

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name: Amanda Anderson & Anna Urban, Address: 118 N. 35th St, Seattle, WA 98103, Phone: (206) 634-0177, Email: annaurban@millerhayashi.com

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record: Joe Dixon, Company: Swenson Say Faget, Phone: (206) 956-3753

SOILS / GEOTECHNICAL: Special Inspector: Ricky Wang, Company: Riley Group, Phone: (425) 415-0551

REINFORCED CONCRETE: Special Inspector: _____, Company: _____, Phone: _____

STRUCTURAL STEEL: Special Inspector: _____, Company: Otto Rosenau, Phone: (206) 725-4600

STRUCTURAL MASONRY: Special Inspector: _____, Company: _____, Phone: _____

WOOD: Special Inspector / Engineer of Record: _____, Company: _____, Phone: _____

OTHER SPECIAL INSPECTIONS: Special Inspector: _____, Company: Otto Rosenau, Phone: 206-725-4600

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Precast concrete elements, Other: _____

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (REPC) Form into the drawing set.

Building envelope: WSEC Table 402.2.1, A4.00 & 6.00, Air Leakage Testing: IRC Section R402.4.1.2 WA Amendments, Provide air leakage test report...

TO BE COMPLETED BY DSG

PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.

TREE PROTECTION REQUIREMENTS: Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, Monitored Household Fire Alarm per NFPA 72, etc.

WATER SUPPLY REQUIREMENTS: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. City Installation, Applicant Installation, etc.

DRAINAGE REQUIREMENTS: On site detention system required, Direct discharge into the lake, No Storm Water permit required, etc.

SIDE SEWER REQUIREMENTS: Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim...

APPROVED CODE ALTERNATIVES: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1: _____, CA2: _____

SURVEY REQUIREMENTS (The following survey information must be submitted when checked): Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered.

GEOTECHNICAL INFORMATION: Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

REQUIRED CONSTRUCTION INSPECTIONS: It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "A" require a separate permit. Inspections: Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, etc.

TO BE COMPLETED BY DSG

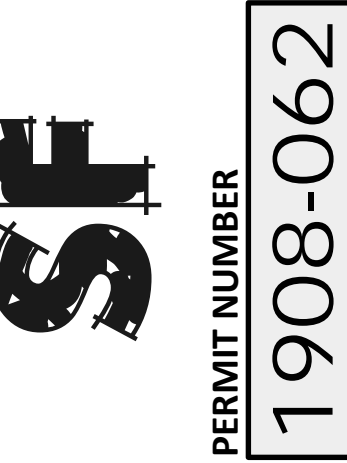
Final Inspection: Tree Restoration, Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), etc.

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

APPROVED ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection. Required Inspection(s): _____, Contact: _____, Phone: _____, Scheduling: _____

IMPACT FEES: If applicable. Impact fees apply and are due prior to Final Inspection or on _____, whichever occurs first. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents.

TO BE COMPLETED BY DSG



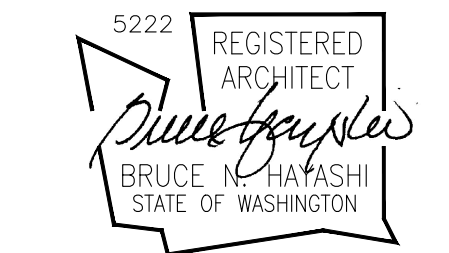
CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

PROJECT NAME: Tinoco Residence, PROJECT ADDRESS: 4702 E. Mercer Way, Mercer Island

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

PERMIT NUMBER 1908-062

Approved



General Notes

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK, CONTRACTOR SHALL REPORT ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE AND FACE OF FRAMING EXCEPT WHERE OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ALL APPLICABLE CODES, ORDINANCES AND MIN. STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES & SPECIFICATIONS.
- ALL WORK TO CONFORM TO THE VERSION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL AMENDMENTS IN EFFECT IN THE PERMITTING JURISDICTION AT THE TIME OF PERMITTING.
- REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
- THESE DRAWINGS ARE SPECIFIC TO THIS PROJECT. THESE DRAWINGS OR PORTIONS THEREOF SHALL NOT BE USED FOR OTHER PROJECTS.
- ASBESTOS OR OTHER HAZARDOUS MATERIALS FOUND IN THE PROJECT SHALL BE MITIGATED ACCORDING TO ALL APPLICABLE STATE AND FEDERAL STANDARDS. THE OWNER SHALL DIRECT SUCH WORK.

Structural Notes

REFER TO SHEETS S101 AND S102

2015 International Residential Code

- PROVIDE SAFETY GLAZING WITH VISIBLE MANUFACTURER'S SEAL AT ALL DOORS, GLAZING ADJACENT TO DOORS, RAILINGS, AND BATHING AREAS PER R308.4.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 PER R309.3.
- EXTERIOR DECK SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCED PER R311.5.
- PROVIDE GUARDS NOT LESS THAN 36" IN HEIGHT AT ALL AREAS LOCATED MORE THAN 30" ABOVE GRADE AT ANY POINT PER R312. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER PER R312.

FOUNDATIONS, FLOORS, WALLS AND ROOFS:

- PROVIDE THE FOLLOWING:
FOUNDATIONS PER IRC CHAPTER 4 AND STRUCTURAL NOTES
FLOORS PER IRC CHAPTER 5 AND STRUCTURAL NOTES
WALLS PER IRC CHAPTER 6 AND STRUCTURAL NOTES
WALL COVERINGS/FINISHES PER IRC CHAPTER 7
ROOF/CEILING CONSTRUCTION PER IRC CHAPTER 8 AND STRUCTURAL NOTES
ROOF ASSEMBLIES PER IRC CHAPTER 9

Related Work

- SECURE ALL REQUIRED PERMITS FOR TRADE WORK RELATED TO THE PROJECT.
- CHIMNEYS AND FIREPLACES TO CONFORM TO IRC CHAPTER 10
- MECHANICAL SYSTEMS TO CONFORM TO IRC CHAPTER 13
- PLUMBING SYSTEMS TO CONFORM TO IRC CHAPTER 26
- ELECTRICAL SYSTEMS TO CONFORM TO IRC CHAPTER 34

Washington State Energy Code (2015 edition)

- PROVIDE MIN. 50 CFM EXHAUST AT BATHROOMS AND LAUNDRY ROOMS AND 100 CFM EXHAUST FANS AT KITCHEN PER IRC M 1507.4 WITH MINIMUM FAN EFFICIENCY PER WAC 51-11R. (SEE PLANS).
- PROVIDE 90 CFM WHOLE HOUSE VENTILATION AND CONTROLS SYSTEM AT 100% RUN TIME CONFORMING TO IRC M1507.3.4 SECTION 303.4.
- PROVIDE INSULATION AS DESCRIBED IN WSEC R402.1.1. SEE THERMAL REQUIREMENTS BELOW.
- PROVIDE VAPOR RETARDER AND GROUND COVER/RAT SLAB PER WSEC R402.2
- PROVIDE SEALS AND WEATHERSTRIPPING AT ALL OPENINGS, JOINTS, PENETRATIONS AND SITE BUILT WINDOWS PER WSEC R402.4.1
- PROVIDE EXTERIOR RECESSED LIGHTING FIXTURES CONFORMING WITH WSEC R402.4.5
- INSTALL AND SEAL DUCTS PER WSEC R403.3.2.1
- PROVIDE PIPE INSULATION PER WSEC R403
- PROVIDE WATER FLOW CONTROL DEVICES PER WSEC TABLE 406.2 OPTION 5A:
LAVATORIES: 1.0 GPM
KITCHEN SINKS: 1.75 GPM
SHOWERS: 1.75 GPM
- RESIDENTIAL PRESCRIPTIVE REQUIREMENTS PER IECC CHAPTER 4 TABLE R402.1.1 AND TABLE R402.2.6:
GLAZING AREA: UNLIMITED
FENESTRATION: U=0.30
WOOD FRAME WALL: R-21

National Fire Protection Agency 72

- PROVIDE A MONITORED HOUSEHOLD FIRE ALARM PER NFPA 72 AND COMMENTS FROM MERCER ISLAND FIRE MARSHAL ON 8/29/2019:

901.4.4 ADDITIONAL FIRE PROTECTION SYSTEMS. IN OCCUPANCIES OF A HAZARDOUS NATURE, WHERE SPECIAL HAZARDS EXIST IN ADDITION TO THE NORMAL HAZARDS OF THE OCCUPANCY, OR WHERE THE FIRE CODE OFFICIAL DETERMINES THAT ACCESS FOR FIRE APPARATUS IS UNDULY DIFFICULT, THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ADDITIONAL SAFEGUARDS. SUCH SAFEGUARDS INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING:

- AUTOMATIC FIRE DETECTION SYSTEMS,
- FIRE ALARM SYSTEMS,
- AUTOMATIC FIRE-EXTINGUISHING SYSTEMS,
- STANDPIPE SYSTEMS, OR
- PORTABLE OR FIXED EXTINGUISHERS.

FIRE PROTECTION EQUIPMENT REQUIRED UNDER THIS SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPLICABLE REFERENCED STANDARDS.

AV107.3 HOUSEHOLD FIRE ALARM SYSTEM. AN APPROVED HOUSEHOLD FIRE ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE IN EXISTING ONE-FAMILY AND TWO-FAMILY DWELLINGS (AND TOWNHOUSES) THAT HAVE DEFICIENCIES IN FIRE FLOW, HYDRANTS OR ACCESS. THIS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 CHAPTER 29 WHEN UNDERGOING A REMODEL OR ADDITION WHEN THE CONSTRUCTION VALUE OF ALL ADDITIONS, ALTERATIONS OR REPAIRS PERFORMED WITHIN A SIXTY-MONTH PERIOD IS WITHIN 10% TO 50% OF THE VALUE OF THE RESIDENCE. VALUE SHALL BE DETERMINED BY A METHOD APPROVED BY THE FIRE CODE OFFICIAL.

Symbols

	SECTION	(DRAWING # / SHEET #)
	EXTERIOR ELEVATION	(DRAWING # / SHEET #)
	INTERIOR ELEVATION	(DRAWING # / SHEET #)
	WALL SECTION	(DRAWING # / SHEET #)
	DETAIL	(DRAWING # / SHEET #)
	FOUND PROPERTY BOUNDARY MARKER	
	PROPERTY BOUNDARY	
	TEXT HEIGHT	
	WORK POINT/DATUM	
	WINDOW/DOOR BUG	

Abbreviation List

A.F.F.	ABOVE FINISH FLOOR
APPROX.	APPROXIMATE
CB	CATCH BASIN
CLR.	CLEAR
CONC.	CONCRETE
C.Y.	CUBIC YARDS
(C)	EXISTING
EQ.	EQUAL
F.G.	FIBERGLASS
F.O.	FACE OF
GBX	GYPSSUM BOARD, TYPE X
GBW	GYPSSUM WALL BOARD
MIN.	MINIMUM
MTL	METAL
O.H.	OVERHANG
REQ'D	REQUIRED
RWL	RAIN WATER LEADER
SF	SQUARE FEET
SD	SMOKE DETECTOR
T&G	TONGUE AND GROOVE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WDW	WINDOW
WRGWB	WATER RESISTANT GYPSSUM WALL BOARD

Project Team:

Owner
LUCIO C. AND LUCIMAR M. TINOCO
4702 E. MERCER WAY
MERCER ISLAND, WA 98040

Contractor

MELCO ENTERPRISES, INC
24531 SE 45TH WAY
ISSAQUAH, WA 98029
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EMAIL: KHEMSTREET2@COMCAST.NET
CONTACT: KEITH HEMSTREET

Architect

MILLER HAYASHI ARCHITECTS, PLLC
118 NORTH 35TH STREET SUITE 200
SEATTLE, WA 98103
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EMAIL: AMANDAANDERSON@MILLERHAYASHI.COM
CONTACT: AMANDA ANDERSON, BRUCE HAYASHI

Structural

SWENSON SAY FACET
2124 3RD AVENUE, SUITE 100
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EMAIL: JDIXON@SSFENGINEERS.COM
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GeoTech

RILEY GROUP
17522 BOTHELL WAY NE
BOTHELL, WA 98011
P: 425-415-0551
EMAIL: RWANG@RILEY-GROUP.COM
CONTACT: RICKY WANG

Survey

TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
P: 425-458-4488
EMAIL: RENES@TERRANE.NET
CONTACT: RENE SCHADE

Project Address

4702 E. MERCER WAY,
MERCER ISLAND, WA 98040

Project Description

PROJECT SCOPE: RECAP ONLY. REFER TO DRAWINGS FOR FULL DESCRIPTION AND REQUIREMENTS

ADDITION OF A DECK AND TERRACE AREA TO AN EXISTING SINGLE FAMILY RESIDENCE, ALTERATIONS TO FAMILY ROOM AND MASTER BATHROOM.

THE PROJECT IS SUBJECT TO A CRITICAL AREAS REVIEW 2 FOR ALTERING A GEOLOGICALLY HAZARDOUS AREA. A CONSOLIDATED REVIEW IS BEING REQUESTED PER MCC 19.07.090 B2 bii. SEE CRITICAL AREAS NARRATIVE BELOW.

Parcel #

8699300010

Legal Description

TRYON WOODS TGW UND INT IN TRACT A -- PRIVATE RD

Land Use Information

ZONE	R-15 SINGLE FAMILY DWELLING
SITE AREA	15,952 SQ. FT.
FRONT YARD REQUIRED	20' OR MORE
REAR YARD REQUIRED	25' OR MORE
SIDE YARD REQUIRED	SUM OF SIDE YARDS AT LEAST 15'

Critical Areas Review Project Narrative:

THE PORTION OF WORK SUBJECT TO A CRITICAL AREAS REVIEW RELATES TO THE DECK ADDITION AND ASSOCIATED REGRADING. A DECK WILL BE CONSTRUCTED OFF OF THE EXISTING FAMILY ROOM. IT WILL SPAN ABOVE AN EXISTING ASPHALT DRIVEWAY, SUPPORTED AT THE FAR END BY CONCRETE PILES. THE DECK TERMINATES WHERE THERE IS CURRENTLY A STEEP SLOPE AND ROCKERY. THIS AREA OF STEP SLOPE IS TO BE ALTERED, INCLUDING REMOVING THE ROCKERY, REPLACING THE ROCKERY WITH A GABION RETAINING WALL, AND REGRADING / BACKFILLING BEHIND THE GABION WALL TO CREATE A FLAT AREA ACCESSIBLE BY THE NEW DECK. ONE TREE (A 34" FIR) IS TO BE REMOVED AS PART OF THE WORK. IT WILL BE REPLACED WITH 6 NEW TREES.

THIS WORK CONCERNS ONLY GEOLOGICAL HAZARDOUS AREAS (STEEP SLOPE), AS SUCH, WE ARE REQUESTING CONSOLIDATION OF THE REVIEW TOGETHER WITH THE CONSTRUCTION PERMIT REVIEW.

PLEASE SEE THE ENCLOSED DRAWING SET AND ADDITIONAL INFORMATION PREPARED BY OUR GEOTECHNICAL ENGINEER.

Sheet Index

COVERSHEET

T1.0 TITLE SHEET

SURVEY

ARCHITECTURAL

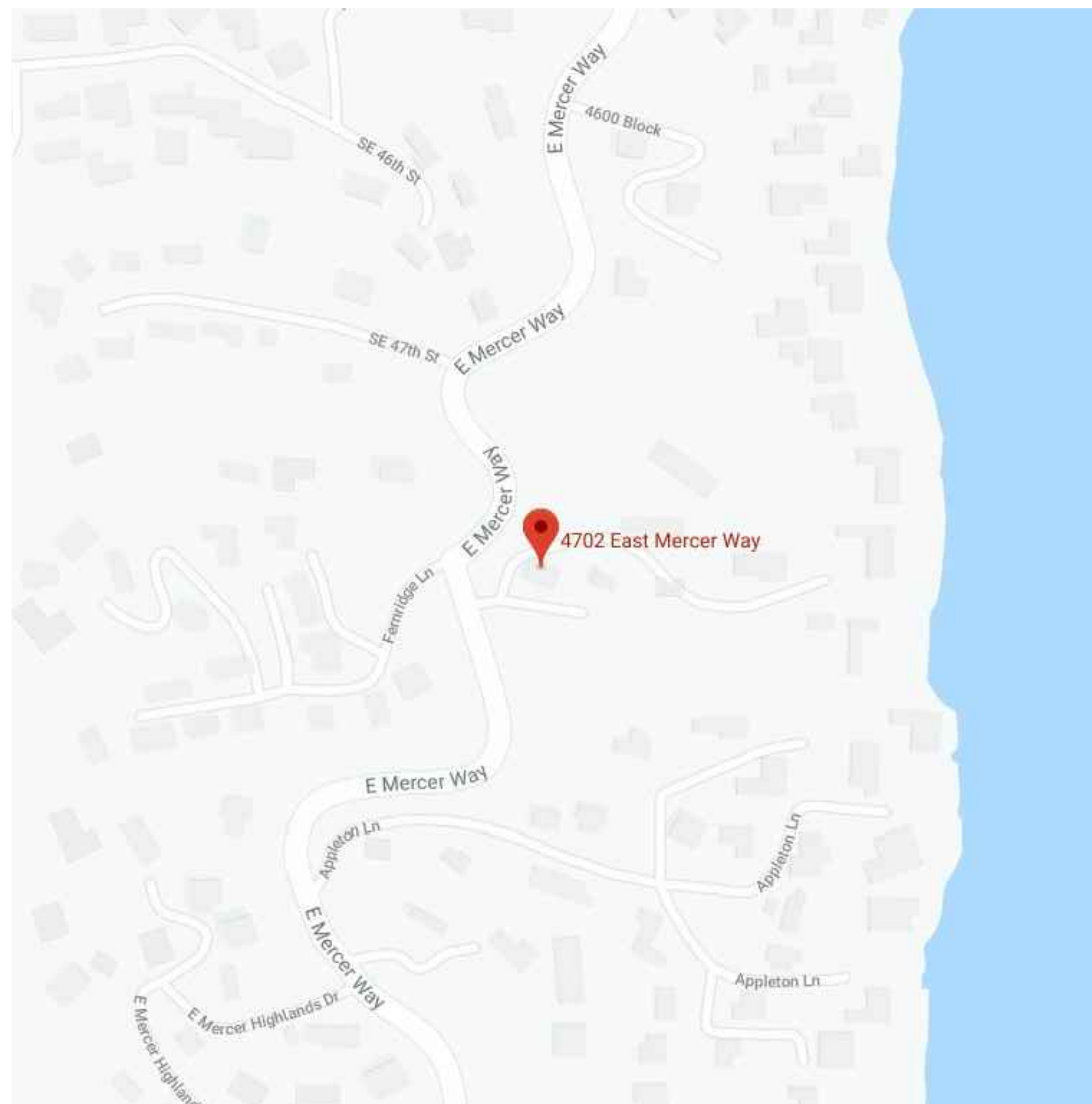
- A1.01 SITE DEMO PLAN
- A1.02 EROSION CONTROL PLAN
- A1.03 SITE PLAN
- A1.10 BASEMENT DEMO PLAN
- A1.11 FIRST FLOOR DEMO PLAN
- A1.12 SECOND FLOOR DEMO PLAN
- A2.10 BASEMENT FLOOR PLAN
- A2.11 FIRST FLOOR PLAN
- A2.12 SECOND FLOOR PLAN
- A2.20 ROOF PLAN
- A3.00 BUILDING ELEVATIONS
- A3.01 BUILDING ELEVATIONS
- A3.10 BUILDING SECTIONS
- A4.00 SCHEDULES & WALL SECTIONS
- A6.00 EXTERIOR DETAILS

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- S101 GENERAL STRUCTURAL NOTES
- S102 GENERAL STRUCTURAL NOTES
- S200 FOUNDATION PLAN
- S210 MAIN FLOOR / BRIDGE FRAMING PLAN
- S211 UPPER FLOOR FRAMING PLAN
- S212 ROOF FRAMING PLAN
- S310 DETAILS - STEEL
- S311 DETAILS - CONCRETE AND WOOD

GABION WALL DESIGN

- W-1 TITLE AND SHEET INDEX
- W-2 GABIONS WALL LOCATIONS
- W-3 GABIONS WALLS
- W-4 GABIONS WALLS CONSTRUCTION NOTES



Vicinity Map N.T.S.

PROJECT LOCATION: 4702 E. MERCER WAY, MERCER ISLAND, WA 98040

PHASE

Permit Set

DATE

10/10/19

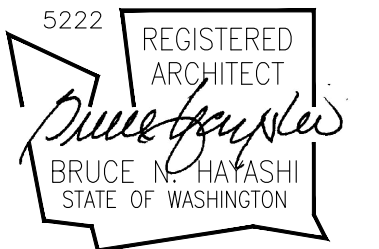
REVISIONS

SHEET TITLE

Title Sheet

SHEET NO.

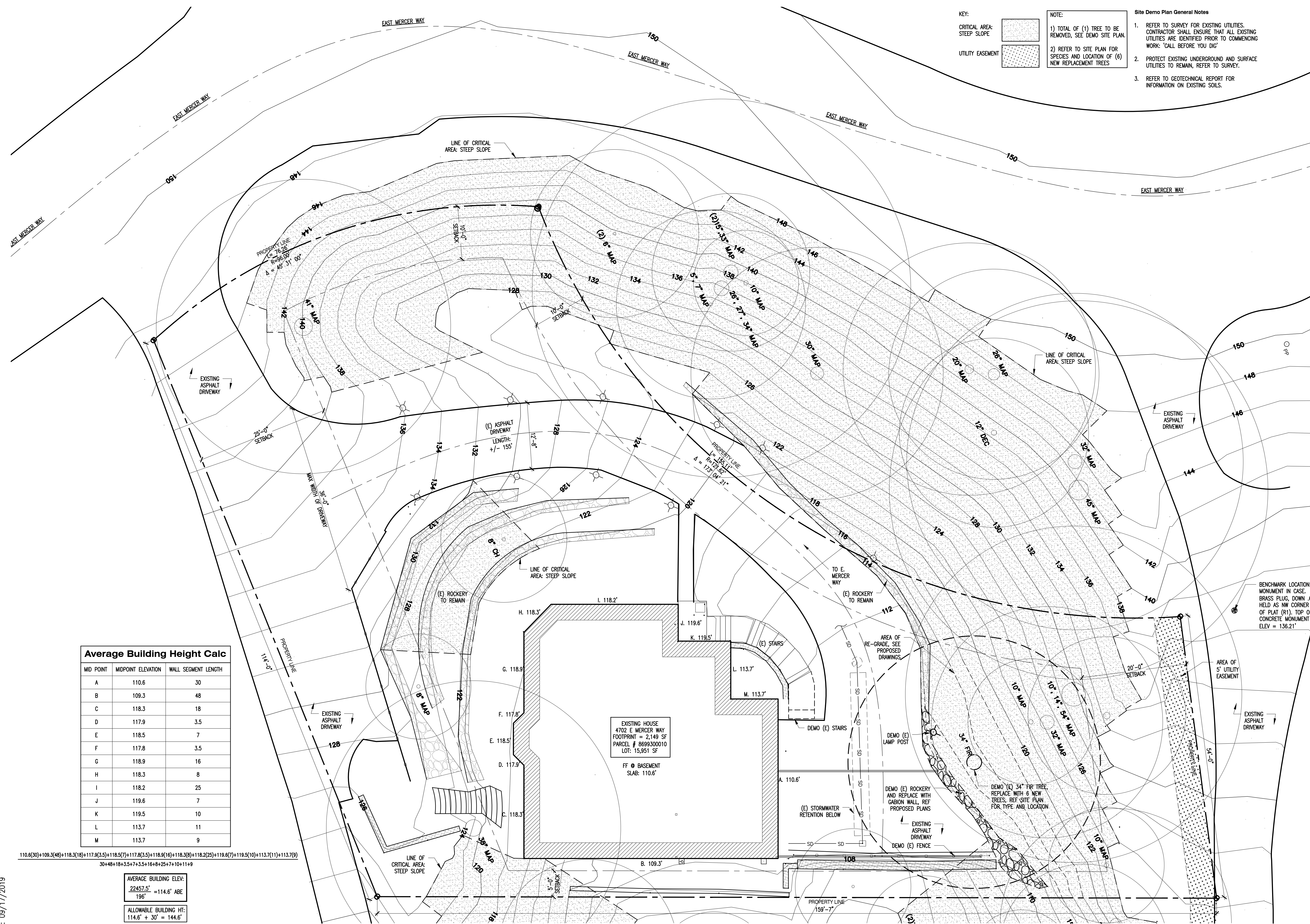
T1.0



- KEY:
- CRITICAL AREA: STEEP SLOPE
 - UTILITY EASEMENT

- NOTE:
- TOTAL OF (1) TREE TO BE REMOVED, SEE DEMO SITE PLAN.
 - REFER TO SITE PLAN FOR SPECIES AND LOCATION OF (6) NEW REPLACEMENT TREES

- Site Demo Plan General Notes
- REFER TO SURVEY FOR EXISTING UTILITIES. CONTRACTOR SHALL ENSURE THAT ALL EXISTING UTILITIES ARE IDENTIFIED PRIOR TO COMMENCING WORK: "CALL BEFORE YOU DIG"
 - PROTECT EXISTING UNDERGROUND AND SURFACE UTILITIES TO REMAIN, REFER TO SURVEY.
 - REFER TO GEOTECHNICAL REPORT FOR INFORMATION ON EXISTING SOILS.



Average Building Height Calc

MID POINT	MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A	110.6	30
B	109.3	48
C	118.3	18
D	117.9	3.5
E	118.5	7
F	117.8	3.5
G	118.9	16
H	118.3	8
I	118.2	25
J	119.6	7
K	119.5	10
L	113.7	11
M	113.7	9

$$\frac{110.6(30)+109.3(48)+118.3(18)+117.9(3.5)+118.5(7)+117.8(3.5)+118.9(16)+118.3(8)+118.2(25)+119.6(7)+119.5(10)+113.7(11)+113.7(9)}{30+48+18+3.5+7+3.5+16+8+25+7+10+11+9}$$

AVERAGE BUILDING ELEV: 22457.5' / 196' = 114.6' ABE

ALLOWABLE BUILDING HT: 114.6' + 30' = 144.6'

EXISTING BUILDING HT: 144.6' (NO CHANGE)

1 Demolition Site Plan
1/8" = 1'-0"

Plot Date: 09/17/2019

Mercer Island Residence

4702 E. Mercer Way
Mercer Island, WA 98040

Miller Hayashi Architects

118 North 35th St., Suite 200
Seattle, Washington 98103
Tel: 206 634 0177

ARCHITECT'S STAMP



CONSULTANT

CONSULTANT'S STAMP

PHASE

Permit Set

DATE

10/10/19

REVISIONS

SHEET TITLE

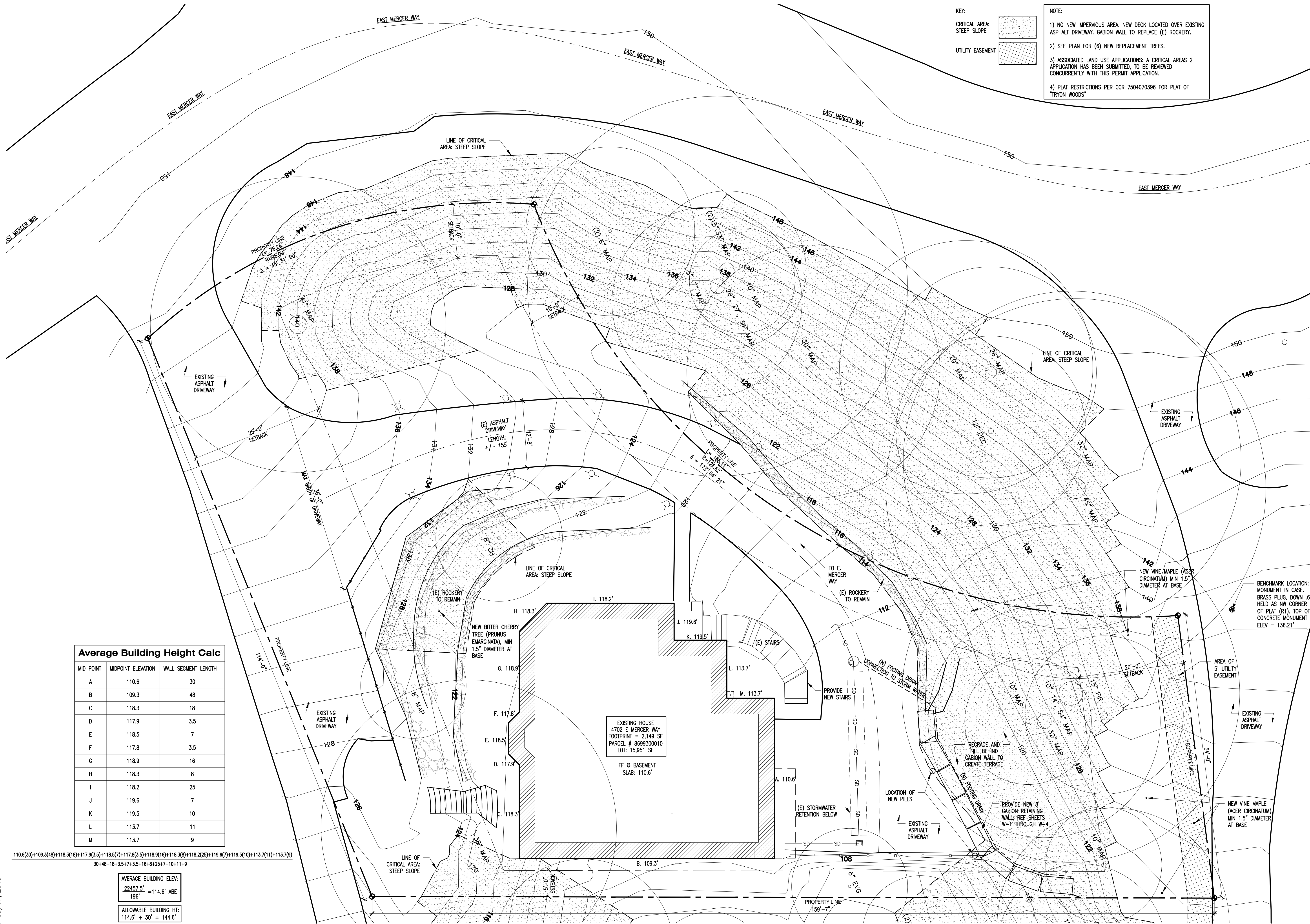
Site Plan

SHEET NO.

A1.03

MILLER HAYASHI ARCHITECTS 1908

- KEY:**
- CRITICAL AREA: STEEP SLOPE
 - UTILITY EASEMENT
- NOTE:**
- 1) NO NEW IMPERVIOUS AREA. NEW DECK LOCATED OVER EXISTING ASPHALT DRIVEWAY. GABION WALL TO REPLACE (E) ROCKERY.
 - 2) SEE PLAN FOR (6) NEW REPLACEMENT TREES.
 - 3) ASSOCIATED LAND USE APPLICATIONS: A CRITICAL AREAS 2 APPLICATION HAS BEEN SUBMITTED, TO BE REVIEWED CONCURRENTLY WITH THIS PERMIT APPLICATION.
 - 4) PLAT RESTRICTIONS PER CCR 7504070396 FOR PLAT OF "TRYON WOODS"



Average Building Height Calc

MID POINT	MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A	110.6	30
B	109.3	48
C	118.3	18
D	117.9	3.5
E	118.5	7
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G	118.9	16
H	118.3	8
I	118.2	25
J	119.6	7
K	119.5	10
L	113.7	11
M	113.7	9

$$\frac{110.6(30)+109.3(48)+118.3(18)+117.9(3.5)+118.5(7)+117.8(3.5)+118.9(16)+118.3(8)+118.2(25)+119.6(7)+119.5(10)+113.7(11)+113.7(9)}{30+48+18+3.5+7+3.5+16+8+25+7+10+11+9}$$

AVERAGE BUILDING ELEV.:
22457.5' / 196' = 114.6' ABE

ALLOWABLE BUILDING HT:
114.6' + 30' = 144.6'

EXISTING BUILDING HT:
144.6' (NO CHANGE)

1 Site Plan
1/8" = 1'-0"

Plot Date: 09/17/2019

Mercer Island
Residence

4702 E. Mercer Way
Mercer Island, WA 98040

Miller Hayashi Architects

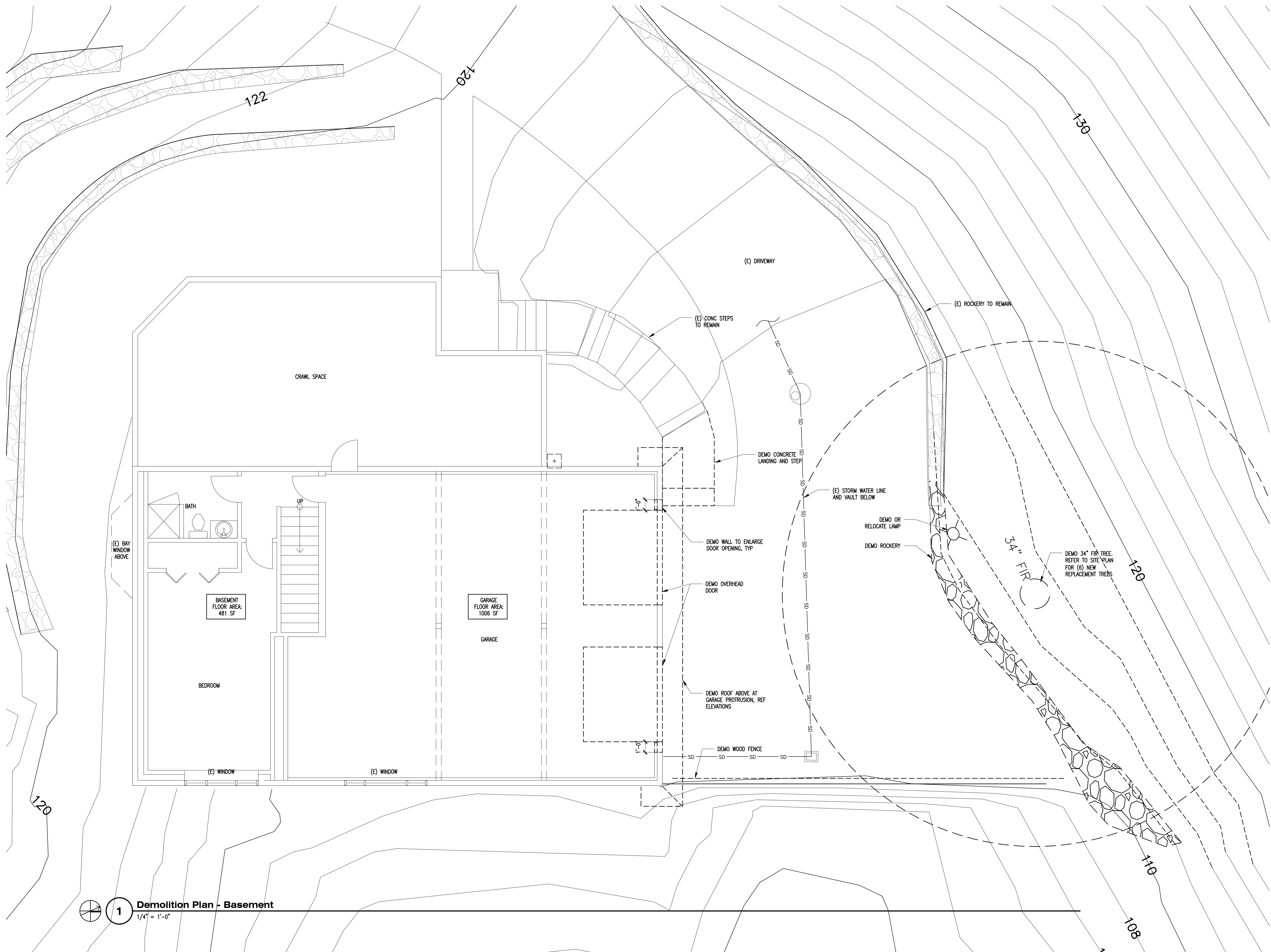
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Seattle, Washington 98103
Tel: 206 634 0177

ARCHITECT'S STAMP



CONSULTANT

CONSULTANT'S STAMP



PHASE

Permit Set

DATE

10/10/19

REVISIONS

SHEET TITLE

Basement
Demolition Plan

SHEET NO.

A1.10

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Mercer Island Residence

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Mercer Island, WA 98040

Miller Hayashi Architects

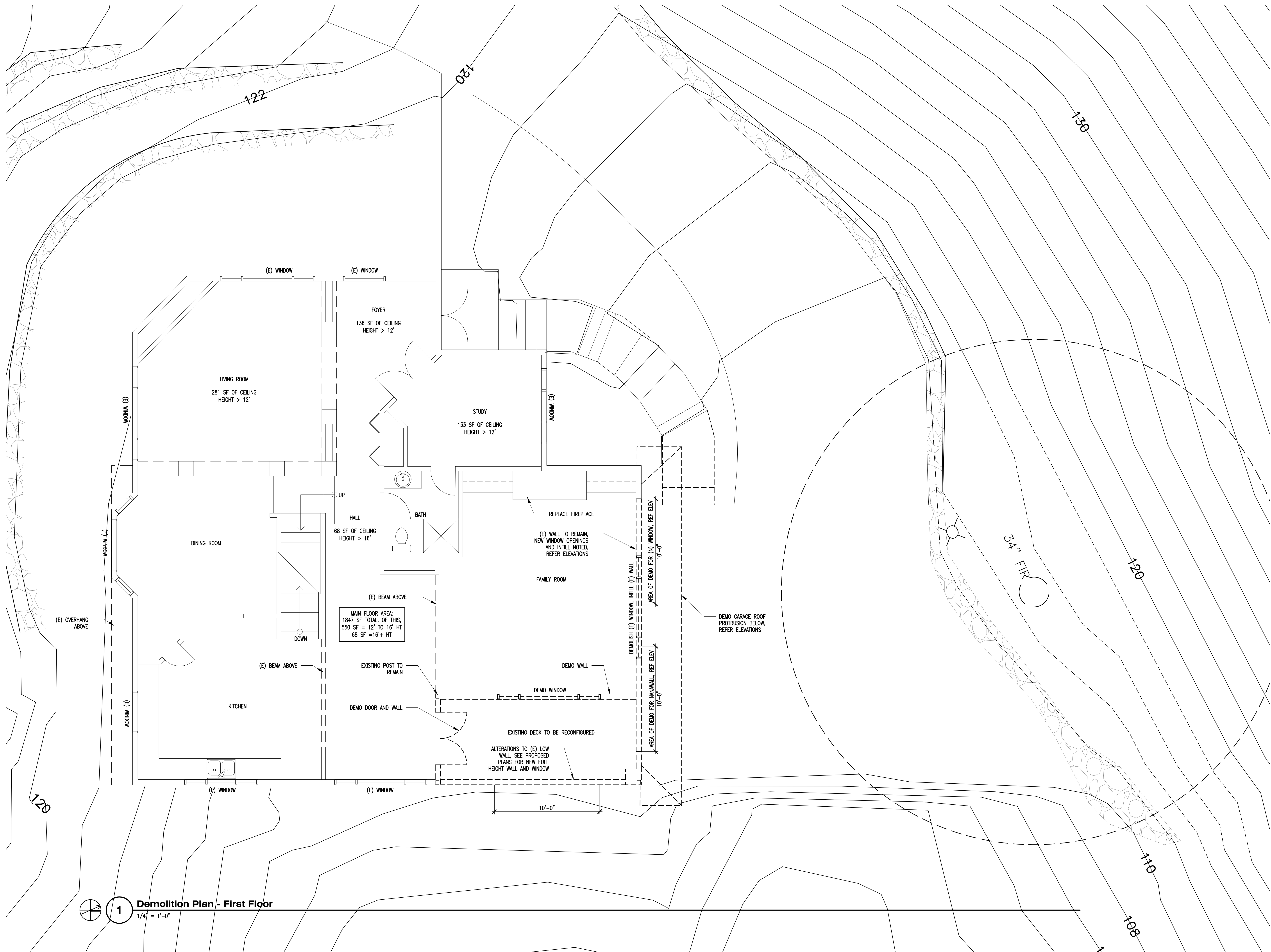
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Tel: 206 634 0177

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PHASE

Permit Set

DATE

10/10/19

REVISIONS

SHEET TITLE

First Floor Demolition Plan

SHEET NO.

A1.11

© MILLER HAYASHI ARCHITECTS 1908

Plot Date: 09/17/2019

1 Demolition Plan - First Floor
1/4" = 1'-0"

**Mercer Island
Residence**

4702 E. Mercer Way
Mercer Island, WA 98040

Miller Hayashi Architects

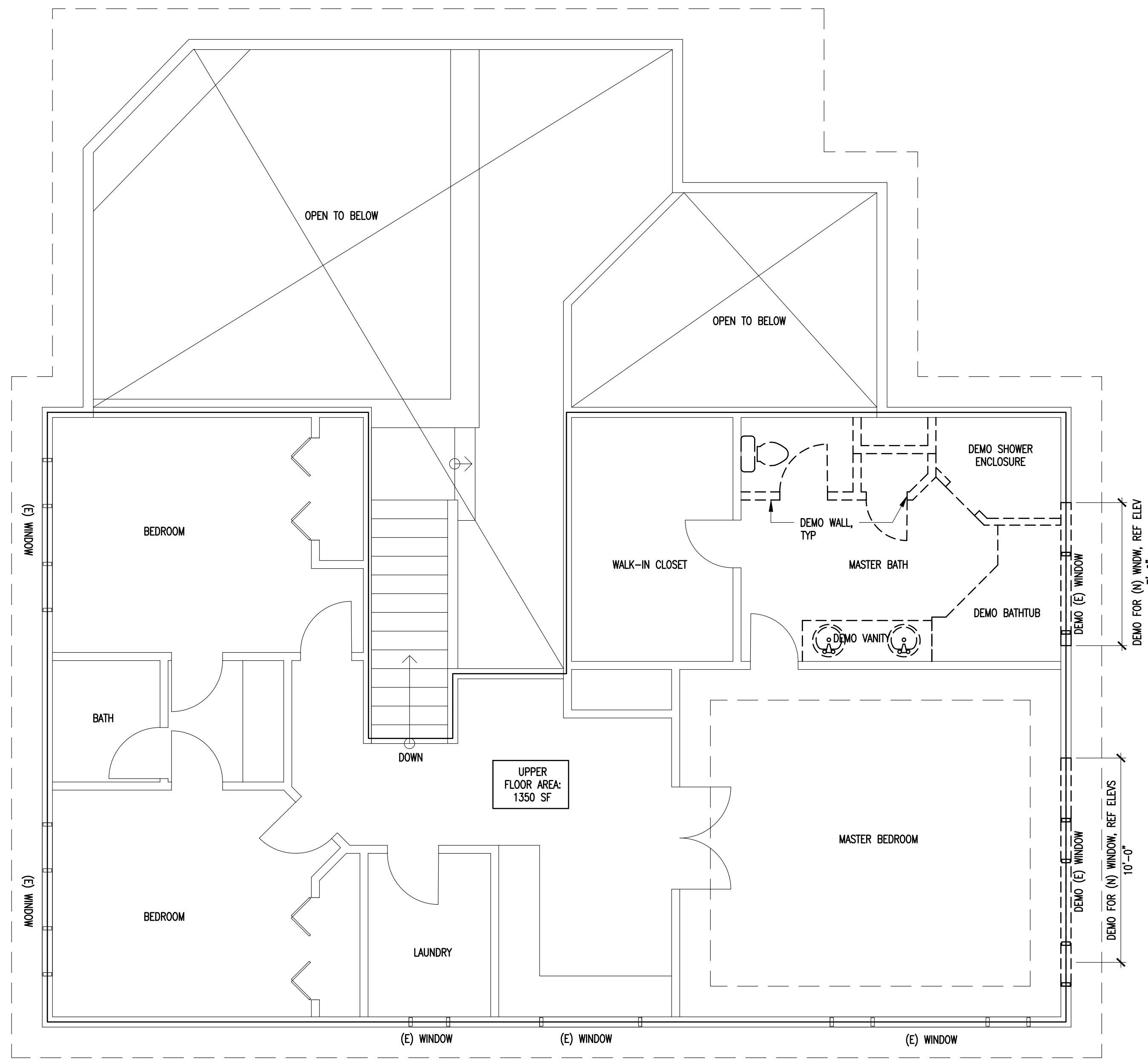
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ARCHITECT'S STAMP



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PHASE

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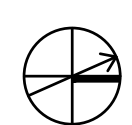
SHEET TITLE

**Second Floor
Demolition Plan**

SHEET NO.

A1.12

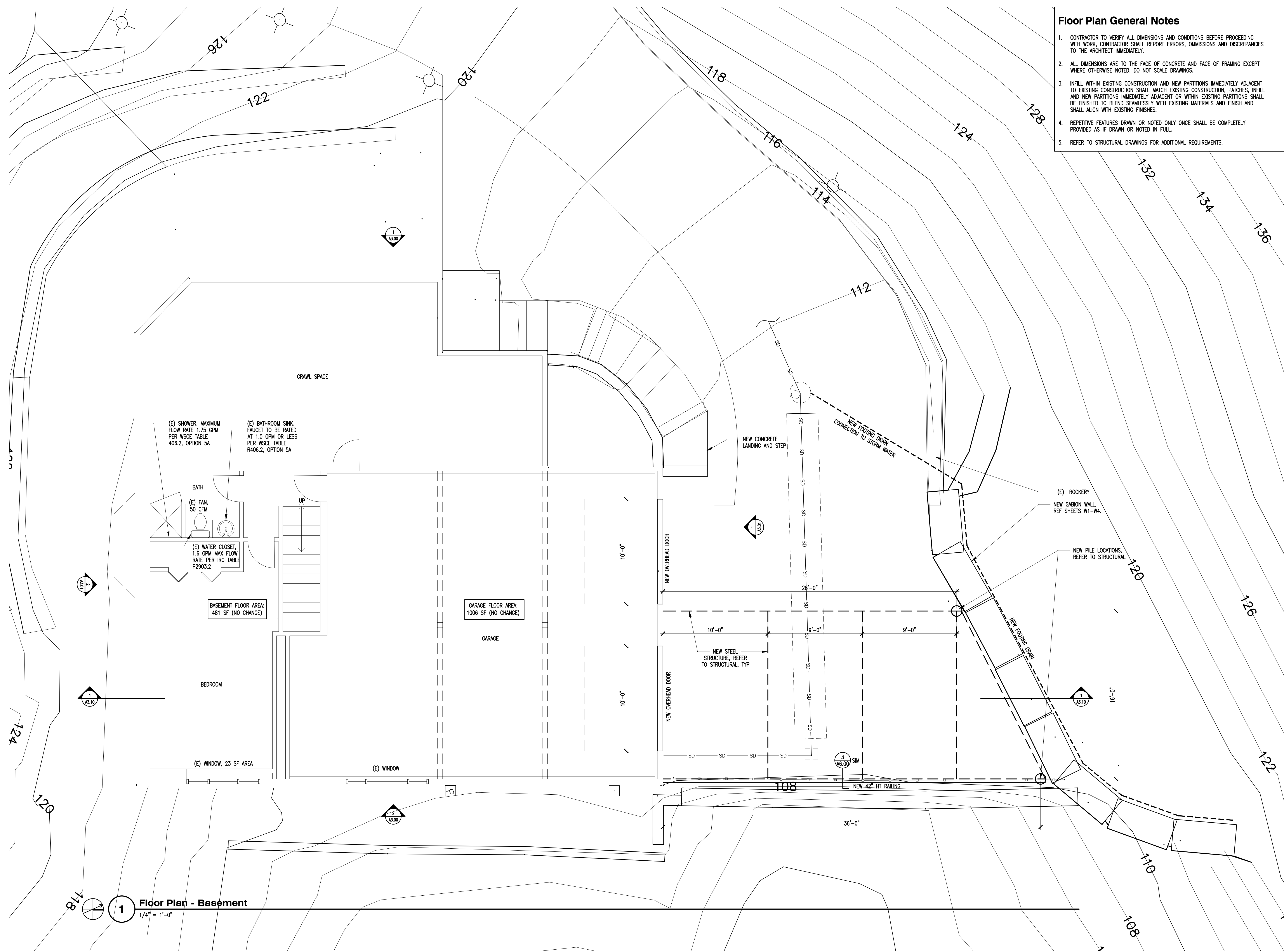
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1

Demolition Plan - Second Floor

1/4" = 1'-0"



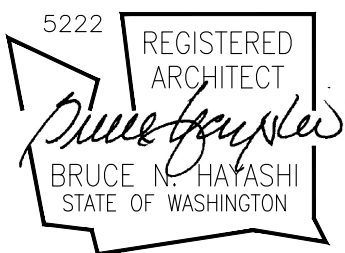
Floor Plan General Notes

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL REPORT ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE AND FACE OF FRAMING EXCEPT WHERE OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
3. INFILL WITHIN EXISTING CONSTRUCTION AND NEW PARTITIONS IMMEDIATELY ADJACENT TO EXISTING CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION, PATCHES, INFILL AND NEW PARTITIONS IMMEDIATELY ADJACENT OR WITHIN EXISTING PARTITIONS SHALL BE FINISHED TO BLEND SEAMLESSLY WITH EXISTING MATERIALS AND FINISH AND SHALL ALIGN WITH EXISTING FINISHES.
4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
5. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

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SHEET TITLE

Basement Floor Plan

SHEET NO.

A2.10

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Plot Date: 09/17/2019

1 Floor Plan - Basement
 1/4" = 1'-0"

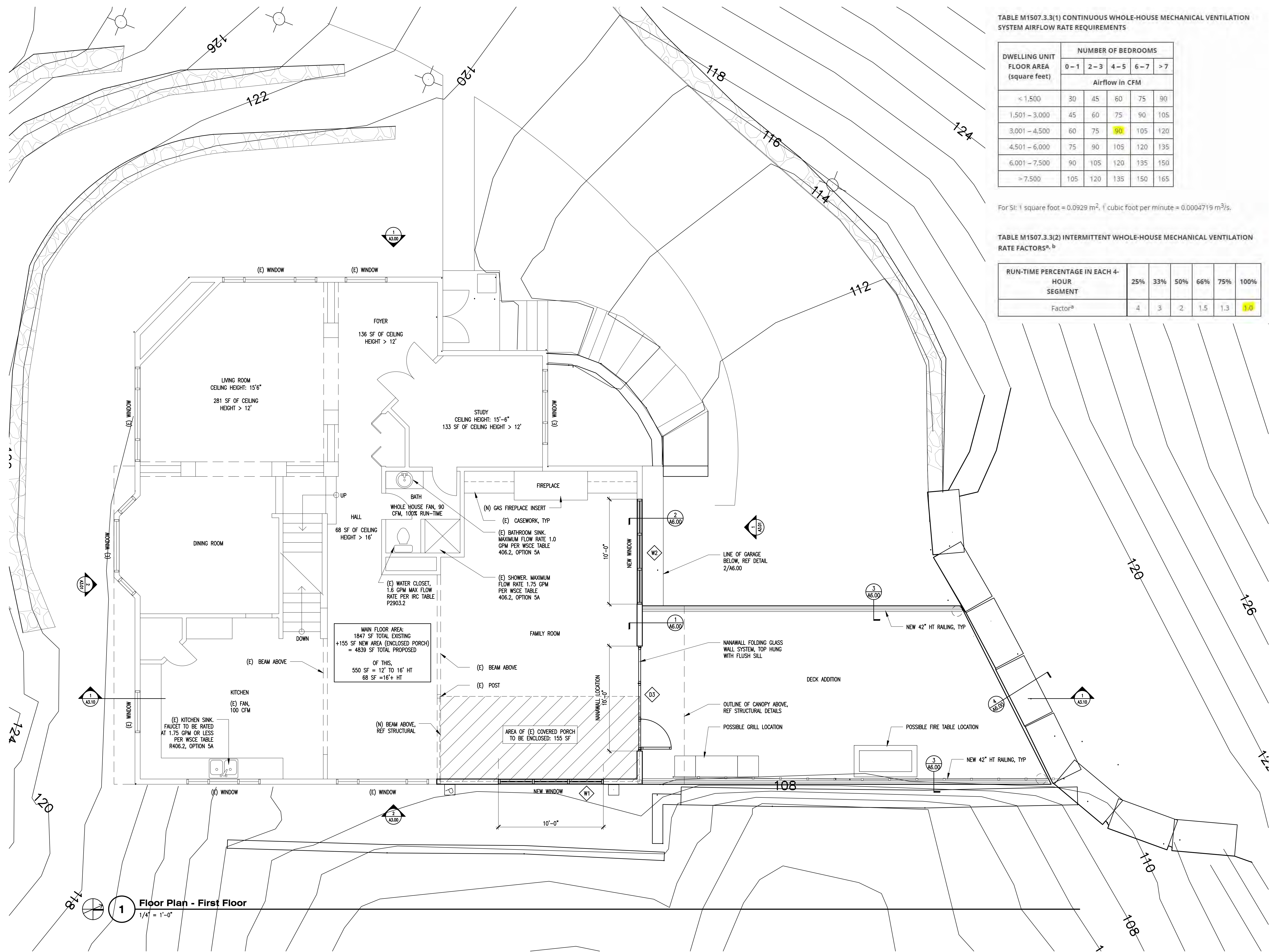


TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m², 1 cubic foot per minute = 0.0004719 m³/s.

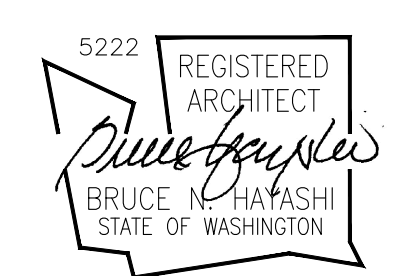
TABLE M1507.3.3(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a, b}

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
Factor ^a	4	3	2	1.5	1.3	1.0

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SHEET TITLE

First Floor Plan

SHEET NO.

A2.11

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Plot Date: 09/17/2019

1 Floor Plan - First Floor
1/4" = 1'-0"

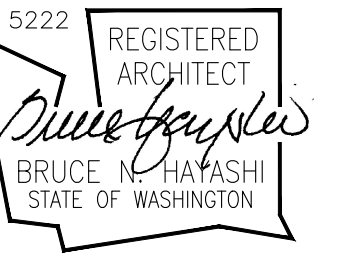
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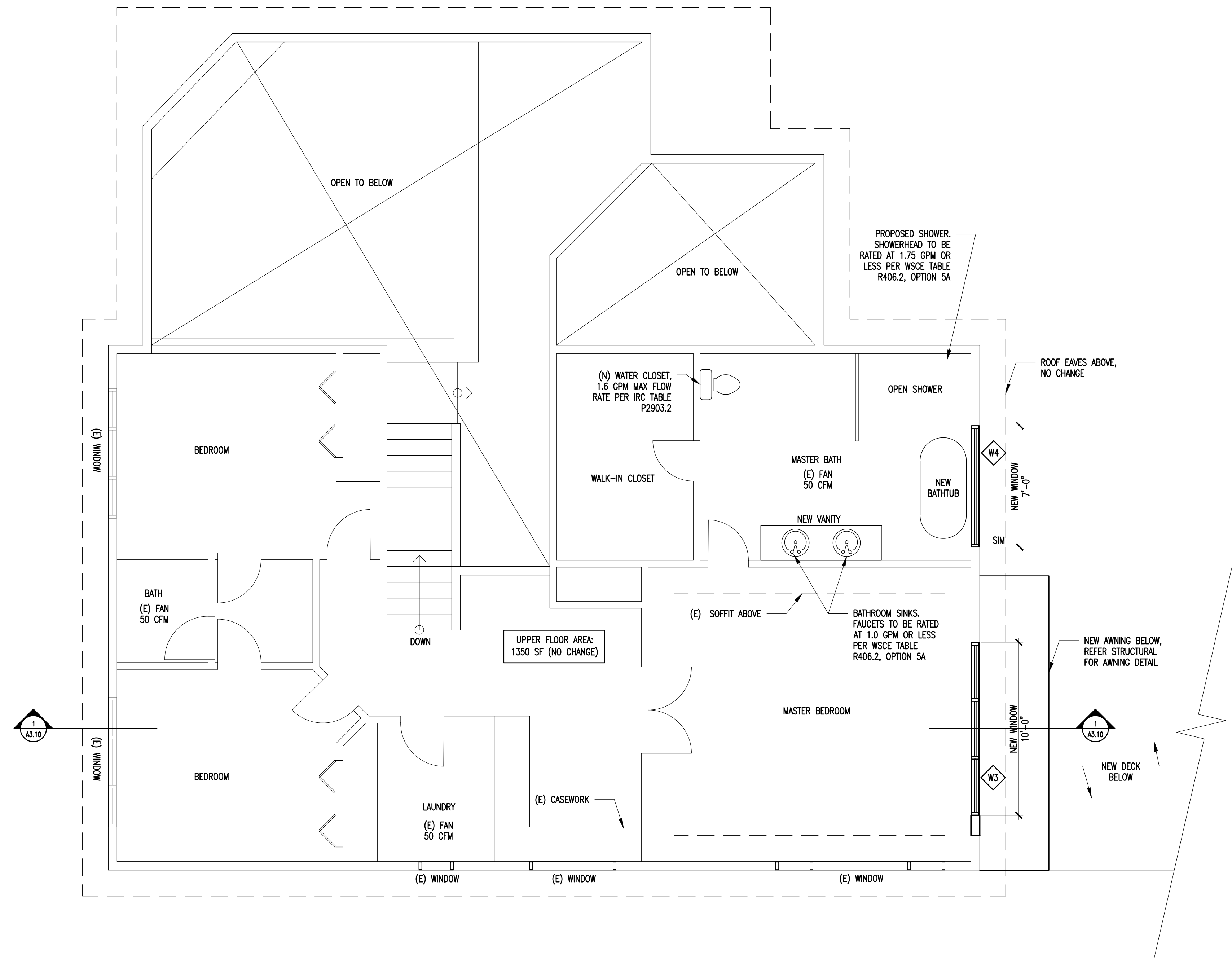
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**Second Floor
Plan**

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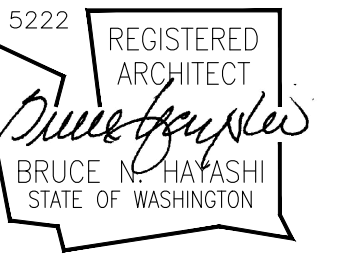
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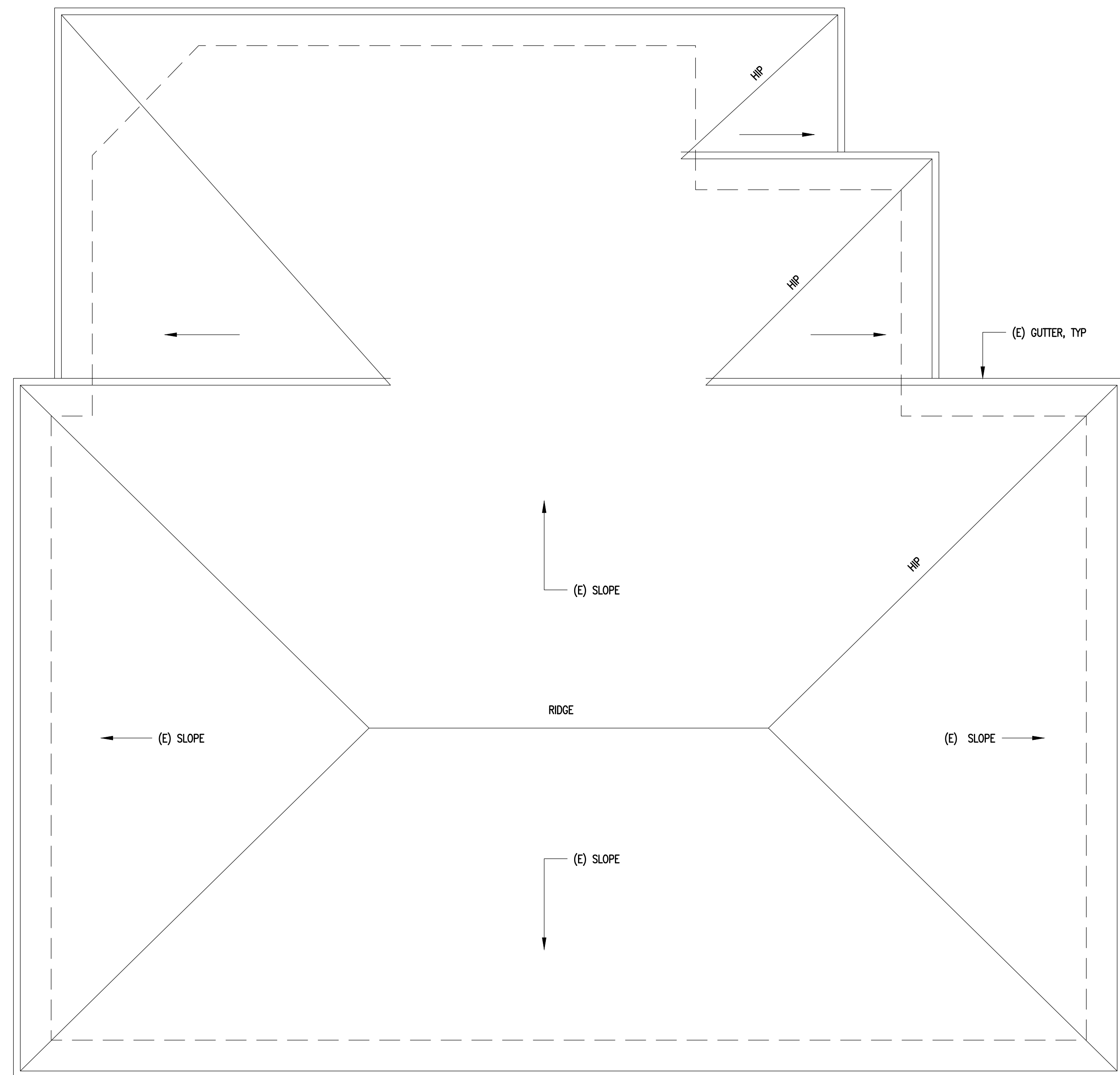
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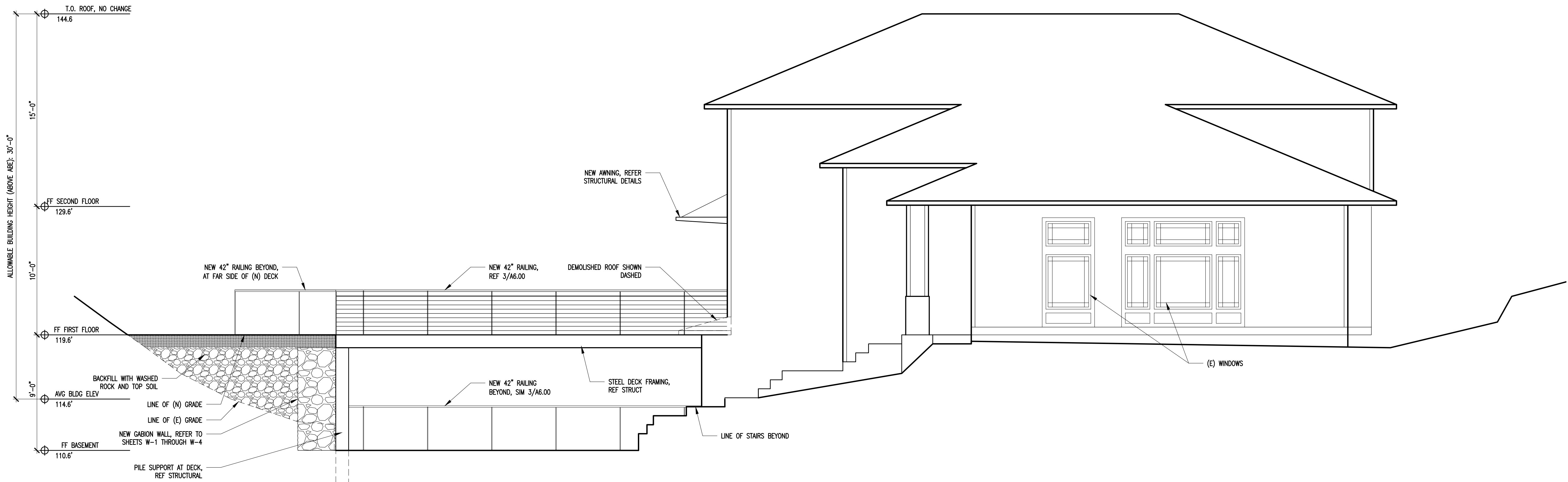
SHEET TITLE

Roof Plan

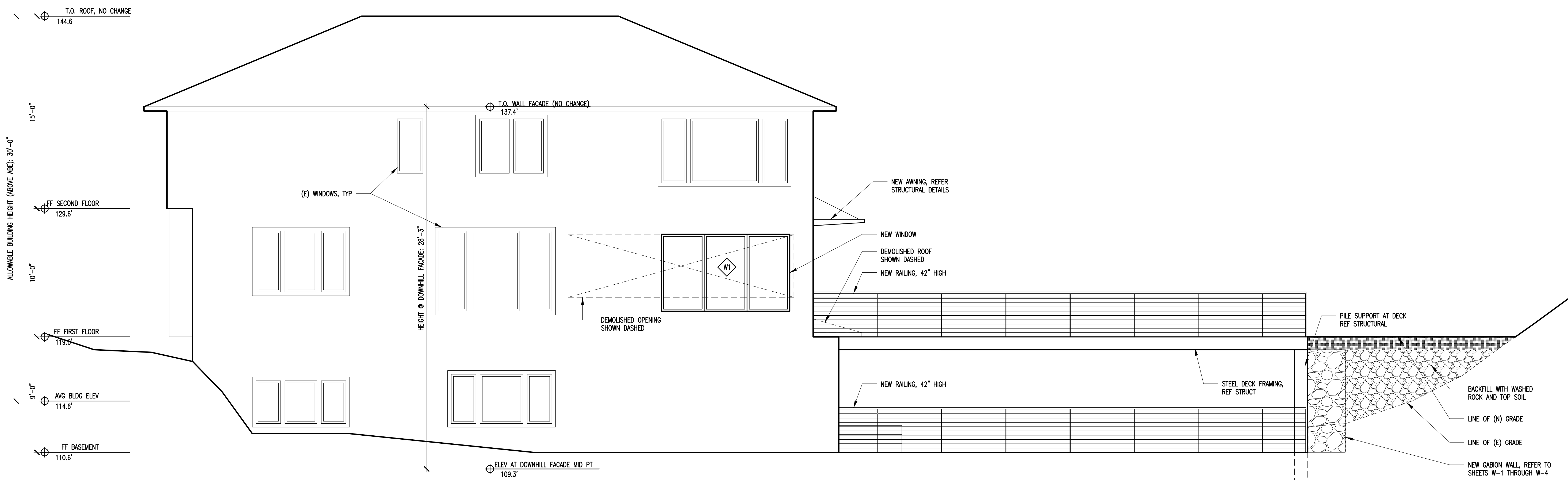
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1 Exterior Elevation - West
1/4" = 1'-0"



2 Exterior Elevation - East
1/4" = 1'-0"

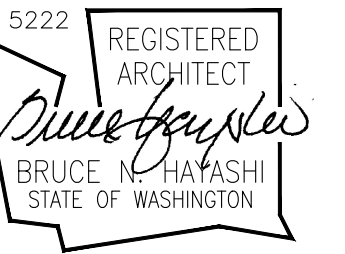
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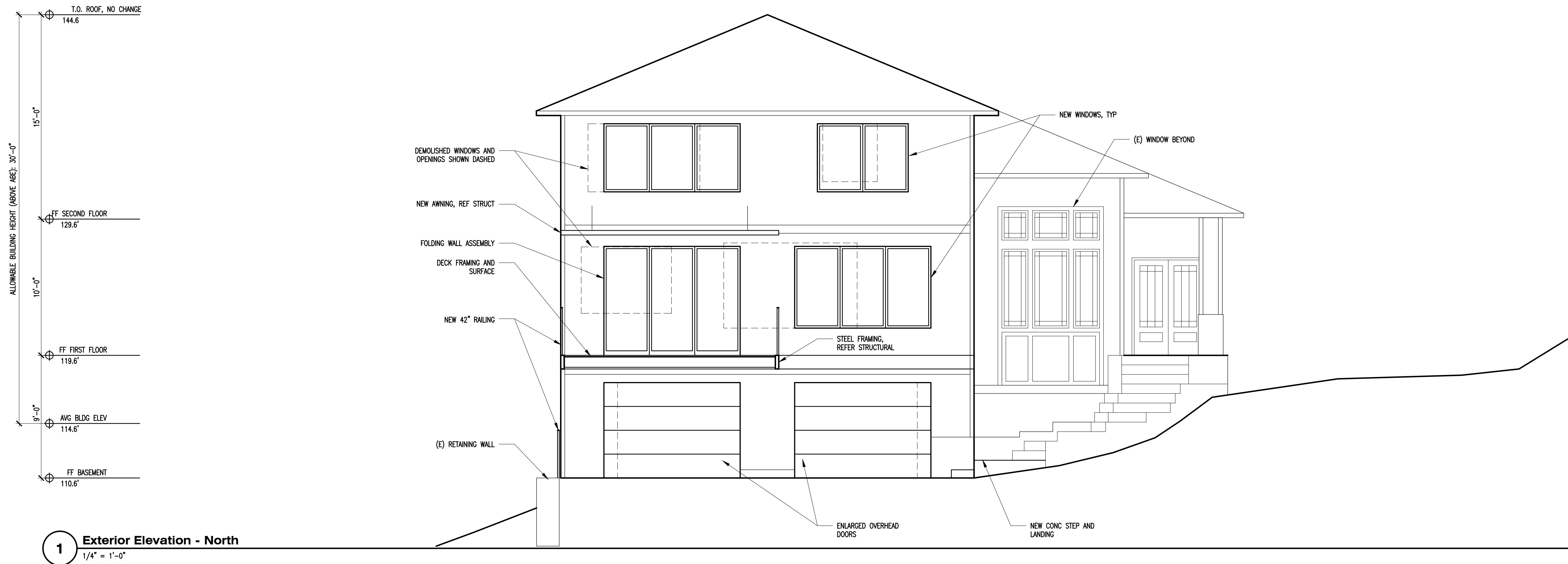
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1 Exterior Elevation - North
1/4" = 1'-0"



2 Exterior Elevation - South (No Change)
1/4" = 1'-0"

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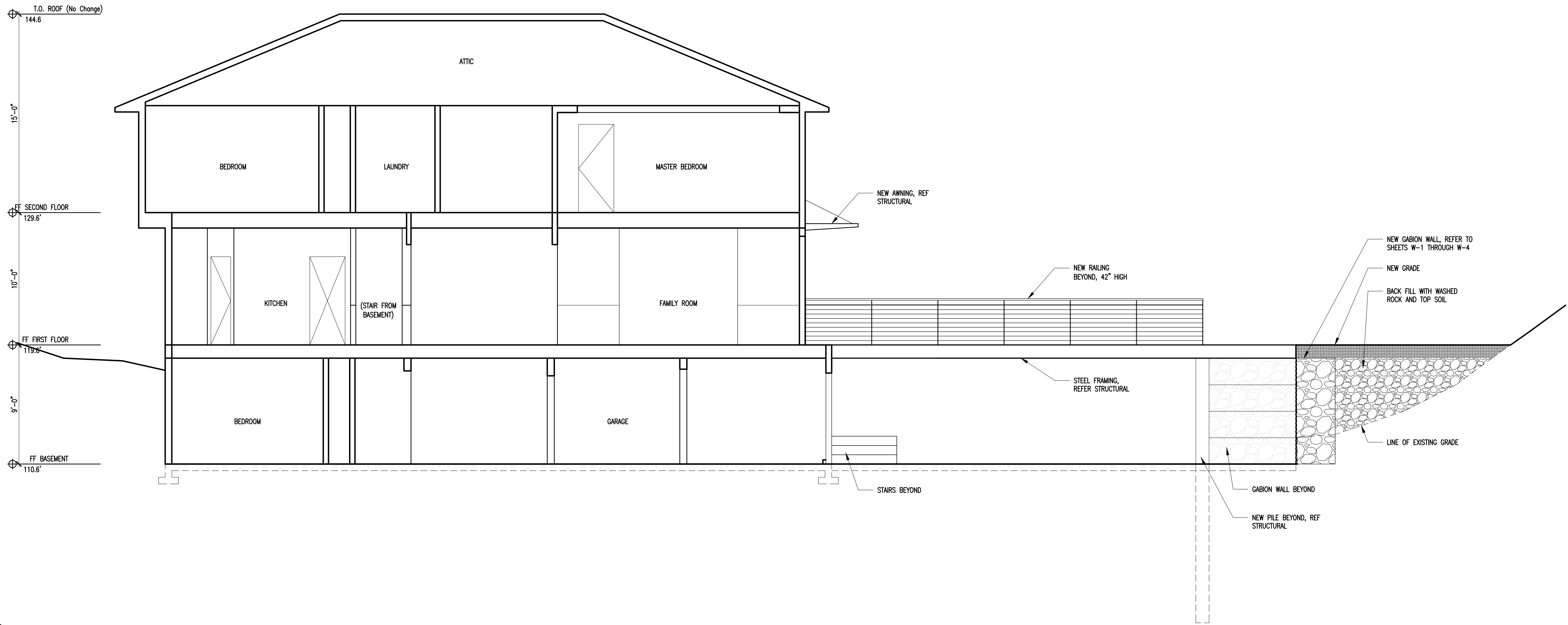
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Building Elevations

SHEET NO.

A3.01

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1 Building Section 1
1/4" = 1'-0"

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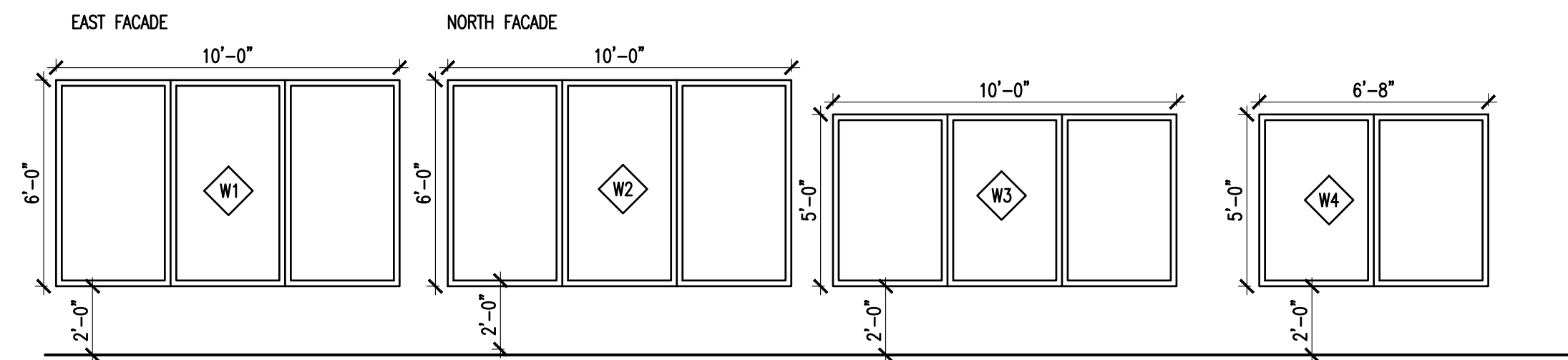
Building Sections

SHEET NO.

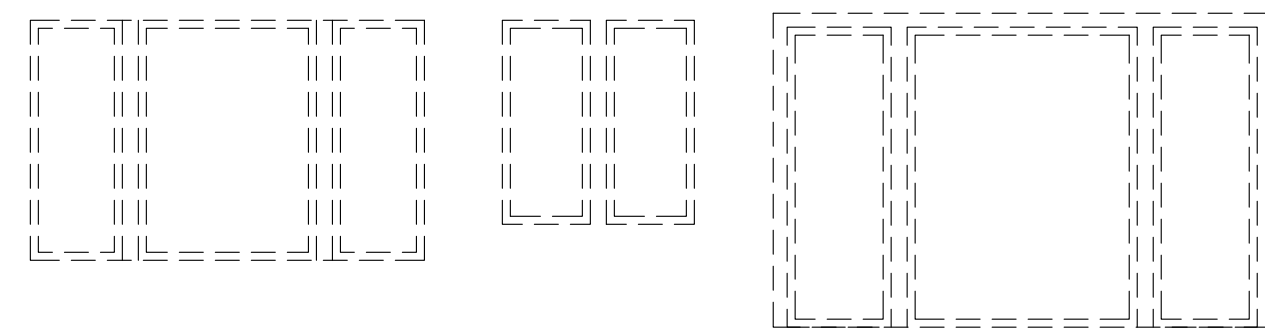
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Windows: New

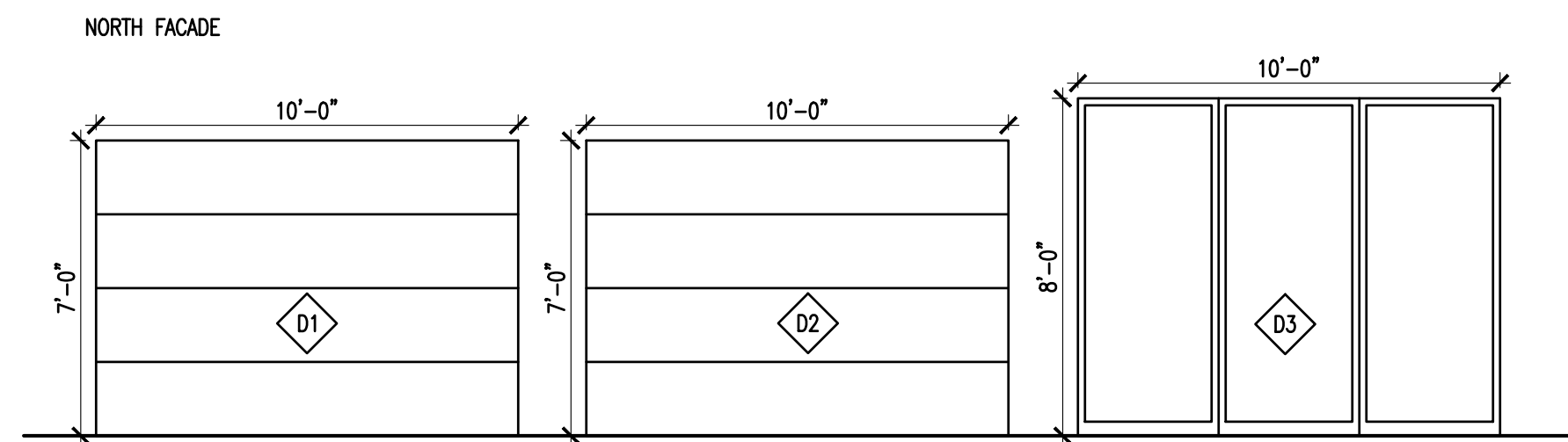


Windows: To be Demolished

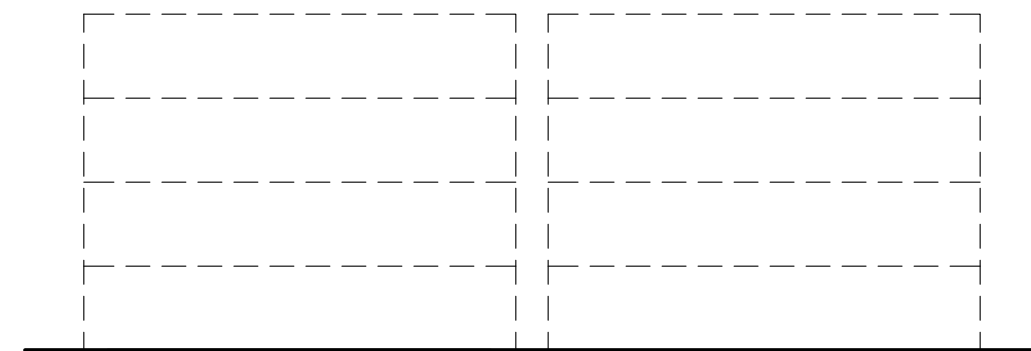


NOTE:
TOTAL GLAZING AREA DEMOLISHED: 90.3 SF
TOTAL NEW GLAZING AREA: 239.5 SF
CHANGE IN GLAZING AREA: 149 SF INCREASE

Doors: New



Doors: To be Demolished



Window Schedule

MARK	R.O. (WxH)	GLAZED AREA	U-VALUE	UA	REMARKS
W1	10' x 6'	51 SF	U-0.3	15.3	-
W2	10' x 6'	51 SF	U-0.3	15.3	-
W3	10' x 5'	42 SF	U-0.3	12.6	-
W4	6'8" x 5'	28 SF	U-0.3	8.4	-

Window Schedule General Notes

1. FENESTRATION TO COMPLY WITH TABLE WSEC 2015 TABLE R402.1.1, PER ALTERATIONS SECTION R503.1.1 ("BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.1 OR R402.1.4...")

WSEC 2015 ENERGY CODE REQUIREMENTS:
PRESCRIPTIVE REQUIREMENTS: TABLE R402.1.1, CLIMATE ZONE 5 AND MARINE 4
U-VALUE FENESTRATION = 0.30
GLAZED FENESTRATION SHGC = NR

2. WINDOW DIMENSIONS:
ROUGH OPENING DIMENSIONS ARE SHOWN ON SCHEDULE FOR REFERENCE ONLY.
VERIFY ROUGH OPENINGS PRIOR TO FRAMING.

3. HEAD HEIGHT:
COORDINATE FRAMING AND ROUGH OPENING DIMENSIONS.

4. PROVIDE SAFETY GLAZING WITH VISIBLE MANUFACTURER'S SEAL AT ALL HAZARDOUS LOCATIONS INCLUDING:
-GLAZING IN DOORS
-GLAZING ADJACENT TO DOORS WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FINISH FLOOR.
-GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CRITERIA:
A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.
B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F.
C. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" A.F.F.
D. THE WINDOW IS WITHIN 36" OF A WALKING SURFACE.

NOTE:
SEE ALSO WSEC WINDOW AND DOOR WORKSHEET

Door Schedule

OPENING #	TYPE	WIDTH x HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	HARDWARE GROUP	KEY NOTES
D1	Overhead Door	10'0"x7'0"	WD	STN	WD	STN					
D2	Overhead Door	10'0"x7'0"	WD	STN	WD	STN					
D3	NanoWall	10'0"x8'0"	WD	STN	WD	STN					

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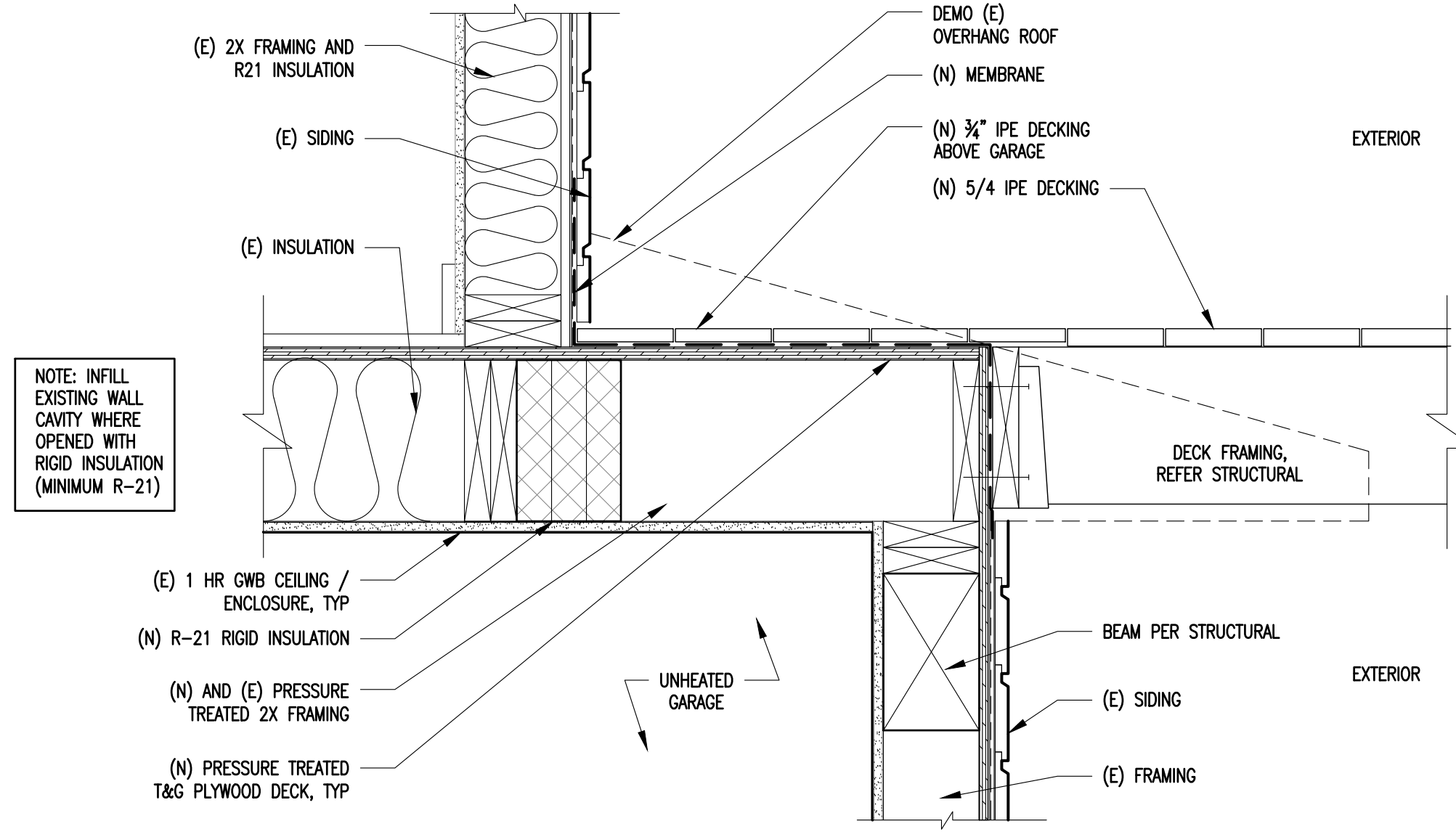
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Window
and Door
Schedule

SHEET NO.

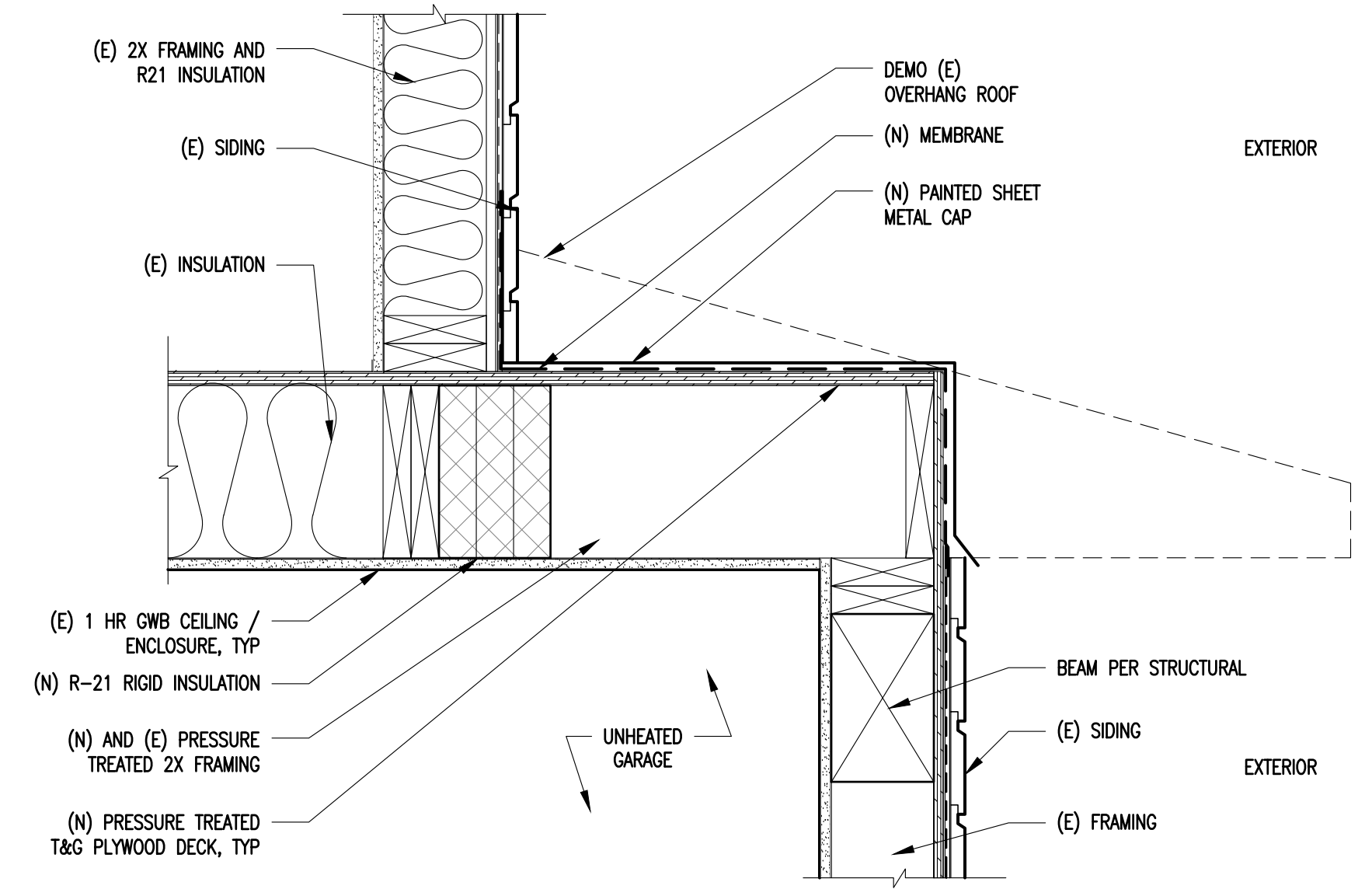
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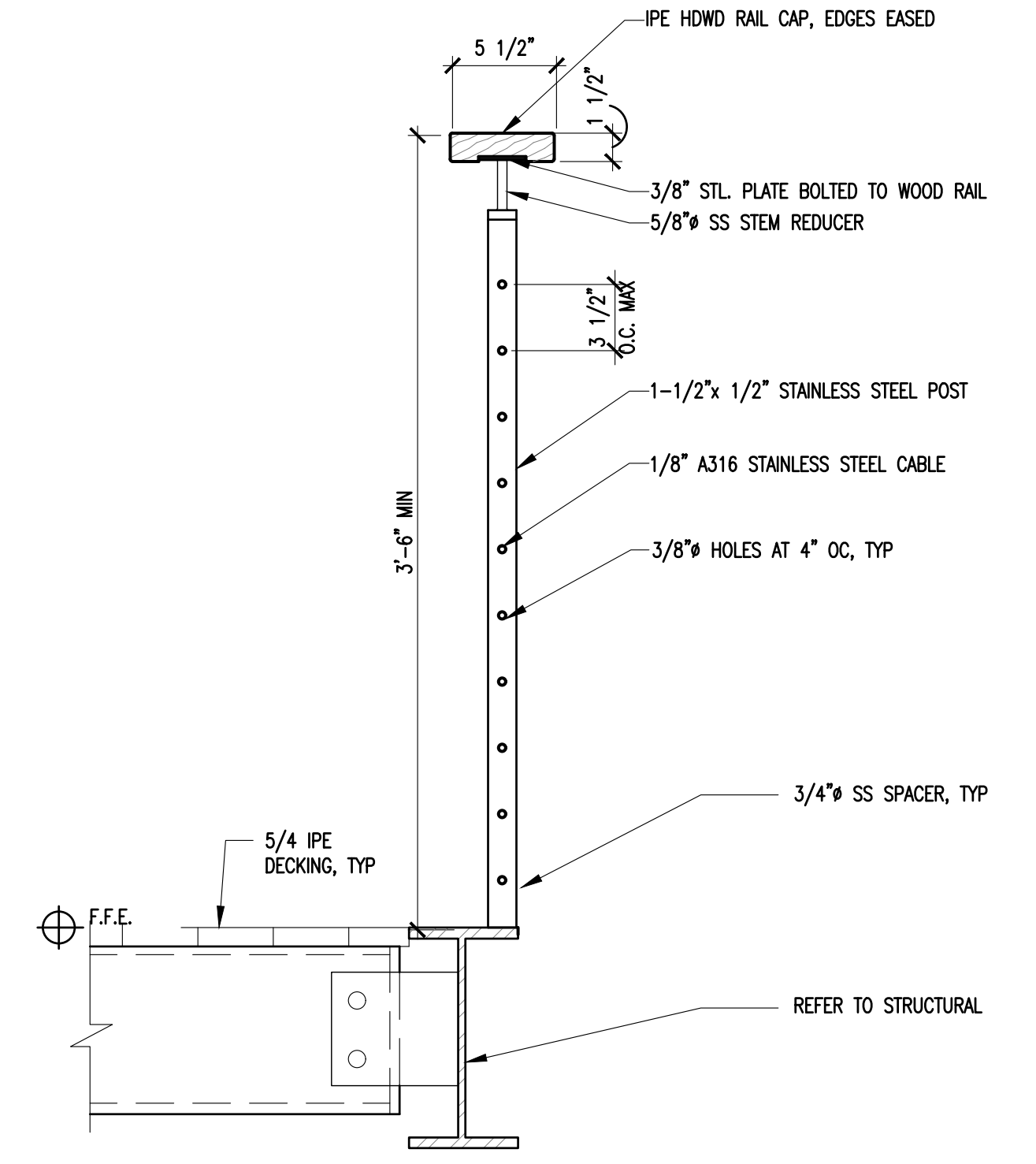


NOTE: INFILL EXISTING WALL CAVITY WHERE OPENED WITH RIGID INSULATION (MINIMUM R-21)

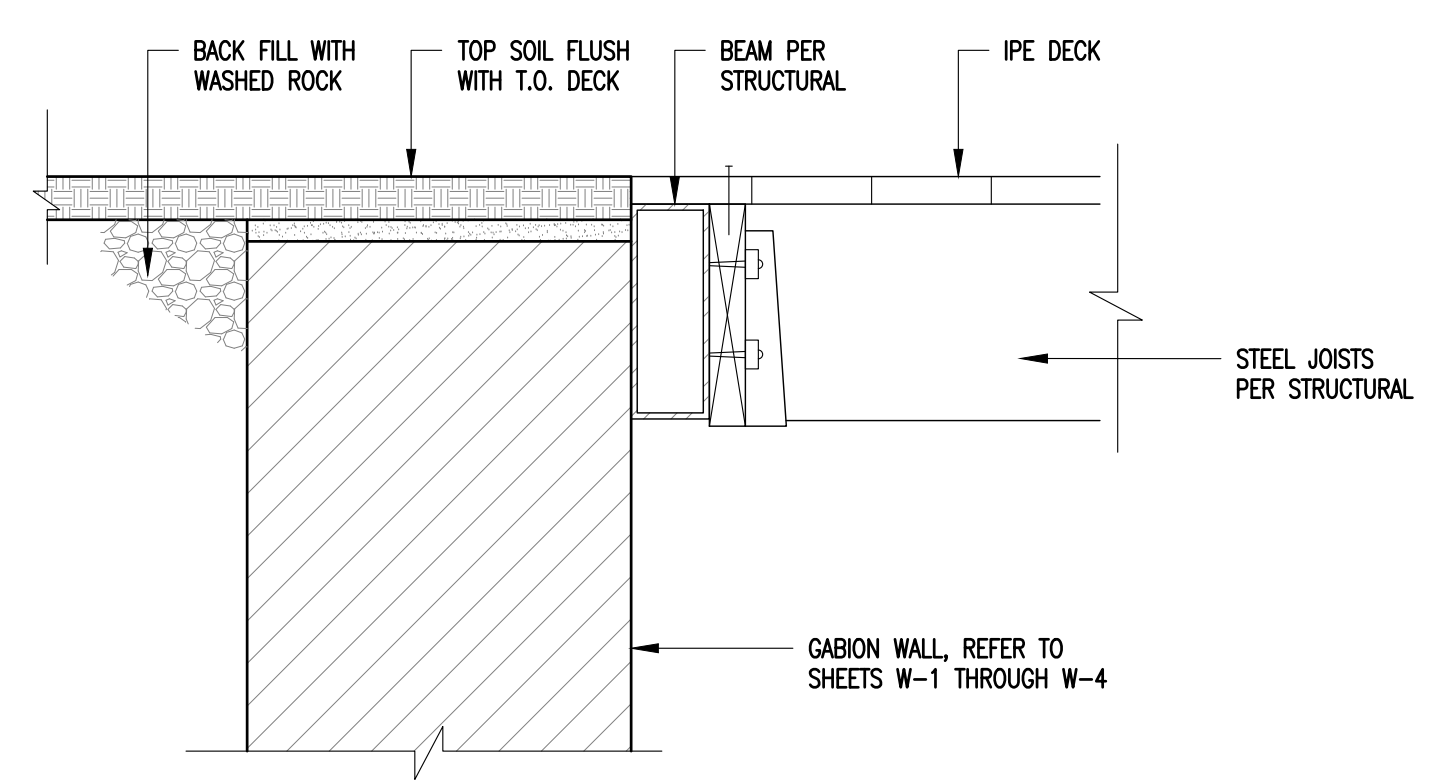
1 Typical Deck Transition @ Garage
1 1/2" = 1'-0"



2 Typical Roof Overhang @ Garage
1 1/2" = 1'-0"



3 Steel and Wood Guardrail at Deck
1 1/2" = 1'-0"



4 Deck @ Gabion Wall
1 1/2" = 1'-0"

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SHEET TITLE
Exterior Details

SHEET NO.
A6.00

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General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).

DESIGN LOADING CRITERIA:

RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD 40 PSF

ENVIRONMENTAL LOADS
SNOW Pf=25 PSF
WIND C_{sp}=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "C"
EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS,
SITE CLASS=D, S_s=1.424g, S_d=0.949g, S₁=0.546g, S_{D1}=0.546g
C_s=0.146, SDC D, I_e=1.0, R=6.5

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

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

- 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.

- 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".

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

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

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

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

STRUCTURAL STEEL

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

- 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. IF 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.

- SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CANOPIES, BALCONIES, COLD FORM STEEL FRAMING, TEMPORARY SHORING, CURTAIN WALL SYSTEMS, SKYLIGHT FRAMES, PREFABRICATED STAIR SYSTEMS, EXTERIOR CLADDING, 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 ARCHITECT 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 ARCHITECTURAL OR 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.

QUALITY ASSURANCE

- 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 ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, 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
DRIVEN DEEP FOUNDATION PER TABLE 1705.7
CAST-IN-PLACE DEEP FOUNDATION PER TABLE 1705.8
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.

GEOTECHNICAL

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

ALLOWABLE SOIL PRESSURE 2000 PSF
LATERAL EARTH PRESSURE (UNRESTRAINED) 35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED) 250 PCF
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED) 0.3
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD) 75 PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) 7H PSF
12" PILE CAPACITY (COMPRESSION/TENSION) 35 KIIPS/30KIIPS

SOILS REPORT REFERENCE: REPORT #2019-095 BY THE RILEY GROUP OF BOTHELL, WASHINGTON DATED MAY 9, 2019 AND ADDENDUM A DATED JULY 24, 2019.

- AUGERCAST PILING INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED DURING PLACEMENT. MAXIMUM AUGERCAST PILE ECCENTRICITY SHALL BE 3" Laterally. PILE LENGTH INDICATED ON DRAWINGS IS ESTIMATED. ACTUAL LENGTH SHALL BE DETERMINED IN FIELD BY SOILS ENGINEER. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILES.

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

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

- CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

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

- 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.

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

- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B.

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

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) 2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) 1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2"

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

- 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

- 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.

- 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.

- 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.

STEEL

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

- AISC 360 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
- APRIL 14, 2010 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.
- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

- WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

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

- 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.

- SHOP PRIME ALL STEEL EXCEPT:

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

- 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.
- 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.

- 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.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WMPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

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

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

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

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

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

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

- 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.

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

- 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.

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

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

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

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

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TIS" 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.

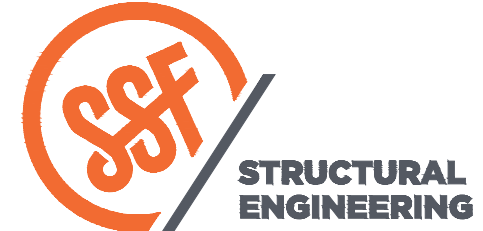
ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

**General Structural Notes
Continued on S102**

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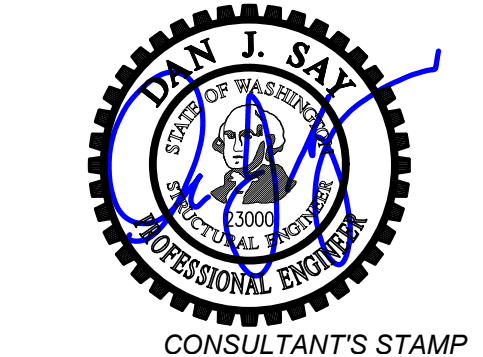
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General Structural
Notes

SHEET NO.

S101

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General Structural Notes, Continued
THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

45. WOOD FASTENERS

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

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

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

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

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

46. NOTCHES AND HOLES IN WOOD FRAMING:

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

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

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

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

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

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

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 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 AT ALL BEARING POINTS. 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 UNLESS OTHERWISE NOTED.

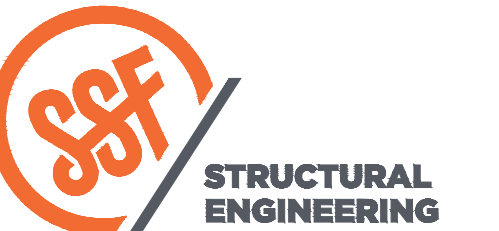
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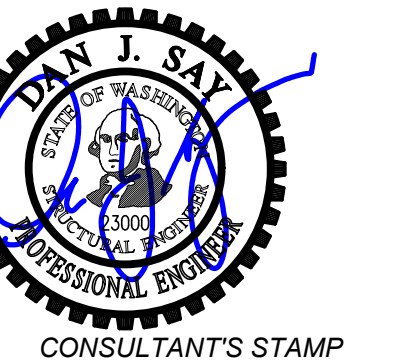
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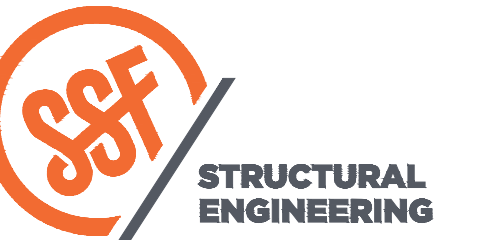
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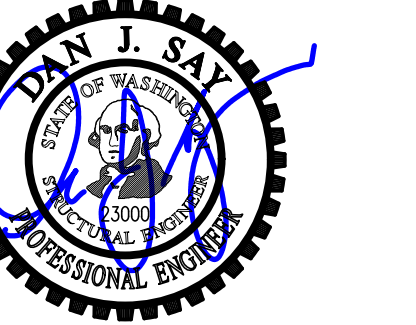
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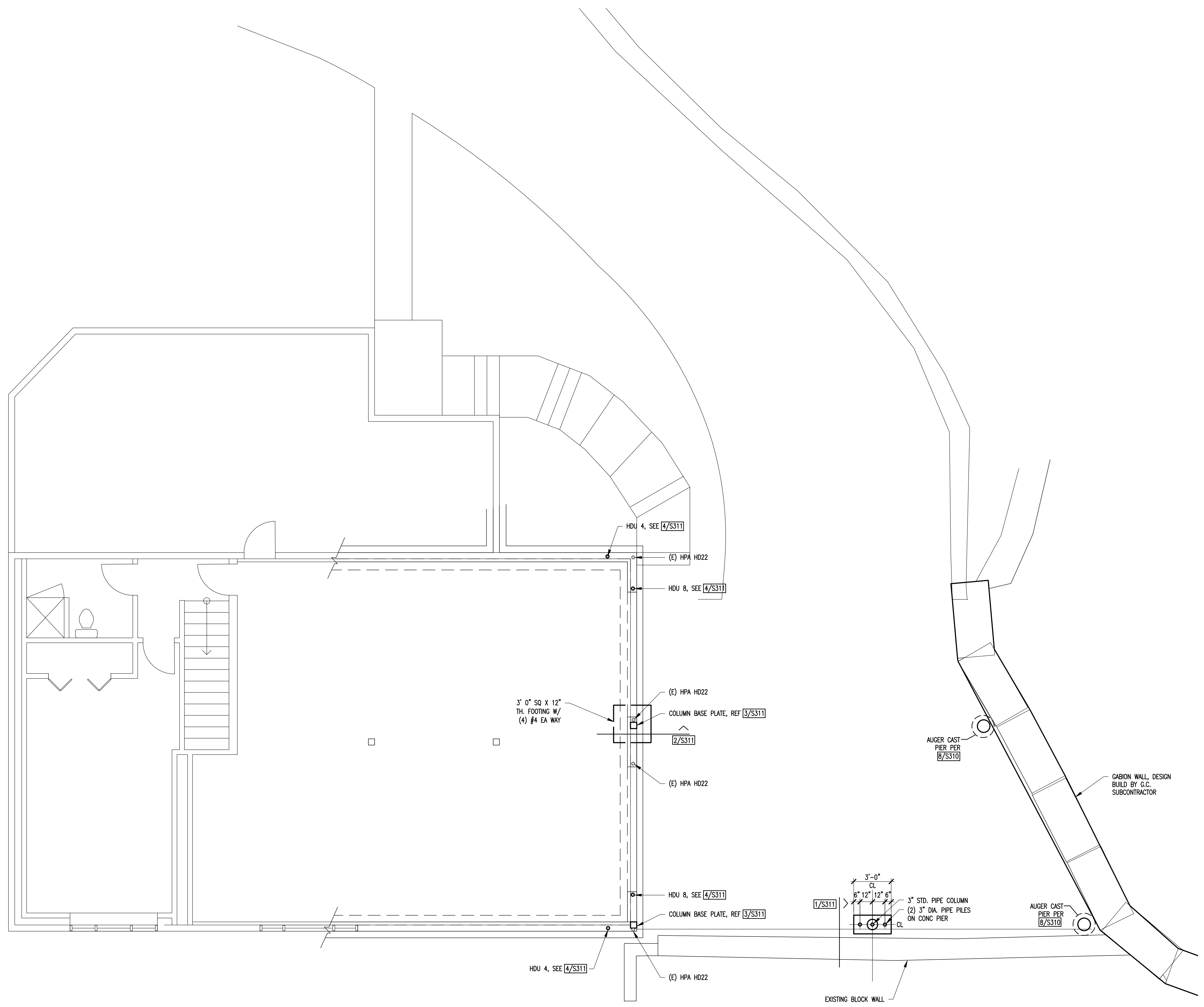
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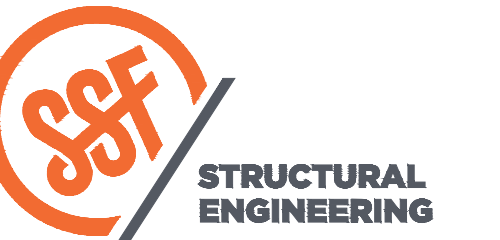
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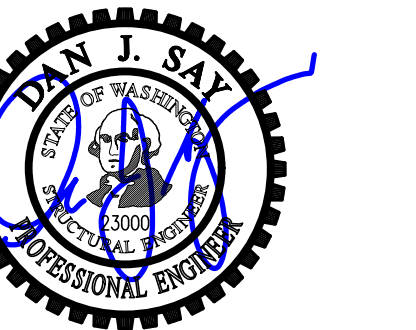
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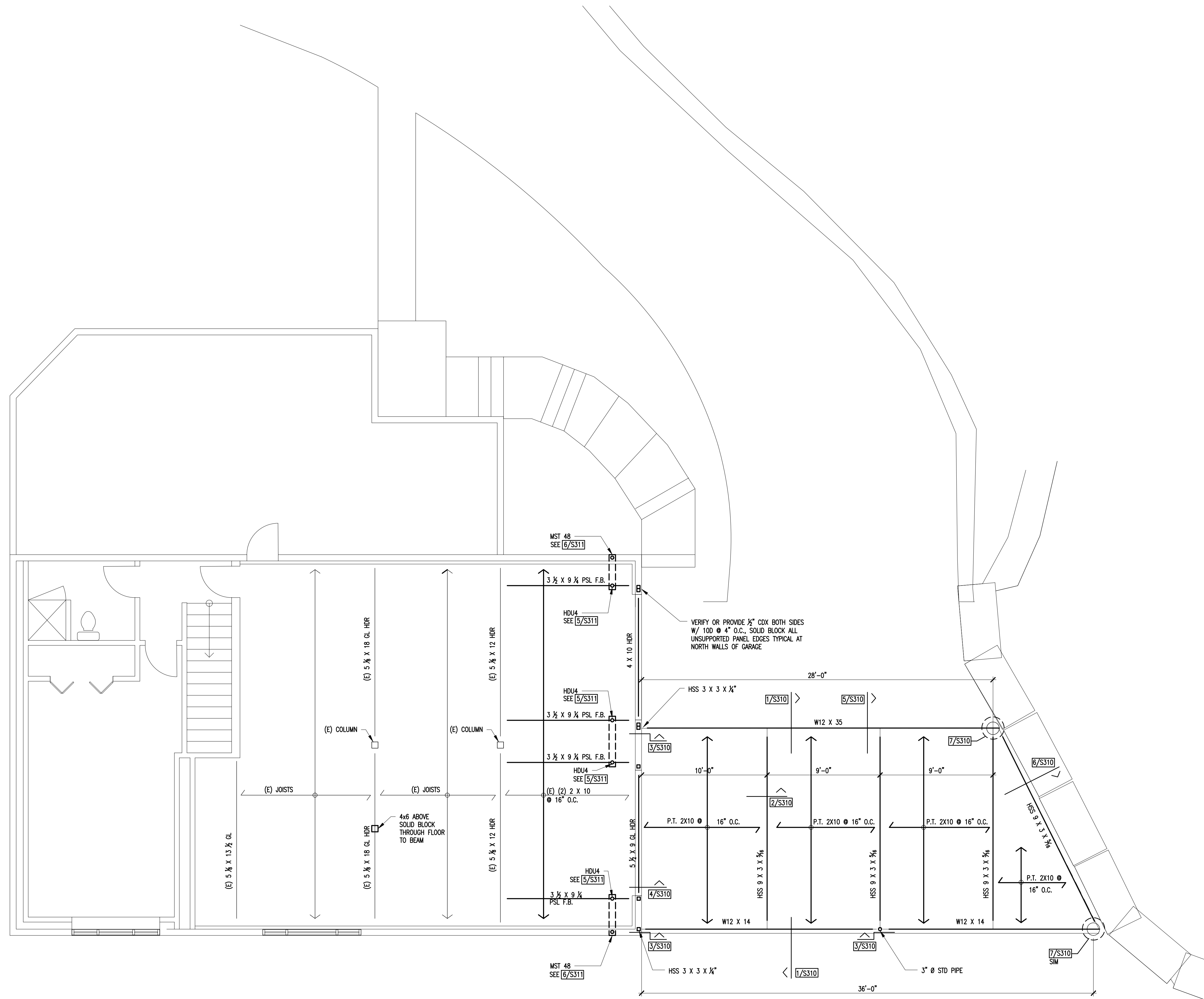


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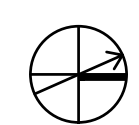
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Main Floor /
Bridge Framing
Plan

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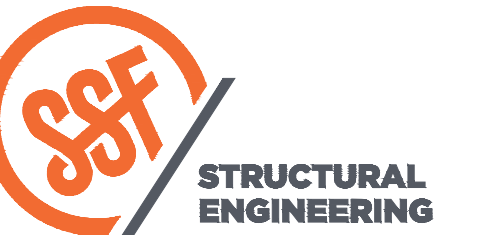
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Main Floor / Bridge Framing Plan

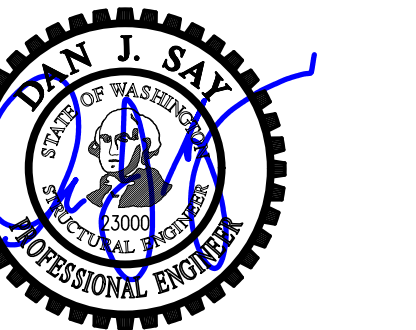
1/4" = 1'-0"



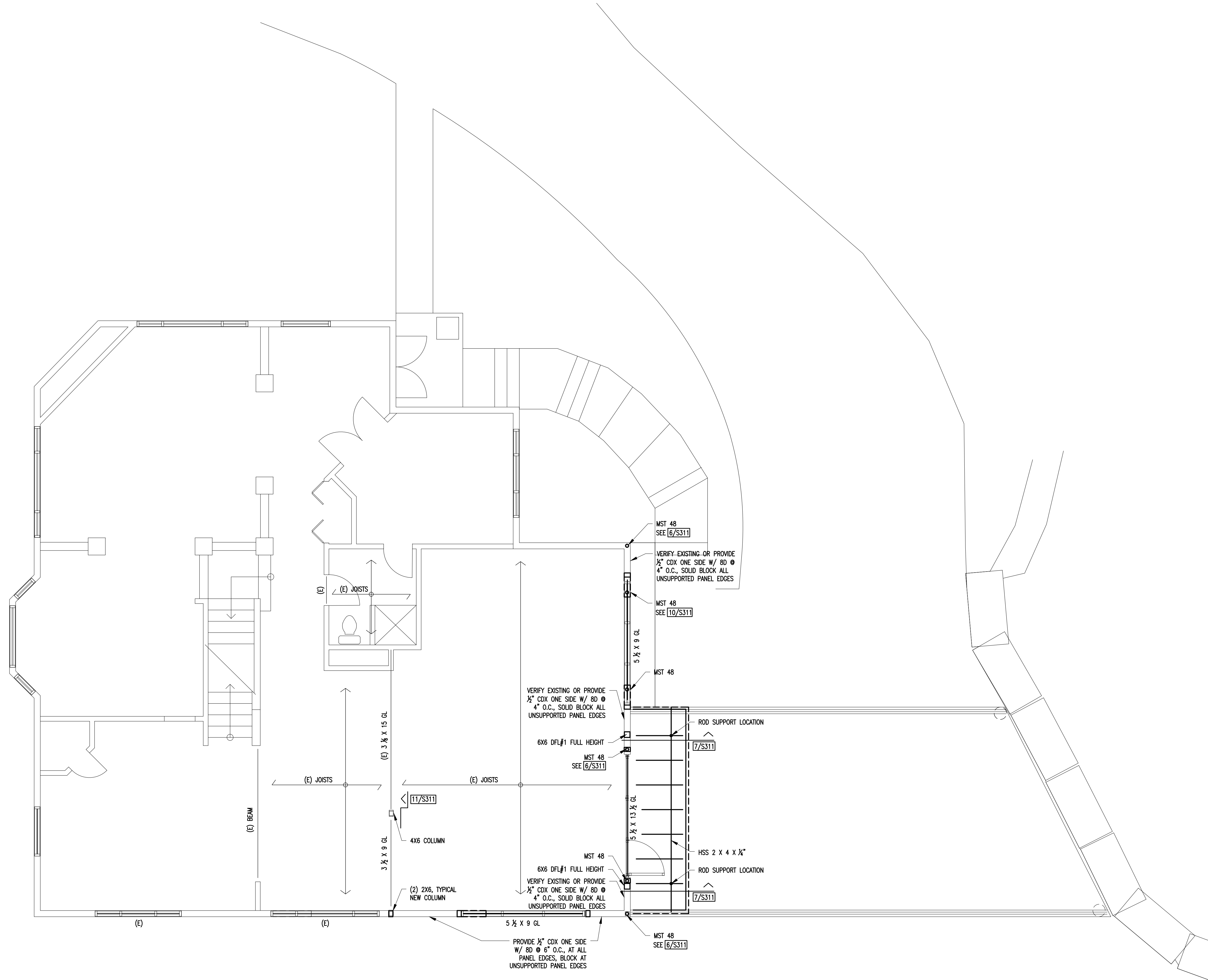
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CONSULTANT



CONSULTANT'S STAMP



PHASE

Permit Set

DATE

10/10/19

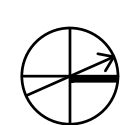
REVISIONS

SHEET TITLE

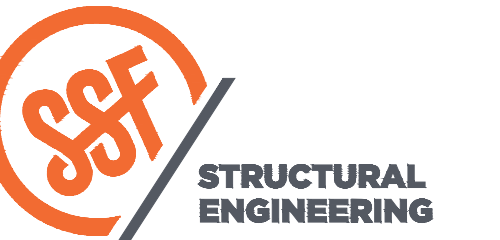
Upper Floor
Framing Plan

SHEET NO.

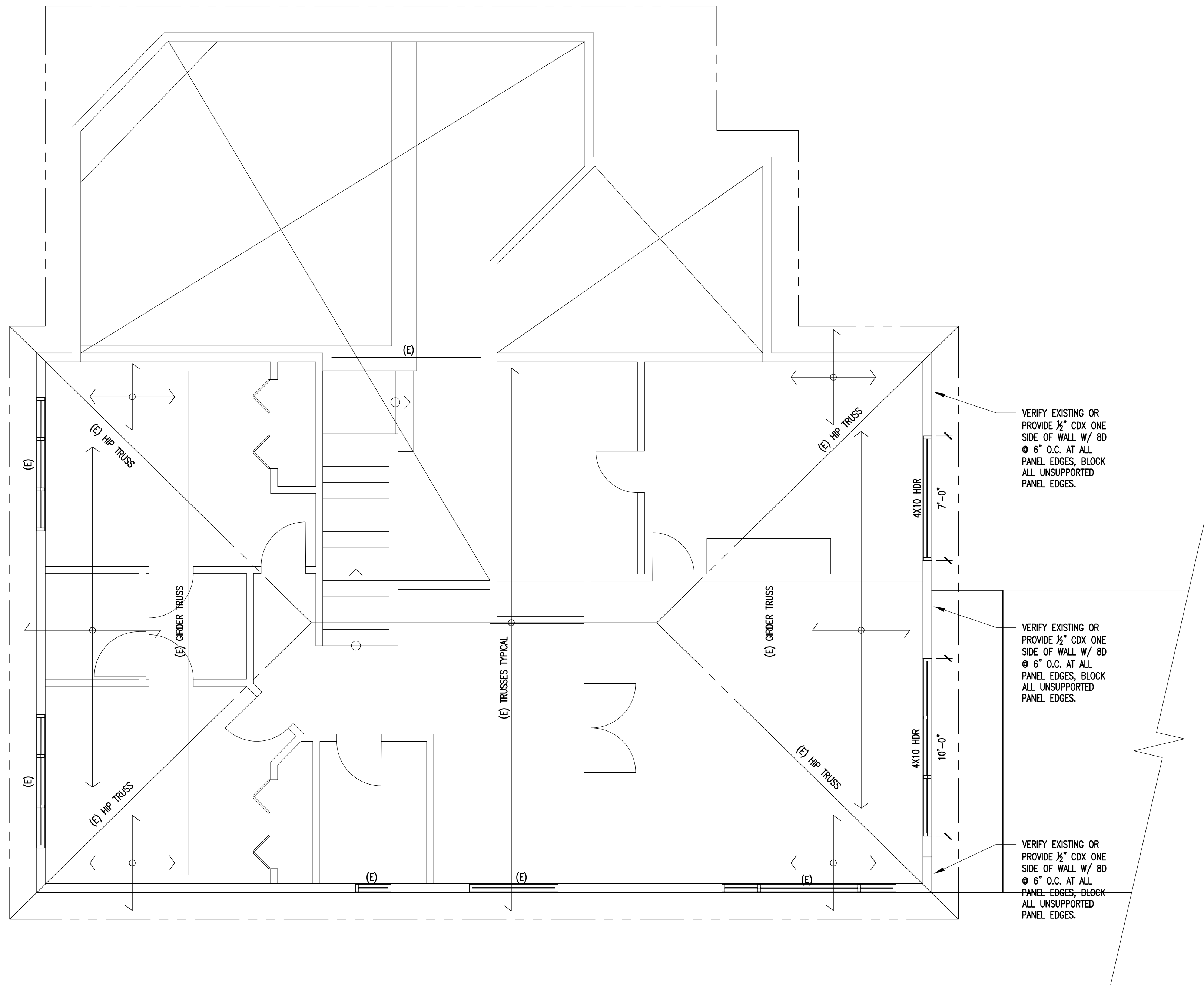
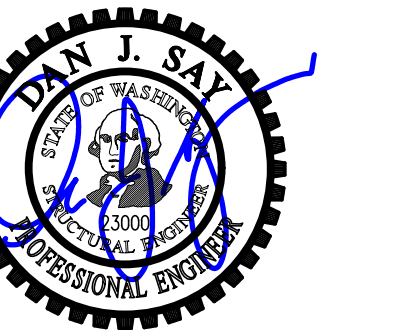
S211

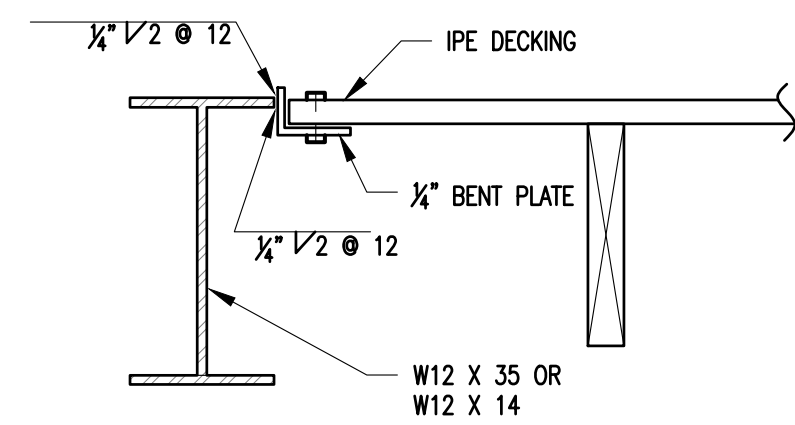
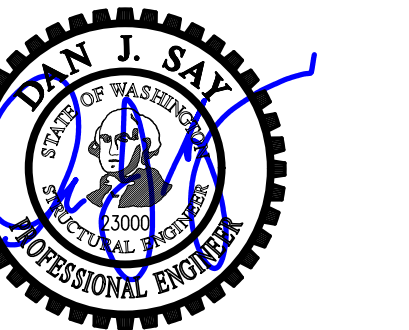
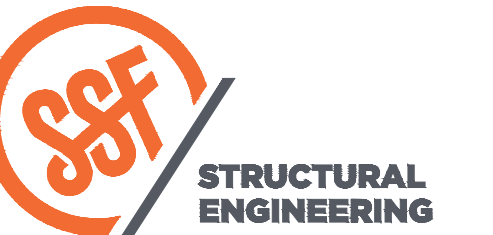


1 Upper Floor Framing Plan
1/4" = 1'-0"

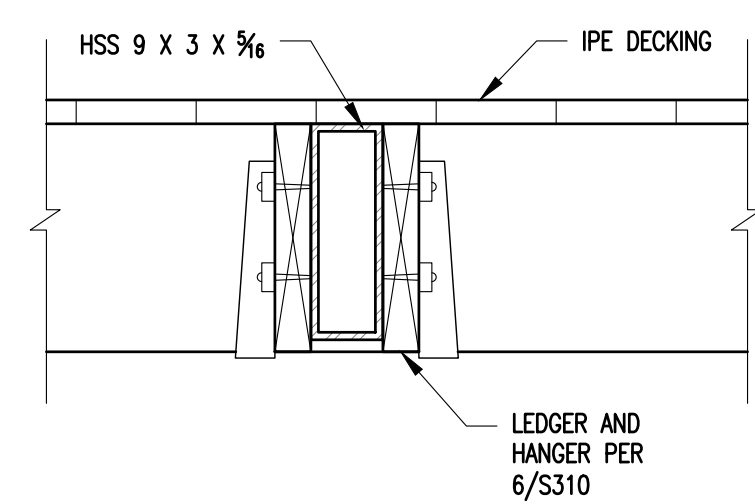


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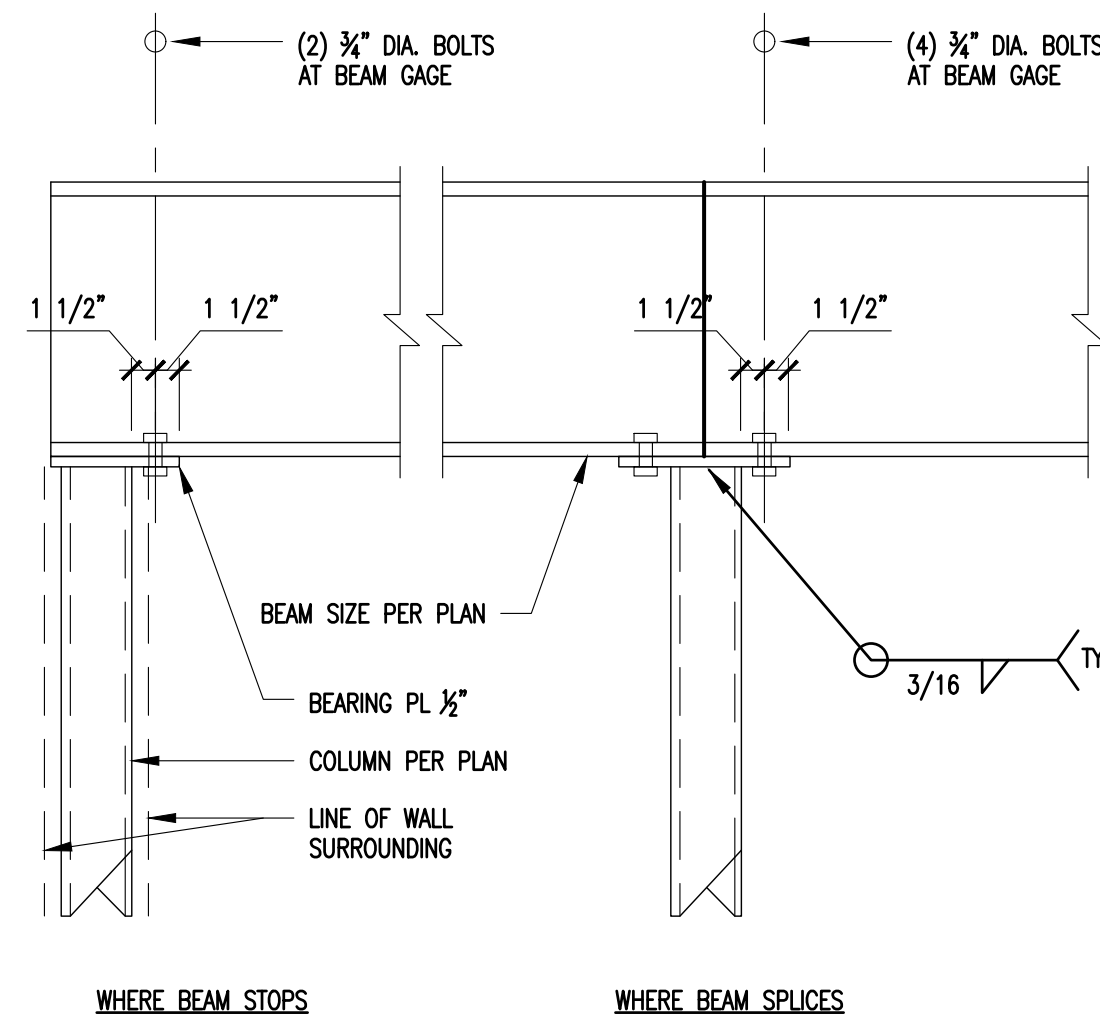




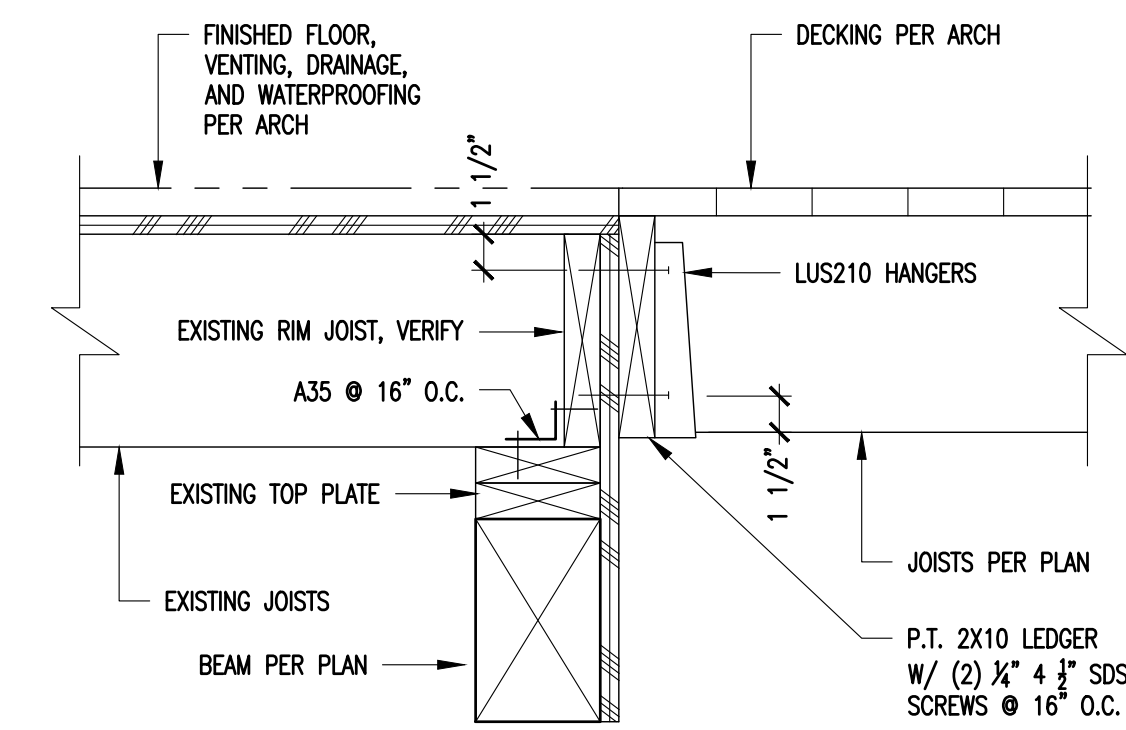
1 Deck Edge @ Girder
1 1/2" = 1'-0"



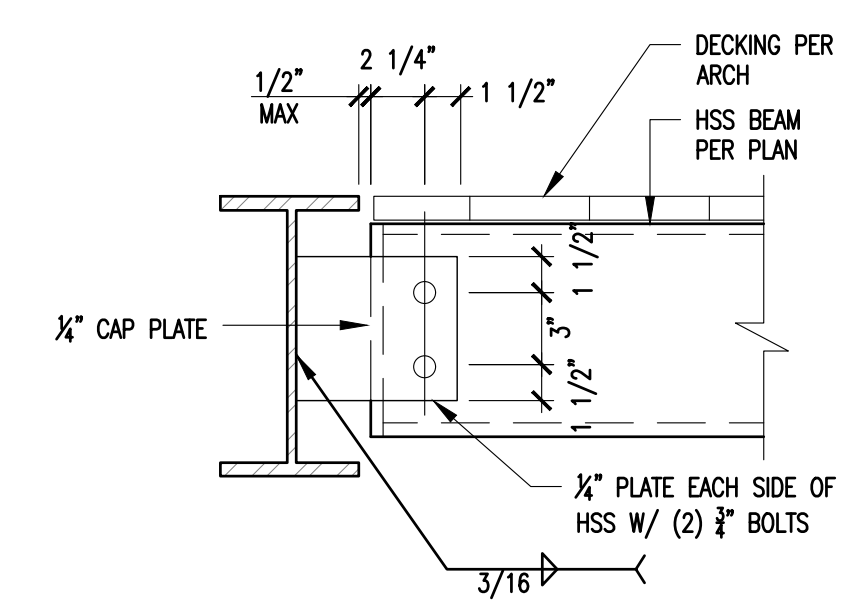
2 Deck at Typical Beam
1 1/2" = 1'-0"



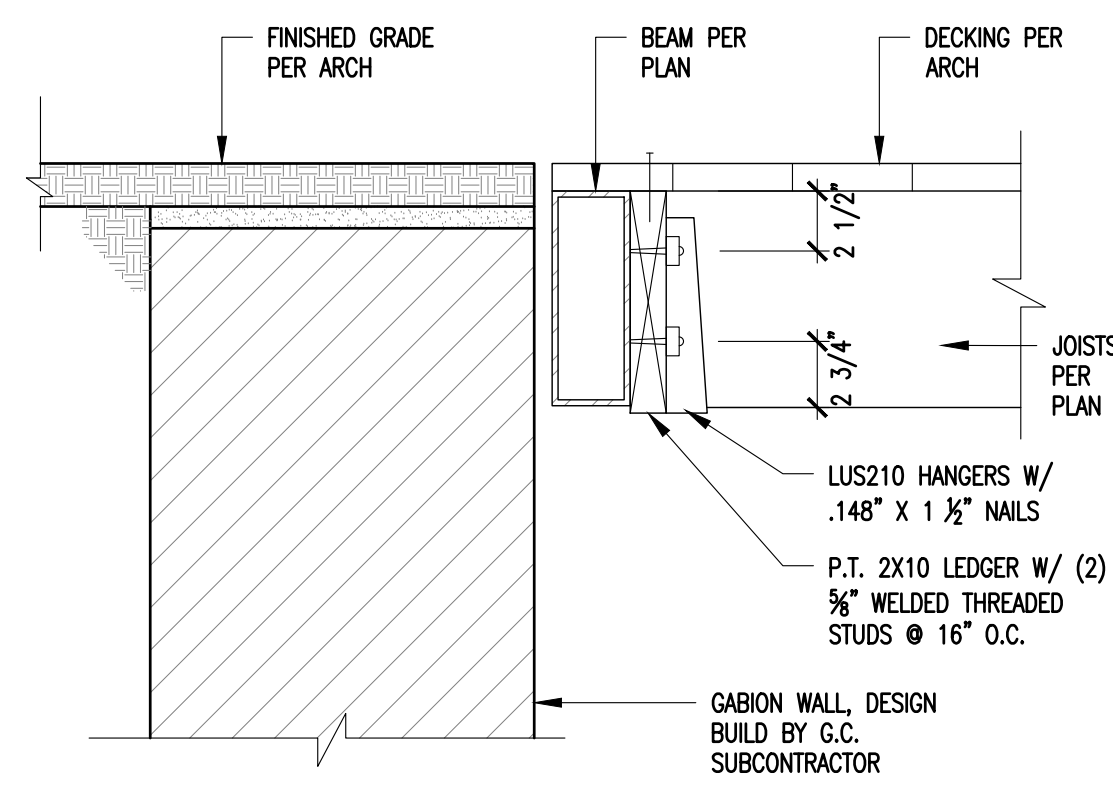
3 Typical Beam Bearing on HSS or Pipe Column
1" = 1'-0"



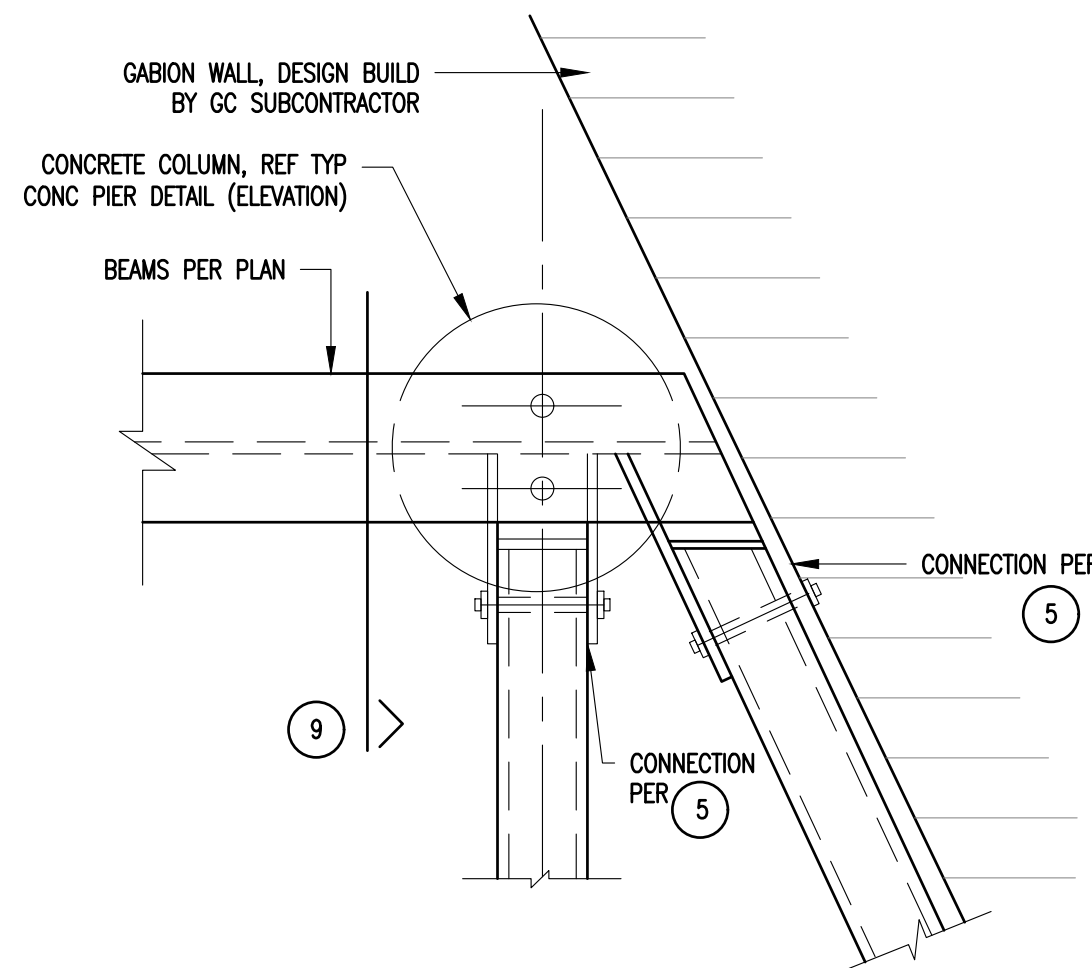
4 Detail
1 1/2" = 1'-0"



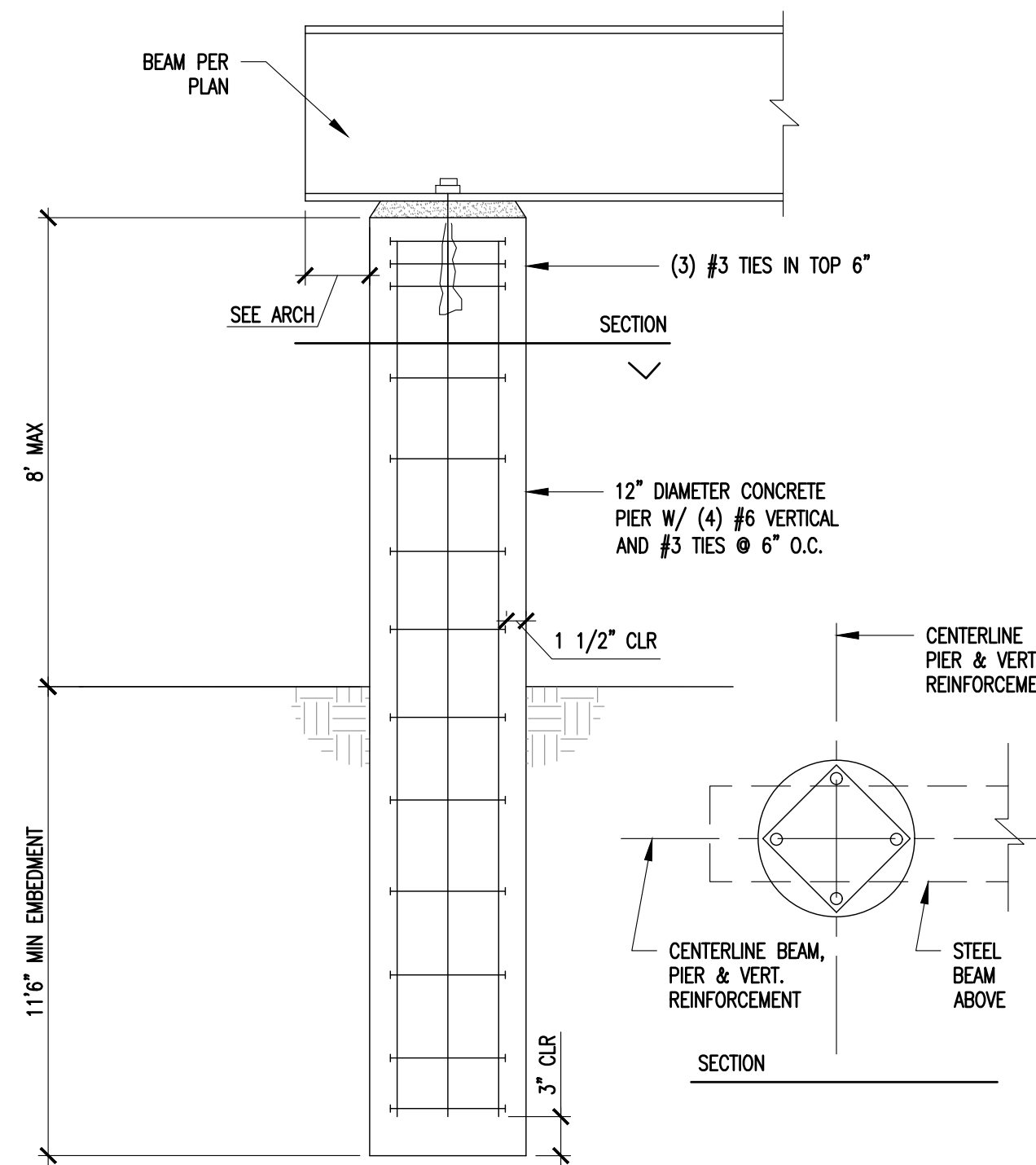
5 Detail
1 1/2" = 1'-0"



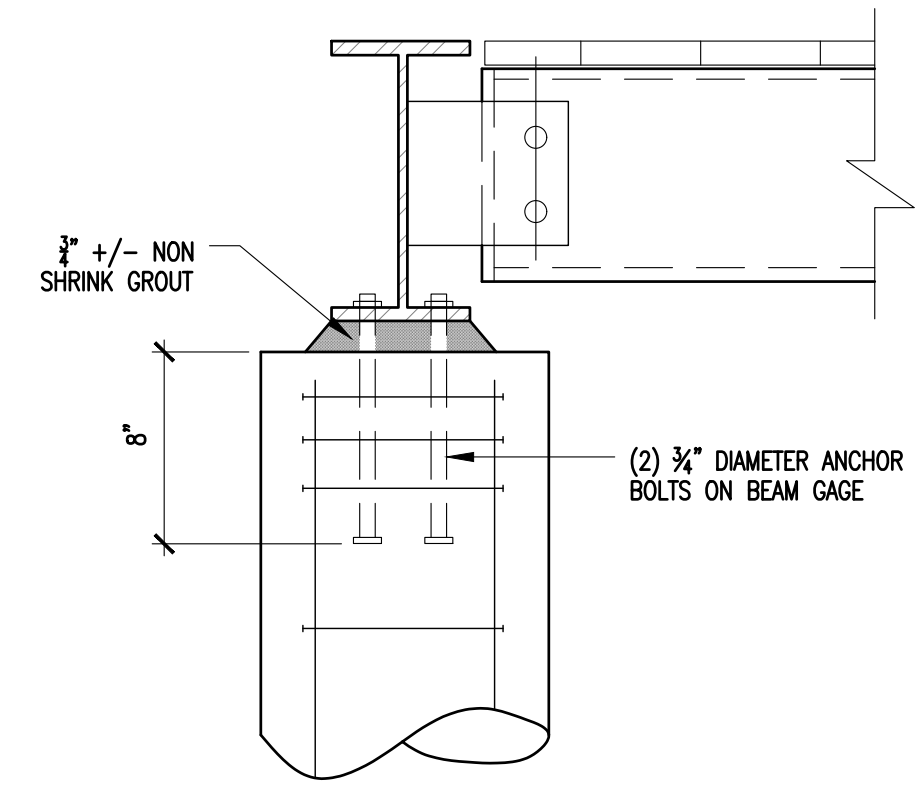
6 Detail
1 1/2" = 1'-0"



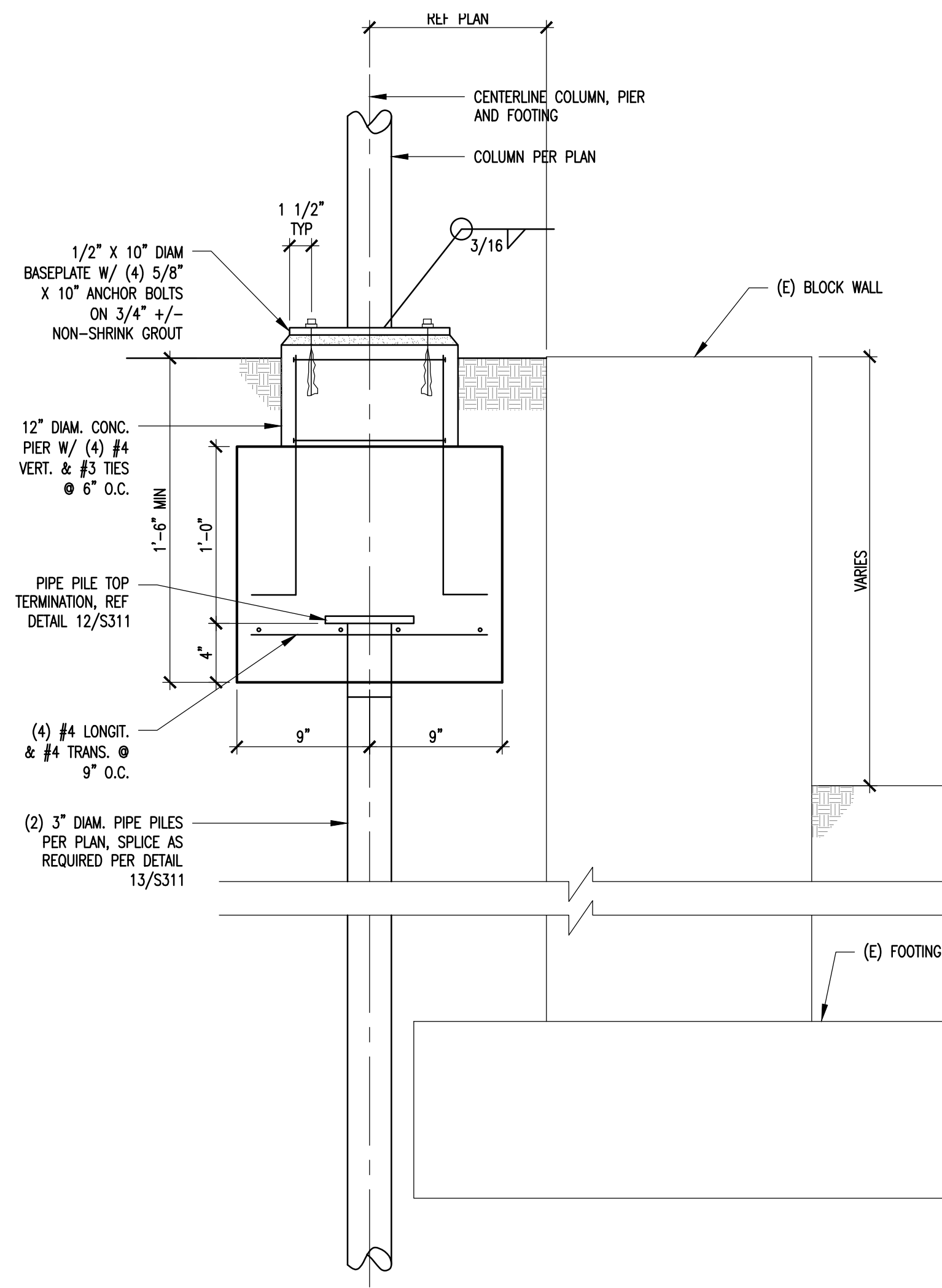
7 Detail
1 1/2" = 1'-0"



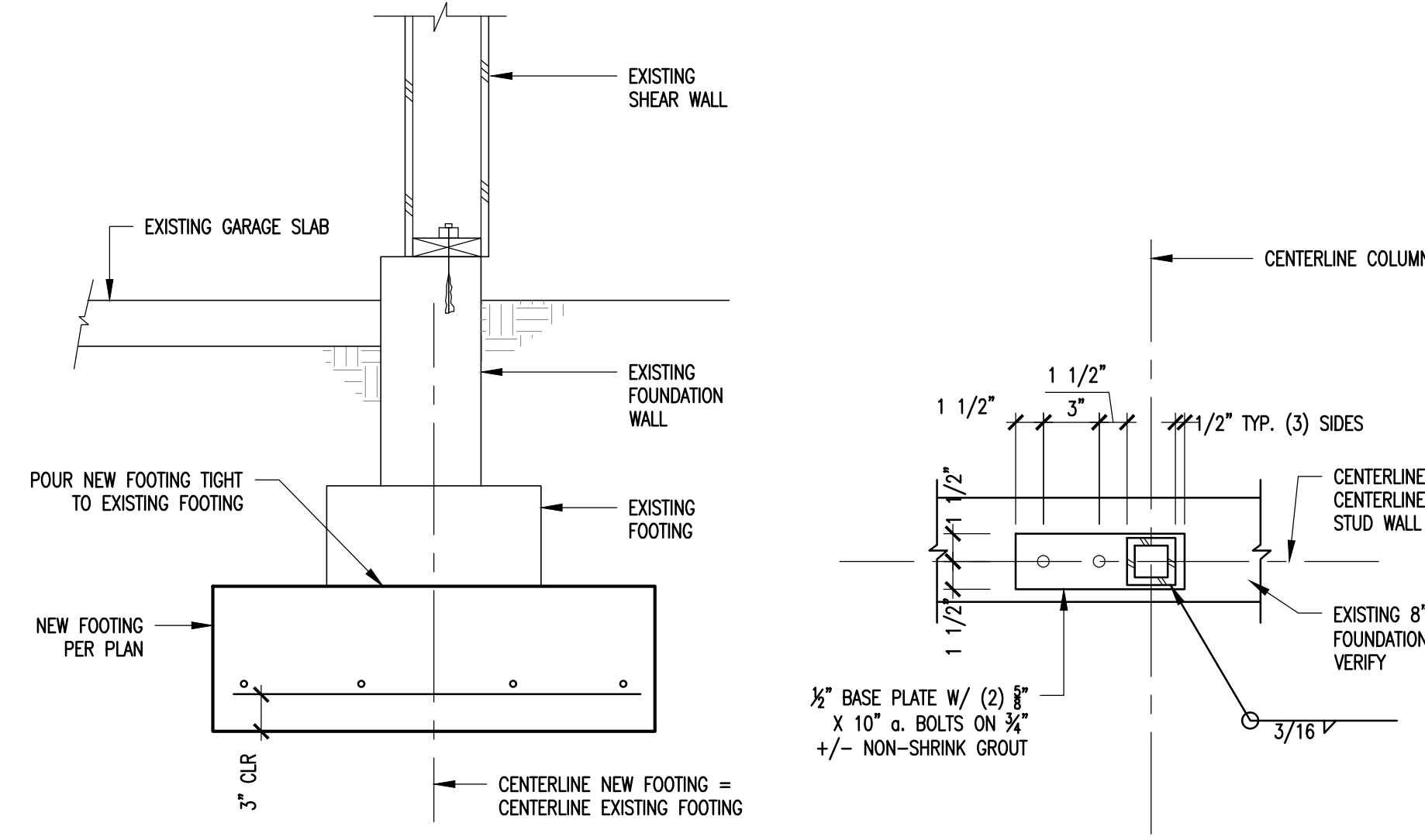
8 Typical Drilled Concrete Pier Foundation
1" = 1'-0"



9 Detail
1 1/2" = 1'-0"

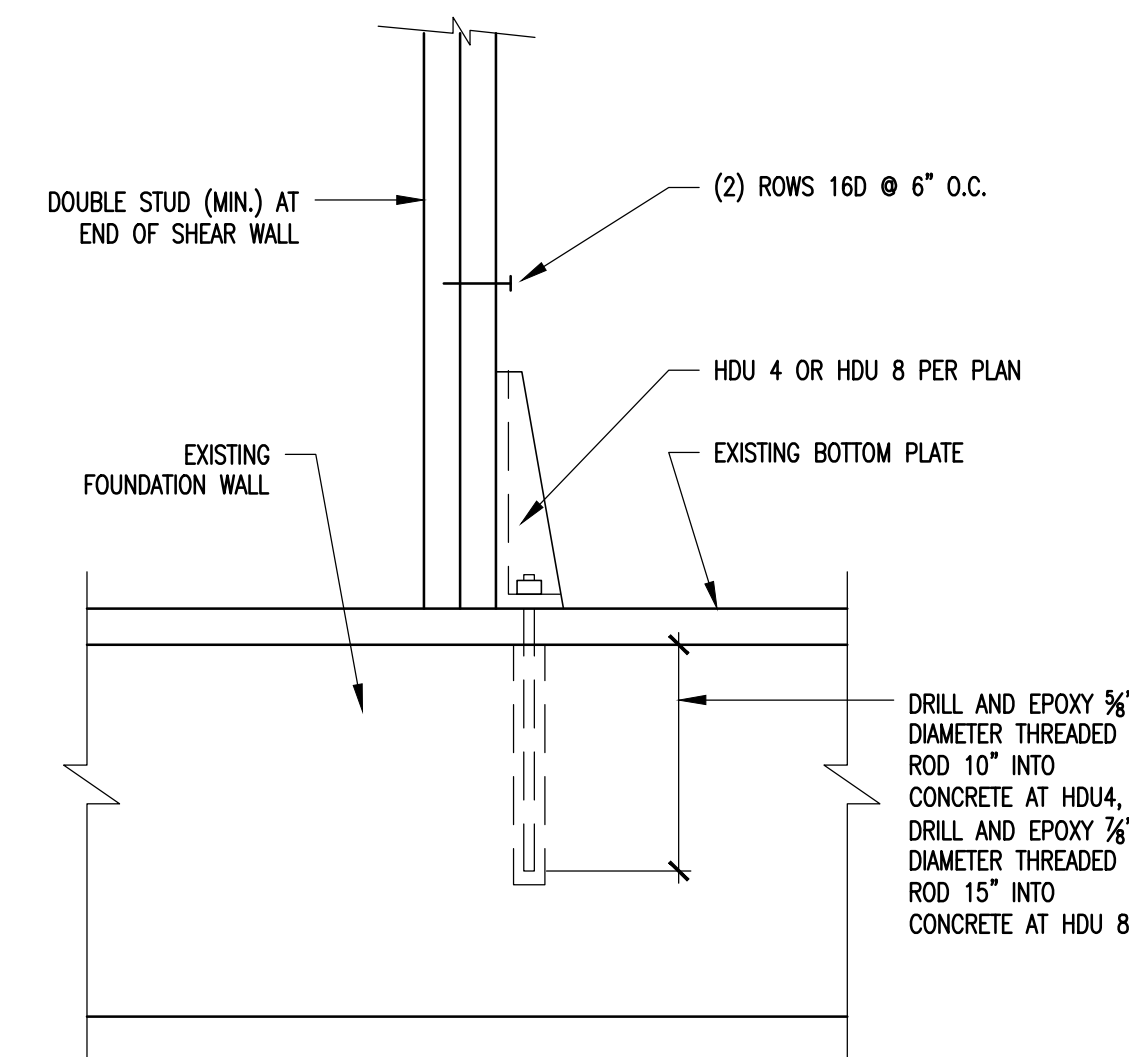


1 Detail
1 1/2" = 1'-0"

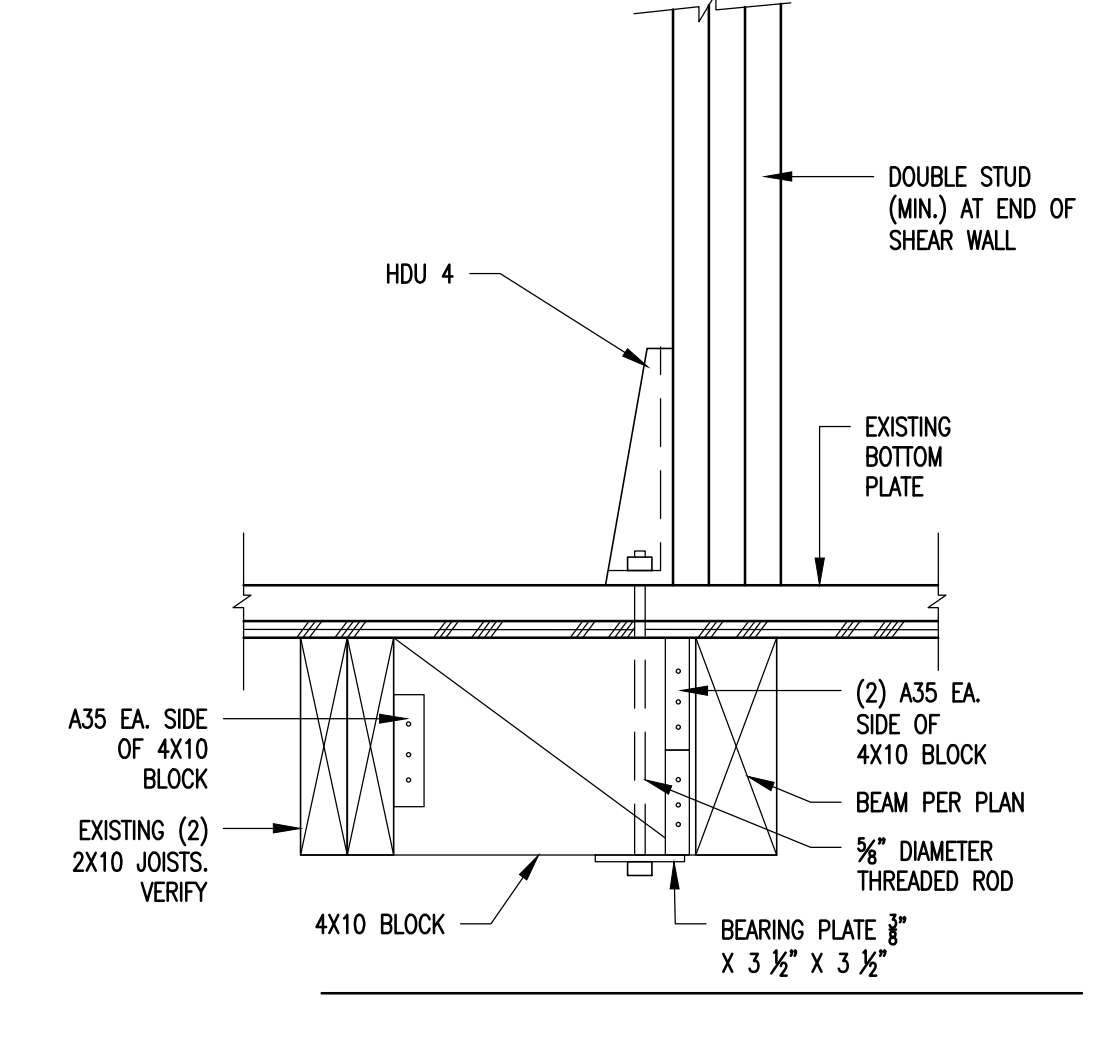


2 Detail
1" = 1'-0"

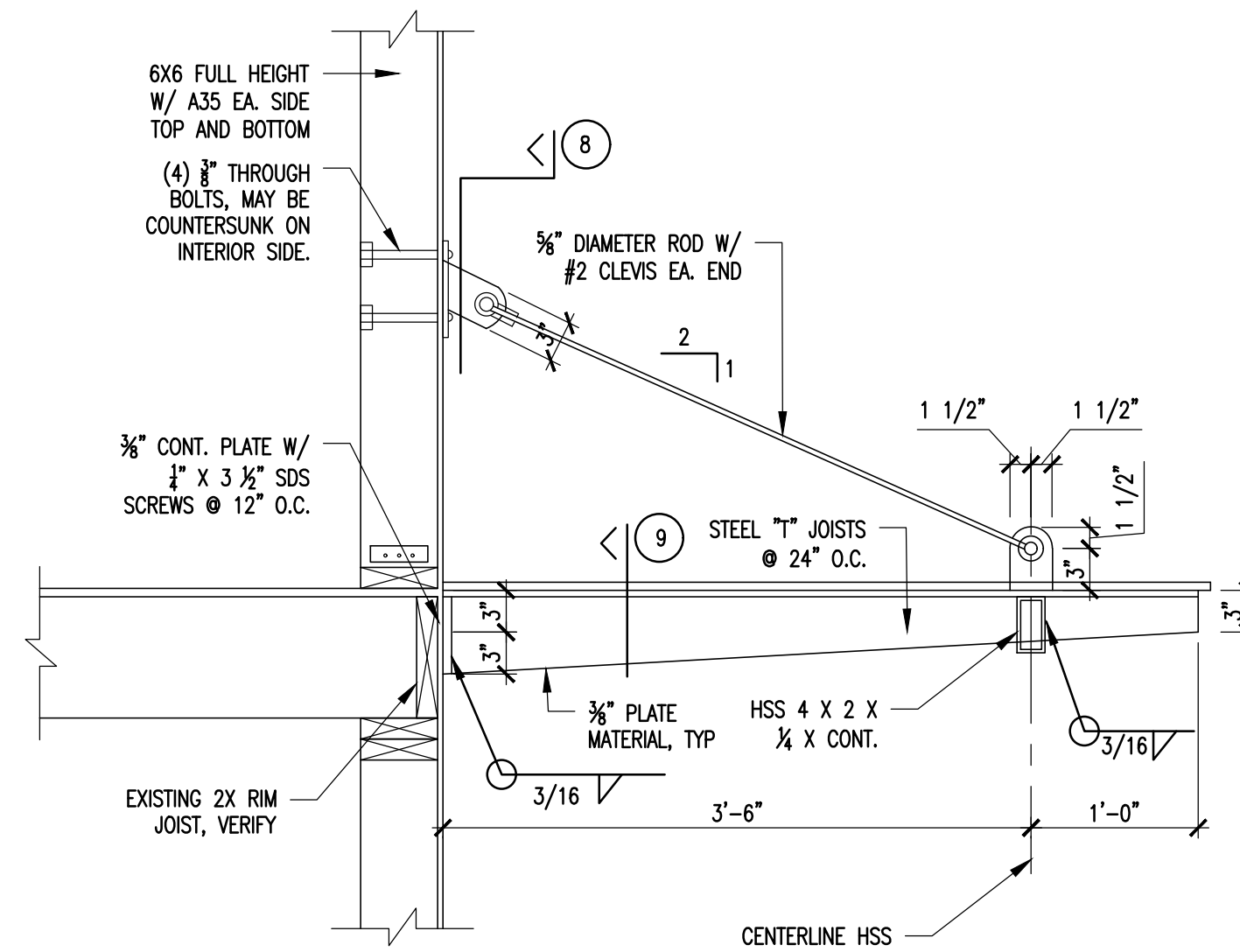
3 Detail
1 1/2" = 1'-0"



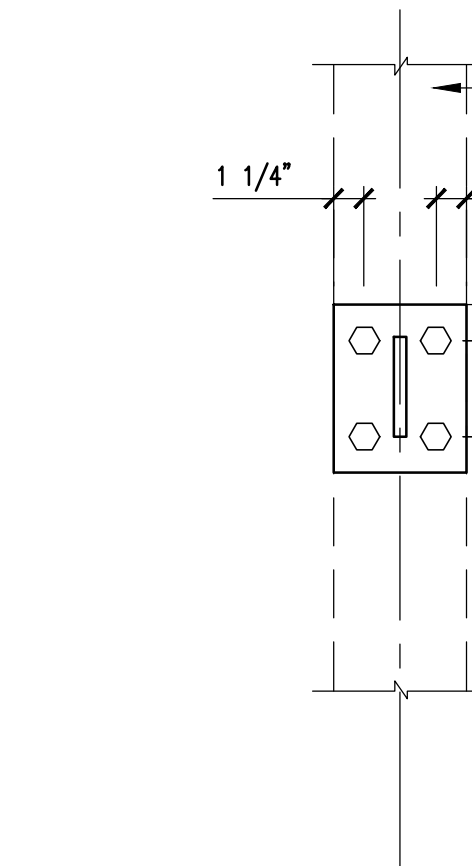
4 Detail
1 1/2" = 1'-0"



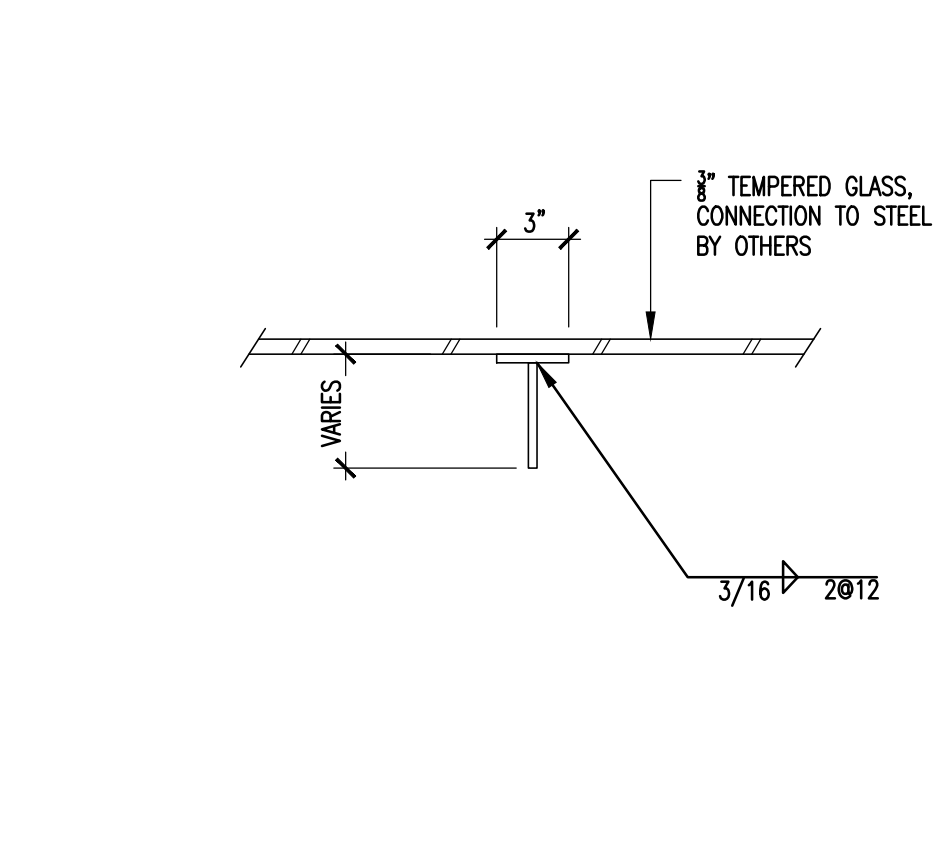
5 Detail
1 1/2" = 1'-0"



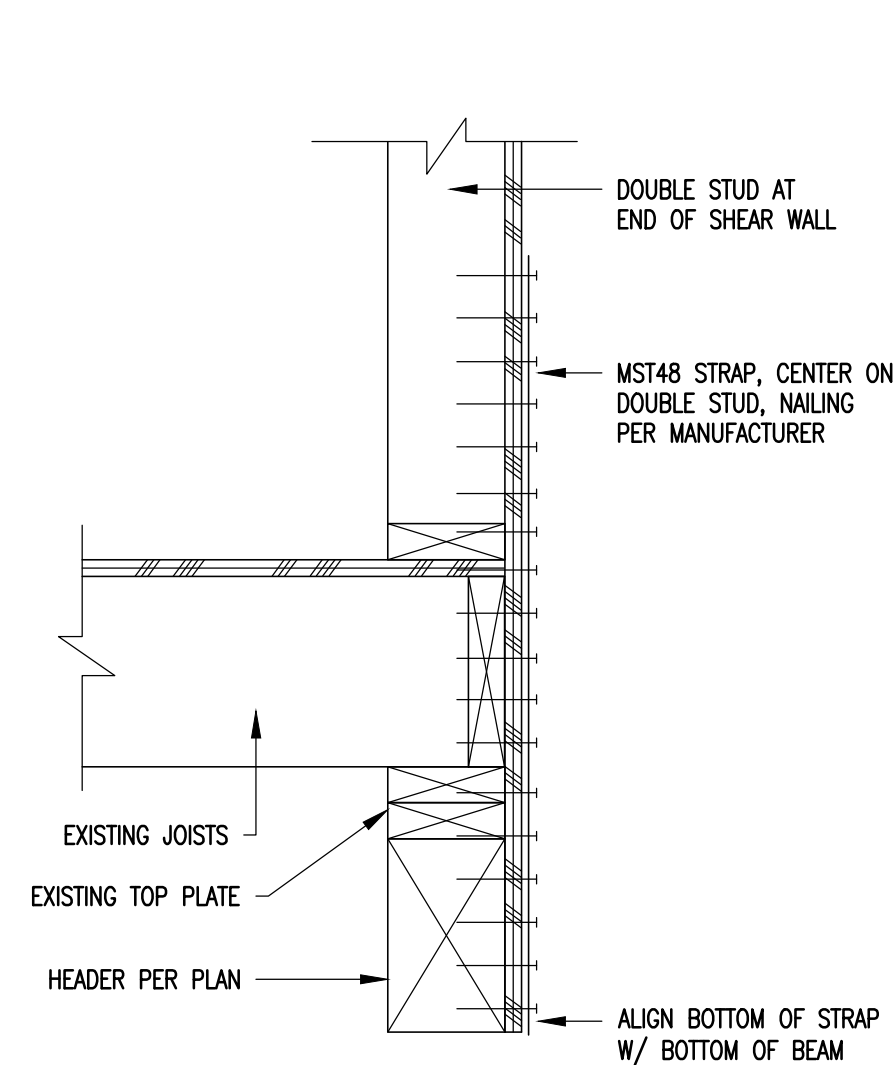
7 Awning Detail
1" = 1'-0"



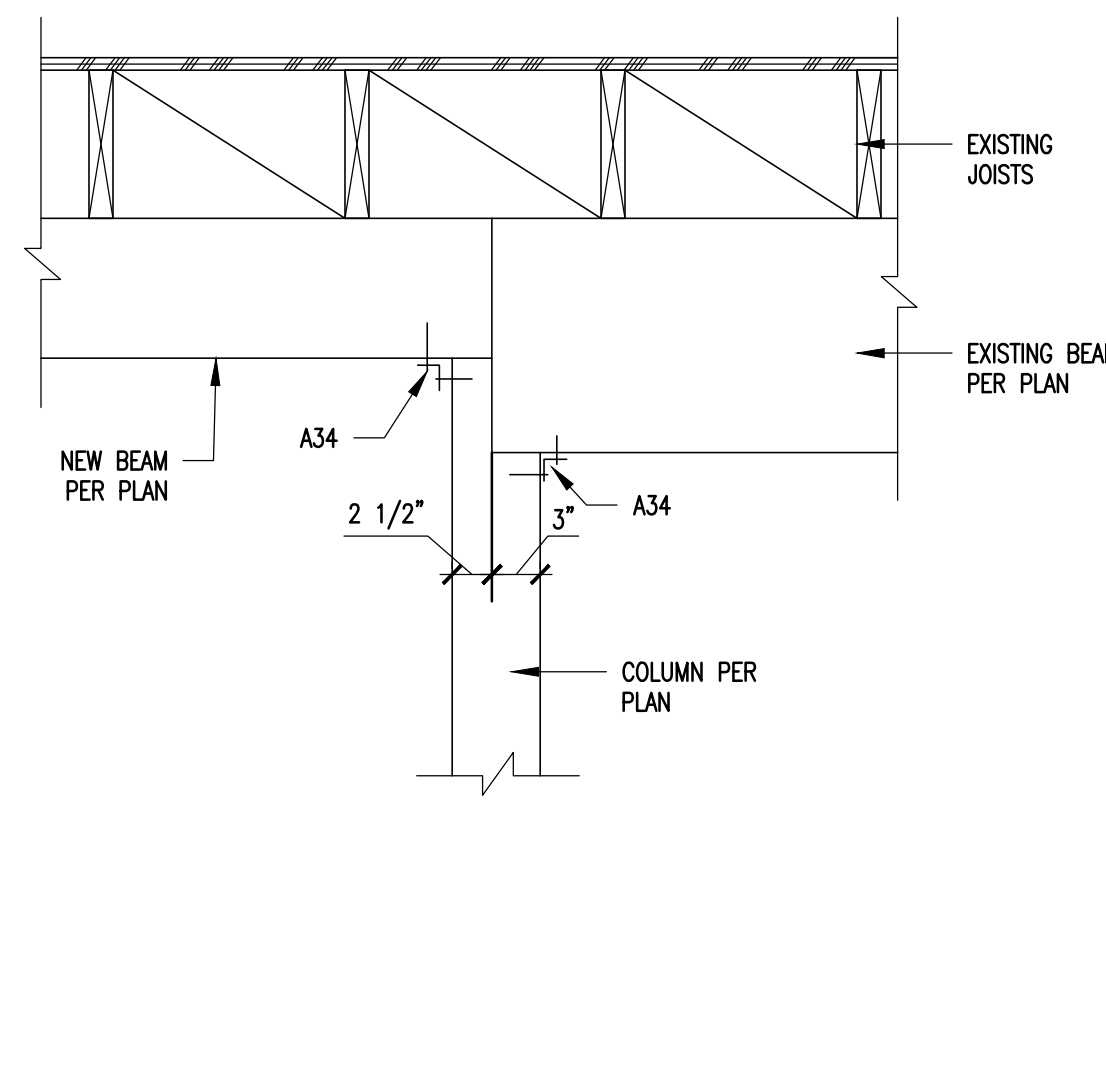
8 Detail
1 1/2" = 1'-0"



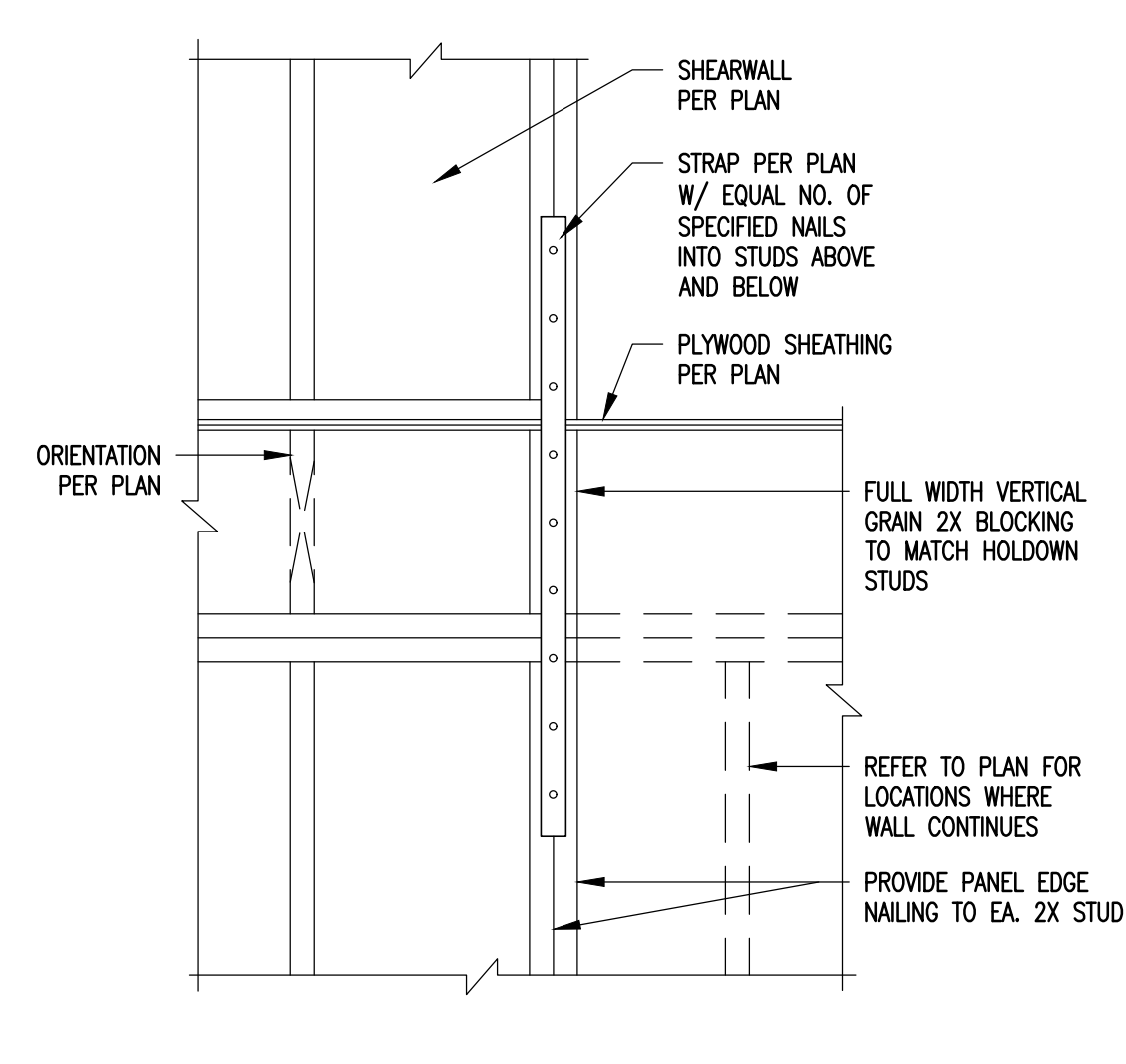
9 Detail
1 1/2" = 1'-0"



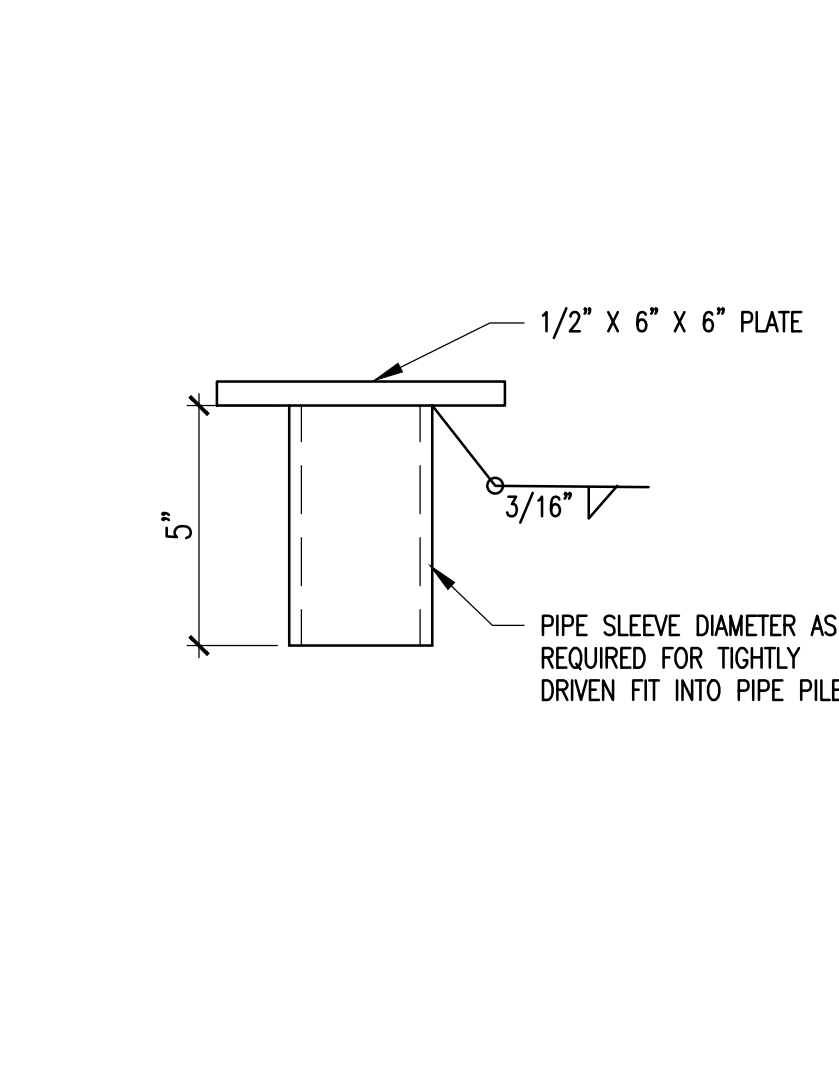
10 Detail
1 1/2" = 1'-0"



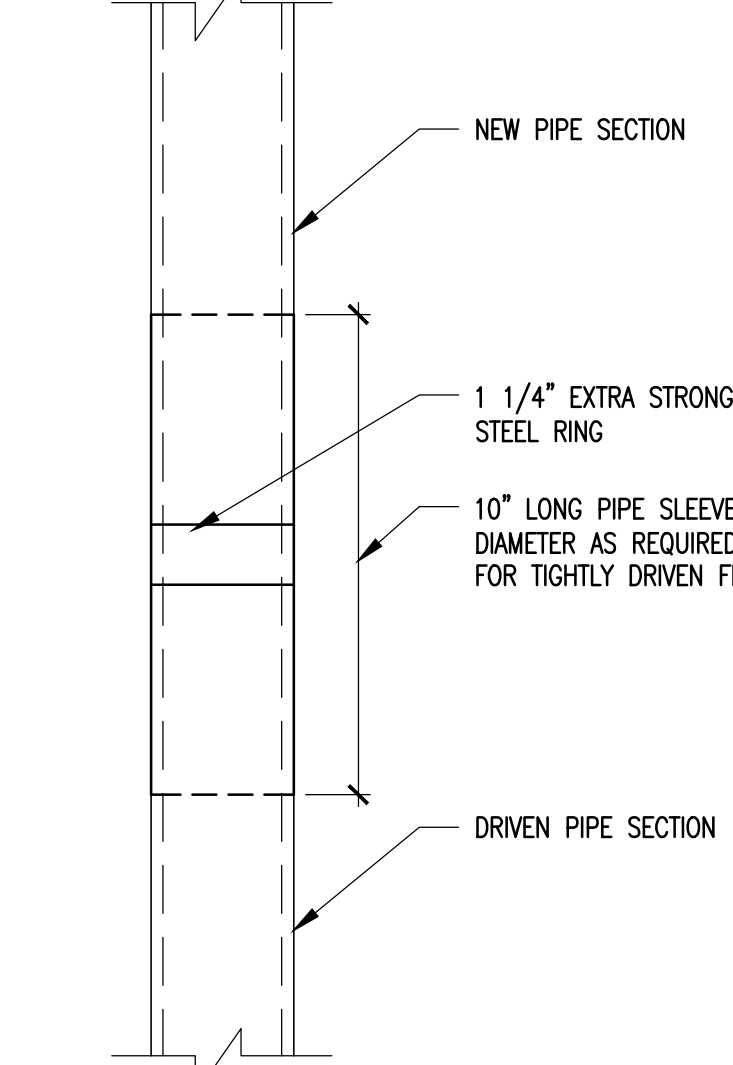
11 Detail
1" = 1'-0"



6 Typical MST/MSTC Holdown
1" = 1'-0"



12 Pipe Pile Top Termination
3" = 1'-0"



13 Pipe Pile Splice
3" = 1'-0"

Gabions Retaining Walls

East Mercer Residence
4702 East Mercer Way
Mercer Island, Washington 98040

Sheet Index	
Sheet No.	Title
W-1	Title and Sheet Index
W-2	Gabions Wall Locations
W-3	Gabions Walls
W-4	Gabions Walls Construction Notes

DESCRIPTION

NO. DATE

Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311



Title and Sheet Index
East Mercer Residence
4702 East Mercer Way
Mercer Island, Washington 98040

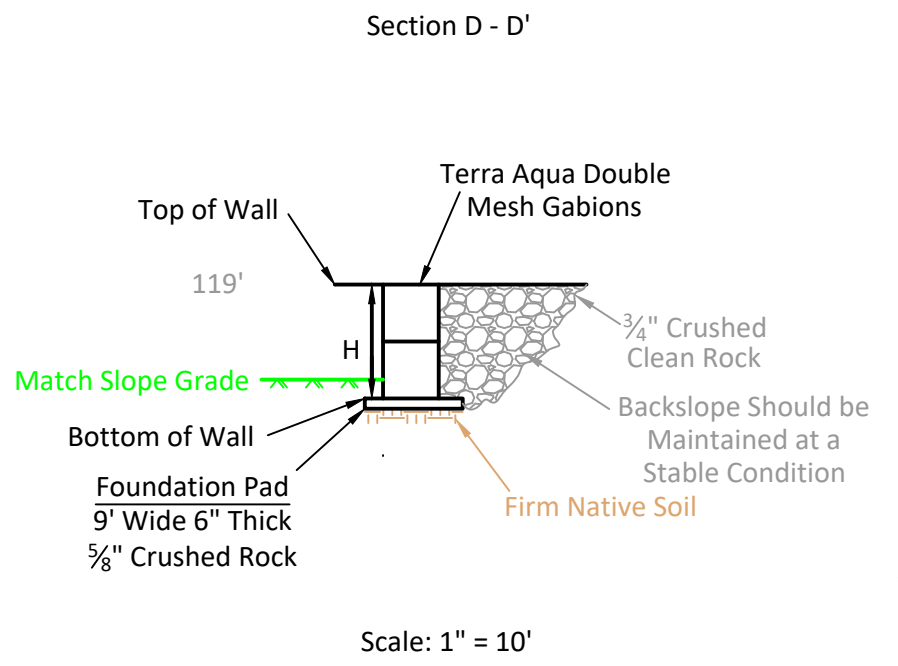
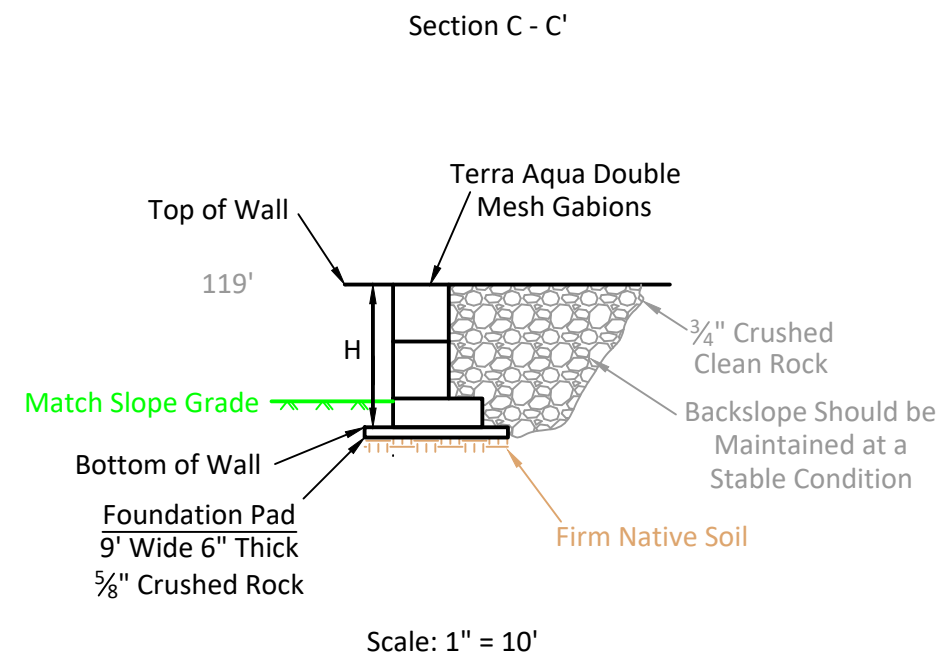
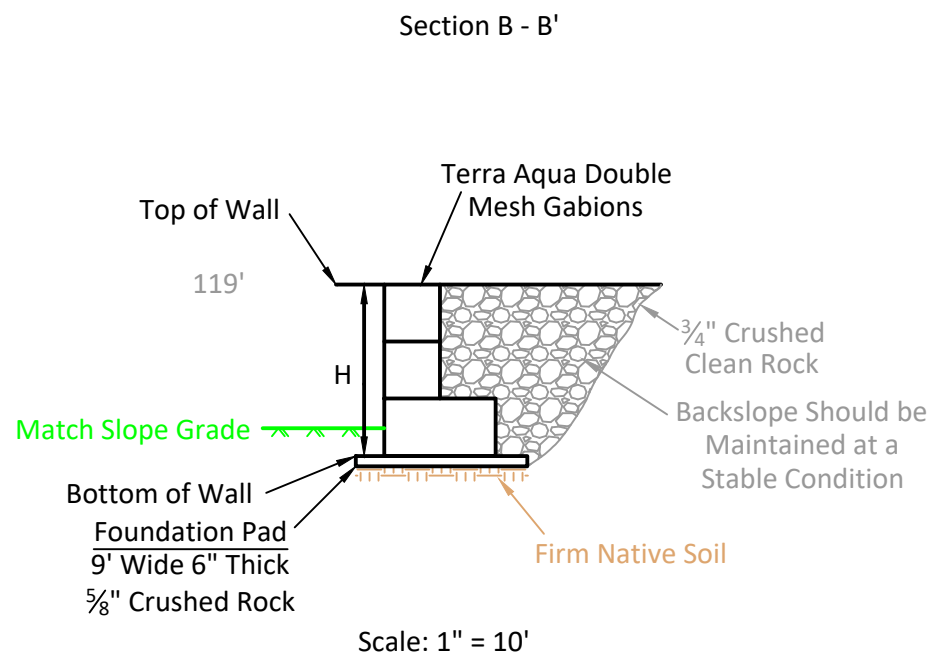
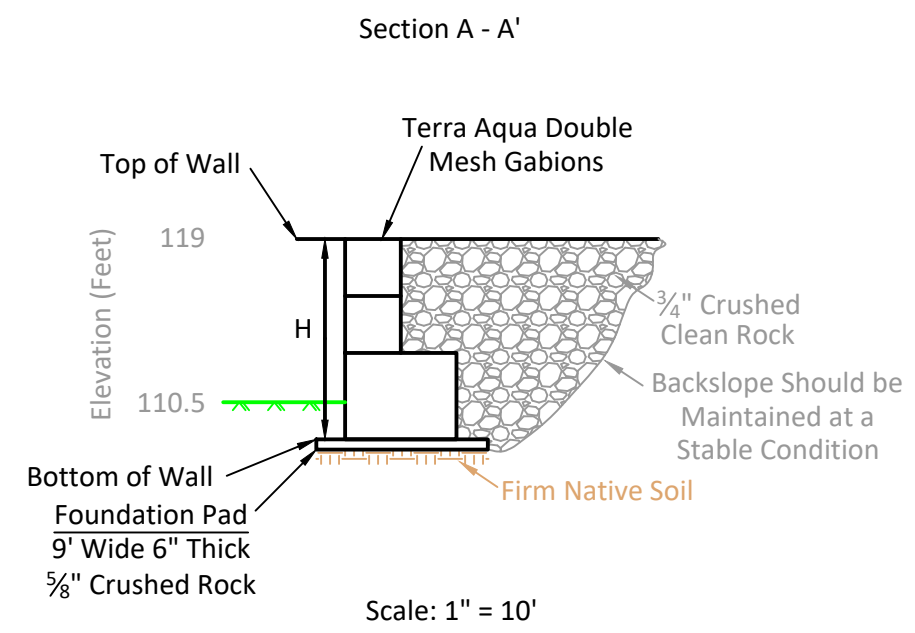
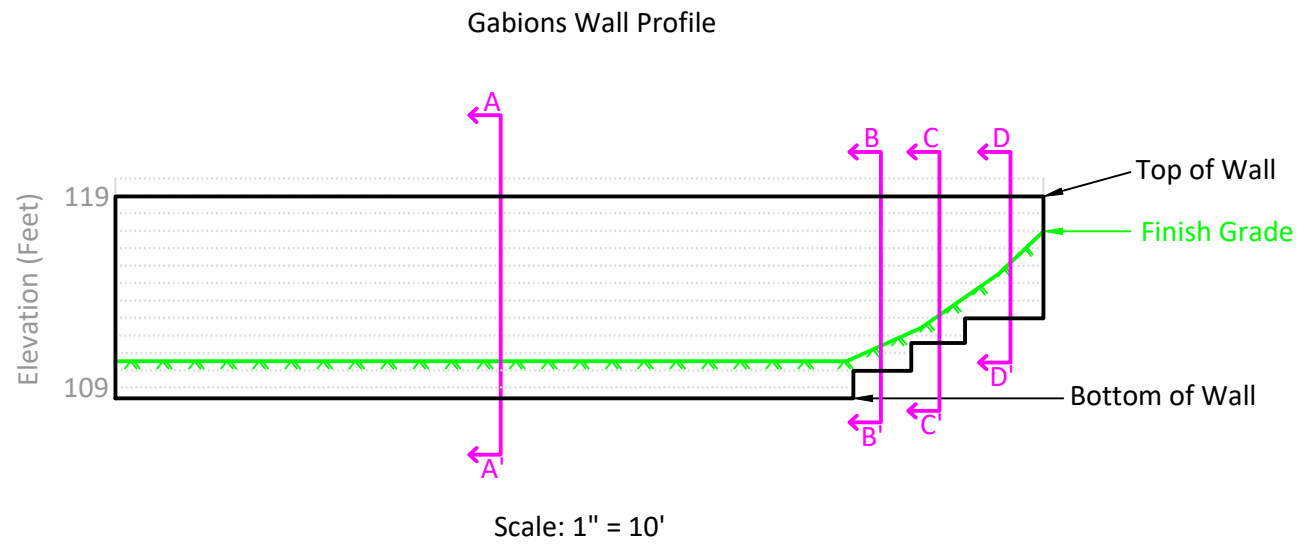




9/16/2019

Prepared by: RW
Checked by: KW
Approved by: RW
Date: 09/2019
Revised:

Project No. 2019-095

Sheet No. **W-1**



DESCRIPTION	
NO.	
DATE	
	<p>Corporate Office 17522 Bothell Way Northeast Bothell, Washington 98011 Phone: 425.415.0551 Fax: 425.415.0311</p>
	
	<p>Gabions Walls East Mercer Residence 4702 East Mercer Way Mercer Island, Washington 98040</p>
	 <p>9/16/2019</p>
	<p>Prepared by: RW Checked by: KW Approved by: RW Date: 09/2019 Revised:</p>
	Project No. 2019-095
	Sheet No. W-3

Gabions Wall Construction Notes

1. Criteria

Refer to Basement Floor Plan (A2.10) prepared by Miller Hayashi Architects August 15, 2019 for retaining wall locations, alignments, and elevations.

All grading and earthwork should be completed per The Riley Group, Inc. Geotechnical Engineering Report, dated September 16, 2019.

2. Subgrade

6-inch foundation pad should be supported on firm native soil or compacted structural fill if needed.

3. Structural Fill

The backfill behind the gravity wall should consist of imported 1 1/4-inch clean crushed rock. A sample of the 1 1/4-inch or proposed backfill should be submitted to RGI prior to importing materials on Site.

Imported structural fill and compaction requirements should follow the Geotechnical Engineering Report prepared by The Riley Group, Inc. dated September 16, 2019.

4. Foundation Pad

Foundation pad should consist of at least 6 inches thick of 5/8-inch minus crushed rock base on firm soil subgrade, which is firm native soil or compacted structural fill.

5. Gabions Basket

The gabions basket should consist of Terra Aqua double twisted mesh gabions.

6. Others

Finish grade in front of the retaining wall must be at 18" higher than the bottom of the retaining wall.

Gabions wall should be built by qualified contractor. A geotechnical inspector should be on site to examine the material, verify the subgrade and compaction, and monitor the wall installation.

DESCRIPTION

NO. DATE

Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311



Gabions Wall Construction Notes
East Mercer Residence
4702 East Mercer Way
Mercer Island, Washington 98040



9/16/2019

Prepared by: RW
Checked by: KW
Approved by: RW
Date: 09/2019
Revised:

Project No. 2019-095

Sheet No. **W-4**