→ 114.3'

■ MAXIMUM DOWNHILL

BUILDING FACADE

SITE ADDRESS: 3508 96TH AVE SE

MERCER ISLAND, WA 98040

PARCEL #: 4139300045

LEGAL DESCRIPTION:

LAKEMONT ADD UNREC LOT "1" MERCER ISLAND SHORT PLAT NO 90-08-19 REC NO 9101109002 SD SHORT PLAT DAF -- POR OF GOVT LOT 5 OF STR 07-24-05 - LOTS 9 & 10 OF LAKEMONT ADD UNREC PLAT - LESS ST HWY

ZONING:

R - 9.6MIN FRONT SETBACK: 20'-0" MIN REAR SETBACK: 25'-0" MIN SIDE SETBACK: 5'-0" / 15'-0" 2 SIDES VARIABLE SIDE SETBACK: 7.5' (15' < HEIGHT <= 25') / 10' (25' < HEIGHT <= 30') TOTAL ALLOWED HARDSCAPE AREA: 1,142 SF. / 9.6% MAX BLDS HEIGHT: 30' TO RIDGE MAX LOT COVERAGE: 40.00% (W/ < 15% LOT SLOPE) MAX GROSS FLOOR AREA (GFA): 45% (W/ ADU)

20' FRONT BSBL

FIRE AREA SUMMARY:

1ST FLOOR AREA: 1,120 SF. 2ND FLOOR AREA: 1,280 SF. 3RD FLOOR AREA: 2,208 SF. 3RD FLOOR COVERED DECK AREA: 32 SF. BASEMENT AREA: 960 SF. ATTACHED GARAGE AREA: 480 SF. SHED AREA: 160 SF.

LOT SLOPE CALCULATIONS:

ELEVATION DIFFERENCE: 6 FT. DISTANCE BETWEEN HIGH AND LOW POINTS: 164 FT. LOT SLOPE: 3.7%

LOT COVERAGE CALCULATIONS:

NET LOT AREA: 11,900 SF. ALLOWED LOT COVERAGE: 4,760 SF. / 40% MAIN STRUCTURE ROOF AREA: 3,200 SF. ACCESSORY BUILDING ROOF AREA: 160 SF. VEHICULAR USE: 1,331 SF. TOTAL LOT COVERAGE: 4,691 SF. / 39.4%

HARDSCAPE CALCULATIONS:

NET LOT AREA: 11,900 SF. ALLOWED HARDSCAPE AREA: 1,071 SF. / 9% AREA BORROWED FROM LOT COVERAGE: 71 SF. / 0.6% UNCOVERED PATIOS: 480 SF. WALKWAYS: 455 SF. TOTAL HARDSCAPE AREA: 935 SF. / 7.9%

GROSS FLOOR AREA (GFA) CALCULATIONS:

LOT AREA: 11,900 SF. ALLOWED GFA: 5,355 SF. / 45% MAIN DWELLING UNIT 1F: 480 SF. MAIN DWELLING UNIT 2F: 579 SF. MAIN DWELLING UNIT 3F: 2,036 SF. MAIN DWELLING UNIT GARAGE: 480 SF. ACCESSORY DWELLING UNIT 1F: 640 SF. ACCESSORY DWELLING UNIT 2F: 584 SF. ACCESSORY DWELLING UNIT 3F: 204 SF. ACCESSORY BUILDING (SHED): 160 SF. TOTAL GFA: 5,163 SF. / 43.4%

PROJECT CONTACTS Owner / Sam Adams Architect madasam@gmail.com 210-452-1541 Structural Swenson Say Faget Engineer R. Gregory Coons, PE - Principal gcoons@ssfengineers.com 206-956-3727 Civil Engineer | G2 Civil Ed Mecham, PE - Partner edm@g2civil.com 425-364-5285 Surveying Site Surveying, Inc. Thomas Woldendorp - Principal tnw@sitesurveymapping.com

425-298-4414

253-259-4474

Manufacturing Andrew Lockwood

Giant Containers

Alan Haywood - Arborist

Haywood – Arborist & Horticulturist, LLC

alockwood@giantcontainers.com

BRUSED CONCRETE PARKING PAD

alan@haywoodarborist.com

Arborist

Container

BUILDING HEIGHT CALCULATIONS: BENCHMARK: IRON PIPE WITH CAP #2534

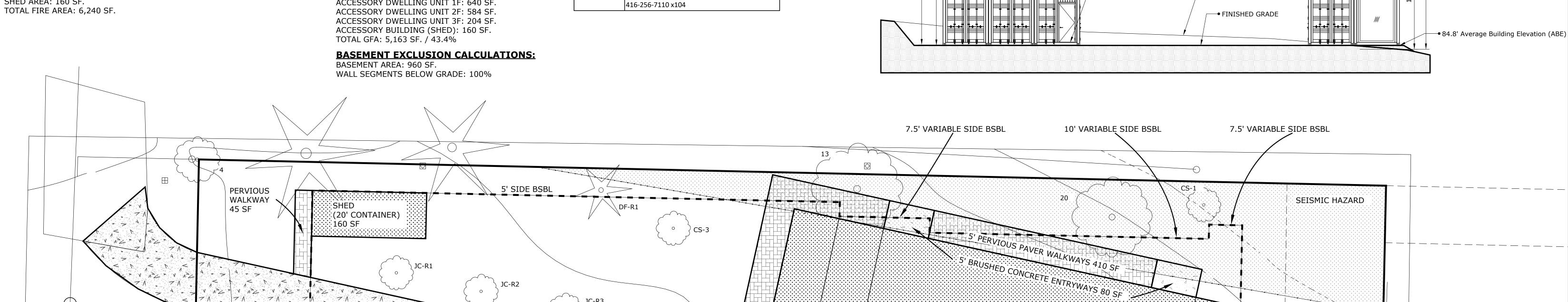
BENCHMARK LOCATION: INTERSECTION OF 34TH ST AND 97TH ST BENCHMARK ELEVATION: 53.2 FT MIDPOINT ELEVATIONS: E. 84.3 FT, W. 85.6 FT, N. 84.2 FD, S. 85.3 FT WALL SEGMENT LENGTHS: E. 40 FT, W. 40FT, N. 80 FT, S. 80 FT AVERAGE BUILDING ELEVATION: 84.8 FT

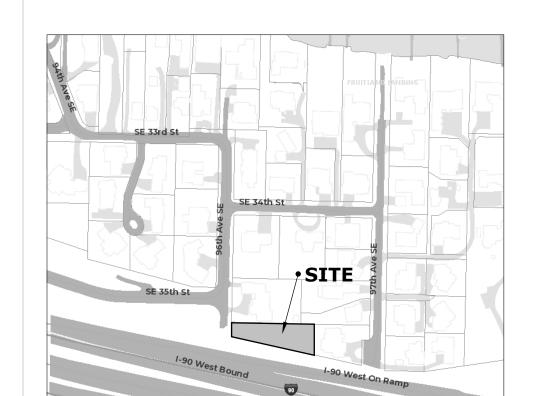
PROPOSED RESIDENCE

3,200 SF

10' BRUSHED CONCRETE PATIO

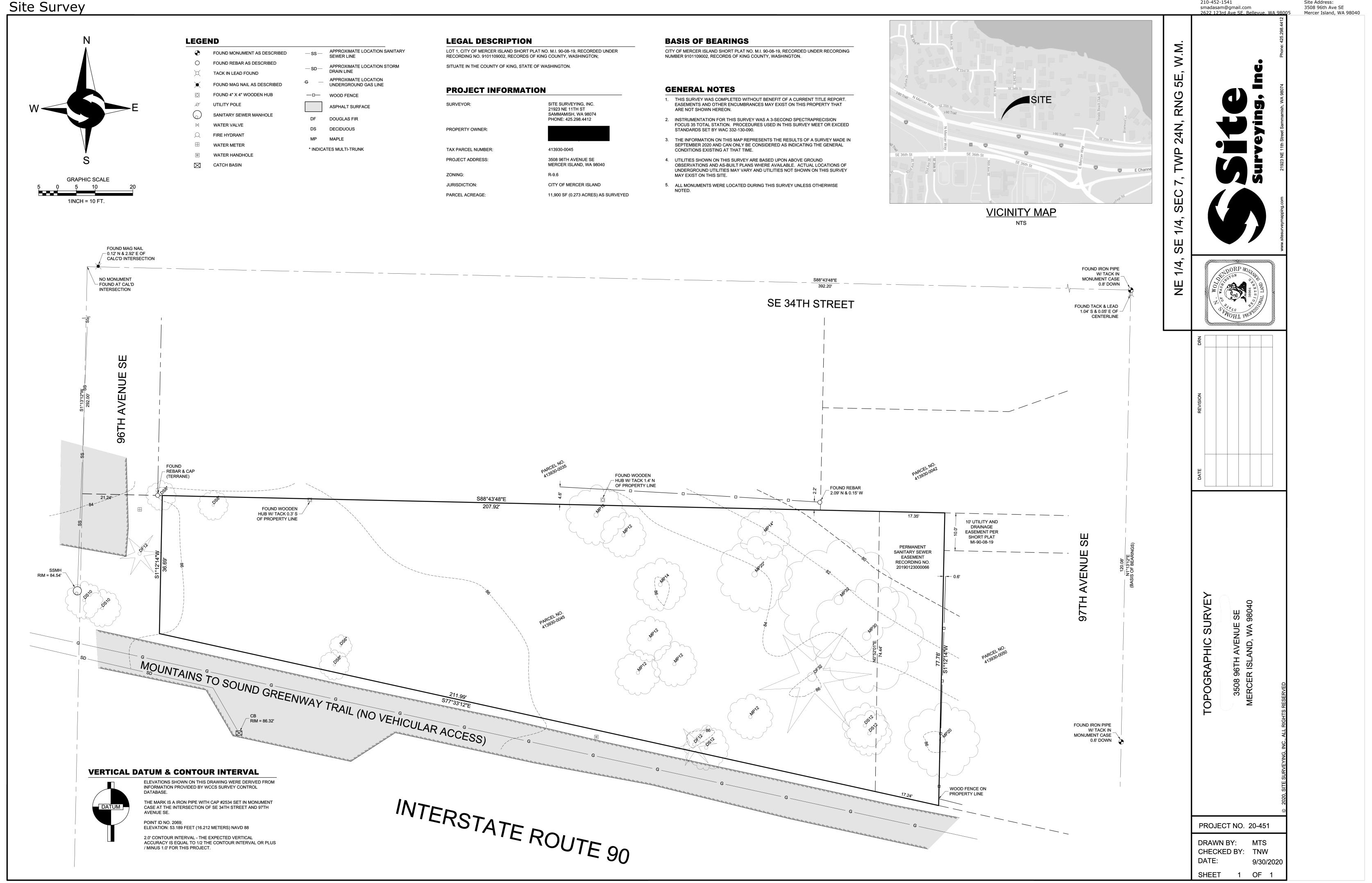
ALLOWABLE → BUILDING BUILDING HEIGHT • HEIGHT → EXISITNG GRADE → 85.2' FINISHED FLOOR







25'-0"



Owner/Architect: Sam Adams

Site Address:

3508 96th Ave SE

210-452-1541

DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

FIRE (PRE-PERMIT FEEDBACK):

ALL NEW SINGLE FAMILY/ADU REQUIRE A MINIMUM OF A NFPA 13D SPRINKLER SYSTEM. AN EXTERIOR BELL IS REQUIRED TO BE INSTALLED AND MUST ACTIVATE UPON WATER FLOW. INTERIOR SMOKE DETECTORS OR SOUNDERS MUST ALSO BE INTERCONNECTED WITH THE WATER FLOW SWITCH.

FIRE ALARM (NFPA 72) MAY BE REQURIED DUE TO ACCESS, GRADE, AND TRUNAROUND. THIS MAY BE A CODE ALTERNITIAVE.

VAPOR BARRIERS / GROUND COVERS:

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN FLOOR DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS INSETSTAPLED BATT WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE, STAPLES SHALL SE PLACED NOT MORE THAN 8-INCHES AND GAPS BETWEEN THE FACING AND THE FRAMING SHALL NOT EXCEED

A GROUND COVER OF 6 MIL (0006') BLACK POLYETHYLENE OF EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

LANDINGS AT DOORS:

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED UNIT VERTICAL IN 12 UNIT HORIZONTAL (2 PERCENT).

R312.1 GUARDS FALL PROTECTION:

R312.1.1 WHERE REQUIRED. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPENING SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.12 HEIGHT. REQUIRED GUARDS AT OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

R312.2 WINDOW FALL PROTECTION:

R3122.1 WINDOWSILLS. IN DUELLING UNITS. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

I. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCHES DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION. 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICE THAT COMPLY WITH ASTM 2090

R314 SMOKE ALARMS:

R314.3 LOCATIONS. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

1. 2. 3. ON EACH ADDITIONAL STOY OF THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS. IN DWELLINGS, OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT A INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 3. 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING

OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3

R314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERICAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

R3I4.5 COMBINATION ALARMS

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE

R315 CARBON MONOXIDE ALARMS:

R315.2.1 NEW CONSTRUCTION. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DUELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST. 1. THE DWELLING UNIT CONTAINS A FUEL FIRED APPLIANCE.

2. THE DWELLING UNIT 14,45 AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DUELLING UNIT.

R315.5 INTERCONNECTIVITY:

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. PHYSICAL INTERCONNECTION OF THE CARBON MONOXIED ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R315.6 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERICAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BHATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTIGNG SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS:

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.

BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

R310.2.2 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH THE HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

R311 MEANS OF EGRESS:

R311.2 EGRESS DOOR - NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DUELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETUEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 18 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.

R325 MEZZANINES: R325.2 THE CLEAR HEIGHT ABOVE AND BELOW MEZZANINE FLOOR CONSTRUCTION SHALL BE NOT LESS THAN 1 FEET.

R325.5 MEZZANINES SHALL BE OPEN AND NOT OBSTRUCTED TO THE ROOM IN WHICH THEY ARE LOCATED. EXCEPT FOR WALLS NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS, AND POSTS.

R311.6 HALLWAYS:

THE WIDTH OF HALLWAYS SHALL BE NOT LESS THAN 3 FEET.

M1502.4 CLOTHES DRYER:

DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENT SECTION M1502.4.1 THROUGH M1502.4.1

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION

R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSE SHALL NOT BE PERMITED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 THICK, OR 20 MINUTE FIRE RATED DOOR, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENING INTO THE GARAGE.

SEPERATION FROM THE RESIDENCE AND THE ATTICS - NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE

SEPERATION FROM HABITABLE ROOMS ABOVE THE GARAGE - NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVELANT

SEPERATION FROM STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPERATION REQUIRED BY THIS SECTION - NOT LESS THAN 1/2 INC GYPSUM BOARD OR EQUIVELANT

GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UINT ON THE SAME LOT - NOT LESS THAN 1/2 INC GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS

R311.7 STAIRWAYS:

R311.1.8 HANDRAILS:

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

R311.7.82 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAILS.

R311.7.1 STAIR WIDTH:

STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31-1/2" WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 21' WHERE HANDRAILS ARE INSTALLED ON BOTHE SIDES.

THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES. THE RISER TO BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING LOCATE MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF 4 INCHES DIAMETER SPHERE.

THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH

R311.7.9 ILLUMINATION:

STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7

R308-SAFETY GLAZING:

R308.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 TO R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING.

R308.4.1 GLAZING IN DOORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

I. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANDE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR

R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
- 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
- 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR

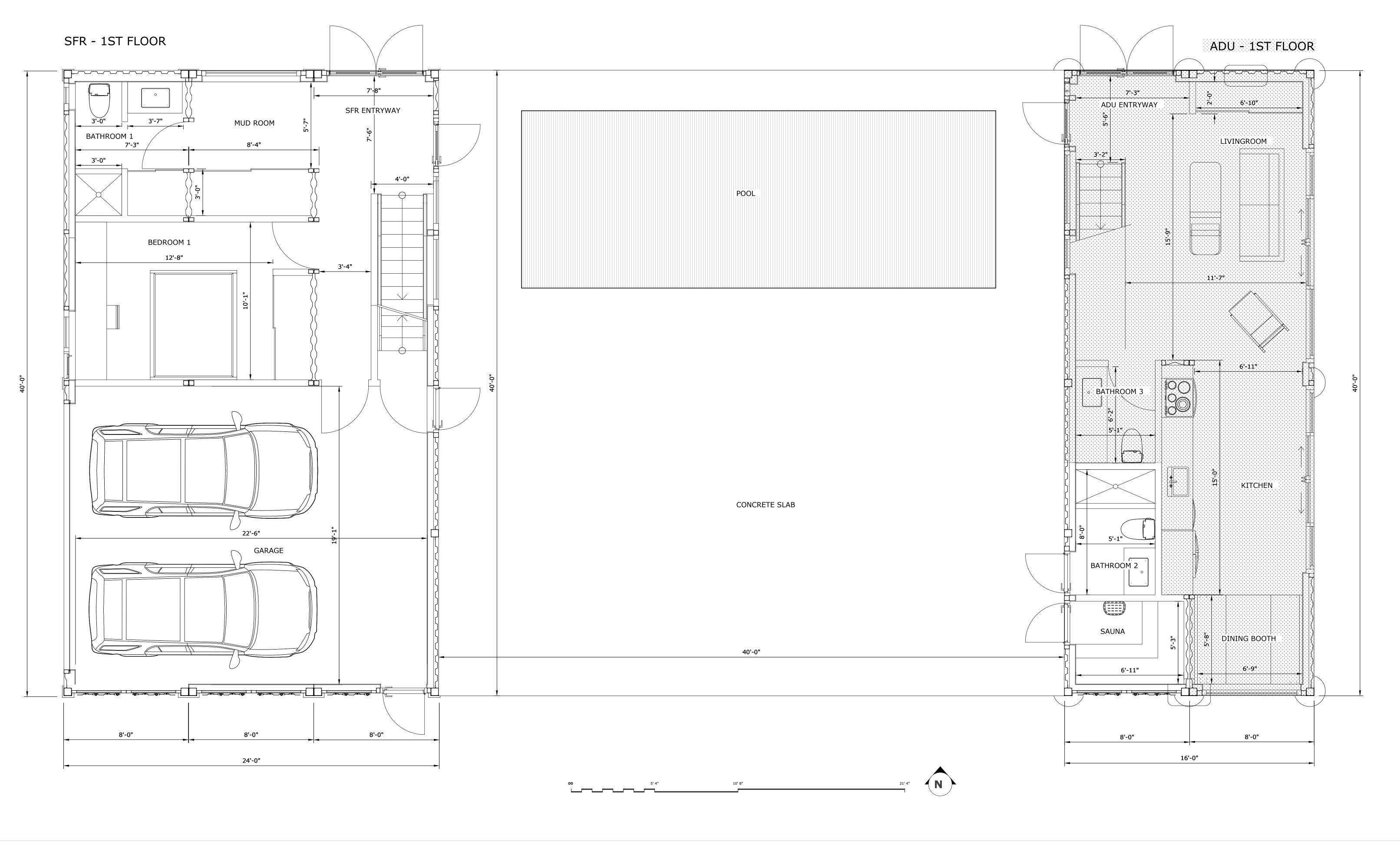
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING

R308.4.5 GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

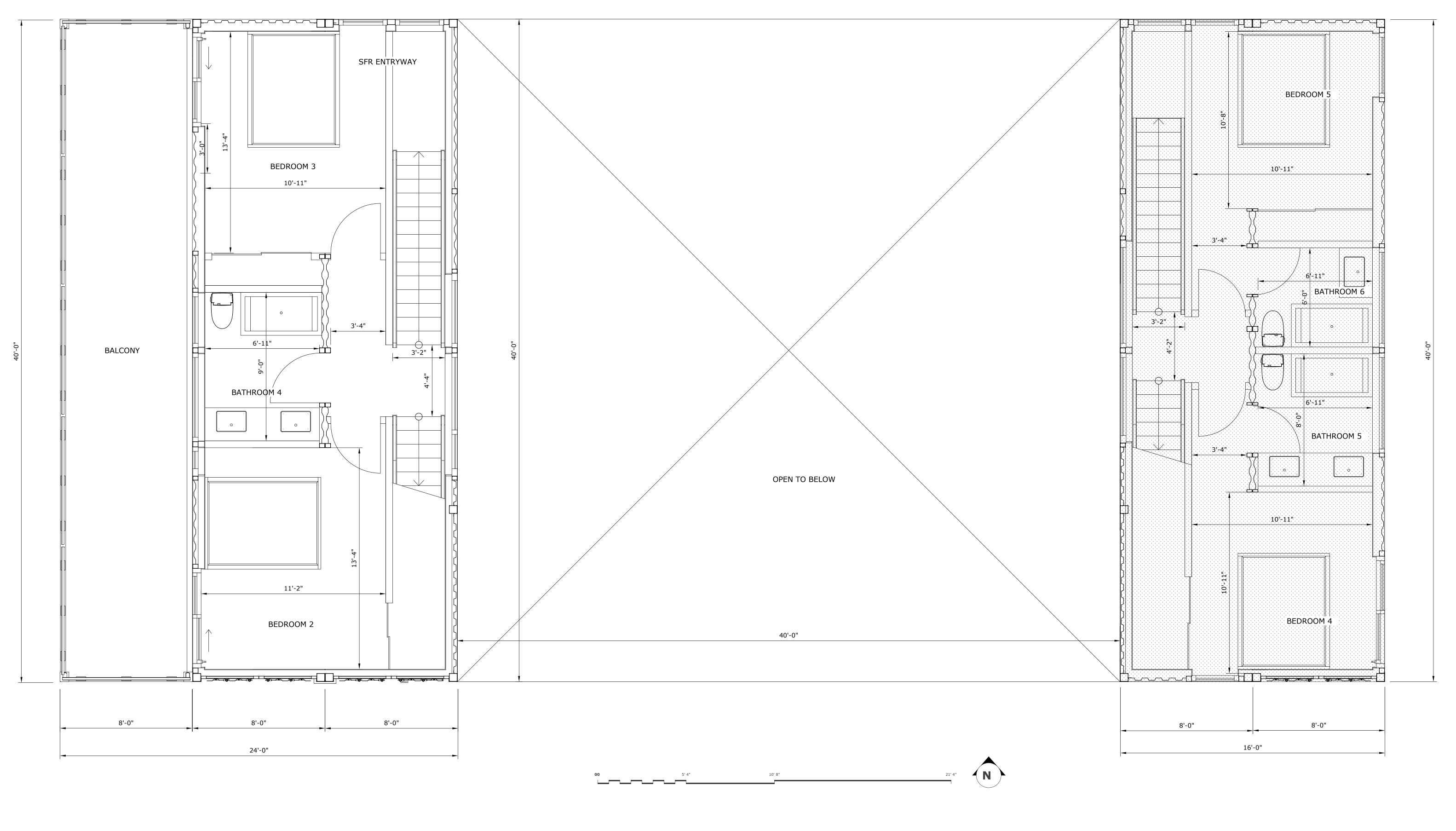
R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACES OF STAIRWAYS, LANDINGS, BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION

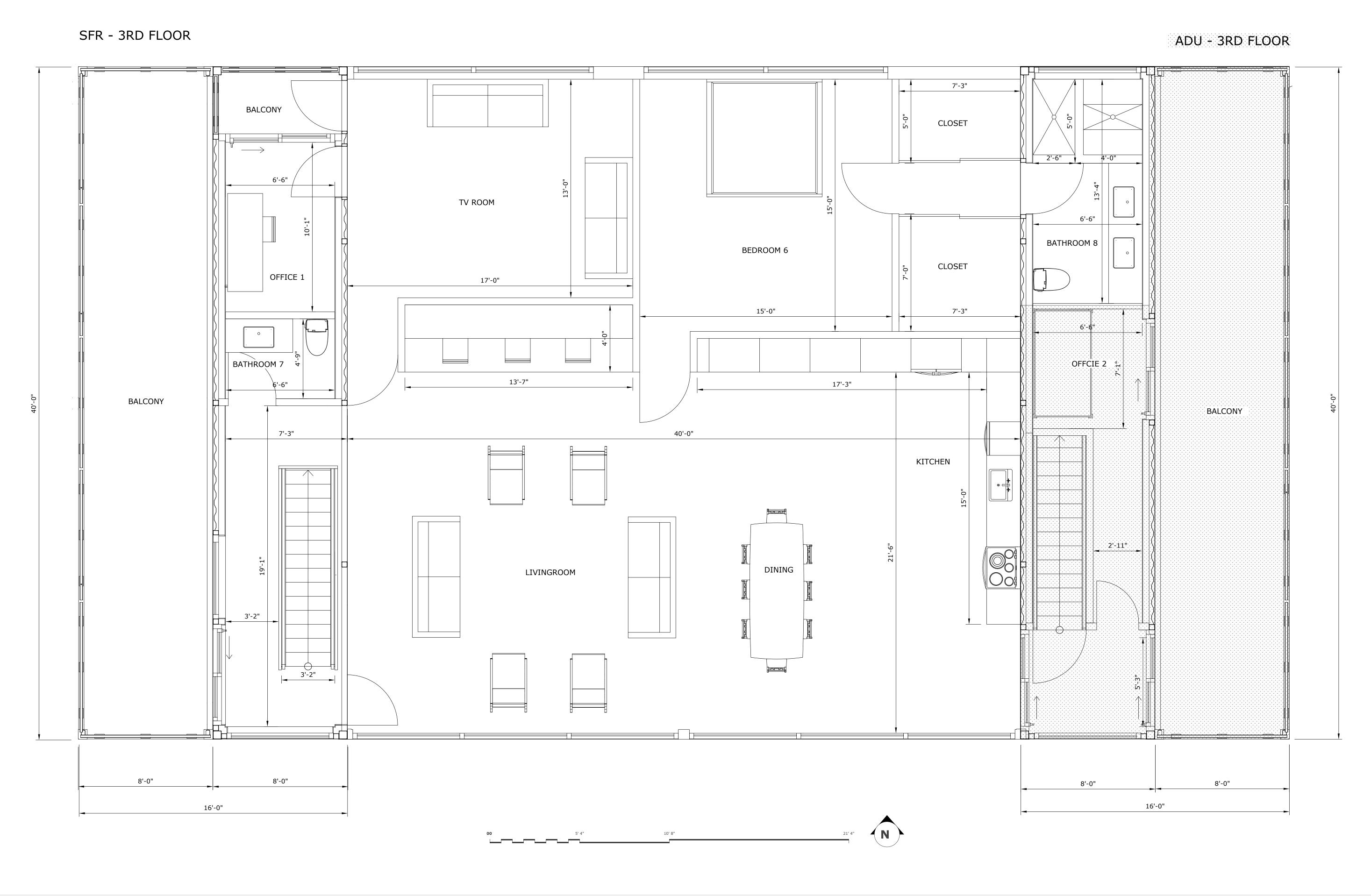
R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING AT THE BOTTOM OF THE STAIRWAY WHEN THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCHES HORIZONTAL ARCH LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

Adams SFR - Construction Documents

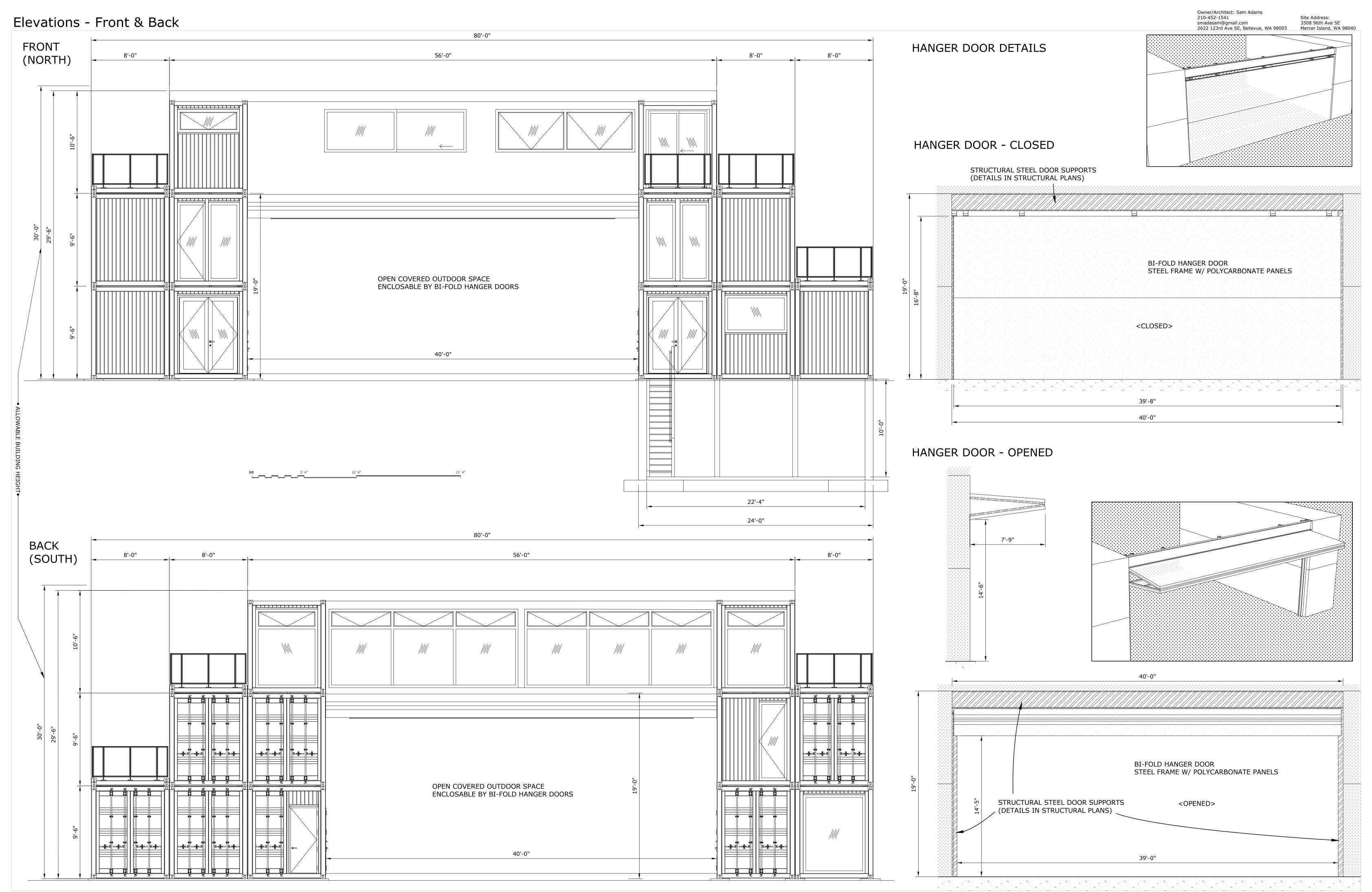


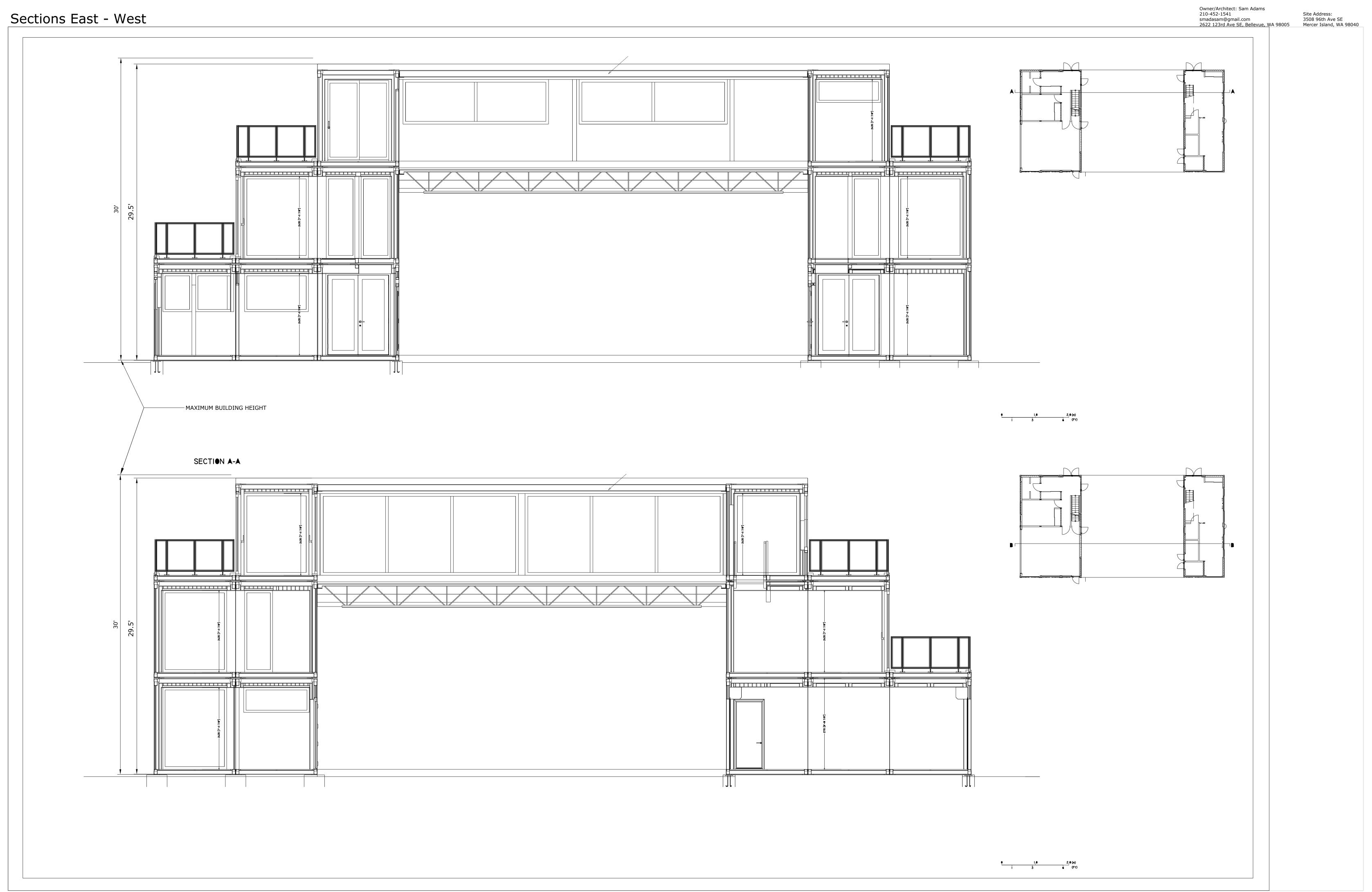
SFR - 2ND FLOOR ADU - 1ST FLOOR





Sheet 7 of 15







SUMMARY: WSEC 2018 THERMAL ENVELOPE COMPLIANCE

SECTION R402 BUILDING THERMAL ENVELOPE R402.1 General (Prescriptive).

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT		
All Climate Zones (TABLE R402.1.1)		
Component	Requirement	Actual
Fenestration U-Factor	0.30	0.29
Skylight U-Factor	0.50	-
Ceiling R-Value	49	50.13
Wood Frame Wall R-Value	21 int	21 int
Floor R-Value	30	30.41
Below-Grade Wall R-value	10/15/21 int + 5TB	10/15/21 int + 5TB
Slab R-Value	10, 2 ft	-

SUMMARY: WSEC 2018 - ENERGY OPTION SELECTIONS [EQUIPMENT REQUIREMENTS]

SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS This house classifies as a "medium dwelling unit" as defined in R406.3; therefore, this house shall be built with the flowing options:

6.0 Credits are required.

TABLE R406.2 FUEL NORMALIZATION CREDITS Selected: Heating option 2: Heat pump, +1 Credit. [REOUIRED EOUIPMENT]

For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(1)C or C403.3.2(2) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590

TABLE 406.3 ENERGY CREDITS

Selected: High Efficiency HVAC, option 3.6, +2 Credits. [REQUIRED EQUIPMENT]

Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.

Selected: Efficient Water Heating, option 5.5, +2 Credits. [REQUIRED EQUIPMENT]

Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification.

Selected: Renewable Electric Energy, option 6.1, +1 Credit. [REQUIRED EQUIPMENT]

Solar system designed to generate at least 1200 kWh.

TOTAL CREDITS: 6

SUMMARY: IRC 2018 - M1505.4 - WHOLE-HOUSE **MECHANICAL VENTILATION SYSTEM**

Each dwelling unit must have a ventilation system which consists of one ore supply **or** exhaust fans **or** a combination of such. According to WSU Energy Program's guide on this topic, it therefore acceptable to use only exhaust fans, and using bathroom vent fans or kitchen oven hoods are acceptable for this purpose. However, only using bathroom exhaust vents is considered "not balanced" and "not distributed" which implies a 1.5x system coefficient penalty, per TABLE M1505.4.3(2). The base ventilation requirement is 95 CFM per TABLE M1505.4.3(1) based on this house's square footage and bedroom, or 95 CFM * 1.5 (system coefficient) = 142.5 **CFM.** The system may run intermittently, offset by the factors outlined in TABLE M1505.4.3(3), but we will just run the fans all of the time which keeps the factor at 1.0x.

[VENTILATION SYSTEM EQUIPMENT REQUIREMENTS]

2x bathroom vents totaling at least 142.5 CFM combined flow rate.

These are to run continuously.

SUMMARY: WSEC RESIDENTIAL 2018 - REQUIREMENTS

R402.2.7 Floors

Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking. Insulation supports shall be installed so spacing is no more than 24 inches on center. Foundation vents shall be placed so that the top of the vent is below the lower surface of the floor insulation.

R402.2.8 Basement Walls

Below-grade exterior wall insulation used on the exterior (cold) side of the wall shall extend from the top of the below-grade wall to the top of the footing and shall be approved for below-grade use. Above-grade insulation shall be protected. Insulation used on the interior (warm) side of the wall shall extend from the top of the below-grade wall to the below-grade floor level and shall include R-5 rigid board providing a thermal break between the concrete wall and the slab.

R402.4.1.2 Testing.

The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). For this test only, the volume of the home shall be the conditioned floor area in ft2 (m2) multiplied by 8.5 feet (2.6 m). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. Once visual inspection has confirmed sealing (see Table R402.4.1.1), operable windows and doors manufactured by small business shall be permitted to be sealed off at the frame prior to the test.

R403.4 Mechanical system piping insulation.

Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-6.

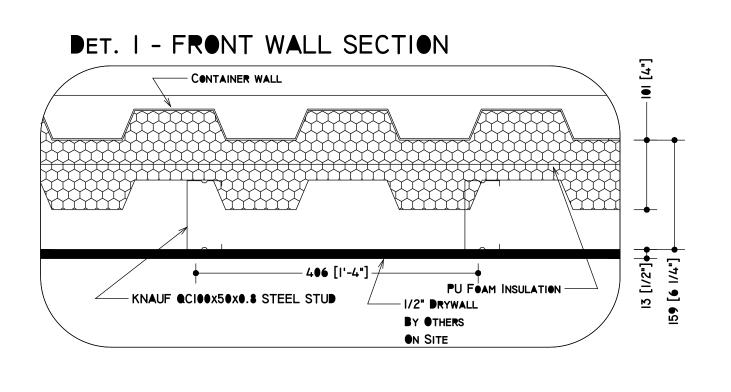
R403.5 Service hot water systems.

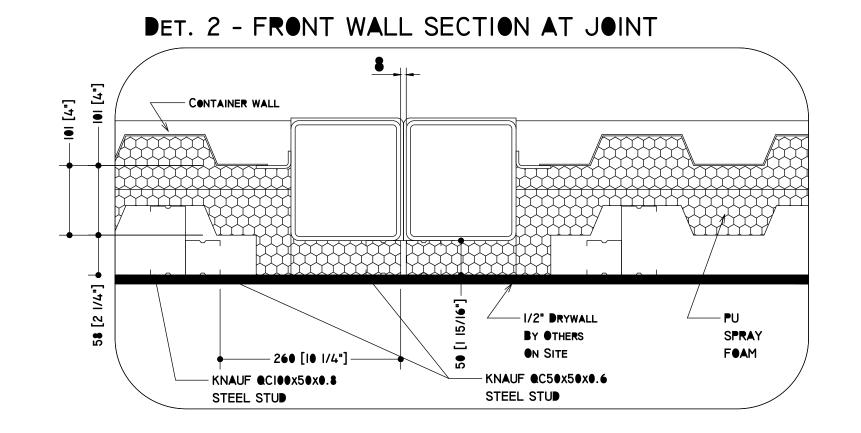
Energy conservation measures for service hot water systems shall be in accordance with Sections R403.5.1 through R403.5.5. Service waterheating equipment shall meet the requirements of DOE 10 CFR Part 430 Uniform Energy Factor or the equipment shall meet the requirements of Section C404.2.

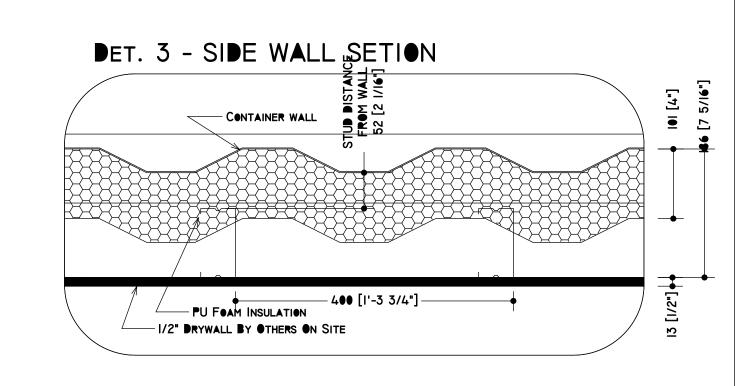
R403.6 Mechanical ventilation.

The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

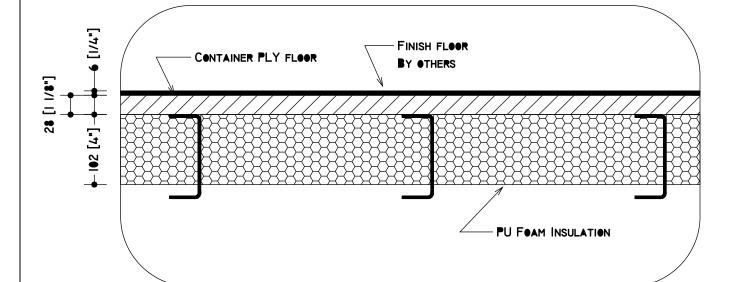
CONTAINER INSULATATION DETAIL

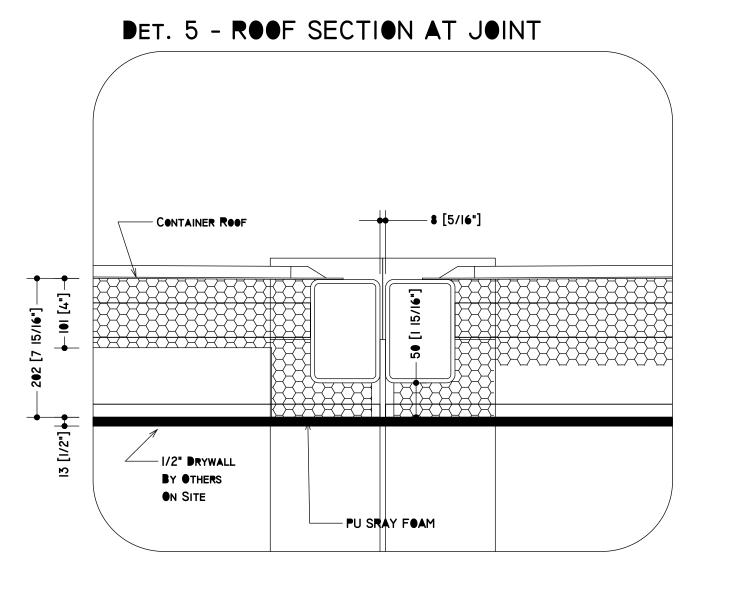


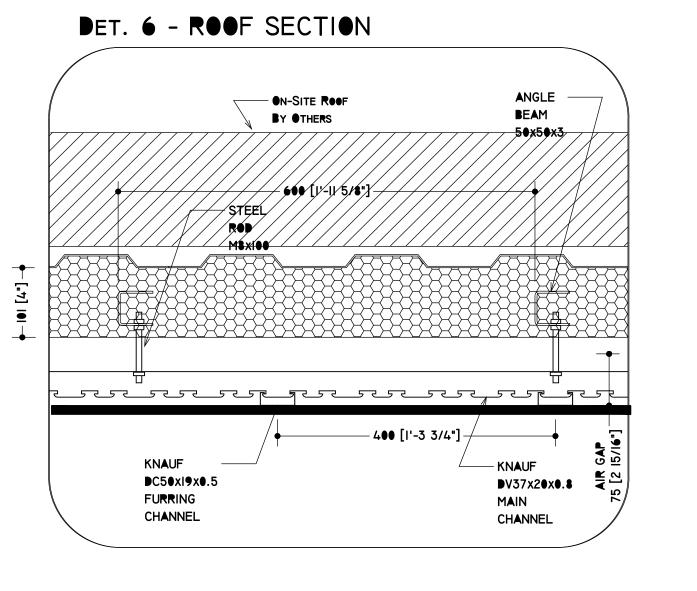




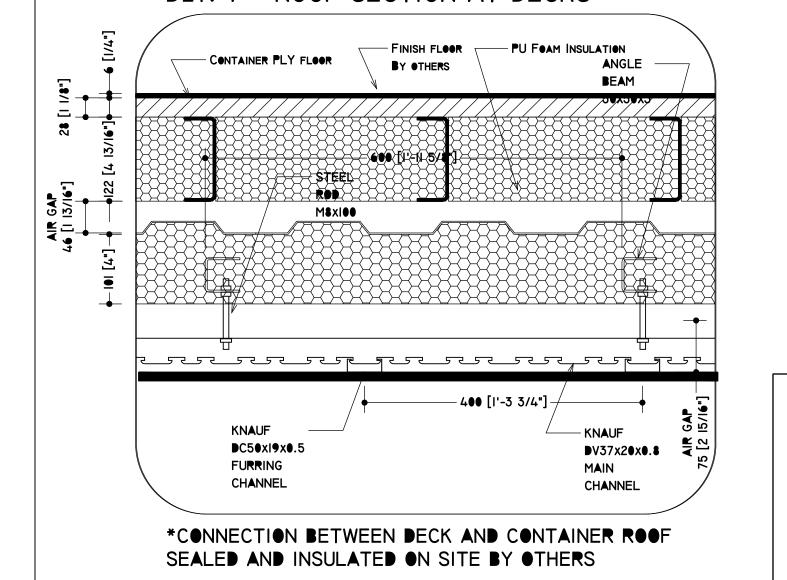
DET. 4 - FLOOR SECTION

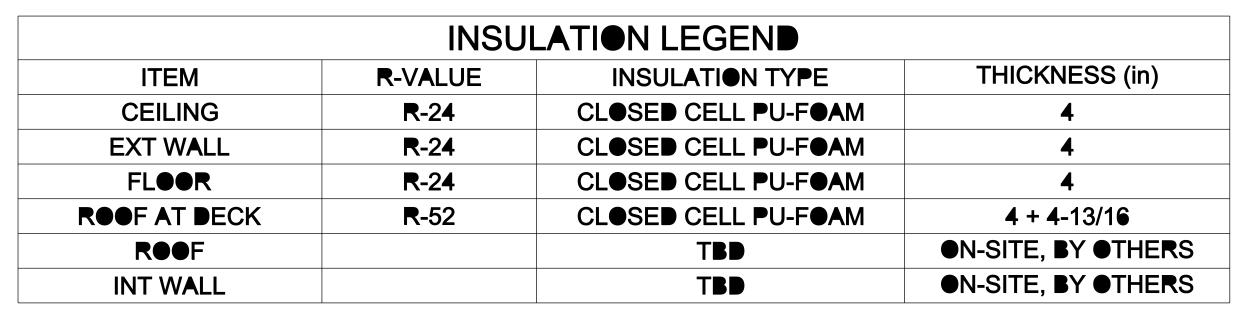






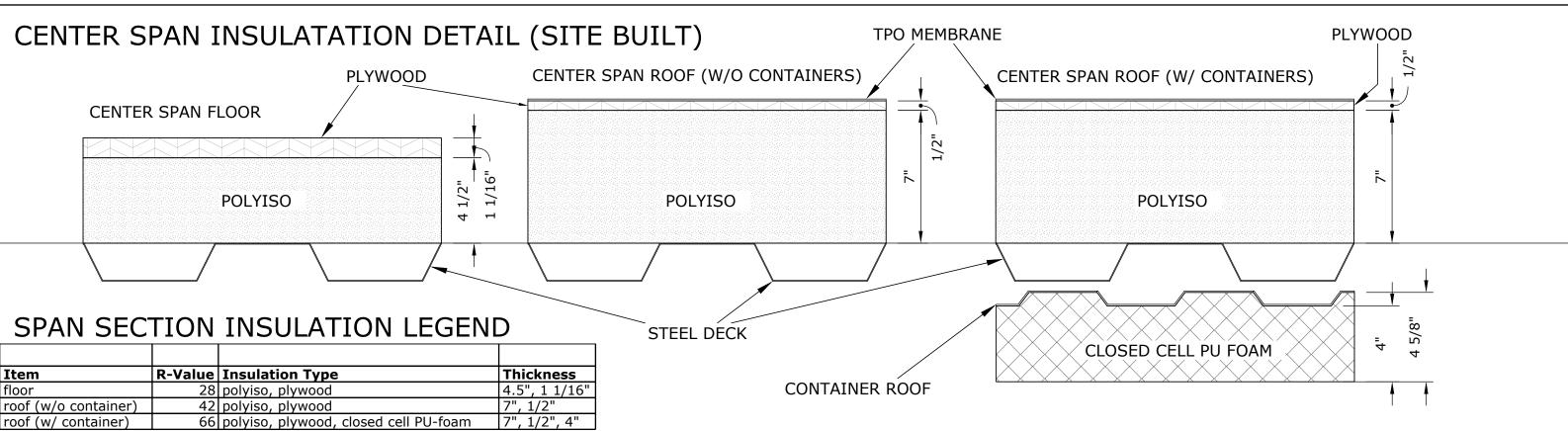
DET. 7 - ROOF SECTION AT DECKS

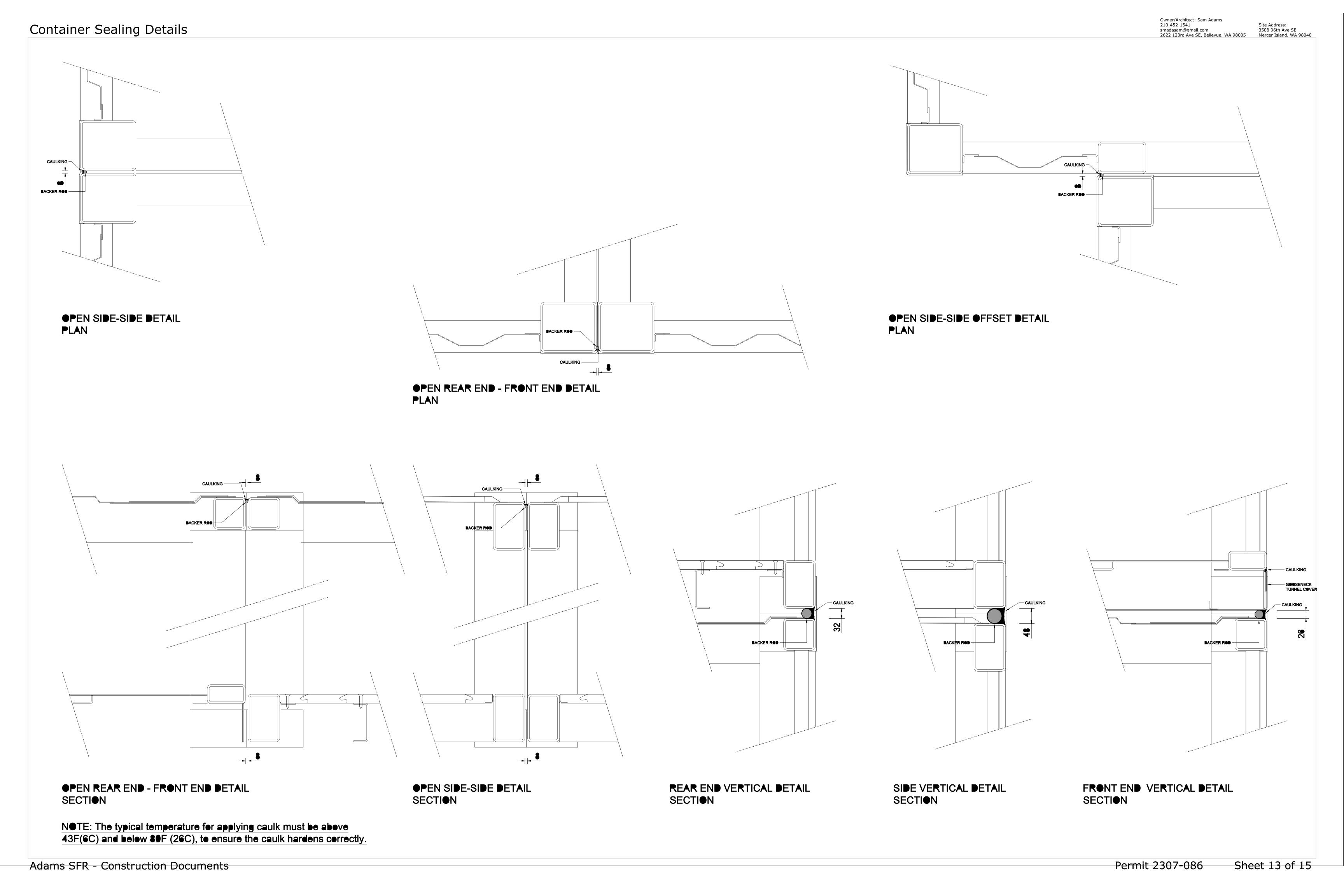


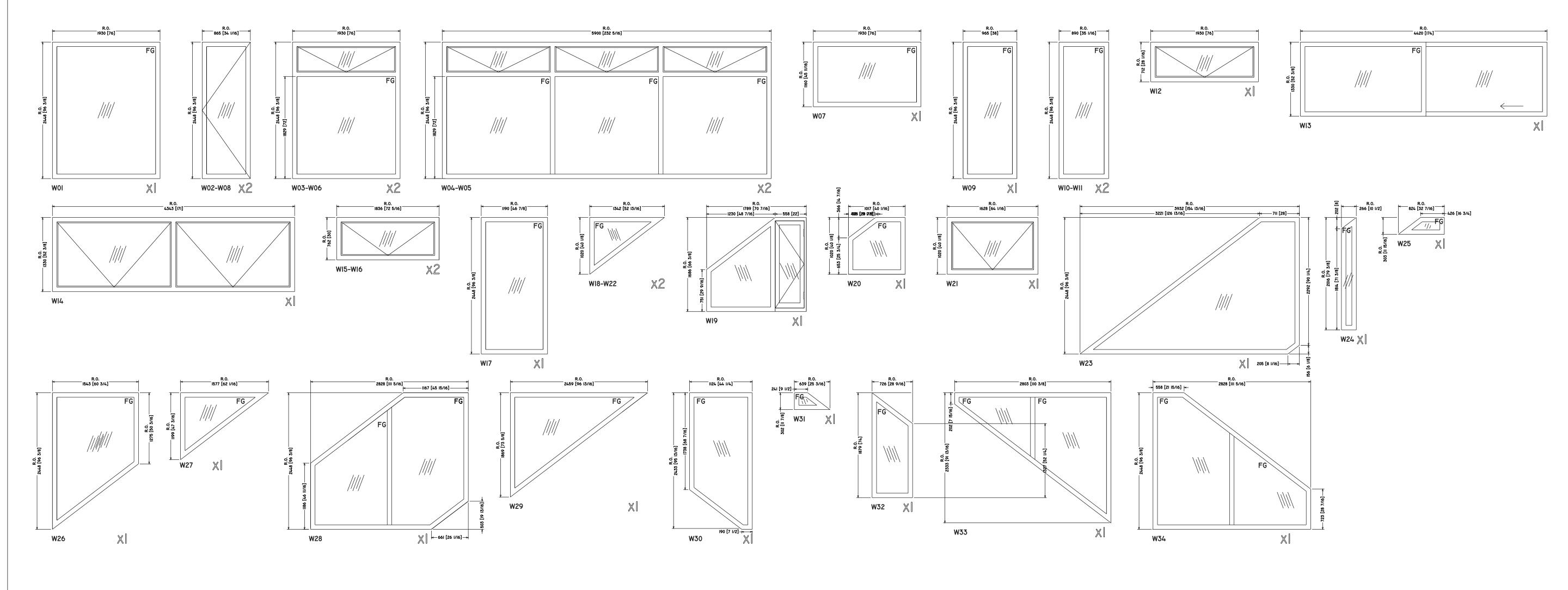


NOTE:

GIANT CONTAINER PROVIDES INSULATION AT CEILING, EXT WALL, AND FLOOR ONLY.







W35 X	FG		FG W37
	W36	XI	

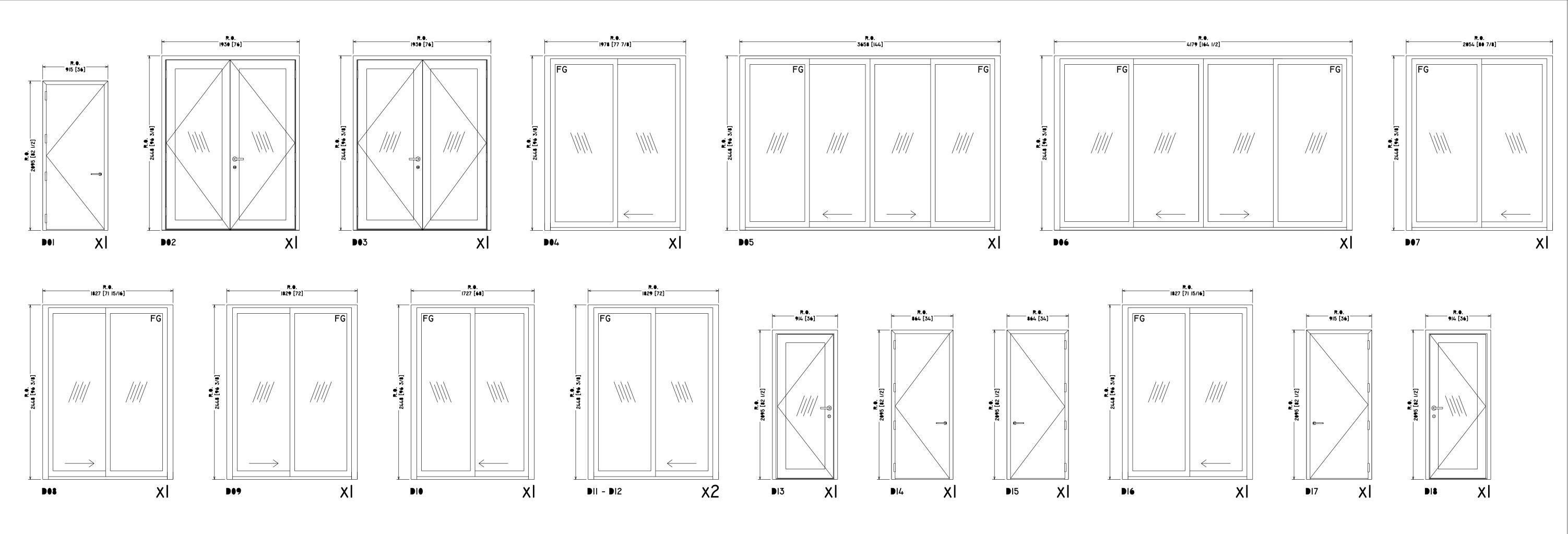
WINDOWS SCHEDULE								
#	QTY	DESCRIPTION	FRAME COLOUR	GLAZING	U-EACTOR	NOTES		
WOI	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28			
W02	ı	ALUM. CASEMENT WINDOW	BLACK	DUAL PANE LOW E	0.28			
W03	ı	ALUM. FIX + TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			
W04	ı	ALUM. FIX + TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			
W05	ı	ALUM. FIX + TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			
W06	ı	ALUM. FIX + TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			
W07	1	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28			
W08	ı	ALUM. CASEMENT WINDOW	BLACK	DUAL PANE LOW E	0.28			
W09	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28			
WIO	1	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28			
WII	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28			
WI2	1	ALUM. TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			
WI3	1	ALUM. SLIDING WINDOW	BLACK	DUAL PANE LOW E	0.28			
WI4	1	ALUM. TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			
WI5	1	ALUM. TILT WINDOW	BLACK	DUAL PANE LOW E	0.28			

				IDOWS SCHEDULE		
#	QTY	DESCRIPTION	FRAME COLOUR	GLAZING	U-EACTOR	NOTES
WI6		ALUM. TILT WINDOW	BLACK	DUAL PANE LOW E	0.28	
WI7	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
WI8	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
WI9	ı	ALUM. CAS. + FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W20	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W2I	1	ALUM. TILT WINDOW	BLACK	DUAL PANE LOW E	0.28	
W22	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W23	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W24	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W25	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W26	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W27	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W28	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W29		ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	
W30	1	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28	

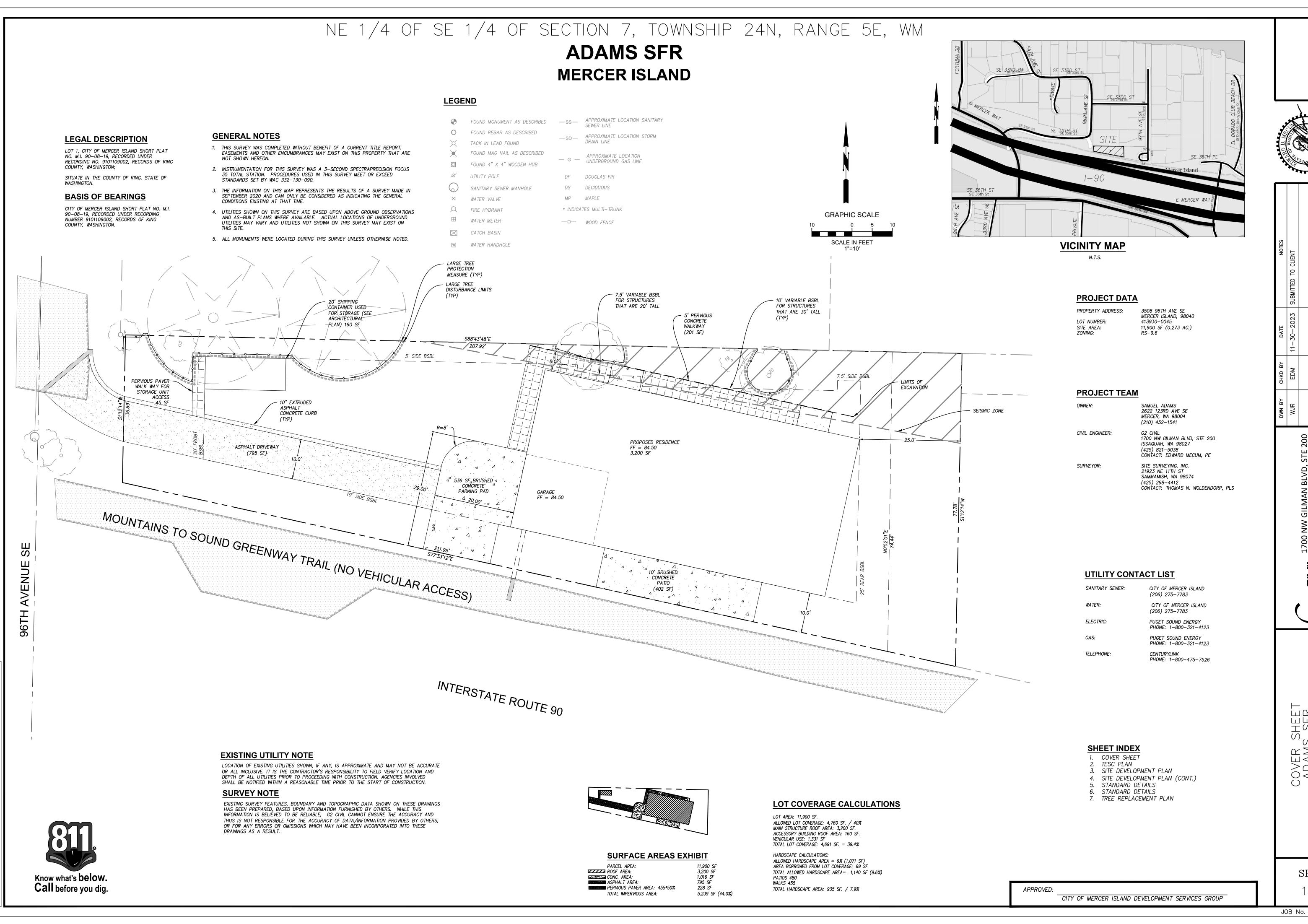
	WINDOWS SCHEDULE								
#	QTY	DESCRIPTION	FRAME COLOUR	GLAZING	U-EACTOR	NOTES			
W3I	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				
W32	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				
W33	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				
W34	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				
W35	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				
W36	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				
W37	ı	ALUM. FIX WINDOW	BLACK	DUAL PANE LOW E	0.28				

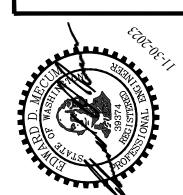
Adams SFR - Construction Documents Permit 2307-086 Sheet 14 of 15





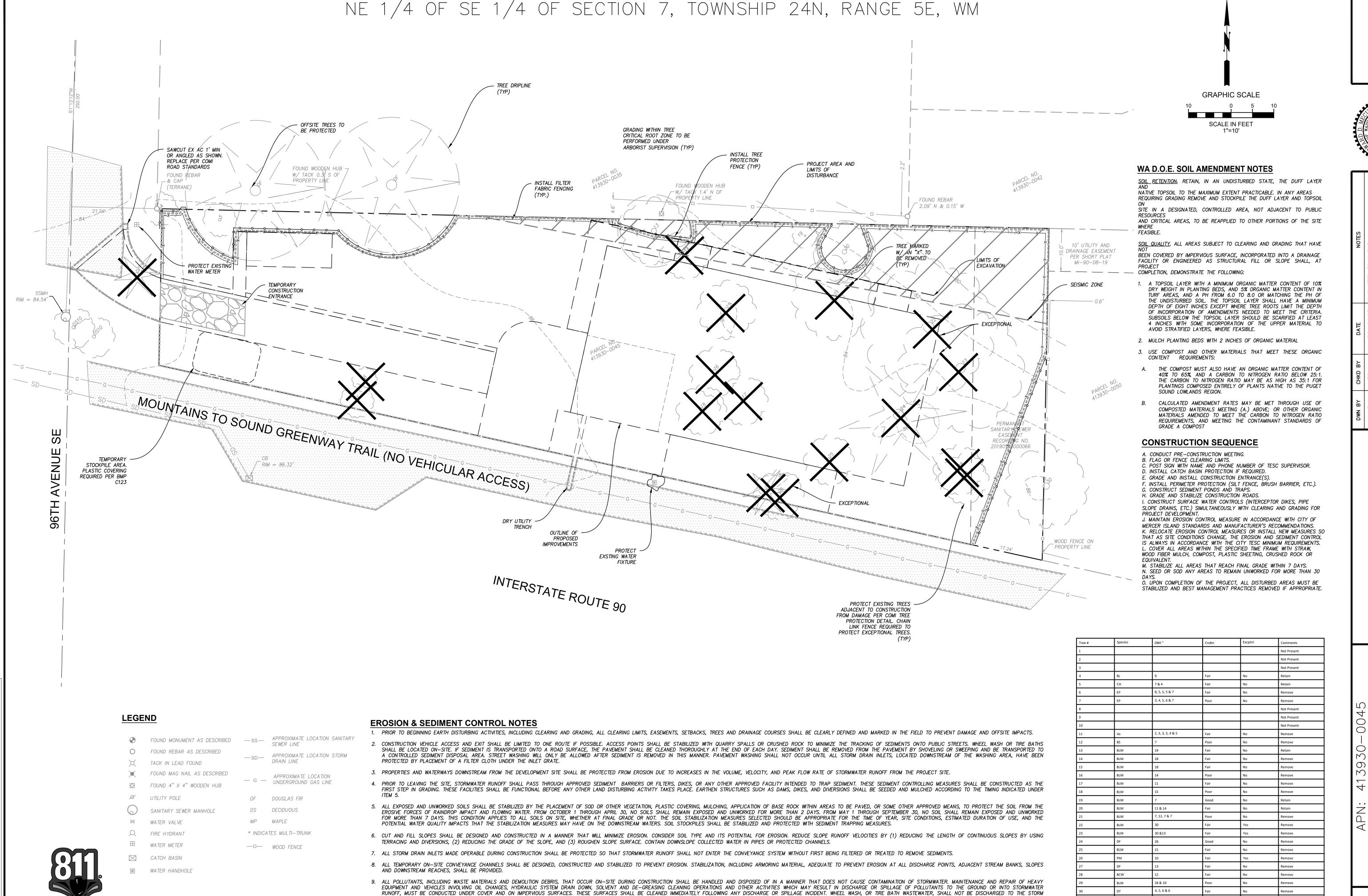
				DOOR SCHEDULE		
	QTY	DESCRIPTION	FRAME-COLOR	GLAZING	U-FACTOR	NOTES
	ı	STEEL DOOR	BLACK	DUAL PANE LOW E	●.58	
D 02	ı	ALUM. DOUBLE GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
D 03	ı	ALUM. DOUBLE GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
D0 4	ı	ALUM. SLIDING GLASS	BLACK	DUAL PANE LOW E	●.3●	
D0 5	ı	ALUM. SLIDING GLASS	BLACK	DUAL PANE LOW E	●.3●	
D06	ı	ALUM. SLIDING GLASS	BLACK	DUAL PANE LOW E	●.3●	
D 0 7	ı	ALUM. SLIDING GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
D08	ı	ALUM. SLIDING GLASS	BLACK	DUAL PANE LOW E	●.3●	
D09	ı	ALUM. SLIDING GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
DIO	ı	ALUM. SLIDING GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
DII	ı	ALUM. SLIDING GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
DI2	ı	ALUM. SLIDING GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
D 13	ı	ALUM. GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
D 4	ı	STEEL DOOR	BLACK	DUAL PANE LOW E	●.58	
D 15	ı	STEEL DOOR	BLACK	DUAL PANE LOW E	●.58	
D 6	ı	ALUM. SLIDING GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	
D 17	ı	STEEL DOOR	BLACK	DUAL PANE LOW E	●.58	
DI8	ı	ALUM. GLASS DOOR	BLACK	DUAL PANE LOW E	●.3●	





COVER SHEET ADAMS SFR SCER ISLAND, SAMUEL ADAMS 2622 123RD AVE SE MERCER ISLAND, WA \mathbb{A}

SHEET 1 of 7



10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

DRAIN, OR ON-SITE STORMWATER TREATMENT SYSTEM.

Know what's below.

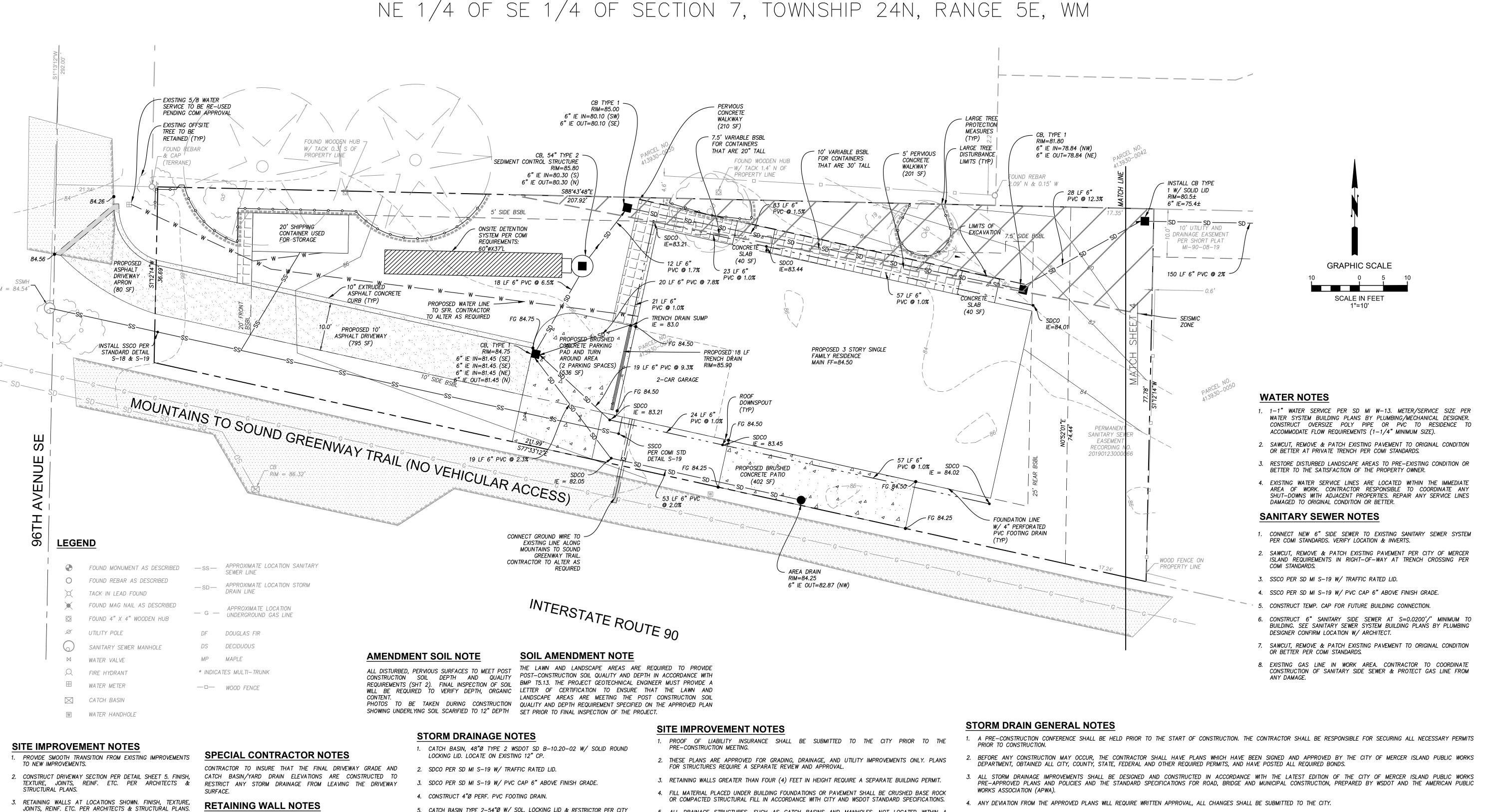
Call before you dig.

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

V: 413930-0 TESC PLAN ADAMS SFR CER ISLAND, SAMUEL ADAMS 2622 123RD AVE SE MERCER ISLAND, WA

2 of 7

JOB No.



- SEPARATE BUILDING PERMIT REQUIRED IF GREATER THAN 4'
- 4. CONSTRUCT MODULAR LANDSCAPE RETAINING WALLS ADJACENT TO BUILDING PER MANUFACTURER REQ'T.'S. PERMIT REQUIRED IF GREATER THAN 4' HIGH.
- SEE LANDSCAPING PLAN BY OTHERS FOR LANDSCAPE.
- 6. SEE ILLUMINATION PLAN BY OTHERS FOR LANDSCAPE LIGHTING & ASSOCIATED APPURTENANCES.
- REFUSE / RECYCLE AREA PER ARCHITECTS PLANS.
- FLOWLINE OF DRIVEWAY PAVEMENT, TYP.
- DECKS, CATWALKS, STEPS AS SHOWN. MATERIAL, FINISH, TEXTURE, ETC. PER ARCHITECTS & STRUCTURAL PLANS.



Know what's below. Call before you dig.

ALL WALL DESIGN, REINFORCEMENT, WATERPROOFING, AND RETAINING WALL DRAINAGE CONTROL PER STRUCTURAL AND ARCHITECTURAL PLANS AND SPECIFICATIONS. INSTALL 36" HANDRAILING AS NECESSARY WHERE WALLS EXCEED 30" IN HEIGHT SEE ARCHITECT'S PLANS.

WORK WITHIN EXISTING TREE

DRIPLINES NOTES

ALL TRENCHES THAT ARE EXCAVATED WITHIN TREE DRIP LINES SHALL BE EXCAVATED WITH AN AIR SPADE SO THAT UTILITY LINES CAN BE INSTALLED WITHOUT CUTTING MAJOR ROOTS. ROOTS EXPOSED IN OPEN TRENCHES MUST BE KEPT MOIST BY BEING COVERED WITH MOISTENED BURLAP UNTIL THE TRENCH CAN BE CLOSED. ALL GRADING WITHIN THE TPZ OF THE TREES TO REMAIN SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE ARBORIST.

SOIL AMENDMENT NOTE

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENT SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

TRENCH EXCAVATION NOTES

ALL SEWER AND DRAINAGE PIPES SHALL BE BACKFILLED TO 95% MDD (INTENT: TO RESTRICT SUBSURFACE DRAINAGE FROM TRAVELING ALONG THE PIPE BARREL).

- 5. CATCH BASIN TYPE 2-54"Ø W/ SOL. LOCKING LID & RESTRICTOR PER CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET DETAIL. SEE DETENTION SYSTEM WORKSHEET, PLAN & PROFILES SHEETS 3 & 4.
- 6. CONSTRUCT 6"Ø PVC OUTFALL STORM DRAIN SYSTEM.
- 7. CONNECT FOOTING DRAIN TO TIGHTLINE TO OUTFALL STORM SYSTEM 1' MIN. LOWER THAN LOWEST FOOTING DRAIN.
- 8. CONSTRUCT 6"Ø PVC ROOF DRAIN COLLECTOR @ S=1.00% MIN.
- 9. PRIVATE YARD\AREA DRAIN SEE DETAIL SHEET 5. 10. DOWNSPOUTS PER ARCHITECT'S PLANS.
- 11. FOOTING DRAIN NOT TO BE CONNECTED TO DETENTION SYSTEM.
- 12. STORM DRAIN CLEANOUT 100 FEET MAXIMUM BETWEEN CLEANOUTS. 13. PROVIDE DIP PIPE SLEEVE FOR PENETRATIONS THROUGH WALLS AS REQUIRED. COORDINATE LOCATIONS W/ STRUCTURAL PLANS. SLEEVE TO

BE ONE PIPE SIZE LARGER THAN DESIGN PIPING SIZE (O.D.).

- 14. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN RIGHT-OF-WAY AT TRENCH CROSSING PER
- 15. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT TO ORIGINAL CONDITION OR BETTER PER COMI STANDARDS.
- 16. 6"Ø PVC ROOF/AREA DRAIN PIPING TO CONNECT TO ROOF DRAIN 17. ADJACENT LOT IS OWNED BY THE SAME OWNER AND 15' STORM &

SEWER EASEMENT WILL BE PROVIDED WITH THE NEXT SUBMITTAL

- 5. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A
- TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS.
- 6. THIS PLAN DOES NOT SHOW THE LOCATION OF ALL EXISTING UTILITIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO WITH NEW PIPING. DEPTH. LOCATION, AND CONDITION SHALL BE RELAYED TO THE ENGINEER IF CONDITIONS
- VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED. 8. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS OF CITY STANDARDS. ALL CONSTRUCTION DEBRIS GENERATED DURING CONSTRUCTION TO BE REMOVED &
- DISPOSED OF AT AN APPROVED LOCATION OFF SITE. 9. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED

ARCHITECTURAL & STRUCTURAL NOTES

- THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR
- 2. SPECIAL INSPECTIONS FOR STRUCTURAL ASPECTS OF OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROECT. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
- 3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF
- 4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
- 5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS

- A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF MERCER ISLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON—SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- 7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
- 8. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS
- 9. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY
- 11. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- 12. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 811. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 13. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM
- OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". 14. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION
- OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
- 15. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS,

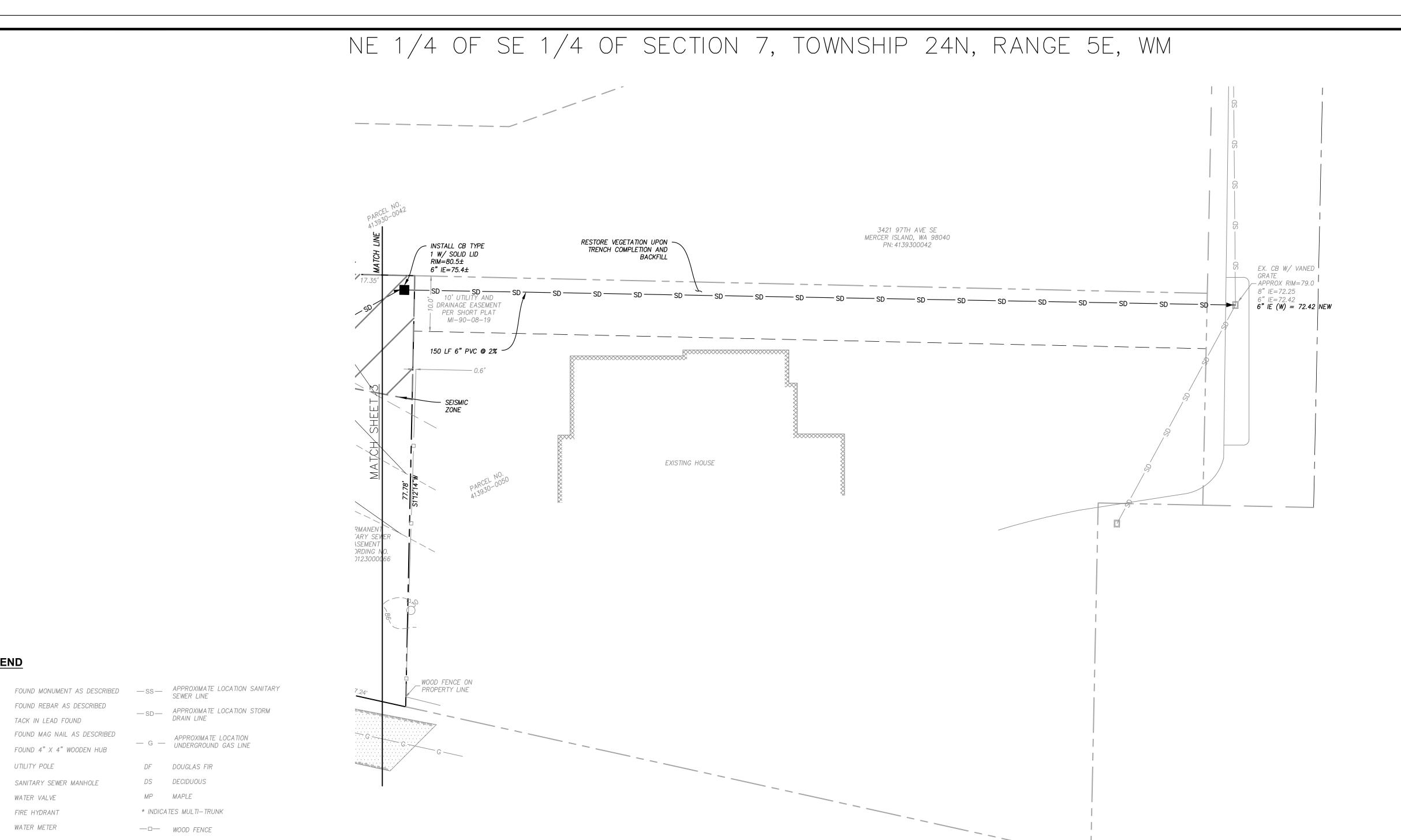
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

DAMS PAWE 10, * ... 41393(EVELOPME ADAMS SAMUEL ADAMS SAMUEL ADAMS 2622 123RD ANA MERCER ISLANG ANA MERC

SHEET

3 of 7

JOB No.



TRENCH EXCAVATION NOTES

ALL SEWER AND DRAINAGE PIPES SHALL BE BACKFILLED TO 95% MDD (INTENT: TO RESTRICT SUBSURFACE DRAINAGE FROM TRAVELING ALONG THE PIPE BARREL).

AMENDMENT SOIL NOTE

ALL DISTURBED, PERVIOUS SURFACES TO MEET POST CONSTRUCTION SOIL DEPTH AND QUALITY REQUIREMENTS (SHT 2). FINAL INSPECTION OF SOIL WILL BE REQUIRED TO VERIFY DEPTH, ORGANIC PHOTOS TO BE TAKEN DURING CONSTRUCTION SHOWING UNDERLYING SOIL SCARIFIED TO 12" DEPTH

ARCHITECTURAL & STRUCTURAL NOTES

- 1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR
- 2. SPECIAL INSPECTIONS FOR STRUCTURAL ASPECTS OF OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROECT. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
- 3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF
- 4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
- 5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS

STORM DRAIN GENERAL NOTES

- 1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS
- 2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
- 3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC
- 4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
- 5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF MERCER ISLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- 7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
- 8. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
- 9. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY
- 11. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- 12. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 811. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 13. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2".
- 14. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
- 15. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS,

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP



NOTES	11-30-2023 SUBMITTED TO CLIENTS			
DATE	11-30-2023			
снкр ву	EDM			
AB NWO	WJR			

1: 41393(EVELOPME ADAMS SAMUEL ADAMS SAMUEL ADAMS SAMUEL ADAMS SAMUEL ADAM SEZZ 123RD AV MERCER ISLAND

SHEET

4 of 7



LEGEND

FOUND REBAR AS DESCRIBED

FOUND 4" X 4" WOODEN HUB

SANITARY SEWER MANHOLE

FOUND MAG NAIL AS DESCRIBED

TACK IN LEAD FOUND

UTILITY POLE

FIRE HYDRANT WATER METER

CATCH BASIN

WATER HANDHOLE

DRAIN LINE

— G — UNDERGROUND GAS LINE

DF DOUGLAS FIR

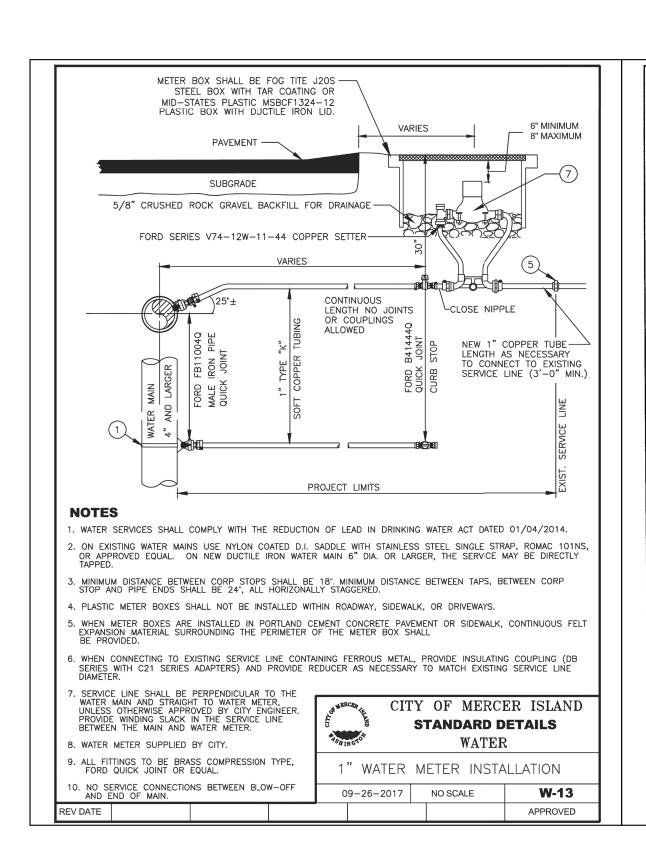
* INDICATES MULTI-TRUNK

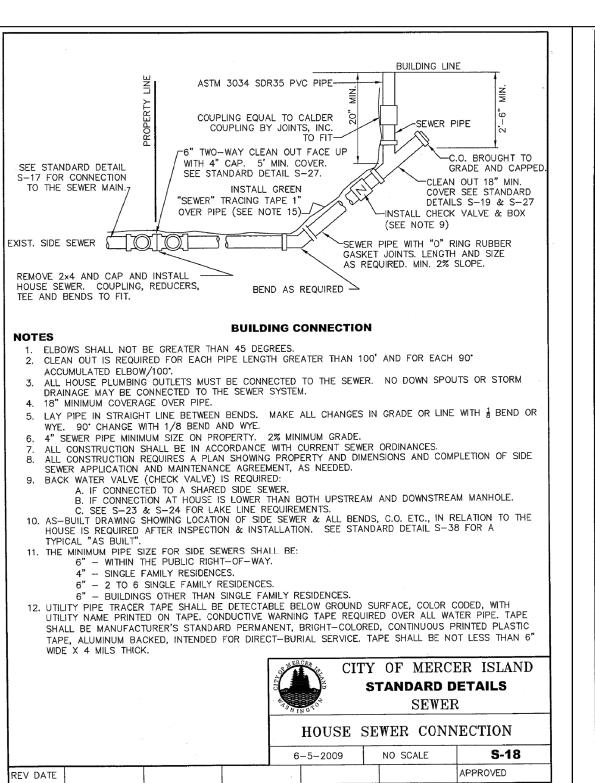
DS DECIDUOUS

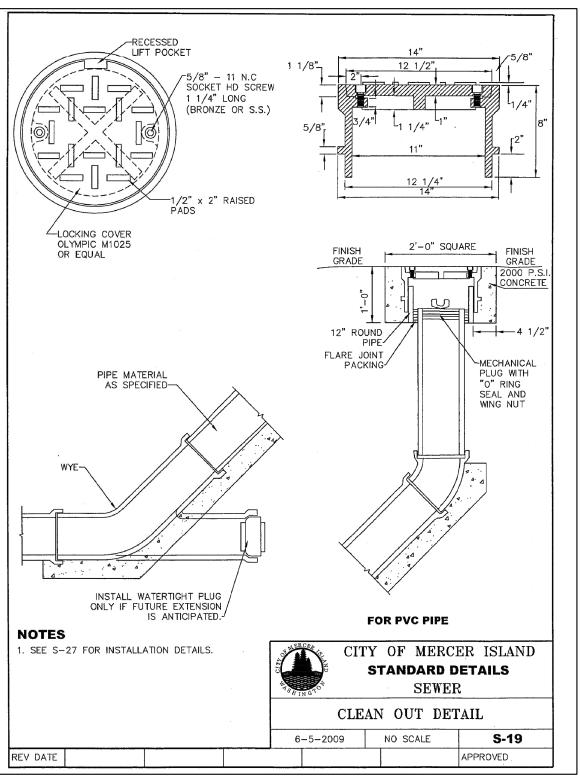
—□— WOOD FENCE

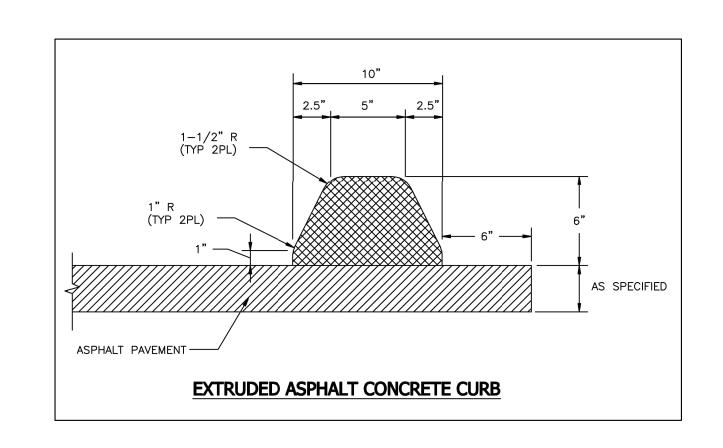
MP MAPLE

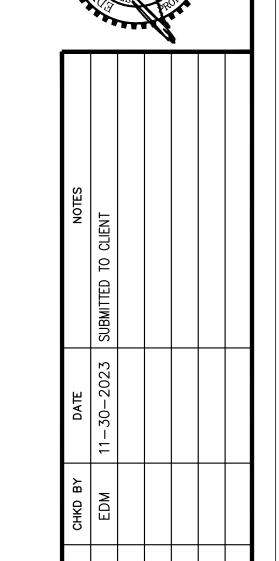
APPROXIMATE LOCATION

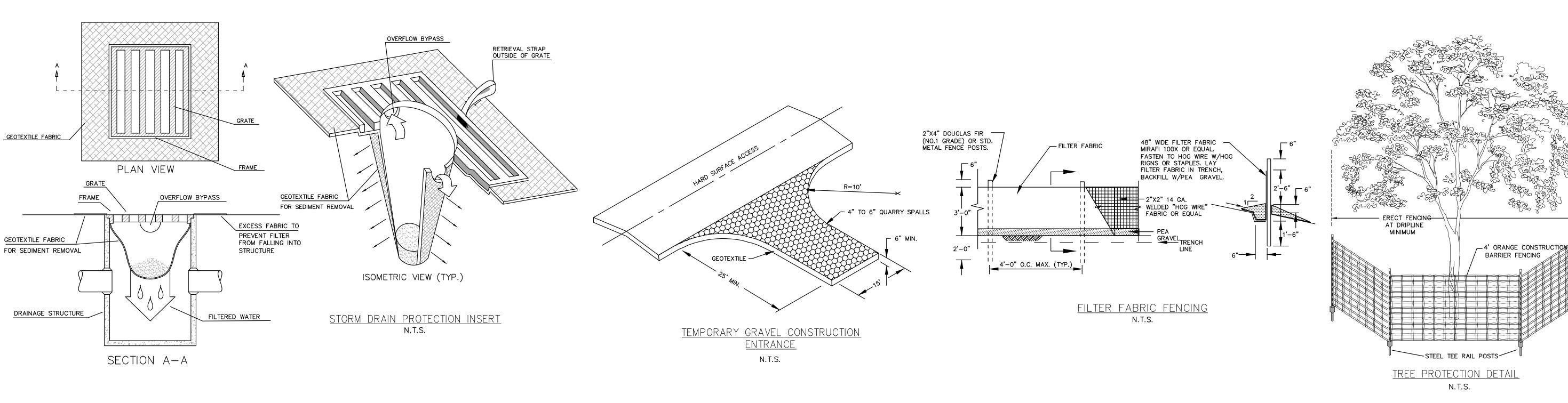


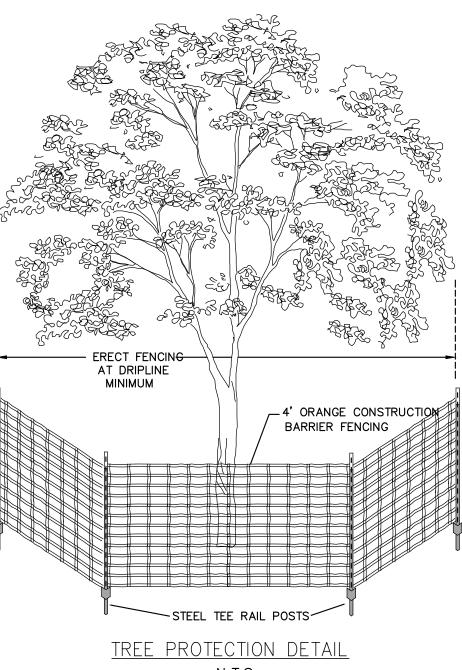












SHEET 5 **of** 7

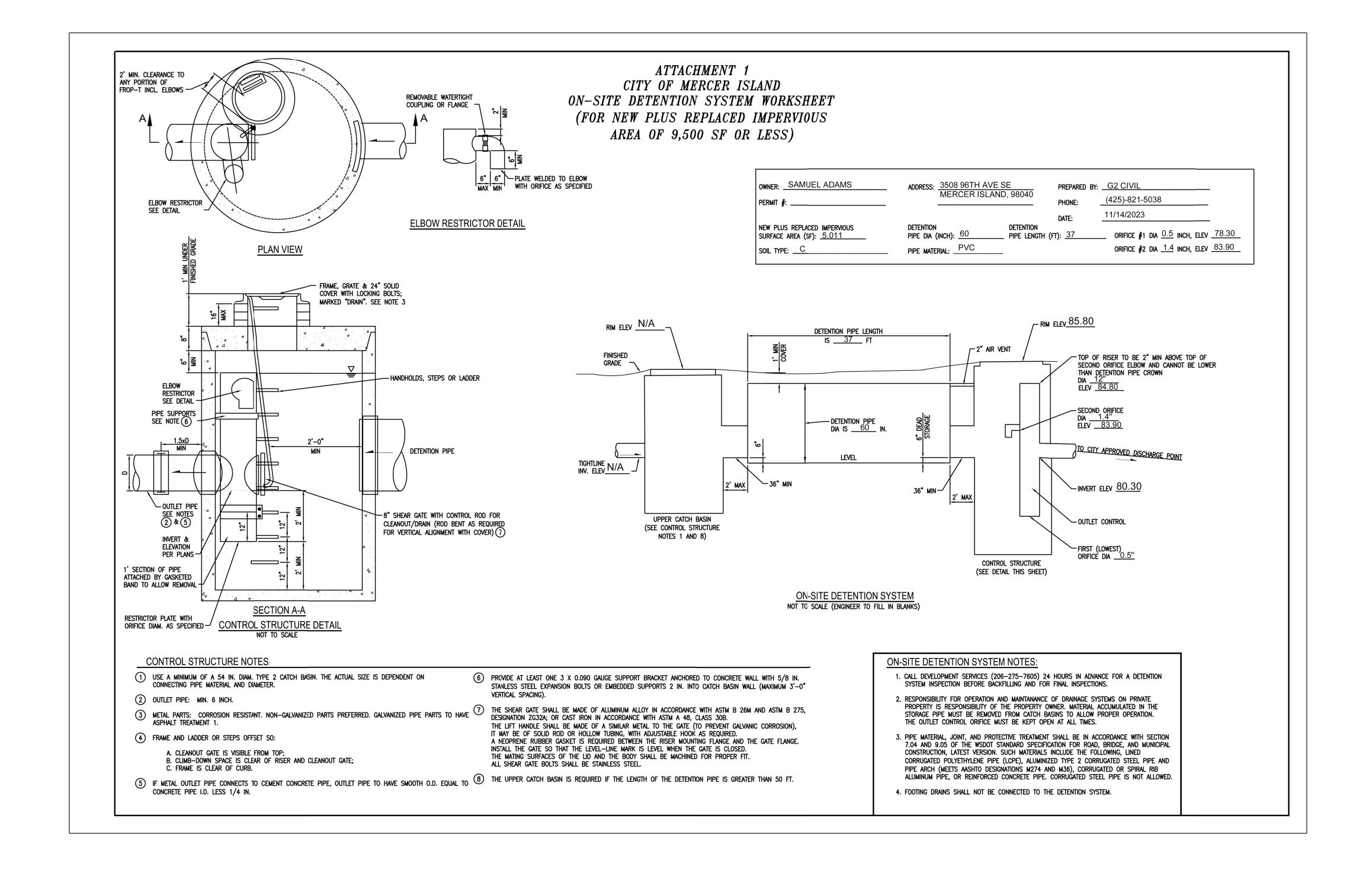
Know what's below. Call before you dig.

APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

JOB No.

4 N

APN: 413930-004 STANDARD DETAILS ADAMS SFR MERCER ISLAND, M





•	200	780	<i>A</i> .	
NOTES	11-30-2023 SUBMITTED TO CLIENT			
DATE	11-30-2023			
CHKD BY	EDM			
AB NMO	MJR			
		200		

1700 NW GILMAN BLVD, STE 20 ISSAQUAH, WA 98027 PHONE: (425) 821-5038

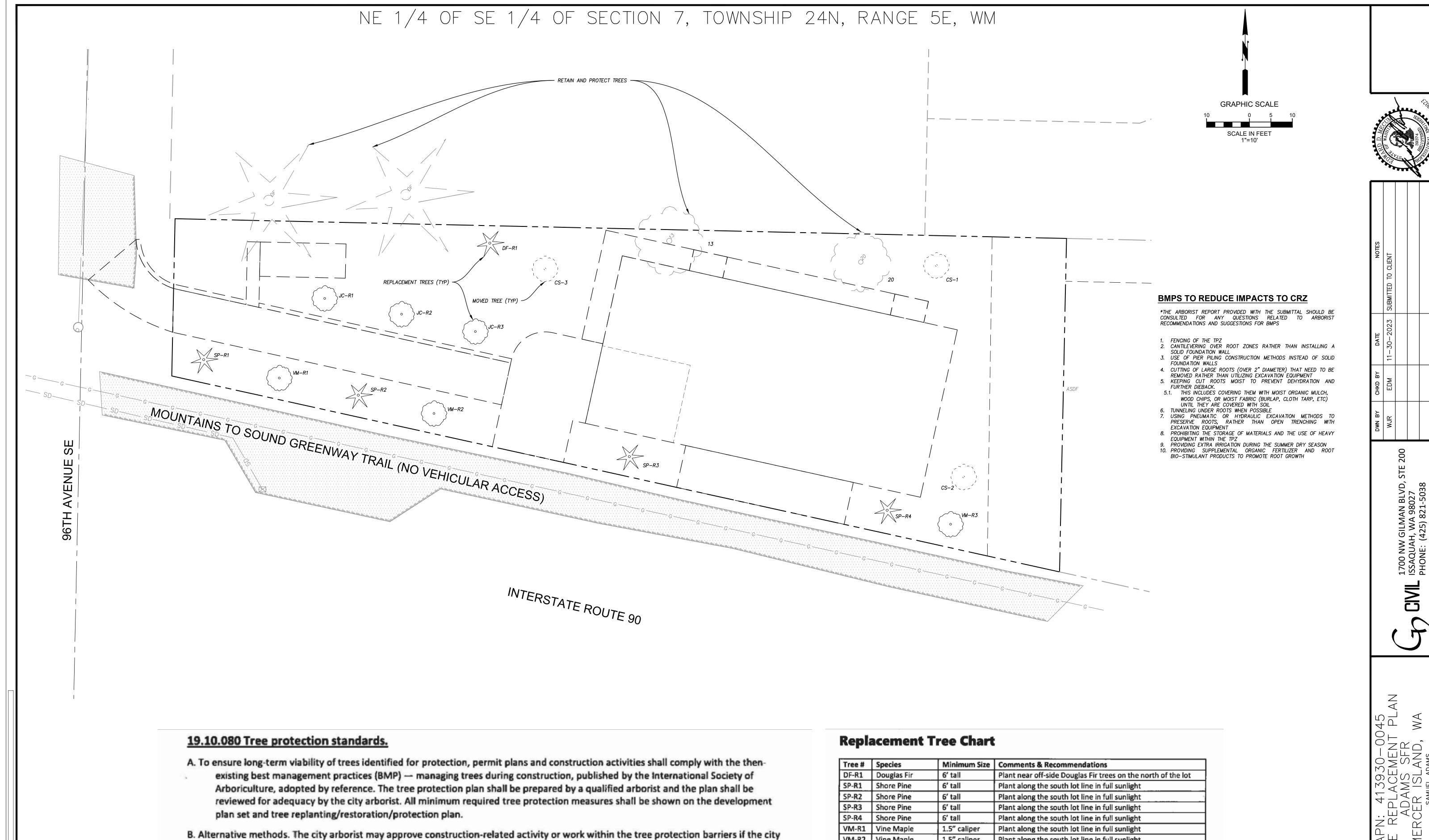
GOUL 1700

APN: 413930-0045 STANDARD DETAILS ADAMS SFR MERCER ISLAND, WA SAMUEL ADAMS 2622 123RD AVE SE MERCER ISLAND, WA

SHEET
6 of 7



APPROVEL



Know what's below. Call before you dig. arborist concludes:

1. That such activity or work will not threaten the long-term health of the retained tree(s); and

2. That such activity or work complies with the protective methods and best building practices established by the International Society of Arboriculture.

Tree #	Species	Minimum Size	Comments & Recommendations
DF-R1	Douglas Fir	6' tall	Plant near off-side Douglas Fir trees on the north of the lot
SP-R1	Shore Pine	6' tall	Plant along the south lot line in full sunlight
SP-R2	Shore Pine	6' tall	Plant along the south lot line in full sunlight
SP-R3	Shore Pine	6' tall	Plant along the south lot line in full sunlight
SP-R4	Shore Pine	6' tall	Plant along the south lot line in full sunlight
VM-R1	Vine Maple	1.5" caliper	Plant along the south lot line in full sunlight
VM-R2	Vine Maple	1.5" caliper	Plant along the south lot line in full sunlight
VM-R3	Vine Maple	1.5" caliper	Plant along the south lot line in full sunlight
JC-R1	Japanese Cherry	1.5" caliper	Provide root protection measures for driveway, Non-Native
JC-R2	Japanese Cherry	1.5" caliper	Provide root protection measures for driveway, Non-Native
JC-R3	Japanese Cherry	1.5" caliper	Provide root protection measures for driveway, Non-Native

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

SHEET 7 of 7

JOB No.

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE INCLUDING MERCER ISLAND REVISIONS.

2.	DESIGN LOADING CRITERIA: GARAGES FLOOR LIVE LOAD (PASSENGER VEHICLES)
	GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD 200 LBS RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS
	FLOOR LIVE LOAD
	ROOF LIVE LOAD
	STAIR AND CORRIDOR LIVE LOAD (UNLESS OTHERWISE INDICATED) 100 PSF DECKS
	LIVE LOAD DEFLECTION
	RAIN

EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

LATERAL SYSTEM: LIGHT-FRAME STEEL WALLS SHEATHED WITH

SITE CLASS=D, Ss=1.395, Sds=1.116, S1=0.486, SD1=0.588,

STEEL SHEETS FOR SEISMIC RESISTANCE, Vs = 61.8 KIPS

SDC D (DEFAULT), Ie=1.0, R=3 SEE PLANS FOR ADDITIONAL LOADING CRITERIA

Cs=0. 372

- 3. STRUCTURAL DRAWINGS ARE TO BE USED FOR CONSTRUCTION OF THE PRIMARY STRUCTURAL ELEMENTS. OTHER DRAWINGS ARE TO BE COORDINATED WITH THE STRUCTURAL DRAWINGS BY THE CONTRACTOR. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE OWNER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
- 4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE MODULAR BUILDING MANUFACTURER (FOR CONTAINERS) AND BY OWNER (ALL OTHER ELEMENTS). VERTICAL DIMENSION CONTROL IS DEFINED BY THE MODULAR BUILDING MANUFACTURER'S WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH THE MODULAR BUILDING MANUFACTURER AND STRUCTURAL DRAWINGS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT. SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
- 7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE OWNER AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY. UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
- 9. ALL STRUCTURAL SYSTEMS. WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- 10. MODULAR BUILDIGS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURE, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE INSTRUCTIONS PREPARED BY THE MANUFACTURER.

MODULAR CONTAINERS SHALL BE MANUFACTURED BY GIANT CONTAINERS, 55 UNWIN AVE, TORONTO, ONTARIO, CANADA M5A 1A2 AND SHALL COMPLY WITH GCS607, REV 4, DATED 11/24/2022.

11. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE OWNER AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

METAL DECKING MODULAR BUILDING STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING

12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

- 13. SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CANOPIES, BALCONIES, PREFABRICATED STAIR SYSTEMS, AND PRE-ENGINEERED SYSTEMS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. SHOP DRAWINGS SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW OF THE OWNER OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.
- 14. DEFERRED SUBMITTALS: SHOP DRAWINGS AND CALCULATIONS OF DEFERRED SUBMITTAL COMPONENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW BY THE OWNER OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE. ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS SHALL BE INCLUDED. SHOP DRAWINGS SHALL INCLUDE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE BASIC STRUCTURE DESIGN CALCULATIONS SHALL ACCOMPANY ALL DEFERRED SUBMITTALS. THE OWNER OR CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL WHERE REQUIRED.

DEFERRED SUBMITTAL BUILDING COMPONENTS FOR THIS PROJECT SHALL INCLUDE:

HANGER BIFOLD DOORS MANUFACTURED BY SCHWEISS DOORS

QUALITY ASSURANCE

15. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER, AND RETAINED BY THE BUILDING OWNER. THE OWNER, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION PER AISC 360 EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER EPOXY GROUTED INSTALLATIONS PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH

REQUIREMENTS. CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

16. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704.6 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING **ELEMENTS:**

HOLDDOWNS CONCRETE CONSTRUCTION STRUCTURAL STEEL CONSTRUCTION MODULAR BUILDINGS

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1705, OR OTHER SECTIONS OF THE CALIFORNIA BUILDING CODE.

THE OWNER SHALL EMPLOY THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

GEOTECHNICAL

17. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM. UNDISTURBED EARTH AT LEAST 12" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	. 15	500	PS
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	PCF,	/35	PCI
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED)	. (300	PCI
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED)			0.
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)		75	PSI
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)		8H	PS

CONCRETE

- 18. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500
- 19. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
- 20. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- 21. WELDING OF GRADE 60 REINFORCING BARS IS NOT ALOWWED.
- 22. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

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

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

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

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

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

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

ANCHORAGE

- 26. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.
- 27. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.
- 28. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

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

TYPE OF MEMBER	ASTM SPECIFICATION	FY
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND ROI	DS A36	36 KSI
C. OTHER SHAPES AND PLATES	A572 (GRADE 50)	50 KSI
(NOTED GRADE 50 ON PLANS)	,	
D. PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
E. STRUCTURAL TUBING	A500 (GR.C)	
-SQUARE OR RECTANGULAR	,	50 KSI
-ROUND		46 KSI
-ANY SHAPE	ASTM A1085	50 KSI
F. CONNECTION BOLTS	A325-N	
(2 /4" DOLIND LINI ECC CHOWN O	THEDWICE/	

- (3/4 ROUND, UNLESS SHOWN OTHERWISE) 31. STEEL USE FOR MODULAR BUILDING CONSTRUCTION SHALL BE WEATHERING STEEL TYPE ASTM A588 OR EQUIVALENT, FY = 50 KSI.
- 32. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 33. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED, PER OWNER. CONTAINERS SHALL BE SHOP PAINTED PER MANUFACTURERS RECOMMENDATION, ANY PAINT REMOVED FOR CONSTRUCTION OR WELDING SHALL BE REPAINTED.
- 34. SHOP PRIME ALL STEEL EXCEPT:
- A. STEEL ENCASED IN CONCRETE.
- B. SURFACES TO BE WELDED.
- C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS. D. MEMBERS TO BE GALVANIZED.
- E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES. F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
- G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.
- 35. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
- 36. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.
- 37. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

General Structural Notes Continued on Pg \$1.2

STRUCTURAL

2124 Third Avenue, Suite 100 Seattle, WA 98121 TACOMA 934 Broadway, Suite 100 Tacoma, WA 98402 **CENTRAL WASHINGTON** 414 N Pearl Street, Suite 8

sfengineers.com Ellensburg, WA 98926 Copyright 2023 Swenson Say Fagét - All Rights Reserved



DESIGN:	TWW
DRAWN:	KIB
CHECKED:	RGC
APPROVED:	RGC

JURISDICTIONAL APPROVAL STAMP

PROJECT TITLE:

Adams Cargotechture

Mercer Island, WA 98040

3508 96th ave SE

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Permit

General

Strucutal Notes

SCALE: May 16, 2023

PROJECT NO:

13074-2022-01

General Structural Notes Continued

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

- 38. METAL FLOOR AND ROOF DECKING SHALL BE IN ACCORDANCE TO THE FOLLOWING: PROVIDE SIZE, TYPE, GAUGE, AND ATTACHMENT TO THE SUPPORTING STRUCTURE AS SHOWN ON THE PLANS. ARC SEAM AND SPOT (PUDDLE) WELDS FOR FIELD ASSEMBLY OF METAL DECK SHALL BE MADE WITH MINIMUM E60XX ELECTRODES. DECK ALTERNATES MUST BE CONNECTED ACCORDING TO PUBLISHED ICC-ES CRITERIA FOR DIAPHRAGM SHEARS SHOWN. PROVIDE TEMPORARY SHORING WHERE REQUIRED PER MANUFACTURER'S PUBLISHED CRITERIA.
- A. NONCOMPOSITE STEEL FLOOR DECKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI/SDI-NC1. O.
- B. STEEL ROOF DECK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI/SDI-RD1.0.
- 39. COLD-FORMED STEEL FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
- A. COLD FORMED STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON AISI S100-16, "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," AND ON THE 2015 NORTH AMERICAN STANDARDS FOR COLD FORMED STEEL FRAMING, INCLUSIVE.
- B. COLD-FORMED STEEL FRAMING MEMBERS INDICATED ON PLAN SHALL BE IN ACCORDANCE WITH THE "2015 IBC-SSMA PRODUCT TECHNICAL GUIDE" PUBLISHED BY THE STEEL STUD MANUFACTURERS ASSOCIATION, AND SHALL COMPLY WITH ICC-ES REPORT ESR-3064P.

DESIGNATION: 600 200 - 54 MEMBER FLANGE MATERIAL STYLE WIDTH THICKNESS(MILS)

C. MATERIAL:

METAL FRAMING SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, CONFORMING AS FOLLOWS:

ASTM A653, GRADE 50 FY = 50 KSI12, 14, AND 16 GAUGE ASTM A653, GRADE 33 FY = 33 KSI18 AND 20 GAUGE

WHERE NOTED, PAINTED STUDS SHALL CONFORM TO: ASTM A570, GRADE E, FY=50 KSI. ALL 8 AND 10 GAGE MATERIAL SHALL CONFORM TO: ASTM A36, FY=36 KSI

- D. THE DESIGN OF INTERIOR COLD FORMED STEEL NON-BEARING WALLS, SOFFITS, CEILINGS AND OTHER MISCELLANEOUS FRAMING AND CONNECTIONS TO STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTAINER MANUFACTURER.
- E. ACCESSORIES SHALL BE OF THE TYPE, SIZE, AND SPACING SHOWN ON THE DRAWINGS OF A MINIMUM 16 GAUGE MATERIAL UNLESS OTHERWISE SPECIFIED FASTENING OF COMPONENTS SHALL BE BY WELDING OR SCREWING OR BY OTHER MEANS OF FASTENING AS INDICATED ON THE DRAWINGS. PROVIDE MISCELLANEOUS CLIP ANGLES, LEDGERS, AND ACCESSORIES OF A MINIMUM 16 GAUGE OR THE THICKNESS OF THE MATERIAL BEING FASTENED, WHICHEVER IS GREATER, FOR CONNECTIONS AND BEARING CONDITIONS NOT OTHERWISE NOTED IN THE DRAWINGS. WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION: WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED UP WITH A ZINC-RICH PAINT.
- F. SCREWS: ALL SCREWS SHALL BE SELF-TAPPING SELF-DRILLING FASTENERS THAT ARE ZINC COATED AS MANUFACTURED BY HILTI KWIK-FLEX (ICC-ES ESR-2196), OR APPROVED EQUAL. THE MINIMUM SCREW SIZE/TYPE/POINT SHALL BE #8-18 (#2 POINT) OR #10-16 (#2 POINT) FOR USE IN 20 GAUGE THROUGH 16 GAUGE, AND #10-16 (#3 POINT) OR #12-14 (#2 OR #3 POINT) FOR HEAVIER THAN 16 GAUGE UNLESS NOTED OTHERWISE. SCREWS FOR SHEATHING CONNECTIONS SHALL BE OF THE PROPER SIZE AND TYPE FOR A POSITIVE SHEATHING-TO-METAL CONNECTION. ALL SCREW CONNECTIONS SHALL BE MADE FROM THE LIGHTER MATERIAL INTO THE HEAVIER MATERIAL UNLESS NOTED OTHERWISE. SCREWS SHALL HAVE A MINIMUM PROJECTION OF 3 THREADS THROUGH THE LAST MATERIAL JOINED AND SHALL HAVE MINIMUM EDGE DISTANCES AND CENTER-TO-CENTER SPACING OF 1-1/2 AND 3 SCREW DIAMETERS. RESPECTIVELY. ALL SCREWS SHALL CONFORM TO SAE J78 AND SHALL BE COATED WITH A CORROSIVE-RESISTANT COATING. THE SCREW MANUFACTURER SHALL PROVIDE VERIFICATION OF THE FASTENERS RESISTANCE TO HYDROGEN EMBRITTLEMENT, UPON REQUEST.
- G. WELDING OF COLD-FORMED METAL FRAMING SHALL CONFORM TO AWS D1.3 AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS QUALIFIED TO PRODUCE THE SPECIFIED CLASSES OF WELD.
- H. WALL FRAMING: REFER CONTAINER MANUFACTURERS DRAWINGS FOR ALL STUD WALLS NOT SHOWN. EXTERIOR WALL STUDS SHALL BE MINIMUM 20 GAUGE (33 MILS) SPACED AT 16" O.C. UNLESS INDICATED OTHERWISE. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 800S162-54 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR MULTI-STUD OR STEEL COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS FULL WIDTH BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.
- I. ALL STUD WALLS SHALL HAVE THEIR BOTTOM TRACKS ATTACHED TO FRAMING BELOW WITH #8 SCREWS AT 24" O.C. OR ATTACHED TO CONCRETE WITH O.145" DIAMETER DRIVE-PINS @ 24" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE WELDED TO EACH OTHER IN ACCORDANCE WITH THE DETAILS. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND STRAP BRACING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES SCREWED TO ALL STUDS, TOP AND BOTTOM TRACKS AND BLOCKING WITH SCREWS AT 12" O.C. TRACK SECTIONS SHALL MATCH THE WALL STUD GAUGE, BE UN-PUNCHED AND HAVE AT LEAST 1-1/4" FLANGES.

40. FRAMING LUMBER SHALL BE S-DRY. KD. OR MC-19. AND GRADED AND MARKED IN

HEM-FIR NO. 2

DOUGLAS FIR-LARCH NO. 2

OR HEM-FIR NO. 2

CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

WOOD

MINIMUM BASE VALUE, Fb = 850 PSI AND BEAMS (4X MEMBERS) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI DOUGLAS FIR-LARCH NO. 1 (INCL. 6X AND LARGER) MINIMUM BASE VALUE, Fb = 1350 PSI (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI (6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI

JOISTS (2X & 3X MEMBERS)

STUDS, PLATES & MISC. FRAMING:

41. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II. EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 42. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.
- 43. WOOD TREATED FOR FIRE RESISTANCE SHALL MEET THE REQUIREMENTS OF ASTM E84 OR UL 723 AND HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED LUMBER AND WOOD STRUCTURAL PANELS SHALL BE LABELED IN ACCORDANCE WITH IBC 2303.2.4. WOOD TREATED FOR FIRE PROTECTION FOR USE IN INTERIOR ABOVE GROUND CONSTRUCTION AND CONTINUOUSLY PROTECTED FROM WEATHER AND OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA UCFA. WOOD TREATED FOR FIRE PROTECTION FOR USE IN EXTERIOR ABOVE GROUND CONSTRUCTION AND SUBJECT TO WETTING OR OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA UCFB.
- 44. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE. UNLESS OTHERWISE

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

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

- 45. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

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

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

46. WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
6d	2"	0. 113"
8d	2-1/2"	0. 131"
10d	3"	0. 148"
12d	3-1/4"	0. 148"
16d B0X	3-1/2"	0. 135"

- IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.
- NAILS PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

47. NOTCHES AND HOLES IN WOOD FRAMING:

- A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.
- B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE

- 48. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304. 10. 1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND CONTAINER MANUFACTURER DRAWINGS.
- B. WALL FRAMING: REFER CONTAINER MANUFACTURER DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

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

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

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

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

STRUCTURAL

Seattle, WA 98121 TACOMA 934 Broadway, Suite 100 Tacoma, WA 98402 **CENTRAL WASHINGTON** 414 N Pearl Street, Suite 8 ssfengineers.com Ellensburg, WA 98926

2124 Third Avenue, Suite 100

Copyright 2023 Swenson Say Fagét - All Rights Reserved



DESIGN: DRAWN: CHECKED: APPROVED:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Adams Cargotechture 3508 96th ave SE

Mercer Island, WA 98040

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Permit

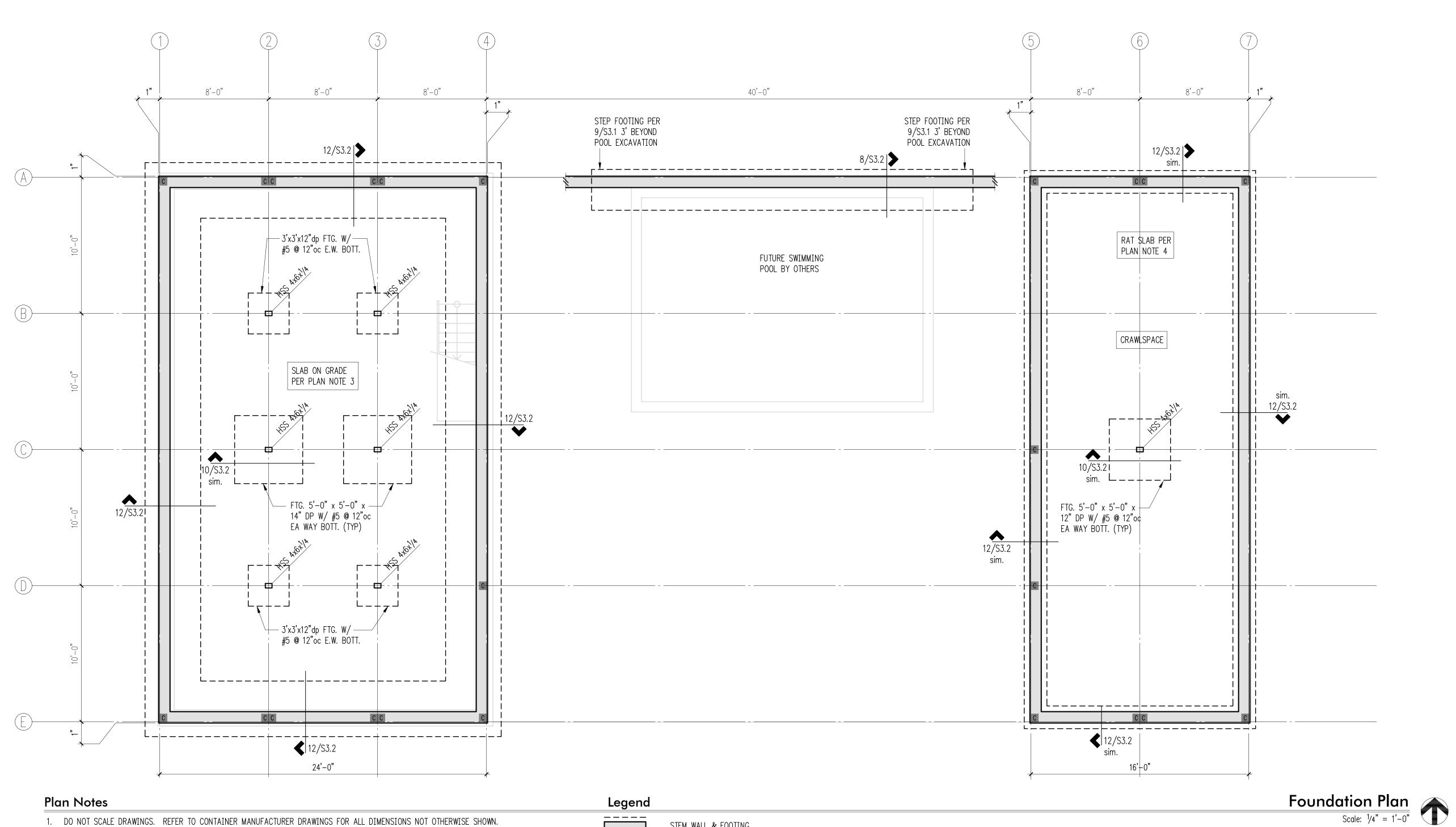
General Strucutal Notes Continued

SCALE:

May 16, 2023

PROJECT NO

13074-2022-01



STEM WALL & FOOTING

CORNER CASTING LOCATION

TOP RAIL

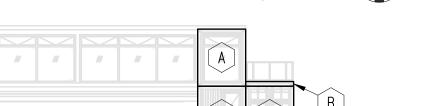
ABOVE

BOTTOM RAIL

(TR)

1. DO NOT SCALE DRAWINGS. REFER TO CONTAINER MANUFACTURER DRAWINGS FOR ALL DIMENSIONS NOT OTHERWISE SHOWN. 2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.

- 3. 4" CONCRETE SLAB OVER 10 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH #3 AT 16"OC EACH WAY. PROVIDE CONSTRUCTION/CONTROL JOINTS PER DETAIL 8/S3.1.
- 4. 2" NON-STRUCTURAL CONCRETE SLAB OVER 10 mil. VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK.
- 5. PROVIDE CORNER BARS PER DETAIL 12/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS.
- 6. SEE 5/S3.1 FOR PIPE AND TRENCH UNDER FOOTINGS.
- SEE 10/S3.1 FOR BAR SCHEDULE.
 REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



Container Schedule & Level Keyplan

Roof

Third Floor

Second Floor

Ground Floor

Basement

- (A) CONTAINER SHALL BE INTERMODAL, CFC CERTIFIED TYPE AAA, 40' HIGH CUBE.
- B CONTAINER SHALL BE INTERMODAL, CFC CERTIFIED 40' PLATFORM TYPE.

2124 Third Avenue, Suite 100 Seattle, WA 98121

TACOMA 934 Broadway, Suite 100 Tacoma, WA 98402 **CENTRAL WASHINGTON** 414 N Pearl Street, Suite 8 206.443.6212 414 N Pearl Street, Suite Ellensburg, WA 98926

Copyright 2023 Swenson Say Fagét - All Rights Reserved



DESIGN:	TWW	
DRAWN:	KIB	
CHECKED:	RGC	
APPROVED:	RGC	

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

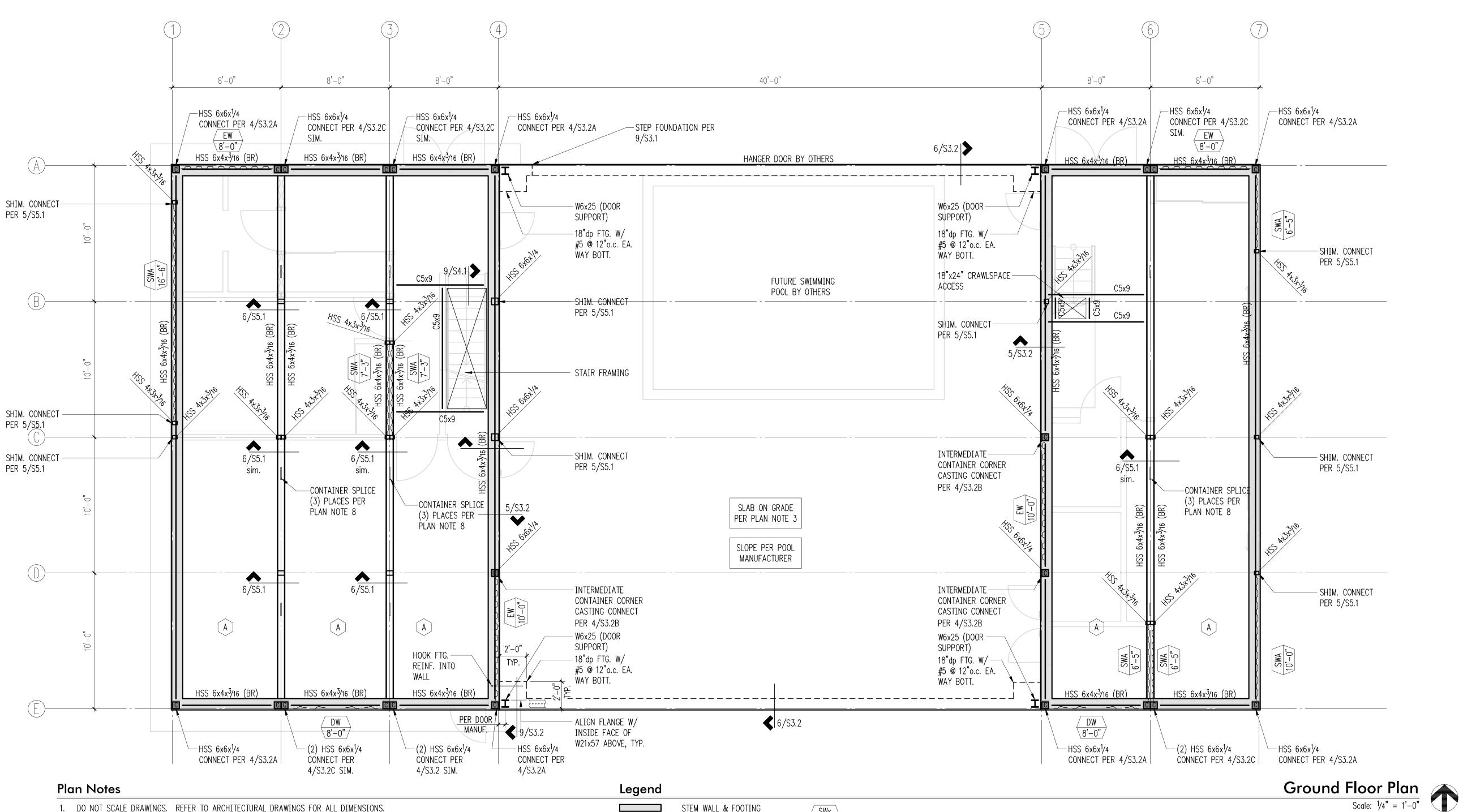
Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Permit

Foundation Plan

1/4" = 1'-0" May 16, 2023 PROJECT NO: 13074-2022-01



STEM WALL & FOOTING 1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. $\frac{SWx}{X'-X''}$ SHEAR WALL PER 4/S5.2 2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE. Roof HEADER/BEAM PER PLAN 3. 4" CONCRETE SLAB OVER 10 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH #3 AT 16"OC EACH WAY. PROVIDE CONSTRUCTION/CONTROL JOINTS TOP RAIL (TR) SHEAR WALL END PANEL PER 4/S5.2 Third Floor PER DETAIL 8/S3.1. BOTTOM RAIL PROVIDE CORNER BARS PER DETAIL 12/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS. DOOR WALL END PANEL PER 11/S5.2 CONTAINER DOORS AND WINDOWS TO BE LOCATED BY CONTAINER MANUFACTURER AND HEADERS TO BE PROVIDED PER CORNER CASTING LOCATION Second Floor DETAIL 4/S5.2 ABOVE 6. CONTAINER POSTS/COLUMNS TO BE LOCATED BY CONTAINER MANUFACTURER OR AS SHOWN ON PLANS TO BE ATTACHED PER CANTILEVERED COLUMN SHEAR WALL PER 4/S5.2 DETAIL 2/S5.1 CONTAINER CORRUGATED Ground Floor 7. C5 FRAMING TO BE FACTORY WELDED PER FLOOR JOIST REQUIREMENTS. STEEL SHEAR WALL 8. PROVIDE CONTAINER TO CONTAINER SPLICES PER 4/S5.1 IN THREE PLACES EACH CONTAINER LINE. LOCATE SPLICES 1'-0" EITHER SIDE OF FROM QUARTER POINTS. OFFSET SPLICES TO CLOSEST AVAILABLE SPACE AT WALLS. Basement

- 9. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

2124 Third Avenue, Suite 100 Seattle, WA 98121 TACOMA 934 Broadway, Suite 100 Tacoma, WA 98402 **CENTRAL WASHINGTON** 414 N Pearl Street, Suite 8 ssfengineers.com Ellensburg, WA 98926 Copyright 2023 Swenson Say Fagét - All Rights Reserved

DESIGN: DRAWN: CHECKED: APPROVED:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Permit

S2.2

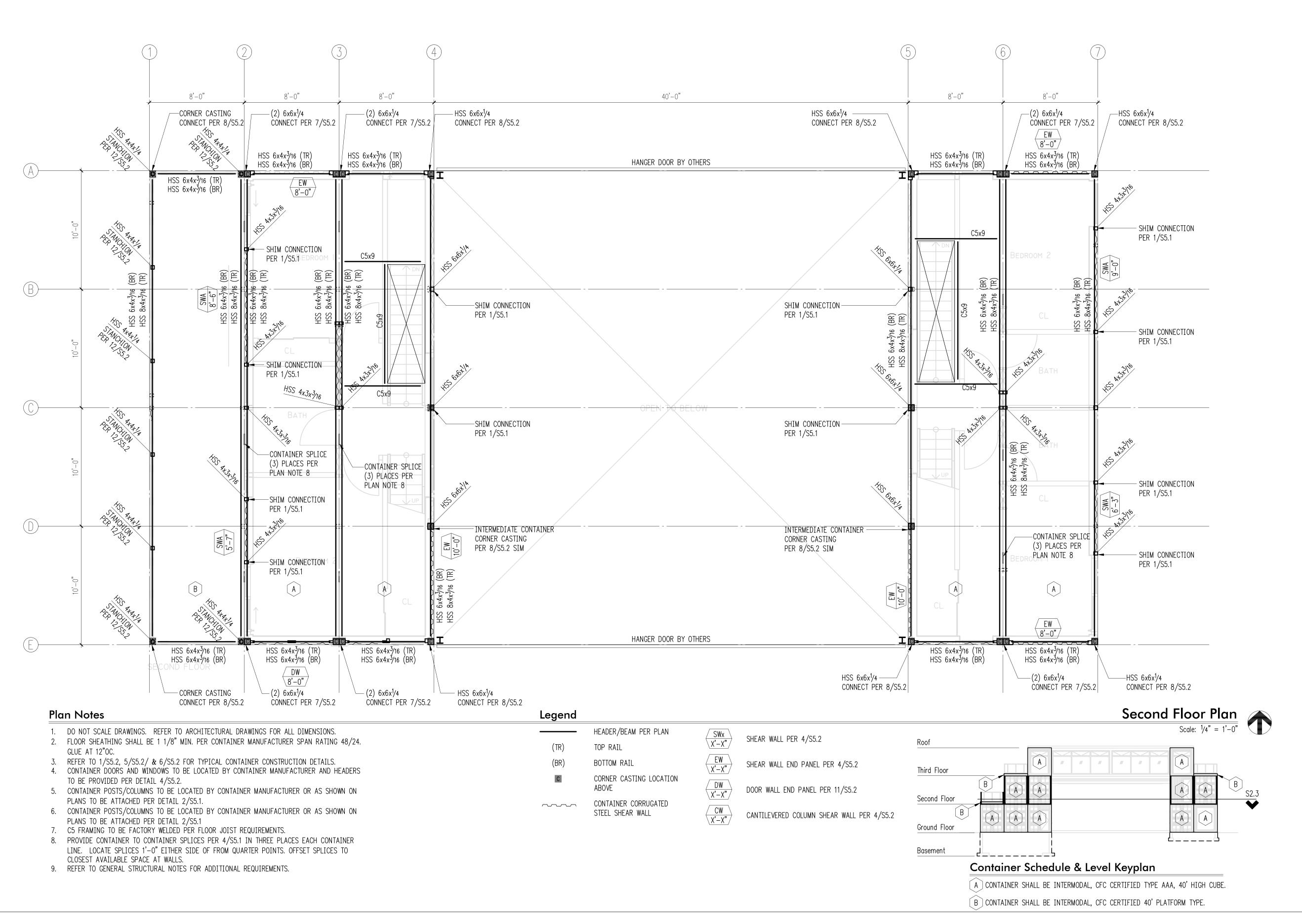
Container Schedule & Level Keyplan

A CONTAINER SHALL BE INTERMODAL, CFC CERTIFIED TYPE AAA, 40' HIGH CUBE.

B CONTAINER SHALL BE INTERMODAL, CFC CERTIFIED 40' PLATFORM TYPE.

Ground Floor Plan

SCALE: 1/4" = 1'-0" May 16, 2023 PROJECT NO: 13074-2022-01 SHEET NO:



STRUCTURAL ENGINEERING SEATTLE

> 2124 Third Avenue, Suite 100 Seattle, WA 98121

TACOMA
934 Broadway, Suite 100
Tacoma, WA 98402
CENTRAL WASHINGTON
414 N Pearl Street, Suite 8
Ellensburg, WA 98926
Copyright 2023 Swenson Say Fagét - All Rights Reserved



DESIGN:
TWW

DRAWN:
KIB

CHECKED:
RGC

APPROVED:
RGC

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

ICCLIE:

Permit

CHEET T

Second Floor Plan

DATE:

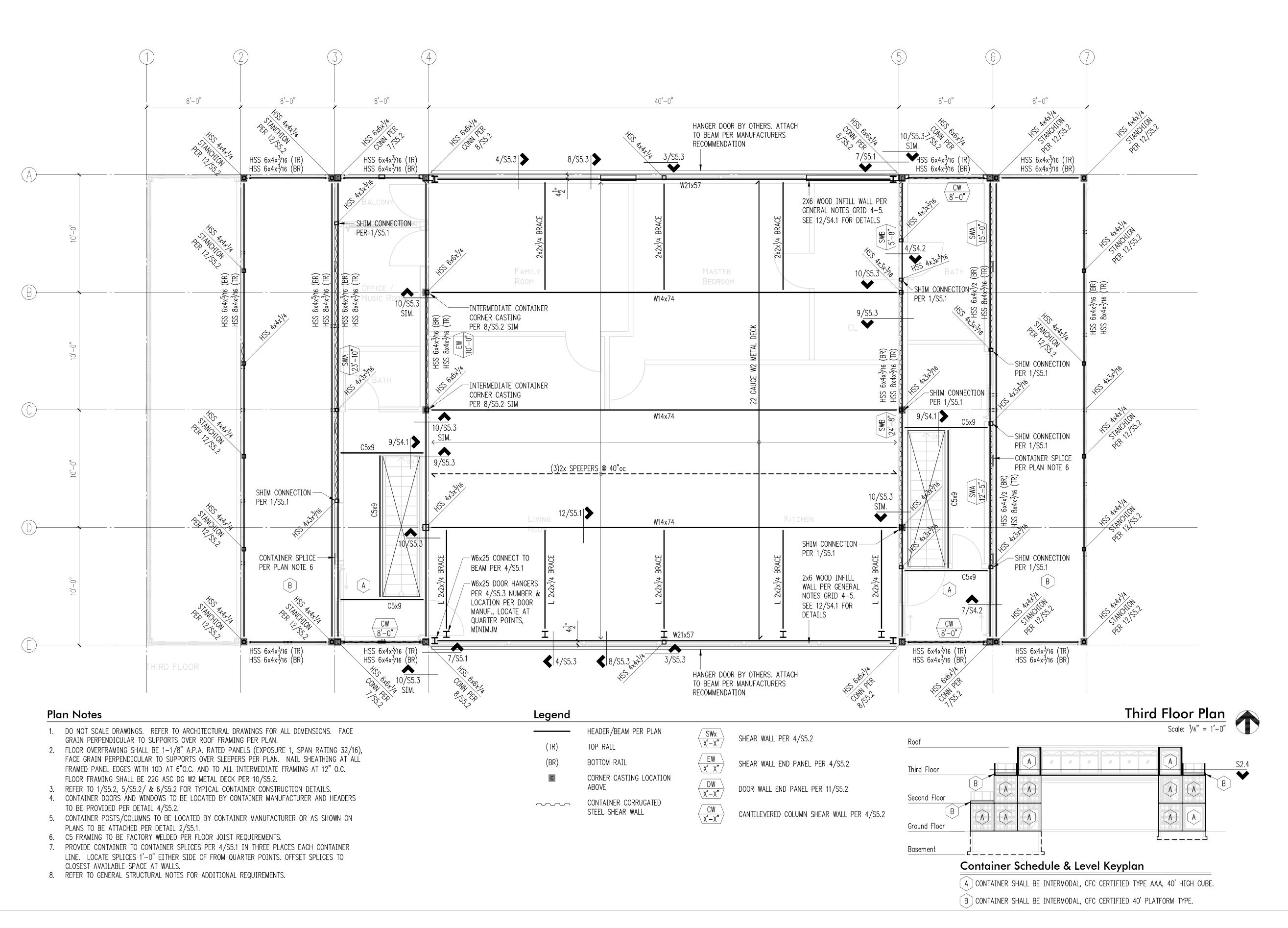
May 16, 2023

PROJECT NO:

13074-2022-01

SHEET NO:

S2.3



STRUCTURAL ENGINEERING
SEATTLE

2124 Third Avenue, Suite 100 Seattle, WA 98121

TACOMA
934 Broadway, Suite 100
Tacoma, WA 98402
CENTRAL WASHINGTON
414 N Pearl Street, Suite 8
Ellensburg, WA 98926
Copyright 2023 Swenson Say Fagét - All Rights Reserved



DESIGN:
TWW

DRAWN:
KIB

CHECKED:
RGC

APPROVED:
RGC

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Adams Cargotechture
3508 96th ave SE
Mercer Island, WA 98040

DCLUTTCT.

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

TCCLIE

Permit

CUEET TIT

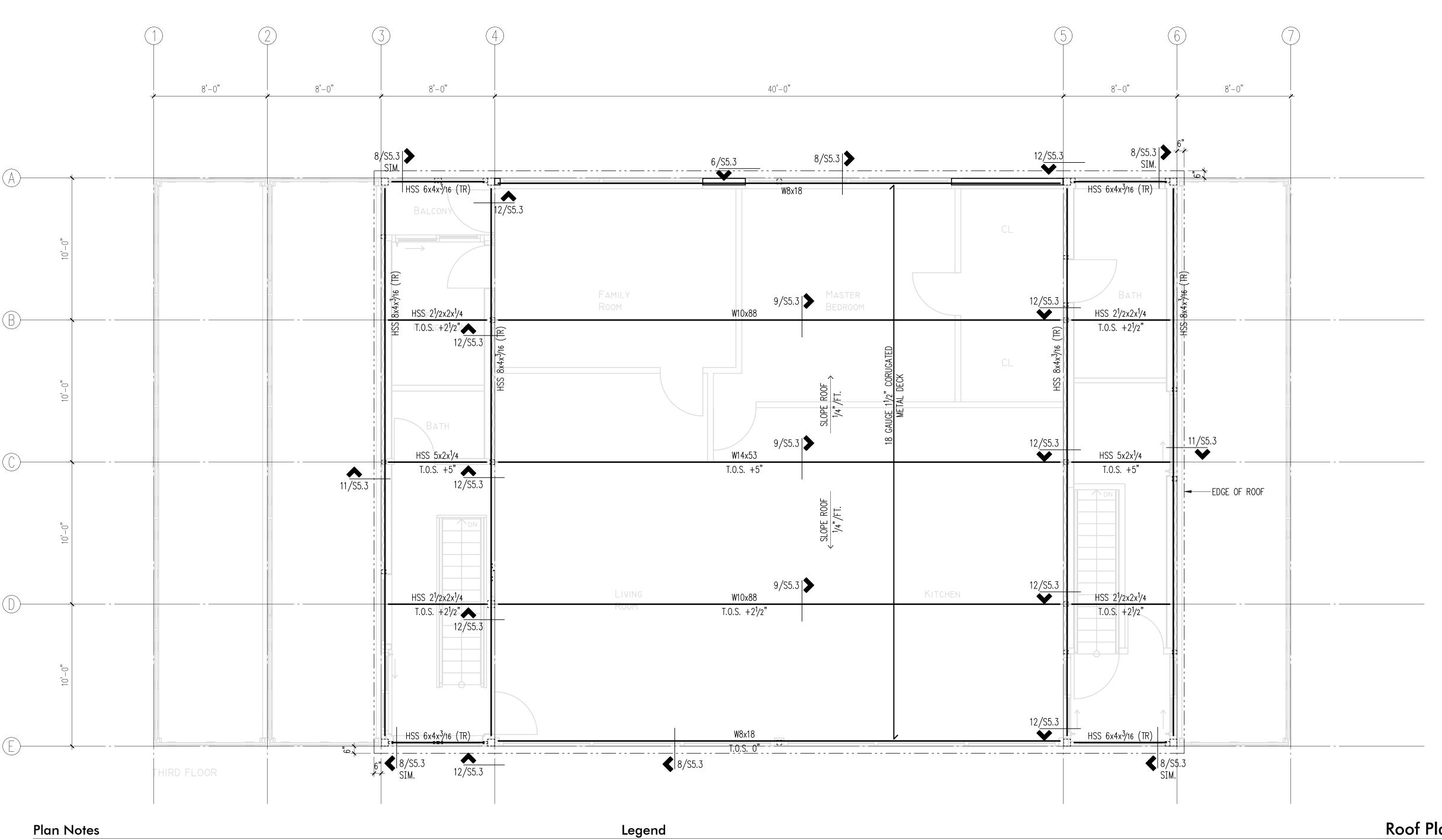
Third Floor Plan

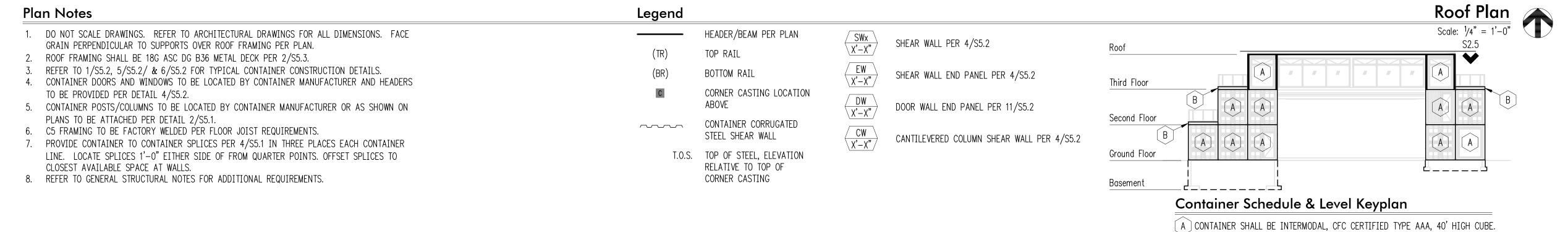
SCALE: 1/4" = 1'-0"

DATE: May 16, 2023

PROJECT NO: 13074-2022-01

CO





STRUCTURAL ENGINEERING

SEATTLE
2124 Third Avenue, Suite 100

Seattle, WA 98121

TACOMA
934 Broadway, Suite 100
Tacoma, WA 98402
CENTRAL WASHINGTON
414 N Pearl Street, Suite 8
Ellensburg, WA 98926
Copyright 2023 Swenson Say Fagét - All Rights Reserved



DESIGN:	TWW	
DRAWN:	KIB	
CHECKED:	RGC	
APPROVED:	RGC	

JURISDICTIONAL APPROVAL STAMP:

PROJECT TIT

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

DCLUTTCT.

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

ICCLIE

Permit

CHEET TIT

B CONTAINER SHALL BE INTERMODAL, CFC CERTIFIED 40' PLATFORM TYPE.

Roof Plan

Total Scale:

1/4" = 1'-0"

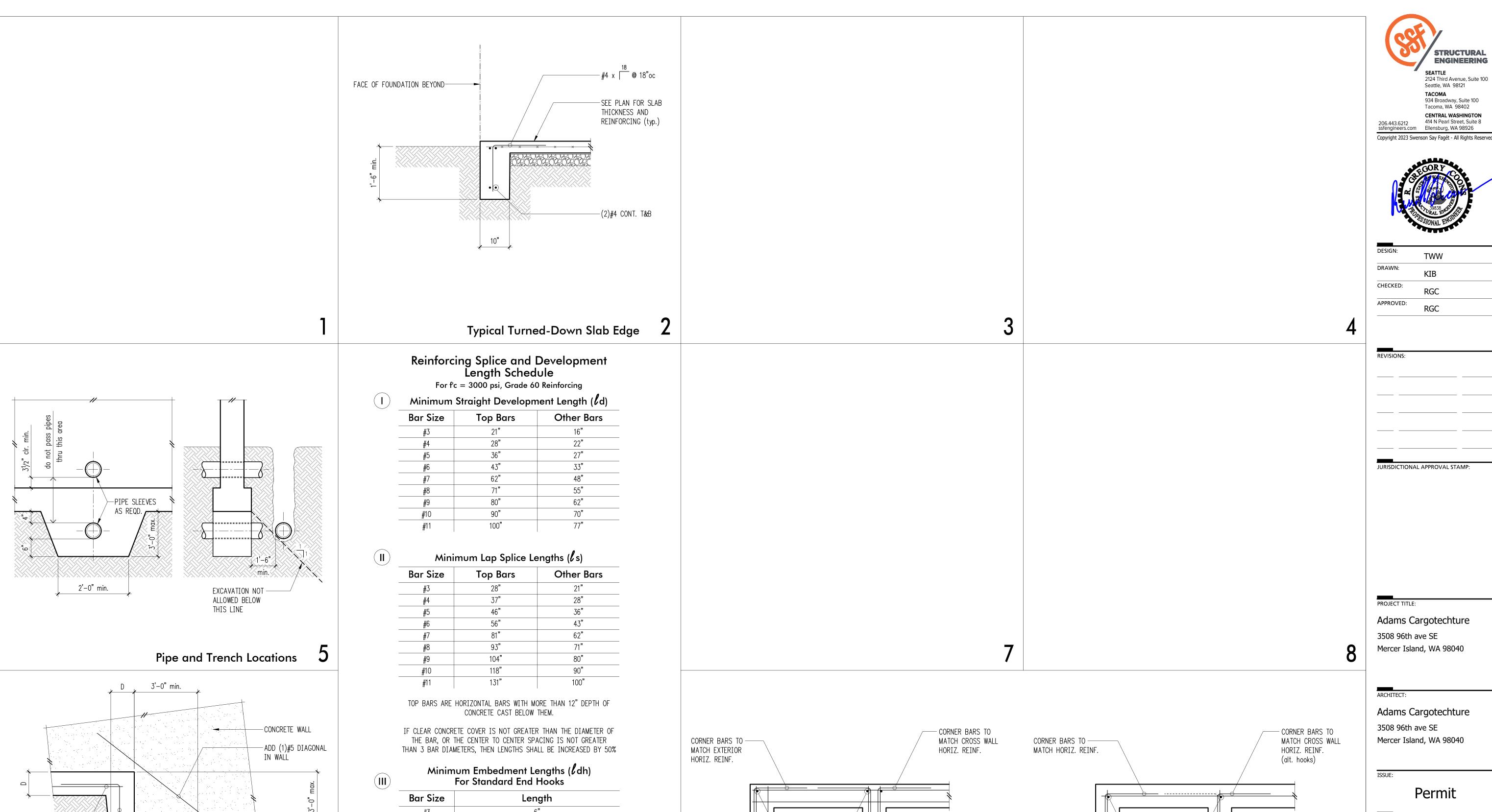
DATE:

May 16, 2023

PROJECT NO:

13074-2022-01

S2.5



1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN $2\frac{1}{2}$ "

2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

Reinforcing Splice Length & Development Length (3000psi)

NORMAL FOOTING-

REINFORCING

ADD BARS TO-

MATCH NORMAL

REINFORCING

LINE OF EXCAVATION

NORMAL FOOTING-

Typical Stepped Footing

REINFORCING

-ADDITIONAL-TYP. CORNER TYP. CORNER -ADDITIONAL VERT. BARS BARS: 24 VERT. BARS — CROSS WALL - CROSS WALL Double Curtain Single Curtain

Typical Corner Bars at Concrete Walls and Footings 12

2124 Third Avenue, Suite 100

934 Broadway, Suite 100

Seattle, WA 98121

Tacoma, WA 98402 **CENTRAL WASHINGTON**

Permit

Foundation

Details

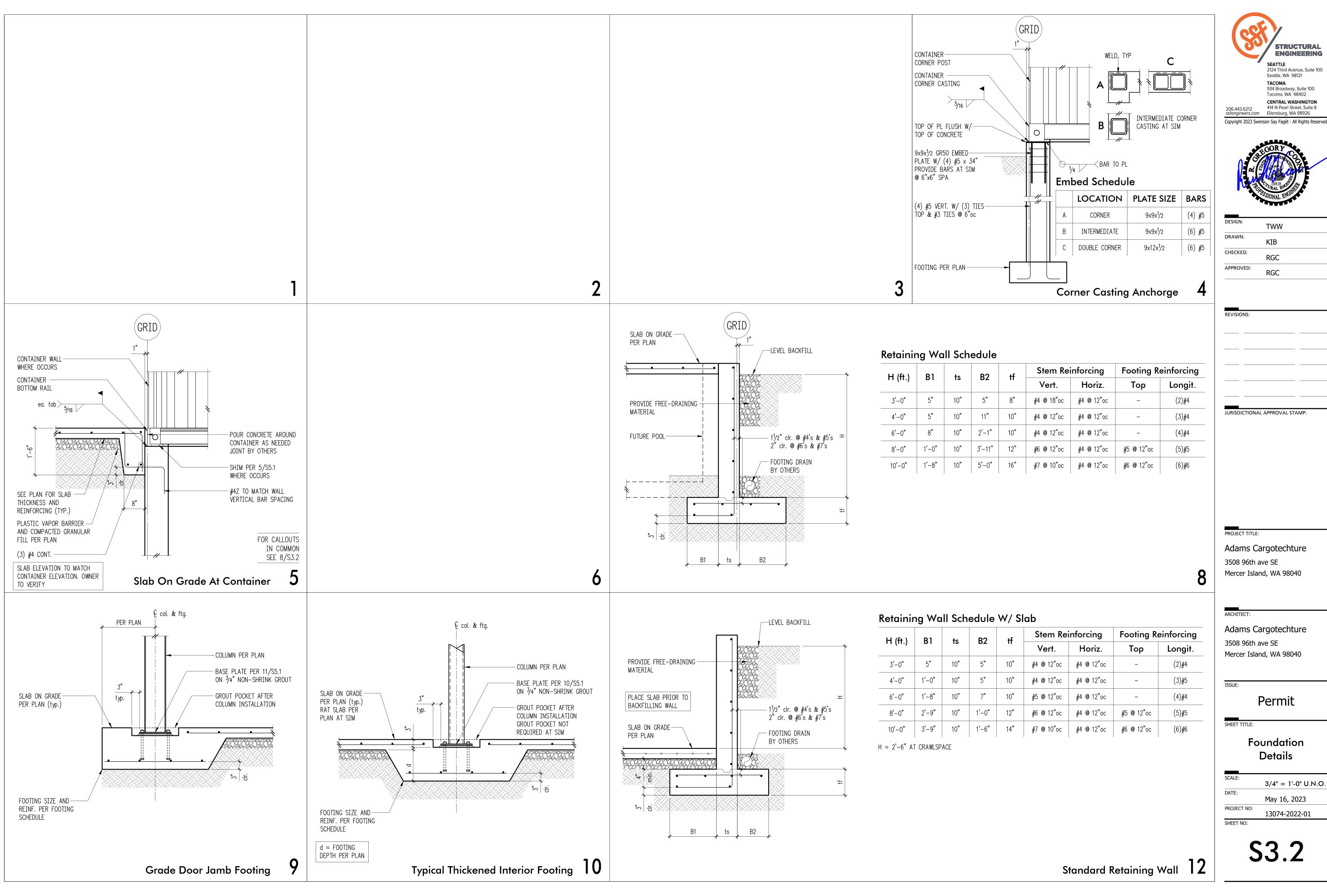
3/4" = 1'-0" U.N.O.

May 16, 2023

13074-2022-01

SCALE:

PROJECT NO:



STRUCTURAL 2124 Third Avenue, Suite 100 Seattle, WA 98121 TACOMA

934 Broadway, Suite 100 Tacoma, WA 98402 **CENTRAL WASHINGTON** 414 N Pearl Street, Suite 8 ssfengineers.com Ellensburg, WA 98926



TWW

JURISDICTIONAL APPROVAL STAMP:

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

ARCHITECT:

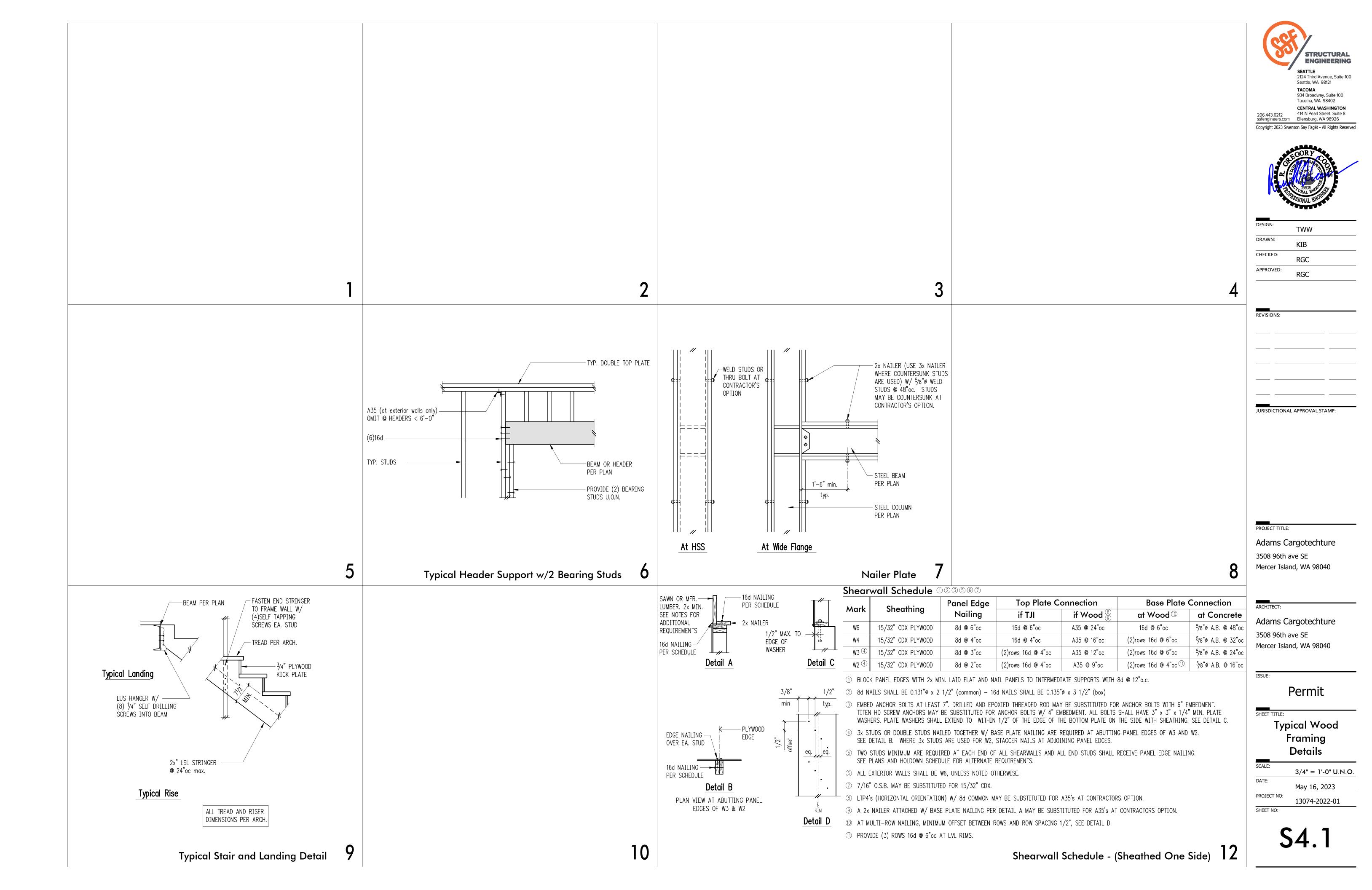
Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

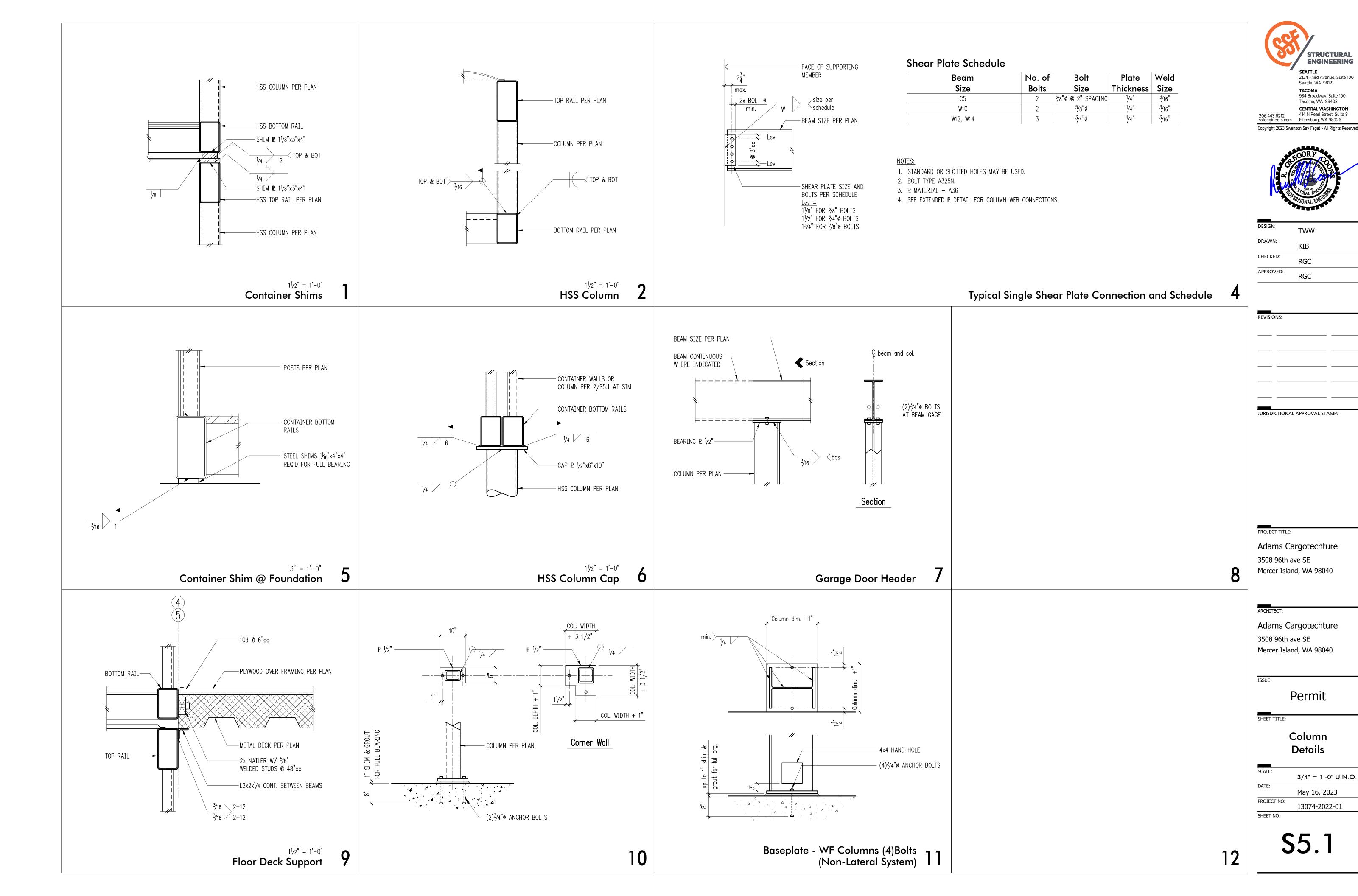
Permit

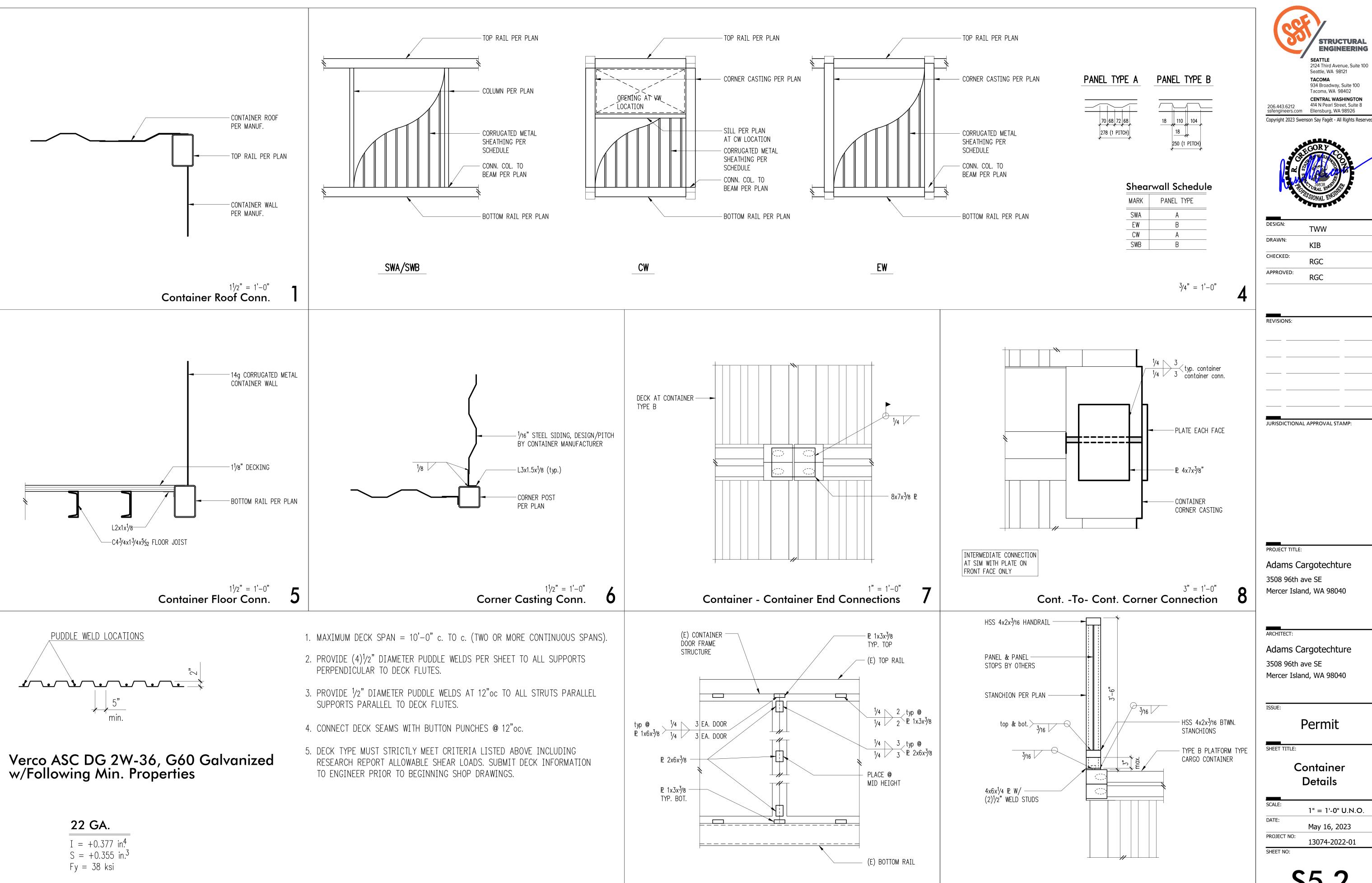
Foundation

Details

3/4" = 1'-0" U.N.O. May 16, 2023 13074-2022-01







2" Floor Deck 10

ENGINEERING

Seattle, WA 98121 TACOMA 934 Broadway, Suite 100 Tacoma, WA 98402 **CENTRAL WASHINGTON** 414 N Pearl Street, Suite 8

ssfengineers.com Ellensburg, WA 98926 Copyright 2023 Swenson Say Fagét - All Rights Reserved



Adams Cargotechture

Mercer Island, WA 98040

Adams Cargotechture

Permit

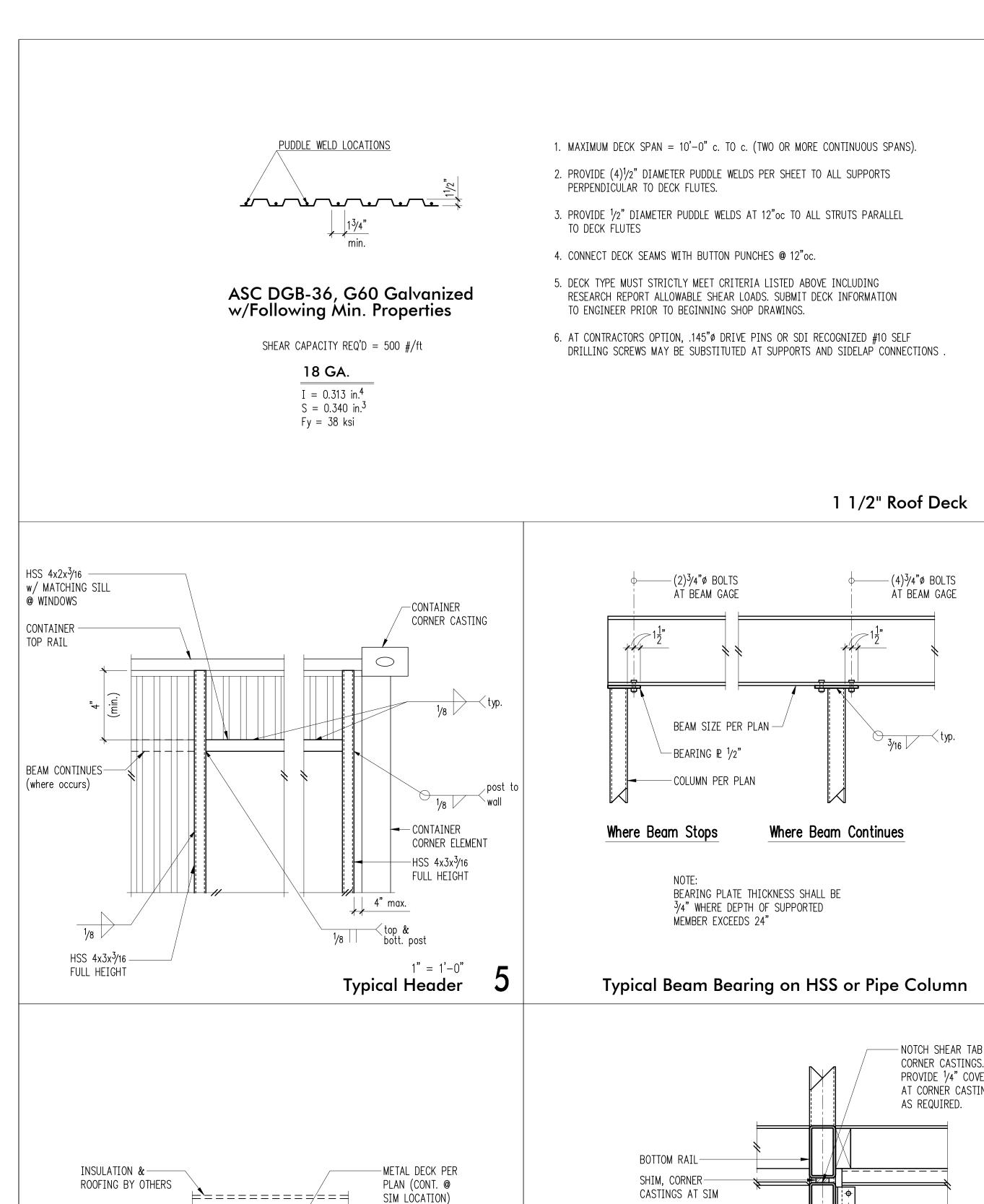
Details

1'' = 1'-0'' U.N.O.May 16, 2023 13074-2022-01

S5.2

Handrail Stanchions Connection at Deck 12

Container Door Welding 11

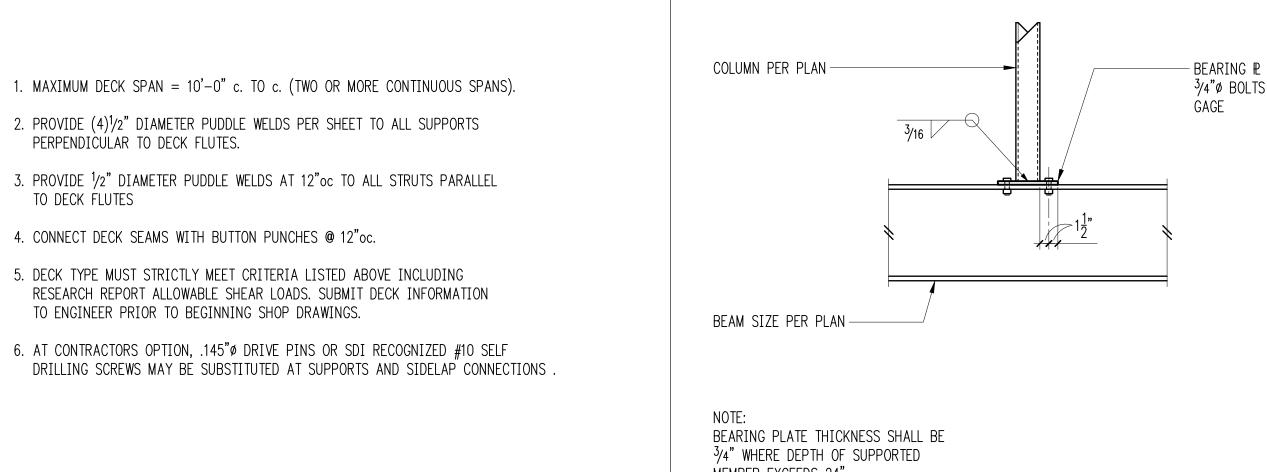


-DECKING CONN.

PER 2/S5.3

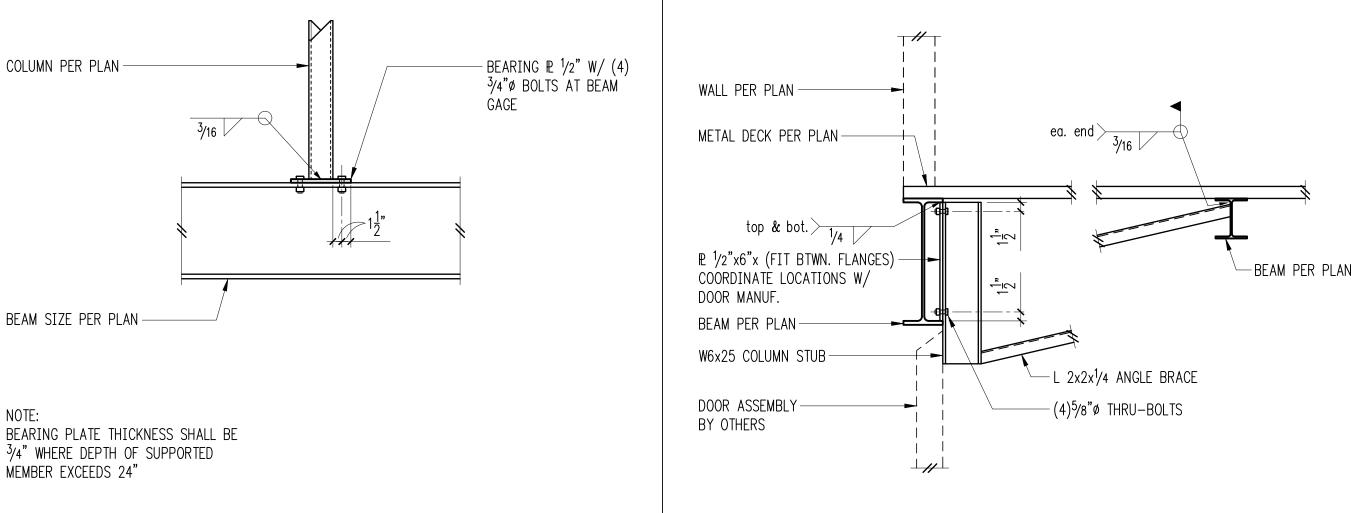
Metal Decking To Beam Conn. Roof

BEAM PER PLAN-



1 1/2" Roof Deck

 $-(4)^3/4$ "Ø BOLTS AT BEAM GAGE



PL 5/8x3-

TOP RAIL AT SIM

CONTINUOUS 1/4"-ANGLE PER 11/S5.3

HSS BEAM PER PLAN

HSS COLUMN PER PLAN

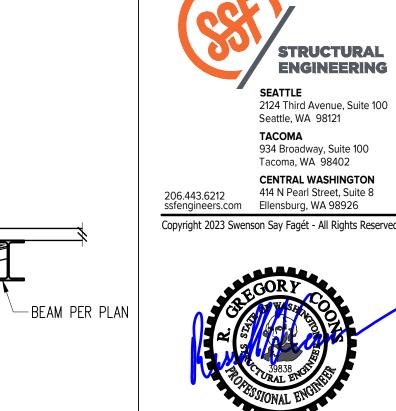
PROVIDE COVER PLATE

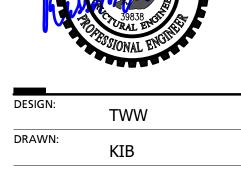
PER 10/S5.3 AT CORNER

REFER TO 11/S5.3

TOP RAIL

CASTINGS





DRAWN: CHECKED: APPROVED: RGC

Bi-Fold Door Header

-METAL DECK PER PLAN

-BEAM PER PLAN

METAL DECK PER PLAN

BEAM PER PLAN

-CONNECTION PER 4/S5.1

JURISDICTIONAL APPROVAL STAMP:

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Adams Cargotechture 3508 96th ave SE Mercer Island, WA 98040

Permit

Roof Framing **Details**

3/4" = 1'-0" U.N.O. May 16, 2023 PROJECT NO:

13074-2022-01 \$5.3

L8¹/2x12x³/16—

CLOSURE ANGLE

BLKG. PER 8/S4.1-

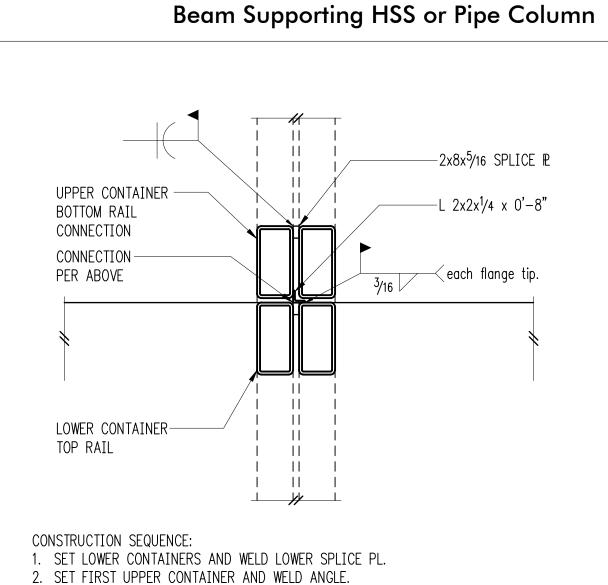
WOOD FRAMED WALL

(GRID)

Floor Edge Deck Perpendicular

NAILERS PER

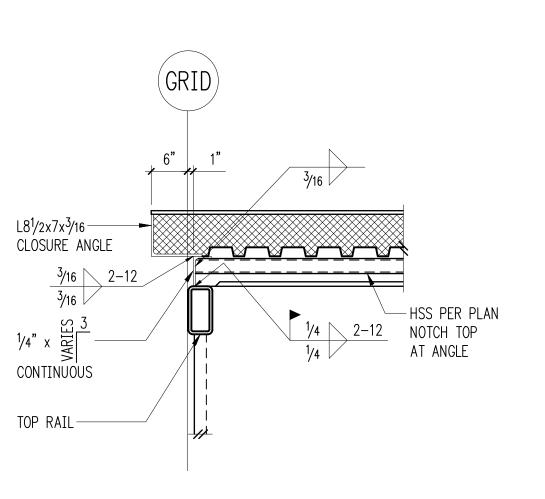
7/S4.1



3. SET UPPER CONTAINER AND WELD UPPPER SPLICE PL.

INVERT AT SIM.

Container to Container Connection



Roof Edge Deck Parallel 11

NOTCH SHEAR TAB AT CORNER CASTINGS. PROVIDE 1/4" COVER PLATE AT CORNER CASTING HOLES AS REQUIRED. BOTTOM RAIL-SHIM, CORNER—— CASTINGS AT SIM TOP RAIL - CONNECTION PER 4/S5.1 SHEAR TAB PER 4/S5.1 - 1/4" x 4" CORNER CASTING COVER PLATE

Corner Casting At Sim

Where Beam Continues

HSS Column Connection 10

Inside Container Side Wall At Roof 12