PARRY RESIDENCE

8320 AVALON DRIVE
MERCER ISLAND, WASHINGTON

GENERAL NOTES

1. STANDARD SPECIFICATIONS:
   (a) ALL WORK TO BE PERFORMED AND MATERIALS TO BE USED SHALL BE IN ACCORDANCE WITH THE WSDOTIAPWA 2004 STANDARD SPECIFICATIONS AND STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AS APPLICABLE AND AS MODIFIED BELOW, AND UNLESS OTHERWISE NOTED, SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MERCER ISLAND.
   (b) LOCAL AMENDMENTS TO THE STANDARD SPECIFICATIONS, CONSISTING OF STANDARD DRAWINGS AND SPECIAL TECHNICAL CONDITIONS ARE REFERENCED IN THESE NOTES. COPIES OF THESE DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE CITY ENGINEER, CITY OF MERCER ISLAND, 9611 SE 36TH STREET, MERCER ISLAND, WA 98040.
   (c) THESE SPECIFICATIONS SHALL BE APPLICABLE FOR, BUT NOT LIMITED TO, PUBLIC AND PRIVATE STREETS, DRIVEWAYS, PARKING LOTS, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, APARTMENTS, ETC. WORK IN PRIVATE DEVELOPMENTS SHALL CONFORM TO THE SAME STANDARDS OF WORKMANSHIP AND MATERIALS AS ARE SPECIFIED WITHIN THE CITY RIGHT-OF-WAY, EXCEPT AS INDICATED ON THE PLANS.
2. PERMITS:
   PRIOR TO CONSTRUCTION, AND IN ADDITION TO ANY OTHER PERMITS REQUIRED, A CITY OF MERCER ISLAND "STREET USE PERMIT" MUST BE OBTAINED FOR ANY AND ALL WORK WITHIN THE CITY RIGHT-OF-WAY.
3. PLANS:
   IT IS A REQUIREMENT OF THE CITY OF MERCER ISLAND ENGINEERING DEPARTMENT, THAT AN APPROVED SET OF CONSTRUCTION PLANS FOR ALL WORK BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
4. INSPECTION:
   THE ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR 236-5300, OR 236-3587. (24-HR TAPED INSPECTION LINE) SHALL BE NOTIFIED 24-HOURS PRIOR TO STARTING ANY TYPE OF CONSTRUCTION INCLUDING CLEARING, SANITARY SEWERS, WATER MAINS, STORM DRAINS, CURB AND GUTTERS, SIDEWALKS, DRIVEWAYS, STREET GRADING AND PAVING.

STREET, SIDEWALK AND CURB CONSTRUCTION

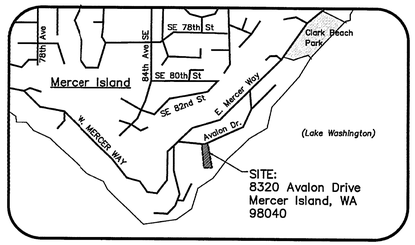
1. STREETS:
   a) THE ROADWAY SECTION (SHOWN ON THE PLANS) IS A MINIMUM REQUIREMENT. PENDING A SOILS INVESTIGATION, ADDITIONAL BASE MATERIAL MAY BE REQUIRED.
   b) COMPACTION SHALL BE 95% MAXIMUM DENSITY AND MOISTURE SHALL NOT EXCEED OPTIMUM AS MEASURED IN ACCORDANCE WITH SECTION 2-03.3(14) D OF THE STANDARD SPECIFICATIONS. CERTIFICATION OF SUBGRADE COMPACTION BY AN APPROVED SOILS TESTING LABORATORY MAY BE REQUIRED. WHEN WEATHER PROHIBITS MEETING THE DENSITY AND MOISTURE REQUIREMENTS, THE CITY MAY PERMIT THE INSTALLATION OF A.T.B. (ASPHALT TREATED BASE), PROVIDED THE FINAL LIFT OF CLASS "B" ASPHALT IS NOT INSTALLED UNTIL AUTHORIZED BY THE CITY.
2. SIDEWALKS:
   a) THE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8-14 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON THE STANDARD DETAILS.
   b) THE SIDEWALK SHALL BE 6" MINIMUM THICKNESS WHERE ADJACENT TO ROLLED CURB SECTION;
      OTHERWISE MINIMUM THICKNESS SHALL BE 4" EXCEPT AT DRIVEWAYS WHERE IT SHALL BE 6" MINIMUM.
   c) THE CONCRETE MIX FOR SIDEWALK SHALL BE AIR ENTRAINED CONCRETE CLASS 3000 PER SECTION 6-02 OF THE STANDARD SPECIFICATIONS, WITH A MAXIMUM SLUMP OF 3-112 INCHES.
   d) THE SIDEWALK JOINTS:
      - CONTROL JOINTS WITH JOINT MATERIAL SHALL BE'/4" THICKNESS AT A MAXIMUM SPACING OF 15 FEET.
      - EXPANSION JOINTS SHALL BE ½" THICKNESS AT DRIVEWAYS AND AS SHOWN ON THE STANDARD DETAILS.
      - (3) TRANSVERSE "V GROOVES SHALL BE'/" DEEP AT 5 FOOT CENTERS.
      - ALL JOINTS SHALL BE CLEANED AND EDGED WITH EDGER, ¼" RADIUS AT JOINTS AND 1A" RADIUS AT SIDEWALK EDGE.
      - SIDEWALKS SHALL BE GIVEN A TRANSVERSE BROOM FINISH, PER SECTION 8-14.3(3) OF THE STANDARD SPECIFICATIONS.
      - MAILBOX STANDARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS. (SEE STANDARD DETAILS).
3. CURBS AND GUTTERS:
   a) THE CURBS AND GUTTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8-04 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON THE STANDARD DETAILS.
   b) THE CONCRETE MIX FOR CURB AND GUTTERS SHALL BE AIR ENTRAINED CONCRETE CLASS 3000 PER SECTION 6-02 OF THE STANDARD SPECIFICATIONS WITH A MAXIMUM SLUMP OF 3-112 INCHES.
   c) THE CURB AND GUTTER JOINTS:
      - DUMMY JOINTS OF NOT LESS THAN ¼" THICKNESS SHALL BE OF THE SAME DIMENSIONS AS THROUGH JOINTS, EXCEPT THAT THEY SHALL EXTEND ONLY 2". JOINT MATERIAL SHALL BE PLACED ONLY AT POINTS OF TANGENCY ON STREETS, DRIVEWAYS AND ALLEY RETURNS.
      - EXPANSION JOINTS (THROUGH JOINTS WITH ½" MATERIAL) SHALL BE PLACED ONLY AT POINTS OF TANGENCY ON STREETS, DRIVEWAYS AND ALLEY RETURNS.
4. DRIVEWAYS:
   a) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8-06 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON THE STANDARD DETAILS.
   b) THE CONCRETE MIX FOR DRIVEWAYS SHALL BE AIR ENTRAINED CONCRETE CLASS 4000 PER SECTION 6-02 OF THE STANDARD SPECIFICATIONS, WITH A MAXIMUM SLUMP OF 3-112 INCHES.
   c) DRIVEWAYS SHALL BE GIVEN A TRANSVERSE BROOM FINISH.

CONSTRUCTION ALONG OR ACROSS THE CITY RIGHT-OF-WAY

1. THE CITY SHALL EXERCISE FULL CONTROL OF ALL EXCAVATING, CONSTRUCTION AND OTHER WORK IN CITY RIGHT-OF-WAY. THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. NO CONSTRUCTION MATERIALS MAY BE STORED IN THE RIGHT-OF-WAY WITHOUT PERMISSION OF THE CITY ENGINEER.
3. NO OPEN-CUT CROSSINGS OF CITY STREETS SHALL BE MADE WITHOUT WRITTEN APPROVAL AND AN APPROVED TRAFFIC CONTROL PLAN.
4. ALL OPEN-CUTS OF CITY STREETS SHALL BE AS FOLLOWS:
   a) EXISTING SURFACE TO BE PRE-CUT TWO FEET WIDER THAN TOP OF TRENCH WIDTH.
   b) BACKFILLING AND MECHANICAL COMPACTION TO 95 PERCENT OF MAXIMUM DENSITY TO BE ACCOMPLISHED IN A MAXIMUM OF 1-FOOT LIFTS IMMEDIATELY AFTER INSTALLATION.
   c) BACKFILL MATERIAL SHALL BE COMPLETELY GRANULAR AND FREE DRAINING, AND MUST BE APPROVED FOR USE PRIOR TO PLACEMENT. GENERALLY, THIS REQUIREMENT WILL BE MET ONLY WITH IMPORTED MATERIAL.
   d) TEMPORARY PATCH OF NO LESS THAN 2-INCHES OF COLD MIX ASPHALT CONCRETE SHALL BE PLACED IMMEDIATELY FOLLOWING COMPACTION.
5. FINAL RESTORATION OF OPEN-CUT SHALL BE ACCOMPLISHED PRIOR TO FINAL CLEANUP AS FOLLOWS:
   a) REMOVE TEMPORARY COLD PATCH. SAW CUT AND TRIM EDGES OF EXISTING ROAD SURFACE TO A NEAT LINE AND THEN TACK. PLACE COMPACTED CLASS "B" ASPHALT CONCRETE TO THICKNESS SHOWN ON THE STANDARD DETAILS (MINIMUM OF 2-INCH DEPTH). LEVEL TO CONFORM TO ADJACENT SURFACES.
   b) SHOULDERS DISTURBED BY EXCAVATION SHALL BE RE-SHAPED TO ORIGINAL CONDITION AND SURFACED WITH A MINIMUM 2" COMPACTED THICKNESS OF CRUSHED SURFACING TOP COURSE.
   c) ALL BACKFILL OF TRENCHES WITHIN THE IMPROVED ROADWAY SHALL BE COMPACTED BY MECHANICAL MEANS TO THE MINIMUM DENSITY OF 95 PERCENT. UPON REQUEST, THE CONTRACTOR SHALL AT HIS EXPENSE FURNISH AS MANY COMPACTION TESTS AS ARE NECESSARY FOR PROOF OF MINIMUM COMPACTION. COMPACTION BY OTHER METHODS SHALL BE PERMITTED ONLY WITH THE CONSENT OF THE ENGINEERING DEPARTMENT.
   d) BACKFILLING AND RESTORATION OF TRENCHES IN NON-ROADWAY AREAS SHALL BE ACCOMPLISHED AS FOLLOWS:
      I. BACKFILLING SHALL BE IN ACCORDANCE WITH PARAGRAPHS "B" AND "C" OF ITEM "4" ABOVE.
      II. TOPSOIL CONFORMING TO SECTION 9-14 OF THE STANDARD SPECIFICATIONS SHALL BE PLACED ON ALL AREAS REQUIRING SEEDING OR SODDING:
         • AREAS TO BE SEEDED SHALL RECEIVE 4 INCHES OF TOPSOIL.
         • AREAS TO BE SODDED SHALL RECEIVE 3 INCHES OF TOPSOIL.
6. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL. ANY DRAINAGE CULVERTS, CATCH BASINS, MANHOLES, ETC., DAMAGED BY EXCAVATION SHALL BE REPAIRED OR REPLACED USING NEW MATERIALS AS DIRECTED.
7. IF, IN THE OPINION OF THE ENGINEERING DEPARTMENT, IT APPEARS THAT THE TRAVELED ROADWAY IS, OR MAY BECOME, UNSAFE FOR THE TRAVELING PUBLIC DUE TO WEATHER OR FOR OTHER REASONS, EXCAVATION SHALL CEASE IMMEDIATELY, AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
8. THE LENGTH OF OPEN TRENCH ON STREETS SHALL BE A MAXIMUM OF 200 LINEAL FEET.
9. ALL PIPE STRUNG ALONG CITY RIGHT-OF-WAY SHALL BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO PREVENT ACCIDENTAL ROLLING ONTO ROADWAY.
10. FINAL CLEANUP, INCLUDING COMPLETE RESTORATION OF SHOULDERS, CLEANING OF DITCHES, CULVERTS AND CATCH BASINS, REMOVAL OF LOOSE MATERIAL FROM BACK SLOPE OF DITCHES, SHALL NOT EXCEED 400 LINEAL FEET BEHIND EXCAVATING OPERATIONS.
11. IF THE FINAL RESTORATION OF OPEN CUTS IS INADEQUATE TO PROTECT THE BASE MATERIALS OF THE STREET FROM INTRUSION BY WATER, THE CONTRACTOR SHALL BE REQUIRED TO SEAL COAT THE FULL WIDTH OF THE STREET.
12. THE STREET SURFACE SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.
13. NO EXCESS MATERIAL OR UNSUITABLE MATERIAL SHALL BE WASTED ON CITY RIGHT-OF-WAY WITHOUT APPROVAL, NOR ON PRIVATE PROPERTIES WITHOUT WRITTEN CONSENT OF THE OWNER(S).
14. ALL MATERIALS SHALL BE READILY AVAILABLE TO THE JOB SITE AND PROVISIONS SHALL BE MADE TO COMPLETE THE CONSTRUCTION IN ONE CONTINUOUS OPERATION. FAILURE TO COMPLY SHALL RESULT IN EXCAVATION BEING HALTED UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
15. FINAL INSPECTION AND APPROVAL:
   a) ON-SITE INSPECTION DURING CONSTRUCTION SHOULD BE PROVIDED BY THE OWNER AND/OR CITY OF MERCER ISLAND, AT THE CURRENT RATE/HOUR (SEE FEE SCHEDULE).
   b) THE USE OF CONSTRUCTED UTILITIES SHALL NOT BE PERMITTED UNTIL FINAL INSPECTION AND APPROVAL OF THE WORK, UNLESS SPECIAL WRITTEN PERMISSION IS OBTAINED FROM THE CITY ENGINEER.
   c) PRIOR TO FINAL APPROVAL OF CONSTRUCTION, A VISUAL INSPECTION OF THE SITE WILL BE MADE BY THE DEVELOPMENT SERVICES DEPARTMENT. RESTORATION OF THE AREA MUST BE COMPLETE BEFORE FINAL ACCEPTANCE.
   d) AS-BUILT MAPS SHALL BE PROVIDED TO THE CITY THAT INDICATE THE LOCATION OF ALL OF THE IMPROVEMENTS AND ANY UTILITIES ENCOUNTERED DURING THE WORK.

TRAFFIC CONTROL IN THE CITY RIGHT-OF-WAY

1. ALL SIGNS, BARRICADES AND RELATED EQUIPMENT AND THEIR USE MUST BE IN ACCORDANCE WITH PART 6, "TEMPORARY TRAFFIC CONTROL" OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS PREPARED BY THE NATIONAL JOINT COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PARTICULAR ATTENTION SHOULD BE MADE TO THE FOLLOWING ITEMS:
   a) THERE SHALL BE AT ALL TIMES REASONABLE PEDESTRIAN AND VEHICULAR ACCESS TO AND EGRESS FROM THE PROPERTIES ADJACENT TO THE PROJECT, SO FAR AS POSSIBLE.
   b) DURING NON-WORKING HOURS, THE CONTRACTOR SHALL KEEP THE EXISTING TRAFFIC LANES CLEAR FOR -TRAFFIC WITHOUT INTERFERENCE FROM HIS OPERATIONS SO FAR AS POSSIBLE.
   c) SIGNS AND BARRICADES SHALL BE SUPPLEMENTED BY FLASHER UNITS DURING THE HOURS OF DARKNESS, AT CONSTRUCTION SITES IN CLOSE PROXIMITY TO VEHICULAR AND PEDESTRIAN WAYS.
   d) THE PUBLIC SAFETY DEPARTMENT (236-3500) SHALL BE NOTIFIED 24 HOURS PRIOR TO BARRICADING OR CLOSING OF STREETS. PROPER PROVISIONS SHALL BE MADE FOR THE PUBLIC CONVENIENCE, SAFETY AND TRAVEL.
   e) ANY ASPHALT CONCRETE PAVEMENTS, CRUSHED SURFACING, GRAVEL BASE OR WATER REQUIRED FOR MAINTAINING TRAFFIC DURING THE LIFE OF THE PROJECT SHALL BE PLACED BY THE CONTRACTOR IMMEDIATELY UPON REQUEST BY THE ENGINEER.
   f) ALL UNATTENDED EXCAVATIONS SHALL BE PROPERLY BARRICADED SO AS TO PREVENT ACCIDENTS.



VICINITY MAP
NTS

TEMPORARY EROSION AND SEDIMENTATION CONTROL:

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMIT HOLDER/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
4. THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
6. ANY AREAS NEEDING ESC MEASURE, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE INSPECTOR TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN OF SILT FROM CONSTRUCTION VEHICLES.
10. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE. (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE)
11. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
12. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
13. EROSION/SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS APPROVED BY THE CITY ENGINEER.
14. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
15. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED AND OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
16. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
17. ALL CUT AND FILL SLOPES 5:1 (5- FEET HORIZONTAL TO 1-FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED STABILIZATION METHODS AND PROVIDE ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN. EXCEPTIONS AS MODIFIED PER THE CONSTRUCTION MORATORIUM OCTOBER 1ST THROUGH APRIL 1ST.
18. OFF-SITE STREETS MUST BE CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCES AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
19. ANY CATCH BASINS COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
20. WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCES SHALL BE REPLACES AND THE FABRIC CLEANED IF CLOGGED BY SILT. ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
21. IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

DEVELOPER

MR. SHAWN PARRY
8320 AVALON DRIVE
MERCER ISLAND, WA 98040
(206) 441-2955

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KUNDIG ALLEN ARCHITECTS
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CIVIL ENGINEER

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TODD A. POPELKA, P.E.
815 6TH STREET S.
SUITE 106
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(425) 889-6405 phone
(425) 889-6428 fax

SITE ADDRESS

8320 AVALON DRIVE
MERCER ISLAND, WA 98040

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP
☑ Approved for Storm Works
☐ No Exception taken
☐ No Exception taken with revisions as noted.
☐ Revise and Resubmit
By: 7/25/06 Date

SHEET INDEX

FILE COPY

LEGAL DESCRIPTION

LOT 9 IN BLOCK 4 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS ON PAGE 64-65, RECORDS OF KING COUNTY, WASHINGTON.

THE PLAT OF AVALON PARK, AS RECORDED IN VOLUME 49 OF PLATS ON PAGES 64 THRU 65, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE PLAT BEARING OF AVALON DRIVE BASED ON FOUND MONUMENTS IN CASE.

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA

2.0' CONTOUR INTERVAL-THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS/MINUS 1.0' FOR THIS PROJECT.

CONSTRUCTION SEQUENCE:

NOTE:
CONTRACTOR SHALL PROVIDE THE CITY WITH HAUL ROUTE AND PROVIDE FLAGGERS FOR THAT OPERATION.

1. ATTEND PRECONSTRUCTION MEETING.
2. INSTALL FILTER FABRIC FENCE, CB PROTECTION, AND OTHER ESC MEASURES AS INDICATED ON THE EROSION CONTROL PLAN.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S).
4. PERFORM SITE DEMOLITION ACTIVITIES.
5. INSTALL NEW UTILITIES AND STORM DRAINAGE STRUCTURES AS REQUIRED.
6. CONSTRUCT NEW BUILDING(S).
7. FINAL GRADE AND PAVE SITE.
8. LANDSCAPE OR HYDROSEED ALL EXPOSED AREAS.
9. CLEAN STORM DRAINAGE SYSTEM (DO NOT FLUSH) AFTER VEGETATION HAS BEEN ESTABLISHED.
10. REMOVE ALL EROSION CONTROL MEASURES WHEN ENTIRE SITE IS STABILIZED.
11. FINAL INSPECTION.

RECEIVED
JUL - 3 2006
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

0605-241

TLP Pacific, L.L.C.
REAL ESTATE DEVELOPMENT CONSULTANTS
815 6th Street South, Suite 106
Kirkland, Washington
98033
(206) 396-8449
FAX# (425)376-0737
E-MAIL: Todd@tlppacific.com

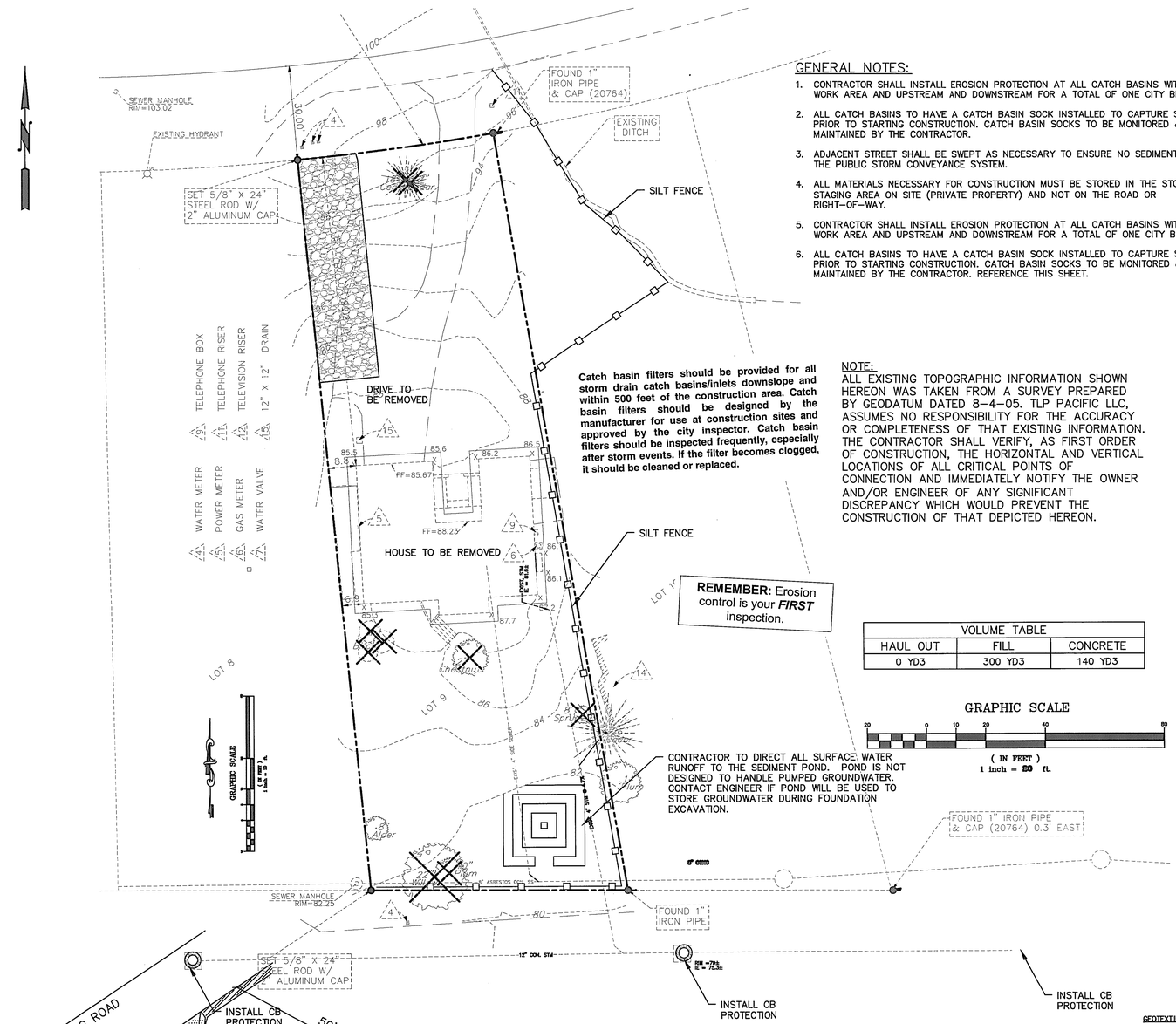
NO	REVISION	DATE
1	REVISED PER CITY COMMENTS DATED JUNE 14, 2006	6/28/06
AO	ISSUED TO CLIENT FOR REVIEW	03/24/06

GENERAL CONSTRUCTION NOTES
PARRY RESIDENCE
8320 AVALON DRIVE
MERCER ISLAND, WA

TODD ALLEN POPELKA — STATE OF WASHINGTON — 36425 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 1/25/07

PREPARED UNDER THE DIRECT SUPERVISION OF TODD A. POPELKA, P.E. WASHINGTON REGISTRATION NO. 36425 FOR AND ON BEHALF OF TLP PACIFIC, LLC

Job no. 0607
Scale NTS
Date 03/14/06
Sheet C1 of 6



Catch basin filters should be provided for all storm drain catch basins/inlets downslope and within 500 feet of the construction area. Catch basin filters should be designed by the manufacturer for use at construction sites and approved by the city inspector. Catch basin filters should be inspected frequently, especially after storm events. If the filter becomes clogged, it should be cleaned or replaced.

REMEMBER: Erosion control is your ***FIRST*** inspection.

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL EROSION PROTECTION AT ALL CATCH BASINS WITHIN THE WORK AREA AND UPSTREAM AND DOWNSTREAM FOR A TOTAL OF ONE CITY BLOCK.
2. ALL CATCH BASINS TO HAVE A CATCH BASIN SOCK INSTALLED TO CAPTURE SILT PRIOR TO STARTING CONSTRUCTION. CATCH BASIN SOCKS TO BE MONITORED & MAINTAINED BY THE CONTRACTOR.
3. ADJACENT STREET SHALL BE SWEPT AS NECESSARY TO ENSURE NO SEDIMENT ENTERS THE PUBLIC STORM CONVEYANCE SYSTEM.
4. ALL MATERIALS NECESSARY FOR CONSTRUCTION MUST BE STORED IN THE STORAGE & STAGING AREA ON SITE (PRIVATE PROPERTY) AND NOT ON THE ROAD OR RIGHT-OF-WAY.
5. CONTRACTOR SHALL INSTALL EROSION PROTECTION AT ALL CATCH BASINS WITHIN THE WORK AREA AND UPSTREAM AND DOWNSTREAM FOR A TOTAL OF ONE CITY BLOCK.
6. ALL CATCH BASINS TO HAVE A CATCH BASIN SOCK INSTALLED TO CAPTURE SILT PRIOR TO STARTING CONSTRUCTION. CATCH BASIN SOCKS TO BE MONITORED & MAINTAINED BY THE CONTRACTOR. REFERENCE THIS SHEET.

NOTE:
ALL EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY GEODATUM DATED 8-4-05. TLP PACIFIC LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THAT EXISTING INFORMATION. THE CONTRACTOR SHALL VERIFY, AS FIRST ORDER OF CONSTRUCTION, THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CRITICAL POINTS OF CONNECTION AND IMMEDIATELY NOTIFY THE OWNER AND/OR ENGINEER OF ANY SIGNIFICANT DISCREPANCY WHICH WOULD PREVENT THE CONSTRUCTION OF THAT DEPICTED HEREON.

VOLUME TABLE		
HAUL OUT	FILL	CONCRETE
0 YD3	300 YD3	140 YD3

GRAPHIC SCALE

20 0 10 20 40 80

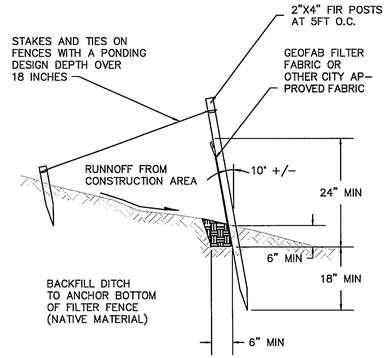
(IN FEET)
1 inch = 20 ft.

LEGEND

- SITE CHAIN LINK FENCE.
- ROCK CONSTRUCTION ENTRY. SEE DETAIL, THIS SHEET AND TESC NOTE 9 ON SHEET C1.
- INLET PROTECTION. SEE DETAIL THIS SHEET.
- TREE TO BE REMOVED.

CONSTRUCTION NOTES:

1. ALL WATER THAT IS ENCOUNTERED DURING THE EXCAVATION PROCESS SHALL BE PROCESSED TO ENSURE WATER QUALITY IS MET PRIOR TO RELEASING INTO THE ADJACENT STORM SYSTEM. WATER PROCESSING TO BE ACCOMPLISHED BY A "BAKER TANK" SYSTEM OR EQUIVALENT. THE CHOSEN FILTRATION SYSTEM SHALL BE ENGINEERED BY THE COMPANY THAT SUPPLIES THE SYSTEM. IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE THIS SYSTEM ON SITE PRIOR TO EXCAVATION.
2. AFTER CONSTRUCTION IS NEAR COMPLETION REPAIR (EXISTING) CATCH BASIN AFTER REMOVING (TEMPORARY) "BAKER TANK" SYSTEM & DISCHARGE PIPE OR IF THE CATCH BASIN BECOMES DAMAGED DURING THE CONSTRUCTION PROCESS.
3. CONTRACTOR TO INSTALL PORTABLE WHEEL WASH SYSTEM PRIOR TO EXCAVATION.
4. REFERENCE TRAFFIC CONTROL PLAN TO MAINTAIN TWO-WAY TRAFFIC ON 78TH STREET SE AND NOTE PARKING STRIP TO BE CLOSED.



FILTER-FABRIC FENCE DETAIL
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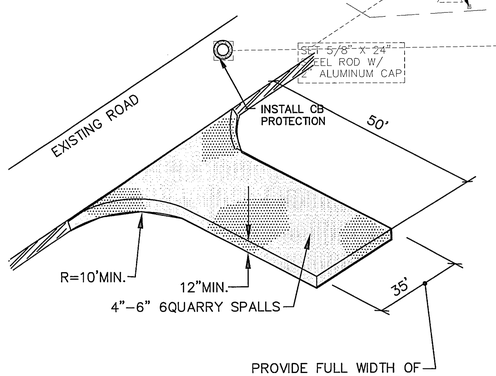


STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

DUST CONTROL

PURPOSE

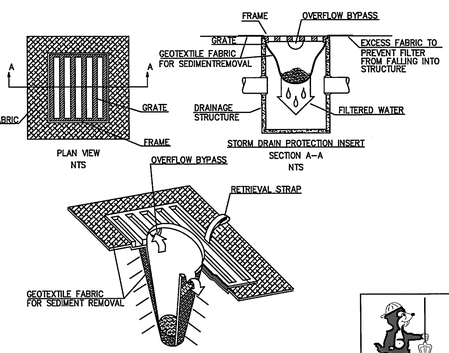
TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.

CONDITIONS WHERE PRACTICE APPLIES

IN AREAS (INCLUDING ROADWAYS) SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF SITE DAMAGE IS LIKELY TO OCCUR IF PREVENTIVE MEASURES ARE NOT TAKEN.

DESIGN CRITERIA/SPECIFICATIONS

- MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES (SEE SECTION 5.5, COVER MEASURES).
- SITE IS SPRINKLED WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED, TO PREVENT CARRYOUT OF MUD ONTO STREET, REFER TO STABILIZED CONSTRUCTION ENTRANCE.



SILT CONTROL AT C.B.'S
NO SCALE

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CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

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REAL ESTATE DEVELOPMENT CONSULTANTS
815 6th Street South, Suite 106
Kirkland, Washington
98033
(206) 396-8449
FAX (425)376-0737
E-MAIL Todd@tlppacific.com

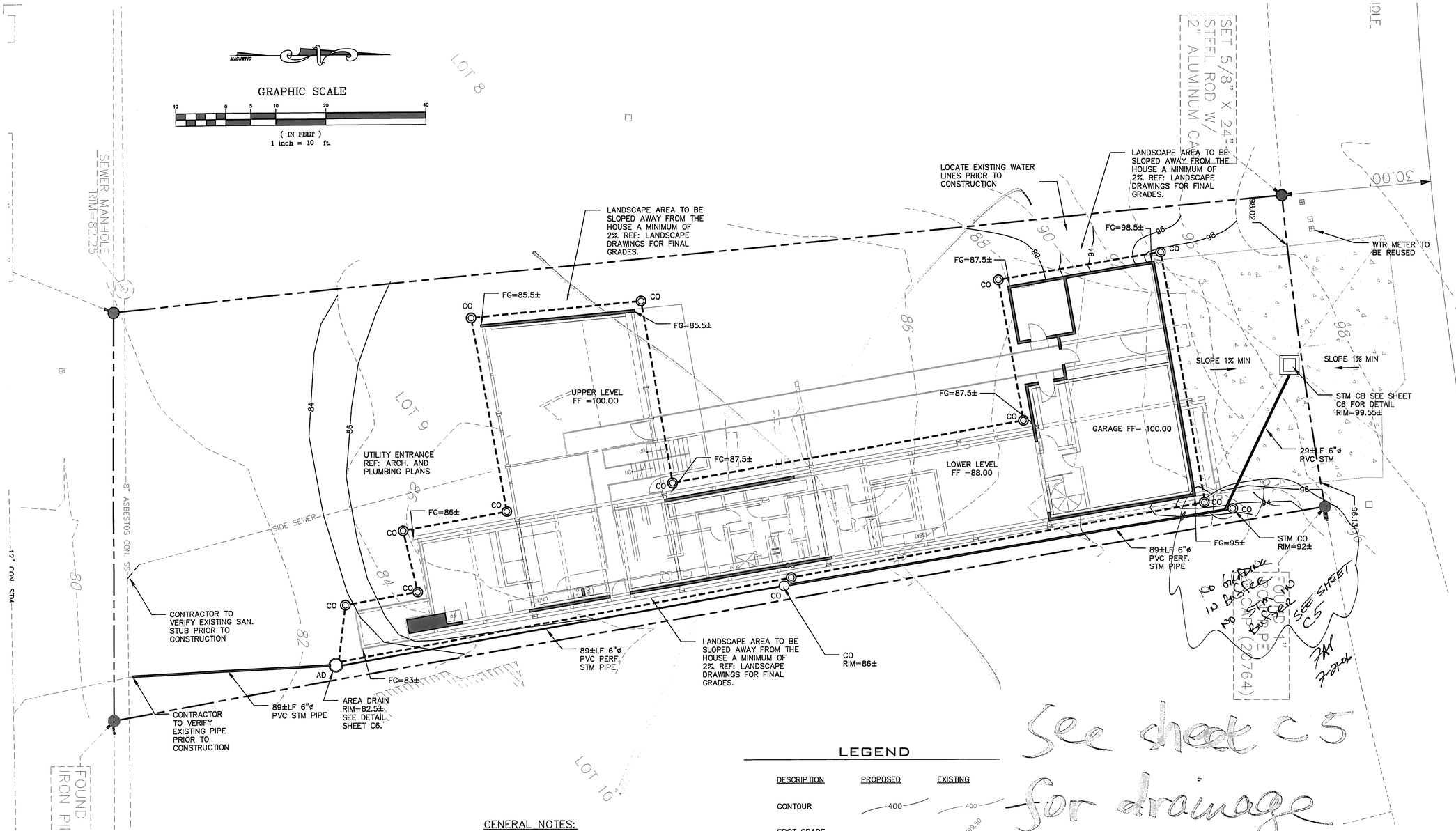
NO	ISSUED TO CLIENT FOR REVIEW	DATE
1	CITY COMMENTS DATED JUNE 14, 2006	6/28/06
		03/24/06

DEMO & TESC PLAN AND DETAILS
PARRY RESIDENCE
8320 AVALON DRIVE
MERCER ISLAND, WA

TODD A. POPLIKA
STATE OF WASHINGTON
36425
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 1/28/07

PREPARED UNDER THE DIRECT SUPERVISION OF TODD A. POPLIKA, P.E. WASHINGTON REGISTRATION NO. 36425 FOR AND ON BEHALF OF TLP PACIFIC LLC

Job no.	
0607	
Scale	Date
1"-20'	03/14/06
Sheet C2 of 6	



See sheet C5 for drainage information

LEGEND

DESCRIPTION	PROPOSED	EXISTING
CONTOUR	400	400
SPOT GRADE		+ 389.50
RIDGE LINE	R	
4" FOOTING DRAIN W/CO		SD
4" ROOF TIGHTLINE W/CO		SD
SDMH		Ⓓ
AREA DRAIN (AD)		Ⓐ
CATCH BASIN (CB)		
SSMH		Ⓢ
CONCRETE PAVEMENT		

GENERAL NOTES:

1. REFERENCE SHEET C1 FOR GENERAL NOTES.
2. ALL PIPE TO BE PVC UNLESS NOTED AS DIP.

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(206) 396-8449
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E-MAIL: Todd@tlppacific.com

NO	ISSUED TO CLIENT FOR REVIEW	REVISION	DATE
AD			03/24/06

GRADING AND DRAINAGE PLAN
PARRY RESIDENCE
8320 AVALON DRIVE
MERCER ISLAND, WA

TODD ALLEN POPELKA
STATE OF WASHINGTON
36425
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 1/25/07

PREPARED UNDER THE DIRECT SUPERVISION OF TODD A. POPELKA, P.E. WASHINGTON REGISTRATION NO. 36425 FOR AND ON BEHALF OF TLP PACIFIC, LLC

Job no. 0607
Scale 1"=10'
Date 03/14/06
Sheet C3 of 6

PARRY RESIDENCE

8320 AVALON DRIVE
MERCER ISLAND, WASHINGTON

GENERAL NOTES

STORM DRAINAGE CONSTRUCTION

1. STORM DRAINAGE PIPE:
   PIPE SHALL BE CONCRETE OR ALUMINUM METAL, WITHIN THE PUBLIC RIGHT OF WAY. CONCRETE PIPE UP TO AND INCLUDING 24" DIAMETER SHALL BE UN-REINFORCED AND SHALL CONFORM TO ASTM C-14, TABLE 11, EXTRA STRENGTH, RUBBER GASKETED. CORRUGATED ALUMINUM ALLOY CULVERT PIPE SHALL BE AASHTO M-196, M-197, M-211, AND M-219, HELICAL, GAUGES AND TYPES SHALL BE AS NOTED ON THE PLANS. REINFORCED PIPE SHALL CONFORM TO ASTM DESIGNATION C-76 UNLESS OTHERWISE SPECIFIED. STORM SEWER DETENTION PIPE GREATER THAN 24" DIAMETER SHALL BE RUBBER GASKETED, HELICAL CORRUGATED ALUMINUM PIPE. BEDDING TO BE CLASS "C". GAUGE OF PIPE WILL BE AS SHOWN ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 7-04 OF THE SPECIFICATIONS AND MAY BE SUBJECT TO EXFILTRATION TEST.

2. OTHER MATERIALS:
   OTHER MATERIALS FOR STORM DRAINAGE CONSTRUCTION REQUIRE WRITTEN APPROVAL OF THE CITY ENGINEER.

3. BACKFILL RESTRICTIONS:
   a) BEDDING SHALL CONFORM TO STANDARD PLAN B-11.
   b) MINIMUM COVER OVER STORM DRAIN SHALL BE 18".
   c) TRENCH BACKFILL COMPACTED TO 95% OF MAXIMUM DENSITY SHALL BE REQUIRED WHEREVER TRENCH EXCAVATION IS MADE IN PAVED ROADWAY, SIDEWALK OR ANY OTHER AREA WHERE MINOR SETTLEMENT WOULD BE DETRIMENTAL.

4. CATCH BASINS:
   a) TYPE 1, CATCH BASIN INLET SHALL CONFORM TO SECTION 7-05 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON STANDARD PLAN B-1. THE MAXIMUM DISTANCE TO INVERT IS 5'0" WITH A MAXIMUM PIPE DIAMETER UP TO 12" FOR CONCRETE PIPE, 15" FOR CMP. THE SUMP IS A MINIMUM OF 15".
   b) TYPE 2, CATCH BASIN INLET SHALL CONFORM TO SECTION 7-05 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON STANDARD PLAN B-1 E. MAXIMUM PIPE DIAMETER OF 24" FOR CONCRETE PIPE, 30" FOR CMP; A MINIMUM OF 8" BETWEEN HOLES. THE SUMP IS A MINIMUM OF 24".

5. INLETS:
   CURB INLETS SHALL BE APPROVED BY THE CITY ENGINEER.

6. GRATE COVERS:
   a) COVERS FOR CATCH BASINS AND INLETS SHALL CONFORM TO OLYMPIC FOUNDRY CO. #SM50G OR EQUAL FOR SLOPES LESS THAN 3%. WHERE SLOPES EXCEED 3%, USE OLYMPIC FOUNDRY CO. #SM50VG. GRATES SHALL BE DUCTILE IRON AND HAVE THE LETTERS "DUCI" CAST IN THE COVER.
   b) SOLID COVERS FOR MANHOLES, WHERE PERMITTED, SHALL BE 24" DIAMETER, WITH "DRAIN" CAST IN COVER IN 2" LETTERS, CONFORMING TO OLYMPIC FOUNDRY CO. MH43, INLAND FOUNDRY NO. 835, OR APPROVED EQUAL.
   c) DRAINAGE STRUCTURES NOT WITHIN PUBLIC RIGHT-OF-WAY SHALL HAVE LOCKING LIDS.

7. FRAMES:
   FRAMES FOR CATCH BASINS AND INLETS SHALL BE OF CAST IRON OR DUCTILE IRON CONFORMING TO OLYMPIC FOUNDRY CO. SM50 OR EQUAL. VANED GRATES (SM50V) SHALL BE INSTALLED WHERE SHOWN ON THE PLANS, EXCEPT THROUGH-CURB INLET FRAMES WHICH SHALL CONFORM TO OLYMPIC FOUNDRY CO. SM52 OR EQUAL.

SANITARY SEWER CONSTRUCTION

1. SANITARY SEWER PIPE:
   SHALL BE ASTM C-14 (EXTRA STRENGTH), RUBBER-GASKETED CONCRETE PIPE, DUCTILE IRON PIPE, OR PVC ASTM D 3034, SDR PER STANDARD SPECIFICATIONS. TEES SHALL BE INSTALLED IN THE MAIN WHERE REQUIRED FOR SIDE AND/OR LATERAL SEWERS.

2. SIDE SEWER PIPE:
   SHALL BE ASTM C-14 (EXTRA STRENGTH), RUBBER GASKETED CONCRETE PIPE, DUCTILE IRON PIPE, OR PVC ASTM D 3034, SDR 35. MINIMUM DIAMETER SHALL BE 6-INCHES.

3. SPECIAL CONDITIONS:
   DUCTILE IRON PIPE WILL BE REQUIRED IN AREAS OF UNSTABLE SOILS, OR WHERE GROUND SLOPES EXCEED 20%.

4. EXCAVATION AND BACKFILL:
   TRENCH BACKFILL COMPACTED TO 95% OF MAXIMUM DENSITY, SHALL BE REQUIRED WHEREVER TRENCH EXCAVATION IS MADE IN A PAVED ROADWAY, SIDEWALK OR ANY OTHER AREA WHERE MINOR SETTLEMENT WOULD BE DETRIMENTAL ELSEWHERE, 85% DENSITY SHALL BE ACHIEVED. MINIMUM COVER SHALL BE 4-FEET.

5. SIDE AND/OR LATERAL SEWERS:
   SHALL BE CONSTRUCTED NOT LESS THAN 5-FEET PAST THE PROPERTY LINE. THE MINIMUM DEPTH AT PROPERTY LINE IS 2'6". THE MINIMUM SLOPE IS 2%. EACH SERVICE REQUIRES A TEE FOR TESTING. THE ENDS SHALL BE MARKED WITH NOT LESS THAN A NO. 9 WIRE AND SECURED TO A 2" X 4" STAKE STENCILED "SEWER" AND PAINTED WHITE. THE DEPTH OF THE SIDE AND/OR LATERAL SEWER BELOW GROUND IS TO BE MARKED ON THE STAKE.

6. MANHOLES:
   SHALL BE MINIMUM 48" I.D.TYPE 1, AS SHOWN ON THE STANDARD DETAILS. THE MANHOLE LID SHALL BE WSDOT STND; PLAN B-25 OR APPROVED EQUAL WITH "SEWER" CAST ON LID IN 2" LETTERS,

7. BEDDING:
   SHALL BE AS SHOWN ON THE PLANS, OR ON STANDARD PLAN B-11. BEDDING FOR PVC PIPE SHALL BE 6" BELOW AND 6" ABOVE PIPE, COMPACTED TO 95% PIPE ZONE BEDDING SHALL BE AS SET FORT IN SECTION 9-03.12(3).

8. TESTING:
   SHALL BE DONE IN THE PRESENCE OF AND UNDER THE SUPERVISION OF THE CITY ENGINEER AND/OR HIS/HER REPRESENTATIVE. THE CITY HAS ESTABLISHED THE AIR TEST METHOD AS THE STANDARD METHOD FOR TESTING. THE PROCEDURE AS SET FORTH IN SECTION 7-17.3(2) OF THE STANDARD SPECIFICATIONS MAY BE USED FOR TESTING UPON SPECIAL REQUEST TO THE CITY ENGINEER.

WATER MAIN CONSTRUCTION

1. ALL WATER MAIN EXTENSIONS AND IMPROVEMENTS, MATERIALS AND INSTALLATION SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND TO CITY OF MERCER ISLAND SPECIAL TECHNICAL CONDITIONS WHICH AMEND DIVISIONS 7 AND 9 OF THE STANDARD SPECIFICATIONS FOR WATER MAINS.

2. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS; CLASS 52 FOR DIAMETERS UP TO AND INCLUDING 12 (TWELVE) INCHES. ALL PIPE SHALL HAVE DBL CEMENT MORTAR LINING (3/16 OF AN INCH). THERE SHALL BE 3/32 INCH CEMENT MORTAR LINING OF ALL FITTINGS. BEDDING SHALL CONFORM TO 9-03.12(3). NO WATER MAIN TRENCH SHALL BE BACKFILLED UNTIL THE WORK IS INSPECTED AND AUTHORIZED BY THE CITY INSPECTOR.
   THE CENTERLINE OF STREETS AND ALL ADJOINING PROPERTY LINES SHALL BE ESTABLISHED BY THE DEVELOPER AND INSPECTED BY THE CITY PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF THE NEW MAINS AND THE SERVICE STUBS THAT ARE TO BE INSTALLED. THE WATER MAIN LOCATION SHALL BE STAKED WITH OFFSET STAKES AND APPROVED BY THE CITY INSPECTOR PRIOR TO CONSTRUCTION. LOCATIONS FOR FITTINGS AND SERVICE CONNECTIONS SHALL ALSO BE STAKED.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND MAINTENANCE DEPARTMENTS FORTY-EIGHT HOURS PRIOR TO COMMENCING WORK, (ENGINEERING AT 236-5300 AND MAINTENANCE AT 236-3613). IF THE INITIAL TAP OR EXTENSION REQUIRES SHUTTING DOWN AN EXISTING WATER MAIN, PROPER PUBLIC NOTICE IS REQUIRED. NO WET TAPS OR THE CUTTING IN OF NEW TEES ONTO THE EXISTING WATER MAIN SHALL BE ALLOWED ON A MONDAY, FRIDAY, WEEKEND OR HOLIDAY. THE MAINTENANCE DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION OF ALL SYSTEM VALVES.

4. THE CITY ENGINEERING DEPARTMENT TOGETHER WITH THE CITY MAINTENANCE DEPARTMENT WILL PERFORM INSPECTIONS AND SHALL BE NOTIFIED AT LEAST ONE DAY IN ADVANCE OF ANY DAY ON WHICH THE CONTRACTOR PLANS TO WORK ON THE INSTALLATION OF WATER MAIN. ONCE CONSTRUCTION HAS COMMENCED NOTIFICATION SHALL BE GIVEN TO THE FIELD INSPECTOR AS TO THE FOLLOWING DAYS WORK. IF CONSTRUCTION IS NOT CONTINUOUS THE CONTRACTOR SHALL NOTIFY THE CITY 24 HOURS PRIOR TO RESUMING WORK. FAILURE TO DO SO SHALL RESULT IN THE CONTRACTOR AND/OR DEVELOPER BEING CHARGED DOUBLE THE INSPECTION FEE OF ONE DAY FOR EACH OCCASION IN ADDITION TO EXPOSING PIPE FOR PROPER INSPECTIONS.

5. MINIMUM COVER OF 36" BELOW SUBGRADE OF FINISHED STREET SHALL BE MAINTAINED. ALL STREETS SHALL BE ROUGH GRADED TO DESIGN SUBGRADE PRIOR TO WATER MAIN INSTALLATION. AN APPROPRIATE CULVERT SHALL BE PLACED FOR WATER MAINS PLACED ACROSS OPEN DRAIN DITCHES TO MAINTAIN MINIMUM COVER.

6. THERE SHALL BE NO WATER MAIN CONSTRUCTION ON A SATURDAY, SUNDAY OR HOLIDAY WITHOUT FIRST RECEIVING PRIOR APPROVAL FROM THE DIRECTOR OF MAINTENANCE AND THE CITY ENGINEER.

7. CAST IRON FITTINGS SHALL BE USED IN ALL CASES WHERE THE DEFLECTION AT THE PIPE JOINT EXCEEDS 3 DEGREES, EXCEPT ON SWEEP RADIUSES THE INSPECTOR MAY ALLOW THE CONTRACTOR TO INSTALL NORMAL OR SHORT LENGTHS OF PIPE, PROVIDING THE MAXIMUM DEFLECTION PER JOINT SHALL NOT EXCEED THREE-FOURTHS (314) OF THE MAXIMUM PERMISSIBLE DEFLECTION AS OUTLINED IN THE HANDBOOK OF DUCTILE IRON PIPE.

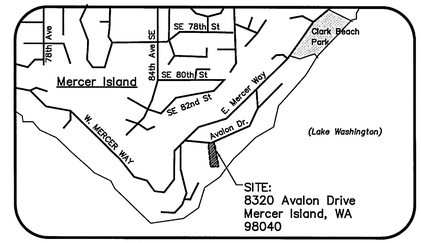
8. FIRE HYDRANTS SHALL BE PAINTED WHITE, UNLESS OTHERWISE SHOWN ON THE PLANS. THE DISTANCE FROM HYDRANT TO AUXILIARY GATE VALVE SHALL BE STENCILED ON THE HYDRANT IN THE DIRECTION OF SAID VALVE. FIRE HYDRANT ASSEMBLIES SHALL CONSIST OF A 6" HYDRANT, 6" GATE VALVE, CAST IRON VALVE BOX, 6" DIA. DUCTILE IRON PIPE, HYDRANT TEE, SHACKLE RODS, THRUST BLOCK, CONCRETE PIER BLOCK AND OTHER APPURTENANCES AS SHOWN ON STANDARD DRAWING NO. W-24. HYDRANTS SHALL BE MUELLER "IMPROVED" OR M&H MODEL 929T WITH BRASS SUB-SEATS.

9. CAST IRON VALVE BOXES SHALL BE ADJUSTABLE SLIDE-TYPE WITH "WATER" STAMPED IN COVER OLYMPIC FOUNDRY VB2C OR EQUAL. ALIGN THE LUGS ON THE VALVE LIDS IN THE DIRECTION OF THE FLOW OF WATER THROUGH THE VALVE. ALL VALVE LOCATIONS EXCEPT FIRE HYDRANT VALVES SHALL BE REFERENCED WITH A 4"X4"X42" CONCRETE VALVE MARKER INSTALLED AS SHOWN ON MERCER ISLAND STANDARD DETAIL W-18 OR AS DIRECTED BY THE CITY INSPECTOR. WATER VALVES SHALL BE MUELLER A2380 OR M&H EPOXY COATED RESILIENT SEATED GATE VALVES.

10. ONE COPPER SERVICE STUB SHALL BE INSTALLED PER LOT. LOCATION AND DIAMETER OF SERVICE LINE SHALL BE AS SHOWN ON THE PLANS. SERVICE STUBS SHALL EXTEND THREE (3) FEET BEYOND THE EDGE OF THE FUTURE PAVEMENT AND SHALL BE MARKED WITH A 2 X 4 STAKE STENCILED "WATER" AND PAINTED WHITE. ALL SERVICE LINE UNDER PAVED AREA SHALL BE PLACED IN 2" PVC CONDUIT.

11. THE CONTRACTOR SHALL CAP, BLOCK, FLUSH, TEST AND DISINFECT ALL NEW LINES IN THE PRESENCE OF THE CITY INSPECTOR INDEPENDENT FROM THE EXISTING WATER SYSTEM. THE USE OF AN APPROVED BACKFLOW DEVICE TO ISOLATE NEW WATER MAIN DURING TESTING IS REQUIRED TO PREVENT A CROSS CONNECTION.

12. TESTING PROCEDURES ARE AS FOLLOWS:
   a) CONTACT THE CITY INSPECTOR TO FILL THE NEW WATER MAIN.
   b) ALLOW THE NEW WATER MAIN TO "COOK" (THE CHLORINE DISSOLVING INTO WATER TO DISINFECT THE MAIN) FOR A MINIMUM OF 24 HOURS AND A MAXIMUM OF 48 HOURS.
   c) PRESSURE TEST THE NEW WATER MAIN. 200PSI FOR 15 MINUTES. PRESSURE DROP SHALL NOT BE MORE THAN 15PSI. PRESSURE TEST FIRE SERVICES AT 200PSI FOR 2 HOURS WITH NO DROP IN PRESSURE.
   d) FLUSH THE WATER MAIN.
   e) PURITY SAMPLES WILL BE TAKEN BY THE CITY INSPECTOR AFTER FLUSHING. THE WATER MAIN SHALL NOT BE PUT IN SERVICE OR THE FINAL WATER MAIN CONNECTIONS MADE UNTIL SATISFACTORY RETURNS HAVE BEEN REPORTED BY THE STATE DEPARTMENT OF HEALTH.



N VICINITY MAP
SCALE: NTS

DEVELOPER

MR. SHAWN PARRY
8320 AVALON DRIVE
MERCER ISLAND, WA 98040
(206) 441-2955

ARCHITECT

OLSON SUNDBERG
KUNDIG ALLEN ARCHITECTS
159 S. JACKSON STREET
6TH FLOOR
SEATTLE, WA 98104
(206) 624-5670 phone
(206) 624-3730 fax

CIVIL ENGINEER

TLP PACIFIC, LLC
TODD A. POPELKA, P.E.
815 6TH STREET S.
SUITE 106
KIRKLAND, WA 98033
(425) 889-6405 phone
(425) 889-6428 fax

SITE ADDRESS

8320 AVALON DRIVE
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION

LOT 9 IN BLOCK 4 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS ON PAGE 64-65, RECORDS OF KING COUNTY, WASHINGTON.

THE PLAT OF AVALON PARK, AS RECORDED IN VOLUME 49 OF PLATS ON PAGES 64 THRU 65, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE PLAT BEARING OF AVALON DRIVE BASED ON FOUND MONUMENTS IN CASE.

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA

2.0' CONTOUR INTERVAL-THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS/MINUS 1.0' FOR THIS PROJECT.

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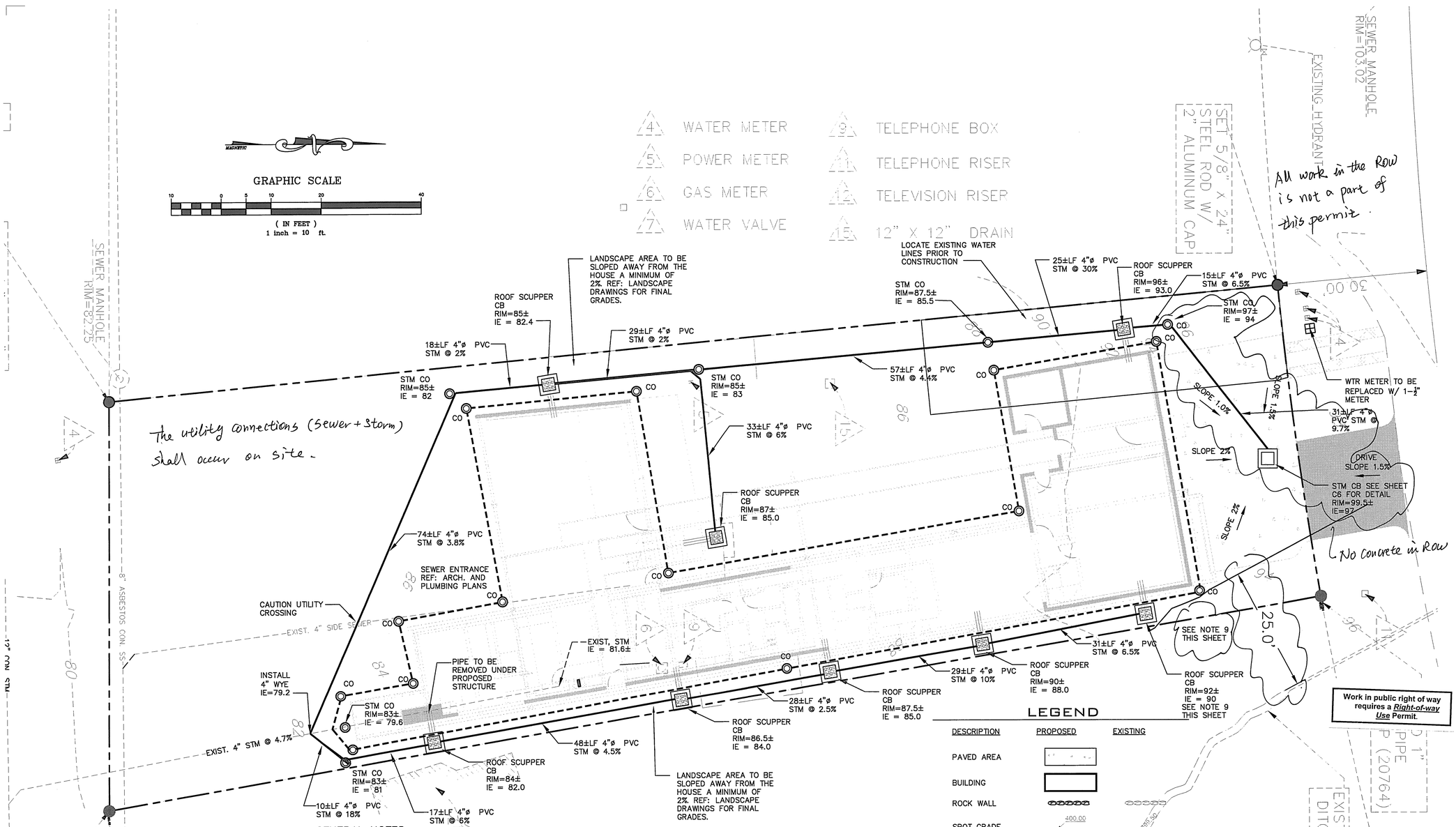
NO	REVISION	DATE
1	CITY COMMENTS DATED JUNE 14, 2006	6/28/06
AO	ISSUED TO CLIENT FOR REVIEW	10/24/06

UTILITY GENERAL NOTES
PARRY RESIDENCE
8320 AVALON DRIVE
MERCER ISLAND, WA

TODD ALLEN POPELKA STATE OF WASHINGTON 36425 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 1/25/07

PREPARED UNDER THE DIRECT SUPERVISION OF
TODD A. POPELKA, P.E.
WASHINGTON REGISTRATION NO. 36425
FOR AND ON BEHALF OF
TLP PACIFIC, LLC

Job no. 0607
Scale NTS
Date 03/14/06
Sheet C4 of 6



GENERAL NOTES:

1. SEE SHEET C1 AND C4 FOR ADDITIONS CONSTRUCTION NOTES.
2. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES TO REMAIN. CONNECT PROPOSED SEWER TO THE EXISTING SIDE SEWER. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION AND VERIFY CONDITION OF EXISTING SIDE SEWER PIPES.
3. CONTRACTOR TO COORDINATE POWER, TELEPHONE, GAS AND CABLE. THE APPROVAL OF THESE PLANS DO NOT IMPLY APPROVAL BY THE INDIVIDUAL FRANCHISE UTILITIES.
4. COORDINATE WITH LANDSCAPE ARCH. FOR LOCATION AND SIZE OF PROPOSED IRRIGATION METER AND LINES.
5. BACKFILL WITH NATIVE MATERIAL IS NOT PERMITTED IN THE CITY RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED AND MEET CITY STANDARDS.
6. WATERLINE IN RIGHT-OF-WAY FROM MAIN TO METER MUST BE COPPER MEETING CITY SPECIFICATIONS.
7. APPROVED TRAFFIC CONTROL PLAN REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY.
8. SEE SHEET C3 FOR DRAINAGE PIPE CONFIGURATION.
9. AT NO TIME DURING CONSTRUCTION OF UTILITIES SHALL EXCAVATION TAKE PLACE WITHIN THE 25-FOOT BUFFER. SHORING MAY BE REQUIRED FOR UTILITY INSTALLATION IN THIS AREA.

Roof drains must be connected to the storm drain system and inspected by the Public Works Department prior to any backfilling of pipe.

WATERCOURSE SETBACK: No improvements shall be erected, installed, constructed or otherwise placed or located within--and no existing improvements shall be moved, altered, added to or enlarged so as to encroach upon--an area within 25 feet from the centerline of the watercourse.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PAVED AREA		
BUILDING		
ROCK WALL		
SPOT GRADE	400.00	395.50
WATERMAIN	6" W	
WATER VALVE		
WATER METER		
HYDRANT		
SDMH		
CB		
SSMH		
SS C.O.		

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E-MAIL todd@tlppacific.com

NO	ISSUED TO CLIENT FOR REVIEW	DATE
1	CITY COMMENTS DATED JUNE 14, 2006	6/28/06
2	CITY COMMENTS DATED JULY 19, 2006	7/21/06

OVERALL UTILITY PLAN
PARRY RESIDENCE
8320 AVALON DRIVE
MERCER ISLAND, WA

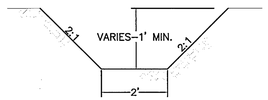
TODD ALLEN COPELAND — STATE OF WASHINGTON — 36425 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 1/25/07

PREPARED UNDER THE DIRECT SUPERVISION OF
TODD A. POPELKA, P.E.
WASHINGTON REGISTRATION NO. 36425
FOR AND ON BEHALF OF
TLP PACIFIC, LLC

Job no. 0607
Scale 1"=10' Date 03/14/06
Sheet C5 of 6

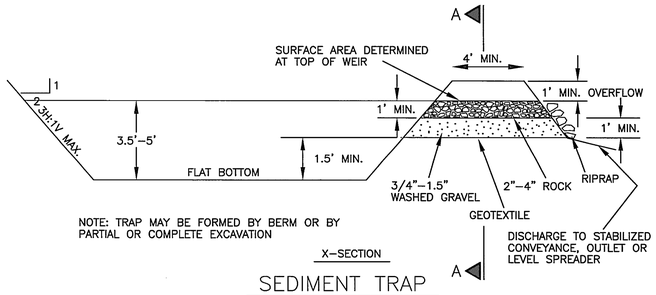
DIVERSION DITCH DETAIL

NO SCALE



DIVERSION DITCH DETAIL

NO SCALE

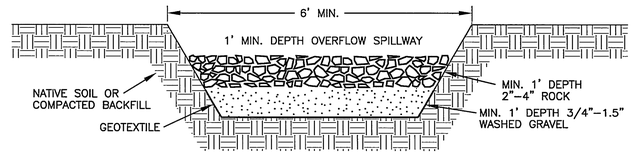


NOTE: TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION

X–SECTION

SEDIMENT TRAP

NO SCALE

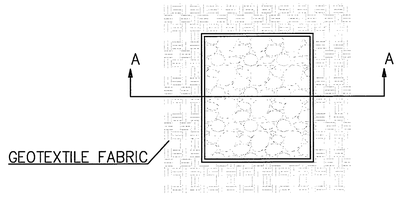


SEDIMENT TRAP OUTLET – SECTION 'A–A'

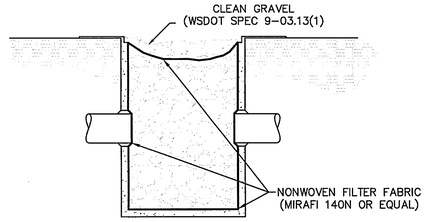
NO SCALE

MAINTENANCE STANDARDS

1. SEDIMENT SHALL BE REMOVED FROM THE TRAP WHEN IT REACHES 1 FOOT IN DEPTH.
2. ANY DAMAGE TO THE TRAP EMBANKMENTS OR SLOPES SHALL BE REPAIRED.



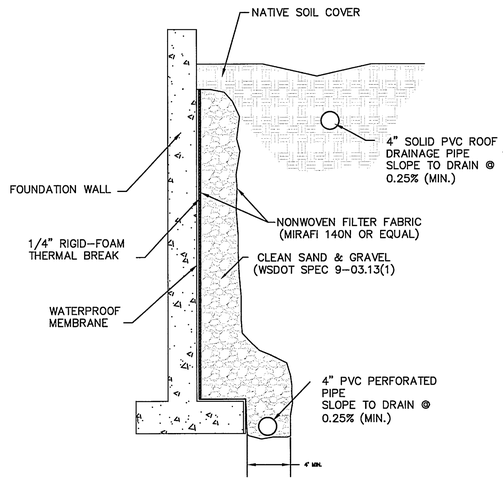
PLAN VIEW
NTS



SECTION A–A
NTS

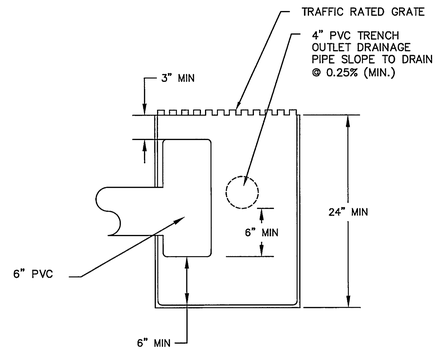
SCUBBER CATCH BASIN DETAIL

NO SCALE



BUILDING WALL FOOTING DRAINAGE

NO SCALE



RESIDENTIAL CONTROL STRUCTURE (CB) WITH OIL SEPERATOR

NO SCALE

TLP Pacific, L.L.C.
REAL ESTATE DEVELOPMENT CONSULTANTS
815 6th Street South, Suite 106
Kirkland, Washington
98033
(206) 396-8449
FAX# (425)376-0737
E-MAIL: Todd@tlppacific.com

NO	REVISION	DATE
A0	ISSUED TO CLIENT FOR REVIEW	03/24/06
1	CITY COMMENTS DATED JUNE 14, 2006	6/28/06

UTILITY DETAILS
PARRY RESIDENCE
8320 AVALON DRIVE
MERCER ISLAND, WA

RECEIVED
JUL – 3 2006
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

TODD ALLEN FOPEKA — STATE OF WASHINGTON — 36425 — REGISTERED PROFESSIONAL ENGINEER — 6-28-06
EXPIRES 1/25/07

PREPARED UNDER THE DIRECT SUPERVISION OF
TODD A. POPEKA, P.E.
WASHINGTON REGISTRATION NO. 36425
FOR AND ON BEHALF OF
TLP PACIFIC, LLC

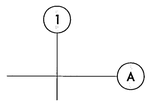
Job no. 0607
Scale NTS
Date 03/14/06
Sheet C6 of 6

Abbreviations

@	AT
℄	CENTERLINE
ℙ	PROPERTY LINE
ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
ABV.	ABOVE
ACC.	ACCESS
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
A.I.B.	AIR INFILTRATION BARRIER
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF...
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.T.	CERAMIC TILE
CPT.	CARPET; CARPETED
CTR.	CENTER
DBL.	DOUBLE
DEMO.	DEMOLITION
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
E.	EAST
EA.	EACH
EL.	ELEVATION
EF.	EXHAUST FAN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
EXIST.	EXISTING
EXP.	EXPANDED; EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F/F	FINISH TO FINISH
FIN.	FINISH
FLASH.	FLASHING
FLR.	FLOOR; FLOORING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.I.C.	FURNISHED BY OWNER – INSTALLED BY CONTRACTOR
F.O.S.	FACE OF STUDS
F.O.F.	FACE OF FINISH
FR.	FRAME
FRPF.	FIREPROOF
FRPL.	FIREPLACE
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
F.W.	FULL WIDTH
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GLAM.	GLUE-LAMINATED
GR.	GRADE
G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.D.O.	HIGH DENSITY OVERLAY
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
HEM.	HEMLOCK
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
J.B.	JUNCTION BOX
J.F.	JOINT FILLER
JT.	JOINT
LAM.	LAMINATE, LAMINATED
LAV.	LAVATORY
LOC.	LOCATION
L.P.	LOW POINT
LT.	LIGHT
MAS.	MASONRY
MAX.	MAXIMUM
MDO.	MEDIUM DENSITY OVERLAY
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	MATERIAL
MUL.	MULLION
N.	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.R.	NOISE REDUCTION
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER, OVERFLOW DRAIN
OFF.	OFFICE
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
PERP.	PERPENDICULAR
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
PTN.	PARTITION
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REM.	REMAINDER
REQ.	REQUIRED
RESIL.	RESILIENT
REV.	REVISION; REVISIONS; REVISED
RGTR.	REGISTER
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.A.F.	SELF-ADHERED FLASHING
S.A.M.	SELF-ADHERED MEMBRANE
S.C.	SOLID CORE
S.D.	SMOKE DETECTOR
SCHED.	SCHEDULE
SECT.	SECTION
S.G.	SAFETY GLASS
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHT. MTL.	SHEET METAL
SHTG	SHEATHING
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.FT.	SQUARE FOOT (FEET)
SQ.IN.	SQUARE INCH(ES)
SS.	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T&G	TONGUE AND GROOVE
T.G.	TEMPERED GLASS
THK.	THICK
T.O.	TOP OF...
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB; TOP OF STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.T.	VINYL TILE
W.C.	WATER CLOSET
WD.	WOOD
W.F.	WIDE FLANGE
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.L.	WATER LINE
W/O	WITHOUT
WIN.	WINDOW
WP.	WATERPROOF
WR.	WATER RESISTANT
W.S.G.	WIRE SAFETY GLASS
WT.	WEIGHT

Symbols Legend

1. GRID LINE

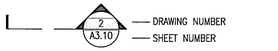


2. ROOM REFERENCE

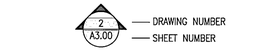
3. DOOR REFERENCE

4. WINDOW/SKYLIGHT REFERENCE

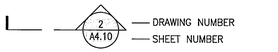
5. BUILDING SECTION



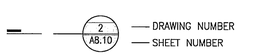
6. EXTERIOR ELEVATION



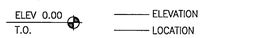
7. WALL SECTION



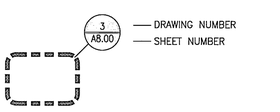
8. DETAIL REFERENCE



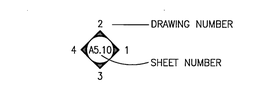
9. ELEVATION / DATUM REFERENCE



10. DETAIL REFERENCE



11. INTERIOR ELEVATION REFERENCE

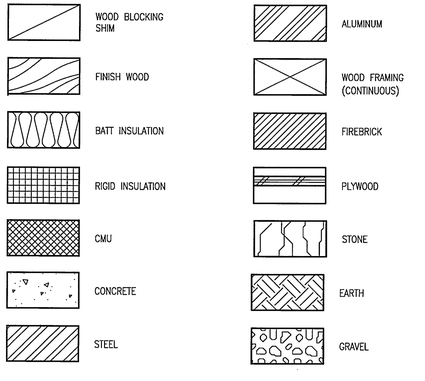


12. REVISION REFERENCE

13. NORTH SYMBOL

14. ASSEMBLY REFERENCE

Materials Legend



Code Information

APPLICABLE CODES:
2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL RESIDENTIAL CODE
AS MODIFIED BY STATE OF WA AND MERCER ISLAND
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL FUEL GAS CODE
2003 INTERNATIONAL FIRE CODE
2003 UNIFORM PLUMBING CODE
2003 NATIONAL ELECTRICAL CODE
2003 WASHINGTON STATE ENERGY CODE

CODE SUMMARY

OCCUPANCY: R-3, SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE: TYPE V, NON-RATED

NUMBER OF STORIES: MAXIMUM: 3 STORIES ALLOWED
PROPOSED: 2 STORIES

ALLOWABLE AREA: UNLIMITED

MERCER ISLAND DESIGN STANDARDS SUMMARY

ZONING: RESIDENTIAL R-8.4

SETBACKS: FRONT YARD: 20'
SIDE YARDS: 15' TOTAL
REAR YARD: 25'

LOT COVERAGE: MAX 40% COVERAGE FOR LOTS SLOPING LESS THAN 15%
(SEE SHT A1.00 FOR CALCS)

HEIGHT RESTRICTION: 30' ABOVE BASE ELEVATION
(SEE SHEET A1.00 FOR CALCS)

ALL FENCES WITHIN REQUIRED SIDE AND REAR YARDS ARE LIMITED TO A HEIGHT OF 72" ABOVE EXISTING GRADE, 42" WITHIN 20 FEET OF EASEMENT

GROSS FLOOR AREA: MAX 45% ALLOWED OF NET LOT AREA
(SEE SHEET A1.00 FOR CALCS)

FIRE PROTECTION: RESIDENCES IN THIS NEIGHBORHOOD > 3,600 SF ARE REQUIRED TO BE EQUIPPED WITH A RESIDENTIAL SPRINKLER SYSTEM

1. NFPA 13R SPRINKLER SYSTEM WITH 4 HEAD DESIGN IS REQUIRED.
2. FIRE SYSTEM TO HAVE 2" MINIMUM SUPPLY LINE AND A 2" METER.
3. THE FOUR HEAD DESIGN SHALL INCLUDE THE GARAGE.
4. AN FDC (PUMPER CONNECTION), 2 1/2" PIPE INSTALLED IN A CONCRETE PEDESTAL WITH AN ELBOW IS REQUIRED. THE FITTING SHALL BE A 2 1/2" NST FEMALE SWIVEL WITH CAP AND CHAIN. A CHECK VALVE AND DRIP DRAIN IS REQUIRED.
5. ATTICS SHALL BE PROVIDED WITH FIRE SPRINKLERS.
6. A FIRE ALARM SYSTEM SHALL BE DESIGNED TO THE REQUIREMENTS OF NFPA 72, CHAPTER 2.
7. SMOKE DETECTORS PER UBC.
8. PLANS MUST BE SUBMITTED TO THE CITY OF MERCER ISLAND FIRE MARSHALL FOR FIRE DETECTION NOTIFICATION SYSTEM BY LICENSED SPRINKLER CONTRACTOR PRIOR TO INSTALLATION.
9. SUBMIT SEPARATE UNDERGROUND FIRE LINE PLAN FOR APPROVAL.

Property Information

PROPERTY ADDRESS: 8320 AVALON DRIVE
MERCER ISLAND, WASHINGTON 98040

LEGAL DESCRIPTION: LOT 9 IN BLOCK 4 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS ON PAGE 64-65, RECORDS OF KING COUNTY, WASHINGTON.

JURISDICTION: CITY OF MERCER ISLAND, WASHINGTON

PARCEL NUMBER: 032110-0285

LOT SIZE: 17,337 SF

LOT SLOPE: 7% (SEE SHEET A1.00 FOR CALCS)

BUILDING AREAS: SEE SHEET A1.00

General Notes

1. CODES: ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, (AS AMENDED BY THE CITY OF MERCER ISLAND, AND ALL OTHER GOVERNING LAWS, CODES, ORDINANCES AND REGULATIONS.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATION.
5. VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING; CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.
6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
7. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
8. PROVIDE FIREBLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES, SUCH AS SOFFIT OR CEILING, PER IRC.
9. PROVIDE SEISMIC ANCHORAGE OF APPLIANCES, PER IMC.
10. MOUNT ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY W/ ARCHITECT.
11. USE CAST IRON WASTELINES FOR ALL PLUMBING IN CEILINGS AND WALLS.
12. ALL INSULATION MATERIALS SHALL HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 PER SBC.
13. CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.
14. PROVIDE CEMENTITIOUS BACKER BOARD UNDER TUB/SHOWER ENCLOSURE MATERIALS TYPICAL.

Project Directory

OWNER
SHERRIE AND SHAWN PARRY
8320 AVALON DRIVE
MERCER ISLAND, WA 98040

ARCHITECT
TOM KUNDIG, PRINCIPAL
OLSON SUNDBERG KUNDIG ALLEN ARCHITECTS
159 SOUTH JACKSON STREET 6TH FLOOR
SEATTLE, WA 98104
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FAX: 206.624.3730
CONTACT: ELIZABETH BIANCHI CONKLIN
EMAIL: elizabeth@olsonsundberg.com

CONTRACTOR
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SEATTLE, WA 98104
PHONE: 206.622.0500
FAX: 206.622.6541
CONTACT: JEFF CLEATOR
EMAIL: jeffcleator@lewisbuilds.com

SURVEYOR
GEO DATUM
22525 SE 64TH PLACE #266
ISSAQUAH, WA 98027
PHONE: 425.837.8083
CONTACT: THOMAS WOLDENDORP

GEOTECHNICAL ENGINEER
ASSOCIATED EARTH SCIENCES
911 FIFTH AVENUE, SUITE 100
KIRKLAND, WA 98033
PHONE: 425.827.7701
FAX: 425.827.5424
CONTACT: RON PARKER
EMAIL: ronparker@oesgeo.com

CIVIL ENGINEER
TLP PACIFIC LLC
10512 NE 68th STREET #101
KIRKLAND, WA 98033
PHONE: 425.889.6405
FAX: 425.889.6428
CONTACT: TODD A. POPELKA
EMAIL: todd@tlppacific.com

STRUCTURAL ENGINEER
MAGNUSSON KLEMENCIC ASSOCIATES
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SEATTLE, WA 98101
PHONE: 206.292.1200
CONTACT: JAY TAYLOR
EMAIL: jtaylor@mka.com

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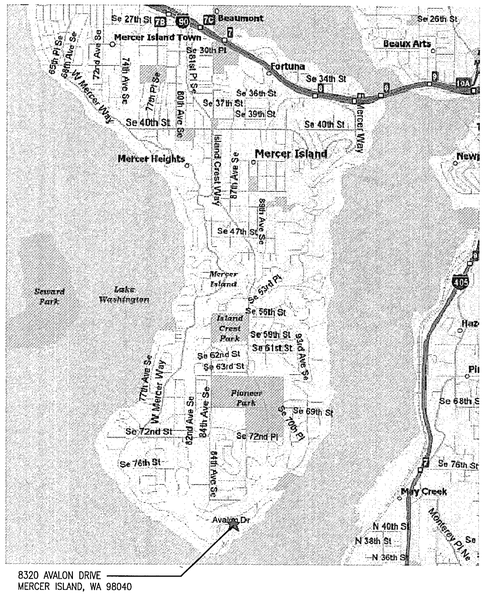
THE RUSHING COMPANY
7728 21ST AVENUE NE
SEATTLE, WA 98115
CONTACT: SCOTT RUSHING
EMAIL: scottr@rushingco.com

HOLADAY PARKS
4600 SOUTH 134TH PLACE
SEATTLE, WA 98168
CONTACT: DAN CONNELL
EMAIL: danc@holadayparks.com

ELECTRICAL ENGINEER
VECA ELECTRIC
5614 7th AVENUE SOUTH
SEATTLE, WA 98108
PHONE: 206.436.5229
FAX: 206.763.0505
CONTACT: BOB WITTY
EMAIL: bob.witty@veca.com

Index of Drawings

Vicinity Map NOT TO SCALE



CITY OF MERCER ISLAND
REVIEWED FOR CODE COMPLIANCE
Permit No. 0605-241
Date: 7/25/06
Approved By:

RECEIVED
JUL - 3 2006
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

FILE COPY

OLSON SUNDBERG KUNDIG ALLEN
ARCHITECTS
159 South Jackson
Sixth Floor
Seattle, WA 98104
vox 206 624 5670
fax 206 624 3730

2004 REGISTERED ARCHITECT
tom kundig
STATE OF WASHINGTON

0605-241 Parry

Parry
Residence
Mercer Island, WA

principal architect tk
project manager ebc
drawn by ebc
checked by
job no. 05031
date 28 Mar 2006

revisions:
(1) 29 June '06 ebc

no. date by

PERMIT SET
28 March 2006

COVER SHEET

A0.00

T:\2005\05031 Parry Residence\CAD_current\a00.00

INTERIOR DOOR SCHEDULE

DOOR NUMBER	ROOM	SIZE (W X H)	OPERATION	THICKNESS	DOOR TYPE	MATERIAL	FRAME MTL	HARDWARE	REMARKS
008.1	PANTRY 008	2'-8" X 8'-0"	SLIDING PANEL						
009.1	POWDER 009	2'-4" X 8'-0"	SLIDING PANEL						
011.1	MECH 011	2'-8" X 8'-0"	SWING						
012.2	GUEST/OFFICE 012	2'-8" X 8'-0"	SWING						
013.1	BATH 013	2'-6" X 8'-0"	POCKET						
104.1	STAIR 104	4'-0" X 8'-0"	SLIDING PANEL						
105.1	VESTIBULE 105	3'-0" X 8'-0"	SWING						20 MIN RATED OR SOLID CORE
106.2	MUD ROOM 106	3'-0" X 8'-0"	SWING						
109.1	BEDROOM 109	2'-8" X 8'-0"	SWING						
110.1	CLOSET 110	2'-0" X 8'-0"	SLIDING PANEL						
111.1	WC 111	2'-6" X 8'-0"	POCKET						
112.1	BATH 112	2'-6" X 8'-0"	POCKET						
112.2	BATH 112	2'-6" X 8'-0"	POCKET						
113.1	WC 113	2'-6" X 8'-0"	POCKET						
114.1	CLOSET 114	2'-0" X 8'-0"	SLIDING PANEL						
115.1	BEDROOM 115	2'-8" X 8'-0"	SWING						
116.1	LAUNDRY 116	2'-8" X 8'-0"	SLIDING PANEL						
117.1	HALL 117	2'-8" X 8'-0"	SWING						
118.1	CLOSET 118	2'-6" X 8'-0"	POCKET						
119.1	MASTER BATH 119	2'-8" X 8'-0"	SLIDING PANEL						
120.1	WC 120	2'-6" X 8'-0"	POCKET						
122.2	ENTRY 122	4'-0" X 8'-0"	DOUBLE						
122.3	ENTRY 122	4'-0" X 8'-0"	DOUBLE						

DOOR SCHEDULE NOTES

1. FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING DOORS.
2. EXTERIOR DOOR SIZES ARE ROUGH OPENING SIZES UNO.
3. INTERIOR DOOR SIZES ARE FOR FINISH FRAME OPENINGS.
4. ALL GLAZED DOORS TO HAVE SAFETY GLASS
5. POCKET/SLIDER DOORS TO BE 2" LARGER THAN OPENING SIZE INDICATED TO ACCOMMODATE POCKET HEAD AND JAMB.

WINDOW SCHEDULE NOTES

1. FIELD VERIFY ALL R.O. SIZES BEFORE ORDERING WINDOWS.
2. SAFETY GLASS (SG) ON WINDOWS PER SCHEDULES AND ELEVATIONS, AND AS REQUIRED BY CODE.
3. ALL ALUMINUM FRAMES AND ACCESSORY BREAK SHAPES PAINTED TO MATCH PER ARCH. SPECS.
4. ASSUME 3/8" SHIM SPACE MAX, TYP.

EXTERIOR DOOR SCHEDULE

DOOR NUMBER	ROOM	ROUGH OPENING SIZE (W x H)	OPERATION	TYPE	THICKNESS	DOOR MATL	FRAME MATL	HARDWARE	MODEL	REMARKS
001.1	TOY BOX 001	3'-4" X 8'-0"	SWING							U-VALUE MAXIMUM 0.20
001.2	TOY BOX 001	12'-0" X 8'-0"	OVERHEAD							ONE DOOR EXEMPTION FROM MAX U-VALUE OF 0.20
002.1	MECH/STORAGE 002	3'-4" X 8'-0"	SWING							
003.1	DOG 003	3'-4" X 8'-0"	SWING							
003.2	DOG 003	3'-0" X 8'-0"	SLIDER							SLIDER W/DOG DOOR
006.1	DINING 006	3'-0" X 8'-6"	SWING							GLASS DOOR WITHIN CURTAIN WALL WINDOW SYSTEM; SG
006.2	DINING 006	6'-10" X 12'-0"	PIVOT							GLASS DOOR WITHIN CURTAIN WALL WINDOW SYSTEM; SG
007.1	KITCHEN 007	3'-2" X 8'-6"	SWING							GLASS DOOR WITHIN CURTAIN WALL WINDOW SYSTEM; SG
012.1	GUEST/OFFICE 012	3'-0" X 8'-6"	SWING							
101.1	BOAT GARAGE 101	11'-0" X 12'-0"	OVERHEAD							
101.2	BOAT GARAGE 101	3'-4" X 10'-0"	SWING							
102.1	ENTRY 102	4'-6" X 10'-0"	SWING							CUSTOM METAL GATE
103.1	GARAGE 103	9'-0" X 12'-0"	OVERHEAD							
103.2	GARAGE 103	14'-0" X 8'-0"	OVERHEAD							
106.1	MUD ROOM 106	3'-4" X 10'-0"	SWING							U-VALUE MAXIMUM 0.20
121.1	MASTER BEDROOM 121	4'-0" X 11'-6"	SWING							PAINTED DOOR WITHIN CURTAIN WALL WINDOW SYSTEM; MAX U-VALUE 0.20
122.1	ENTRY 122	4'-0" X 12'-0"	SWING							GLASS DOOR WITHIN CURTAIN WALL WINDOW SYSTEM; SG

WINDOW SCHEDULE

WINDOW NUMBER	ROOM	ROUGH OPENING (W x H)	QUANTITY	OPERATION	FRAME MATERIAL	MODEL	REMARKS
	LIVING 004	17'-7" X 24'-0"	1	FIXED/AWNING			SG; PROVIDE INTERMEDIATE VERTICAL STEEL SUPPORT AS NECESSARY
	LIVING 004	10'-9" X 24'-0"	1	FIXED/AWNING			SG; INSECT SCREEN AT OPERABLE
	DINING 006	10'-9" X 24'-0"	1	FIXED/AWNING			SG; INSECT SCREEN AT OPERABLE
	DINING 006	3'-8" X 24'-0"	1	FIXED/SWING			SG
	SITTING 005	4'-6" X 10'-9"	1	FIXED			SG
	SITTING 005	6'-3" X 24'-0"	1	FIXED			SG
	SITTING 005	15'-3" X 24'-0"	1	FIXED/AWNING			SG; PROVIDE INTERMEDIATE VERTICAL STEEL SUPPORT AS NECESSARY
	STAIR	9'-6" X 24'-0"	1	FIXED			SG
	STAIR	6'-2" X 24'-0"	1	FIXED			SG
	STAIR	9'-6" X 24'-0"	1	FIXED			SG
	KITCHEN 007	18'-4" X 7'-0"	1	AWNING			
	KITCHEN 007	4'-0" X 23'-6"	1	FIXED/SWING			SG
	GUEST/OFFICE 012	16'-10" X 10'-4"	1	FIXED/AWNING/SWING			SG; INSECT SCREEN AT OPERABLE WINDOW
	GUEST/OFFICE 012	3'-5" X 10'-4"	1	FIXED			SG
	GUEST/OFFICE 012	16'-2" X 1'-10"	1	FIXED			CLERESTORY
	MUDROOM 106	5'-4" X 1'-10" X 2'-0"	1	FIXED			CLERESTORY; L-SHAPED
	REC ROOM 107	13'-6" X 10'-0"	1	FIXED			
	HALL 108	4'-6" X 12'-0"	2	FIXED			SG
	BEDROOM 109	6'-0" X 11'-6"	1	FIXED/CASEMENT			SG; INSECT SCREEN AT OPERABLE EGRESS
	BATH 112	1'-6" X 9'-10"	2	FIXED			SG
	BEDROOM 116	6'-0" X 11'-6"	1	FIXED/CASEMENT			SG; INSECT SCREEN AT OPERABLE
	MASTER BEDROOM 121	7'-9" X 12'-0"	1	FIXED/HOPPER			SG; INSECT SCREEN AT OPERABLE
	MASTER BEDROOM 121	14'-6" X 12'-0" AT HIGH POINT	1	FIXED/AWNING/SWING			SG; TOP MULLION SLOPED; INSECT SCREEN AT OPERABLE
	ENTRY 122	4'-6" X 12'-0"	1	SWING			SG

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3904 REGISTERED ARCHITECT STATE OF WASHINGTON

Parry Residence
Mercer Island, WA

principal architect tk
project manager ebc
drawn by ae
checked by
job no. 05031
date 28 Mar 2006

revisions:

no.	date	by

PERMIT SET
28 March 2006

WINDOW & DOOR SCHEDULES

A0.20

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BUILDING HEIGHT DATA

	MIDPOINT ELEVATION		WALL SEGMENT LENGTH		
A	= 87.50'	x	a = 165.50'	=	14481.25
B	= 83.75'	x	b = 3.00'	=	251.25
C	= 84.00'	x	c = 5.50'	=	462.00
D	= 85.25'	x	d = 15.00'	=	1278.75
E	= 86.50'	x	e = 20.00'	=	1730.00
F	= 86.00'	x	f = 40.75'	=	3504.50
G	= 85.50'	x	g = 31.25'	=	2671.88
H	= 88.00'	x	h = 26.75'	=	2354.00
J	= 88.00'	x	j = 9.75'	=	858.00
K	= 88.00	x	k = 7.50'	=	660.00
L	= 88.00	x	l = 9.75'	=	858.00
M	= 88.00'	x	m = 4.25'	=	374.00
N	= 87.00'	x	n = 74.75'	=	6503.25
P	= 89.00'	x	p = 10.00'	=	890.00
Q	= 89.00'	x	q = 8.00'	=	712.00
R	= 89.50'	x	r = 8.00'	=	716.00
S	= 89.00'	x	s = 8.00'	=	712.00
T	= 88.00'	x	t = 12.00'	=	1056.00
U	= 90.00'	x	u = 30.00'	=	2700.00
V	= 93.00'	x	v = 30.00'	=	2790.00
W	= 93.50'	x	w = 5.00'	=	467.50
X	= 93.50'	x	x = 18.00'	=	1683.00
			542.75'		47713.38

NOTE: SEE RIGHT FOR BUILDING HEIGHT DIAGRAM

MAXIMUM BUILDING HEIGHT

(MIDPOINT ELEVATIONS) x (LENGTH OF WALL SEGMENTS) / (TOTAL LENGTH OF WALL SEGMENTS) = 47,713.38 / 542.75

AVERAGE BUILDING ELEVATION = 87.91

MAXIMUM BUILDING HEIGHT ALLOWED = 30'-0"

MAXIMUM BUILDING ELEVATION ALLOWED = 117.91

HIGHEST BUILDING ELEVATION PROPOSED = 117.50'
< 117.91 ALLOWED

NOTE: SEE SURVEY FOR EXISTING CONTOUR POINTS.
SEE SECTION AT RIGHT FOR PROPOSED HEIGHTS.

LOT SLOPE:

EXISTING HIGH POINT 98.75
EXISTING LOW POINT 80.48
18.27' RISE

EXISTING SLOPE 18.27'/256' RUN = 7.1% SLOPE
<15% SLOPE

LOT COVERAGE

MAXIMUM LOT COVERAGE ALLOWED = 0.40 x 17,337	6,934 SF
BUILDING ROOF AREA	5,424 SF
DRIVEWAY	1,040 SF
PAVING – TERRACES	220 SF
REFLECTING POOL	250 SF
TOTAL =	6,934 SF
	<6,934 SF ALLOWED
	40% PROPOSED
	<40% ALLOWED

NOTE: SEE DIAGRAM AT RIGHT

GROSS FLOOR AREA

MAX 45% ALLOWED OF NET LOT AREA

17,337 sf x 0.45 = 7,801 sf MAX AREA ALLOWED

PROPOSED GROSS FLOOR AREA = 7,600
– 592 (43% of BASEMENT)
= 7,008 sf

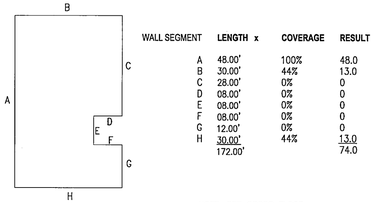
7,008/17,337 sf x 100 = 40.4% of Lot Area
<45% ALLOWED

BASEMENT FLOOR AREA CALCULATIONS:
1376 SF x 74.0/172.0 =
1376 SF x 43% =
592 SF EXCLUDED FROM GROSS FLOOR AREA

BUILDING AREA:

MAIN HOUSE (CONDITIONED)	
LOWER LEVEL:	2370 SF
UPPER LEVEL:	3596 SF
TOTAL MAIN HOUSE LIVING SPACE:	5966 SF
GARAGE: (ATTACHED/UNCONDITIONED)	1136 SF
BASEMENT/STORAGE: (ATTACHED/UNCONDITIONED)	498 SF
BUILDING TOTAL:	7,600 SF
EXTERIOR ABOVE GRADE DECK/WALKS	
ENTRY BRIDGE:	372 SF
MASTER BEDROOM DECK:	92 SF
DECKS TOTAL:	464 SF

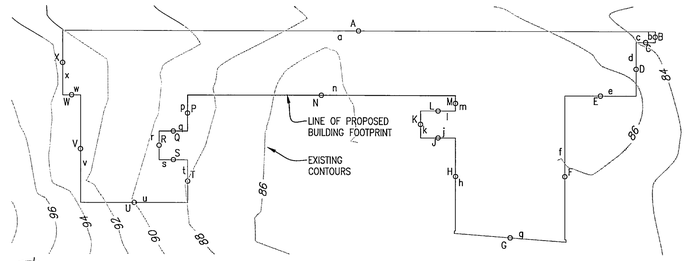
PROPERTY ADDRESS:	8320 AVALON DRIVE MERCER ISLAND, WASHINGTON 98040
LEGAL DESCRIPTION:	LOT 9 IN BLOCK 4 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS ON PAGE 64–65, RECORDS OF KING COUNTY, WASHINGTON.
PARCEL NUMBER:	032110–0285
LOT SIZE:	17,337 SF



WALL SEGMENT	LENGTH x	COVERAGE	RESULT
A	48.00'	100%	48.0
B	30.00'	44%	13.0
C	28.00'	0%	0
D	08.00'	0%	0
E	08.00'	0%	0
F	08.00'	0%	0
G	12.00'	0%	0
H	30.00'	44%	13.0
	172.00'		74.0

NOTE: SEE GROSS FLOOR AREA CALCS AT LEFT FOR BASEMENT AREA PROPOSED

5 BASEMENT FLOOR AREA PLAN
SCALE: 1" = 20'-0"



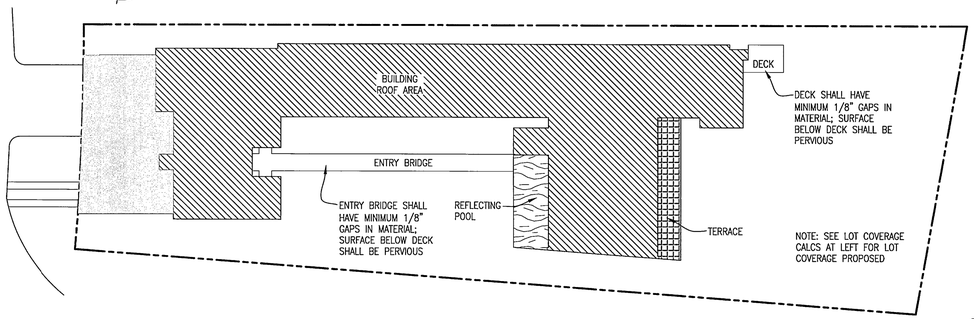
NOTE: SEE BUILDING HEIGHT DATA AND MAXIMUM BUILDING HEIGHT CALCS AT LEFT FOR BUILDING HEIGHT PROPOSED

N 0 10' 20' 30'

1 BUILDING HEIGHT DIAGRAM
SCALE: 1" = 20'-0"

LOT COVERAGE LEGEND

- BUILDING ROOF AREA
- DRIVEWAY
- IMPERVIOUS PAVING
- EXISTING PAVING (NONE)
- REFLECTING POOL



NOTE: SEE LOT COVERAGE CALCS AT LEFT FOR LOT COVERAGE PROPOSED

N 0 10' 20' 30'

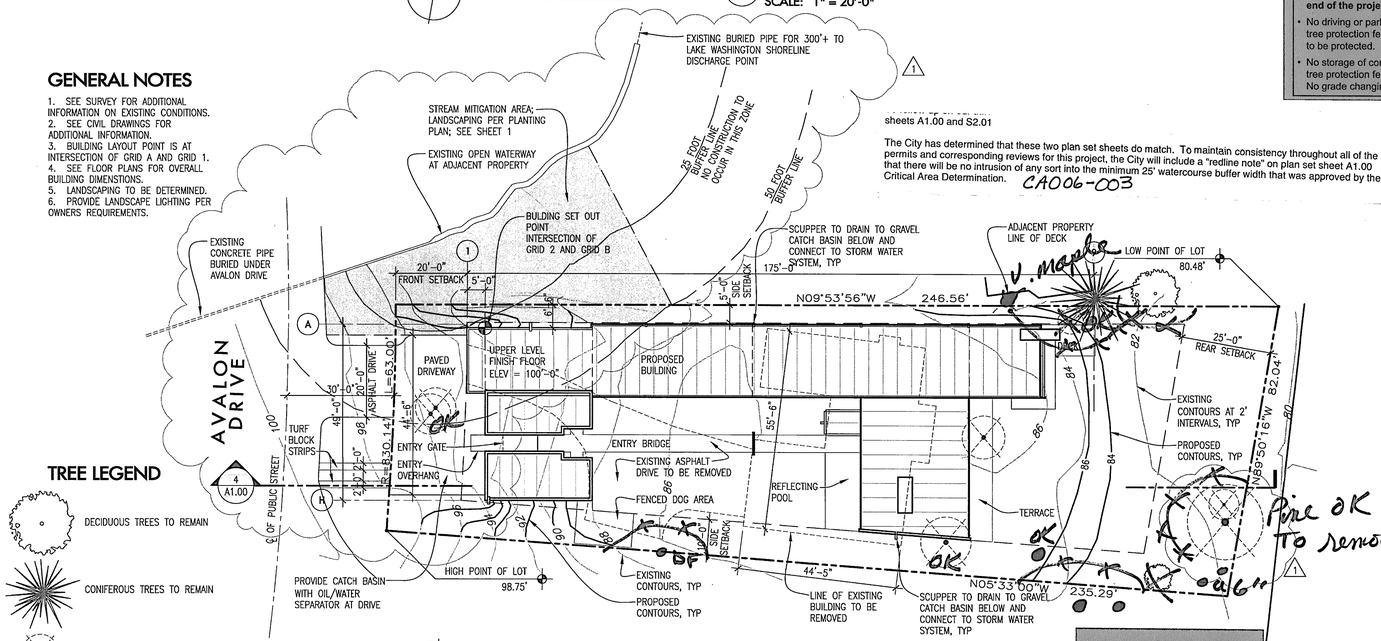
2 LOT COVERAGE DIAGRAM
SCALE: 1" = 20'-0"

GENERAL NOTES

1. SEE SURVEY FOR ADDITIONAL INFORMATION ON EXISTING CONDITIONS.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
3. BUILDING LAYOUT POINT IS AT INTERSECTION OF GRID A AND GRID 1.
4. SEE FLOOR PLANS FOR OVERALL BUILDING DIMENSIONS.
5. LANDSCAPING TO BE DETERMINED.
6. PROVIDE LANDSCAPE LIGHTING PER OWNERS REQUIREMENTS.

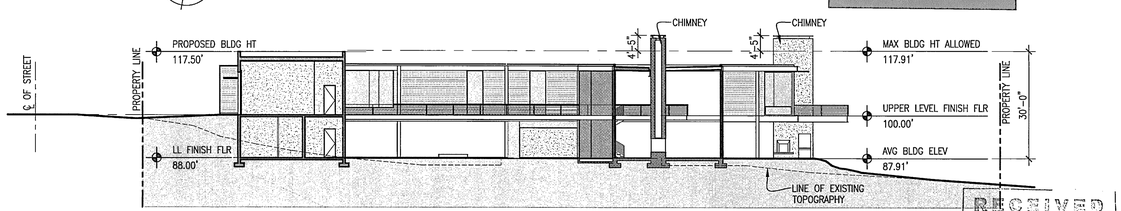
TREE LEGEND

- DECIDUOUS TREES TO REMAIN
- CONIFEROUS TREES TO REMAIN
- TREES TO BE REMOVED TAG AND VERIFY WITH OWNER ALL TREES TO BE REMOVED PRIOR TO ANY CUTTING



N 0 10' 20' 30'

3 SITE PLAN
SCALE: 1" = 20'-0"



0 10' 20' 30'

4 SITE SECTION
SCALE: 1" = 20'-0"

1 sheets A1.00 and S2.01

The City has determined that these two plan set sheets do match. To maintain consistency throughout all of the permits and corresponding reviews for this project, the City will include a "redline note" on plan set sheet A1.00 that there will be no intrusion of any sort into the minimum 25' watercourse buffer width that was approved by the Critical Area Determination. CA006-003

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- Trees outside the building footprint must be replaced at a ratio of _____ :1.
- On this site, _____ trees are authorized to be removed and replaced with _____ trees.
- Replacement trees must be 6 or more feet tall when planted.
- Replacement trees must be planted and approved prior to final inspection.
- Replacement trees must be maintained for two years.
- Check site plan for tree installation location in critical areas.

Parry Residence
Mercer Island, WA

- **Tree Protection fencing is to go up prior to any work beginning on the site and is to remain up until the end of the project.**
- No driving or parking of equipment is allowed within the tree protection fencing or within the driplines of the trees to be protected.
- No storage of construction supplies or debris within the tree protection fencing or within the driplines of the trees. No grade changing within the fence.

principal architect tk
project manager ebc
drawn by ebc
checked by
job no. 05031
date 28 Mar 2006

revisions:
1 29 June '06 ebc

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SITE PLAN/ CODE INFORMATION

A1.00

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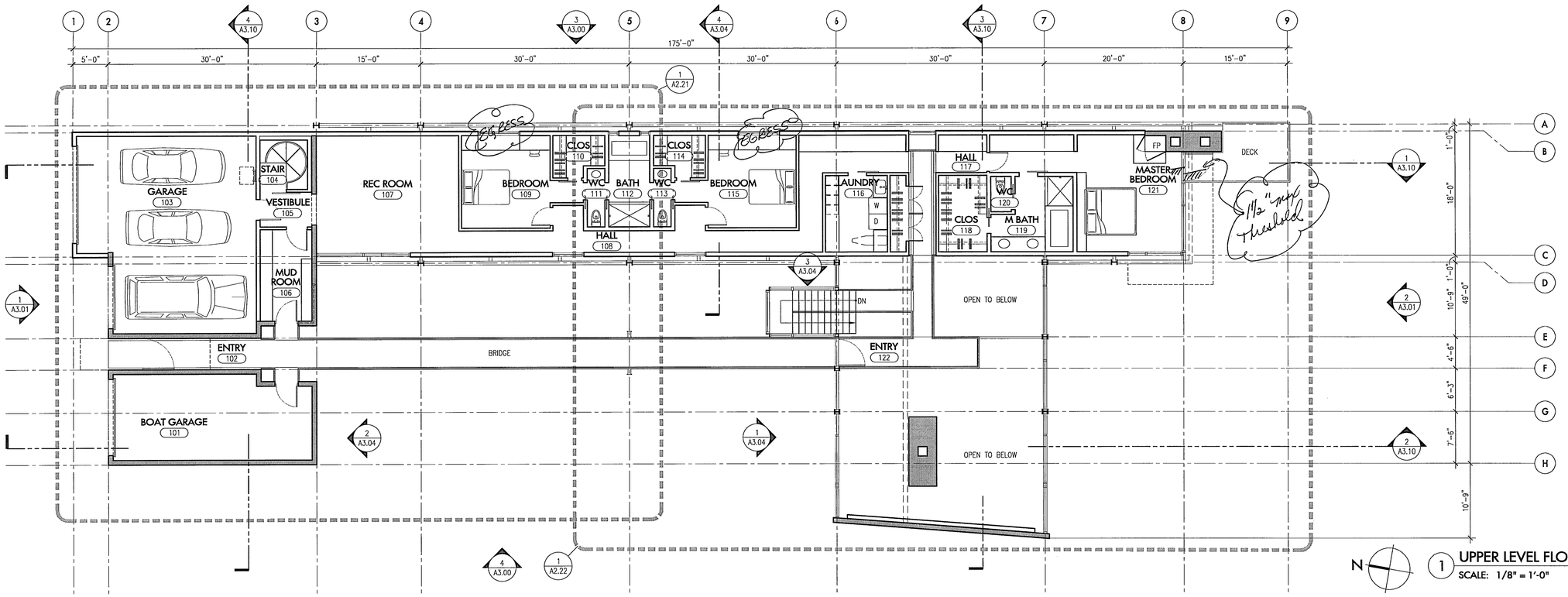
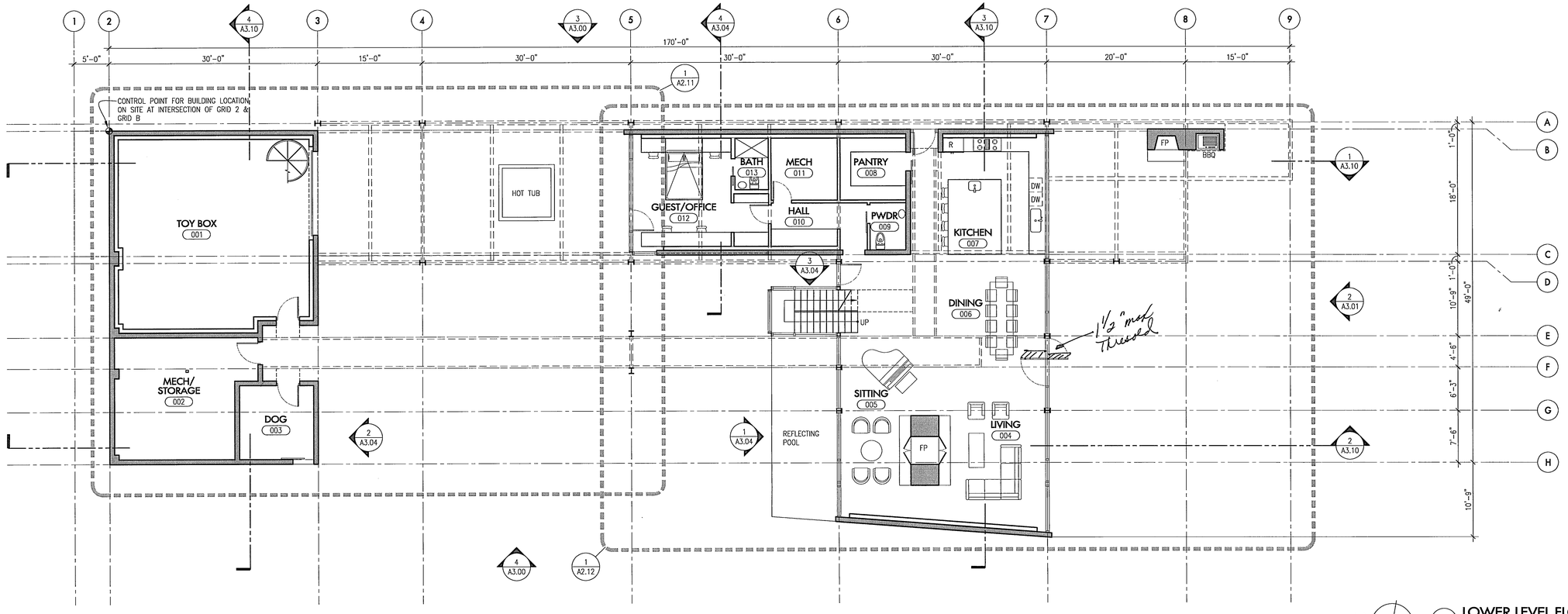


N

1 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



N

2 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 2' 4' 6' 8' 16' 24'

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REFERENCE FLOOR PLANS

A2.00

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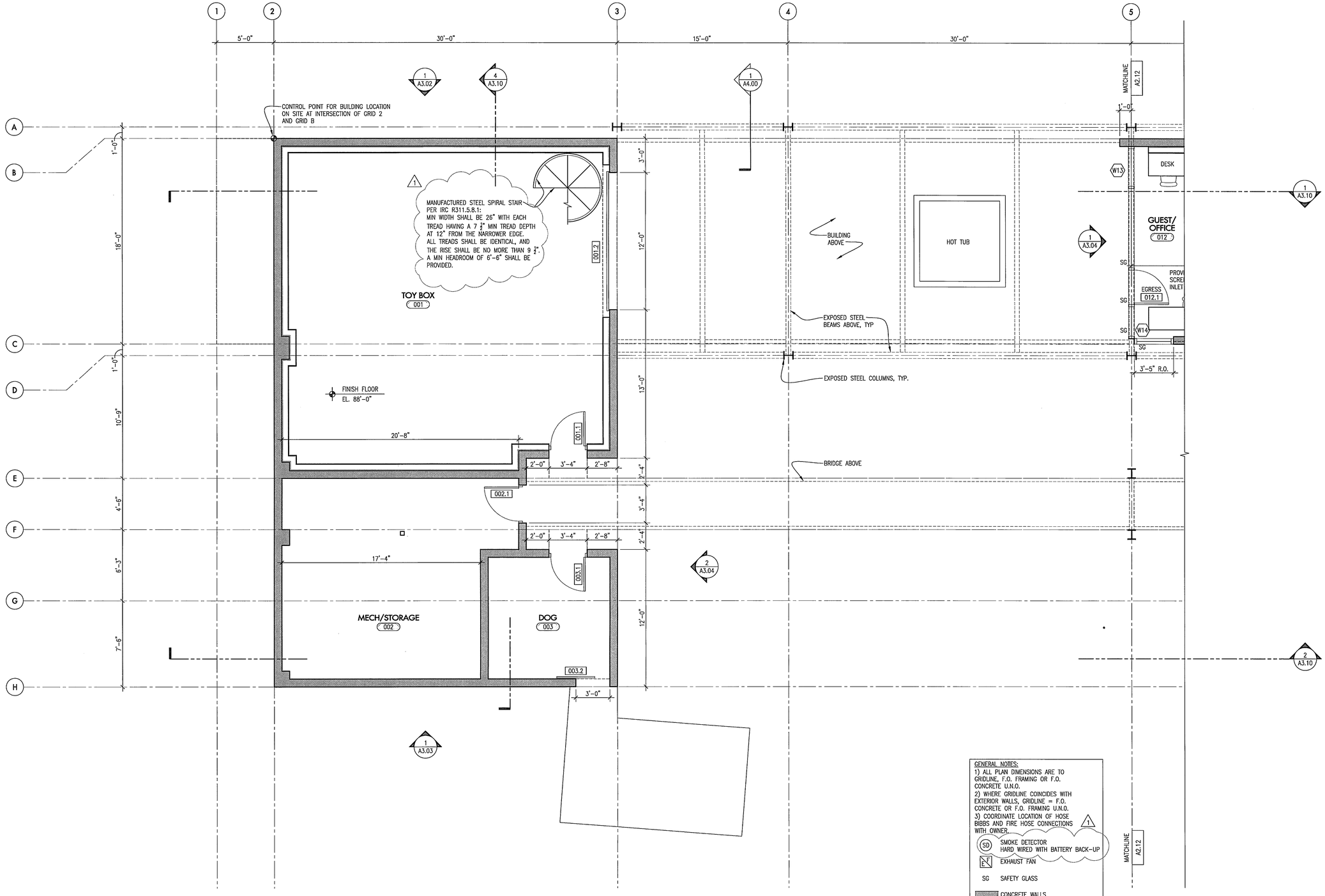

GENERAL NOTES:
1) ALL PLAN DIMENSIONS ARE TO GRIDLINE, F.O. FRAMING OR F.O. CONCRETE U.N.O.
2) WHERE GRIDLINE COINCIDES WITH EXTERIOR WALLS, GRIDLINE = F.O. CONCRETE OR F.O. FRAMING U.N.O.
3) COORDINATE LOCATION OF HOSE BIBBS AND FIRE HOSE CONNECTIONS WITH OWNER.

1

SD SMOKE DETECTOR HARD WIRED WITH BATTERY BACK–UP

EF EXHAUST FAN

SG SAFETY GLASS

CONCRETE WALLS

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1 LOWER LEVEL FLOOR PLAN (NORTH)

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

0 1' 2' 3' 4' 8' 12'

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LOWER LEVEL FLOOR PLAN

A2.11

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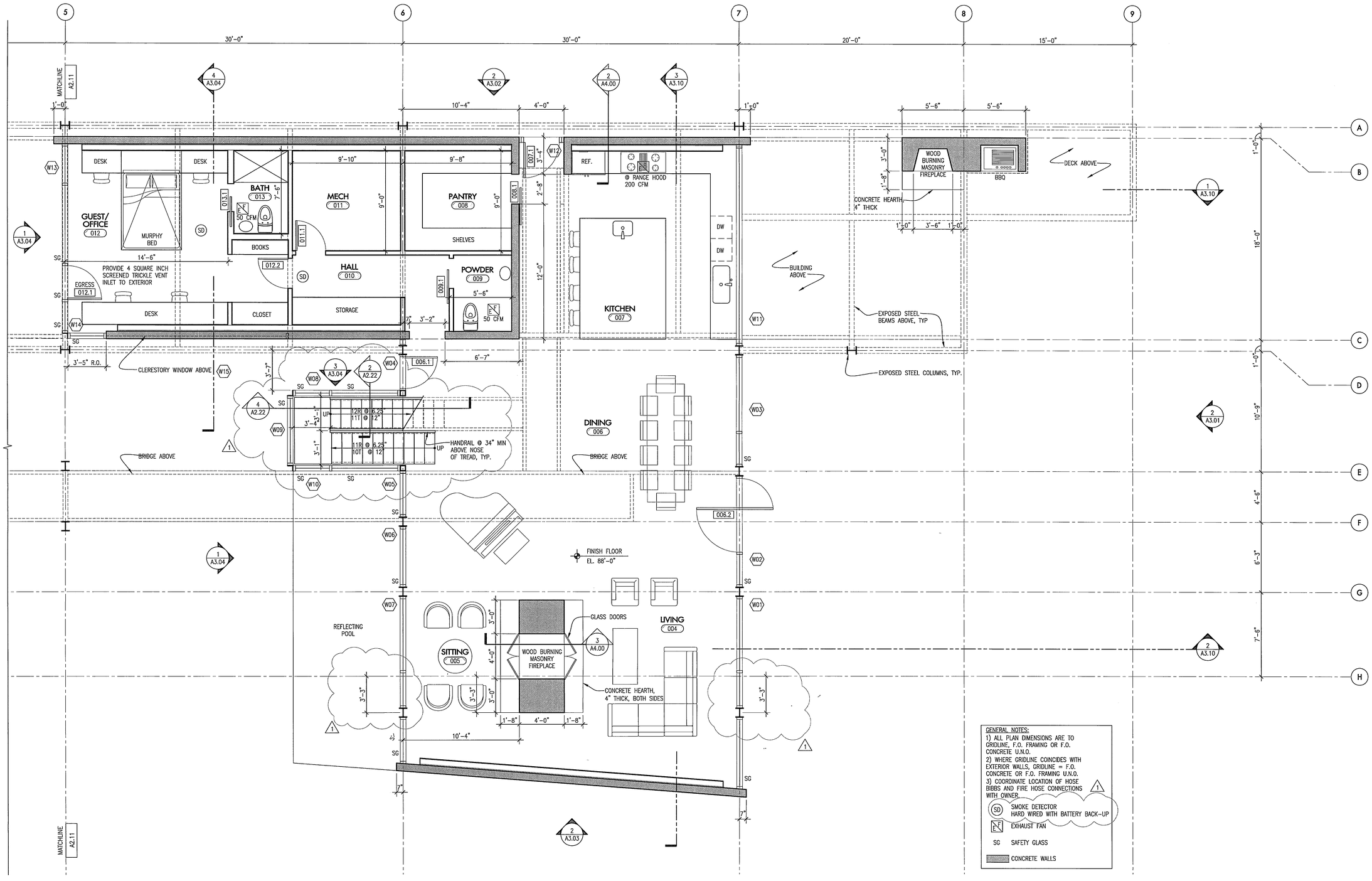

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3) COORDINATE LOCATION OF HOSE BIBBS AND FIRE HOSE CONNECTIONS WITH OWNER.

(1)
(SD) SMOKE DETECTOR HARD WIRED WITH BATTERY BACK-UP
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1 LOWER LEVEL FLOOR PLAN (SOUTH)
SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

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LOWER LEVEL FLOOR PLAN

A2.12

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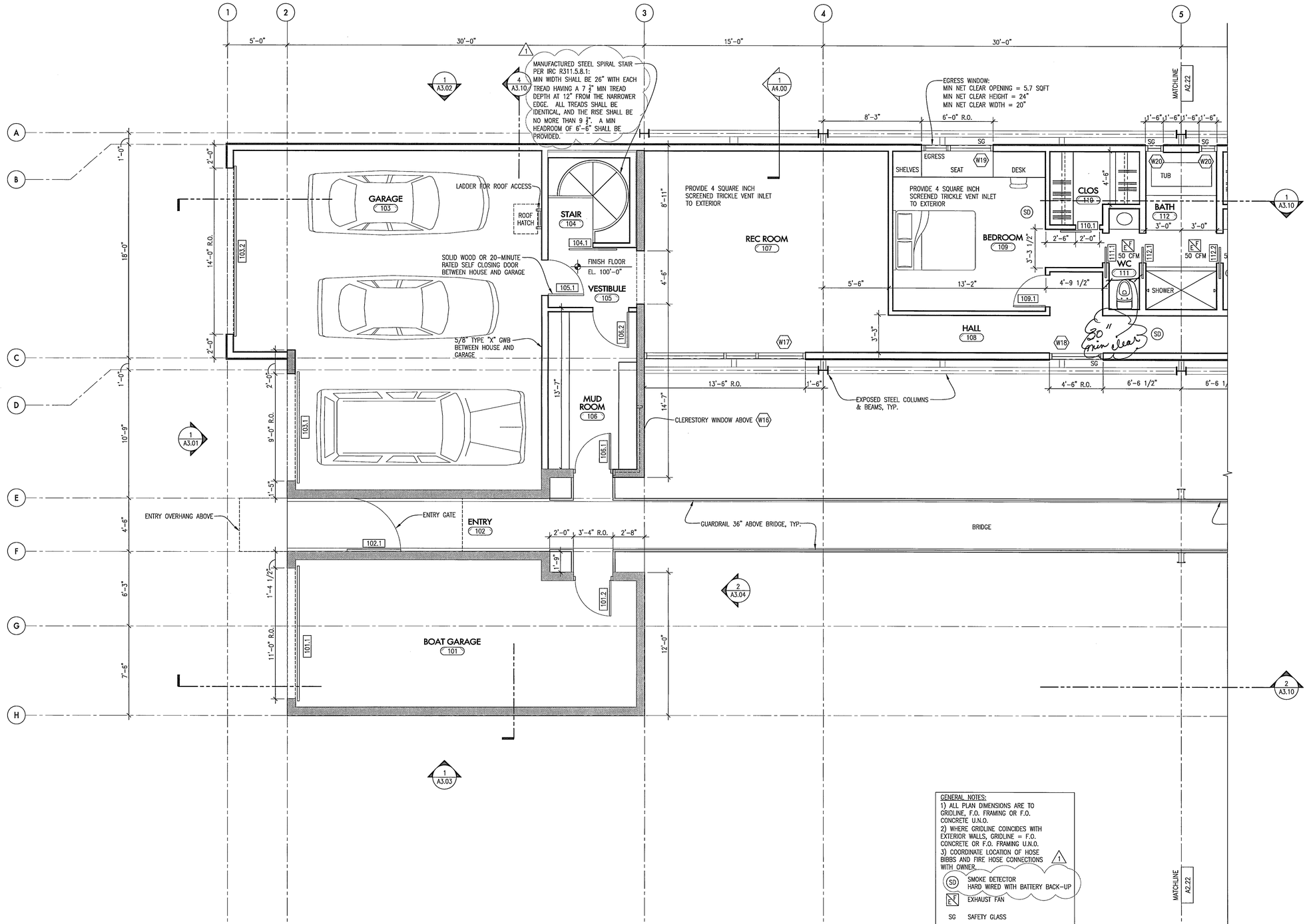

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3) COORDINATE LOCATION OF HOSE BIBBS AND FIRE HOSE CONNECTIONS WITH OWNER.

SD SMOKE DETECTOR HARD WIRED WITH BATTERY BACK-UP

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1 UPPER LEVEL FLOOR PLAN (NORTH)
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0 1' 2' 3' 4' 8' 12'

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UPPER LEVEL FLOOR PLAN

A2.21

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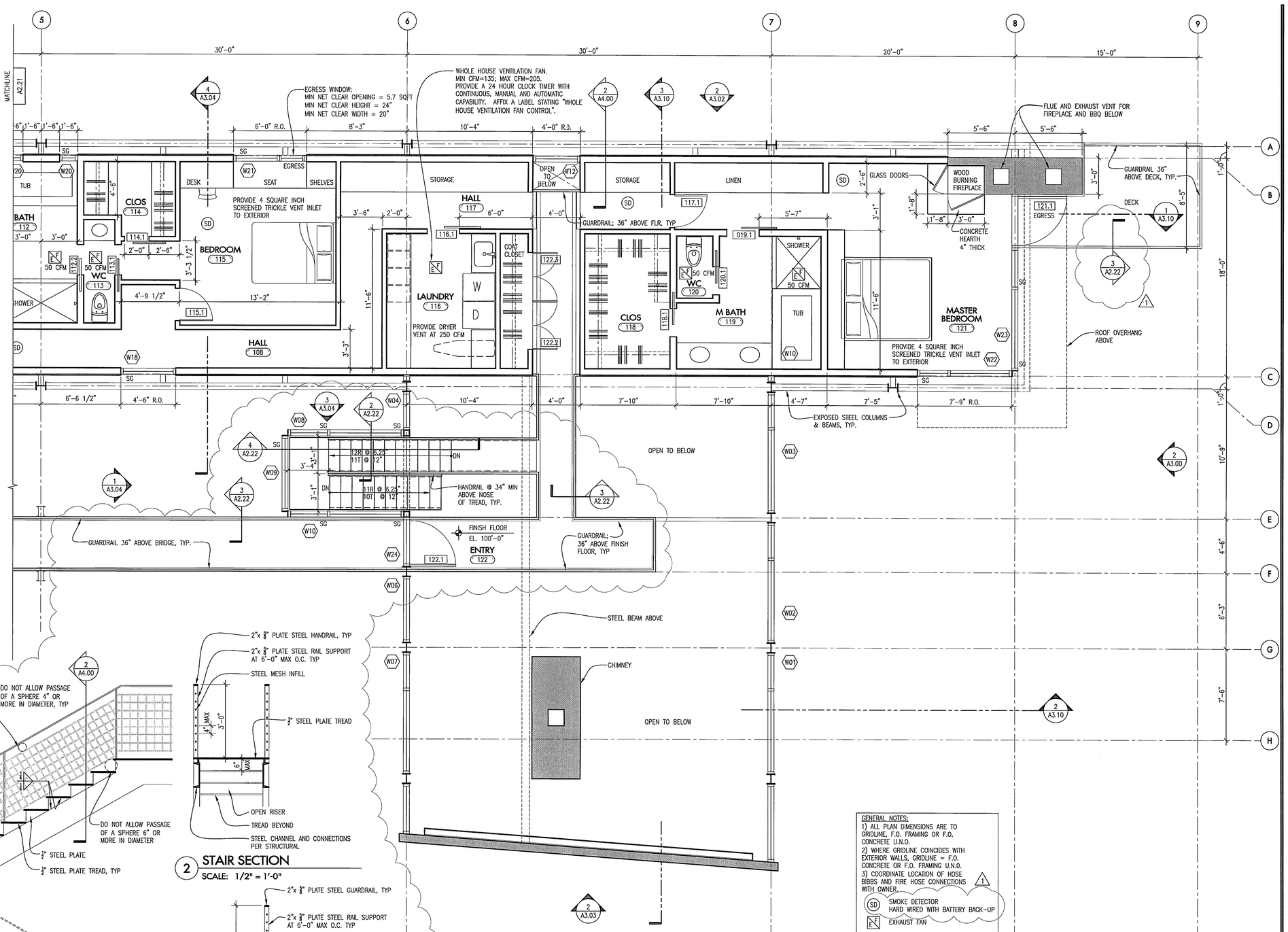
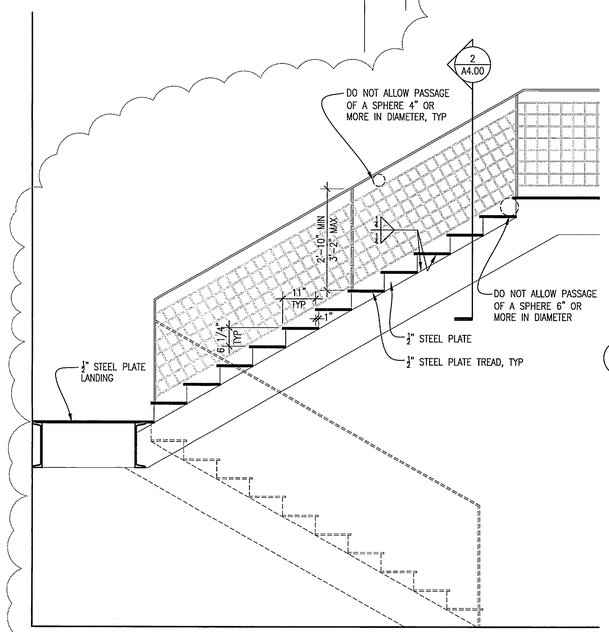
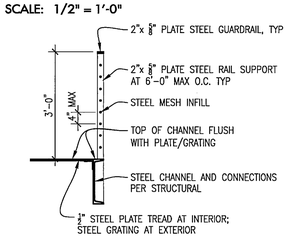




4 STAIR SECTION
SCALE: 1/2" = 1'-0"

2 STAIR SECTION
SCALE: 1/2" = 1'-0"



3 GUARDRAIL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:
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3) COORDINATE LOCATION OF HOSE BIBBS AND FIRE HOSE CONNECTIONS WITH OWNER.

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

0 1' 2' 3' 4' 8' 12'

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UPPER LEVEL FLOOR PLAN

A2.22

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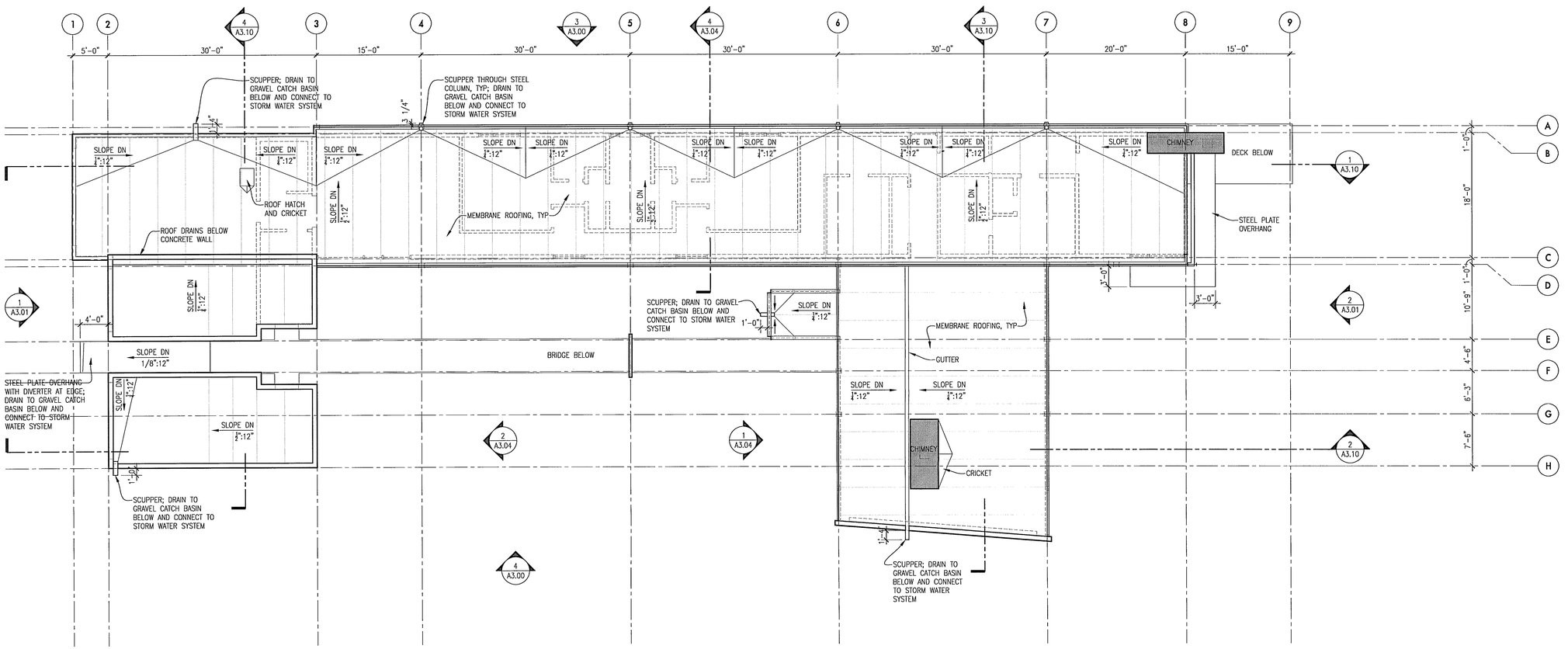

N

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

0 2' 4' 6' 8' 16' 24'

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ROOF PLAN

A2.30

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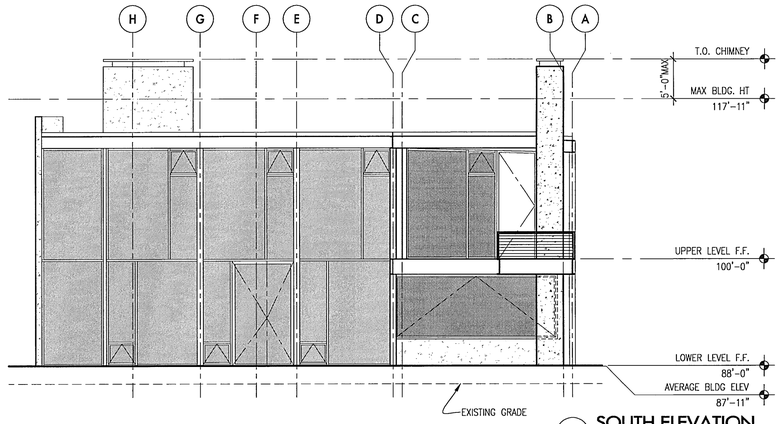
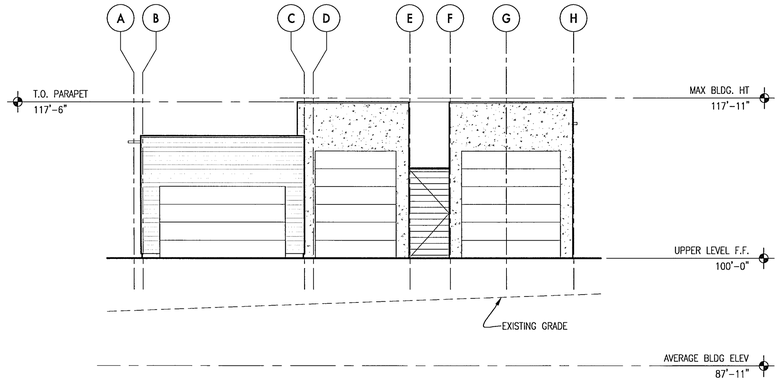
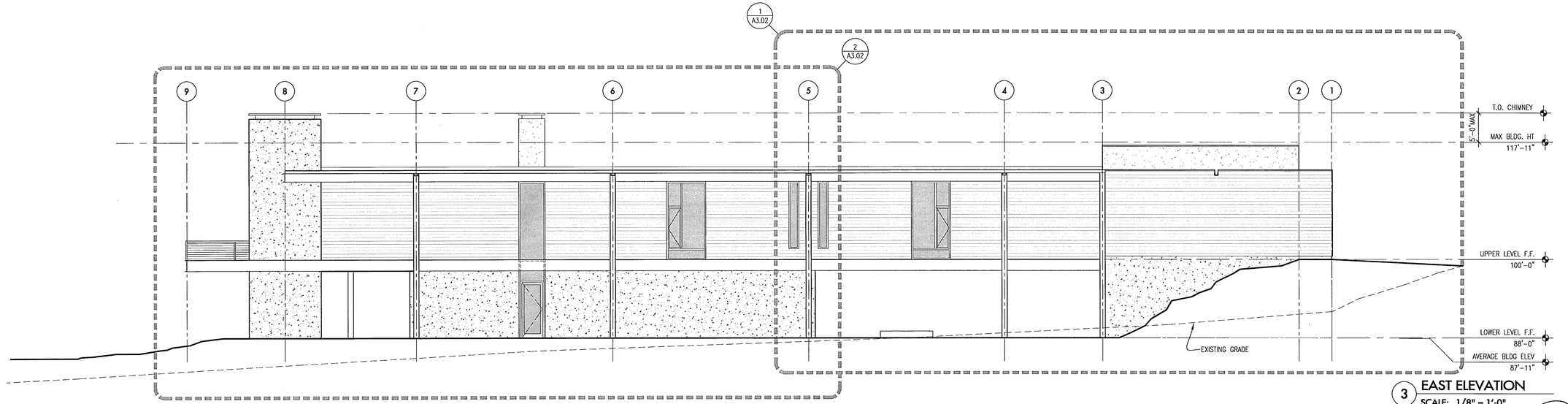


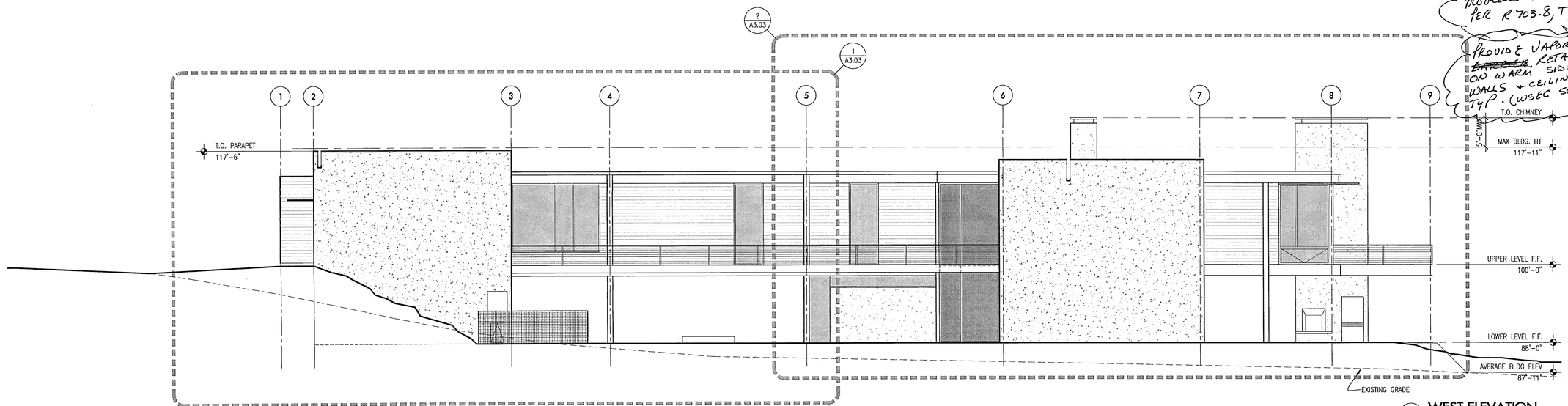
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Provide Flashing PER R703.8, TYP.

PROVIDE VAPOR ~~BARRIER~~ RETARDER ON WARM SIDE OF WALLS + CEILINGS, TYP. (WSEC 503.1.6)

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3904 REGISTERED ARCHITECT STATE OF WASHINGTON

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project manager ebc
drawn by ebc
ae
checked by
job no. 05031
date 28 Mar 2006

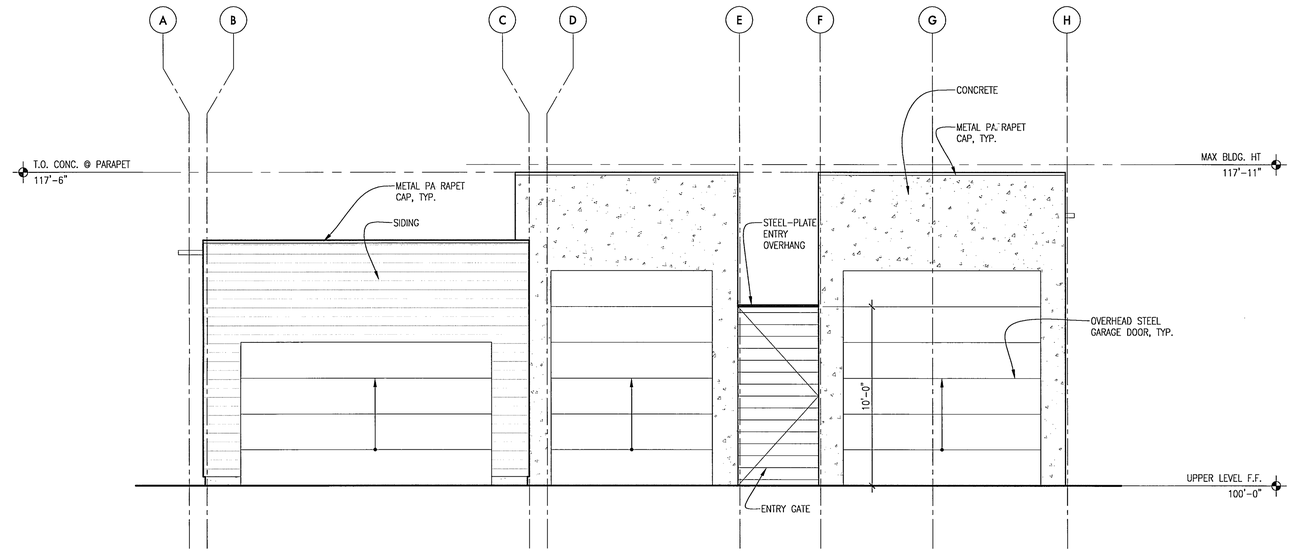
revisions:

no.	date	by

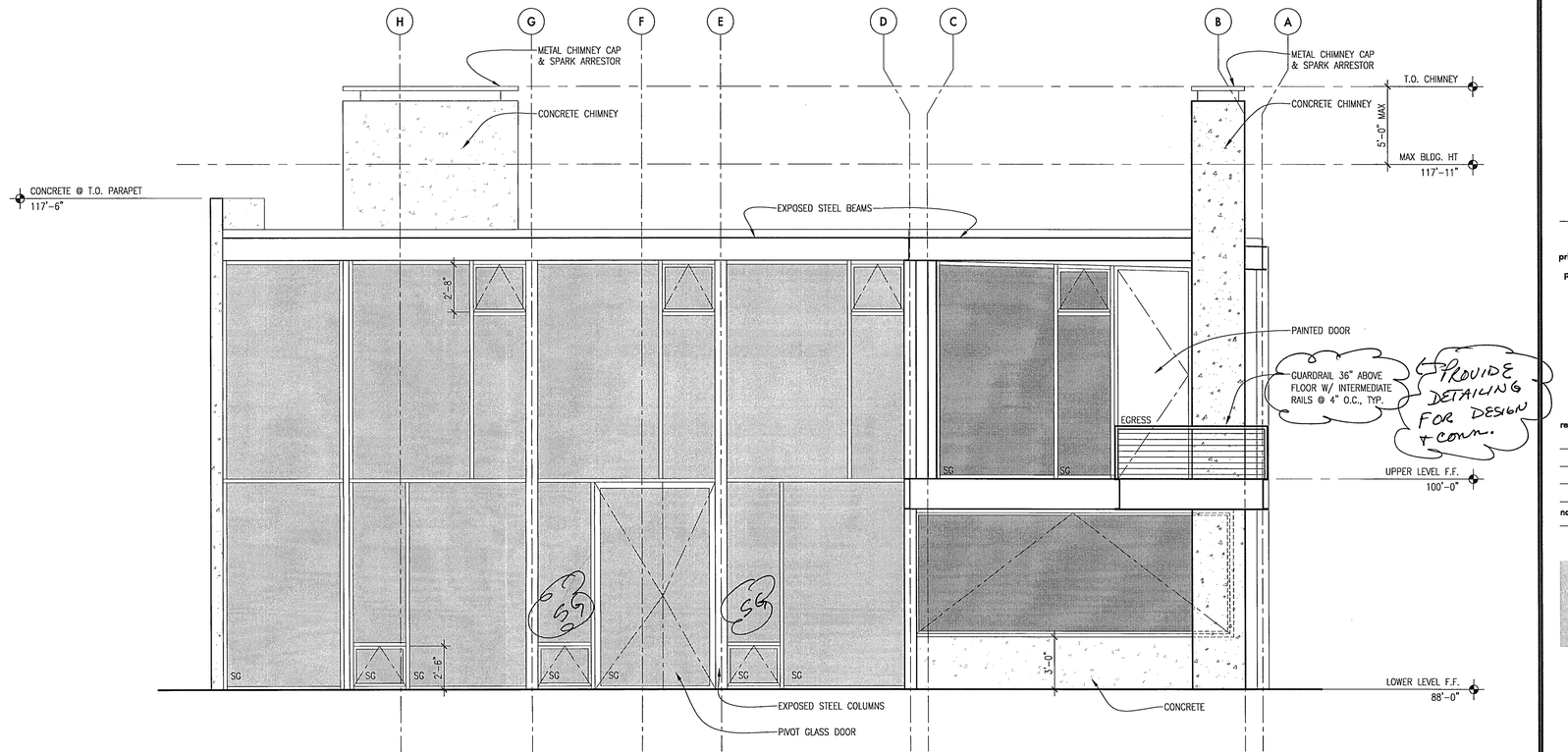
PERMIT SET
28 March 2006

REFERENCE EXTERIOR ELEVATIONS

A3.00



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A3.01

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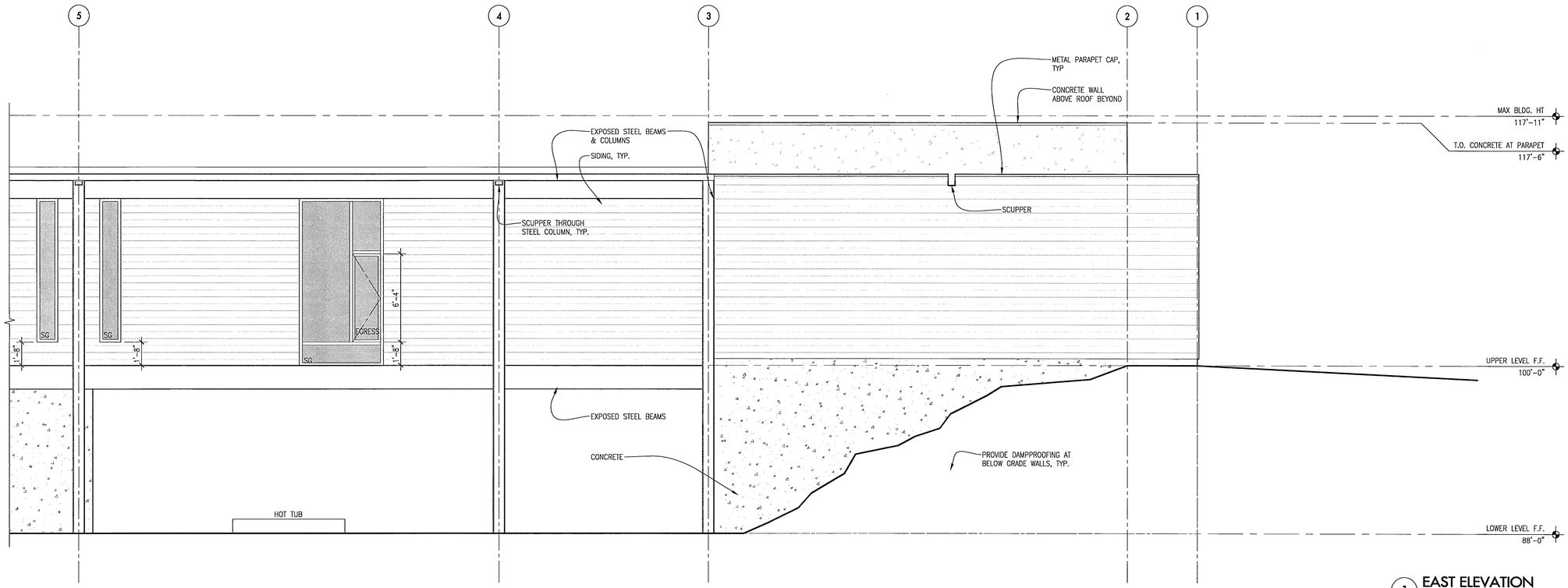
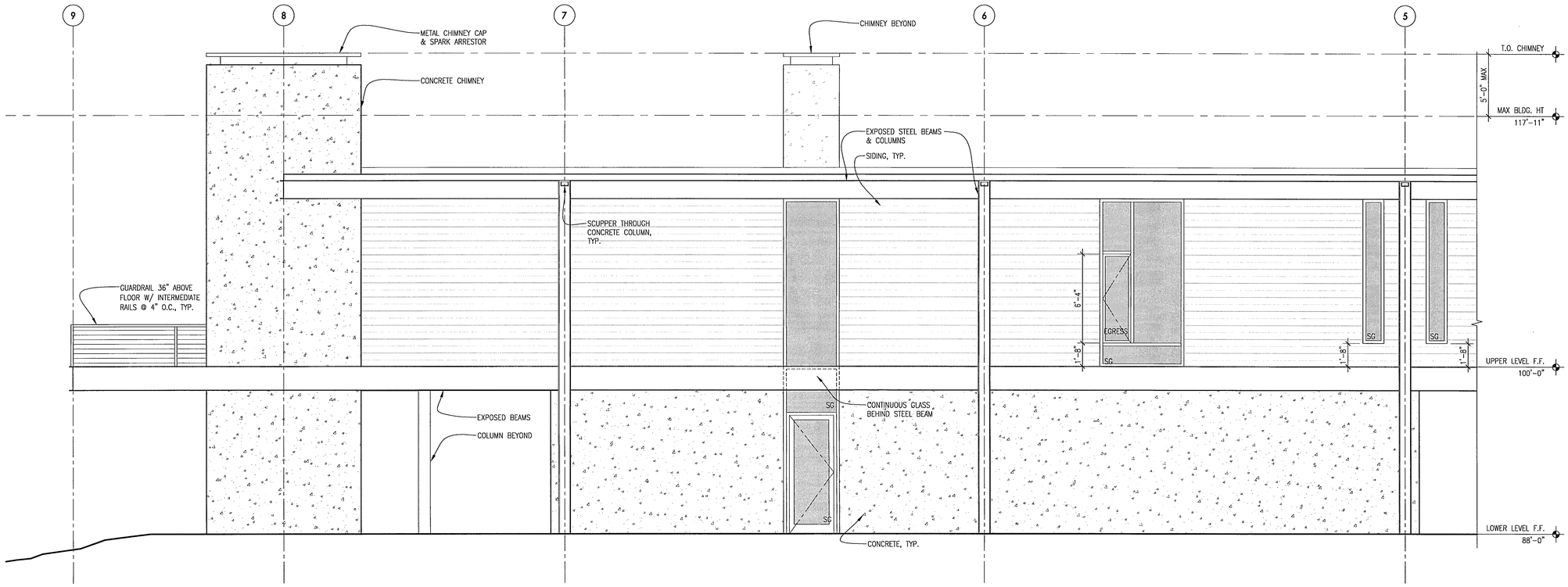


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A3.02

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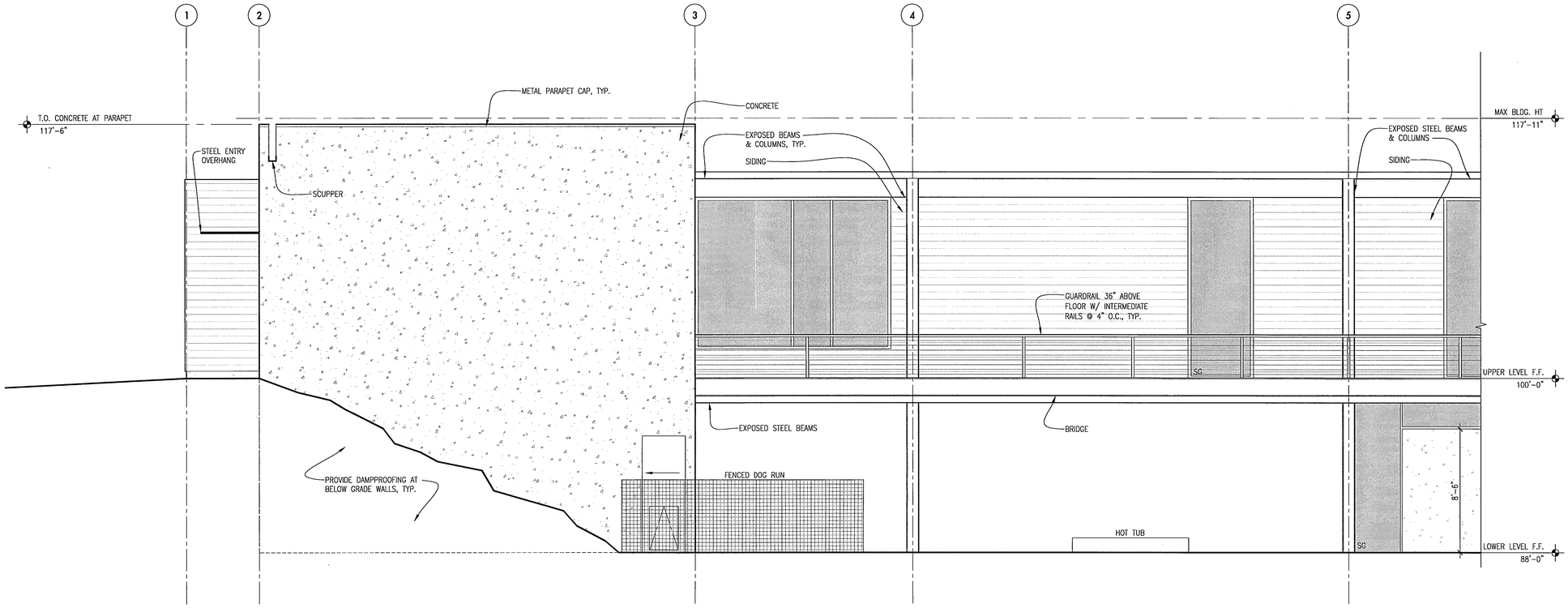
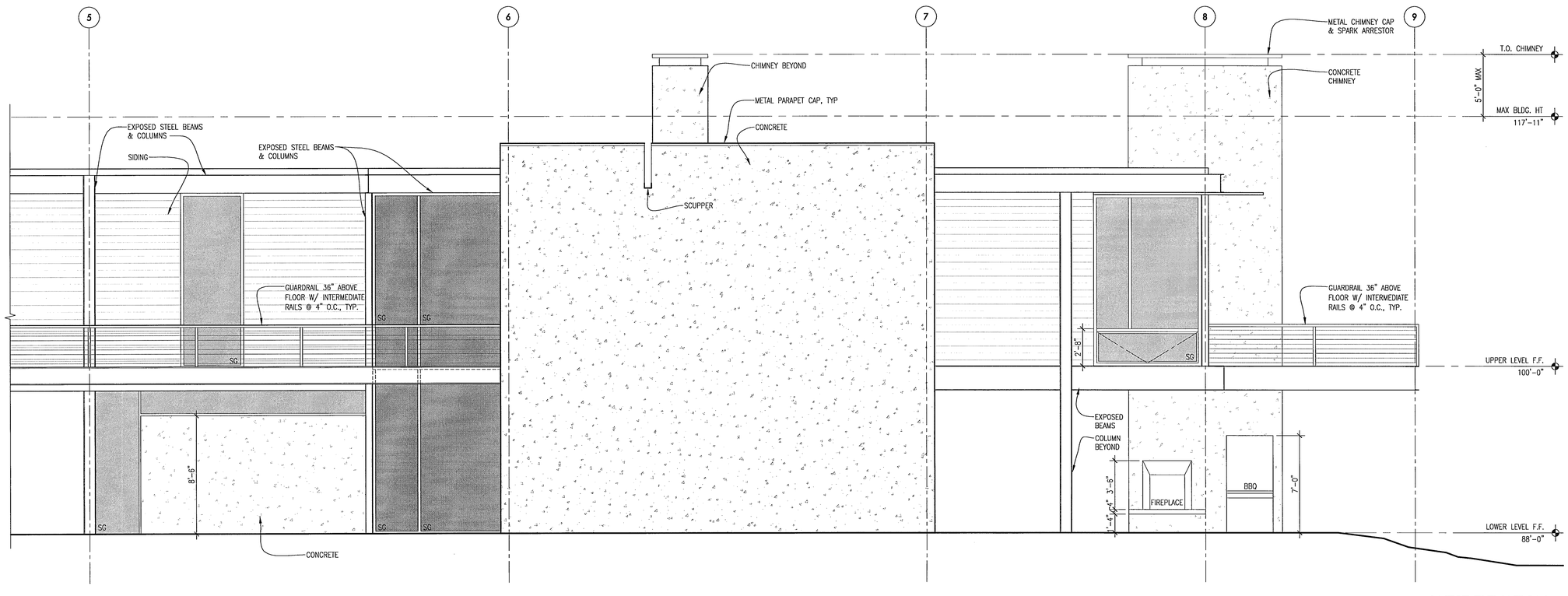


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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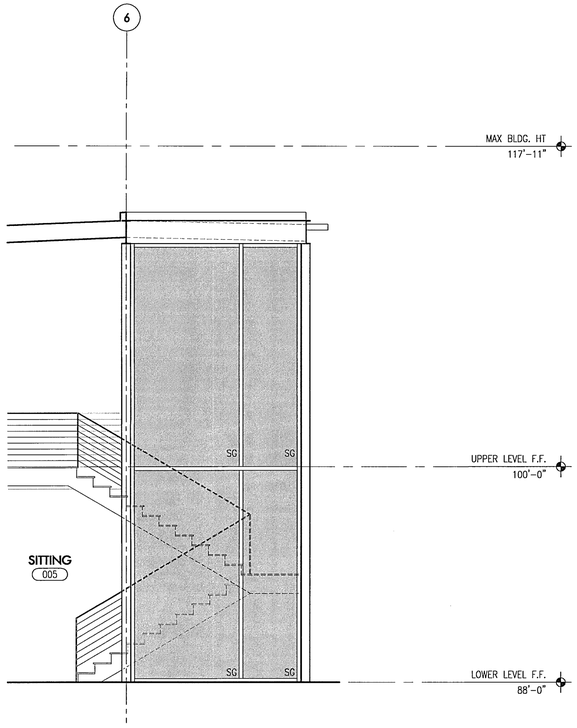
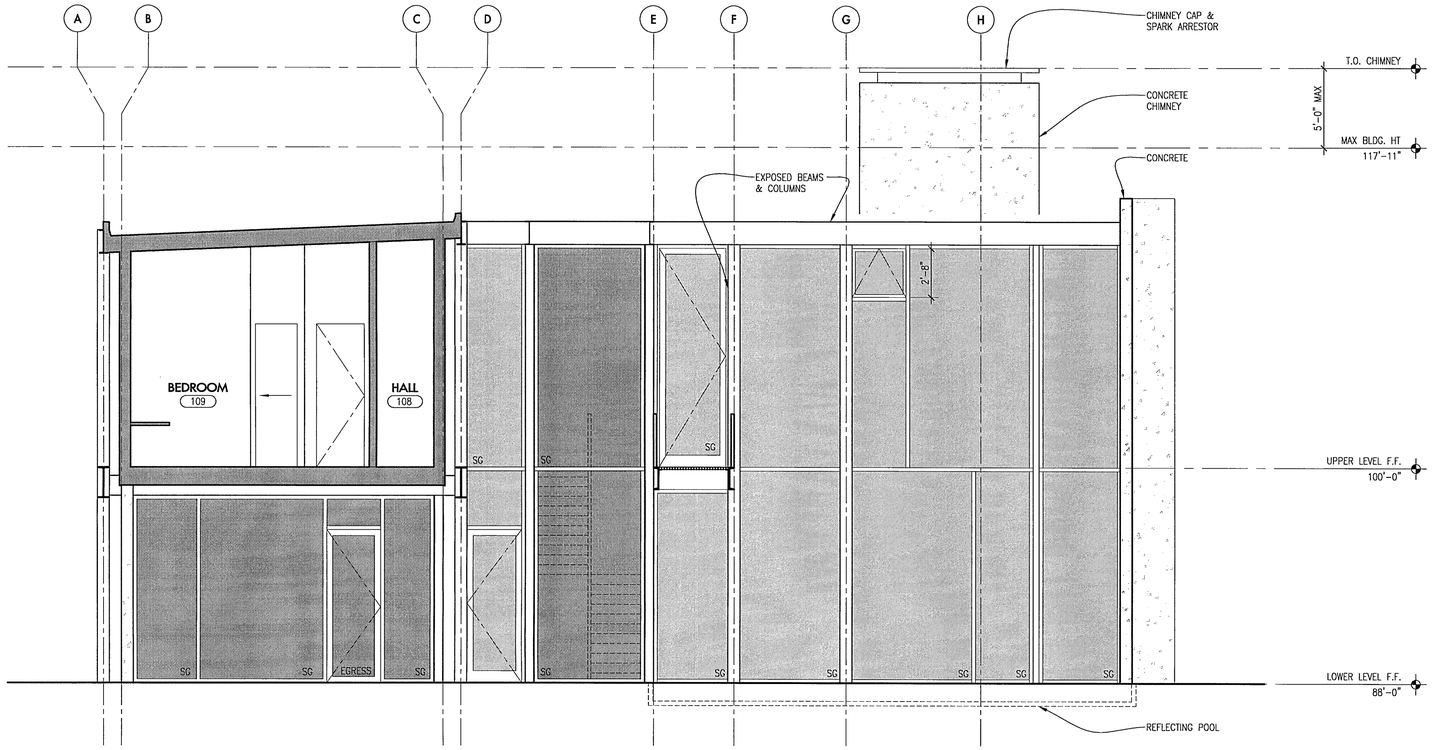
EXTERIOR ELEVATIONS

A3.03

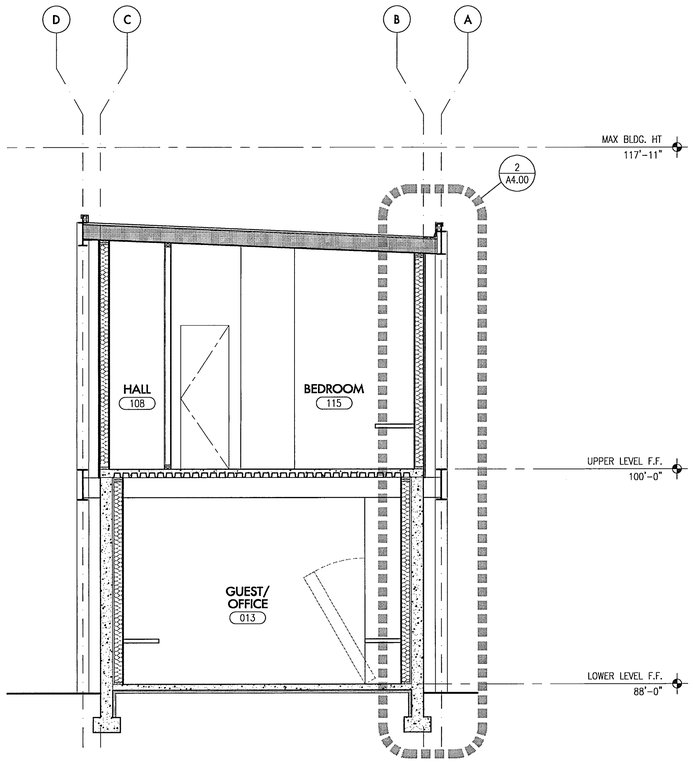
T:\2005\05031 Parry Residence\CAD_current\a3.01-04



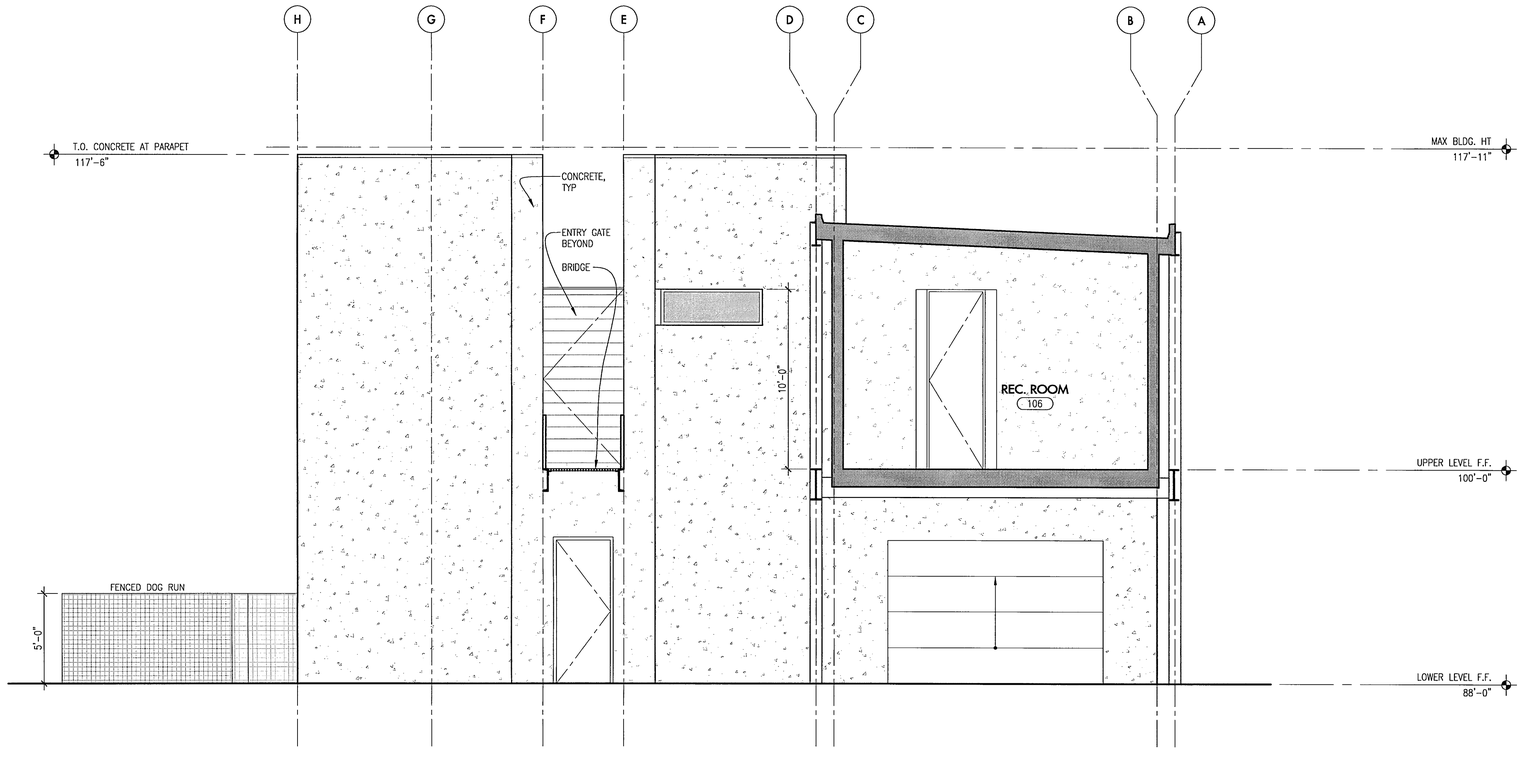
3 STAIR TOWER ELEVATION LOOKING WEST (EAST ELEV OPP)
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION @ COURTYARD
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION @ COURTYARD
SCALE: 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS
& SECTION

A3.04

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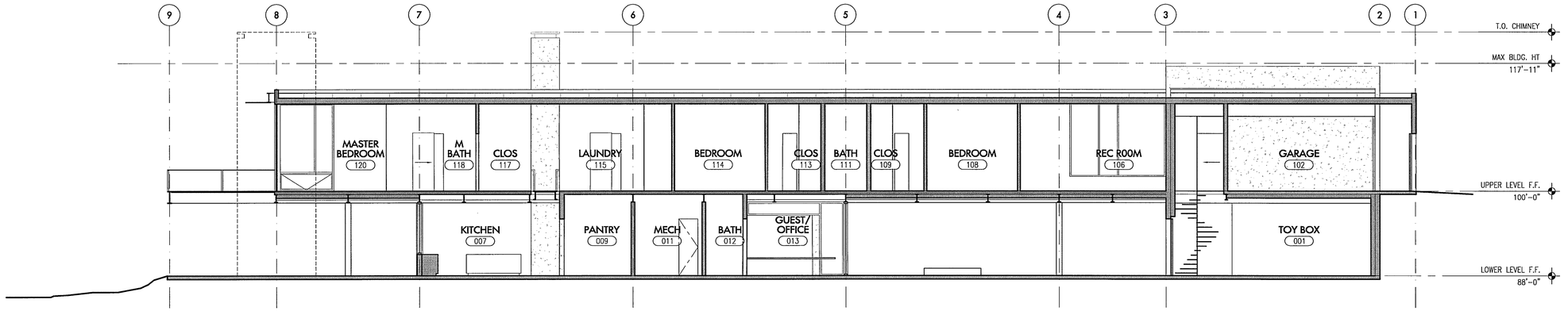
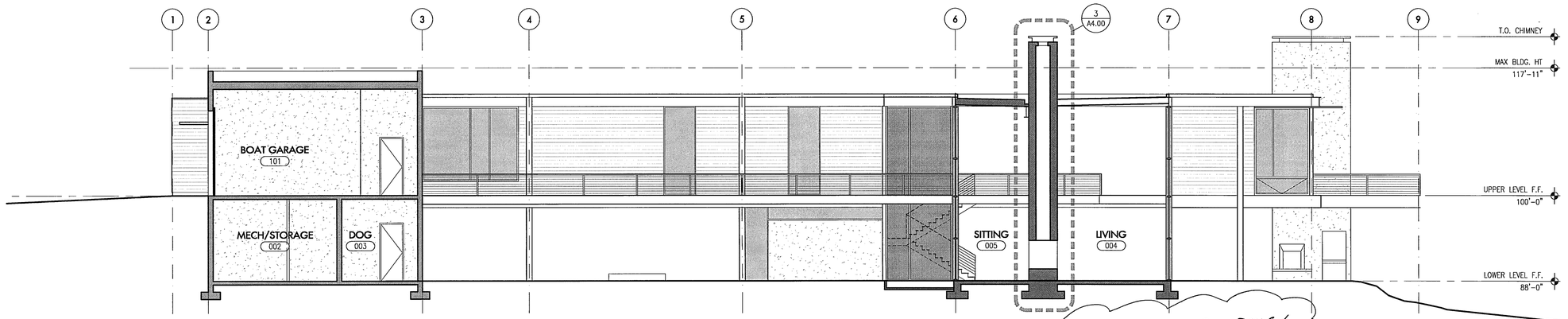
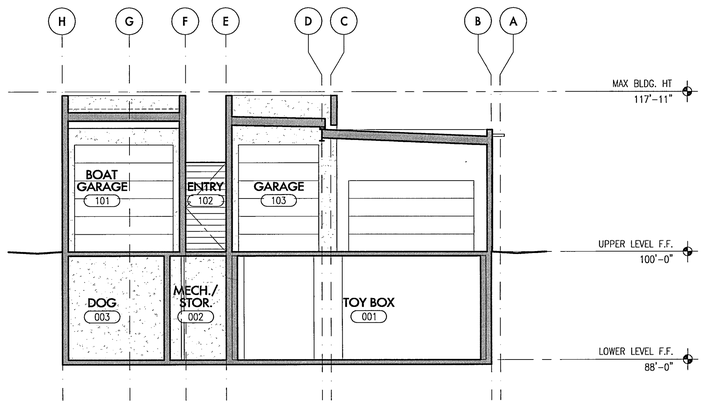


1 SECTION (LOOKING WEST)
SCALE: 1/8" = 1'-0"

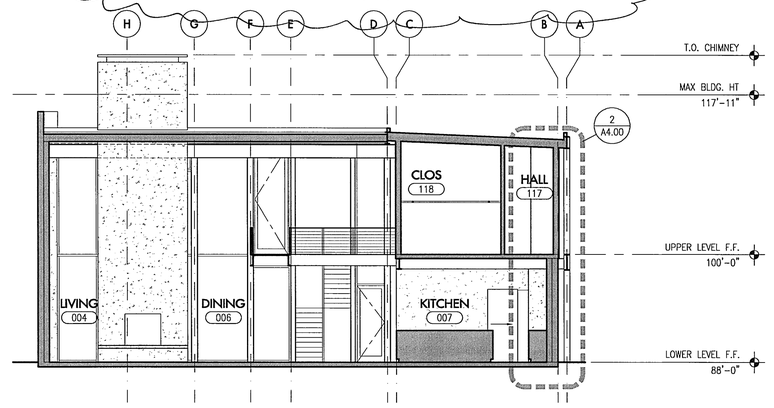


2 SECTION (LOOKING EAST)
SCALE: 1/8" = 1'-0"

PROVIDE DAMP-PROOFING/ WATER PROOFING @ FOUNDATION WALLS THAT RETAIN EARTH & ENCLOSE HABITABLE/USEABLE SPACE FROM TOP OF FOOTING TO FINISHED GRADE (R406)



4 SECTION @ GARAGE (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



3 SECTION (LOOKING NORTH)
SCALE: 1/8" = 1'-0"

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checked by ebc
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BUILDING SECTIONS

A3.10

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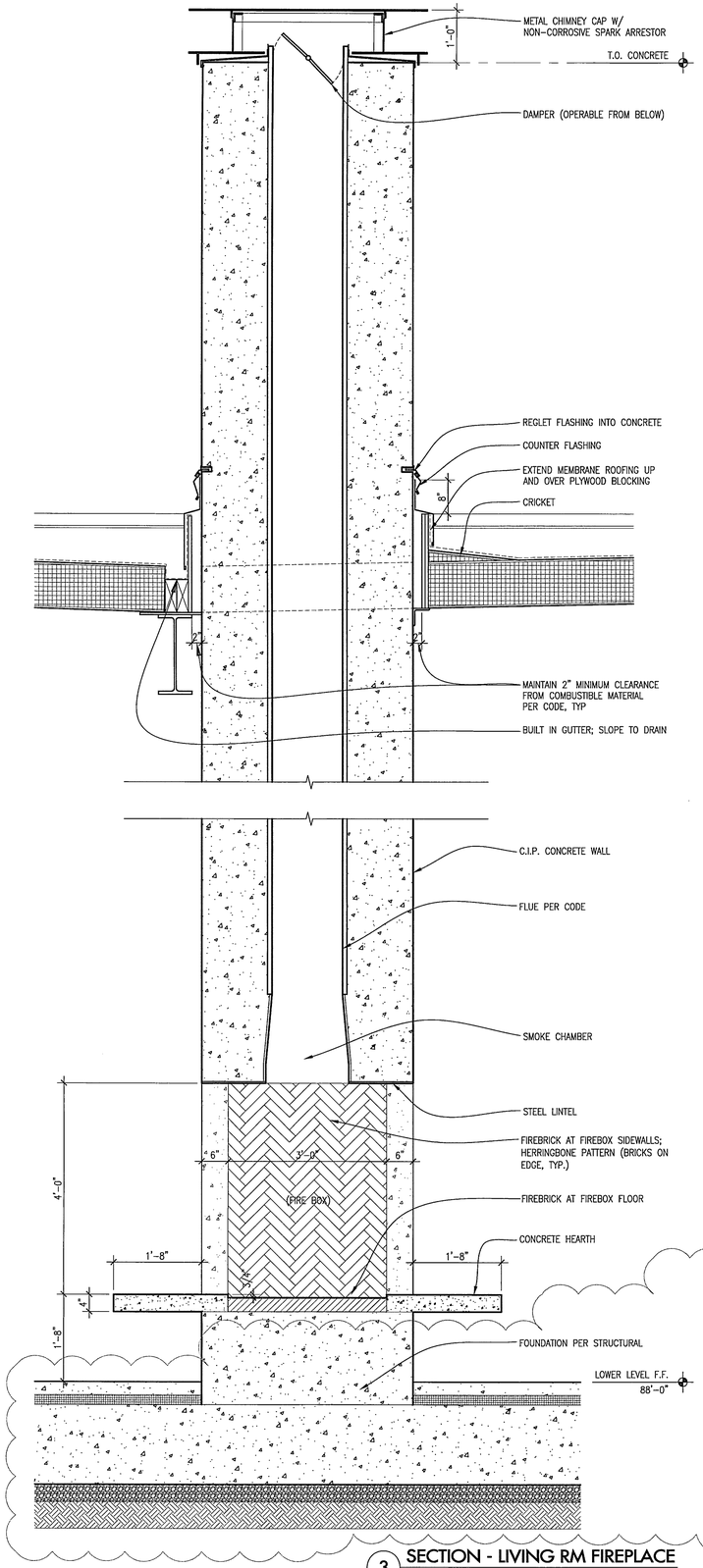
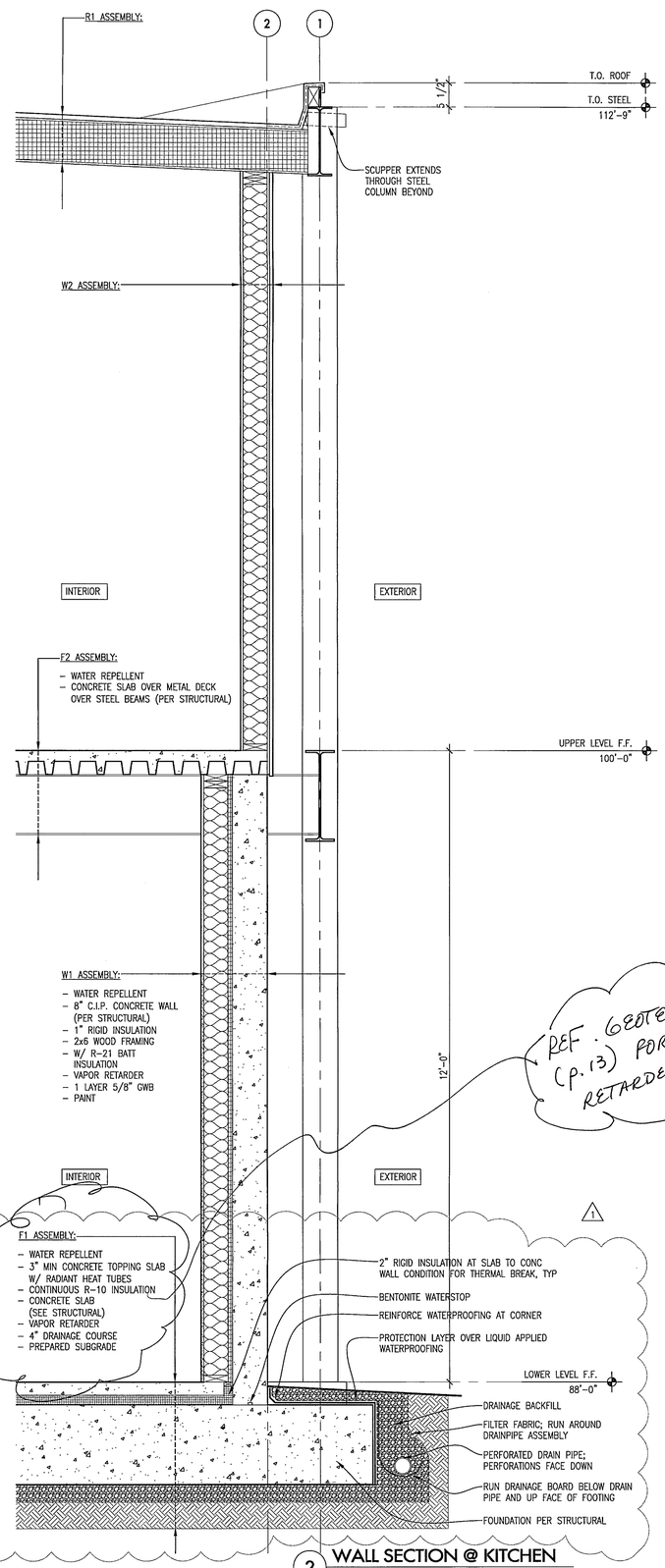
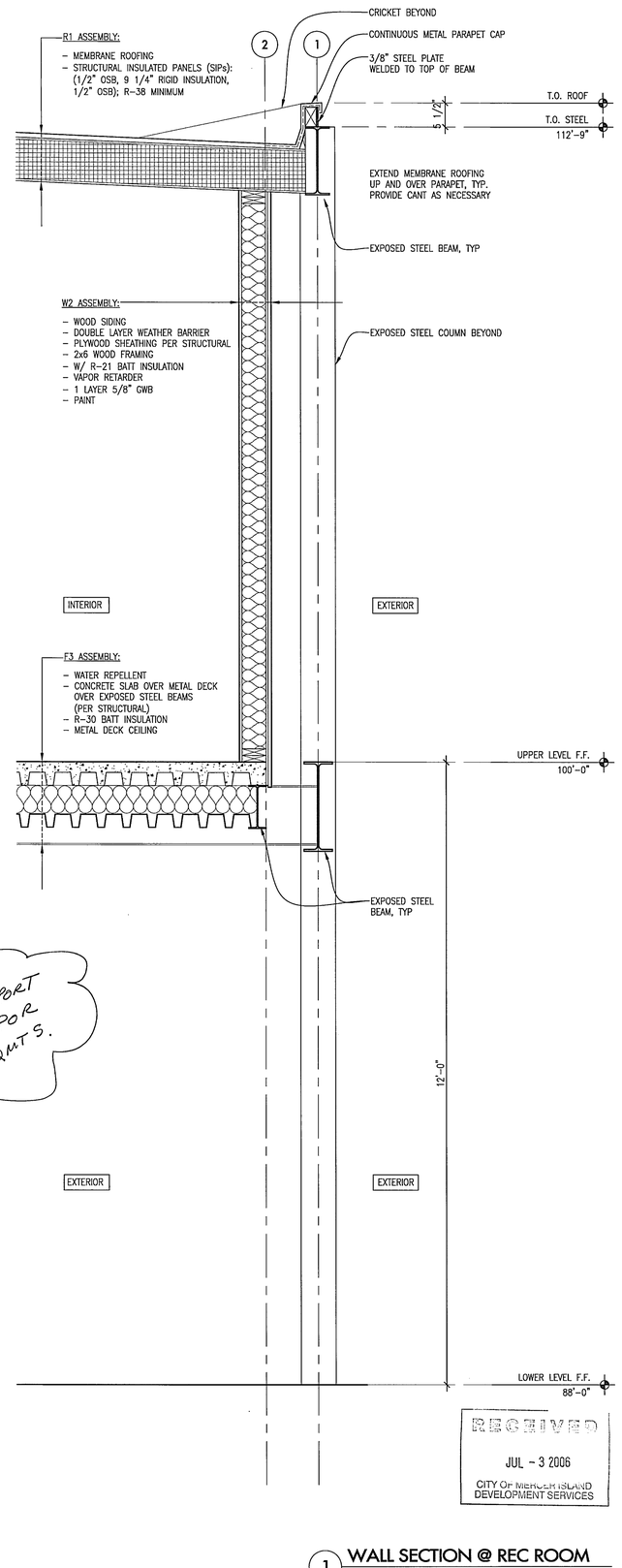


3 SECTION - LIVING RM FIREPLACE
SCALE: 3/4" = 1'-0"



2 WALL SECTION @ KITCHEN
SCALE: 3/4" = 1'-0"



1 WALL SECTION @ REC ROOM
SCALE: 3/4" = 1'-0"

REF. GEOTECH REPORT (P.13) FOR VAPOR RETARDER REQ'TS.

RECEIVED
JUL - 3 2006
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

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1 29 June '06 ebc

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WALL SECTIONS

A4.00

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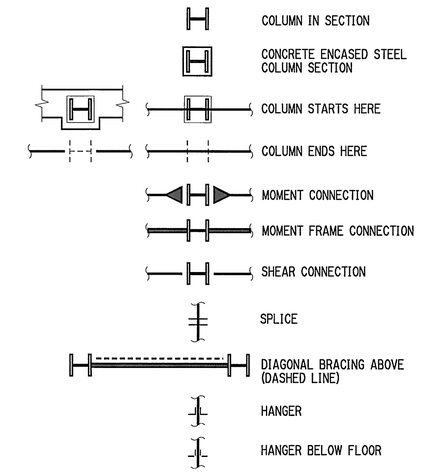
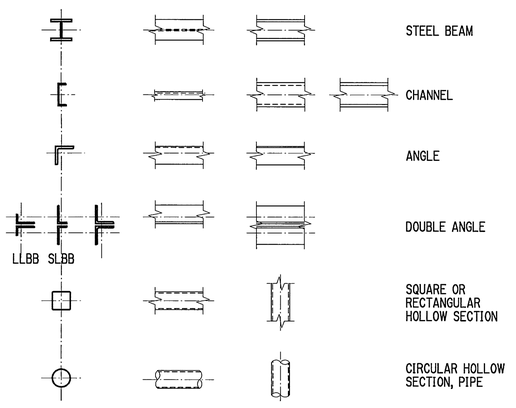
&	AND	FD	FLOOR DRAIN	P	PIPE
@	AT	FDN	FOUNDATION	PC	PRECAST
°, DEG	DEGREE	FF	FAR FACE	PCF	POUNDS PER CUBIC FOOT
#, LB	NUMBER, POUND	FG	FRICTION GRIP BOLT	PCP	PRECAST CONCRETE PANEL
ø, DIA	DIAMETER	FIN	FINISH	PEN	PENETRATION
		FL	FLOOR: FLOOR LINE	PERP	PERPENDICULAR
AB	ANCHOR BOLT	FLG	FLANGE	PL	PLATE
ACI	AMERICAN CONCRETE INSTITUTE	FOS	FACE OF STUD	PLC	PLACE
ADDL	ADDITIONAL	FP	FIREPROOF: FULL PENETRATION	PLF	POUNDS PER LINEAL FOOT
ADJ	ADJACENT	FRMG	FRAMING	PLYWD	PLYWOOD
AGGR	AGGREGATE	FS	FULL SIZE: FAR SIDE	PP	PARTIAL PENETRATION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FT	FOOT: FEET	PREFAB	PREFABRICATED
		FTG	FOOTING	PS	PRESTRESSED
ALT	ALTERNATE			PSF	POUNDS PER SQUARE FOOT
ALUM	ALUMINUM	GA	GAGE, GAUGE	PSI	POUNDS PER SQUARE INCH
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GALV	GALVANIZED	PT	POST-TENSION
		GB	GRADE BEAM	PVC	POLYVINYL CHLORIDE
APA	AMERICAN PLYWOOD ASSOCIATION	GL	GLUE LAMINATED (BEAM)		
APPD	APPROVED	GRND	GROUND		
APPROX	APPROXIMATE				
AR	ANCHOR ROD	H	HORIZONTAL	R	RADIUS
ARCH	ARCHITECTURAL: ARCHITECT	HEF	HORIZONTAL EACH FACE	RB	RISER BAR
ASSY	ASSEMBLY	HGR	HANGER	RCMD	RECOMMEND
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HIF	HORIZONTAL INSIDE FACE	REF	REFERENCE
		HOF	HORIZONTAL OUTSIDE FACE	REINF	REINFORCE: REINFORCING: REINFORCEMENT
AWS	AMERICAN WELDING SOCIETY	HORIZ	HORIZONTAL		
		HP	HP SHAPES: HIGH POINT	REQD	REQUIRED
BAL	BALANCE	HS	HIGH STRENGTH	REQT	REQUIREMENT
BD	BOARD	HSS	HOLLOW STRUCTURAL SECTION		
BF	BRACED FRAME	HT	HEIGHT	S1S	SURFACED ONE SIDE
BLDG	BUILDING			S2S	SURFACED TWO SIDES
BLK	BLOCK: BLOCKING	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	S4S	SURFACED FOUR SIDES
BM	BEAM			S	AMERICAN STANDARD SHAPE: SOUTH
BMU	BRICK MASONRY UNIT	ID	INSIDE DIAMETER	SB	SPACER BAR: SUPPORT BAR
BOS	BOTTOM OF STEEL: BOSOM (WELD)	IN	INCH	SC	SLIP CRITICAL
BOT	BOTTOM	INCL	INCLUDE	SCC	STRUCTURAL CONSULTANT TO THE CONTRACTOR (MKA)
BRCG	BRACING	INFO	INFORMATION		
BRG	BEARING	INSUL	INSULATION	SCHED	SCHEDULE: SCHEDULED
BRKT	BRACKET	INT	INTERIOR	SDQ	SPECIAL DUCTILE QUALITY
BSMT	BASEMENT			SECT	SECTION
BTWN	BETWEEN	JST	JOIST	SEOR	STRUCTURAL ENGINEER OF RECORD
BU	BUILT-UP	JT	JOINT		
				SHT	SHEET
c	CAMBER	K	KIP (1,000 POUNDS)	SHTG	SHEATHING
C	STANDARD CHANNEL	KO	KNOCK-OUT	SIM	SIMILAR
CANT	CANTILEVER	KSI	KIPS PER SQUARE INCH	SLBB	SHORT LEGS BACK-TO-BACK
CC	CENTER TO CENTER			SOG	SLAB ON GRADE
CD	CONTROLLED DENSITY FILL (LEAN CONCRETE)	L	ANGLE	SP	SPIRAL
		LAB	LABORATORY	SPC	SPACE
CG	CENTER OF GRAVITY	LB, #	POUND	SPCG	SPACING
CIP	CAST-IN-PLACE	LF	LINEAL FOOT	SPECS	SPECIFICATIONS
CJ	CONSTRUCTION JOINT	LIN	LINEAL: LINEAR	SQ	SQUARE
CL	CENTERLINE	LL	LIVE LOAD	SSL	SHORT SLOTTED (HOLES)
CLR	CLEARANCE: CLEAR	LLH	LONG LEGS HORIZONTAL	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	LLV	LONG LEGS VERTICAL	STIFF	STIFFENER
COL	COLUMN	LLBB	LONG LEGS BACK-TO-BACK	STIRR	STIRRUP
COMP	COMPRESSION	LOC	LOCATION, LOCATE	STL	STEEL
CONC	CONCRETE	LONGIT	LONGITUDINAL	STR	STRAIGHT
CONFIG	CONFIGURATION	LP	LOW POINT	STRUC	STRUCTURAL
CONN	CONNECTION: CONNECT	LSL	LONG SLOTTED (HOLES)	SUPT	SUPPORT
CONST	CONSTRUCTION	LSW	LIGHT GAGE SHEARWALL	SW	SHEAR WALL
CONT	CONTINUE: CONTINUOUS	LTWT	LIGHTWEIGHT	SYM	SYMMETRICAL
CONTR	CONTRACTOR	LVL	LEVEL		
COORD	COORDINATE: COORDINATION			T&B	TOP AND BOTTOM
CORR	CORRUGATED	MAS	MASONRY	T&G	TONGUE AND GROOVE
CP	COMPLETE PENETRATION WELD-ULTRASONIC TEST	MATL	MATERIAL	TEMP	TEMPERATURE: TEMPORARY
		MAX	MAXIMUM	THICK	THICKNESS
CTR	CENTER	MB	MACHINE BOLT	TOC	TOP OF CONCRETE: TOP OF CURB
CTSK	COUNTERSINK: COUNTERSUNK	MC	MISCELLANEOUS CHANNEL	TOF	TOP OF FOOTING
CU	CUBIC	MECH	MECHANICAL	TOS	TOP OF STEEL
		MEMB	MEMBRANE	TOW	TOP OF WALL
d	PENNY (NAIL)	MEP	MECHANICAL/ ELECTRICAL/ PLUMBING	TRANS	TRANSVERSE
db	BAR DIAMETERS			TYP	TYPICAL
DBL	DOUBLE	MF	MOMENT FRAME	UB	UNIVERSAL BEAM
DEG, °	DEGREE	MFB	MOMENT FRAME BEAM	UBC	UNIFORM BUILDING CODE
DEMO	DEMOLISH: DEMOLITION	MFC	MOMENT FRAME COLUMN	UC	UNIVERSAL COLUMN
DEPT	DEPARTMENT	MFR	MANUFACTURE: MANUFACTURER	UL	UNDERWRITERS' LABORATORY, INCORPORATED
DET	DETAIL	MFRG	MANUFACTURING		
DIA, ø	DIAMETER	MIN	MINIMUM: MINUTE	UNO	UNLESS NOTED OTHERWISE
DIAG	DIAGONAL	MISC	MISCELLANEOUS	UT	ULTRASONIC TEST
DIAPH	DIAPHRAGM	ML	MATCH LINE		
DICA	DRILLED-IN CONCRETE ANCHOR	MO	MASONRY OPENING	V, VERT	VERTICAL
DIM	DIMENSION	MS	MECHANICAL SPLICE	VEF	VERTICAL EACH FACE
DISC	DISCONTINUED: DISCONTINUOUS			VG	VERTICAL GRAIN
DL	DEAD LOAD	N	NORTH	VIF	VERTICAL INSIDE FACE
DN	DOWN	N-S	NORTH-SOUTH	VOF	VERTICAL OUTSIDE FACE
DO	DITTO	NF	NEAR FACE		
DWG	DRAWING	NFPA	NATIONAL FOREST PRODUCTS ASSOCIATION	W	WIDE FLANGE, WIDE, WEST
DWL	DOWEL			W/	WITH
		NIC	NOT IN CONTRACT	W/O	WITHOUT
(E)	EXISTING	NS	NEAR SIDE	WD	WOOD
E	EAST	NTS	NOT TO SCALE	WF	WIDE FLANGE
E-W	EAST-WEST			WH	WEEP HOLE
EA	EACH	OC	ON CENTER	WL	WORK LINE
EF	EACH FACE	OD	OUTSIDE DIAMETER	WP	WORK POINT
EJ	EXPANSION JOINT	OPNG	OPENING	WPJ	WEAKENED PLANE JOINT
EL	ELEVATION	OPP	OPPOSITE (HAND)	WT	WEIGHT: STRUCTURAL TEE CUT FROM W SHAPE
ELEC	ELECTRICAL	OPT	OPTION: OPTIONAL		
ELEV	ELEVATOR	OVS	OVERSIZED (HOLES)	WWF	WELDED WIRE FABRIC
EMBED	EMBEDDED	OWJ	OPEN WEB JOIST		
ENGR	ENGINEER			YD	YARD
EQ	EQUAL: EARTHQUAKE				
EQUIP	EQUIPMENT				
ES	EACH SIDE				
ETC	ET CETERA				
EW	EACH WAY				
EXIST	EXISTING				
EXP	EXPANSION				
EXT	EXTERIOR				
EXTD	EXTEND: EXTENDED				

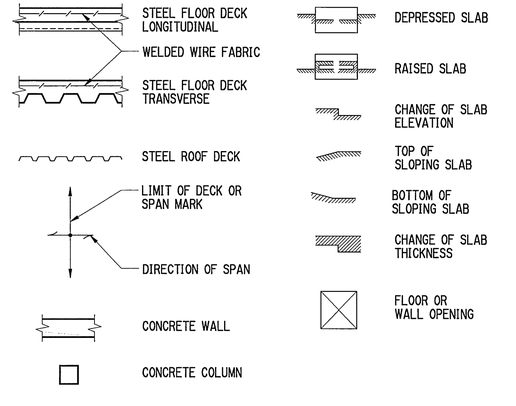
ABBREVIATIONS | 10



STEEL SYMBOLS | 3



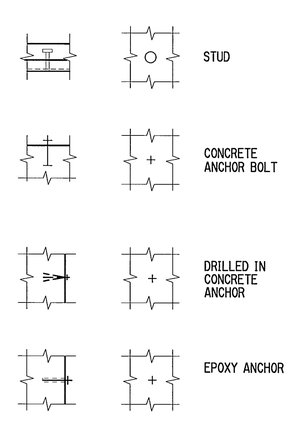
STEEL MEMBERS | 7



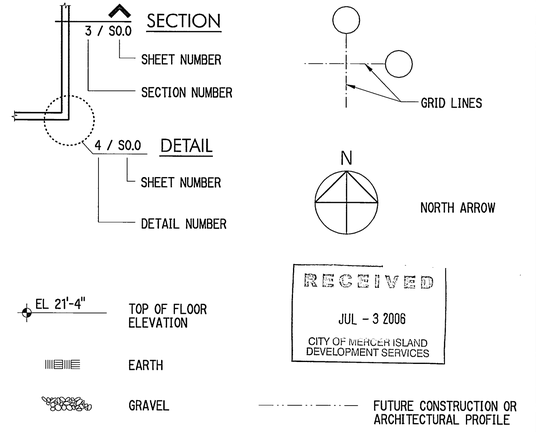
CONCRETE SYMBOLS | 11

DRAWING LIST | 4

SHEET NO	TITLE
S0.01	ABBREVIATIONS, SYMBOLS, DRAWING LIST
S1.01	GENERAL NOTES
S1.02	GENERAL NOTES
S1.03	GENERAL NOTES
S2.01	LOWER LEVEL PLAN
S2.02	UPPER LEVEL PLAN
S2.03	ROOF PLAN
S3.01	TYPICAL CONCRETE DETAILS
S3.02	TYPICAL CONCRETE DETAILS
S3.03	TYPICAL STEEL DETAILS
S3.04	TYPICAL DETAILS
S4.01	SECTIONS AND DETAILS
S4.02	SECTIONS AND DETAILS
S4.03	SECTIONS AND DETAILS



CONNECTORS | 8



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MISCELLANEOUS SYMBOLS | 12

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revisions:

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BLDG DEPT CORRECTIONS	6/29/06	
OWNER REVIEW	6/5/06	

Permit Set
24 March 2006

ABBREVIATIONS
SYMBOLS
DRAWING LIST

S0.01

6/29/2006 9:48:24 AM user:SRT pcf:MKA-STRUCT-BYLEVEL pltcfg:OCE FS WTS MONO.PLT file:J:\PARRY\PY_S001.DGN model:001 version:V8

GENERAL

ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE DRAWINGS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

BUILDING CODE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS AND ARE REFERENCED BY THEIR BASIC DESIGNATION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE BUILDING CODE SHALL GOVERN.

APPLICABLE CODES AND STANDARDS

BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC), 2003 EDITION
ACI	AMERICAN CONCRETE INSTITUTE, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318), 2002 EDITION
ACI	AMERICAN CONCRETE INSTITUTE, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530), 2002 EDITION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," DECEMBER 27, 1999
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," JUNE 23, 2000
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" (ANSI/AISC 341), 2002 EDITION
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7), 2002 EDITION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM INTERNATIONAL)
AWS	AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE - STEEL" (AWS D1.1), 2000 EDITION
AWS	AMERICAN WELDING SOCIETY, "SYMBOLS FOR WELDING AND NONDESTRUCTIVE TESTING" (AWS A2.4), 1998 EDITION
ICC	INTERNATIONAL CODE COUNCIL, INTERNATIONAL CODE COUNCIL - EVALUATION SERVICES (ICC-ES)

CONCRETE

MIXING, BATCHING, TRANSPORTING, PLACING, AND CURING OF ALL CONCRETE, AND SELECTION OF CONCRETE MATERIALS, SHALL CONFORM TO ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS NOTED BELOW. PROPORTIONS OF AGGREGATE TO CEMENTITIOUS PASTE SHALL BE SUCH AS TO PRODUCE A DENSE, WORKABLE MIX THAT CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER.

ALL CONCRETE USED IN HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL CONTAIN AN ACCEPTABLE ADMIXTURE TO PRODUCE AIR-ENTRAINED CONCRETE WITH TOTAL AIR CONTENT, AS NOTED IN THE CONCRETE MIX SPECIFICATION TABLE. TOLERANCE FOR AIR CONTENT SHALL BE +/-1 PERCENT. AIR CONTENT SHALL BE MEASURED AT THE DISCHARGE OF THE TRUCK. IF CONCRETE IS PUMPED, AIR CONTENT SHALL BE MEASURED AT THE DISCHARGE END OF THE PUMP LINE. TESTS FOR AIR CONTENT SHALL MEET ASTM C172 REQUIREMENTS.

MIX DESIGNS LISTED BELOW SHALL BE SUBMITTED TO THE ARCHITECT AND APPROVED PRIOR TO USE. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE IN ACCORDANCE WITH ACI 301. MIX PROPORTIONS SHALL MEET OR EXCEED THE REQUIREMENTS LISTED BELOW FOR THE LOCATIONS NOTED. THE MORE STRINGENT OF THE REQUIREMENTS LISTED SHALL GOVERN.

MAXIMUM SIZE OF AGGREGATE SHALL BE AS LISTED BELOW. MAXIMUM FLY ASH AS A PERCENTAGE OF TOTAL WEIGHT OF CEMENTITIOUS MATERIAL SHALL BE 30 PERCENT. FLY ASH SHALL BE CLASS C OR CLASS F, MEETING ASTM C618 REQUIREMENTS. WATER/CEMENT RATIO SHALL BE BASED ON TOTAL CEMENTITIOUS MATERIAL, INCLUDING FLY ASH AND OTHER POZZOLANIC MATERIALS.

THE CONTRACTOR SHALL DETERMINE SLUMP. EACH CONCRETE MIX SUBMITTED SHALL HAVE THE SLUMP SPECIFIED. SLUMP SHALL BE MEASURED AT THE DISCHARGE OF THE TRUCK. IF CONCRETE IS PUMPED, SLUMP SHALL BE MEASURED AT THE DISCHARGE END OF THE PUMP LINE. SLUMPS SHALL BE WITHIN +1 INCH AND -2 INCHES OF THE SPECIFIED SLUMP.

THE USE OF SUPER PLASTICIZERS AND WATER REDUCERS IS ALLOWED, BUT NOT REQUIRED. ALL ADMIXTURES SHALL BE CHLORIDE FREE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CONCRETE MIX SPECIFICATION TABLE

LOCATION	f'c MIN (PSI)	TEST AGE (DAYS)	MAX W/C RATIO	AIR CONTENT PERCENT	MAX AGGREGATE SIZE
MISCELLANEOUS CONCRETE, CURBS, SIDEWALKS	3,000	28	0.50	4.5	1"
EXTERIOR EXPOSED SLABS ON GRADE	4,000	28	0.45	4.5	1"
INTERIOR SLABS ON GRADE	4,000	28	0.50	-	1"
CONCRETE WALLS, SPREAD FOOTINGS	4,000	28	0.44	-	1"
CONCRETE ON STEEL DECK	4,000	28	0.44	-	¾"

REINFORCING STEEL

ALL REINFORCING SHALL BE NEW BILLET STOCK ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. BARS SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE-ANNEALED IRON WIRE. BARS SHALL BE SUPPORTED ON ACCEPTABLE CHAIRS. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES." CONTRACTOR SHALL COORDINATE REINFORCING STEEL PLACEMENT DETAILS AND PROVIDE TEMPLATES FOR PLACING STEEL IN CONGESTED AREAS AS NECESSARY. SHOP DRAWINGS (INCLUDING PLACING PLANS AND ELEVATIONS) SHALL BE SUBMITTED TO, AND REVIEWED BY, THE ARCHITECT/ENGINEER BEFORE STARTING FABRICATION.

NO REINFORCING BARS SHALL BE SPLICED BY WELDING. AT THE CONTRACTOR'S OPTION, MECHANICAL BUTT SPLICING USING AN EXOTHERMIC WELDING PROCESS AND HIGH-STRENGTH SLEEVES OR MECHANICAL CONNECTION SPLICING MAY BE USED, PROVIDED THAT THE MECHANICAL SPLICES SHALL HAVE A CURRENT ICC-ES REPORT DEMONSTRATING THAT THE PRODUCT CAN ACHIEVE A MINIMUM TENSILE STRENGTH OF 125 PERCENT OF THE SPECIFIED YIELD STRENGTH OF THE BAR. FOR REINFORCING WITHIN THE LATERAL SYSTEM (SHEAR WALLS) AND REINFORCING THAT CONNECTS THE DIAPHRAGM SLAB TO THE LATERAL SYSTEM, MECHANICAL SPLICES (NOT WELDED SPLICES) MAY BE USED IF THE MECHANICAL SPLICE STRENGTH IS INCREASED TO DEVELOP 100 PERCENT OF THE SPECIFIED TENSILE STRENGTH OF THE SPLICED BAR. SPLICE DEVICES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. REINFORCING BARS SHALL BE LAP SPLICED FOR TENSION (LSB) UNLESS NOTED OTHERWISE ON THE DRAWINGS.

WELDING OR TACK WELDING OF REINFORCING BARS TO OTHER BARS OR TO PLATES, ANGLES, ETC, IS PROHIBITED, EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. WHERE WELDING IS APPROVED, IT SHALL BE DONE BY AWS/WABO (WASHINGTON ASSOCIATION OF BUILDING OFFICIALS) CERTIFIED WELDERS USING E9018 OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.4.

MINIMUM CAST-IN-PLACE CONCRETE COVER OVER REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:

   ALL SIZES: 3 INCHES

2. CONCRETE EXPOSED TO EARTH OR WEATHER:

   #5 BAR OR SMALLER: 1½ INCHES
   #6 BAR OR LARGER: 2 INCHES

3. OTHER CONCRETE:

   WALLS - INTERIOR FACE:
   #11 BARS AND SMALLER: ¾ INCH

   SLABS:
   #11 BARS AND SMALLER: ¾ INCH

   BEAMS AND COLUMNS - TIES, STIRRUPS, SPIRALS:
   INTERIOR FRAMES: 1½ INCHES
   EXTERIOR FRAMES: 2 INCHES

REINFORCING STEEL IN DUCTILE CONCRETE

(Special Ductile Quality)

ALL LONGITUDINAL REINFORCING IN DUCTILE COLUMNS, DUCTILE BEAMS, ALL VERTICAL REINFORCING IN SHEAR WALLS, AND ALL REINFORCING MARKED "SDQ" SHALL BE LOW-ALLOY STEEL DEFORMED ASTM A706. BILLET STEEL ASTM A615, GRADE 60 REINFORCEMENT MAY BE USED IN THESE MEMBERS IF (1) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI, AND (2) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRENGTH TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. WELDING OF REINFORCING BARS WHERE SHOWN ON DRAWINGS SHALL COMPLY WITH AWS D1.4 STRUCTURAL WELDING CODE - REINFORCING STEEL. IF MILL REPORTS ARE NOT AVAILABLE, THE REINFORCING SHALL BE TESTED PER THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

WELDED WIRE FABRIC

WELDED WIRE FABRIC (WWF) SHALL BE ELECTRICALLY WELDED AND CONFORM TO ASTM A185. AN 8-INCH MINIMUM LAP SHALL BE PROVIDED FOR SIDE AND END LAPS. WELDED WIRE FABRIC SHALL BE SUPPORTED ON APPROVED CHAIRS.

CONSTRUCTION JOINTS

ALL CONSTRUCTION JOINTS IN WALLS SHALL BE KEYED IN ACCORDANCE WITH THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS OR, AT THE CONTRACTOR'S OPTION, SHALL BE INTENTIONALLY ROUGHENED IN ACCORDANCE WITH THE FOLLOWING: THE SURFACE OF ROUGHENED JOINTS SHALL BE SAND BLASTED OR ROUGHENED WITH A CHIPPING HAMMER TO EXPOSE THE AGGREGATE EMBEDDED IN THE PREVIOUS POUR. THE EXPOSED AGGREGATE SHALL PROTRUDE A MINIMUM OF ¼ INCH. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL BE HELD TO A MAXIMUM SPACING OF 40'-0". ALL CONSTRUCTION JOINTS IN SLABS, BEAMS, AND GIRDERS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE STARTING CONSTRUCTION.

ALL CONSTRUCTION JOINTS FOR SLABS ON DECK SHALL BE IN ACCORDANCE WITH THE TYPICAL SLAB ON DECK CONSTRUCTION JOINT DETAIL SHOWN ON THE STRUCTURAL DRAWINGS. BEAMS AND GIRDERS HAVE BEEN DESIGNED ASSUMING THE CONSTRUCTION JOINTS TO BE LOCATED IN THE MIDDLE THIRD OF THE BEAM, GIRDER, OR SLAB SPAN. ALL CONSTRUCTION, CONTROL, AND ISOLATION JOINTS FOR SLABS ON GRADE SHALL BE IN ACCORDANCE WITH THE TYPICAL SLAB ON GRADE DETAILS. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER FOR ACCEPTANCE BEFORE STARTING CONSTRUCTION.

SLEEVES

EXCEPT AS DETAILED ON STRUCTURAL DRAWINGS, NO CONCRETE FOOTINGS, BEAMS, OR GIRDERS SHALL BE SLEEVED FOR PIPING OR DUCTS, UNLESS APPROVED BY THE ENGINEER.

DRILLED-IN CONCRETE ANCHORS (DICA)

ACCEPTABLE DRILLED-IN CONCRETE ANCHORS, OF SIZE, NUMBER, AND SPACING AS SHOWN ON THE DRAWINGS, SHALL BE AS FOLLOWS: HILTI "KWIK-BOLT-II" CARBON STEEL WEDGE ANCHORS (ICC-ES ER-4627), "WEJ-IT ANCHOR BOLT" (ICC-ES ER-1821) OR "ITW RAMSET/RED HEAD TRUBOLT CARBON STEEL WEDGE ANCHORS" (ICC-ES ER-1372), OR AN APPROVED ALTERNATIVE ANCHOR WITH A CURRENT ICC-ES EVALUATION REPORT. MINIMUM EMBEDMENT DEPTH SHALL BE 4.5 BOLT DIAMETERS UNLESS NOTED OTHERWISE ON DRAWINGS.

ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE APPROVED ICC-ES REPORT. NO REINFORCEMENT SHALL BE CUT TO INSTALL ANCHORS. DEFECTIVE HOLES SHALL BE GROUTED WITH EPOXY ADHESIVE.

NONSHRINK GROUT FOR BASE PLATES, SLEEVES, AND EMBEDDED STEEL

GROUT SHALL BE AN APPROVED NONSHRINK CEMENTITIOUS GROUT CONTAINING NATURAL AGGREGATES DELIVERED TO THE JOB SITE IN FACTORY PREPACKAGED CONTAINERS REQUIRING ONLY THE ADDITION OF WATER. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AT LEAST 1,000 PSI HIGHER THAN THE SUPPORTING CONCRETE STRENGTH, UNLESS NOTED OTHERWISE. APPROVED GROUTS INCLUDE: DEGUSSA INC'S "MASTER FLOW 928," SIKA CORPORATION'S "SIKAGROUT 212HP," BURKE COMPANY'S "NONFERROUS NONSHRINK GROUT," OR APPROVED EQUAL. GROUT SHALL BE MIXED, APPLIED, AND CURED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

EPOXY/ADHESIVE USED FOR BONDING STEEL TO HARDENED CONCRETE

EPOXY/ADHESIVE SHALL CONFORM TO ASTM C881, C882, AND D695 FOR BONDING STEEL TO HARDENED CONCRETE AND MASONRY FOR REINFORCING BARS AND BOLTS. PRE-APPROVED PRODUCTS INCLUDE "HIT HY 150" (ICC-ES ER-5193) AS MANUFACTURED BY HILTI, INCORPORATED, FOR CONCRETE: "HIT HY 20" (ICC-ES ER-5193) AS MANUFACTURED BY HILTI, INCORPORATED, FOR MASONRY: AND "SET" (ICC-ES ER-5279) AS MANUFACTURED BY SIMPSON STRONG TIE, INCORPORATED, FOR CONCRETE OR MASONRY. SUBMIT CURRENT PRODUCT DATA AND ICC-ES EVALUATION REPORTS AS WELL AS A LOCATION PLAN INDICATING WHERE THE PRODUCT IS TO BE USED ON THE PROJECT FOR REVIEW.

DRILL HOLES AND MIX, APPLY, AND INSTALL EPOXY/ADHESIVE IN STRICT ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS IN THE ICC-ES EVALUATION REPORT. NO REINFORCING BARS SHALL BE DAMAGED DURING INSTALLATION OF REINFORCING BARS OR BOLTS. ANY REINFORCING BARS OR BOLTS WHICH THE CONTRACTOR WANTS TO INSTALL INTO PREVIOUSLY HARDENED CONCRETE THAT IS NOT SHOWN IN THE DRAWINGS TO BE "DRILLED AND EPOXIED," OR SIMILAR NOTATION, MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. THE REQUIRED EMBEDMENT LENGTHS FOR THESE REINFORCING BARS OR BOLTS ALSO MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

STRUCTURAL STEEL

ALL STEEL SHALL CONFORM TO THE FOLLOWING:

W-SHAPES	ASTM A992, Fy=50 KSI ASTM A913, Fy=50 KSI
W-SHAPES AT EXTERIOR	ASTM A606, Fy=50 KSI
ALL ANGLES AND CHANNELS UNLESS NOTED OTHERWISE	ASTM A36, Fy=36 KSI
SQUARE OR RECTANGULAR STRUCTURAL TUBE (HSS)	ASTM A500, GRADE B, Fy=46 KSI
MATERIAL CALLED OUT ON PLANS AS (A36)	ASTM A36, Fy=36 KSI
ALL OTHER STEEL UNLESS NOTED OTHERWISE	ASTM A572, Fy=50 KSI ASTM A588, Fy=50 KSI ASTM A441, Fy=50 KSI

GENERAL NOTES FOR STEEL CONNECTIONS SHALL APPLY TO ALL STEEL CONNECTIONS UNLESS NOTED OTHERWISE.

ALL WORK SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION. SHOP DRAWINGS SHALL BE SUBMITTED AND REVIEWED BY THE ARCHITECT/ENGINEER BEFORE COMMENCING FABRICATION. ALL STEEL ANCHORS AND TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. DIMENSIONAL TOLERANCE FOR BUILT-UP MEMBERS SHALL BE PER AWS D1.1.

STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS AT THE MAXIMUM DECK SPAN LOCATION UNLESS NOTED OTHERWISE. MINIMUM CONNECTIONS SHALL BE A TWO-BOLT CONNECTION USING ⅞-INCH-DIAMETER A325 BOLTS IN SINGLE SHEAR. ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED, TIGHTENED, AND INSPECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. THE CRITERIA FOR SLIP-CRITICAL CONNECTIONS SHALL APPLY TO ALL CONNECTIONS UNLESS NOTED OTHERWISE AS SNUG-TIGHT. BOLTS IN CONNECTIONS OF BEAM-TO-BEAM/GIRDER MAY BE SNUG TIGHT, UNLESS SPECIFICALLY CALLED OUT AS SLIP CRITICAL (SC). WHERE CONNECTIONS ARE NOTED AS SNUG-TIGHT, THE CONTRACTOR MAY INSTALL PER THE CRITERIA FOR SNUG-TIGHT BOLTS. SLIP-CRITICAL CONNECTIONS SHALL USE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. ALL ASTM A307 BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SELECTION OF OPTIONAL DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL ERECTION AIDS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDS.

STRUCTURAL STEEL WELDING

STRUCTURAL STEEL SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE DONE BY AWS/WABO (WASHINGTON ASSOCIATION OF BUILDING OFFICIALS) CERTIFIED WELDERS AND IN ACCORDANCE WITH AWS D1.1. WELDS SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. THE MINIMUM WELD SIZE SHALL BE 3/16 INCH. FIELD WELDING SYMBOLS HAVE NOT NECESSARILY BEEN INDICATED ON THE DRAWINGS. WHERE SHOWN, PROPER FIELD WELDING PER AWS D1.1 SHALL BE USED. WHERE NO FIELD WELDING SYMBOLS ARE SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE USE OF SHOP AND FIELD WELDS. ALL PARTIAL PENETRATION GROOVE WELD SIZES SHOWN ON THE DRAWINGS REFER TO EFFECTIVE THROAT THICKNESS. ALL WELDS SHALL BE MADE USING LOW HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH PER AWS D1.1 (MINIMUM 70 KSI). LOW HYDROGEN SMAW ELECTRODES SHALL BE USED WITHIN 4 HOURS OF OPENING THEIR HERMETICALLY SEALED CONTAINERS, OR SHALL BE REDRIED PER AWS D1.1, SECTION 4.5. ELECTRODES SHALL BE REDRIED NO MORE THAN ONE TIME, AND ELECTRODES THAT HAVE BEEN WET SHALL NOT BE USED.

ALL WELDING SHALL BE PERFORMED IN STRICT ADHERENCE TO A WRITTEN WELDING PROCEDURE SPECIFICATION (WPS) PER AWS D1.1. ALL WELDING PARAMETERS SHALL BE WITHIN THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS. WELDING PROCEDURES SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW BEFORE STARTING FABRICATION OR ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.

ALL COMPLETE-PENETRATION WELDS SHALL BE ULTRASONICALLY TESTED UPON COMPLETION OF THE CONNECTION, EXCEPT PLATE LESS THAN OR EQUAL TO ¼ INCH THICK SHALL BE MAGNETIC PARTICLE TESTED. REDUCTION IN TESTING MAY BE MADE IN ACCORDANCE WITH THE BUILDING CODE WITH APPROVAL OF THE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATIONS AND WELDING PROCEDURES THAT INCLUDE, BUT ARE NOT LIMITED TO: REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND TAPERS AND TRANSITIONS OF UNEQUAL PARTS.

ANCHOR RODS

ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 WITH CLASS 1A THREADS, UNLESS NOTED OTHERWISE. FURNISH ANCHOR RODS PREFABRICATED WITH MATCHING DOUBLE HEAVY HEX NUTS JAMMED AT THE END EMBEDDED IN CONCRETE. FURNISH HARDENED PLATE WASHERS, LOCK WASHERS, AND MATCHING HEAVY HEX NUTS FOR SECURING THE BASE PLATE TO THE ANCHOR RODS. HOOKED ANCHOR RODS SHALL NOT BE USED EXCEPT WHERE NOTED. A RIGID STEEL TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE. ANCHOR RODS SHALL HAVE SUFFICIENT LENGTH TO PROVIDE THE MINIMUM EMBEDMENT SHOWN ON THE DRAWINGS, MEASURED FROM THE FACE OF THE CONCRETE TO THE NEAR FACE OF THE DOUBLE NUT, WITH ADEQUATE EXTENSION AS REQUIRED TO RECEIVE THE BASE PLATE WITH FULL THREAD PROJECTION FOR NUT INSTALLATION. ANCHOR ROD INSTALLATION SHALL BE COORDINATED WITH REINFORCING AND FORMWORK. LEVELING NUTS SHALL NOT BE USED EXCEPT AFTER EVALUATION BY THE CONTRACTOR'S ERECTION ENGINEER. AFTER BASE INSTALLATION, ANCHOR ROD NUTS SHALL BE INSTALLED TO A SNUG-TIGHT CONDITION. NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED. HOLES IN THE BASE MATERIAL SHALL NOT BE ENLARGED BY BURNING.

COMPOSITE FLOOR SYSTEM

FLOOR SLABS SHALL BE CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO THE SPECIFICATIONS FOR FLOOR TOLERANCES. CONTRACTOR SHALL INCLUDE THE QUANTITIES OF THE ADDED CONCRETE DUE TO THE STEEL DECK DEFLECTION. DESIGN CAMBER SHOWN FOR THE STEEL BEAMS HAS BEEN CALCULATED BASED ON THE DEFLECTION OF THE BEAM DUE TO THE WEIGHT OF THE STEEL AND CONCRETE SLAB.

SHEAR CONNECTOR STUDS

ALL SHEAR CONNECTOR STUDS SHALL BE ¾ INCH IN DIAMETER UNLESS NOTED OTHERWISE. ACCEPTABLE TYPES SHALL BE "TRU-WELD" (ICC-ES ER-3741) OR "NELSON" (ICC-ES ER-2614). SHEAR CONNECTOR STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER OF STUDS. STEEL STUD MATERIAL, WELDING, AND INSPECTION SHALL BE IN ACCORDANCE WITH AWS D1.1. SHEAR STUDS SHALL BE PLACED AT A MAXIMUM SPACING OF 2'-0" ON CENTER FOR ALL BEAMS SUPPORTING A STEEL DECK WITH CONCRETE FILL OR A CAST-IN-PLACE CONCRETE SLAB. THIS SPACING SHALL ALSO APPLY WHEN THE NUMBER OF STUDS IS NOT INDICATED ON THE PLANS. SEE "SHEAR STUD PLACEMENT" FOR LAYOUT CRITERIA. STEEL DECK SHOP DRAWINGS DETAILING THE SHEAR STUD PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION.

REF. GEOTECH REPORT FOR ALL DRAINAGE RQMTS

GENERAL NOTES CONTINUED ON S1.02

AGET MARCH 27, 2006

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GENERAL NOTES

S1.01

STEEL COMPOSITE DECK

THE STEEL DECK SHALL BE OF DEPTH SHOWN ON THE STRUCTURAL DRAWINGS. GAGE OF DECK SHALL BE DETERMINED BY THE CONTRACTOR BASED ON THE SPAN CONDITIONS, SHORING REQUIREMENTS, CONSTRUCTION LOADS, DEFLECTION REQUIREMENTS, AND THE SUPERIMPOSED LOADS SHOWN ON THE DRAWINGS, LOAD DIAGRAMS, AND NOTES. MINIMUM GAGE IS 20. MAXIMUM DEAD LOAD DEFLECTION IS ¾ INCH OR L/180. WRITTEN VERIFICATION OF CONFORMANCE FOR ALL CONDITIONS IN THE STRUCTURE SHALL BE SUBMITTED FOR ACCEPTANCE PRIOR TO FABRICATION. THE CAPACITIES OF THE DECK SHALL BE BASED ON CURRENT ICC-ES REPORTS. SHOP DRAWINGS SHALL BE SUBMITTED SHOWING DECK GAGE, LAYOUT, FASTENING, STUD LAYOUT, AND CLOSURES. IF ANY SHORING IS TO BE USED, IT SHALL BE APPROVED BY THE GENERAL CONTRACTOR AND SHALL BE SHOWN ON THE SHOP DRAWINGS. UNITS SHALL SPAN OVER FOUR SUPPORTS, CONTINUOUS OVER THREE OR MORE SPANS, EXCEPT WHERE FRAMING DOES NOT PERMIT. THE AISI SPECIFICATIONS SHALL GOVERN THE DESIGN OF ALL DECK UNITS. STEEL DECK AND ALL OF ITS FLASHINGS SHALL CONFORM TO ASTM A653. THE STEEL SHALL HAVE RECEIVED, BEFORE BEING FORMED, A METAL PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A653-G60. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3.

CONCRETE BONDING-TYPE UNITS SHALL BE FORMED WITH DEFORMATIONS TO PROVIDE AN INTERLOCK BETWEEN THE CONCRETE AND STEEL. UNLESS SHOWN OTHERWISE, UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE ENDS OF THE UNITS AND AT INTERMEDIATE SUPPORTS AT 12 INCHES ON CENTER WITH ¾-INCH-DIAMETER PUDDLE WELDS: WHERE TWO UNITS ABUT, EACH UNIT SHALL BE SO FASTENED TO THE STEEL SUPPORTS. THE SIDE LAPS OF ADJACENT UNITS SHALL BE FASTENED BETWEEN SUPPORTS BY 1½-INCH TOP SEAM WELDS AT 2'-0" ON CENTER OR BUTTON PUNCHED AT 2'-0" ON CENTER. DECK UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE SIDE BOUNDARIES BY ¾-INCH-DIAMETER PUDDLE WELDS AT 1'-0" ON CENTER. ⅝-INCH-DIAMETER SHEAR STUDS WELDED THROUGH DECK MAY BE USED IN PLACE OF ¾-INCH-DIAMETER PUDDLE WELDS. DESIGN AND PROVIDE FLASHING AND CLOSURE PLATES AT WALL ENDS OF ALL UNITS, AROUND COLUMNS, AND AT ALL PERIMETER LOCATIONS REQUIRING CLOSURE. COORDINATE ALL CLOSURES WITH ELEVATOR, STAIR, ESCALATOR AND OTHER ARCHITECTURAL DETAILS. THE DECK INSTALLATION, WHEN COMPLETE, SHALL BE READY TO RECEIVE CONCRETE.

STEEL DECK TYPES SHALL BE VERCO TYPE W, ASC TYPE W, OR APPROVED EQUAL.

FRAMING LUMBER

FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

2x JOISTS AND BUILT-UP MEMBERS	HEM-FIR NO. 2
3x AND 4x BEAMS AND POSTS	DOUGLAS FIR-LARCH NO. 2
6x AND LARGER BEAMS AND STRINGERS	DOUGLAS FIR-LARCH NO. 1
6x AND LARGER POSTS AND TIMBERS	DOUGLAS FIR-LARCH NO. 1
STUDS, PLATES AND MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR-LARCH OR HEM-FIR STANDARD GRADE
TOP AND BOTTOM PLATES AT BEARING WALLS	DOUGLAS FIR-LARCH CONSTRUCTION GRADE
BOLTED STUDS, LEDGERS AND PLATES	DOUGLAS FIR-LARCH STANDARD GRADE

PLYWOOD

PLYWOOD SHEATHING SHALL BE GRADE C-D EXTERIOR GLUE OR STRUCTURAL II. EXTERIOR GLUE SHALL BE IN CONFORMANCE WITH THE BUILDING CODE, UNITED STATES VOLUNTARY PRODUCT STANDARDS PS-1 AND PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING, AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

PREFABRICATED STRUCTURAL INSULATED PANELS (SIPS)

PREFABRICATED STRUCTURAL INSULATED PANELS (SIPS) SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF THE STRUCTURAL INSULATED PANEL ASSOCIATION AND THE APA-ENGINEERED WOOD ASSOCIATION FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. DESIGN SHALL INCLUDE AN ADDITIONAL 5 PSF MISCELLANEOUS DEAD LOAD SUPPORTED FROM UNDERSIDE OF PANEL. SIP DESIGN SHALL MEET THE MINIMUM DESIGN WIND LOADS (SECTION 6.0) AND SNOW LOADS (7.0) OF ASCE 7-02. SIP PANELS, PANEL TO PANEL CONNECTIONS AND PANEL TO PANEL SUPPORT CONNECTIONS SHALL BE DESIGNED TO RESIST A MINIMUM ALLOWABLE DIAPHRAGM CAPACITY OF 540 POUNDS PER LINEAL FOOT. SEE LOAD MAPS FOR ADDITIONAL INFORMATION. PANELS SHALL BE FABRICATED SUCH THAT NO EXPOSED STAMPS OR MARKINGS ARE PRESENT ON THE FACE OF THE EXPOSED PANEL.

SIPS MUST HAVE ICBO APPROVAL. CONTRACTOR TO SUBMIT ICBO APPROVED SIPS FOR REVIEW BY ARCHITECT AND ENGINEER PRIOR TO FABRICATION. SIP PANEL LAYOUT BASED ON PANELS FABRICATED BY PREMIER INDUSTRIES, INC. AND ICBO REPORT # PFC-5002.

SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL INTERSECTION AREAS SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL SIP-TO-SIP AND SIP-TO-BEAM CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS.

IF A SIP MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE SIP CONFIGURATION INDICATED, THE MANUFACTURER IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT PRIOR TO SUBMITTING A COST PROPOSAL OR BID.

IF A DIFFERENT SYSTEM IS PROPOSED THAT REQUIRES REVISIONS TO PRESENT STRUCTURAL FRAMING OR DETAILS, SUCH SYSTEM SHALL BE CONSIDERED SUBJECT TO THE APPROVAL OF THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER.

SIP SHOP DRAWINGS WILL NOT BE REVIEWED WITHOUT CALCULATIONS STAMPED BY A LICENSED STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL EXAMINE THE ALIGNMENT OF FOUNDATIONS AND STRUCTURAL FRAMES PRIOR TO PANEL ERECTION AND SHALL NOT PROCEED WITH INSTALLATION IF FOUNDATIONS OR STRUCTURAL FRAMES ARE NOT ALIGNED IN CONFORMANCE WITH THE TOLERANCES ESTABLISHED BY THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL PROVIDE A COMPLETE PANEL INSTALLATION, INCLUDING ALL SPLINES, PLATES, FOAM, AND FASTENERS INDICATED ON THE APPROVED CONTRACT DOCUMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER?S RECOMMENDED PROCEDURES, INSTALLATION MANUALS, AND LAYOUT DRAWINGS FOR EACH SPECIFIC PRODUCT TYPE.

TREATED WOOD

ALL WOOD PLATES, LEDGERS, AND BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) APPROVED PRESERVATIVE. ALTERNATIVELY PER IBC SECTION 2304.11, FOR SOME EXCEPTIONS, IMPERVIOUS MOISTURE BARRIERS MAY BE PROVIDED BETWEEN UNTREATED MEMBERS AND CONCRETE OR MASONRY.

Concretes & Veneers

ALL METAL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED (G90 MINIMUM) OR STAINLESS STEEL. WHEN USING GALVANIZED FASTENERS, THE CONTRACTOR SHALL COORDINATE THE GALVANIZATION PROCESS WITH THE CHEMICAL COMPOSITION OF THE WOOD TREATMENT.

TIMBER CONNECTORS

TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE BY SIMPSON STRONG-TIE COMPANY, INC, AS SPECIFIED IN THE LATEST EDITION OF THEIR CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC-ES EVALUATION REPORTS DEMONSTRATING THAT THE PRODUCTS HAVE 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 PUBLISHED SPECIFICATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

WOOD FRAMING DETAILS

THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.

1. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.
2. ALL STUD WALLS UNLESS NOTED OTHERWISE SHALL BE 2x4 AT 16 INCHES ON CENTER AT INTERIOR WALLS AND 2x6 AT 16 INCHES ON CENTER AT EXTERIOR WALLS.
3. USE FULL LENGTH STUDS (BALLOON FRAME) ON EXTERIOR WALLS AND AT VAULTED CEILINGS.
4. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES. PROVIDE THE FOLLOWING MINIMUM NAILING UNLESS NOTED OTHERWISE ON PLANS:

8d AT 6 INCHES ON CENTER	AT SHEET EDGES
8d AT 12 INCHES ON CENTER	AT INTERMEDIATE BEARING POINTS

5. ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 6 INCHES ON CENTER STAGGERED OR BOLTED TO CONCRETE WITH ⅝-INCH-DIAMETER ANCHOR BOLTS AT 6'-0" ON CENTER UNLESS NOTED OTHERWISE ON THE PLANS. ALL ANCHOR BOLTS SHALL HAVE 2 x 2 x ⅛-INCH PLATE WASHERS AND A MINIMUM EMBEDMENT OF 7 INCHES IN CONCRETE.

MASONRY

CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE. ALL HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT. MINIMUM REQUIRED BLOCK COMPRESSIVE STRENGTH IS 1,900 PSI. ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLID WITH CONCRETE GROUT. GROUT MIX SHALL CONTAIN PORTLAND CEMENT ONLY, AGGREGATE, AND A GROUT-ENHANCING SHRINKAGE-COMPENSATING ADDITIVE. MAXIMUM SIZE OF AGGREGATE SHALL BE ⅜ INCH. SLUMP SHALL BE 8 TO 11 INCHES. WATER-REDUCING ADMIXTURES MAY BE USED. MINIMUM GROUT COMPRESSIVE STRENGTH BASED ON 28-DAY TESTS SHALL BE 2,000 PSI AND GREATER THAN OR EQUAL TO THE SPECIFIED MINIMUM DESIGN STRENGTH. GROUT SHALL BE VIBRATED WHILE PLACING TO ENSURE THAT CELLS ARE COMPLETELY FILLED. SUBMIT GROUT MIXES TO ARCHITECT FOR REVIEW BEFORE COMMENCING MASONRY CONSTRUCTION. ALL UNITS SHALL BE LAID IN RUNNING BOND USING TYPE S MORTAR WITH HEAD JOINTS. MASONRY MINIMUM DESIGN STRENGTH IS f'm = 1,500 PSI.

REQUIRED MORTAR PROPORTIONS BY VOLUME

TYPE	PORTLAND CEMENT	HYDRATED LIME	AGGREGATE MEASURED IN A DAMP, LOOSE CONDITION
S	1	OVER ¼ TO ½	NOT LESS THAN 2¼ AND NOT MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT

GROUTED BRICK MASONRY

ALL BRICK SHALL CONFORM TO ASTM C62 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI. ALL MORTAR SHALL BE TYPE M. ALL GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS GREATER THAN OR EQUAL TO THE SPECIFIED MINIMUM DESIGN STRENGTH. CONSTRUCT ALL GROUTED BRICK WALLS IN ACCORDANCE WITH THE BUILDING CODE. MINIMUM MASONRY DESIGN STRENGTH IS f'm = 1,625 PSI.

STRUCTURAL DESIGN DATA

LIVE LOADS: RESIDENTIAL FLOOR LOAD = 40 PSF

SNOW LOADS: SNOW LOADING AND SNOW DRIFT LOADING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1608).

IMPORTANCE FACTOR: Is = 1

SNOW EXPOSURE FACTOR: Ce = 1

THERMAL FACTOR: Ct = 1

FLAT-ROOF SNOW LOAD: Pf = 25 PSF

WIND LOADS: WIND PRESSURE SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1609).

BASIC WIND SPEED (3-SECOND GUST): V = 85 MPH

EXPOSURE: D

IMPORTANCE FACTOR: Iw = 1

ENCLOSURE CLASSIFICATION: ENCLOSED

INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18

SEISMIC LOADS: SEISMIC LOADING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE.

BUILDING LOCATION: LATITUDE: 47.52807°N
LONGITUDE: 122.22395°W

SEISMIC USE GROUP: 1

IMPORTANCE FACTOR: Ie = 1

MAPPED SPECTRAL ACCELERATION PARAMETERS: Ss = 1.423, S1 = .489

SITE CLASS: D

SITE COEFFICIENTS: Fa = 1.00, Fv = 1.51

SPECTRAL RESPONSE COEFFICIENTS: Sds = .949, Sd1 = .493

SEISMIC DESIGN CATEGORY: D

LATERAL SYSTEM: LIGHT FRAMED WOOD SHEAR WALLS AND SPECIAL REINFORCED CONCRETE SHEAR WALLS

RESPONSE MODIFICATION COEFFICIENT: R = 5

SEISMIC RESPONSE COEFFICIENT: NORTH-SOUTH: Cs = .19
EAST-WEST: Cs = .19

DESIGN BASE SHEAR: NORTH-SOUTH: V = 150 KIPS
EAST-WEST: V = 150 KIPS

ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATIONS

SPREAD FOOTINGS: DESIGN SOIL BEARING PRESSURE = 2,000 PSF. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND SHALL BE LOWERED TO FIRM BEARING IF SUITABLE SOIL IS NOT FOUND AT ELEVATIONS DETERMINED BY TOP OF FOOTING ELEVATION AND FOOTING DEPTH. REFER TO THE GEOTECHNICAL REPORT FOR SOIL CONDITIONS.

AUGERCAST PILES: CONCRETE AUGERCAST PILES SHALL BE -INCH-DIAMETER GROUT-INJECTED PILES. PILE BEARING CAPACITIES SHALL BE TONS AS NOTED IN THE SOILS REPORT. ESTIMATED PILE TIP ELEVATIONS ARE SHOWN ON THE DRAWINGS. REINFORCING SHALL BE ASTM A615, GRADE 60. SINGLE-BAR REINFORCING SHALL BE PLACED FOR THE FULL PILE LENGTH PRIOR TO GROUT PLACEMENT. REINFORCING BAR CAGES MAY BE PLACED TO THE DEPTHS SHOWN ON THE STRUCTURAL DRAWINGS AFTER AUGER IS REMOVED BUT WHILE MORTAR IS STILL FLUID. SPACERS FOR REINFORCING BARS SHALL BE PROVIDED TO ENSURE CLEARANCES SHOWN ON THE STRUCTURAL DRAWINGS. TOLERANCES FOR AUGER POSITION SHALL BE +/-3 INCHES. SHAFTS SHALL BE DRILLED PLUMB AND TRUE TO LINE. CONTRACTOR SHALL SUBMIT AUGERCAST PILE SHOP DRAWINGS SHOWING TOP AND BOTTOM ELEVATIONS AND REINFORCING TO THE ENGINEER FOR REVIEW.

STRUCTURAL FILL

ALL FILL PLACED TO SUPPORT SLABS ON GRADE, BEHIND PERMANENT WALLS, AND AROUND ALL DRAINS SHALL CONSIST OF WELL GRADED, GRANULAR MATERIAL PER THE SPECIFICATIONS. SOILS FOR STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL SHALL BE PLACED ON SOUND NATIVE MATERIAL. PROOF-ROLL CUT AREAS WHICH PROVIDE SUPPORT FOR PERMANENT STRUCTURES. AREAS WHICH ARE EXCESSIVELY YIELDING, AS DETERMINED BY THE CONTINUOUS OBSERVATION OF THE GEOTECHNICAL ENGINEER, SHALL BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL. STRUCTURAL FILL SHALL BE PLACED PER THE SPECIFICATION.

LATERAL PRESSURE ON SUBGRADE WALLS

THE DESIGN PRESSURES FOR SUBGRADE WALLS ARE BASED ON A "DRAINED" CONDITION. SEE CIVIL AND MECHANICAL DRAWINGS FOR SUBGRADE DRAINAGE SYSTEM. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS AT SUBGRADE WALLS. SUBGRADE WALLS AND SUPPORTING SLABS SHALL HAVE ATTAINED THEIR FULL CONCRETE STRENGTH BEFORE PLACING ANY BACKFILL. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES FOR WALLS IF BACKFILL IS PLACED BEFORE WALLS AND SLABS ACHIEVE FULL CONCRETE STRENGTH.

BEAM DEFLECTION

FLOOR BEAMS, ESPECIALLY EDGE BEAMS, TRANSFER GIRDERS, AND CANTILEVERS WILL CONTINUE TO DEFLECT WHEN ADDITIONAL LOAD IS APPLIED. THESE MEMBERS HAVE BEEN CAMBERED TO COMPENSATE FOR THE THEORETICAL DEFLECTION. HOWEVER, THIS MAY NOT OCCUR UNTIL ALL THE DEAD LOAD IS APPLIED TO THE MEMBER. THE CONTRACTOR SHALL COORDINATE THE ATTACHMENT OF ANY ITEMS TO MEMBERS WHICH WILL CONTINUE TO SHORTEN OR DEFLECT DUE TO LATER STAGES OF CONSTRUCTION.

BUILDING TOLERANCES

STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.

SEQUENCING CONSTRUCTION AND LATERAL STABILITY

THE STRUCTURAL COMPONENTS BY THEMSELVES ARE A NON-SELF-SUPPORTING STRUCTURE. LATERAL FORCES DUE TO WIND, EARTHQUAKE, OR SOIL ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE LATERAL SYSTEM. CERTAIN ELEMENTS SHOWN ON THE STRUCTURAL DRAWINGS (SUCH AS BRACING, ROOF PANELS AND FLOOR SLABS) ARE REQUIRED FOR OVERALL OR LOCAL STABILITY OF OTHER ELEMENTS (SUCH AS BEAMS, COLUMNS, AND WALLS). IF, DUE TO SEQUENCING OF CONSTRUCTION, THESE STABILITY ELEMENTS ARE NOT IN PLACE, THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER WHO SHALL INVESTIGATE WHERE TEMPORARY SHORING/BRACING IS REQUIRED, AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING. THE CONTRACTOR SHALL PROVIDE THIS SHORING/BRACING UNTIL THE REQUIRED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS HAVE BEEN INSTALLED AND REACH THEIR FINAL DESIGN STRENGTHS.

MISCELLANEOUS

REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, ELEVATOR, OR OTHER SPECIALTY ENGINEERING DRAWINGS FOR DIMENSIONS NOT SHOWN, INCLUDING BUT NOT LIMITED TO: SIZE AND LOCATION OF CURBS, EQUIPMENT HOUSEKEEPING PADS, WALL AND FLOOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, SUMPS, DRAINS, ANCHOR BOLTS, EMBEDDED ITEMS, ARCHITECTURAL TREATMENT, ETC. CONTRACTOR SHALL VERIFY DIMENSIONS AND RESOLVE DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.

WHERE SECTIONS ARE INDICATED ON THE PLAN BY A NUMBER AND A DRAWING NUMBER THUS, 1/S5.01, THE INDICATED SECTION (1) IS SHOWN ON STRUCTURAL DRAWING S5.01.

DEFERRED STRUCTURAL SUBMITTALS

SOME STRUCTURAL SYSTEMS ARE DEFINED AS VENDOR-DESIGNED COMPONENTS PER THE STRUCTURAL DOCUMENTS. THESE ELEMENTS OF THE DESIGN ARE DEFERRED SUBMITTAL COMPONENTS AND HAVE NOT BEEN PERMITTED UNDER THE BASE BUILDING APPLICATION. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT THE STAMPED COMPONENT SYSTEM DOCUMENTS TO THE BUILDING OFFICIAL FOR APPROVAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING LIST INCLUDES THE ITEMS THAT ARE DEFINED AS DEFERRED STRUCTURAL SUBMITTAL COMPONENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTAL COMPONENTS.

DEFERRED STRUCTURAL SUBMITTAL COMPONENTS:

- METAL STAIRS AND LANDINGS
- CURTAIN WALLS
- SIPS
- SUN SCREEN

INDIVIDUAL STRUCTURAL STEEL MEMBERS, EXCEPT WHERE FABRICATED OF APPROVED CORRISION-RESISTANT STEEL OR STEEL HAVING A CORRISION RESISTANT OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORRISION WITH AN APPROVED COAT OF PAINT, ENAMEL OR OTHER APPROVED PROTECTION (2303.2 IBC)

GENERAL NOTES CONTINUED ON S1.03

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revisions:

no.	date	by
BLDG DEPT CORRECTIONS	6/29/06	
OWNER REVIEW	6/5/06	

Permit Set

24 March 2006

GENERAL NOTES

S1.02

SPECIAL INSPECTION

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION AND TESTING PER IBC SECTION 1704. THIS WORK SHALL BE PERFORMED BY A SPECIAL INSPECTOR CERTIFIED BY THE CITY OF MERCER ISLAND TO PERFORM THE TYPES OF INSPECTIONS AND TESTS SPECIFIED. THE FREQUENCY OF INSPECTIONS AND TESTING SHALL BE AS OUTLINED IN THE IBC TABLE ITEMS LISTED BELOW. DEFICIENCIES SHALL BE REPORTED DAILY TO THE CONTRACTOR. SUMMARY REPORTS SHALL BE DISTRIBUTED WEEKLY TO THE OWNER, ARCHITECT, CONTRACTOR, BUILDING OFFICIAL, AND STRUCTURAL ENGINEER. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION AND TESTING.

ITEM	DESCRIPTION (REFER TO IBC SECTION 1704)	IBC TABLE REQUIREMENTS
CONCRETE	CONCRETE THAT IS PART OF THE STRUCTURE	TABLE 1704.4, ITEMS 4, 5, 6, 7, 9, AND 10
BOLTS INSTALLED IN CONCRETE	ANCHOR BOLTS, HEADED STUDS (EXCEPT AT BEAM-TO-DECK INSTALLATION)	TABLE 1704.4, ITEM 3
REINFORCING STEEL	A. PLACEMENT OF REINFORCING STEEL B. SPLICING OF REINFORCING BY BUTT WELDING, EXOTHERMIC WELDING PROCESS, OR THREADED COUPLERS	TABLE 1704.4, ITEM 1 TABLE 1704.4, ITEM 1
STRUCTURAL STEEL AND WELDING	A. STRUCTURAL STEEL THAT IS PART OF THE STRUCTURE. B. WELDING OF MEMBERS OR CONNECTIONS C. SPECIAL MOMENT-RESISTING STEEL FRAMES INCLUDING NON-DESTRUCTIVE TESTING D. WELDING OF REINFORCING STEEL	TABLE 1704.3, ITEM 3 TABLE 1704.3, ITEM 4 TABLE 1704.3, ITEM 5a TABLE 1704.4, ITEM 2
HIGH STRENGTH BOLTING	SEE SPECIFICATIONS FOR PROCEDURES FOR INSPECTION AND TESTING.	TABLE 1704.3, ITEM 2
STRUCTURAL WOOD		TABLE 1707.3
PILING, DRILLED PIERS AND CAISSONS		
SPECIAL GRADING, EXCAVATION AND FILLING	A. FOUNDATION EXCAVATIONS AND BEARING STRATA. B. BACKFILL BEHIND STRUCTURAL WALLS OR SUPPORTING SLAB-ON-GRADE.	TABLE 1704.4
SPECIAL CASES	A. DRILLED-IN CONCRETE ANCHORS: PERIODIC SPECIAL INSPECTION SHALL INCLUDE VISUAL OBSERVATION OF DRILLED HOLE SPACINGS, EDGE DISTANCES, AND TENSION TESTING OF 5 PERCENT OF ANCHORS SHOWN ON STRUCTURAL DRAWINGS. TEST LOAD SHOULD BE 2 TIMES THE MANUFACTURER'S ALLOWABLE LOAD OF THE ANCHOR IN TENSION. B. EPOXY OR CEMENT GROUTED DOWELS OR ANCHORS: OBSERVE DRILLED HOLES AFTER CLEANING AND OBSERVE INSTALLATION OF GROUT AND ANCHORS.	

SHOP DRAWINGS

SHOP DRAWINGS FOR REINFORCING STEEL, STRUCTURAL STEEL, AND PREFABRICATED STRUCTURAL INSULATED PANELS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

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

DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD; THEREFORE, THEY SHALL BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE 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 ONE REPRODUCIBLE AND ONE COPY: REPRODUCIBLE WILL BE MARKED AND RETURNED.

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 DRAWINGS SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

SHOP DRAWINGS FOR DEFERRED SUBMITTALS THAT ARE DEFINED AS DESIGN-BUILD COMPONENTS IN THE CONSTRUCTION DOCUMENTS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON, AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL.

STRUCTURAL OBSERVATION

ENGINEER OF RECORD SHALL PROVIDE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT THE COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY IBC SECTIONS 109, 1704, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE. STRUCTURAL OBSERVATION REPORTS SHALL BE ISSUED TO THE OWNER, ARCHITECT, CONTRACTOR, AND BUILDING OFFICIAL AT SIGNIFICANT CONSTRUCTION STAGES.

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principal architect
project manager JAT
drawn by SRT
checked by JAP
job no.
date 3/24/06

revisions:

no.	date	by
BLDG DEPT CORRECTIONS	6/29/06	
OWNER REVIEW	6/5/06	

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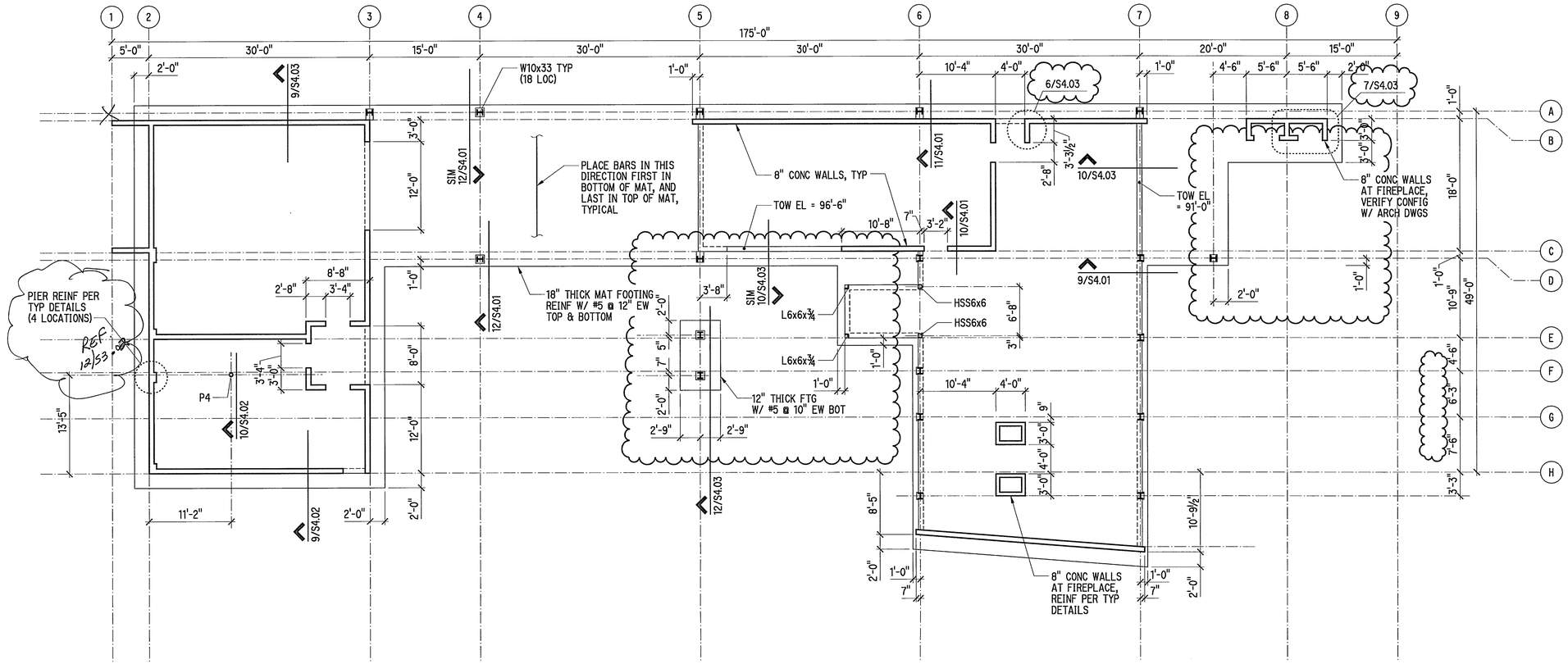
24 March 2006

GENERAL NOTES

S1.03



LOWER LEVEL PLAN

1/8" = 1'-0"

LOWER FLOOR / FOUNDATION PLAN NOTES

REFERENCE DRAWINGS
S0. ABBREVIATIONS, DRAWINGS SYMBOLS
S1. GENERAL NOTES
S2. PLANS
S3. TYPICAL DETAILS AND SCHEDULES
S4. SECTIONS AND DETAILS

NOTES:

1. REFERENCE FLOOR ELEVATION IS 88'-0". TOP OF TOPPING SLAB IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
2. TOPPING SLAB IS 3 INCHES THICK UNLESS NOTED OTHERWISE. REINFORCE SLAB W/ 6x6 W2.9xW2.9 WWF CTRD. TOPPING SHALL BE PLACED ATOP RIGID INSULATION PER ARCHITECTURAL DRAWINGS.
3. TOP OF MAT FOOTING IS 6" BELOW REFERENCE FLOOR ELEVATION. MAT FOOTING SHALL BEAR ON UNDISTURBED SUBGRADE OR STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, UNLESS NOTED OTHERWISE.
4. BASEMENT WALLS SHALL BE RESTRAINED BY THE STRUCTURAL SLAB AT EACH FLOOR LEVEL AND SHALL HAVE REACHED DESIGN STRENGTH PRIOR TO PLACING BACKFILL.
5. REFERENCE ALL CONSTRUCTION DOCUMENTS FOR SIZE, EXTENT AND LOCATION OF CONCRETE CURBS, HOUSEKEEPING PADS, PLANTER WALLS, BOLLARDS, EDGE ANGLES AND SLAB PENETRATIONS. REINFORCE PER TYPICAL DETAILS.

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LOWER LEVEL PLAN

S2.01

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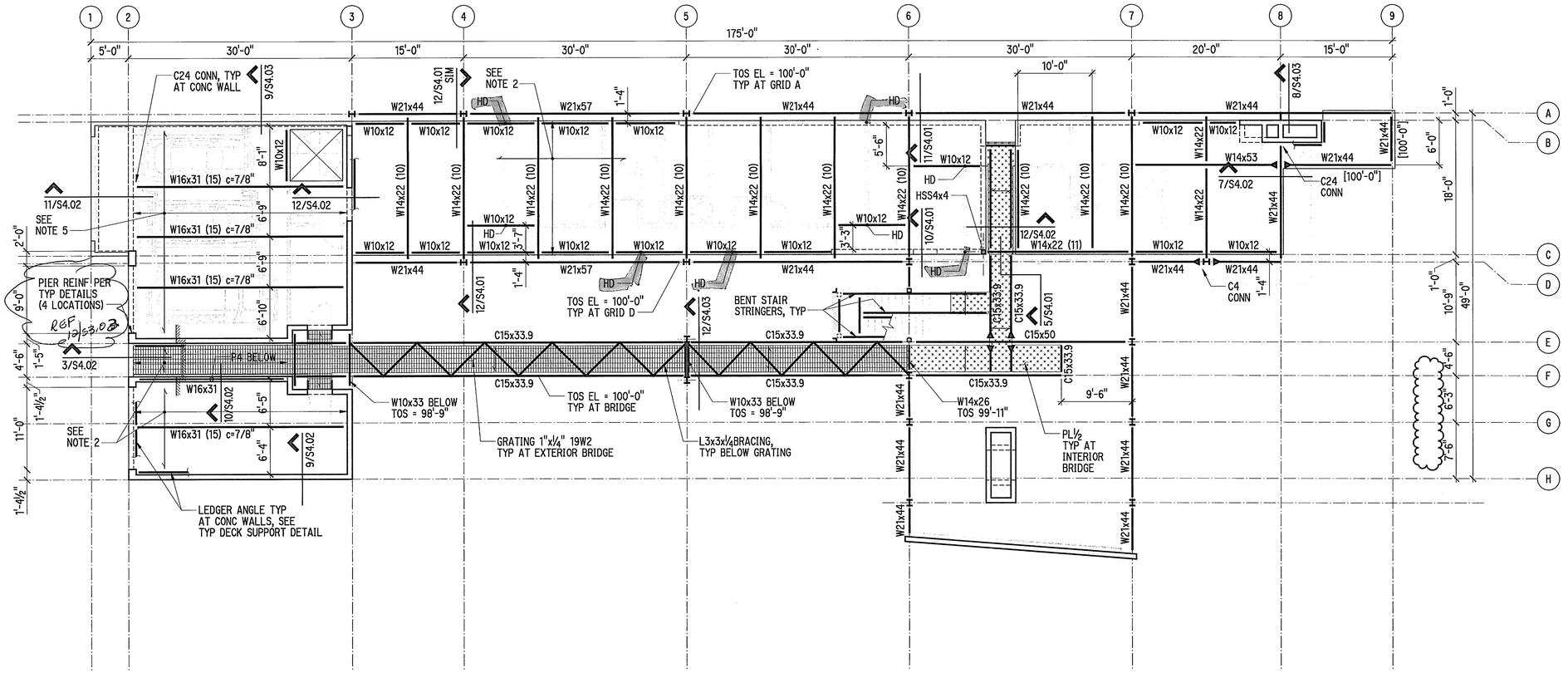

UPPER LEVEL PLAN
1/8" = 1'-0"

UPPER FLOOR PLAN NOTES

REFERENCE DRAWINGS
S0. ABBREVIATIONS, DRAWINGS SYMBOLS
S1. GENERAL NOTES
S2. PLANS
S3. TYPICAL DETAILS AND SCHEDULES
S4. SECTIONS AND DETAILS

NOTES:

1. REFERENCE FLOOR ELEVATION IS 100'-0". REFERENCE TOP OF STEEL 6½ INCHES BELOW THE REFERENCE FLOOR ELEVATION UNO.
2. THE STRUCTURAL SLAB IS 3½ INCHES OF CONCRETE ON 3-INCH STEEL DECK. REINFORCE WITH WWF 6x6 W2.9xW2.9. REINFORCING SHOWN ON PLAN AND IN THE TYPICAL DETAILS IS IN ADDITION TO THIS REINFORCING. VERCO W3.20 EAGE FORMLOCK OR EQUIVALENT REQ. PER CALCULATIONS.
3. "HD" INDICATES SIMPSON PHD6 HOLDOWN FOR SHEAR WALL ABOVE.
4. SEE TYPICAL STEEL DECK DETAILS FOR REINFORCING AROUND OPENINGS. NOTIFY STRUCTURAL ENGINEER OF ANY OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS FOR WHICH THE TYPICAL DETAILS DO NOT APPLY. ADDED REINFORCING MAY BE REQUIRED.
5. FOR EXTENT OF GARAGE FLOOR, PROVIDE #4 @ 12" TOP OVER EACH DECK FLUTE, ¾" CLEAR FROM TOP OF SLAB, & #4 @ 12" PERPENDICULAR TO DECK FLUTE, AND 1" CLEAR FROM TOP OF DECK.
6. WOOD STUD SHEAR WALLS ABOVE UPPER LEVEL ARE NOT SHOWN ON THIS PLAN. SEE ROOF PLAN FOR LOCATION AND EXTENT OF SHEAR WALLS.

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UPPER LEVEL PLAN

S2.02

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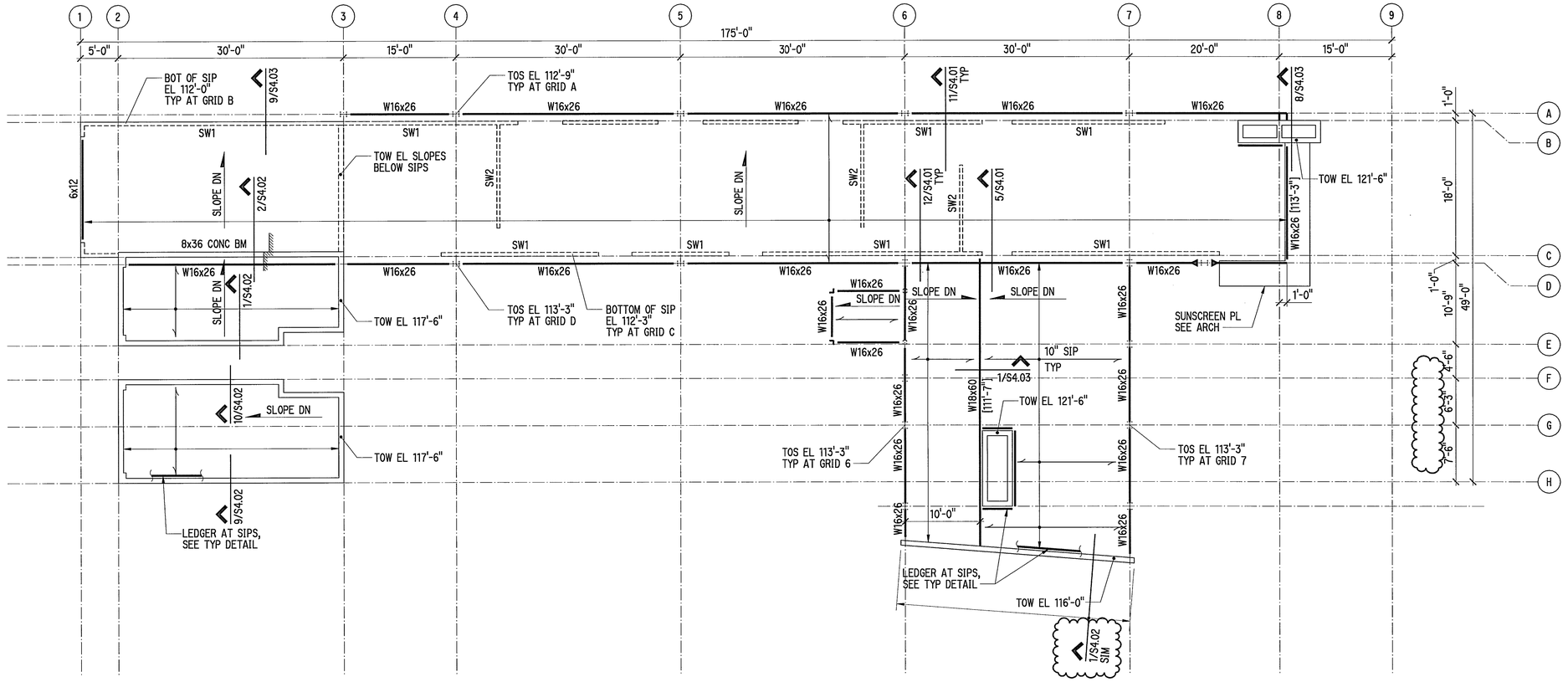

ROOF PLAN
1/8" = 1'-0"

ROOF PLAN NOTES

REFERENCE DRAWINGS
S0. ABBREVIATIONS, DRAWINGS SYMBOLS
S1. GENERAL NOTES
S2. PLANS
S3. TYPICAL DETAILS AND SCHEDULES
S4. SECTIONS AND DETAILS

NOTES:

1. REFERENCE ROOF ELEVATIONS ARE GIVEN AT COLUMNS AND ARE NOTED THUS: ROOF EL 000'-0 ".
2. REFERENCE ROOF ELEVATIONS ARE GIVEN AT THE BOTTOM OF STRUCTURAL ROOF DECK. STEEL SLOPES UNIFORMLY BETWEEN REFERENCE ELEVATIONS.
3. STRUCTURAL ROOF DECK IS 10 3/8" THICK PREFABRICATED STRUCTURAL INSULATED PANELS (SIPS) SUPPORTED ON WOOD FRAMED BEARING WALLS AND STRUCTURAL STEEL BEAMS, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR SIP REQUIRMENTS.
4. "SW1" INDICATES SHEAR WALL. REFER TO SHEAR WALL SCHEDULE AND DETAILS.

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ROOF PLAN

S2.03

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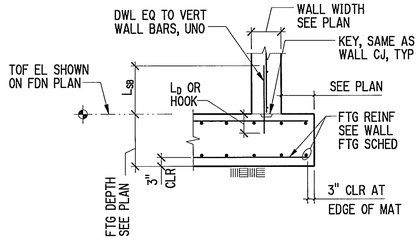


NOTES:

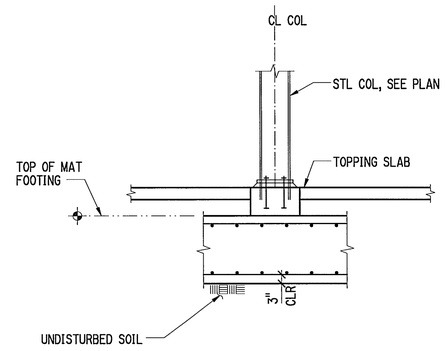
1. LAP SPLICE LONGITUDINAL REINFORCING L_{SB}.

1

2

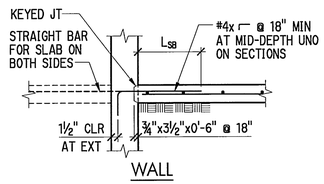
TYPICAL WALL FOOTING

3

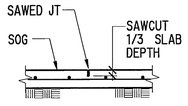


TYPICAL STEEL COLUMN BASE

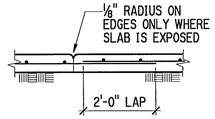
4



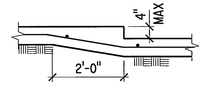
WALL



CONTROL JOINT



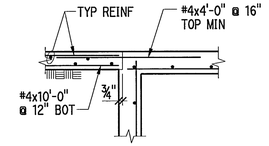
CONSTRUCTION JOINT



DEPRESSED SLAB

NOTES:

1. SLAB ON GRADE IS 4 INCHES THICK, UNLESS NOTED OTHERWISE.
2. LOCATE CONSTRUCTION JOINTS UNDER PARTITIONS OR ON COLUMN LINES. PROVIDE CONTROL JOINTS ON ALL COLUMN LINES AND AT A MAXIMUM SPACING OF 30 x SLAB THICKNESS EACH WAY IN BETWEEN. PROVIDE CONTROL JOINTS AT ALL RE-ENTRANT CORNERS. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO ARCHITECT FOR REVIEW.
3. SAWED JOINTS SHALL BE MADE AS SOON AS THE JOINT CAN BE CUT WITHOUT EDGES RAVELING AND WITHIN 24 HOURS OF SLAB PLACEMENT. SAWED JOINTS SHALL BE FILLED WITH SEALANT AS COORDINATED WITH THE ARCHITECT.
4. LOCATE REINFORCING AT ONE-THIRD OF DEPTH FROM TOP OF SLAB.
5. TYPICAL SLAB REINFORCING:
   #4 @ 24" EACH WAY FOR 4" SLAB
   #4 @ 24" EACH WAY FOR 6" SLAB



ADJACENT TO RETAINING WALL

5

TYPICAL SLAB ON GRADE

7

NOTES:

1. NOTATIONS:

   db : NOMINAL BAR DIAMETER (INCHES)

   L_D : TENSION DEVELOPMENT LENGTH (INCHES) FOR REINFORCEMENT SATISFYING THE FOLLOWING REQUIREMENTS:

   SLABS AND WALLS: CLEAR SPACING > 2db, AND CONCRETE CLEAR COVER > db
   BEAMS AND COLUMNS: CLEAR SPACING > db, AND CONCRETE CLEAR COVER > db

   L_T : DEVELOPMENT LENGTH OF TOP BARS IN TENSION = 1.3 x L_D (INCHES)

   L_B : DEVELOPMENT LENGTH OF BARS OR DOWELS IN COMPRESSION = 19 x db (INCHES)

   L_C : TIED COLUMN LAP SPLICE IN COMPRESSION = 30 x db (INCHES)

   L_{CS} : SPIRAL COLUMN LAP SPLICE IN COMPRESSION = 22.5 x db (INCHES)

   L_{SB} : TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS = 1.3 x L_D (INCHES)

   L_{SBT}: TENSION LAP SPLICE LENGTH OF TOP BARS = 1.69 x L_D (INCHES)

2. MULTIPLY VALUES IN THE TABLE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET THE REQUIREMENTS FOR L_D IN NOTE 1.
3. TOP BARS: HORIZONTAL BEAM REINFORCING WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW.
4. THE DEVELOPMENT AND SPLICE LENGTHS ARE BASED ON REINFORCEMENT STRENGTH Fy = 60 KSI.
5. #14 AND #18 BARS SHALL NOT BE LAP SPLICED. SEE GENERAL NOTES.
6. MULTIPLY VALUES IN THE TABLE BY 1.3 FOR USE WITH LIGHTWEIGHT AGGREGATE CONCRETE.

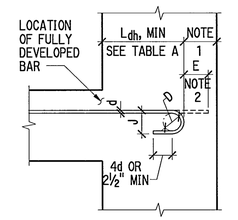
f'c = 4,000 PSI				
BAR SIZE	L_D	L_T	L_{SB}	L_{SBT}
#3	15	20	20	26
#4	19	25	25	33
#5	24	32	32	42
#6	29	38	38	50
#7	42	55	55	72
#8	48	63	63	82
#9	54	71	71	93
#10	61	80	80	104
#11	67	88	88	115
#14	81	106	-	-
#18	108	141	-	-

ALL CONCRETE STRENGTHS			
BAR SIZE	L_B	L_C	L_{CS}
#3	8	12	12
#4	10	15	12
#5	12	19	14
#6	15	23	17
#7	17	26	20
#8	19	30	23
#9	22	34	26
#10	24	38	29
#11	27	42	32
#14	33	-	-
#18	43	-	-

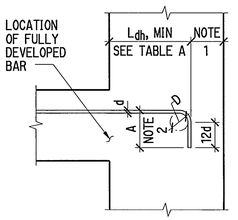
9

REINFORCING BAR DEVELOPMENT AND SPLICE LENGTH TABLES

11



180 DEGREE HOOK



90 DEGREE HOOK

END HOOK ALL GRADES (D) FINISHED BEND DIAMETER				
BAR SIZE	D	180° HOOKS E	180° HOOKS J	90° HOOKS A
#3	2¼"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3¾"	7"	5"	10"
#6	4½"	8"	6"	12"
#7	5¼	10"	7"	14"
#8	6"	11"	8"	16"
#9	9½"	15"	11¾"	19"
#10	10¾"	17"	13¼"	22"
#11	12"	19"	14¾"	24"
#14	18¼"	27"	21¾"	31"
#18	24"	36"	28½"	41"

TABLE A MINIMUM TENSION EMBEDMENT LENGTHS, (L_{dh}) FOR STANDARD END HOOKS ON GRADE 60 BARS						
BAR SIZE	NORMAL WEIGHT CONCRETE , f'c (psi)					
	3,000	4,000	5,000	6,000	7,000	8,000
#3	6"	6"	6"	6"	6"	6"
#4	8"	7"	7"	7"	7"	7"
#5	10"	9"	8"	7"	7"	7"
#6	12"	10"	9"	8"	8"	8"
#7	14"	12"	11"	10"	9"	9"
#8	16"	14"	12"	11"	10"	10"
#9	18"	15"	14"	13"	12"	11"
#10	20"	17"	15"	14"	14"	14"
#11	22"	19"	17"	16"	15"	15"
#14	37"	32"	29"	27"	25"	35"
#18	50"	43"	39"	35"	33"	31"

NOTES:

1. ABOVE VALUES VALID FOR ALL CASES IF:
   SIDE COVER≥ 2½" AND
   END COVER ≥ 2"
2. BAR DIMENSIONS "A" AND "E" ARE LENGTHS BEYOND THE STRAIGHT LENGTH OF THE BAR REQUIRED TO MANUFACTURE 90 AND 180 DEGREE HOOKS, RESPECTIVELY.
3. FOR EPOXY COATED HOOKS, INCREASE THE ABOVE EMBEDMENT LENGTHS BY 20%.

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TYP STANDARD HOOKS AND EMBEDMENT

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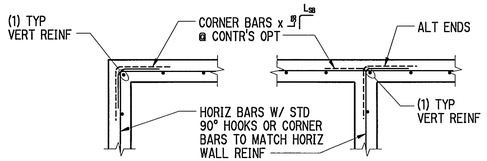
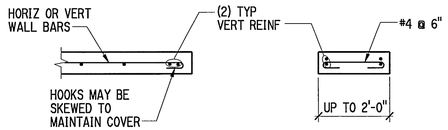
TYPICAL CONCRETE DETAILS

S3.01



WALL CORNER WALL INTERSECTION



WALL ENDS SMALL WALL SECTIONS

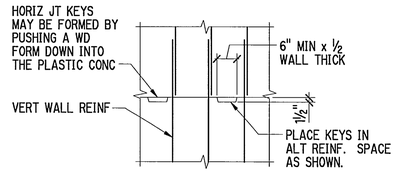
SINGLE LAYER REINFORCING

NOTES:

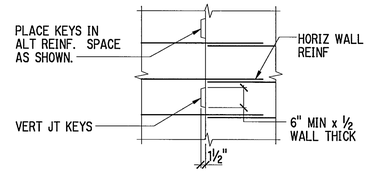
1. UNLESS NOTED OR SHOWN OTHERWISE, ALL WALLS ARE TO BE REINFORCED WITH MINIMUM REINFORCEMENT AS SHOWN IN THE FOLLOWING TABLE:

MINIMUM WALL REINFORCEMENT			
WALL THICKNESS	HORIZONTAL BARS	VERTICAL BARS	LOCATION
6" & UNDER	#4 @ 12"	#4 @ 12"	CENTERLINE
OVER 6-8"	#5 @ 15"	#5 @ 15"	CENTERLINE
OVER 8-10"	#5 @ 12"	#5 @ 12"	CENTERLINE
OVER 10-12"	#4 @ 12"	#4 @ 12"	EACH FACE
OVER 12-14"	#5 @ 18"	#5 @ 18"	EACH FACE
OVER 14-16"	#5 @ 15"	#5 @ 15"	EACH FACE
OVER 16-20"	#5 @ 12"	#5 @ 12"	EACH FACE
OVER 20-24"	#5 @ 10"	#5 @ 10"	EACH FACE

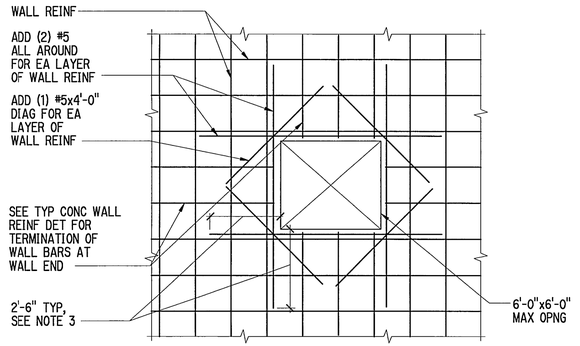
2. LAP WALL REINFORCING L_{SB} AT SPLICES.
3. ALL VERTICAL REINFORCING IN CONCRETE WALLS SHALL BE CONTINUOUS FROM STRUCTURAL FLOOR TO STRUCTURAL FLOOR, OR FROM FOOTING TO FIRST STRUCTURAL FLOOR ABOVE, UNLESS NOTED OTHERWISE.
4. START HORIZONTAL AND VERTICAL BARS 1INCH CLEAR OF EDGE OF OPENINGS. SPACE REINFORCING BARS AT EQUAL SPACES NOT TO EXCEED REQUIRED SPACING.



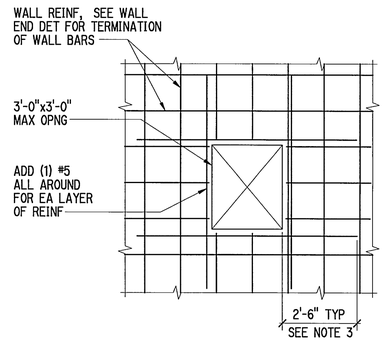
HORIZONTAL JOINT ELEVATION



VERTICAL JOINT ELEVATION



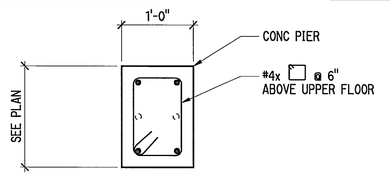
LARGE OPENING



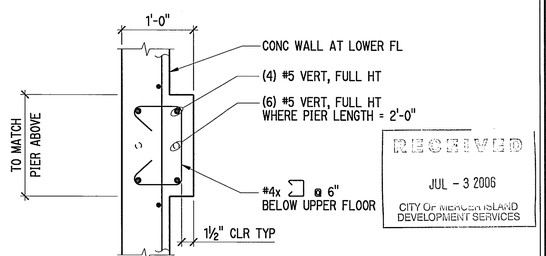
SMALL OPENING

NOTES:

1. OMIT ADDED REINFORCEMENT NOTED ABOVE WHEN SPECIAL REINFORCEMENT, INDICATED ON PLANS OR DETAILS, EXCEEDS THIS REINFORCEMENT.
2. CONTRACTOR SHALL VERIFY ALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS WITH THE STRUCTURAL ENGINEER BEFORE PLACEMENT.
3. WHEN EDGE OF CONCRETE CLOSE TO OPENING WILL NOT ALLOW THIS LENGTH, CONSULT STRUCTURAL ENGINEER BEFORE CONSTRUCTION.



SECTION ABOVE UPPER FLOOR



SECTION BELOW UPPER FLOOR

	1	TYPICAL CONCRETE WALL REINFORCING	2		TYPICAL CONCRETE WALL REINFORCING	4	
	5		6		TYPICAL CONCRETE WALL OPENING REINFORCING	8	
	9		10	11	TYP CONCRETE PIER AT GARAGE DOOR	12	

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Residence
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principal architect
project manager JAT
drawn by SRT
checked by JAP
job no.
date 3/24/06

revisions:

BLDG DEPT CORRECTIONS	6/29/06
OWNER REVIEW	6/5/06
no. date	by

Permit Set
24 March 2006

TYPICAL CONCRETE DETAILS

S3.02

6/29/2006 9:48:42 AM user: SRT pcf: MKA-STRUCT-BYLEVEL plt cfg: OCE FS WTS MONO.PLT file: J:\PARRY\PY_S302.DGN model: 302 version: V8

NOTES:

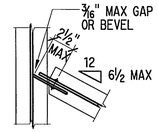
THESE NOTES APPLY TO ALL CONNECTIONS, UNLESS NOTED OTHERWISE.

1. SEE PLANS FOR BEAM REACTIONS WHERE NO DETAIL IS NOTED. USE APPROPRIATE TYPICAL DETAIL.
2. THE MINIMUM NUMBER OF BOLTS IN A BEAM WEB CONECTION SHALL BE AS SHOWN IN "TABLE A".
3. BEAMS SHALL HAVE STANDARD ROUND HOLES (STD), AND SHEAR TAB PLATES SHALL HAVE HORIZONTAL SHORT SLOTTED HOLES (SSL), UNLESS NOTED OTHERWISE.
4. BOLTS IN CONNECTIONS OF BEAM TO BEAM / GIRDER MAY BE SNUG TIGHT, UNLESS SPECIFICALLY CALLED OUT AS SLIP CRITICAL (SC).
5. FOR EXTERIOR SPANDREL BEAMS, SEE "TYPICAL EDGE BEAM STIFFENER" DETAIL.
6. WHEN CONDITIONS VARY FROM THOSE SHOWN IN THE "TYPICAL STEEL DETAILS", OR WHEN THE CONTRACTOR WANTS TO USE ALTERNATE DETAILS; DETAIL CONSTRUCTION ACCORDING TO THE "AISC MANUAL OF STEEL CONSTRUCTION". SUBMIT CALCULATIONS FOR ENGINEER'S APPROVAL.
7. CONTRACTOR SHALL COORDINATE THE BOLT SELECTION AND USE BETWEEN FABRICATOR AND ERECTOR.
8. WHEN THE ACTUAL WEB THICKNESS IS LESS THAN THAT SHOWN IN THE APPLICABLE CONNECTION TABLE, SEE "TYPICAL WEB DOUBLER" DETAIL OR SCALE THE MAXIMUM REACTION BY THE RATIO OF ACTUAL WEB THICKNESS TO MINIMUM WEB THICKNESS.

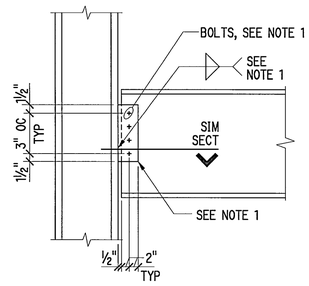
TABLE A

WIDE-FLANGE BEAM DEPTH	BUILT-UP BEAM DEPTHS (INCH)	MINIMUM NUMBER OF BOLTS REQUIRED
W8, W10, W12	8 TO 13	2
W14, W16, W18	TO 19	3
W21, W24, W27	TO 25	4
W30, W33	TO 31	5
W36, W40	TO 38	6
W44	TO 44	7
	TO 50	8
	TO 56	9
	TO 60	10

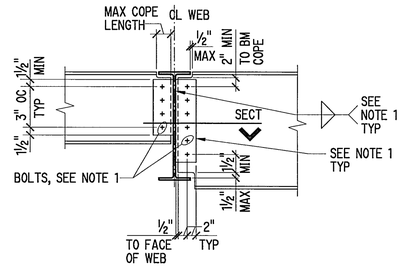
9. SEE "GENERAL NOTES FOR COPED BEAMS" FOR ADDITIONAL REQUIREMENTS WHEN BEAMS ARE COPED.



SECTION (SKEWED BEAMS)



BEAM TO COLUMN FLANGE



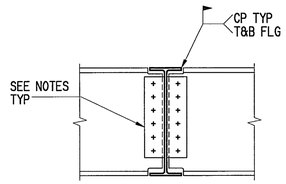
BEAM TO BEAM

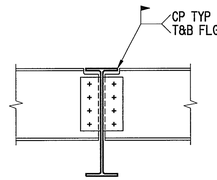
NOTES:

1. SEE "TABLE B" FOR ADDITIONAL CONNECTION REQUIREMENTS.
2. WHEN REQUIRED NUMBER OF BOLTS DOES NOT FIT WITHIN BEAM DEPTH, OR WHEN THE REACTION IS MORE THAN THE MAXIMUM IN "TABLE B", USE "TYPICAL STEEL CONNECTION, TYPE C2" OR "TYPICAL STEEL CONNECTION, TYPE C10".
3. FOR SKEWED BEAMS NOT MEETING THE LIMITS SHOWN IN SECTION, SEE "TYPICAL SKEWED BEAM CONNECTION, TYPE C8".

SINGLE PLATE SHEAR CONNECTIONS

GENERAL NOTES FOR STEEL CONNECTIONS | 2



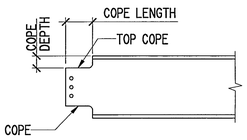


NOTES:

1. SEE "TYPICAL STEEL CONNECTION, TYPE C1" AND "TABLE B" OR "TYPE C2" AND "TABLE C" FOR ADDITIONAL CONNECTION REQUIREMENTS.
2. COPE LENGTHS MAY EXCEED THE LIMITS SHOWN IN "TABLES B AND C".
3. FOR SKEWED BEAMS, SEE "TYPICAL STEEL CONNECTION, TYPE C1" SECTION AND NOTE 3.

BEAM TO BEAM MOMENT CONNECTION

TYPICAL STEEL CONNECTION, TYPE C3 | 5



TYPICAL COPED BEAM

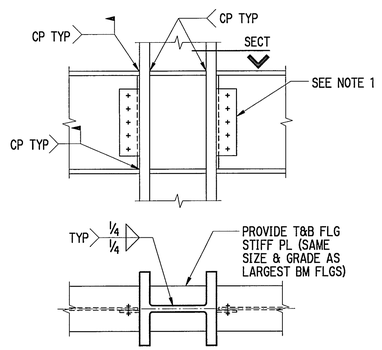
NOTES:

THESE NOTES APPLY TO ALL COPED BEAMS, UNLESS NOTED OTHERWISE.

1. COPED BEAMS SHALL BE CHECKED FOR MINIMUM WEB THICKNESS AND MAXIMUM COPE LENGTH PER APPLICABLE TABLE. COPE LENGTH IS AS SHOWN IN THE CONNECTION DETAILS.
2. MAXIMUM TOP COPE DEPTH IS 2" FOR BEAM DEPTHS UP TO W18, 3" FOR BEAM W21 AND DEEPER. WHEN ACTUAL COPE DEPTH EXCEEDS MAXIMUM COPE DEPTH, ADD STIFFENERS PER "TYPICAL COPE WEB STIFFENER" DETAIL.
3. WHEN ACTUAL COPE LENGTH IS GREATER THAN SHOWN IN APPLICABLE TABLE, SEE "TYPICAL COPE WEB STIFFENER" DETAIL OR REDUCE THE MAXIMUM REACTION BY THE RATIO OF MAXIMUM COPE LENGTH TO ACTUAL COPE LENGTH.

   THESE REDUCTIONS ARE NOT ALLOWED BELOW THE HEAVY LINES SHOWN IN THE TABLES.

GENERAL NOTES FOR COPED BEAMS | 6



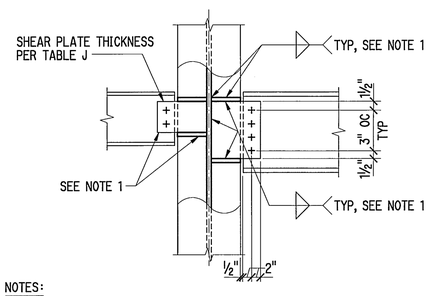
SECTION

NOTES:

1. SEE "TYPICAL STEEL CONNECTION, TYPE C1" AND "TABLE B" OR "TYPE C2" AND "TABLE C" FOR ADDITIONAL CONNECTION REQUIREMENTS.

BEAM TO COLUMN FLANGE MOMENT CONNECTION

TYPICAL STEEL CONNECTION, TYPE C4 | 9



NOTES:

1. SEE "TABLE J" FOR BOLTS, PLATES AND WELDS FOR EACH SIDE OF CONNECTION.
2. BEAM FLANGES SHALL NOT BE COPED.
3. CONNECTION TYPE CANNOT BE MIXED WITH OTHER BEAM TO COLUMN WEB CONNECTION.
4. BEAMS MAY BE SKEWED UP TO 30 DEGREES.

BEAM TO COLUMN WEB NON-MOMENT CONNECTION (NON-MOMENT CONNECTION AT FLANGES)

TYPICAL STEEL CONNECTION, TYPE C7 | 10

TYPICAL STEEL CONNECTION, TYPE C1 | 4

TABLE B

	MAXIMUM REACTION				TOP COPE ONLY		TOP & BOTTOM COPE	
					Fy (BEAM) = 50 KSI		Fy (BEAM) = 50 KSI	
	NUMBER OF BOLTS	MAXIMUM REACTION (KIPS)	PLATE THICK (A36) (INCH)	WELD SIZE (INCH)	MINIMUM WEB THICK (INCH)	MAXIMUM COPE LENGTH (INCH)	MINIMUM WEB THICK (INCH)	MAXIMUM COPE LENGTH (INCH)
⅞" DIA A325 BOLTS	2	13	5/16	1/4	0.19	6	0.19	2½
	3	27	5/16	1/4	0.20	4½	0.21	2½
	4	44	5/16	1/4	0.23	7	0.26	4
	5	56	5/16	1/4	0.24	9	0.27	5
	6	75	3/8	5/16	0.27	11	0.30	7
	7	83	3/8	5/16	0.27	14	0.29	10
	8	91	3/8	5/16	0.26	18	0.28	14
	9	100	1/2	3/8	0.25	18	0.27	18
	10	108	1/2	3/8	0.25	18	0.27	18
	11	116	1/2	3/8	0.25	18	0.26	18
	12	124	1/2	3/8	0.24	18	0.26	18

NOTES:

1. SEE "GENERAL NOTES" FOR COPED BEAMS.

TABLE J

	NUMBER OF BOLTS PER SIDE	MAXIMUM REACTION (KIPS)	PLATE THICKNESS (A36) (INCH)	WELD SIZE (INCH)
⅞" DIAMETER A325 BOLTS	2	13	3/8	1/4
	3	27	3/8	1/4
	4	44	1/2	5/16
	5	56	1/2	5/16
	6	75	1/2	5/16
	7	83	1/2	5/16
	8	91	1/2	5/16
	9	100	1/2	3/8
	10	108	1/2	3/8
	11	116	1/2	3/8
	12	124	1/2	3/8

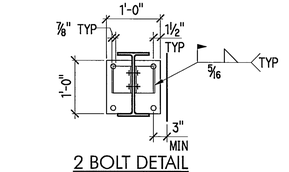
TABLE B, TABLE J | 8

TABLE H

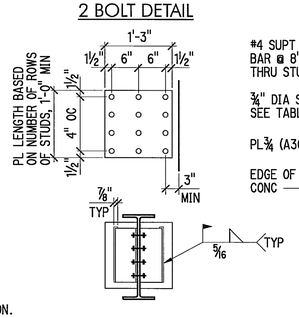
REACTION (KIPS)	NUMBER OF BOLTS	NUMBER OF STUDS	LENGTH OF STUD (INCHES)	MINIMUM SUPPORT THICKNESS (INCHES)	MINIMUM BEAM WEB THICKNESS Fy=50 KSI
17	2	4	5	8	0.15
36	3	9	5	8	0.22
60	4	12	6	10	0.27
86	5	15	6	10	0.31
115	6	18	6	12	0.34
143	7	24	8	12	0.36
173	8	27	8	14	0.39
202	9	30	8	14	0.40
230	10	33	8	16	0.41

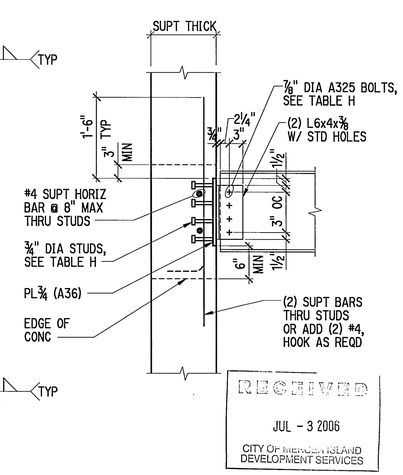
NOTES:

1. THIS CONNECTION IS TO BE USED WHERE STEEL BEAMS ARE SUPPORTED ON CONCRETE FRAMING.
2. TOLERANCE ON RETURN WELD SHALL BE +¼ INCH, -0 INCHES.
3. PROVIDE HORIZONTAL LONG SLOTTED HOLES IN BEAM.
4. BEAM TOP FLANGE SHALL NOT BE COPED.
5. COPE OR BLOCK BEAM BOTTOM FLANGE AT CONTRACTOR'S OPTION.



2 BOLT DETAIL





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TYPICAL STEEL CONNECTION, TYPE C24 | 12

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job no.
date 3/24/06

revisions:

no.	date	by
BLDG DEPT CORRECTIONS	6/29/06	
OWNER REVIEW	6/5/06	

Permit Set
24 March 2006

TYPICAL STEEL DETAILS

S3.03

NOTES:

1. SEE PLAN FOR REQUIRED NUMBER OF STUDS. STUDS SHALL BE PLACED AT A MAXIMUM SPACING OF 2'-0" ALONG THE BEAM AXIS, UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL NOTES FOR MINIMUM NUMBER OF STUD REQUIREMENTS.

2. UNLESS NOTED OTHERWISE, STUDS ARE TO BE EQUALLY SPACED ALONG THE BEAM LENGTH AND PLACED SYMMETRICALLY ABOUT THE BEAM CENTERLINE AXIS. IF EQUAL SPACING IS NOT POSSIBLE DUE TO DECK CONFIGURATION, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED.

3. THE REQUIRED NUMBER OF STUD ROWS SHALL BE DETERMINED AS FOLLOWS (BEAM LENGTH IN FEET):

   A. FOR DECK FLUTES PERPENDICULAR TO THE BEAM:
   # ROWS = # STUDS / BEAM LENGTH

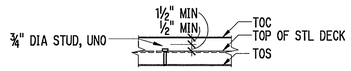
   B. FOR DECK FLUTES PARALLEL TO THE BEAM:
   # ROWS = (0.375 x # STUDS) / BEAM LENGTH

4. FOR DECK FLUTES PARALLEL TO THE BEAM, THE FIRST STUD (OR STUDS) SHALL BE PLACED 6" FROM THE BEAM ENDS. FOR DECK FLUTES PERPENDICULAR TO THE BEAM, THE FIRST STUD (OR STUDS) SHALL BE PLACED IN THE FLUTE CLOSEST TO THE BEAM ENDS.

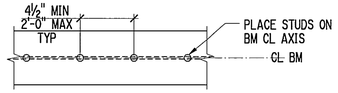
5. FOR CANTILEVER SPANS, STUDS SHALL BE PLACED IN ONE ROW ALONG THE BEAM CENTERLINE AXIS AT A MAXIMUM SPACING OF 2'-0". STUDS PLACED ON THE CANTILEVER SPAN ARE NOT INCLUDED IN THE NUMBER OF STUDS SHOWN ON THE DRAWINGS.

6. WHERE WELDED WIRE FABRIC IS USED AS SLAB REINFORCEMENT, ADDITIONAL REINFORCEMENT SHALL BE PLACED PERPENDICULAR TO THE BEAM, ACROSS THE BEAM AND CANTILEVER SPANS AS FOLLOWS:

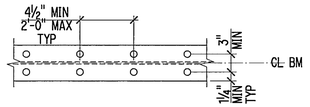
   1 OR 2 STUDS / FT - ADD NONE
   3 STUDS / FT - ADD #4 X 5'-0" @ 12"
   4 OR MORE STUDS / FT - ADD #4 X 5'-0" @ 10"



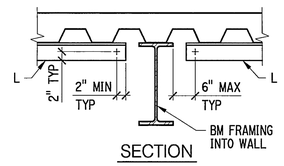
TYPICAL STUD



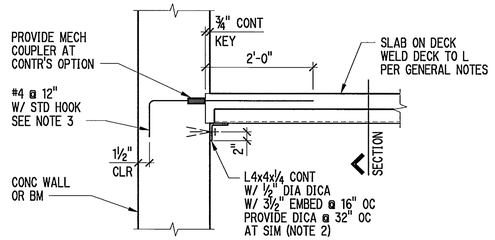
SINGLE ROW OF STUDS - PLAN



TWO ROWS OF STUDS - PLAN



SECTION



DECK SPAN PERPENDICULAR OR SKEWED TO WALL
SIM AT DECK SPAN PARALLEL TO WALL

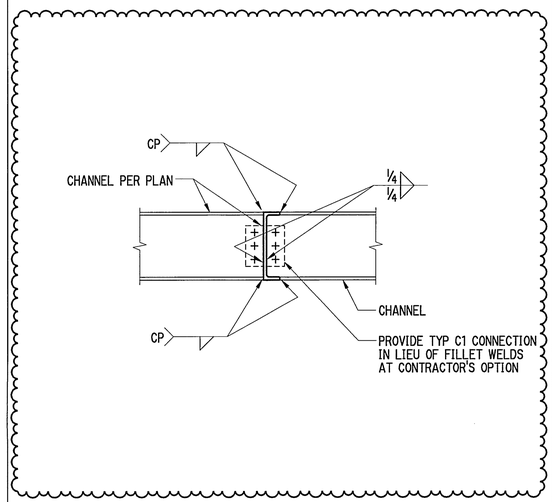
NOTES:

1. THIS DETAIL IS TO BE USED WHERE SLAB ON DECK IS SUPPORTED BY CONCRETE.

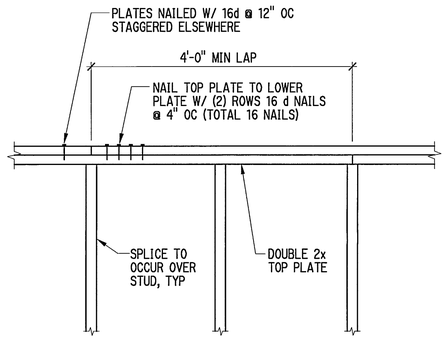
2. WHERE DECK SPAN IS PARALLEL TO WALL. CONTRACTOR MAY PROVIDE TEMPORARY SHORING IN LIEU OF CONTINUOUS ANGLE.

TYPICAL SHEAR STUD PLACEMENT AND ADDED REINFORCING | 2

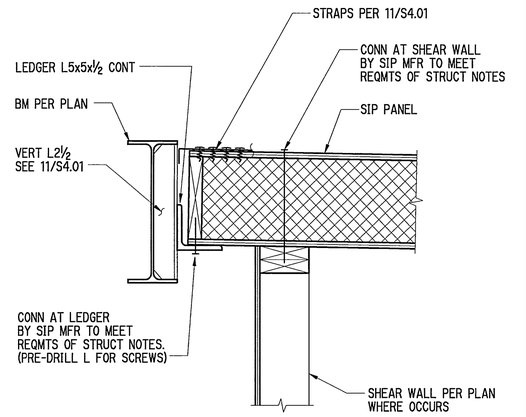
TYPICAL DECK SUPPORT | 4



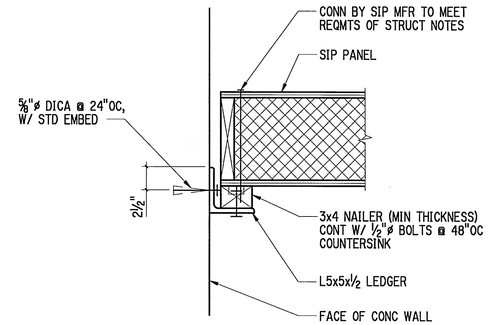
TYP CHANNEL MOMENT CONNECTION | 5



TYPICAL PLATE LAP DETAIL | 6

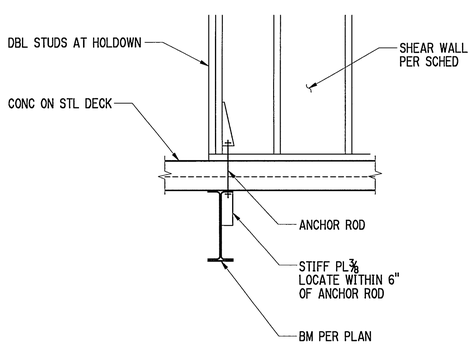


TYPICAL SIP LEDGER AT STL FRAMING | 7



TYPICAL SIP LEDGER AT CONCRETE WALL | 8

| 9 |



TYP HOLDOWN AT STL BM | 10

MARK	APA RATED SHEATHING	PANEL EDGE NAILING	STUD & BLOCKING SIZE AT ADJOINING PANEL EDGES	TOP PLATE TO SIPS ABOVE	SILL PLATE TO CONCRETE BELOW	CAPACITY #/LF
SW1	7/16" PLYWD ONE SIDE	8d @ 6"OC	2x	PER SIPS MANUFACTURER	⅝"ø ANCHOR RODS @ 32"OC	239
SW2	7/16" PLYWD TWO SIDES	8d @ 3"OC	3x	PER SIPS MANUFACTURER	⅝"ø ANCHOR RODS @ 12"OC	700

NOTES:

1. APA RATED ORIENTED STRAND BOARD (OSB) SHEATHING MAY BE USED IN LIEU OF PLYWOOD.
2. NAILING TO INTERMEDIATE MEMBERS SHALL BE AT 12"OC
3. PROVIDE 2"x2"x3/16" PLATE WASHERS ON ALL ANCHOR RODS TO CONCRETE.
4. PROVIDE 3x SILL PLATES TO CONCRETE AT SHEAR WALL TYPE SW2.

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SHEAR WALL SCHEDULE | 12

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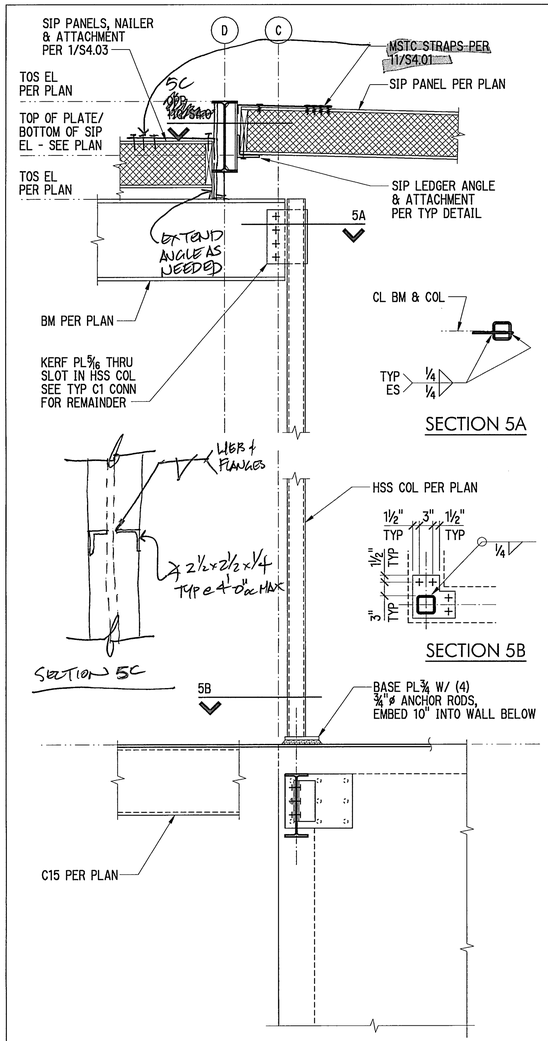
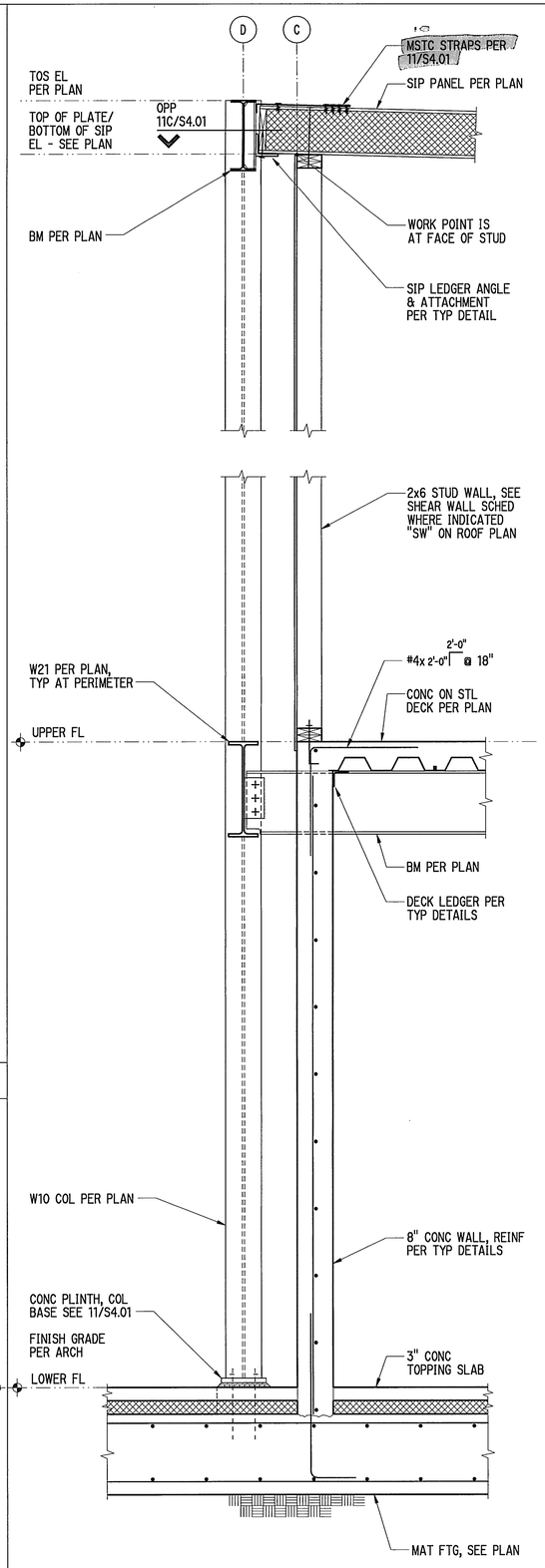
Permit Set
24 March 2006

TYPICAL DETAILS

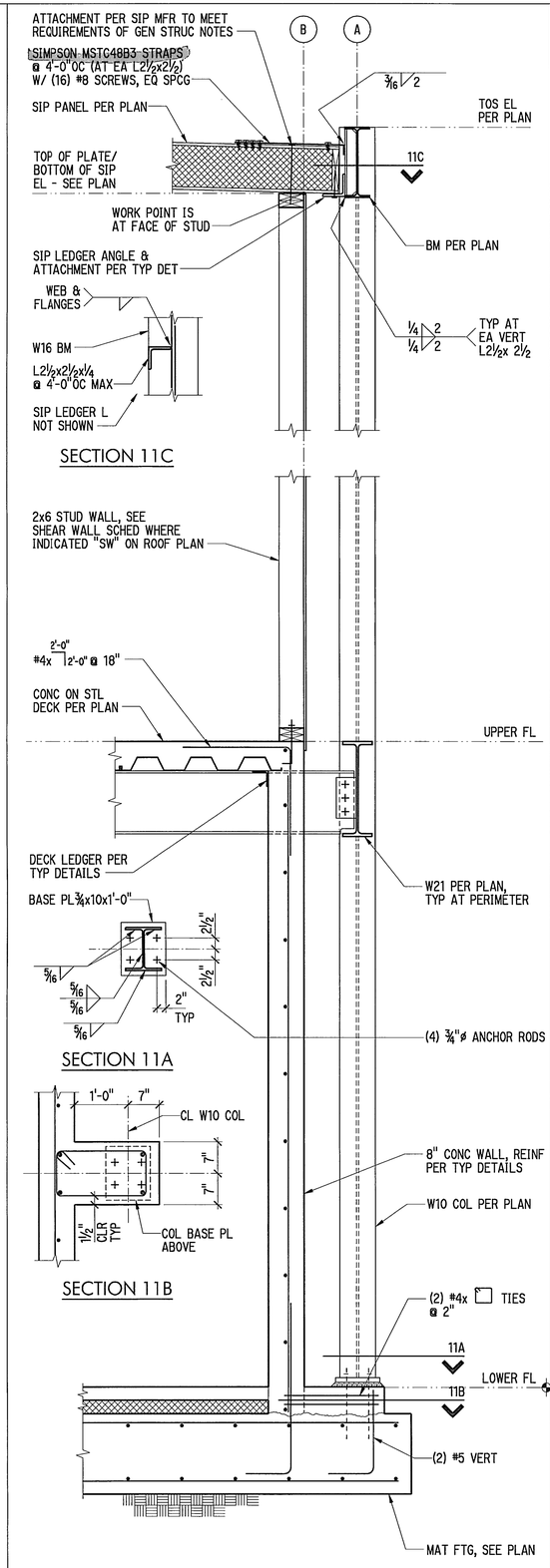
S3.04



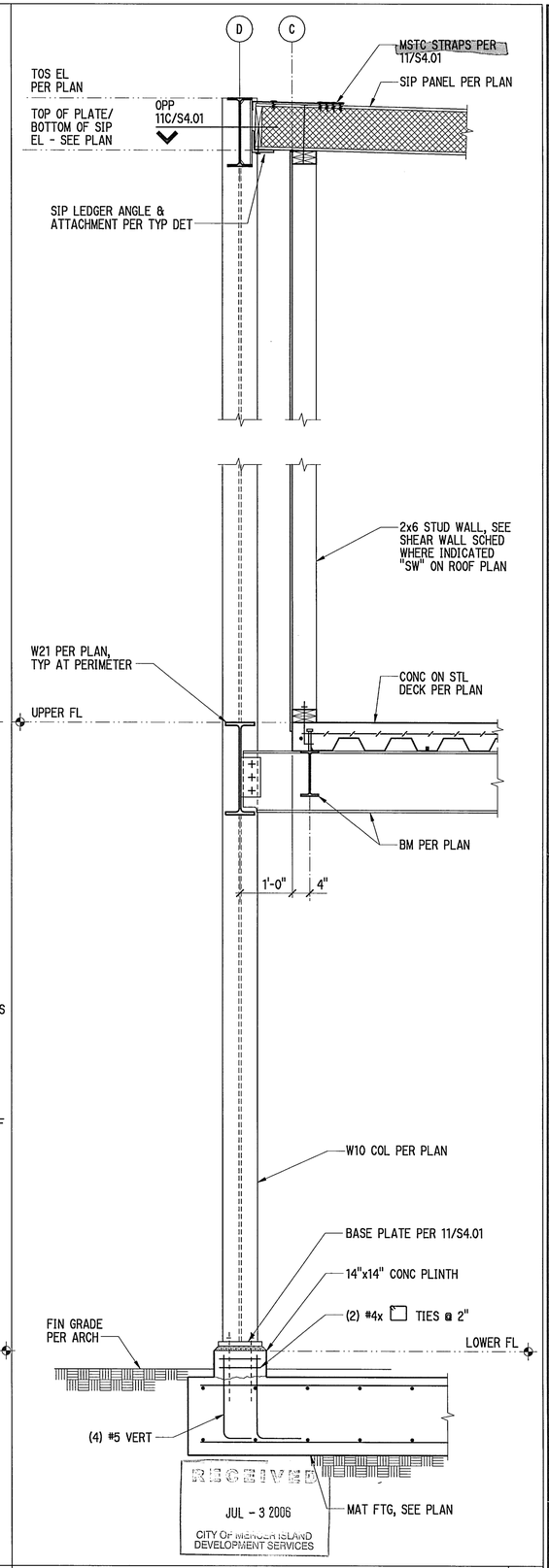
3/4" = 1'-0" SECTION 5



3/4" = 1'-0" SECTION 9 | 3/4" = 1'-0" SECTION 10



3/4" = 1'-0" SECTION 11



3/4" = 1'-0" SECTION 12

OLSON SUNDBERG KUNDIG ALLEN
ARCHITECTS
159 South Jackson
Sixth Floor
Seattle, WA 98104
vox 206 624 5670
fax 206 624 3730

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1301 Fifth Avenue, Suite 3200
Seattle Washington 98101-2699
T: 206 292 1200 F: 206 292 1201
www.mka.com

JAY A. TAYLOR
STATE OF WASHINGTON
23534
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 9/9/07

PARRY
Residence
Mercer Island, WA

principal architect
project manager JAT
drawn by SRT
checked by JAP
job no.
date 3/24/06

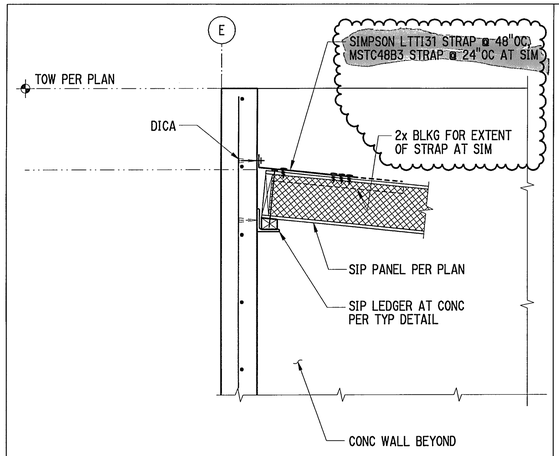
revisions:

no.	date	by
BLDG DEPT CORRECTIONS	6/29/06	
OWNER REVIEW	6/5/06	

Permit Set
24 March 2006

SECTIONS AND DETAILS

S4.01



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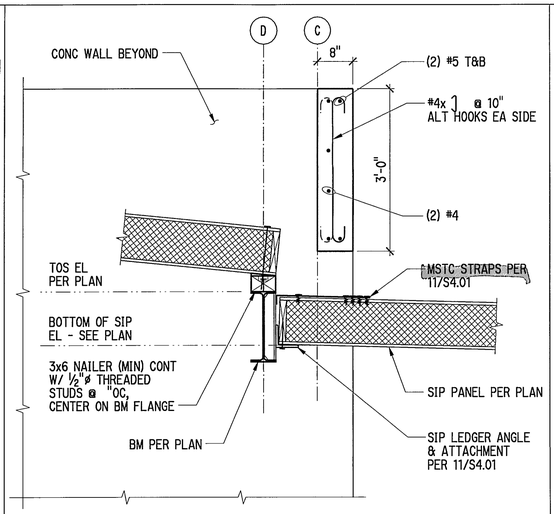

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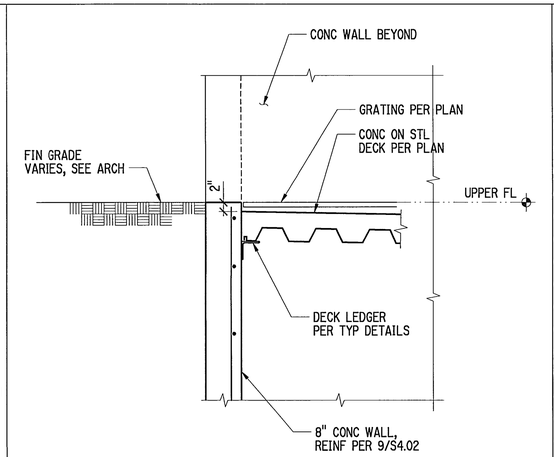

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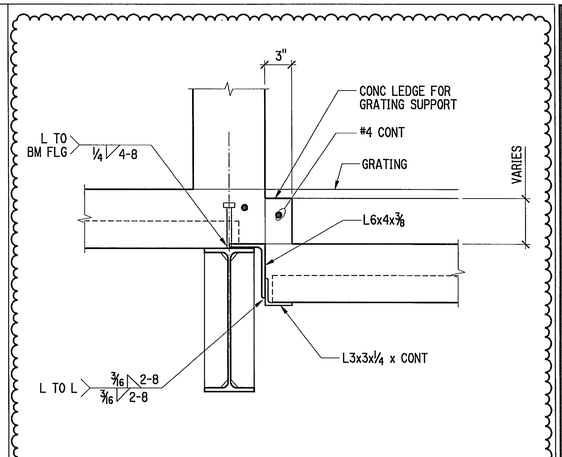
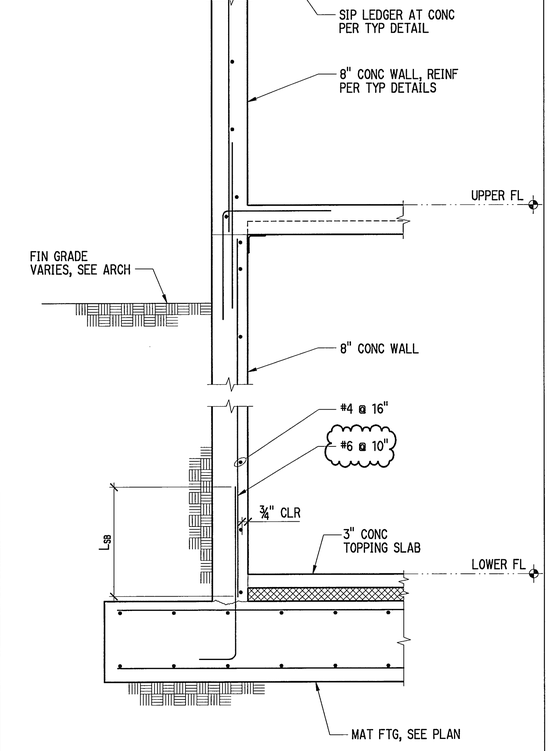
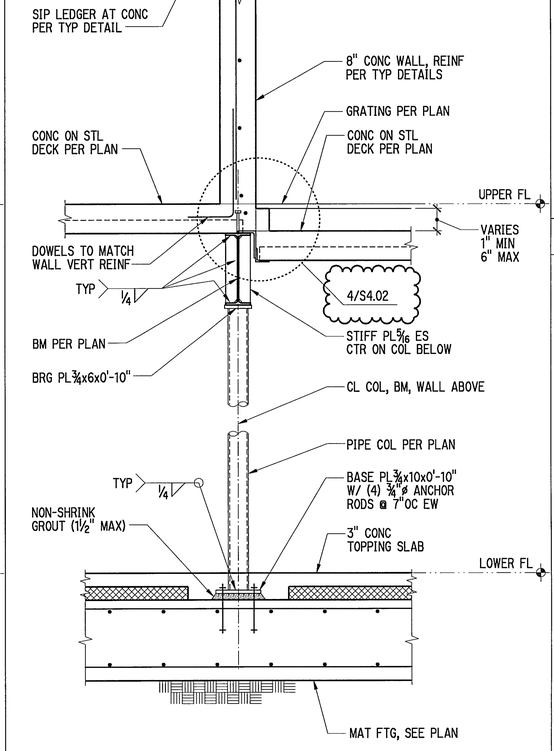


1 1/2" = 1'-0" DETAIL 4



3/4" = 1'-0" SECTION 9



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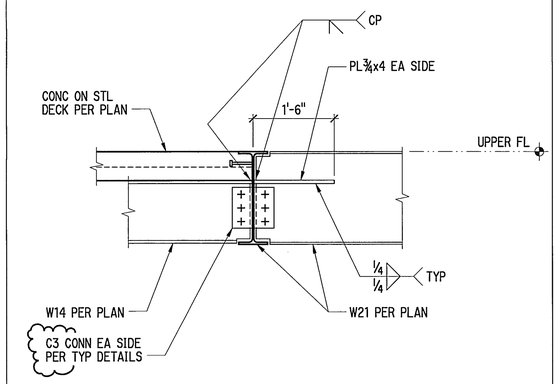

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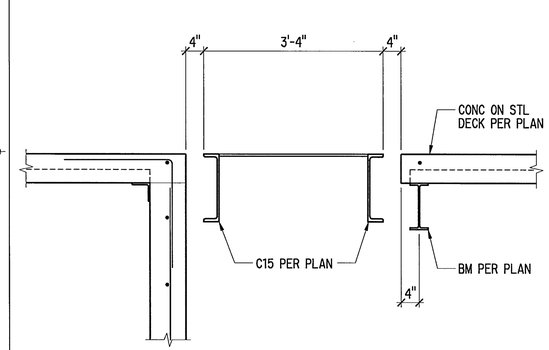

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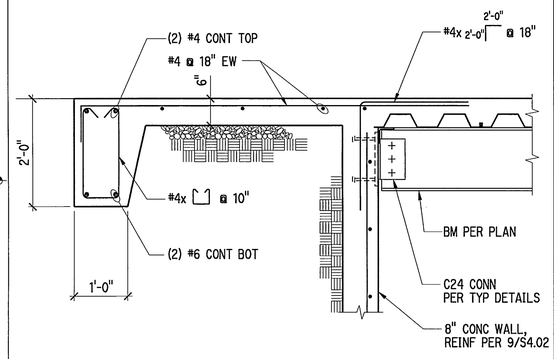

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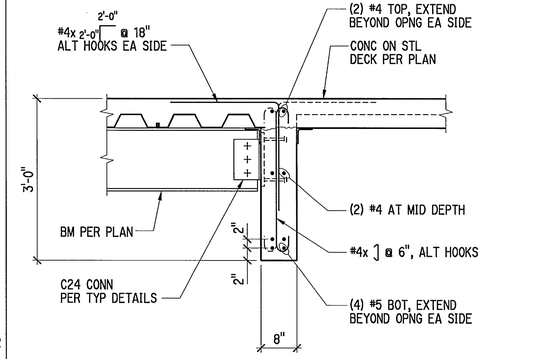

3/4" = 1'-0" SECTION 12

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Permit Set
24 March 2006

SECTIONS AND DETAILS

S4.0

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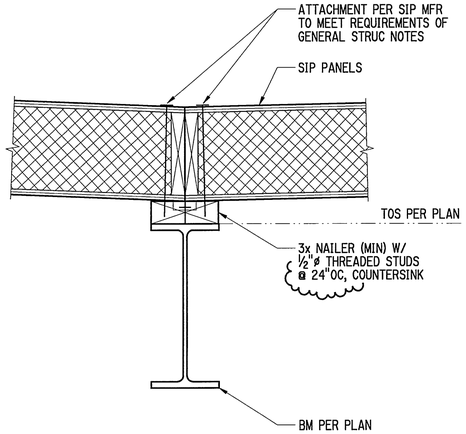
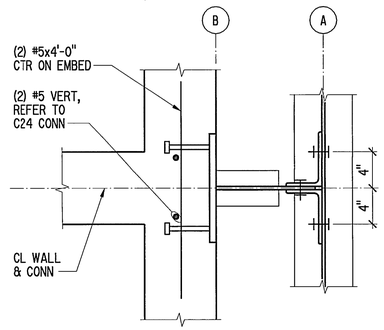
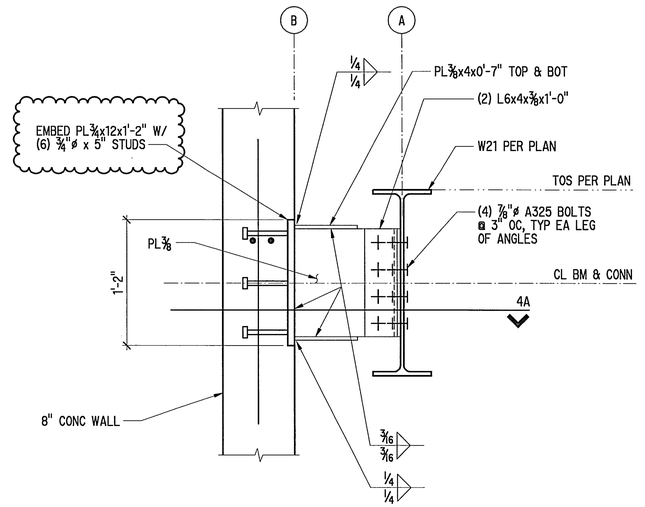


1½" = 1'-0" SECTION 1

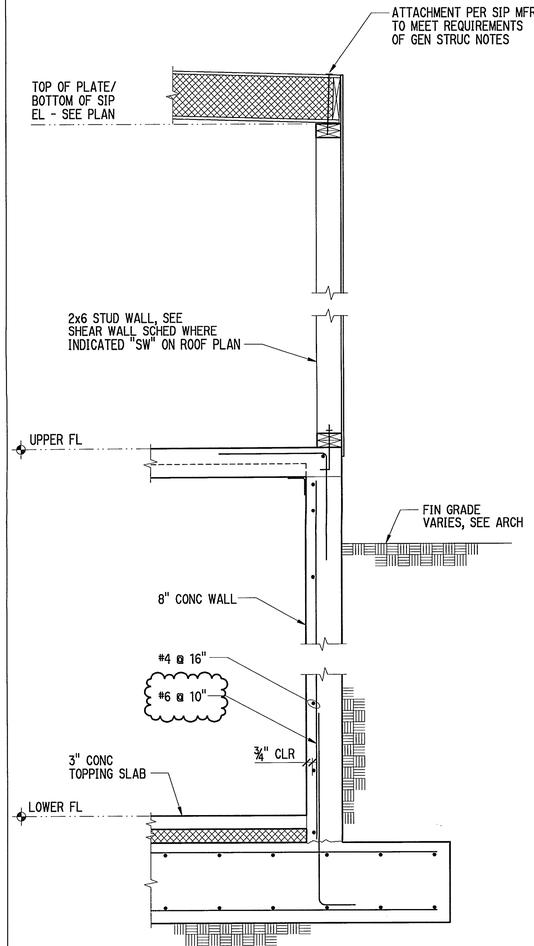


SECTION 4A



¾" = 1'-0" SECTION 2

1½" = 1'-0" SECTION AT UPPER FLOOR BM 4



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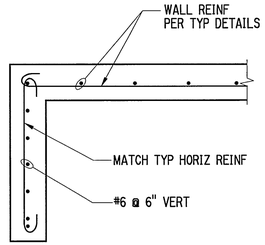

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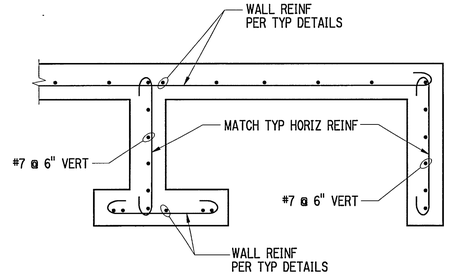
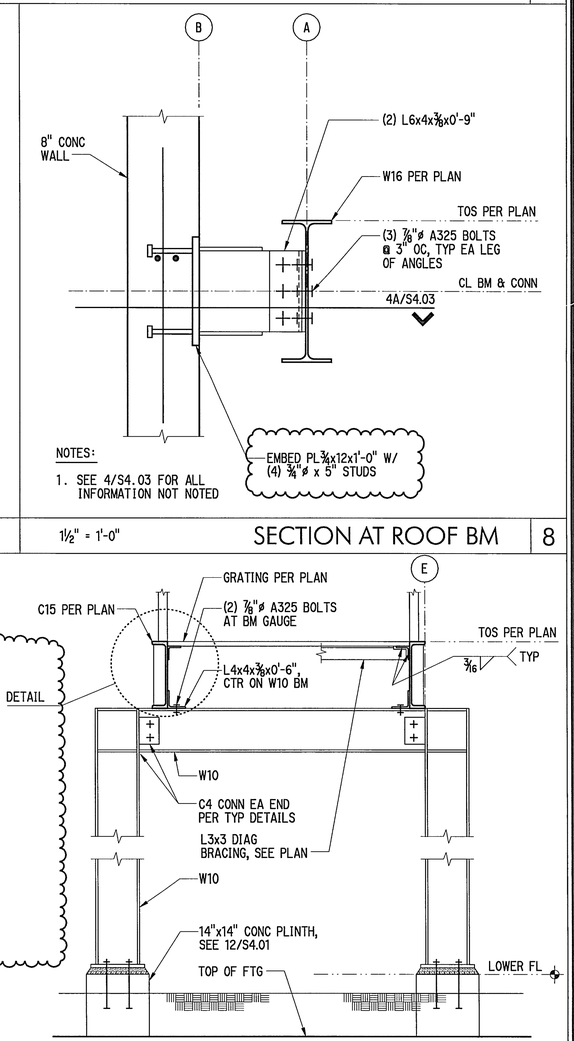
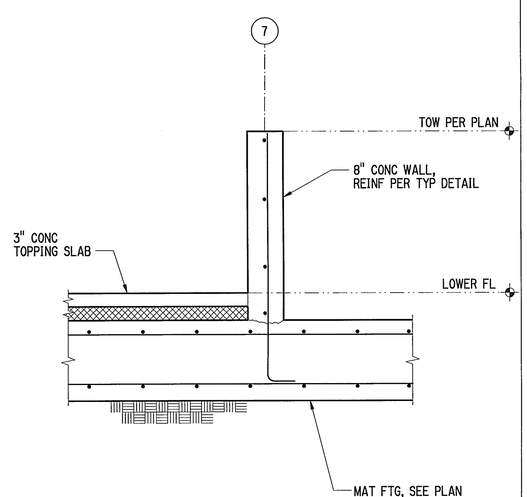


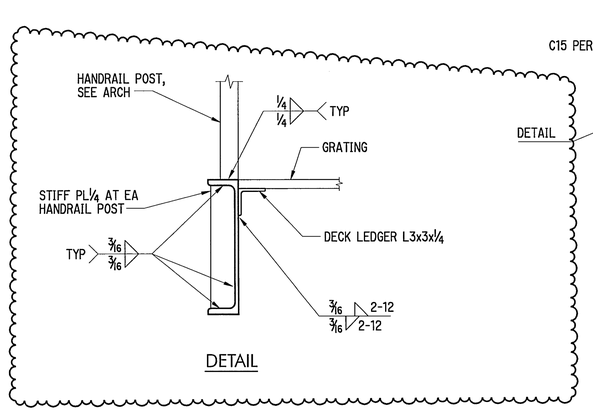
¾" = 1'-0" DETAIL



1½" = 1'-0" SECTION AT ROOF BM 8



¾" = 1'-0" SECTION 10



DETAIL

¾" = 1'-0" BRIDGE SUPPORT FRAME 12

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Permit Set
24 March 2006

SECTIONS AND DETAILS

S4.03

PARRY RESIDENCE

PREMIER
BUILDING SYSTEMS

MANUFACTURING/SALES

4609 70th AVE EAST
FIFE, WASHINGTON 98424
OFFICE-800.275.7086
FAX-253.926.3992

3434 WEST PAPAGO ST.
PHOENIX, ARIZONA 85009
OFFICE-800.240.6691
FAX-602.269.6999

SALES

270 FLOSS FLAT SUITE A
BELGRADE, MONTANA 59714
OFFICE-406.388.5553
FAX-406.388.5557

1057 SUNBURST LANE
MEAD, NEBRASKA 68041
OFFICE-402.624.2457
FAX-877.385.7985

REVIEWING PANEL LAYOUT DRAWINGS

PREMIER BUILDING SYSTEMS (PBS) WILL ENCLOSE TWO (2) SETS OF "PREMIER PANEL SHOP DRAWINGS" OF YOUR PROJECT; ONE (1) COPY TO REVIEW WITH YOUR ARCHITECT, ENGINEER AND/OR CONTRACTOR OR PANEL INSTALLER AND MAKE ANY CORRECTIONS (REDLINES) AND RETURN TO PBS. THE OTHER (1) COPY FOR YOUR RECORDS. THIS COPY WILL ALSO HELP TO COMMUNICATE ANY CHANGES.

WHEN REVIEWING SHOP DRAWINGS, BEGIN BY CHECKING ALL OF THE OVERALL DIMENSIONS OF THE PROJECT. IF THE PROJECT HAS FLOOR PANELS, PLEASE CHECK POINT LOAD LOCATIONS FOR SOLID BLOCKING AND MAKE SURE ANY OPENINGS OR STEP DOWNS ARE CORRECT. AFTER THE FLOORS HAVE BEEN CHECKED, MOVE TO THE WALLS. THE WALLS WILL BE SHOWN ON A KEYED FLOOR PLAN WITH WALL NUMBERS CALLED OUT. THESE NUMBERS AND THEIR ORIENTATION WILL ALSO BE LOCATED BELOW EVERY PANELIZED WALL. OBSERVE THE LOCATION OF THE PANEL CORNER LAPS. SOME OF THE WALLS WILL BE SHORTER DUE TO CORNER LAPS AND TO THE PANEL THICKNESS. AFTER YOU HAVE MADE SURE ALL DIMENSIONS MATCH YOUR ARCHITECTURAL PLANS, MOVE TO THE WINDOWS AND DOORS. MAKE SURE THAT THE ROUGH OPENINGS FOR THE WINDOWS AND DOORS ARE THE CORRECT SIZE AND ARE LOCATED PROPERLY. IF THE ROOF FOR THE PROJECT IS ALSO PANELS, CHECK THE ROOF PITCH, RIDGE LOCATION, AND THE OVERHANGS AT THE EAVES AND GABLES. EVEN IF THE ROOF IS A SYSTEM OTHER THAN PANELS, GABLE WALL HEIGHTS MAY BE DEPENDENT ON HEEL HEIGHTS OR BE NOTCHED FOR LOOK OUT SUPPORTS. IF THERE ARE SKYLIGHTS, CHECK THE ROUGH OPENINGS FOR CORRECT SIZE AND LOCATION. ROOF PANELS ARE NOT TYPICALLY FABRICATED; PLEASE REVIEW WITH YOUR SALESPERSON. PANEL DRAWINGS ARE TO BE REVIEWED BY OWNER/AGENT AND APPROVED, CONFIRMING ALL DIMENSIONS. OWNER/AGENT IS RESPONSIBLE FOR VERIFYING ALL PANEL DRAWING DIMENSIONS TO INSURE PROPER ASSEMBLY. CHECK CORRECT DIMENSIONS AND CLOUD CHANGED DIMENSIONS WITH AN APPROPRIATE ARROW REFERENCING THE DIRECTION OF CHANGE. UNCHECKED DIMENSIONS MAY RESULT IN FIELD FABRICATION.

WHEN YOU HAVE FINISHED VERIFYING THE SHOP DRAWINGS AND HAVE MADE ANY CHANGES/CORRECTIONS, COPY THOSE CHANGES TO THE SECOND SET AND SEND IT BACK TO PBS FOR REVISIONS AND FORWARDING TO THE ENGINEER.

ANY AND ALL DISCREPANCIES RELATED TO PANELS ON SITE ARE THE RESPONSIBILITY OF OWNER/AGENT UNLESS THERE IS A DIFFERENCE BETWEEN FABRICATED PANELS AND SIGNED SHOP DRAWINGS. PREMIER HOLDS FIRST RIGHT OF DECISION TO REPLACE, REPAIR OR PAY FOR REPAIR OF ALL PRODUCTS IN DISCREPANCY WITH FINAL SHOP DRAWINGS.

STORAGE

ALL PANELS SHALL BE STORED IN A PROTECTED AREA AND SUPPORTED EVERY 4' TO PREVENT DEFORMATION AND CONTACT WITH THE GROUND. DO NOT USE A BLACK OR DARK COLORED TARP. AFTER INSTALLATION, ALL PANELS SHALL BE COVERED TO PREVENT CONTACT WITH WATER ON ALL EXPOSED PANEL EDGES.

SIGN HERE PLEASE

BECAUSE PREMIER IS TO FABRICATE PANELS FOR THIS PROJECT, IT IS CRITICAL THAT THE PURCHASER REVIEW PANEL DRAWINGS WITH ALL PARTIES. VERIFY ALL PANEL DIMENSIONS TO ENSURE CORRECT DELIVERY

SOME DIMENSIONS COULD NOT BE VERIFIED UNTIL CONSTRUCTED, THEREFORE PREMIER TAKES NO RESPONSIBILITY FOR FIELD FABRICATION. SOME FIELD FABRICATED AREAS MAY HAVE BEEN HIGHLIGHTED BUT ARE NOT LIMITED TO.

CUSTOMER'S SIGNATURE DATE

CUSTOMER'S REQUESTED DATE OF DELIVERY

- ☐ REVISE & RESUBMIT
- ☐ APPROVED WITH REVISIONS AS NOTED IN RED (BEGIN FABRICATION)
- ☐ APPROVED AS DRAWN (BEGIN FABRICATION)

THIS PROJECT UTILIZES THE FOLLOWING PANEL TYPES

PBS ROOF TYPE A9.25A

R-30 MIN INSUL VALUE

LEGEND/ABBREVIATIONS

WALL ↑1	PANEL WALL NUMBER
F1	FLOOR PANEL NUMBER
W1	WALL PANEL NUMBER
R1	ROOF PANEL NUMBER
	STICK FRAME BY OTHERS
	FIELD CUT
	POINT LOAD
	STRAP / HOLD DOWN
—ELEC—	SPECIAL ELECTRICAL CHASES
(IB)	(2) 1 1/2" X 11 1/4" LVL (INSUL-BEAM HEADER)
(H)	HEADER BY OTHERS

A.B.	- ANCHOR BOLTS
EXT.	- EXTERIOR
H	- HEADER
I.B.	- INSUL-BEAM
INT.	- INTERIOR
O.C.	- ON CENTER
P.B.S.	- PREMIER BUILDING SYSTEMS
R.O.	- ROUGH OPENING
SIM.	- SIMILAR
TRIM.	- TRIMMER
TYP.	- TYPICAL
U.N.O.	- UNLESS NOTED OTHERWISE

PBS PANEL IDENTIFICATION
A=7/16" OSB B=3/4" OSB C=5/8" OSB D=SPEC
EXAMPLE- A 3.50 C
7/16" OSB TOP SKIN
3 1/2" EPS
5/8" OSB BTM SKIN

THESE DRAWINGS ARE TO BE USED IN CONJUCTION WITH ARCHITECTURAL & ENGINEERING DRAWINGS

ENGINEERING DATA

WIND SPEED:	85 MPH	EXP.: D	SEISMIC ZONE: D
FLOOR LOAD		ROOF LOAD	
LIVE LOAD:	XX PSF	LIVE LOAD:	25 PSF
DEAD LOAD:	XX PSF	DEAD LOAD:	15 PSF
TOTAL LOAD:	XX PSF	TOTAL LOAD:	40 PSF

LIST OF DRAWINGS

REVISIONS

#	DRAFTER	DATE	TYPE
3	MM	1-2-06	E-REV
2	RK	12-15-06	C-REV
1			

NOTES:

PROJECT NAME
SHERRIE & SHAWN PARRY
PARRY RESIDENCE
44020

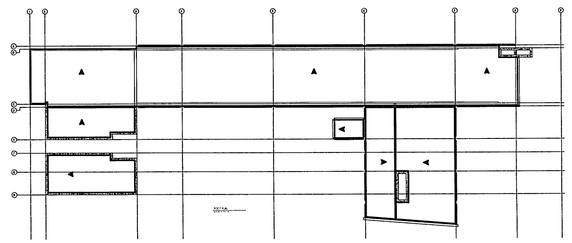
SITE ADDRESS
LOT 9 IN BLK 4 OF AVALON PARK
MERCER ISLAND, WA 98040

CONTACT INFORMATION
SHERRIE & SHAWN PARRY
8320 AVALON DR
MERCER ISLAND, WA 98040

DRAWN BY:	RK
CHECKED BY:	

SEPTEMBER 5, 2006

CITY OF MERCER ISLAND
REVIEWED FOR CODE COMPLIANCE
Permit No. 0605-241
Date: 1-8-07
Approved By: [illegible]



FILE COPY

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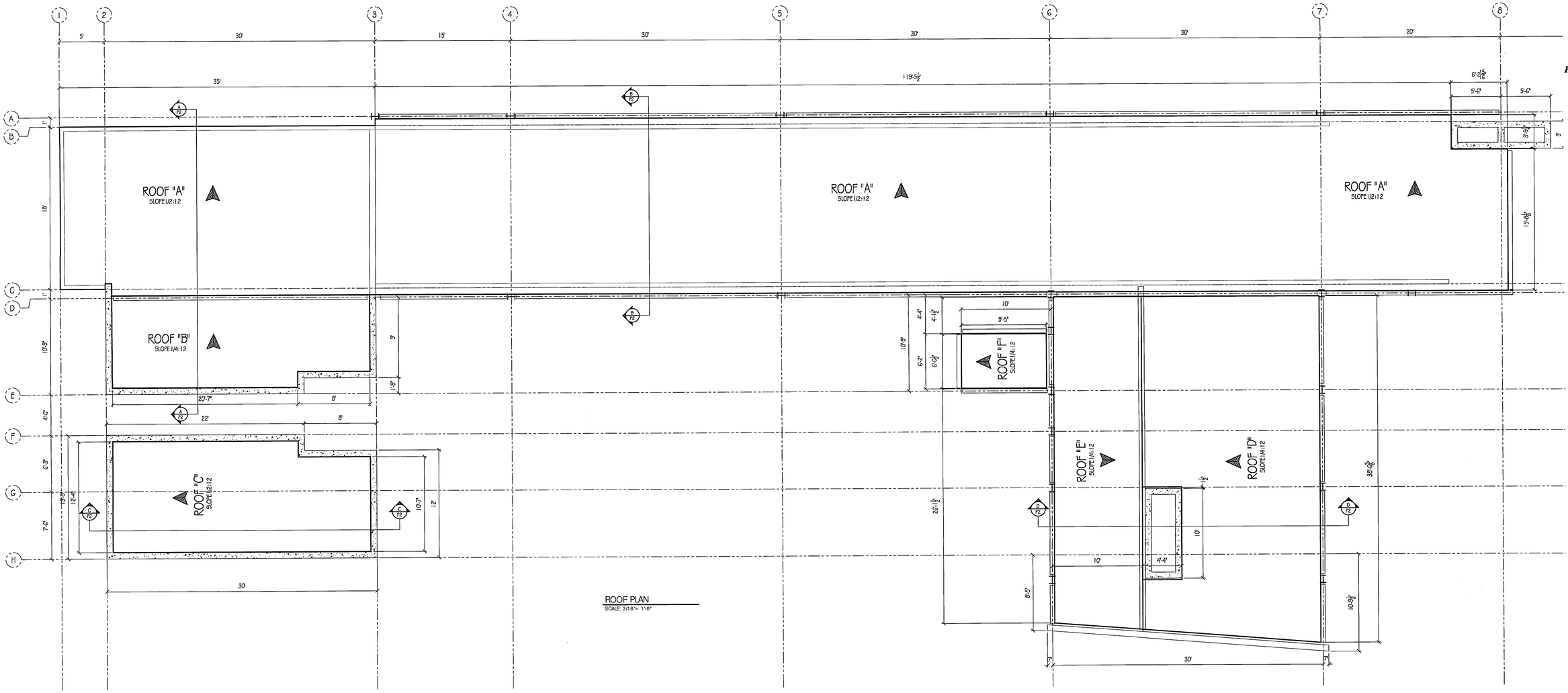
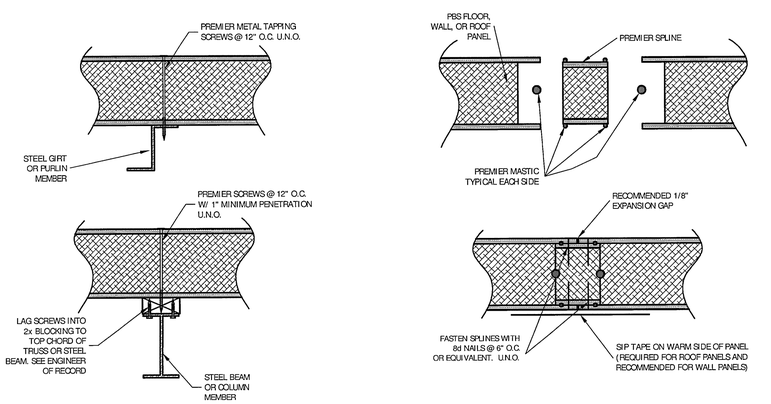
JAN 8 2007
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

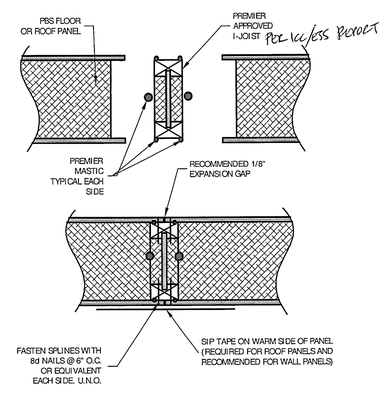


ROOF PLAN
SCALE: 3/16"= 1'-0"

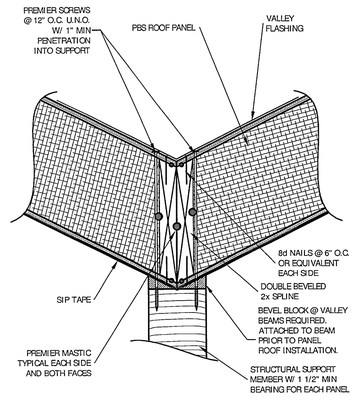


PBS-004 *PANEL TO STEEL CONNECTION*
PREMIER BUILDING SYSTEMS

PBS-005 *PREMIER SPLINE CONNECTION*
PREMIER BUILDING SYSTEMS



PBS-006 *I-JOIST SPLINE CONNECTION*
PREMIER BUILDING SYSTEMS



PBS-306 *ROOF VALLEY CONNECTION*
PREMIER BUILDING SYSTEMS

PROPER STRUCTURAL DRAWINGS FOR RETID CONNECTIONS

RECEIVED
JAN 8 2007
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

PREMIER
BUILDING SYSTEMS
4609 70th Ave East
Fife, Washington 98424
(800) 275-7086
Fax-253-926-3992

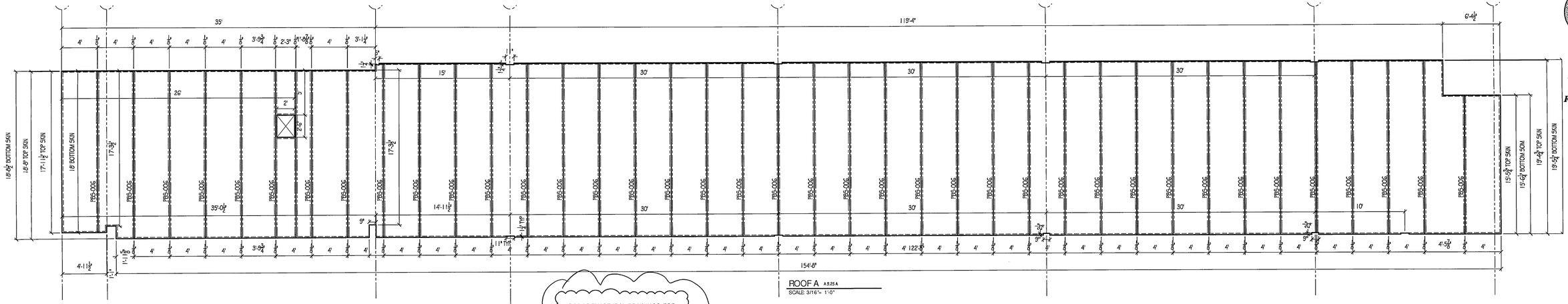
REVISIONS:			
#	DRAFTER	DATE	TYPE
1.	RK	12-15-06	C-REV
2.			
3.			
4.			
5.			

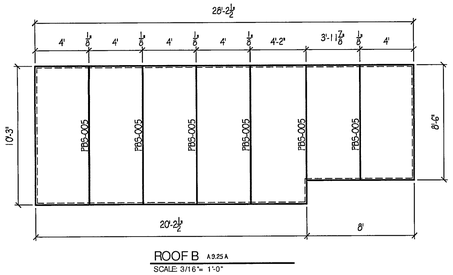
ROOF PLAN

CUSTOMER APPROVAL:
APPROVED WITH REVISIONS AS NOTED AND RESUBMIT
APPROVED AS DRAWN
REVISE AND RESUBMIT
DATE
SIGNATURE

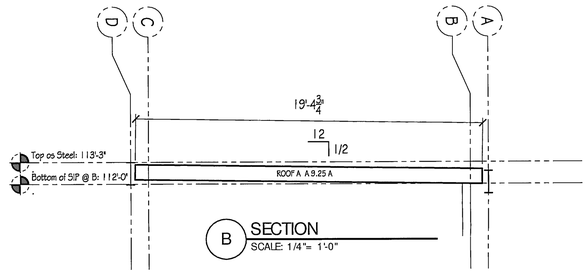
PROJECT INFORMATION:
SHERRIE & SHAWN PARRY
PARRY RESIDENCE
MERCER ISLAND, WASHINGTON

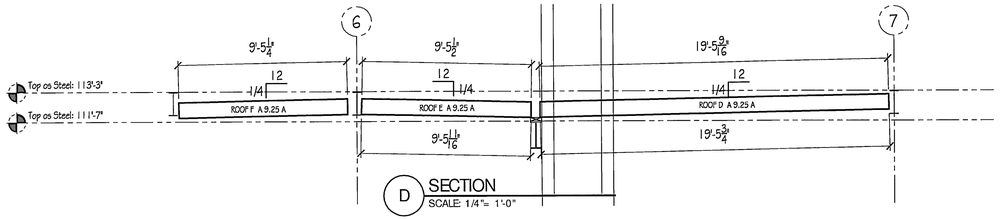
DRAWN:	RK
CHECKED:	
DATE:	9-5-06
SCALE:	3/16" = 1'-0"
SHEET NO.	1 OF 2

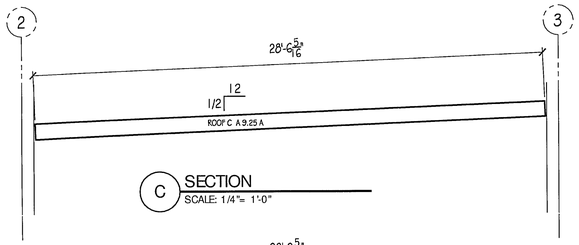


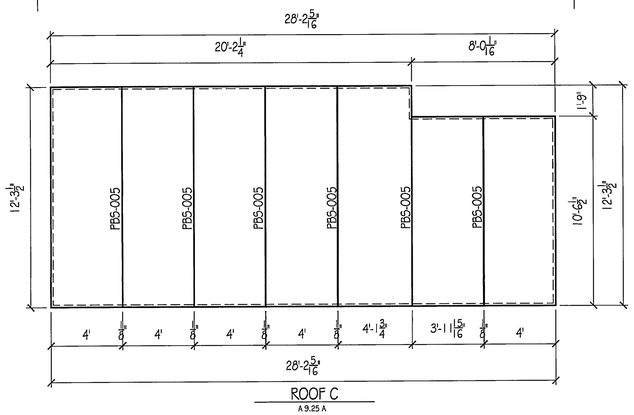


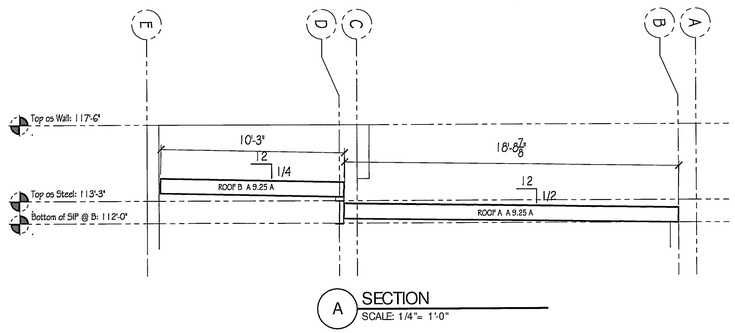
ATTACH ROOF PANELS TO SUPPORT STRUCTRURE @ 6" O.C. AT ALL BEAMS, WALLS, LEDGERS AND OTHER SUPPORTS. TYP. ALL ROOFS.



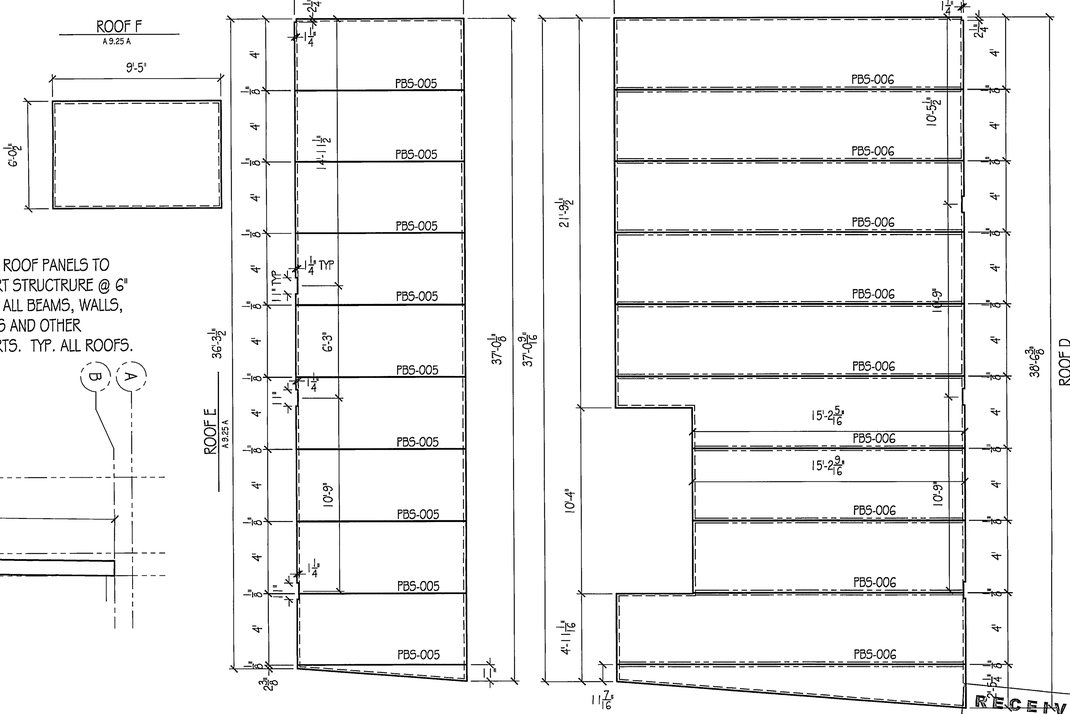








ATTACH ROOF PANELS TO SUPPORT STRUCTRURE @ 6" O.C. AT ALL BEAMS, WALLS, LEDGERS AND OTHER SUPPORTS. TYP. ALL ROOFS.



PREMIER
BUILDING SYSTEMS
4609 70th Ave East
Fife, Washington 98424
(800) 275-7086
Fax-253-926-3992

REVISIONS:				
#	DRAFTER	DATE	TYPE	
1.	RK	12-15-06	C-REV	
2.	MM	1-2-07	E-REV	
3.				
4.				
5.				

ROOF PANELS SECTIONS

CUSTOMER APPROVAL:
APPROVED WITH REVISIONS AS NOTED
APPROVED AS DRAWN
REVISE AND RESUBMIT
SIGNATURE
DATE

PROJECT INFORMATION:
SHERRIE & SHAWN PARRY
PARRY RESIDENCE
MERCER ISLAND, WASHINGTON

DRAWN:	RK
CHECKED:	
DATE:	9-5-06
SCALE:	AS SHOWN
SHEET NO.	2 OF 2