

GENERAL STRUCTURAL NOTES

BUILDING CODE:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
WASHINGTON STATE AMENDMENTS

DECK LOADS

DEAD LOAD: 10 psf
LIVE LOAD: 60 psf

GENERAL

1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.

2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ERECTION BRACING, FORMWORK, AND TEMPORARY CONSTRUCTION SHORING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED IN WRITING PRIOR TO ERECTION.

4. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

6. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.

7. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS TO CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.

FRAMING LUMBER

1. FRAMING LUMBER GRADE MINIMUMS PER PLAN. LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.

2. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

3. PROVIDE PROPERLY SIZED WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

4. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS NOTED OTHERWISE. LAG BOLT PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS NOTED OTHERWISE.

5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED, GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

CONCRETE FOUNDATIONS:

CONCRETE FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH IRC CHAPTER 4.

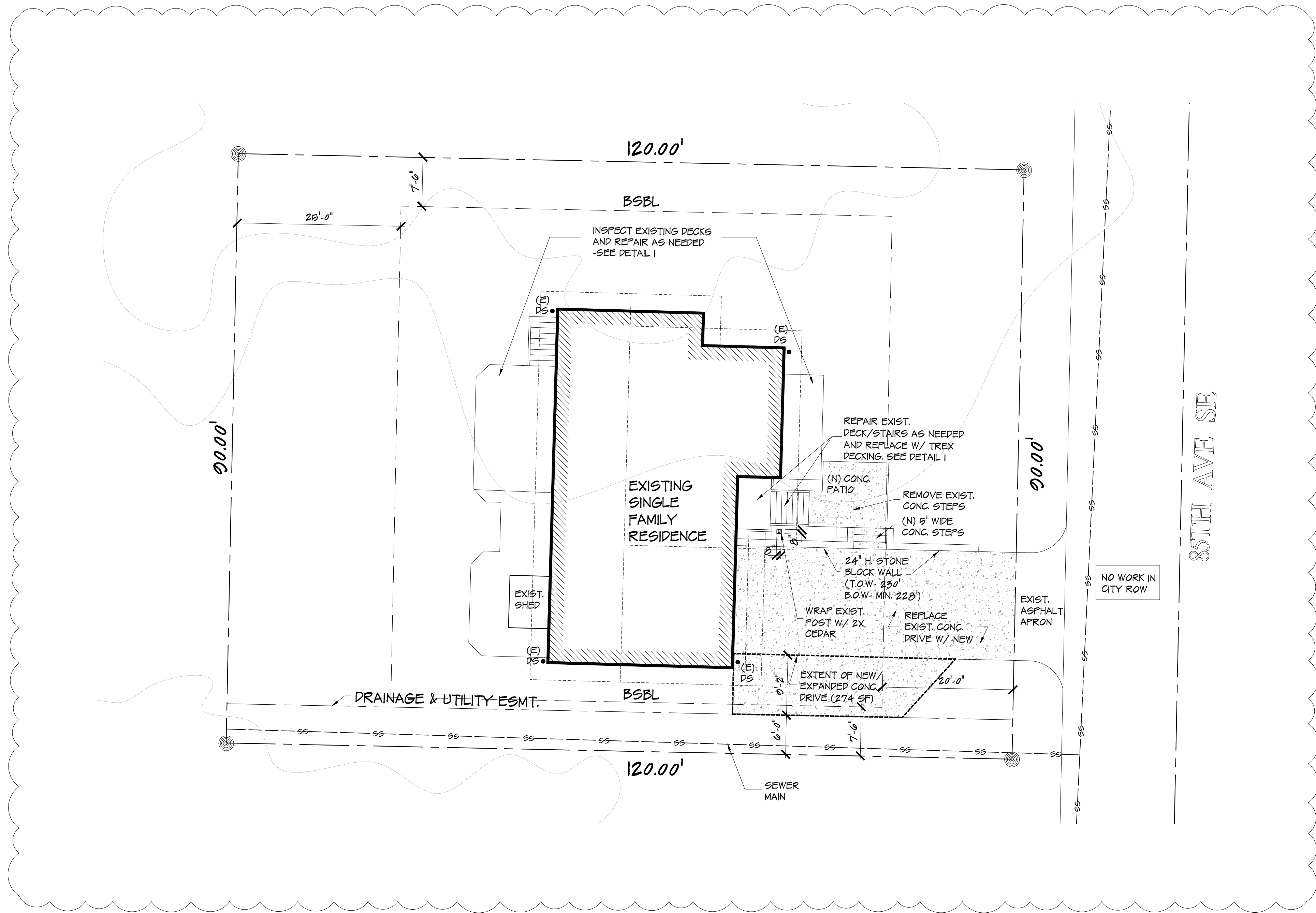
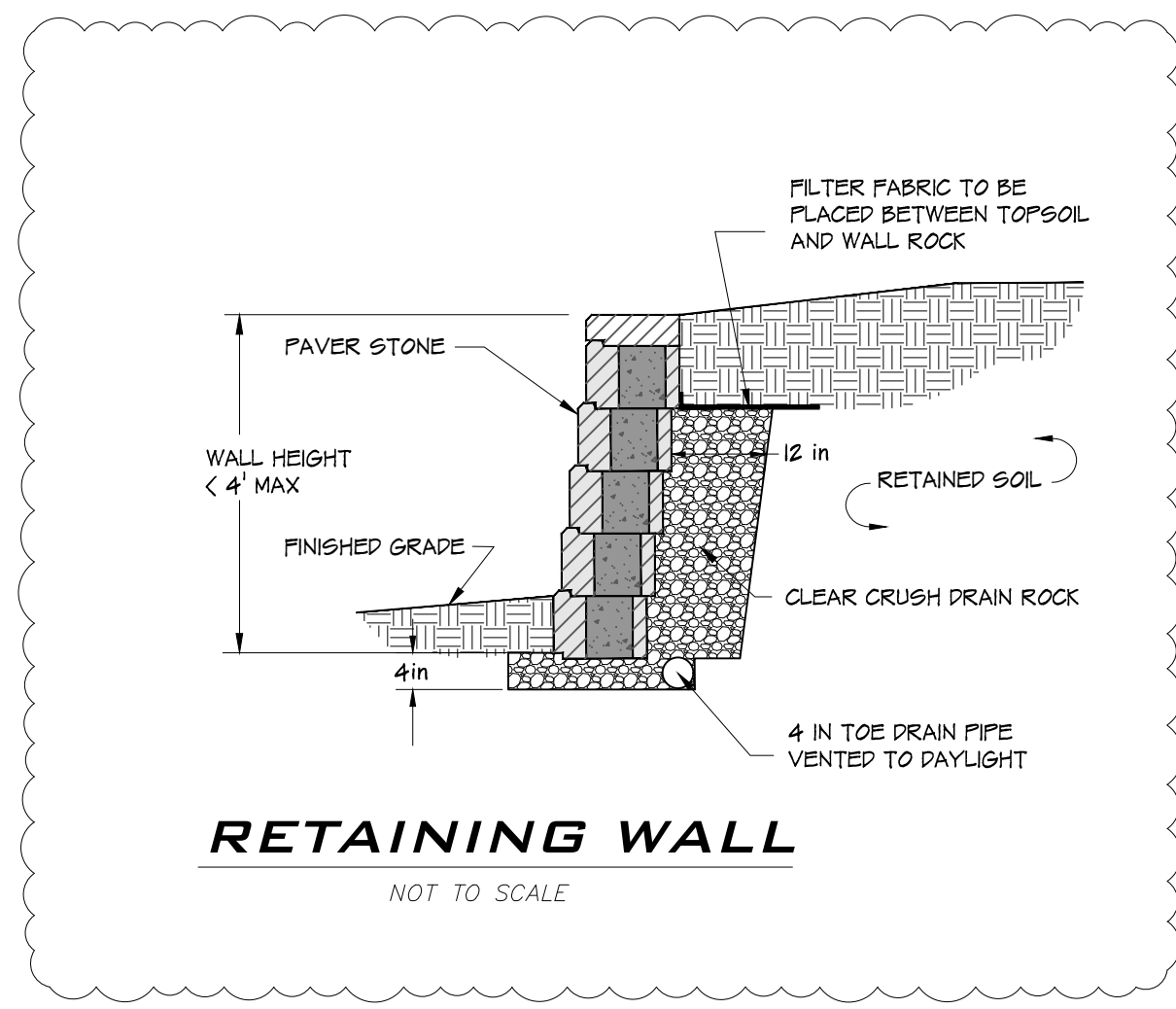
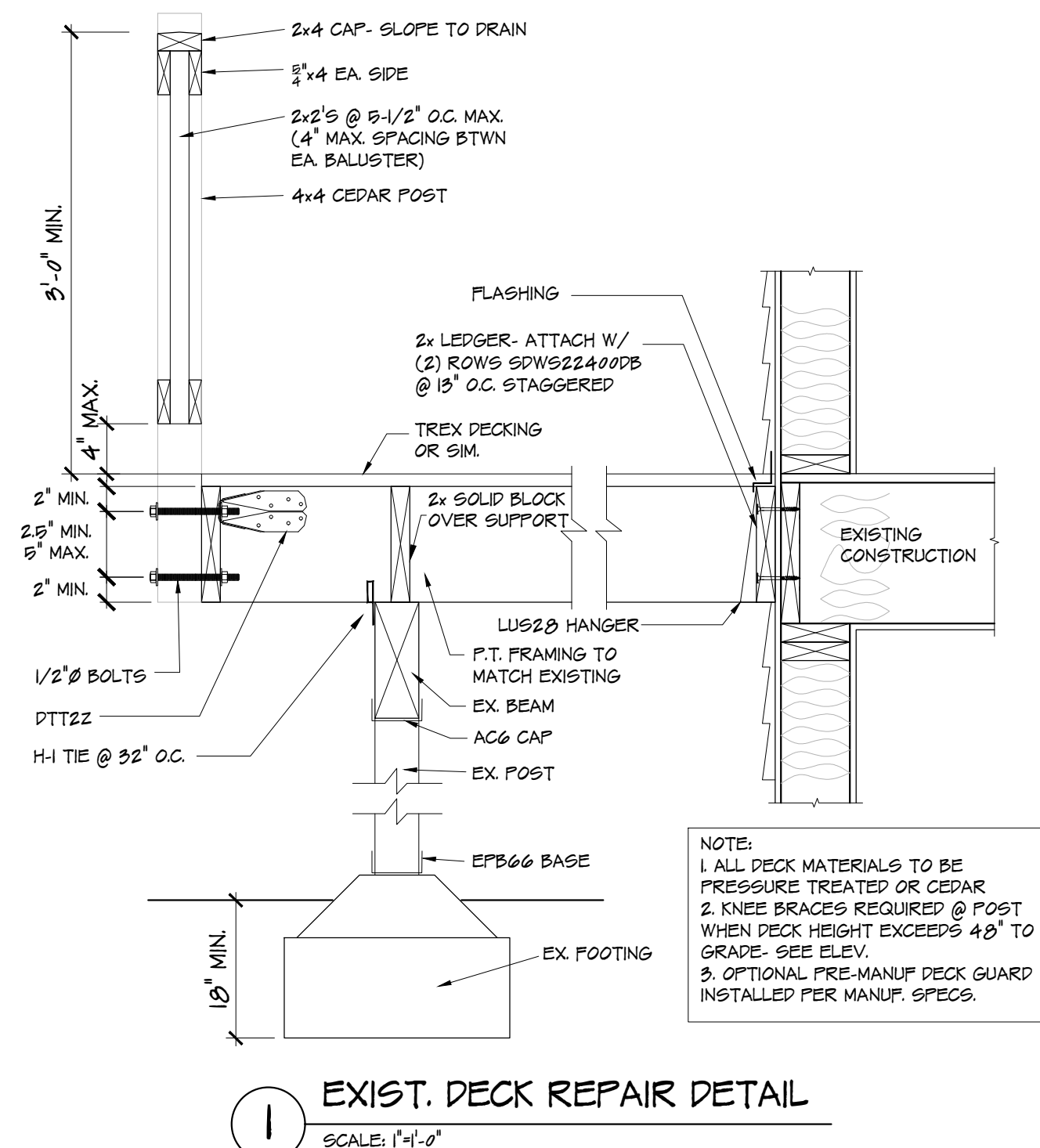
MIN. CONCRETE COMPRESSIVE STRENGTH (f'_c): 3,000 PSI (R404.13.3.1)
MIN. YIELD STRENGTH OF STEEL REINFORCEMENT: 60,000 PSI (R404.13.3.7)
CONCRETE MIXING & DELIVERY SHALL COMPLY WITH ASTM C 94 OR ASTM C 605
MIN. REINFORCEMENT COVER: IF CAST AGAINST EARTH: 3" MIN COVER. IF CAST AGAINST REMOVABLE FORMS: 1-1/2" FOR NO. 5 BARS AND SMALLER, 2" FOR NO. 6 BARS OR LARGER. (R403.13.5.3 & R404.13.3.7.4)

FORMS SHALL BE MADE OF AN APPROVED MATERIAL. FORMS SHALL BE POSITIONED AND SECURED BEFORE PLACING CONCRETE AND SHALL PROVIDE SUFFICIENT STRENGTH TO CONTAIN CONCRETE DURING THE CONCRETE PLACEMENT OPERATION (IRC R404.13.3.6)

CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE WORKED AROUND EMBEDDED ITEMS AND REINFORCEMENT AND INTO CORNER OF FORMS (IRC R404.13.3.5)

VERTICAL AND HORIZONTAL WALL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH SHALL BE IN ACCORDANCE WITH TABLE R602.5.4(I) AND FIGURE R602.5.4(I). THE MAXIMUM GAP BETWEEN NON-CONTACT PARALLEL BARS AT A LAP SPICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES.

FOR GRADE 60 STEEL #4 BAR (TABLE R602.5.4(I)):
-LAP SPICE LENGTH-TENSION = 30 INCHES
-TENSION DEVELOPMENT LENGTH FOR STRAIGHT BAR = 23 INCHES
-TENSION DEVELOPMENT LENGTH FOR 90-DEGREE AND 180-DEGREE WITH NOT LESS THAN 2.5 INCHES OF SIDE COVER PERPENDICULAR TO PLANE OF HOOK AND 90-DEGREE STANDARD HOOKS WITH NOT LESS THAN 2 INCHES OF COVER ON THE BAR EXTENSION BEYOND HOOK = 9 INCHES
-TENSION DEVELOPMENT LENGTH FOR BAR WITH 90-DEGREE AND 180 DEGREE STANDARD HOOK HAVING LESS COVER THAN REQUIRED ABOVE = 12 INCHES.



| PROJECT INFORMATION | | |
|---|--|--------------------|
| ADDRESS | 7387 89TH AVE SE, MERCER ISLAND, WA 98040, USA | |
| PARCEL NUMBER | 040120-0600 | |
| OWNER | DIPELUS ROBERT C & TANG WE | |
| LEGAL DESCRIPTION | MERCER ISLAND ESTATES #1 LOT #60 | |
| SCOPE OF WORK | | |
| NEW FRONT ENTRY CONCRETE STEPS & PATIO, REPLACING EXISTING CONCRETE DRIVEWAY WITH NEW, NEW 287 SF DRIVEWAY EXPANSION, REPAIR EXISTING DECKS AS NEEDED, WRAP EXISTING FRONT PORCH POST WITH 2x CEDAR | | |
| LOT SLOPE | | |
| HIGHEST ELEVATION FT. OF LOT | 332 | |
| LOWEST ELEVATION FT. OF LOT | 320 | |
| ELEVATION DIFF. | 4 | |
| HORIZONTAL DISTANCE | 90 | |
| LOT SLOPE | 4% | |
| ZONING | | |
| ZONE | R-26 | |
| SETBACKS | FRONT: 20', SIDE: 6'/10', REAR: 20' | |
| LOT AREA | 10000 | |
| LOT COVERAGE | 40% | |
| HARDSCAPE | 0% | |
| HEIGHT LIMIT | 30' | |
| LOT COVERAGE | | |
| LIMIT | 40% | |
| ALLOWED | 4320 | |
| SURFACE | | |
| | EXIST. TO REMAIN | TOTAL PROPOSED |
| MAIN STRUCTURE ROOF AREA | 2210 | 2210 |
| ACCESSORY BUILDING ROOF AREA | 20 | 20 |
| VEHICULAR USE | 632 | 303 |
| TOTAL | 2870 | 3126 |
| TOTAL PROJECT LOT COVERAGE AREA | 3126 | +115 = 3141 |
| PROPOSED LOT COVERAGE AREA | | 20% |
| HARDSCAPE | | |
| LIMIT | 0% | |
| ALLOWED | 972 | |
| SURFACE | | |
| | EXIST. TO REMAIN | TOTAL PROPOSED |
| UNCOVERED DECKS & STAIRS | 461 | 461 |
| CONC. STEPS / PATIO | | 127 |
| ROCKERIES & RETAINING WALLS | | 27 |
| TOTAL | 461 | 615 |
| TOTAL PROPOSED HARDSCAPE AREA | | 6% |
| IMPERVIOUS SURFACE | | |
| ACTUAL | | |
| SURFACE | EXIST. TO REMAIN | NEW (NET INCREASE) |
| HOUSE + SHED + O.H. | 2243 | 0 |
| DRIVE - O.H. | 632 | 253 |
| DECK + STAIRS - O.H. | 461 | 0 |
| CONC. STEPS + PATIO | 0 | 20 |
| TOTAL | 3336 | 273 |
| EXIST + NEW | | 3607 |
| PERCENTAGE | | 34.00% |
| HEIGHT CALCULATION | | |
| NO CHANGE TO EXIST. MAX. BUILDING HEIGHT | | |
| VICINITY MAP: | | |
| | | |
| SHEET INDEX | | |
| C | COVER-SITE PLAN & GENERAL NOTES | |
| Scale: 1" = 10' | | |
| | | |
| NORTH | | |
| COVER SHEET | | |
| JOB # | 22-045 | |
| DATE: | 10-05-22 | |
| REV: | 11-21-22 | |
| SHEET # | C | |

REGISTERED ARCHITECT
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