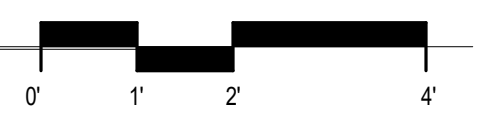
**3 ELEVATOR ENL PLAN - LEVEL 1**  
 A111/A412 1/2" = 1'-0"



**2 EW SECTION - ELEVATOR**  
 A412/A412 1/2" = 1'-0"



**1 NS SECTION - ELEVATOR**  
 A412/A412 1/2" = 1'-0"



**MERCER ISLAND HOUSE: CASCADE**

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**BUILDING PERMIT SUBMITTAL**

JUNE 16, 2022

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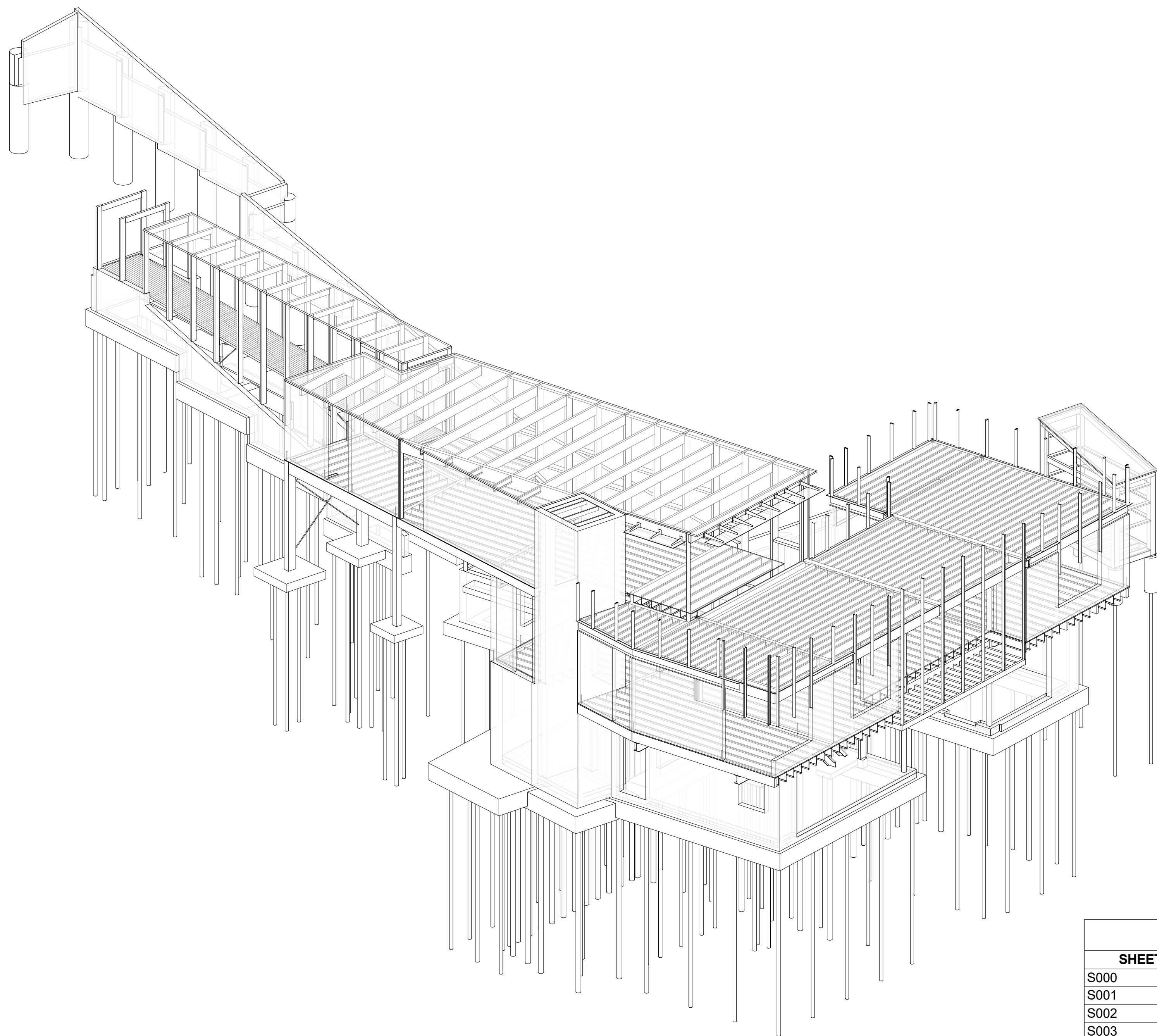
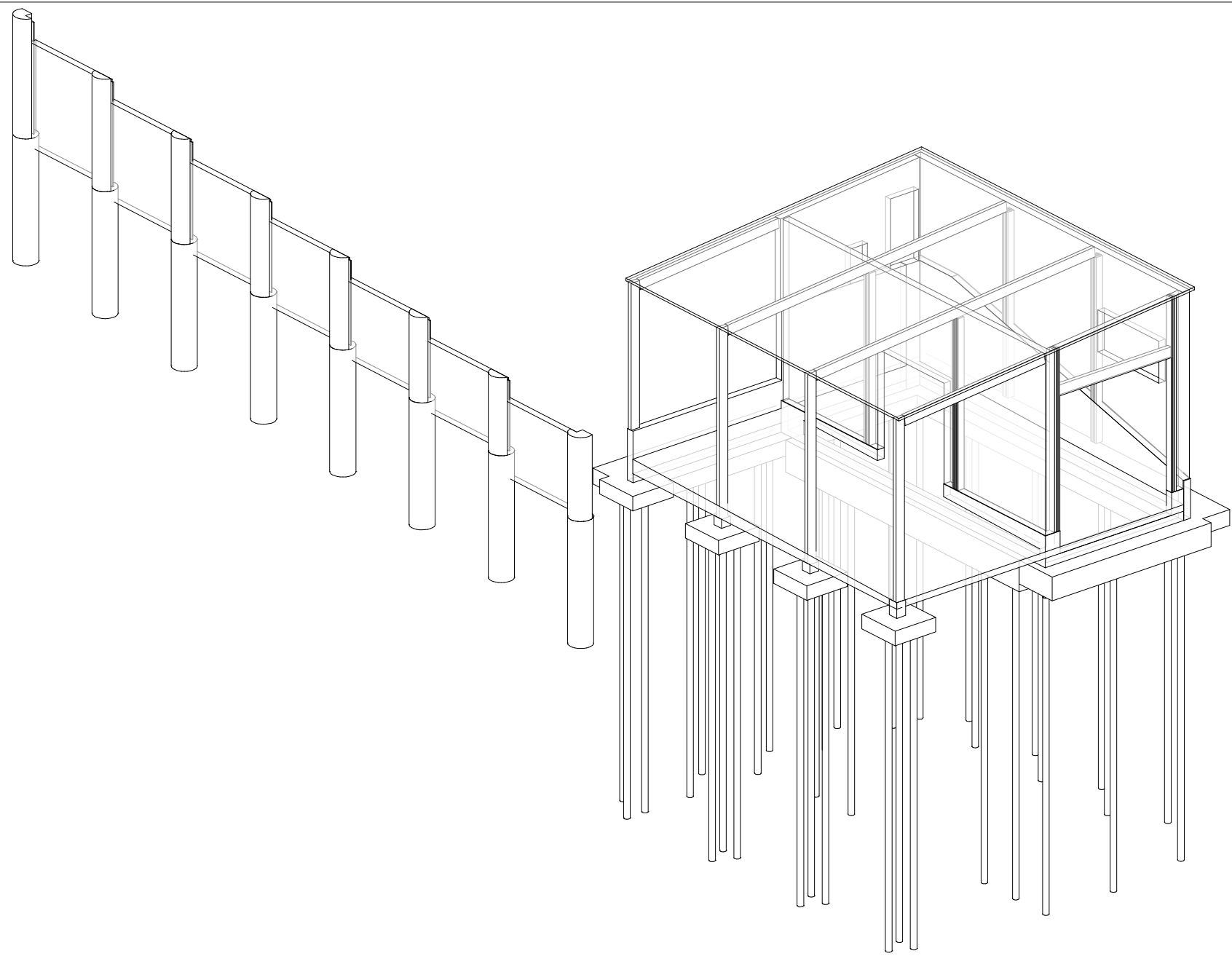
No.	Description	Date

Drawn: AN  
 Checked: AN  
 MJH Proj No.: A20.0085.00  
 Issue Date: JUNE 16, 2022

SHEET

**VERTICAL TRANSPORTATION A412**





STRUCTURAL DRAWING INDEX	
SHEET NUMBER	SHEET DESCRIPTION
S000	COVER SHEET
S001	GENERAL NOTES
S002	GENERAL NOTES
S003	GENERAL NOTES
S004	GENERAL NOTES
S005	GENERAL NOTES
S110	PLAN NOTES
S111	PILE PLAN
S112	LEVEL 1 - FOUNDATION PLAN
S121	LEVEL 2 - FLOOR FRAMING PLAN
S131	LEVEL 3 - FLOOR FRAMING PLAN
S141	ROOF - FRAMING PLAN
S151	GARAGE AND SHED PLANS
S161	COVERED WALKWAY PLANS
S301	SLAB-ON-GRADE DETAILS
S302	FOUNDATION DETAILS
S303	FOUNDATION DETAILS
S304	FOUNDATION DETAILS
S305	FOUNDATION DETAILS
S400	SOLDIER PILE WALL PLAN
S401	SHORING WALL ELEVATIONS
S402	SHORING WALL ELEVATIONS
S403	SHORING DETAILS
S501	STEEL FRAMING DETAILS
S701	WOOD FRAMING DETAILS
S702	WOOD FRAMING DETAILS
S703	WOOD FRAMING DETAILS
S704	WOOD FRAMING DETAILS
S705	WOOD FRAMING DETAILS
S706	WOOD FRAMING DETAILS
S707	WOOD FRAMING DETAILS
S708	WOOD FRAMING DETAILS
S709	WOOD FRAMING DETAILS
S710	WOOD FRAMING DETAILS
Grand total: 34	

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The Miller Hull Partnership, LLP  
 Architecture and Planning  
 Polson Building  
 71 Columbia, Sixth Floor  
 Seattle, WA 98104  
 Phone: 206.682.6837  
 Contact: Name



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## MERCER ISLAND HOUSE: CASCADE

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040

SUBMITTAL

### BUILDING PERMIT SUBMITTAL

May 10, 2022

REVISIONS

No.	Description	Date

Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00

Issue Date: May 10, 2022

SHEET

# COVER SHEET S000



**GENERAL NOTES**

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

**STANDARDS**

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

**CONTRACT DRAWINGS / DIMENSIONS**

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED, SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

**DESIGN CRITERIA**

**VERTICAL LOADS**

AREA	DESIGN DEAD LOAD	LIVE LOAD (2)	PARTITION LOAD	CONCENTRATED LOADS
HIGH ROOF	30 PSF	25 PSF (1)		300#
ROOF TERRACE WITH PV	40 PSF	40 PSF		
VEGETATED ROOF	80 PSF	40 PSF		
FLOOR	20 PSF	40 PSF		

- (1) DRIFT AND UNBALANCED SNOW LOAD PER ASCE 7-16, CHAPTER 7.
- (2) LIVE LOADS EXCEPT SNOW LOADS ARE REDUCED PER IBC SECTION 1607.11.
- (3) LIVE LOAD REDUCTION NOT PERMITTED EXCEPT AS NOTED IN IBC SECTION 1607.11.
- (4) LIVE LOAD REDUCTION NOT PERMITTED.

**SNOW:** (MINIMUM ROOF SNOW LOAD = 25 PSF)

Pg = 16 PSF = GROUND SNOW LOAD  
 Pf = 0.7CeCtIsPg = FLAT ROOF SNOW LOAD  
 Ps = CsPf = SLOPED ROOF SNOW LOAD  
 Is = 1.0, Ce = 1.0, Ct = 1.0, Cs = VARIES

**LATERAL FORCES**

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF ROOF AND FLOORS TO SHEAR WALLS / BRACED FRAMES. LOADS ARE THEN TRANSFERRED TO FOUNDATION BY SHEAR WALL / BRACED FRAME ACTION WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND/OR SLIDING FRICTION. OVERTURNING IS RESISTED BY DEAD LOAD OF THE STRUCTURE.

**LATERAL FORCE RESISTING SYSTEM:** ALL MEMBERS AND CONNECTIONS REFERRED TO AS LATERAL FORCE RESISTING SYSTEM (LFRS) SHALL COMPLY WITH REQUIREMENTS OF THE SEISMIC FORCE RESISTING SYSTEM AND THE WIND FORCE RESISTING SYSTEM SET FORTH IN THE SPECIAL INSPECTION REQUIREMENTS OF IBC SECTION 1704 AND 1705, AND AS NOTED IN THE STATEMENT OF SPECIAL INSPECTIONS.

**WIND:**

THE BUILDING MEETS THE CRITERIA TO USE THE "ENCLOSED, PARTIALLY ENCLOSED, AND OPEN BUILDING OF ALL HEIGHTS PROCEDURE" PER ASCE 7-16.

- EXPOSURE CATEGORY = D
- BASIC WIND SPEED, (3 SEC. GUST), VULT = 97 MPH; VASD = 76 MPH
- RISK CATEGORY PER IBC TABLE 1604.5 = II
- TOPOGRAPHIC FACTOR Kzt = 1.0
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- COMPONENTS AND CLADDING LOADS, SEE THE FOLLOWING TABLES:

ROOF SURFACES 1					
EFFECTIVE WIND AREA	POSITIVE PRESSURES (PSF)	NEGATIVE PRESSURES (PSF)			
		ZONE 3			
	ALL ZONES	1'	1	2	3
10 SF	16.0	-24.8	-43.1	-56.9	-77.5
20 SF	16.0	-24.8	-40.3	-53.2	-70.2
50 SF	16.0	-24.8	-36.5	-48.4	-60.5
100 SF	16.0	-24.8	-33.7	-44.7	-53.2

WALL SURFACES AND ROOF OVERHANGS 1				
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)	NEGATIVE PRESSURE (PSF)		
		ZONE 2		
	4	5	4	5
10 SF	27.1	27.1	-29.4	-36.2
20 SF	25.8	25.8	-28.1	-33.8
50 SF	24.2	24.2	-26.5	-30.6
100 SF	23.0	23.0	-25.3	-28.1
500 SF	20.2	20.2	-22.5	-22.5

ROOF OVERHANGS 1				
EFFECTIVE WIND AREA	NEGATIVE PRESSURE (PSF)			
	ZONE 3			
	1'	1	2	3
10 SF	-43.1	-43.1	-56.9	-77.5
20 SF	-42.4	-42.4	-52.0	-69.0
50 SF	-41.5	-41.5	-45.5	-57.7
100 SF	-40.8	-40.8	-40.7	-49.2
500 SF	-39.2	-39.2	-29.4	-29.4

- 1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.
- 2. WALL ZONES ARE AS DEFINED BY FIGURE 30.3-1 FOR ASCE 7-16 IN LOW RISE BUILDINGS.
- 3. ROOF ZONES ARE AS DEFINED BY FIGURES 30.3-2 THROUGH 30.3-7 IN ASCE 7-16 FOR LOW RISE BUILDINGS.

**SEISMIC:** (ASCE 7-16) V = CsW

WHERE  $Cs = \frac{S_{DS}}{\left(\frac{R}{I_e}\right)}$ ; WITH

Cs MINIMUM = 0.044 S<sub>DS</sub> I<sub>e</sub> ≥ 0.01  
 OR  
 Cs MINIMUM =  $\frac{0.5S_1}{\frac{R}{I_e}}$  FOR S<sub>1</sub> > 0.6g

Cs MAXIMUM =  $\frac{S_{D1}}{T_L \left(\frac{R}{I_e}\right)}$  FOR T ≤ T<sub>L</sub>  
 OR  
 Cs MAXIMUM =  $\frac{S_{D1} T_1}{T^2 \left(\frac{R}{I_e}\right)}$  FOR T > T<sub>L</sub>

SEISMIC IMPORTANCE FACTOR, I<sub>e</sub> = 1.0  
 RISK CATEGORY OF BUILDING PER IBC TABLE 1604.5 = II  
 SPECTRAL RESPONSE ACCELERATIONS S<sub>s</sub> = 1.449 & S<sub>1</sub> = 0.501  
 SITE CLASS PER TABLE 20.3-1 = D  
 DESIGN SPECTRAL RESPONSE ACCELERATIONS S<sub>DS</sub> = 0.966  
 SEISMIC DESIGN CATEGORY = D  
 W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 404K  
 ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE  
 RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 5  
 Cs = 0.193  
 DESIGN BASE SHEAR V = 77.9K

PIPES, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE. CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. PUBLICATION "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS". SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

**FOUNDATION DESIGN CRITERIA** (REPORT BY ASPECT CONSULTING PROJECT NO. 200631, SEPTEMBER 2, 2021 AND ADDENDUM DATED APRIL 26, 2022).

ACTIVE PRESSURES - UNRESTRAINED		
BACKSLOPE CONDITION	CANTILEVERED CONCRETE RETAINING WALL	SOLDIER PILE WALL**
FLAT	40 PCF	40 PCF
2H:1V	63 PCF	63 PCF
>2H:1V UP TO 1H:1V MAX.	100 PCF	100 PCF

SOIL BEARING PRESSURE: 1500 PSF \*

PASSIVE RESISTANCE: 350 PCF FOR LEVEL FORESLOPE; 110 PCF FOR 2H:1V FORESLOPE (INCLUDES F.O.S. ≥ 1.5)  
 COEFFICIENT OF FRICTION: .30 (INCLUDES F.O.S. ≥ 1.5)  
 \*1/3 INCREASE ALLOWED FOR SEISMIC OR WIND LOADING  
 \*\* MIN. ULTIMATE SOLDIER PILE DESIGN SHEAR = 180 KIPS FOR ECA WALL, 25 KIPS FOR SOUTH PROPERTY LINE WALL

ALL FOOTINGS SHALL BEAR ON DEEP FOUNDATIONS THAT BEAR ON DENSE, HIGH-STRENGTH PRE-OLYMPIA NONGLACIAL DEPOSITS BENEATH FILL. ALL SLABS ON GRADE SHALL BEAR ON STRUCTURAL BACKFILL WITH A MINIMUM DEPTH OF 18 INCHES PLACED ON A FIRM, UNYIELDING SUBGRADE. NATIVE EARTH BEARING SHALL BE SURFACE COMPACTED. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL. SURFICIAL FILL DEPOSITS ARE GENERALLY NOT SUITABLE FOR REUSE AS STRUCTURAL FILL. MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. AT SLABS ON GRADE, COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

**FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS**

A CLEAN, FREE DRAINING, WELL GRADED GRANULAR MATERIAL CONFORMING TO ASTM D2487 GW OR SW WHOSE MAXIMUM PARTICLE SIZE DOES NOT EXCEED 3/4" AND WHOSE FINES CONTENT (MATERIAL PASSING THE NO. 200 SIEVE) DOES NOT EXCEED 5%.

WITH A MAXIMUM DUST RATIO  $\frac{\text{--- \% PASSING U.S. NO. 200 SIEVE}}{\text{--- \% PASSING U.S. NO. 40 SIEVE}} = 2/3 \text{ MAX.}$

**STEEL PIPE PILES**

PIPE PILES: 4" TO 6" NOMINAL DIAMETER GALVANIZED SCHEDULE 40 DRIVEN TO REFUSAL = 20K TO 30K ALLOWABLE AXIAL COMPRESSION.

REFUSAL: LESS THAN 1" OF PENETRATION IN 20 SECONDS OF CONSTANT DRIVING WITH A MINIMUM OF 850 LB HAMMER FOR 4" PIPE OR 2000 LB HAMMER FOR 6" PIPE.

3' MINIMUM EMBED INTO UNDERLYING PRE-OLYMPIA NONGLACIAL DEPOSITS.

TESTING: ALLOWABLE LOADS TO BE VERIFIED BY LOAD TESTS IN ACCORDANCE WITH ASTM D-1143 "QUICK LOAD TEST".

**SOLDIER PILE RETAINING WALLS**

INSTALL GENERALLY PER 2014 WSDOT STANDARD SPECIFICATIONS 6-05.

**GEOTECHNICAL CRITERIA:** REFER TO DESIGN CRITERIA SECTION.

**CONCRETE PILES**

ITEM	WSDOT CONCRETE CLASS	MAX. SLUMP (INCHES)	MAX. AGGREGATE SIZE	MAX. W/C RATIO
PILES WITH DRY HOLE	CDF	10"	SAND	2
PILES WITH WET HOLE	LEAN CONCRETE	10"	3/8"	2

- 1. SUBMIT PROPOSED MIX DESIGN FOR REVIEW.
- 2. WSDOT CLASS 4000P MAY BE USED AT CONTRACTOR'S PREFERENCE AT LOWER EMBEDMENT HEIGHT.
- 3. DO NOT REMOVE EARTH IN FRONT OF THE PILING UNTIL CONCRETE HAS CURED TO STRENGTH.

**CONTINUOUS FLIGHT AUGER PILE OPTION:** PILES SHALL BE INSTALLED BY DRILLING TO THE REQUIRED DEPTH WITH A CONTINUOUS FLIGHT, HOLLOW-STEM AUGER. CONCRETE SHALL BE PUMPED UNDER PRESSURE THROUGH THE HOLLOW AUGER AS THE AUGER IS WITHDRAWN, RESULTING IN A CAST-IN-PLACE PILE. THE CONTRACTOR SHALL PROVIDE A PRESSURE GAUGE IN THE GROUT LINE BETWEEN THE PUMP AND THE AUGER AND A MEANS OF MEASURING THE QUANTITY OF GROUT USED IN EACH PILE. IMMEDIATELY FOLLOWING WITHDRAWAL OF THE AUGER, STEEL PILE SHALL BE PLACED. CONFORM TO IBC 1808 AND 1810.

**OPEN HOLE PILE OPTION:** DRILL CONTINUOUSLY TO PROPER ELEVATION. PLACE CONCRETE AND STEEL PILE IMMEDIATELY AFTER DRILLING IS COMPLETE. BOTTOM OF PILE SHALL BE IMMEDIATELY SEALED WITH CONCRETE IF GROUNDWATER INFILTRATION OCCURS. EXCESS WATER IN PILE SHALL BE REMOVED WHEN OVER 12" DEEP. STEEL PILE SHALL BE INSTALLED AFTER CONCRETE PLACEMENT. PROVIDE CASING AS REQUIRED. CASING SHALL BE REMOVED 1" CLEAR MINIMUM FROM LAGGING. CONFORM TO IBC 1808 AND 1810. ALL ROCKS AND OBSTRUCTIONS SHALL BE REMOVED PRIOR TO DRILLING OPERATIONS.

**STEEL PILES**

**MATERIAL:** ASTM A992 OR A572, GRADE 50 Fy = 50 KSI.

**INSTALLATION:** INSTALL IN A TRUE VERTICAL POSITION. ALIGN THE FRONT FLANGES FOR CONSISTENT ALIGNMENT ALONG THE WALL. BE EXTREMELY CAREFUL WHEN REMOVING THE CONCRETE AROUND THE FRONT FLANGE TO AVOID DAMAGE TO THE PILE AND COATING. FIELD SPlicing SHALL BE DONE AT THE UPPER END OF THE PILE WITH CONTINUOUS SPECIAL INSPECTION.

**COATING:** PRIMER COAT WITH INORGANIC ZINC RICH 2 COMPONENT COMPOUND WITH MINIMUM DRY THICKNESS OF 3 MIL MINIMUM. PREPARE STEEL FOR COATING WITH SSPC-10 WITH MIST PRIMER. RECOAT IN THE FIELD WHERE DAMAGED AND NOT PERMANENTLY CAST IN CONCRETE.

**WOOD LAGGING:**

HEM-FIR OR DOUGLAS FIR/LARCH WITH #2 OR BETTER GRADE. PRESSURE TREAT WITH CA-C, CCA, AQC OR ACZA, WITH 0.20 PCF MIN. RETENTION WITH APPROPRIATE INCISING. CONFORM TO 1999 APWA STANDARD C2. INSTALL LAGGING UNIFORMLY AND CONSISTENTLY HORIZONTAL. PROVIDE SINGLE FULL SPAN PIECES BETWEEN PILES. KEY EACH MEMBER BEHIND STEEL PILE. FLANGES AS DETAILED. FIELD TREAT CUTS AND HOLES WITH COPPER NAPHTHENATE (9% SOLUTION), APPLIED LIBERALLY WITH 2 COATS.

**DRAINAGE MAT:**

PROVIDE COMPLETE INTEGRATED SYSTEM COMPONENTS FOR THE MAT AND DRAIN PIPE. CONFORM TO STANDARD SPECIFICATIONS 6-16.3(7) FOR GENERAL DESCRIPTION AND 9-33.2(3) FOR MATERIALS. CONFORM TO BDM DRAWING 8.1-A3-5 AND PRODUCT MANUFACTURER FOR SYSTEM DETAILS. REFER TO CIVIL DRAWINGS FOR DRAINAGE COLLECTION.

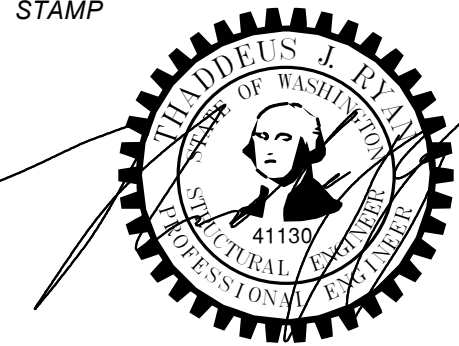


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**GENERAL NOTES S001**



**CONCRETE**

**CAST-IN-PLACE CONCRETE**

**MIX DESIGNS:** THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES, CONSTRUCTION SEQUENCING, STRUCTURAL DETAILS, AND ALL OTHER FACTORS REQUIRED TO PROVIDE A STRUCTURALLY SOUND, AESTHETICALLY ACCEPTABLE FINISHED PRODUCT. WATER REDUCING ADMIXTURES WILL LIKELY BE REQUIRED TO MEET THESE REQUIREMENTS. CONCRETE MIX DESIGNS SHALL CLEARLY INDICATE THE TARGET SLUMP. SLUMP TOLERANCE SHALL BE ± 1-1/2" INCHES.

**AGGREGATE:** COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C33

**CEMENT:** CEMENT SHALL CONFORM TO ASTM C150. TYPE II PORTLAND CEMENT OR ASTM C595 - TYPE II PORTLAND LIMESTONE CEMENT, UNLESS NOTED OTHERWISE.

**FLYASH:** SHALL CONFORM TO ASTM C618 CLASS C OR F, MAXIMUM LOSS OF IGNITION SHALL BE 1.0%.

**SLAG:** GROUND GRANULATED BLAST-FURNACE (GGBF) SLAG SHALL CONFORM TO ASTM C989 GRADE 100 OR 120.

**ALTERNATE MIX DESIGNS:** VARIATIONS TO THE MIX DESIGN PROPORTIONS MAY BE ACCEPTED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318, CHAPTER 19. PROVIDE SUBMITTALS A MINIMUM OF TWO WEEKS PRIOR TO BID FOR DETERMINATION OF ACCEPTABILITY.

**ADMIXTURES:** ADMIXTURES SHALL BE BY MASTER BUILDERS, W. R. GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED.

**WATER:** SHALL BE CLEAN AND POTABLE.

**MAXIMUM CHLORIDE CONTENT:** THE MAXIMUM WATER SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.15% BY WEIGHT OF CEMENTITIOUS MATERIAL UNLESS NOTED OTHERWISE.

**CONCRETE EXPOSED TO WEATHER:** PROVIDE 5.0% TOTAL AIR CONTENT FOR ALL CONCRETE EXPOSED TO WEATHER. TOTAL AIR CONTENT IS THE SUM OF ENTRAINED AIR PROVIDED BY ADMIXTURES AND NATURALLY OCCURRING ENTRAPPED AIR. AIR CONTENT SHALL BE TESTED PRIOR TO BEING PLACED IN THE PUMP HOPPER OR BUCKET; IT IS NOT REQUIRED TO BE TESTED AT THE DISCHARGE END OF THE PUMP HOSE. THE TOLERANCE ON ENTRAPPED AIR SHALL BE +2.0% AND -1.5% WITH THE AVERAGE OF ALL TESTS NOT LESS THAN THE SPECIFIED AMOUNT.

**SHOTCRETE:** SHALL CONFORM TO IBC SECTION 1908.

**TOTAL CEMENTITIOUS MATERIAL:** THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. AT THE CONTRACTORS OPTION FLYASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 50% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. IN NO CASE SHALL THE AMOUNT OF FLYASH OR SLAG BE LESS THAN REQUIRED BY THE CONCRETE MIX DESIGN TABLE. FOOTING MIXES SHALL CONTAIN NOT LESS THAN 5 SACKS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, ALL OTHER MIXES SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, UNLESS NOTED OTHERWISE.

ITEM	DESIGN f <sub>c</sub> (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO	NOTES
SLAB ON GRADE - EXPOSED TO WEATHER	5000	0.40	100	57 OR 67	1
SLABS ON GRADE - UNO	4000	0.45	100	57 OR 67	1
ARCHITECTURALLY EXPOSED SLABS ON GRADE	4000	0.45	100	57 OR 67	1, 2, 3
FOUNDATIONS - UNO	3000	0.50	--	57 OR 67	
MAT FOUNDATIONS	5000 @ 56 DAYS	0.50	100	57 OR 67	
STEM WALLS AND OTHER WALLS EXPOSED TO EARTH OR WEATHER	4500	0.45	100	57 OR 67	
STEM WALLS AND OTHER WALLS - UNO	4000	0.50	100	57 OR 67	
COLUMNS AND SHEAR WALLS	4000	0.50	--	7 OR 8	
CONTROLLED DENSITY FILL (CDF)	200	--	--	SAND	4
ALL OTHER CONCRETE	4000	0.50	--	57 OR 67	

**CONCRETE MIX NOTES:**

- FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH" MANUFACTURED BY PROPEX CONCRETE SYSTEMS OR PRE-APPROVED EQUAL AND SHALL CONFORM TO ASTM C1116 TYPE III 4.1.3, PERFORMANCE LEVEL 1, AND SHALL BE 100 PERCENT VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN 1.5 LB/CU. YD.
- MAXIMUM WATER CONTENT 240 PCY.
- THIS MIX SHALL CONTAIN 1 GALLON PER CY OF 'ECLIPSE' SHRINKING REDUCING ADD MIXTURE BY W.R. GRACE OR APPROVED ALTERNATE. FOR CONCRETE REQUIRING AN AIR ENTRAINMENT ADMIXTURE, 'ECLIPSE PLUS' SHALL BE USED.
- SAND - CEMENT CONCRETE GROUT.

**CONCRETE PLACEMENT**

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS, DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HOSES SHALL BE PROVIDED TO SUPPORT THE HOSE, THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED. CONCRETE SHALL NOT FREE FALL MORE THAN 5 FEET DURING PLACEMENT WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.

**FLOATING & FINISHING OPERATIONS**

WATER SHALL NOT BE ADDED TO THE CONCRETE SURFACE DURING FLOATING & FINISHING OPERATIONS. PRE-APPROVED EVAPORATION RETARDER SPECIFICALLY DESIGNED FOR FLOATING & FINISHING OPERATIONS ARE ACCEPTABLE.

**FORMED SURFACES:**

ARCH SPEC. SECTIONS THAT ARE MORE STRINGENT SUPERCEDE STRUCTURAL GENERAL NOTES.

FORMWORK CLASS OF SURFACE PER ACI 347 TABLE 3.1	
ITEM	CLASS OF FINISH
ALL SURFACES EXPOSED TO PUBLIC VIEW, U.N.O.	A
ALL SURFACES RECEIVING A COURSE TEXTURED COATING SUCH AS PLASTER OR STUCCO, UNLESS NOTED OTHERWISE	B
ALL OTHER SURFACES, UNLESS NOTED OTHERWISE	C

**FORMWORK STRIPPING**

**COLUMNS & WALLS:** COLUMNS AND WALLS NOT SUPPORTING FRAMING WEIGHT MAY BE STRIPPED AS SOON AS FORMS CAN BE REMOVED WITHOUT DAMAGING THE CONCRETE AND THE CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 500 PSI.

**BEAMS & SLABS:** BEAMS AND SLABS MAY BE STRIPPED AND BECOME SELF SUPPORTING AS SOON AS THEIR COMPRESSIVE STRENGTH REACHES 75% OF THE SPECIFIED DESIGN STRENGTH. RESHORING SHALL BE PROVIDED FOR ALL CONSTRUCTION LOADS THEREAFTER PER THE GENERAL CONTRACTOR.

**COLD WEATHER PLACEMENT:**

- COLD WEATHER IS DEFINED BY ACI 306 AS "A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40° F."
- NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING THE GROUND WITH HEATERS IS PERMISSIBLE.
- CONCRETE MIX TEMPERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER AND/OR AGGREGATES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES.
- THE CONCRETE MAY REQUIRE PROTECTION FOR 4-7 DAYS AFTER POURING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (30° F MIN.) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE MAY BE USED IN LIEU OF INSULATED BLANKETS.
- NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20+" BY MASTER BUILDERS OR "POLARSET" BY W.R. GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F.	ABOVE 30° F. 0° TO 30° F. BELOW 0° F.	60° 65° 70°	55° 60° 65°
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED, DEGREES F.		55°	50°
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 HOURS AFTER END OF PROTECTION, DEGREES F.		50°	40°

**HOT OR WINDY WEATHER PLACEMENT**

HOT WEATHER IS DEFINED BY ACI 305 AS "ANY COMBINATION OF HIGH AIR TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY, TENDING TO IMPAIR THE QUALITY OF FRESH HARDENED CONCRETE. ACI 305 FIGURE 2.1.5 SHALL BE USED BY THE CONTRACTOR TO ESTIMATE THE RATE OF EVAPORATION. WHEN THE ESTIMATED RATE OF EVAPORATION IS GREATER THAN 0.2 PSF/HOUR THE PLACEMENT SHALL BE CONSIDERED A HOT WEATHER PLACEMENT. PRECAUTIONS AGAINST PLASTIC SHRINKAGE CRACKING ARE NECESSARY. PRECAUTIONS TAKEN BY THE CONTRACTOR VARY DEPENDING UPON THE FACTORS ASSOCIATED WITH WATER EVAPORATION AND INCLUDE BUT ARE NOT LIMITED TO:

- LIMITING CONCRETE TEMPERATURE TO 100°F AT TIME OF PLACEMENT.
- APPLICATION OF AN EVAPORATION RETARDER.
- USE OF FOG SPRAY.
- REDUCTION OF POUR SIZE.
- PLACING CONCRETE AT NIGHT.

**CONTROL AND CONSTRUCTION JOINTS**

CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF ACI 301 SECTIONS 2.2.2.5 AND 5.3.2.6. SPECIAL BONDING METHODS PER SECTION 5.3.2.6 SHALL BE SATISFIED BY ITEM 5 BELOW UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN ON PLAN OR ADDITIONAL CONSTRUCTION JOINTS ARE REQUIRED SUBMIT PROPOSED JOINTING FOR STRUCTURAL ENGINEERS APPROVAL. PROVIDE CONSTRUCTION JOINTS AS INDICATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS:

- SLABS ON GRADE: PROVIDE CONSTRUCTION AND/OR CONTROL JOINTS AT 16 FEET O.C. MAXIMUM FOR UNEXPOSED SLABS ON GRADE AND 12 FEET O.C. FOR EXPOSED SLABS ON GRADE. COORDINATE JOINTS WITH ARCHITECTURAL DRAWINGS.
- WALLS AND COLUMNS: COORDINATE CONSTRUCTION JOINTS WITH ARCHITECTURAL REVEALS.
- BONDING AGENT: WHERE BONDING AGENT IS SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS USE "WELD CRETE" BY LARSON PRODUCTS CORPORATION OR PRE-APPROVED EQUAL. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS.

**EMBEDDED ITEMS**

- NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE.
- ALL EMBED PLATES SHALL BE SECURELY FASTENED IN PLACE.
- ALL EMBEDDED STEEL ITEMS EXPOSED TO WEATHER SHALL BE PAINTED UNLESS NOTED AS GALVANIZED. SEE DRAWINGS AND SPECIFICATIONS FOR PAINT, PRIMER, AND GALVANIZING REQUIREMENTS.

**CONCRETE CURING AND SEALING**

CURING PROCEDURES SHALL COMMENCE IMMEDIATELY AFTER FINISHING CONCRETE TO MAINTAIN CONCRETE IN A MOIST CONDITION. VERIFY CURING AND/OR SEALING PRODUCTS ARE COMPATIBLE WITH FLOOR COVERINGS SHOWN ON THE ARCHITECTURAL DRAWINGS. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. SLABS ARE DEFINED AS SLABS ON GRADE, CONCRETE ON METAL DECK, ELEVATED POST-TENSIONED OR MILD REINFORCED DECKS, AND TOPPING SLABS.

ITEM	CONCRETE CURING NOTES
SLABS EXPOSED TO EARTH OR WEATHER OR VEHICLE OR FORKLIFT TRAFFIC INCLUDING LOADING DOCKS	1, (3 OR 4 OR 5), 6
ALL OTHER SLABS	1, (3 OR 4 OR 5)
FORMED SURFACES EXCLUDING FOUNDATIONS	2
ALL OTHER CONCRETE	NONE

**CONCRETE CURING NOTES:**

- WHEN THE ESTIMATED EVAPORATION RATE IS GREATER THAN 0.2 PSF/HOUR PROVIDE A SPRAY APPLIED EVAPORATION RETARDER IMMEDIATELY AFTER CONCRETE PLACEMENT. THE EVAPORATION RATE MAY BE CALCULATED PER ACI 305 FIGURE 2.1.5.
- APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND, CONFORMING TO ASTM C309 TYPE 1 CLASS B SPECIFICATIONS, PER MANUFACTURER'S RECOMMENDATIONS TO ALL FORMED SURFACES IMMEDIATELY AFTER FINAL FORM REMOVAL. NOT REQUIRED IF FORMWORK REMAINS IN PLACE FOR MORE THAN 7 DAYS.
- PROVIDE PRE-APPROVED CONTINUOUS WET CURE METHOD FOR A MINIMUM OF 14 DAYS.
- APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND, CONFORMING TO ASTM C309 TYPE 1 CLASS B SPECIFICATIONS OR ASTM C1315 TYPE 1 CLASS A SPECIFICATIONS, PER MANUFACTURER'S RECOMMENDATIONS IMMEDIATELY AFTER FINAL FINISHING. CURING COMPOUND SHALL BE COMPATIBLE WITH ARCHITECTURAL FLOOR COVERINGS AND SEALERS.
- PROVIDE 'ULTRACURE MAX' MOISTURE RETAINING COVER BY MCTECH GROUP, OR APPROVED EQUAL, FOR A MINIMUM OF 14 DAYS.
- APPLY A SILANE SEALER WITH MINIMUM SOLIDS CONTENT OF 40% PER MANUFACTURER'S RECOMMENDATIONS.

**GROUT**

**NON-SHRINK GROUT:** MASTER BUILDERS "MASTERFLOW 928" OR PRE-APPROVED EQUAL. GROUT SHALL CONFORM TO CRD-C621 AND ASTM C1107 WHEN TESTED AT A FLUID CONSISTENCY PER CRD-C611-85 FOR 30 MINUTES. GROUT MAY BE PLACED FROM A 25 SECOND FLOW TO A STIFF PACKING CONSISTENCY. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION, INSTALLATION, AND CURING.

**REINFORCING STEEL**

REINFORCING STEEL SHALL CONFORM TO:

ASTM A615, GRADE 60 TYPICAL UNLESS NOTED OTHERWISE.

ASTM A706 GRADE 60 FOR ALL MOMENT FRAME HORIZONTAL BEAM BARS, MOMENT FRAME VERTICAL COLUMN BARS, VERTICAL SHEAR WALL BARS AND ALL COUPLING BEAM BARS (EXCEPT TIES). PER ACI 318, ASTM A615 GRADE 60 MAY BE SUBSTITUTED FOR THESE MEMBERS IF THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18 KSI, THE RATIO OF ACTUAL ULTIMATE TENSILE STRENGTH TO ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25, AND IF THE ELONGATION OVER AN 8" GAGE LENGTH MEETS THE FOLLOWING:

BAR SIZE	MINIMUM ELONGATION
#3 - #6	14% <sup>2</sup>
#7 - #11	12% <sup>2</sup>
#14, #18	10% <sup>2</sup>

ASTM A706 GRADE 60 FOR ALL WELDED BARS.

DETAIL FABRICATE AND PLACE PER ACI 315 AND ACI 318.

WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A185. LAP ONE FULL MESH ON SIDES AND ENDS BUT NOT LESS THAN 8 INCHES. WELDED WIRE REINFORCING SHALL BE SUPPORTED TO WITHSTAND CONCRETE PLACEMENT. PULLING OF MESH INTO PLACE AFTER PLACEMENT IS NOT ALLOWED.

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE, F <sub>y</sub> =60 KSI (UNLESS NOTED OTHERWISE)					
BAR SIZE	MINIMUM LAP SPLICE LENGTHS ("L <sub>s</sub> ")		MINIMUM DEVELOPMENT LENGTHS ("L <sub>d</sub> ")		MINIMUM EMBEDMENT LENGTH FOR STANDARD END HOOKS ("L <sub>dh</sub> ")
	TOP BARS (1)	OTHER BARS	TOP BARS (1)	OTHER BARS	
#3	2'-0"	1'-6"	1'-6"	1'-3"	0'-7"
#4	2'-8"	2'-0"	2'-0"	1'-7"	0'-9"
#5	3'-4"	2'-7"	2'-7"	2'-0"	1'-0"
#6	4'-0"	3'-1"	3'-1"	2'-4"	1'-2"
#7	5'-10"	4'-6"	4'-6"	3'-6"	1'-5"
#8	6'-8"	5'-2"	5'-2"	3'-11"	1'-7"
#9	7'-6"	5'-10"	5'-10"	4'-6"	1'-9"
#10	8'-6"	6'-6"	6'-6"	5'-0"	2'-0"
#11	9'-5"	7'-3"	7'-3"	5'-7"	2'-3"

**SPLICE TABLE NOTES:**

- "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

**MECHANICAL COUPLERS:** "LENTON" BY ERICO, "CADWELD" BY ERICO, "BAR-LOCK" BY DAYTON SUPERIOR L-SERIES, OR PRE-APPROVED EQUAL. COUPLERS SHALL BE TYPE 2 PER ACI 318 SECTION 18.2.7.1.

**FORM SAVERS:** "LENTON" BY ERICO THREADED FORM SAVERS TYPE FS OR APPROVED EQUAL.

**REINFORCING STEEL COVER**

PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH ----- 3"  
EXPOSED TO WEATHER OR EARTH ----- 2"  
TIES ON BEAMS AND COLUMNS ----- 1-1/2"  
WALLS AND SLABS NOT EXPOSED TO WEATHER---- 3/4"

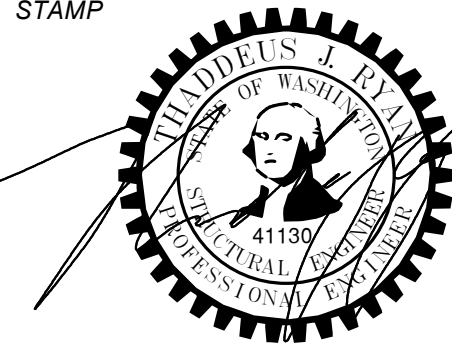


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**GENERAL NOTES S002**



CONCRETE INSERTS: THREADED DOWEL BAR SUBSTITUTIONS SHALL BE MANUFACTURED BY RICHMOND SCREW ANCHOR CO., INC., OR PRE-APPROVED EQUAL AND SHALL BE CAPABLE OF DEVELOPING THE FULL TENSILE CAPACITY OF THE BAR.

**POST-INSTALLED ANCHORS**

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER (LICENSED IN THE STATE OF THE PROJECT) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

**CONCRETE ANCHORS:**

- ADHESIVE ANCHORS: HILTI HIT-HY 200 (ICC-ESR-3187), HILTI HIT-RE 500 V3 (ICC-ESR-3814), DEWALT PURE 110+ (ICC-ESR-3298), OR SIMPSON SET-3G (ICC-ESR-4057), OR PRE-APPROVED EQUAL.
- \*CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
- \*CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
- \*HOLE SHALL BY HAMMER-DRILLED ONLY.
- \*DO NOT INSTALL IN WATER-FILLED HOLES.
- \*INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ (ICC ESR-1917) BY HILTI, INC. OR PRE-APPROVED EQUAL.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC. OR PRE-APPROVED EQUAL.

**STRUCTURAL STEEL**

**DETAILING, FABRICATION AND ERECTION**

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 15TH EDITION, THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS JULY 7, 2016, THE AISC CODE OF STANDARD PRACTICE, JUNE 15, 2016 AND THE AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, JULY 12, 2016.

STEEL MEMBERS ARE EQUALLY SPACED BETWEEN COLUMNS AND/OR DIMENSION POINTS UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDES AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDES, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, WELD EXTENSION TABS, COPIES, SURFACE ROUGHNESS VALUES AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL CURRENT OSHA REQUIREMENTS.

HOLES, COPIES OR OTHER CUTS OR MODIFICATIONS OF THE STRUCTURAL STEEL MEMBERS SHALL NOT BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

**STEEL FABRICATORS**

ALL STEEL FABRICATION SHALL BE PERFORMED BY A FABRICATOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. THE FABRICATOR SHALL BE DESIGNATED AN AISC CERTIFIED PLANT, CATEGORY BU AT THE TIME OF BID AND SHALL MAINTAIN THIS CERTIFICATION FOR THE DURATION OF THE PROJECT.

NON-AISC CERTIFIED STEEL FABRICATORS SHALL HAVE FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION].

**STEEL ERECTORS**

ALL STEEL ERECTION SHALL BE PERFORMED BY AN ERECTOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. THE ERECTOR SHALL BE DESIGNATED AN AISC CERTIFIED ERECTOR, CATEGORY CSE AT THE TIME OF BID AND SHALL MAINTAIN THIS CERTIFICATION FOR THE DURATION OF THE PROJECT.

NON-AISC CERTIFIED STEEL ERECTORS SHALL HAVE FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION].

**STEEL DETAILERS**

ALL STEEL DETAILING SHALL BE PERFORMED BY A DETAILER WITH FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION].

**MATERIAL PROPERTIES**

**WIDE FLANGE SECTIONS:** ASTM A992 (Fy = 50 KSI)

**OTHER SHAPES AND PLATES:** ASTM A36 (Fy = 36 KSI) TYP. U.N.O.; ASTM A572 (Fy = 50 KSI) WHERE INDICATED

**HOLLOW STRUCTURAL SECTIONS:** RECTANGULAR & SQUARE - ASTM A500 GRADE C (Fy = 50 KSI) ROUND - ASTM A500 GRADE C (Fy = 46 KSI)

**STRUCTURAL STEEL PIPES:** ASTM A53, GRADE B, TYPE E OR S (Fy = 35 KSI)

**MACHINE BOLTS (M.B.):** ASTM A307, GRADE A

**HIGH-STRENGTH BOLTS:** ASTM F3125, GRADE F1852, UNLESS NOTED OTHERWISE, ASTM F3125, GRADE F2280 WHERE INDICATED

**ANCHOR BOLTS (A.B.):** ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE, ASTM F1554, GRADE 105 WHERE INDICATED.

**WELDING**

SEE ARCH SPECS FOR WELDS EXPOSED TO VIEW.

**STRUCTURAL STEEL:** WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

**LATERAL FORCE-RESISTING SYSTEM:** WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE SEISMIC SUPPLEMENT" AWS D1.8.

**REINFORCING STEEL:** WELD IN ACCORDANCE WITH "REINFORCING STEEL WELDING CODE" AWS D1.4. WELD ONLY WITH SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER. IN NO CASE SHALL A WELD BE MADE WITHIN 6 BAR DIAMETERS OF A "COLD BEND".

**CERTIFICATION:** ALL WELDING SHALL BE PERFORMED BY WABO/AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

WELD TABS (ALSO KNOWN AS WELD "EXTENSION" TABS OR "RUN OFF" TABS) SHALL BE USED. AFTER THE WELD HAS BEEN COMPLETED THE WELD TABS SHALL BE REMOVED AND THE WELD END GROUND TO A SMOOTH CONTOUR. WELD "DAMS" OR "END DAMS" SHALL NOT BE USED.

THE PROCESS CONSUMABLES FOR ALL WELD FILLER METAL INCLUDING TACK WELDS, ROOT PASS AND SUBSEQUENT PASSES DEPOSITED IN A JOINT SHALL BE COMPATIBLE.

ALL WELD FILLER METAL AND WELD PROCESS SHALL PROVIDE THE TENSILE STRENGTH AND CHARPY V-NOTCH RATINGS AS FOLLOWS:

**GRAVITY FRAME**

WELD TYPE	FILLER METAL TENSILE STRENGTH	CHARPY V-NOTCH (CVN) RATING
FILLET	70 KSI	----
PARTIAL PENETRATION	70 KSI	----
COMPLETE PENETRATION	70 KSI	20 FT-LBS @ 40 DEG F

**LATERAL FORCE-RESISTING SYSTEM:**

WELD TYPE	FILLER METAL TENSILE STRENGTH	CHARPY V-NOTCH (CVN) RATING
FILLET	70 KSI	20 FT-LBS @ 0 DEG F
PARTIAL PENETRATION	70 KSI	20 FT-LBS @ 0 DEG F
COMPLETE PENETRATION	70 KSI	20 FT-LBS @ 0 DEG F
FILLET (1)	70 KSI	40 FT-LBS @ 70 DEG F
PARTIAL PENETRATION (1)	70 KSI	40 FT-LBS @ 70 DEG F
COMPLETE PENETRATION (1)	70 KSI	40 FT-LBS @ 70 DEG F

(1) DCW LOCATIONS ARE INDICATED IN THE DETAILS.

**WELDED CONNECTIONS INSPECTION:**

1. ALL WELDING SHALL BE CHECKED BY VISUAL MEANS AND BY OTHER METHODS DEEMED NECESSARY BY THE WELDING INSPECTOR.
2. ALL FULL PENETRATION WELDS TO MEMBERS WHICH FORM A PORTION OF THE LATERAL FORCE-RESISTING SYSTEM SHALL BE CHECKED 100 PERCENT BY ULTRASONIC TESTING.
3. THE CONTRACTOR SHALL SUBMIT A WRITTEN WELDING PROCEDURE SPECIFICATION FOR SHOP AND FIELD WELDING OF ALL LATERAL FORCE-RESISTING SYSTEM CONNECTIONS FOR APPROVAL TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION.

THE STANDARDS OF ACCEPTANCE FOR WELDS TESTED BY ULTRASONIC METHODS SHALL CONFORM TO AWS D1.1.

ALL WELDS FOUND TO BE DEFECTIVE SHALL BE REPAIRED AND REINSPECTED BY THE SAME METHODS ORIGINALLY USED, AND THIS REPAIR AND REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR

**GENERAL REQUIREMENTS**

**HIGH-STRENGTH BOLTS:** ALL A325 HIGH-STRENGTH BOLTS (HSB) SHALL BE ASTM F3125, GRADE F1852, UNLESS OTHERWISE DESIGNATED AS A490. ALL HSB DESIGNATED AS A490 SHALL BE ASTM F3125, GRADE F2280. ALL HSB SHALL BE BY "LEJEUNE BOLT COMPANY" OR PRE-APPROVED EQUAL AND SHALL BE INSTALLED PER SECTION 8.2 OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS", AUGUST 2014 BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC SPECIFICATION). ALL BOLT HOLES SHALL BE STANDARD ROUND HOLES UNLESS NOTED OTHERWISE. THE FAYING SURFACES OF ALL PLIES WITHIN THE GRIP OF SLIP-CRITICAL BOLTS (A325SC OR A490SC) SHALL MEET THE REQUIREMENTS FOR A CLASS A SURFACE PER SECTION 3.2 OF THE RCSC SPECIFICATION.

**BOLTED CONNECTIONS INSPECTION:** CONNECTIONS MADE WITH BEARING TYPE BOLTS SHALL BE INSPECTED PER SECTION 9.1 AND CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL BE INSPECTED PER SECTION 9.3 OF RCSC SPECIFICATION.

**ADHESIVE ANCHOR RODS:** FULLY THREADED ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

**HEADED STUDS:** SHALL BE "H4L HEADED CONCRETE ANCHORS" FOR STUDS 5/8" DIAMETER AND SMALLER AND "S3L SHEAR CONNECTORS" FOR STUDS 3/4" DIAMETER AND LARGER AS MANUFACTURED BY NELSON STUD WELDING, INC. OR PRE-APPROVED EQUAL AND SHALL CONFORM TO AWS D1.1. ALL HEADED STUDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS USING A NELSON WELD GUN, UNLESS NOTED OTHERWISE ON DETAILS. ALL WELDS SHALL BE MADE AND INSPECTED IN ACCORDANCE WITH AWS D1.1.

**DEFORMED BAR ANCHORS:** SHALL BE "D2L DEFORMED BAR ANCHORS" AS MANUFACTURED BY NELSON STUD WELDING, INC. OR PRE-APPROVED EQUAL AND SHALL CONFORM TO AWS D1.1. ALL DEFORMED BAR ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS USING A NELSON WELD GUN, UNLESS NOTED OTHERWISE ON DETAILS. ALL WELDS SHALL BE MADE AND INSPECTED IN ACCORDANCE WITH AWS D1.1.

**FINISH:** STRUCTURAL STEEL SHALL BE PRIMED, UNLESS NOTED OTHERWISE, AND SHALL BE CLEAN OF LOOSE RUST, LOOSE MILL SCALE, OIL, GREASE AND OTHER FOREIGN SUBSTANCES AND SHALL MEET THE REQUIREMENTS OF SSPC-SP1. WHERE STRUCTURAL STEEL IS NOTED TO BE PAINTED, ALL AREAS COMPRISING THE FAYING SURFACES OF BOLTED CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL COMPLY WITH THE REQUIREMENTS OF THE RCSC SPECIFICATION. WHERE STRUCTURAL STEEL IS NOTED TO BE GALVANIZED, IT SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123, A384, AND A385. ALL SURFACES WITHIN TWO INCHES OF ANY FIELD WELD LOCATION SHALL BE FREE OF MATERIALS THAT WOULD PREVENT PROPER WELDING OR PRODUCE OBJECTIONABLE FUMES. FIELD TOUCH-UP OF PRIMED, PAINTED, AND GALVANIZED SURFACES SHALL BE PERFORMED TO REPAIR COATING ABRASIONS, AS WELL AS TO PROTECT ALL AREAS AT CONNECTIONS.

**CARPENTRY:**

**NAILS:** CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
8d	0.131	2-1/2
10d	0.148	3
16d	0.148	3-1/2
20d	0.192	4

ALL NAILS AND STAPLES SHALL CONFORM TO ASTM F1667 INCLUDING SUPPLEMENT 1. FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THAT SPECIFIED ON PLANS.

FASTENER TYPE	DIAMETER (INCHES)	LENGTH (INCHES)	EQUIVALENT SPACING (INCHES)		
8d COMMON WIRE	0.131	2-1/2	6	4	3
8d "DIPPED GALV. BOX"	0.131	2-1/2	6	4	3
8d COOLER	0.113	2-1/2	4-1/2	3	2-1/2
14 GA. STAPLES	0.080	1-1/2"	6	4	3
16 GA. STAPLES	0.062	1-1/2"	4	3	-
10d COMMON WIRE	0.148	3	6	4	3
10d "HOT DIPPED GALV. BOX"	0.148	3	6	4	3
10d "SHINY BOX"	0.131	3	4-1/2	3	2-1/4
16d COMMON WIRE	0.162	3-1/2	6	4	3
16d SINKER NAIL	0.148	3-1/4	5	3-1/4	2-1/2

\* BASED ON 15/32" PLYWOOD OR OSB.

**WOOD SHEATHING (STRUCTURAL): SHEATHING ON ROOF SURFACES SHALL BE PLYWOOD ONLY.** SHEATHING ON WALLS SHALL BE PLYWOOD SHEATHING AT FLOOR SHALL BE WARMBOARD SHEATHING PER FLOOR PLAN. PLYWOOD SHEATHING SHALL BE 5-PLY MINIMUM WHERE INDICATED AS PERFORMANCE CATEGORY 3/4" OR THICKER. WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-09 AND/OR PS2-10. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 32"O.C. (48/24); ROOF FRAMING AT 24"O.C. (32/16); WALLS (32/16); FLOORS (48/24) ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE.

**GLUE-LAMINATED MEMBERS:** CONFORM TO ANSI/AITC A190.1. MEMBERS SHALL BE COMBINATION 24F-V4 DOUGLAS FIR (DF) FOR SIMPLE SPANS; AND 24F-V8 DF FOR CANTILEVERED AND/OR CONTINUOUS SPANS (Fb=2400 PSI, Fv=265 PSI, E=1.8X10<sup>6</sup> PSI); AND DF COMBINATION 2 FOR COLUMNS.

PREMIUM APPEARANCE GRADE WHERE EXPOSED TO VIEW; INDUSTRIAL APPEARANCE WHERE NOT EXPOSED TO VIEW. ALL MEMBERS TO HAVE EXTERIOR GLUE AND HAVE AN APPROVED GRADE STAMP. CAMBER AS SHOWN ON STRUCTURAL DRAWINGS.

MEMBERS INDICATED IN STRUCTURAL DRAWINGS AS "POC" SHALL BE PORT ORFORD CEDAR COMBINATION 22F-V/POC1 (Fb=2200 PSI, Fv=265 PSI, E=1.8X10<sup>6</sup> PSI) AND POC COMBINATION 2 FOR COLUMN.

**FRAMING LUMBER:** STANDARDS. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES. SEE PROJECT SPECIFICATIONS FOR FSC CERTIFICATION REQUIREMENTS.

**SPECIES AND GRADE (BASE DESIGN VALUE)**

1. 6x BEAMS AND HEADERS. "DOUG FIR-LARCH" NO. 1 (Fb=1350 PSI, Fv=170 PSI)
2. 2x TO 4x JOISTS, PURLINS AND HEADERS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fv=180 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fv=150 PSI)
3. 6x POSTS AND COLUMNS. "DOUG FIR-LARCH" NO. 1 (Fc=1000 PSI)
4. EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
5. INTERIOR NON-BEARING STUD WALLS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI)
6. 2x & 3x T&G DECKING: "DOUG FIR-LARCH" COMMERCIAL (Fb=1450 PSI, E=1700 KSI)
7. THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI), OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
8. UTILITY & STANDARD GRADES NOT PERMITTED.

**STRUCTURAL COMPOSITE LUMBER (SCL):** SHALL BE MANUFACTURED BY REDBUILT LLC., OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT EVALUATION REPORT. SEE PROJECT SPECIFICATIONS FOR FSC CERTIFICATION REQUIREMENTS.

**MINIMUM DESIGN VALUES:**

1. 2x SCL: Fb = 1700 PSI, Fv = 285 PSI, E = 1300 KSI
2. 1-3/4" SCL: Fb = 2600 PSI, Fv = 285 PSI, E = 1800 KSI
3. 3-1/2" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
4. 5-1/4" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
5. RIMBOARD: APA/EWS PERFORMANCE RATED RIM (PRR-401)

MEMBERS HAVE BEEN DESIGNED TO SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

**PRESERVATIVE TREATED WOOD REQUIREMENTS:**

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED:

EXPOSURE		APPLICATION	SPECIFIED MATERIAL	PRESERVATIVE TREATMENT (1)	CONNECTORS & FASTENERS (2)/(3)
		DRY	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS ON CONCRETE OR MASONRY WALLS (4)	2x, 4x, 6x (FIR), OR GLULAM (SP)	SBX
WET	FRAMING, DECKING, POSTS & LEDGERS	2x, & 4x (FIR)	ACQ, CBA, CA	GALV (G185)	
		2x, & 4x (CEDAR)	NONE	GALV (G90)	
		BEAMS & COLUMNS	6x (FIR), OR GLULAM (SP)	ACQ, CBA, CA	GALV (G185)
		6x OR GLULAM (CEDAR)	NONE	GALV (G90)	

1. CCA: CHROMATED COPPER ARSENATE NOT PERMITTED FIR: DOUG-FIR OR HEM-FIR  
SBX: DOT SODIUM BORATE SP: SOUTHERN PINE  
ACQ: ALKALINE COPPER QUAT  
CBA & CA: COPPER AZOLE
2. CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC. FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.
3. G60, G90 & G185 PER ASTM A653 FOR COLD-FORMED STEEL CONNECTORS. BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM A153 STRUCTURAL STEEL CONNECTORS. HOT-DIP GALVANIZED PER ASTM A153 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.
4. AT CONTRACTORS OPTION, LEDGERS AND TOP PLATES A MINIMUM OF 8 FEET ABOVE GRADE ON CONCRETE OR MASONRY WALLS MAY BE UN-TREATED IF COMPLETELY SEPARATED FROM THE WALL BY A SELF ADHERING ICE & WATER SHIELD BARRIER (40 MIL MINIMUM).

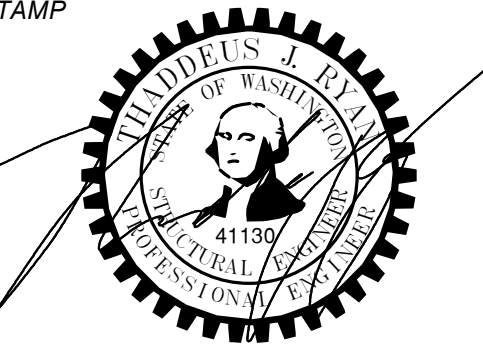


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STAMP



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6838 96TH AVE SE  
MERCER ISLAND, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

May 10, 2022

REVISIONS

No.	Description	Date

Drawn: DEH  
Checked: TJR  
MJH Proj No.: A20.0085.00

Issue Date: May 10, 2022

SHEET

**GENERAL NOTES S003**







STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES	
CONCRETE	REINFORCING STEEL AND PLACEMENT		X	SPECIAL INSPECTIONS NOT REQUIRED FOR THE FOLLOWING CONDITIONS:	ACI 318: CH 20, 25.2, 25.3, 26.6-1 TO 26.6-3, IBC 1908.4	
	ANCHORS CAST IN CONCRETE-PRIOR TO AND DURING PLACEMENT OF CONCRETE		X	NON-STRUCTURAL SLAB ON GRADE	ACI 318: 17.8.2 AISC 360 SECTION N7	
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (MECHANICAL ANCHORS INSTALLED IN ANY DIRECTION AND ADHESIVE ANCHORS INSTALLED DOWNWARD)			X	PERIODIC INSPECTION TO INCLUDE A QUANTITY OF 10% WITH A MINIMUM OF (5) ANCHORS INSPECTED PER INSTALLER ON A DAILY BASIS.	ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (ADHESIVE ANCHORS INSTALLED HORIZONTAL OR UPWARDLY INCLINED)	X				ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	VERIFY USE OF REQUIRED DESIGN MIX			X		ACI 318, CH 19
	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X				ASTM C172, C31 ACI 318: 26.4, 26.12 IBC 1908.10
	CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION	X				ACI 318: 26.5 IBC 1908.6, 1908.7, 1908.8
	MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES			X		ACI 318: 26.5.3 TO 26.5.5 IBC 1908.9
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS			X		ACI 318: 26.11.2
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED			X		ACI 318: 26.11.2(b)
MATERIAL VERIFICATION OF REINFORCEMENT STEEL FOR ASTM A615 REINFORCING			X	MANUFACTURER SHALL PROVIDE MILL TEST REPORTS. CONTINUOUS INSPECTION FOR ALL WELDS GREATER THAN 5/16" FILLET. PERIODIC INSPECTION FOR FILLET WELD 5/16" AND SMALLER	ACI 318: 26.6.4 AWS D1.4 IBC 1705.3.1	
TESTING OF MATERIALS			X		IBC 1705.3.2	
WOOD FRAMING	SHEAR WALL NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5	
	DIAPHRAGM NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5	
CLADDING, AND NON-BEARING WALLS	ERECTION AND FASTENING		X	NOT REQUIRED FOR STRUCTURES ≤ 30 FT OR CLADDING OR VENEER ≤ 5 PSF OR INTERIOR NON-BEARING WALLS ≤ 15 PSF	IBC 1705.12.5	
ELECTRICAL EQUIPMENT	ANCHORAGE OF EQUIPMENT TO STRUCTURE		X	SPECIAL INSPECTION ONLY REQUIRED IN SEISMIC DESIGN CATEGORY E OR F	IBC 1705.12.5.6	
MECHANICAL AND ELECTRICAL SYSTEMS	MINIMUM CLEARANCE TO SPRINKLER PIPING OF 3"		X		IBC 1705.12.6	

TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

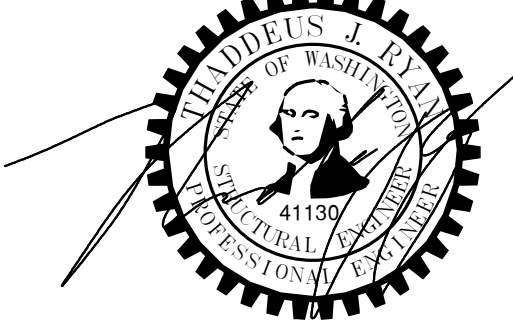
STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS FOLLOWS:

- » PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES.
- » REVIEW OF TESTING AND INSPECTION REPORTS.
- » REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.

GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL INCLUDE ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

ABBREVIATION LIST			
⊙	AT	HDR	HEADER
A.B.	ANCHOR BOLT	HGR	HANGER
ADD'L	ADDITIONAL	HORIZ.	HORIZONTAL
A.F.F.	ABOVE FINISH FLOOR	HSS	HOLLOW STRUCTURAL SECTION
ALT.	ALTERNATE	HT	HEIGHT
ARCH.	ARCHITECTURAL	INT.	INTERIOR
BLD'G	BUILDING	JST	JOIST
BLK'G	BLOCKING	JT	JOINT
BM	BEAM	L	ANGLE
B.O.F.	BOTTOM OF FOOTING	L.F.R.S.	LATERAL FORCE-RESISTING SYSTEM
BOT.	BOTTOM	L.L.	LIVE LOAD
BRB	BUCKLING RESTRAINED BRACE	LLH	LONG LEG HORIZONTAL
BRG	BEARING	LLV	LONG LEG VERTICAL
BTWN	BETWEEN	LOC.	LOCATION
B.U.	BUILT UP	LSL	LAMINATED STRAND LUMBER
(C= )	CAMBER	LVL	LAMINATED VENEER LUMBER
CANT.	CANTILEVER	MAX.	MAXIMUM
CFG	COLD-FORMED STEEL	M.B.	MACHINE BOLT
C.J.	CONTROL/CONSTRUCTION JOINT	MECH.	MECHANICAL
℄	CENTERLINE	MEZZ.	MEZZANINE
CLR.	CLEARANCE	MFR	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MTL	METAL
CONN.	CONNECTION	N.F.	NEAR FACE
CONST.	CONSTRUCTION	N.S.	NEAR SIDE
CONT.	CONTINUOUS	NTS	NOT TO SCALE
CONTR.	CONTRACTOR	O.G.	ON CENTER
COORD.	COORDINATE	OPNG	OPENING
C.P.	COMPLETE PENETRATION	OPP.	OPPOSITE
CTR'D	CENTERED	P.A.F.	POWDER ACTUATED FASTENER
C.Y.	CUBIC YARD	PERP.	PERPENDICULAR
DBL.	DOUBLE	℄	PLATE
DCW	DEMAND CRITICAL WELD	P.P.	PARTIAL PENETRATION
D.F.	DOUGLAS FIR	P.P.T.	PRESERVATIVE PRESSURE TREATED
DIA. OR ∅	DIAMETER	P.S.F.	POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSL	PARALLAM
DIM.	DIMENSION	P.T.	POST TENSION
D.L.	DEAD LOAD	PW	PLYWOOD
DWG	DRAWING	REINF.	REINFORCEMENT
DWL	DOWEL	REQ'D	REQUIRED
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SCL	STRUCTURAL COMPOSITE LUMBER
E.F.	EACH FACE	SHT'G	SHEATHING
EL.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	S.O.G.	SLAB ON GRADE
ENGR	ENGINEER	SQ.	SQUARE
EQ.	EQUAL	STD	STANDARD
E.W.	EACH WAY	STIFF.	STIFFENER
EXP.	EXPANSION	STL	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
FDN	FOUNDATION	T & B	TOP & BOTTOM
F.F.	FAR FACE	T & G	TONGUE AND GROOVE
FLR	FLOOR	THRD	THREADED
F.O.M.	FACE OF MASONRY	T.O.F.	TOP OF FOOTING
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL
FRMG	FRAMING	TRT'D	TREATED
F.R.T.	FIRE RETARDANT TREATED	TYP.	TYPICAL
F.S.	FAR SIDE	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	U.T.	ULTRASONIC TESTED
GA.	GAGE/GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W/	WITH
GL.	GLULAM	W.P.	WORK POINT
GR.	GRADE	WT	WEIGHT
GWB	GYPNUM WALL BOARD	W.W.R.	WELDED WIRE REINFORCING

STAMP



**MERCER ISLAND HOUSE: CASCADE**

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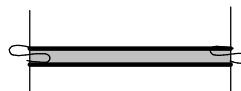
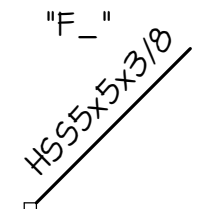
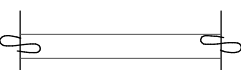
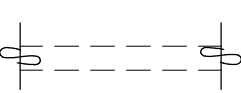
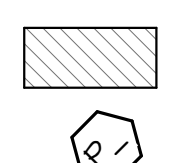
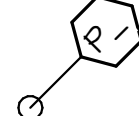
Issue Date: May 10, 2022

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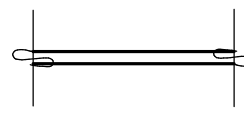
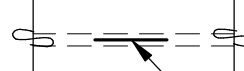


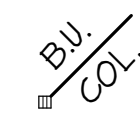
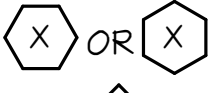
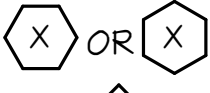
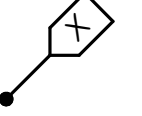
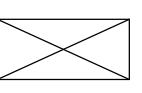
**GENERAL NOTES S005**



**FOUNDATION NOTES**

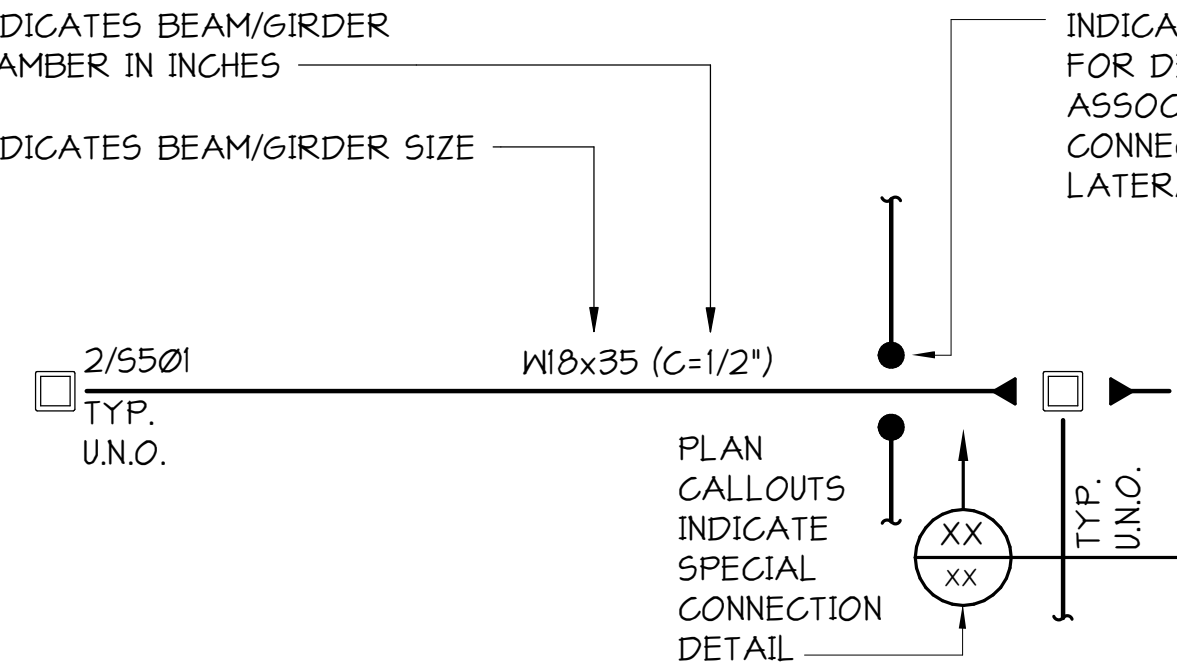
- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- REFERENCE ELEVATION 26.00' = 0'-0".
- TOP OF SLAB = 0'-0" UNLESS NOTED OTHERWISE.
- TOP OF FOOTING ELEVATIONS = -1'-0" UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
-  INDICATES 8" CONCRETE WALL UNLESS NOTED OTHERWISE.
- "F\_" INDICATES CONCRETE SPREAD FOOTING. FOR SCHEDULE - SEE 2/5303.
-  INDICATES STEEL COLUMNS ORIGINATING AT FOUNDATION LEVEL. ALL COLUMNS ARE CONTINUOUS TO ROOF UNLESS NOTED OTHERWISE. FOR TYPICAL ANCHOR ROD/BOLT DETAIL - SEE 1/5303.
- FOR TYPICAL FOUNDATION DETAILS - SEE SHEETS S302, S303, AND S304.
- FOR TYPICAL STEPS IN FOOTING, PLACEMENT OF CONCRETE WALL REINFORCEMENT, AND FOUNDATION CONSTRUCTION JOINTS - SEE DETAILS 1/5302, 4/5302, AND 1/5302.
- FOR TYPICAL CONCRETE SLAB-ON-GRADE DETAILS - SEE SHEET S301.
-  INDICATES NON-STRUCTURAL STUD WALLS. ALL WALLS ARE NOT SHOWN. FOR LOCATION SEE ARCHITECTURAL FOR BRACING AT TOPS OF WALLS - SEE SHEET S107. FOR SCHEDULE AND TYPICAL FRAMING - SEE SHEETS S107.
-  INDICATES GRADE BEAM SUPPORTED BY 4" DIAMETER STANDARD PIPE AT 6'-0" ON CENTER UNLESS NOTED OTHERWISE. FOR GRADE BEAM SCHEDULE - SEE 1/304.
-  INDICATES DEPRESSED OR SLOPED SLABS. FOR SLOPE AND EXACT LOCATION - SEE ARCHITECTURAL DRAWINGS. SEE 5/5301 FOR TYPICAL SLAB STEP OR DEPRESSION DETAIL.
-  INDICATES STEEL PIN PILE - SEE PILE PLAN FOR PILE SCHEDULE.
- FOR HOUSEKEEPING PADS SEE MECHANICAL/ELECTRICAL. FOR TYPICAL REINFORCING DETAIL FOR PADS SEE 1/5301.

**FLOOR FRAMING NOTES**

- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. TOP OF SHEATHING = 11'-6" AT 2ND FLOOR, 22'-6" AT 3RD FLOOR AND 21'-4 3/8" AT ROOF DECK ABOVE GRADE UNLESS NOTED OTHERWISE.
  -  INDICATES 2x6 WOOD STUD WALL. WOOD STUDS SHOULD ALIGN WITH JOIST LAYOUT AND BE SPACED AT 16" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE. PROVIDE 15/32" WOOD SHEATHING AT ALL EXTERIOR WALLS NAILED WITH 10d AT 6" ON CENTER AT ALL PANEL EDGES (PROVIDE 2x BLOCKING AT UNSUPPORTED PANEL EDGES) AND 10d AT 12" ON CENTER AT INTERMEDIATE FRAMING TYPICAL UNLESS NOTED OTHERWISE - SEE NOTE #4 FOR ADDITIONAL SHEAR WALL NAILING.
  -  INDICATES WALL EXTENDING TO FLOOR STRUCTURE.
  -  INDICATES TYPICAL HEADER IN WALL BELOW - SEE 1/5101.
  - "(C=)" INDICATES CAMBER FOR GLULAM BEAMS. C=0" UNLESS NOTED OTHERWISE.
  -  INDICATES HOLLOW STRUCTURAL SECTION COLUMNS ORIGINATING AT FLOOR LEVEL.
  -  INDICATES WOOD STUD BUILT-UP COLUMN - SEE 2/5101 FOR TYPICAL DETAIL.
  - [ ] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS - SEE 1/5101 FOR TYPICAL DETAIL.
  -  OR  INDICATES SPECIAL WOOD STUD WALL TYPE - SEE 4/5101 FOR SCHEDULE.
  -  INDICATES HOLD-DOWN - SEE 1/5103 FOR SCHEDULE.
  -  INDICATES PENETRATION IN FLOOR STRUCTURE.
  - PROVIDE 3/4" TONGUE AND GROOVE WOOD OR 1-1/8" WARMBOARD SHEATHING OVER ENTIRE FLOOR STRUCTURE. NAIL WOOD FLOOR SHEATHING WITH 10d AT 6" ON CENTER AT ALL SUPPORTED PANEL EDGES AND 10d AT 10" ON CENTER AT INTERMEDIATE FRAMING. TYPICAL UNLESS NOTED OTHERWISE.
  - FOR SUPPORT OF MISCELLANEOUS MECHANICAL EQUIPMENT AND PIPES FROM FLOOR STRUCTURE - SEE 1/5104.
  - FOR TYPICAL STEEL CONNECTION DETAILS - SEE SHEET S501.
- INDICATES BEAM/GIRDER CAMBER IN INCHES

INDICATES BEAM/GIRDER SIZE

INDICATES A LATERAL CONNECTION. FOR DETAIL CALLOUT - SEE PLANS. ASSOCIATED MEMBERS AND CONNECTIONS ARE PART OF THE LATERAL FORCE-RESISTING SYSTEM.



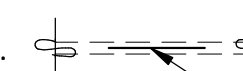

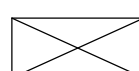
2/5501 TYP. U.N.O.

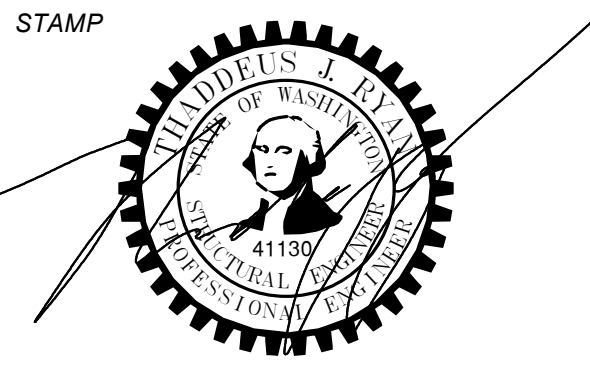
W18x35 (C=1/2")

PLAN CALLOUTS INDICATE SPECIAL CONNECTION DETAIL

TYP. U.N.O.
- SEE MECHANICAL FOR OPENINGS IN FLOOR AND PROVIDE FRAMING AROUND OPENINGS PER 3/5101. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION INCLUDING PERIMETER WALL FRAMING.

**ROOF FRAMING NOTES**

- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
-  INDICATES WALL EXTENDING TO ROOF STRUCTURE.
-  INDICATES TYPICAL HEADER IN WALL BELOW - SEE 1/5101.
-  INDICATES PENETRATION IN ROOF STRUCTURE.
- "(C=)" INDICATES CAMBER FOR GLULAM BEAMS. C=0" UNLESS NOTED OTHERWISE.
- PROVIDE 3/4" TONGUE AND GROOVE WOOD SHEATHING OVER ENTIRE ROOF STRUCTURE. NAIL SHEATHING WITH 10d AT 6" ON CENTER AT ALL SUPPORTED PANEL EDGES AND 10d AT 10" ON CENTER AT INTERMEDIATE FRAMING. TYPICAL UNLESS NOTED OTHERWISE.



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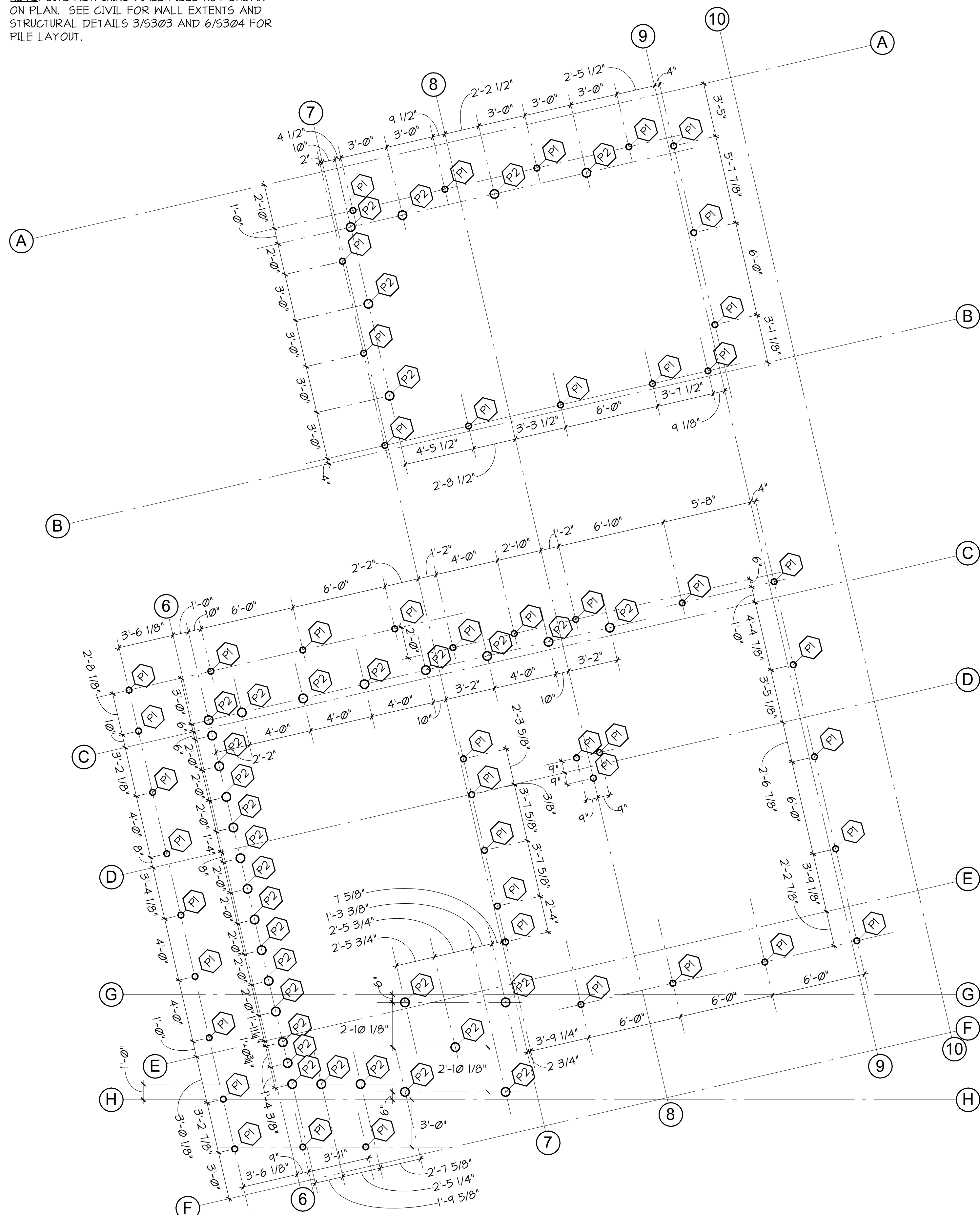
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**PLAN NOTES S110**

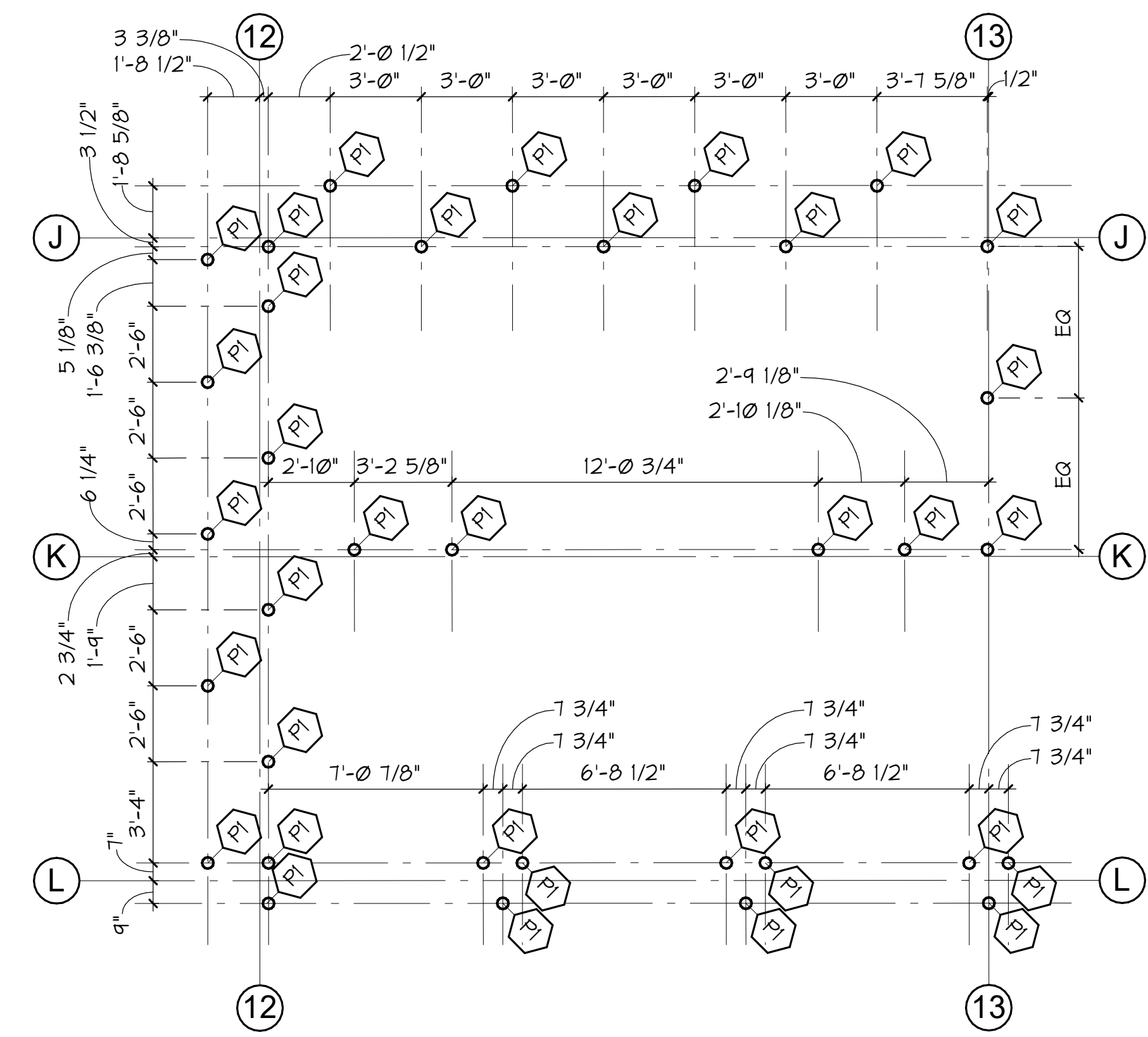


PILE SCHEDULE		
MARK	SIZE	EMBEDMENT DEPTH
P1	PIPE45TD	20'-0"
P2	PIPE65TD	20'-0"

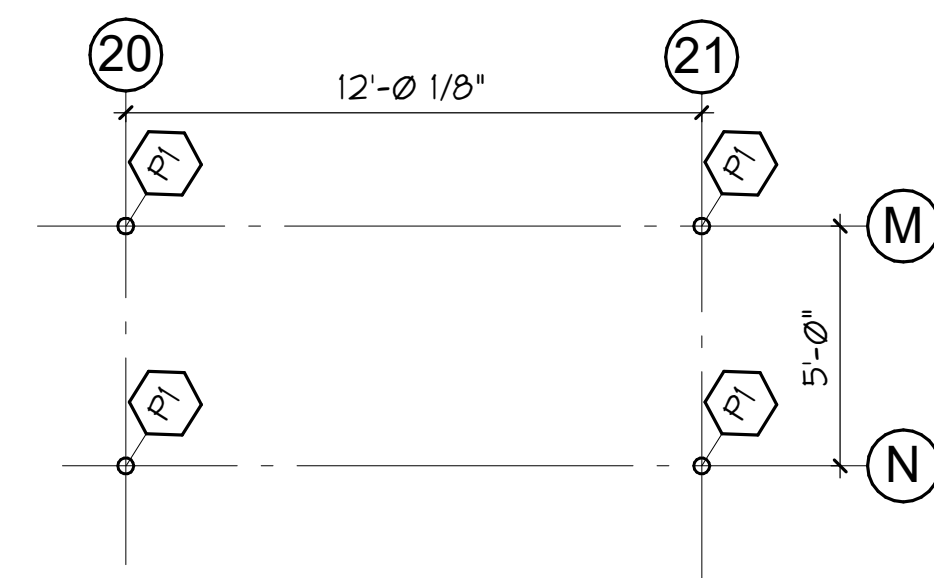
NOTE: SITE RETAINING WALL PILES NOT SHOWN ON PLAN. SEE CIVIL FOR WALL EXTENTS AND STRUCTURAL DETAILS 3/5303 AND 6/5304 FOR PILE LAYOUT.



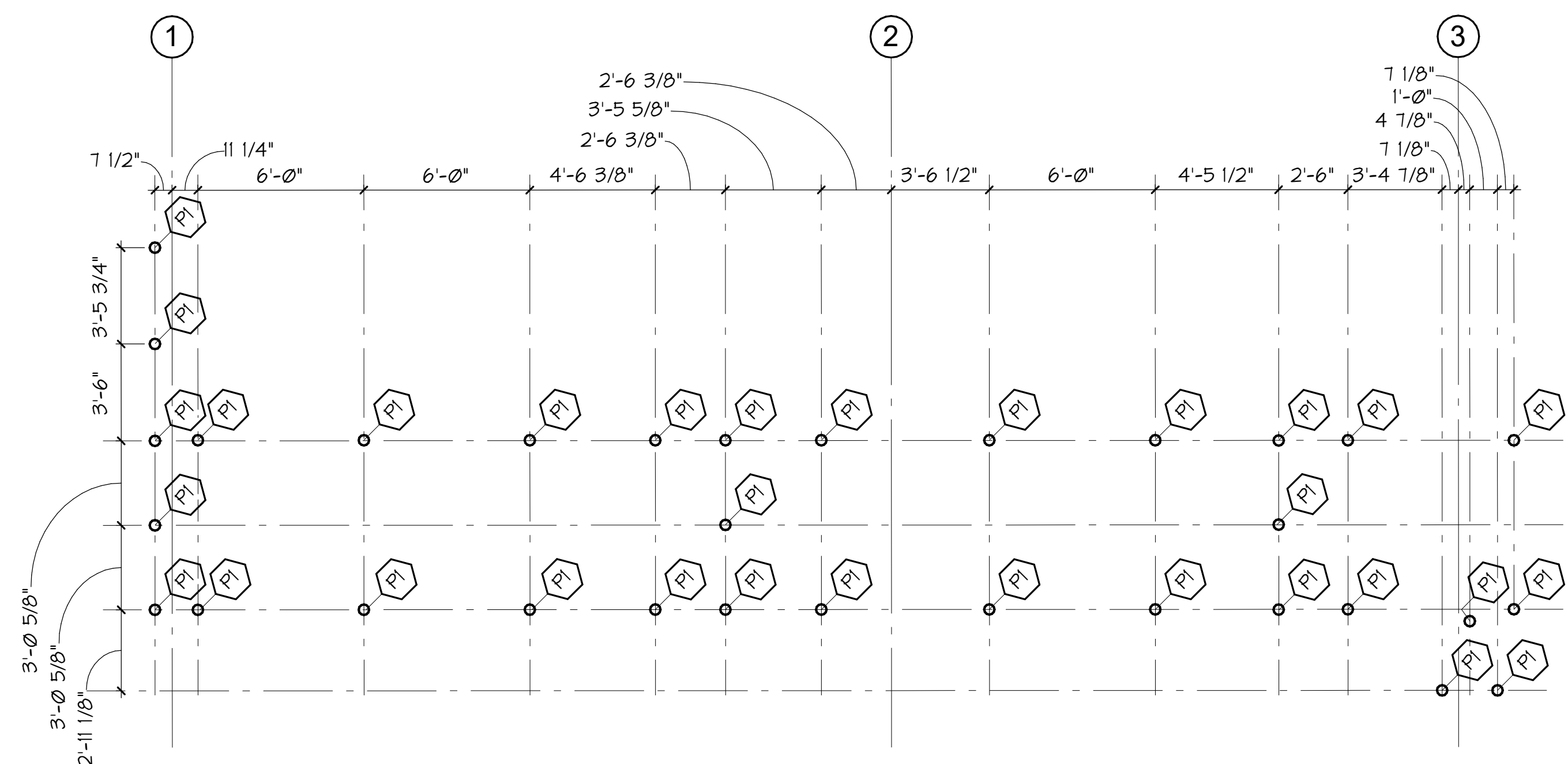
1 LEVEL 1 - FOUNDATION PILE PLAN  
S111 1/4" = 1'-0"



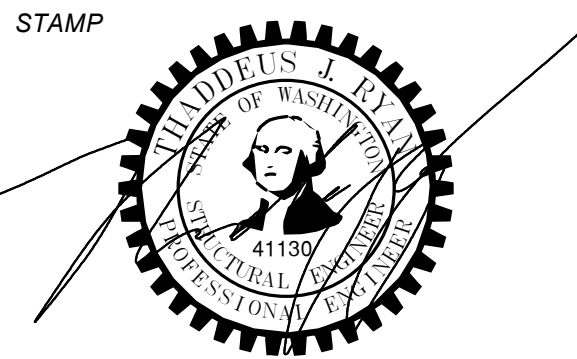
2 GARAGE - FOUNDATION PILE PLAN  
S111 1/4" = 1'-0"



4 SHED - FOUNDATION FRAMING PLAN  
S111 1/4" = 1'-0"



3 COVERED WALKWAY - FOUNDATION PILE PLAN  
S111 1/4" = 1'-0"



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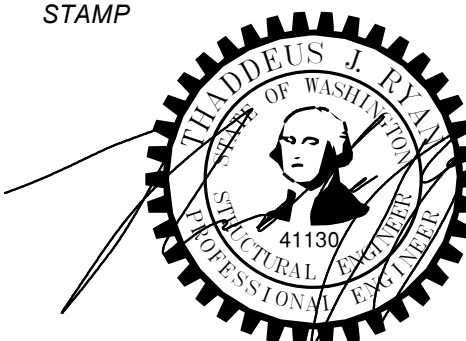
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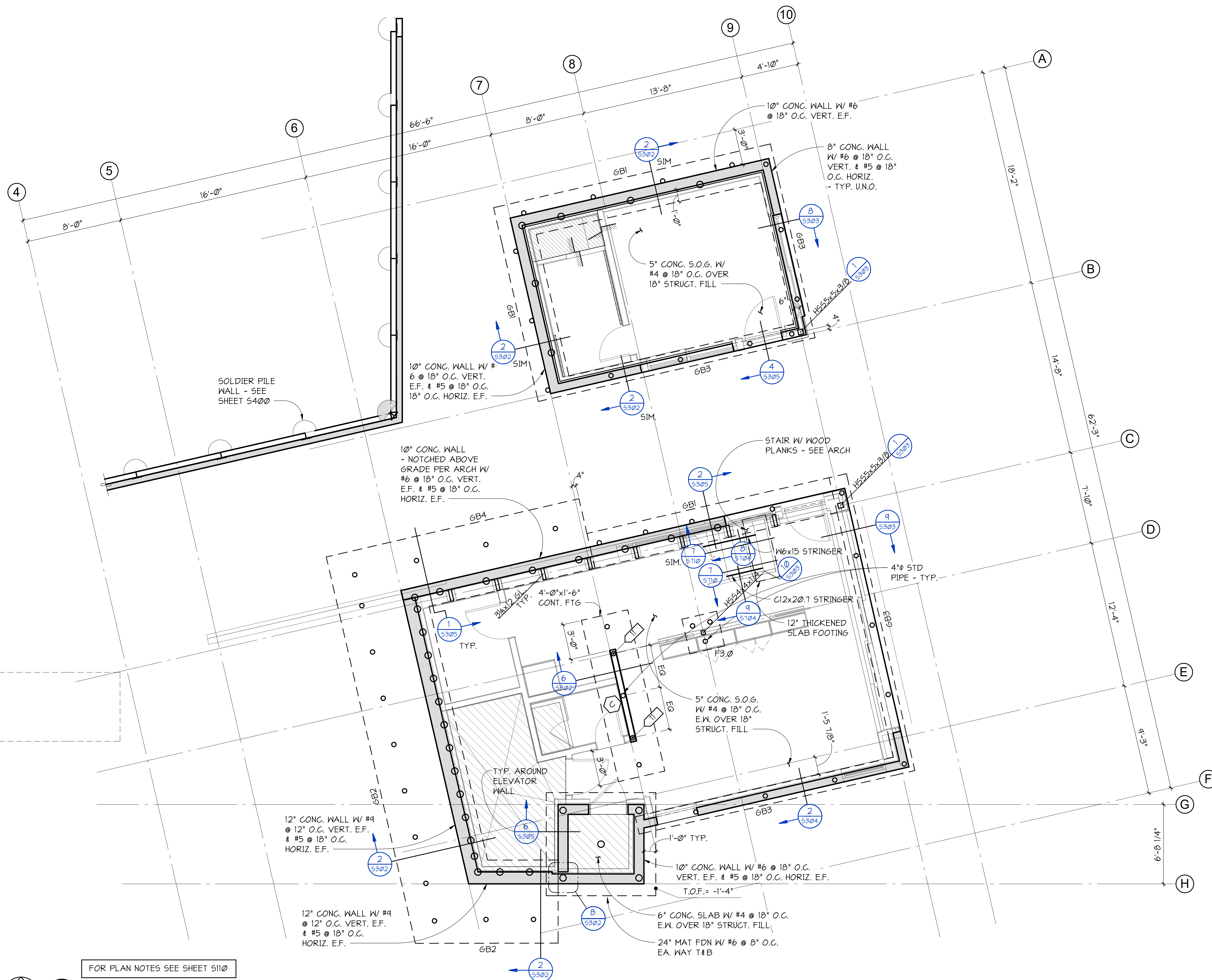
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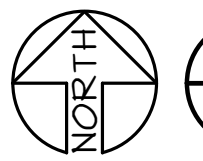
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**LEVEL 1 - FOUNDATION PLAN S112**



FOR PLAN NOTES SEE SHEET S110

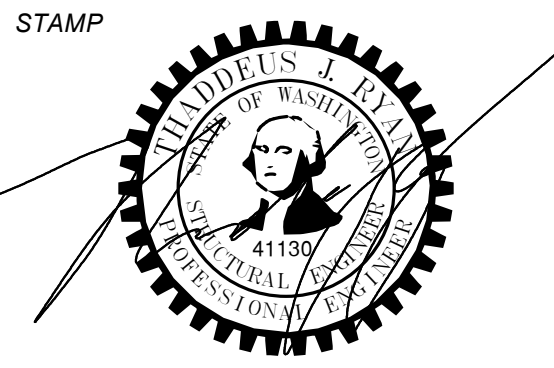


1  
S112

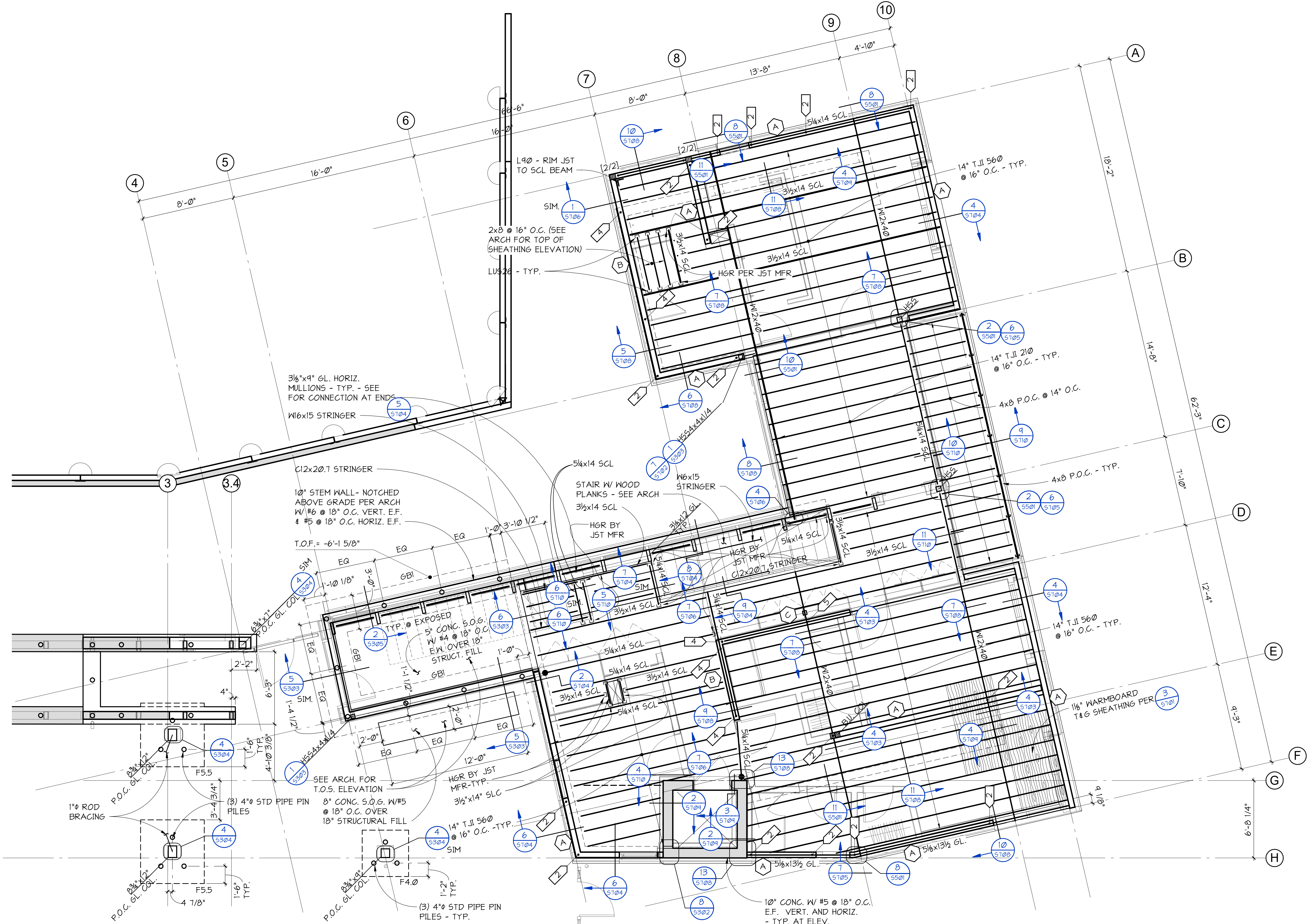
**LEVEL 1 - FOUNDATION PLAN**

1/4" = 1'-0"





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FOR PLAN NOTES SEE SHEET S110  
**LEVEL 2 - FLOOR FRAMING PLAN**  
 1/4" = 1'-0"

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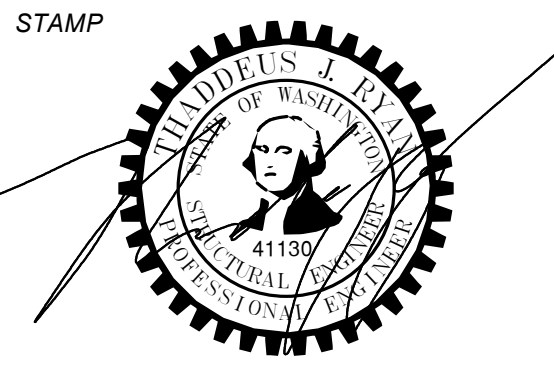
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**LEVEL 2 - FLOOR FRAMING PLAN S121**

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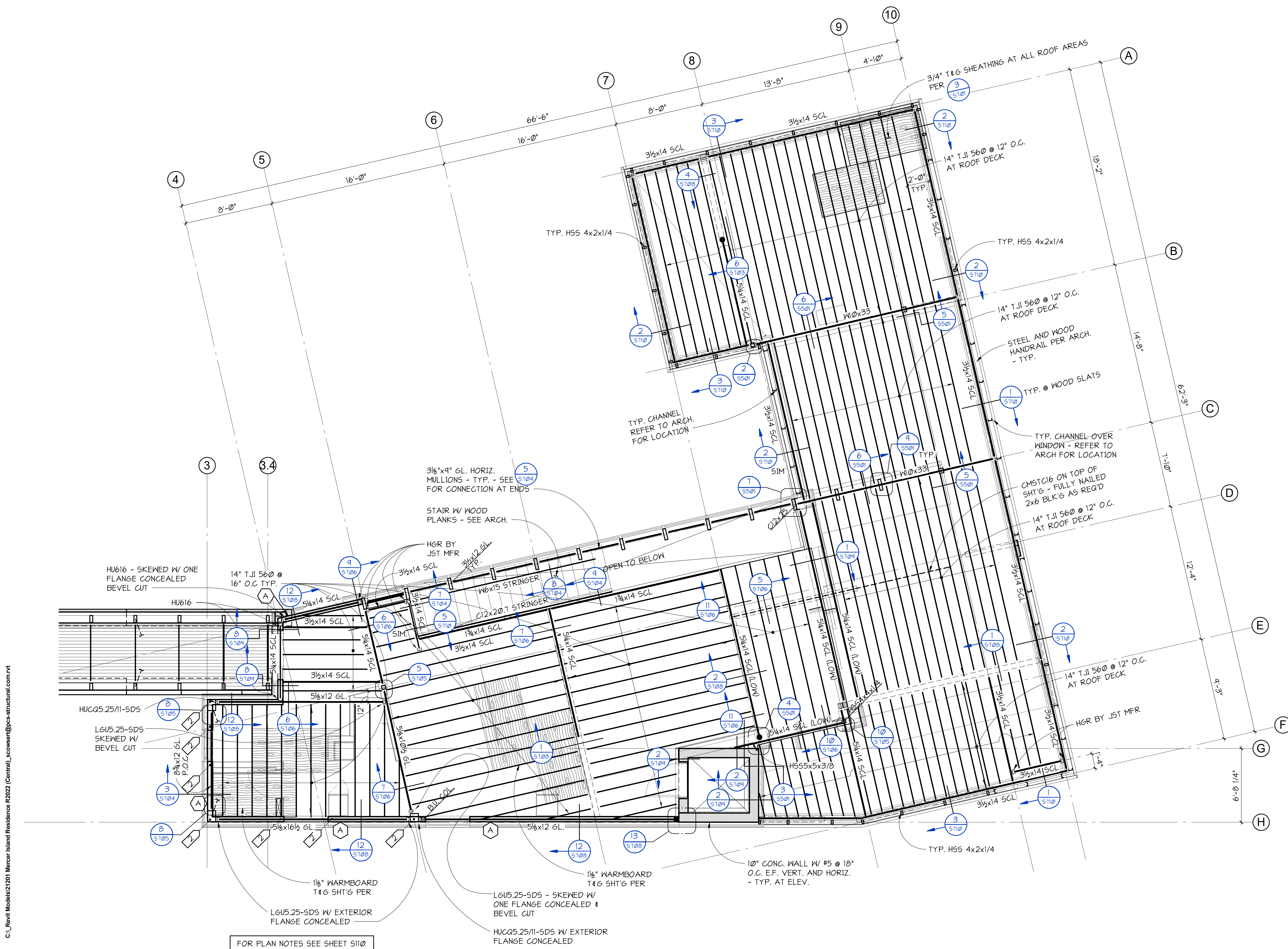
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**LEVEL 3 - FLOOR FRAMING PLAN**  
**S131**



FOR PLAN NOTES SEE SHEET S110

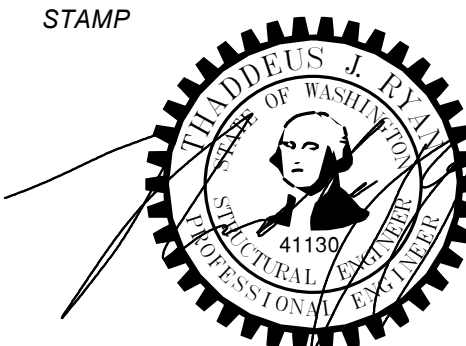
**LEVEL 3 - FLOOR FRAMING PLAN**  
 S131  
 1/4" = 1'-0"

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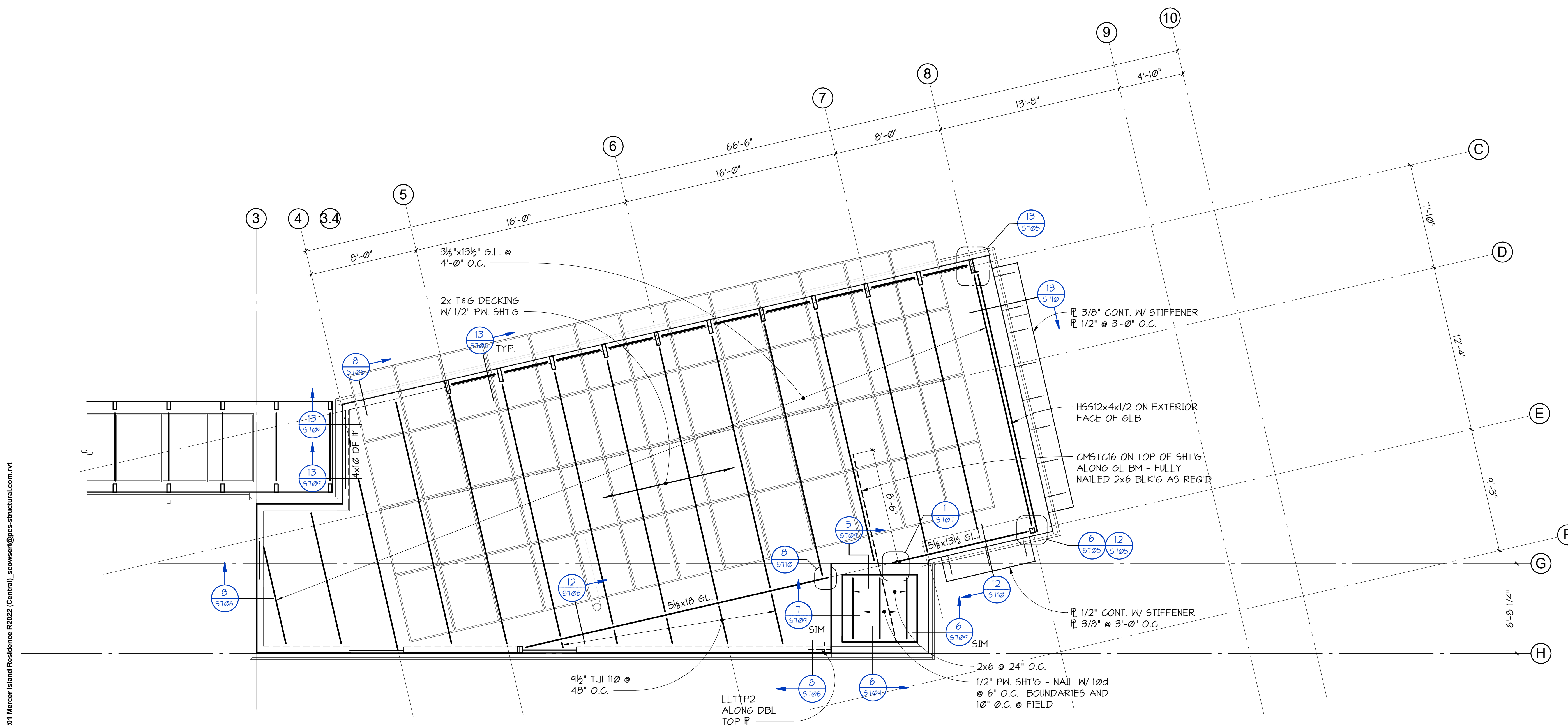
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**ROOF - FRAMING PLAN  
 S141**



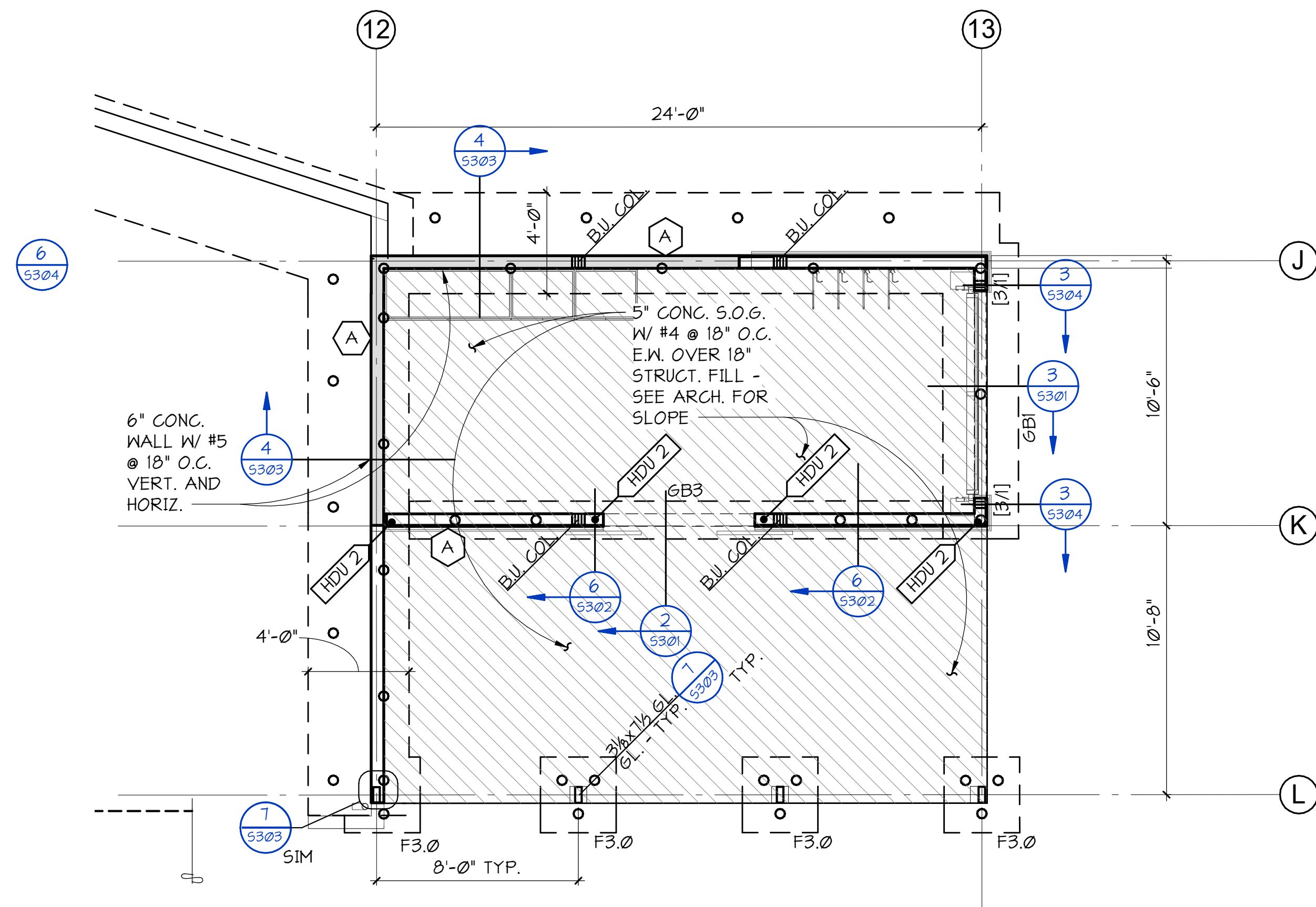
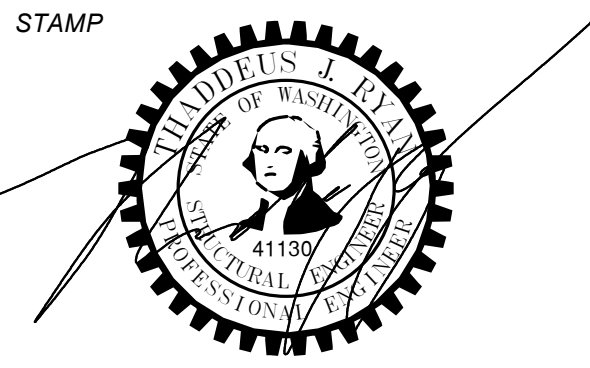
FOR PLAN NOTES SEE SHEET S110



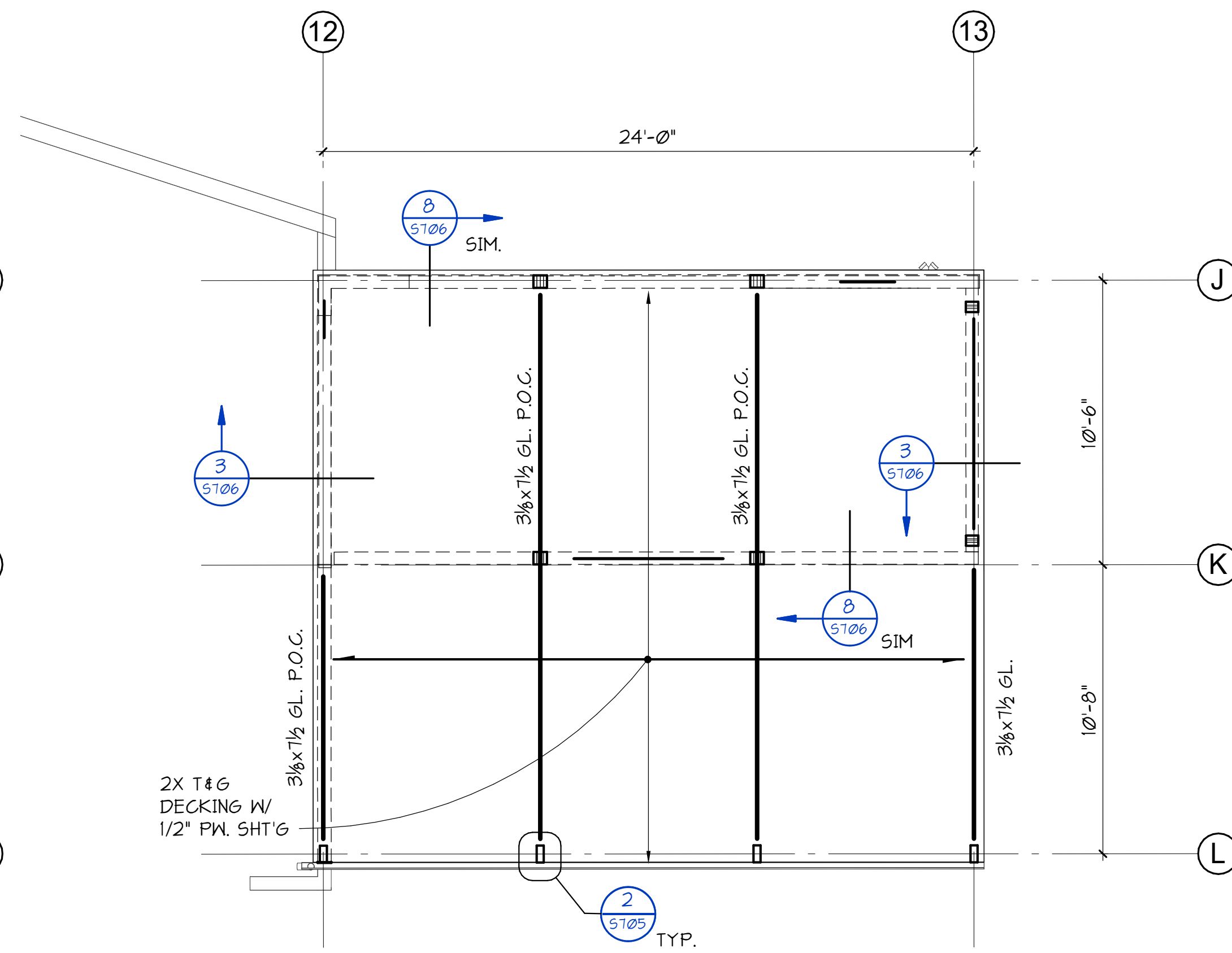
**1 ROOF - FRAMING PLAN**

5141 1/4" = 1'-0"

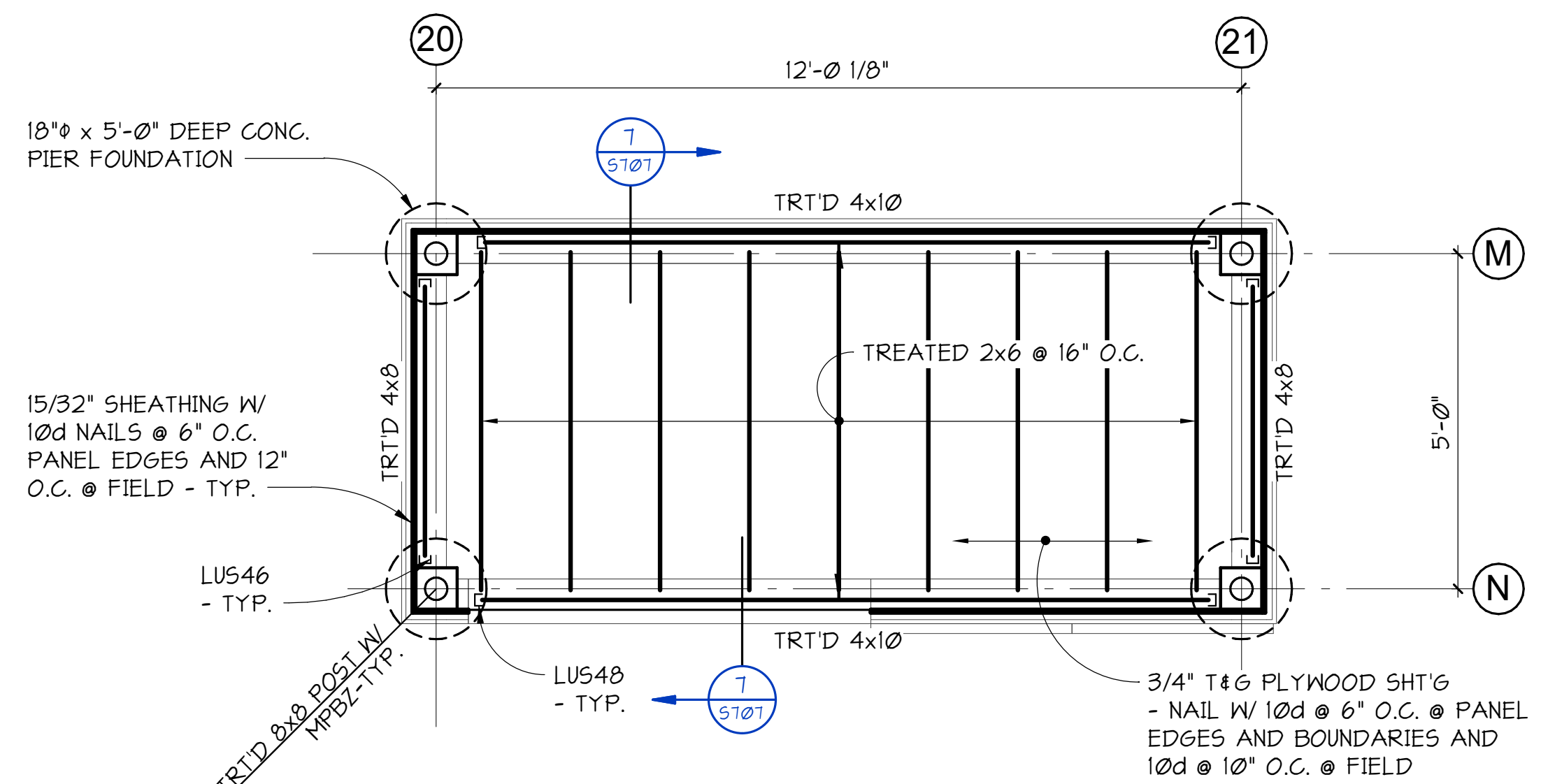




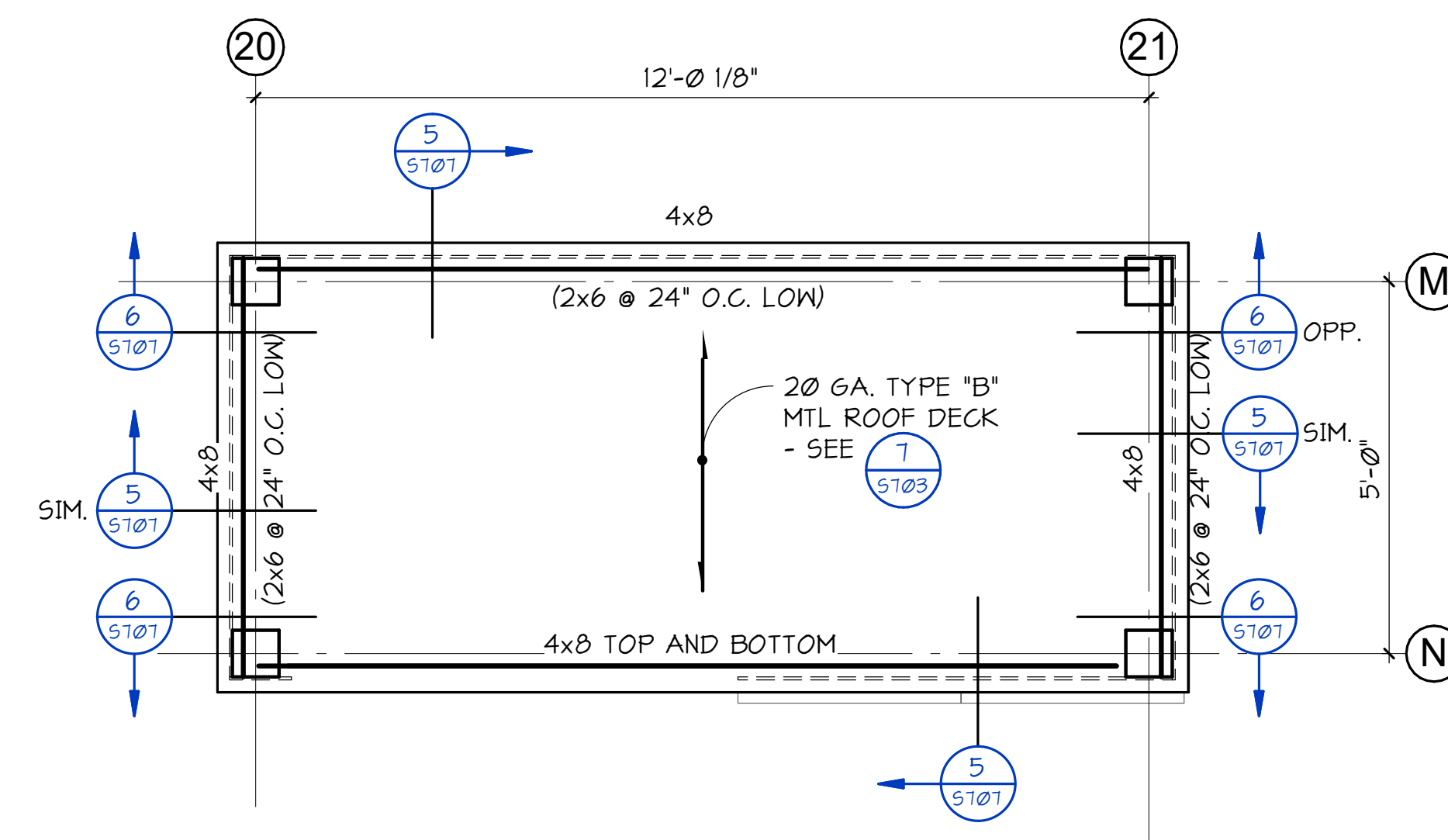
**1 GARAGE - FOUNDATION PLAN**  
 S151 1/4" = 1'-0"



**2 GARAGE - ROOF FRAMING PLAN**  
 S151 1/4" = 1'-0"



**3 SHED - FOUNDATION PLAN**  
 S151 1/2" = 1'-0"



**4 SHED - ROOF FRAMING PLAN**  
 S151 1/2" = 1'-0"

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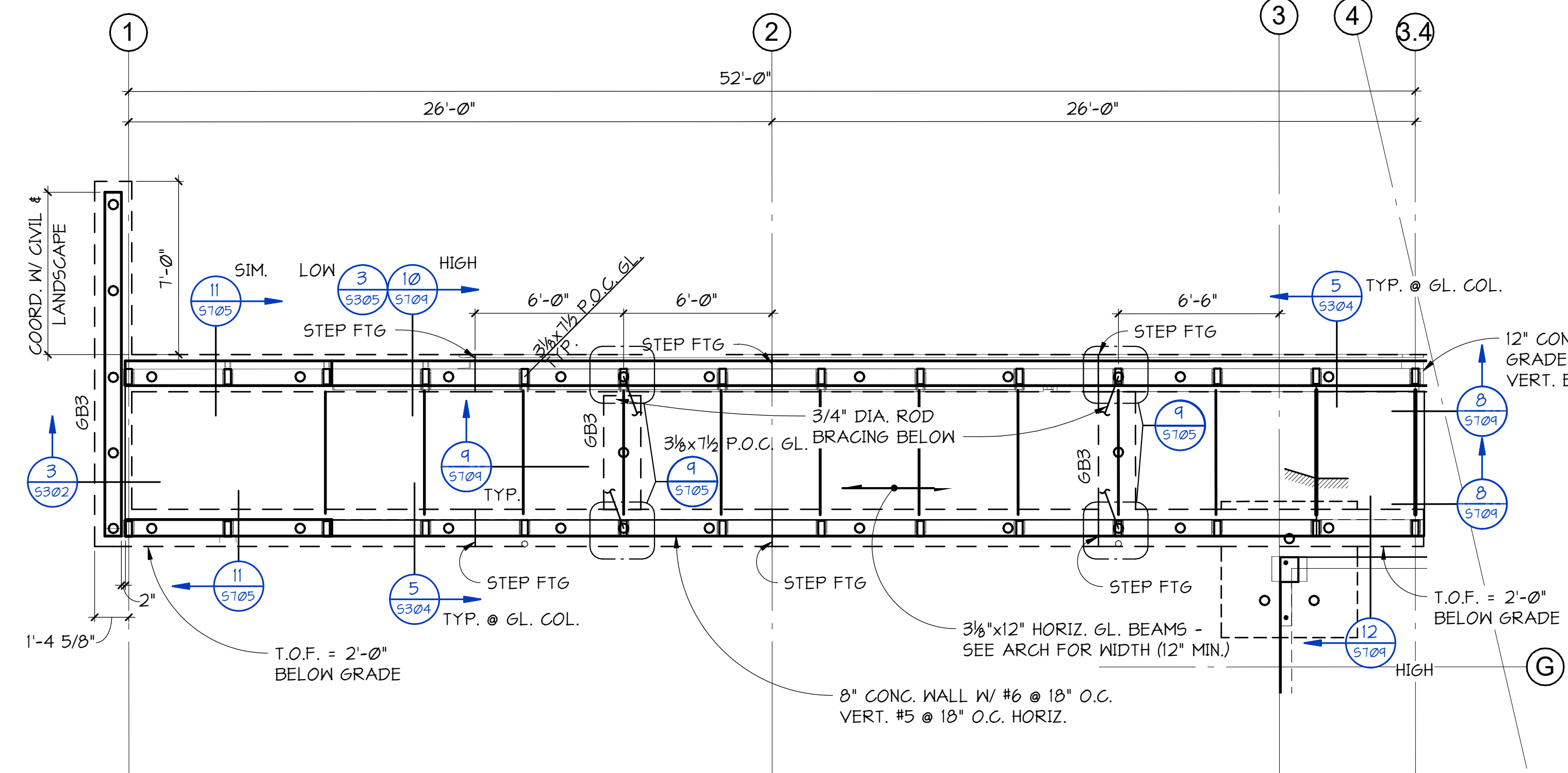
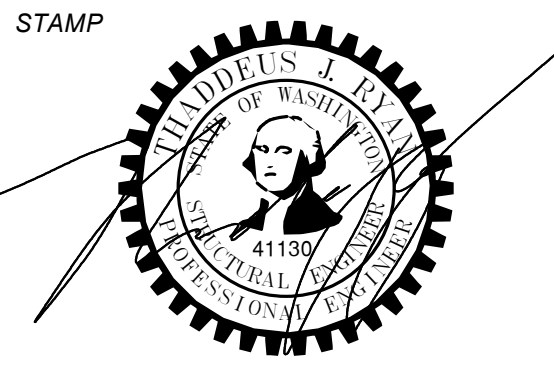
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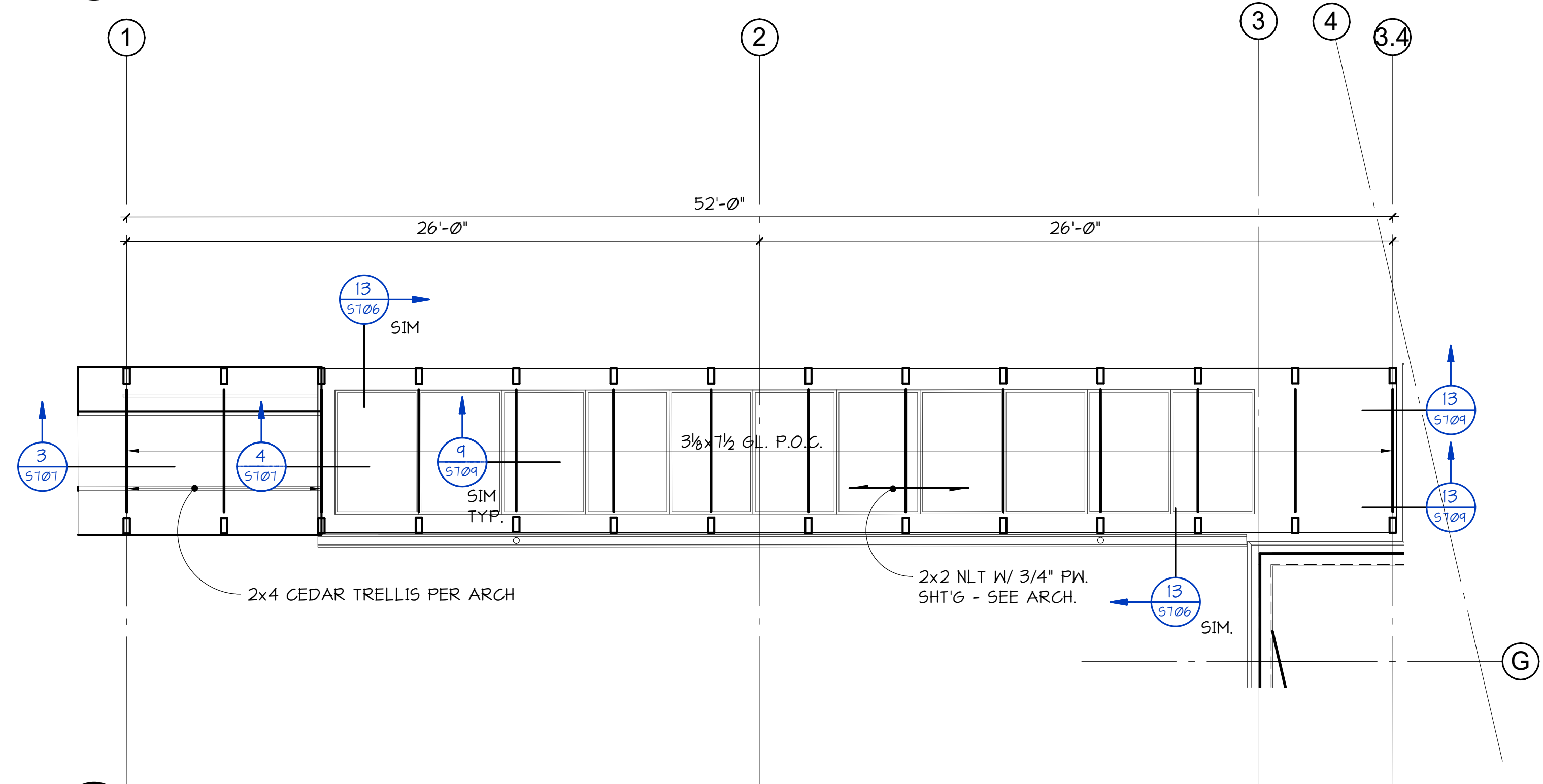
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**GARAGE AND SHED PLANS**  
**S151**





**1 COVERED WALKWAY - FOUNDATION AND FLOOR FRAMING PLAN**  
 S161 1/4" = 1'-0"



**2 COVERED WALKWAY - ROOF PLAN**  
 S161 1/4" = 1'-0"

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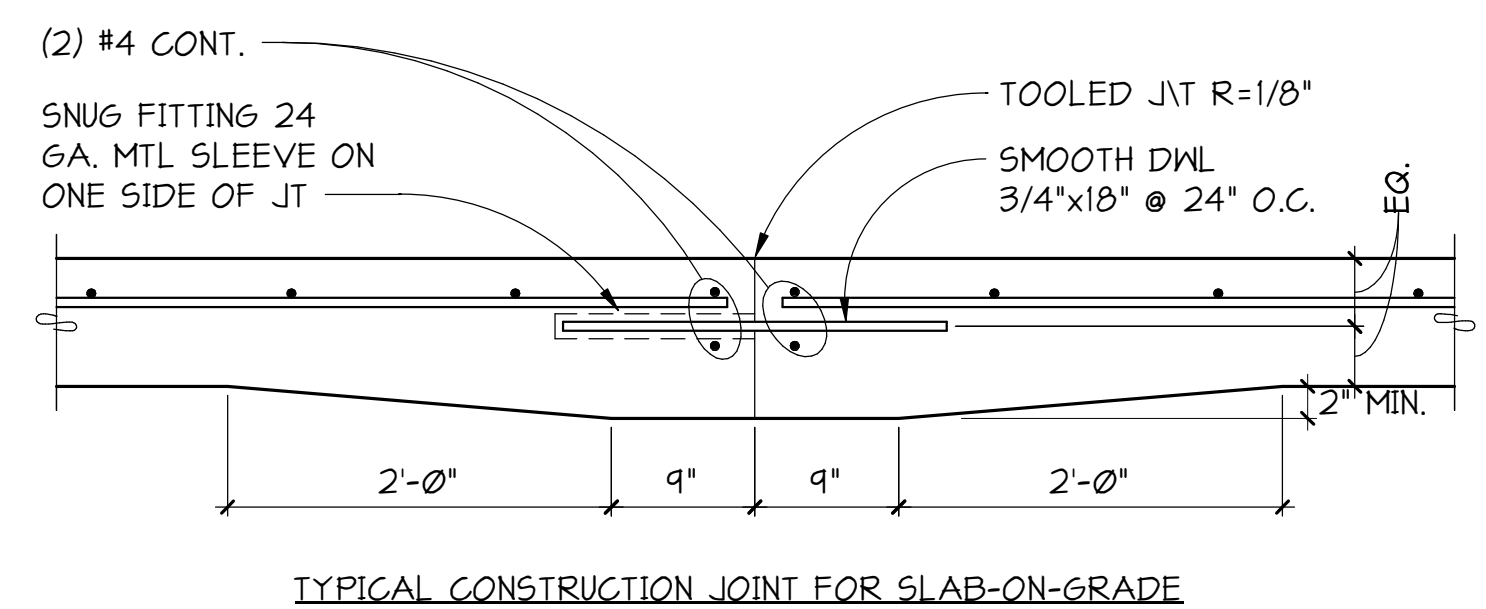
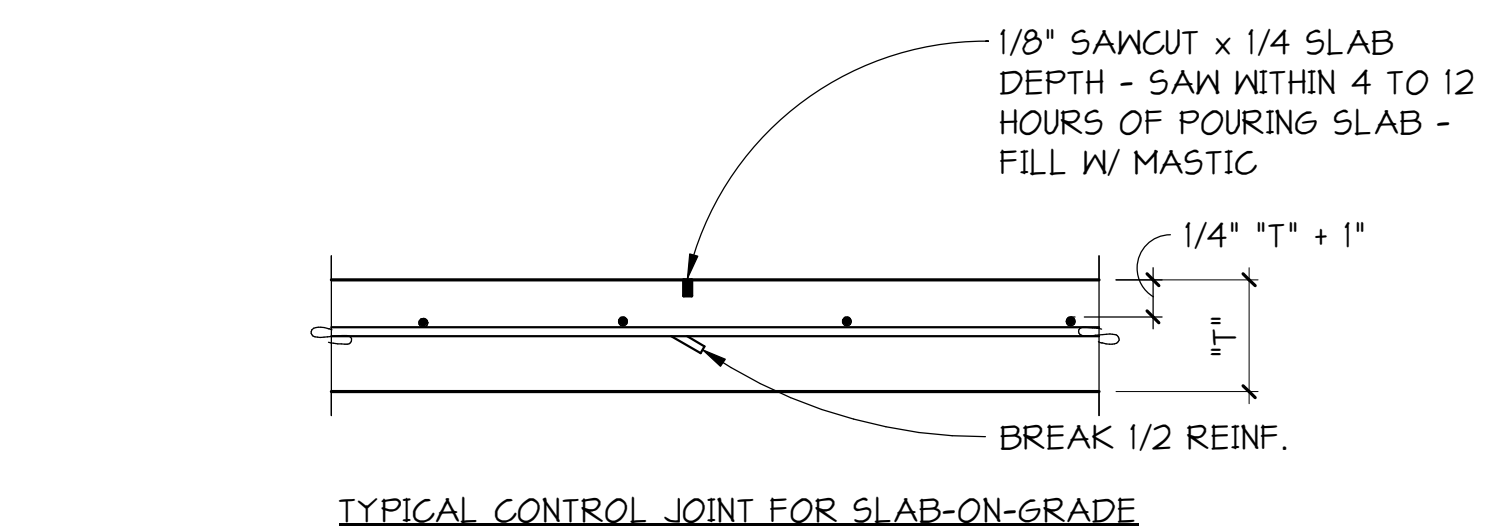
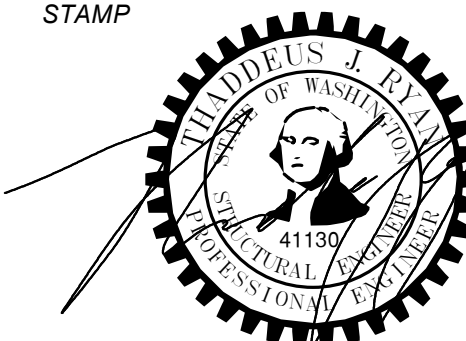
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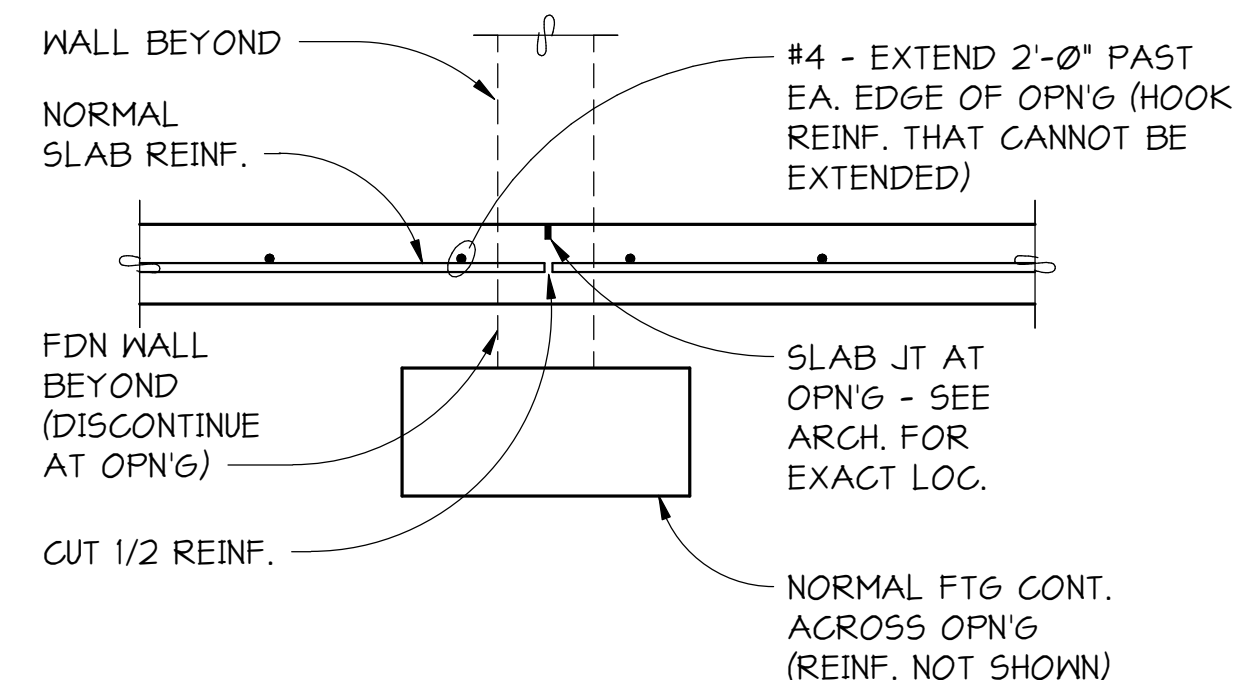
**COVERED WALKWAY PLANS S161**



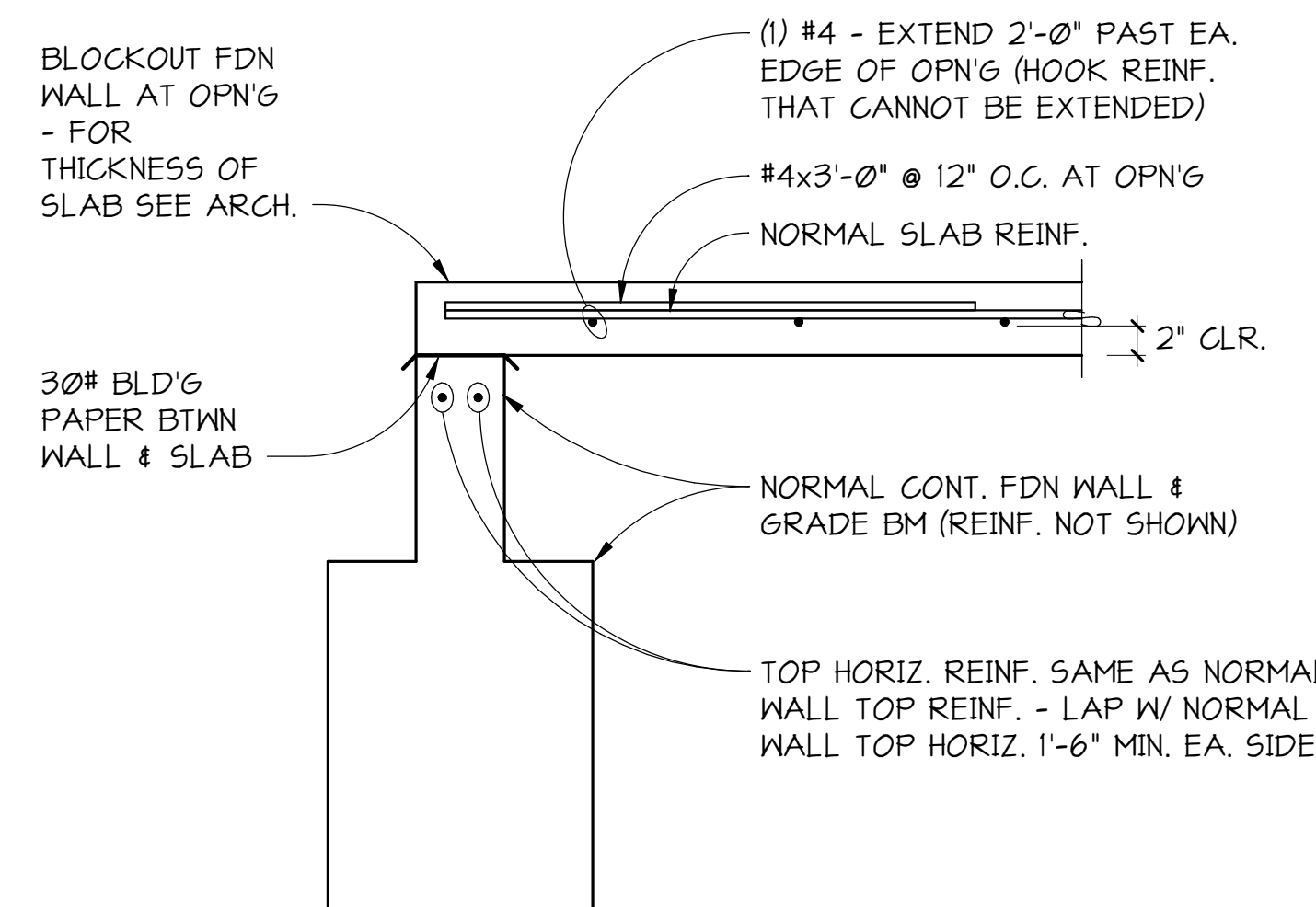
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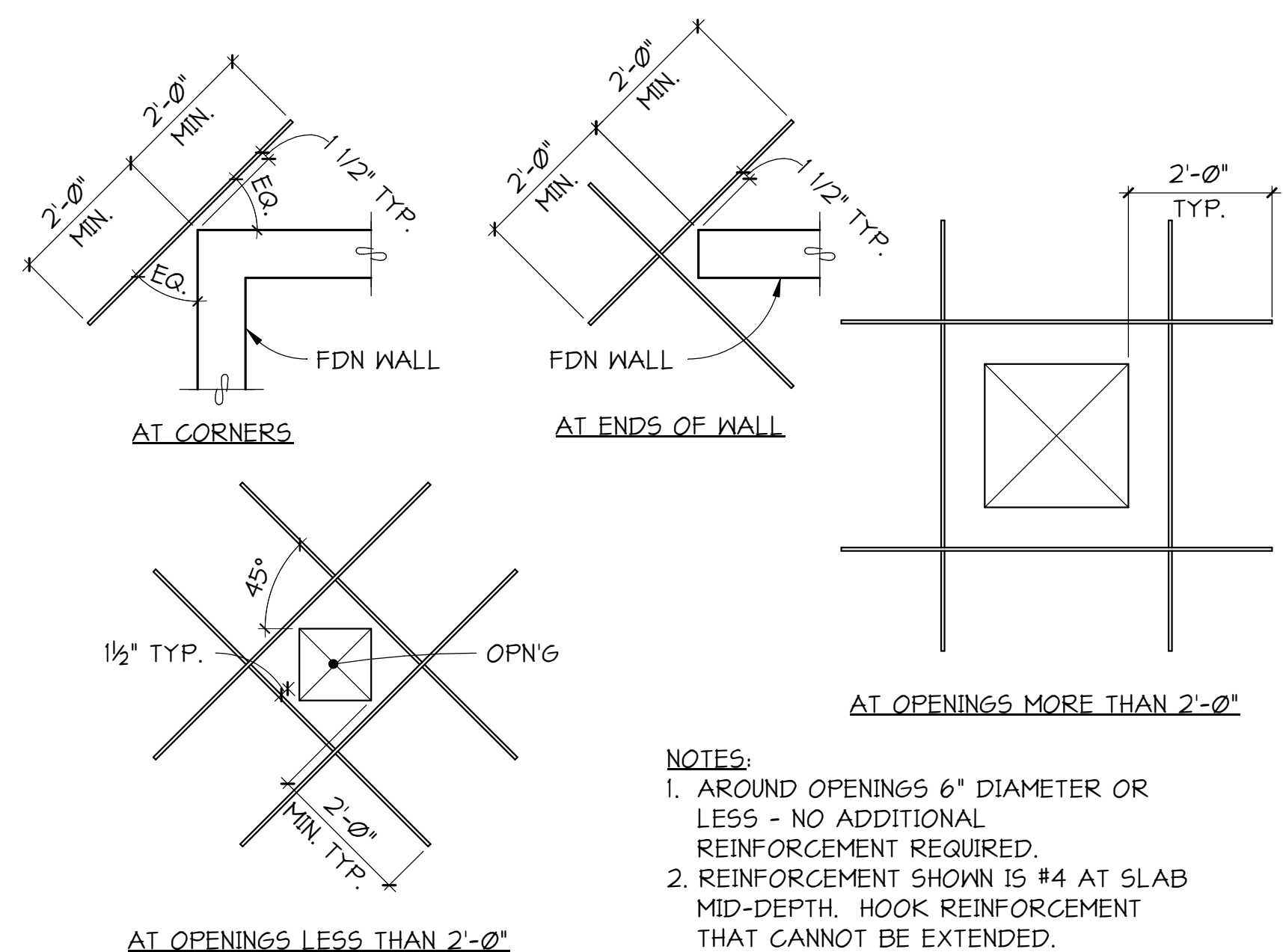
**1 SECTION**  
 5301 NO SCALE



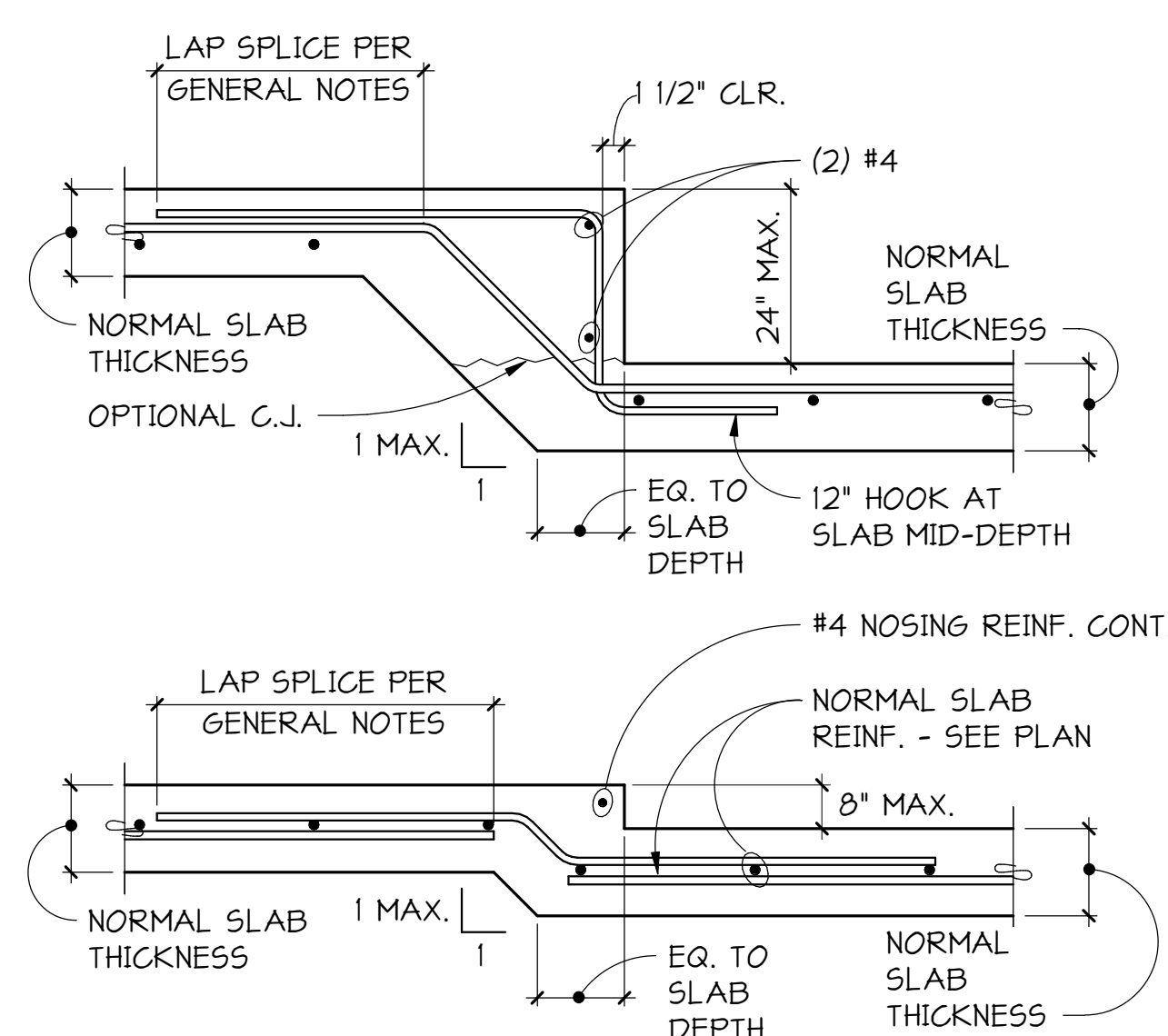
**2 SECTION**  
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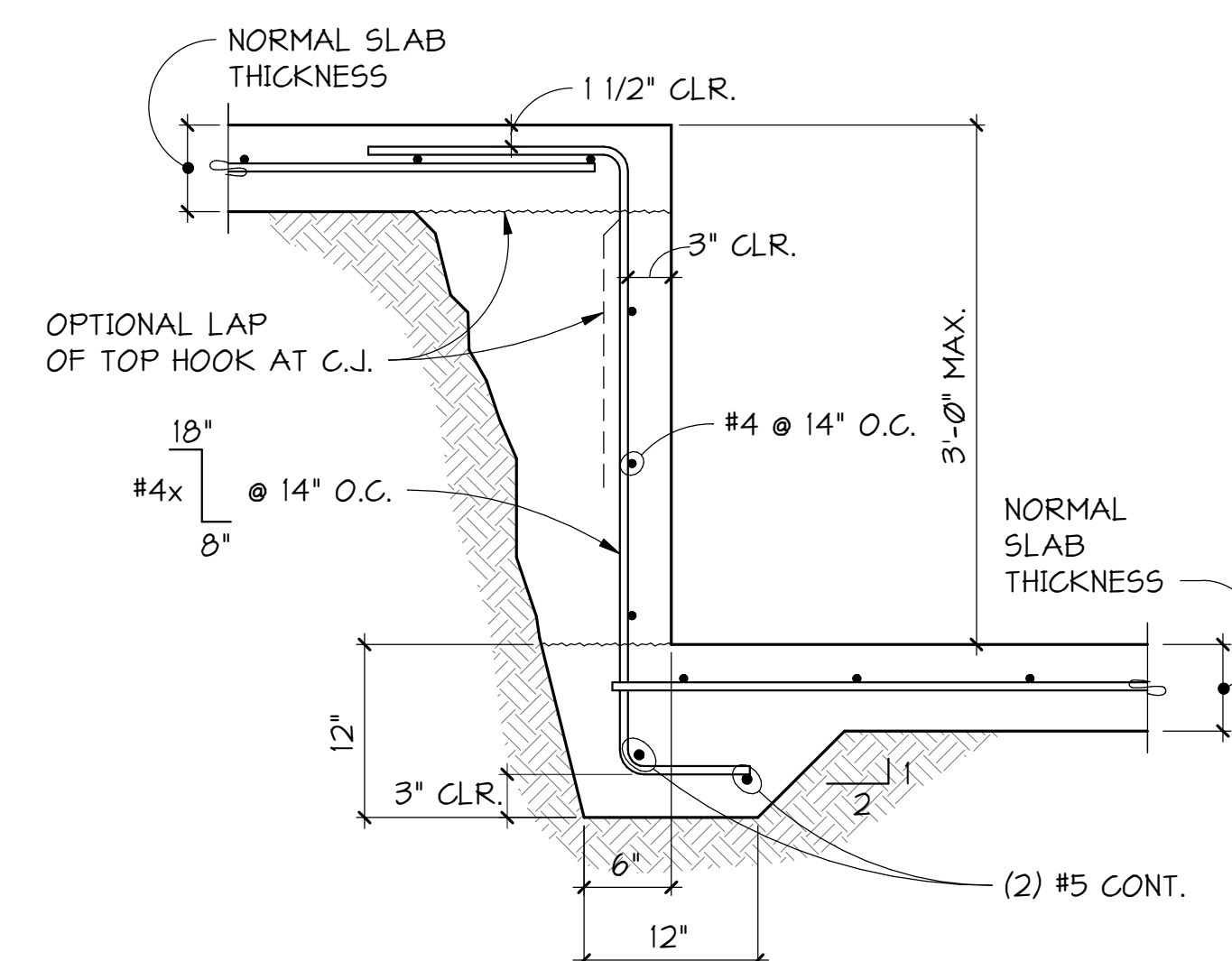
**3 SECTION**  
 5301 NO SCALE



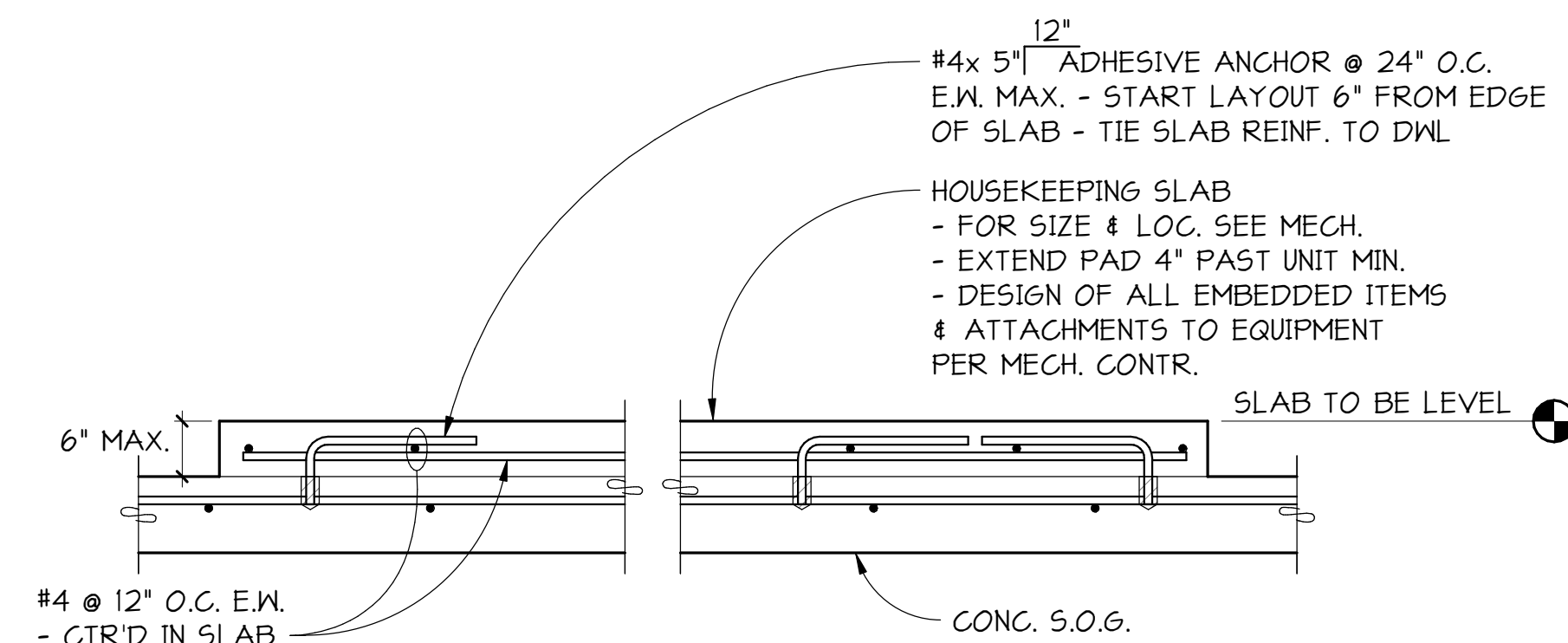
**4 PLAN DETAILS**  
 5301 NO SCALE



**5 SECTION**  
 5301 NO SCALE



**6 SECTION**  
 5301 NO SCALE



**7 DETAIL**  
 5301 NO SCALE

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

May 10, 2022

REVISIONS

No.	Description	Date

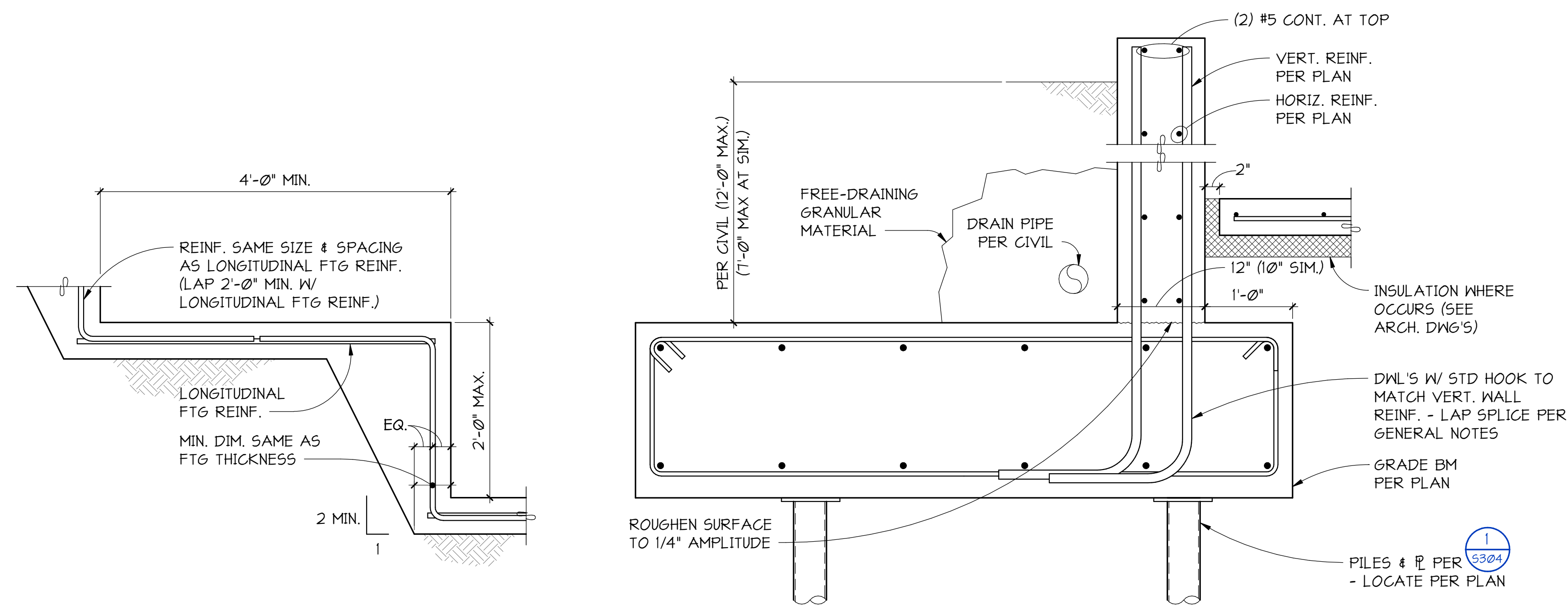
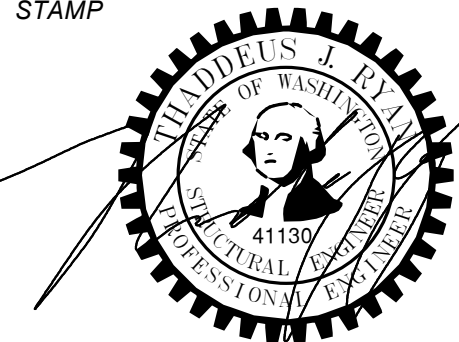
Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

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**SLAB-ON-GRADE DETAILS S301**



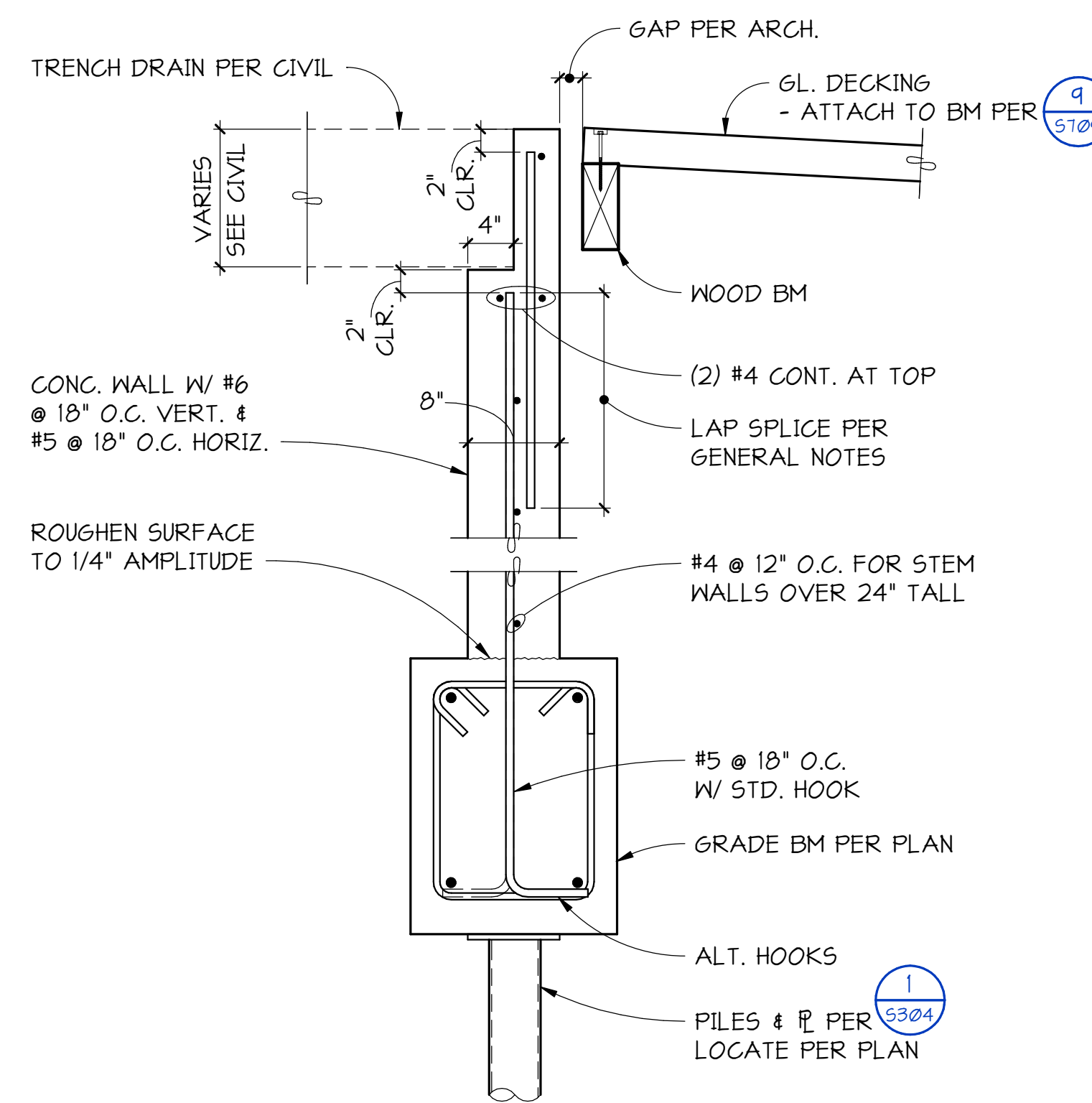
STAMP



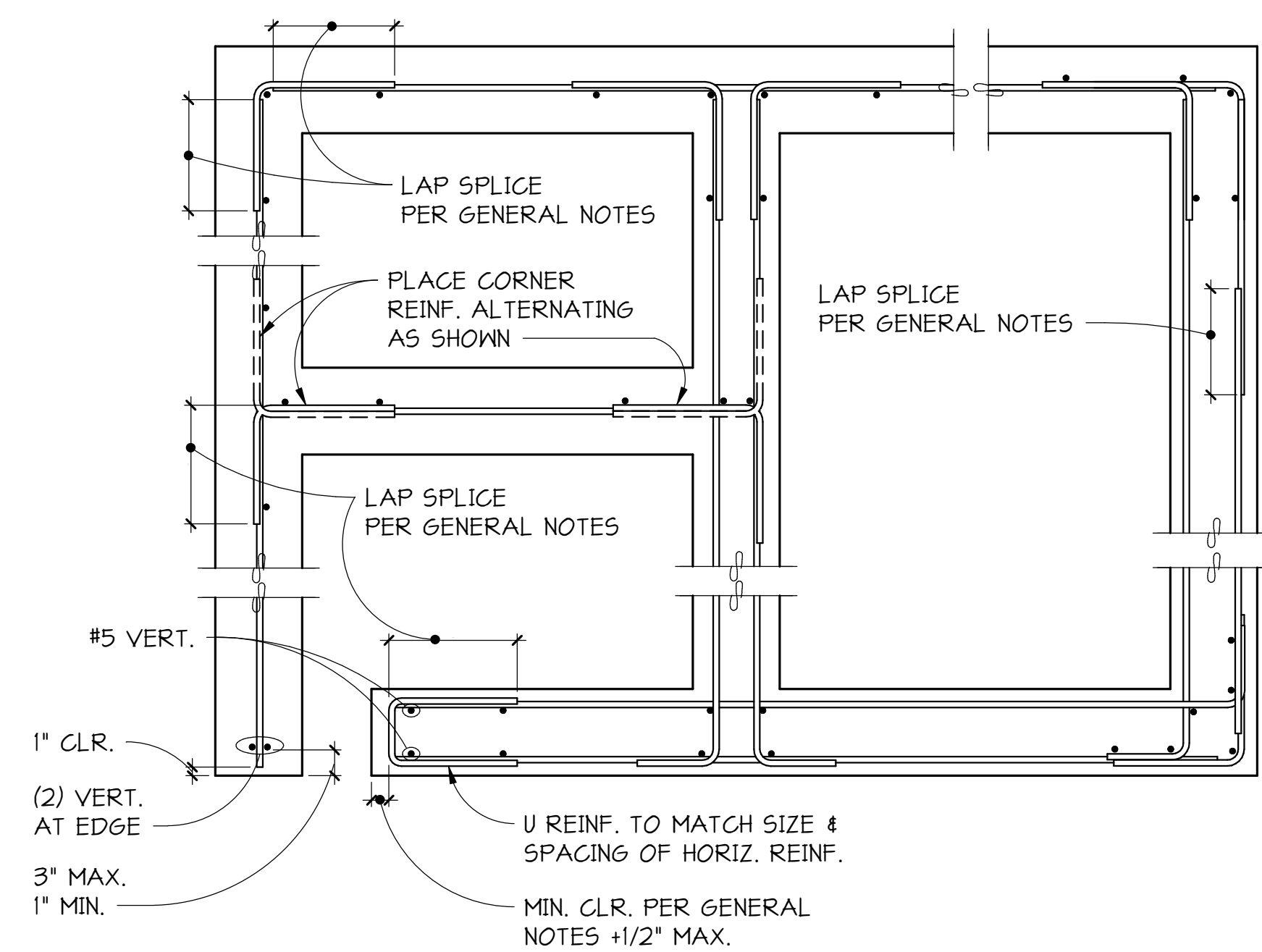
1 TYPICAL STEPPED FOOTING

1 5302 NO SCALE

2 SECTION 1" = 1'-0"

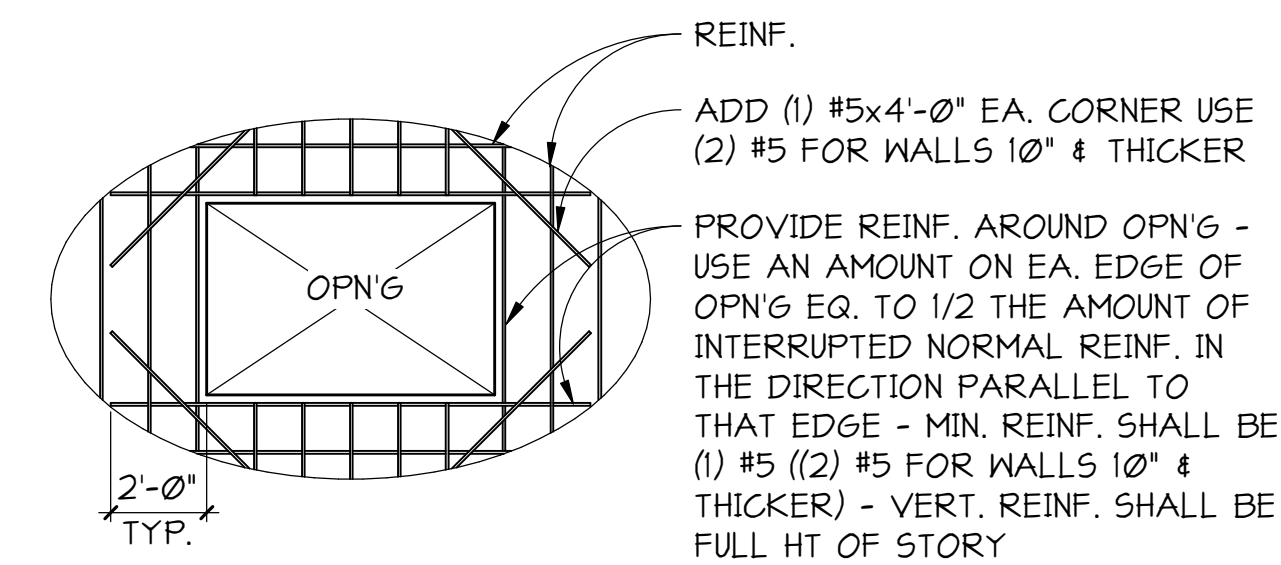


3 SECTION 1" = 1'-0"

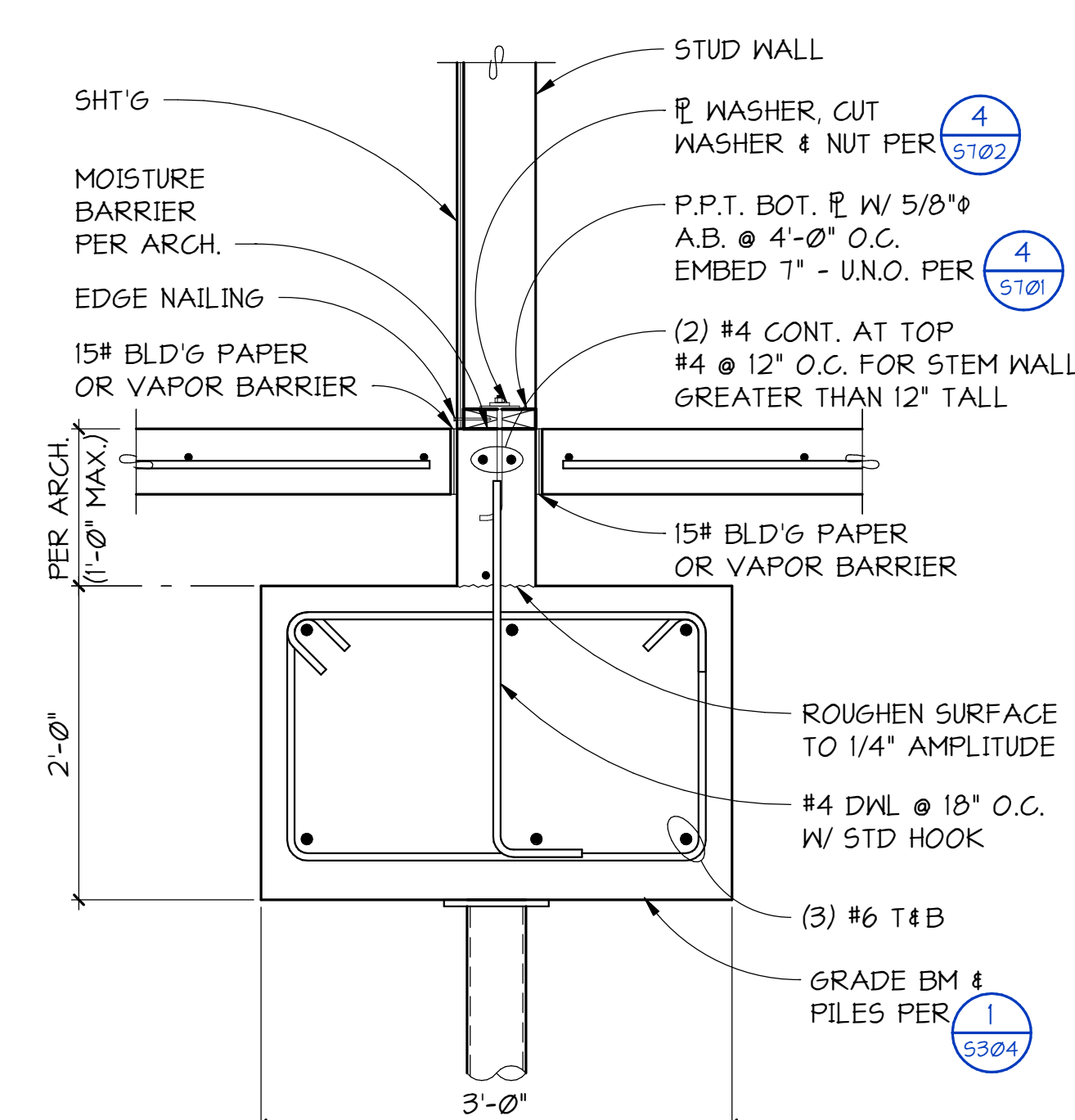


4 DETAIL NO SCALE

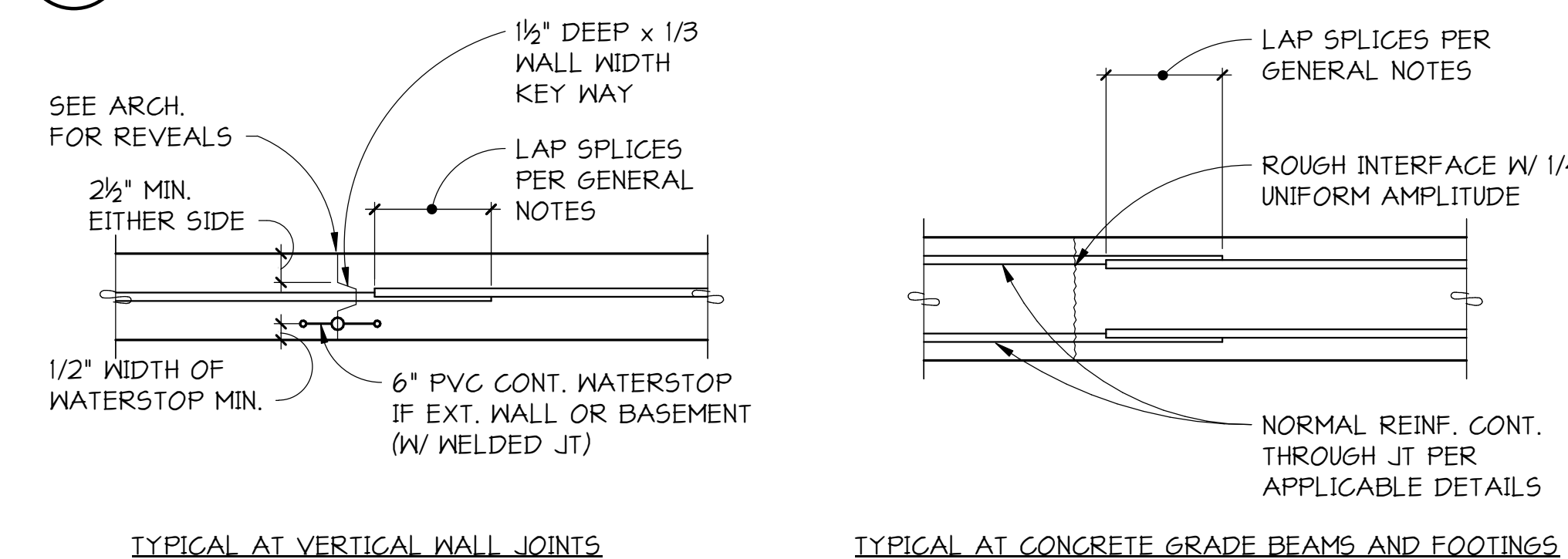
- NOTES:
1. VERTICAL REINFORCEMENT SHOWN IS ADDITIONAL IF NORMAL STEM WALL REINFORCEMENT IS NOT IN PROPER LOCATION.
  2. CORNER REINFORCEMENT IS SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
  3. STANDARD HOOK MAY BE SUBSTITUTED FOR CORNER REINFORCEMENT - SEE NOTE #5.
  4. REINFORCEMENT AT ALL CORNERS, ENDS, AND INTERSECTIONS OF WALLS SHALL BE PLACED IN ACCORDANCE WITH APPROPRIATE DETAIL SHOWN.
  5. USE STANDARD HOOK FOR EMBEDMENT LESS THAN 24" PAST FACE OF WALL.



5 SECTION NO SCALE



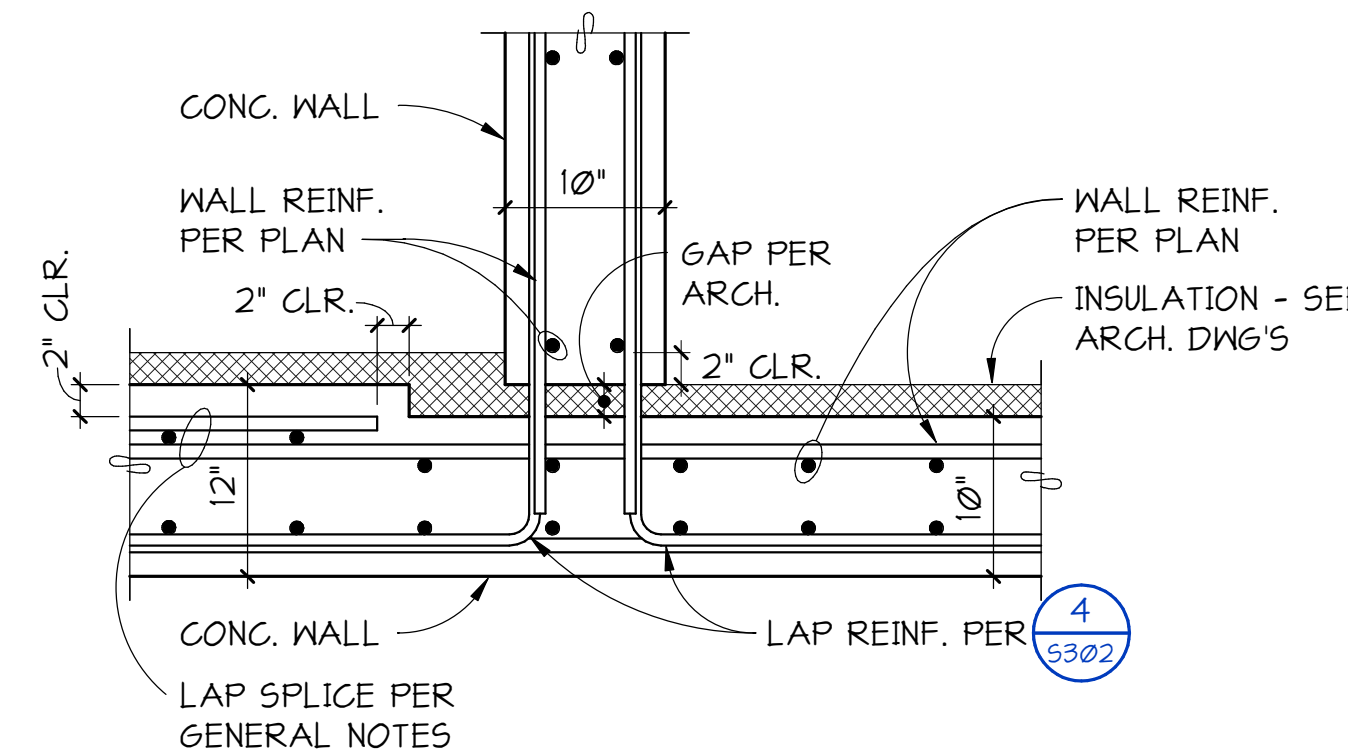
6 SECTION NO SCALE



NOTE:  
 OBTAIN APPROVAL OF ENGINEER FOR LOCATION OF ANY CONSTRUCTION JOINT.

TYPICAL FOR CAST IN PLACE CONCRETE WALLS, GRADE BEAMS, AND FOOTINGS

7 CONSTRUCTION JOINTS NO SCALE



8 PLAN DETAIL 1" = 1'-0"

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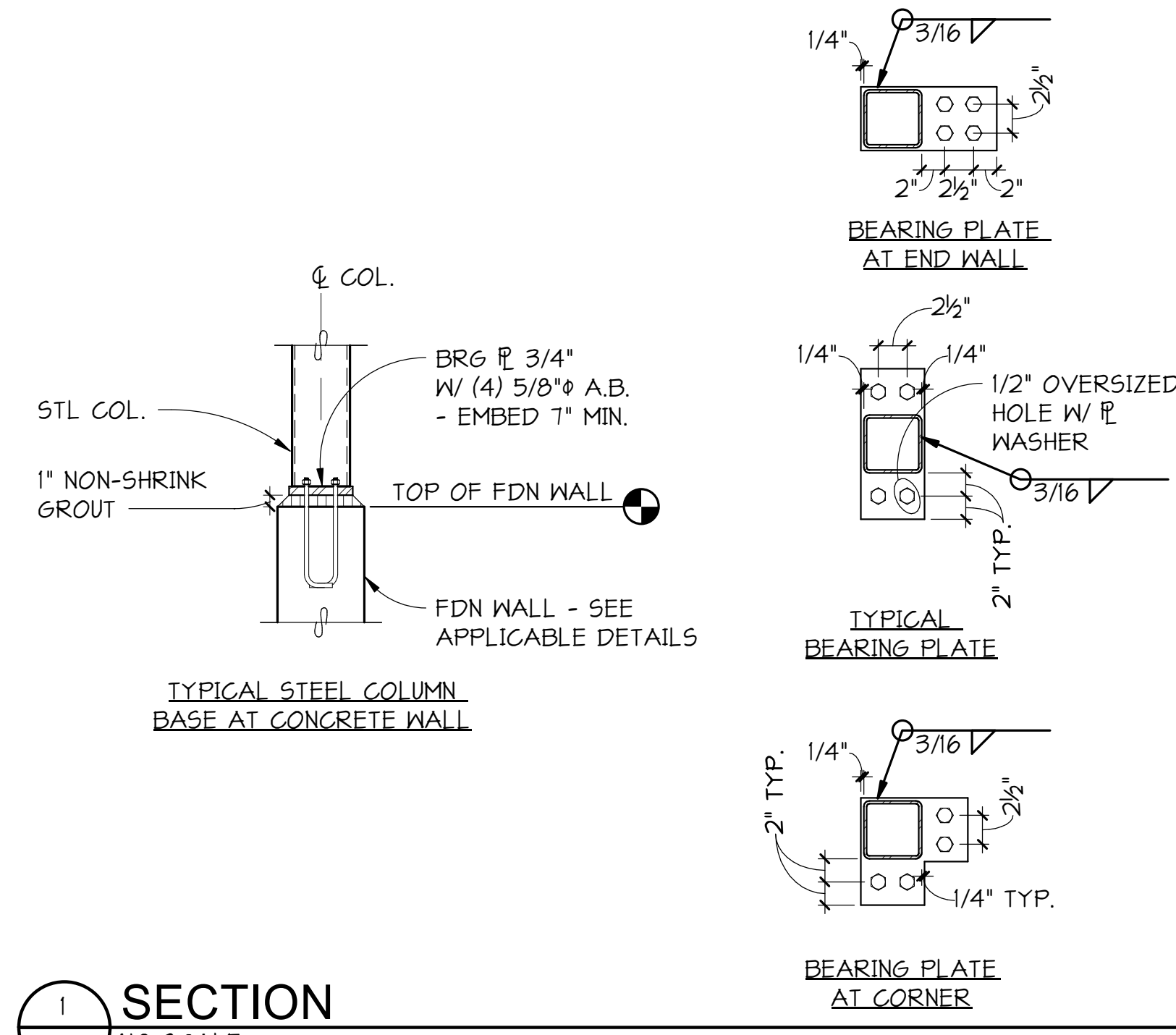
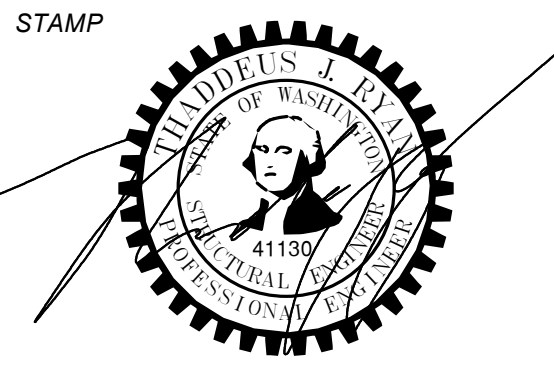
Drawn: DEH  
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 MJH Proj No.: A20.0085.00

Issue Date: May 10, 2022

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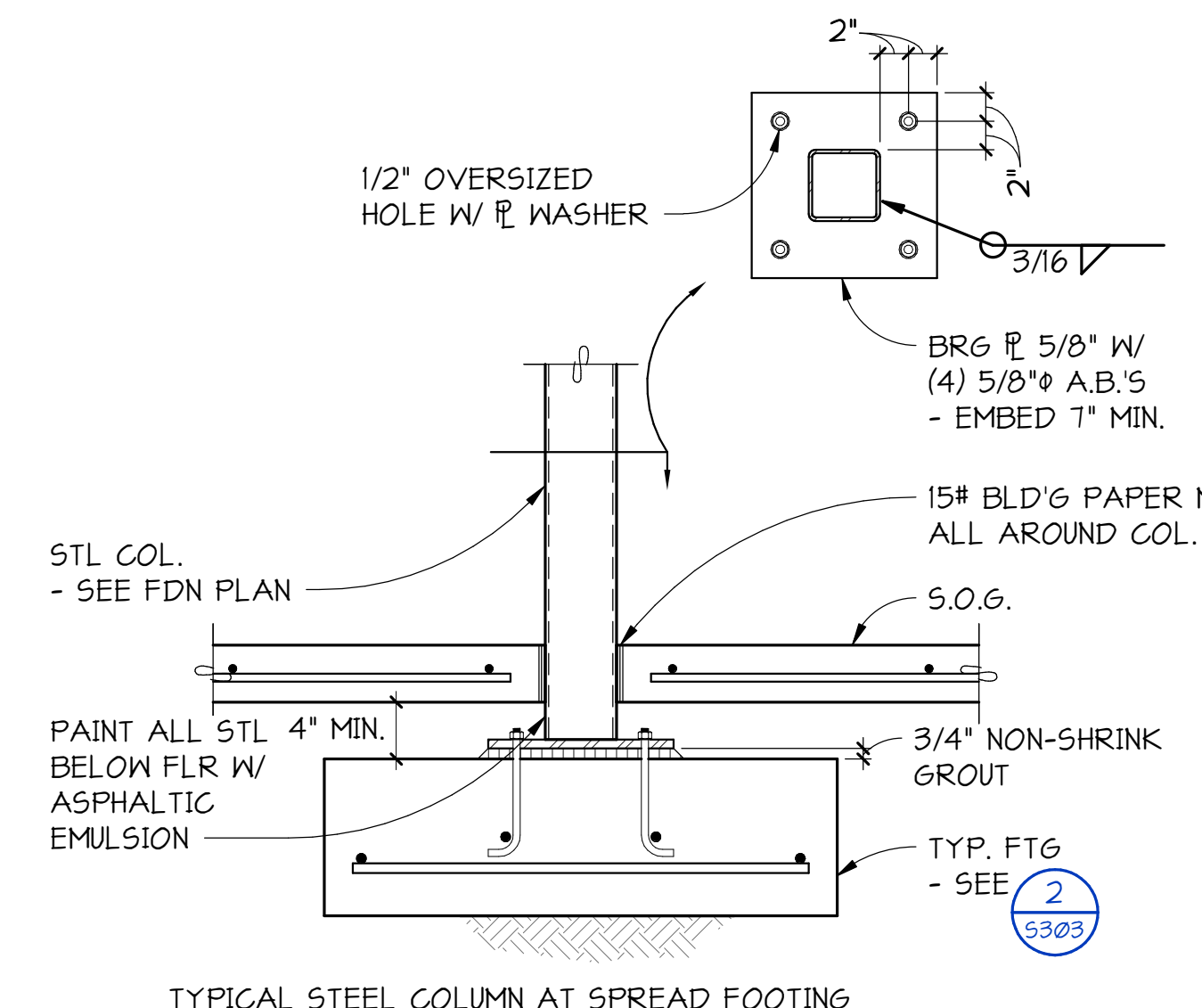
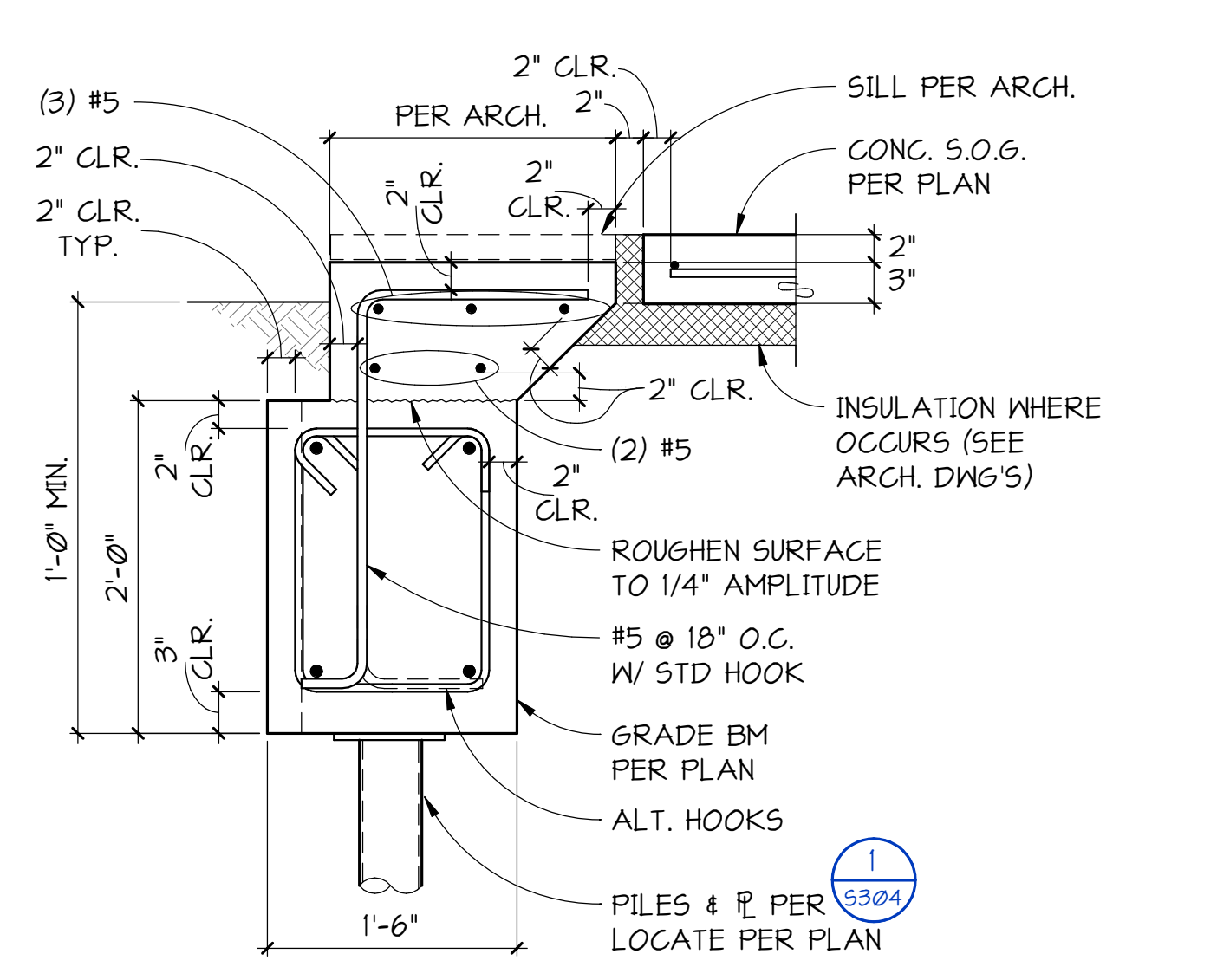
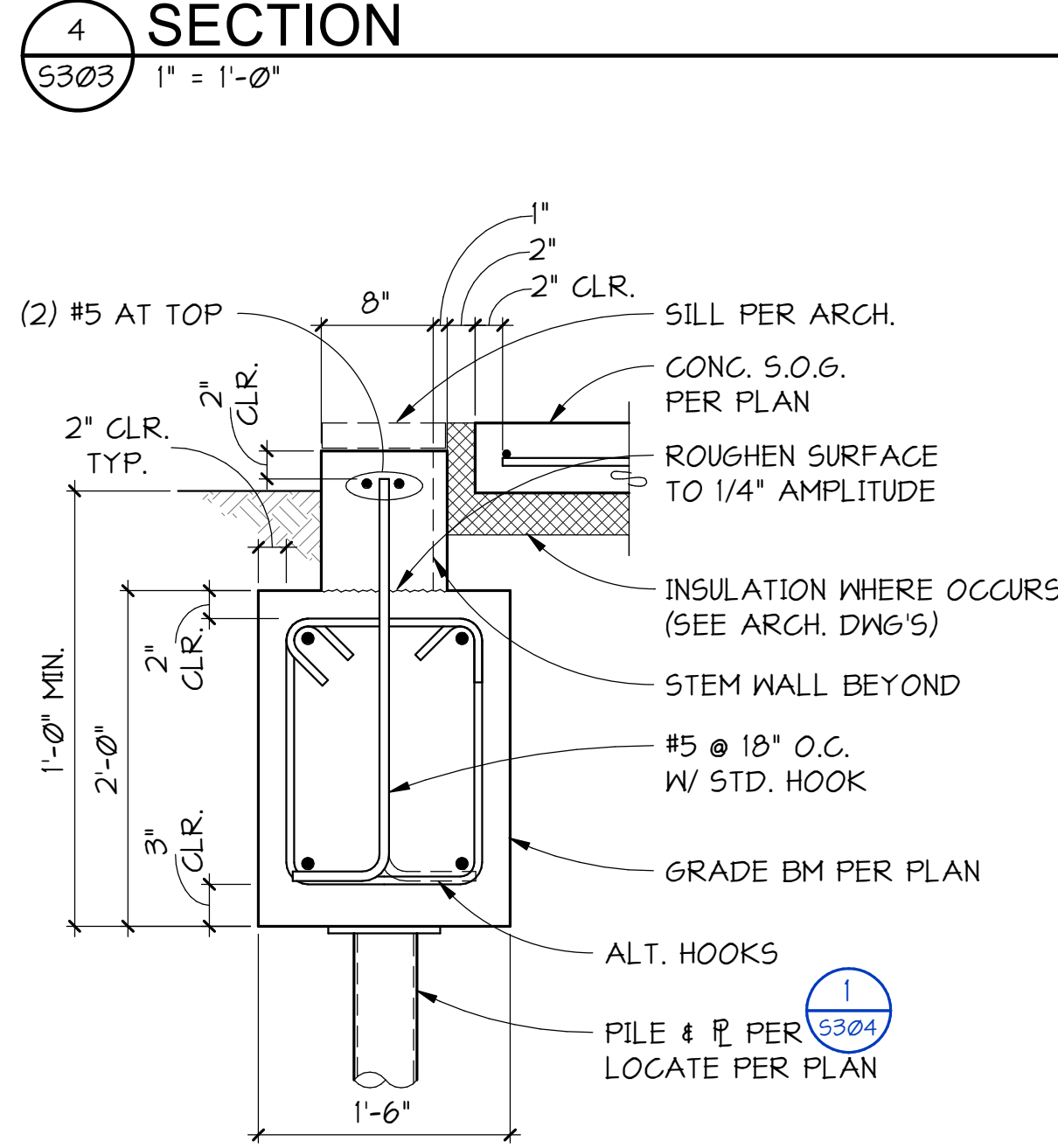
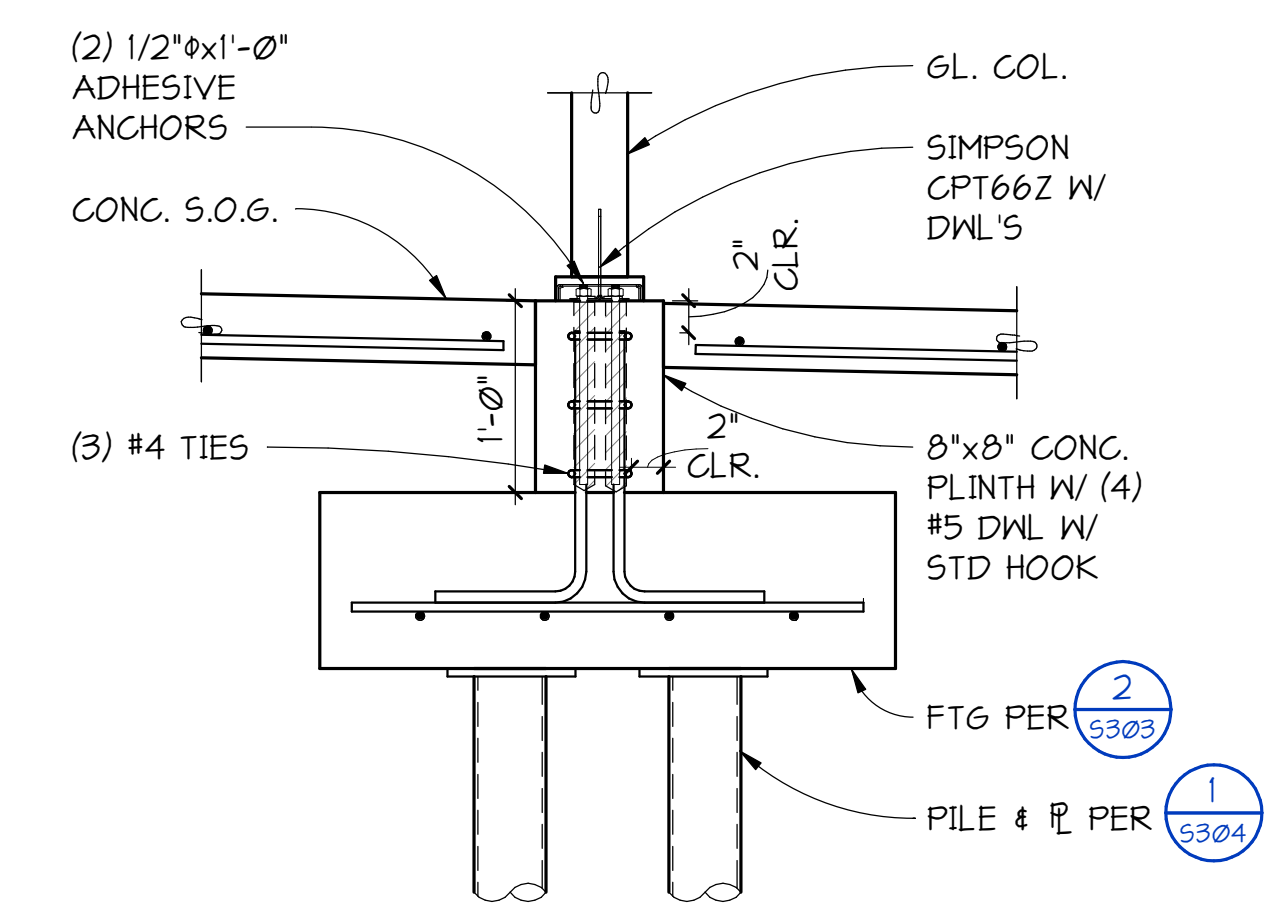
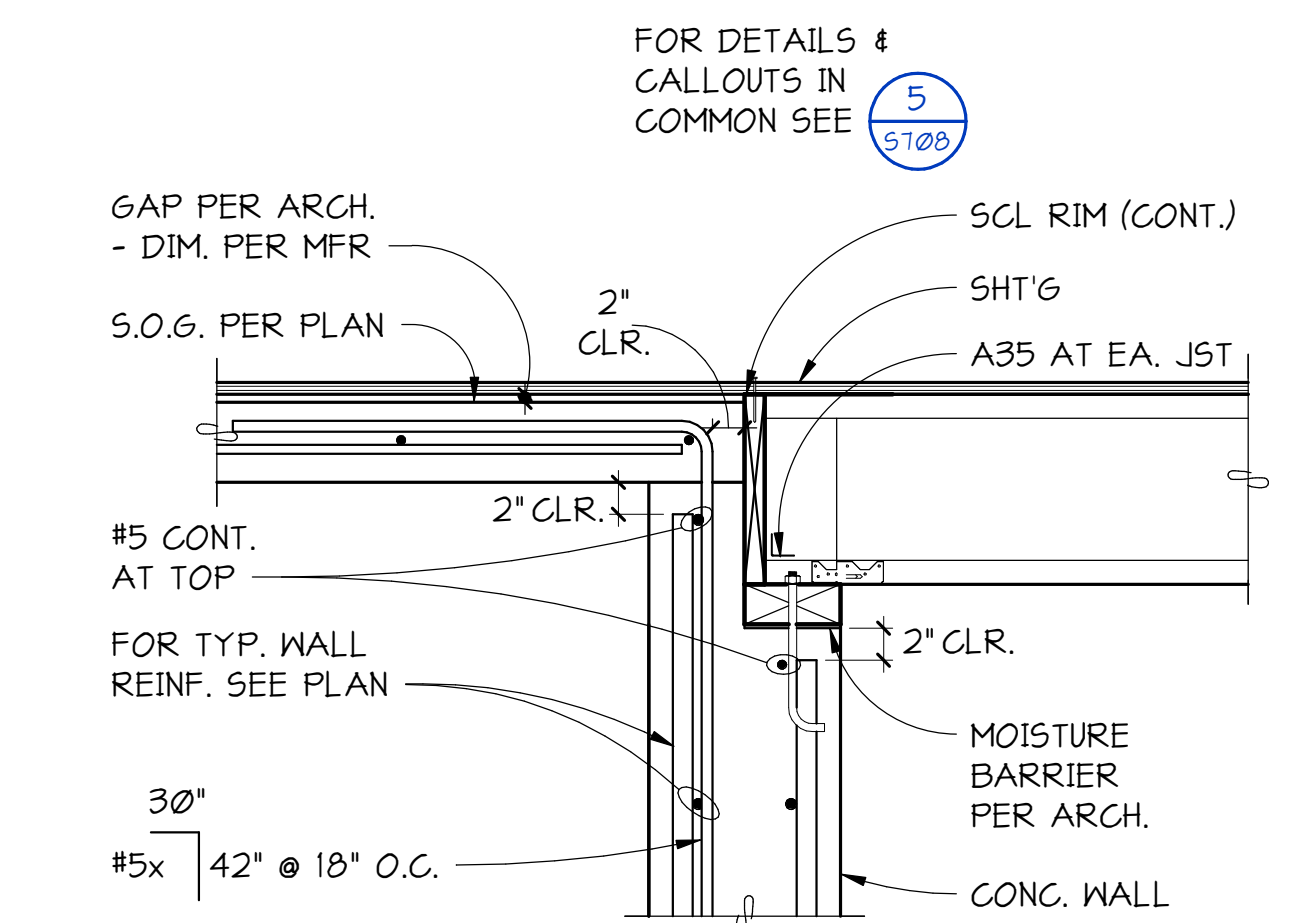
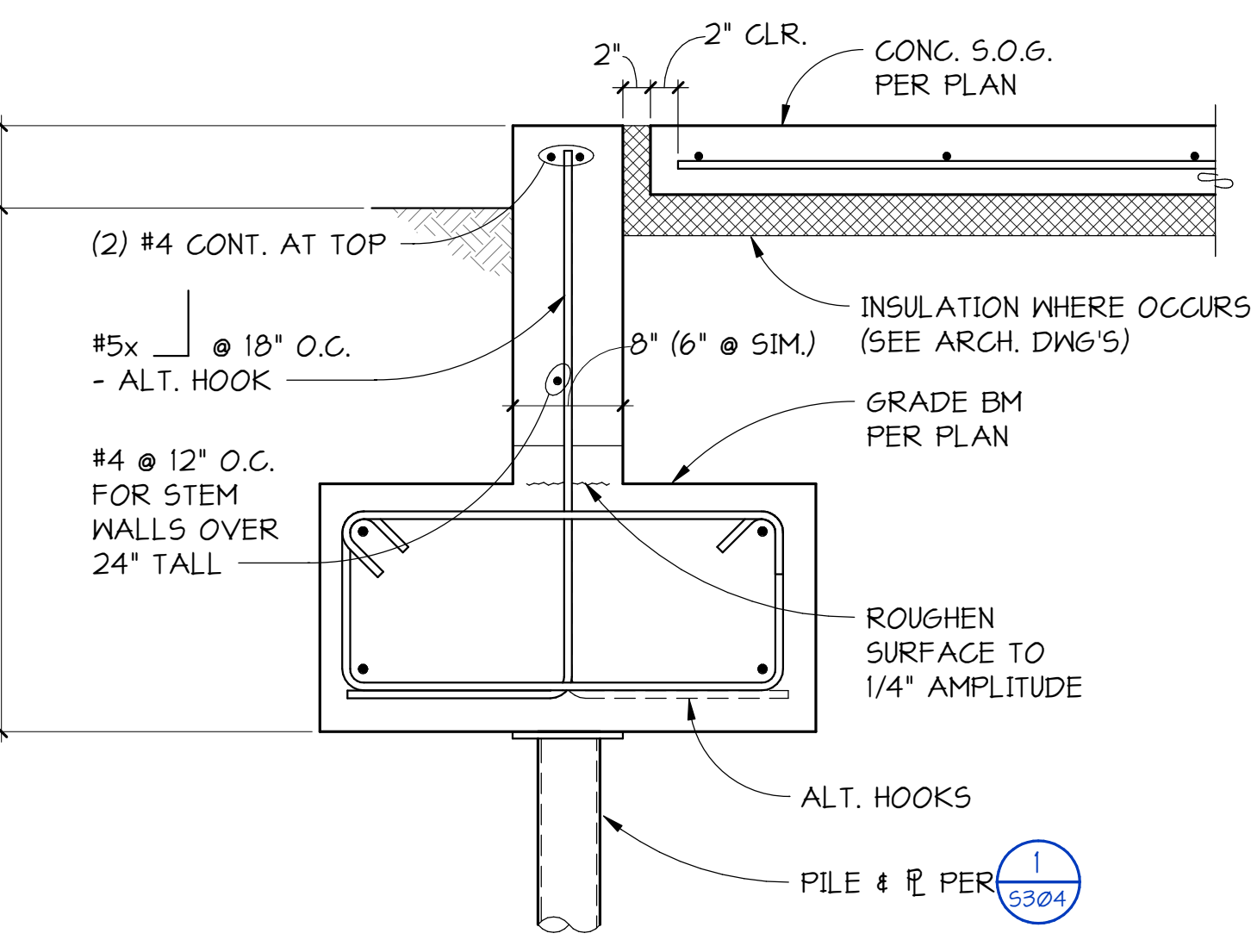
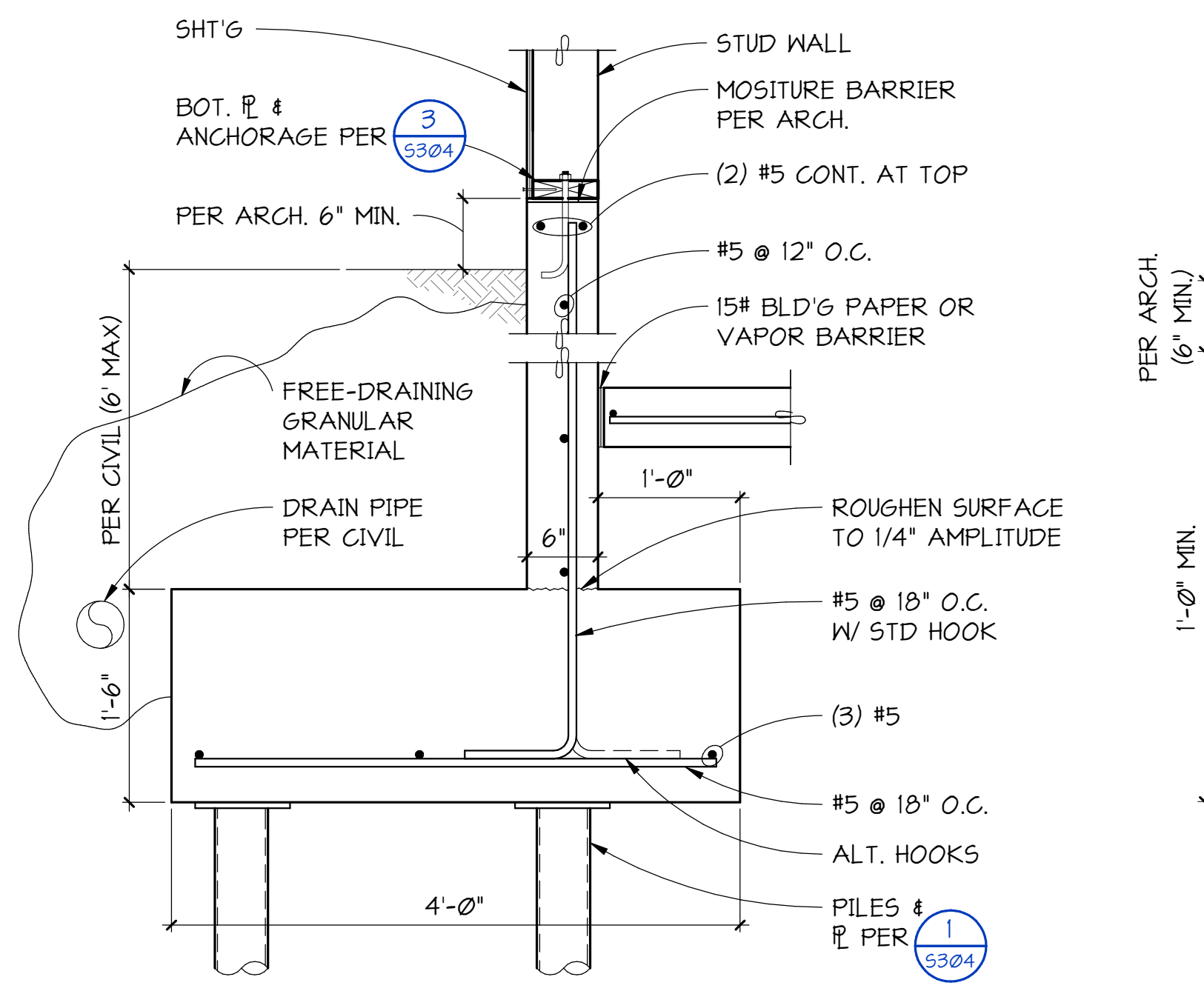
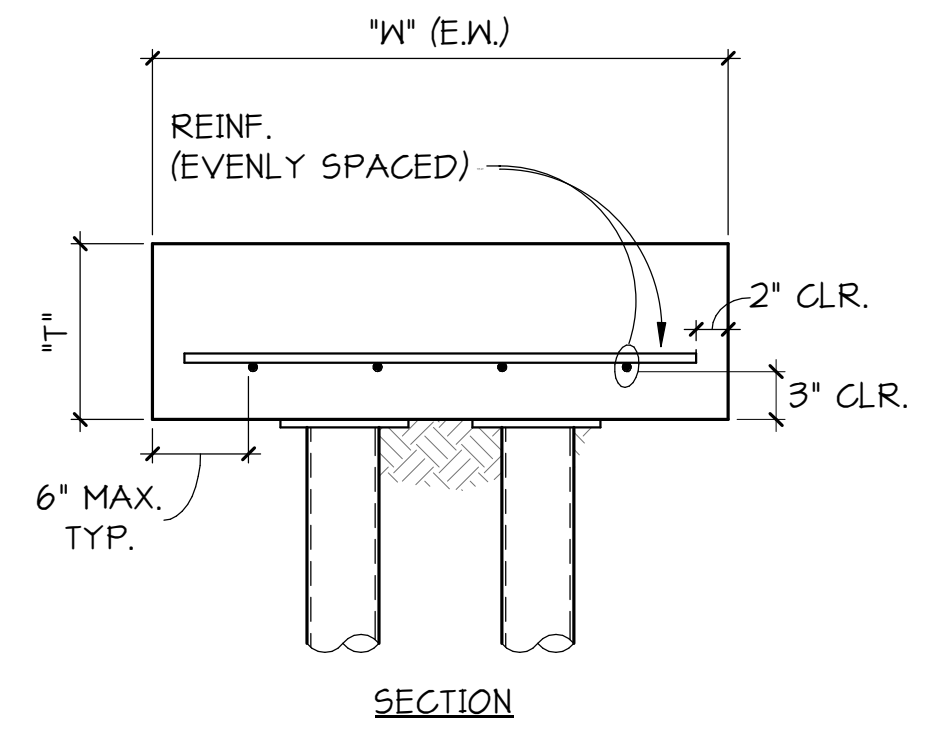
**FOUNDATION DETAILS S302**





MARK	DIMENSIONS		REINFORCEMENT EACH WAY
	"W"	"T"	
F3.0	3'-0"	11"	(4) #4
F4.0	4'-0"	11"	(5) #4
F5.5	5'-6"	24"	(5) #6 T&B

**NOTES:**  
 1. CENTER ALL FOOTINGS ON COLUMN ABOVE EXCEPT AS SHOWN OTHERWISE.  
 2. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES.



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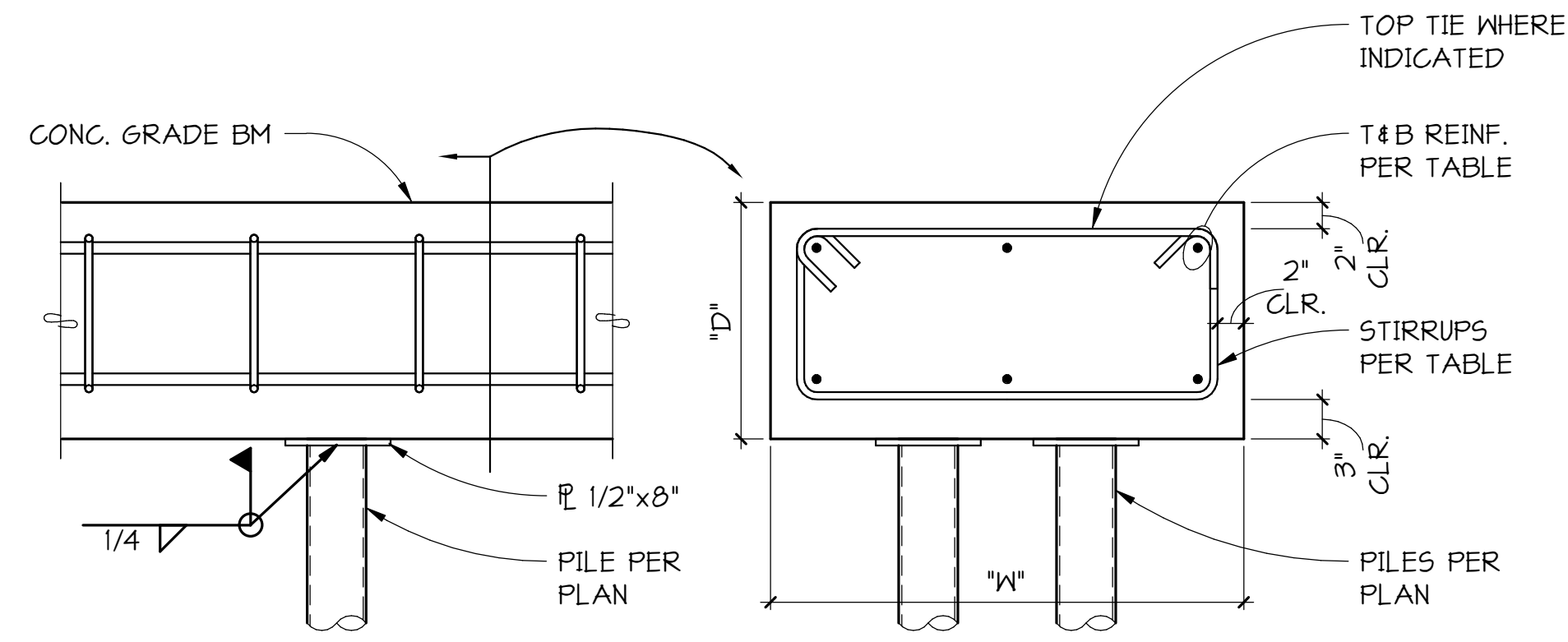
No.	Description	Date

Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

SHEET

**FOUNDATION DETAILS S303**

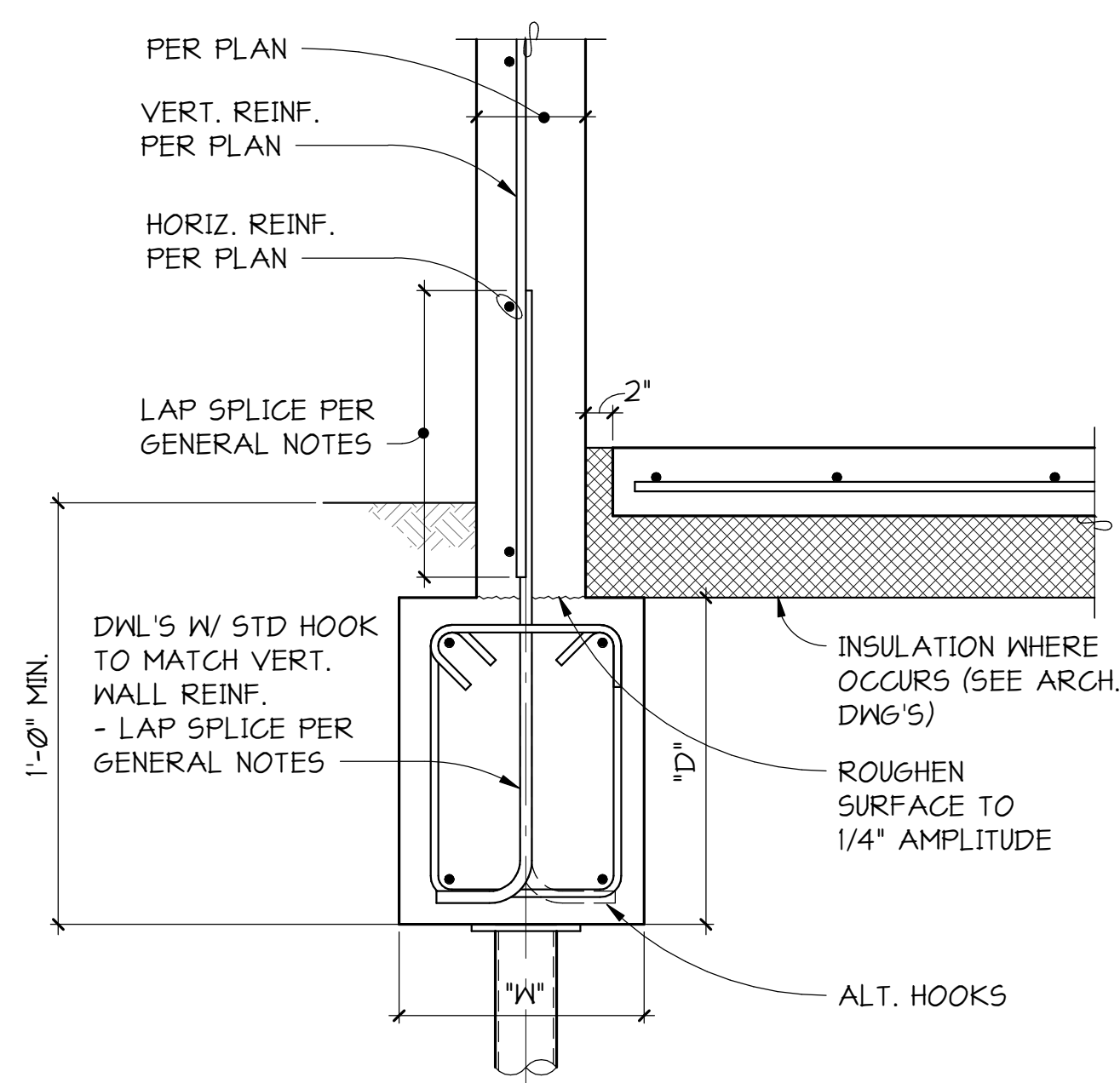




GRADE BEAMS				
MARK	"W"	"D"	REINFORCEMENT TOP AND BOTTOM	TRANSVERSE STIRRUPS
GB1	36"	18"	(3) #6	#4 @ 12" O.C.
GB2	84"	24"	(6) #6	#4 @ 12" O.C.
GB3	18"	24"	(2) #6	#4 @ 12" O.C.
GB4	72"	24"	(5) #6	#4 @ 12" O.C.

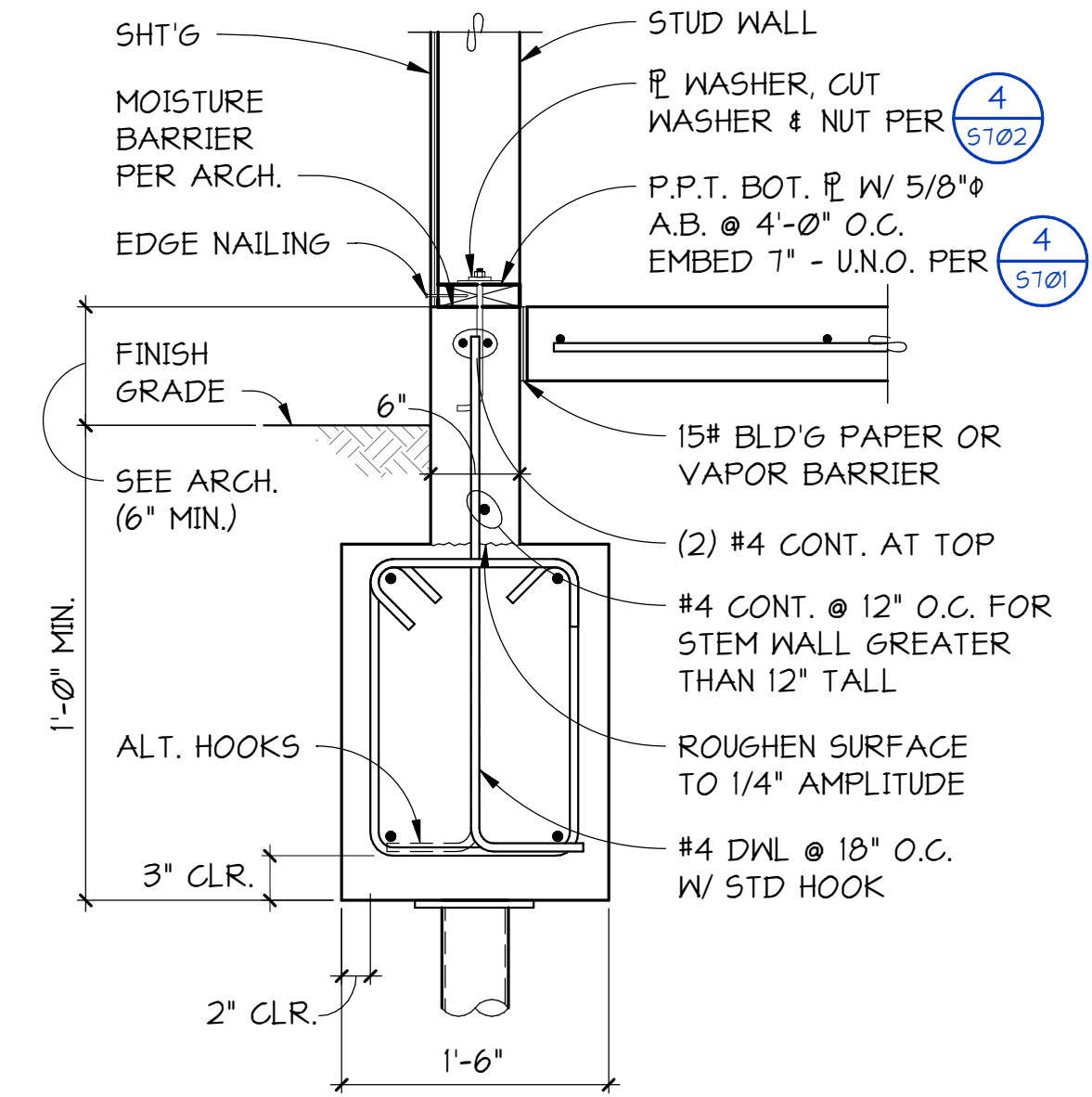
TYPICAL GRADE BEAM AND PIPE PILE

1  
5304  
NO SCALE



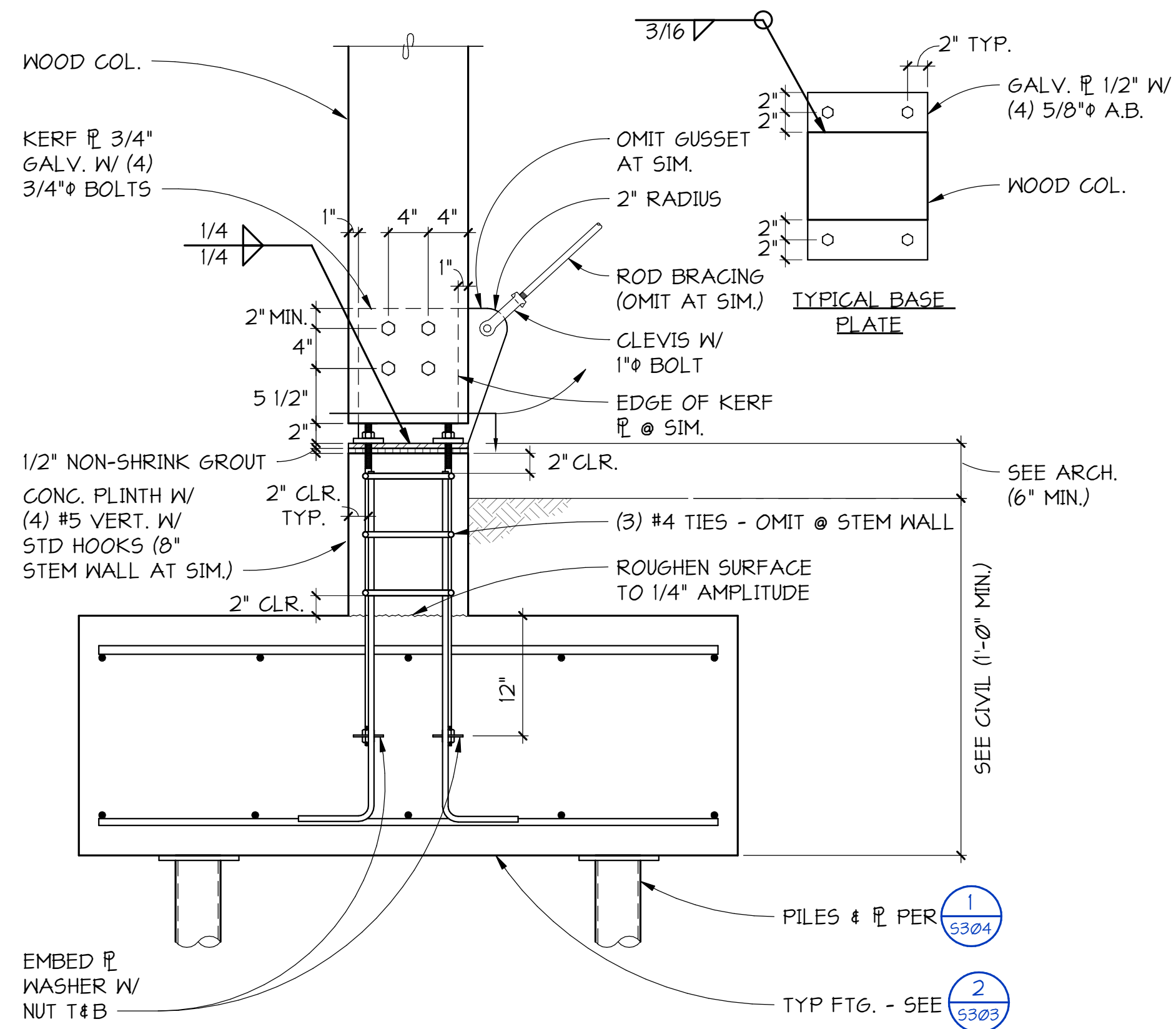
TYPICAL EXTERIOR GRADE BEAM

2  
5304  
NO SCALE

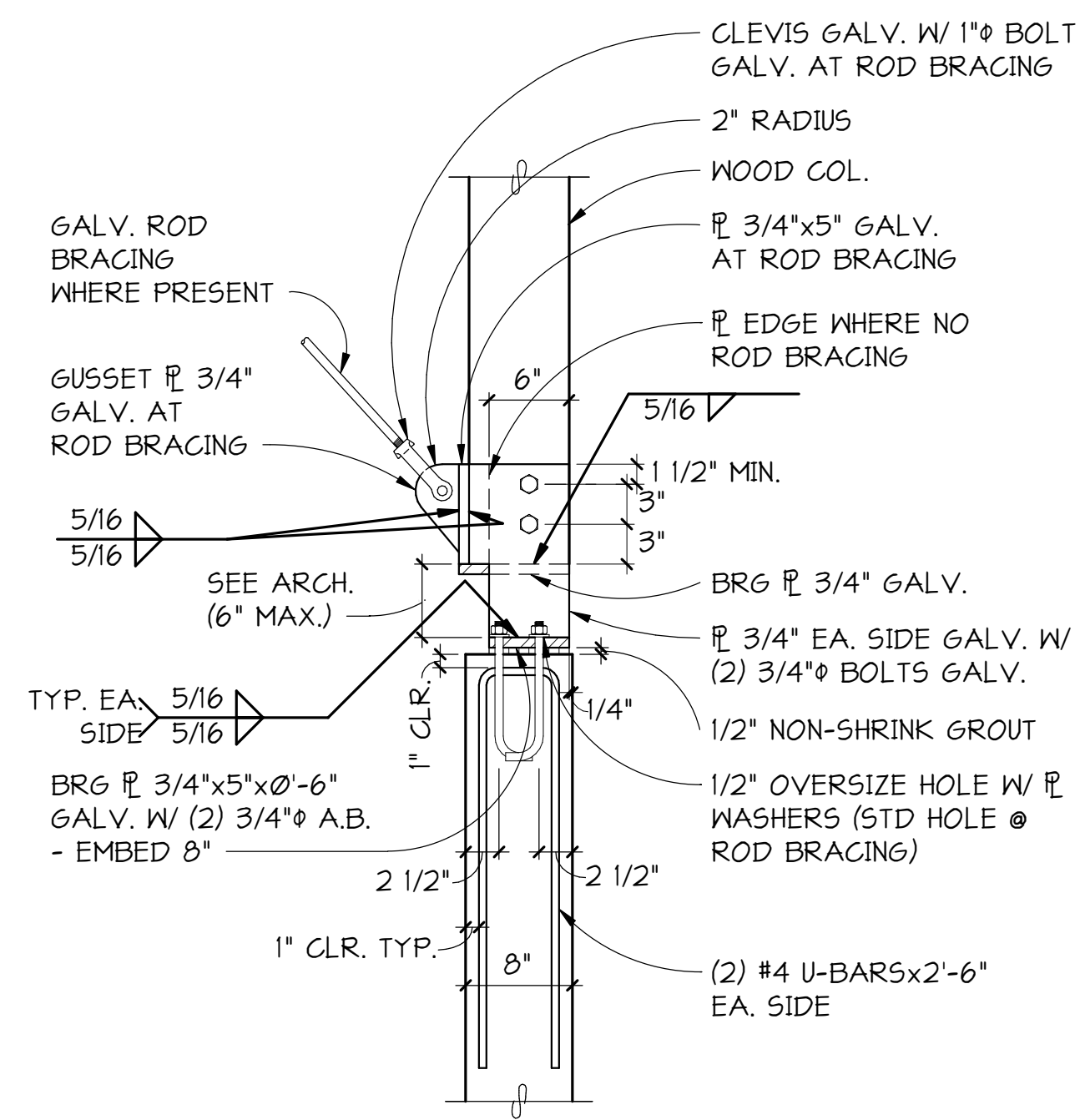


TYPICAL FOUNDATION AT GARAGE EXTERIOR STUD WALL

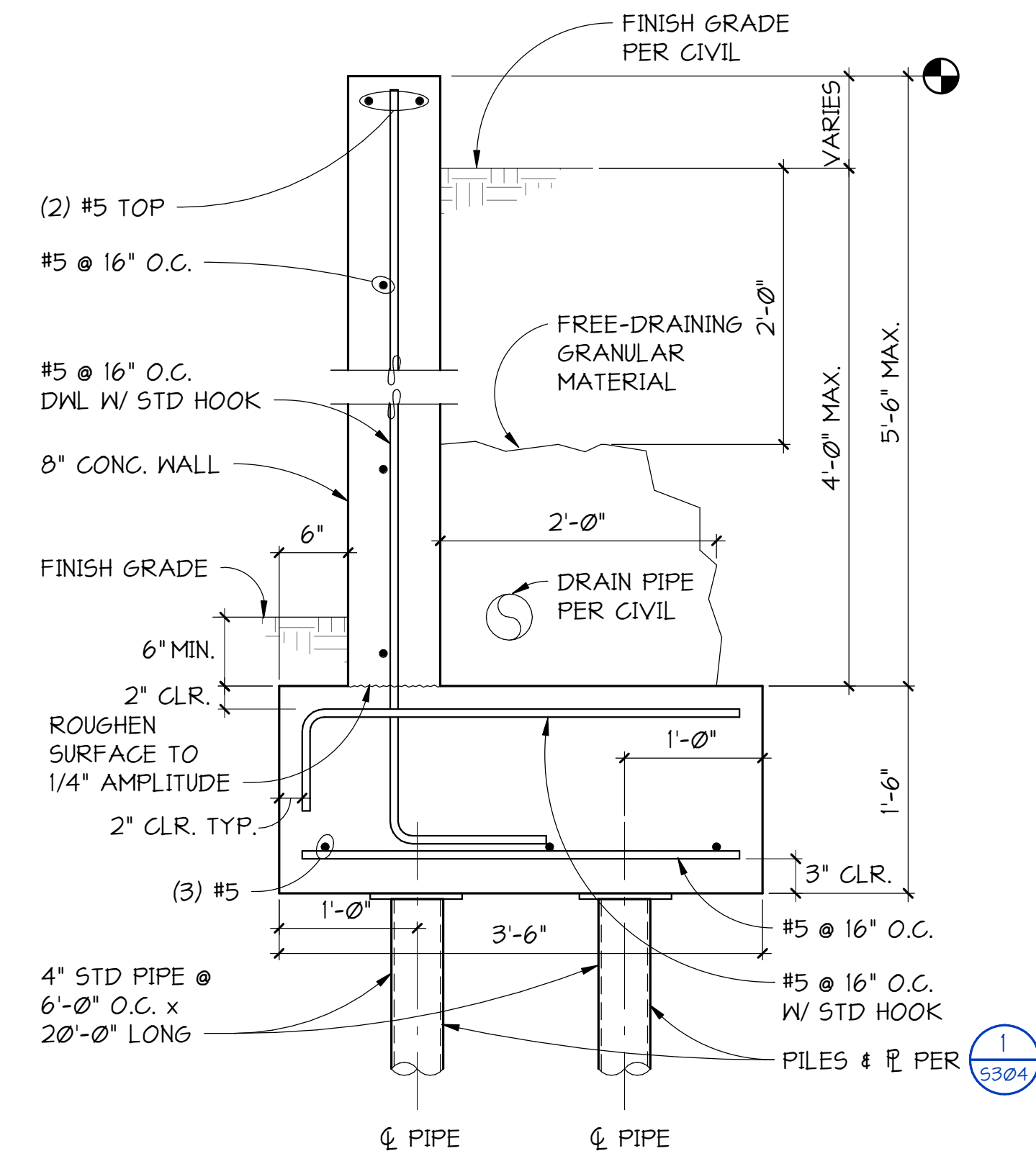
3  
5304  
NO SCALE



4  
5304  
1" = 1'-0"



5  
5304  
1" = 1'-0"



6  
5304  
NO SCALE

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**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
MERCER ISLAND, WA 98040

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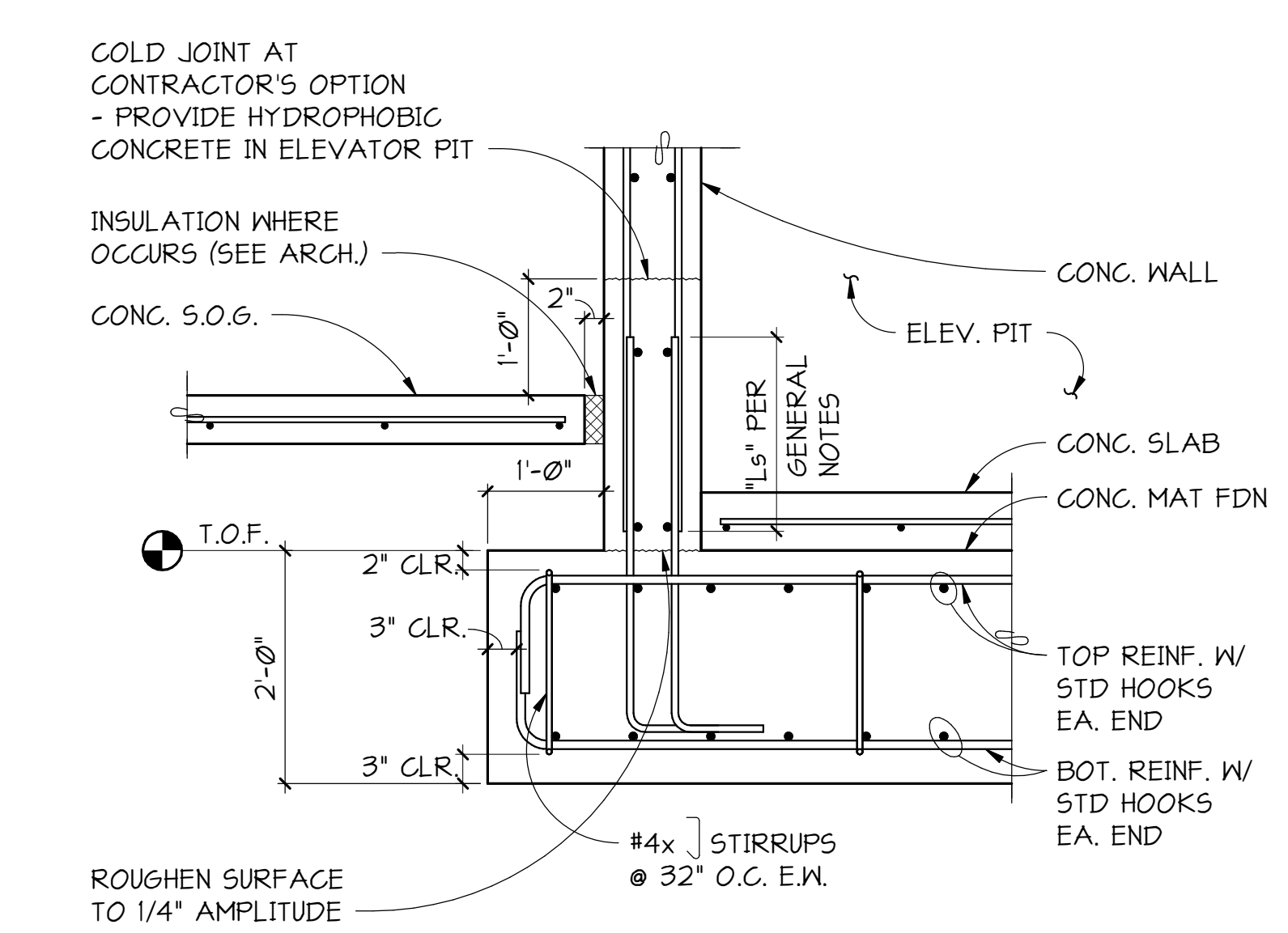
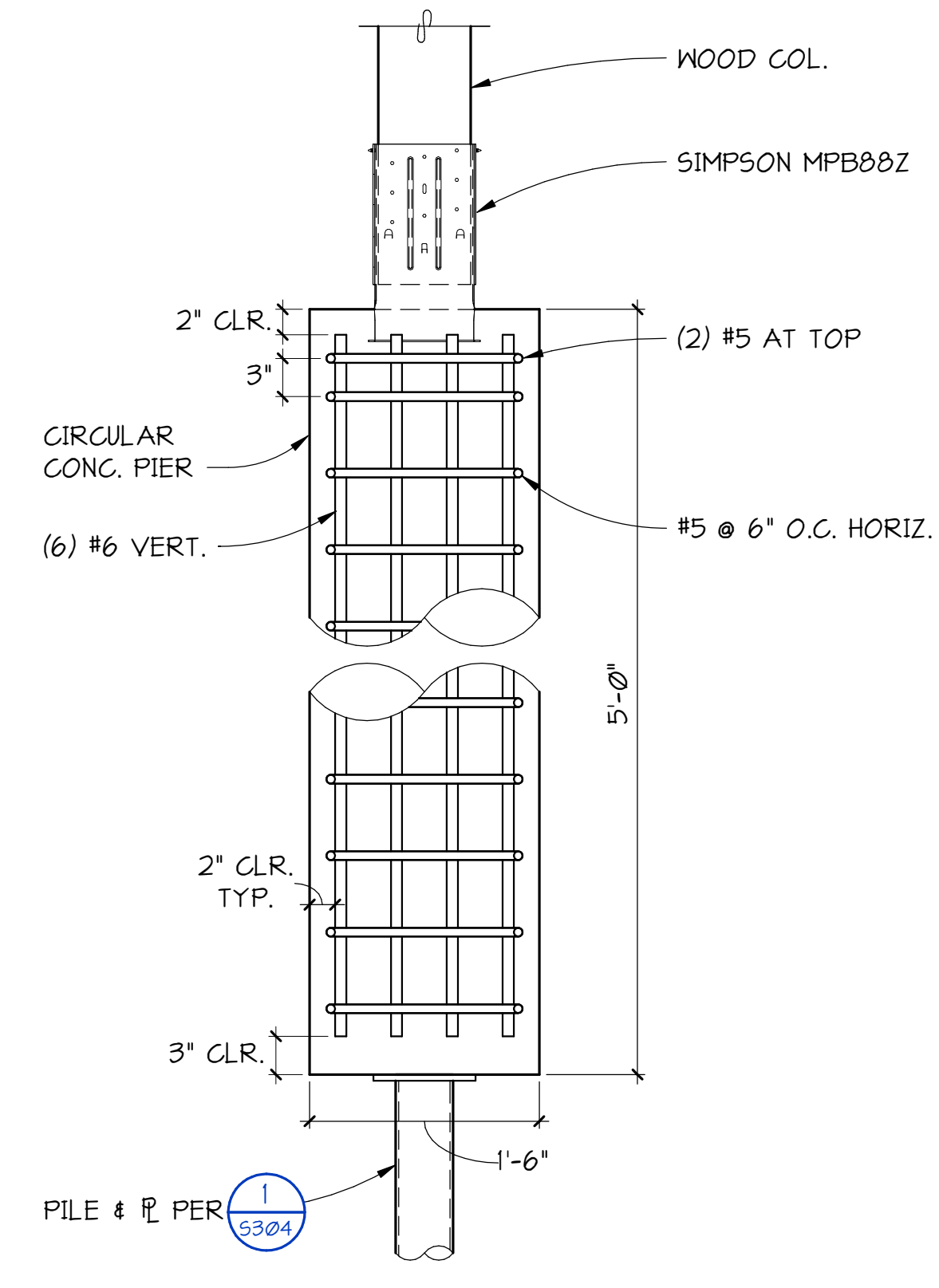
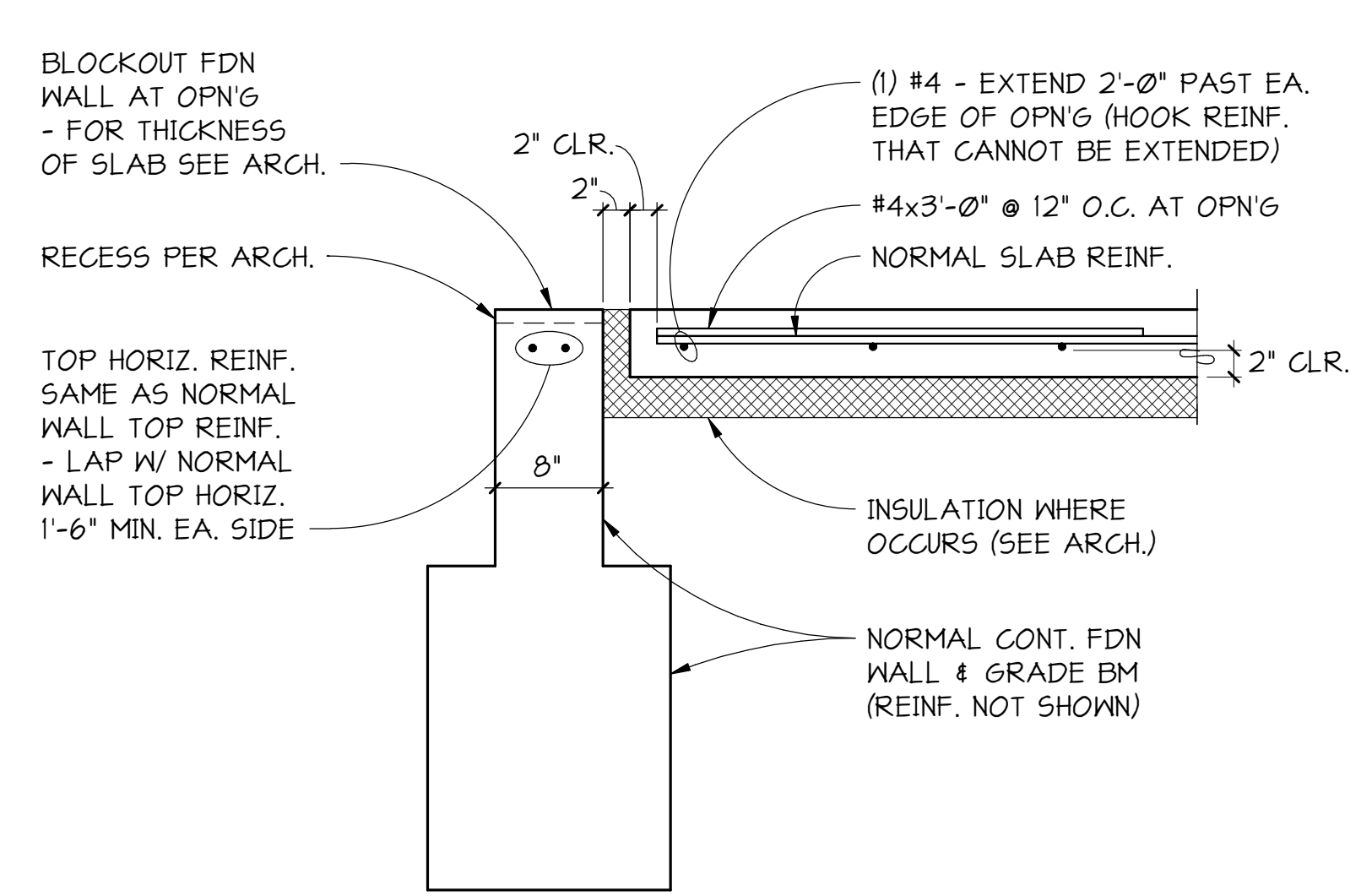
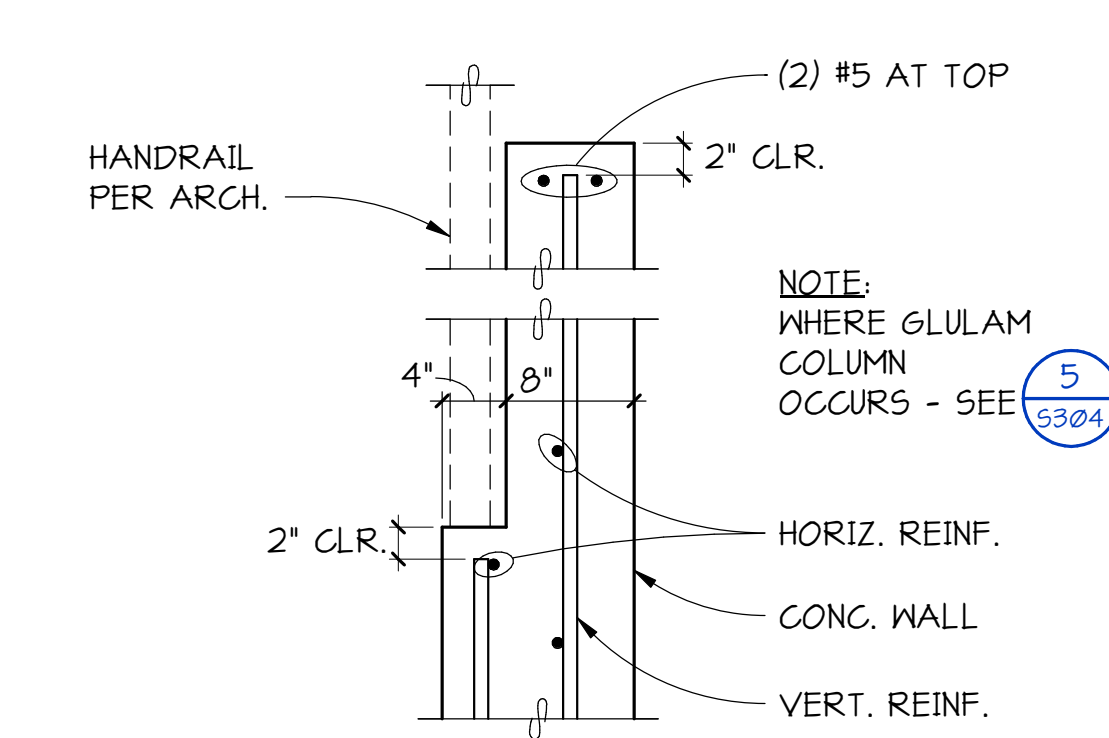
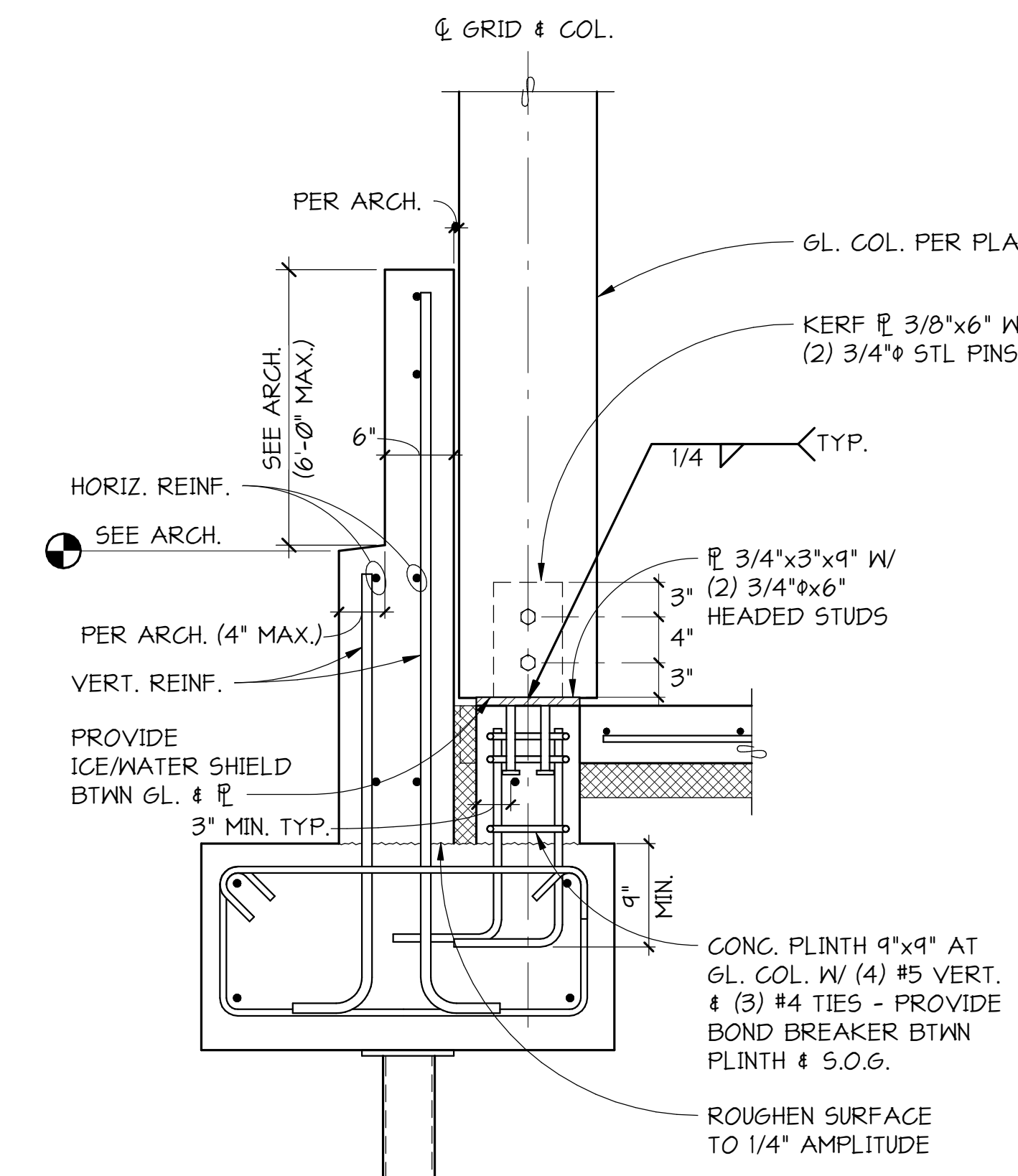
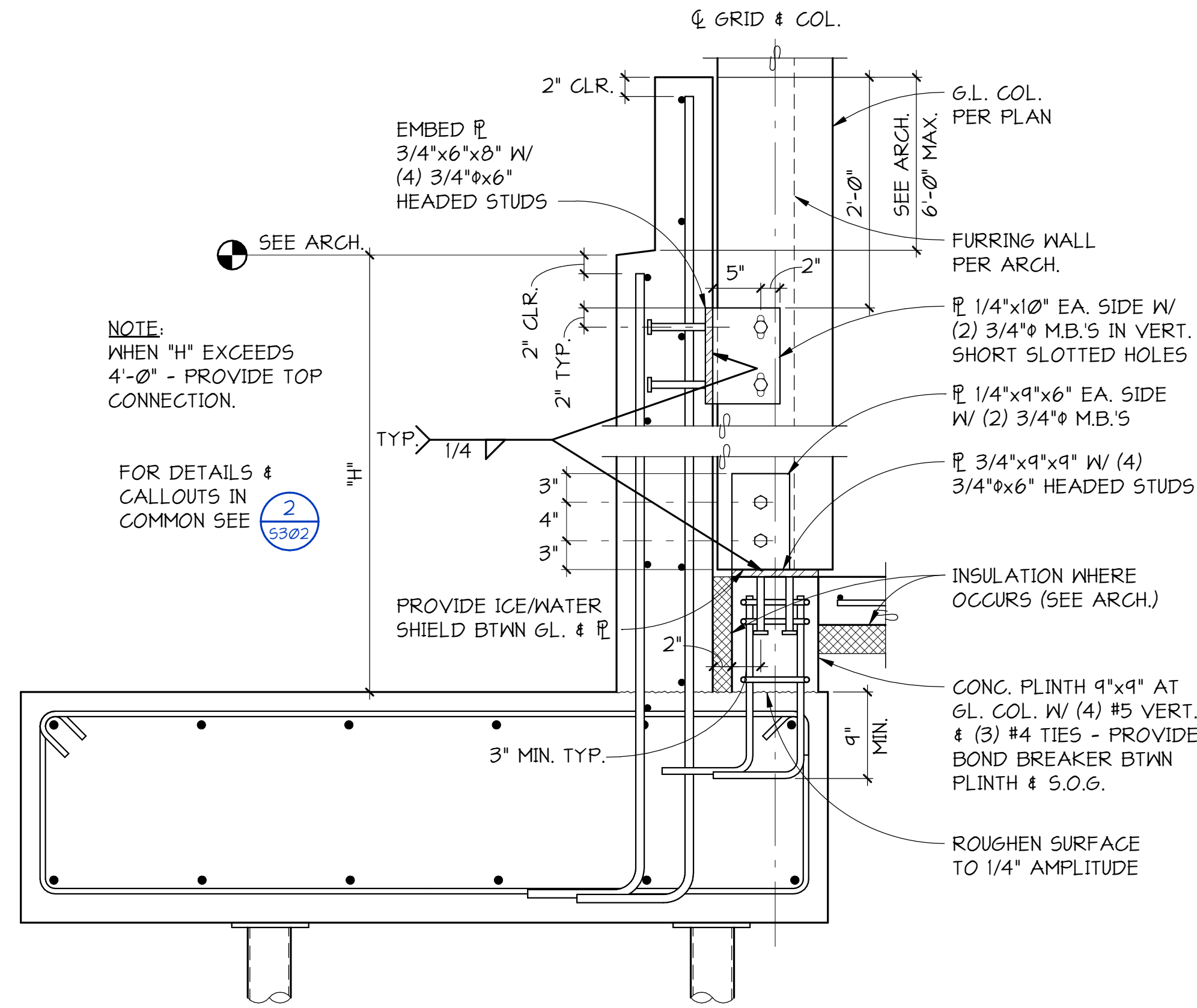
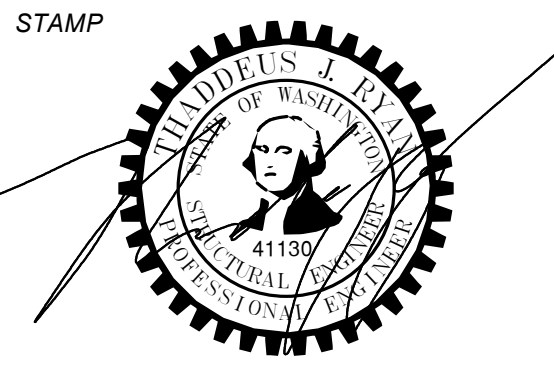
No.	Description	Date

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MJH Proj No.: A20.0085.00  
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SHEET

**FOUNDATION DETAILS S304**





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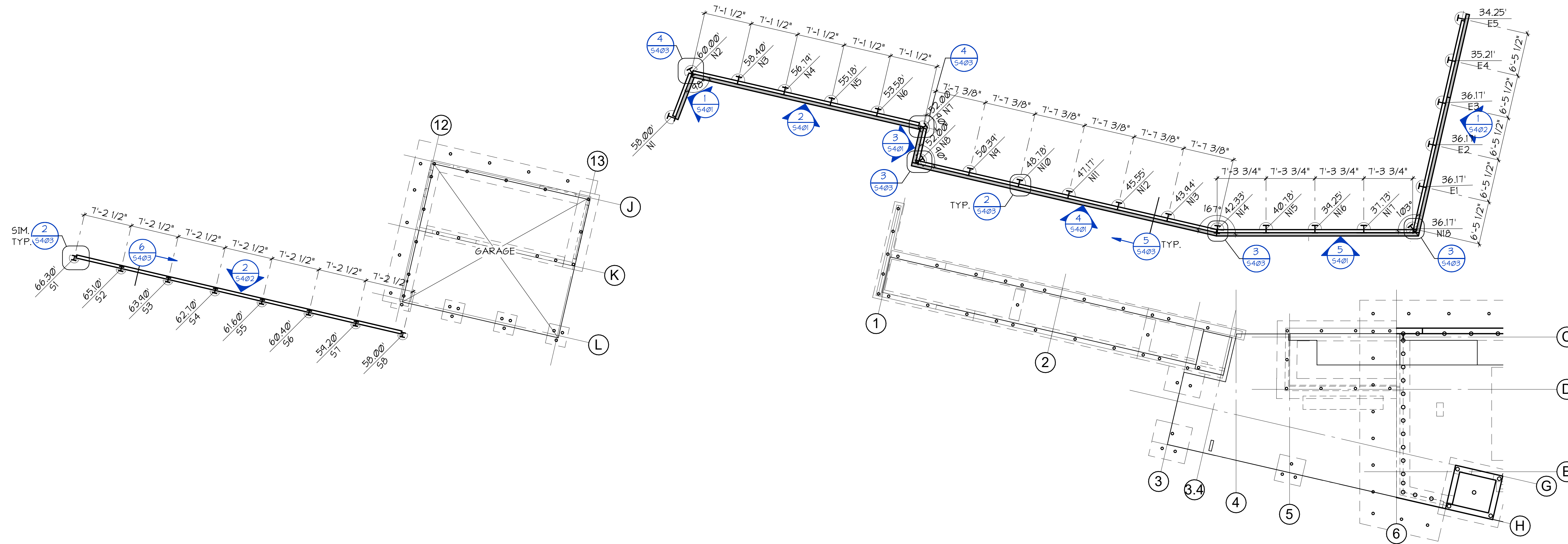
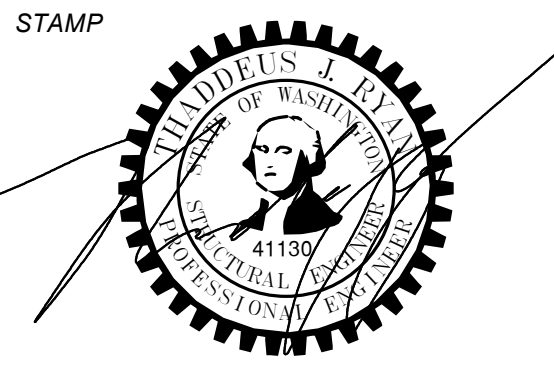
REVISIONS		
No.	Description	Date

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 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

SHEET

**FOUNDATION DETAILS S305**





**1** SOLDIER PILE WALL PLAN  
 1/8" = 1'-0"

- NOTES:**
- INDICATES TOP OF STEEL PILE ELEVATION FOR FABRICATION PURPOSES. ELEVATION IS RELATIVE TO FINAL GRADE.
  - INDICATES STEEL PILE TYPE. SEE SHEET S401 AND S402 FOR SCHEDULES. SEE S403 FOR DETAILS.
  - BOTTOM OF EXCAVATION ELEVATION PER CIVIL DRAWINGS.
  - SEE CIVIL AND LANDSCAPE FOR WALL DETAILS
  - HORIZONTAL LOCATION OF SOLDIER PILES PER CIVIL

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**MERCER ISLAND HOUSE: CASCADE**

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May 10, 2022

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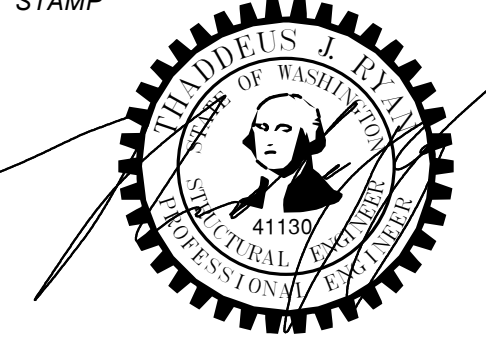
No.	Description	Date

Drawn: RSC  
 Checked: TJR  
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 Issue Date: May 10, 2022

SHEET  
**SOLDIER PILE WALL PLAN S400**



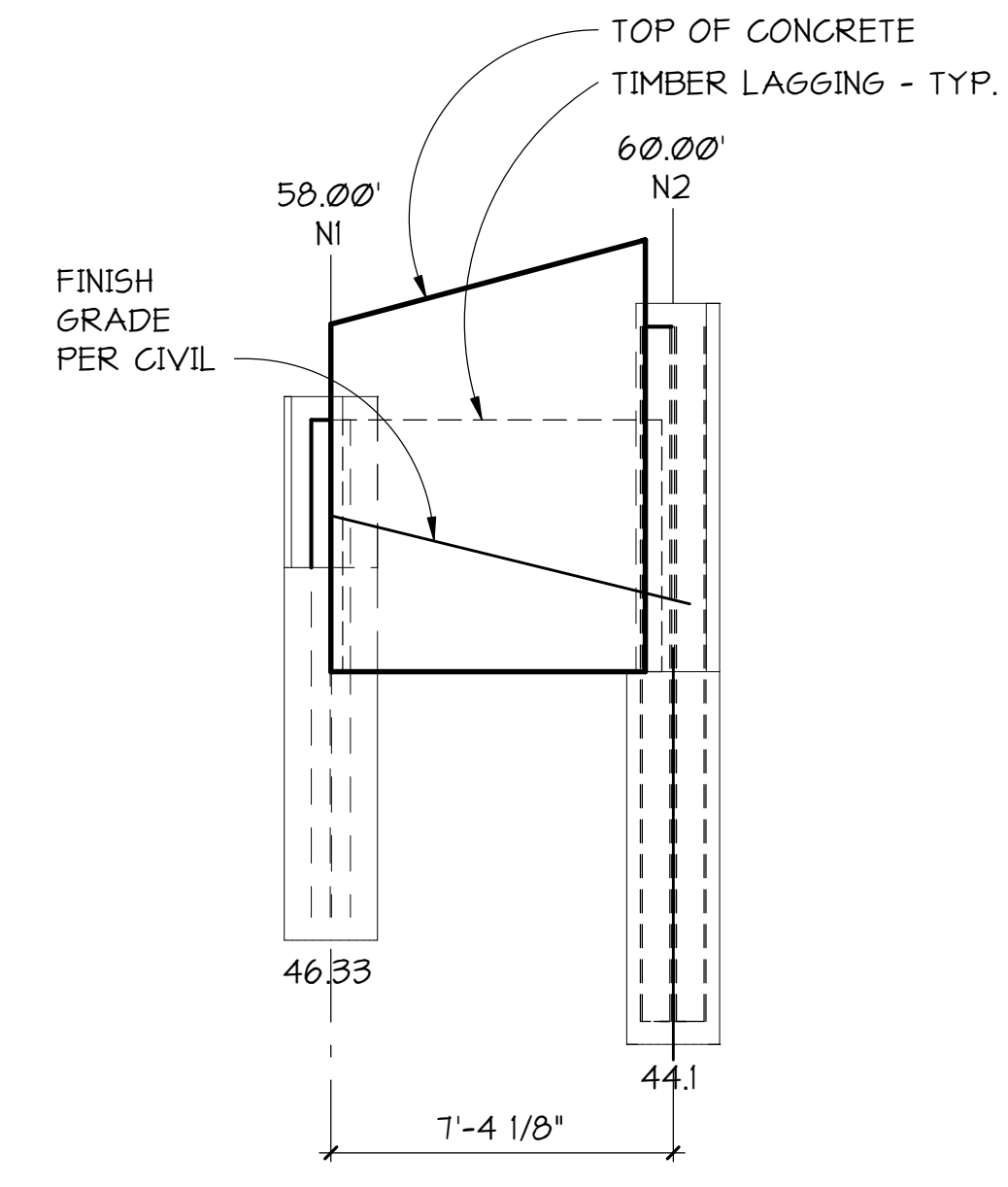
STAMP



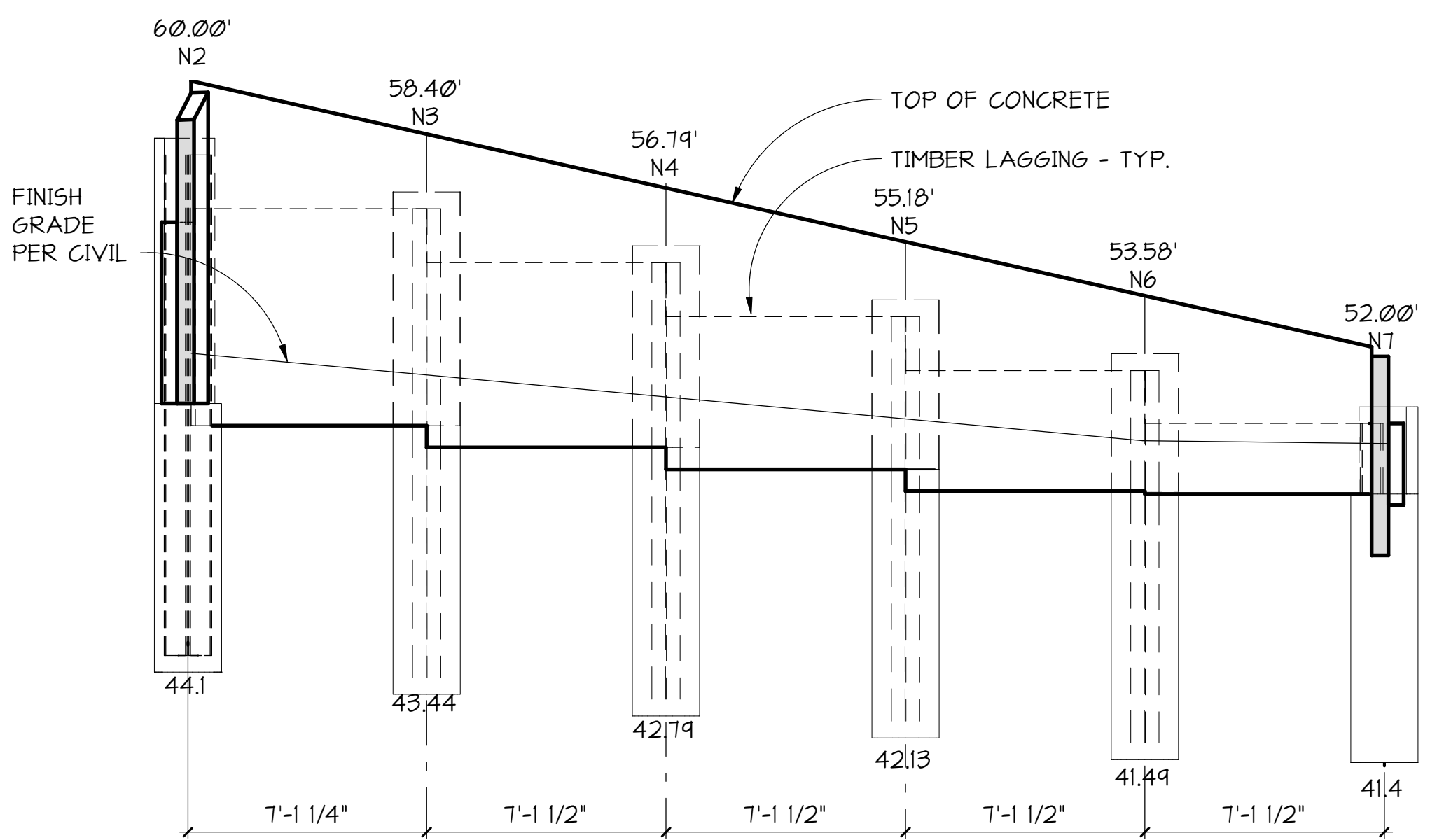
SOLDIER PILE SCHEDULE - NORTH WALL						
PILE #	PILE SIZE	DIAMETER	TOP OF PILE (1)	BOT. OF EXCAVATION (2)	D (FT.)	BOT. OF PILE
N1	W14x74	24"	58	54.33	8	46.33
N2	W14x74	24"	60	52.1	8	44.1
N3	W14x74	24"	58.4	51.44	8	43.44
N4	W14x74	24"	56.8	50.79	8	42.79
N5	W14x74	24"	55.2	50.13	8	42.13
N6	W14x74	24"	53.6	49.49	8	41.49
N7	W14x74	24"	52	49.4	8	41.4
N8	W14x74	24"	52	49.07	8	41.07
N9	W14x74	24"	50.4	47.23	8	39.23
N10	W14x74	24"	48.8	45.2	8	37.2
N11	W14x74	24"	47.2	43.27	8	35.27
N12	W14x74	24"	45.6	41.33	8	33.33
N13	W14x74	24"	43.9	39.4	8	31.4
N14	W14x74	24"	42.3	37.46	8	29.46
N15	W14x74	24"	40.8	35.78	8	27.78
N16	W14x74	24"	39.3	34.09	8	26.09
N17	W14x74	24"	37.7	32.4	8	24.4
N18	W14x74	24"	36.2	30.59	8	22.59

(1) CONTRACTOR TO VERIFY TOP OF PILE ELEVATION WITH CIVIL DRAWINGS.

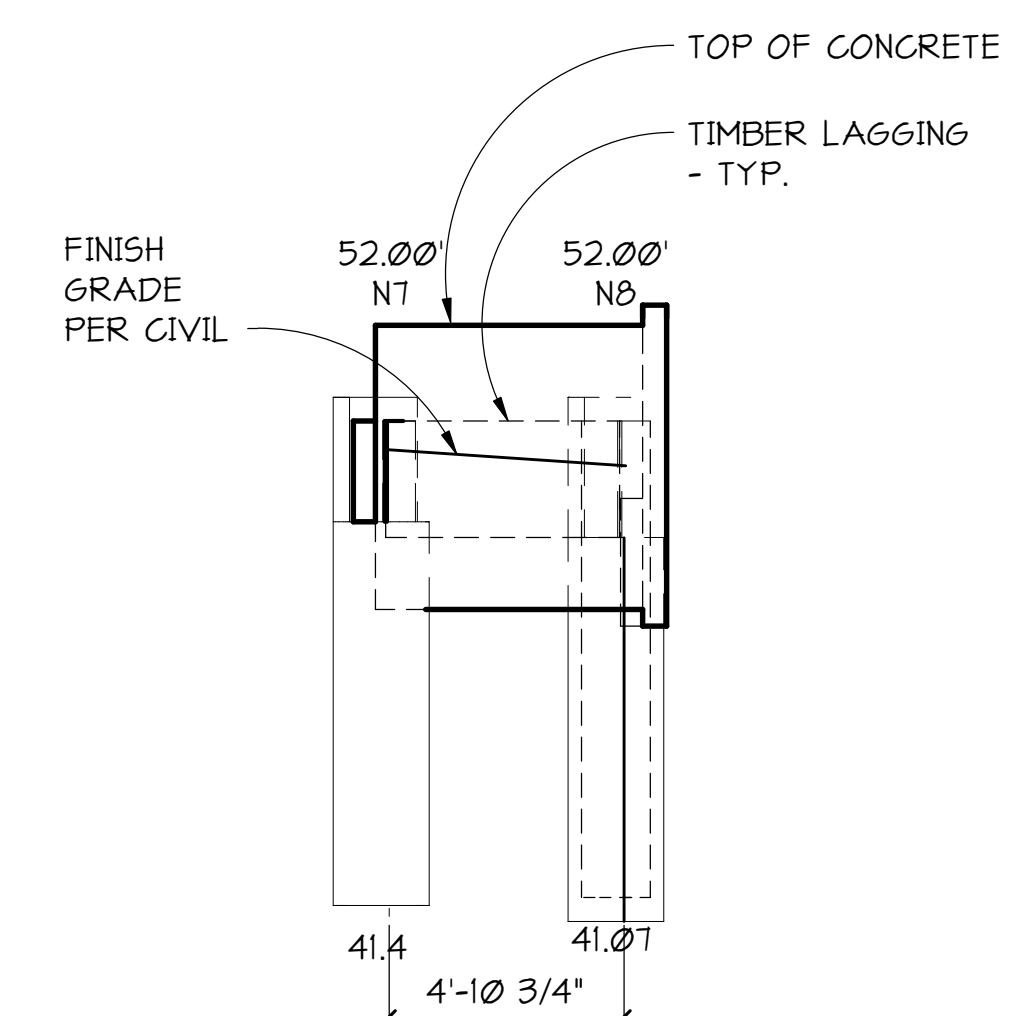
(2) CONTRACTOR TO VERIFY BOTTOM OF EXCAVATION WITH BUILDING FOUNDATION PLANS AND DETAILS.



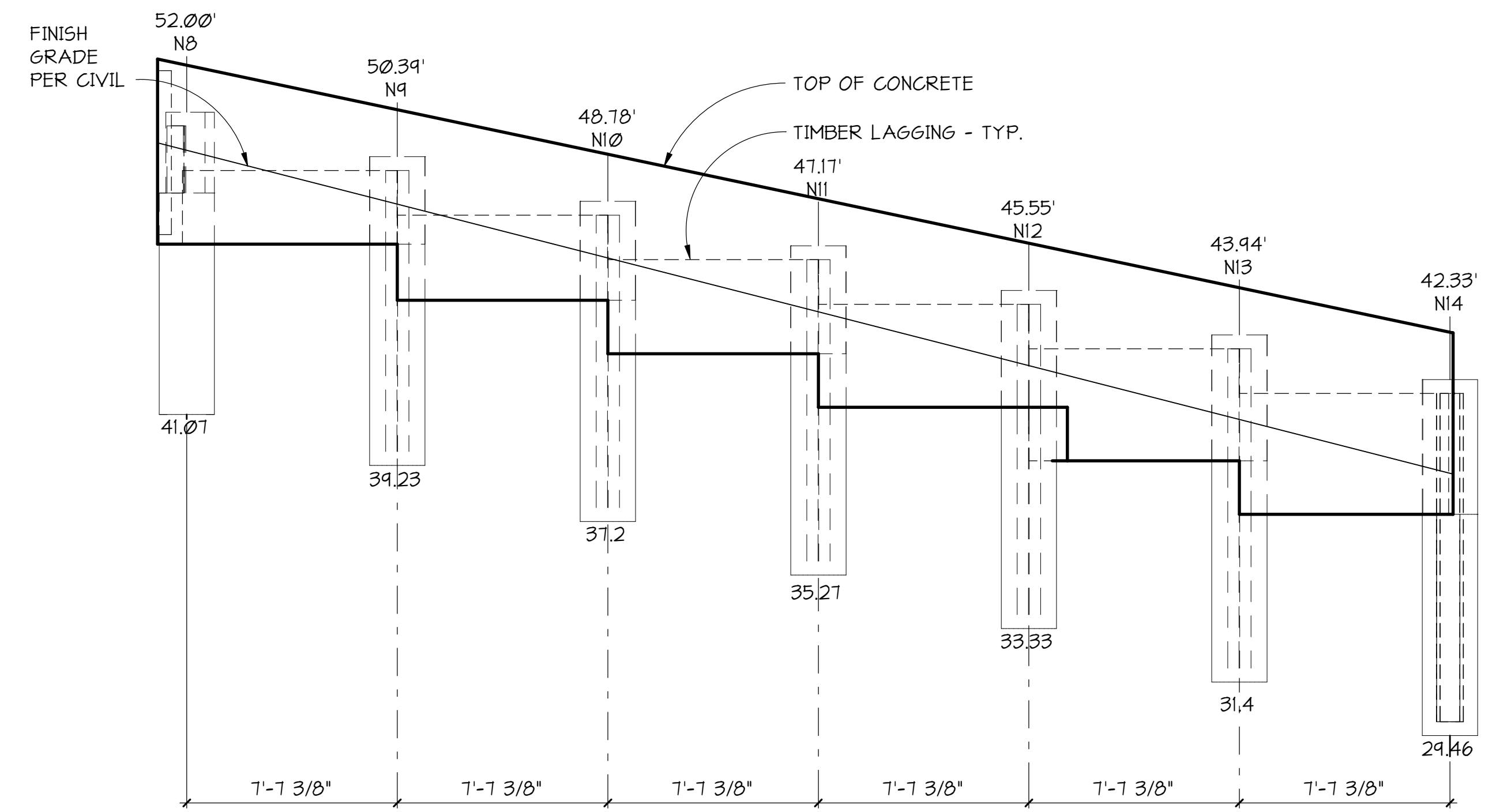
**1 NORTH WALL ELEVATION**  
5/401 1/4" = 1'-0"



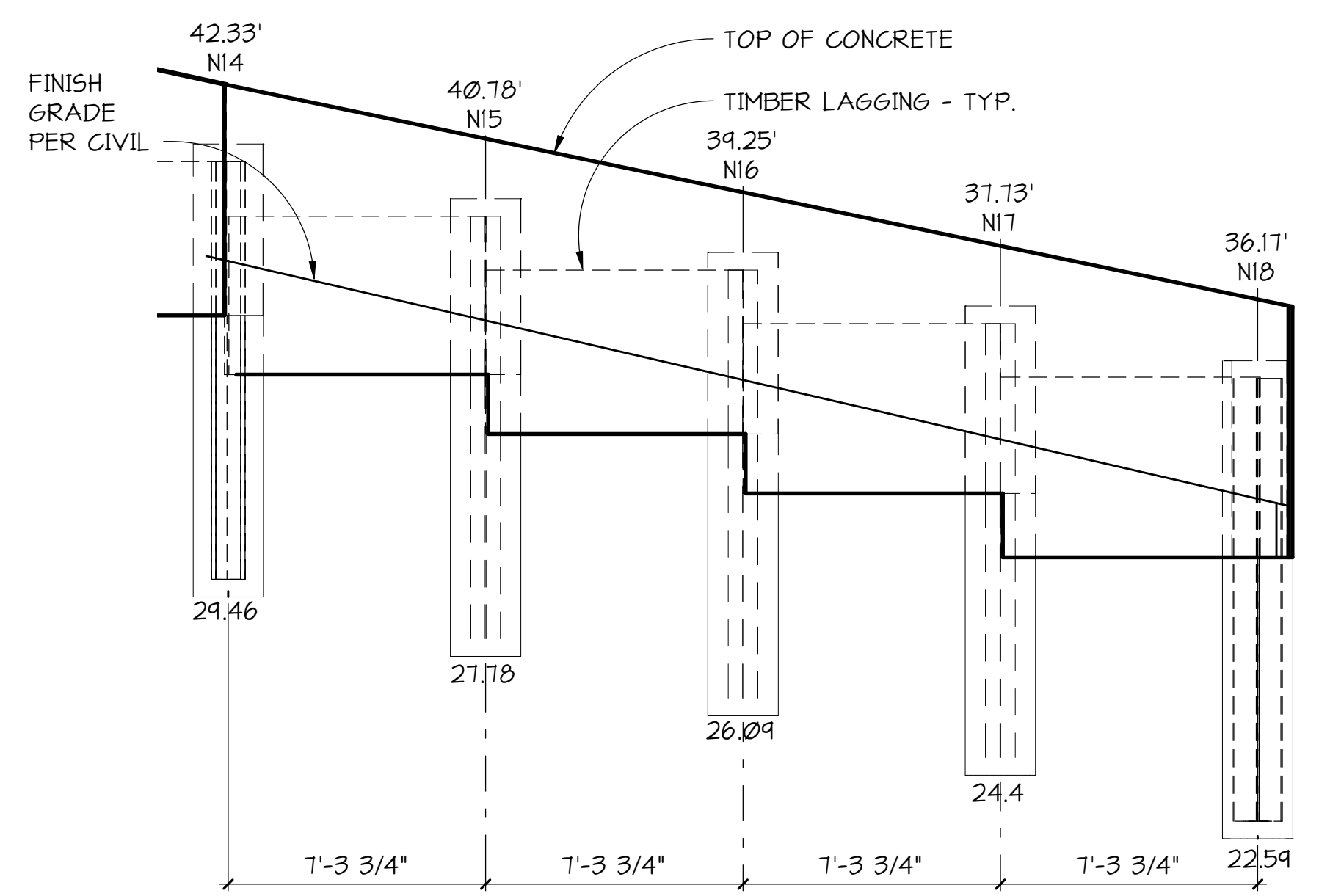
**2 NORTH WALL ELEVATION**  
5/401 1/4" = 1'-0"



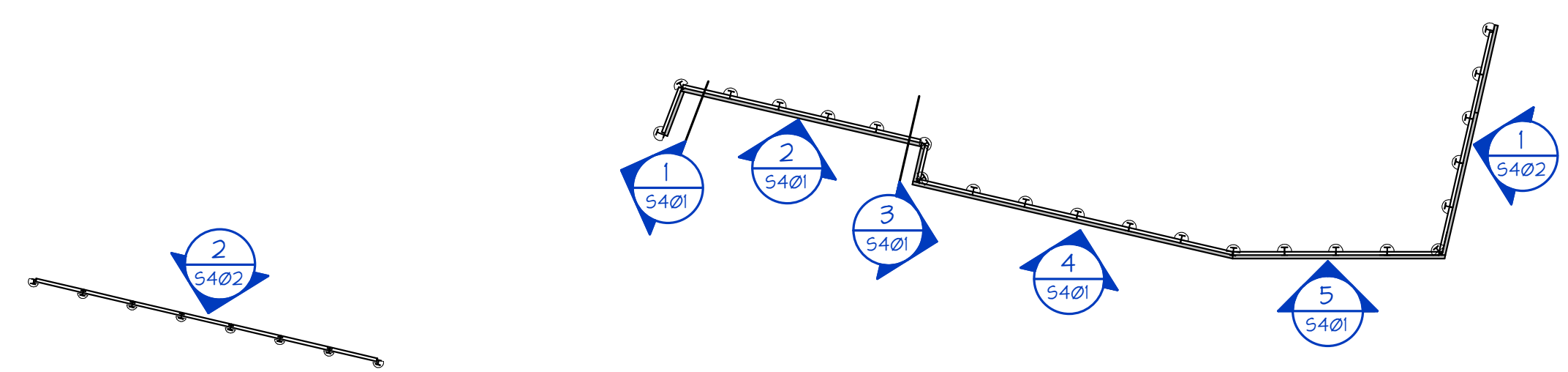
**3 NORTH WALL ELEVATION**  
5/401 1/4" = 1'-0"



**4 NORTH WALL ELEVATION**  
5/401 1/4" = 1'-0"



**5 NORTH WALL ELEVATION**  
5/401 1/4" = 1'-0"



**6 SOLDIER PILE WALL KEY PLAN**  
5/401 1" = 20'-0"

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MJH Proj No.: A20.0085.00

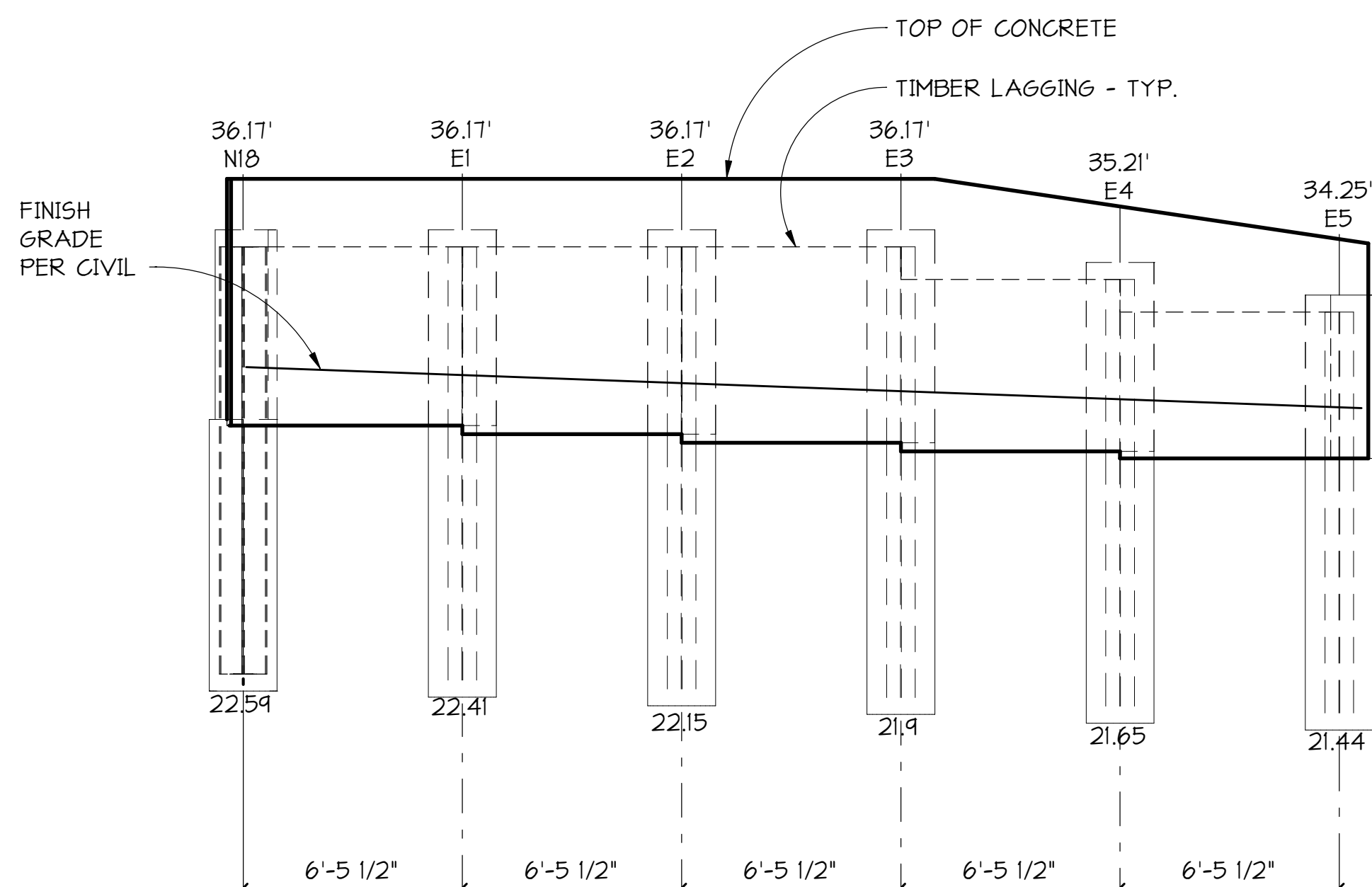
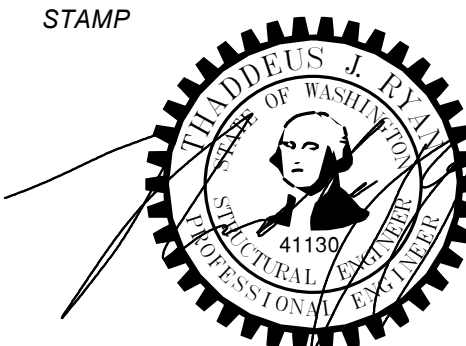
Issue Date: May 10, 2022

SHEET

**SHORING WALL ELEVATIONS**  
**S401**



STAMP

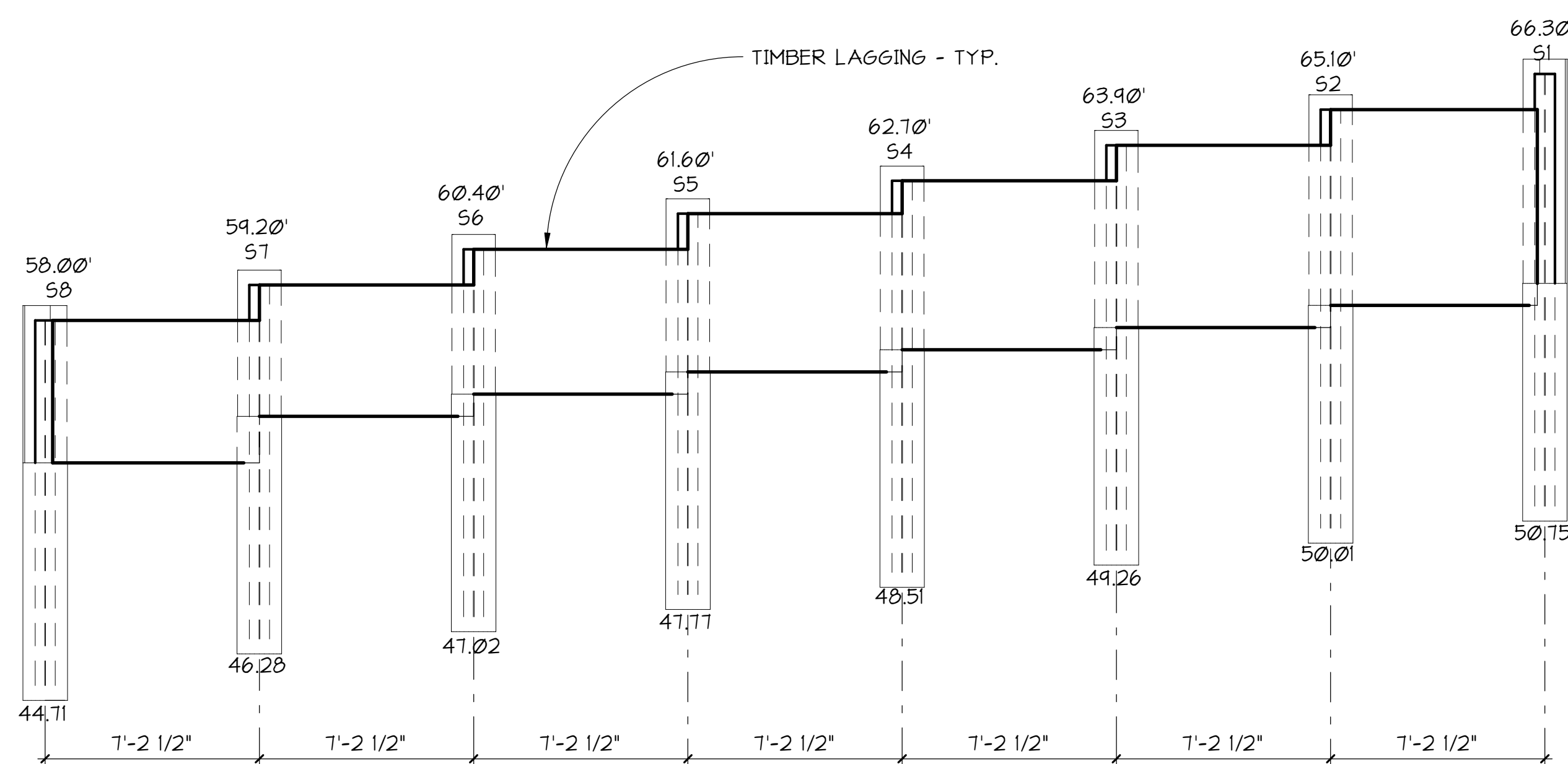


PILE #	PILE SIZE	DIAMETER	TOP OF PILE (1)	BOT. OF EXCAVATION (2)	D (FT.)	BOT. OF PILE
E1	W14x74	24"	36.2	30.41	8	22.41
E2	W14x74	24"	36.2	30.15	8	22.15
E3	W14x74	24"	36.2	29.9	8	21.9
E4	W14x74	24"	35.21	29.65	8	21.65
E5	W14x74	24"	34.3	29.44	8	21.44

(1) CONTRACTOR TO VERIFY TOP OF PILE ELEVATION WITH CIVIL DRAWINGS.

(2) CONTRACTOR TO VERIFY BOTTOM OF EXCAVATION WITH BUILDING FOUNDATION PLANS AND DETAILS.

**1 EAST WALL ELEVATION**  
1/4" = 1'-0"

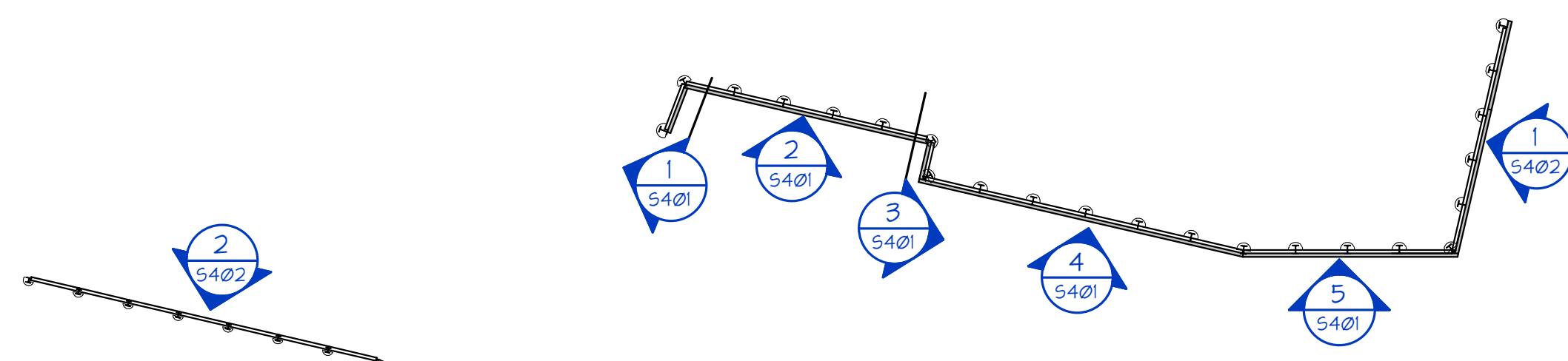


PILE #	PILE SIZE	DIAMETER	TOP OF PILE (1)	BOT. OF EXCAVATION (2)	D (FT.)	BOT. OF PILE
S1	W8x48	18"	66.3	58.75	8	50.75
S2	W8x48	18"	65.1	58.01	8	50.01
S3	W8x48	18"	63.9	57.26	8	49.26
S4	W8x48	18"	62.7	56.51	8	48.51
S5	W8x48	18"	61.6	55.77	8	47.77
S6	W8x48	18"	60.4	55.02	8	47.02
S7	W8x48	18"	59.2	54.28	8	46.28
S8	W8x48	18"	58	52.71	8	44.71

(1) CONTRACTOR TO VERIFY TOP OF PILE ELEVATION WITH CIVIL DRAWINGS.

(2) CONTRACTOR TO VERIFY BOTTOM OF EXCAVATION WITH BUILDING FOUNDATION PLANS AND DETAILS.

**2 SOUTH WALL ELEVATION**  
1/4" = 1'-0"



**3 SOLDIER PILE WALL KEY PLAN**  
1" = 20'-0"

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No. Description Date

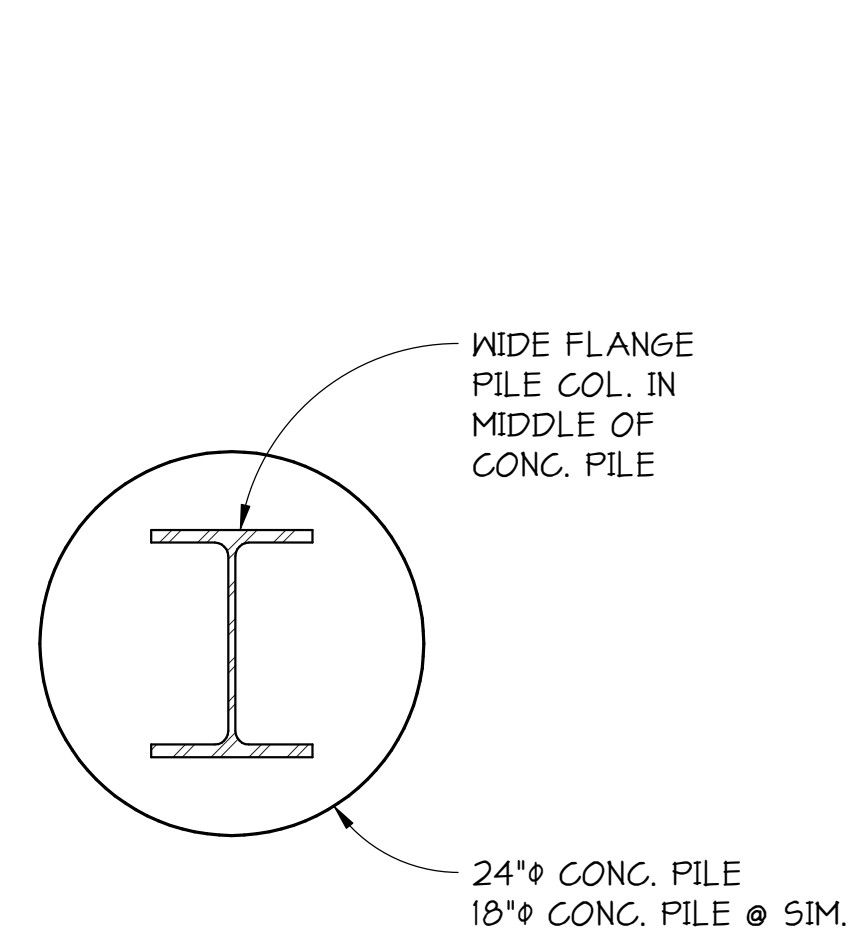
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MJH Proj No.: A20.0085.00

Issue Date: May 10, 2022

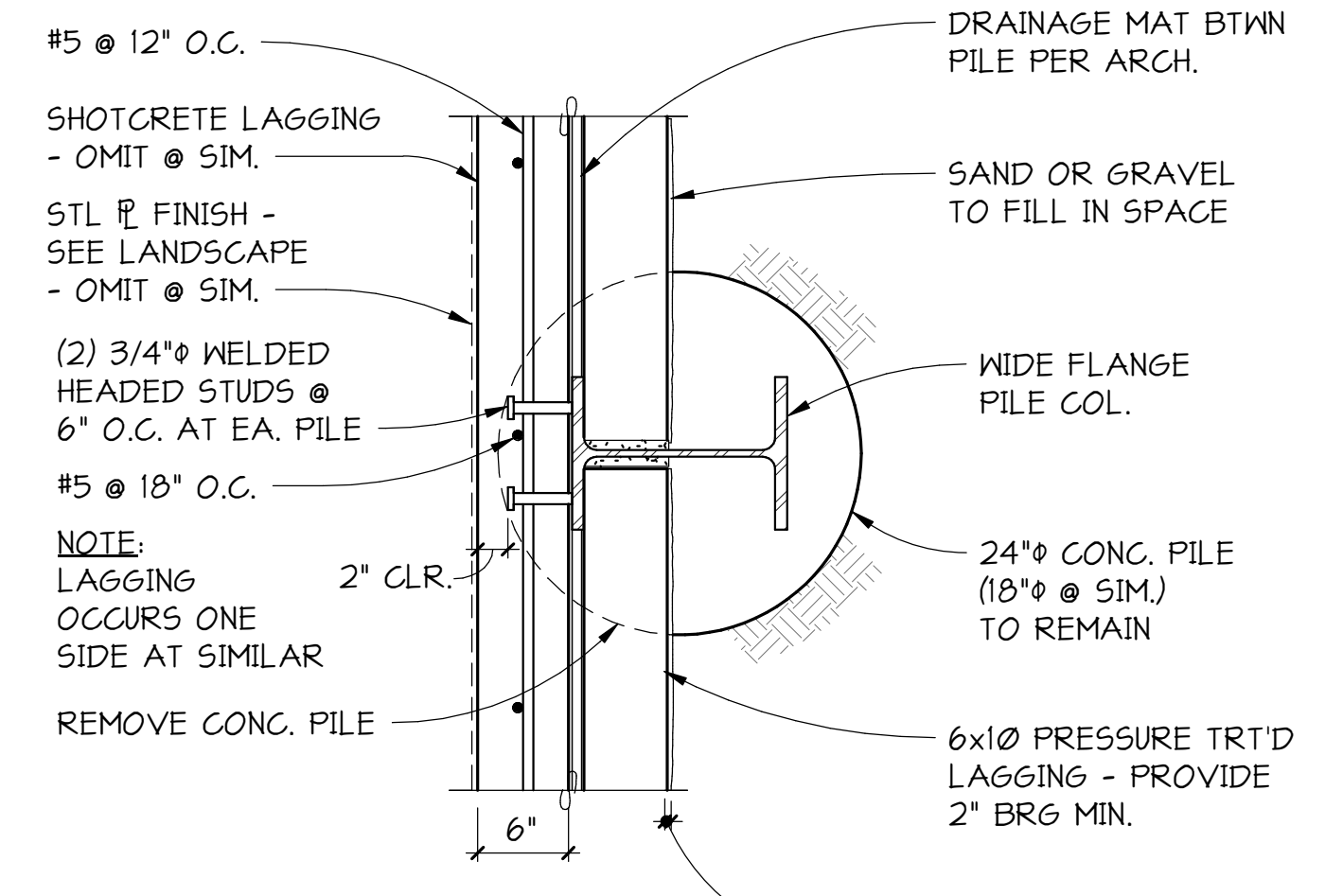
SHEET

**SHORING WALL ELEVATIONS S402**

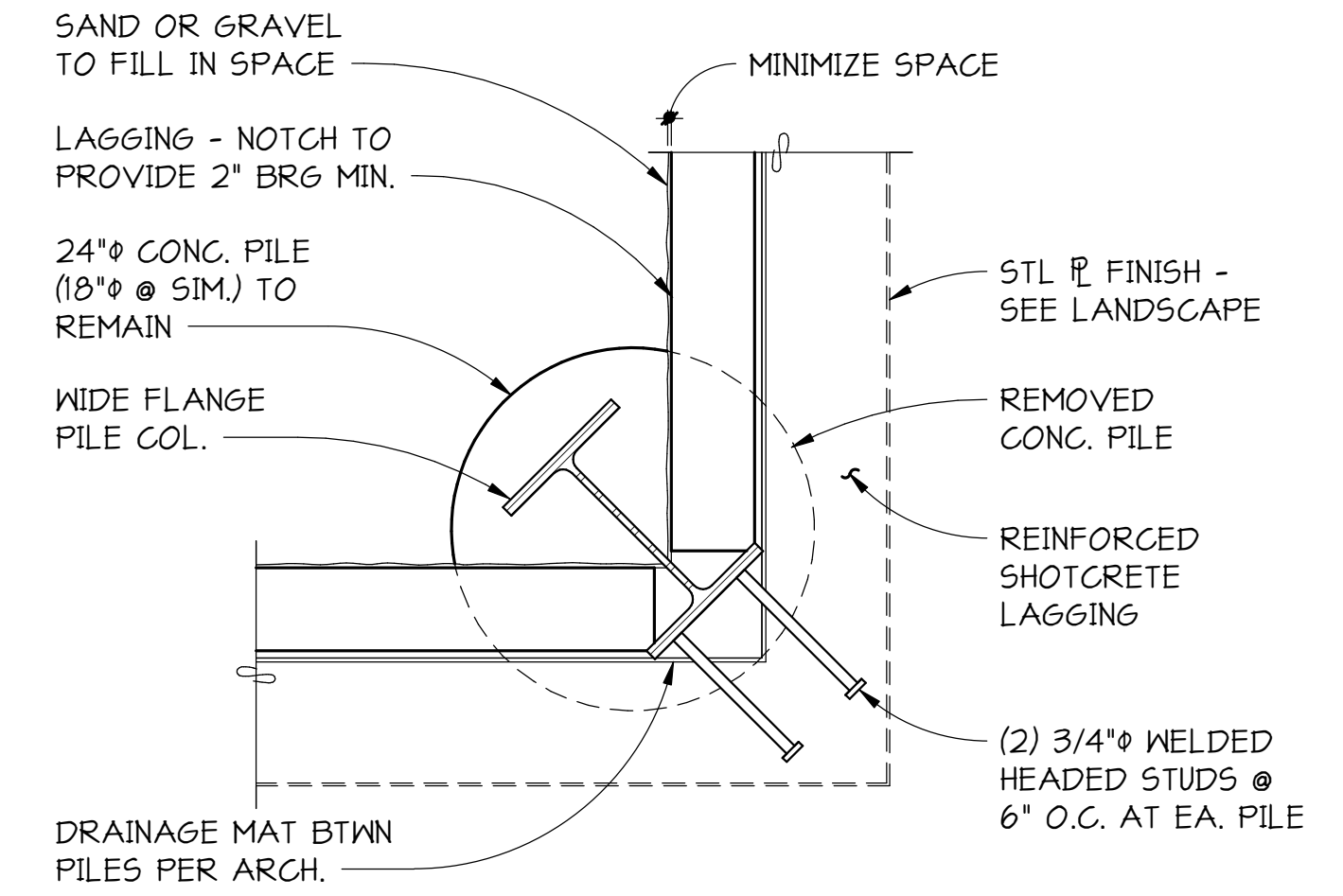




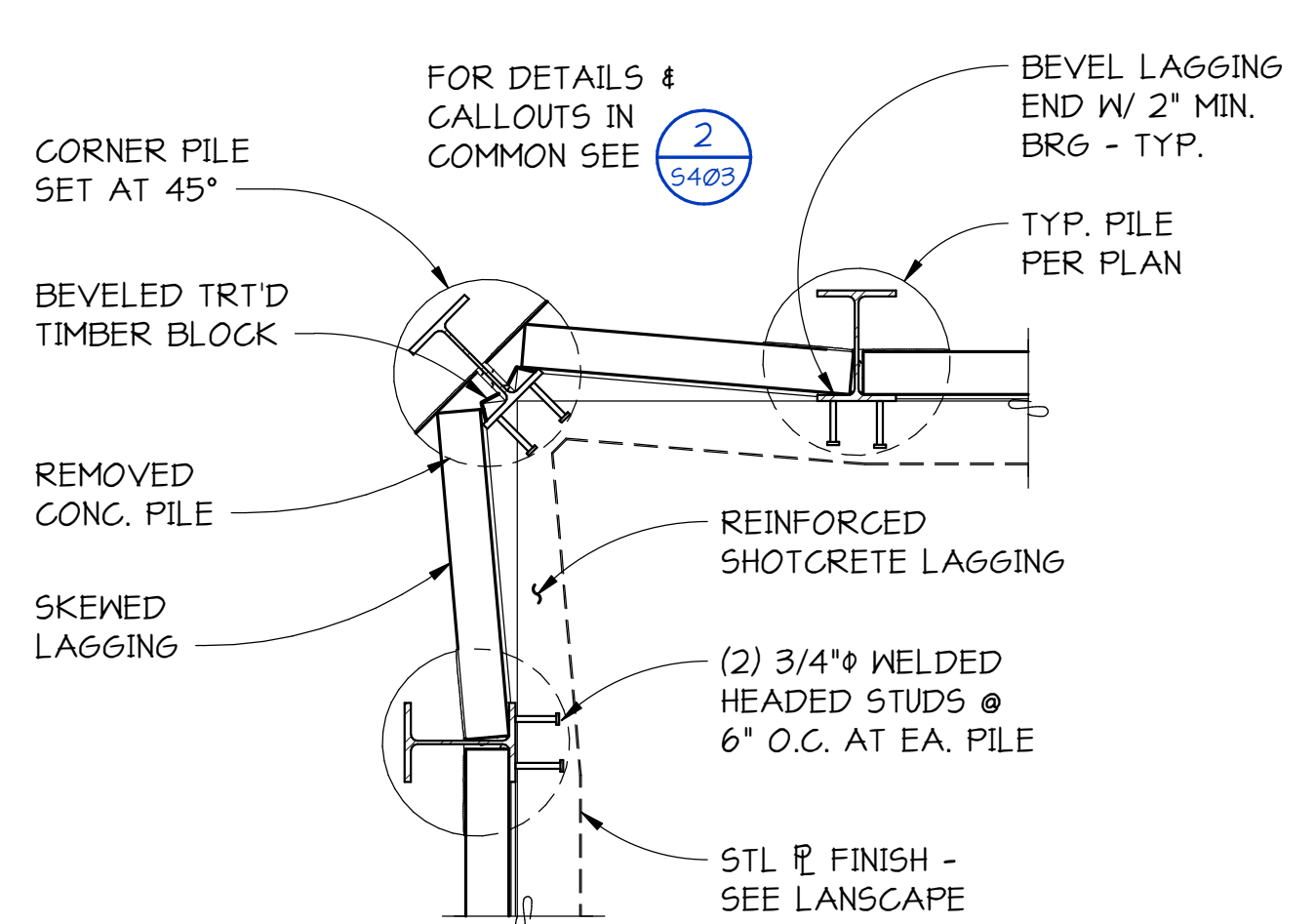
1 SECTION  
5403 1" = 1'-0"



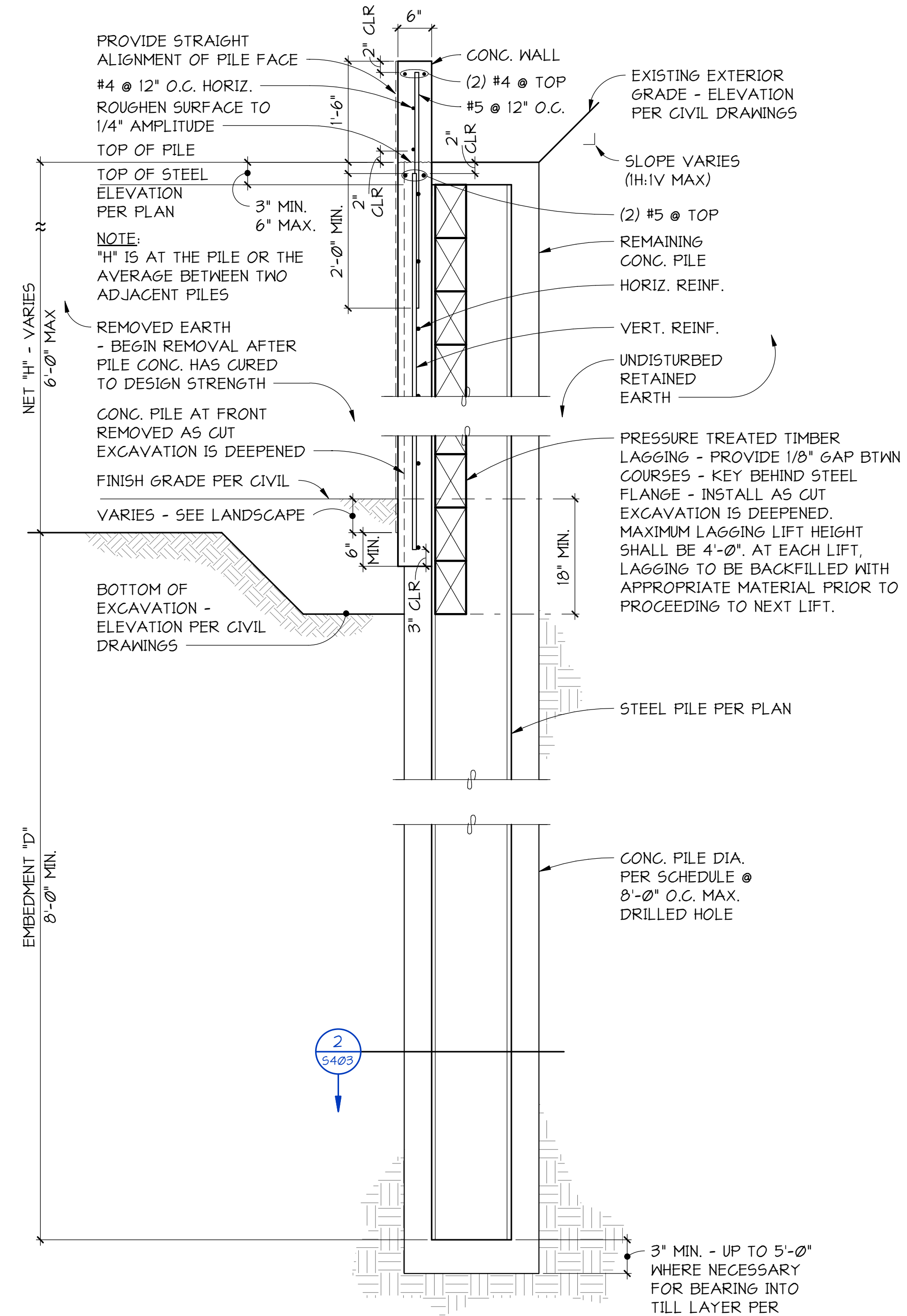
2 SECTION  
5403 1" = 1'-0"



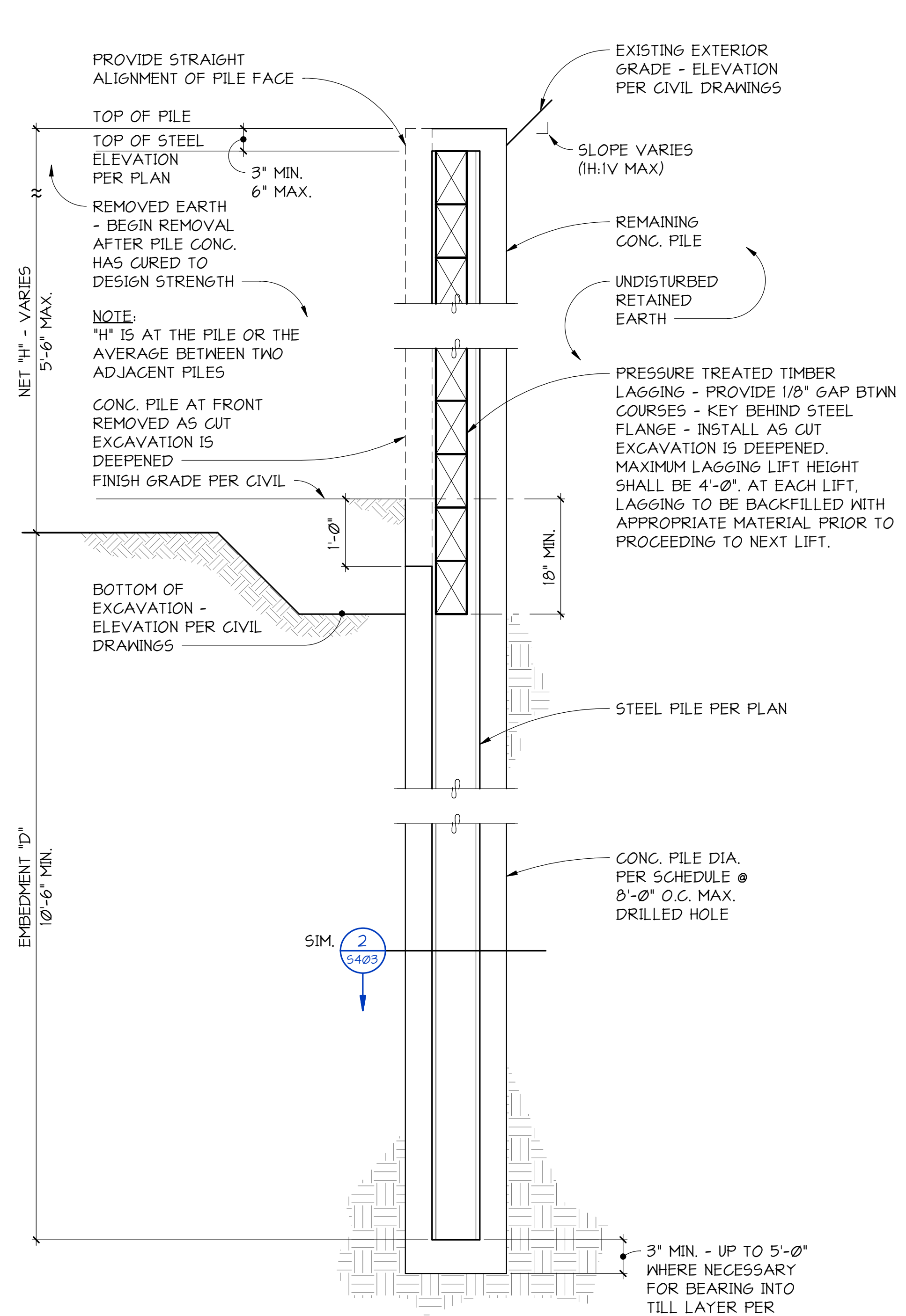
3 SECTION  
5403 1" = 1'-0"



4 SECTION  
5403 1/2" = 1'-0"



5 SECTION  
5403 3/4" = 1'-0"



6 SECTION  
5403 3/4" = 1'-0"

**MILLER HULL**  
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Architecture and Planning  
Polson Building  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Name

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**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
MERCER ISLAND, WA 98040  
SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

May 10, 2022

REVISIONS

No.	Description	Date

Drawn: SMS  
Checked: TJR  
MJH Proj No.: A20.0085.00  
Issue Date: May 10, 2022

SHEET

**SHORING DETAILS S403**

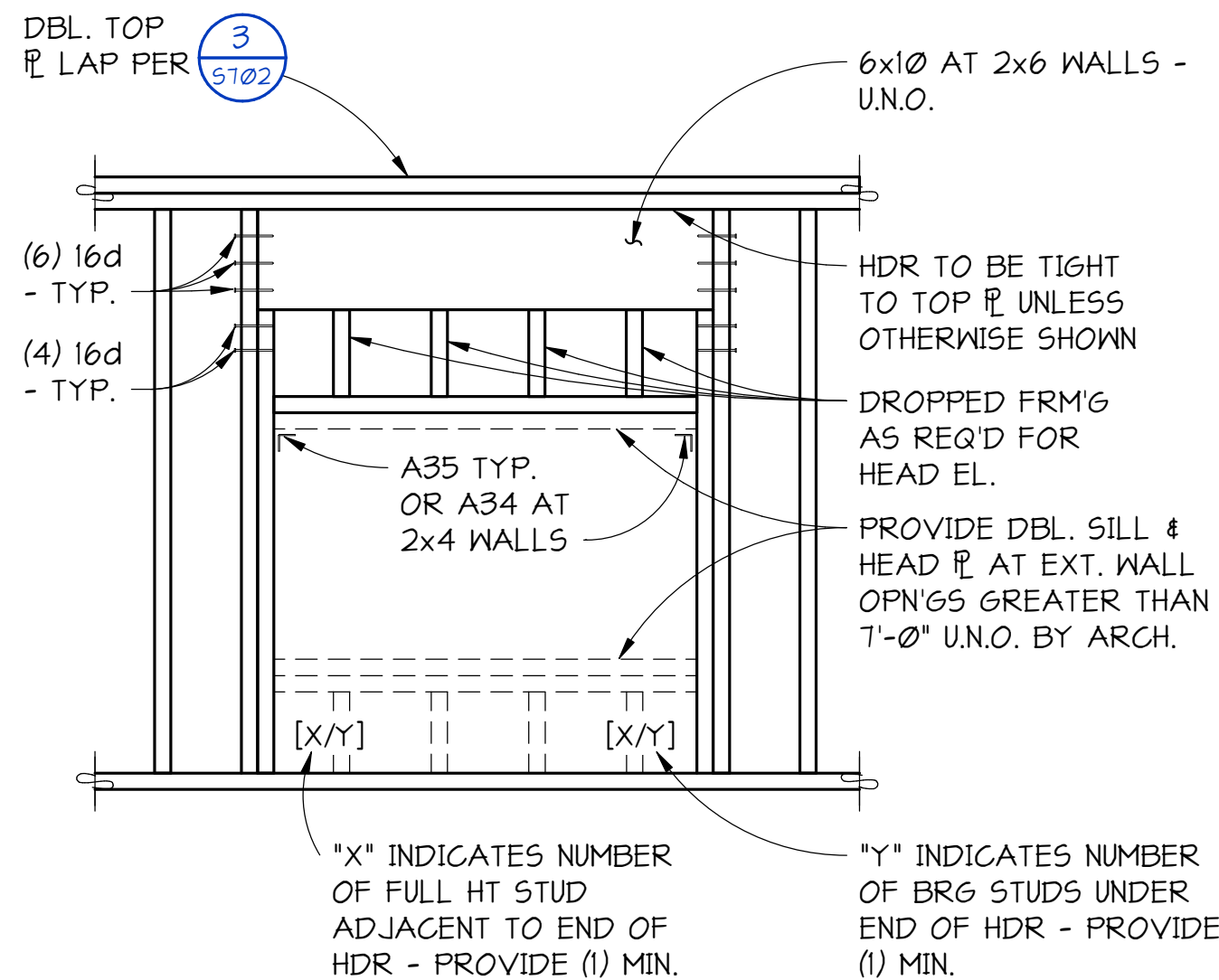
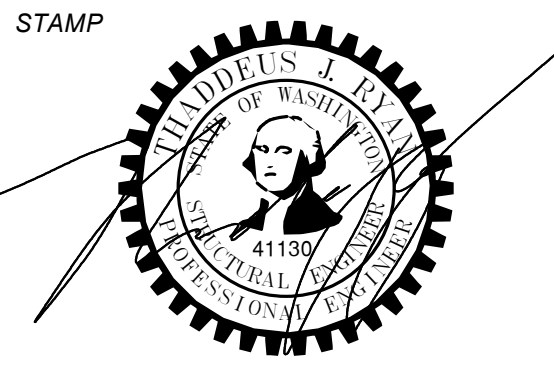
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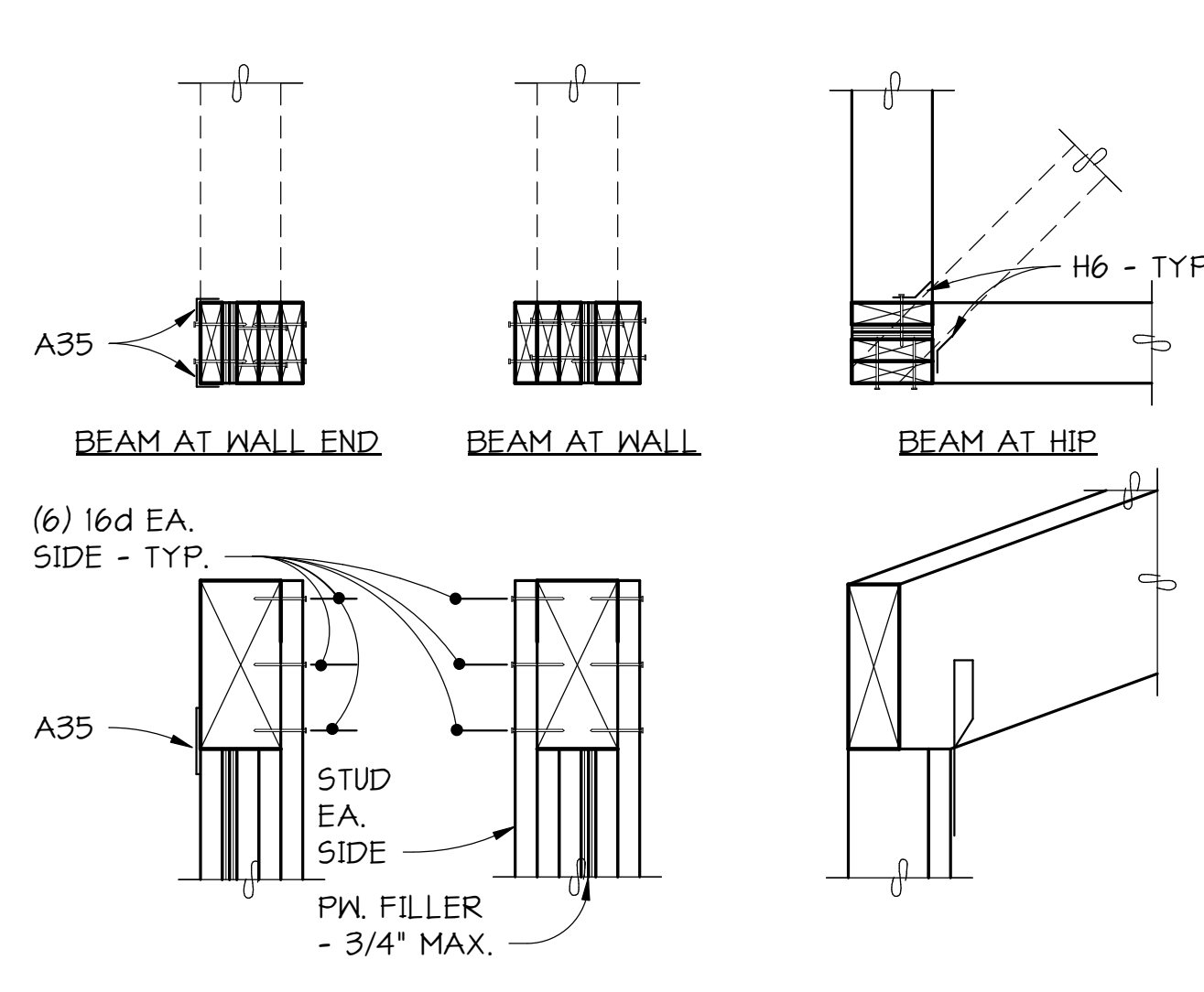








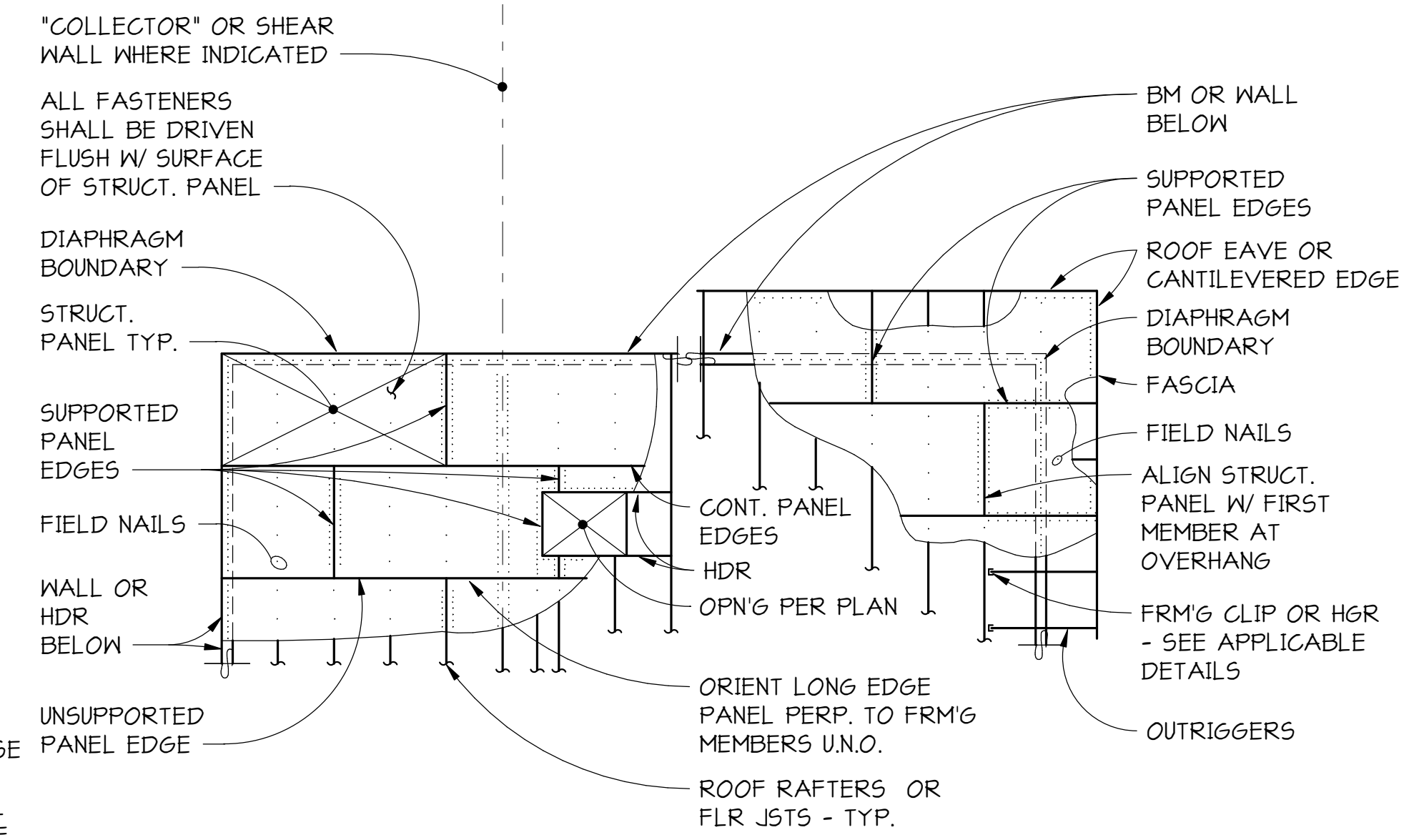
1 SECTION  
 5101 NO SCALE  
 TYPICAL STUD WALL CONSTRUCTION AT HEADER



2 DETAIL  
 5101 NO SCALE  
 TYPICAL BUILT-UP COLUMN AT BEAM PERPENDICULAR TO WALL

DIAPHRAGM NAILING SCHEDULE			
DIAPHRAGM TYPE	LOCATION	NAILS	SPACING
FLOOR DIAPHRAGM 1/8" WARMBOARD OR 3/4" TONGUE AND GROOVE SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	10d	6" O.C.
	FIELD NAILS	10d	12" O.C.
	SUPPORTED PANEL EDGES	10d	6" O.C.
ROOF DIAPHRAGM 2x T&G DECKING W/ 1/2" PW SHT'G UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	10d	6" O.C.
	FIELD NAILS	10d	10" O.C.
	SUPPORTED PANEL EDGES	10d	6" O.C.

NOTES:  
 1. PROVIDE (2) ROWS OF SPECIFIED DIAPHRAGM BOUNDARY NAILING OVER INTERIOR SHEAR WALLS AND THE FULL LENGTH OF "COLLECTORS" WHERE INDICATED.  
 2. AT BLOCKED DIAPHRAGMS PROVIDE 2x4 FLATWISE BLOCKING WITH "Z" CLIPS AT EACH END AT ALL UNSUPPORTED PANEL EDGES. USE 2x4 STRUCTURAL COMPOSITE LUMBER FLATWISE BLOCKING IN LIEU OF SOLID SAWN WHERE NAILING SIZE OR SPACING EXCEEDS 10d AT 4" ON CENTER.



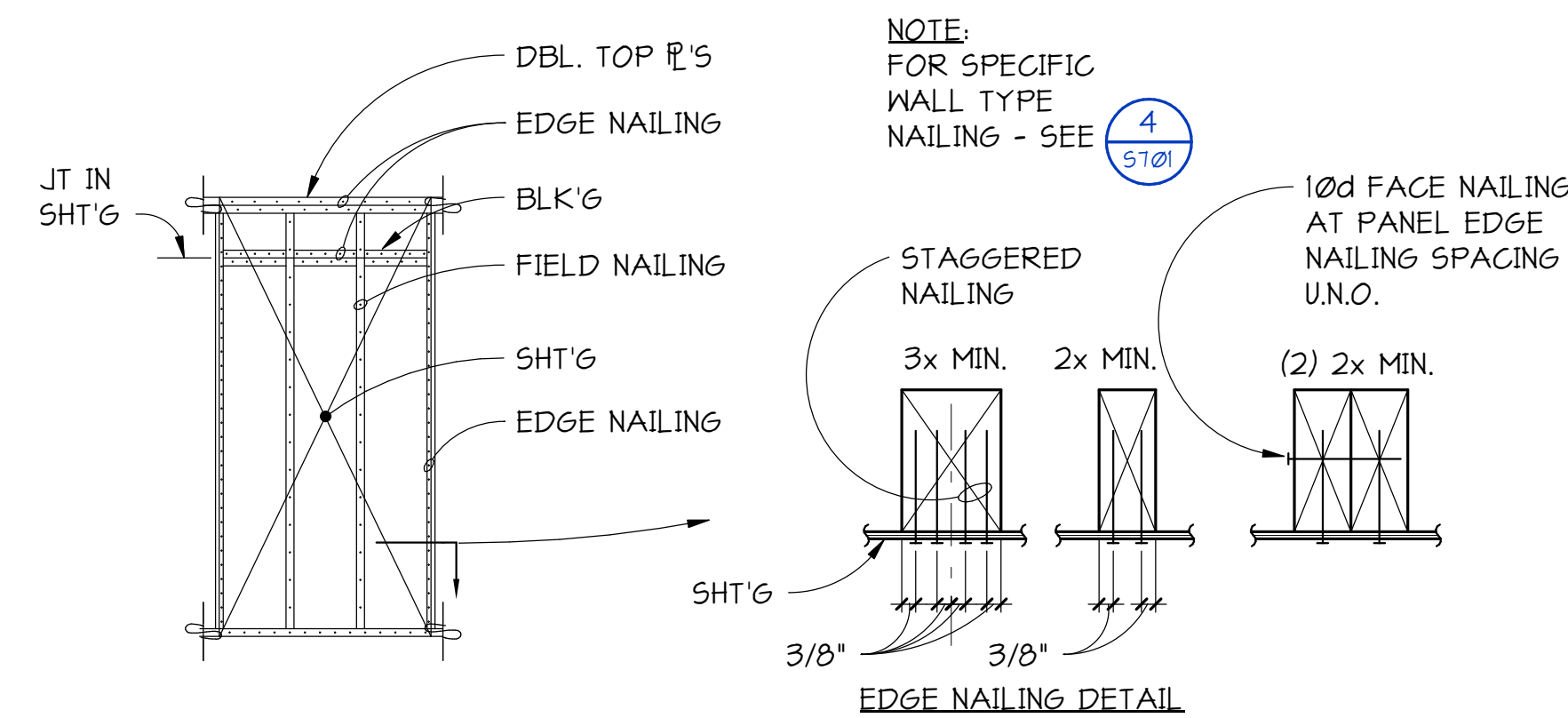
3 SCHEDULE  
 5101 NO SCALE  
 TYPICAL DIAPHRAGM NAILING

STUD WALL CONSTRUCTION SCHEDULE										
TABLE 1 - SHEAR WALL REQUIREMENTS										
MARK	WALL SHEATHING	SIDES WITH SHEATHING	SHEATHING NAILS NOTE 2	EDGE NAILING ON CENTER	EDGE FRAMING NOTE 5	FIELD NAILING ON CENTER	BOTTOM PLATE NOTE 6	BOTTOM PLATE NAILING	5/8" ANCHOR BOLT SPACING (EMBED 7" MINIMUM)	RIM/BLOCKING CONNECTOR TO TOP PLATE BELOW
(A)	15/32"	(1)	10d	6"	2x	12"	2x	16d @ 8" O.C.	48"	A35 @ 22" O.C.
(B)	15/32"	(1)	10d	4"	3x	12"	2x	16d @ 8" O.C.	32"	A35 @ 16" O.C.
(C)	15/32"	(1)	10d	3"	3x	12"	2x	SDS @ 6" O.C.	24"	A35 @ 12" O.C.

INDICATES SPECIAL SHEAR WALL REQUIREMENTS PER TABLE 1

NOTES:  
 1. (X) INDICATES SPECIAL STRUCTURAL WALL MARK. ALL WALLS SHOWN ON STRUCTURAL DRAWINGS ARE 2x6 AT 16" ON CENTER UNLESS DESIGNATED SPECIAL. STUD LAYOUT SHALL MATCH FRAMING MEMBER LAYOUT ABOVE WHERE APPLICABLE. ALL EXTERIOR WALLS SHALL HAVE 15/32" WOOD SHEATHING AND BE NAILED WITH 10d AT 6" ON CENTER AT EDGES AND 12" ON CENTER IN FIELD UNLESS DESIGNATED SPECIAL.  
 2. ALL EXTERIOR WALLS AND ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLDOWN ANCHORED STUDS.  
 3. WHERE BEAMS OR HEADERS FRAME INTO WALLS AND A COLUMN IS NOT CALLED OUT, PROVIDE BUILT-UP COLUMNS PER 2/5101 FOR BEAM PERPENDICULAR TO WALL.  
 4. [X/Y] INDICATES BUILT-UP STUD COLUMNS AT HEADERS IN WALLS - SEE 2/5101 FOR BEAM PARALLEL TO WALL.  
 5. PROVIDE 3x OR DOUBLE 2x MEMBERS FACE NAILED PER 5/5101 AT ALL ABUTTING PANEL EDGES WHERE INDICATED.  
 6. 3x BOTTOM PLATE WHERE INDICATED.  
 7. WHERE SOLID SAWN STUD LENGTH CANNOT BE OBTAINED, STRUCTURAL COMPOSITE LUMBER STUDS MAY BE SUBSTITUTED. SOLID SAWN FRAMING MAY NOT BE SUBSTITUTED FOR SPECIFIED STRUCTURAL COMPOSITE LUMBER FRAMING.

4 SCHEDULE  
 5101 NO SCALE



NOTE: FOR SPECIFIC WALL TYPE NAILING - SEE 4/5101

NOTES:  
 1. PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.  
 2. SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER UNLESS IT OCCURS AT A SPECIFIED DOUBLE MEMBER.  
 3. EDGE NAILING APPLIES TO AREAS INDICATED AND AT HOLDOWN ANCHORED STUDS.

5 SECTION  
 5101 NO SCALE  
 TYPICAL SHEAR WALL NAILING

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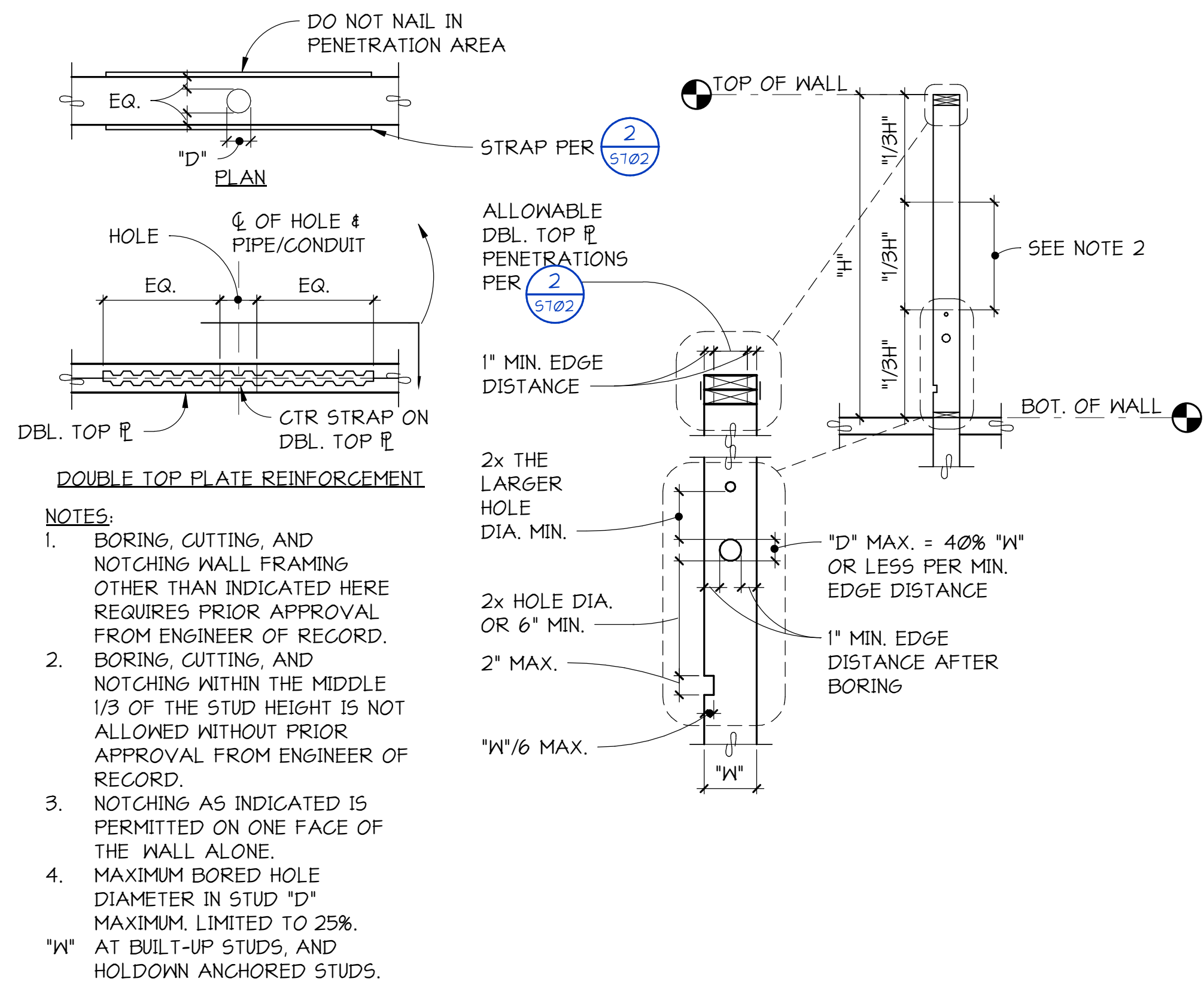
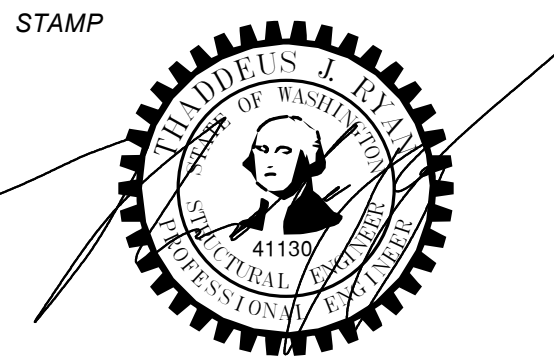
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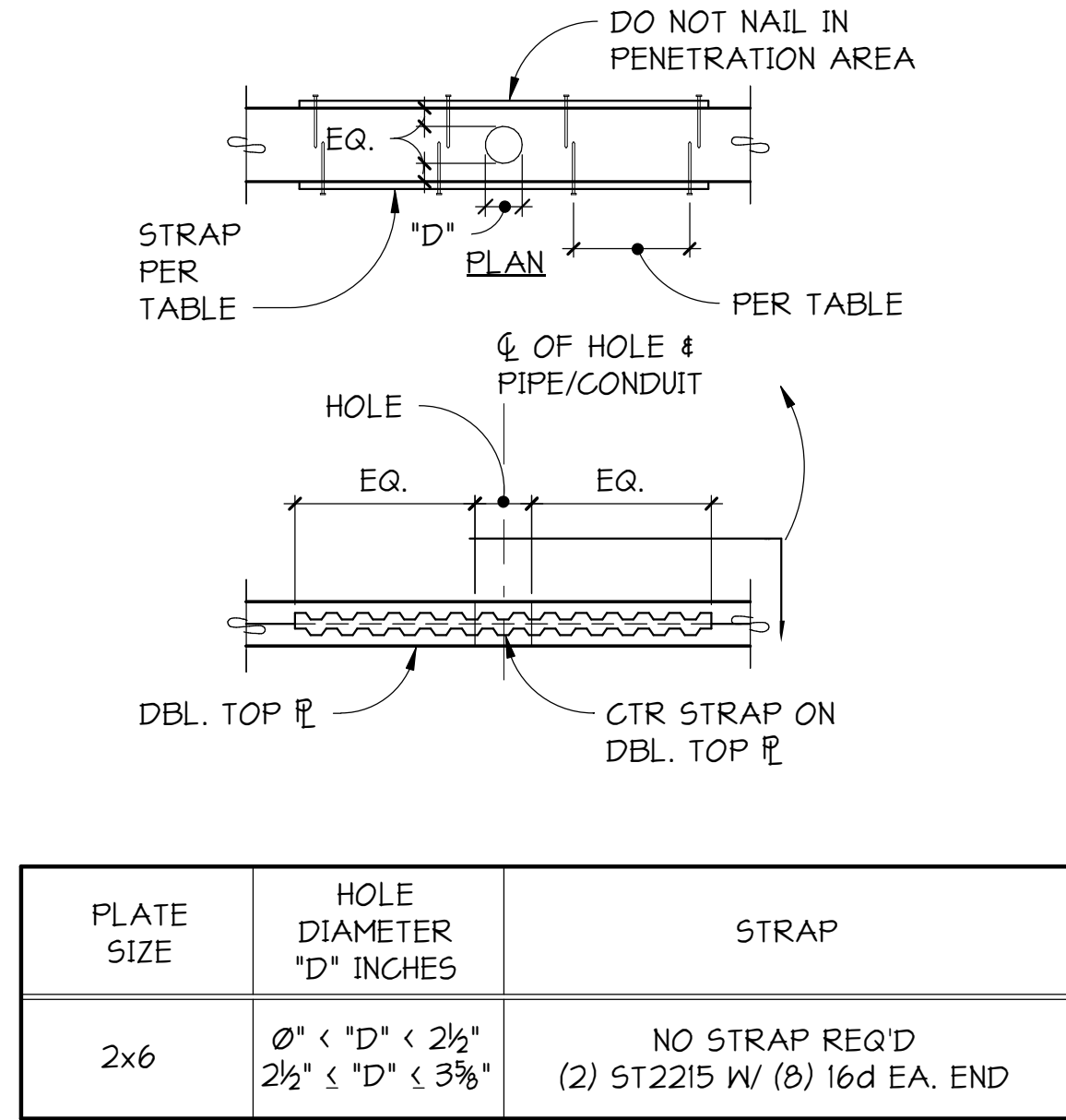
SHEET

**WOOD FRAMING DETAILS S701**

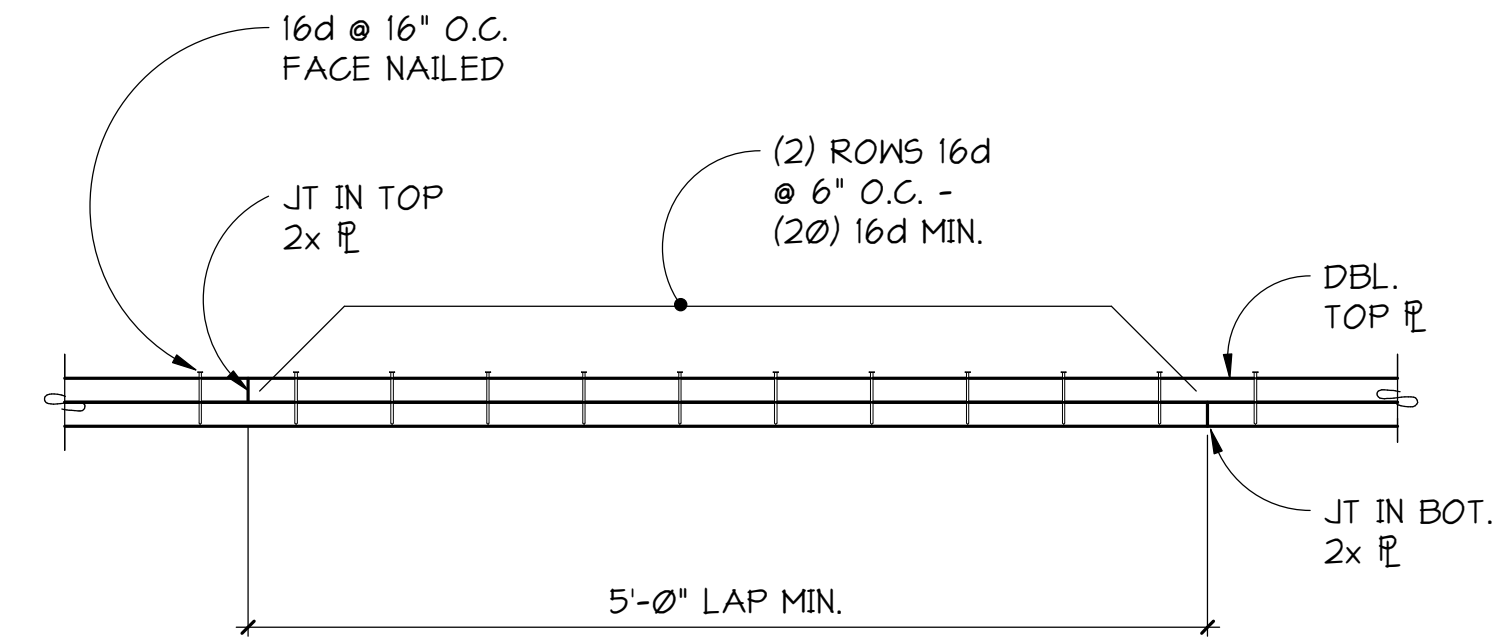




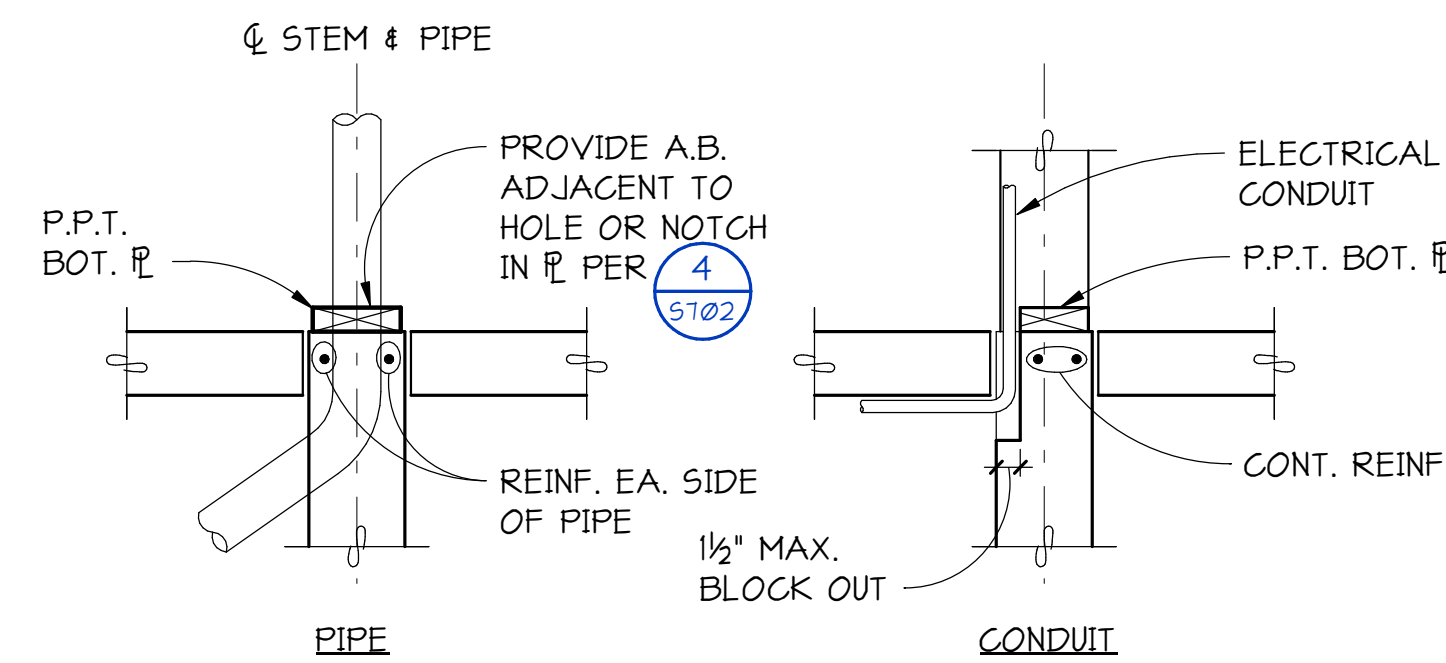
**1** **DETAIL**  
 S702 NO SCALE



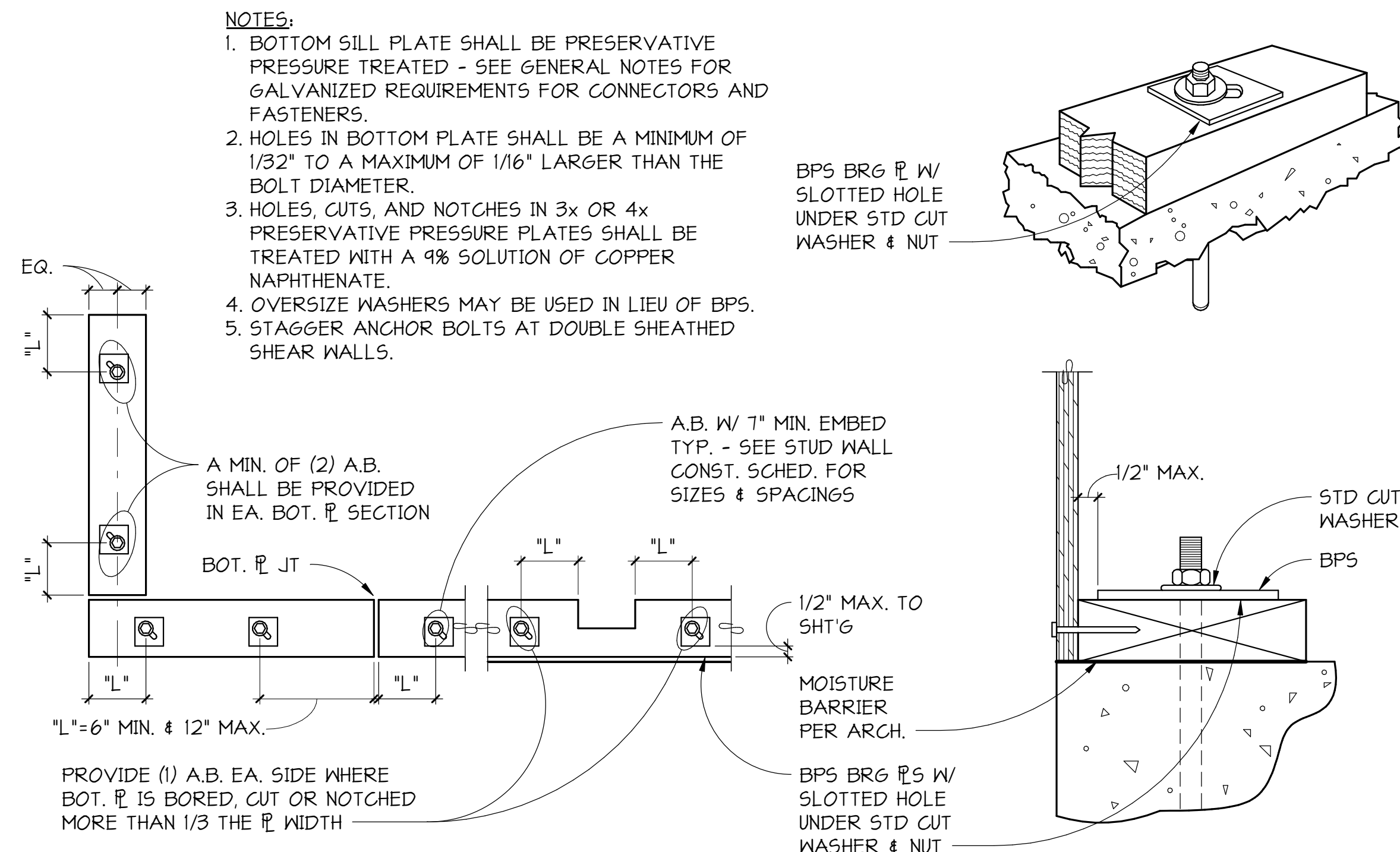
**2** **DETAIL**  
 S702 NO SCALE



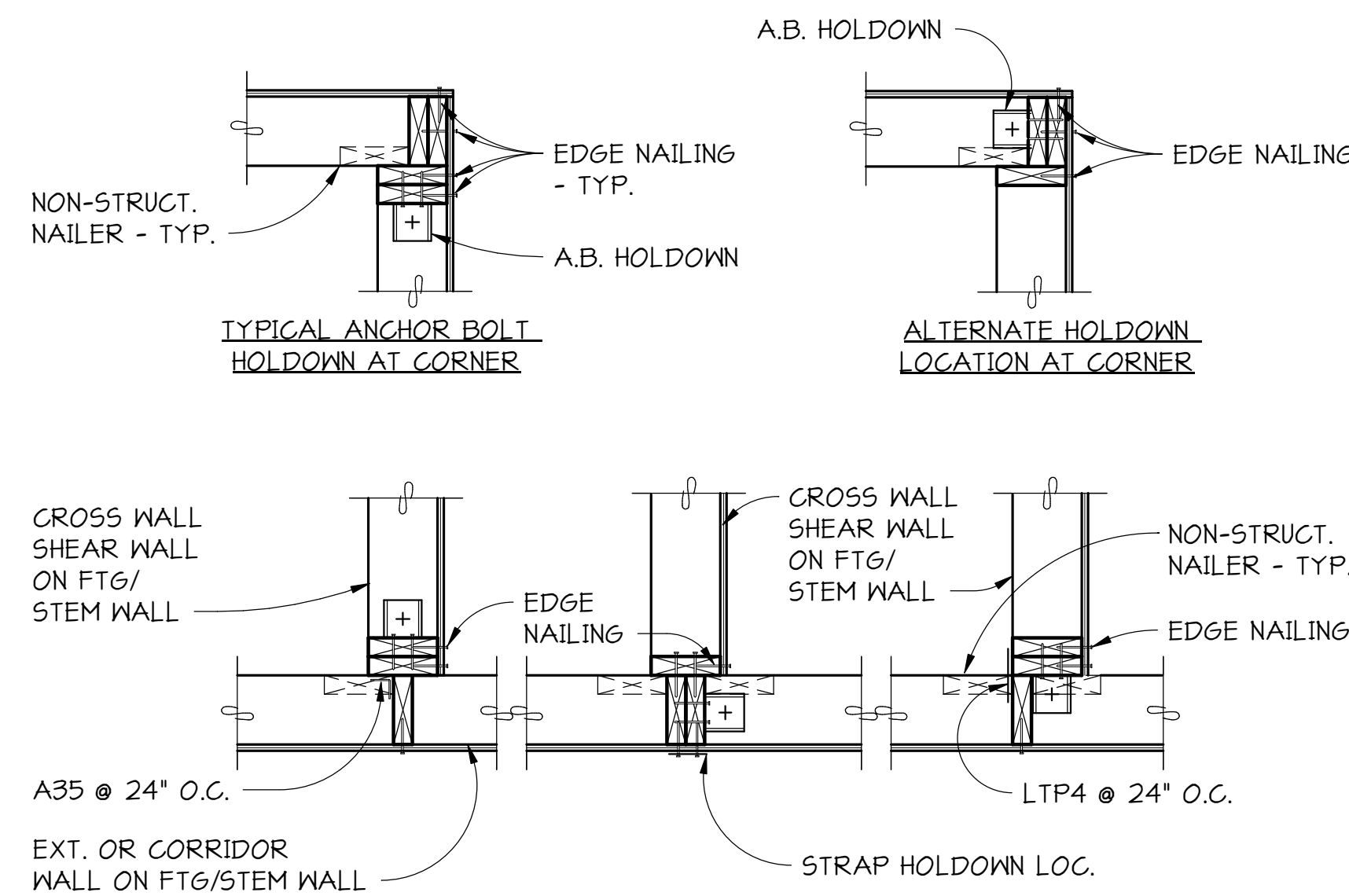
**3** **SECTION**  
 S702 NO SCALE



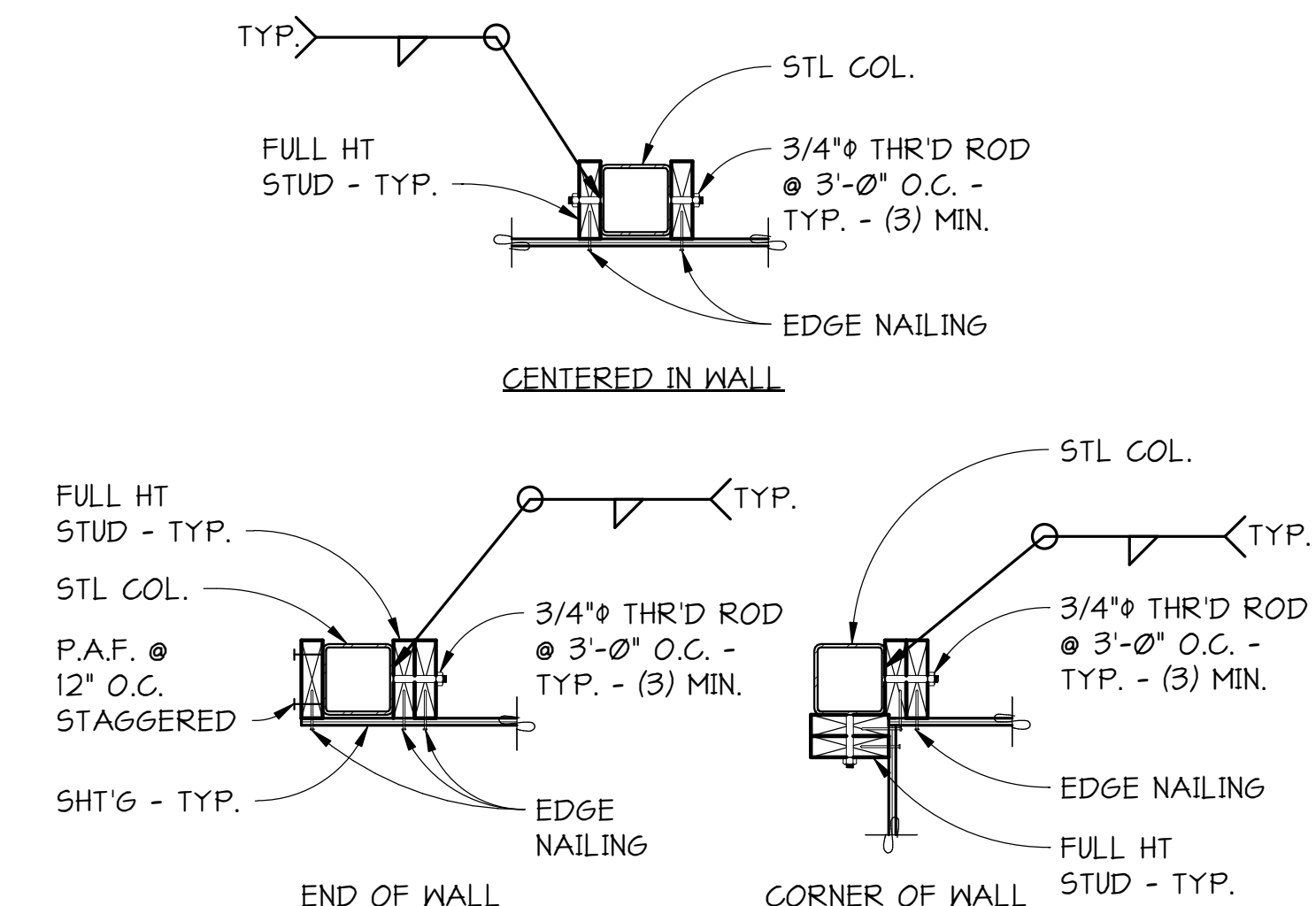
**5** **DETAIL**  
 S702 NO SCALE



**4** **DETAIL**  
 S702 NO SCALE



**6** **PLAN DETAIL**  
 S702 NO SCALE



**7** **DETAIL**  
 S702 NO SCALE

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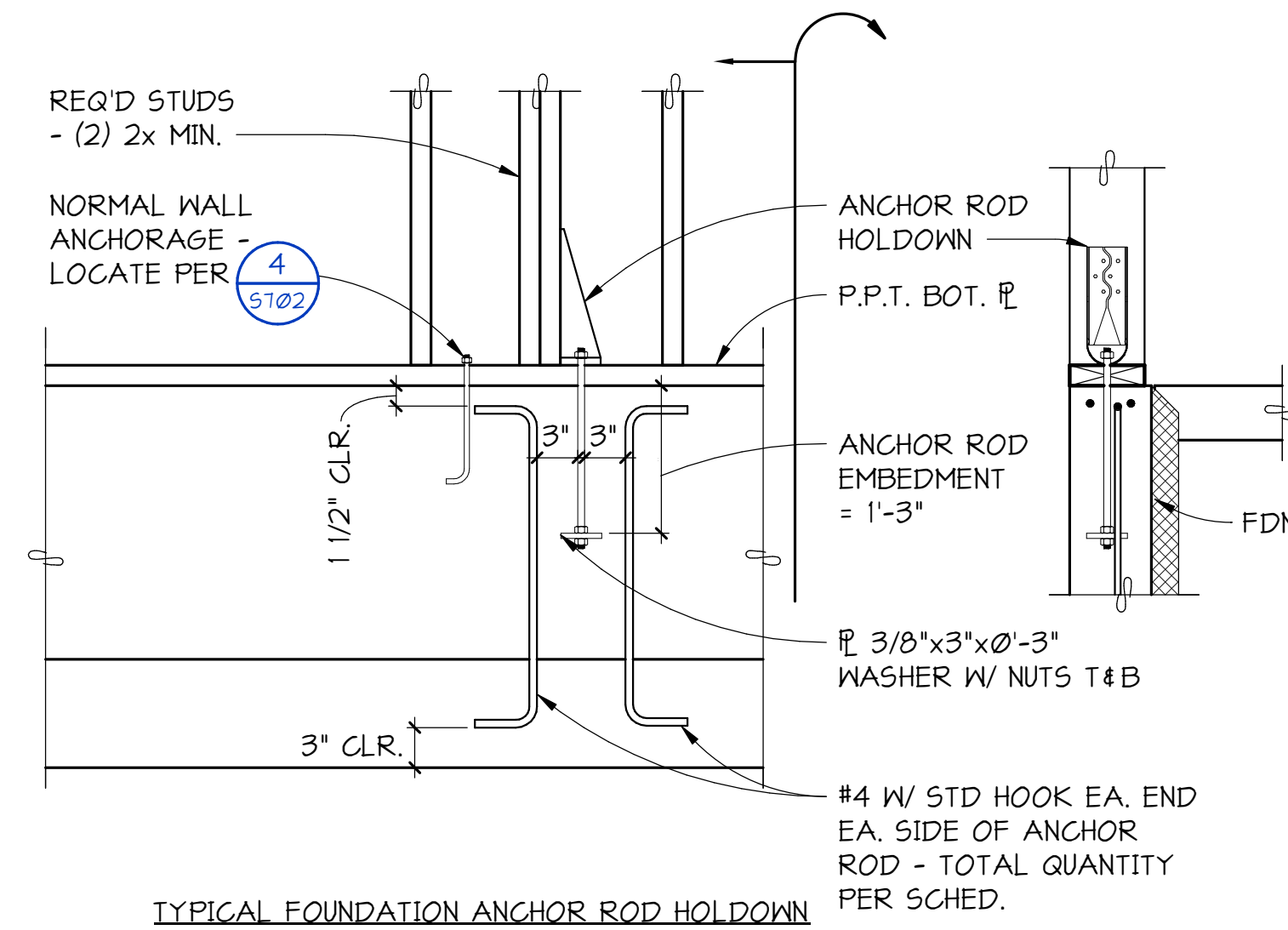
**WOOD FRAMING DETAILS S702**



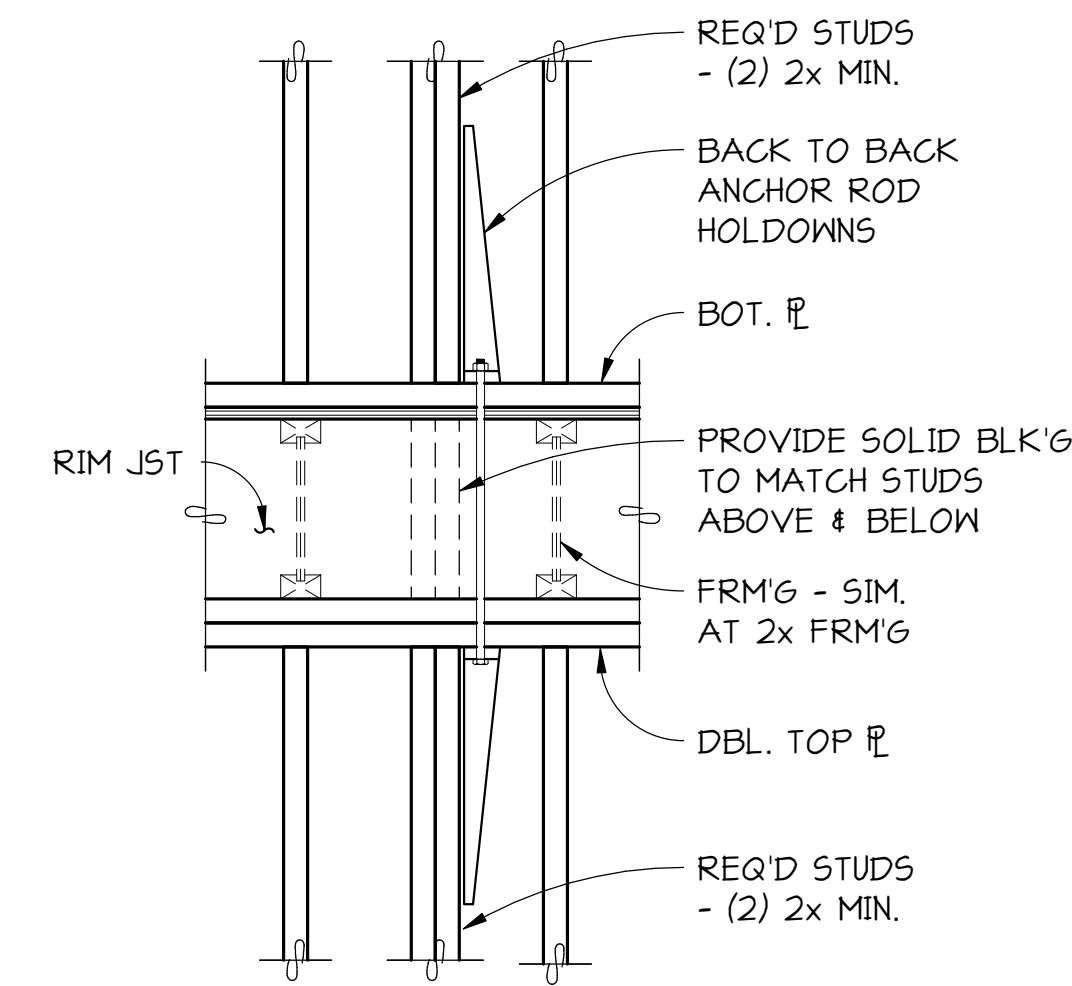
HOLDOWN SCHEDULE					
MARK	HOLDOWN <sup>2</sup>	ANCHOR ROD <sup>3</sup>		REQUIRED STUDS	REFERENCED DETAILS
		DIAMETER	REINFORCEMENT <sup>4</sup>		
2	HDU2	5/8"	(2) #4	(2) 2x	2/5103 & 6/5102
4	HDU4	5/8"	(2) #4	(2) 2x	2/5103 & 6/5102
5	HDU5	5/8"	(2) #4	(2) 2x	2/5103 & 6/5102
8	HDUB	7/8"	(2) #4	(3) 2x	2/5103 & 6/5102

- NOTES:**
- ALL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - PROVIDE BACK TO BACK ANCHOR ROD HOLDOWNS ACROSS FLOOR LINE PER 3/5103.
  - ALL-THREAD ROD ASTM A36 WITH 3"x3"x3/8" PLATE WITH DOUBLE NUTS AT FOUNDATION.
  - EMBEDMENT MAY REQUIRE STEPPING DOWN FOOTING PER 5/5301 TO ACHIEVE REQUIRED EMBEDMENT.

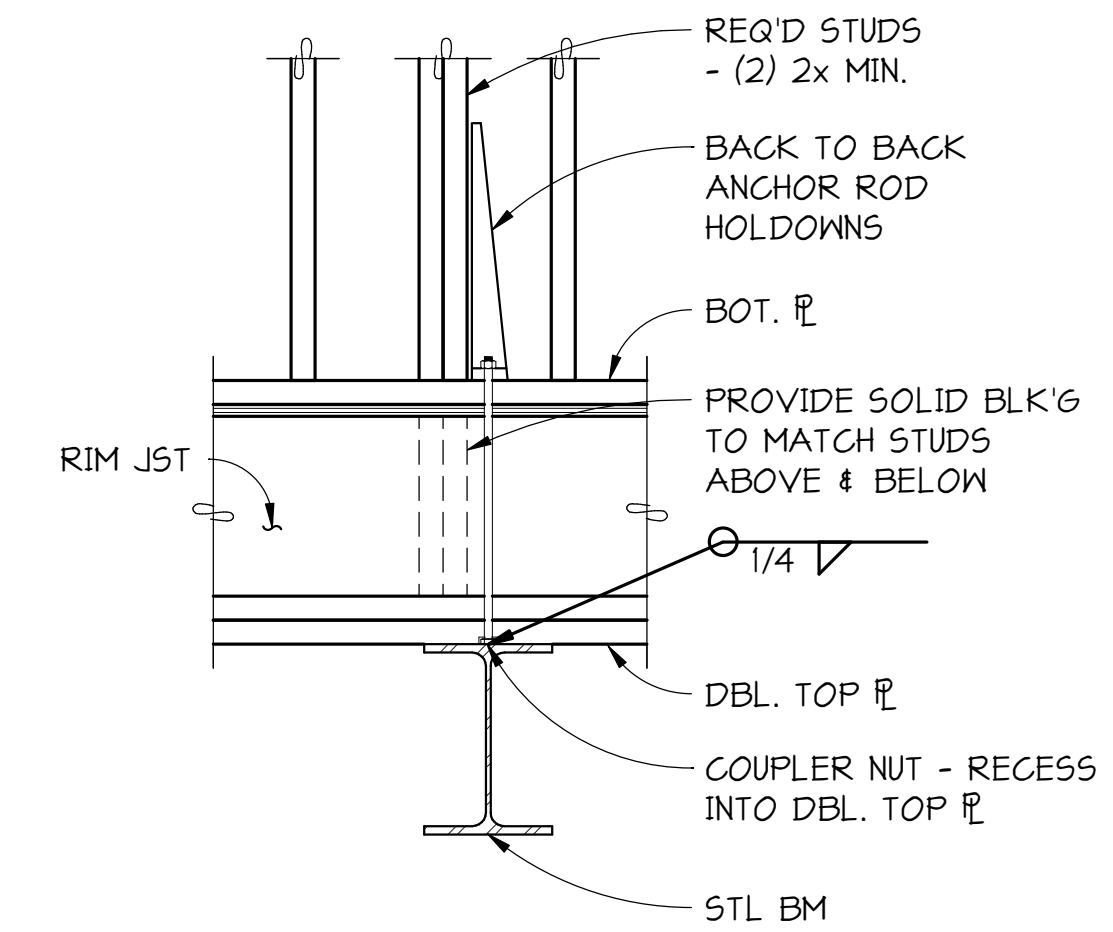
**1 SCHEDULE**  
S103 NO SCALE



**2 DETAIL**  
S103 NO SCALE



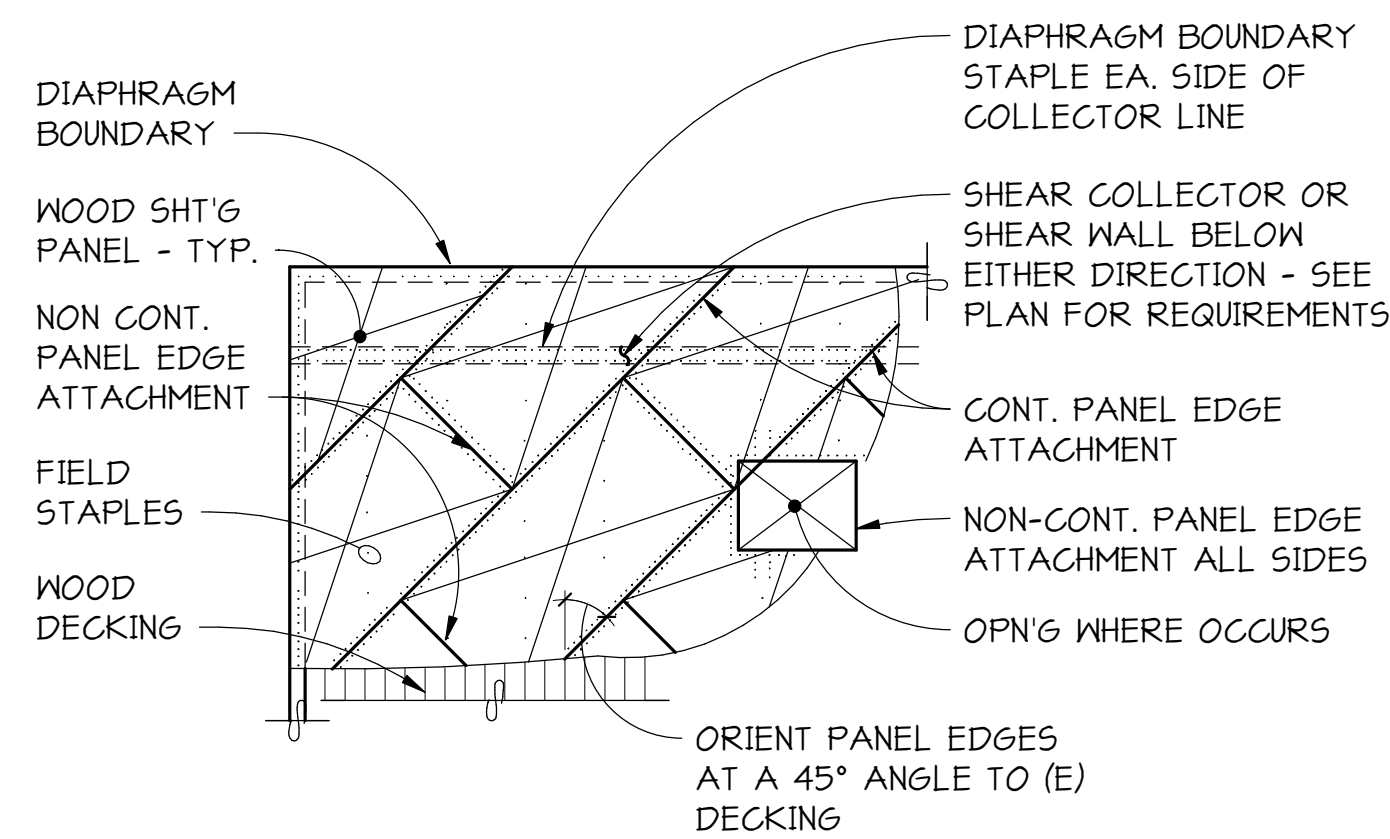
**3 DETAIL**  
S103 NO SCALE



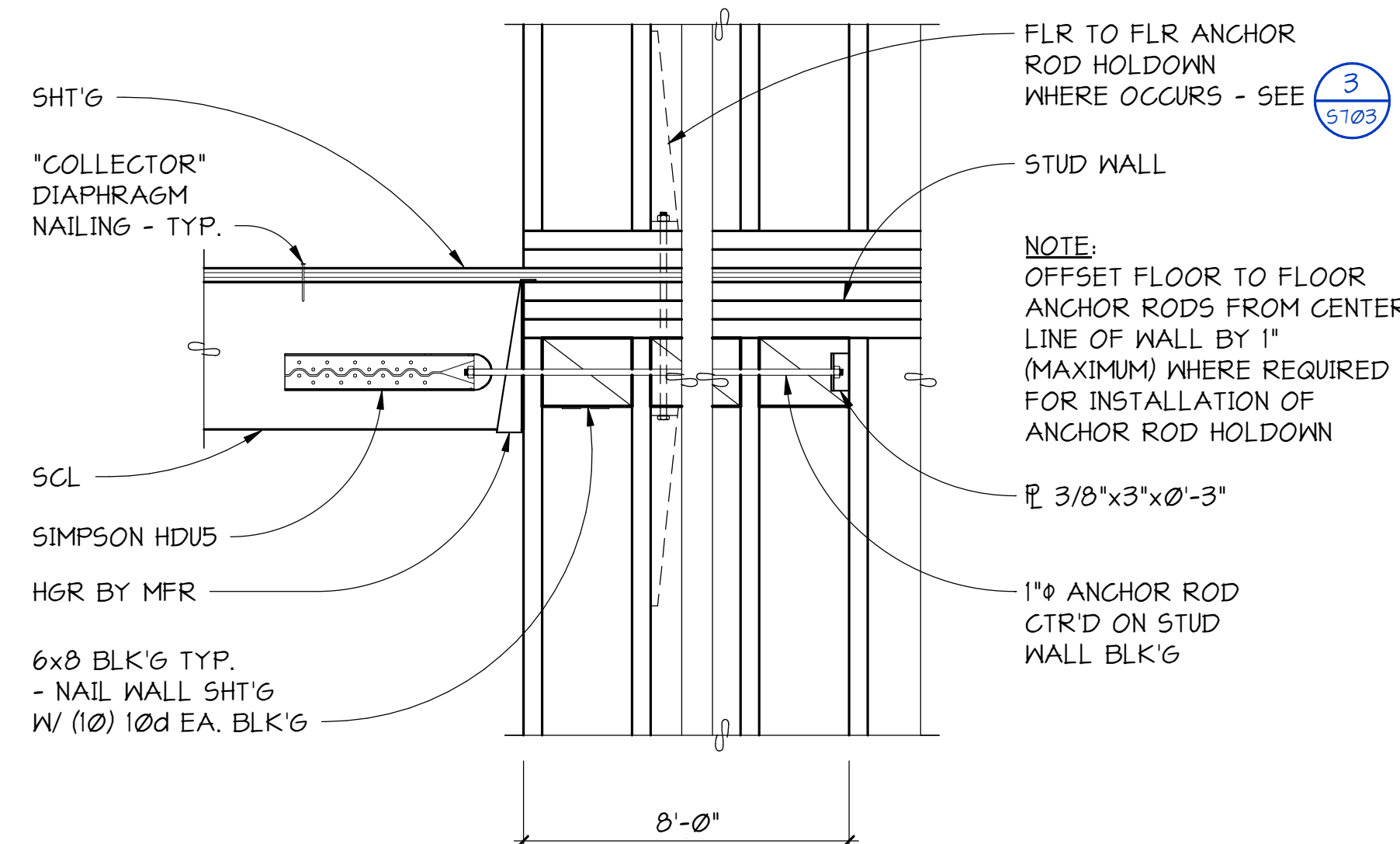
**4 DETAIL**  
S103 1" = 1'-0"

DIAPHRAGM ATTACHMENT SCHEDULE	
LOCATION	SPACING
DIAPHRAGM BOUNDARY AND CONTINUOUS PANEL EDGES	2 1/2" O.C. U.N.O.
FIELD STAPLES (EACH WAY)	10" O.C.
NON-CONTINUOUS PANEL EDGES	4" O.C.

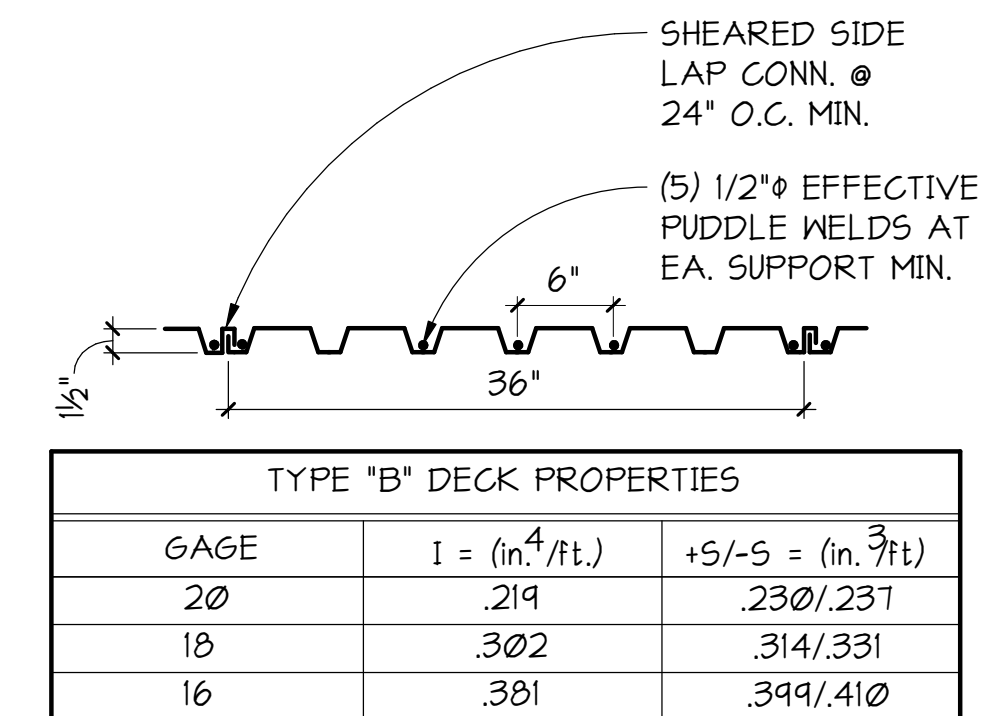
- NOTES:**
- ATTACHMENT IS WITH 16 GAUGE x 1 1/2" MINIMUM STAPLES WITH 7/16" CROWN MINIMUM.
  - MINIMUM STAPLE LENGTH SHALL BE WOOD PANEL THICKNESS +1".
  - ALL FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF STRUCTURAL PANEL - DO NOT OVER DRIVE.



**5 PLAN**  
S103 1" = 1'-0"



**6 DETAIL**  
S103 NO SCALE

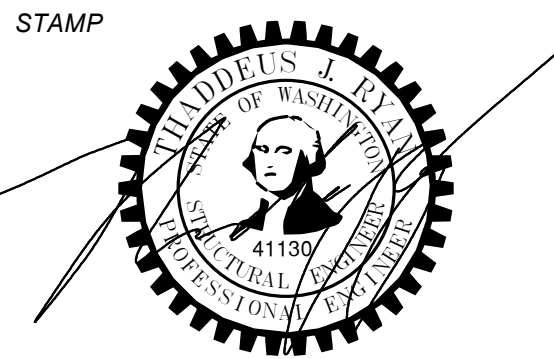


- NOTES:**
- AT SUPPORTS PARALLEL TO CORRUGATIONS, PROVIDE PUDDLE WELDS AT 24" ON CENTER MAXIMUM.
  - "SHEARED SIDE LAP" CONNECTION REFERS TO "PUNCHLOK" BY VERGO DECKING, INC. OR "DELTA GRIP" BY ASC STEEL DECK, OR PREAMPROVED EQUAL.
  - MINIMUM DECK PROPERTIES AND WELD PATTERN SHOWN.
  - SECTION PROPERTIES ARE BASED ON F<sub>y</sub> = 50 KSI.

**7 SECTION**  
S103 1" = 1'-0"

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6838 96TH AVE SE  
MERCER ISLAND, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

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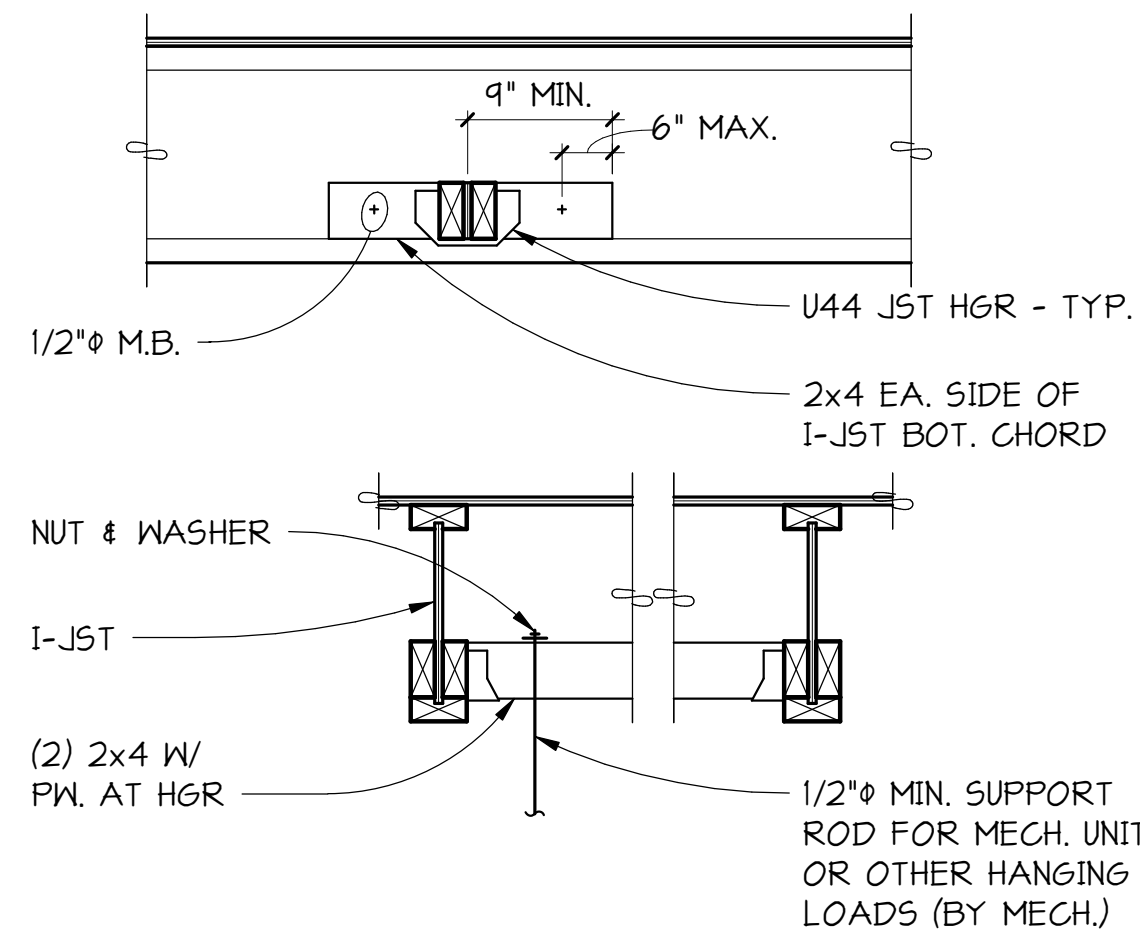
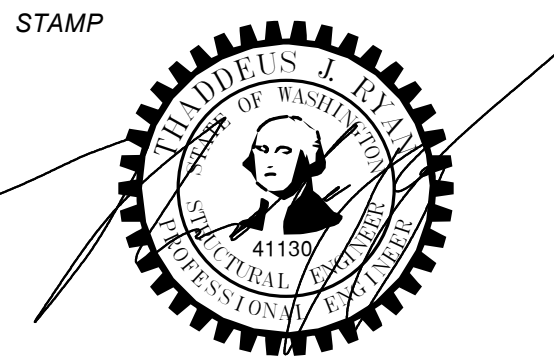
No.	Description	Date

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MJH Proj No.: A20.0085.00  
Issue Date: May 10, 2022

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**WOOD FRAMING DETAILS S703**

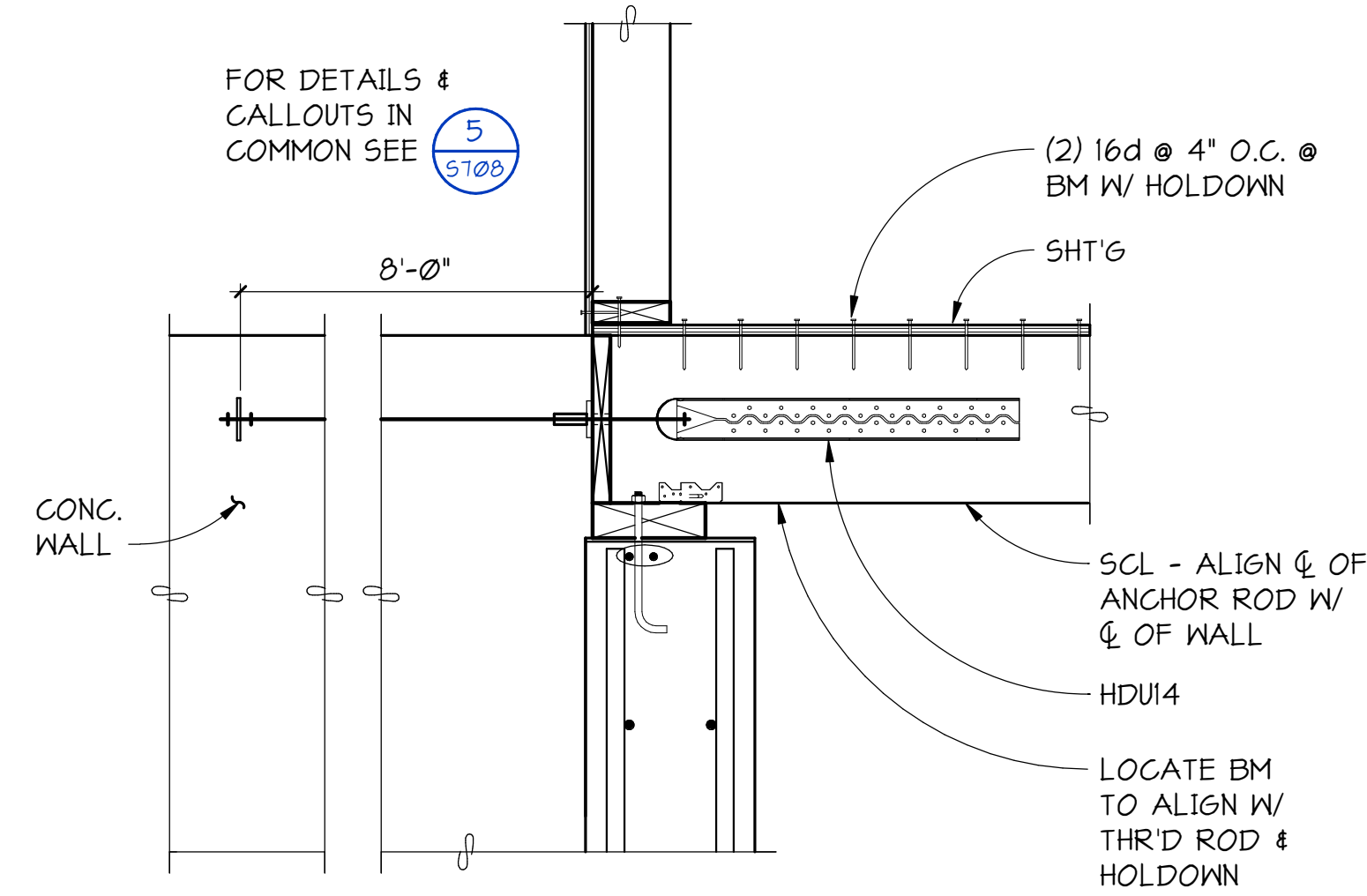




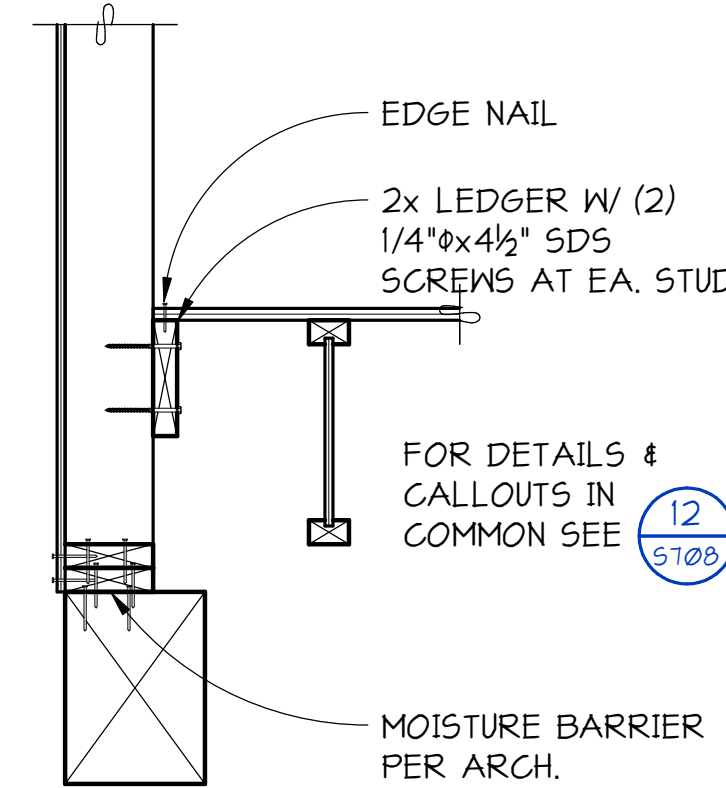
- NOTES:**
1. ALL FRAMING SHOWN BY GENERAL CONTRACTOR (EXCEPT BY SPRINKLER CONTRACTOR IF USED FOR SPRINKLER LINES.)
  2. DO NOT CUT OR DRILL THROUGH JOIST.
  3. MAXIMUM SUPPORT LOAD 500 POUNDS.

TYPICAL DETAIL FOR HANGING LOADS FROM I-JOIST  
 (ALL HEAT PUMPS OR FANS OVER 90 POUNDS)

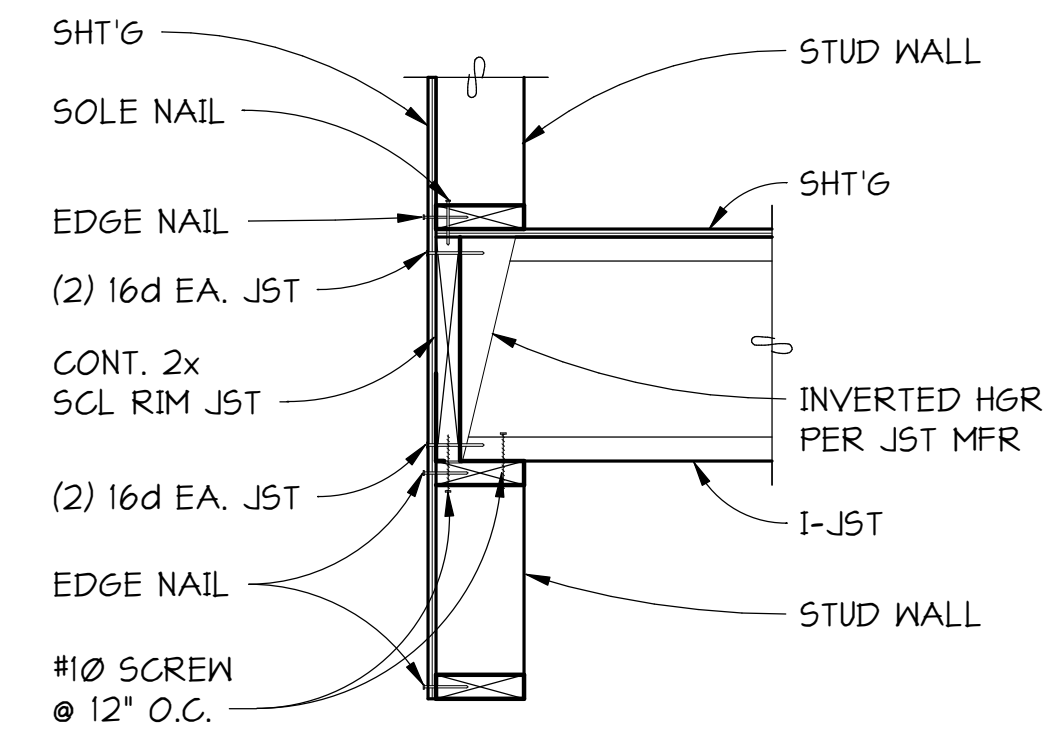
**1 SECTION**  
 S704 NO SCALE



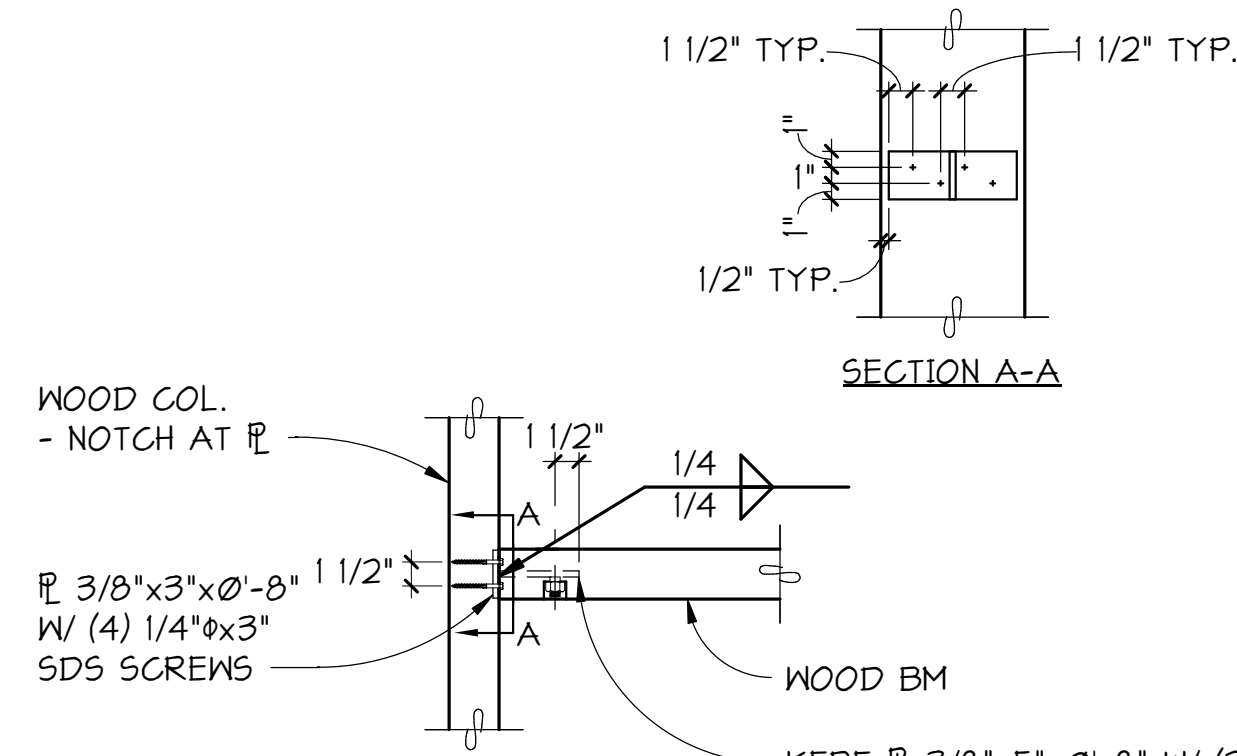
**2 DETAIL**  
 S704 1" = 1'-0"



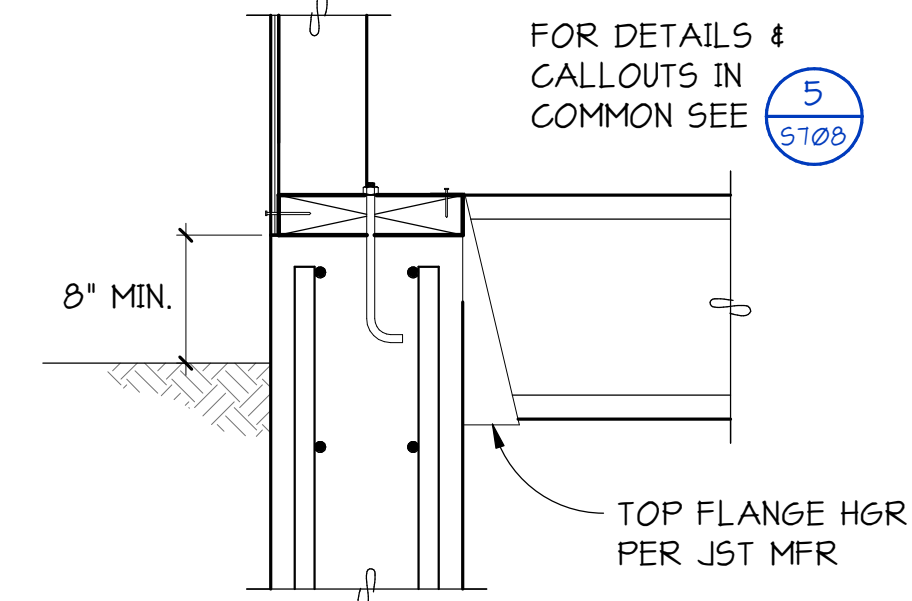
**3 SECTION**  
 S704 1" = 1'-0"



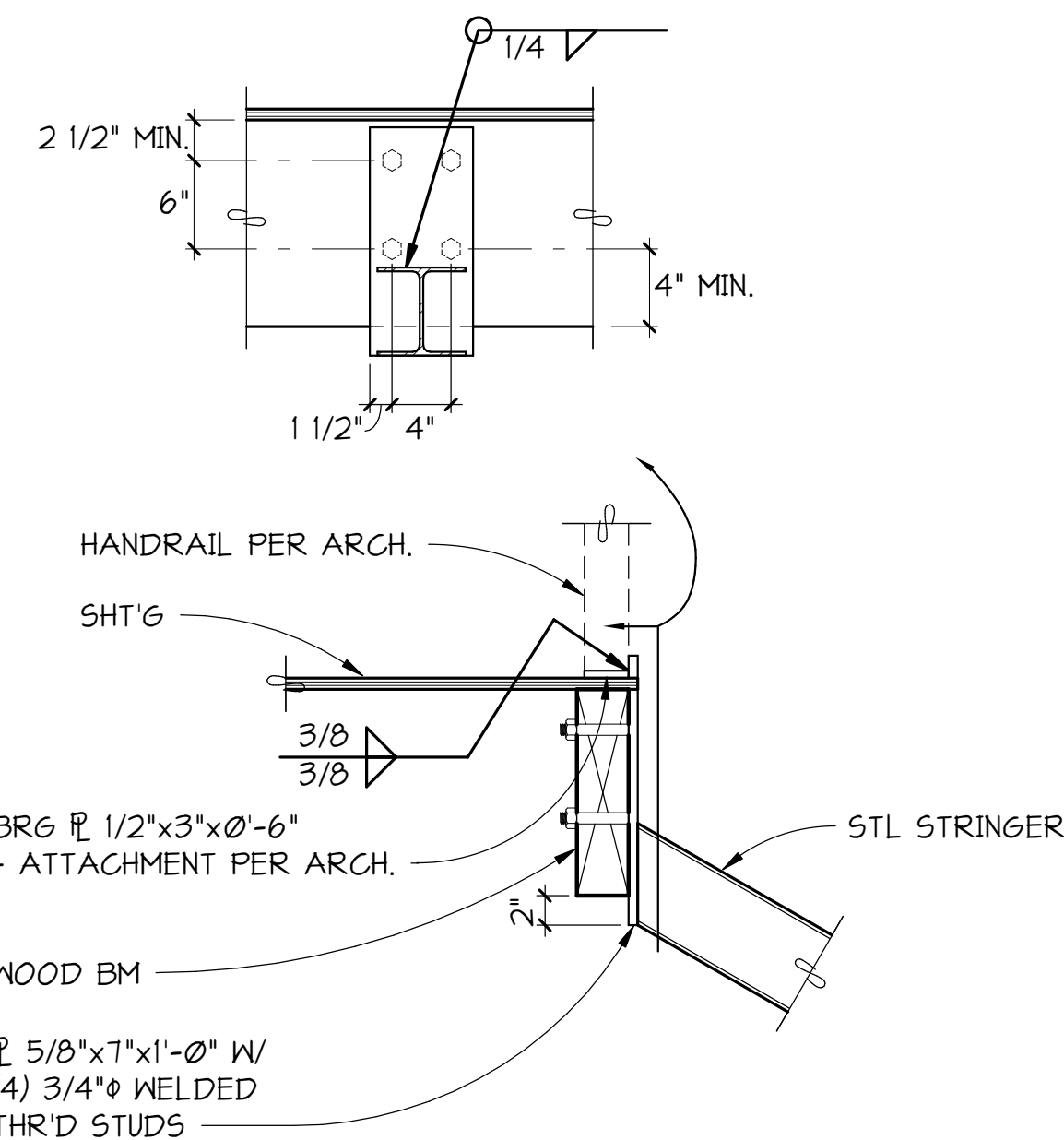
**4 SECTION**  
 S704 NO SCALE



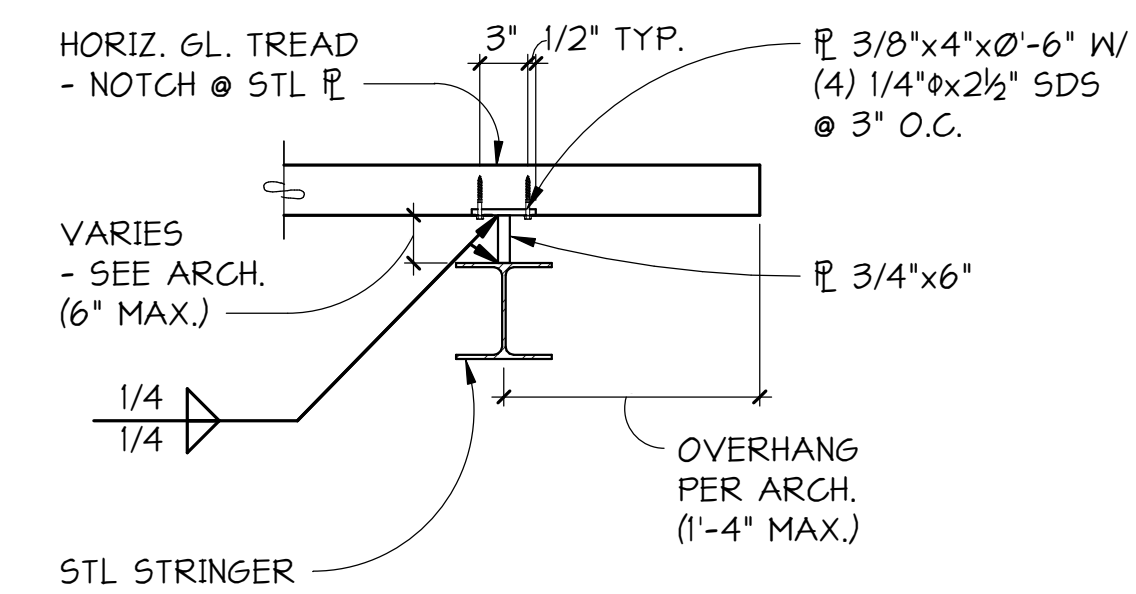
**5 DETAIL**  
 S704 NO SCALE



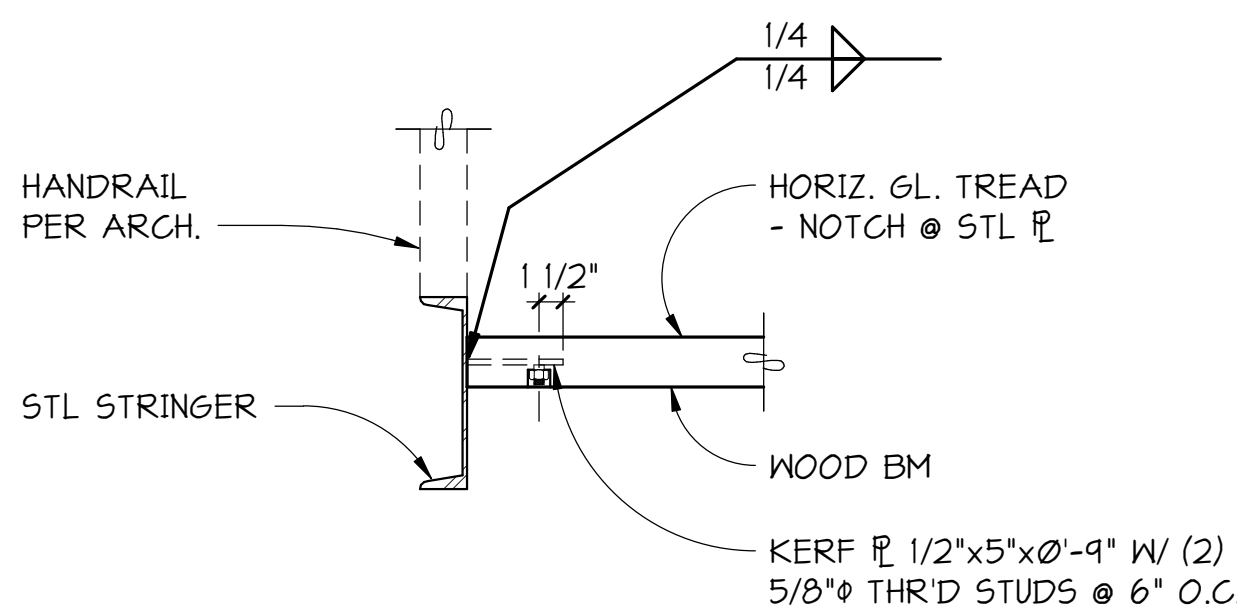
**6 SECTION**  
 S704 NO SCALE



**7 DETAIL**  
 S704 NO SCALE



**8 SECTION**  
 S704 NO SCALE



**9 SECTION**  
 S704 NO SCALE

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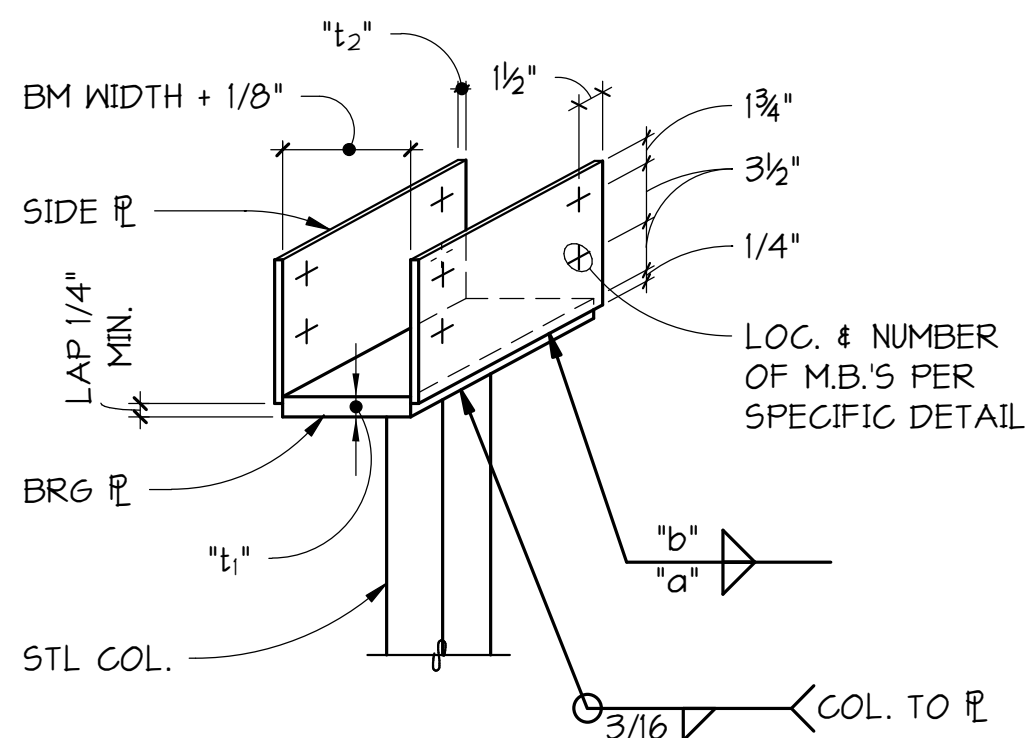
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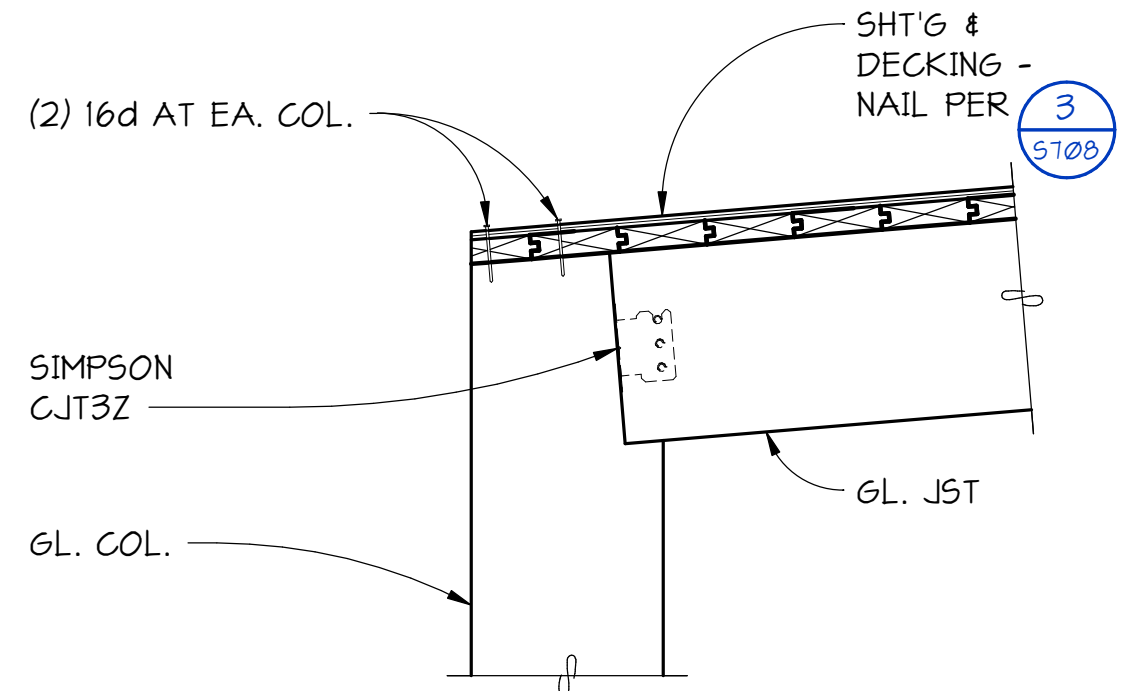
**WOOD FRAMING DETAILS S704**



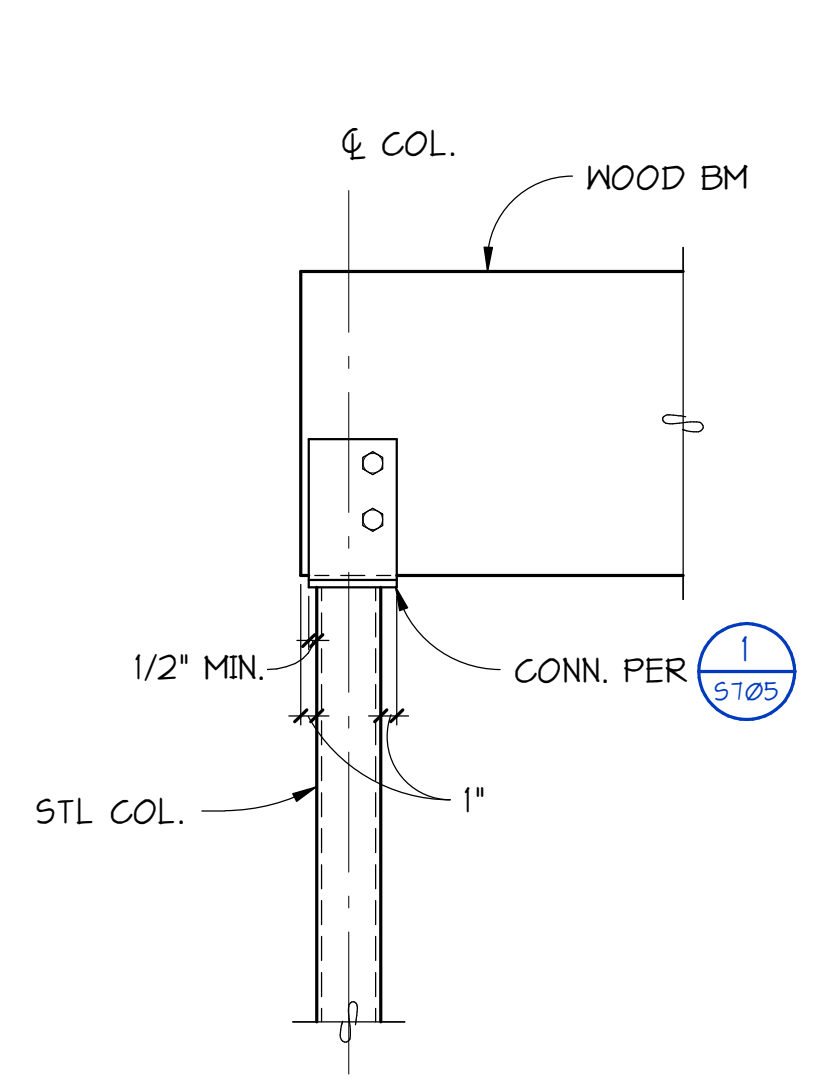


GLULAM BEAM WIDTH	BEARING PLATE "t <sub>1</sub> "	SIDE PLATE "t <sub>2</sub> "	WELD "a"	WELD "b"	MINIMUM M.B. SIZE
3 1/2"	1/2"	3/16"	3/16"	---	3/4"
5 1/2"	5/8"	3/16"	3/16"	---	3/4"

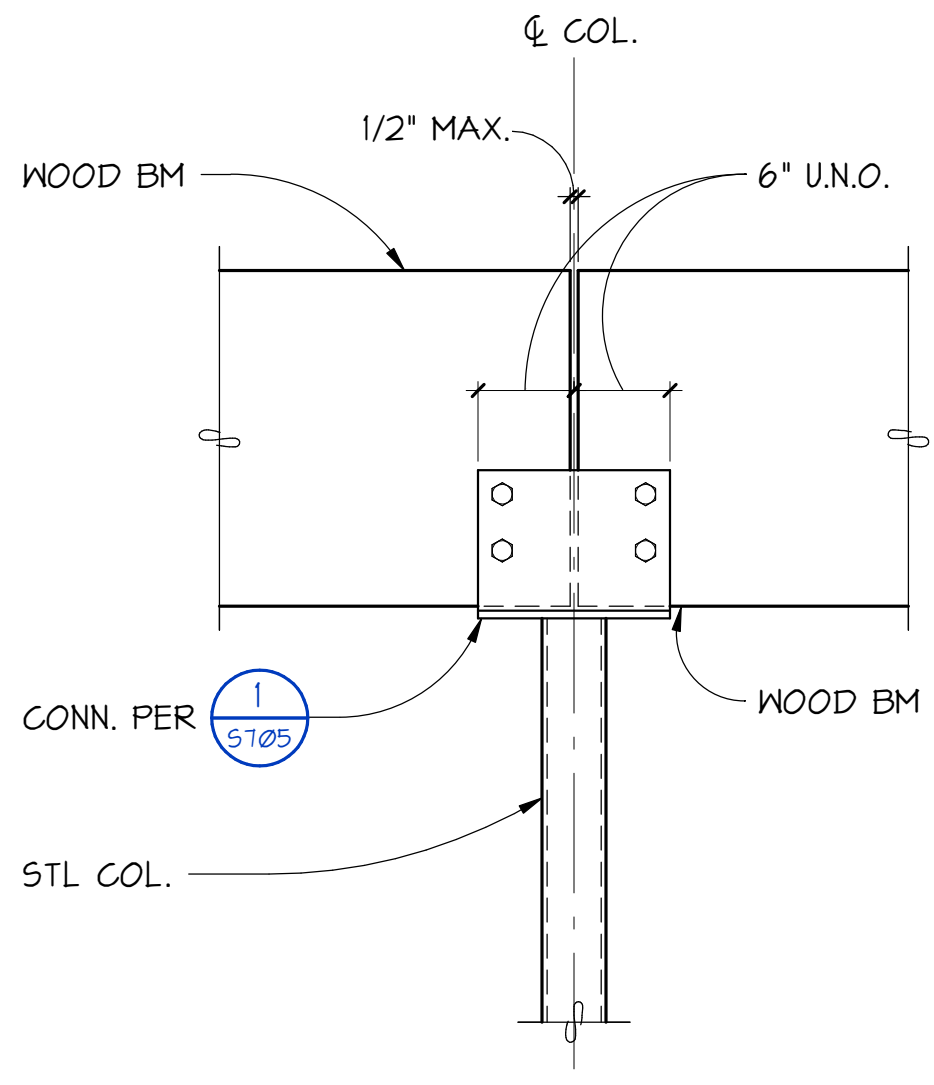
1 **DETAIL**  
S705 NO SCALE



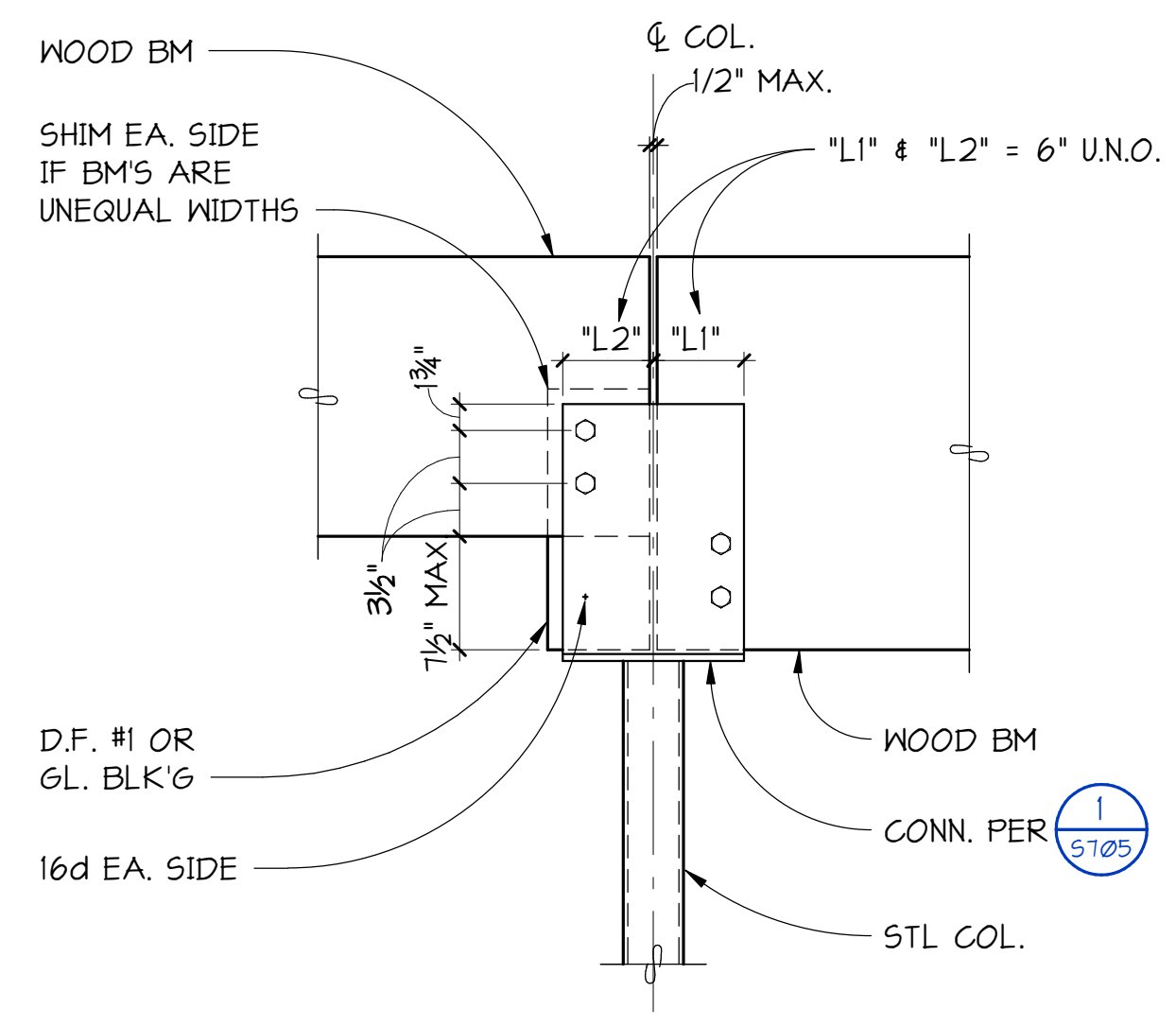
2 **SECTION**  
S705 1" = 1'-0"



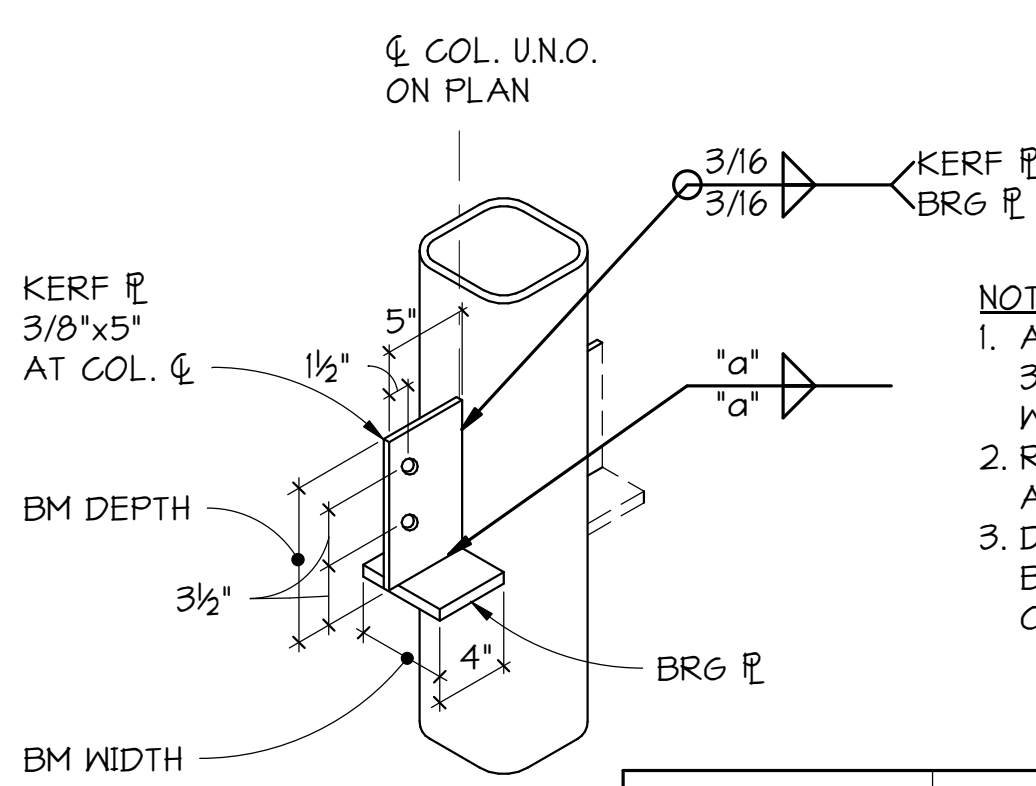
3 **SECTION**  
S705 NO SCALE



4 **SECTION**  
S705 NO SCALE



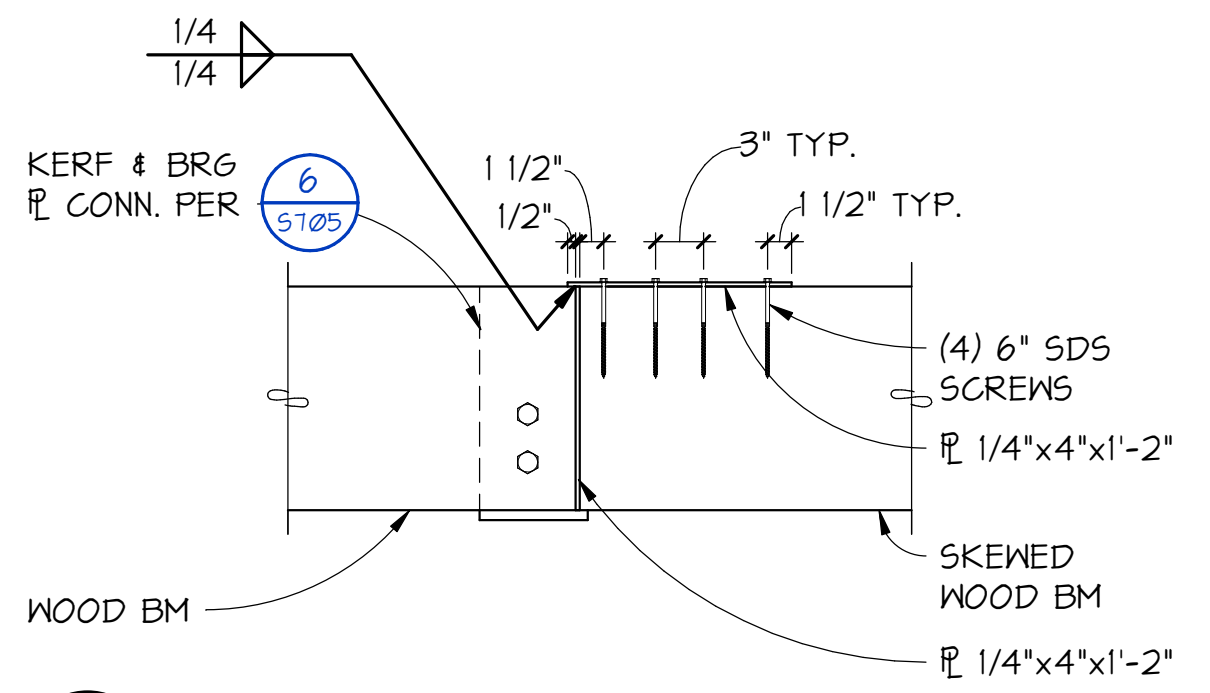
5 **SECTION**  
S705 NO SCALE



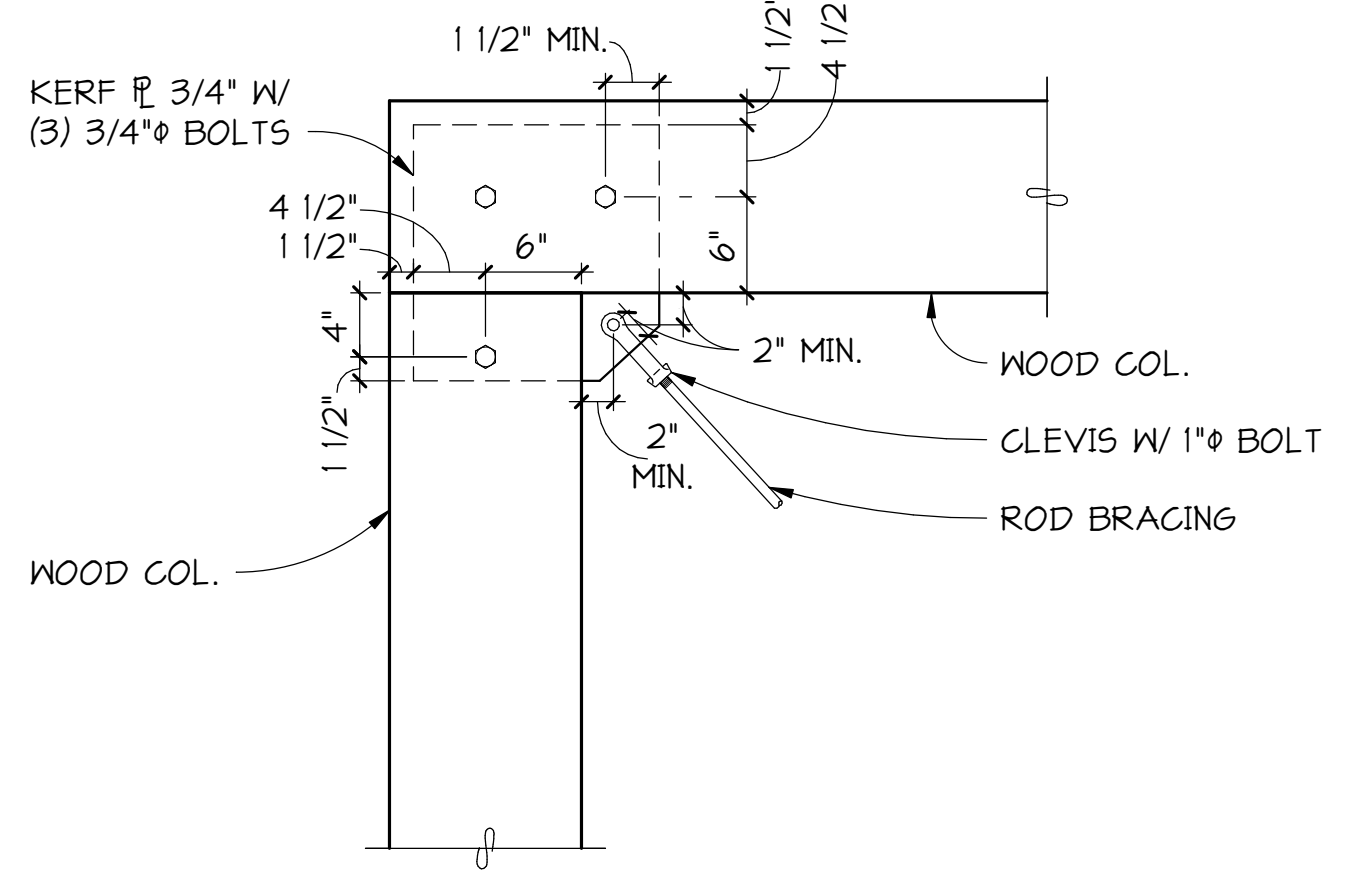
- NOTES:**
- AT TOP OF COLUMN PROVIDE 3/16" END PLATE W/ PERIMETER WELD UNLESS OTHERWISE NOTED.
  - RECESS BOLT HEADS AND NUTS AS REQUIRED FOR FINISHES.
  - DAP GLULAM BEAM FOR FLUSH BEARING PLATE AT EXPOSED CONDITION.

GLULAM BEAM WIDTH	BEARING PLATE	KERF PLATE	WELD "a"	MINIMUM M.B. SIZE
3 1/2, 4x, 5 1/2 OR 6x	5/8"	3/8"	3/16"	3/4"

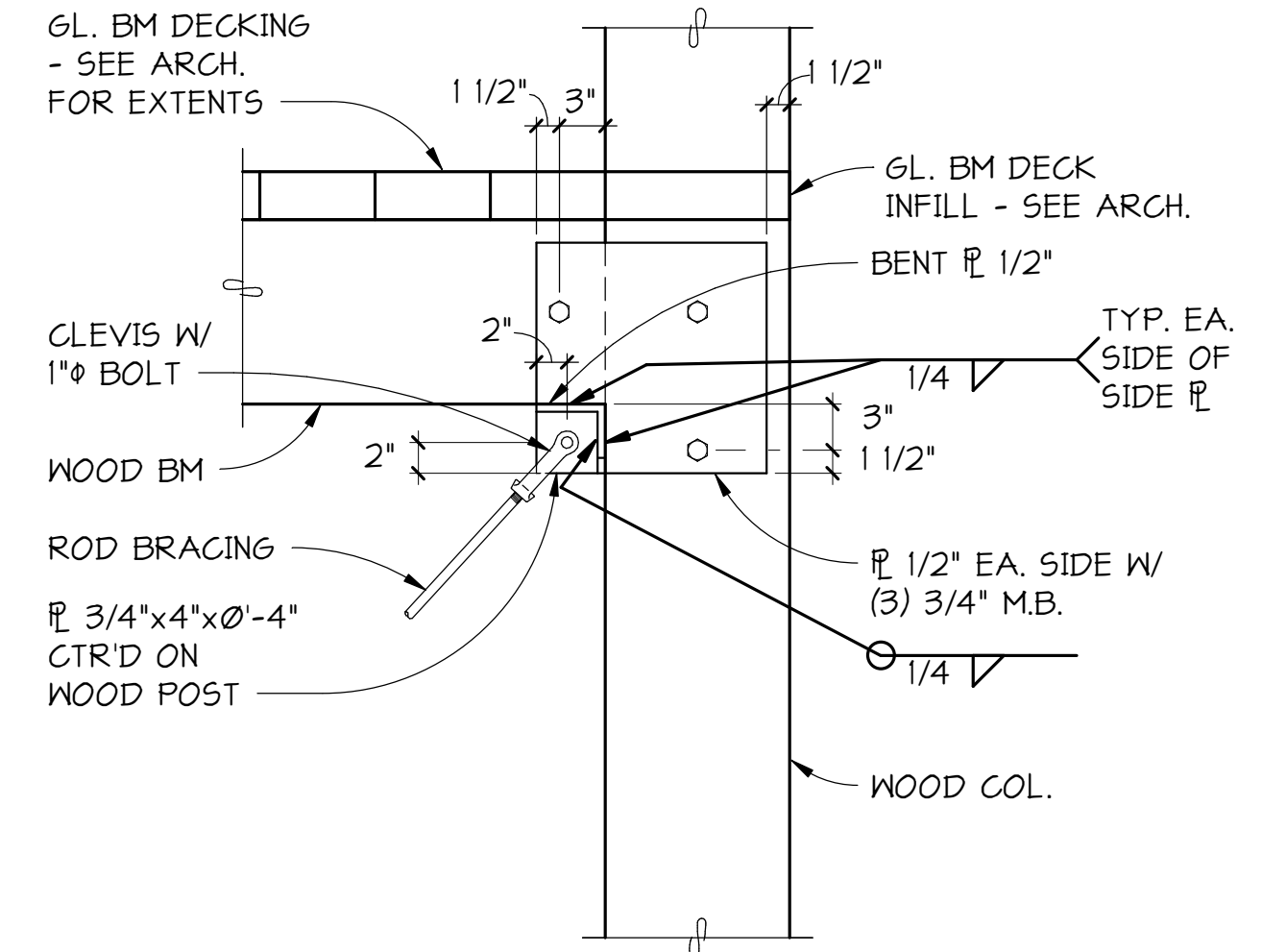
6 **DETAIL**  
S705 NO SCALE



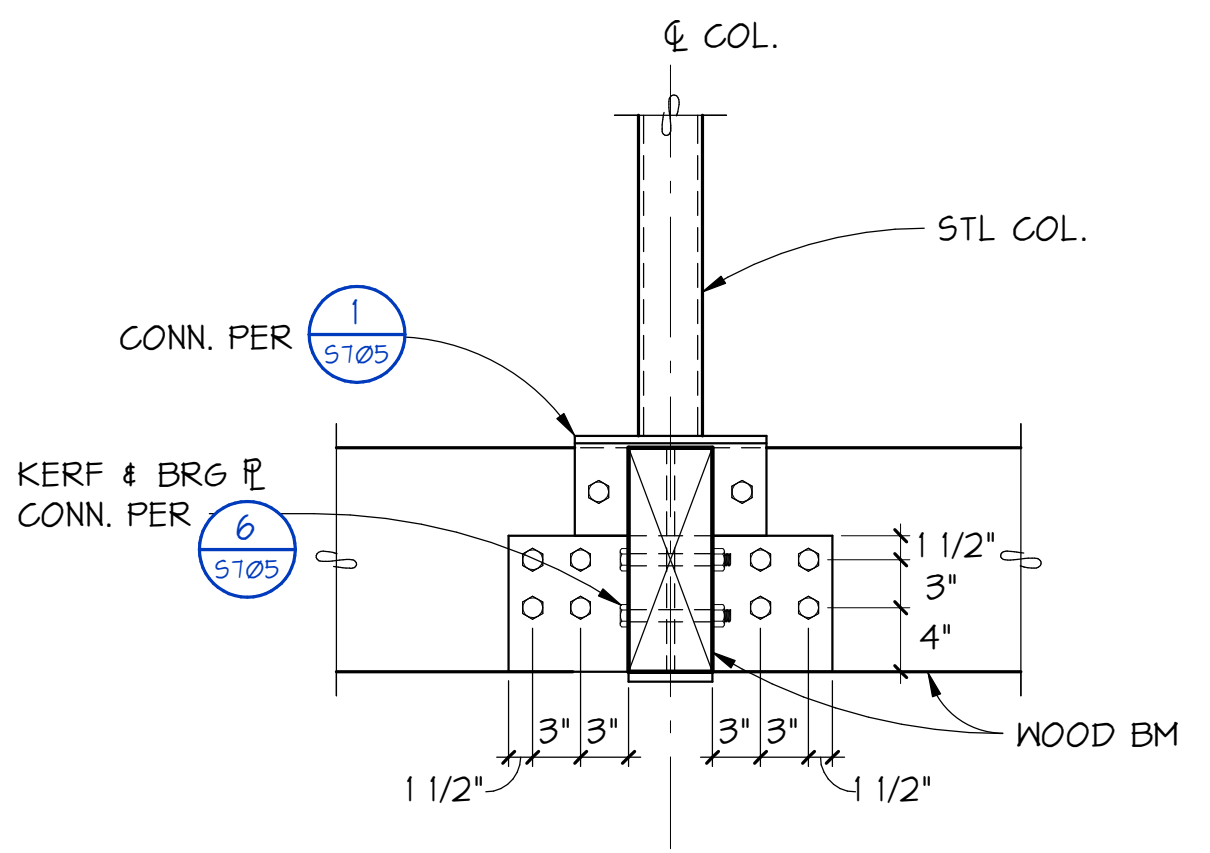
7 **DETAIL**  
S705 1" = 1'-0"



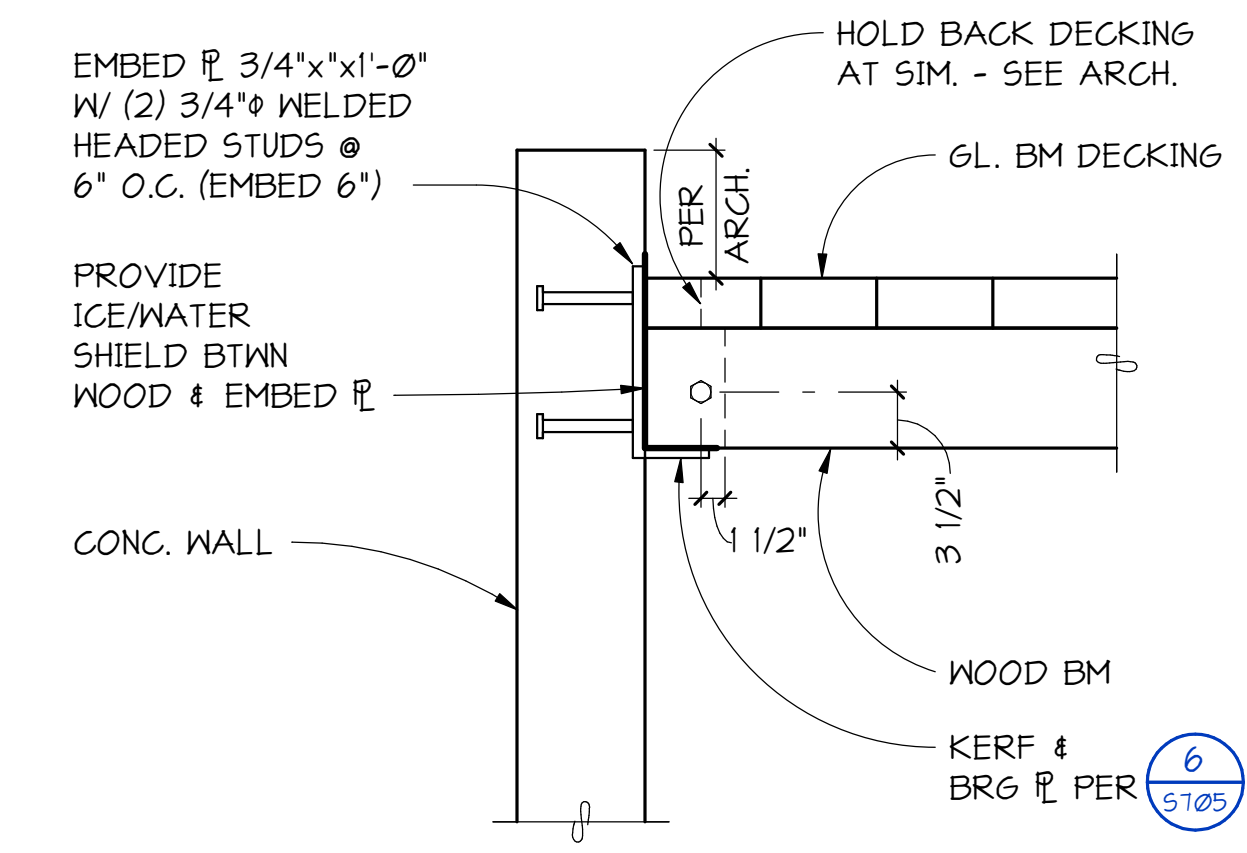
8 **DETAIL**  
S705 NO SCALE



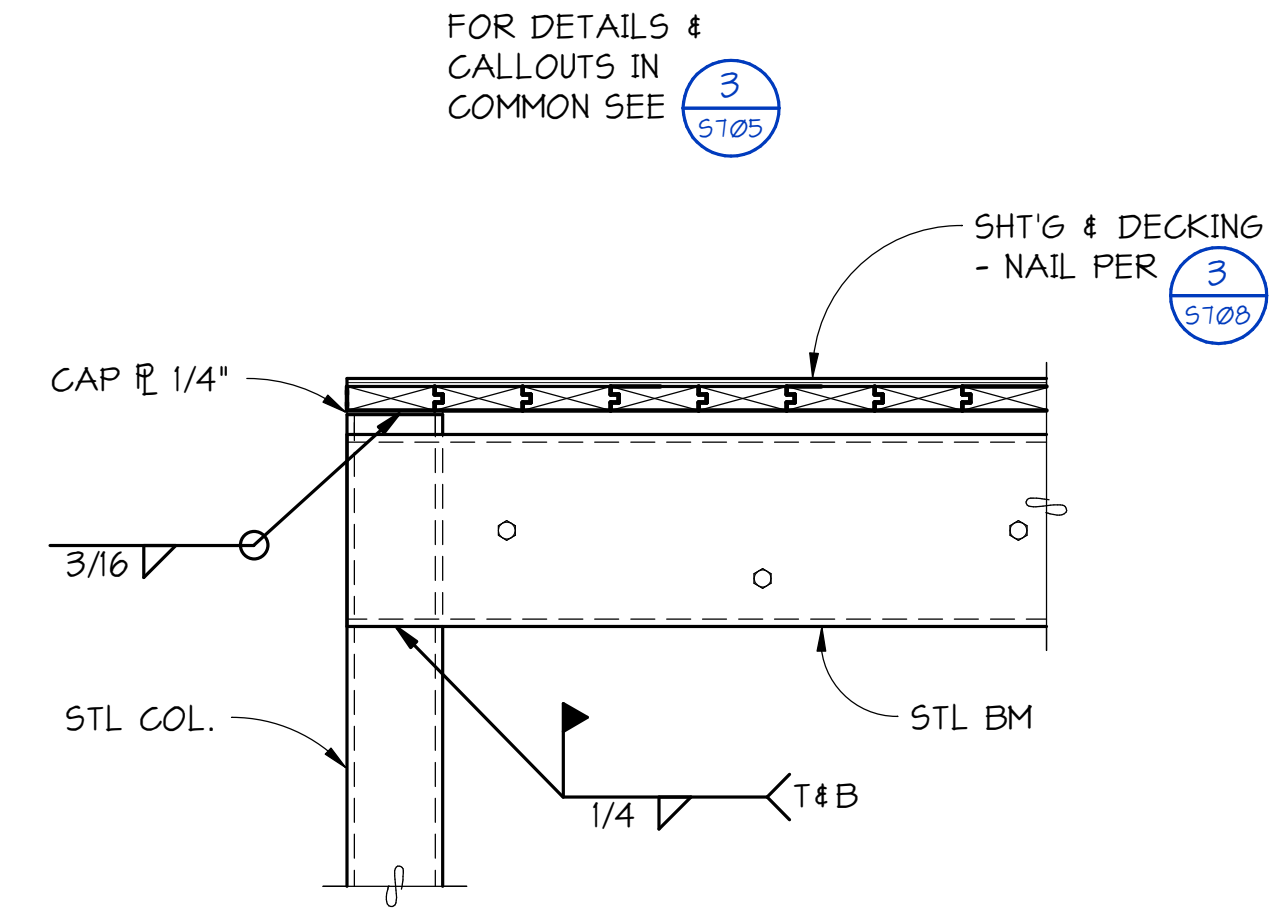
9 **DETAIL**  
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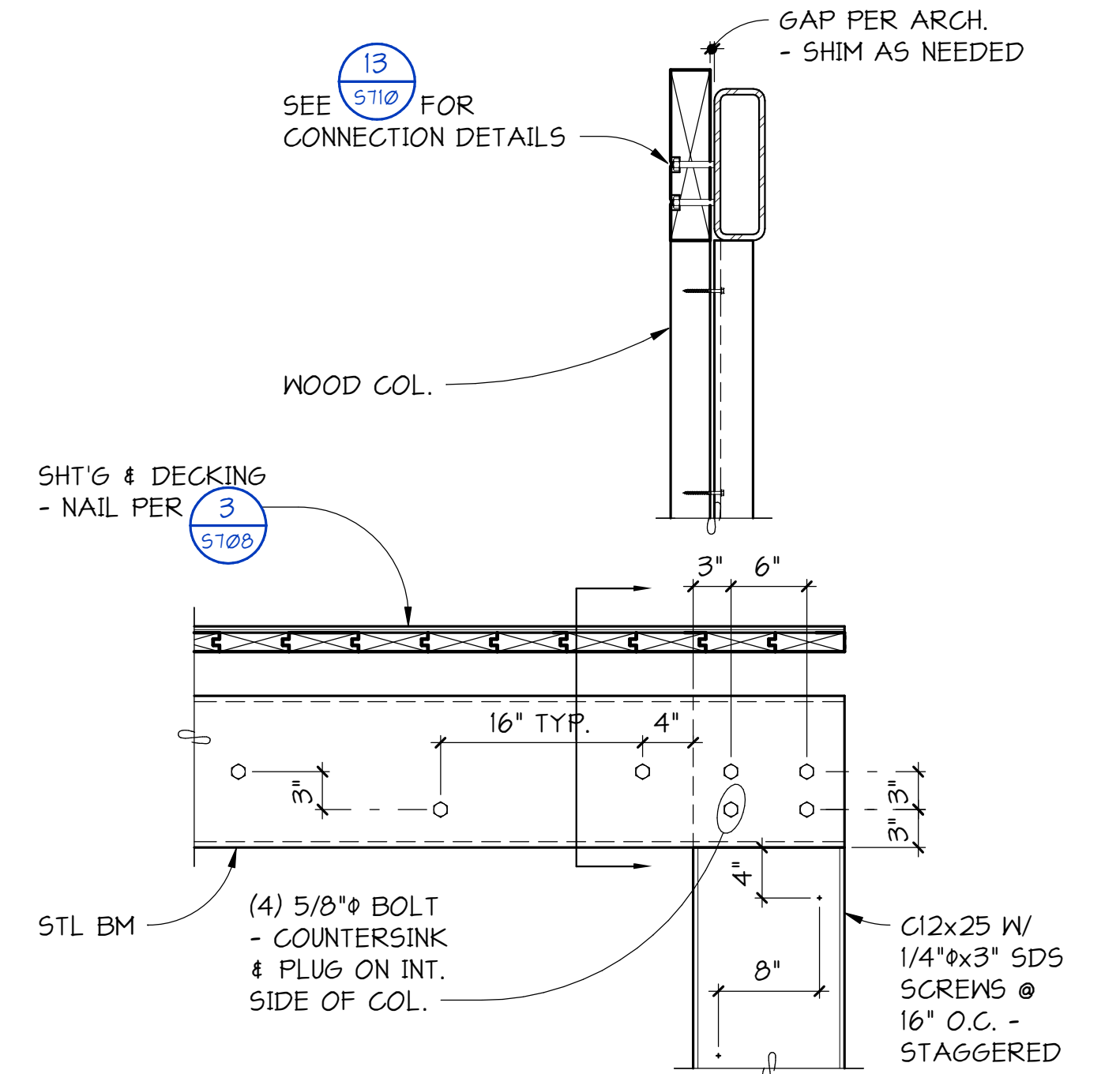
10 **DETAIL**  
S705 1" = 1'-0"



11 **SECTION**  
S705 NO SCALE

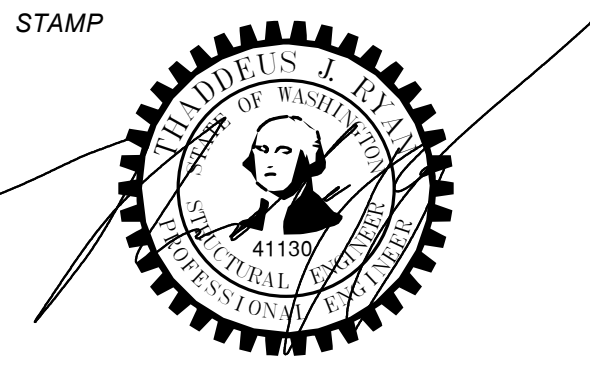


12 **DETAIL**  
S705 NO SCALE



13 **DETAIL**  
S705 NO SCALE

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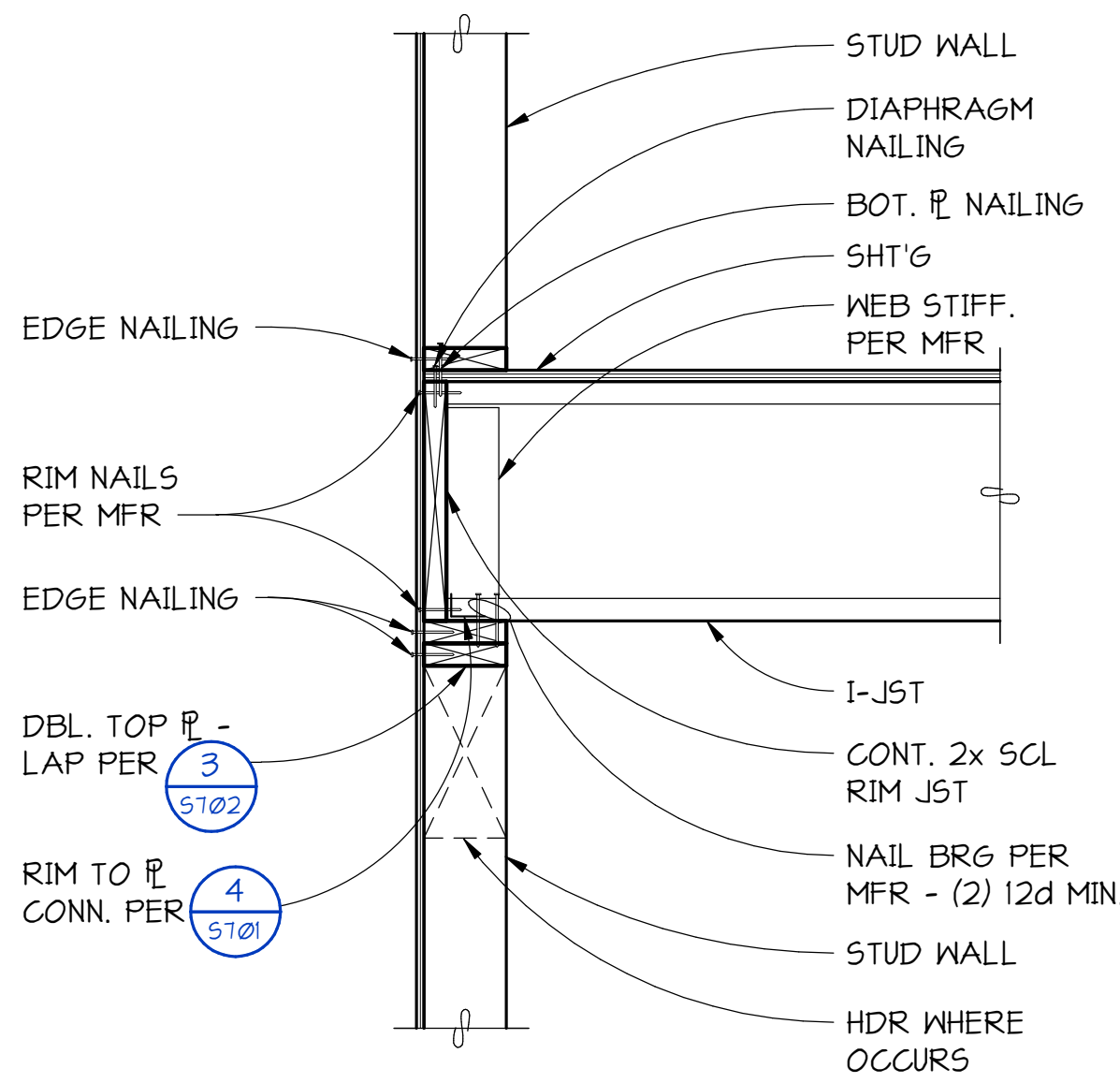
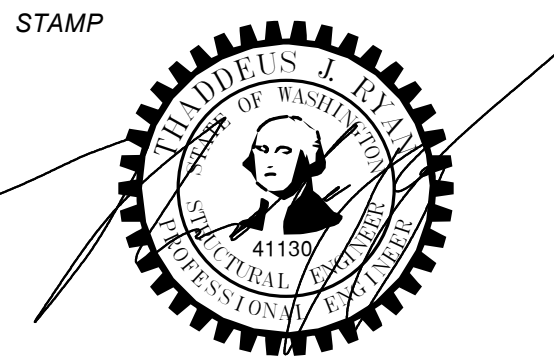
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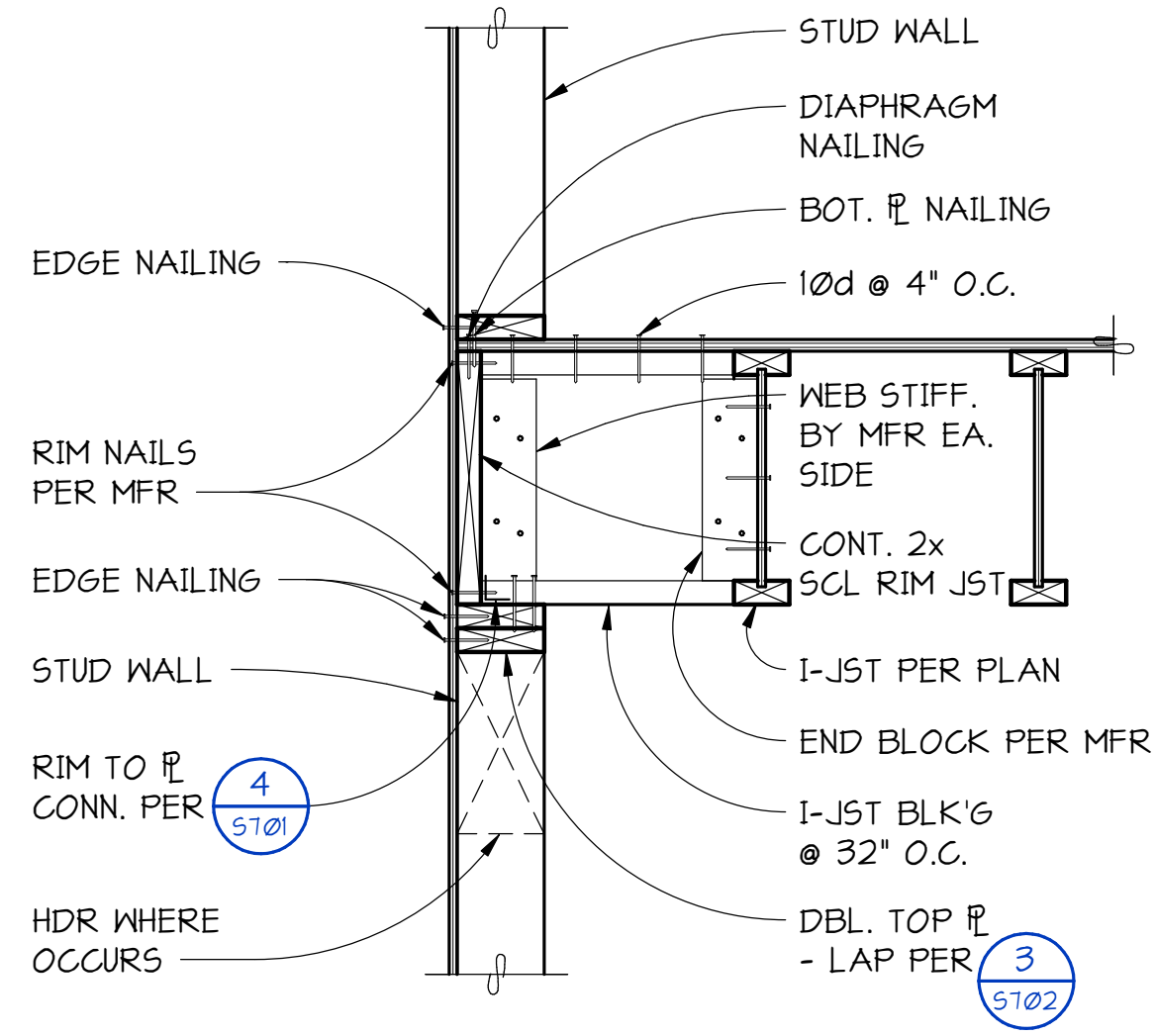
SHEET

**WOOD FRAMING DETAILS S705**

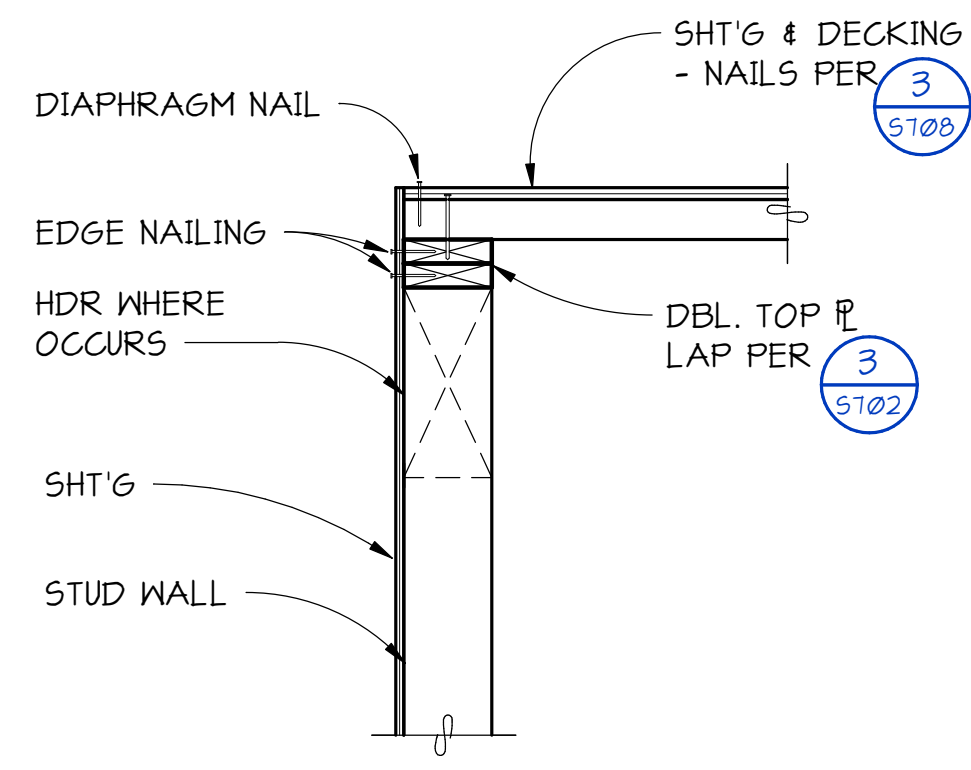




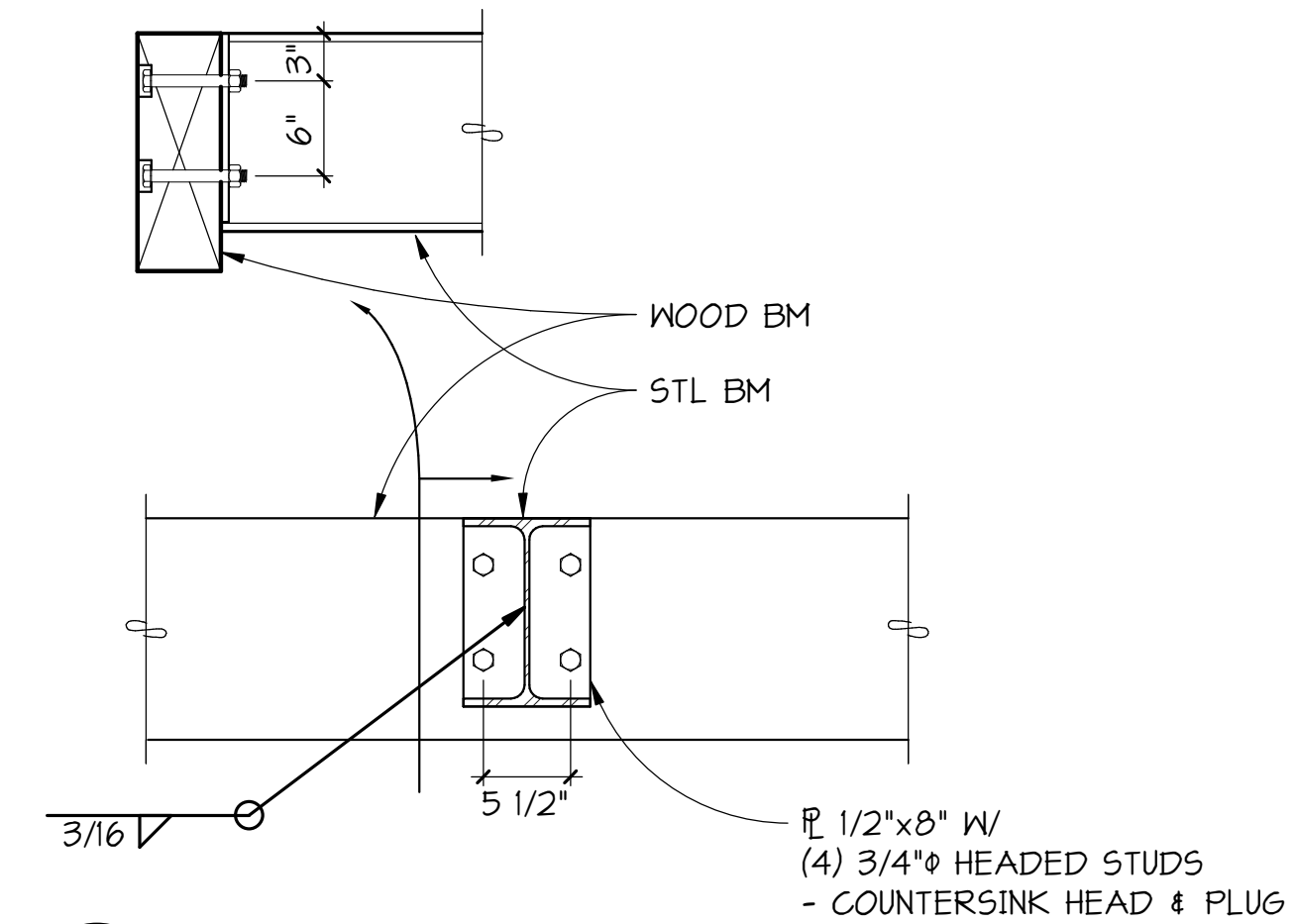
**1 SECTION**  
 5106 NO SCALE



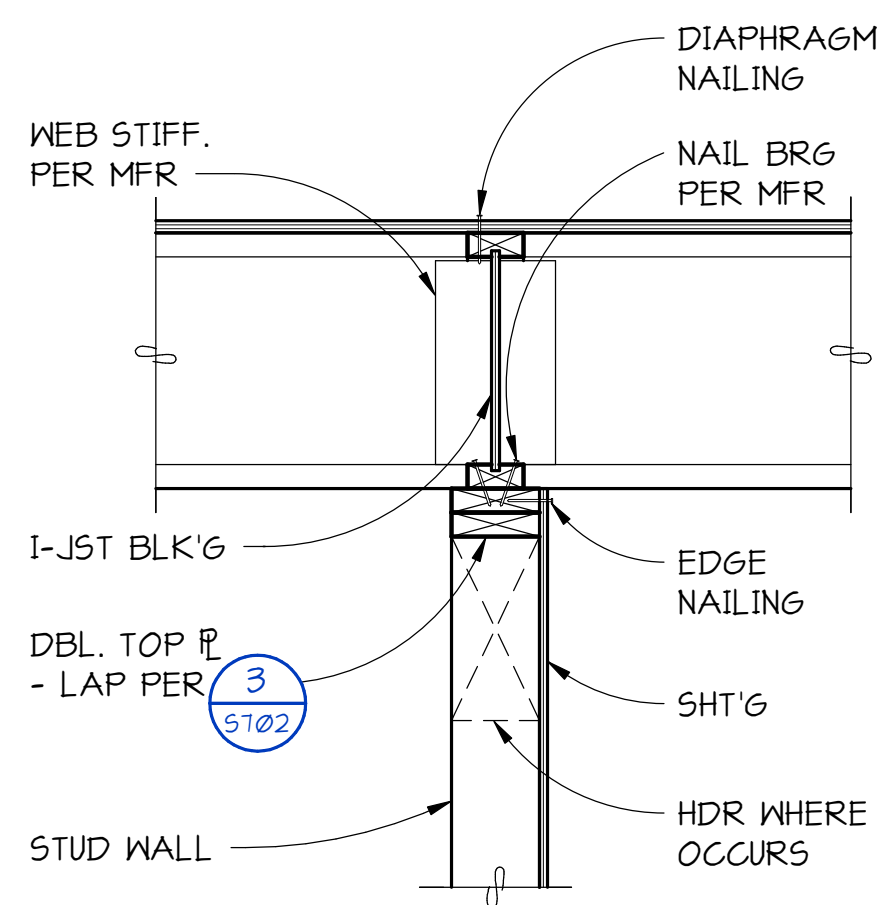
**2 SECTION**  
 5106 NO SCALE



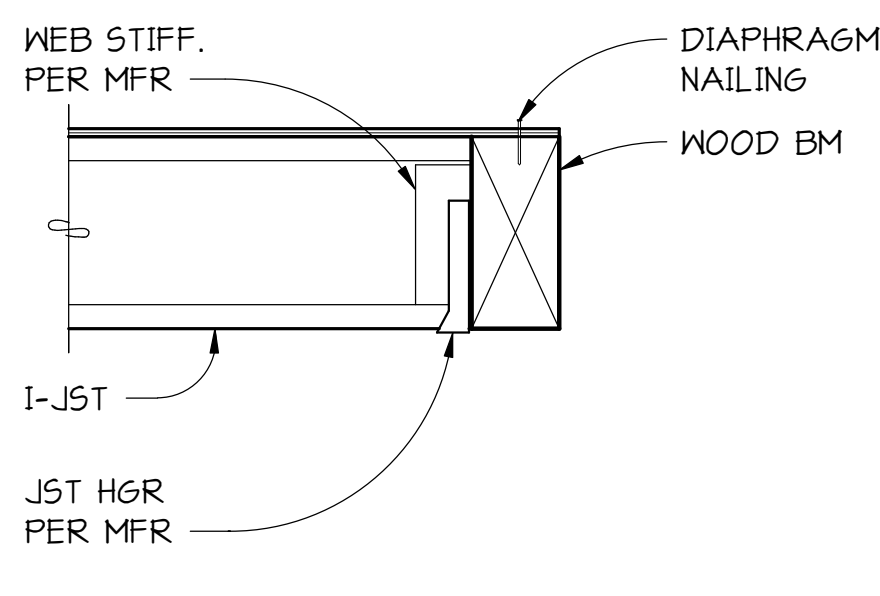
**3 SECTION**  
 5106 1" = 1'-0"



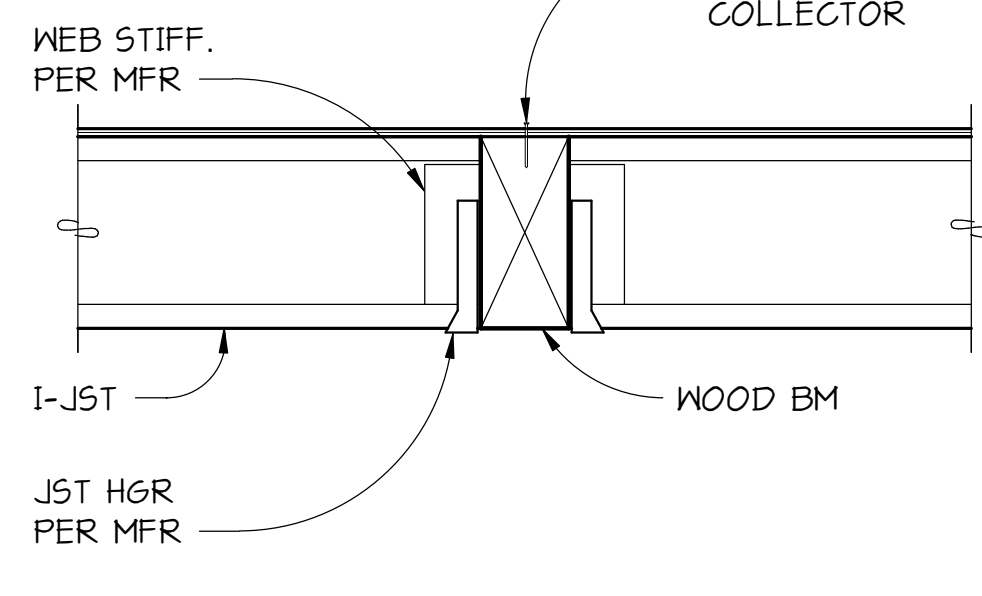
**4 DETAIL**  
 5106 1" = 1'-0"



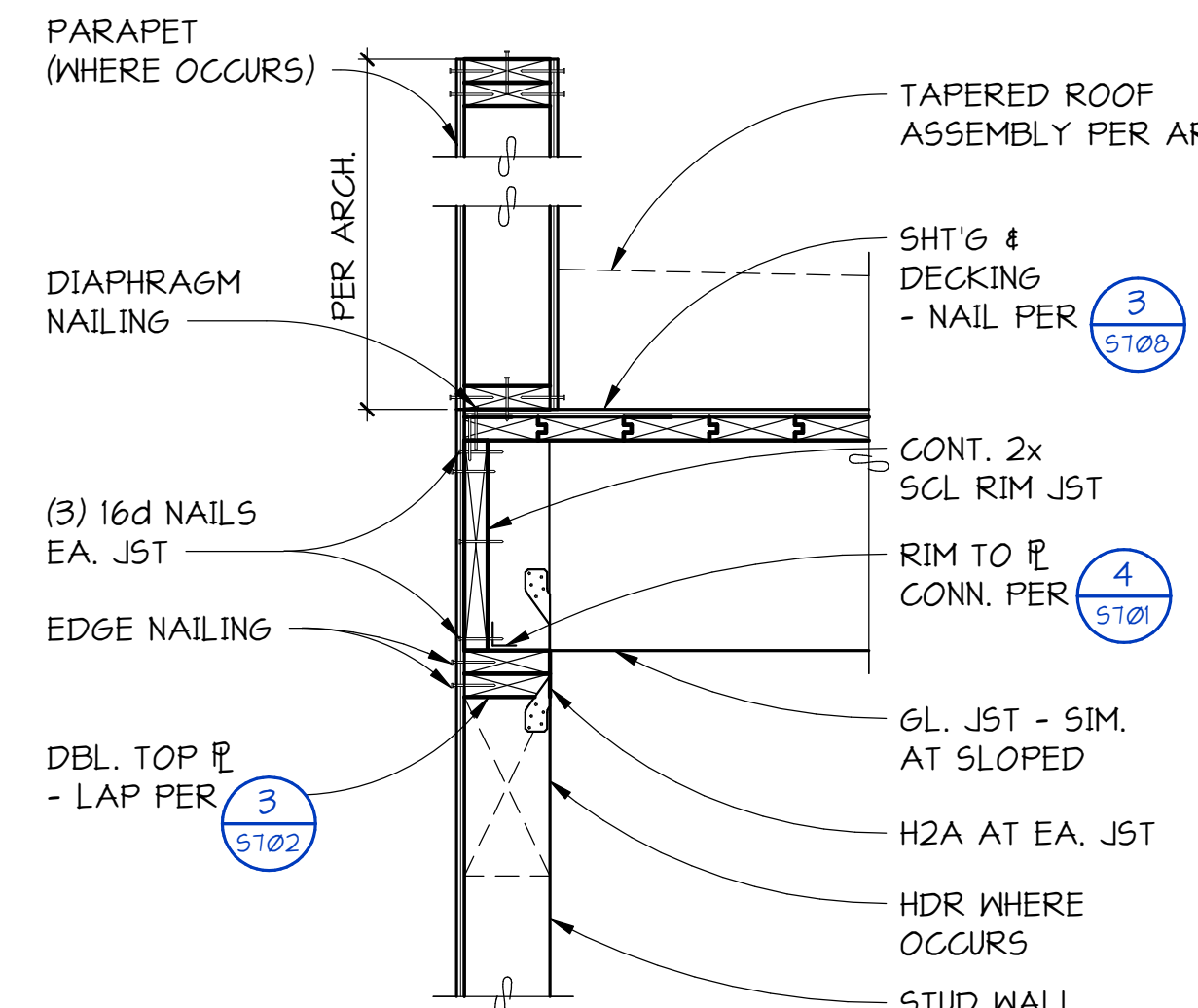
**5 SECTION**  
 5106 NO SCALE



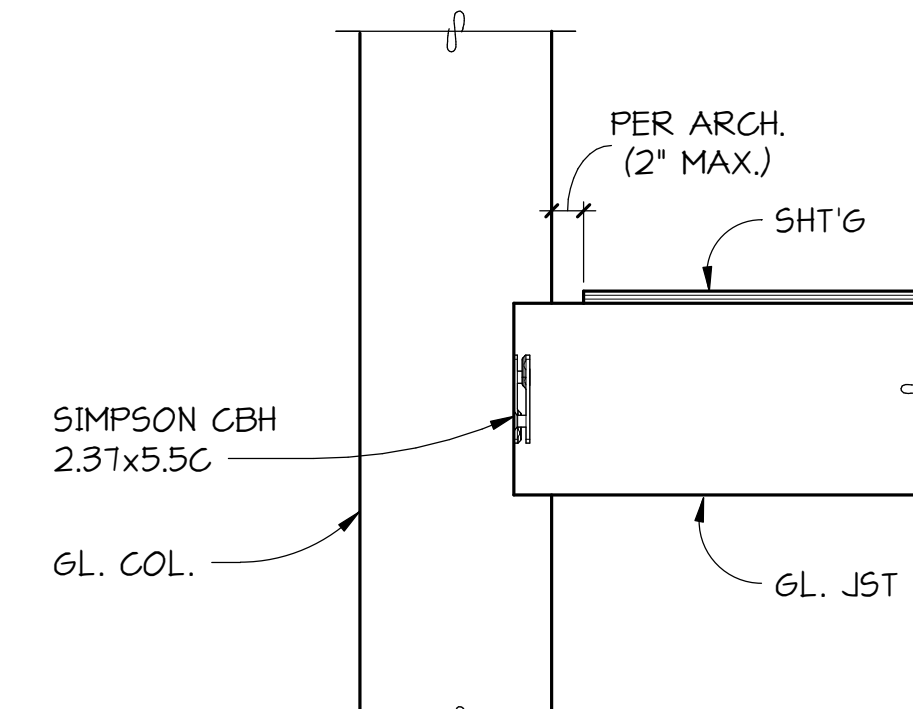
**6 SECTION**  
 5106 NO SCALE



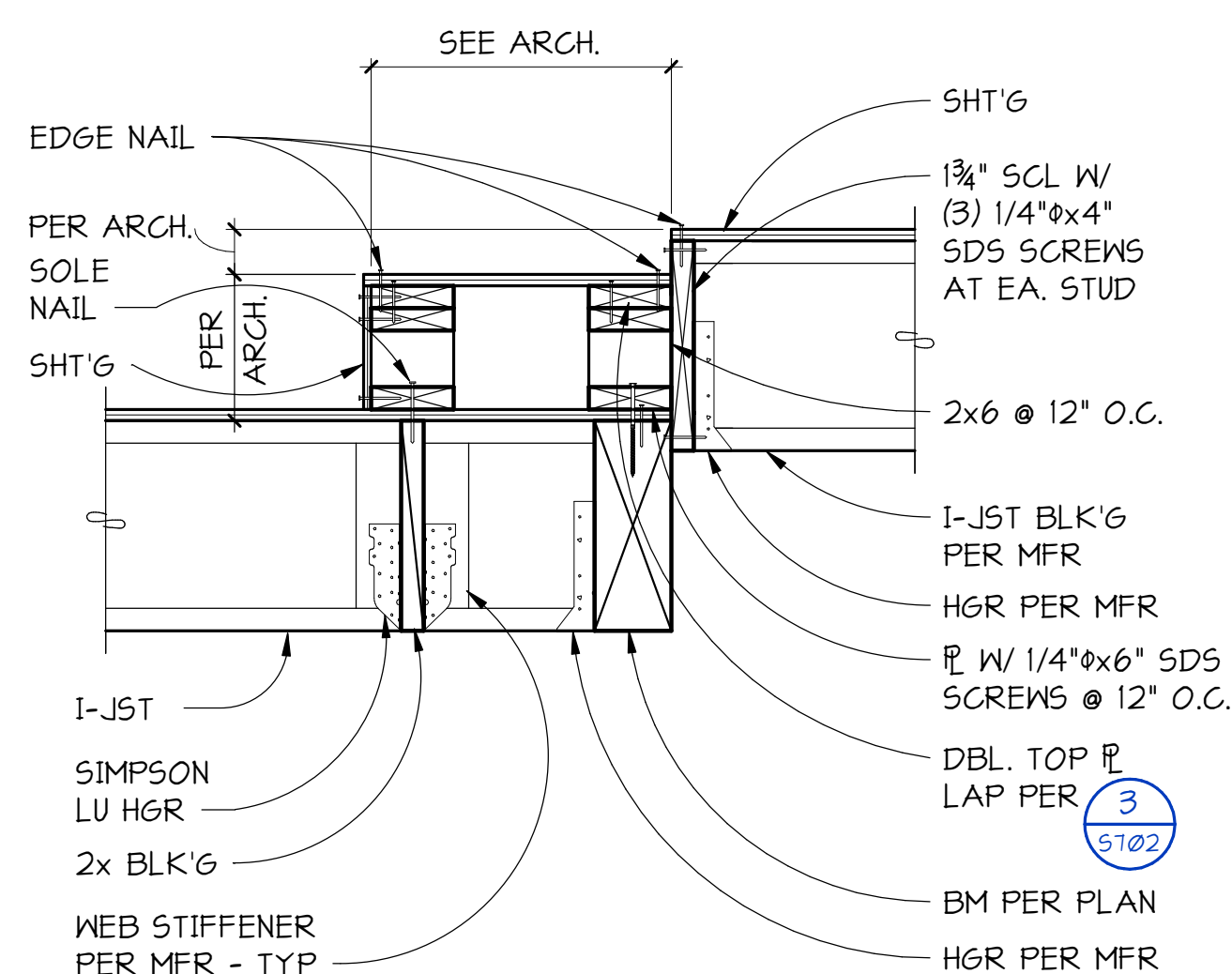
**7 SECTION**  
 5106 NO SCALE



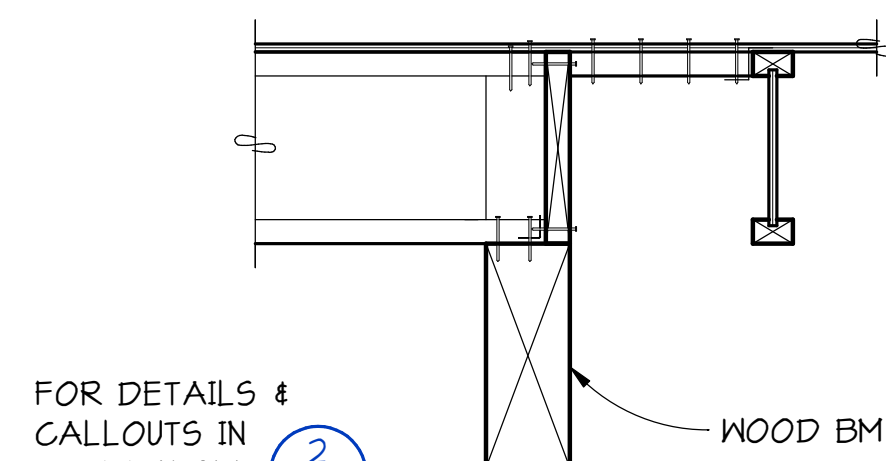
**8 SECTION**  
 5106 1" = 1'-0"



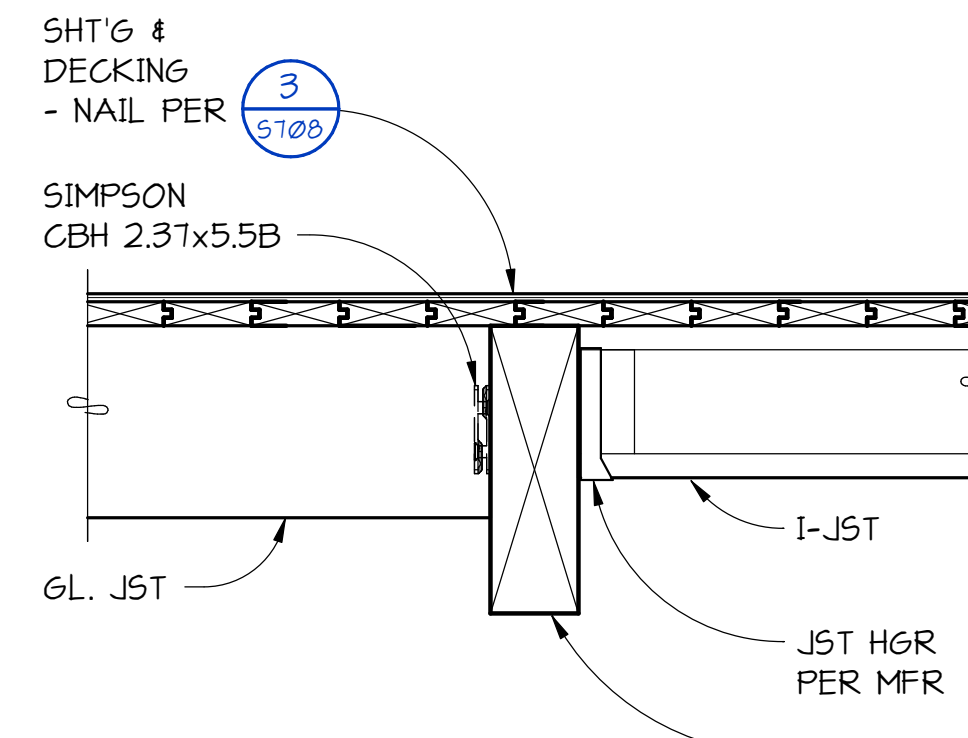
**9 SECTION**  
 5106 1" = 1'-0"



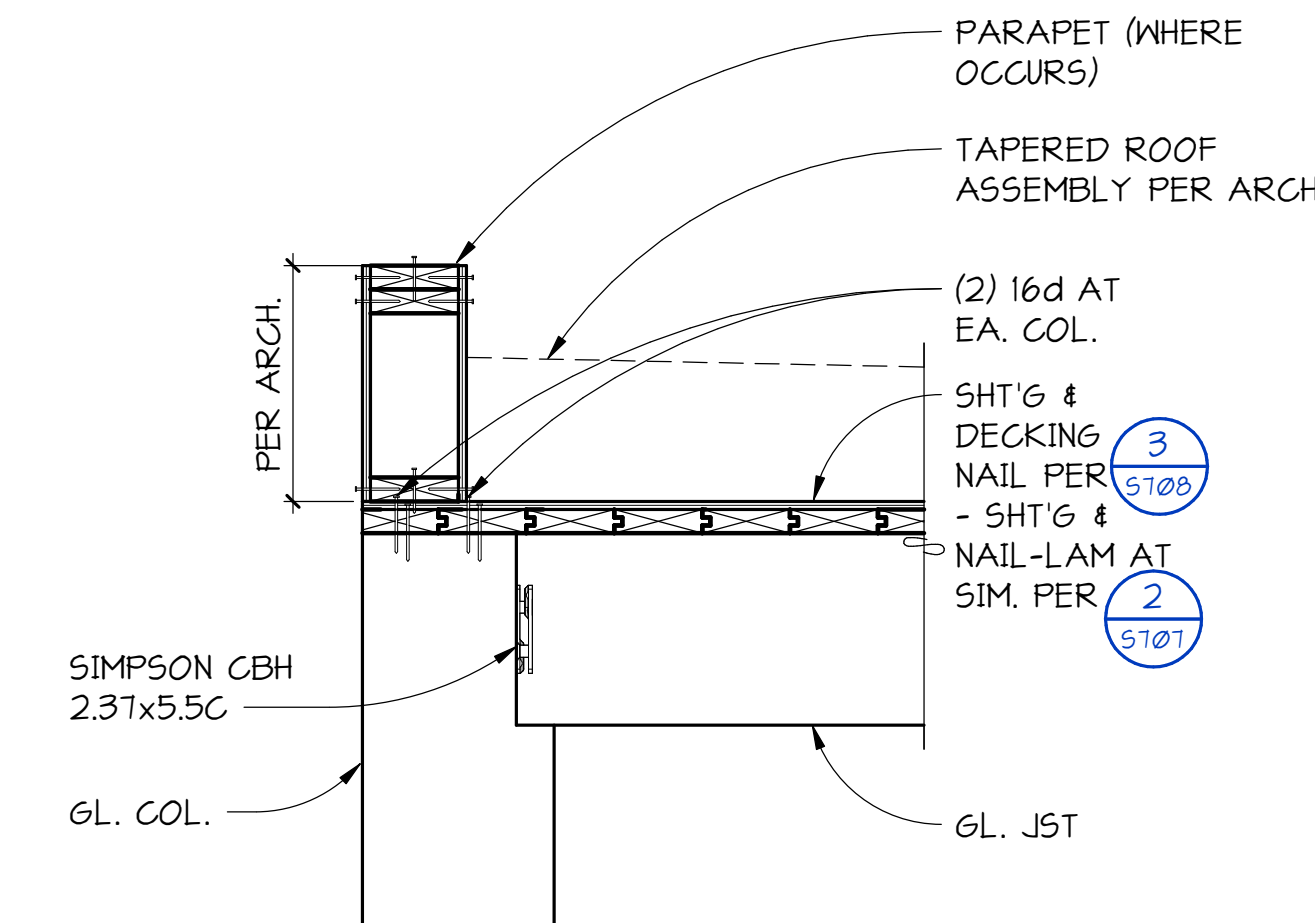
**10 SECTION**  
 5106 1" = 1'-0"



**11 SECTION**  
 5106 1" = 1'-0"



**12 SECTION**  
 5106 1" = 1'-0"



**13 SECTION**  
 5106 1" = 1'-0"

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
 MERCER ISLAND, WA 98040

SUBMITTAL

**BUILDING PERMIT SUBMITTAL**

May 10, 2022

REVISIONS	No.	Description	Date

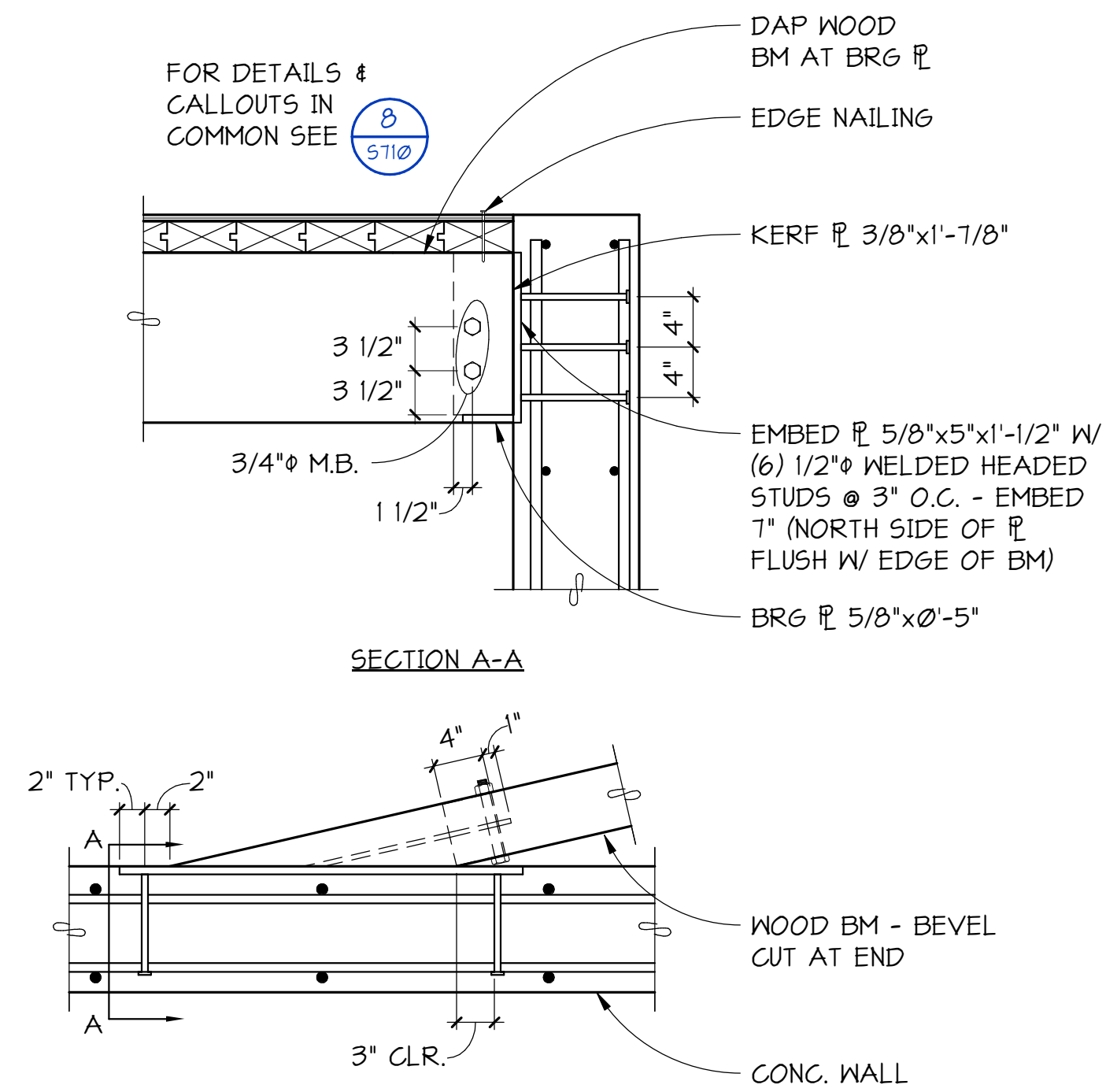
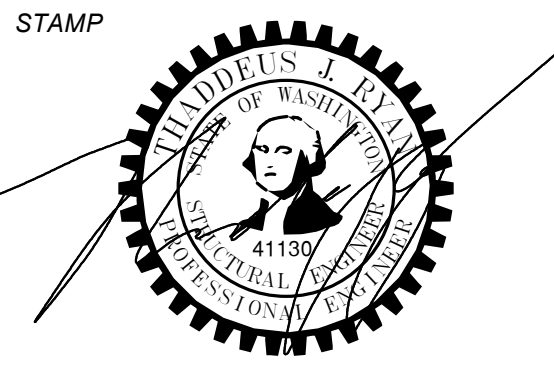
Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

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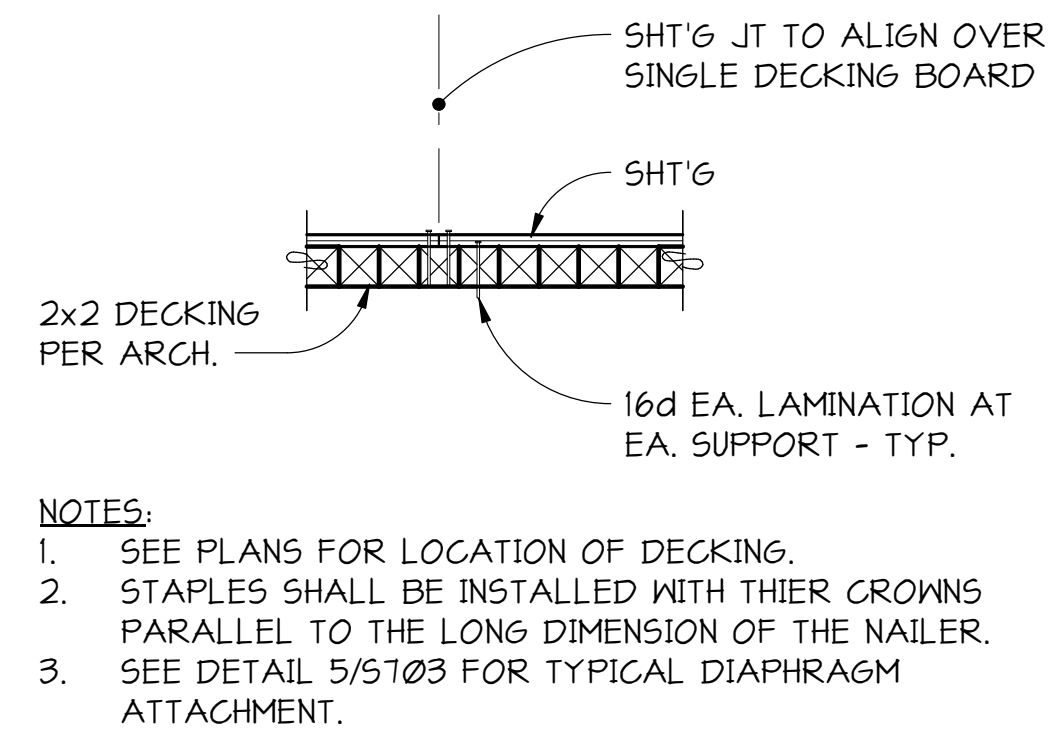
**WOOD FRAMING DETAILS S706**

C:\\_Revit Models\21201 Mercer Island Residence R2022 (Central)\_scowen@pcs-structural.com.rvt 5/11/2022 3:01:14 PM

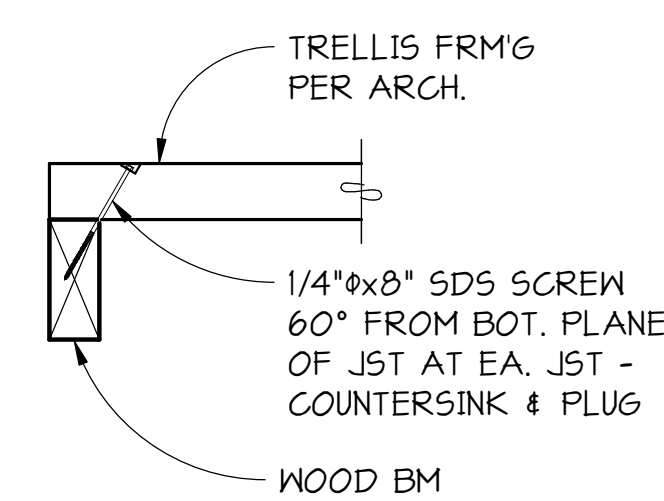




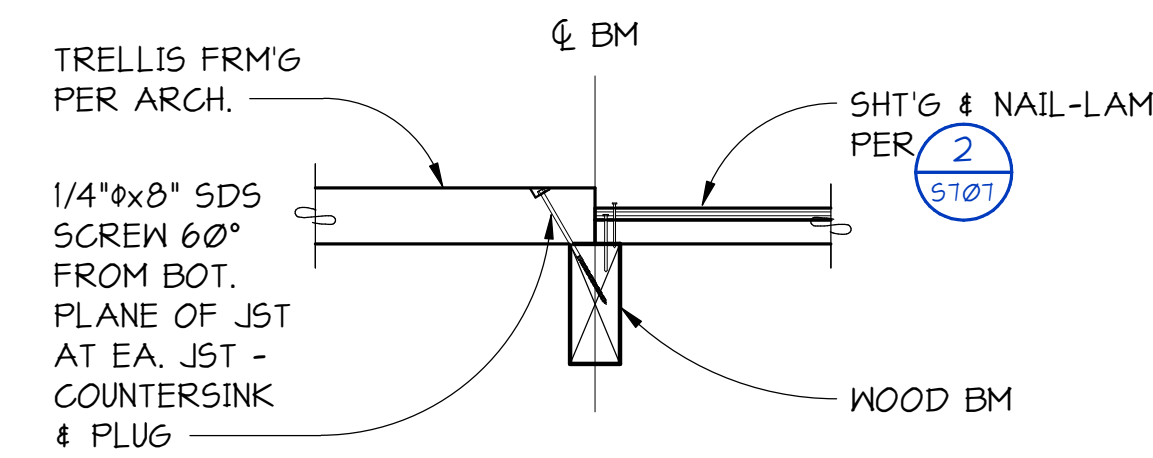
**1** DETAIL  
**5107** 1" = 1'-0"



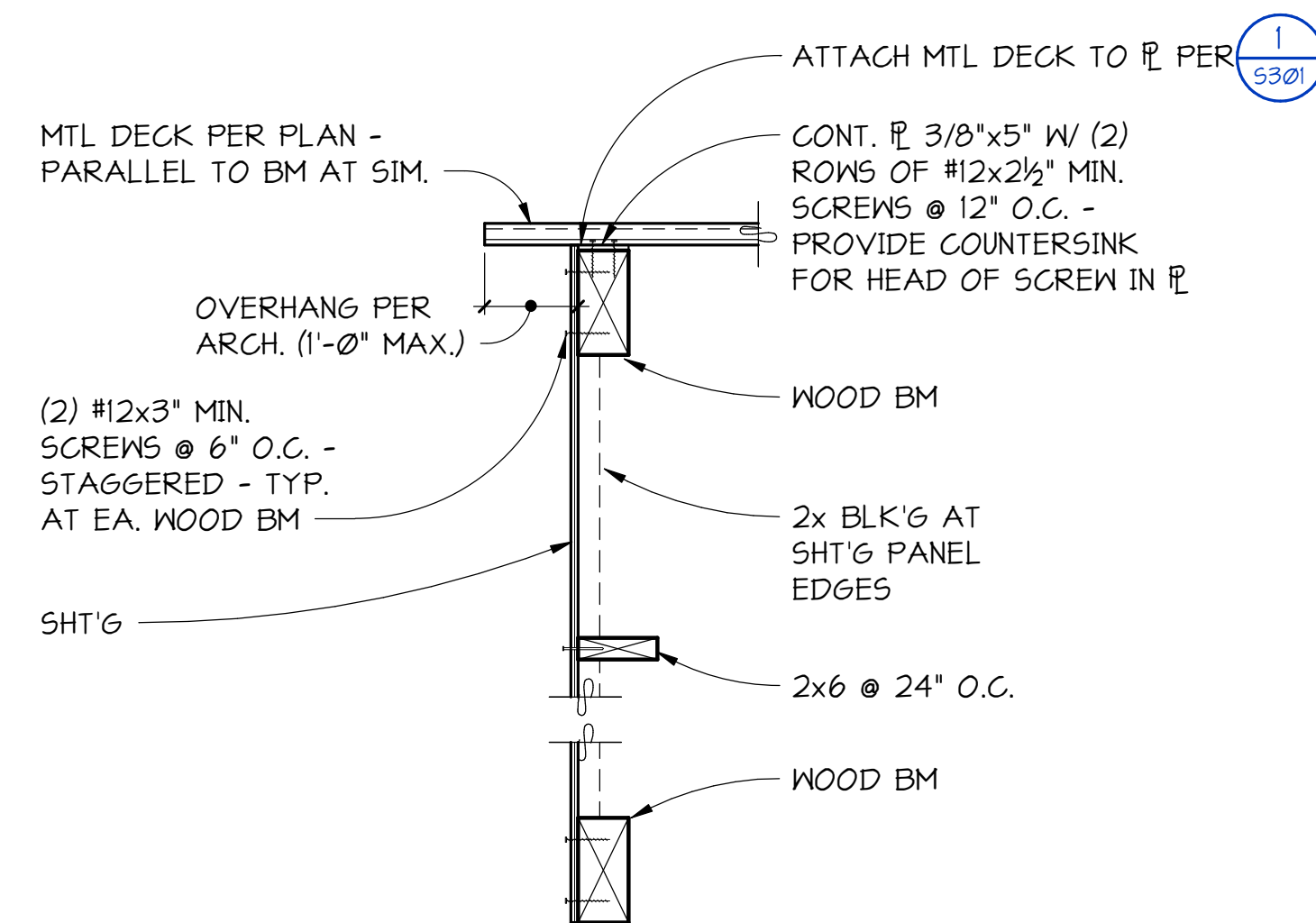
**2** DETAIL  
**5107** 1" = 1'-0"



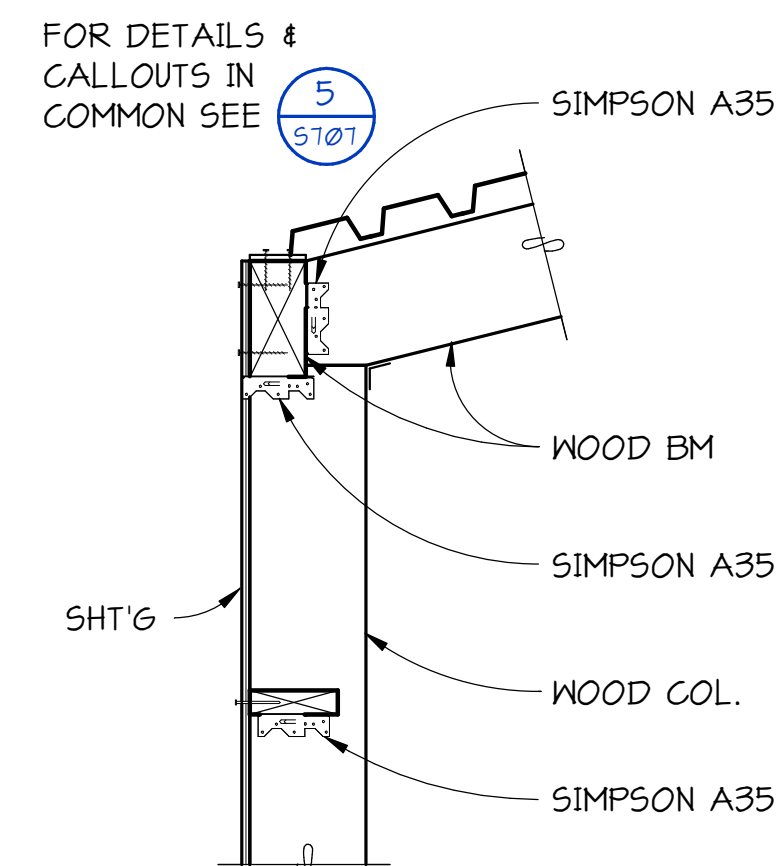
**3** SECTION  
**5107** 1" = 1'-0"



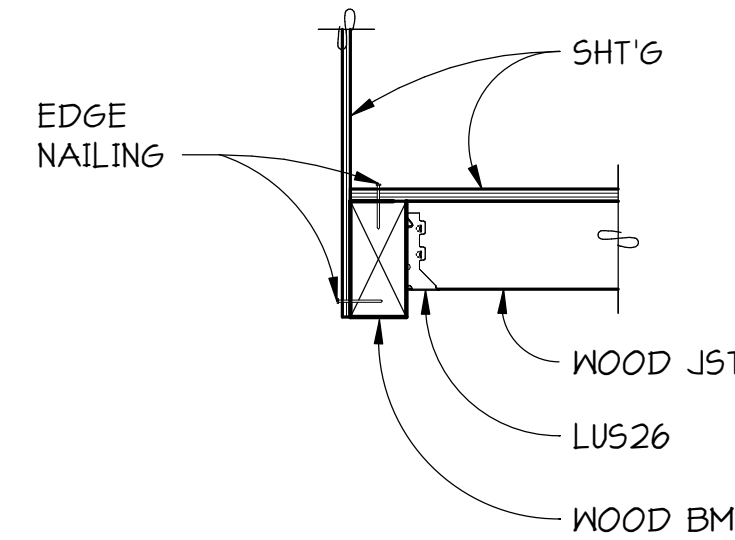
**4** SECTION  
**5107** 1" = 1'-0"



**5** SECTION  
**5107** NO SCALE



**6** SECTION  
**5107** NO SCALE



**7** SECTION  
**5107** NO SCALE

**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
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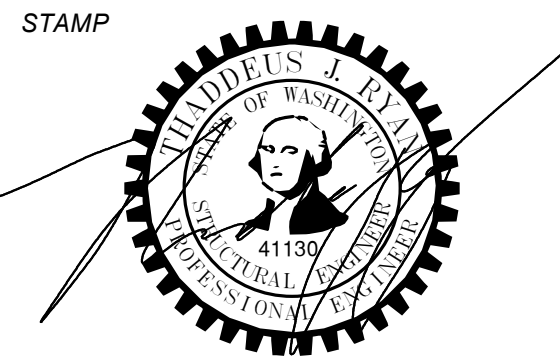
No.	Description	Date

Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

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**WOOD FRAMING DETAILS S707**





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**MERCER ISLAND HOUSE: CASCADE**

6838 96TH AVE SE  
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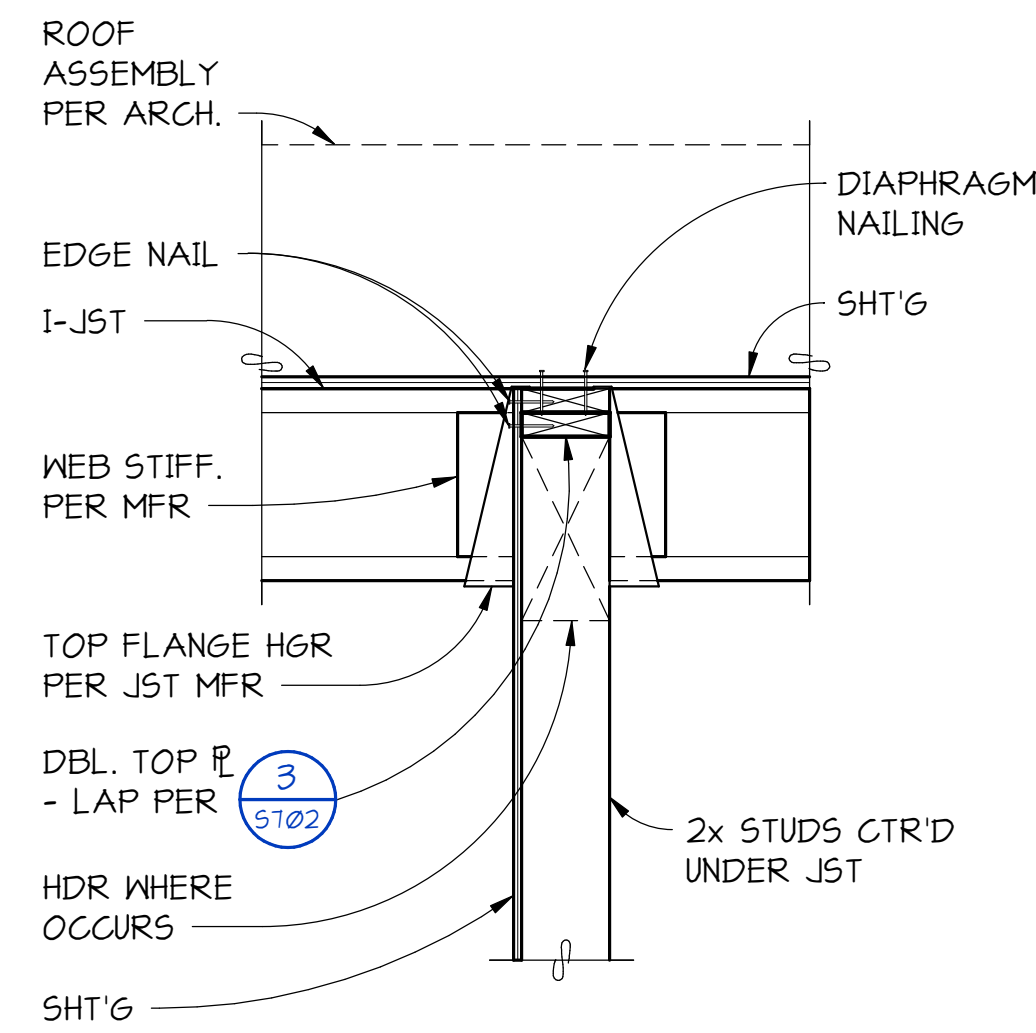
May 10, 2022

REVISIONS		
No.	Description	Date

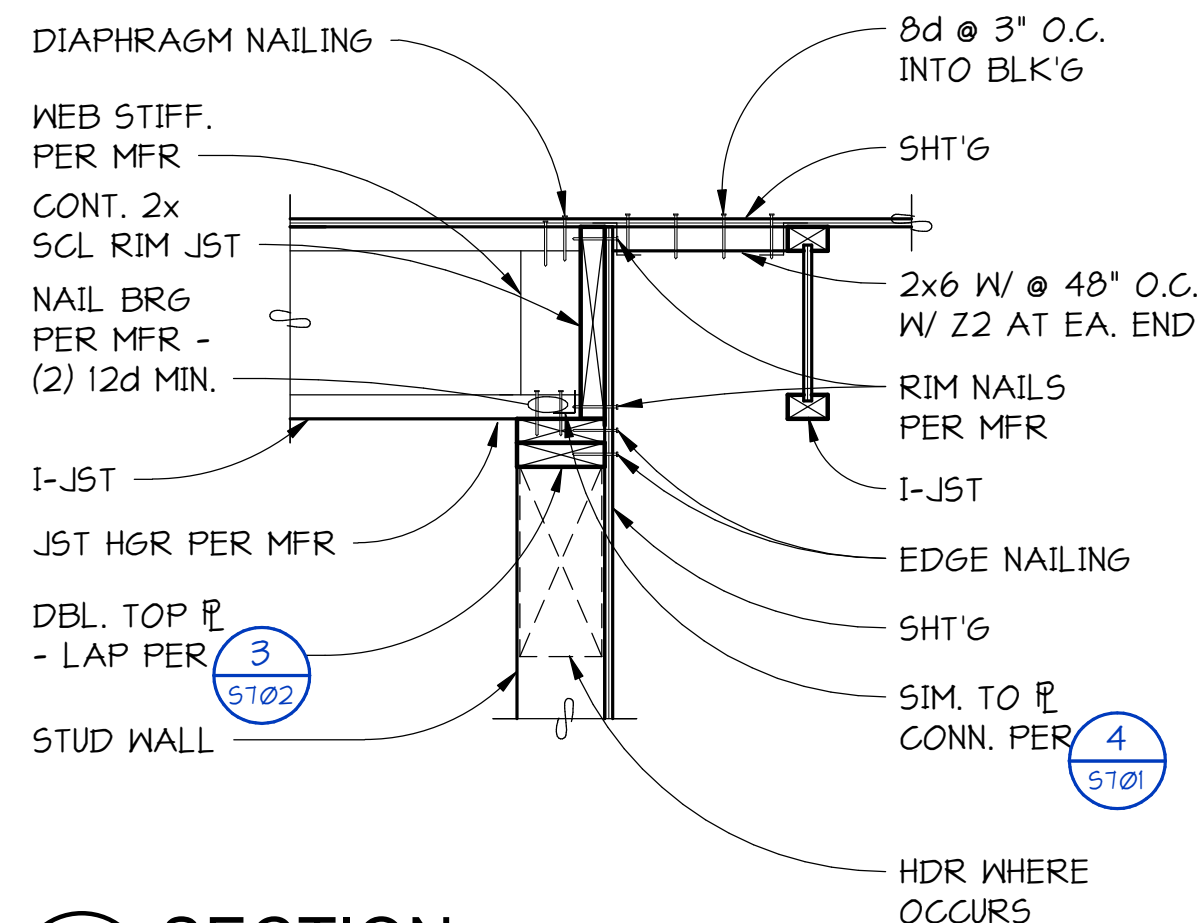
Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

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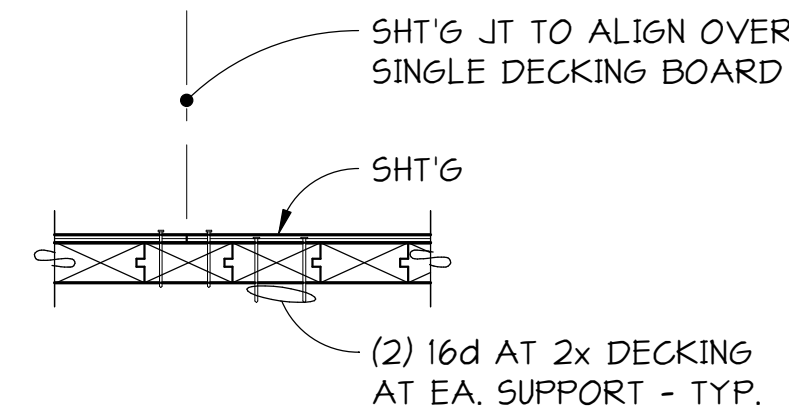
**WOOD FRAMING DETAILS S708**



**1 SECTION**  
 S708 1" = 1'-0"



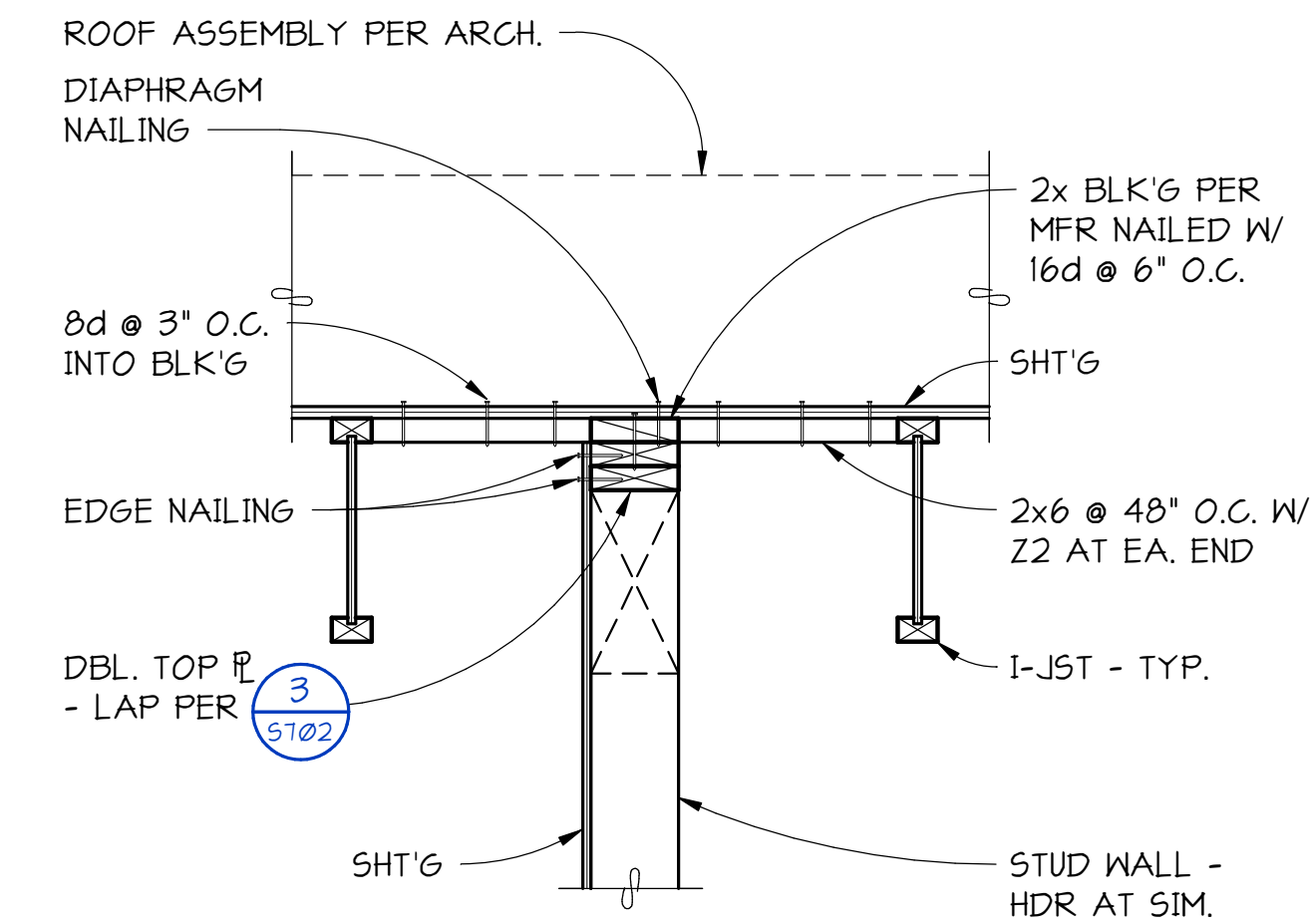
**2 SECTION**  
 S708 1" = 1'-0"



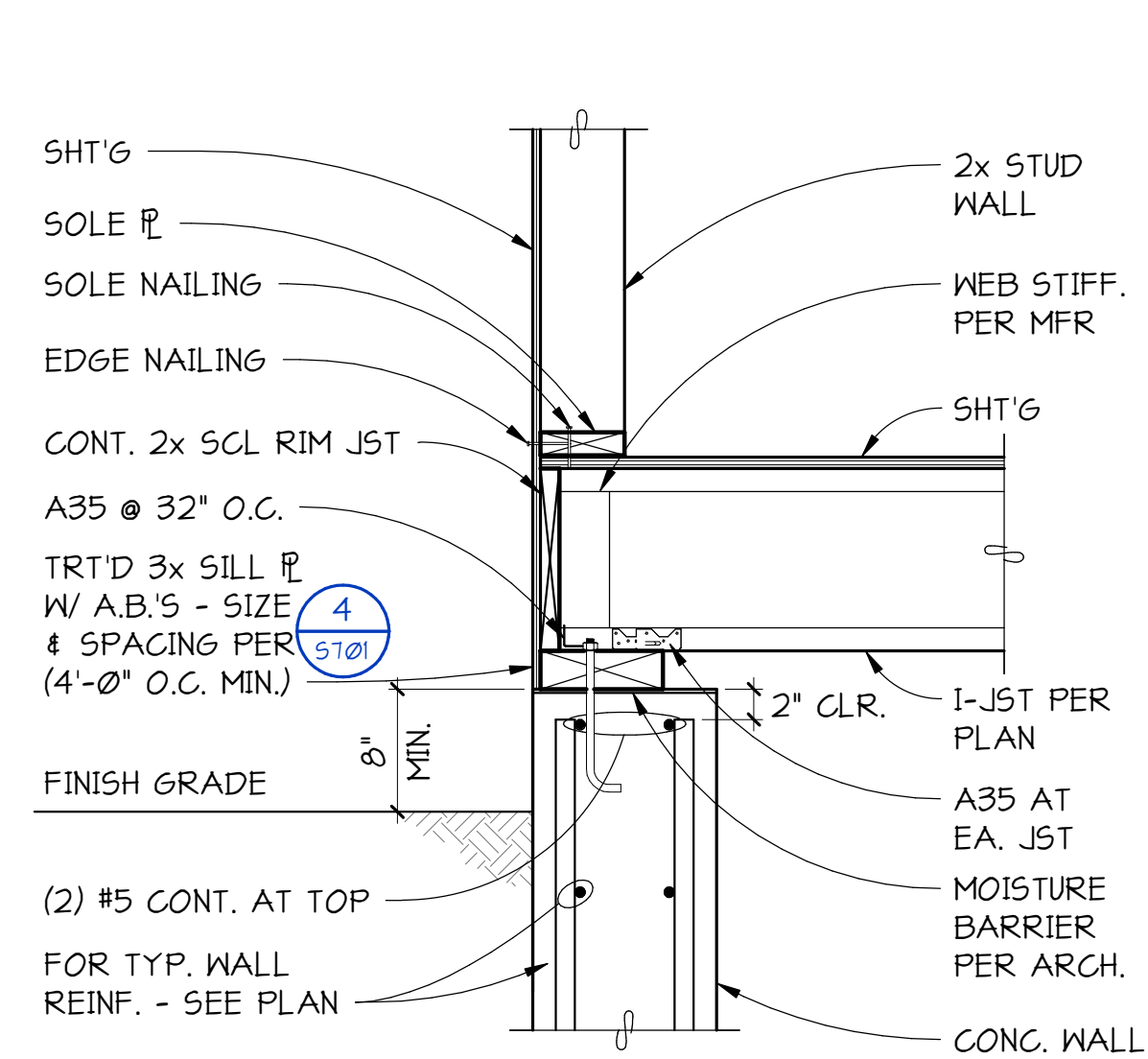
- NOTES:**
1. DECKING SHALL BE INSTALLED WITH TYPE IV CONTROLLED RANDOM LAYUP AT THE MAIN ROOF AND TWO-SPAN CONTINUOUS LAYUP AT THE GARAGE ROOF END MATCHED AND WITH TONGUES UP THE SLOPE.
  2. SEE PLANS FOR LOCATION OF DECKING.
  3. STAPLES SHALL BE INSTALLED WITH THEIR CROWNS PARALLEL TO THE LONG DIMENSION OF THE NAILER.
  4. SEE DETAIL S703 FOR TYPICAL DIAPHRAGM TO DECKING ATTACHMENT.

**TYPICAL ROOF DECKING LAYOUT AND FASTENERS**

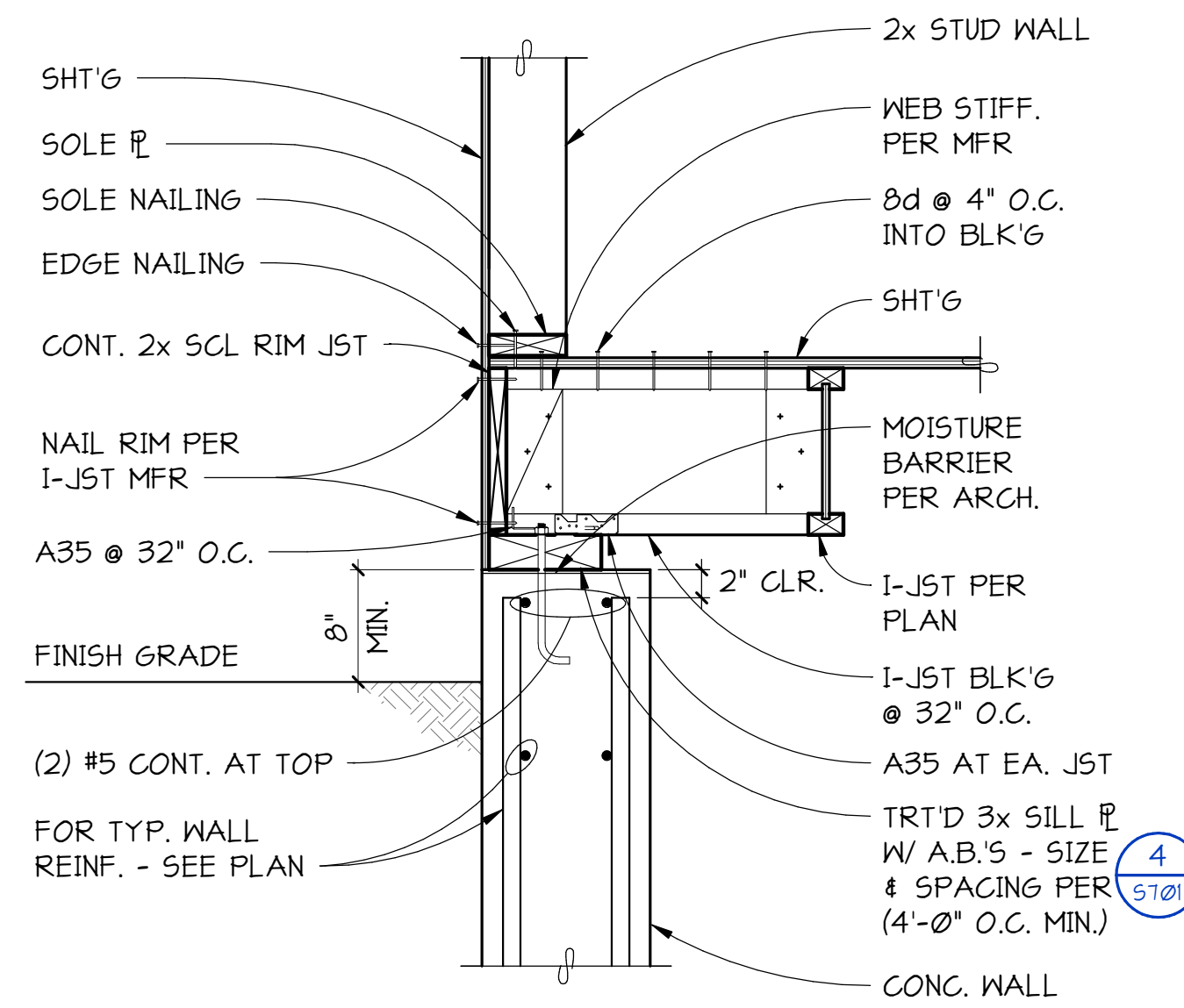
**3 SECTION**  
 S708 1" = 1'-0"



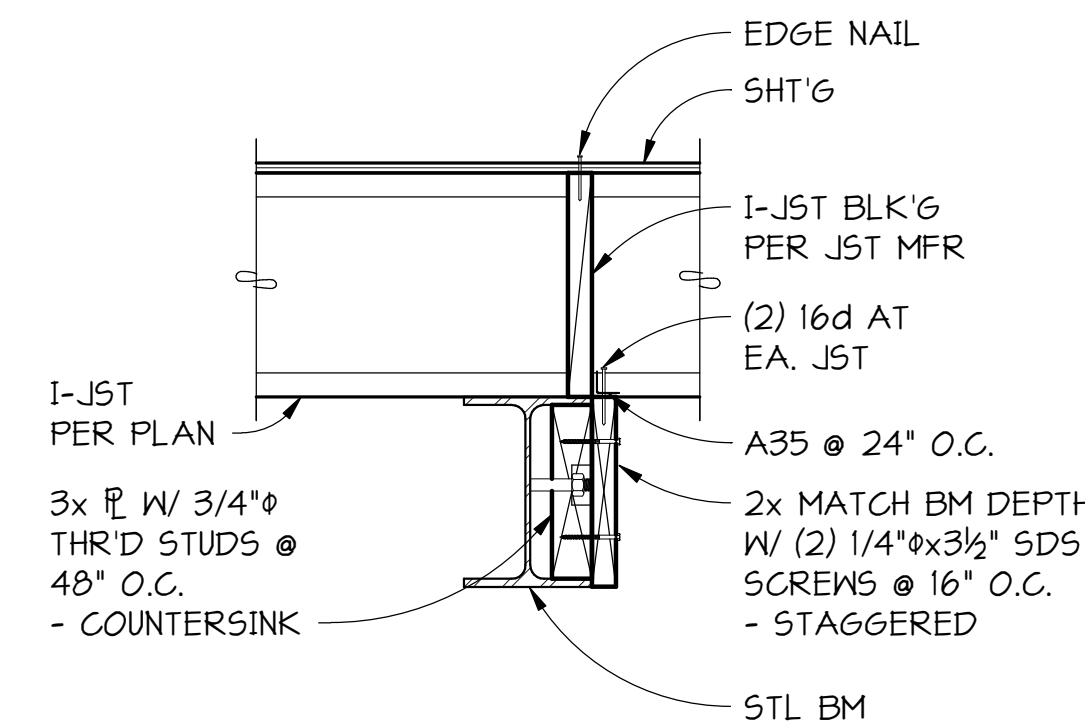
**4 SECTION**  
 S708 1" = 1'-0"



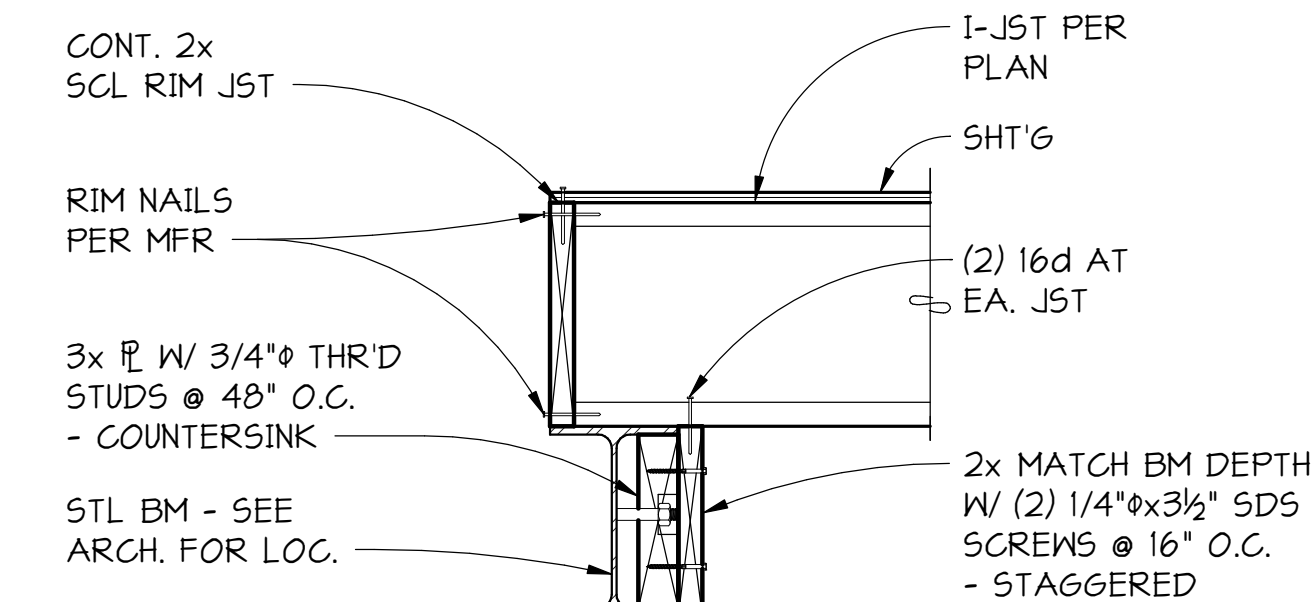
**5 SECTION**  
 S708 1" = 1'-0"



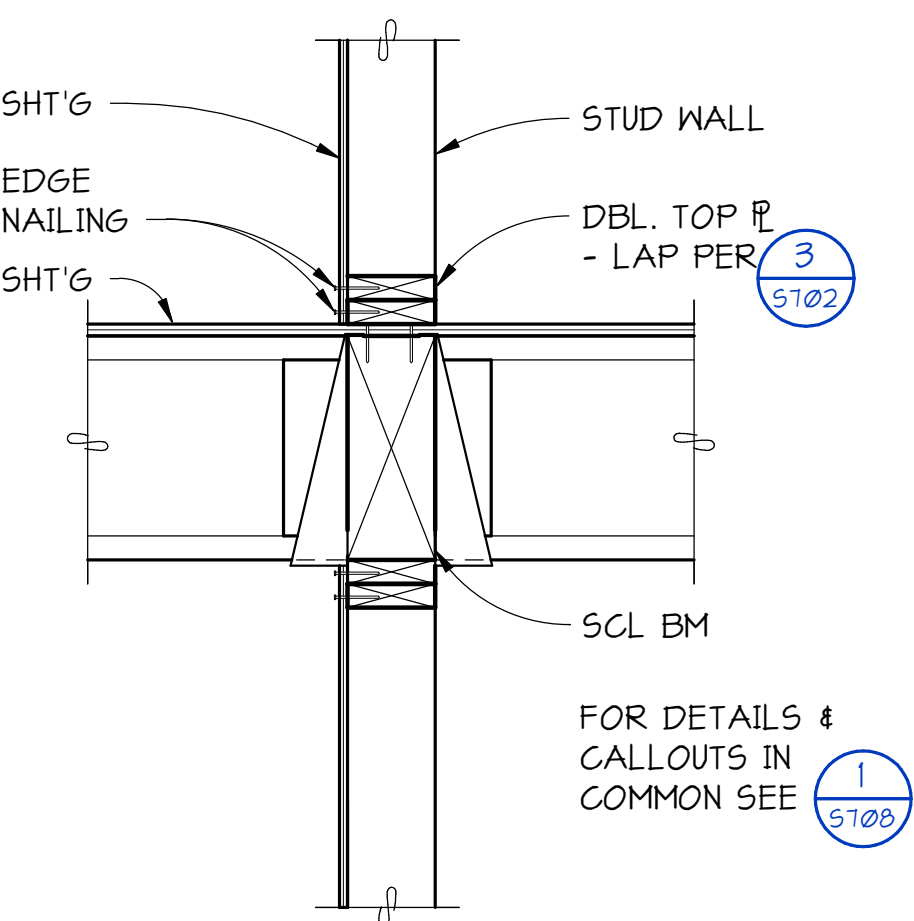
**6 SECTION**  
 S708 1" = 1'-0"



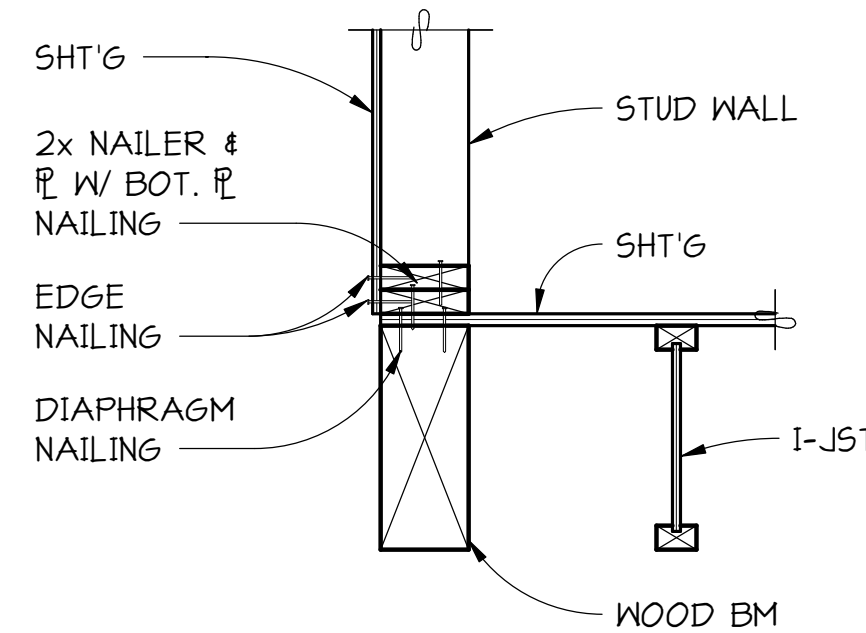
**7 SECTION**  
 S708 NO SCALE



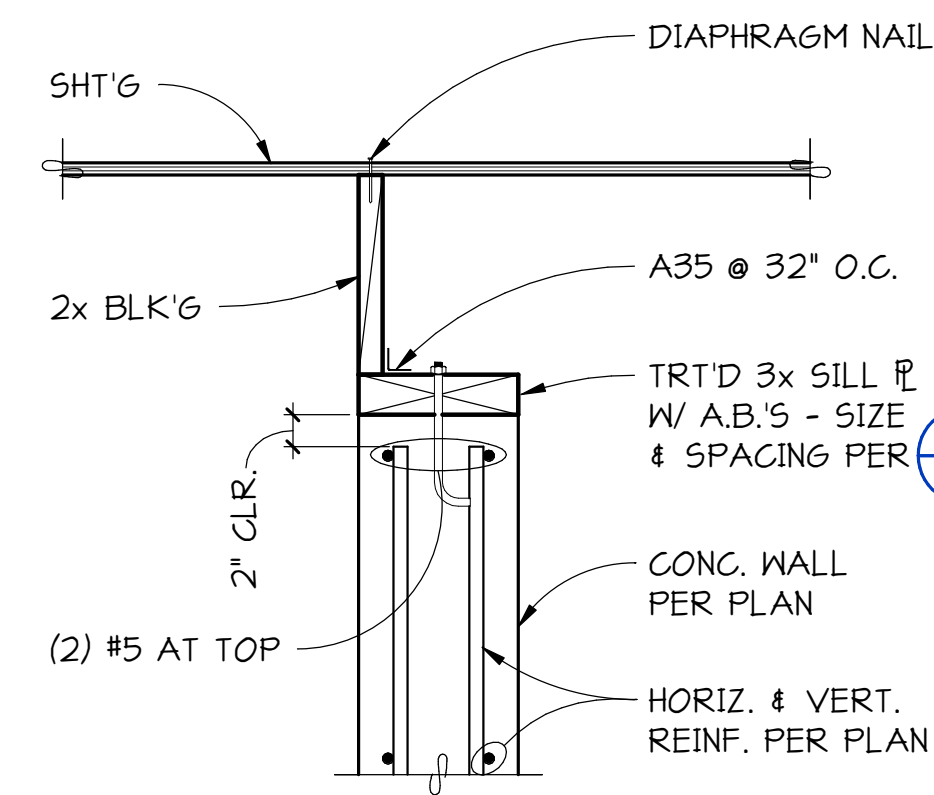
**8 SECTION**  
 S708 NO SCALE



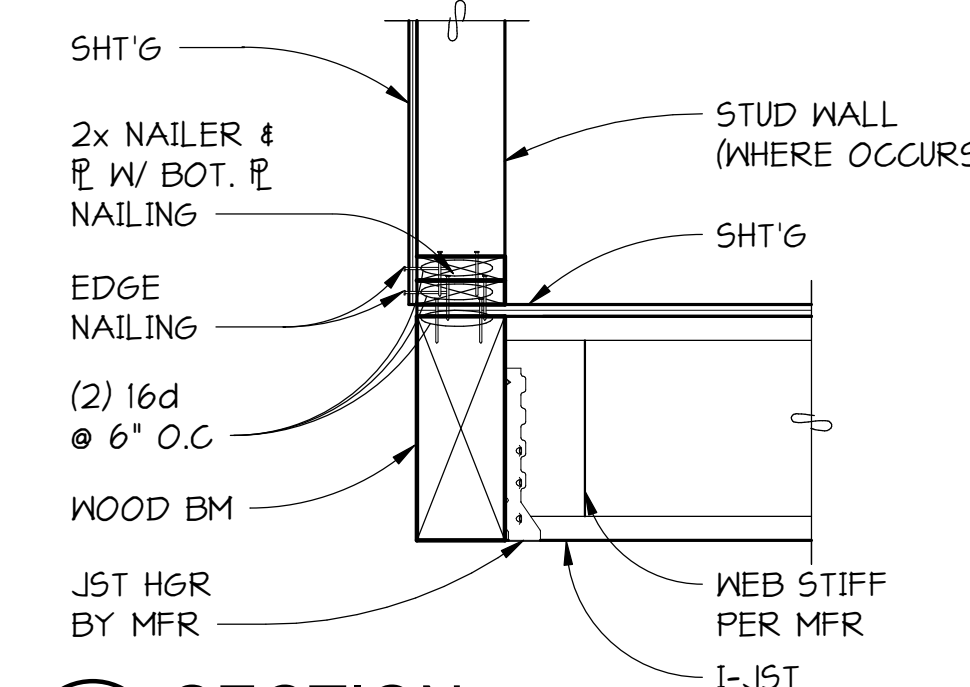
**9 SECTION**  
 S708 NO SCALE



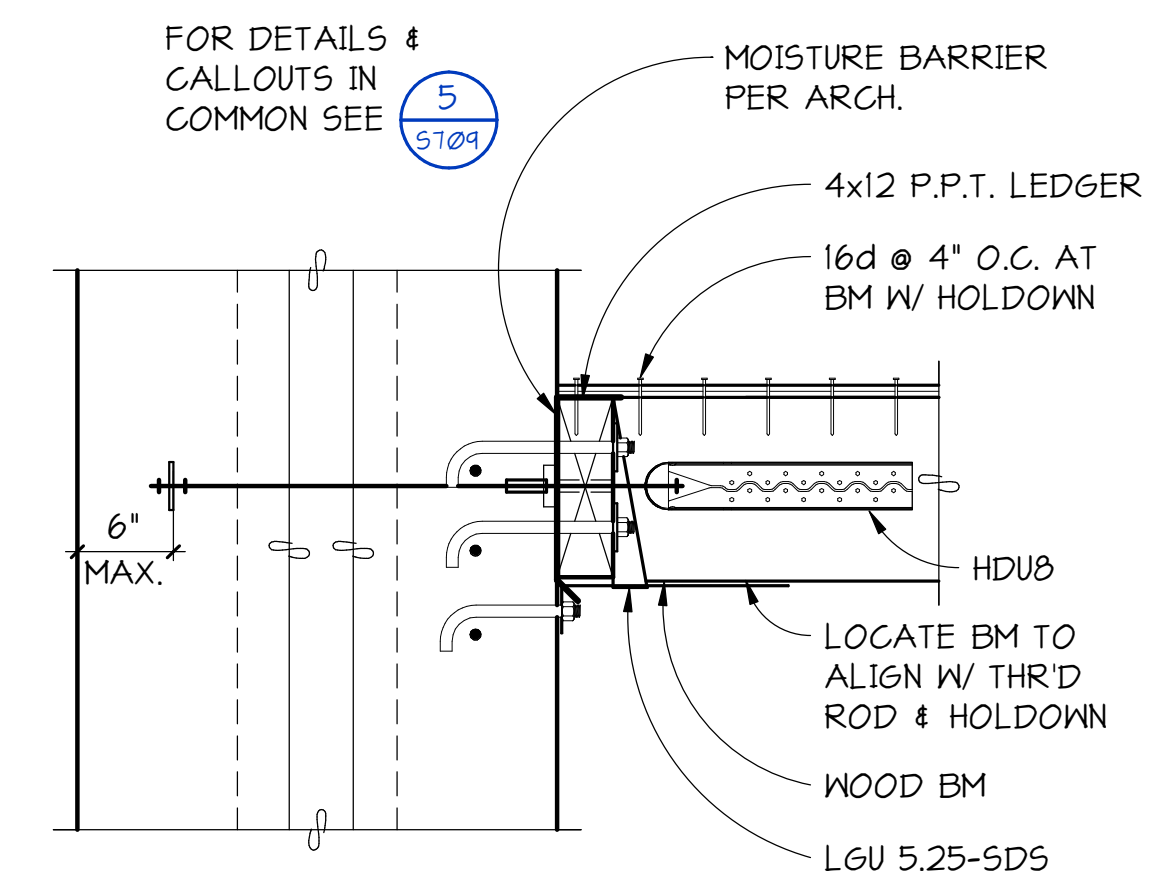
**10 SECTION**  
 S708 NO SCALE



**11 SECTION**  
 S708 NO SCALE



**12 SECTION**  
 S708 NO SCALE

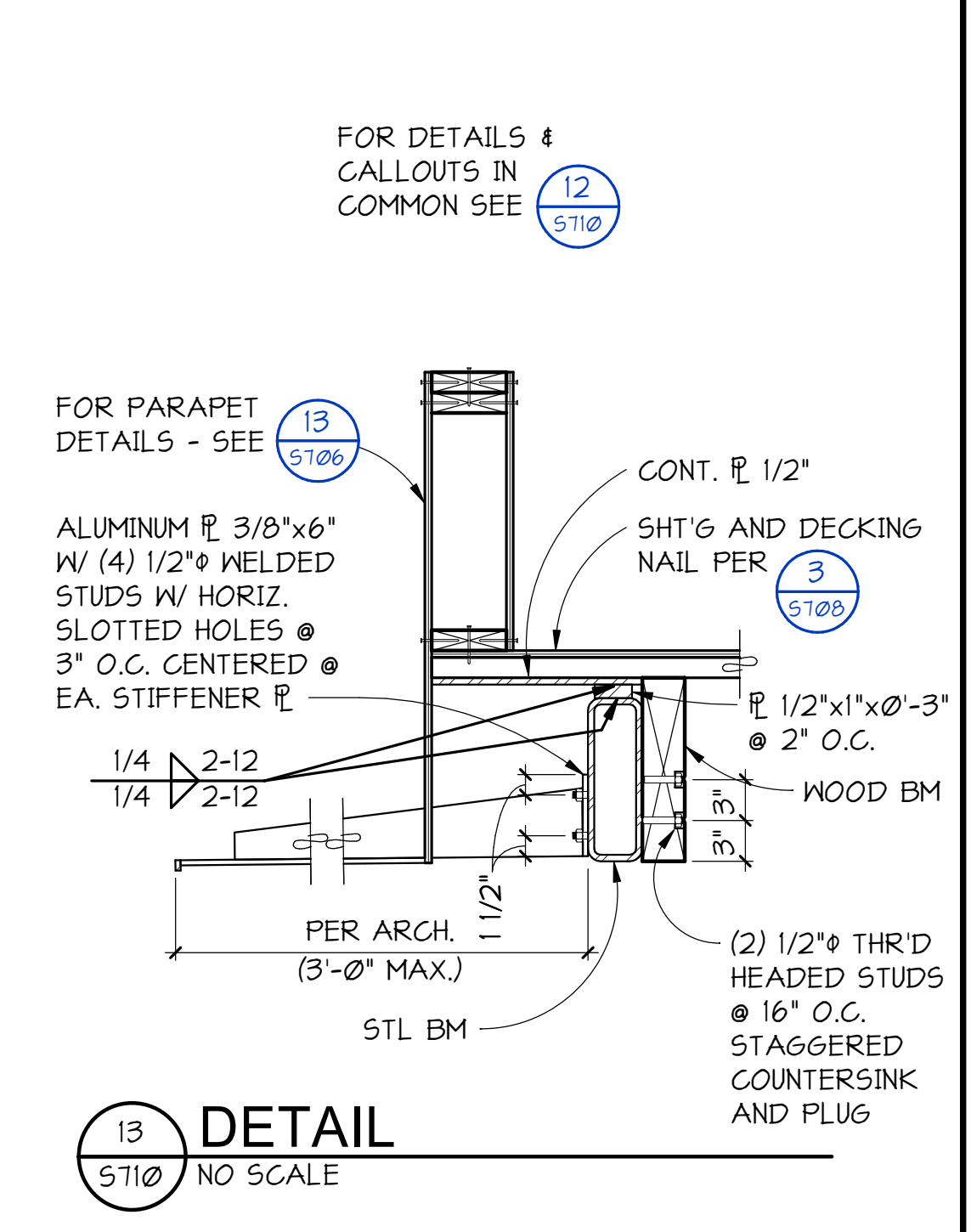
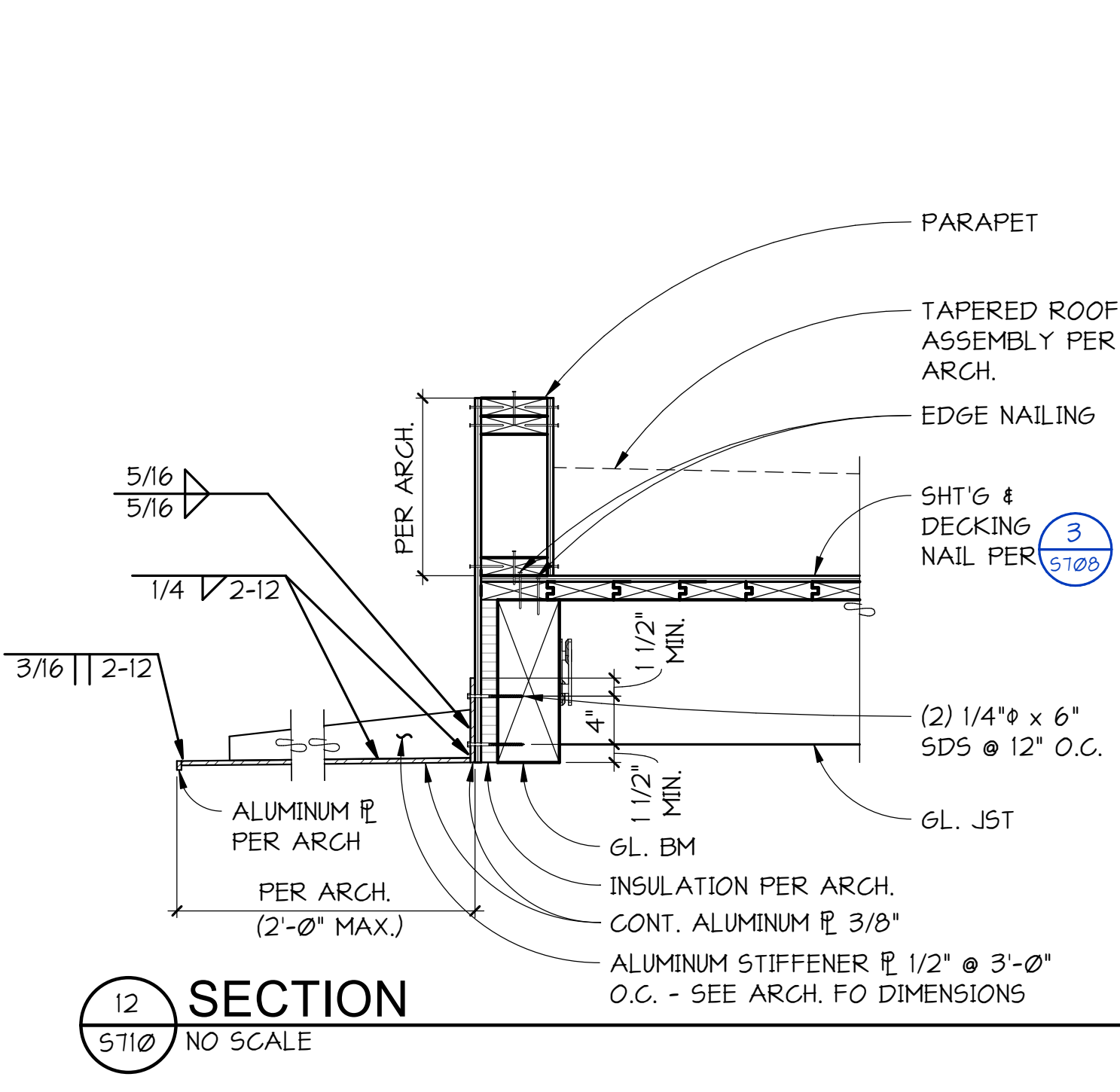
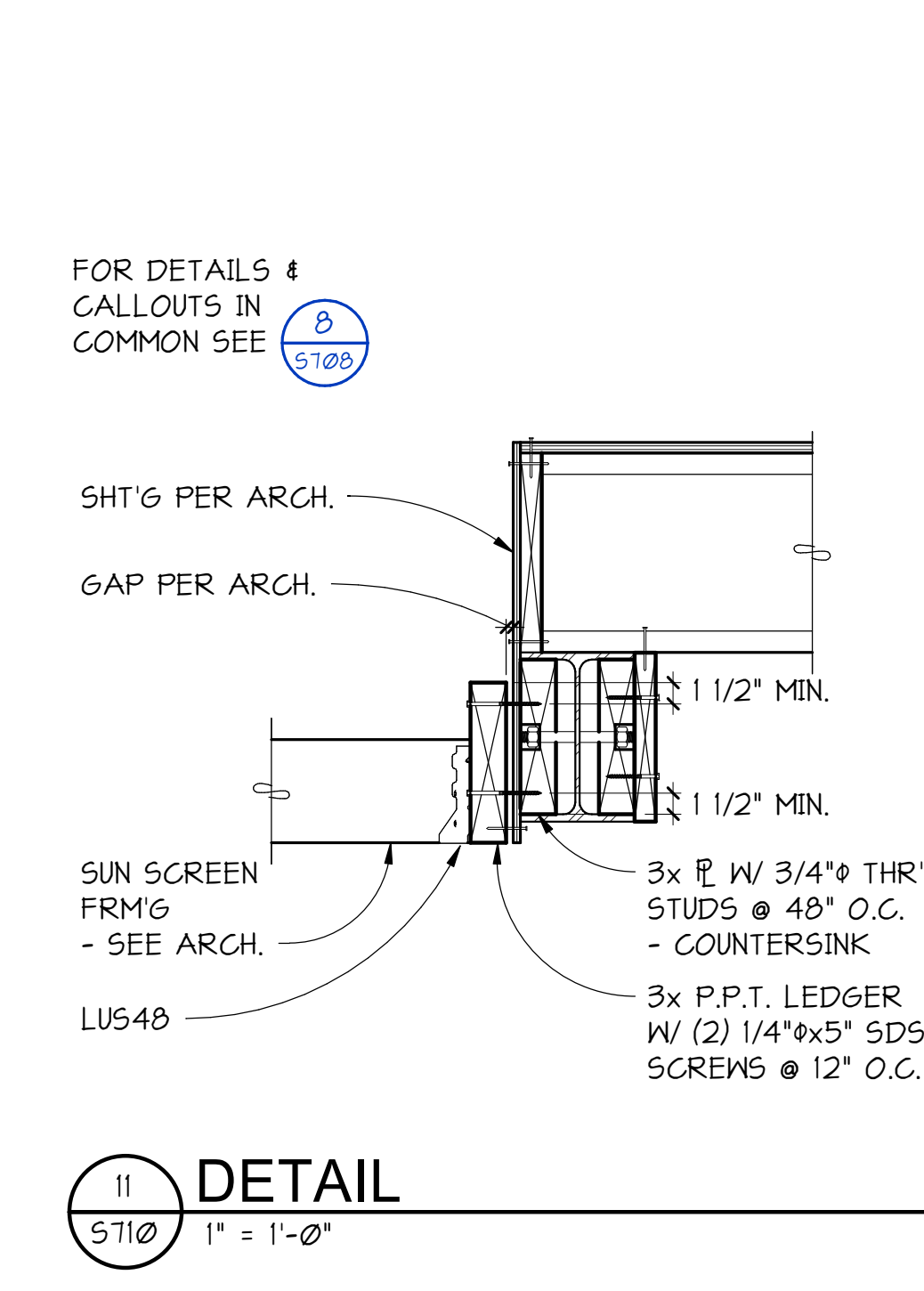
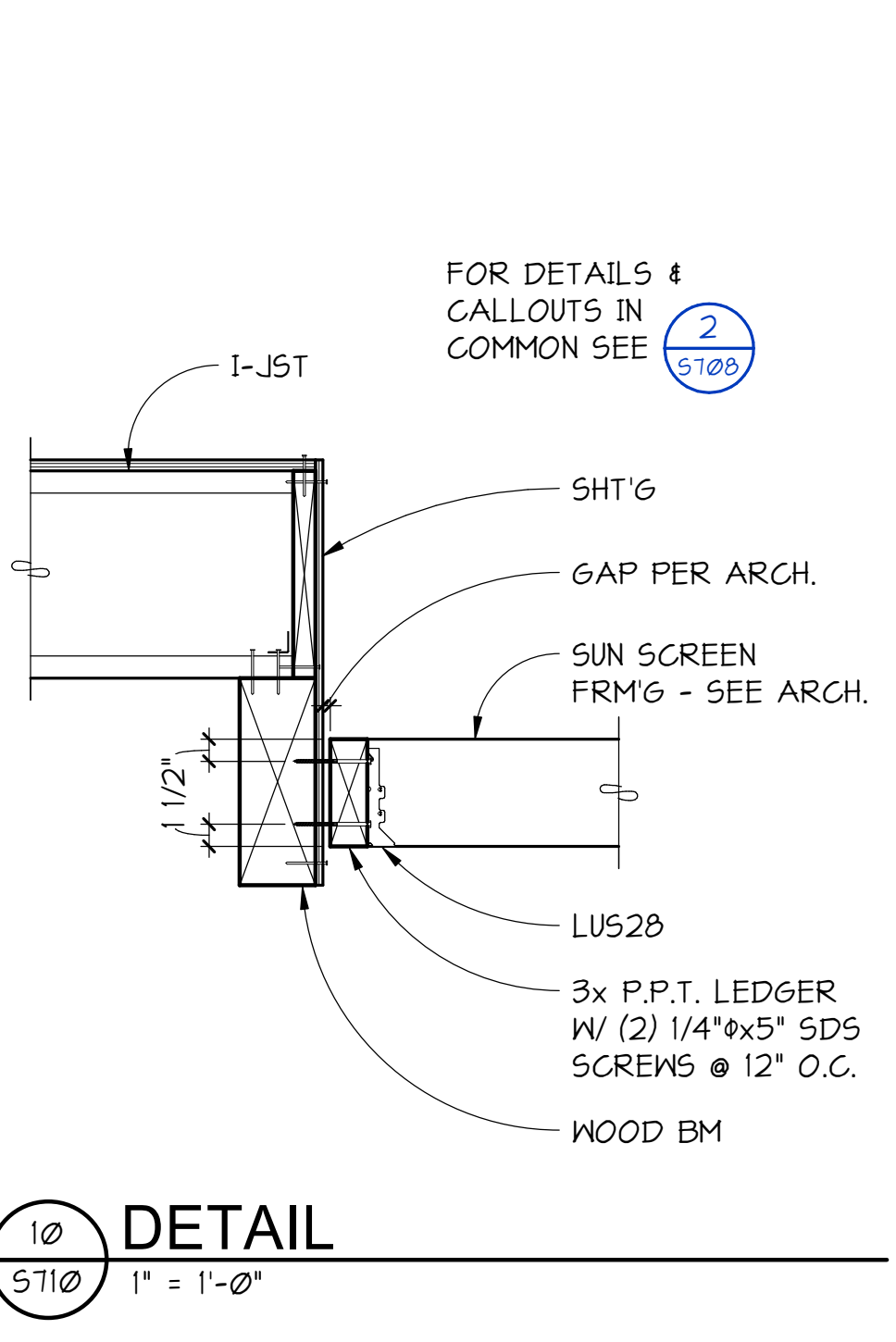
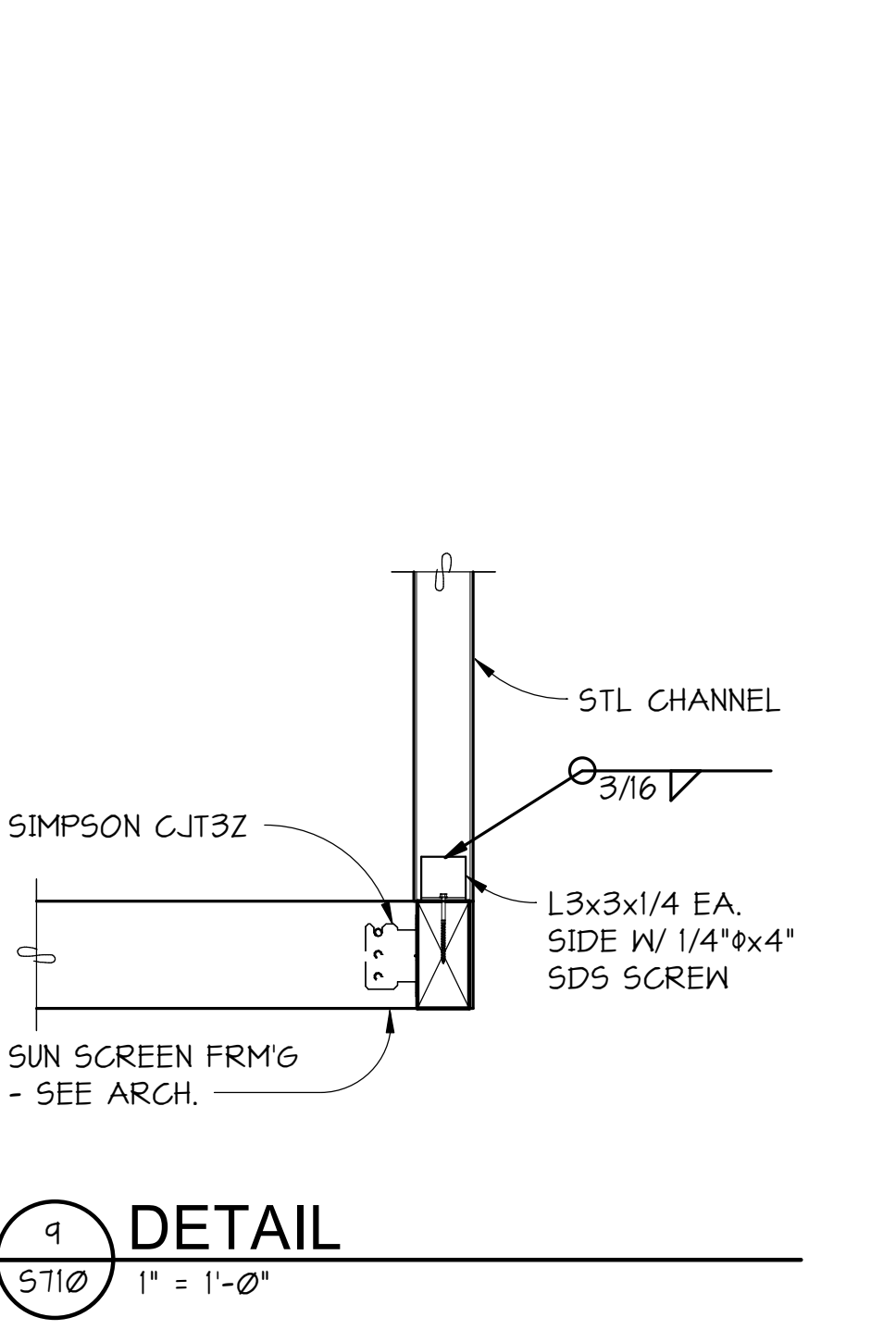
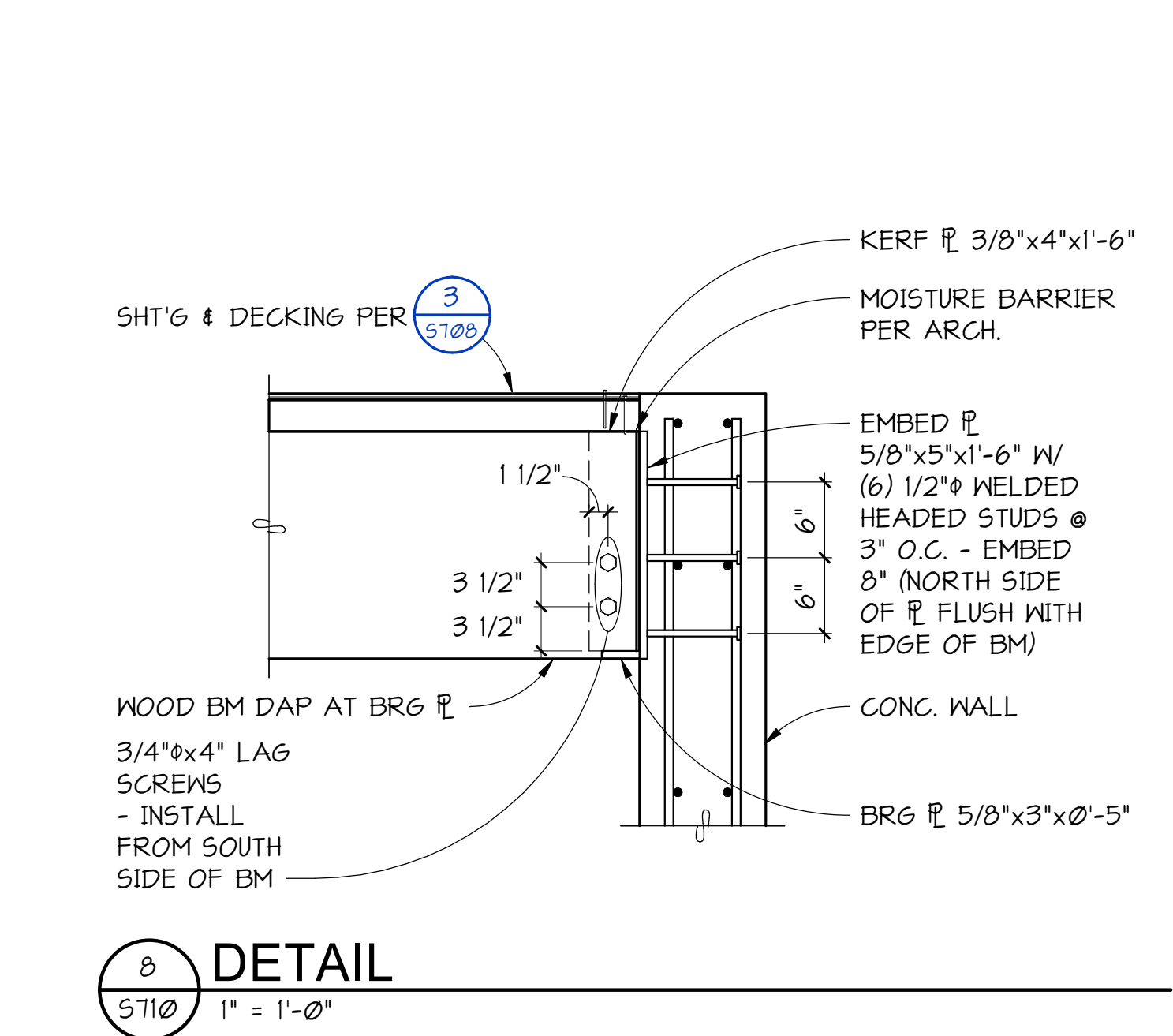
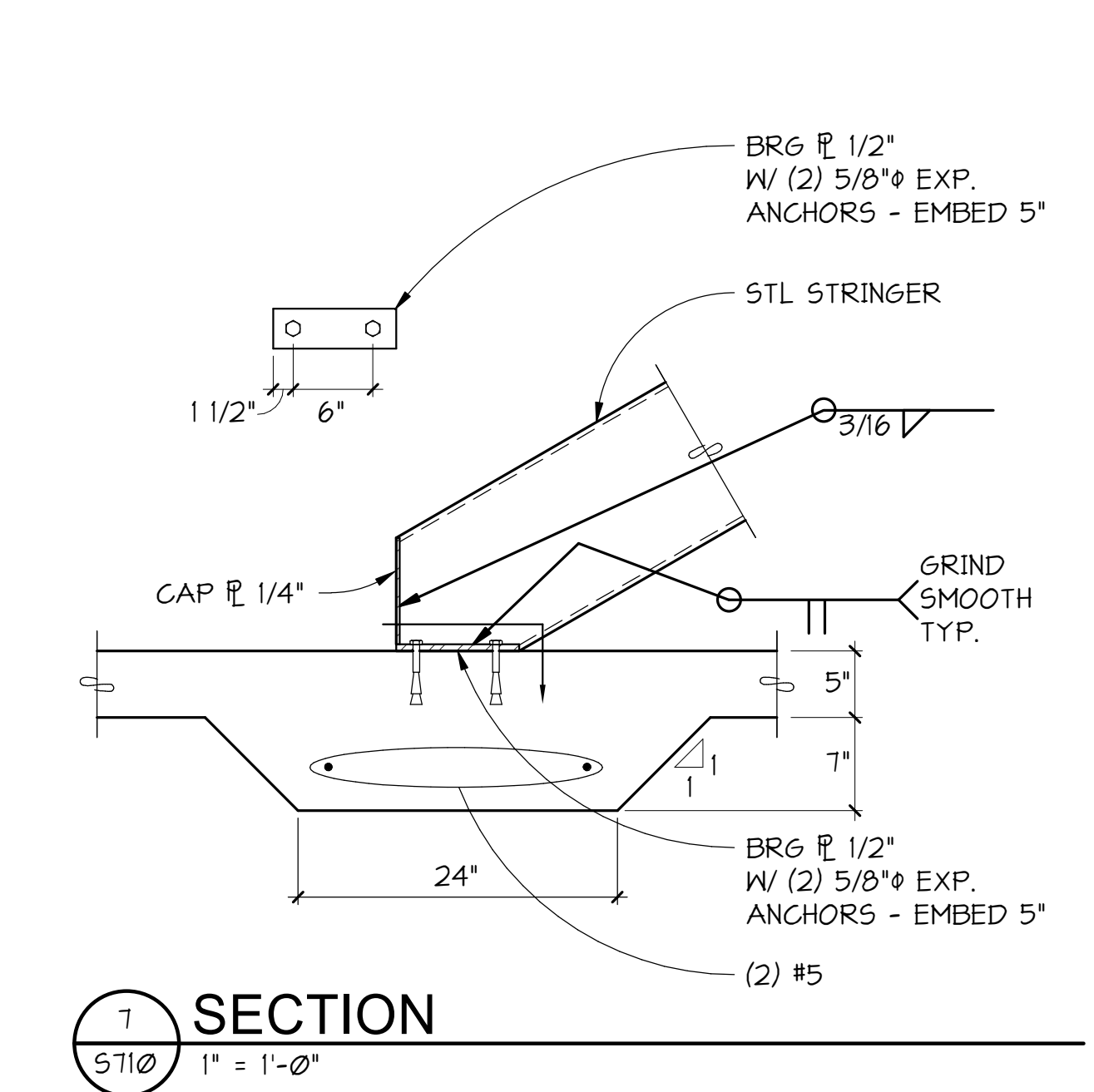
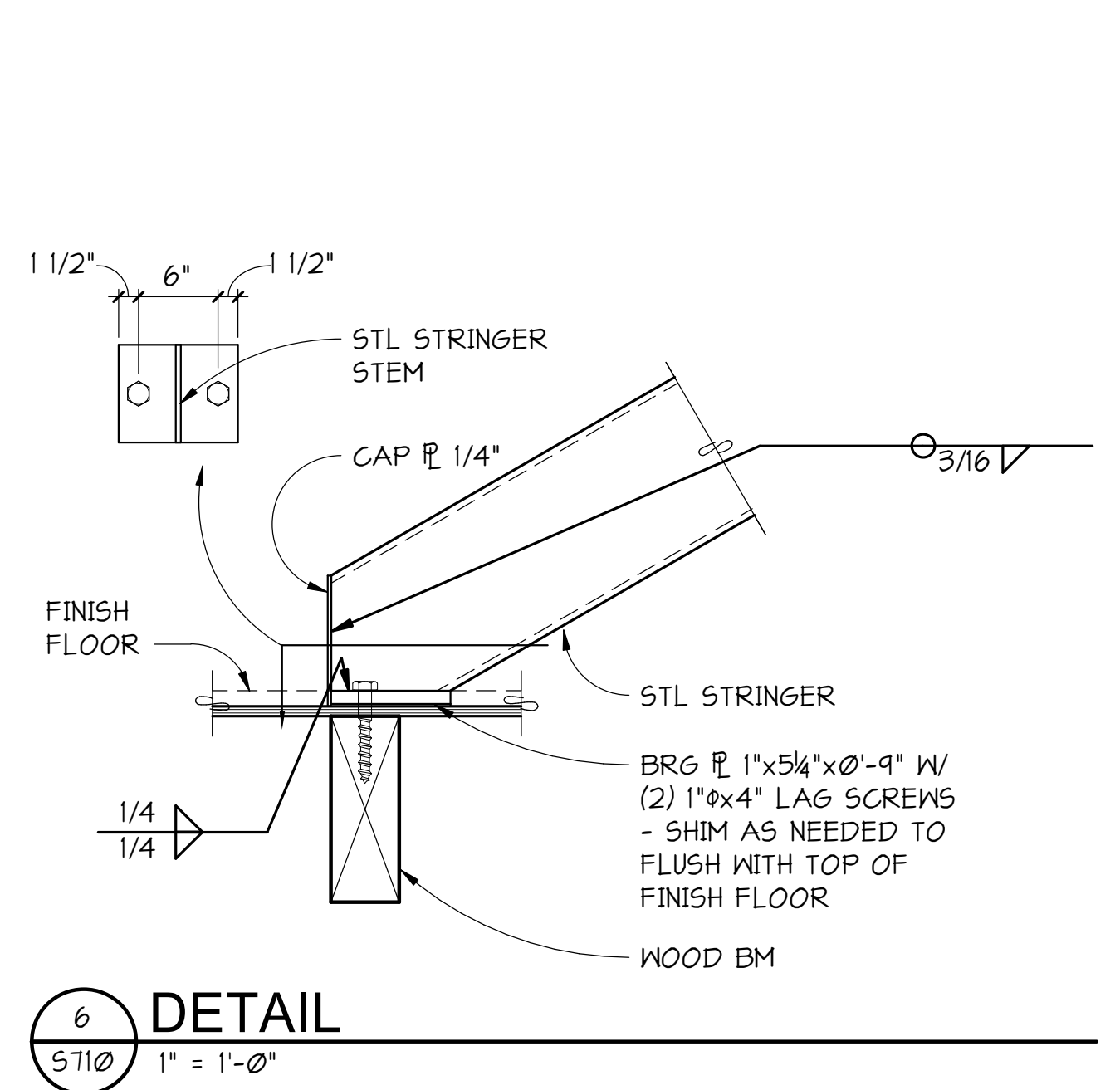
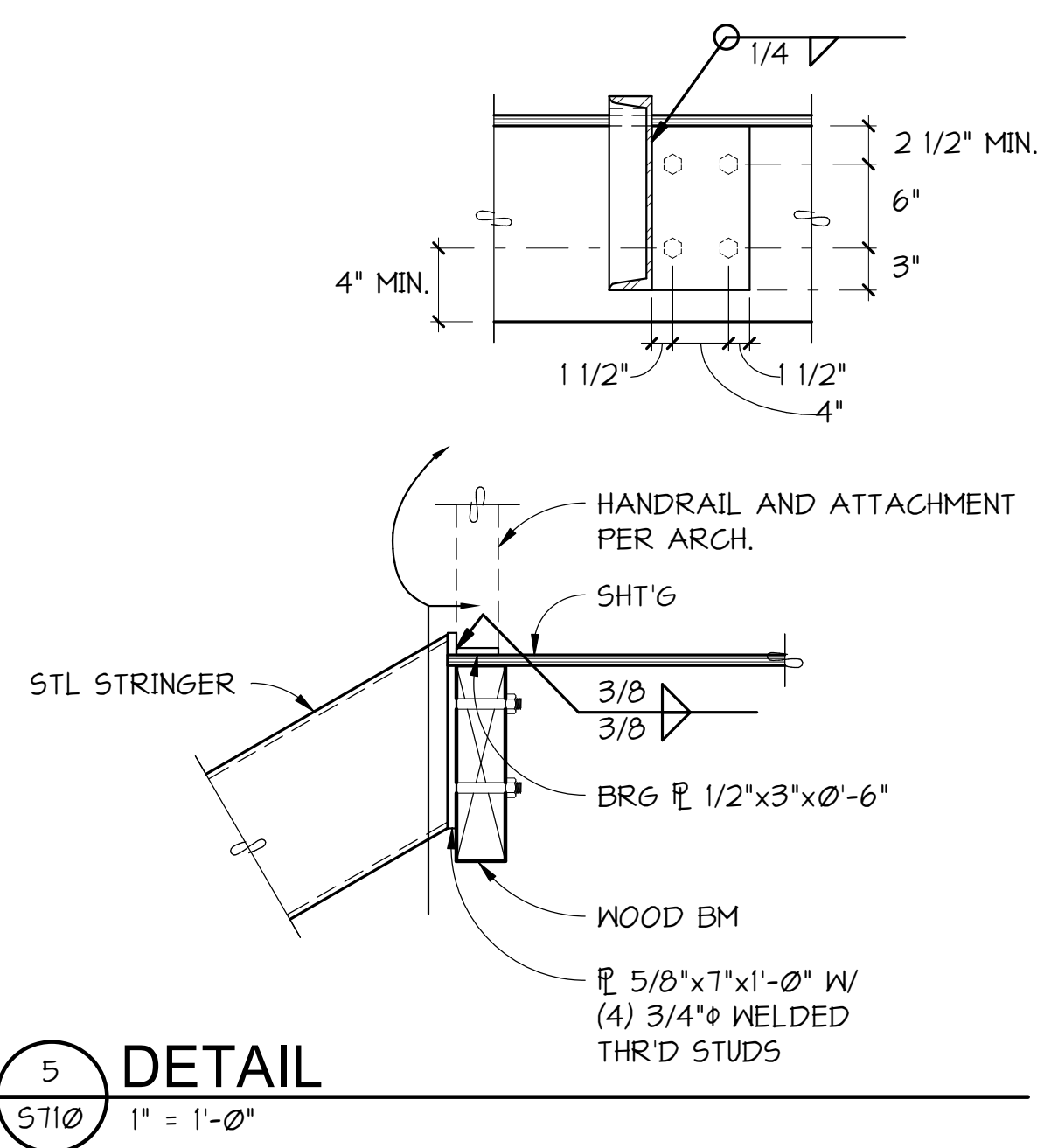
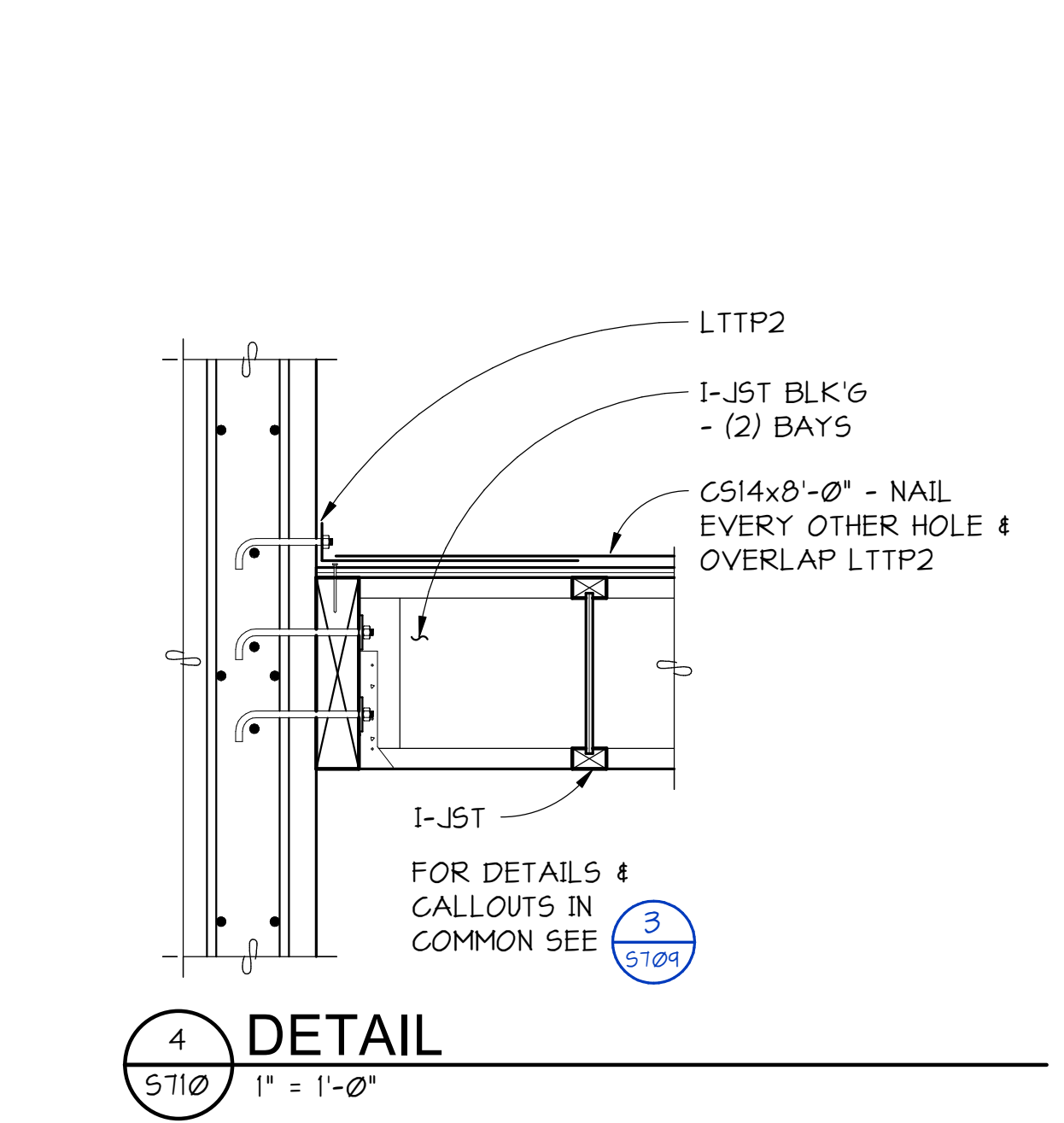
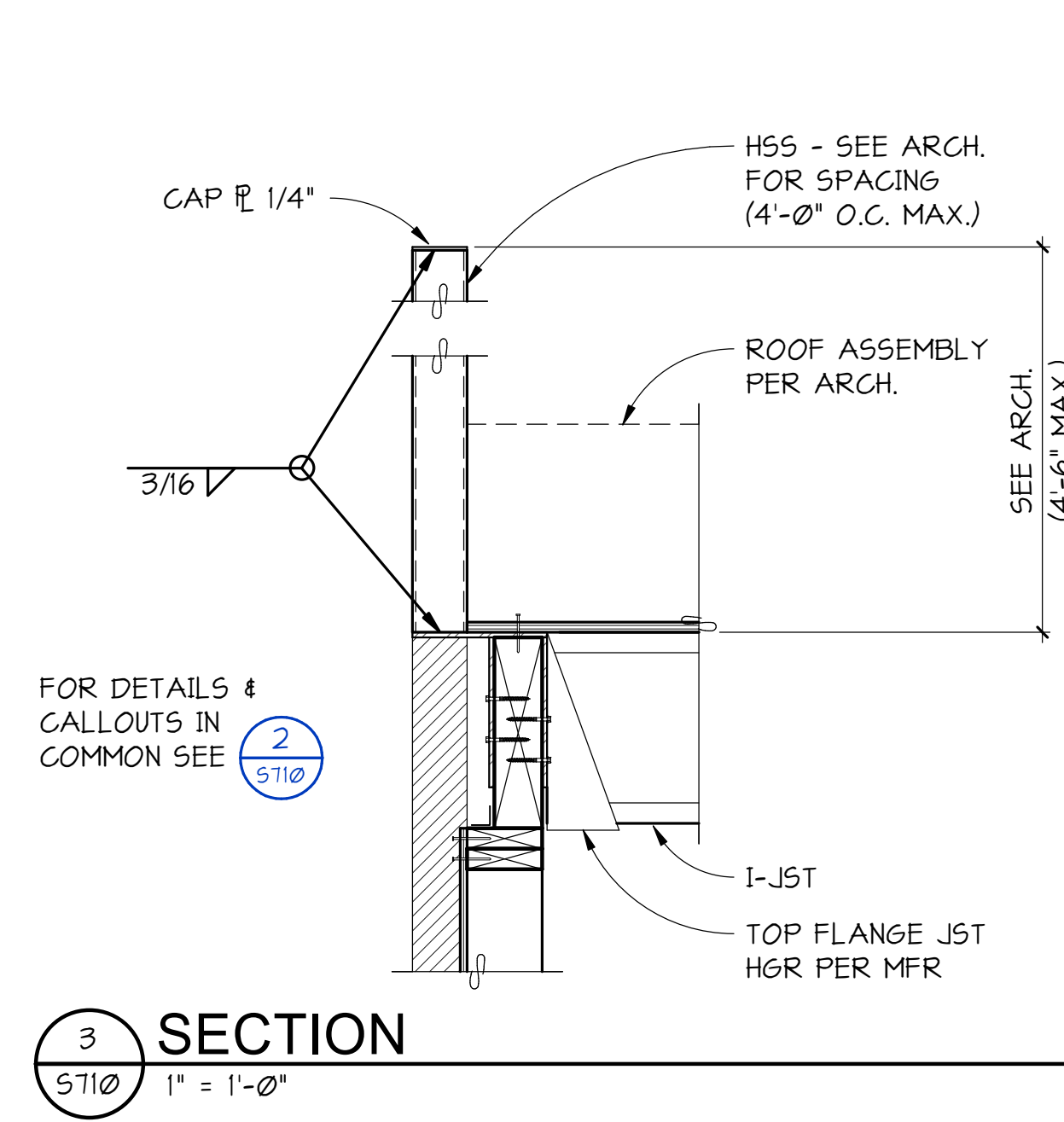
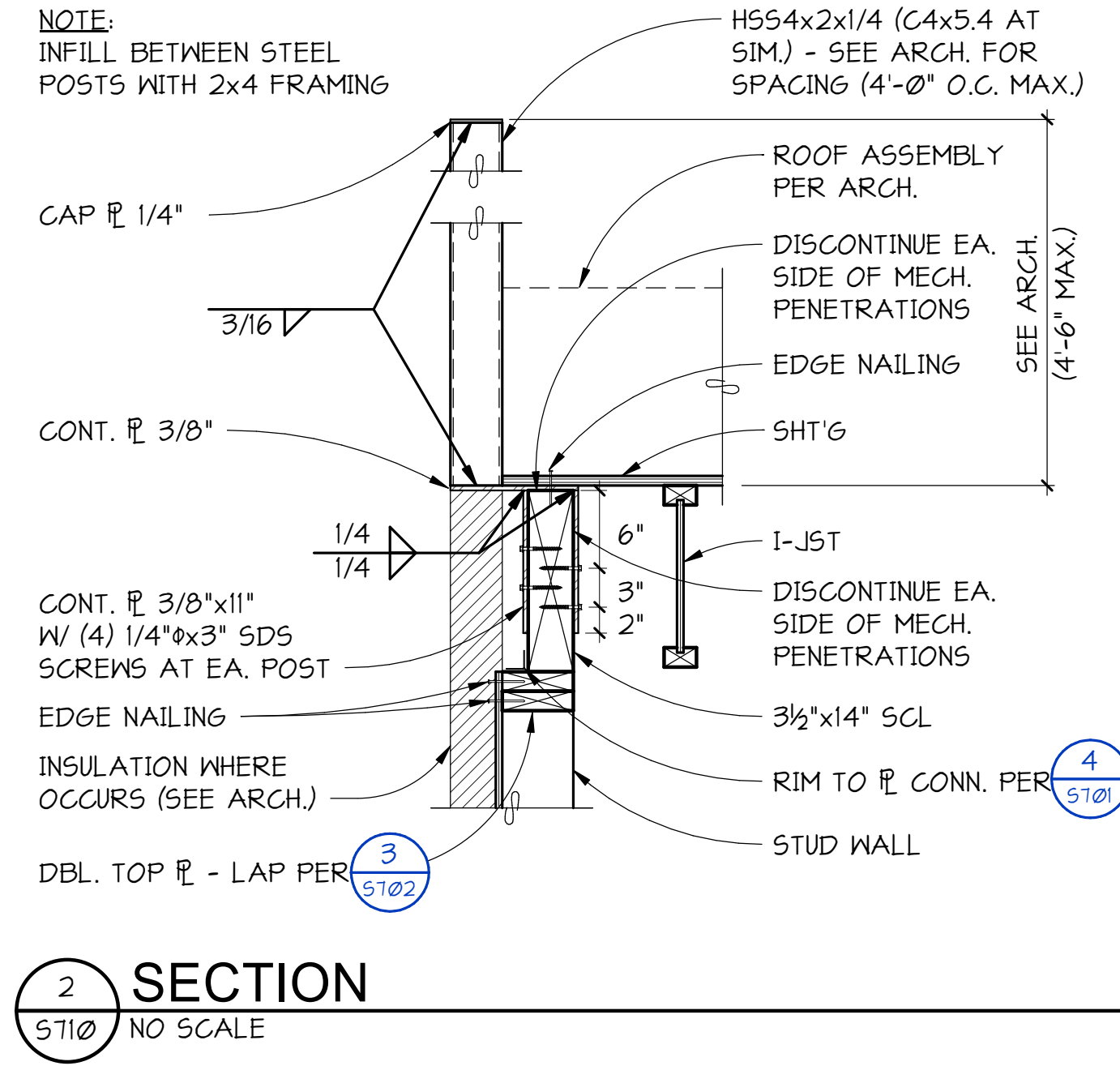
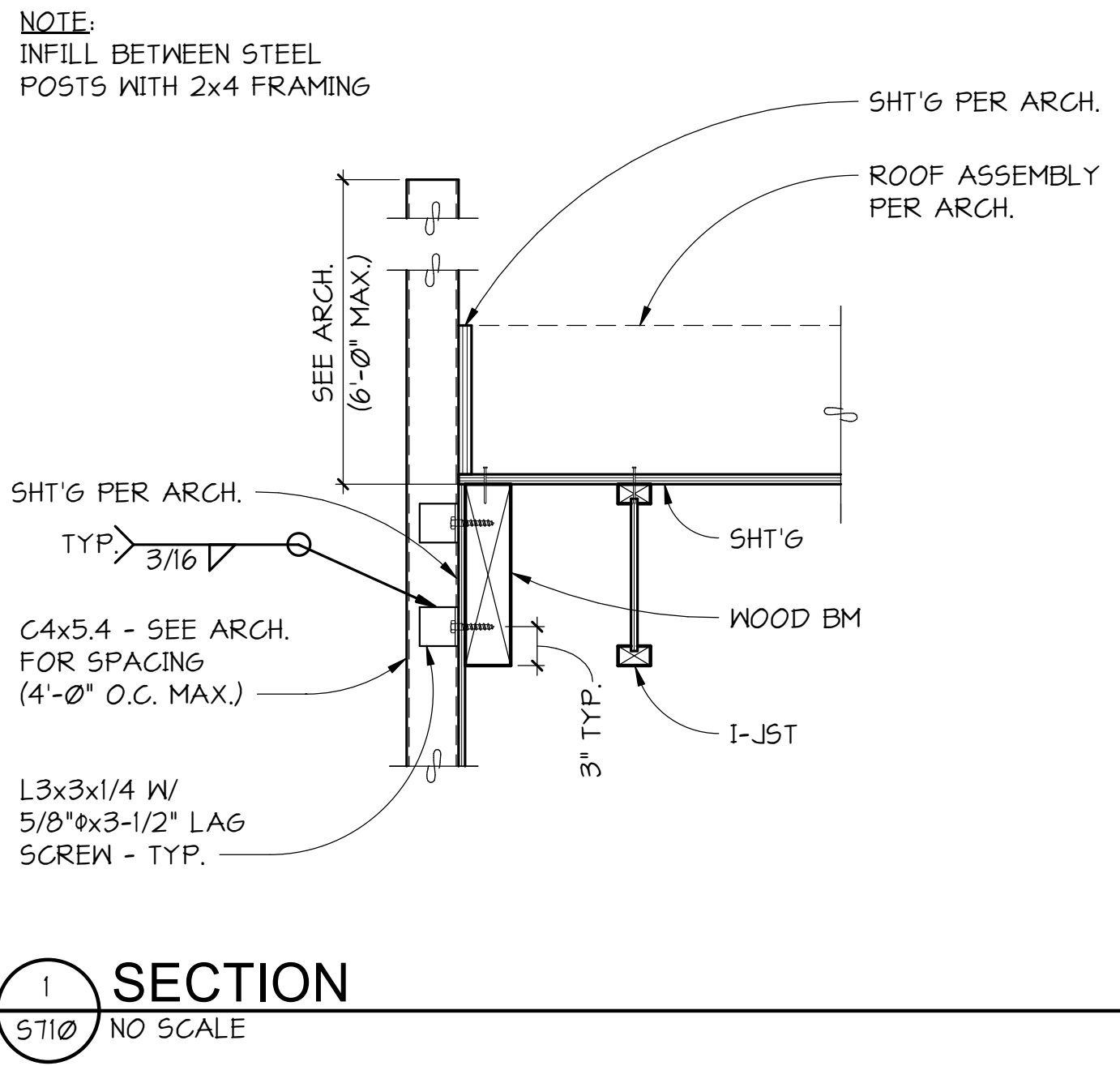
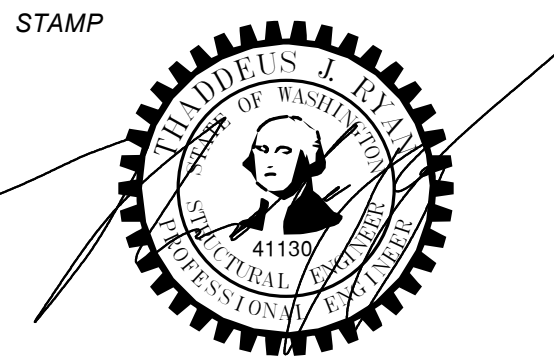


**13 SECTION**  
 S708 NO SCALE









**MERCER ISLAND HOUSE: CASCADE**

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 MERCER ISLAND, WA 98040

**BUILDING PERMIT SUBMITTAL**

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REVISIONS

No.	Description	Date

Drawn: DEH  
 Checked: TJR  
 MJH Proj No.: A20.0085.00  
 Issue Date: May 10, 2022

SHEET

**WOOD FRAMING DETAILS S710**