



**CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
RESIDENTIAL CODE COVERSHEET**

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
PERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

Request inspections
online via QR code
or
via email
FIRE INSPECTION
(206) 275-7979
ALL OTHER INSPECTION
(206) 275-7730



PROJECT DESCRIPTION REPAIRED RETAINING WALL & SITE IMPROVEMENT
This scope should match the Building Permit Application Form

PROJECT CONTACT INFORMATION
The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: GARY MO	Email: mckgarry@gmail.com	Phone: (425)389-8039
Construction Contact:	Email:	Phone:
Engineer:	Email:	Phone:
Geotech:	Email:	Phone:

DEFERRED SUBMITTALS
The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

No Deferred Submittals - all design included in these construction documents

Connector plate wood roof trusses
 Metal joist / metal trusses
 Pre-manufactured structures (stairs, etc.)

Exterior cladding
 Window wall / curtain wall construction
 Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-Factors, insulation and moisture control. [WISC 7406.402.1.2](#) **Sheet:** _____

Energy Credit Information- Include complete information on plan for options selected and equipment specified. [WISC 7406.402.2 and 408.2](#) **Sheet:** _____

No Credits Required Small Dwelling Unit Medium Dwelling Unit Large Dwelling Unit <500 of addition

New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch.4 for new construction

Certificate of Energy Efficiency [WISC 408.4.1.2](#) Duct Leakage Testing [WISC 408.4.1.2](#) Air Leakage Testing [WISC 408.4.1.2](#)

Air Leakage test report not to exceed 5 changes per hour [WISC 108.4.1.2](#) Air Leakage per selected energy credits

Whole House Ventilation- Specify system type below and include all system requirements on sheet noted. [WISC 500.100.4.1.4](#) **Sheet:** _____

Exhaust fans [WISC 108.4.1.2](#) Supply fans [WISC 108.4.1.2](#) Balanced system [WISC 108.4.1.4](#) Other permitted system

REQUIRED SPECIAL INSPECTIONS
The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org and provided to the City Building Inspector at the time of the City Inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.
Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN
 This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineering components that have been designed to the IRC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK
 This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as accepted by IRC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be re-evaluated for project revisions and deferred submittals.

ENGINEERED DESIGN
 This project is engineered to the provisions of the IRC and its referenced standards. Per IRC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IRC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercergov.org

Structural Observation for this project is required by the:
 Registered Design Professional Building Official (city use only)

GEOTECHNICAL INFORMATION
Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional to be included with the project submittal. Refer to MICC 19.07.160(F)(3) for statement of risk and City GIS at <https://www.mercerisland.gov/gis> for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED
 No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL
 A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: _____ Phone: _____ Project or report #: _____

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1

An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.
 No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:

- Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.
- Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- Where liquefaction presents significant risk (at waterfront or other high water table with seismic mapping)

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GENERAL REQUIREMENTS FOR NEW SINGLE FAMILY BUILD DEMOLITION/REBUILD ADDITION REMODEL REPAIR DOCK SITE IMPROVEMENTS SEISMIC RETRO

Construction of the project shall be from **approved plans only**. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.
Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:

- Site Considerations
 - ROW Restrictions
 - Additional Fire Code Requirements
- Hours of Work
 - Drainage Requirements
 - Sewer Requirements
 - Noise Abatement Certification
 - Tree Requirements
- Construction Vehicle Parking Restrictions
 - Water Service Requirements
- Access Road Requirements
 - Tree Requirements

RECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.
 Temporary site address with minimum 6" high numbers visible from the street must be installed.

Erosion control measures must be shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.

A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.

Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
Certain thresholds in the Land Use Code (MICC 19.09) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

This project includes modification of legally nonconforming structures - MICC 19.01.050
 This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS
TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10

Tree replacement as shown on approved drawings shall be installed at tree drip line prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.

Pre-plant conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.

For this project, trees are authorized to be removed and replaced with _____ trees.

This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle/

FIRE PROTECTION REQUIREMENTS
Separate Permits are required for ALL fire protection systems. Fire inspections can be requested by calling (206) 275-7979 and require three (3) days advanced notice. Do not request fire inspections via MBP or on the general inspection line.

Fire Sprinkler _____ Monitored Household Fire Alarm per NFPA 72 _____

NFPA 13D _____ Full Coverage _____ Monitored Sprinkler _____

NFPA 13R _____ Water Flow Alarm _____

NFPA 13 _____ Other: _____

Approved Fire Code Alternatives (FCA):

FCA1: _____ FCA3: _____

FCA2: _____ FCA4: _____

WATER SERVICE REQUIREMENTS

New or upsized water supply system required.

Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City.

Schedule these inspections under the water service permit

Applicant installation.

Minimum Service Line Size (main to meter): _____

Minimum Supply Line Size (meter to house): _____

Minimum Required Meter Size: _____

Abandonment of existing service and meter required at main.

City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

For additional information about Water Service Inspection process: <https://www.mercerisland.gov/cpd/page/water-service>

Additional water supply requirements:

- Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
- Pressure reducing valve required if water pressure exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercergov.org/backflow

STORMWATER MANAGEMENT
The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

Dispersion / infiltration system _____ Run-off treatment (MR #8) _____

On-site detention system (MR #8) _____ Connect / Extend public drainage system _____

Direct discharge to lake _____ Full size storm drainage as-built _____

Rain Garden / Bioretention / Permeable Pavement _____ Drainage review not required _____

Flow control system (MR #7) _____ Other: _____

SIDE SEWER REQUIREMENTS

Side sewer requires a backflow preventer due to a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties

Video tape of existing sewer required (see standard details)

New connection Connect to existing Disconnect permit required Reconnect permit required

Other: _____

APPROVED CODE ALTERNATIVES
Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

CA1: _____ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE
-RESERVED FOR FUTURE USE-

REQUIRED CONSTRUCTION INSPECTIONS
It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.

Inspector	Date	Inspection Description	MBP permit inspection Name	INITIAL 1	INITIAL 2	INITIAL 3
<input type="checkbox"/>	<input type="checkbox"/>	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Tree protection	[TREE PROTECTION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Erosion control	[EROSION CONTROL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Sewer disconnect and cap	[SIDE SEWER DISCONNECT]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPROV]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Land clearing, grading and demolition	[FINAL DEMO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Piling / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Roof and footing drains	[CONVEYANCE FACILITY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Foundation dampproofing	[FOUND DAMP PROOFING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Storm drainage, including (but not limited to)	[CONVEYANCE FACILITY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Connections to storm main in ROW	[WATER SERVICE TAP]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Det systems / Conveyance / Flow control	[WATER SUPPLY LINE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Infiltration systems / L.I.D. systems	[SIDE SEWER INSTALLAT]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Catch basins	• Back-flow valves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Water Service	• Retaining wall drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Water Supply		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Side sewer installation, including (but not limited to)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Connections to side sewer main		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Connections to existing side sewer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	• Grinder pump systems		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Driveway / Access Road	[ROW OR UTILITY IMPROV]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Under-slab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Under-slab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Underfloor framing	[UNDER-FLOOR FRAMING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	hailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Rough hydronic installation	[ROUGH HYDRONIC PIPING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Rough electric installation	[ROUGH ELECTRIC]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Rough mechanical	[ROUGH MECHANICAL/HVA]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Electrical service	[ELECTRICAL SERVICE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Gas Piping & Test	[GAS PIPING/TEST]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Insulation installation	[INSULATION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco (paper and lath)	[STUCCO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Code Alternative CA1	[CODE ALT 1]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Code Alternative CA2	[CODE ALT 2]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINAL INSPECTIONS

Inspector	Date	Inspection Description	Inspector	Date	Inspection Description
<input type="checkbox"/>	<input type="checkbox"/>	Final Fire Inspection: Tree Restoration [FINAL_TREE]	<input type="checkbox"/>	<input type="checkbox"/>	[TCO_TREE]
<input type="checkbox"/>	<input type="checkbox"/>	Final Fire Inspection: Fire protection [FINAL_FIRE_ALL SYSTEMS/ACCESS]	<input type="checkbox"/>	<input type="checkbox"/>	[TCO_FIRE]
<input type="checkbox"/>	<input type="checkbox"/>	* Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	* Fuel Tank Installation
<input type="checkbox"/>	<input type="checkbox"/>	* Access Road	<input type="checkbox"/>	<input type="checkbox"/>	* Fire Extinguishing System
<input type="checkbox"/>	<input type="checkbox"/>	* Fire Code Alternatives (see below)	<input type="checkbox"/>	<input type="checkbox"/>	* Fire Alarm System
<input type="checkbox"/>	<input type="checkbox"/>	* CA1	<input type="checkbox"/>	<input type="checkbox"/>	* FCA3:
<input type="checkbox"/>	<input type="checkbox"/>	* CA2	<input type="checkbox"/>	<input type="checkbox"/>	* FCA4:
<input type="checkbox"/>	<input type="checkbox"/>	Final Civil Inspection: Site and utility, landscape, utilities, ROW, and site [FINAL_CIVIL]	<input type="checkbox"/>	<input type="checkbox"/>	[TCO_CIVIL]
<input type="checkbox"/>	<input type="checkbox"/>	Water supply protection/backflow devices for:	<input type="checkbox"/>	<input type="checkbox"/>	* Well water on property
<input type="checkbox"/>	<input type="checkbox"/>	* Waverfront property	<input type="checkbox"/>	<input type="checkbox"/>	* Boiler
<input type="checkbox"/>	<input type="checkbox"/>	* Fire / lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	* Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIR-S inspectors.
<input type="checkbox"/>	<input type="checkbox"/>	Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIR-S inspectors.	<input type="checkbox"/>	<input type="checkbox"/>	[TCO_BLDG]
<input type="checkbox"/>	<input type="checkbox"/>	Final MEP Inspections: <input type="checkbox"/> Mech <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing			
<input type="checkbox"/>	<input type="checkbox"/>	Impact Fees Paid (If applicable)			

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
Applicant option. Additional fees required. All TCO Approvals above must be complete.

ADDITIONAL REQUIRED CITY INSPECTIONS
Use the contact information below to arrange these additional inspections.

Required Inspection(s): _____ Contact: _____ Contact email: _____

IMPACT FEES
If required for the project but deferred beyond permit issuance.

Impact fees apply and are due prior to Final Inspection or on _____ whichever occurs first.

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

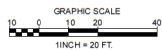
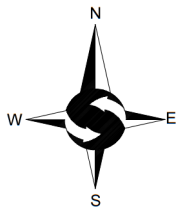
Building	Planning	Engineering	Tree	Fire
DH	GM	RD	GM	Fire
04/30/25	11/4/2025	1/9/25	11/4/2025	
Date	Date	Date	Date	Date

SF1
BUILDING PERMIT NUMBER
2401-034

PROJECT NAME: LIU - RETAINING WALL & SITE IMPROVEMENTS
PROJECT ADDRESS: 8636 N MERCER WAY, 98040

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

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES
REVIEWED FOR CODE COMPLIANCE
11/05/25
DH

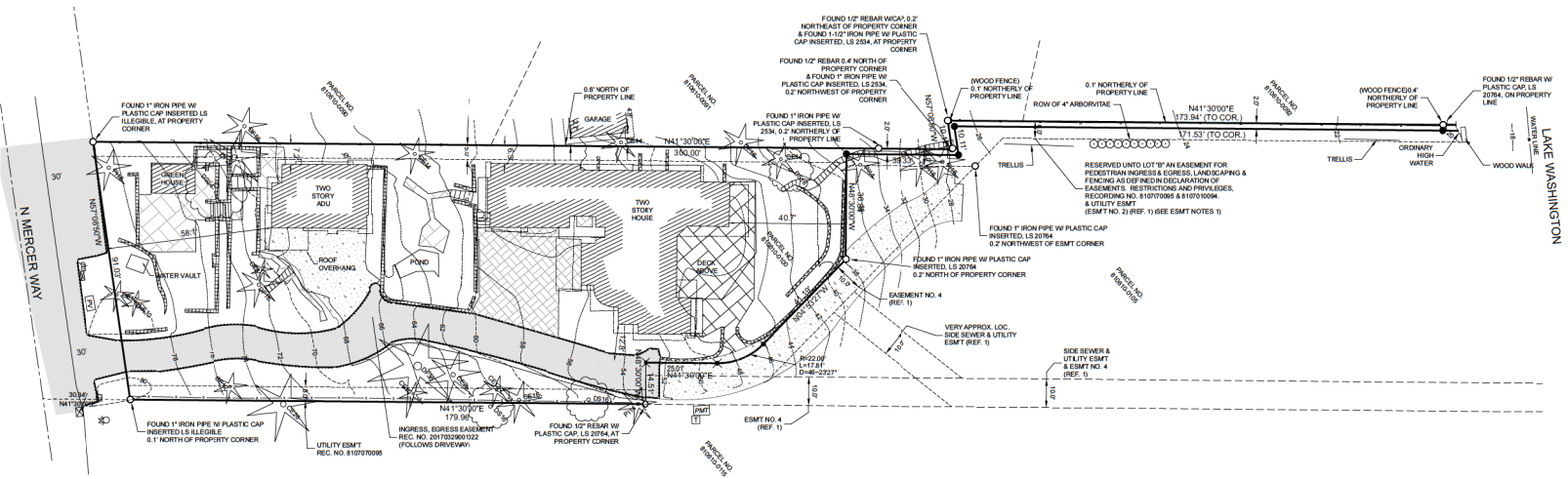


LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK N LEAD FOUND
- SET 6W X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊕ POWER METER
- ⊕ UTILITY POLE
- ⊕ GAS METER
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- OVERHEAD POWER
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- ▬ CONCRETE WALL
- ▬ ROCKERY
- ▬ ASPHALT SURFACE
- ▬ CONCRETE SURFACE
- ▬ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TUNK



VICINITY MAP
NTS



GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A SECOND NIKON NVD 5.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 335-13-060.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2016 & MARCH 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE-GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

REFERENCES

1. MERCER ISLAND BOUNDARY LINE REVISION FILE NO. M-843-26-1, PREPARED BY JONES BASSI & ASSOCIATES, RECORDED SEPTEMBER 15, 1985 IN VOLUME 37 OF SURVEYS, PAGE 117, UNDER RECORDING NO. 8209158610, RECORDS OF KING COUNTY, WASHINGTON.

EASEMENT NOTES

1. DECLARATION RECORDED UNDER RECORDING NO. 810707009 DESCRIBES THE EASEMENT FOR PEDESTRIAN INGRESS & EGRESS, LANDSCAPING AND FENCING AS DEFINED IN DECLARATION OF EASEMENT RESTRICTIONS AND PRIVILEGES, UNDER RECORDING NOS. 810707008 & 810707009 AS BEING THE NORTH 40.0 FEET OF LOT B PER REFERENCE NO. 1. HOWEVER, ALL RECORDED DOCUMENTS INDICATE THAT THE EASEMENT IS 5.0 FEET FROM THE NORTH LINE OF LOT A PER REFERENCE NO. 1.

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 LOT A OF MERCER ISLAND SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 791280975, AND REVISED UNDER KING COUNTY RECORDING NUMBERS 79105085 AND 820915861, BEING A SUBDIVISION OF TRACT 10, SURVEY BANK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 31, IN KING COUNTY, WASHINGTON.
 EXCEPT THE NORTHEASTERLY 10 FEET IN WIDTH OF THE SOUTHWESTERLY 300 FEET AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING AND LYING BETWEEN THE NORTHEASTERLY PROJECTOR OF THE SIDELINES OF SAID TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 41°30'00"E FOR THE SOUTHEASTERLY BOUNDARY OF LOT A OF MERCER ISLAND SHORT PLAT, AS RECORDED UNDER RECORDING NUMBER 791280975, BASED ON FOUND MONUMENTS.

EASEMENTS/RESTRICTIONS PER TITLE REPORT

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SEWER LINE EASEMENT, RECORDED UNDER A.F.N. 802762, RECORDS OF KING COUNTY WASHINGTON, (AGRICULTURE SHORELANDS - NOT SHOWN).
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN ELECTRIC TRANSMISSION EASEMENT RECORDED UNDER A.F.N. 790292762, RECORDS OF KING COUNTY, WASHINGTON, (NOT SHOWN - OVER EXISTING UNDERGROUND UTILITIES).
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN SEWER LINE, EASEMENT, RECORDED UNDER A.F.N. 80710024, RECORDS OF KING COUNTY, WASHINGTON, (SHOWN HEREON).
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AERIAL TELEVISION LINE EASEMENT, RECORDED UNDER A.F.N. 811116012, RECORDS OF KING COUNTY, WASHINGTON, (NOT SHOWN - UNABLE TO OBTAIN DOCUMENT).
5. THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 84494, RESERVING ALL OIL, GASES, COAL, ORES, MINERALS, POSSIBLE, ETC. AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, NO PLOTTABLE DATA.
6. THE SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. 84845-17 RECORDED UNDER RECORDING NUMBER 80078010, SAID SHORT PLAT IS A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NOS. 791280975 AND 79130620 (SHOWN HEREON).

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY CITY OF MERCER ISLAND SURVEY CONTROL DATABASE.
 POINT C.D. NO. 8609 - FOUND 3.0" DIAMETER CONCRETE FILLED IRON PIPE WITH BRASS TACK DOWN 0.4' AT THE CENTERLINE OF AMERCER WAY AT THE WEST END MERCER PARK LINE IN THE 8500 BLOCK.
 ELEVATION: 75.681 FEET (23.088 METERS) NAVD83
 2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/10 THE CONTOUR INTERVAL OR PLUS /MINUS 1.0' FOR THIS PROJECT.



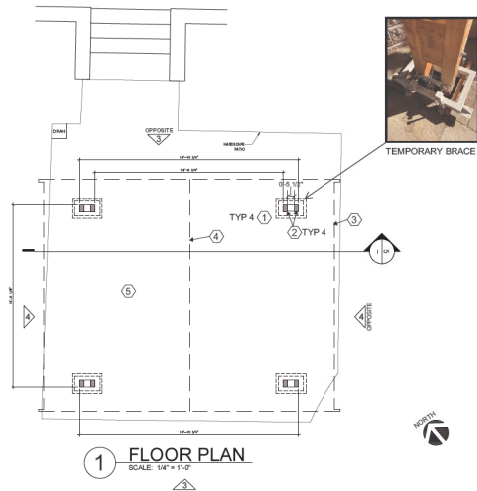
SE 1/4, NE 1/4, SEC 25, TWP 26N, RNG 4E, W.M.



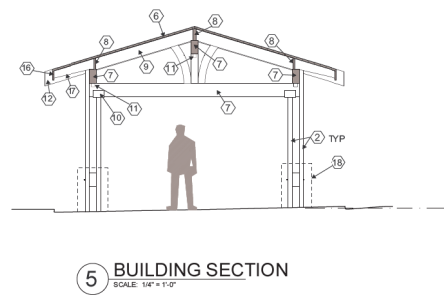
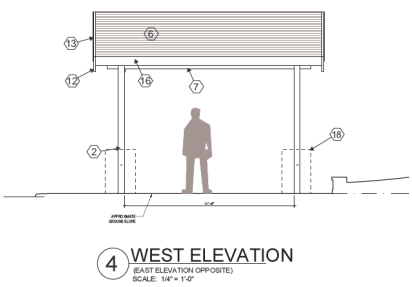
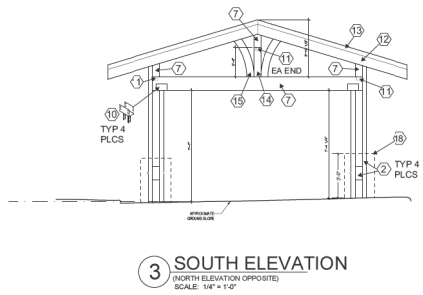
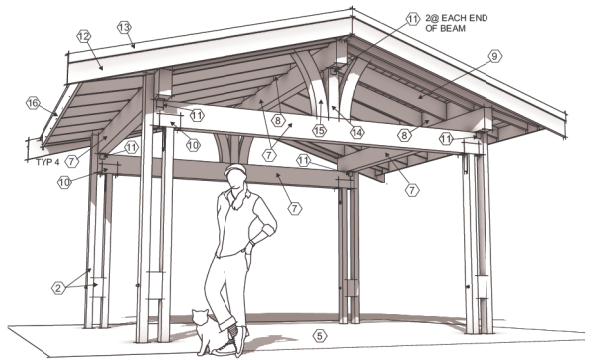
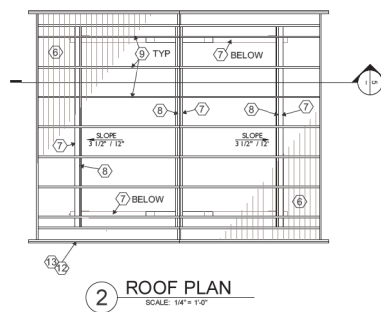
DATE	REVISION

TOPOGRAPHIC SURVEY
 KAN CUI & LIU YAN
 8536 N MERCER WAY
 MERCER ISLAND, WA 98040

PROJECT NO. 23-154
 DRAWN BY: EFJ
 CHECKED BY: TNW
 DATE: 9/11/25
 SHEET 1 OF 1



PROJECT DESCRIPTION
MOVE EXISTING, NON-PERMITTED TIMBER FRAME PERGOLA APPROXIMATELY 7'-8" NE TO COMPLY WITH MIN. 20'-0" FRONT YARD SETBACK, PER BUILDING INSPECTOR'S DIRECTION. EXISTING CONSTRUCTION HAS BEEN ACCURATELY MEASURED AND REVIEWED BY A STRUCTURAL ENGINEER (REF: STRUCTURAL SHEETS) TO FULLY COMPLY WITH CURRENT STRUCTURAL CODE. REFERENCE SITE PLAN FOR EXACT LOCATION ON PROPERTY. NOTE THAT THE RELOCATION WILL CONFLICT WITH THE EXISTING LANDSCAPE STAIRS WHICH WILL NEED TO BE REDESIGNED & RELOCATED A.S.O.



- KEYNOTES**
- ① TEMPORARY POST BRACKET. RELOCATE STRUCTURE PER SITE PLAN. REMOVE BRACKET AND MOUNT POSTS PER STRUCTURAL (4 PLACES).
 - ② DOUBLE 4X6 WOOD COLUMNS SPACED 5 1/2" APART (4 PLACES). NOTE ON N-S ELEVATIONS THAT THE COLUMNS ARE CONNECTED WITH A 6X6X11 1/4" WOOD BLOCK AT THE BOTTOM. (TEMPORARY CONNECTION - REF: STRUCTURAL)
 - ③ EDGE OF ROOF - REF: ROOF PLAN.
 - ④ ROOF RIDGE - REF: ROOF PLAN.
 - ⑤ EXISTING STONE PATIO.
 - ⑥ 1 1/2"X5" T&G DECKING.
 - ⑦ 6X12 BEAM
 - ⑧ 2X BLOCKING BETWEEN JOISTS
 - ⑨ 2X10 JOISTS @ 24" OC
 - ⑩ SIMPSON C064 POST CAP (4 PLACES)
 - ⑪ SIMPSON OH33 ORNAMENTAL ANGLE (12 PLACES)
 - ⑫ 2X10 GABLE END TRIM
 - ⑬ 1X4 TRIM
 - ⑭ 6X6 KING POST
 - ⑮ CURVED DECORATIVE BRACE - 5 1/2" THICK
 - ⑯ 2X8 TRIM AT RAFTER ENDS
 - ⑰ ANGLE CUTS ON END OF RAFTERS
 - ⑱ NOTE: COLUMN BASE TO BE COVERED W/STONE VENEER PLINTH.

MICHAEL L. JONES
ARCHITECT/CONSULTANT, LLC

Mercer Island Pergola

8636 N Mercer Way
Mercer Isl, WA 98040



PERMIT SUBMIT

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DETAIL AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (LATEST EDITION).
- 2. DESIGN LOADING CRITERIA
 - ROOF LIVE LOAD (MINIMUM PRESCRIBED, NOT INCLUDING DEFT) 25 PSF
 - DESIGN LOADING CRITERIA - LATERAL LOADS
 - WIND
 - $V = 100$ MPH (3-SECOND GUST) $V_{30} = 111$ MPH (3-SECOND GUST)
 - TYPE I (A) BUILDING EXPOSURE C, $K_{zt} = 1.0$
 - DESIGN PROCEDURE PER ASCE 7-10 CH. 16
 - SEISMIC
 - RISK CATEGORY II, S_s = 0.8
 - RS-125, S_s = 0.84
 - R₁ = 1.0, R₂ = 1.0 (ADJUSTED)
 - R₃ = 1.0, R₄ = 1.0
 - R₅ = 1.0, R₆ = 1.0
 - R₇ = 1.0, R₈ = 1.0
 - R₉ = 1.0, R₁₀ = 1.0
 - R₁₁ = 1.0, R₁₂ = 1.0
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 - R₉₇ = 1.0, R₉₈ = 1.0
 - R₉₉ = 1.0, R₁₀₀ = 1.0

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONNECTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINE DRAWINGS FOR RECORD AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- 4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS EXISTING CONSTRUCTION WORK ON THE DRAWINGS ARE INTENDED AS INDICATED ONLY AND THAT THEY WILL BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.

- 5. CONTRACTOR SHALL VERIFY THE FOUNDATION BRACINGS FOR THE STRUCTURE AND FOUNDATION COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

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

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- 14. CONTRACTOR SHALL VERIFY THE FOUNDATION BRACINGS FOR THE STRUCTURE AND FOUNDATION COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

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- 22. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS EXISTING CONSTRUCTION WORK ON THE DRAWINGS ARE INTENDED AS INDICATED ONLY AND THAT THEY WILL BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.

- 23. CONTRACTOR SHALL VERIFY THE FOUNDATION BRACINGS FOR THE STRUCTURE AND FOUNDATION COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

- 24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

- 25. CASE-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, RECESSES, EMBEDMENTS, ETC. PROVIDE FINISH DETAILS AT ALL CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.
- 26. ENBEDDED ITEMS IN CASE-IN-PLACE CONCRETE: ENBEDDED ITEMS IN CASE-IN-PLACE CONCRETE SHALL NOT BE SET-BIT UNLESS SPECIFICALLY APPROVED BY ENGINEER OF RECORD. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO: REINFORCING STEEL, ANCHOR BOLTS, EMBEDDED BAR ANCHORS, EMBEDDED PLATES, OR OTHER IN-SITU STEEL. DRAWINGS TO BE CAST INTO CONCRETE.
- 27. NON-SHAPE GRADU SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE PROVED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. NOMINAL RECOMMENDATIONS GREAT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).
- 28. PRE-CAST/GRouted ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GRouted WITH HY-DRO-LOCKING ANCHOR SYSTEMS AS MANUFACTURED BY HULTI, INC. OR SET-NO-HIGH STRENGTH ADHESIVE ANCHOR SYSTEM AS MANUFACTURED BY EPSON STRONG-TIE. OR AN ENGINEER-APPROVED ALTERNATE THAT HAS LCC TEST DATA FOR THESE SPECIFIC PRODUCTS AND APPLICATIONS. INSTALL IN STRICT ACCORDANCE WITH LCC REPORTS FOR SPECIFIC PRODUCT. THESE NOTES CHIEFLY ON THE STRUCTURAL DRAWINGS. ANCHOR BOLT SHALL BE PLACED 2" FROM BAR ROD OR BOLT SIDE NOTE TO TAKE PLACE WITHIN 2" OF HARDENED/PROTECT.
- 29. EXPANSION BOLTS INTO CONCRETE SHALL BE HEAT TREATED AND GRouted AND DISPERSED EXPANSION INSERTS INTO CONCRETE OR CONCRETE MASONRY UNIT SHALL BE HEAT TREATED MASONRY UNITS AS MANUFACTURED BY HULTI, INC. OR APPROVED EQUAL. UNLESS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. NOMINAL MINIMUM PREVENTION REQUIREMENTS INSERTS INTO CONCRETE MASONRY UNITS SHALL BE NOT FULLY GRouted CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT AND INSERT INSTALLATION. ANCHORS SHALL HAVE A CORROSION RESISTANT.

STEEL

- 30. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE BASED ON THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION PLUS ALL REFERENCED CODES.
- 31. STRUCTURAL STEEL SHALL CONFORM TO ASTM A500, FT + 36 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A572 + 36 KSI, FOR PLATES, MISCELLANEOUS ROLLED SHAPES AND ALL THICKNESS STEEL. PIPE SHALL CONFORM TO ASTM A53, TYPE E OR G, GRADE B, FT + 36 KSI. STRUCTURAL TUBING (HSS, RHOSS, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FT + 36 KSI, FOR RECTANGULAR SECTIONS AND FT + 42 KSI, FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM F193, GRADE 5, TYPICAL, AND GRADE 8, FOR HIGH-STRENGTH ANCHOR BOLTS WITH DOUBLE FLAT WASHERS AND DOUBLE NUT HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A307, GRADE B. CONNECTION BOLTS SHALL CONFORM TO ASTM A307, GRADE B. HIGH-STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A307, GRADE B.
- 32. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 9 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

- 33. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AISC STANDARDS AND SHALL BE PERFORMED BY AISC-CERTIFIED WELDERS AND/OR BY AISC ELECTRICIANS. ALL PRE-QUALIFIED WELDERS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 80 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. REFER TO REINFORCING BARS FOR FURTHER REQUIREMENTS. ALL WELDED BARS NOTE: NO WELDING IS TO TAKE PLACE WITHIN 2" OF HARDENED PROTECT UNLESS OTHERWISE NOTED. ALL WELDED BARS SHALL BE WELDED TO TAKE PLACE WITHIN 2" OF HARDENED PROTECT.
- 34. ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR IN ACCORDANCE WITH ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLAN OR BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER. WELD ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

WOOD

- 35. EXISTING LIFTERS SHALL BE KILL DRYED AND GRADED AND MARKED IN CONFORMANCE WITH LOCAL STANDARD GRADING RULES FOR BEST QUALITY LIFTER NO. 16, LATEST EDITION FURNISH TO THE FOLLOWING MINIMUM SPECIFICATIONS AND/OR DIMENSIONS:
 - JOISTS (2" X MEMBERS) DOUG FIR 2 TYPICAL BASIC DESIGN STRESS FB + 900 PSF
 - (2" X 4) X (2" MEMBERS) DOUG FIR 4 TYPICAL BASIC DESIGN STRESS FB + 1800 PSF
 - BEAMS AND STRIKINGS (INCLUDING 4" X 6) AND LARGER MEMBERS) DOUG FIR 6 TYPICAL BASIC DESIGN STRESS FB + 3600 PSF
 - POSTS AND TRISSES (4" X 6) AND LARGER) DOUG FIR 6 TYPICAL BASIC DESIGN STRESS FB + 3600 PSF
 - STAIR PLATES (MISCELLANEOUS LIGHT TRIMMING) DOUG FIR STANDARD GRADE TYPICAL BASIC DESIGN STRESS FB + 975 PSF
 - GRADED TRIMMING, STAIR LEADERS, AND PLATES DOUG FIR 6 TYPICAL BASIC DESIGN STRESS FB + 3600 PSF
 - PRESSURE-TREATED TRIMMING, LEADERS, AND PLATES LEM-FIR 6 TYPICAL BASIC DESIGN STRESS FB + 800 PSF

- 36. FLOOR DECKING SHALL BE GRADE C-D, EXTERIOR GLEBE OR STRUCTURAL 1, EXTERIOR GLEBE IN CONFORMANCE WITH DGC FR. SEE PLANS FOR TRIMMER PANEL, IDENTIFICATION, NICKS AND TAILING REQUIREMENTS.

- 37. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESURE-TREATED WITH AN ALKALINE COPPER QUATERNARY (ACQ) ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE-TREATED WITH BORATE BORATE.

- 38. ALL METAL CONNECTIONS IN CONTACT WITH ACQ PRESURE-TREATED LIFTERS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, NUTS, WANGERS, AND ANY OTHER PROLONGATIONS. 1/4" GALV. METAL CONNECTIONS WHERE ACQ LIFTERS IN USED IN NORMAL CONDITIONS, ONLY 1/4" GALV. METAL CONNECTIONS TO 3/8" GAGES PER SQUARE FOOT. METAL CONNECTIONS MAY BE USED IN USE OF STAINLESS STEEL. METAL CONNECTIONS TO 3/8" GAGES OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE. METAL CONNECTIONS TO 3/8" GAGES AND TO BE GALVANIZED FOR EXTERIOR USE. IN AS PER SPECIFIED OTHERWISE BY THE ARCHITECT.

- 39. THESE CONNECTIONS CALLED OUT BY LETTERS AND MEMBERS SHALL BE "STRONG-TIE" BY EPSON COMPANY, AS SPECIFIED IN THEIR CATALOG (ICC-ES) EQUIVALENT DEVICES BY OTHER MANUFACTURERS THAT BE SUBMITTED, PROVIDED THEY HAVE ICCD APPROVAL FOR EQUAL OR GREATER LOAD CAPACITY. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WARE CONNECTION STRIPS CONFORM TO PERFORM PLACE ONE-HALF OF THE NUTS 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 WAS WASHERS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NUTS SHALL BE CORONA ALL 5/8" BARS SHALL BE SEASONED AND DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

- 40. ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH 1" MEMBER JOIST HANGERS. ALL DOUBLE OR TRIPLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH 1" MEMBER JOIST HANGERS.

- 41. HOLOS GALLED OUT BY LETTERS MUST HAVE MANUFACTURED BY THE EPSON COMPANY, AS SPECIFIED IN THEIR CATALOG (ICC-ES) EQUIVALENT DEVICES BY OTHER MANUFACTURERS THAT BE SUBMITTED, PROVIDED THEY HAVE ICCD APPROVAL FOR EQUAL OR GREATER LOAD CAPACITY. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WARE CONNECTION STRIPS CONFORM TO PERFORM PLACE ONE-HALF OF THE NUTS 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 WAS WASHERS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NUTS SHALL BE CORONA ALL 5/8" BARS SHALL BE SEASONED AND DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

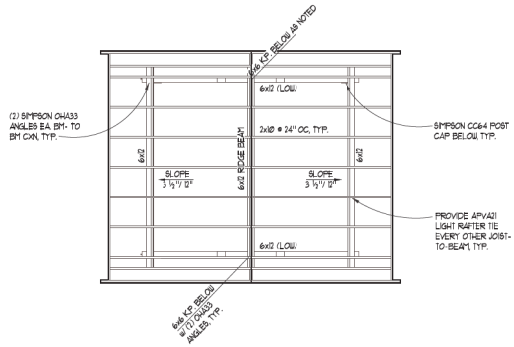
- 42. ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH 1" MEMBER JOIST HANGERS. ALL DOUBLE OR TRIPLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH 1" MEMBER JOIST HANGERS.

- 43. HOLOS GALLED OUT BY LETTERS MUST HAVE MANUFACTURED BY THE EPSON COMPANY, AS SPECIFIED IN THEIR CATALOG (ICC-ES) EQUIVALENT DEVICES BY OTHER MANUFACTURERS THAT BE SUBMITTED, PROVIDED THEY HAVE ICCD APPROVAL FOR EQUAL OR GREATER LOAD CAPACITY. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WARE CONNECTION STRIPS CONFORM TO PERFORM PLACE ONE-HALF OF THE NUTS 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 WAS WASHERS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NUTS SHALL BE CORONA ALL 5/8" BARS SHALL BE SEASONED AND DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

- 44. WOOD TRIMMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.

- A. ALL WOOD BEARING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAIL USE, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2303.05 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE CORONA COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND WAS WASHERS BEARING ON WOOD.
- B. FLOOR AND ROOF BEARING: PROVIDE DOUBLE JOIST JOINTS UNDER ALL PARALLEL PARTITION THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS & PLACES ON ROOF. UNLESS OTHERWISE NOTED, PROVIDE BEARING 4" BY 4" DC AND SLOD BLOOCKS AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- C. TORNAL JOISTS TO SUPPORTS WITH TWO 6/8 NAILS. ATTACH THESE JOISTS TO FLUSH BEAMS OR BEAMS WITH EPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. ALL "TWO-JOIST BEAMS" SUPPORTS WITH 2" BY 4" OR 2" BY 6" OR 2" BY 8" OR 2" BY 10" OR 2" BY 12" OR 2" BY 14" OR 2" BY 16" OR 2" BY 18" OR 2" BY 20" OR 2" BY 22" OR 2" BY 24" OR 2" BY 26" OR 2" BY 28" OR 2" BY 30" OR 2" BY 32" OR 2" BY 34" OR 2" BY 36" OR 2" BY 38" OR 2" BY 40" OR 2" BY 42" OR 2" BY 44" OR 2" BY 46" OR 2" BY 48" OR 2" BY 50" OR 2" BY 52" OR 2" BY 54" OR 2" BY 56" OR 2" BY 58" OR 2" BY 60" OR 2" BY 62" OR 2" BY 64" OR 2" BY 66" OR 2" BY 68" OR 2" BY 70" OR 2" BY 72" OR 2" BY 74" OR 2" BY 76" OR 2" BY 78" OR 2" BY 80" OR 2" BY 82" OR 2" BY 84" OR 2" BY 86" OR 2" BY 88" OR 2" BY 90" OR 2" BY 92" OR 2" BY 94" OR 2" BY 96" OR 2" BY 98" OR 2" BY 100" OR 2" BY 102" OR 2" BY 104" OR 2" BY 106" OR 2" BY 108" OR 2" BY 110" OR 2" BY 112" OR 2" BY 114" OR 2" BY 116" OR 2" BY 118" OR 2" BY 120" OR 2" BY 122" OR 2" BY 124" OR 2" BY 126" OR 2" BY 128" OR 2" BY 130" OR 2" BY 132" OR 2" BY 134" OR 2" BY 136" OR 2" BY 138" OR 2" BY 140" OR 2" BY 142" OR 2" BY 144" OR 2" BY 146" OR 2" BY 148" OR 2" BY 150" OR 2" BY 152" OR 2" BY 154" OR 2" BY 156" OR 2" BY 158" OR 2" BY 160" OR 2" BY 162" OR 2" BY 164" OR 2" BY 166" OR 2" BY 168" OR 2" BY 170" OR 2" BY 172" OR 2" BY 174" OR 2" BY 176" OR 2" BY 178" OR 2" BY 180" OR 2" BY 182" OR 2" BY 184" OR 2" BY 186" OR 2" BY 188" OR 2" BY 190" OR 2" BY 192" OR 2" BY 194" OR 2" BY 196" OR 2" BY 198" OR 2" BY 200" OR 2" BY 202" OR 2" BY 204" OR 2" BY 206" OR 2" BY 208" OR 2" BY 210" OR 2" BY 212" OR 2" BY 214" OR 2" BY 216" OR 2" BY 218" OR 2" BY 220" OR 2" BY 222" OR 2" BY 224" OR 2" BY 226" OR 2" BY 228" OR 2" BY 230" OR 2" BY 232" OR 2" BY 234" OR 2" BY 236" OR 2" BY 238" OR 2" BY 240" OR 2" BY 242" OR 2" BY 244" OR 2" BY 246" OR 2" BY 248" OR 2" BY 250" OR 2" BY 252" OR 2" BY 254" OR 2" BY 256" OR 2" BY 258" OR 2" BY 260" OR 2" BY 262" OR 2" BY 264" OR 2" BY 266" OR 2" BY 268" OR 2" BY 270" OR 2" BY 272" OR 2" BY 274" OR 2" BY 276" OR 2" BY 278" OR 2" BY 280" OR 2" BY 282" OR 2" BY 284" OR 2" BY 286" OR 2" BY 288" OR 2" BY 290" OR 2" BY 292" OR 2" BY 294" OR 2" BY 296" OR 2" BY 298" OR 2" BY 300" OR 2" BY 302" OR 2" BY 304" OR 2" BY 306" OR 2" BY 308" OR 2" BY 310" OR 2" BY 312" OR 2" BY 314" OR 2" BY 316" OR 2" BY 318" OR 2" BY 320" OR 2" BY 322" OR 2" BY 324" OR 2" BY 326" OR 2" BY 328" OR 2" BY 330" OR 2" BY 332" OR 2" BY 334" OR 2" BY 336" OR 2" BY 338" OR 2" BY 340" OR 2" BY 342" OR 2" BY 344" OR 2" BY 346" OR 2" BY 348" OR 2" BY 350" OR 2" BY 352" OR 2" BY 354" OR 2" BY 356" OR 2" BY 358" OR 2" BY 360" OR 2" BY 362" OR 2" BY 364" OR 2" BY 366" OR 2" BY 368" OR 2" BY 370" OR 2" BY 372" OR 2" BY 374" OR 2" BY 376" OR 2" BY 378" OR 2" BY 380" OR 2" BY 382" OR 2" BY 384" OR 2" BY 386" OR 2" BY 388" OR 2" BY 390" OR 2" BY 392" OR 2" BY 394" OR 2" BY 396" OR 2" BY 398" OR 2" BY 400" OR 2" BY 402" OR 2" BY 404" OR 2" BY 406" OR 2" BY 408" OR 2" BY 410" OR 2" BY 412" OR 2" BY 414" OR 2" BY 416" OR 2" BY 418" OR 2" BY 420" OR 2" BY 422" OR 2" BY 424" OR 2" BY 426" OR 2" BY 428" OR 2" BY 430" OR 2" BY 432" OR 2" BY 434" OR 2" BY 436" OR 2" BY 438" OR 2" BY 440" OR 2" BY 442" OR 2" BY 444" OR 2" BY 446" OR 2" BY 448" OR 2" BY 450" OR 2" BY 452" OR 2" BY 454" OR 2" BY 456" OR 2" BY 458" OR 2" BY 460" OR 2" BY 462" OR 2" BY 464" OR 2" BY 466" OR 2" BY 468" OR 2" BY 470" OR 2" BY 472" OR 2" BY 474" OR 2" BY 476" OR 2" BY 478" OR 2" BY 480" OR 2" BY 482" OR 2" BY 484" OR 2" BY 486" OR 2" BY 488" OR 2" BY 490" OR 2" BY 492" OR 2" BY 494" OR 2" BY 496" OR 2" BY 498" OR 2" BY 500" OR 2" BY 502" OR 2" BY 504" OR 2" BY 506" OR 2" BY 508" OR 2" BY 510" OR 2" BY 512" OR 2" BY 514" OR 2" BY 516" OR 2" BY 518" OR 2" BY 520" OR 2" BY 522" OR 2" BY 524" OR 2" BY 526" OR 2" BY 528" OR 2" BY 530" OR 2" BY 532" OR 2" BY 534" OR 2" BY 536" OR 2" BY 538" OR 2" BY 540" OR 2" BY 542" OR 2" BY 544" OR 2" BY 546" OR 2" BY 548" OR 2" BY 550" OR 2" BY 552" OR 2" BY 554" OR 2" BY 556" OR 2" BY 558" OR 2" BY 560" OR 2" BY 562" OR 2" BY 564" OR 2" BY 566" OR 2" BY 568" OR 2" BY 570" OR 2" BY 572" OR 2" BY 574" OR 2" BY 576" OR 2" BY 578" OR 2" BY 580" OR 2" BY 582" OR 2" BY 584" OR 2" BY 586" OR 2" BY 588" OR 2" BY 590" OR 2" BY 592" OR 2" BY 594" OR 2" BY 596" OR 2" BY 598" OR 2" BY 600" OR 2" BY 602" OR 2" BY 604" OR 2" BY 606" OR 2" BY 608" OR 2" BY 610" OR 2" BY 612" OR 2" BY 614" OR 2" BY 616" OR 2" BY 618" OR 2" BY 620" OR 2" BY 622" OR 2" BY 624" OR 2" BY 626" OR 2" BY 628" OR 2" BY 630" OR 2" BY 632" OR 2" BY 634" OR 2" BY 636" OR 2" BY 638" OR 2" BY 640" OR 2" BY 642" OR 2" BY 644" OR 2" BY 646" OR 2" BY 648" OR 2" BY 650" OR 2" BY 652" OR 2" BY 654" OR 2" BY 656" OR 2" BY 658" OR 2" BY 660" OR 2" BY 662" OR 2" BY 664" OR 2" BY 666" OR 2" BY 668" OR 2" BY 670" OR 2" BY 672" OR 2" BY 674" OR 2" BY 676" OR 2" BY 678" OR 2" BY 680" OR 2" BY 682" OR 2" BY 684" OR 2" BY 686" OR 2" BY 688" OR 2" BY 690" OR 2" BY 692" OR 2" BY 694" OR 2" BY 696" OR 2" BY 698" OR 2" BY 700" OR 2" BY 702" OR 2" BY 704" OR 2" BY 706" OR 2" BY 708" OR 2" BY 710" OR 2" BY 712" OR 2" BY 714" OR 2" BY 716" OR 2" BY 718" OR 2" BY 720" OR 2" BY 722" OR 2" BY 724" OR 2" BY 726" OR 2" BY 728" OR 2" BY 730" OR 2" BY 732" OR 2" BY 734" OR 2" BY 736" OR 2" BY 738" OR 2" BY 740" OR 2" BY 742" OR 2" BY 744" OR 2" BY 746" OR 2" BY 748" OR 2" BY 750" OR 2" BY 752" OR 2" BY 754" OR 2" BY 756" OR 2" BY 758" OR 2" BY 760" OR 2" BY 762" OR 2" BY 764" OR 2" BY 766" OR 2" BY 768" OR 2" BY 770" OR 2" BY 772" OR 2" BY 774" OR 2" BY 776" OR 2" BY 778" OR 2" BY 780" OR 2" BY 782" OR 2" BY 784" OR 2" BY 786" OR 2" BY 788" OR 2" BY 790" OR 2" BY 792" OR 2" BY 794" OR 2" BY 796" OR 2" BY 798" OR 2" BY 800" OR 2" BY 802" OR 2" BY 804" OR 2" BY 806" OR 2" BY 808" OR 2" BY 810" OR 2" BY 812" OR 2" BY 814" OR 2" BY 816" OR 2" BY 818" OR 2" BY 820" OR 2" BY 822" OR 2" BY 824" OR 2" BY 826" OR 2" BY 828" OR 2" BY 830" OR 2" BY 832" OR 2" BY 834" OR 2" BY 836" OR 2" BY 838" OR 2" BY 840" OR 2" BY 842" OR 2" BY 844" OR 2" BY 846" OR 2" BY 848" OR 2" BY 850" OR 2" BY 852" OR 2" BY 854" OR 2" BY 856" OR 2" BY 858" OR 2" BY 860" OR 2" BY 862"

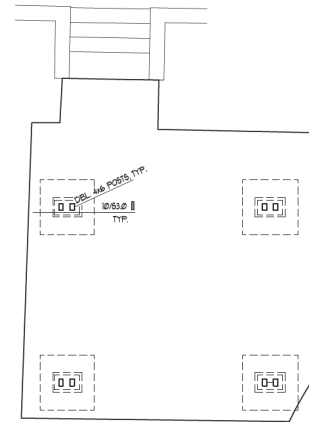
1"=8'-0"



PLAN NOTES

1. NEW ROOF DIAPHRAGM SHALL BE 1/2" CDX PLYWOOD w/ MN PANEL INDEX OF 24/8, WITH @12" x 25" NAILS AT:
 - 6"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
 - 6"oc AT ALL SUPPORTED PANEL EDGES (UNBLOCKED)
 - 12"oc AT FIELD

2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES

1. [00] INDICATES NEW POST AND PAD FOOTING.
2. SEE SHEET 53.0 FOR TYPICAL CONCRETE DETAILS

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



MICHAEL L. JONES
ARCHITECT/CONSULTANT, LLC

Mercer Island Pergola

8636 N Mercer Way
Mercer Isl, WA 98040



I.L. GROSE
STRUCTURAL
ENGINEERS

23914 56th Avenue W. ~ Suite 200
Mountlake Terrace, WA 98043-5263
Ph: (206) 623-0769 (425) 640-7333
www.ilgrose.com

1-8-24 PERRIT SUBMITAL

FIRST FLOOR /
FOUNDATION
PLAN

S2.0

1/8" = 1'

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE
(For Grade 60, Uncoated Bars, Normal Weight Concrete)

(I) MINIMUM STRAIGHT DEVELOPMENT LENGTH (l_{d})*

BAR SIZE	$f_c = 2500$ PSI		$f_c = 4500$ PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	24"	18"	24"	18"
#4	30"	24"	33"	25"
#5	36"	30"	41"	31"
#6	47"	36"	49"	37"

* "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 1" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 49%.

(II) MINIMUM LAP SPLICE LENGTHS (l_s)*

BAR SIZE	$f_c = 2500$ PSI	
	TOP BARS	OTHER BARS
#3	31"	24"
#4	41"	32"
#5	51"	39"
#6	61"	47"

SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

(III) MINIMUM EMBEDMENT LENGTHS (l_{eh}) FOR STANDARD END HOOKS

A. For general uses:

BAR SIZE	$f_c = 2500$ PSI
#3	9"
#4	11"
#5	15"
#6	18"

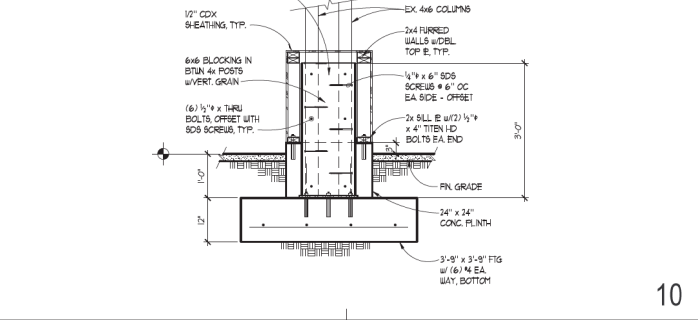
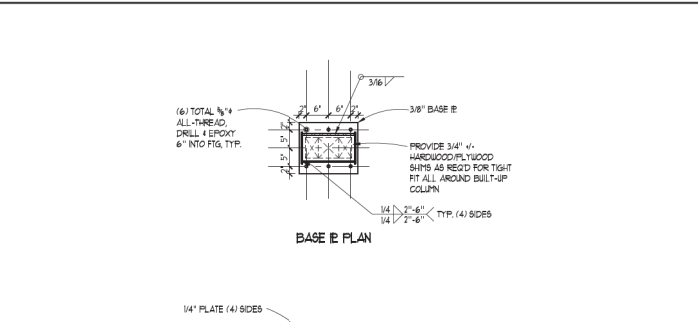
- SIDE COVER MUST BE EQUAL TO OR GREATER THAN $3/4$ ".
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".
- 90° HOOKS ONLY

2

6

7

11



8

10

14

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ARCHITECT/CONSULTANT, LLC

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8636 N Mercer Way
Mercer Isl, WA 98040



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Ph: (206) 623-0769 (425) 640-7333
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1-6-24 FERRIS SUBMITAL

FRAMING
DETAILS



SUBMITTER

REVIEWER

DATE

SCALE

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PROJECT NO.

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CHECKED BY

DATE

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