typical abbreviations

sim. similar

@ dia # ±	at diameter pound plus or minus	h.b. h.c. hdr. hdw
abv. acc. a.d. adj. a.f.f. alt. alum. approx. arch.	above access acoustic area drain adjacent above finish floor alternate aluminum approximately architectural	i.d. insu
bd. bldg. blkg. bm.	board building blocking beam	int. j.b. lam.
b.o. bot. cab.	bottom of bottom cabinet	lav. I.f. Ioc. I.p.
c.b. cem. cer. c.j. c.j. cl. clr. clg. cmu conc. cont. corr. cpt. csmt. c.t. ctr.	catch basin cement ceramic cast in place control joint closet clear ceiling concrete masonry unit concrete continuous corridor carpet casement window ceramic tile center	It. m.o man max m.b m.c mdc mer min miso mtd mtl. mul n
dbl. demo. dia. dim. dn. d.o. dr. d.s. d.w. dwg.	double demolish detail diameter dimension down door opening door downspout dishwasher drawing	n. n/a n.i.c no. n.t.s o.a. o.c. o.d. off. o.h. opn
e. ea. elec. encl. eq. equip. est. (e) exist. exp. expo. ext.	east each elevation electrical enclosure equal equipment estimate existing existing expand / expansion exposed exterior	perf. perg pict. pl. p-la plas pwd pnl. pr. pt. pt. ptd.
f.d. f.e. f.f. f/f f.g. fin. flash. flr. fluor. fnd. f.o. f.o.c. f.o.f. f.o.i.c. f.o.s. f.p. fr.	floor drain fire extinguisher finish floor finish to finish fixed glass finished flashing floor fluorescent foundation face of face of concrete face of finish furnished by owner, installed by contractor face of masonry face of stud fireplace	ptn. r r.a. rad. r.b. r.d. ref. reinf reg'o resil rev. rgtr. r.h. r.o. r.v.p r.w.l
frpf. frzr. ft. furr. fut. f.w.	fireproof freezer foot / feet furring future full width	s. s.a.f s.a.r s.c. s.d. sche sect
g ga. galv. g.c. gl. g-lam. gr.	gas gauge galvanized general contractor glass glue-lam grade	s.g. sh. shw sht. sht. shtg s.f.
g.w.b. gyp.	gypsum wallboard gypsum	sq.iı sim.

	h.b. h.c. hdr. hdwd. h.m. horiz. h.p. ht. hr. hvac	hose bib hollow core header hardwood hollow metal horizontal high point height hour heating/ ventilating/ air conditioning	s.o. spe s.s. std. stru stru sus sym
	i.d. in. insul. int.	inside diameter inch insulation interior	t.c. tel. tem ter.
	j.b.	junction box	t&g t.g.
	lam. lav. l.f. loc. l.p. lt.	laminate / laminated lavatory linear feet location low point light	thk. t.o. t.o. t.p.l typ. u.n.
unit	m.o. manuf. max. m.b. m.c. mdo mech. memb. min. misc. mtd. mtl. mul.	masonry opening manufacturer maximum machine bolt medicine cabinet medium density overlay mechanical membrane minimum miscellaneous mounted metal mullion	v.c. ven vert v.i.f vfy. w. w.c w.c w.f. w.h w.l. win
	n. n/a n.i.c. no. n.t.s.	north not applicable not in contract number not to scale	W.S. W/ W/O W/d W.r.
	0.a. o.c. o.d. off. o.h. opng. op.hd.	overall on center outside diameter office overhang opening opposite hand	
n	perf. perp. pict. pl. p-lam. plas. pwd. pnl. pr. pt. pt. ptd. ptn.	perforated perpendicular picture window plate plastic laminate plaster plywood panel pair point pressure treated painted partition	
er, actor	r r.a. rad. r.b. r.d. ref. reinf. rem. req'd. resil. rev. rgtr. r.h. r.v. r.v.p. r.w.l.	riser return air radius rubber base roof drain refrigerator reinforced remainder required resilient revision register right hand room rough opening radon vent pipe rainwater leader	
	s. s.a.f. s.a.m. s.c. s.d. sched. sect. s.g. sh. shwr.	south self-adhered flashing self-adhered membrane solid core smoke detector schedule section safety glass shelf shower	
ſ	sht. sht.mtl. shtg. s.f.	sheet sheet metal sheathing square foot / feet	
l	sq.in.	square inch	

		<u>typical</u>	drawing sy	rmbols
s.o.g. spec. s.s. std. stl. stor. struct. susp. sym.	slab on grade specification stainless steel standard steel storage structure suspended symmetrical	Mark 101 1t XX	construct type window n door num finish typ	ion assembly number nber e
t t.b. t.c. tel. temp. ter. t&g t.g. thk. t.o. t.o.w. t.p.h. typ.	tread towel bar top of curb telephone tempered terrazzo tongue and groove tempered glass thick top of top of wall toilet paper holder typical	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	revision r (only mo revision s clouded, previous remain, d revision i on titleble exhaust fa smoke de	eference st-recent shown symbols of revisions late of ndicated ock) an etector
u.n.o. v.c.t. ven.	unless noted otherwise vinyl composition tile veneer	- turical	carbon m	onoxide detec
vert. v.i.f.	vertical verify in field		malenal sy	IIIDOIS
vfy. w.	verify west			undisturbed
w.c. wd. w.f. w.h.	water croset wood wide flange water heater			disturbed ear
w.l. win. w.s. w/	water line window weather strip with			gravel
w/o w/d w.r.b.	without washer / dryer weather-resistive barrier			sand, mortar









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light	

	general notes	
	General Conditions	
section tag	1. 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.	21. At the Owners' request, when the Contractor considers work substantially complete, notice may be made to Architect. Upon inspection of the work, the Architect will either prepare a "punch-list" of deficiencies in the work or the Architect will accept
elevation tag	 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 work as being substantially complete. If the work is accepted, the certificate of substantial completion will be prepared, accompanied by the Contractor's list of items to be completed or corrected, as verified and amended by Architect and Owner. The Owner and Contractor must accept the responsibilities assigned to them in the certificate. Substantial completion is defined as that point in the project when the job is sufficiently complete in accordance with the Contract
structural grid line	 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. 	Documents, that the Owners can occupy or utilize the Work or a designated portion thereof for the use for which it is intended. The final inspection performed by the governing agencies shall be signed-off at or before substantial completion.
elevation level tag	4. 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.	22. At substantial completion, the Architect will make one trip to the job site to review the work and prepare the punch-list, and a second trip to verify that all outstanding punch-list items have been completed. Subsequent job site visits which are required to review unfinished punch-list items shall be at the Contractor's sole
spot elevation tag	5. 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	expense, to be deducted from the final payment. 23. When the work is accepted as substantially complete, the Contractor shall prepare the necessary closeout submittals. The project will not be considered complete
slope tag (x:y)	equipment not submitted and approved may be subject to removal.	without satisfaction of all lien releases as agreed upon between the Owner and Contractor.
	6. 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.	24. A 10% retention on all monthly billings and progress payments will be held until the final and complete acceptance of all work by Owner.
metal	7. 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	 25. Upon acceptance of the Work, the Contractor will submit to the Owner a tabbed three ring binder and PDF containing the following items: Product and equipment guarantees Warranties Operating and maintenance information on equipment and specialized building
wood blocking / shim	contractor, sub-contractors, any of their agents or employees, or any other persons performing any of the work.	 components used in the project Special maintenance information for finishes used in the project, as appropriate
wood framing	8. The Contractor shall verify all existing conditions and dimensions, and notify Architect of any discrepancy or uncertainty.	A list of sub-Builders involved in the job, their addresses and phone numbers.Copies of all approved submittals.
nlywood	 The Contractor shall have a preconstruction meeting with Owner, Architect, and major Sub-contractors prior to the start of the work. 	26. Final payment will be made after closeout submittals are complete and based on the agreement of final payment in the contract between Owner and Contractor.
	10. Do not scale drawings. Written dimensions take precedence over scaled dimensions. Details take precedence over general conditions.	27. Unless waived by the Owner, invoices submitted to the Owner shall be submitted to the Architect at the same time for the Architect's review. Invoices shall include a complete "schedule of values" and shall indicate percentage complete for each line
batt insulation	11. Existing dimensions are to face of finish & new dimensions given are to face of framing unless otherwise noted.	item.
rigid insulation	12. 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 Contracted average.	 29. The Contract Documents are complementary, and what is required by one shall be binding if required by ell. The Contract Documents are complementary.
project	 Floors and walls are to be finished under and behind casework and equipment, except as specifically shown otherwise on the drawings. 	as described in the Contract Documents. Notify the Architect for resolution of all discrepancies prior to construction, or immediately during construction.
north	14. 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	30. Material load-in/trash removal to occur before 7 am or after 6 pm or as directed by building management.
	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.	Other A All wood in contact with concrete shall be pressure-treated
The second secon	 The following submittals are required: All finish materials, including paint colors Casework, custom furniture and installations 	 B. Provide solid blocking behind all wall-mounted fixtures and accessories. C. At all existing walls, ceiling and roof cavities that are exposed due to work, provide insulation as required by code. D. Seal tears in insulation with tape.
Boot the second	 Doors, Windows, and Frames Hardware, fittings and fixtures All visible HVAC equipment (cut sheets OK) 	 E. floor-to-floor dimensions from top of sub-floor to top of sub-floor, unless noted otherwise. F. door returns shall be 4" typical, unless noted otherwise.

- 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.
- 15. 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.
- 16. Contractor shall verify locations of wall mounted accessories and backing for accessories with Owner prior to closing of the walls.
- 17. Contractor shall provide the necessary containers for trash removal and keep the work area reasonably clean at all times.
- 18. 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.
- 19. 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.
- 20. 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

manufacturer(s).

mechanical permit under deferred submittal hvac plans and equipment schedules

G. contractor to confirm window and door rough openings requirements with

H. throughout this set of drawings, the term "owner" refers to the "tenant." the

term "landlord" refers to the "property owner."

electrical permit under deferred submittal reflected ceiling plan

plumbing permit under deferred submittal

• plumbing plan and fixture schedules

\bigcirc	project information				
	<u>tenant:</u>	ASA Mercer	r Island, LLC		
	<u>address:</u>	2690 76th a mercer islar	ave SE #101 nd, WA 98040		
	project description:	tenant impro retail space work to incl improvemen storefront gi and the mod operational	ovement to establish a cocktail bar in an existing in the mercer island downtown core. scope of ude interior renovations and minor exterior hts, involving the replacement of existing lazing, the addition of new folding glass doors, dification of an existing door and window to meet needs.		
	parcel number:	531510-15	06		
	legal description:	MC GILVRA MERCER W PLat Block: Plat Lot: 5-6	S ISLAND ADD POR 5-6 SWLY OF NORTH AY LESS RD 18 5		
	zoning:	TC-5			
	<u>lot area:</u>	8,450 sf			
	building footprint:	1,896 sf			
	tenant area:	668 sf			
	construction type:	V-B unsprin	klered		
	existing use:	office (B) /	retail (M)		
	proposed use:	restaurant (I	B per IBC 303.1.1)		
	pre-application meeting: building permit #: land use / design review #:	PRE21-060 2205-095 DSR22-004	ł	11283 REGIS	TERED
	setbacks: existing (no		change)	Анст	ITECT
	building height:	existing (no	change)	STATE OF WASH	INGTON
	landscaping:	existing (no	change)		
	<u>parking:</u>	<pre>parking stal { ASA. compa { 19.11.130.8</pre>	atible hours of operation per MICC	Review Cycle 1 Permit / Design	08.01.2022
\bigcirc	project team			Review Intake	05.05.2022
	Owner: Bill Suttell 1401 E Coral Cove Dr Gilbert, AZ 85234 Phone: (206) 999-4799 Email: bill.suttell@yaho sub-tenant, TI space (scope of ASA Mercer Island, LLC 2690 76th Ave SE #101	oo.com f <u>work):</u>	primary tenant: Engel & Volkers 2690 76th ave SE #100 Mercer Island, WA 98040 Contact:Ann Klein Phone: (206) 300-2700 Email: ann.klein@evrealestate.com <u>structural engineer:</u> Malsam Tsang Structural Engineering 122 S Jackson St, Suite 210		

Mercer Island, WA 98040 Contact: Hill Harper (323) 309-1632 Phone: Email: hillharper@gmail.com

<u>architect:</u> Atelier Drome Architecture + Interior Design Construction Expeditors 112 Prefontaine Place South Seattle, Washington 98104 Applicant: Henry Walters Contact: Angela Tam Phone: (206) 395-4392 x 104 Email:

Seattle, WA 98104

Contact: Warren Cent (206) 604-6814 Phone: WarrenC@malsam-tsang.com Email:

<u>contractor:</u> 1002 N Meridian Ste 100-227 Puyallup, WA 98371-4409 Contact: Jeff Pinorini Phone: (206) 595-8852 Email: jeff@constructionexpeditors.com angela.tam@atelierdrome.com WA Contractor Lic #: CONSTEL920CR

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	a5.0	enlarged plans { back of house { & (n) restroom
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	s1.1	general structural notes
	s2.1	foundation plan
	s2.2	roof framing plan
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<u>skylight area</u>	
WSEC C503.3.3	

<u>mechanical systems</u> WSEC C503.4

service hot water <u>systems</u> WSEC C503.5

<u>lighting</u> WSEC C503.6

energy table (WSEC C402) fenestration u-fa zone

marine 4

fixed: 0 operable: entrance doors

black rubber mats over sealed concrete bar & dining: sealed concrete sealed concrete

kitchen & bar:

restroom:

all else:

(IBC 2902.2 exception 4)

<u>water closets</u>

<u>load factor -</u>

1 per 30

<u>lavatories</u>

rubber or tile cove base trim rubber or tile cove base trim painted wood base trim

<u>total required WC</u>

total required lav

kitchen & restroom: tile or FRP all else: new paint on gwb walls paint: gloss or semi-gloss in food areas <u>ceilings:</u> ᡣ᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇

kitchen & bar:

total provided

total provided

restroom:

<u>walls:</u>

(n) painted gwb over exposed ceiling, no $\{$ exposed plumbing over food prep area existing gwb ceiling, painted

restroom: baseboards:

<u>floors:</u> kitchen:

finish schedule

load factor - total occupancy 1 per 30

state environmental policy act (SEPA) mercer island land-use/zoning code

fire protection

all work to conform to the IFC (2018 edition). provide smoke detectors per IFC 2018.

* washington state amendments to

a room or space used for assembly purposes with an occupant load of less than 50 persons shall be

100 ft max, B occupancy (without sprinkler system)

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 though the facility.

total seating: $16 \times 5\% = 1$ accessible seats required, provided

<u>note:</u> table service will be provided. bar will not be used for walk up ordering, payment, or take-out services. accessible service counter is not required.

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

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.

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
- construction where the existing roof, wall or floor cavity is not exposed.
- 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
- 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.

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

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

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.

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

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.

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.

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.

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

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

actor max	skylight u-factor max	roof R-value	wood framed wall R-value	mass wall R-value	slab-on-grade R-value
38 0.40 rs: 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" blv heated: R-10 perimeter & under entire slab



Review Cycle 1 Permit / Design **Review Intake**

08.01.2022

05.05.2022



ATELIER DROME architecture + interior design

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

presubmittal #: PRE21-060 building permit #: **2205-095** land use / design review #: DSR22-004

<u>ASA</u> 2690 76th Ave SE #101 Mercer Island, WA 98040



<u>existing - exterior view</u>



<u>proposed - exte</u>rior view



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 activity hub will increase this function. modulation and activated storefronts are distinctly a priority of the proposed work.

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.

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.

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.

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

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.

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.

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 mercer island has for the town center downtown area. the modifications to this building work toward an enhanced

existing building is in compliance with TC-5 massing requirements

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

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

no new site elements that will require screening compliance.

 \cdot existing lighting to remain; no new exterior lighting is proposed in the scope of work for this permit. \cdot

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

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 proposed new windows and doors will be a black finish with clear glazing to allow for direct visibility into the space.

utilizing a 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 no new exterior lighting is proposed in the scope of work for this permit. munnunninininnunninnunninini

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. proposed new windows and doors will be a black finish with clear glazing, matching the existing aesthetic of the building, as the existing exterior doors are also black. existing windows will be panted to match. no shades, blinds, or screens are proposed to (have been a second second second second second

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

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

no exterior signage is proposed in the scope of work for this permit.



Review Cycle 1 Permit / Design **Review Intake**

08.01.2022

05.05.2022



ATELIER DROME architecture + interior design

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

presubmittal #: PRE21-060 building permit #: **2205-095** land use / design review #: DSR22-004

<u>ASA</u> 2690 76th Ave SE #101 Mercer Island, WA 98040



design review information

- design review applicability
- which states that the following proposals shall require design commission review:
- a. new buildings does not apply; this is a tenant improvement in an existing building.
- b. any additions of gross floor area to an existing building(s) does not apply; no gross floor area is being added to the existing building.
- c. any alterations to an existing building that will result in a change of 50%, or more, of the exterior surface area does not apply; alterations result in a change of 7.74%--see calculations below:
- existing exterior surface area: northeast facade = 479 sf
- east facade = 51 sf southeast facade = 126 sf southwest (fin wall) = 28 sf = 343 sf southwest facade south facade = 213 sf total (e) exterior surface area = 1,240 sf

*(*_____



- e. any alterations to existing facades, where the building is identified by the city as an historic structure. does not apply; building is not identified as a historic structure.
- therefore, per MICC 19.15.220.C.1.c.i, this development proposal shall be reviewed by the code official.

this project qualifies for administrative design review as it does not meet the qualifications for proposals requiring design commission review per MICC 19.15.220.C.1.c.i,



CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT 9611 SE 36TH STREET | MERCER ISLAND, WA 98040 PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE21-060) An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the

		Sum	mary:		
Site Location:	2690 70	6th Ave SE, #101	Parcel Number	5315101506	
Lot Size:	8,450 s	f	Zoning:	TC (Town Center)	
Brief Project Description:	Exterior structur salon to	modifications to existing e and change of use from nail coffee/cocktail bar	Documents Provided:	 Project Narrative and Questions Conceptual Floor Plan 	
Applicant Infor	mation:				
Name:			Email: Phone:		Phone:
Henry Walters			henry@atelier	drome.com	206-769-2665
Second Pre-application Meeting Required Required			Design Commi	ssion Design Review; C	Off-Site Parking

1. Based upon the Narrative and attached preliminary floor plan, does the City anticipate this work triggering Substantial Alteration?

Applicant Questions:

Staff Response: From the standpoint of the fire sprinkler ordinance, a substantial alteration is based on the ratio of the value or work to the existing building value. However, a substantial alteration would not be triggered based on the current project scope.

2. If Substantial Alteration is triggered, what upgrades will the City require to the space and/or building?

Staff Response: N/A

Meeting Required:

3. Will the City allow exterior access to Asa's private restrooms? (Note: the path to at least one of the restrooms is entirely under an exterior canopy).

Staff Response: From a building code standpoint, the exterior access is acceptable. You will need confirmation from an MI LUP to verify compliance with the land use code.

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modifications to the existing structure triggers Design Commission design review:

- Any additions of gross floor area to an existing building(s);
- the exterior surface area; and/or,
- affects more than 50 percent of the development proposal site.

4. Will the City allow existing building electrical panels to be located in one of Asa's private restrooms? (Note: perhaps they could be located in a locked cabinet or behind a locked gate?)

Staff Response: The overcurrent protection may be installed in a bathroom located in this proposed occupancy (NEC 240(E)). However, the service disconnecting means cannot be located in the bathroom (NEC 230.70(A)2). Also, please have your design team review other code requirements that may adversely affect this current layout (for example - depending on the panel configuration, the depicted plan may not provide minimum working clearances, GFCI required within 6 ft. of sink, knee clearances and maneuvering spaces, etc.) Furthermore, per NEC 240.24(D), each occupant shall have ready access to all overcurrent devices protecting the conductors supplying their occupancy (unless it is substantiated the electric service and electrical maintenance are provided by the building management and under their continuous supervision, the service and feeder overcurrent may be accessible only to authorized building management personnel).

5. What setbacks will the City require for the proposed outdoor covered seating area adjacent to the space?

Staff Response: From a building code standpoint, there is not a setback. You will need confirmation from an MI LUP to verify compliance with the land use code.

From a zoning perspective, no minimum setback is required except where necessary to provide landscaping an easement for required sidewalk width.

Review Comments:

Fire Comments:

For additional information please refer to this helpful webpage: http://www.mercergov.org/Page.asp?NavID=2614

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From a zoning perspective, there are no concerns with the exterior access to the restrooms. Note that the addition of the exterior door triggers design review. Per MICC 19.15.220.C.1.c.i, any of the following

• Any alterations to an existing building that will result in a change of 50 percent, or more, of

• Any alterations to a site, where the alteration will result in a change to the site design that

Fire Contact: <u>Jeromy.hicks@mercerisland.gov</u> or by phone at 206-275-7966.

1. We will need to verify the occupancy loading. If less than 50, there are no further requirements.

2. Update or install Knox Box for access. This building has not listed fire protection systems.

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Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Please contact John with any questions about street trees or tree protection.

For additional information please refer to this helpful webpage: https://www.mercerisland.gov/cpd/page/tree-permits

Civil Engineering Comments:

Civil Contact: <u>Ruji.Ding@mercerisland.gov</u> or 206-275-7703.

1. Please contact Ruji with any questions about street improvements, utilities, stormwater, and transportation/access.

For more information on Stormwater Permits please visit here: https://www.mercerisland.gov/cpd/page/stormwater-permits

Building Comments:

Building Contact: <u>don.cole@mercerisland.gov</u> or 206-275-7701.

- 1. See above for responses to submitted pre-application questions.
- 2. The project must comply with the 2018 editions of the International Building Code, International Mechanical code, International Plumbing Code, Uniform Plumbing Code, National Electrical Code, Washington State Energy Code, all other codes and standards adopted and amended by the state of Washington and the city of Mercer Island.
- 3. Lighting revisions shall be in accordance with the Washington State Energy Code (Controls, etc.). 4. A Washington state licensed structural engineer shall prepare plans, calculations, and details to
- address both the gravity and lateral force resisting system of the building with regard to the proposed alterations (removal of masonry walls/bearing walls/bracing walls, etc.). 5. Verify or provide accessible routes of travel and minimum accessible parking spaces based on
- increased occupant load.
- 6. For additional information please refer to this helpful webpage: https://www.mercerisland.gov/cpd/page/codes-design-criteria-research

For additional information please refer to this helpful webpage:

https://www.mercerisland.gov/cpd/page/codes-design-criteria-research

Planning Comments:

Planning Contact: <u>tim.mcharg@mercerisland.gov</u>; (206) 275-7717

1. See above for responses to submitted pre-application questions.

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Please contact Tim with any questions about design standards, parking, and the entitlement

For more information on Land Use and Planning please refer to this useful webpage: https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements

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process.

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parking notes

parking stalls will be located in the existing parking lot on the property. stalls will be shared between ASA and the existing Engel & Volkers office, with compatible hours of operation per MICC 19.11.130.B.1.e.ii:

ours of operation:		
<u>ngel & volkers</u>	monday - friday	9:00 am - 5:00 pm
SA	sunday - thursday	5:00 pm - 10:00 pm
	friday - saturday	5:00 pm - 12:00am

no overlap in hours of operation.

per the parking calculations below, <u>4 parking stalls are required</u>. parking calculation (MICC 19.11.130.B.1.a.):

use	<u>stall requirement</u> (stalls per gross sf)	project sf	<u>stalls required</u> (calculated with min, reg't)	
restaurant / deli / bakery / food	5 to 10 per 1,000	668 sf (scope of work)	3.34	
office	3 to 5 per 1,000	1,020 sf (existing Engel & Volkers office)	3.06	tree to be ren a permit is no
(with 50% shared park	total # of p total # of p ing reduction per MIC	arking stalls required arking stalls required C 19.11.130.B.1.e.i)	6.40 <u>3.2 (round up to 4)</u> <u>4 parking stalls provided</u>	are not excep located in a c
<u>parking lot configuratio</u> MICC 19.11.130.B.1.d	no more than 2 other uses may vehicles. such p compact stalls.	5% of the required off be designed for acco parking spaces must b	-street parking spaces for all mmodating compact be clearly designated as	
	total parking sp	aces: 4 = <u>1 comp</u>	act stall allowed, provided	
<u>shared parking</u> MICC 19.11.130.B.1.e	the amount of c .i more than 50% more uses are p	ff-street parking requi when shared off-stree proposed.	ired may be reduced by no et parking facilities for two or	
per IBC 1106.1 & IBC will be re-striped to acc below:	1106.5, one accessible commodate this stall. a	e van parking stall is r accessible van parking	equired. the existing parking g stall to comply with the	
parking spaces required IBC 1106.1	d for 1 to 25 space for 1 to 25 space is require	ees provided in parking ed.	g facilities, 1 min. accessible	
<u>van spaces</u> IBC 1106.5	for every 6 or fr shall be a van a	action of 6 accessible ccessible parking spa	e parking spaces, at least one ce.	
	total parking sp	aces: 4 = <u>1 acces</u> provide	<u>ssible van stall required,</u> <u>d</u>	
<u>location</u> IBC 1106.6	accessible park accessible rout building entrand cross lanes of v necessary, the <i>IEBC 305.7</i> <i>route are no</i> <i>alterations a</i> see attache accessible	ing spaces shall be lo e of travel from adjace ce. wherever practical rehicular traffic. where route shall be designa <i>cexception 1: the cost</i> of required to exceed a affecting the area of pr d cost breakdown der route will exceed 20%	ecated on the shortest ent parking to an accessible , the accessible route shall not e crossing traffic lanes is ted and marked as a crosswalk. s of providing the accessible 20% of the costs of the rimary function. nonstrating that providing the 6 of the costs of the alterations.	
<u>vehicle space size</u> IBC 1101.2.7	van parking spa	ces shall be 96" min.	in width	
<u>access aisle width</u> IBC 1101.2.8	access aisles s	erving van parking spa	ices shall be 96" min. in width.	
<u>identification</u> IBC 1101.2.9	accessible park signs shall inclu complying with be white on a b shall contain th additional langu amount of the n parking in the s sign shall be er adjacent to an a additional langu penalty for park above the floor sign.	ing spaces shall be in ude the international s ICC A117.1 section 7 lue background. signs e designation "van acc lage such as, but not nonetary penalty defin pace without a valid p ected at the head of e accessible parking space lage such as, but not ing in an access aisle of the parking space,	dicated by a vertical sign. the symbol of accessibility 703.6.3.1. such symbol shall identifying van parking spaces cessible." the sign may include limited to, an indication of the red in RCW 46.19.050 for ermit. a vertical "no parking" ach access aisle located ace. the sign may include limited to, an indication of any . such signs shall be 60" min. measured to the bottom of the	
		VAN CESSIBLE CONTRAST	of accessibility and their unds shall have a non-glare ymbols of accessibility shall with their backgrounds, per SI A117.1-2009	
	nin.	signs to spaces s designat	shall contain the tion "VAN ACCESSIBLE"	
		par	kina surface	

critical area.



opyright 2022 atelier drome, Ilp



-X_N

 $1 \frac{\text{floor plan - existing \& demolition}}{3/8" = 1'-0"}$

<u>demo legend</u>

(e) wall
 demolish



equipment schedule

(#)	Quantity	Description	Manufacturer	Model	Width	Depth	Height	BTU/H	Amps	
01	1	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
03b	1	Two-Faucet Draft Column Tower	Glastender	CT-2-SS	19"	12"	17 3/8"			Verify compatibility with back
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	
13	1	Soft Serve Ice Cream Machine w/ 2 Hoppers	Spaceman	6235-C	20 7/8"	25 3/4"	58"			
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"	16 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"			

<u>equipment notes</u>

- 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.

6. 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	
	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	Nanawall or approved equal	Aluminum / Glass		3	Verify existing w
	103	(n) Restroom	Swing	3' - 0"	7' - 0"	0.37		TBD	Wood	Locking	4	

<u>door notes</u>

- means of egress: a. means of egress doors shall be readily distinguishable from adjacent construction and finishes so that the doors are easily recognizable as doors.
- b. min. clear width = 32". c. door swing shall be of the pivoted or side hinged swinging type.
- d. 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.
- e. there shall be a level floor or landing on each side of the door that is at the same elevation on each
- f. egress doors shall be readily openable from the egress side without the use of a key or special effort. g. 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. i. 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 leaf 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.

- 3. door to meet 2018 washington state energy code requirements.
- 4. door to be accessible as required by ICC/ANSI A117.1-2009.



storefront legend

window & storefront schedule

windo	WS										win	dow & storet
#	Location	Operation	Finish Width	Finish Height	Head Height	Material	U-Value Max	SHGC Max	Certification	Comments	1.	all dimensi ordering.
											2.	provide flas
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.	3.	all windows be NFRC co to be availa
02	Back of House	Single Hung	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.	4.	provide saf
03	Bar	Fixed skylight	3' - 0"	3' - 0"			0.50	0.35	NFRC certified			b. glazir
storef	ront											c. glazin 1.
(#)	Location	Finish W	'idth Fir	nish Height	Material	U-Value Max	SHGC	Max	Certification	Comments		2.
$\overline{}$		·										3. 4
S1b	Seating Area 2	3' - 1	" 5	' - 5 1/2"		0.38	0.6	61	NFRC certified	Replace window in existing opening; verify dimensions in field. Safety glass.		d. glazir
S1a	Seating Area 2	13' - 10	1/8" 5	' - 5 1/2"		0.38	0.6	61	NFRC certified	Replace window in existing opening; verify dimensions in field. Safety glass.		e. glazin meas

window types







 $\begin{pmatrix} 6 \\ a4.0 \end{pmatrix}$

wall assemblies

 $\langle W1 \rangle$

typ exterior

exterio

- wrb

exterior siding

- 1/2" plywood sheathing

- ng in windows (2406.4.3).

Comments

- the exposed area of an individual pane is greater than 9 sf.
- 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.
- ing in guards and railings (2406.4.4). ng and wet surfaces (2406.4.5). *exception:* glazing that is more than 60 in,
- ured 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).

 $1 \frac{\text{floor plan - proposed}}{3/8" = 1'-0"}$

_u.c. d.w. ce mach drip tray Bar Seating _____ (e) roof-ceiling assembly to remain is open joist 2x10's; add (n) layer of (n) post & footing p 5/8" type 'x' g.w.b. to underside of joists to enclose ceiling Kunnunnun (n) folding glass doors in (e) wall w/ (n) header per (n) beam, posts & iootings per sportugal (n) folding glass doors, stack left when open -12" min ┢ = = = = = (101 EXIT ,18" min. (n) entry door in (e) opening w/ (n) header per structural as required -S1a (e) 13' - 9 5/8" , v.i.f. (e) 4' - 5 1/4" , v.i.f. _____ L_____ (e) 18' - 2 7/8" , v.i.f. 5 ∖a4.0

floor plan notes

no changes shall be made without health department approval.

a5.0



<u>plan legend</u>

	new wall, typ.
	(e) wall
	demolish
	overhead
	new built-in casework
	furniture (by owner)
	undercounter appliance
EXIT	exit



Review Cycle 1 Permit / Design **Review Intake**

05.05.2022

08.01.2022



ATELIER DROME architecture + interior design

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

presubmittal #: PRE21-060 building permit #: **2205-095** land use / design review #: DSR22-004

<u>ASA</u> 2690 76th Ave SE #101 Mercer Island, WA 98040



proposed floor plan & schedules

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





		2	



proposed elevations

 $6 \frac{\text{proposed - southeast elevation (folding glass doors)}}{1/4" = 1'-0"}$













Lunning

1

7' - 8" clr.

yuuuuu

& infill opening

Junin

remove (e) door

 \cdots



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

(e) 5' - 1 1/4" v.i.f.

electrical panel working space notes:

per NEC 110.26 (A):

(1) depth of working space. the depth of the working space in the direction of live parts shall not be less than that specified in table 110.26 (A)(1) unless the requirements of 110.2(A)(1)(a), (A)(1)(b), or (A)(1) (c) are met. distances shall be measured from the exposed live parts or from the enclosure or opening if the live parts are enclosed.

table 110.26(A)(1) working spaces:

(2) width of working space. the width of the working space in front of the electrical equipment shall be the width of the equipment or 30 in., whichever is greater. in all cases, the work space shall permit at least a 90 degree opening of equipment doors or hinged panels.







7' - 8" clr.



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

condition 1: exposed live parts on one side of the working space and no live or grounded parts on the other side of the working space, or exposed live parts on both sides of the working space that are effectively guarded by insulating materials. min. depth of working space required: <u>3 ft required, provided</u>

min. width of working space required: <u>30 in required, provided</u>

(3) height of working space. the work space shall be clear and extend from the floor to a height of 6 1/2 ft or the height of the equipment, whichever is greater.

min. height of working space required: <u>6 1/2 ft required, provided</u>



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

2.	DESIGN LOADING CRITERIA		
	FLOOR LIVE LOAD (STORES - RETA	. FIRST FLOOR) 100 PSF	
	SNOW	25 PSF	
	WIND	METHOD - DIRECTIONAL PROCEDURE	
		Kzt=1.0, GCpi=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 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 ERECTED 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 LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) TRAFFIC SURCHARGE COEFFICIENT OF FRICTION

1500 PSF 50 PCF/35 PCF 70 PSF 0.35

CONCRETE

- CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.
- WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.
- WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- 17. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
- to earth
- FORMED SURFACES EXPOSED TO EARTH OR W FORMED SURFACES EXPOSED TO EARTH OR W COLUMN TIES OR SPIRALS AND BEAM STIRRUP SLABS AND WALLS (INT FACE)

ANCHORAGE

- INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.
- CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
- GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
- 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 WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBE
	(4x MEMBERS)
BEAMS	(6x AND LARGER)
POSTS	(4x MEMBERS)
	(6x AND LARGER)

STUDS, PLATES AND MISC FRAMING

Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

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 f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF I'C = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED.

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

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 WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED

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

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED

	3
VEATHER (#6 BARS OR LARGER)	2"
VEATHER (#5 BARS OR SMALLER)	1-1/2"
S	1-1/2"
GREATER OF BAR DIAMETER PLUS 1/8	' OR 3/4"

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 IAMPO-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

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

20.EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" 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

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"

> ERS) HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI

> > **DOUGLAS FIR-LARCH NO 2** MINIMUM BASE VALUE, Fb = 900 PSI

> > DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI

DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, FC = 1350 PSI

DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, FC = 600 PSI

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 SIMPLE 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,

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:

	Fb = 2900 PSI	F = 2000 KSI	Ev = 290 PSI
IVI (2.0F)	Fb = 2600 PSI	E = 2000 KSI 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 PS-1 OR PS-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 AWPA 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 0.40 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 G185 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 34. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING 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).
- 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 \$1.1



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SDCI APPROVED



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

REV DESCRIPTION PERMIT SET

ARCH

4.13.22

DATE

ATELIER DROME 206.395.4392

GENERAL STRUCTURAL NOTES



Plotted by: robertc Plotted Date: Apr 13, 2022 - 11:55am

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 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 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

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±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND	
Ø	DIAMETER		TIMBER		BOARD	
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR	
ADDL	ADDITIONAL	GT	GIRDER TRUSS		FOOT	
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	PLY	PLYWOOD	
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED	
ARCH	ARCHITECT,	HDR	HEADER	PSF	POUNDS PER	
	ARCHITECTURAL	HF	HEM FIR		square foot	
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER	
BM	BEAM	НM	HIP MASTER		SQUARE INCH	
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND	
-	EXCAVATION	HT	HEIGHT	-	LUMBER	
BOT	BOTTOM	IBC	INTERNATIONAL	PT	PRESSURE TREATED	
G.	CENTERLINE		BUILDING CODE		IUMBER	
Ч CIR		INT		RFINE	REINFORCING	
CONT			INTERNATIONAL	REGD	REQUIRED	
		ince		SOG		
		TZI		500	SOLIARE	
	DEEP DEPTH	K				
		KÞ	KING POST	S/M/		
D11G3						
(⊏)		LONG				
		LSL		TKANSV	IRAINSVERSE	
EMBED	EMBEDMENT	1.1.71		ITP		
EQ	EQUAL	LVL		UNO	UNLESS NOTED	
	EQUIVALENI				UTHER WISE	1
EW	EACHWAY	MAX	MAXIMUM	VERI	VERIICAL	
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH	
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH	1
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT	1
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED	
FT	FEET	NO	NUMBER		STUD	
ftg	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED	1
GA	GAUGE	OC	ON CENTER		STUD	1
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH	1



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PERMIT SET

DATE 4.13.22

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ATELIER DROME 206.395.4392

GENERAL STRUCTURAL NOTES



PLAN NOTES	LEGEND	FOOTNOTES
 REFER TO SHEET \$3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. 	(E)CONCRETE WALL BELOW	() INSTALL HOLDOWN STRAP MIN 24" TO RIPPED POST AND ATTACH TO INTERIOR FAC EXISTING STEMWALL PER DETAIL 4/S3.0 - CONTRACTOR TO VERIEY EXISTING STEMM
	STRUCTURAL WALL ABOVE	2 12" THICKENED INTERIOR SLAB FOOTING w/ #4 AT 6"oc TOP AND BOT
	(E)STRUCTURAL WALL ABOVE	(3) #4 x 2'-6" DOWELS TO MATCH FOOTING REINFORCEMENT - EPOXY GROUT EMBED INTO (E)STEMWALL w/ SIMPSON SET-XP OR AT-XP. NO SPECIAL INSPECTION REQU
	PLUMBING PENETRATION ABOVE	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 INTO (E) FOOTING w/ SIMPSON SET-XP OR AT-XP. NO SPECIAL INSPECTION REQUI





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ACE OF 1WALL WIDTH

D 4" MIN UIRED

D 4" MIN UIRED

PLAN NOTES	LEGEND	FOOTNOTES
 "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO. 	(E)CMU WALL	 CONTRACTOR TO ALIGN BEAM WITH CENTERLINE OF RAFTER SPLICE RIPPED POST TO BE FLUSH WITH EXISTING STEMWALL - CONTRACTOR TO VERIFY S SISTER BEAMS w/ (2)0.22"Ø x 3" SDWS SCREWS AT 24"oc
 ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS. 		
PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.	$\neg \qquad (E) SPAN AND EXTENTS$ $ \qquad NEW HEADER/BEAM BELOW FRAMING - TYP$ $(x) \qquad \qquad NUMBER OF BUILT UP STUDS$	
 TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO. 		
5. REFER TO SHEET \$4.0 FOR TYPICAL WOOD FRAMING DETAILS.		
6. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.	C1 PSL 7x7 - TOP CONNECTION PER 6/S4.0 - POST TO BEAR DIRECTLY ON FOUINDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35 TO BOT PLATE	
7. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.		





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ROOF FRAMING PLAN







stemwall width



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TYPICAL CONCRETE

SCALE - 3/4" = 1'-0"







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SHEARWALL SCHEDULE0@3360

MARK	SHEATHING	PANEL EE NAILIN
SW6	1/2" PLY or 7/16" OSB	8d AT 6"0
SW4	1/2" PLY or 7/16" OSB	8d AT 4"
SW3 4	1/2" PLY or 7/16" OSB	8d AT 3"
SW2 ④	1/2" PLY or 7/16" OSB	8d AT 2"0

- sheathing.
- 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3,
- STUDS SHALL RECEIVE PANEL EDGE NAILING.
- (6) ALL NEW EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- ③ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ③ A35's OR LTP4'S MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

PROVIDE A35 AT 8"oc w/ PH612I #6x1/2" SCREWS INTO (E) SHEATHING – A35 PER SHEARWALL SCHEDULE (E)ROOF FRAMING FULL DEPTH -2x BLOCKING (2)10d THRU EA JOIST OR BLOCK HEADER/BEAM PER PLAN SHEARWALL PER PLAN

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