

ZONING ANALYSIS

PROPERTY INFO

PLAN# 22104 SITE PLAN
 ADDRESS: 4701 88TH AVE SE, MERCER ISLAND, WA 98040
 PARCEL # 275700-0060 ZONE: R-9.6

SETBACKS:

FRONT 20'
 SIDES 5'/10'
 REAR 25'

STRUCTURE IMPERVIOUS

EXIST. MAIN RESIDENCE: 1386 SQFT
 PROPOSED ADDITION: 199 SQFT
 PROPOSED ADDITION 2: 55 SQFT
 EXIST. DECK: 391 SQFT
 EXIST. CYRD PORCH: 94 SQFT
 SUBTOTAL 2125 SQFT

HARDSURFACE IMPERVIOUS:

EXIST. DRIVEWAY: 1075 SQFT
 EXIST. WALKWAY: 146 SQFT
 SUBTOTAL 1221 SQFT










SUBTOTALS:

TOTAL IMPERVIOUS: 3346 SQFT
 TOTAL LOT AREA: 11224 SQFT
 BUILDING IMPERVY % 18.9%
 TOTAL IMPERVY % 29.8%

LEGAL DESCRIPTION:

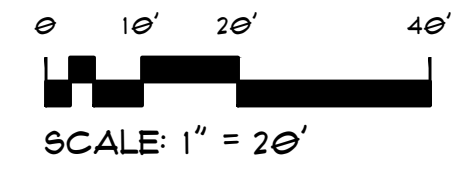
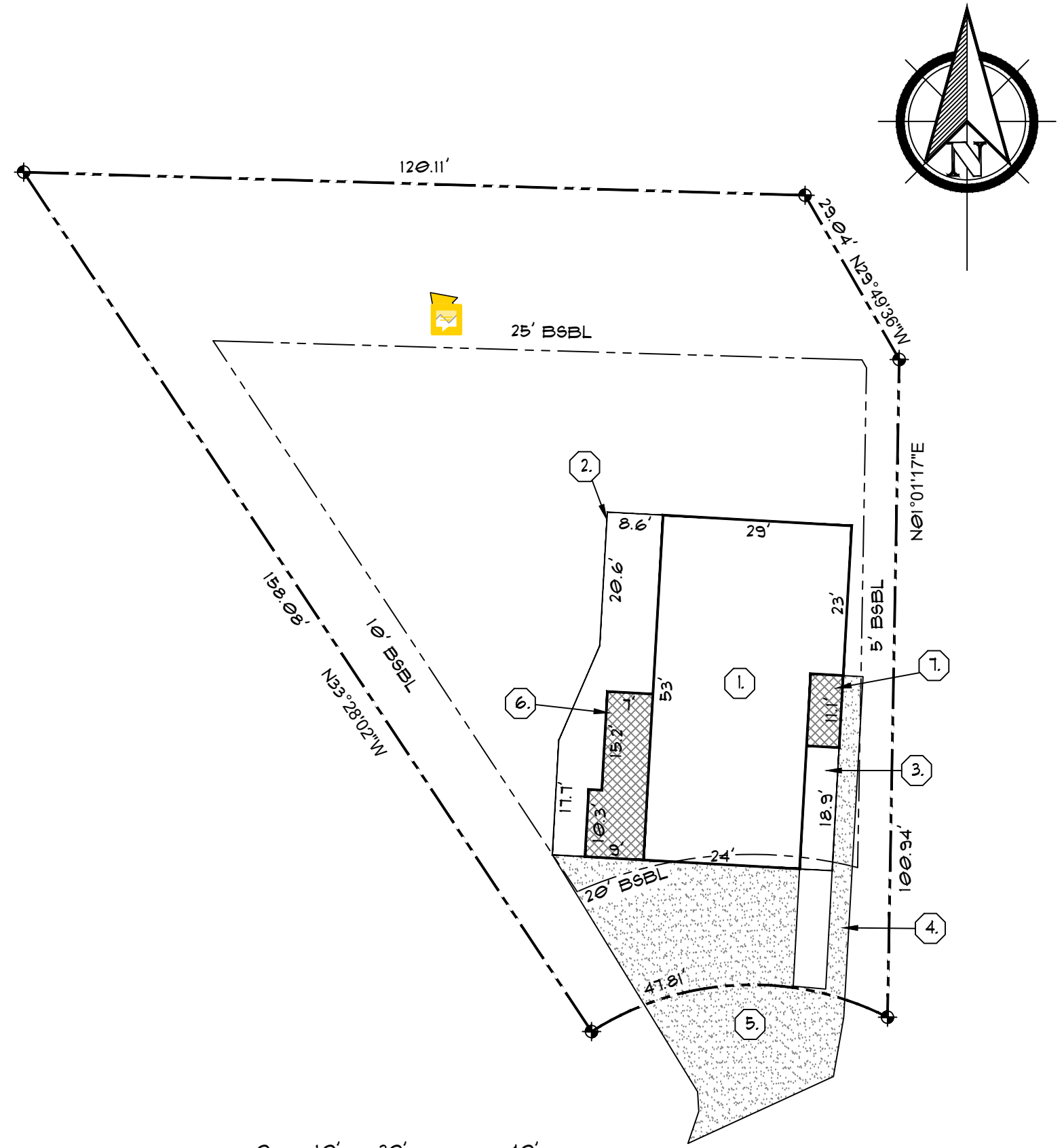
GILBERT ADD
 PLAT BLOCK:
 PLAT LOT: 6

LEGEND

-  PROPERTY CORNER
-  WATER
-  SEWER
-  SETBACK
-  PROPERTY LINE
-  EXISTING CONTOURS
-  EROSION CONTROL FENCING
-  PROPOSED ADDITION
-  EXISTING HARD SURFACE

SITE PLAN KEY NOTES:

1. EXISTING RESIDENCE
2. EXISTING DECK
3. EXISTING CYRD PORCH
4. EXISTING WALKWAY
5. EXISTING DRIVEWAY
6. PROPOSED ADDITION 1
7. PROPOSED ADDITION 2



THIS PLOT PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, IT IS NOT A SURVEY. IT IS BASED OFF ONLINE JURISDICTION COUNTY MAPS AND SITE OBSERVATION. ALL CONSTRUCTION SHALL BE CONSISTENT WITH CITY STANDARDS. CONTRACTOR SHALL VERIFY WITH CITY ON APPROVED IMPROVEMENTS PLANS & BETTER PRACTICE MANAGEMENT PRACTICES

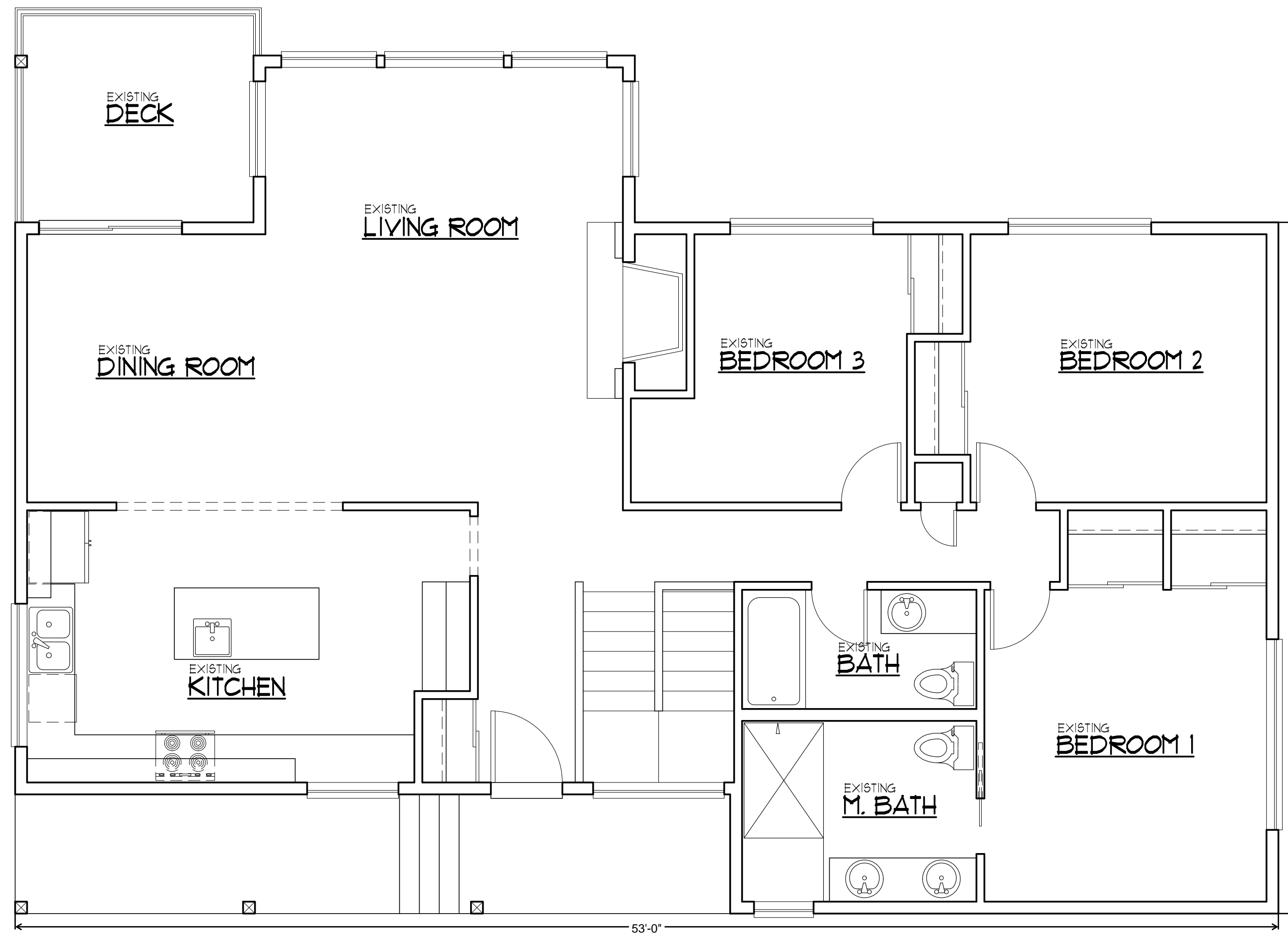
4701 88TH AVE SE
 MERCER ISLAND, WA 98040
 Parcel# 275700-0060

MERCER ISLAND ADDITION

PROJECT# 22104
 DATE: 3/22/23



RECTOR RESIDENTIAL DESIGN
 EMAIL: paul@rectordesigns.com
 PHONE: (253) 332-6244

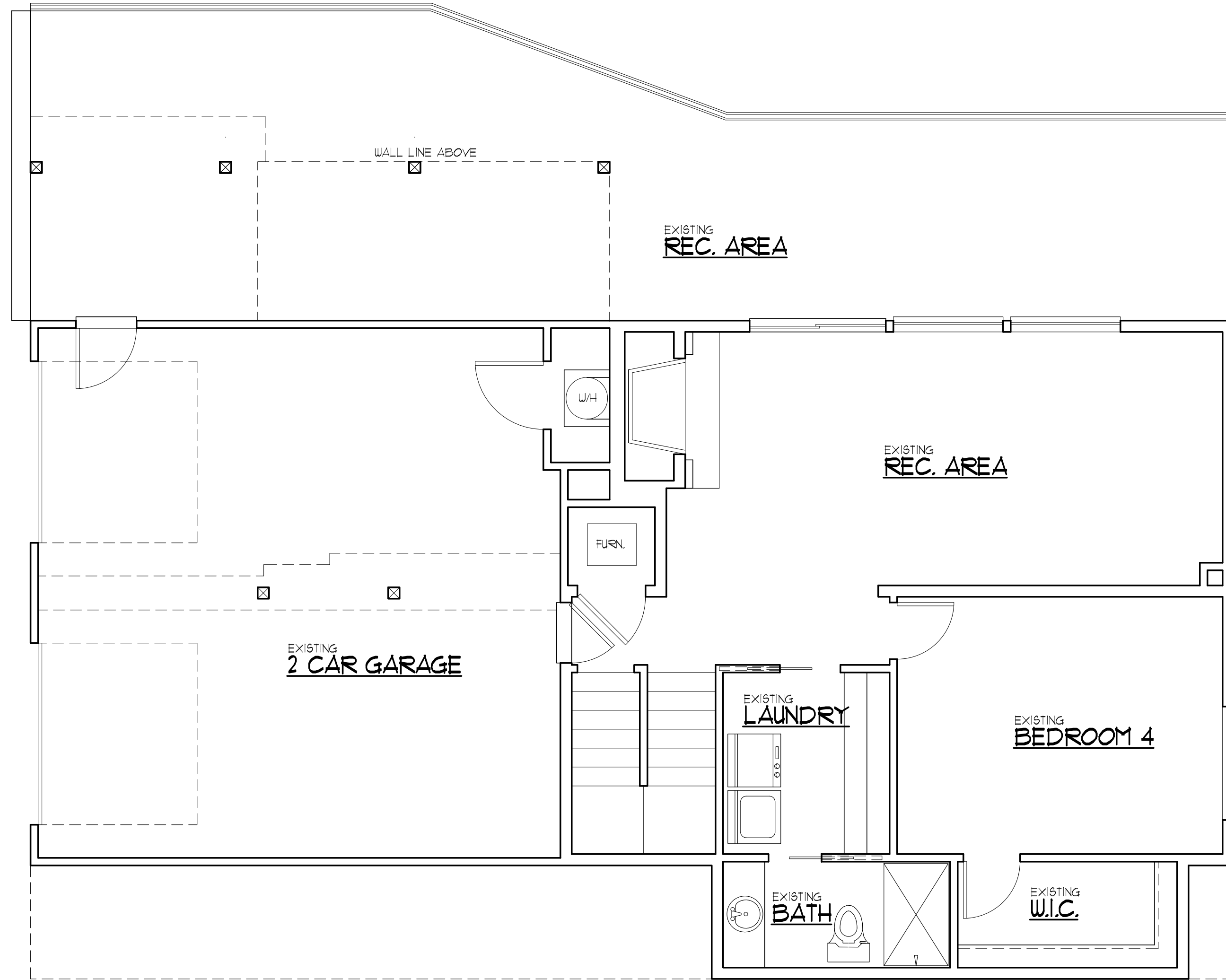


MAIN FLOOR PLAN

© 2022 RECTOR RESIDENTIAL DESIGN, LLC

EXISTING

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



LOWER FLOOR PLAN

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EXISTING

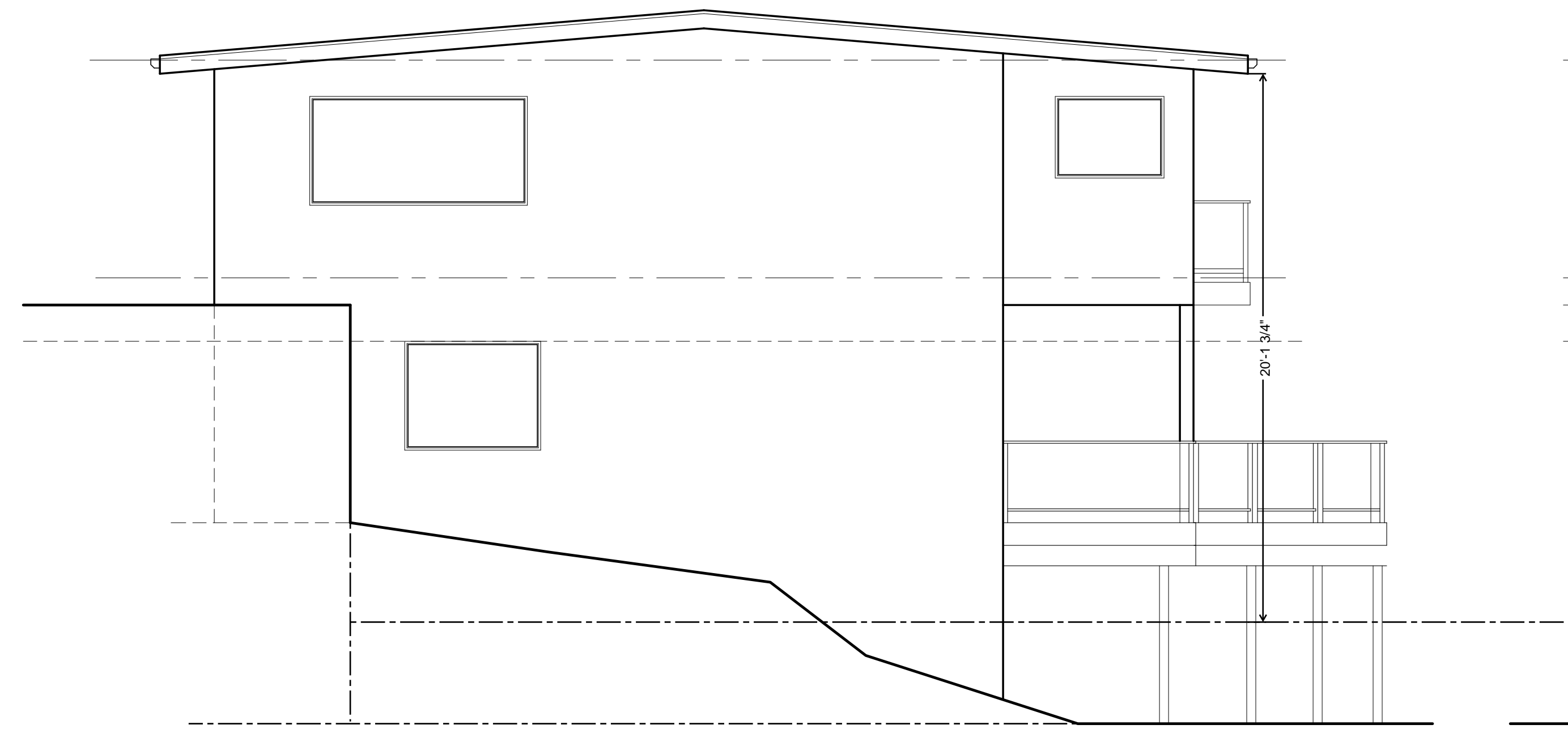
SCALE : 1/4" = 1'-0"

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REVISIONS

INT. DATE	REV.

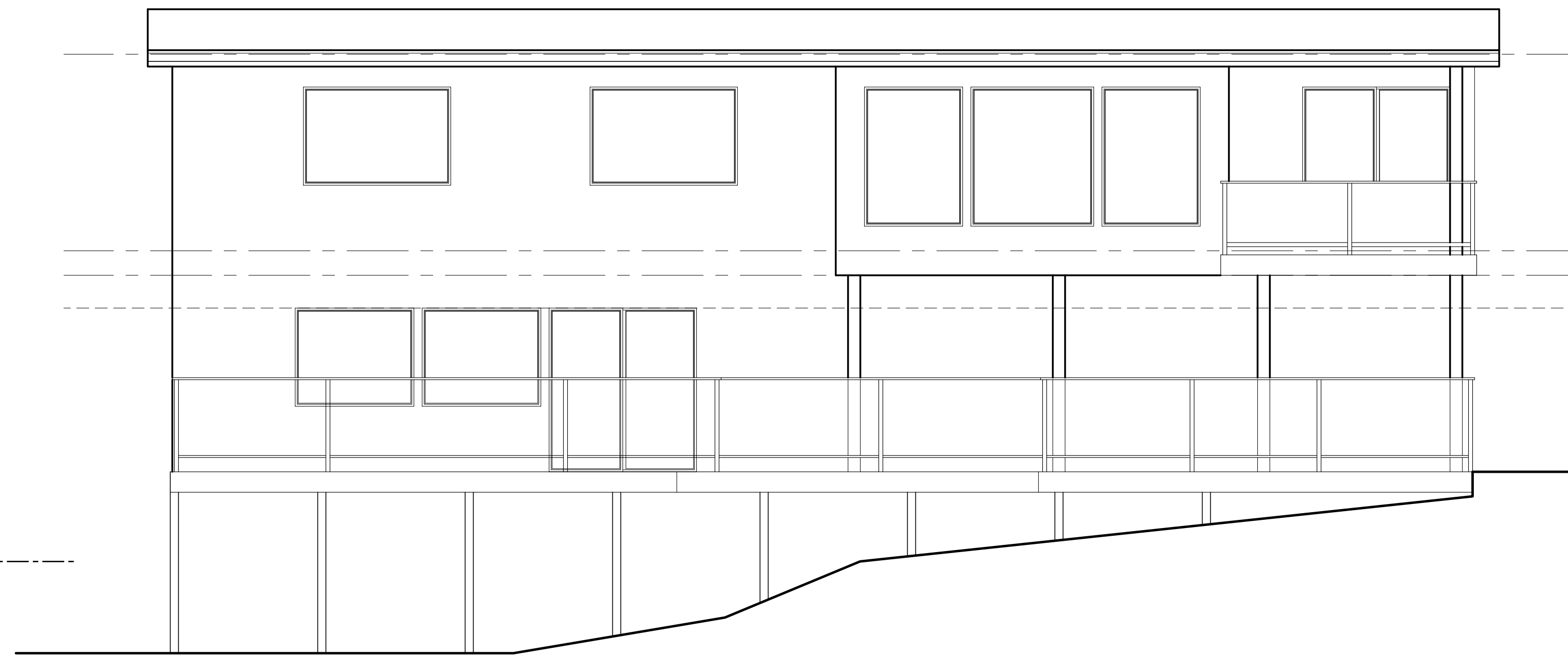
DESIGNER:
 DRAFTER:
 DATE: 1/17/23
 PROJECT NO: 22104



REAR ELEVATION

EXISTING

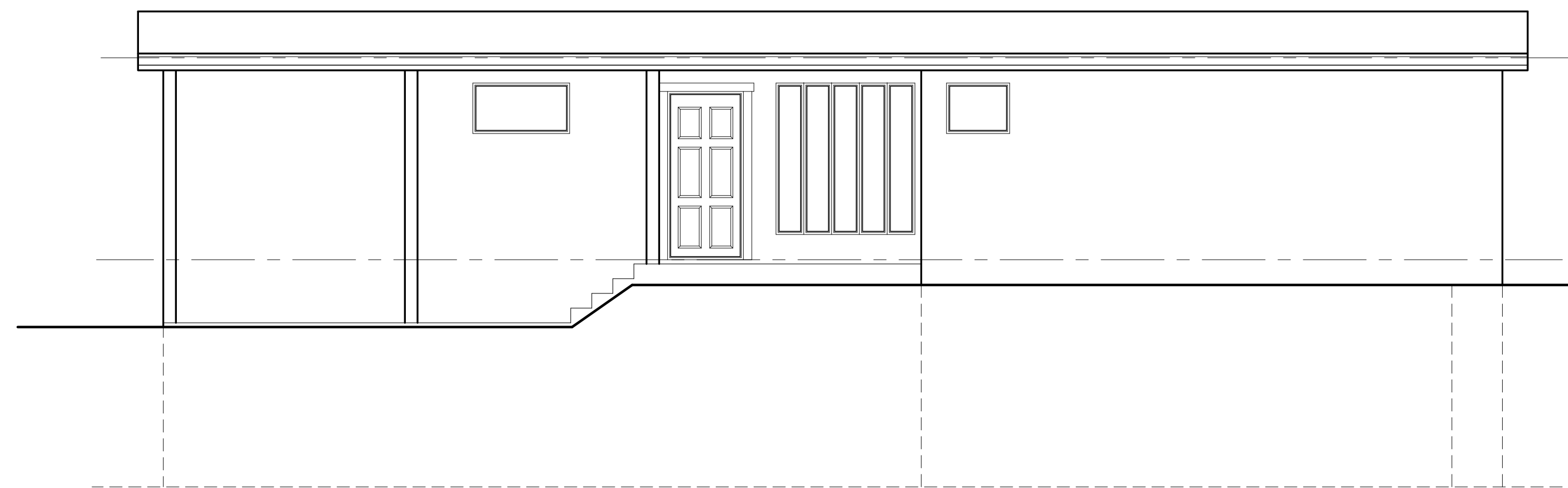
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

EXISTING

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



RIGHT ELEVATION

EXISTING

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



FRONT ELEVATION

EXISTING

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

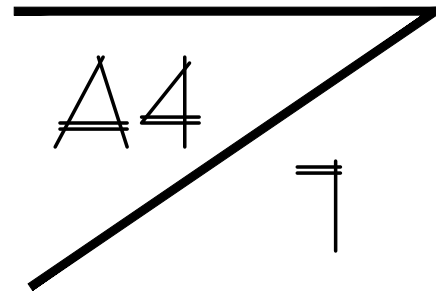
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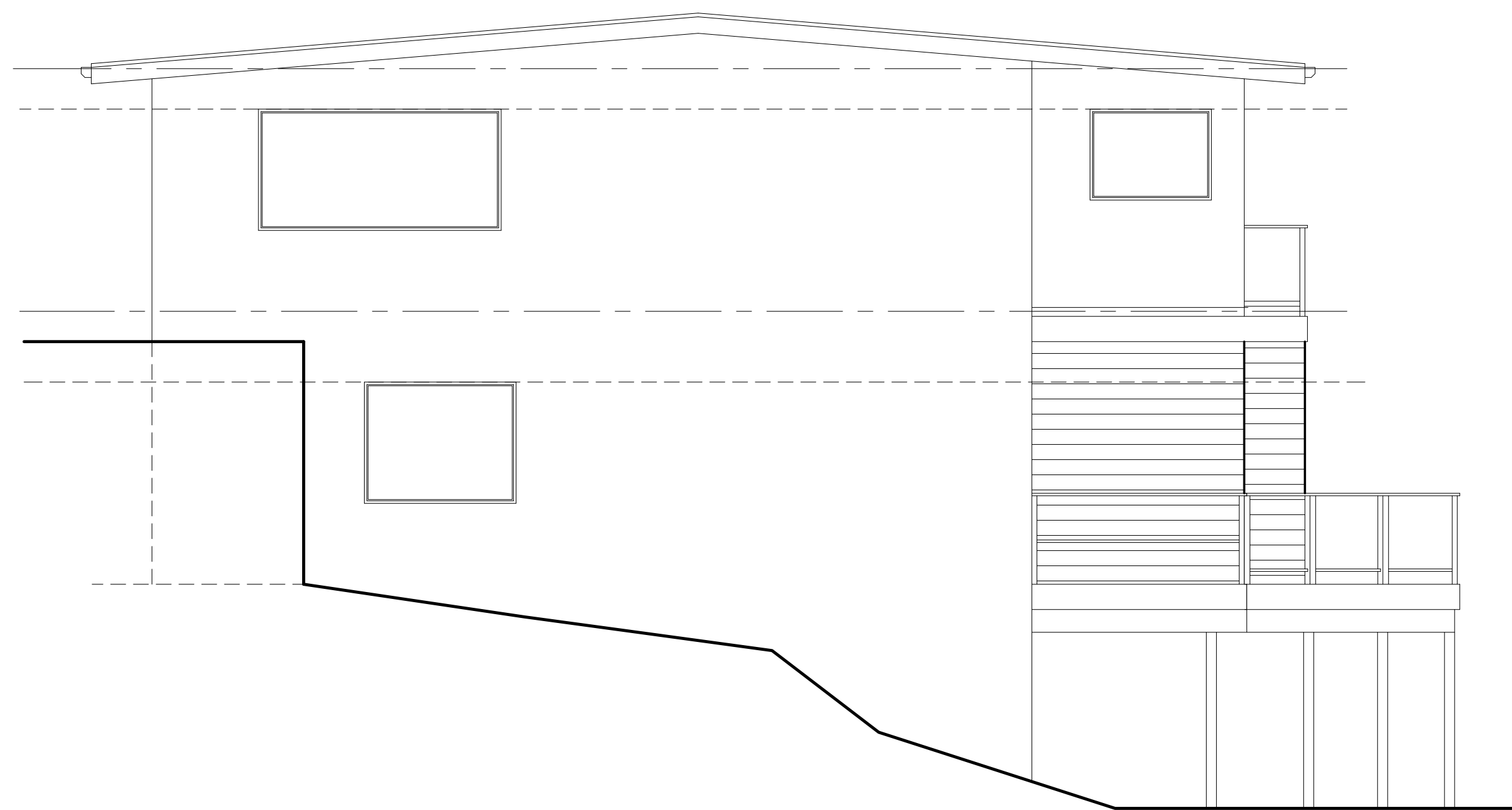
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SHEET NO:





REAR ELEVATION

PROPOSED

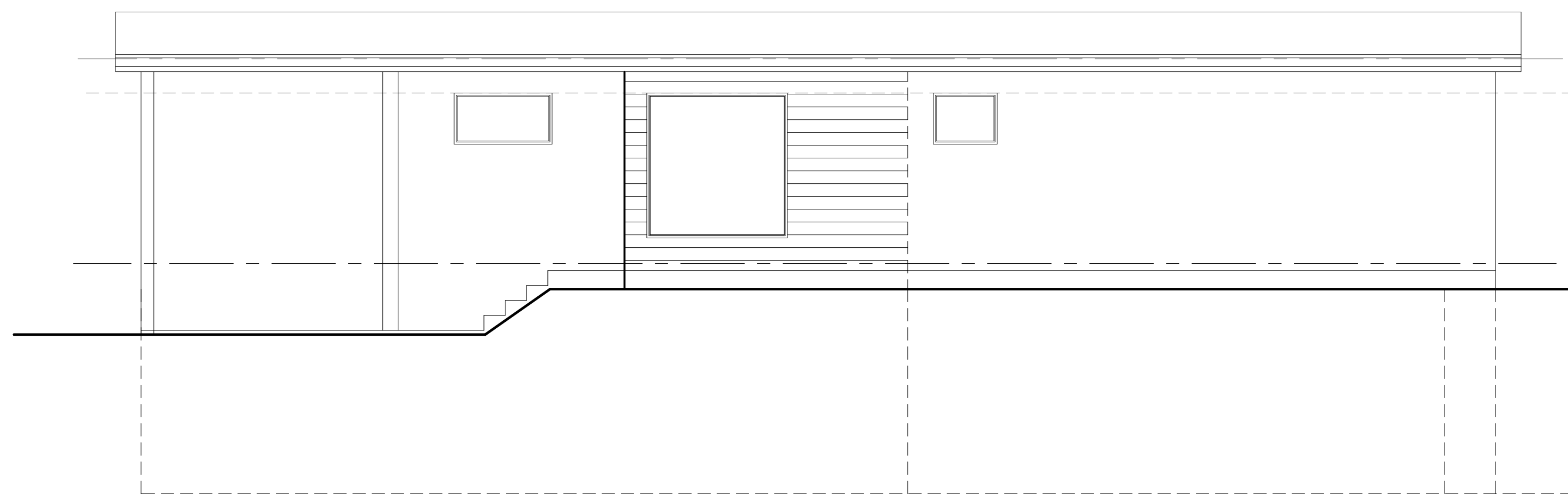
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

PROPOSED

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



RIGHT ELEVATION

PROPOSED

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



FRONT ELEVATION

PROPOSED

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

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- VERIFY SHEAR WALL NAILING AND HOLD-DOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

NOTE: PROVIDE CONTINUOUS PRE-PAINTED G.I. 1/2" FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

NOTE: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

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STRUCTURAL GENERAL NOTES U.N.O.

GENERAL STRUCTURAL NOTES:

- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTIONS AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, Adequacy AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY WORK AND CONNECTIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO BE USED TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DRAWINGS INDICATE GENERAL AND PHYSICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
- ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
- LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADINGS LESS THAN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE DESIGN CRITERIA NOTES. DO NOT EXCEED ANY CONSTRUCTION LOADINGS EXCEPT AS SPECIFICALLY INDICATED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
- ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS OTHERWISE NOTED.

- SHOP DRAWINGS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE SUBMITTAL. THE ENGINEER'S REVIEW IS TO BE IN CONFORMANCE WITH THE SCHEDULE OF SPECIFICATIONS. ALL FABRICATORS SHALL SATISFY THE "EXCEPTION" NOTED IN SECTION 1702.2 WHICH REQUIRES THE FABRICATOR TO MAINTAIN AN AGREED UPON CONFORMANCE WITH THE SPECIAL INSPECTOR OR QUALITY CONTROL AGENCY. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST 48 HOURS IN ADVANCE FOR WORK THAT WILL REQUIRE INSPECTION OR TESTING.
- REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE SUBMITTAL. THE ENGINEER'S REVIEW IS TO BE IN CONFORMANCE WITH THE SCHEDULE OF SPECIFICATIONS. ALL FABRICATORS SHALL SATISFY THE "EXCEPTION" NOTED IN SECTION 1702.2 WHICH REQUIRES THE FABRICATOR TO MAINTAIN AN AGREED UPON CONFORMANCE WITH THE SPECIAL INSPECTOR OR QUALITY CONTROL AGENCY. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST 48 HOURS IN ADVANCE FOR WORK THAT WILL REQUIRE INSPECTION OR TESTING.

- CONCRETE MIX DESIGN
 - REINFORCING STEEL SHOP DRAWINGS
 - STRUCTURAL STEEL SHOP DRAWINGS
 - STEEL JOIST ORDER SHOP DRAWINGS
 - METAL DECKING SHOP DRAWINGS
 - PRE-MANUFACTURED WOOD SYSTEM/STRESS SHOP DRAWINGS (SEE NOTES)
 - PRE-ENGINEERED METAL BUILDING SYSTEM (SEE NOTES)
- OTHER SUBMITTALS MAY BE REQUIRED PER THE "30-DAY NOTICE OF SPECIAL INSPECTIONS" OR THE SEPARATE EXHIBIT CONTAINED HEREIN. THE CONTRACTOR SHALL CONFORM TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494. ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

- ALL CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

CONCRETE	MIN. F _c (28 DAYS)	SLUMP	W/C RATIO
COLUMNS	4000 PSI	2" to 4"	.46
ELEVATED SLABS	3000 PSI	2" to 4"	.46
CONCRETE NOT GRADED	2500 PSI	2" to 4"	.50
FOUNDATION	"SEE FOR NOTES"	2" to 4"	.50

* AT CONTRACTOR'S OPTION, AN APPROVED ADMIXTURE MAY BE USED TO PRODUCE FLOWABLE CONCRETE. MAXIMUM SLUMP SHALL NOT EXCEED 10 INCHES. THE CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE PROPOSED CONCRETE MIXES ALONG WITH THE MANUFACTURER'S TECHNICAL DATA FOR APPROVAL PRIOR TO POURING CONCRETE.

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, 308 AND 308.3. ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-618, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS D1.1 EPOXY COATED REINFORCING SHALL CONFORM TO ASTM A-775.
- ALL WELDED WIRE FABRIC (W/WF) SHALL CONFORM TO ASTM A-185.
- ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. EXCEPT WHERE BUNDLES OF MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE, DO NOT FIELD BEND BARS PARTIAL LENGTHS. ALL WELDED WIRE FABRIC SHALL BE SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.
- REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAIL IN ACCORDANCE WITH ACI 308. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #5 THROUGH #8 BARS: 1" (1" THROUGH #8 BARS)
 - #9, #10, #11 OR GREATER: 1.5" (1.5" THROUGH #9, #10, #11 OR GREATER)
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - WALLS, ELEVATED SLABS & JOISTS: .34" (BEAMS AND COLUMNS: .12")
 - FOUNDATION CONCRETE (SEE "FOUNDATION NOTES")
- BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO MAINTAIN MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
- THE CONTRACTOR SHALL ALLOW FOR THE BID AN ADDITIONAL ONE (1) TON OF REINFORCING STEEL TO BE PLACED IN THE FIELD AT THE DISCRETION OF THE ENGINEER. ANY UNUSED PORTION OF THIS ALLOWANCE SHALL BE CREDITED TO THE OWNER.

EXISTING CONSTRUCTION NOTES:

- BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURE AND CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY CORRECTIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- WELDING TO AND WITHIN AN EXISTING FACILITY PRESENTS POTENTIAL HAZARDS, INCLUDING:
 - FIRE HAZARD: DUE TO THE EXISTING CONSTRUCTION AND BUILDING CONDITIONS.
 - STRUCTURAL LIQUEFACTION/DUE TO WELDING ACROSS THE FULL SECTION OF STRUCTURAL STEEL MEMBERS.

RECOMMENDATIONS TO PREVENT THESE HAZARDS INCLUDE:

 - FIRE HAZARD-PROTECT EXISTING COMBUSTIBLES PRIOR TO WELDING. KEEP A SEPARATE WATCHMAN AND SEVERAL FIRE EXTINGUISHERS ON HAND.
 - STRUCTURAL LIQUEFACTION/WELD IN SMALL INCREMENTS, ALLOW WELDS TO HARDEN BEFORE CONTINUING TO THE NEXT INCREMENT.
 - DO NOT LEAVE THE SITE UNTIL SATISFIED THAT NO FIRE HAZARD EXISTS.
- INFORMATION USED IN PREPARING THESE DRAWINGS WAS TAKEN FROM DRAWINGS PREPARED BY THE FIRM OF [] DATED []
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL SHORING NECESSARY TO SAFEGUARD THE EXISTING STRUCTURE. THE SHORING SHOWN IS AN IDEAL AND SCHEMATIC REPRESENTATION OF THAT REQUIRED. THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR SHORING, INCLUDING DIMENSIONS AND CONNECTIONS, BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA AND BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO BEGINNING THE WORK.

FOUNDATION NOTES:

- ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 1500 PSF. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOLOGICAL ENGINEERING CONSULTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.
- ALL FOOTINGS HAVE BEEN FOOTINGS BASED UPON AN ASSUMED SOIL BEARING PRESSURE OF 1500 PSF. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 1500 PSF. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOLOGICAL ENGINEERING CONSULTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.
- TOP OF FOOTING ELEVATION SHALL BE AS SHOWN ON THE FOUNDATION PLAN. THESE ELEVATIONS ARE A MAXIMUM AND SHALL BE COVERED AS REQUIRED TO OBTAIN THE REQUIRED DESIGN BEARING PRESSURE.
- ALL FOUNDATION CONCRETE SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. ALL CONCRETE SHALL BE PERMANENTLY EXPOSED TO WEATHER. SHALL BE AIR ENTRAINED TO 5% (11%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-390.
- ALL FOUNDATION WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS".
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-618, GRADE 60.
- UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: .34"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #5 THROUGH #8 BARS: 1" (1" THROUGH #8 BARS)
 - #9, #10, #11 OR GREATER: 1.5" (1.5" THROUGH #9, #10, #11 OR GREATER)
- ALL REINFORCING MARKED CONTINUOUS (CONT) ON THE PLANS AND DETAILS SHALL BE LAPPED 8X BAR DIAMETERS AT SPACES UNLESS OTHERWISE NOTED.
- NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST FOUNDATION WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY BRACING OR PERMANENT CONSTRUCTION.
- PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
- UNLESS OTHERWISE NOTED, THE CENTERLINE OF COLUMN FOUNDATIONS (PILE CAPS) SHALL BE LOCATED ON COLUMN CENTERLINES.
- ALL RETAINING WALLS SHALL HAVE AT LEAST 1" OF FREE DRAINING GRANULAR BACKFILL, FULL HEIGHT TO TOP. PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS. DETAILS AND BARS DETAILS PER PLAN "WALLS REINFORCED WITH 6X6-W1-4X W1-4 W/WF UNLESS OTHERWISE NOTED."

CAST-IN-PLACE CONCRETE NOTES:

- CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, 308 AND 308.3. ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, 308 AND 308.3. ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308.

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FOUNDATION	"SEE FOR NOTES"	2" to 4"	.50

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- REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAIL IN ACCORDANCE WITH ACI 308. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS OTHERWISE NOTED.
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- THE CONTRACTOR SHALL ALLOW FOR THE BID AN ADDITIONAL ONE (1) TON OF REINFORCING STEEL TO BE PLACED IN THE FIELD AT THE DISCRETION OF THE ENGINEER. ANY UNUSED PORTION OF THIS ALLOWANCE SHALL BE CREDITED TO THE OWNER.

EXISTING CONSTRUCTION NOTES:

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- INFORMATION USED IN PREPARING THESE DRAWINGS WAS TAKEN FROM DRAWINGS PREPARED BY THE FIRM OF [] DATED []
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL SHORING NECESSARY TO SAFEGUARD THE EXISTING STRUCTURE. THE SHORING SHOWN IS AN IDEAL AND SCHEMATIC REPRESENTATION OF THAT REQUIRED. THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR SHORING, INCLUDING DIMENSIONS AND CONNECTIONS, BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA AND BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO BEGINNING THE WORK.

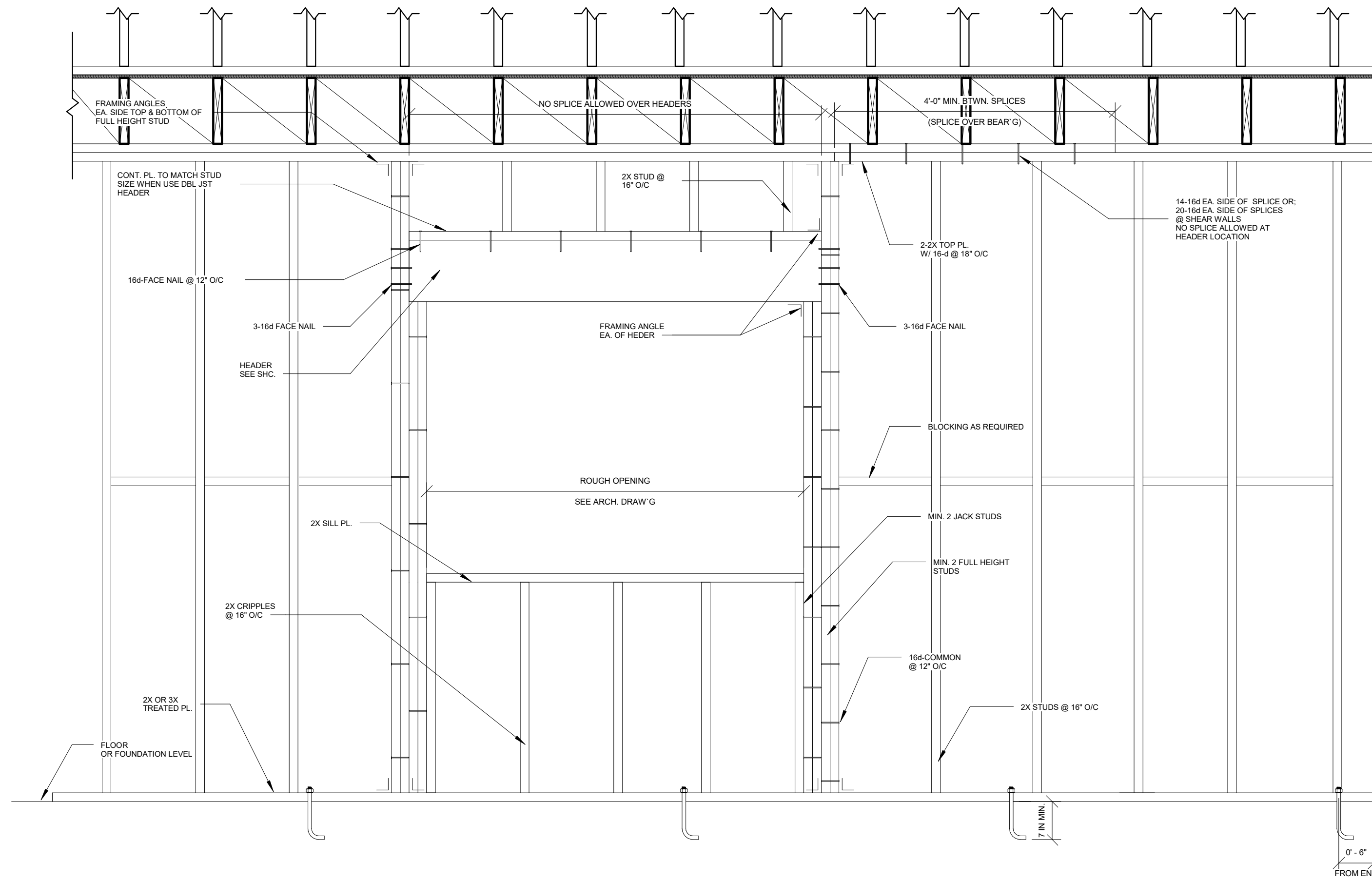
CAST-IN-PLACE CONCRETE NOTES (CONTINUED):

- UNLESS OTHERWISE NOTED, ALL CONCRETE WALLS (OTHER THAN RETAINING WALLS) SHALL BE REINFORCED AS FOLLOWS:

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
4" TO 8"	#4 @ 18" O.C.	#4 @ 18" O.C.	CENTERED
8"	#4 @ 12" O.C.	#4 @ 18" O.C.	CENTERED
10"	#4 @ 18" O.C.	#4 @ 18" O.C.	EACH FACE
12"	#4 @ 18" O.C.	#4 @ 18" O.C.	EACH FACE
- ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH DOCUMENTATION THAT ALL MATERIALS CONFORM TO THE QUALITY STANDARDS SPECIFIED IN IRC 2018.
- IN ACCORDANCE WITH IRC 2018, SPECIAL INSPECTIONS ARE REQUIRED FOR THE CONCRETE WORK. THE OWNER WILL HIRE THE SPECIAL INSPECTOR TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS.
- IN ORDER TO AVOID CONCRETE SHRINKAGE CRACKING, PLACE CONCRETE SLABS IN AN ALTERNATING PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR SHALL BE LIMITED TO 80 FEET.
- FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

SLAB ON GRADE NOTES:

- PROVIDE CONCRETE SLABS OVER A MIL POLYETHYLENE VAPOR BARRIER OR 2" OF POLYURETHANE INSULATION.
- ALL OTHER AREAS AT SLAB 2" MIN. OVER WITH W/WF 60 - 1018 U.S. WELDED WIRE FABRIC OR #4 @ 12" O.C. E/W AND WITH 2,500 PSI MIX CONCRETE. MAXIMUM SLUMP FOR ALL CONCRETE SLABS SHALL BE 6 INCHES. USING TYPE II CEMENT.
- GLUED LAMINATED TIMBERS SHALL MEET THE PROVISIONS OF ANSICPA 41.1 STRUCTURAL GLUED LAMINATED TIMBER.
- GLUED LAMINATED WOOD JOISTS
- ASSEMBLIES USING PREFABRICATED WOOD JOISTS SHALL MEET THE PROVISIONS OF ASTM D3055 STANDARD SPECIFICATION FOR PREFABRICATED WOOD JOISTS. THIS MANUAL, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.
- STRUCTURAL COMPOSITE LUMBER
- SINGLE MEMBER COMPOSITE LUMBER USING STRUCTURAL COMPOSITE LUMBER SHALL MEET THE PROVISIONS OF ASTM D6496 STANDARD SPECIFICATION FOR EVALUATIONS OF STRUCTURAL COMPOSITE LUMBER PRODUCTS. THIS MANUAL, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.
- ASSEMBLIES USING PREFABRICATED WOOD TRUSSES SHALL MEET THE PROVISIONS OF THIS MANUAL, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN ANSIPETI NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONNECTION, THE TRUSS DESIGN DRAWINGS, OR THE MANUFACTURER'S CODE EVALUATION REPORT.
- GYPSUM
- GYPSUM MATERIAL USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ASTM C 1396/C 1396M, STANDARD SPECIFICATION FOR GYPSUM BOARD.
- HARDBOARD USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ANSICPA A105.6 HARDBOARD SIDING.
- STRUCTURAL PANELS
- CREATED-STRAND BOARD (OSB), WATERBOARD OR ORIENTED-STRAND BOARD OR WATERBOARD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF F55 OR F56 OR F57 OR F58 OR F59 OR F60 OR F61 OR F62 OR F63 OR F64 OR F65 OR F66 OR F67 OR F68 OR F69 OR F70 OR F71 OR F72 OR F73 OR F74 OR F75 OR F76 OR F77 OR F78 OR F79 OR F80 OR F81 OR F82 OR F83 OR F84 OR F85 OR F86 OR F87 OR F88 OR F89 OR F90 OR F91 OR F92 OR F93 OR F94 OR F95 OR F96 OR F97 OR F98 OR F99 OR F100 OR F101 OR F102 OR F103 OR F104 OR F105 OR F106 OR F107 OR F108 OR F109 OR F110 OR F111 OR F112 OR F113 OR F114 OR F115 OR F116 OR F117 OR F118 OR F119 OR F120 OR F121 OR F122 OR F123 OR F124 OR F125 OR F126 OR F127 OR F128 OR F129 OR F130 OR F131 OR F132 OR F133 OR F134 OR F135 OR F136 OR F137 OR F138 OR F139 OR F140 OR F141 OR F142 OR F143 OR F144 OR F145 OR F146 OR F147 OR F148 OR F149 OR F150 OR F151 OR F152 OR F153 OR F154 OR F155 OR F156 OR F157 OR F158 OR F159 OR F160 OR F161 OR F162 OR F163 OR F164 OR F165 OR F166 OR F167 OR F168 OR F169 OR F170 OR F171 OR F172 OR F173 OR F174 OR F175 OR F176 OR F177 OR F178 OR F179 OR F180 OR F181 OR F182 OR F183 OR F184 OR F185 OR F186 OR F187 OR F188 OR F189 OR F190 OR F191 OR F192 OR F193 OR F194 OR F195 OR F196 OR F197 OR F198 OR F199 OR F200 OR F201 OR F202 OR F203 OR F204 OR F205 OR F206 OR F207 OR F208 OR F209 OR F210 OR F211 OR F212 OR F213 OR F214 OR F215 OR F216 OR F217 OR F218 OR F219 OR F220 OR F221 OR F222 OR F223 OR F224 OR F225 OR F226 OR F227 OR F228 OR F229 OR F230 OR F231 OR F232 OR F233 OR F234 OR F235 OR F236 OR F237 OR F238 OR F239 OR F240 OR F241 OR F242 OR F243 OR F244 OR F245 OR F246 OR F247 OR F248 OR F249 OR F250 OR F251 OR F252 OR F253 OR F254 OR F255 OR F256 OR F257 OR F258 OR F259 OR F260 OR F261 OR F262 OR F263 OR F264 OR F265 OR F266 OR F267 OR F268 OR F269 OR F270 OR F271 OR F272 OR F273 OR F274 OR F275 OR F276 OR F277 OR F278 OR F279 OR F280 OR F281 OR F282 OR F283 OR F284 OR F285 OR F286 OR F287 OR F288 OR F289 OR F290 OR F291 OR F292 OR 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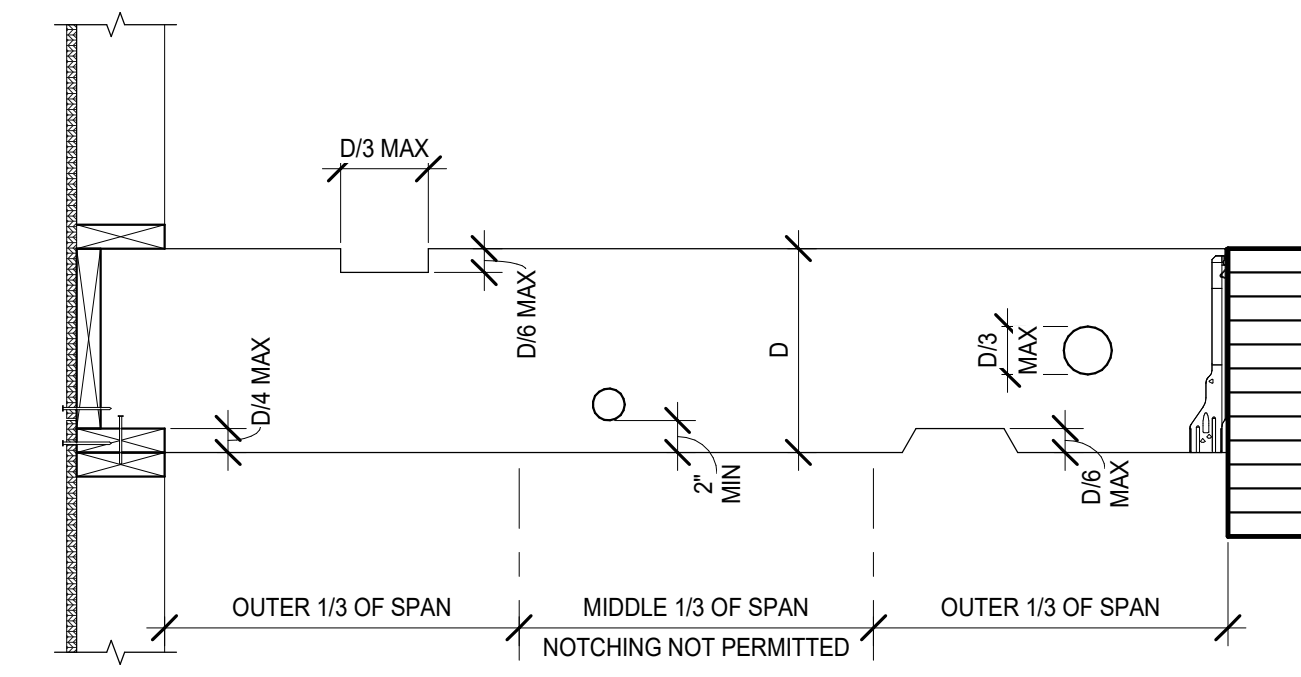


1 TYP. STUD WALL CONSTRUCTION
3/4" = 1'-0"

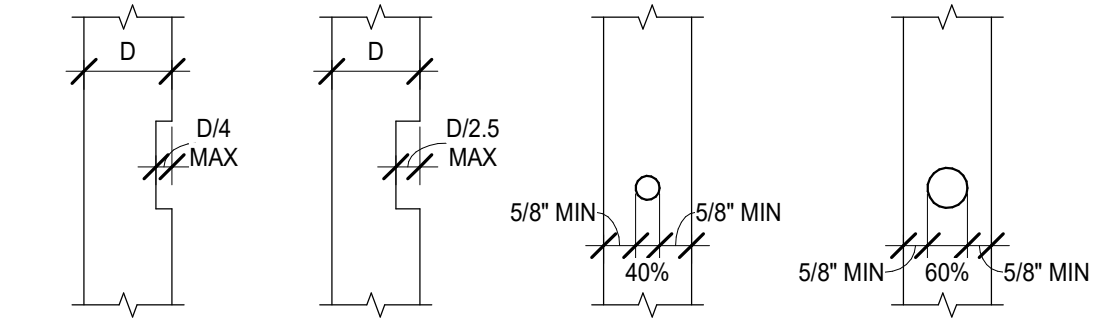
STUD WALL HEADER AT ROOF OPENING U.N.O.	
MAX. ROUGH OPENING	HEADER, U.N.O.
UP TO 4'-0"	6x6 OR 4x8
4'-1" TO 6'-0"	6x8 OR 4x10
6'-1" TO 8'-0"	6x10 OR 4x12
8'-1" TO 10'-0"	6x12 OR 4x14
OVER 10'-0"	SEE PLANS

STUD WALL HEADER AT FLOOR OPENING U.N.O.	
MAX. ROUGH OPENING	HEADER, U.N.O.
UP TO 4'-0"	6x6 OR 4x10
4'-1" TO 6'-0"	6x10 OR 4x14
6'-1" TO 8'-0"	3 1/8"x12"GLB OR 6x12
8'-1" TO 10'-0"	3 1/8"x12"GLB OR 5 1/8"x10 1/2"GLB
OVER 10'-0"	SEE PLANS

NOTE:
USE HANGERS WITH CONCEALED FLANGES FOR HEADER AND MIN 6x6 POSTS AT SPANS GREATER THAN 10'-0" OR AT GLULAM BEAMS



BEAMS & PURLINS
WWPA AND NDS PRESCRIPTIVE RECOMMENDATIONS



USE APPROVED STUD SHOE FOR LARGER OPENINGS. INSTALL PER MANUFACTURER INSTRUCTIONS

DRILL D/6 HOLE BEFORE CUTTING NOTCH IN WOOD

APPROVED NAIL STOPPER PLATE

ELECTRICAL OR PLUMBING PROTECTION

WOOD STUD(S) AS REQUIRED

NOTE: THIS DETAIL SHALL APPLY FOR ELECTRICAL CONDUITS, PLUMBING AND FOR ANY OTHER USES WHICH REQUIRED NOTCHING.

2 NOTCHES AND PENETRATIONS IN SOLID SAWN JOISTS AND STUDS
1" = 1'-0"



W & HAJ
Wilson & HAJ Consultant Engineers, LLC

NOTES:
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THE WRIGHT/HIGASHIJIMA

Client Name
Owner

Project Address
4701 88TH, AVE. SE, MERCER ISLAND, WA 98040

Revisions		
Rev#	Description	Date

STRUCTURAL TYPICAL DETAILS

Project number _____ Project Number _____
Date _____ Issue Date _____
Drawn By _____ Author _____
Checked By _____ Checker _____

SD3.1

Scale _____ As indicated _____