

typical abbreviations

@	at	h.b.	hose bib	s.o.g.	slab on grade
dia	diameter	h.c.	hollow core	spec.	specification
#	pound	hdr.	header	s.s.	stainless steel
±	plus or minus	hdwd.	hardwood	std.	standard
		h.m.	hollow metal	stl.	steel
abv.	above	horiz.	horizontal	stor.	storage
acc.	access	h.p.	high point	struc.	structure
acous.	acoustic	ht.	height	susp.	suspended
a.d.	area drain	hr.	hour	sym.	symmetrical
adj.	adjacent	hvac	heating/ventilating/air conditioning		
a.f.f.	above finish floor			t	tread
alt.	alternate			t.b.	towel bar
alum.	aluminum	i.d.	inside diameter	t.c.	top of curb
approx.	approximately	in.	inch	tel.	telephone
arch.	architectural	insul.	insulation	temp.	tempered
		int.	interior	ter.	terrazzo
				t&g	tongue and groove
bd.	board	j.b.	junction box	t.g.	tempered glass
bdg.	building			thk.	thick
blk.	blocking	lam.	laminate / laminated	t.o.	top of
bm.	beam	lav.	lavatory	t.o.w.	top of wall
b.o.	bottom of	l.f.	linear feet	t.p.h.	toilet paper holder
bot.	bottom	loc.	location	typ.	typical
		l.p.	low point	u.n.o.	unless noted otherwise
		lt.	light		
cab.	cabinet	m.o.	masonry opening	v.c.t.	vinyl composition tile
c.b.	catch basin	manuf.	manufacturer	ven.	veneer
cem.	cement	max.	maximum	vert.	vertical
cer.	ceramic	m.b.	machine bolt	v.i.f.	verify in field
c.i.p.	cast in place	m.c.	medicine cabinet	vfy.	verify
c.j.	control joint	mdo	medium density overlay		
cl.	closet	mech.	mechanical	w.	west
clr.	clear	memb.	membrane	w.c.	water closet
clg.	ceiling	min.	minimum	wd.	wood
cmu	concrete masonry unit	misc.	miscellaneous	w.f.	wide flange
conc.	concrete	mtd.	mounted	w.h.	water heater
cont.	continuous	mtl.	metal	w.l.	water line
corr.	corridor	mull.	mullion	w.s.	weather strip
cpt.	carpet	n.	north	w/	with
csmt.	casement window	n/a	not applicable	w/o	without
c.t.	ceramic tile	n.i.c.	not in contract	w/d	washer / dryer
ctr.	center	no.	number	w.r.b.	weather-resistive barrier
		n.t.s.	not to scale		
		o.a.	overall		
dbl.	double	o.c.	on center		
demo.	demolish	o.d.	outside diameter		
det.	detail	off.	office		
dia.	diameter	o.h.	overhang		
dim.	dimension	opng.	opening		
dn.	down	op.hd.	opposite hand		
d.o.	door opening				
dr.	door				
d.s.	downspout				
d.w.	dishwasher				
dwg.	drawing				
e.	east	perf.	perforated		
ea.	each	perp.	perpendicular		
el.	elevation	pic.t.	picture window		
elec.	electrical	pl.	plate		
encl.	enclosure	p-lam.	plastic laminate		
eq.	equal	plas.	plaster		
equip.	equipment	plwd.	plywood		
est.	estimate	pnl.	panel		
(e)	existing	pr.	pair		
exist.	existing	pt.	point		
exp.	expand / expansion	p.t.	pressure treated		
expo.	exposed	ptd.	parted		
ext.	exterior	ptn.	partition		
f.d.	floor drain	r	riser		
f.e.	fire extinguisher	r.a.	return air		
f.f.	finish floor	rad.	radius		
f/f	finish to finish	r.b.	rubber base		
f.g.	fixed glass	r.d.	roof drain		
fin.	finished	ref.	refrigerator		
flash.	flashing	rein.	reinforced		
flr.	floor	rem.	remainder		
fluor.	fluorescent	req.d.	required		
fld.	foundation	resil.	resilient		
f.o.	face of	rev.	revision		
f.o.c.	face of concrete	rgtr.	register		
f.o.f.	face of finish	r.h.	right hand		
f.o.i.c.	furnished by owner, installed by contractor	rm.	room		
		r.o.	rough opening		
f.o.m.	face of masonry	r.v.p.	radon vent pipe		
f.o.s.	face of stud	r.w.l.	rainwater leader		
f.p.	fireplace				
fr.	frame				
frpt.	fireproof	s.	south		
frzr.	freezer	s.a.f.	self-adhered flashing		
ft.	foot / feet	s.a.m.	self-adhered membrane		
furr.	furring	s.c.	solid core		
fur.	future	s.d.	smoke detector		
f.w.	full width	sched.	schedule		
		sect.	section		
		s.g.	safety glass		
g	gas	sh.	shelf		
ga.	gauge	shwr.	shower		
galv.	galvanized	sht.	sheet		
g.c.	general contractor	sht.mtl.	sheet metal		
gl.	glass	shtg.	sheathing		
g-lam.	glue-lam	s.f.	square foot / feet		
gr.	grade	sq.in.	square inch		
g.w.b.	gypsum wallboard	sim.	similar		
gyp.	gypsum				

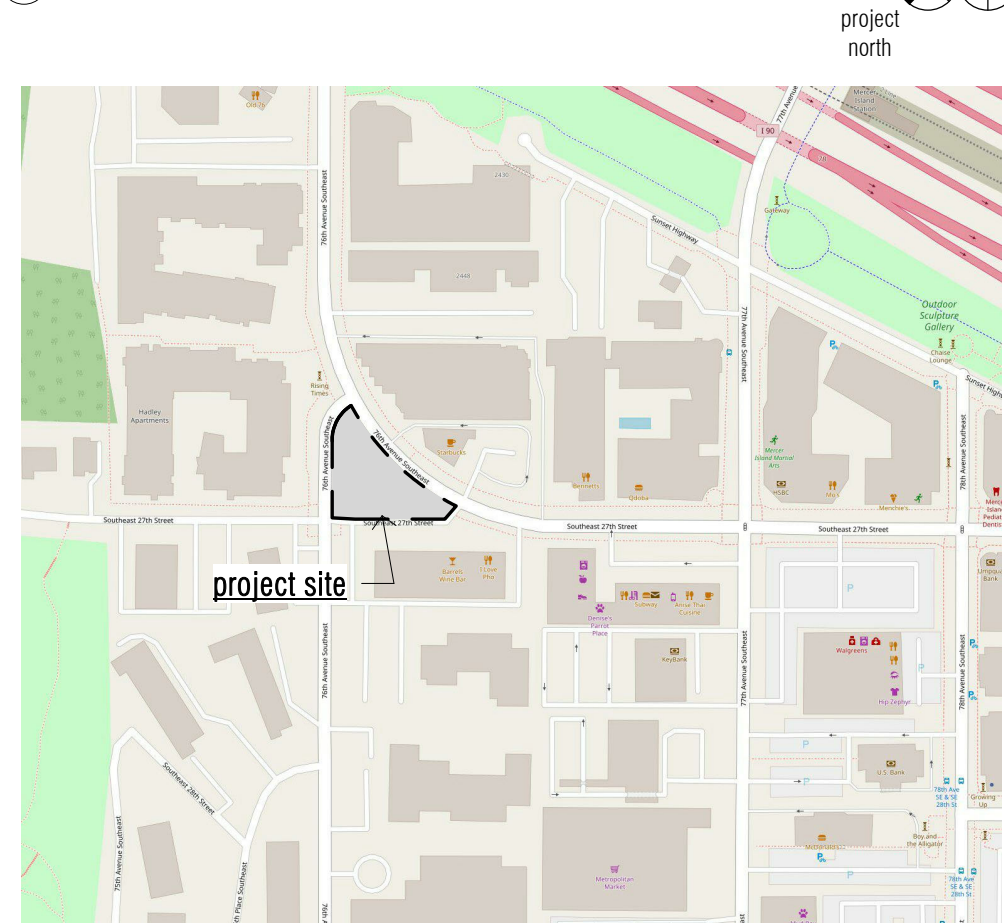
typical drawing symbols

	construction assembly type		section tag
	window number		elevation tag
	door number		structural grid line
	finish type		elevation level tag
	revision reference (only most-recent revision shown)		spot elevation tag
	clouded, symbols of previous revisions remain, date of revision indicated on titleblock)		slope tag (x:y)
	exhaust fan		
	smoke detector		
	combination smoke and carbon monoxide detector		

typical material symbols

	undisturbed earth		metal
	disturbed earth		wood blocking / shim
	gravel		wood framing
	sand, mortar, plaster		plywood
	concrete		batt insulation
	brick / cmu		rigid insulation

vicinity map



general notes

General Conditions

- All work shall comply with all applicable codes and ordinances. Any conflicts between the codes and the construction documents shall be immediately brought to the Architect's attention.
- The Contractor shall be familiar with all mechanical, plumbing, and electrical work on the project. The Contractor shall provide all necessary shafts, openings, bases, curbs, blocking, and structural supports for ducts, conduit and equipment as required.
- The Contractor shall provide all items, materials, articles, operations and/ or methods listed or scheduled on the drawings including all labor, materials, equipment and incidentals necessary and/ or required for completion of the work.
- Prior to the start of construction, the Contractor shall provide the Owner and Architect with a construction schedule, submittal schedule, and a schedule of values for the work to be performed.
- All mechanical, electrical, and plumbing work shall be completed under separate permits, and in compliance with all applicable codes and ordinances. Submit cut sheets or samples of any equipment that will be visible from the finished space to the Owner and Architect for approval prior to installation. Any visible mechanical equipment not submitted and approved may be subject to removal.
- The Contractor shall provide all shoring, bracing, and barricading necessary and as required by codes, to ensure the structural stability of the building and the safety of all who enter the job site during construction.
- The Architect will not be responsible for determining construction means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the work. The Architect will not be responsible for any failure of the contractor to complete the work in accordance with the contract documents. The Architect will not be responsible for the acts or omissions of the contractor, sub-contractors, any of their agents or employees, or any other persons performing any of the work.
- The Contractor shall verify all existing conditions and dimensions, and notify Architect of any discrepancy or uncertainty.
- The Contractor shall have a preconstruction meeting with Owner, Architect, and major Sub-contractors prior to the start of the work.
- Do not scale drawings. Written dimensions take precedence over scaled dimensions. Details take precedence over general conditions.
- Existing dimensions are to face of finish & new dimensions given are to face of framing unless otherwise noted.**
- No change in scope or intent of the work shall be made without approval of the Architect and Owners. Any work completed which deviates from intended scope without prior approval can be rejected and subject to removal and replacement at the Contractor's expense.
- Floors and walls are to be finished under and behind casework and equipment, except as specifically shown otherwise on the drawings.
- Shop drawings, submittals and/or material samples shall be prepared and reviewed for conformance with the Contract Documents by the Contractor and submitted to the Architect for review. Allow 10 working days for Architect's review. Send at least three copies of every submittal, more if Contractor or Sub-contractors need multiple copies. Every effort will be made to turn submittals around as quickly as possible.

The following submittals are required:

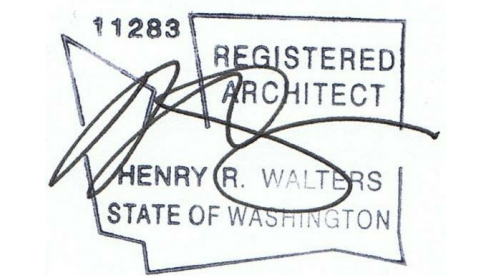
 - All finish materials, including paint colors
 - Casework, custom furniture and installations
 - Doors, Windows, and Frames
 - Hardware, fittings and fixtures
 - All visible HVAC equipment (cut sheets OK)
 - All visible electrical equipment (cut sheets OK)
 - All paint and finish samples must be approved by Owners. Roll-out a 4' x 4' section of each wall paint color in the space and paint a 6' length of all trim pieces for Owner approval prior to purchase of full paint order. Do not proceed with painting until these roll-outs are approved.
- Alternatives and substitutions to drawings and specifications may be acceptable, but must be approved by the Architect and Owner. Any item substituted without approval may be subject to removal. Any alternatives or substitutions must be compliant with applicable building and energy codes.
- Contractor shall verify locations of wall mounted accessories and backing for accessories with Owner prior to closing of the walls.
- Contractor shall provide the necessary containers for trash removal and keep the work area reasonably clean at all times.
- During demolition and construction the Contractor shall protect all new work and existing work to remain, including surfaces, building components, and landscape. Damage or disturbance to existing to remain building or landscape elements shall be promptly restored, repaired, or replaced to match existing at no cost to the Owners.
- The Contractor shall be responsible for the removal of all debris from wall and joist spaces before enclosure, from crawl and attic spaces before completion, and from the site before substantial completion.
- Upon completion of the work, the Contractor shall complete a thorough cleaning and touch-up of any marked or damaged materials or surfaces in the area of work and in any other areas of the building affected during construction.

MEP deferred submittals

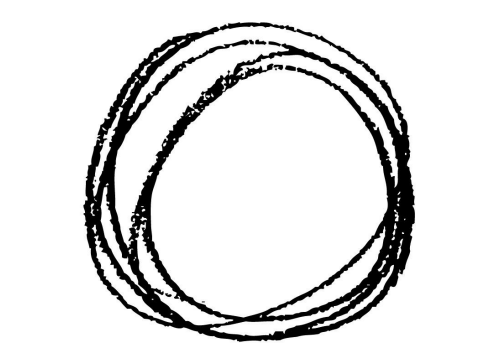
- mechanical permit under deferred submittal
 - hvac plans and equipment schedules
- electrical permit under deferred submittal
 - reflected ceiling plan
- plumbing permit under deferred submittal
 - plumbing plan and fixture schedules

project information

tenant:	ASA Mercer Island, LLC
address:	2690 76th ave SE #101 mercier island, WA 98040
project description:	tenant improvement to establish a cocktail bar in an existing retail space in the mercier island downtown core. scope of work to include interior renovations and minor exterior improvements, involving the replacement of existing storefront glazing, the addition of new folding glass doors, and the modification of an existing door and window to meet operational needs.
parcel number:	531510-1506
legal description:	MC GILVRAS ISLAND ADD POR 5-6 SWLY OF NORTH MERCER WAY LESS RD Plat Block: 18 Plat Lot: 5-6
zoning:	TC-5
lot area:	8,450 sf
building footprint:	1,896 sf
tenant area:	668 sf
construction type:	V-B unsprinklered
existing use:	office (B) / retail (M)
proposed use:	restaurant (B per IBC 303.1.1)
pre-application meeting:	PRE21-060
setbacks:	existing (no change)
building height:	existing (no change)
landscaping:	existing (no change)
parking:	existing (no change); parking stalls to be shared between Engel & Volkers and ASA. compatible hours of operation per MICC 19.11.130B.e.ii



Permit / Design Review Intake 05.05.2022



ATELIER DROME architecture + interior design

112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

pre-submittal # PRE21-060

ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

a0.1
project information

table of contents

orientation	a0.1 project information
	a0.2 code information
	a0.3 design review information
architectural	a1.0 site plan
	a2.0 floor plan - existing & demo
	a2.1 floor plan - proposed
	a4.0 existing and proposed building elevations
	a5.0 restroom accessibility
structural	s1.0 general structural notes
	s1.1 general structural notes
	s2.1 foundation plan
	s2.2 roof framing plan
	s3.0 typical concrete details
	s4.0 typical wood framing details

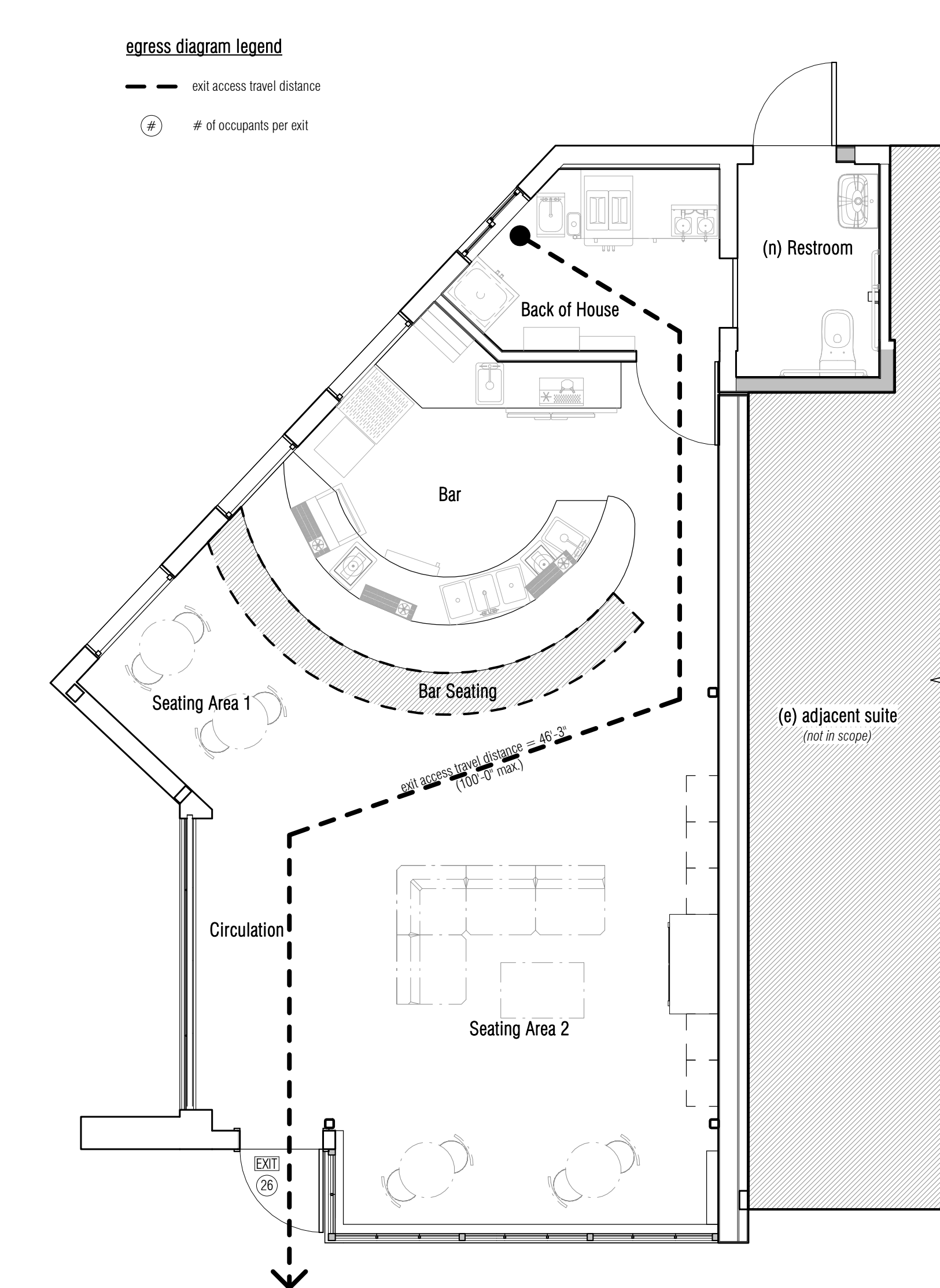
restaurant menu

- special processes**
restaurant will use no special processes
- menu**
- ASA Smoked Salmon Poke Waffle & Rice Bowl
 - ASA Spicy Tofu Waffle & Rice Bowl
 - ASA Smoked Tri-Tip Waffle & Rice Bowl
 - ASA Smoked Oysters Waffle & Rice Bowl
 - ASA Smoked Chicken Waffle & Rice Bowl
 - ASA Fried Chicken Waffle & Rice Bowl
 - ASA Lavender Flavored Popcorn Bowl
 - ASA Standard Charcuterie Plate
 - ASA Vegan Charcuterie Plate
 - ASA Cheddar Tortilla Chips w/ Pico De Gallo
 - ASA Vanilla, Chocolate, Swirl Waffle Cone

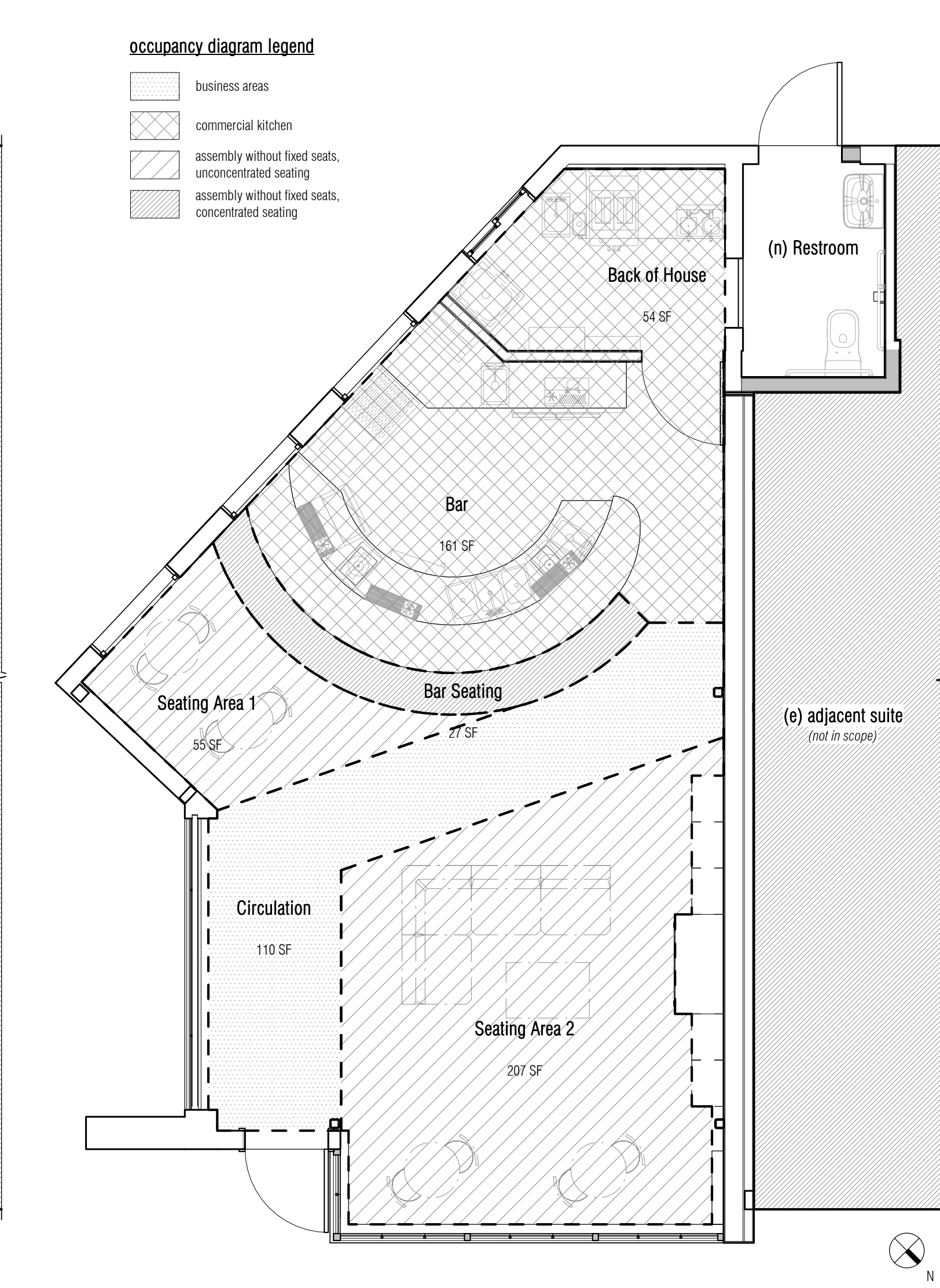
restaurant operations

- hours of operation:**
- sunday 5:00 pm - 10:00 pm
 - monday 5:00 pm - 10:00 pm
 - tuesday 5:00 pm - 10:00 pm
 - wednesday 5:00 pm - 10:00 pm
 - thursday 5:00 pm - 10:00 pm
 - friday 5:00 pm - 12:00 am
 - saturday 5:00 pm - 12:00 am

egress diagram



occupancy diagram



occupancy load calculations

Location	Occupancy Type	Load Factor	Area Type	Area	# of Occupants
Bar Seating	Assembly without fixed seats, Concentrated (chairs only)	7 SF	Net	27 SF	4
Seating Area 1	Assembly without fixed seats, Unconcentrated (tables and chairs)	15 SF	Net	55 SF	4
Seating Area 2	Assembly without fixed seats, Unconcentrated (tables and chairs)	15 SF	Net	207 SF	14
Circulation	Business areas	150 SF	Gross	110 SF	1
Back of House	Kitchens, commercial	200 SF	Gross	54 SF	1
Bar	Kitchens, commercial	200 SF	Gross	161 SF	1
Total Occupancy:					25

plumbing fixture calculations

bathroom calculations

occupancy	# occupants
restaurant / bar (IBC 2902.2 exception 4)	25

seat count

bar seating	4
seating area 1	4
seating area 2	8
total	16

water closets

load factor -	total required WC	total provided
1 per 30	1	1

lavatories

load factor - total occupancy	total required lav	total provided
1 per 30	1	1

finish schedule

locations	finishes
floors:	
kitchen:	black rubber mats over sealed concrete
bar & dining:	sealed concrete
restroom:	sealed concrete
walls:	
kitchen & restroom:	tile or FRP
all else:	new paint on gwb walls
paint:	gloss or semi-gloss in food areas
ceilings:	
kitchen & bar:	existing exposed ceiling, no plumbing over food prep area
restroom:	existing gwb ceiling, painted
baseboards:	
kitchen & bar:	rubber or tile cove base trim
restroom:	rubber or tile cove base trim
all else:	painted wood base trim

applicable codes

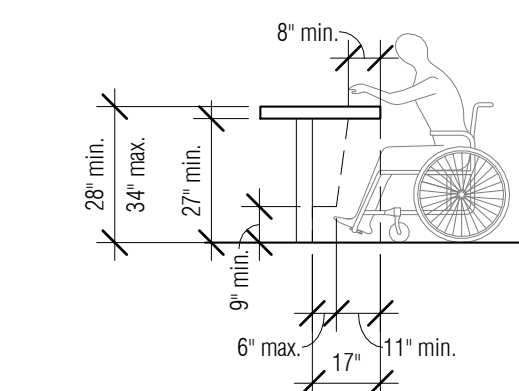
- 2018 international building code
- 2018 international mechanical code
- 2018 national fuel gas code
- 2018 uniform plumbing code
- 2017 national electrical code
- 2018 washington state energy code
- 2018 international fire code
- 2018 stormwater code
- state environmental policy act (SEPA)
- mercier island land-use/zoning code
- ICC/ANSI A117.1-2009 accessibility
- * washington state amendments to codes listed
- all work to conform to the IFC (2018 edition), provide smoke detectors per IFC 2018.

additional code notes

- occupancy**
IBC 303.1.2.1
- a room or space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.
- egress**
IBC 1006.2.1
- 100 ft max, B occupancy (without sprinkler system)
- dining areas**
IBC 1108.2.9.1
- min. 5% (but not less than 1) of dining surfaces for the seating and standing spaces shall be accessible, located on an accessible route, and distributed through the facility.

total seating: 16 x 5% = 1 accessible seats required, provided

clear floor space at accessible surfaces
ICC A117.1-2009 section 306



knee and toe clearance to comply with ICC A117.1-2009 section 306.

restrooms
separate facilities
IBC 2902.2
exception 4

separate facilities shall not be required in spaces primarily used for drinking or dining with a total occupant load, including both employees and customers, of 30 or fewer.

energy code notes

- alterations, general**
WSEC C503.1
- alterations to any building or structure shall comply with the requirements of section C503 and the code for new construction. alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code.
- exception:** the following alterations need not comply with the requirements for new construction provided the energy use of the building is not increased:
- existing ceiling, wall or floor cavities exposed during construction provided that these cavities are insulated to full depth with insulation having a minimum nominal value of R-3.0 per inch installed per section C402.
 - construction where the existing roof, wall or floor cavity is not exposed.
 - roof recover.
 - air barriers shall not be required for roof recover and roof replacement where the alterations or renovations to the building do not include alterations, renovations or repairs to the remainder of the building envelope.
 - replacement of existing doors that separate conditioned space from the exterior shall not require the installation of a vestibule or revolving door, provided however that an existing vestibule that separates a conditioned space from the exterior shall not be removed.

change in space conditioning
WSEC C503.2

any low energy space in accordance with section C402.1.1.1 that is altered to become conditioned space or semi-heated space shall be brought into full compliance with this code. any semi-heated space in accordance with section C402.1.1.2 that is altered to become conditioned space shall be brought into full compliance with this code.

building envelope
WSEC C503.3

new building envelope assemblies that are part of the alteration shall comply with sections C402.1 through C402.5 as applicable.

roof replacement
WSEC C503.3.1

roof replacements shall comply with table C402.1.3 or C402.1.4 where the existing roof assembly is part of the building thermal envelope and contains insulation entirely above the roof deck.

replacement fenestration
WSEC C503.3.2.1

where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for u-factor and SHGC in table C402.4.

exception: an area-weighted average of the U-factor of replacement fenestration products being installed in the building for each fenestration product category listed in table C402.4 shall be permitted to satisfy the u-factor requirements for each fenestration product category listed in table C402.4. individual fenestration products from different product categories listed in table C402.4 shall not be combined in calculating the area-weighted average u-factor.

skylight area
WSEC C503.3.3

the addition of skylights that results in a total building skylight area less than or equal to that specified in section C402.4.1 shall comply with section C402.4.

mechanical systems
WSEC C503.4

those parts of systems which are altered or replaced shall comply with section C403. additions or alterations shall not be made to an existing mechanical system that will cause the existing mechanical system to become out of compliance.

all new mechanical systems in existing buildings shall comply with Section C403.

service hot water systems
WSEC C503.5

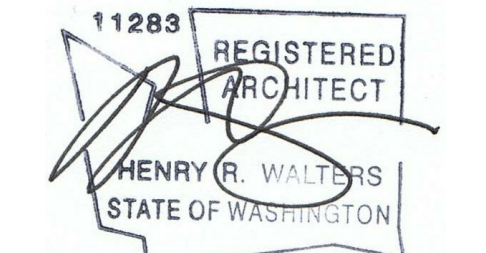
new service hot water systems that are part of the alteration shall comply with Section C404.

lighting
WSEC C503.6

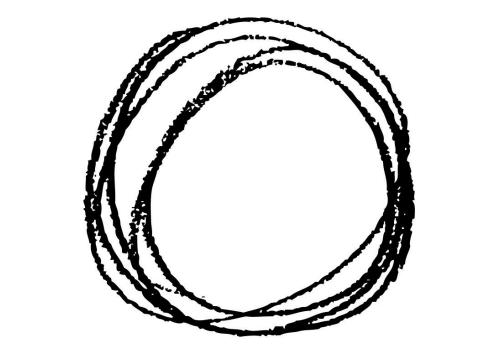
alterations or the addition of lighting, electric receptacles and motors shall comply with sections C503.6.1 through C503.6.6.

energy table (WSEC C402)

zone	fenestration u-factor max	skylight u-factor max	roof R-value	wood framed wall R-value	mass wall R-value	slab-on-grade R-value
marine 4	fixed: 0.38 operable: 0.40 entrance doors: 0.60	0.50	R-38 ci min.	R-21 int. or R-15+5ci std. min.	R-9.5 ci	unheated: R-10 for 24" blw. heated: R-10 perimeter & under entire slab



Permit / Design Review Intake 05.05.2022



ATELIER DROME
architecture + interior design

112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

presubmittal # PRE21-060

ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

a0.2
code information

design review project narrative

ASA, the tenant, would like to open a cocktail lounge within the approx. 668 sf ground floor commercial space located at 2690 76th Ave SE, #101, which is adjacent (& attached) to the Engel & Volkers real estate office.

the single-story building, shared with Engel & Volkers, is constructed of load-bearing CMU perimeter and demising walls, with a wood-framed flat roof. interior non-load bearing walls are constructed of wood.

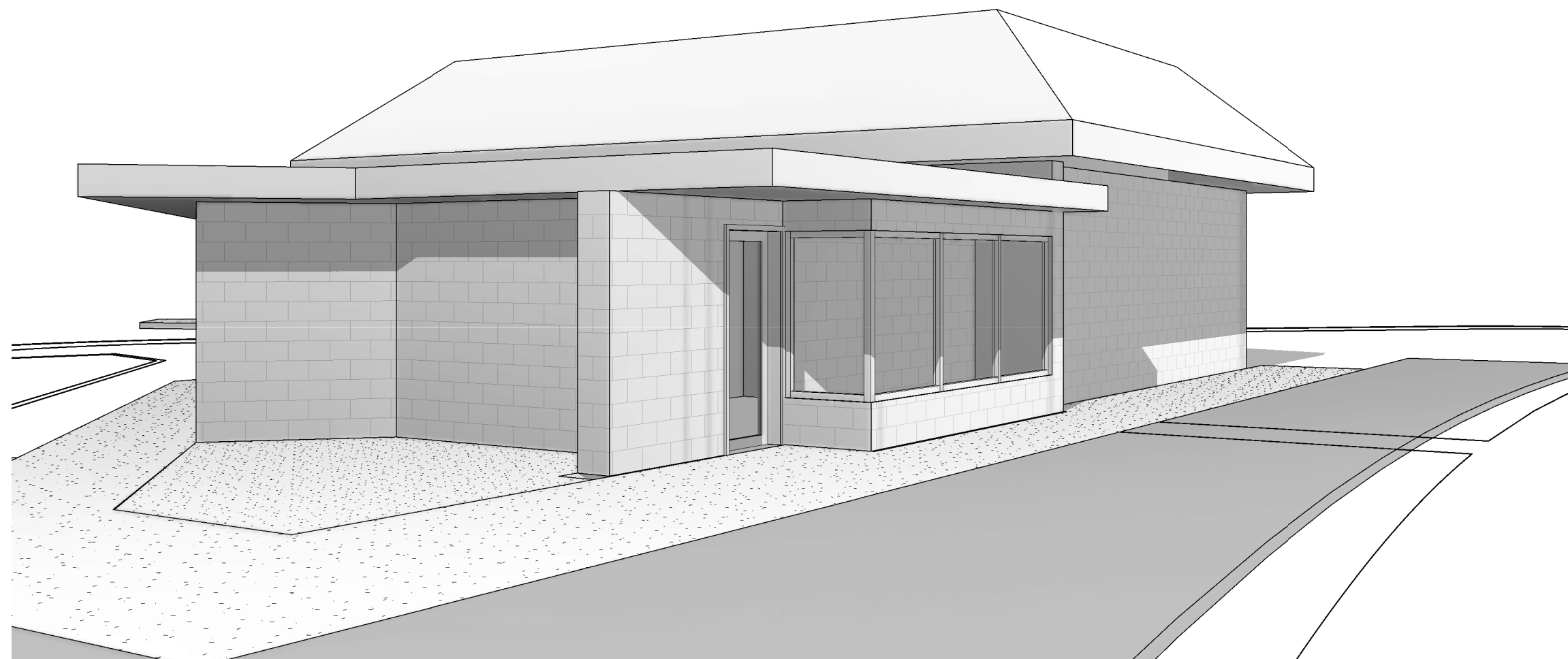
the tenant wishes to build a cocktail lounge within the existing footprint of the space. however, they would like to open up the perimeter CMU walls to allow more natural light into the space and create a point of visual activation on the street level. doing so will require removing portions of the existing CMU wall and reinforcing with beams to put in a new folding glass door system. additional exterior improvements involve replacing the existing storefront in the existing opening, as well as minor modifications to an existing door and window.

one new restroom is proposed (per IBC 2902.2 exception 4), to be primarily accessed from the exterior, a unique curved bar is proposed for the interior, with the rest of the space functioning as comfortable lounge seating. the existing electrical panels are cost-prohibitive to relocate and will remain in what will become the back of house space for the cocktail lounge.

a change of use/occupancy is necessary and less than 50 occupants are calculated for the new space. therefore, a 2nd exit and fire sprinklers are not required.

parking for the evening cocktail lounge shall be shared with Engel & Volker's existing on-site day parking, since the business hours of both businesses will be different.

existing - exterior view



proposed - exterior view



design review submittal requirements

1. completed pre-application
2. development application sheet
3. project narrative
4. title report - waived Tim McHarg email 03.23.2022
5. development plan set
6. critical area study - waived Tim McHarg email 03.23.2022
7. arborist report - waived John Kenney email 03.24.22
8. SEPA checklist - waived Tim McHarg email 03.23.2022
9. transportation concurrency application/certificate - less than 10 trips generated, exempt
10. fees

development and design matrix

mercero island development and design standards

19.11.010 general

d. design vision

1. **development and design standards**
opening more of the building to the sidewalk offers opportunity for storefront activation and pedestrian permeability that does not currently exist at this space. the shared parking agreement allows for parking to leave the storefront access areas unobstructed by vehicles. the site already functions as a through-block connection, so creating an actively hub will increase this function. modulation and activated storefronts are distinctly a priority of the proposed work.
2. **function**
this project deliberately reinforces the objective of a vibrant, healthy, mixed-use downtown. this project will reinforce the existing mixed-use pedestrian environment while also continuing progress toward a dynamic town center core by providing an evening cocktail lounge, which is currently an amenity that is not readily available.
3. **site features**
creating significantly more transparent storefront that is an appropriate scale for the existing structure will provide a welcoming environment for encouraging pedestrian engagement on the street level.
4. **pedestrian orientation**
the function of this project intends to create a welcoming pedestrian environment that will allow this unique parcel to be more than a cross-block connection between existing retail and offices spaces and available parking.

e. scale

this project is in an existing building that is already oriented toward the public right of way. newer development has taken advantage of the 5-story zoning, the scale of the building and related services are at a pedestrian scale, providing some necessary variation in the overall built environment scale.

f. form

the existing building provides height and storefront modulation that creates pedestrian-scale variability and distinction between the uses of both tenant spaces in the building. an existing higher roof on half of the building creates a visual monument for the location of the space while the lower flat roof over the tenant space creates a nod toward pedestrians on the street.

g. style

creating new visibility into the tenant space only further benefits the existing building. providing visual activation and modulation of a blank facade enhances the curb appeal of the existing structure.

19.11.015 town center subareas

TC-5 subarea. the purpose of the TC-5 subarea is to create a focused mixed use core, oriented toward pedestrian connections and regional transit access. a broad mix of land uses is allowed. buildings may be up to five stories in height.

enhancing the facade, facilitating visual street-level activation brings this building further into compliance with the vision that the city of mercero island has for the town center downtown area. the modifications to this building work toward an enhanced pedestrian-level experience in the downtown core.

19.11.020 - land uses.

proposed use, bar, is permitted under TC-5 zoning

19.11.030 - bulk regulations.

existing building is in compliance with TC-5 massing requirements

19.11.040 - affordable housing.

affordable housing not pertinent to this site and use

19.11.050 - green building standards.

existing building, not applicable

19.11.060 - site design.

existing site design to remain. no site elements are proposed to be modified with this scope of work, except for a small existing tree to be removed as it is currently located in front of the proposed folding glass doors (see site plan). there is a small hardscape area that functions as an outdoor patio, with a pedestrian shortcut to reach parking and other retail through the space. this connection is proposed to be left as-is.

19.11.070 - greenery and outdoor spaces.

existing greenery and outdoor spaces to remain. no site work is proposed under this scope of work

19.11.080 - screening.

no new site elements that will require screening compliance.

19.11.090 - lighting.

this space intends to provide a softly illuminated space that is a visual activation cue at the street-level. providing visual transparency and articulating doors and windows as to delineate clear entry points will create a sense of cohesion between this project and the adjacent pedestrian right of way. the primary intent of the exterior work for this project is to create a cohesive and pleasant building facade that activates street use and integrates well into the pedestrian right of way. this project will be utilizing the proposed folding glass doors to create a sense of openness.

19.11.100 -building design.

1. fenestration
 - a. transparent facades
 - b. ground floor windows and doors

opening the visibility of the building facade at street level is a primary objective of the improvements for this space. visual and pedestrian permeability are highly prioritized in our proposed design.

2. street facing facade elements
 - a. window and door treatments to embellish facade
 - b. decorative light fixtures
 - c. unique design elements

utilizing an transparent and visibly active storefront, door, and proposed folding glass doors will designate this space as a unique and interesting building that is cohesive and welcoming. utilizing soft and decorative lighting features will provide a sense of place and a memorable reference point to the town center.

19.11.110 - materials and color.

existing finishes are intended to be maintained for continuity and to embellish the architectural details directly pertaining to the fenestration and doors. high quality systems are intended to be installed along with understated wall material finish and color.

19.11.120 - street standards.

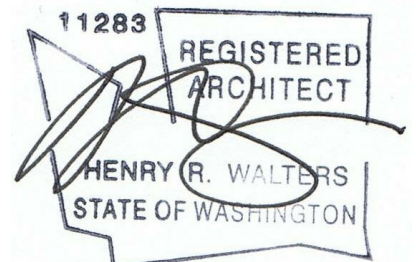
no implications regarding street improvements or changes pertain to the scope of this project.

19.11.130 - parking, vehicular and pedestrian circulation.

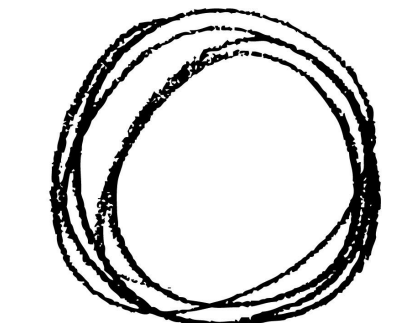
no modification to parking or vehicular traffic are proposed in this project. the site of this project currently functions as an important pedestrian connection that we believe will be enhanced by a project that activates and orients itself toward the street level.

19.11.140 - signs.

understated and high quality signage is intended to compliment the design choices for this tenant improvement and building improvement. signage will complement the soft-lighting approach and will be proportional to the building storefront and facade.



Permit / Design Review Intake 05.05.2022



ATELIER DROME architecture + interior design

112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

presubmittal # PRE21-060

ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

a0.3
design review information

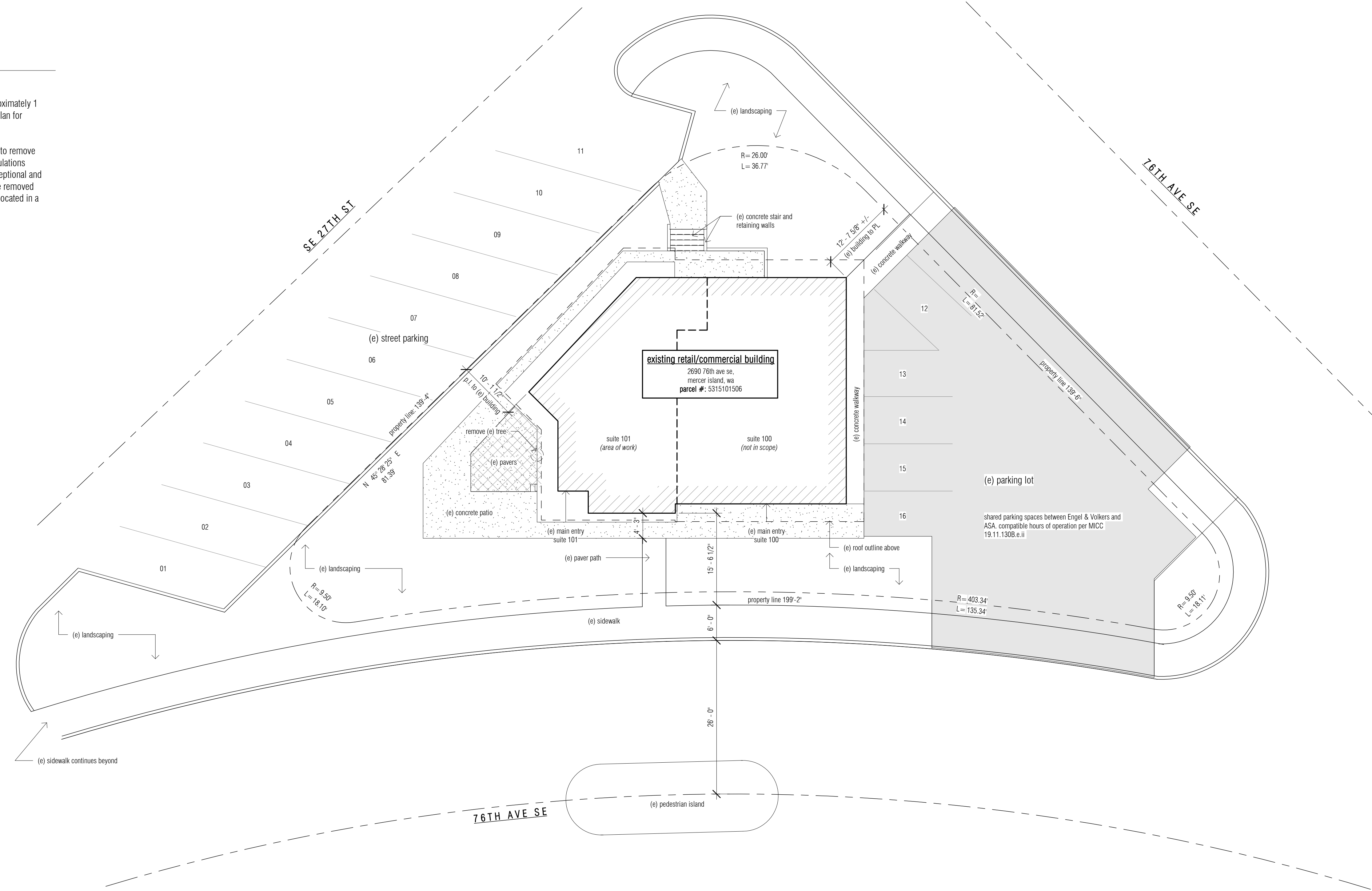
site information

tenant: ASA
 project address: 2690 76th ave se #102 mercer island, wa 98040
 project description: tenant improvement to establish a cocktail bar in an existing retail space in the mercer island downtown core. scope of work to include interior renovations and minor exterior improvements, involving the replacement of existing storefront glazing, the addition of new folding glass doors, and the modification of an existing door and window to meet operational needs.
 parcel number: 531510-1506
 building name: MC GILVRAS ISLAND ADD POR 5-6 SWLY OF NORTH MERCER WAY LESS RD
 legal description: PLat Block: 18 Plat Lot: 5-6
 zoning: TC-5
 lot area: 8,450 sf
 tenant area: 668 sf

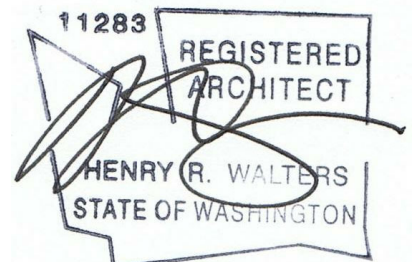
tree removal



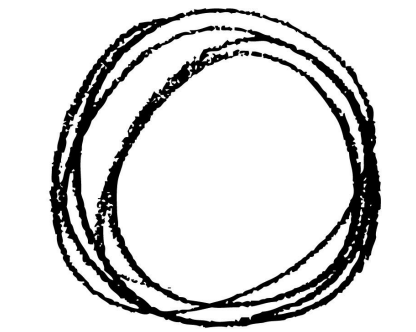
tree to be removed is approximately 1 1/2" in diameter. see site plan for location.
 a permit is not be required to remove the tree; mercer island regulations allow trees that are not exceptional and under 10" in diameter to be removed without a permit when not located in a critical area.



1 site plan
 1" = 10'-0"



Permit / Design Review Intake 05.05.2022



ATELIER DROME
 architecture + interior design

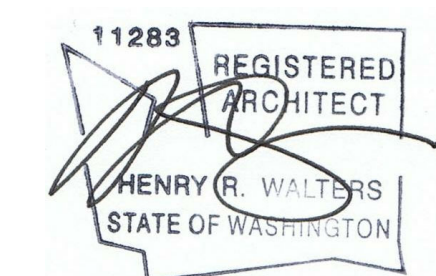
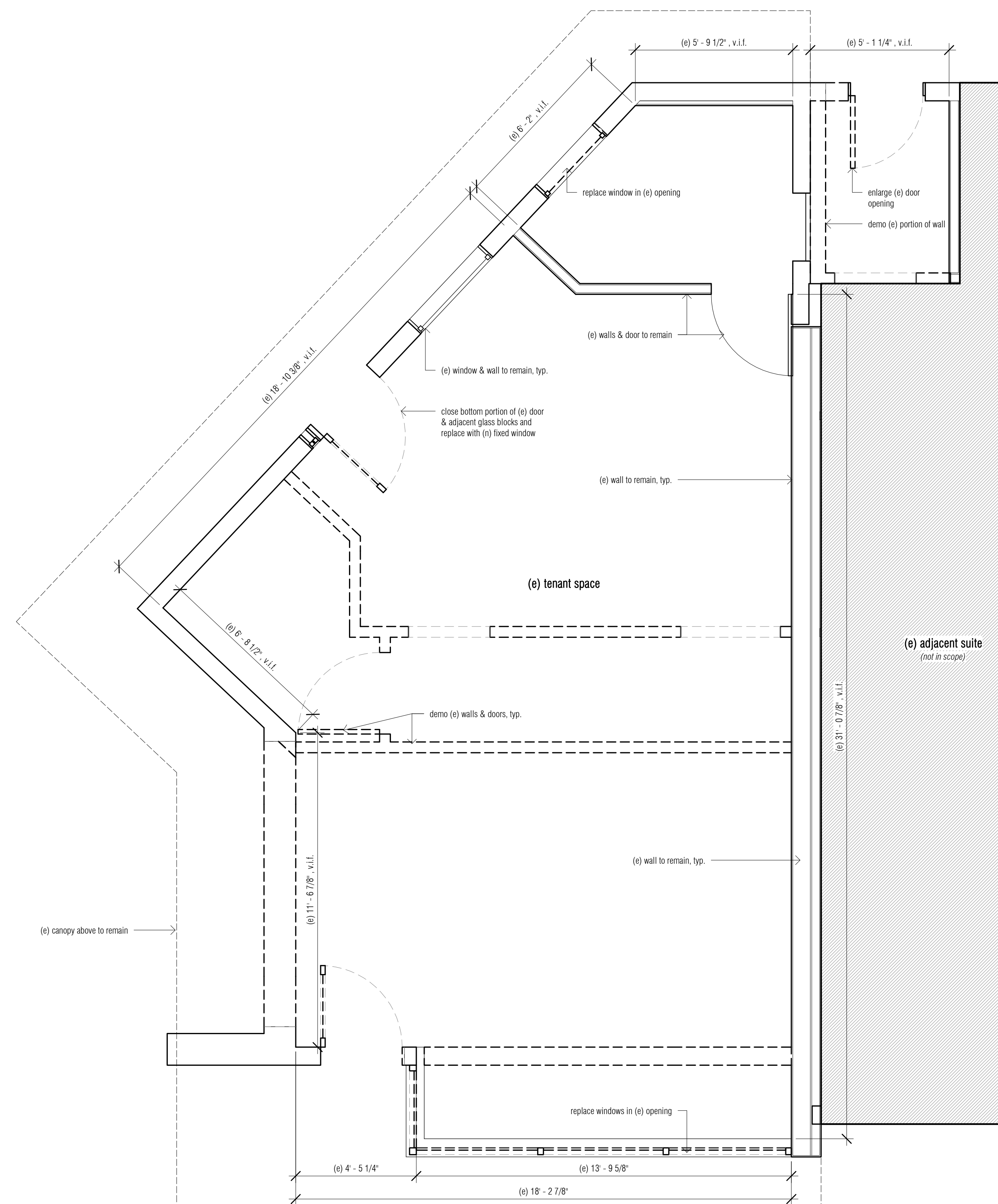
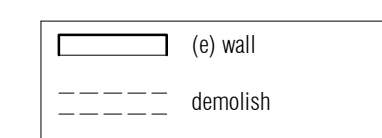
112 prefontaine place s
 seattle, wa 98104
 www.atelierdrome.com

presubmittal # PRE21-060

ASA
 2690 76th Ave SE #101
 Mercer Island, WA 98040

a1.0
 site plan

demo legend



Permit / Design Review Intake 05.05.2022

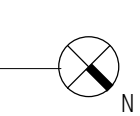


112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com
presubmittal # PRE21-060

ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

a2.0
existing and demo plans

1 floor plan - existing & demolition
3/8" = 1'-0"



equipment schedule

#	Quantity	Description	Manufacturer	Model	Width	Depth	Height	BTUH	Amps	Comments
01	2	24" U.C. Freezer	TRUE	TUC-24F-HC	24"	24 3/4"	31 5/8"		2.3	
02	2	24" U.C. Refrigerator	TRUE	TUC-24-HC	24"	24 3/4"	31 5/8"		2.0	
03a	1	Back Bar Cooler, Refrigerator	Beverage Air	BB48HC-1-S	48"	24 1/2"	34"	1702	2.5	Verify compatibility with draft column tower.
03b	1	Two-Faucet Draft Column Tower	Glaster	CT-2-SS	19"	12"	17 3/8"			Verify compatibility with back bar cooler.
04	1	Hand Sink	Krowne Metal	KR19-1C	12"	19"	36 1/2"			
05	2	Drop-In Hand Sink	Krowne Metal	HS-1419	12"	18"	10"			
06	2	Drop-In Ice Bin with Cold Plate	Advance Tabco	D-12-IBL-7	12"	18"	14"			
07	1	Drop-In Three Compartment Sink	Krowne Metal	HS-3819	36"	18"	10"			
08	1	Mop Sink Storage Cabinet	Eagle Group	F1916-VSCS	24 3/4"	22"	84 1/4"			
09	1	Undercounter Dishwasher	CMA	L-1X	24"	23 1/2"	34"		16.0	
10	1	24" Back Bar Glass Storage	Krowne Metal	KR24-GSB3	24"	24"	36 1/2"			
11	1	Ice Machine with Built-In Storage	HOSHIZAKI	IM-50BAA-LM	19 3/4"	17 3/4"	39 1/2"	1500	5.0	
12	1	24" Slide Top Glass Chiller Mug Frosters	Krowne Metal	MC24S	24"	24"	34"		2.5	
13a	1	Soft Serve Ice Cream Machine w/2 Hoppers	Spaceman	6235-C	20 7/8"	25 3/4"	58"			
13b	1	Front Mount Dipperwell	Krowne Metal	16-153L	10"	6"	3 3/8"			
14	1	30" x 60" Stainless Steel Open Base Work Table	Regency	600WTS30X60S	60"	30"	34"			
15	3	24" Glass Rinser Drip Tray	Krome	C460-SS	24"	7"	7/8"			
16	1	24" 3-Tier Liquor Display	TBD	TBD	24"	13 1/2"	12"			
17	1	Double Waffle Maker	Wells Bloomfield	WB-2E	19 3/4"	18 1/8"	8 5/8"		15.0	
18	1	Compact Panini Grill	Waring Commercial	WPG150	14 1/2"	15 1/2"	22"		15.0	
19	1	Wall-Mounted Microwave Shelf	Advance Tabco	MS-24-36	36"	24"	10"			

equipment notes

- public health - king county inspection required upon completion of work prior to opening.
- no changes shall be made without health department approval.
- contractor to confirm final equipment selections with owner.
- contractor shall verify and coordinate all quantity and dimensions and notify architect and owner of any discrepancies.
- contractor to review proposed equipment specifications and shall confirm and provide all plumbing, electrical, exhaust, and clearance requirements.
- contractor to confirm equipment quantity with plan.

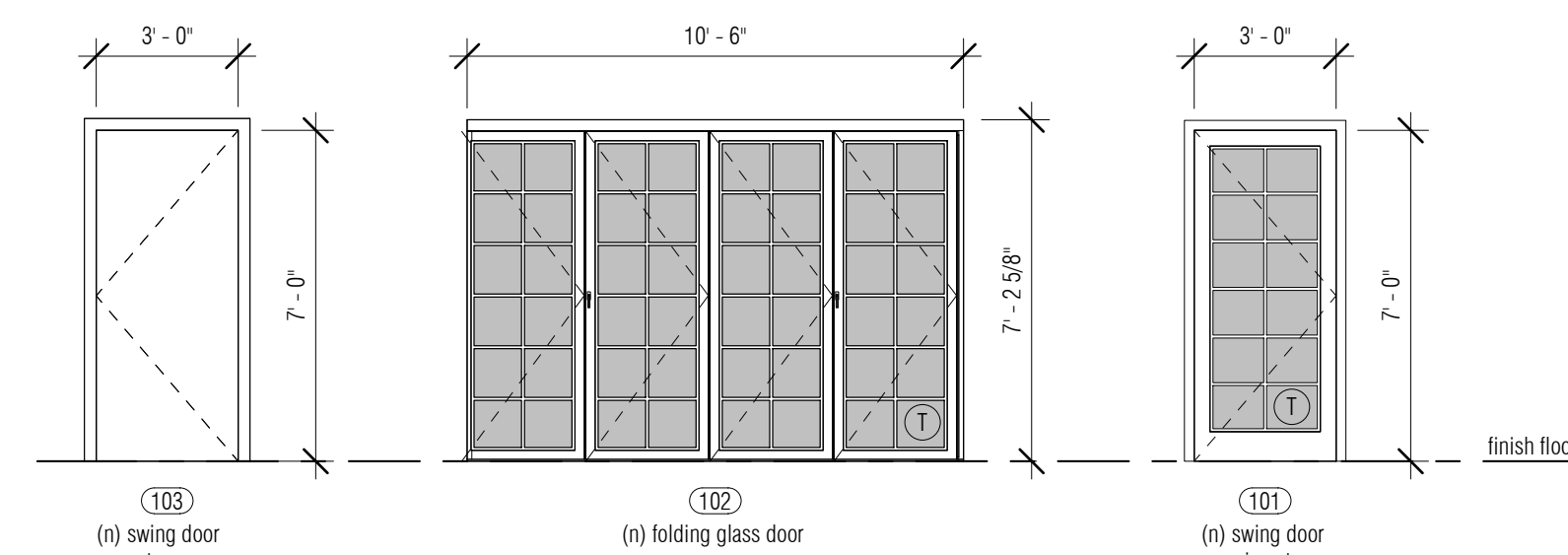
door schedule

#	Location	Operation	Finish Width	Finish Height	U-Value Max	SHGC Max	Manufacturer	Door Material	Hardware	Door Notes	Comments
101	Circulation	Swing	3'-0"	7'-0"	0.60	0.61	TBD	Wood / Glass	Locking w/ Closer	1, 2, 3, 4	Safety glass.
102	Circulation	Folding Glass Door	10'-6"	7'-4"	0.40	0.61	Narrowwall or approved equal	Aluminum / Glass		3	Verify existing wall size w/ (n) header. Safety glass.
103	(n) Restroom	Swing	3'-0"	7'-0"	0.37		TBD	Wood	Locking	4	
E01	Back of House	Swing	3'-0"	6'-8"			TBD	Existing	Existing		Existing to remain.
E02	Back of House	Swing	2'-6"	6'-8"			TBD	Existing	Existing		Existing to remain, reframe as required.

door notes

- means of egress:
 - means of egress doors shall be readily distinguishable from adjacent construction and finishes so that the doors are easily recognizable as doors.
 - min. clear width = 32".
 - door swing shall be of the pivoted or side hinged swinging type.
 - the force for pulling or pushing open interior swinging doors shall not exceed 5 pounds (22N). forces shall be applied to the latch side of the door.
 - there shall be a level floor or landing on each side of the door that is at the same elevation on each side.
 - egress doors shall be readily operable from the egress side without the use of a key or special effort.
 - locks and latches shall be permitted to prevent door operation.
 - door handles, pulls, latches, locks & other operating devices on doors req'd to be accessible by chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.
 - door handles, pulls, latches, locks and other devices shall be installed 34" min and 48" max above the finished floor.
 - manually operated flush bolts or surface bolts are not permitted.
 - the unlatching of any door or test shall not require more than one operation.
- main exterior doors: this door is the main exit and is permitted to comply with SBC 1010.1.9.4, item 2 per exception under SBC 1010.1.10. this door is permitted to be equipped with key-operated locking devices from the egress side. the locking device must be readily distinguishable as locked. a readily visible sign is posted on the egress side on or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" with 1" high lettering on a contrasting background.
- door to meet 2018 washington state energy code requirements.
- door to be accessible as required by ICC/ANSI A117.1-2009.

door types



window & storefront schedule

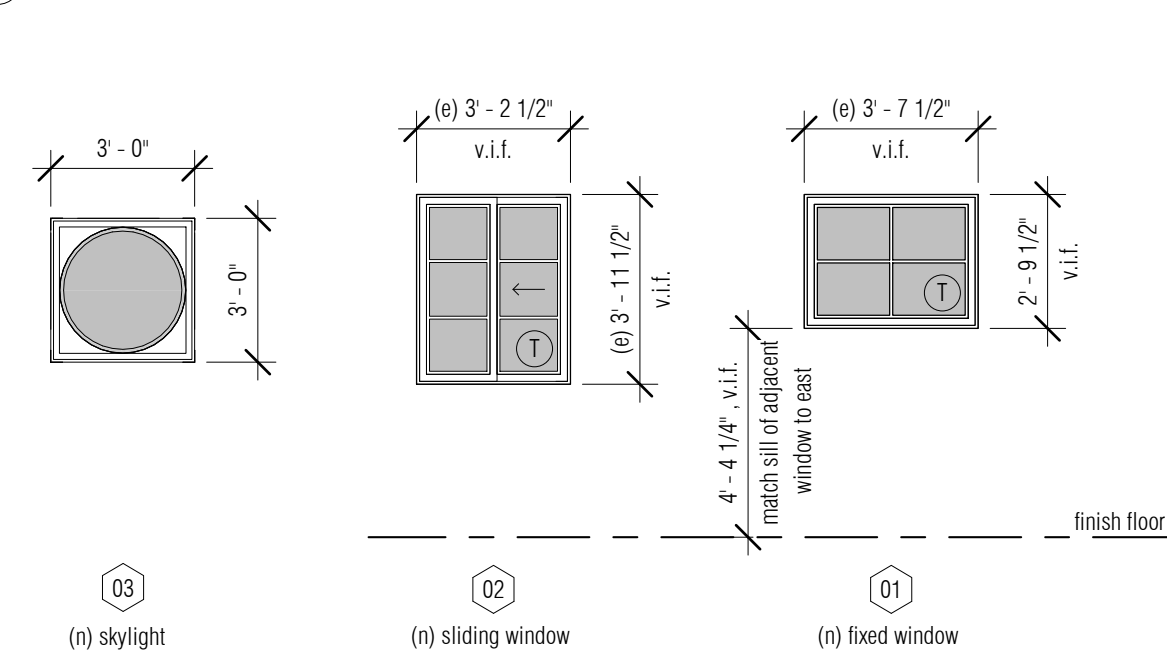
#	Location	Operation	Finish Width	Finish Height	Head Height	Material	U-Value Max	SHGC Max	Certification	Comments
01	Bar	Fixed	3'-7 1/2"	2'-9 1/2"	7'-1 3/4"	Match existing.	0.38	0.61	NFRC certified	Existing opening width, verify in field. Align head height with adjacent windows, align sill with adjacent window to the east. Safety glass.
02	Back of House	Sliding	3'-2 1/2"	3'-11 1/2"	7'-1 3/4"	Match existing.	0.40	0.61	NFRC certified	Replace window in existing opening, verify dimensions in field. Safety glass.
03	Bar	Fixed skylight	3'-0"	3'-0"			0.50	0.35	NFRC certified	

#	Location	Finish Width	Finish Height	Material	U-Value Max	SHGC Max	Certification	Comments
S1b	Seating Area 2	3'-1"	5'-5 1/2"		0.38	0.61	NFRC certified	Replace window in existing opening, verify dimensions in field. Safety glass.
S1a	Seating Area 2	13'-10 1/8"	5'-5 1/2"		0.38	0.61	NFRC certified	Replace window in existing opening, verify dimensions in field. Safety glass.

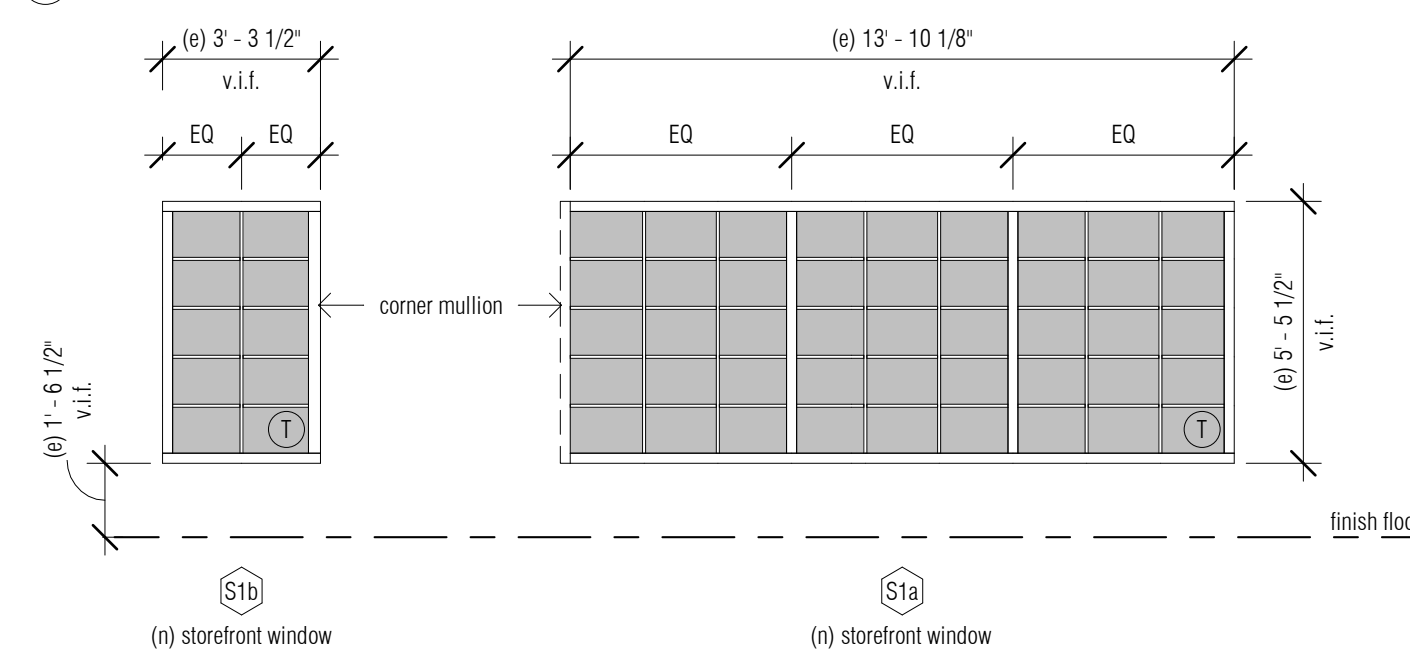
window & storefront notes

- all dimensions (including frames and rough openings) shall be field verified prior to ordering.
- provide flashing per manufacturer specifications.
- all windows & storefront systems to meet 2018 seattle energy code requirements and shall be NFRC certified. The NFRC Label Certificates for site-fabricated fenestration are required to be available to inspectors on site before any portion of the fenestration assembly is installed.
- provide safety glazing as required per SBC 2406.4.
 - glazing in swing doors (2406.4.1)
 - glazing adjacent to doors (SBC 2406.4.2)
 - glazing in windows (2406.4.3)
 - the exposed area of an individual pane is greater than 9 sq. ft.
 - the bottom edge of the glazing is less than 18 in above the floor.
 - the top edge of glazing is greater than 36 in above the floor.
 - one or more walking surfaces are within 36 in, measured horizontally in a straight line, of the plane of the glazing.
 - glazing in guards and railings (2406.4.4)
 - glazing and wet surfaces (2406.4.5), exception: glazing that is more than 60 in, measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool.
 - glazing adjacent to stairways and ramps (2406.4.6)
 - glazing adjacent to the bottom stairway landing (2406.4.7).

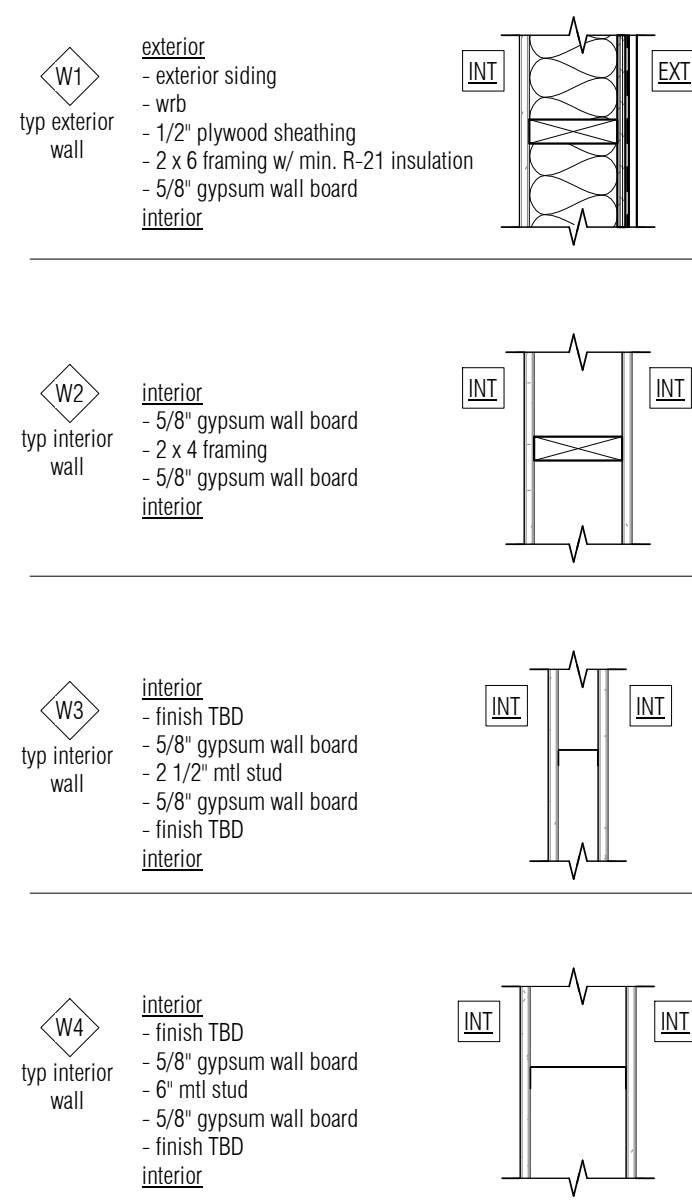
window types



storefront legend

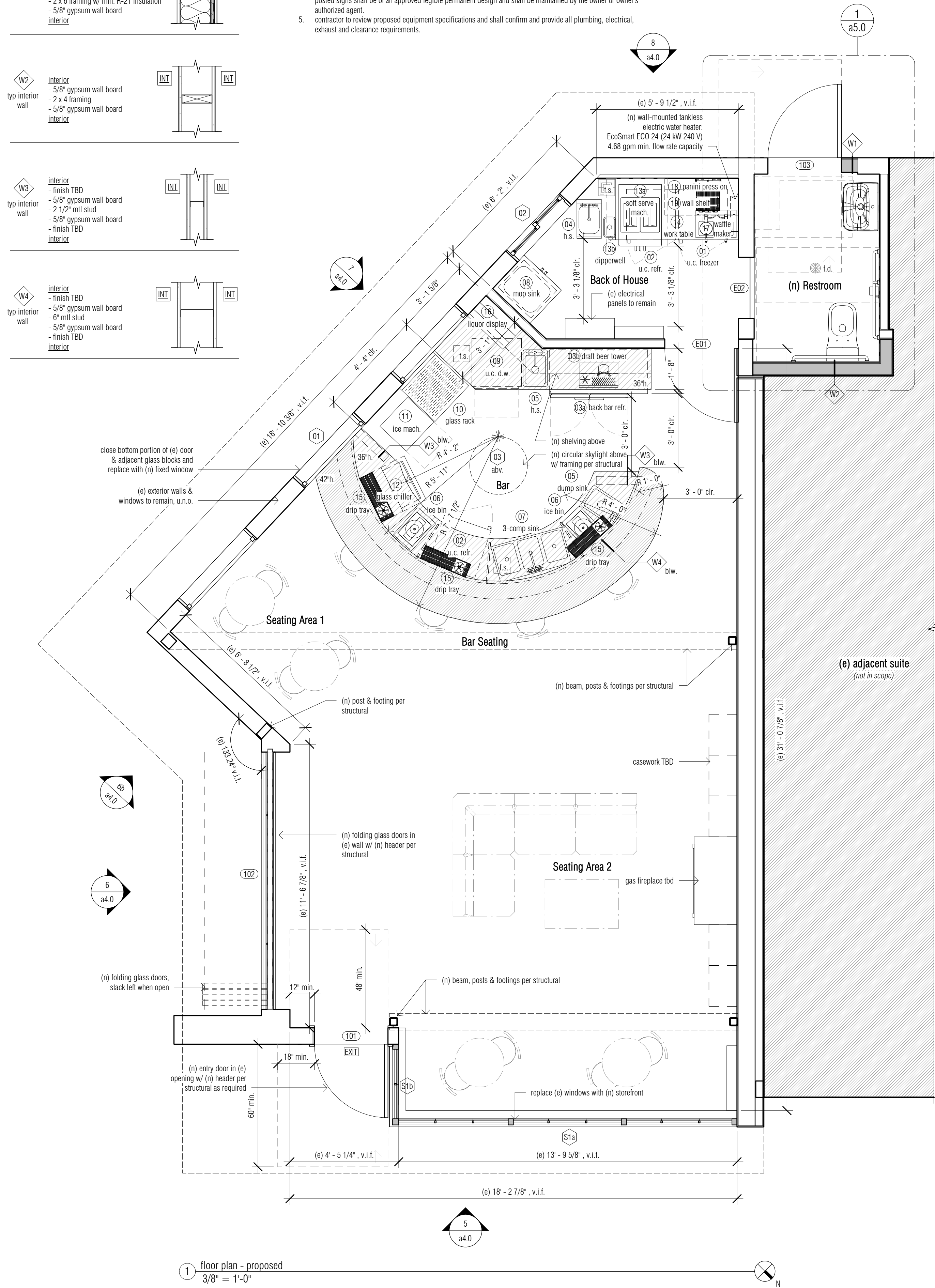


wall assemblies

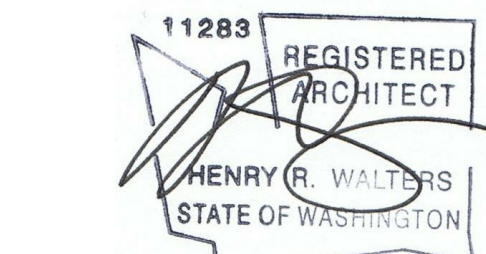
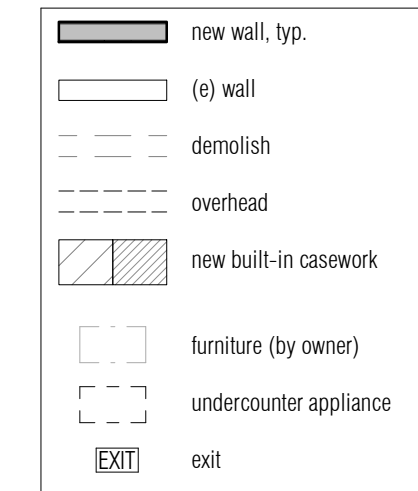


floor plan notes

- public health - king county inspection required upon completion of work prior to opening.
- no changes shall be made without health department approval.
- contractor shall verify and coordinate door rough opening sizes and notify architect of any discrepancies.
- per IRC 1004.5, every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. posted signs shall be of an approved legible permanent design and shall be maintained by the owner or owners authorized agent.
- contractor to review proposed equipment specifications and shall confirm and provide all plumbing, electrical, exhaust and clearance requirements.



plan legend



Permit / Design Review Intake 05.05.2022

ATELIER DROME
architecture + interior design

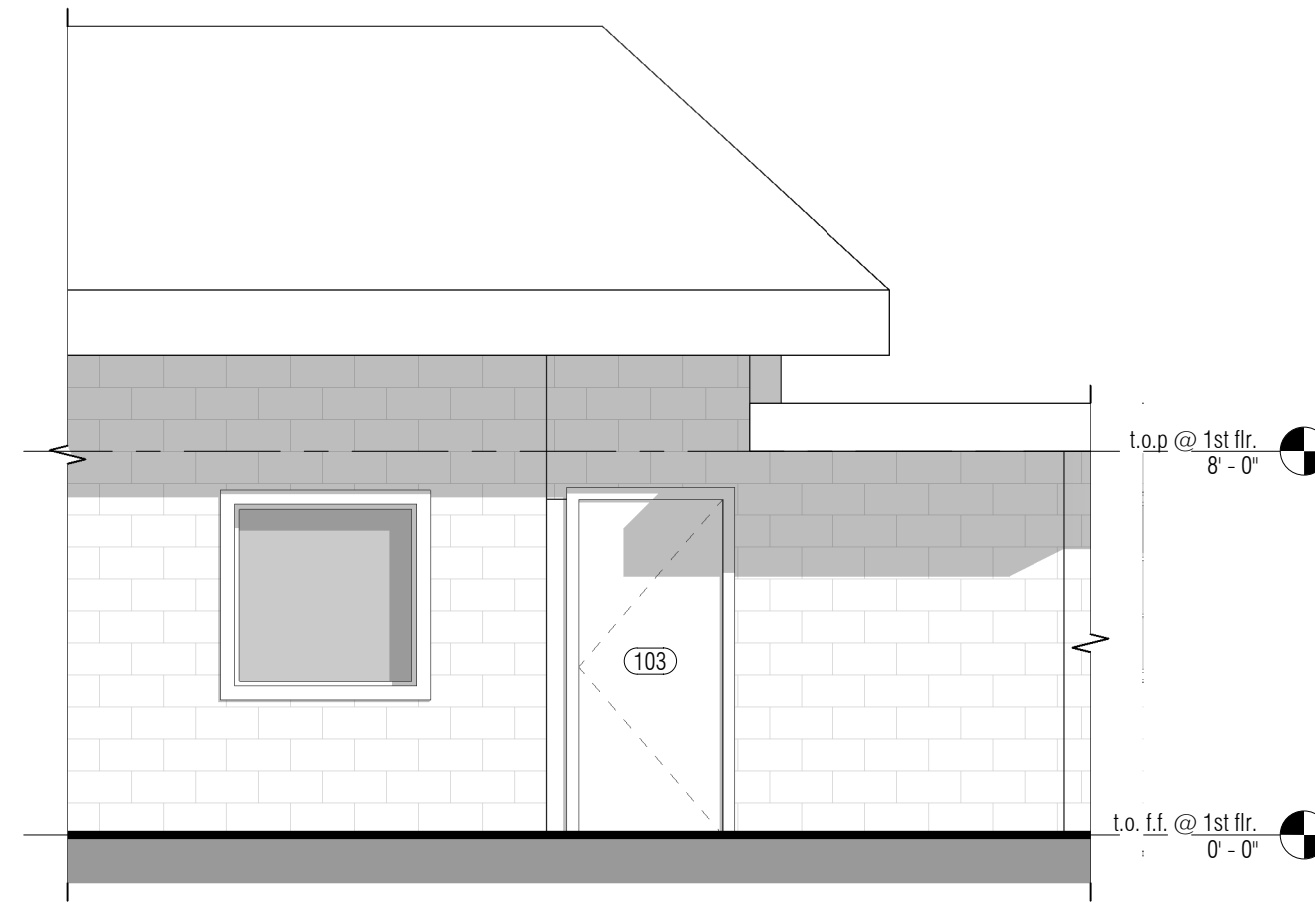
112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

pre-submittal # PRE21-060

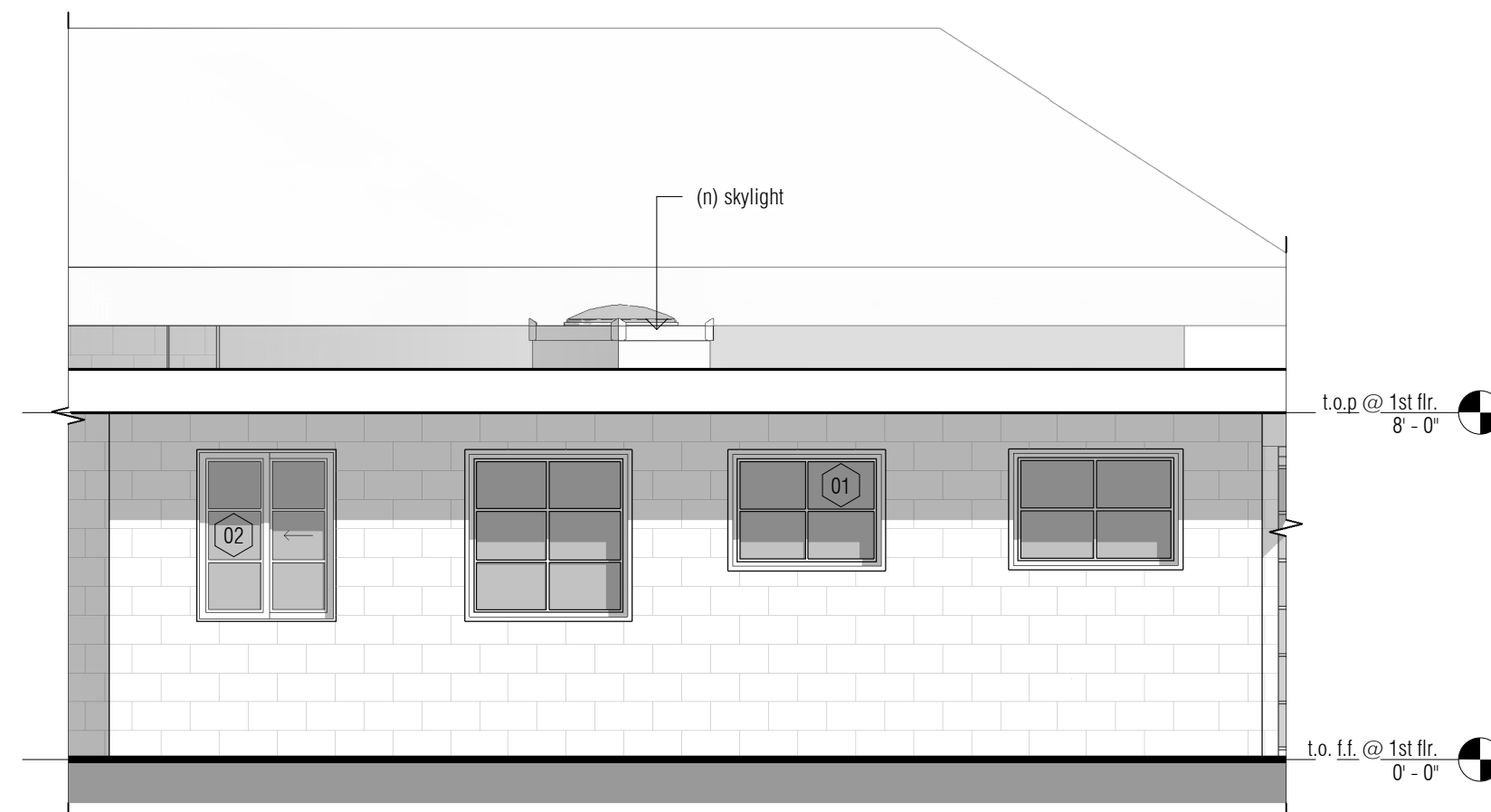
ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

a2.1
proposed floor plan & schedules

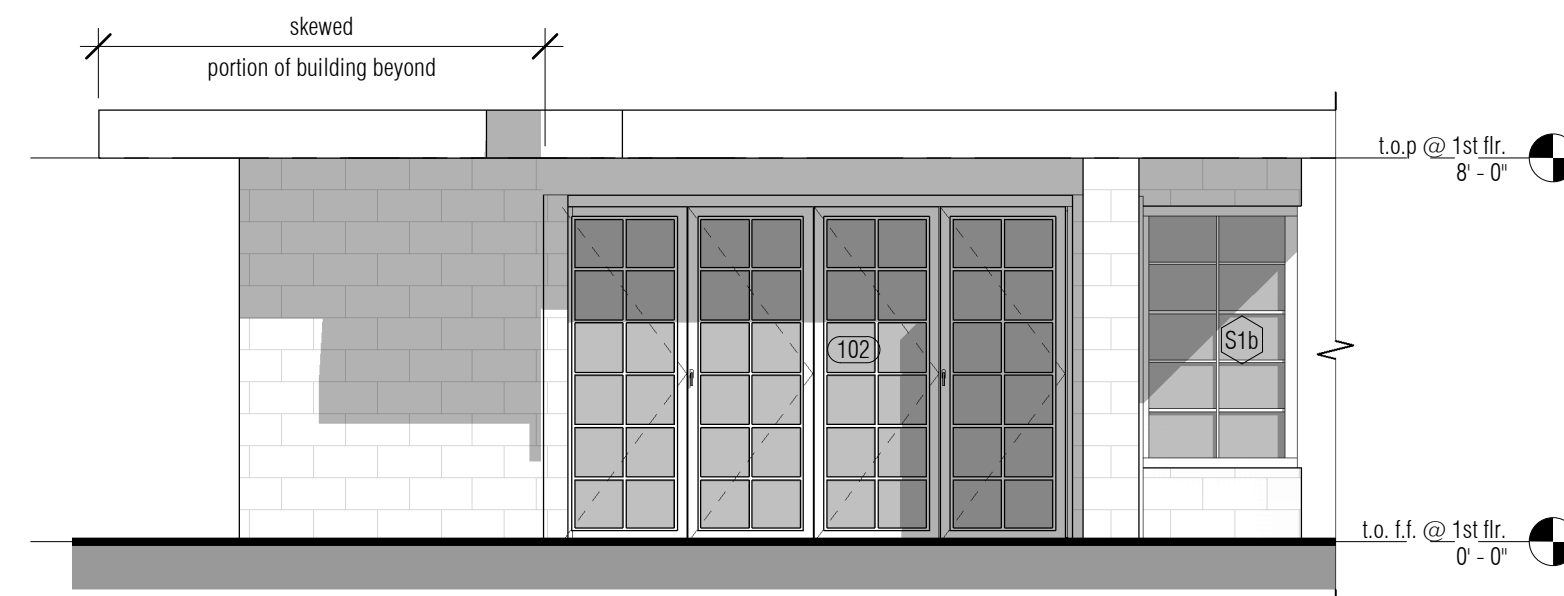
○ proposed elevations



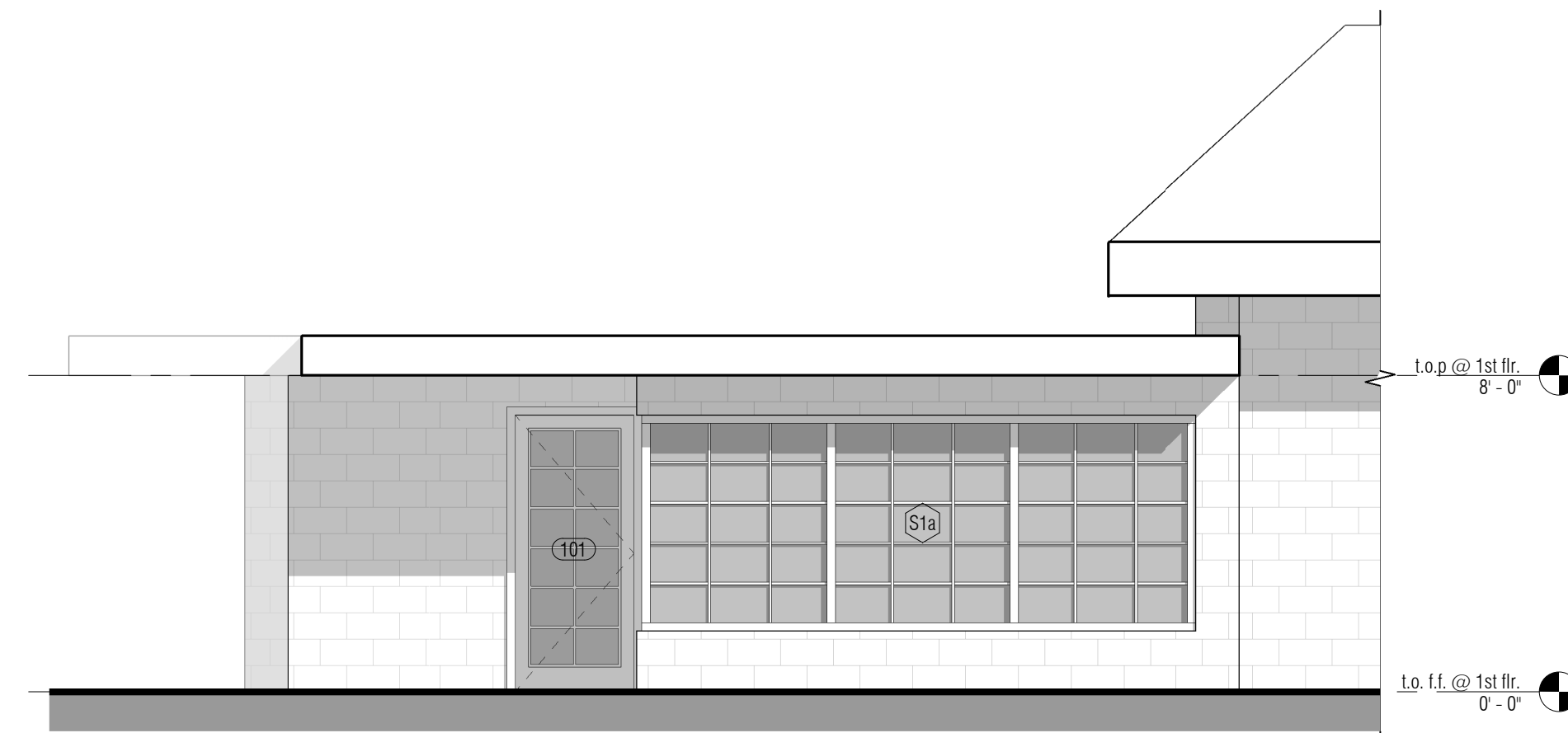
8 proposed - southwest elevation (restroom)
1/4" = 1'-0"



7 proposed - south elevation
1/4" = 1'-0"

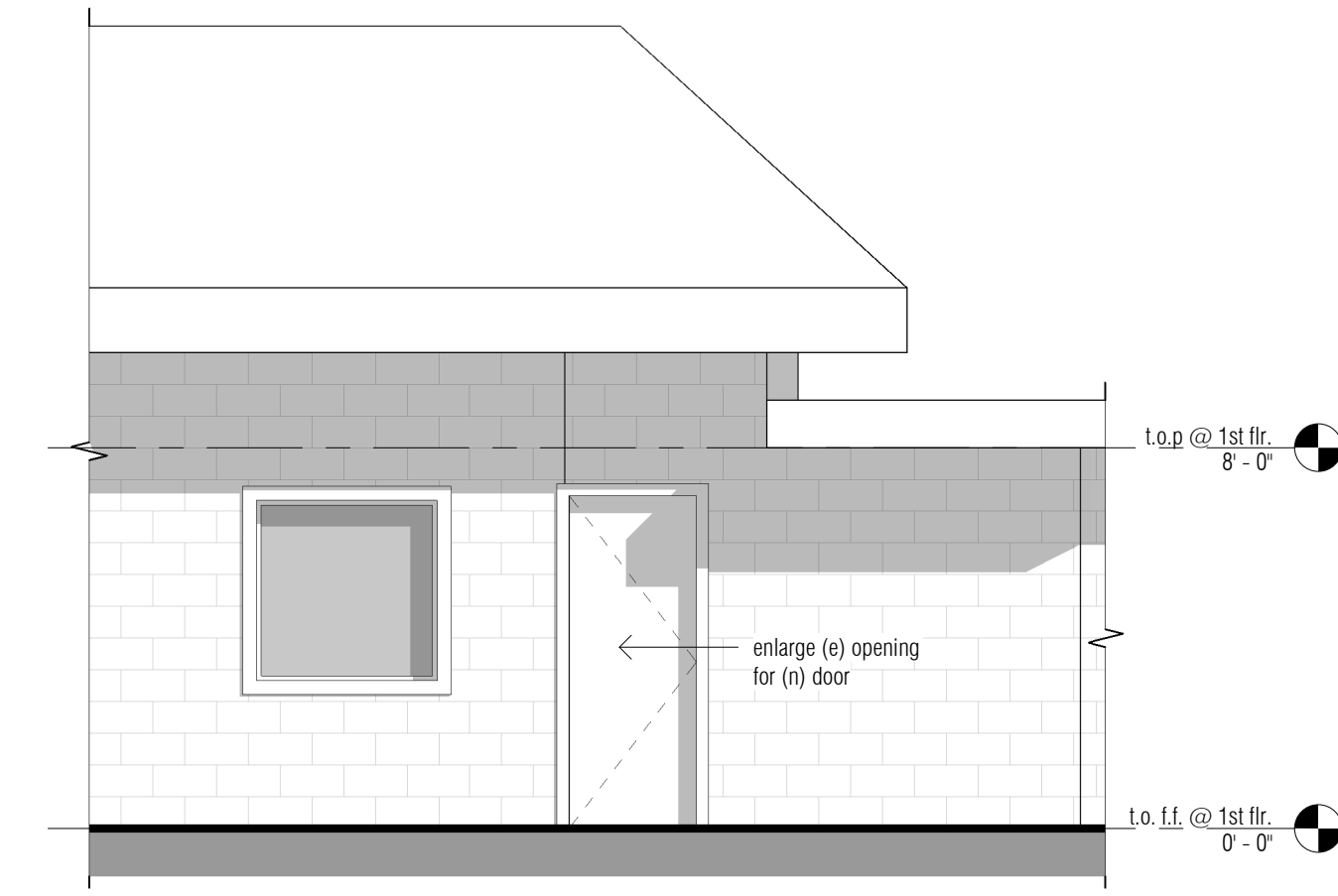


6 proposed - southeast elevation (folding glass doors)
1/4" = 1'-0"

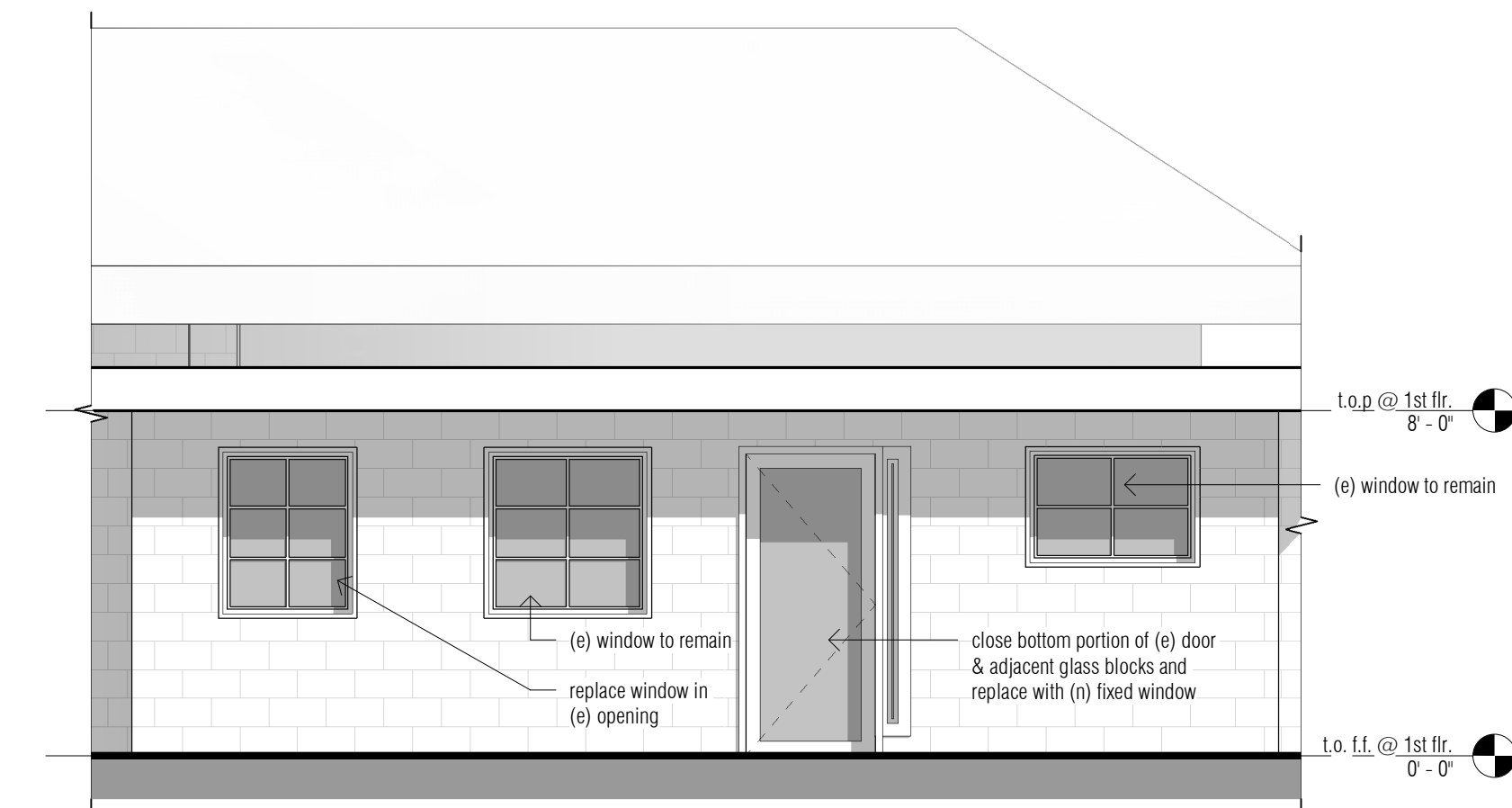


5 proposed - northeast elevation (main entry)
1/4" = 1'-0"

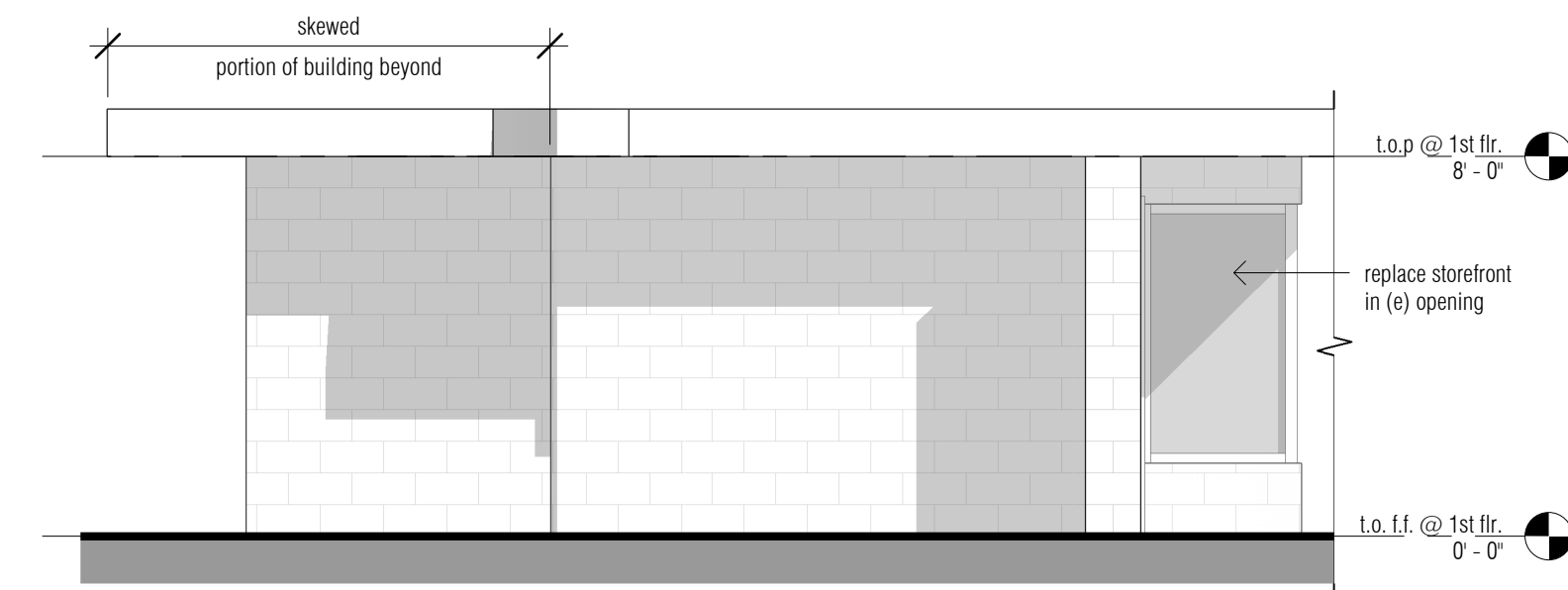
○ existing elevations (for reference only)



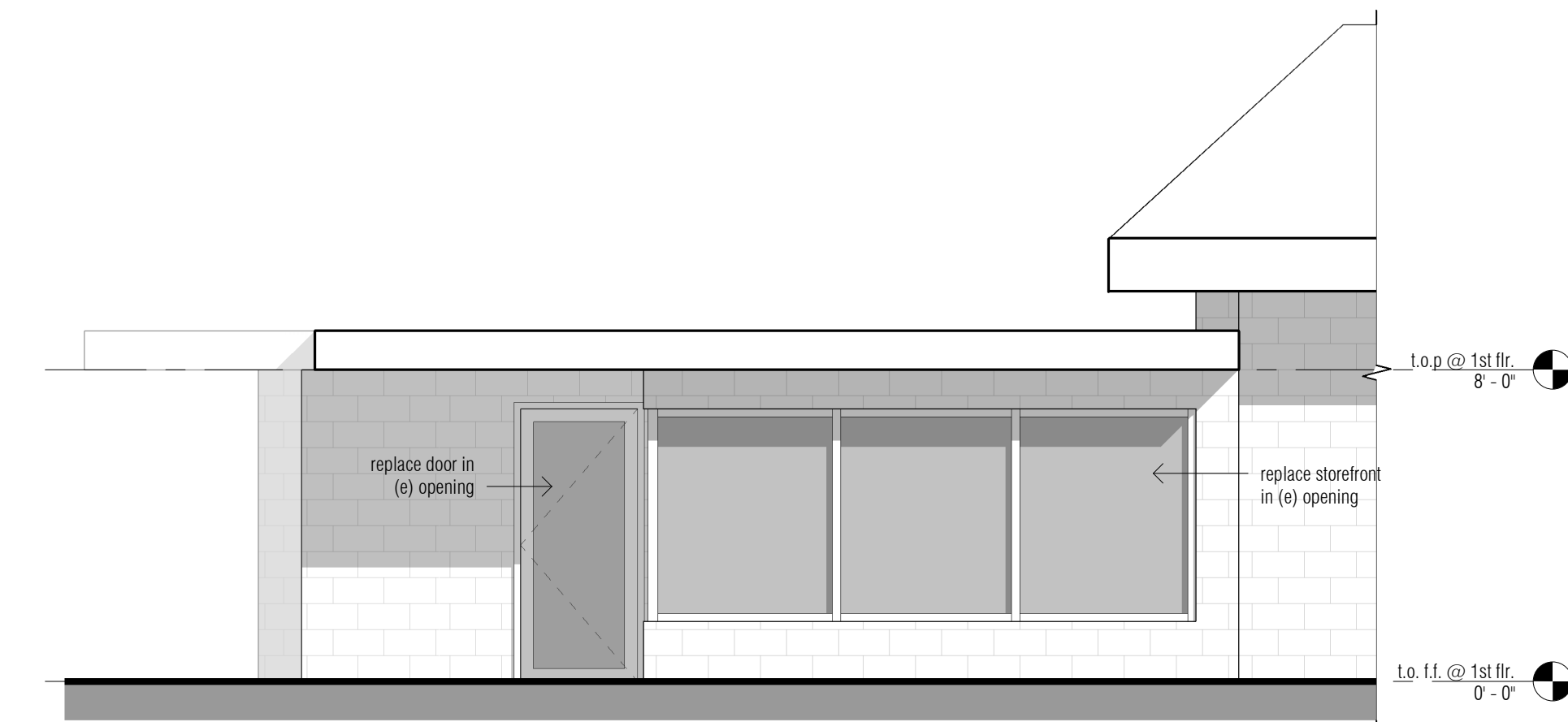
4 existing - southwest elevation
1/4" = 1'-0"



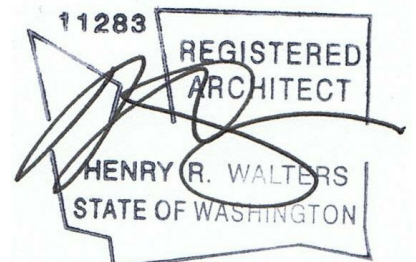
3 existing - south elevation
1/4" = 1'-0"



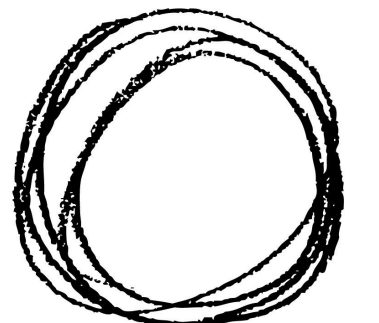
2 existing - southeast elevation
1/4" = 1'-0"



1 existing - northeast elevation (main entry)
1/4" = 1'-0"



Permit / Design Review Intake 05.05.2022



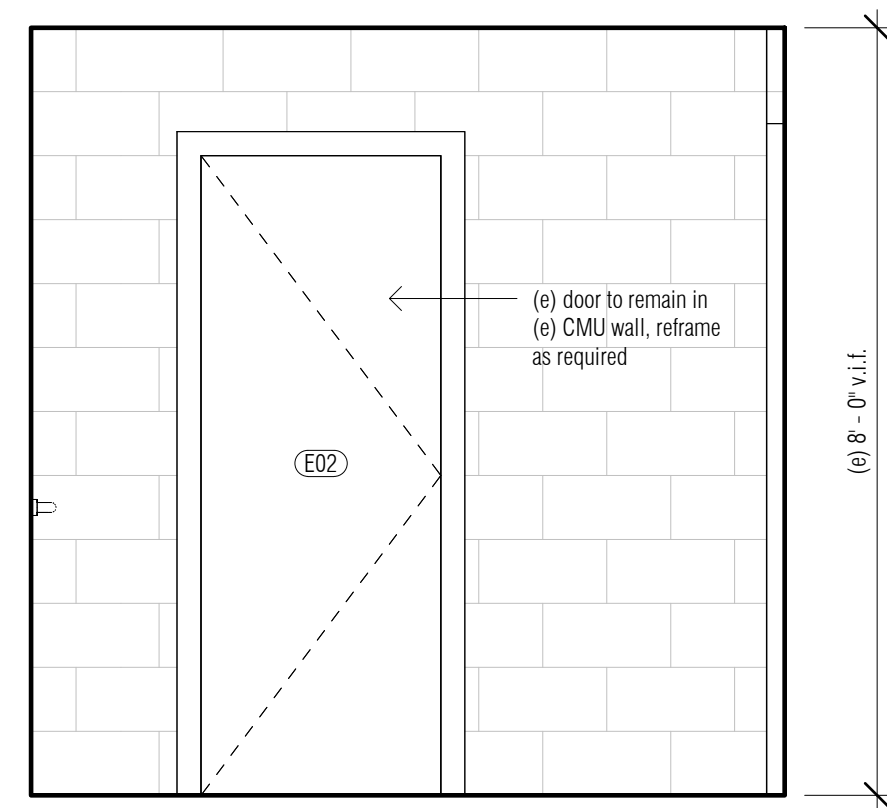
ATELIER DROME
architecture + interior design

112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

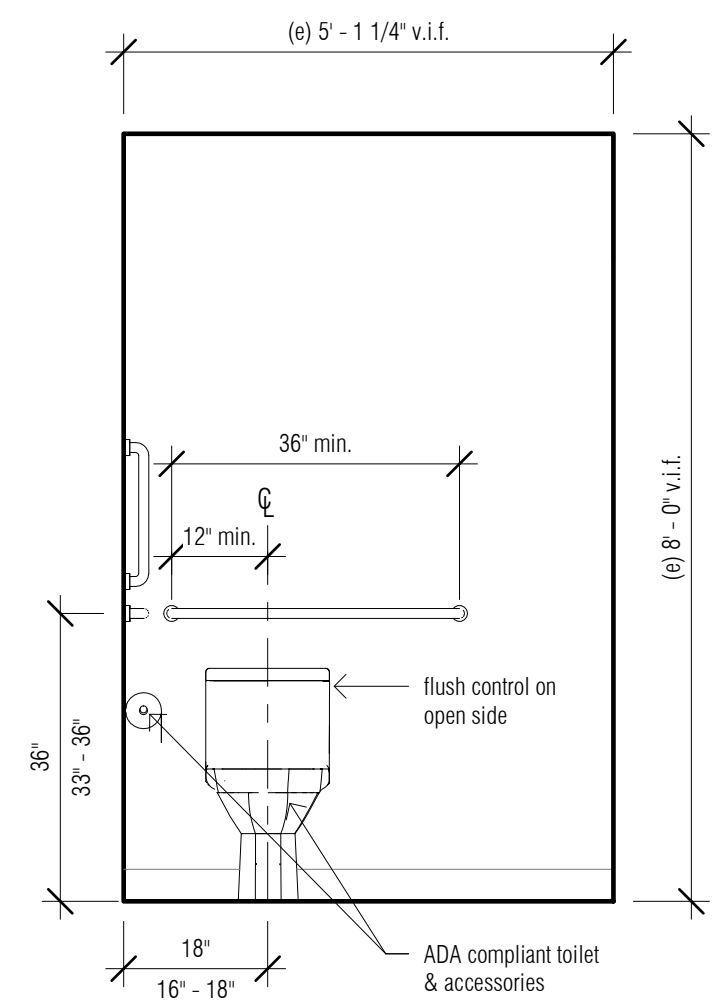
presubmittal # PRE21-060

ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

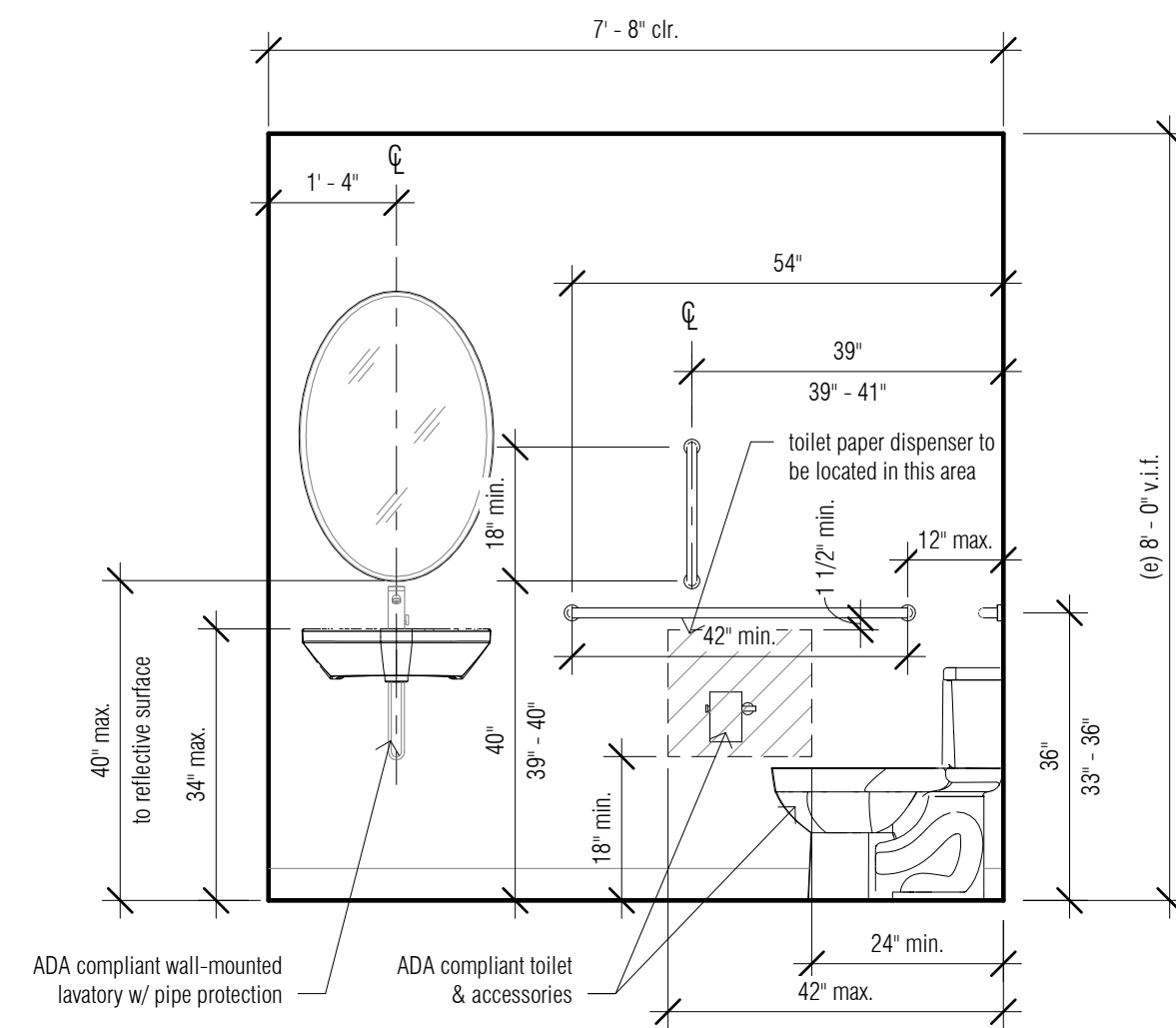
a4.0
exterior elevations



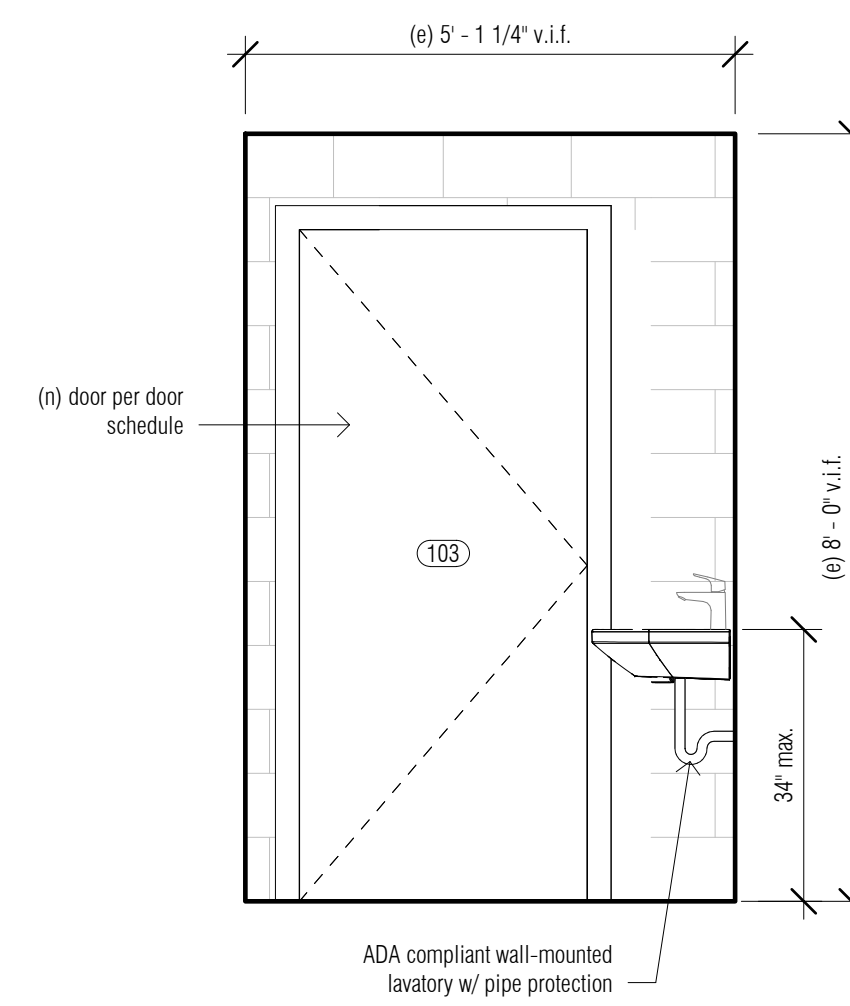
5 (n) restroom - southeast elevation
1/2" = 1'-0"



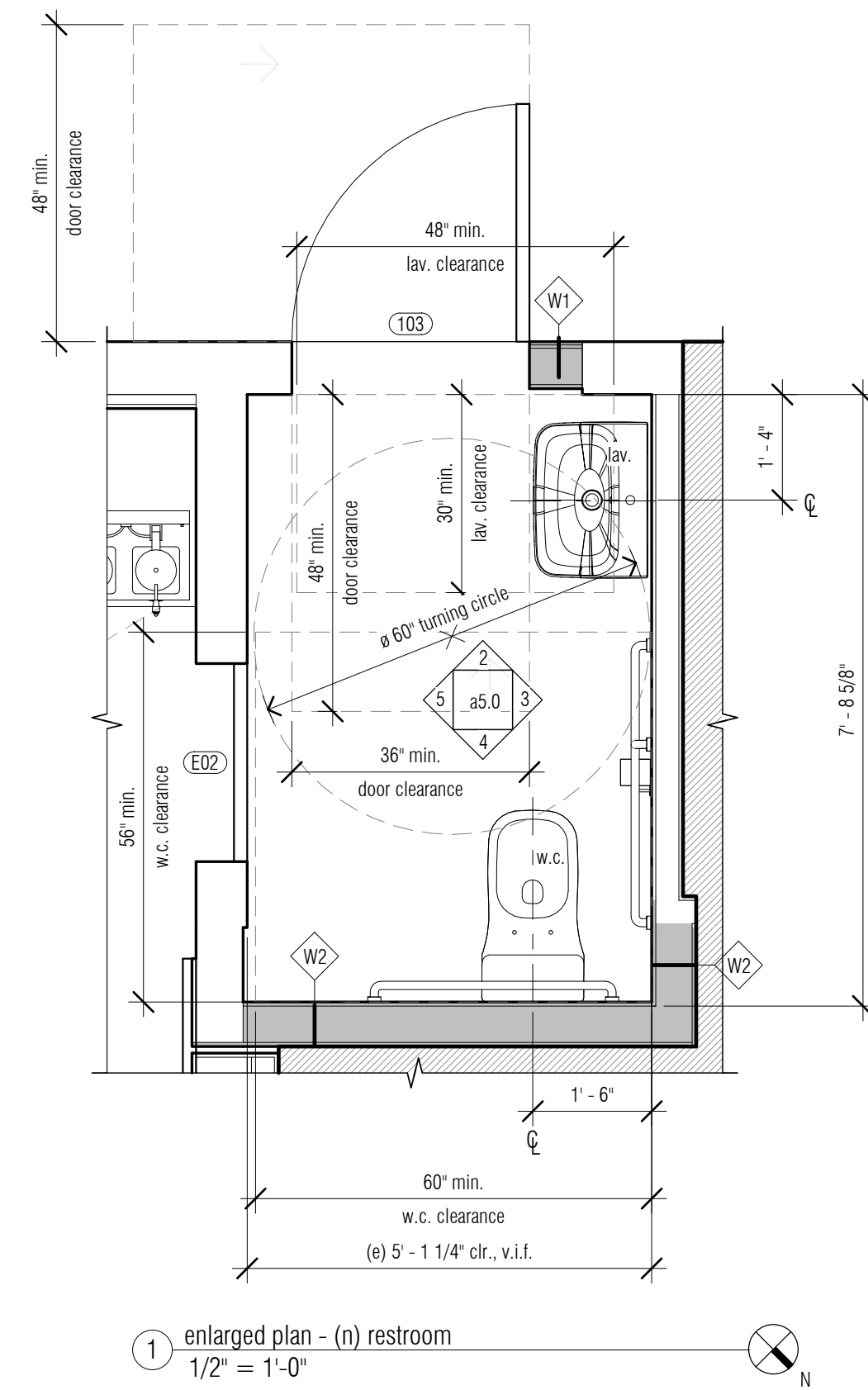
4 (n) restroom - northeast elevation
1/2" = 1'-0"



3 (n) restroom - northwest elevation
1/2" = 1'-0"



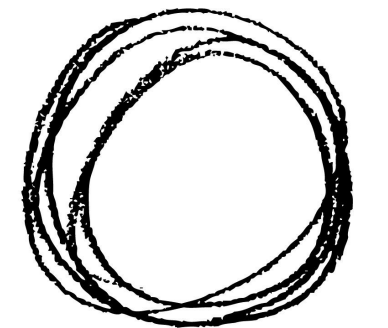
2 (n) restroom - southwest elevation
1/2" = 1'-0"



1 enlarged plan - (n) restroom
1/2" = 1'-0"



Permit / Design
Review Intake 05.05.2022



ATELIER DROME
architecture + interior design

112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

presubmittal # PRE21-060

ASA
2690 76th Ave SE #101
Mercer Island, WA 98040

a5.0
restroom accessibility

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 INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION.

DESIGN LOADING CRITERIA	
FLOOR LIVE LOAD (STORES - RETAIL FIRST FLOOR)	100 PSF
SNOW	25 PSF
WIND	METHOD - DIRECTIONAL PROCEDURE
	Kz=1.0, GcPc=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "B"
EARTHQUAKE	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
	LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
	SDC D, SITE CLASS D, Ie=1.0, Ss=1.394, S1=0.485,
	Sds=1.115, Sd1=NULL, Cs=0.172, R=6.5,
	SEISMIC DESIGN BASE SHEAR Vsx=4.09 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. 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 SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. 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."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S 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 OR 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.

7. 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.

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 ARCHITECT AND THE STRUCTURAL ENGINEER.

9. 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. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

10. 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

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8"= 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

APPROVED SETS OF SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT AS REQUIRED BY THE JURISDICTION. IF THERE IS A DOUBT WHETHER OR NOT A POST-PERMIT SUBMITTAL IS NECESSARY OR WILL BE ACCEPTED, CONSULT THE BUILDING CODE REVIEWER FOR THE ORIGINAL PERMIT. NO DRAWING SHOULD BE SUBMITTED TO THE BUILDING OFFICIAL THAT STILL BEARS THE DISPOSITION OF "REVISE AND RESUBMIT" OR SIMILAR LANGUAGE.

11. SHOP DRAWING REVIEW OF 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 (1) COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2) 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 AS REQUIRED BY THE JURISDICTION.

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.

QUALITY ASSURANCE

12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704 AND 1705 OF THE IBC 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 SHALL BE PERFORMED.

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
---	--------------

GEOTECHNICAL

13. 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 18" BELOW ADJACENT FINISHED GRADE. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNO.

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

ALLOWABLE SOIL PRESSURE	1500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
TRAFFIC SURCHARGE	70 PSF
COEFFICIENT OF FRICTION	0.35

CONCRETE

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF Fc = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF Fc = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.

15. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, Fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, Fy = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, Fy = 60 KSI.

16. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. 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.

17. 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"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

18. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508 AND IAPMO-UES REPORT ER-265. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

19. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

20. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT Z" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

21. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

22. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

23. 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 SIMPLY SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

24. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE 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
PSL COLUMN (1.8E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

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.

25. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

26. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC P5-1 OR P5-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

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

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

27. 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.

28. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWP A STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.21 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE C185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

29. 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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. 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 "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2) 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.

30. WOOD FASTENERS

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

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	GUN	3-1/2"	0.131"

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.

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 SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

31. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

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

B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2) 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. (2) 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2) ROWS 10d AT 12"oc. 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 AND BOTTOM PLATE TO EACH STUD WITH (3) 10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12) 10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3) 10d FACE NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2) ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4'-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2) ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. 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, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3) 10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2) 10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2) ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3) 10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc 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 10d AT 12"oc, UNO.

32. NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS; NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

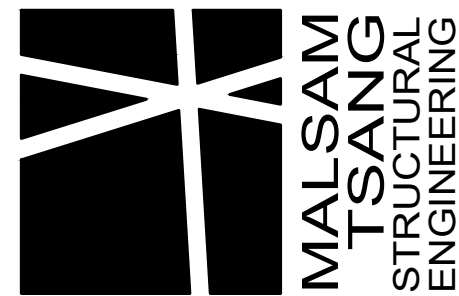
B. EXTERIOR AND BEARING WALLS; WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

33. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

34. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4" CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

GENERAL STRUCTURAL NOTES CONTINUED ON SHEET S1.1



122 S JACKSON ST - SUITE 210 SEATTLE, WA 98104 - 206-788-0828

2690 76TH AVE SE
MERCER ISLAND, WA

SDCI APPROVED



PROJECT NO 0401.2022.04.01
PROJECT MANAGER WAC
DRAWN JAS
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	4.13.22

ARCH ATELIER DROME
206.395.4392

GENERAL STRUCTURAL NOTES

S1.0

SCALE - NTS

GENERAL STRUCTURAL NOTES CONTINUED

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

RENOVATION

35. 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.
36. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR 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 20 PSF.
37. CONTRACTOR SHALL CHECK FOR DRYROT 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.
38. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.
- A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
 - B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
 - C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
 - D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING. UNO.
39. ALL EXTERIOR MASONRY WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS: SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH THE RESULTS OF THE INSPECTION.

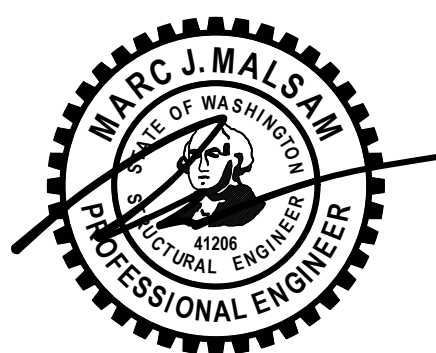
STEEL

40. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. Fy = 50 KSI. HP SHAPES SHALL CONFORM TO ASTM A572 GRADE 50, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53 GRADE B, Fy = 35 KSI. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI (SQUARE AND RECTANGULAR), Fy = 46 KSI (ROUND). CONNECTION BOLTS SHALL CONFORM TO ASTM F3125 GRADE A325, UNO.
41. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
42. ALL A325 CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PILES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH.
43. 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.

ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND BOARD
∅	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR FOOT
ADDL	ADDITIONAL	GT	GIRDER TRUSS		PLYWOOD
ALT	ALTERNATE	GWB	GYP SUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLD DOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT, ARCHITECTURAL	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER SQUARE INCH
BM	BEAM	HM	HIP MASTER		PARALLEL STRAND LUMBER
BOE	BOTTOM OF EXCAVATION	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND LUMBER
BOT	BOTTOM	HT	HEIGHT	PT	PRESSURE TREATED LUMBER
CL	CENTERLINE	IBC	INTERNATIONAL BUILDING CODE		
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	REQD	REQUIRED
DBL	DOUBLE			SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAG STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
EQUIV	EQUIVALENT		LUMBER		OTHERWISE
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED STUD
FT	FEET	NO	NUMBER		STUD
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED STUD
GA	GAUGE	oc	ON CENTER		STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH

SDCI APPROVED



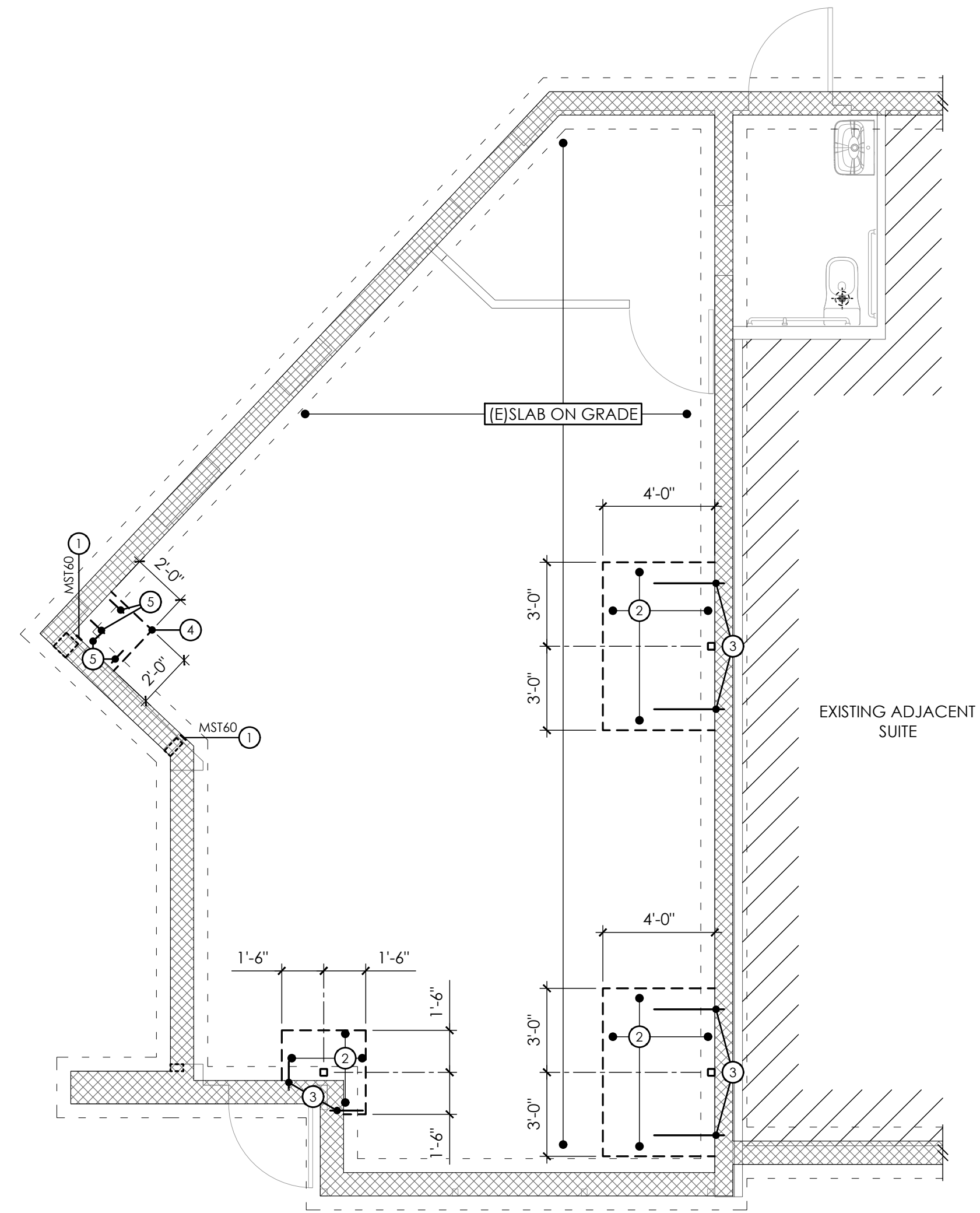
PROJECT NO 0401.2022.04.01
PROJECT MANAGER WAC
DRAWN JAS
ENGINEER BLAKE RASSILYER 206.602.5452
BLAKER@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	4.13.22

ARCH ATELIER DROME
206.395.4392

GENERAL STRUCTURAL
NOTES

S1.1
SCALE - NTS



PLAN NOTES

1. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
2. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
3. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- (E)STRUCTURAL WALL ABOVE
- PLUMBING PENETRATION ABOVE

FOOTNOTES

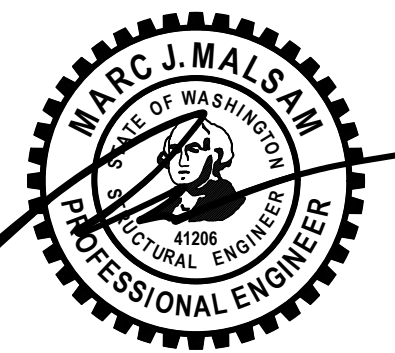
1. INSTALL HOLDOWN STRAP MIN 24" TO RIPPED POST AND ATTACH TO INTERIOR FACE OF EXISTING STEMWALL PER DETAIL 4/S3.0 - CONTRACTOR TO VERIFY EXISTING STEMWALL WIDTH
2. 12" THICKENED INTERIOR SLAB FOOTING w/ #4 AT 6"oc TOP AND BOT
3. #4 x 2'-6" DOWELS TO MATCH FOOTING REINFORCEMENT - EPOXY GROUT EMBED 4" MIN INTO (E)STEMWALL w/ SIMPSON SET-XP OR AT-XP. NO SPECIAL INSPECTION REQUIRED
4. 12" DEEP INTERIOR FOOTING w/ #4 AT 6"oc TOP AND BOT
5. #4 x 2'-6" DOWELS TO MATCH FOOTING REINFORCEMENT - EPOXY GROUT EMBED 4" MIN INTO (E) FOOTING w/ SIMPSON SET-XP OR AT-XP. NO SPECIAL INSPECTION REQUIRED

FOUNDATION PLAN

FIRST FLOOR WALLS SHOWN DASHED



SDCI APPROVED



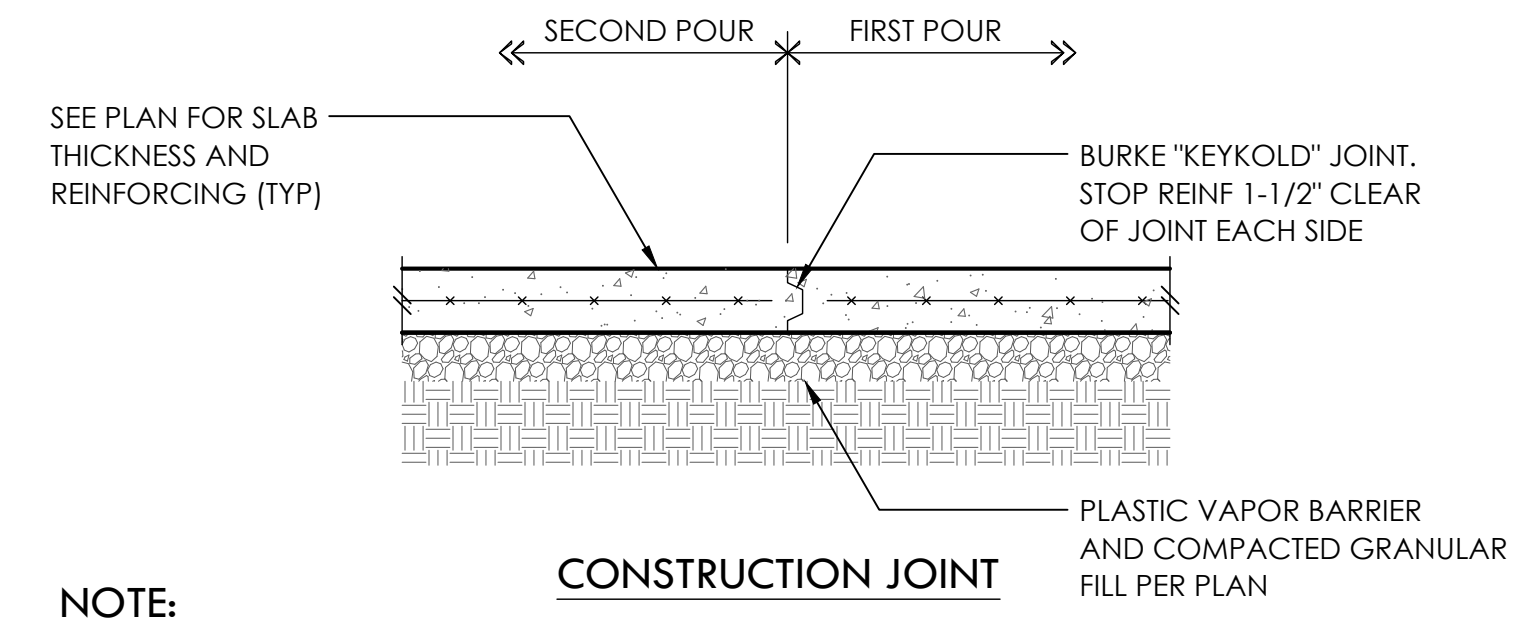
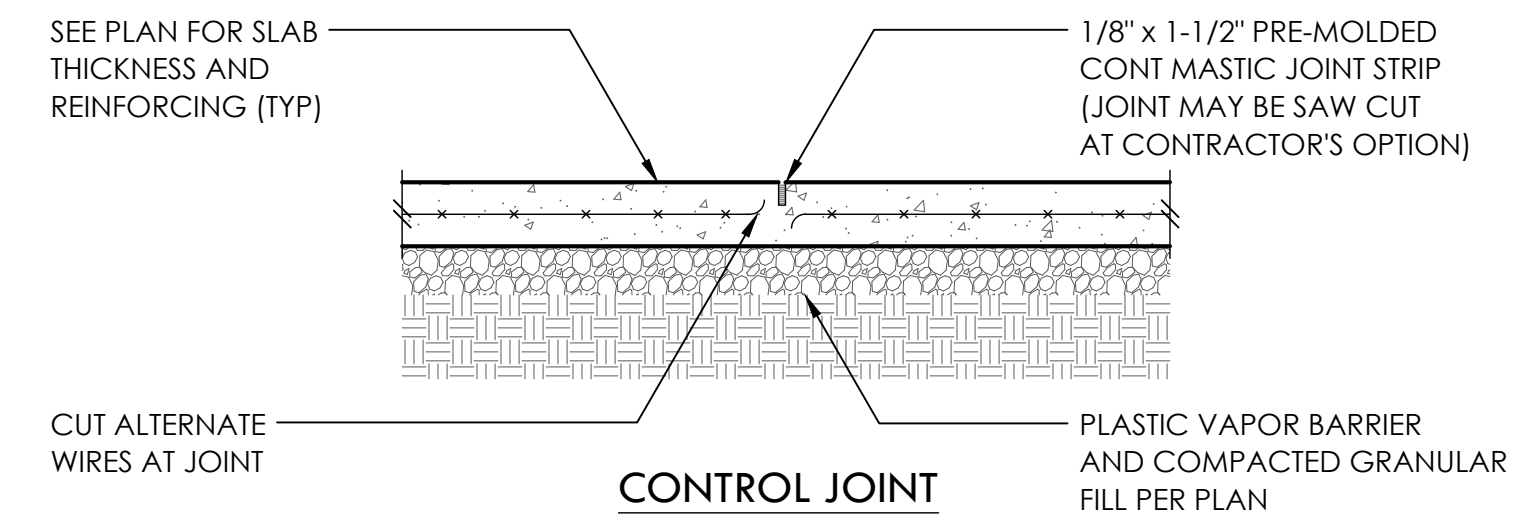
PROJECT NO 0401.2022.04.01
PROJECT MANAGER WAC
DRAWN JAS
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		4.13.22

ARCH ATELIER DROME
206.395.4392

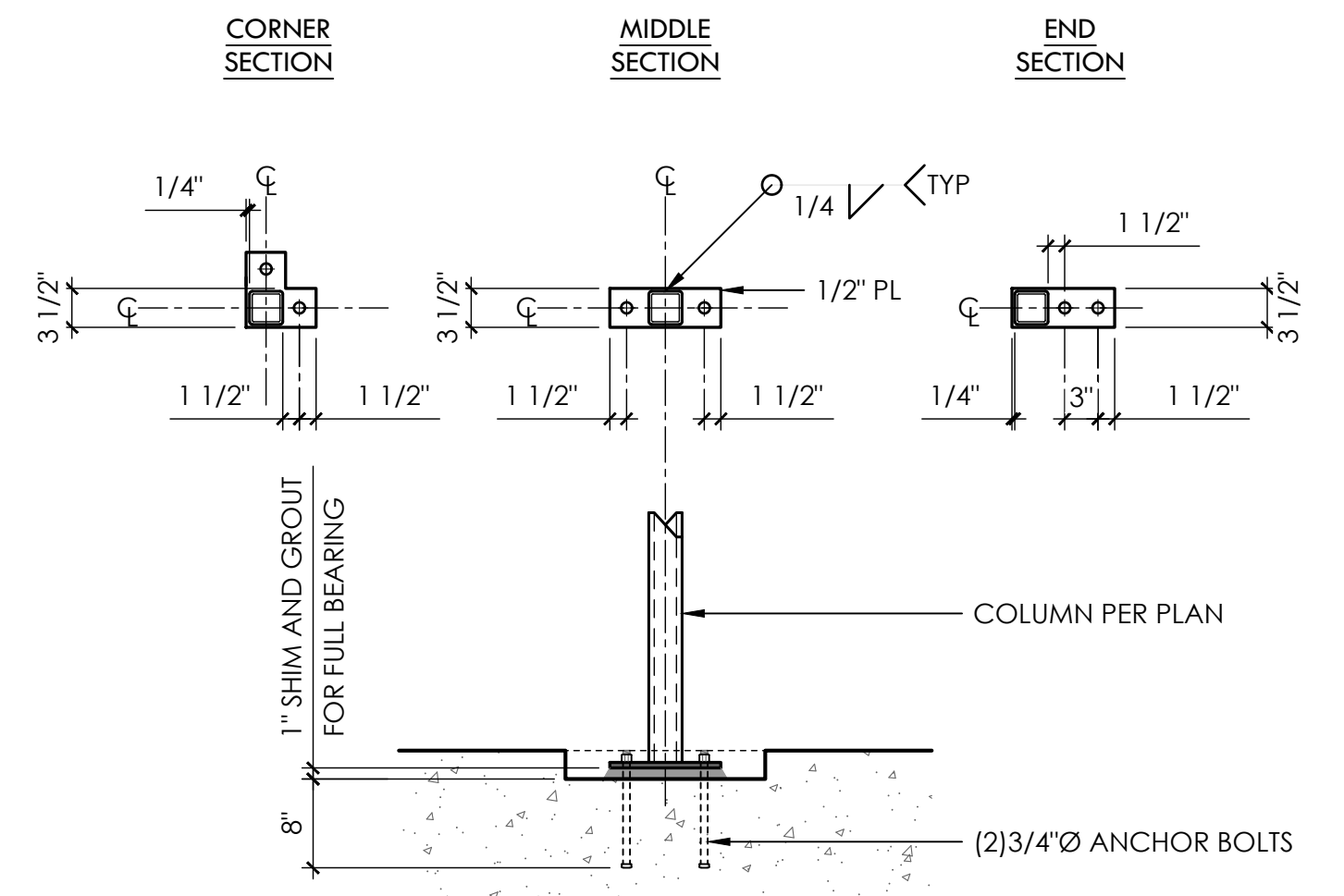
**FOUNDATION
PLAN**

S2.1
SCALE - 1/4" = 1'-0"

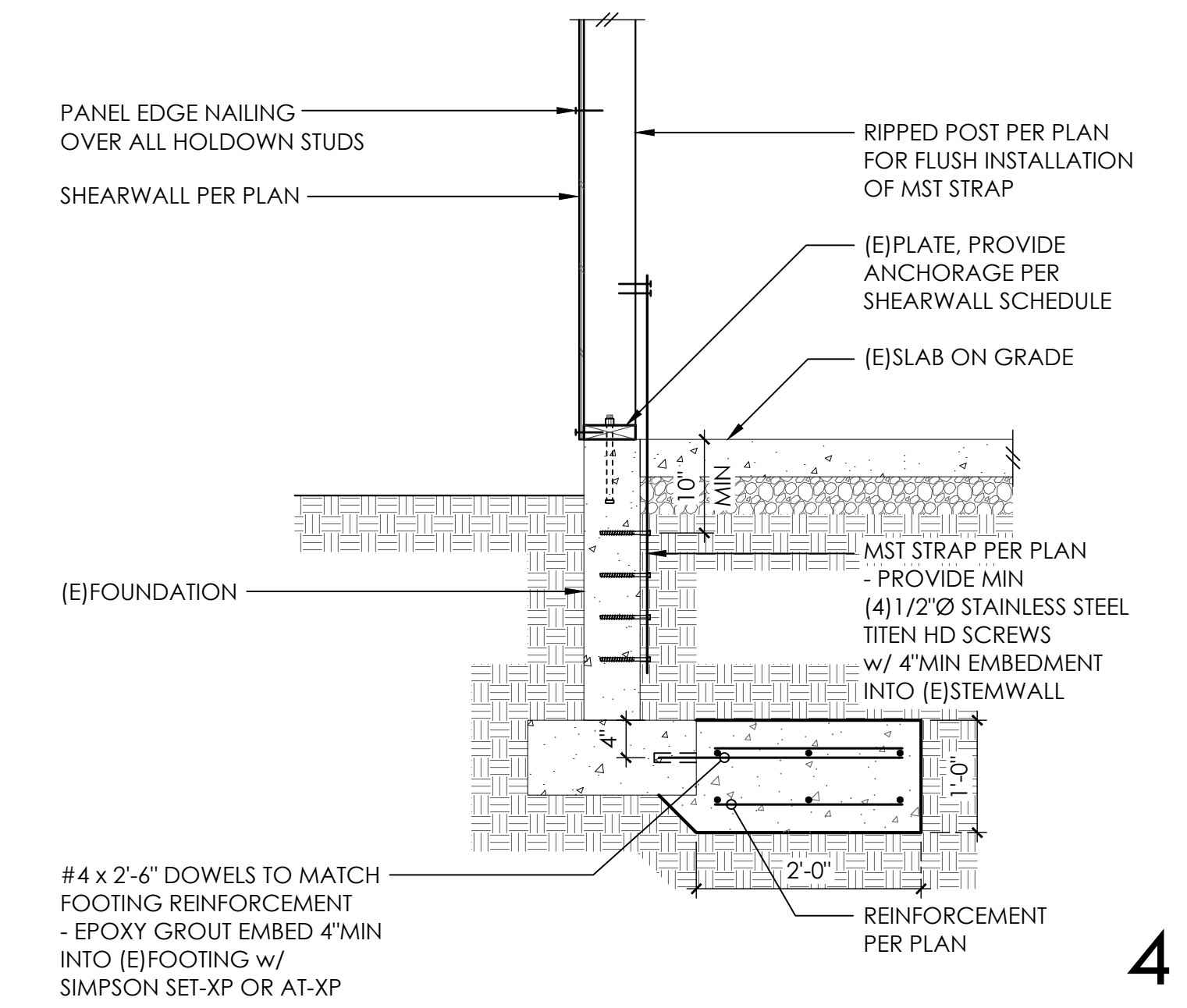


NOTE:
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

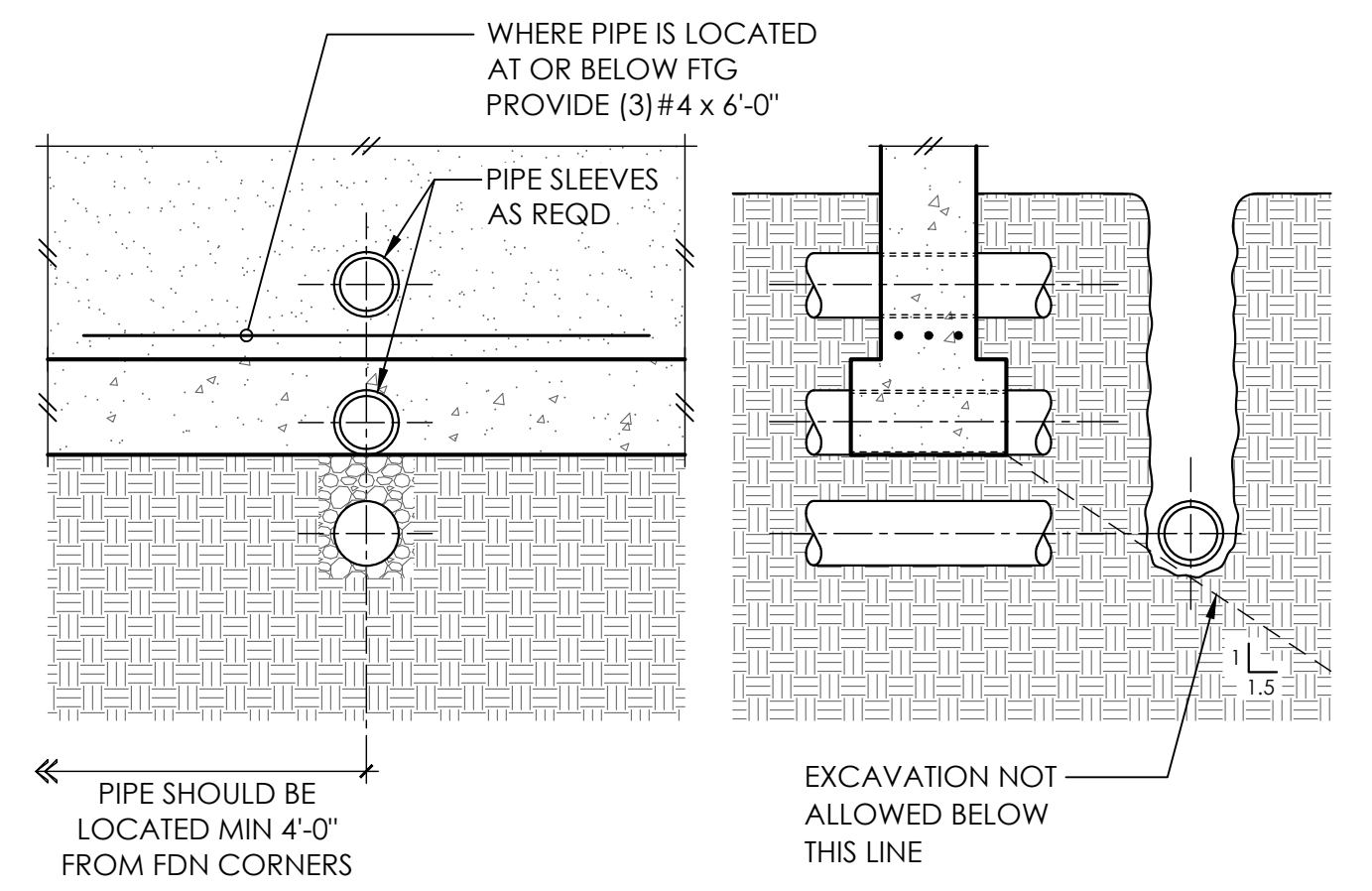
1 TYPICAL SLAB JOINTS **2**



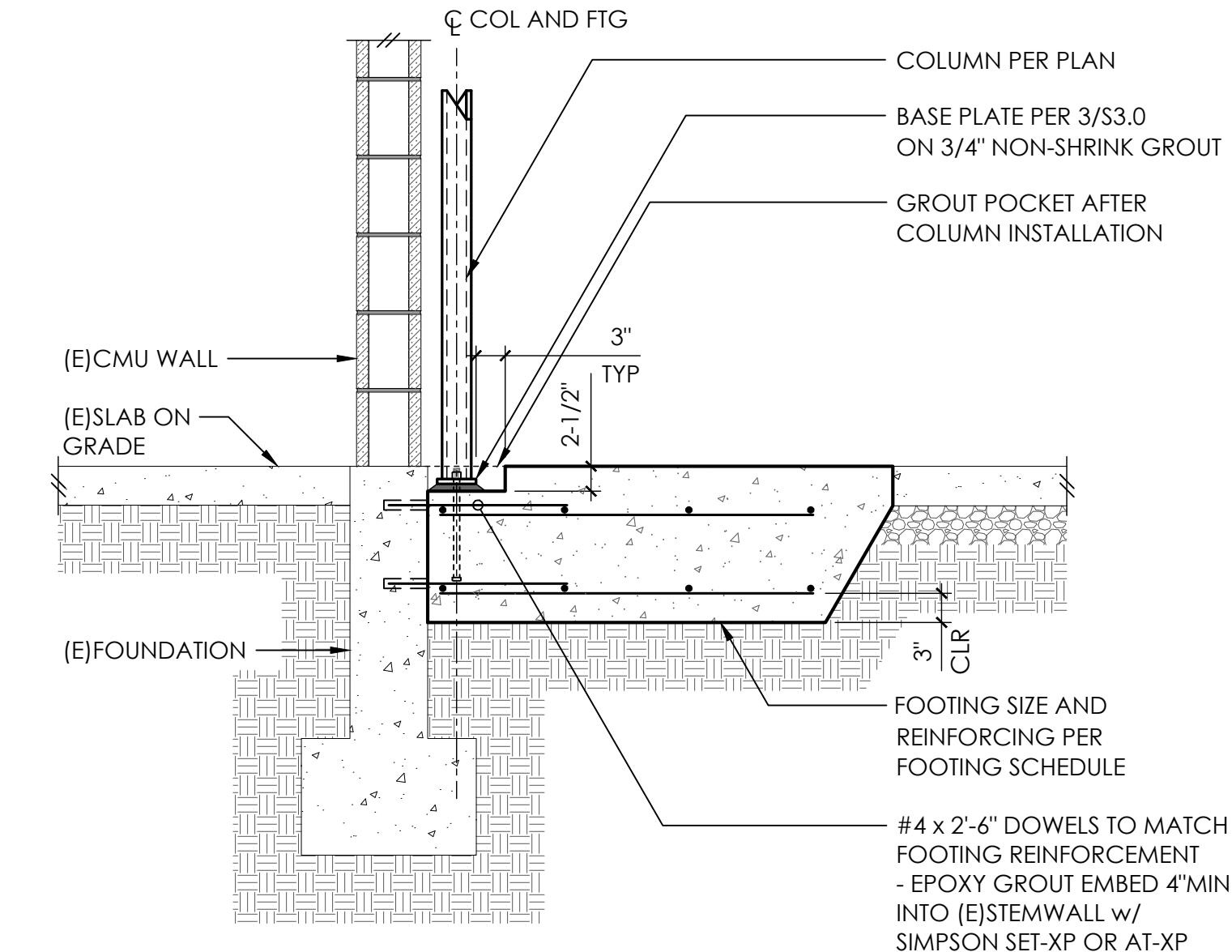
3 BASEPLATE - HSS COLUMN



4

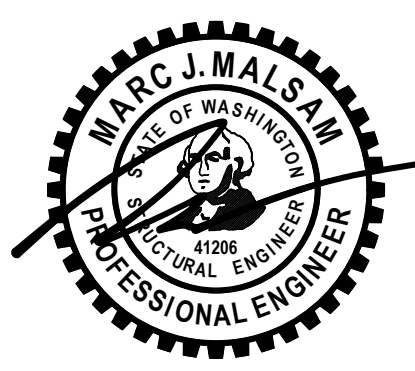


5 PIPE AND TRENCH LOCATIONS **6**



7

SDCI APPROVED



PROJECT NO 0401.2022.04.01
PROJECT MANAGER WAC
DRAWN JAS
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		4.13.22

ARCH ATELIER DROME
206.395.4392

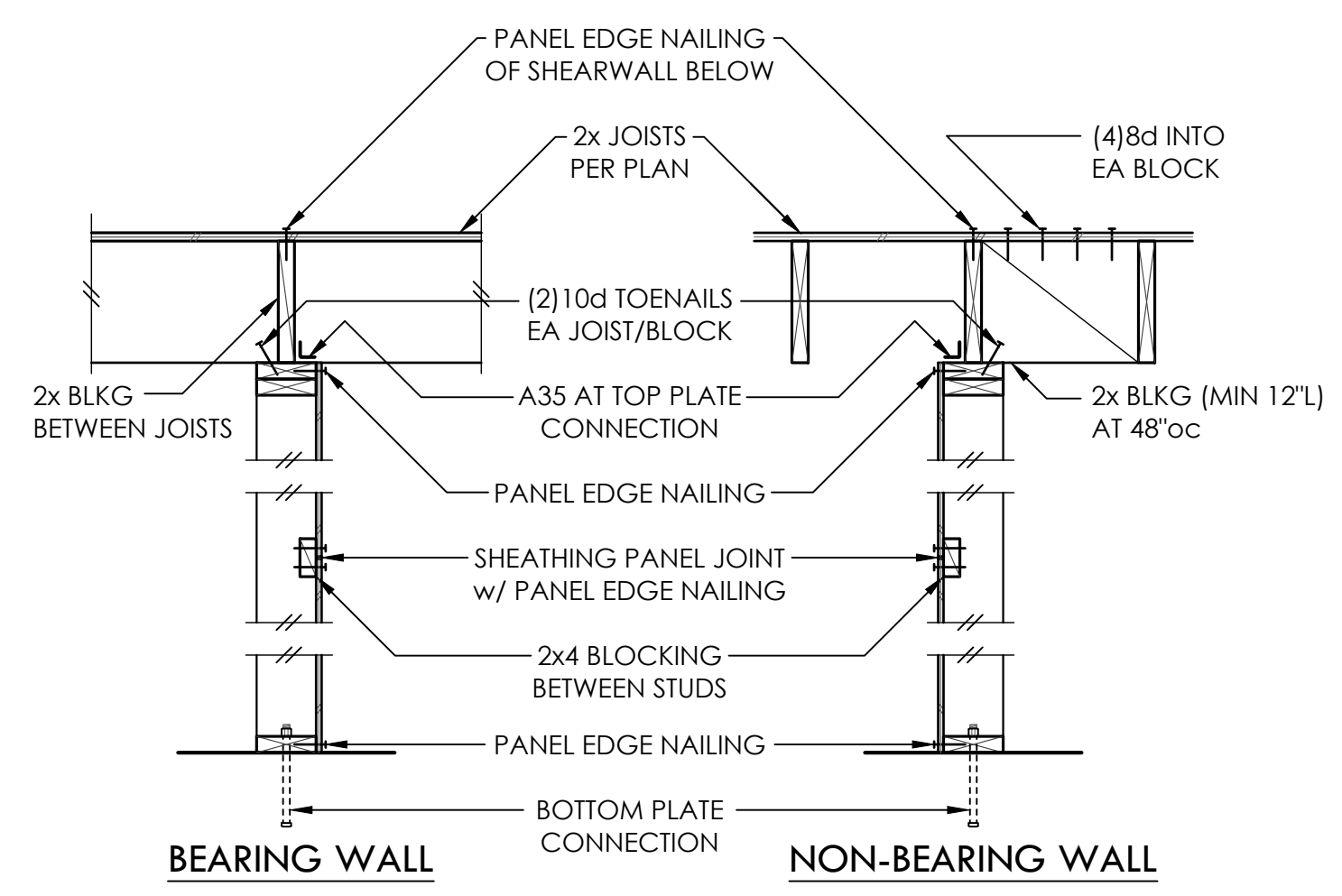
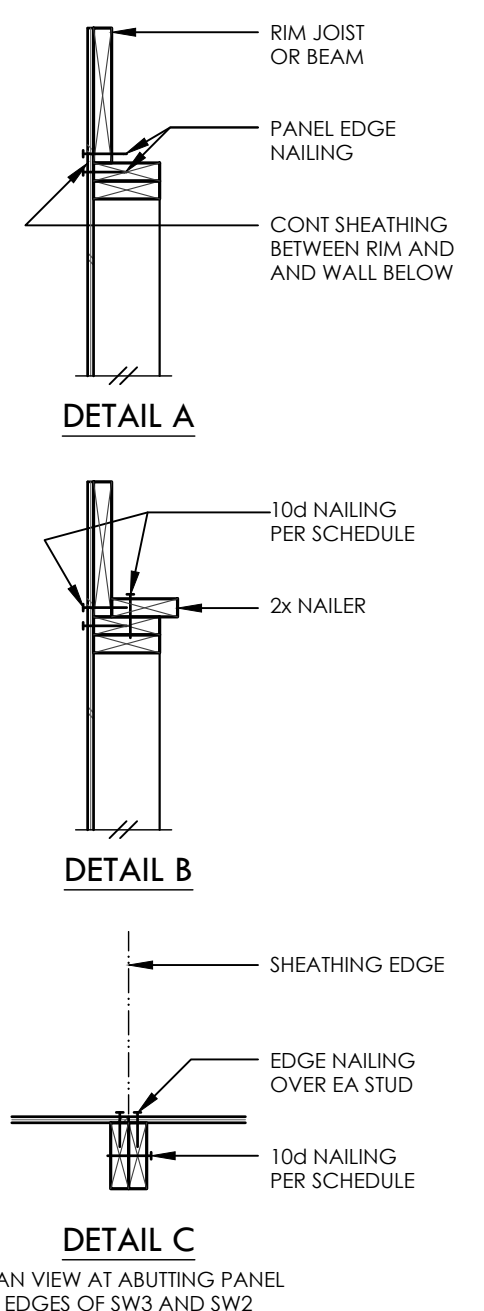
TYPICAL CONCRETE DETAILS

9 **10** **11** **12**

SHEARWALL SCHEDULE

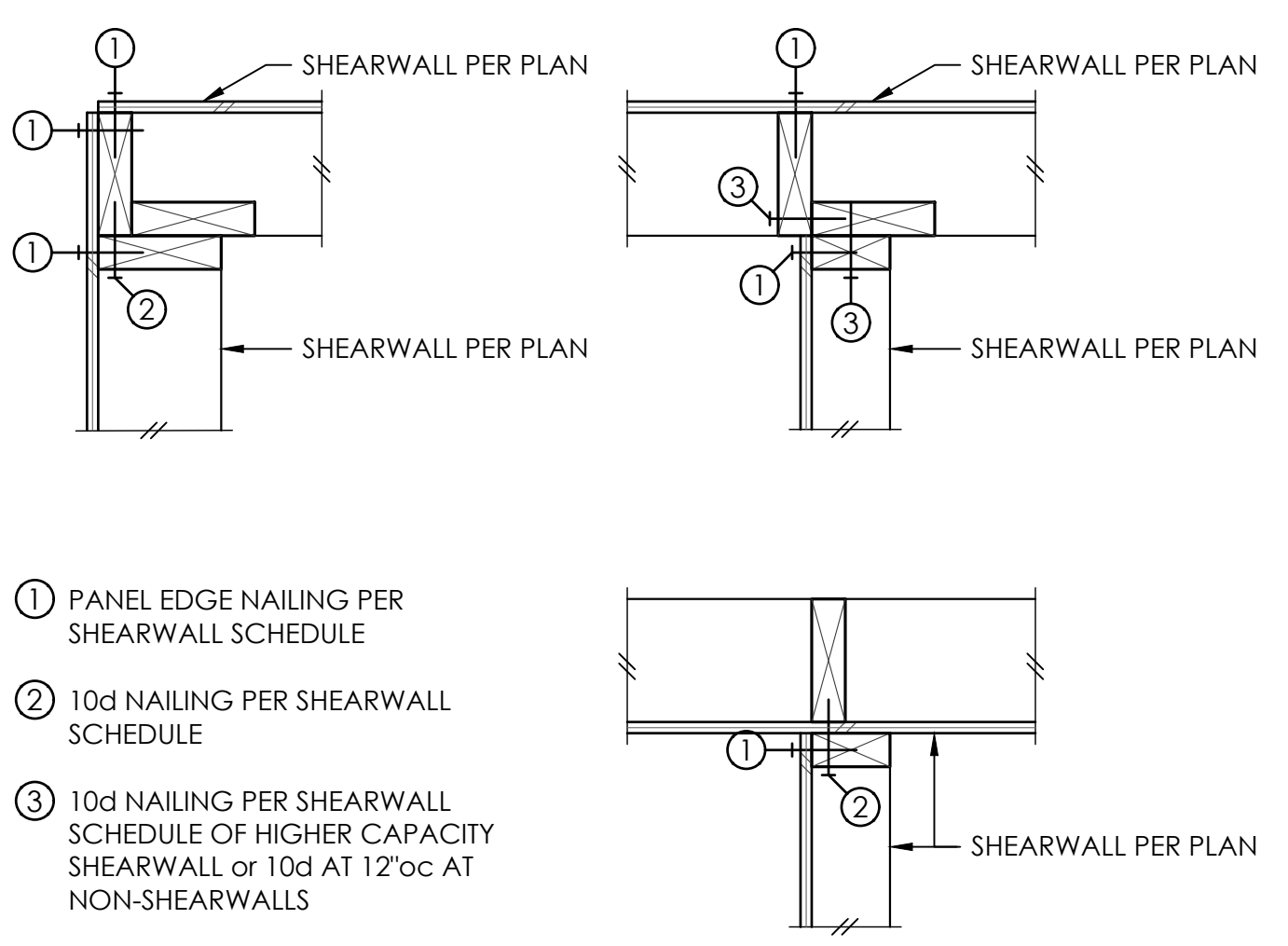
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI/2x	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8" AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8" AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8" AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8" AB AT 24"oc

- ① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- ② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- ③ EMBED CAST IN PLACE ANCHOR BOLTS AT LEAST 7". EPOXY EMBED POST INSTALLED 5/8"Ø THREADED ROD 5" MIN w/ SET-XP OR USE 5/8"Ø x 8" TITEN HD SCREWS, UNO. ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. WASHERS, THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- ④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, AND SW2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ⑥ ALL NEW EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- ⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- ⑧ LTP4'S INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- ⑨ A35'S OR LTP4'S MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

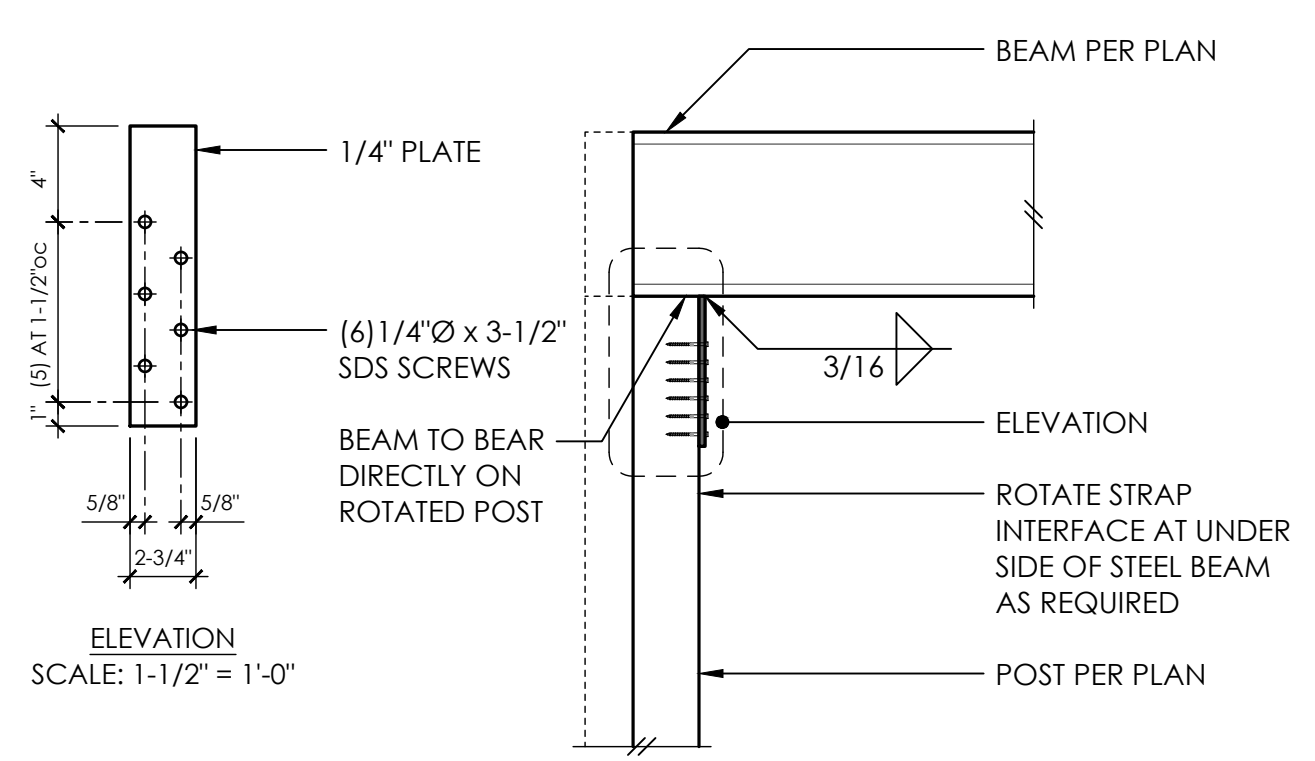


NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

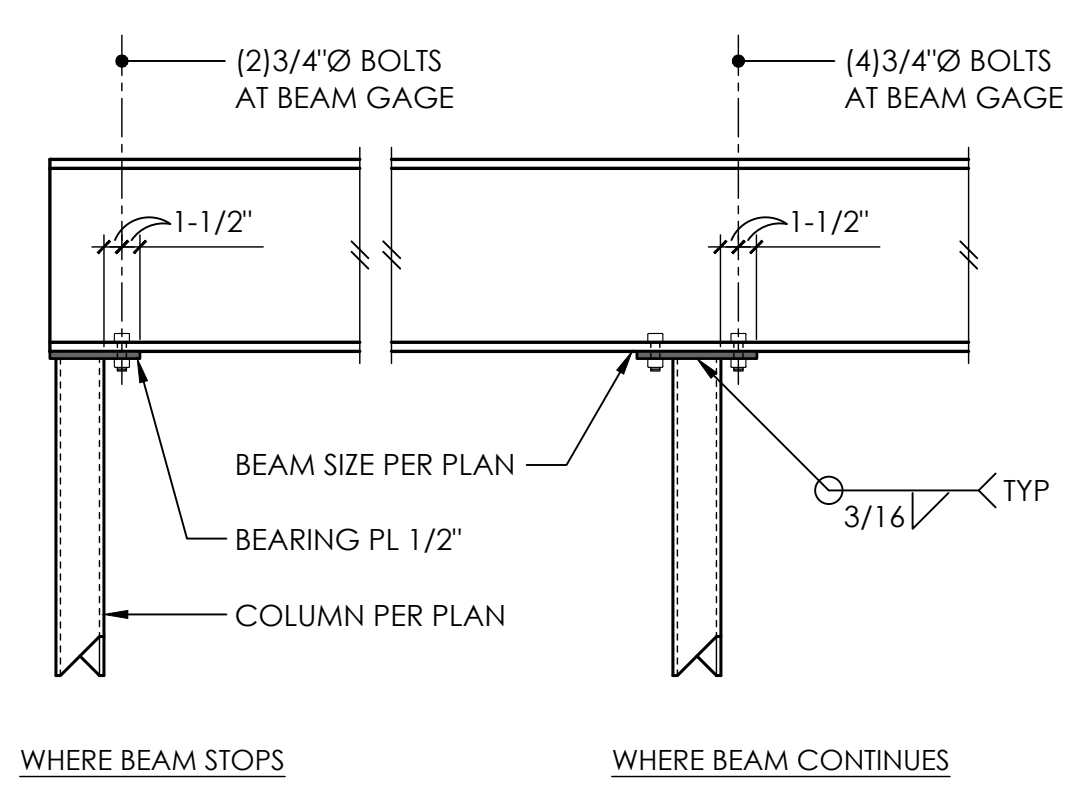
TYPICAL SHEARWALL CONSTRUCTION 2



SCALE: 1-1/2" = 1'-0"
TYPICAL SHEARWALL INTERSECTIONS 1

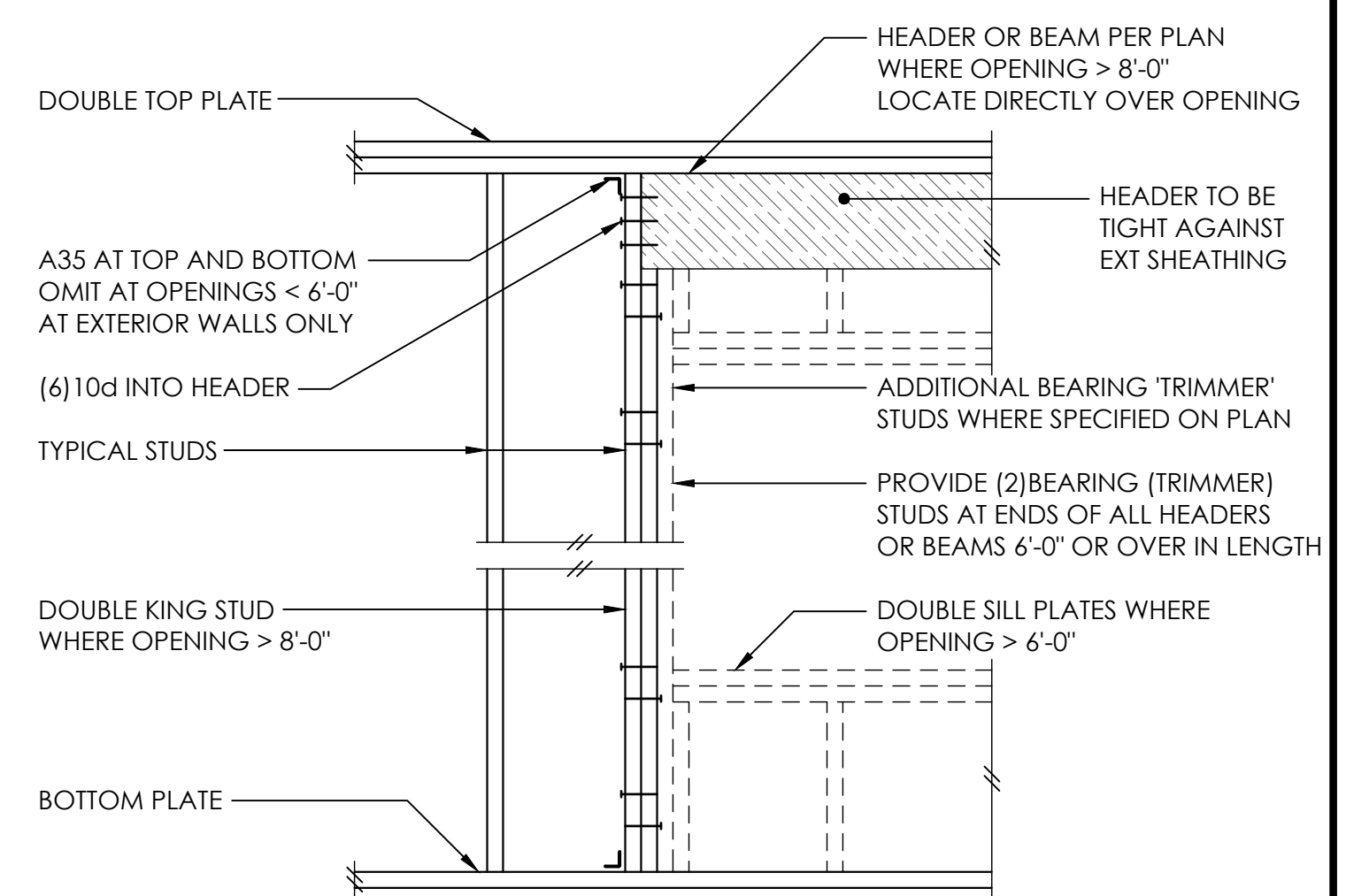


5 6



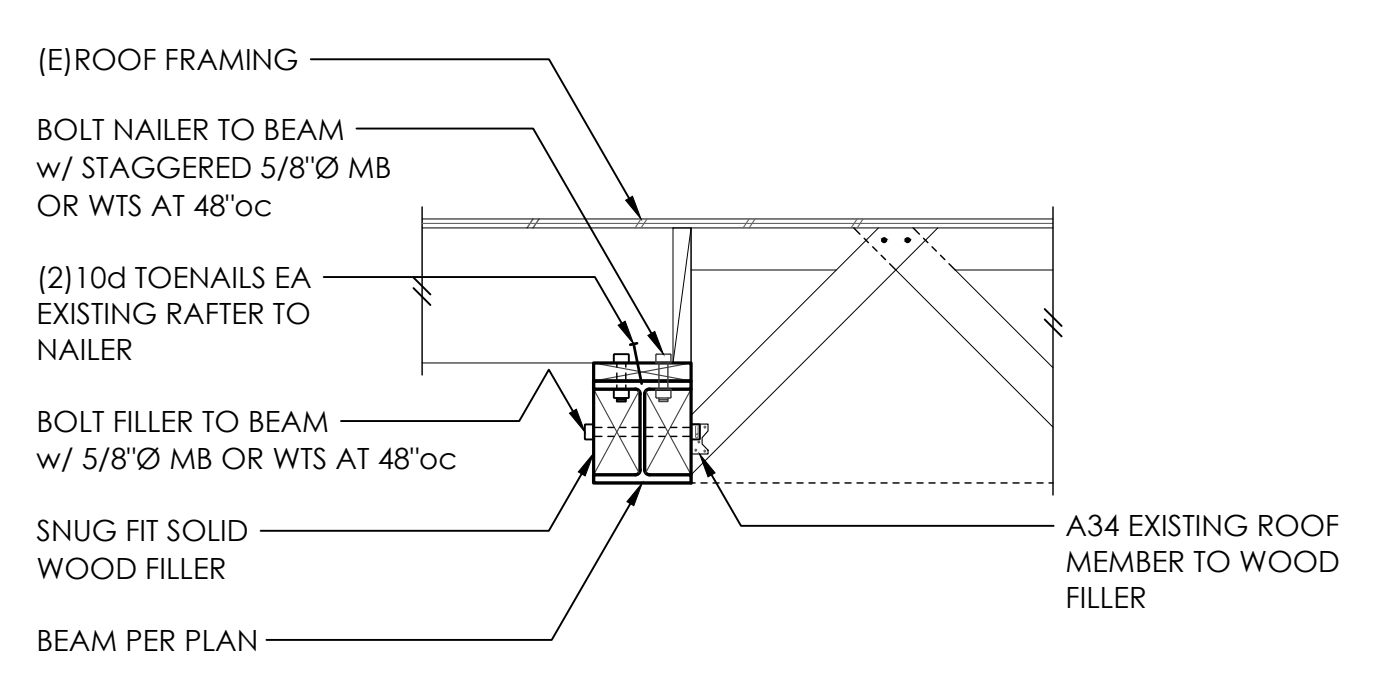
NOTE
BEARING PLATE THICKNESS SHALL BE 3/4" WHERE DEPTH OF SUPPORTED MEMBER EXCEEDS 24"

7 8

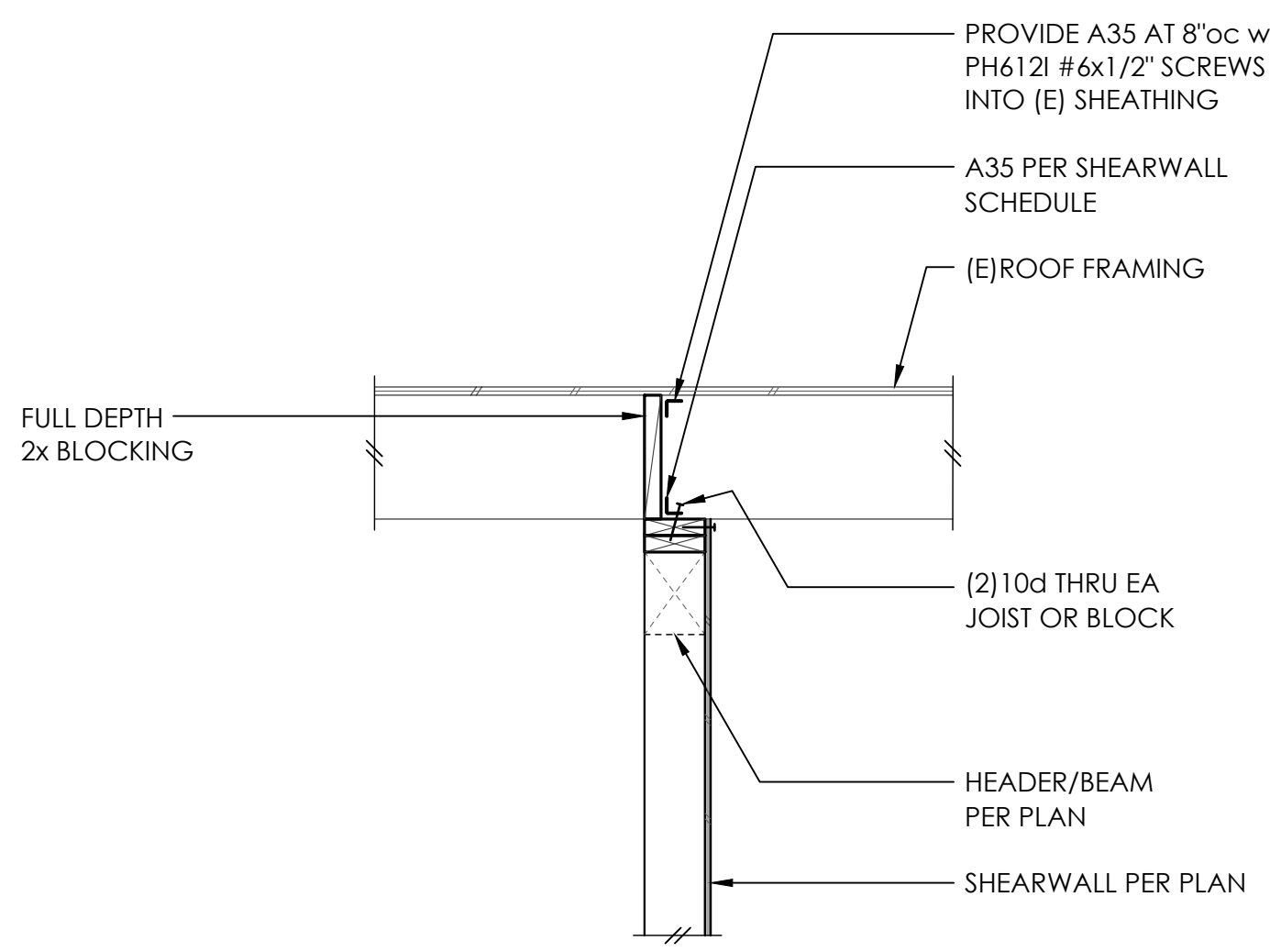


SDCI APPROVED

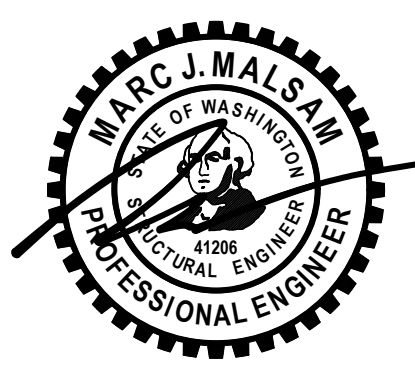
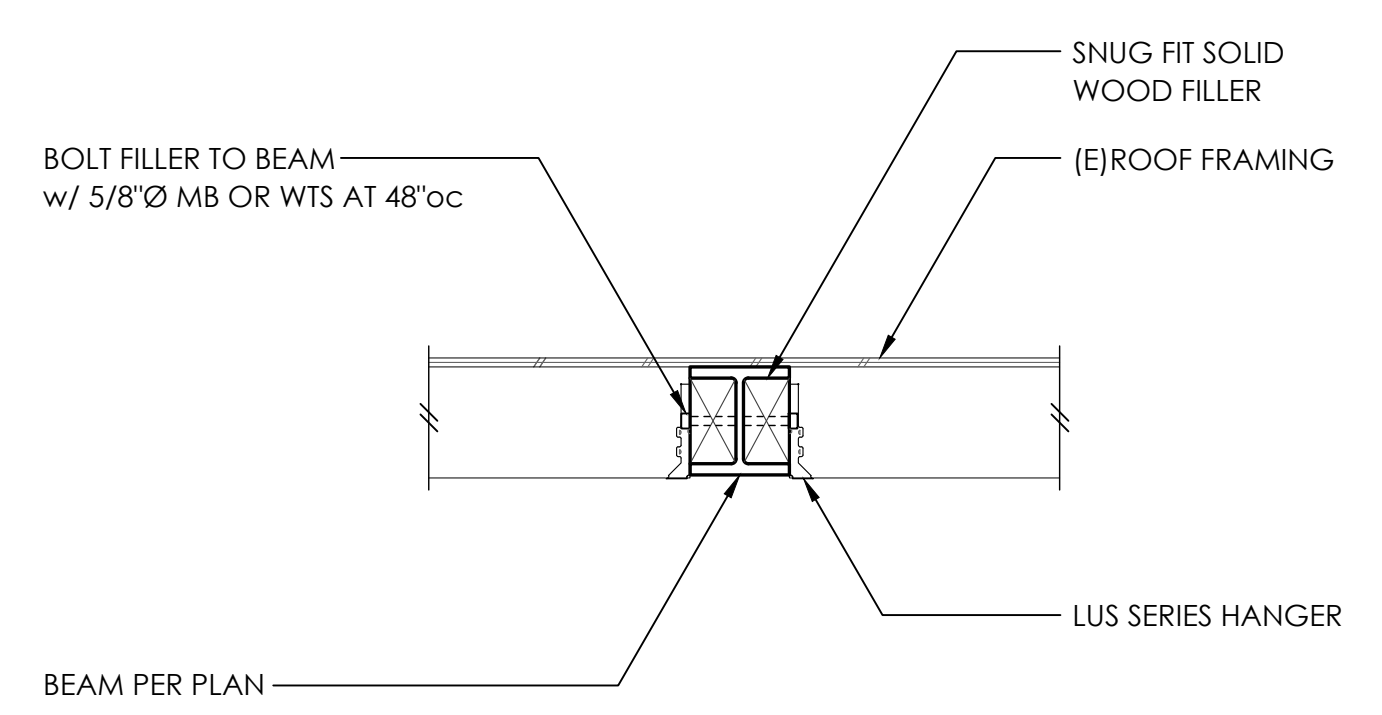
TYPICAL HEADER SUPPORT 8



9 10



11 12



PROJECT NO 0401.2022.04.01
PROJECT MANAGER WAC
DRAWN JAS
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

REV DESCRIPTION DATE
PERMIT SET 4.13.22

ARCH ATELIER DROME
206.395.4392

TYPICAL WOOD FRAMING DETAILS