

GENERAL NOTES: LAND USE CODE

- LAND USE CODE:
- PARKING
- COMMERCIAL
- RESIDENTIAL
- SHARED USE
- OUTDOOR AMENITY
- INDOOR AMENITY

EXISTING BUILDING CODE ANALYSIS (2021 WASHINGTON STATE EXISTING BUILDING CODE)

OWNER	STROUM, JEWISH COMMUNITY CENTER
SITE LOCATION	3801 E MERCER WAY, MERCER ISLAND, WA 98040
BUILDING PERMIT NO.	-
LOT AREA	363,179 sf (8.34 acres)
APPLICABLE CODES	2021 WASHINGTON STATE EXISTING BUILDING CODE (WIBC) 2021 WASHINGTON STATE BUILDING CODE (WBIC) 2021 WASHINGTON STATE MECHANICAL CODE (WMC) 2021 WASHINGTON STATE ELECTRICAL CODE (NEC) 2021 WASHINGTON STATE PLUMBING CODE (WPC) 2021 WASHINGTON STATE FIRE CODE (WFC) 2021 WASHINGTON STATE ENERGY CODE (WEC)
OCCUPANCY	E (EDUCATIONAL); B (OFFICE)
CONSTRUCTION TYPE	TYPE I-B
FIRE SPRINKLERS	EXISTING SPRINKLERED BUILDING

803	FIRE PROTECTION
803.1	THE REQUIREMENTS OF THIS SECTION SHALL BE LIMITED TO WORK AREAS IN WHICH LEVEL 2 ALTERATIONS ARE BEING PERFORMED, AND WHERE SPECIFIED THEY SHALL APPLY THROUGHOUT THE FLOOR ON WHICH WORK AREAS ARE LOCATED, OR OTHERWISE BEYOND THE WORK AREA.
803.2	AUTOMATIC SPRINKLER SYSTEMS - AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN A WORK AREA WHERE REQUIRED BY SECTION 803.2.1 THROUGH 803.2.4. INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE IBC.
803.2.2	IN BUILDINGS WITH OCCUPANCY GROUP B, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE BOTH OF THE FOLLOWING CONDITIONS OCCUR: 1. THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION. 2. THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.
803.4	AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 803.4.1 THROUGH 803.4.3.

CHAPTER 3	PROVISIONS FOR ALL COMPLIANCE METHODS
301.3	ALTERATION, ADDITION OR CHANGE OF OCCUPANCY THE ALTERATION, ADDITION OR CHANGE OF OCCUPANCY OF ALL EXISTING BUILDINGS SHALL COMPLY WITH ONE OF THE METHODS LISTED IN SECTION 301.3.1, 301.3.2 OR 301.3.3 AS SELECTED BY THE APPLICANT. SECTIONS 301.3.1 THROUGH 301.3.3 SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER.
301.3.1	PRESCRIPTIVE COMPLIANCE METHOD : ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH CHAPTER 5 OF THIS CODE IN BUILDINGS COMPLYING WITH THE INTERNATIONAL FIRE CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
301.3.2	WORKER COMPLIANCE METHOD : ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 8 THROUGH 12 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
301.3.3	PERFORMANCE COMPLIANCE METHOD : ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH CHAPTER 13 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
306	ACCESSIBILITY FOR EXISTING BUILDINGS
306.1	THE PROVISIONS OF SECTIONS 306.1 THROUGH 306.7.16 APPLY TO MAINTENANCE AND REPAIR, CHANGE OF OCCUPANCY, ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS, INCLUDING THOSE IDENTIFIED AS HISTORIC BUILDINGS.
306.7	A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE, ICC A117.1 AND THE PROVISIONS OF SECTIONS 306.7.1 THROUGH 306.7.16, UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
306.7.1	WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO, OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION, INCLUDING THE ROUTE FROM THE AREA OF PRIMARY FUNCTION TO THESE FACILITIES, SHALL BE ACCESSIBLE. PRIORITY SHALL BE GIVEN TO THE IMPROVEMENTS AFFECTING THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA.
EXCEPTION	1. THE CUMULATIVE COSTS OF PROVIDING THE ACCESSIBLE ROUTE OF TRAVEL, TOILET FACILITIES, AND DRINKING FOUNTAINS ARE NOT REQUIRED TO EXCEED 20 PERCENT OF THE COSTS OF THE ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION.
306.7.2	ACCESSIBLE MEANS OF EGRESS REQUIRED BY IBC CHAPTER 10 ARE NOT REQUIRED TO BE ADDED IN EXISTING FACILITIES.
306.7.5	WHERE AN ALTERATION INCLUDES ALTERATIONS TO AN ENTRANCE THAT IS NOT ACCESSIBLE, AND THE FACILITY HAS AN ACCESSIBLE ENTRANCE, THE ALTERED ENTRANCE IS NOT REQUIRED TO BE ACCESSIBLE UNLESS REQUIRED BY SECTION 306.7.1. SIGNS COMPLYING WITH IBC 1112 SHALL BE PROVIDED.
306.7.11	WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING TOILET ROOMS TO BE ACCESSIBLE, ONE ACCESSIBLE SINGLE-USER TOILET ROOM OR ONE ACCESSIBLE FAMILY OR ASSISTED-USE TOILET ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 1110.2.1 OF THE INTERNATIONAL BUILDING CODE IS PERMITTED. THIS TOILET ROOM SHALL BE LOCATED ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET ROOMS.

CHAPTER 10	MEANS OF EGRESS					
1003	GENERAL MEANS OF EGRESS					
TABLE 1004.5	OCCUPANT LOADS					
SEE SHEETS G201 AND G202						
LEVEL	USE	AREA	AREA/OCC	OCC LOAD	TOTAL	
LEVEL 1	EDUCATIONAL - DAY CARE	8,211	35	235	235	
	OFFICES	2,345	150	16	16	
	STORAGE	1,966	300	7	7	
1010.1.1	MINIMUM CLEAR OPENING WIDTH AT DOORS TO BE 32-INCHES					
1011.2	MINIMUM STAIR WIDTH NOT LESS THAN 44-INCHES					
TABLE 1020.3	MINIMUM CORRIDOR WIDTH					
GROUP I WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE: 72 INCHES MINIMUM						
CHAPTER 29	PLUMBING FIXTURE COUNT					
2902	PLUMBING FACILITIES					
SEE SHEET A101 AND A102						
TABLE 2902.1	USE	OCC	OCC LOAD	WATER CLOSETS	LAVATORIES	DF
	EDUCATIONAL	E	235	3.36	4.70	4.70
				OCC/35	OCC/25	OCC/50
	OFFICES	B	16	0.32	0.32	0.40
				OCC/25	OCC/25	OCC/40
	STORAGE	S-2	7	0.04	0.04	0.07
				OCC/100	OCC/100	OCC/100
	TOTAL REQUIRED		258	4	6	2
	TOTAL PROVIDED		4	7	8	2
2902.5.1	DRINKING FOUNTAINS REQUIRED WHEN OCCUPANT LOADS EXCEED 30 UP TO 150 OCCUPANTS WITH AN ADDITIONAL FOUNTAIN PER 500 ADDITIONAL OCCUPANTS					

CHAPTER 6	CLASSIFICATION OF WORK
603	ALTERATION - LEVEL 2
603.1	LEVEL 2 ALTERATIONS INCLUDE THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, AND SHALL APPLY WHERE THE WORK IS BELOW THE THRESHOLD OF A LEVEL 3 ALTERATION.
603.1	LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 FOR LEVEL 1 ALTERATIONS, AS WELL AS THE PROVISIONS OF CHAPTER 8.
604	ALTERATION - LEVEL 3
604.1	LEVEL 3 ALTERATIONS APPLY WHERE ONE OF THE CRITERIA IS EXCEEDED: THE WORK MEETS OR EXCEEDS THE THRESHOLD OF EITHER SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE, OR THE ALTERATION AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
604.2	LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.
	ALTERATION - LEVEL 3 NOT APPLICABLE AS WORK AREA IS LESS THAN 50% OF FLOOR AREA
CHAPTER 8	ALTERATIONS - LEVEL 2
801	GENERAL
801.4	NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC.
EXCEPTION 2	THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 805.6.
EXCEPTION 3	THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPABLE SPACES AND CORRIDORS SHALL BE 7'-0"
802	BUILDING ELEMENTS AND MATERIALS
802.2	EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 802.2.1, 802.2.2 AND 802.2.3.
802.2.1	EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES.
802.4	THE INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
802.5.1	EVERY PORTION OF A FLOOR, SUCH AS A BALCONY OR A LOADING DOCK, THAT IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS, OR THOSE IN WHICH THE EXISTING GUARDS ARE JUDGED TO BE IN DANGER OF COLLAPSING SHALL BE PROVIDED WITH GUARDS.
802.5.2	WHERE THERE ARE NO GUARDS OR WHERE THE EXISTING GUARDS MUST BE REPLACED, THE GUARDS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IBC.



3 ROOFTOP MECHANICAL DIAGRAMS - KEY
SCALE: 1" = 1'-0"

SJCC - ECS Interior Improvements: Land Use Code Analysis Notes / comments

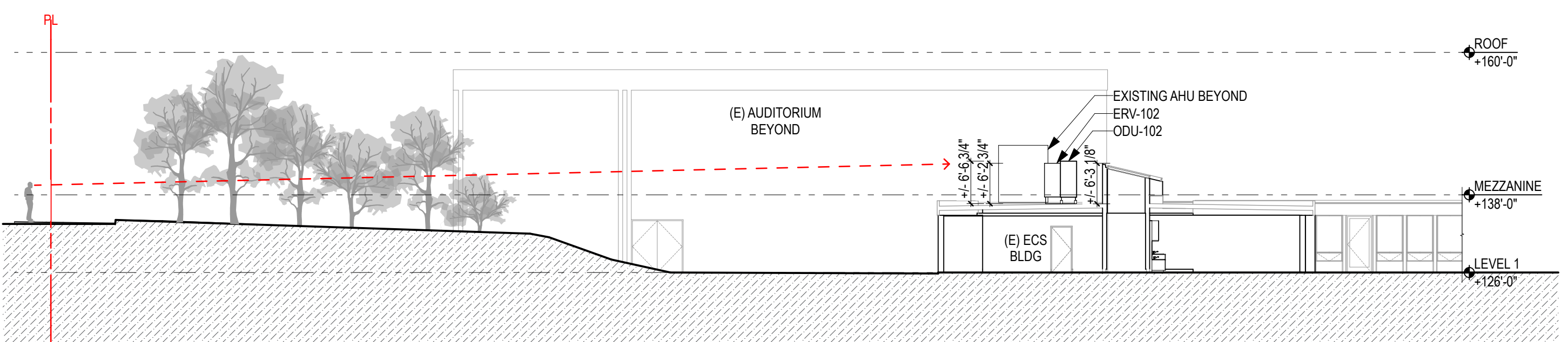
Site Location: 3801 E Mercer Way, Mercer Island, WA 98040
Parcel Nos.: Parcel B: 285550-0137, Parcel C: 285550-0138
App. No.: PRE25-017
Site Zoning: R-9.6, R-8.4
Lot Area: 363,179 sf (8.34 acres)
ECOs: Seismic and Potential Slide (per IGS)
Street Class: East Mercer Way: Major Collector
 SE 40th Street: Minor Arterial

The proposed work is interior improvements to the Stroum Jewish Community Center's Early Childhood School (ECS), including replacement of the school's Heating and Ventilation system. New rooftop units (Energy Recovery Ventilators - ERVs, and Outdoor Units - ODU) are located on the roof of the school, and are the only exterior change associated with the project.

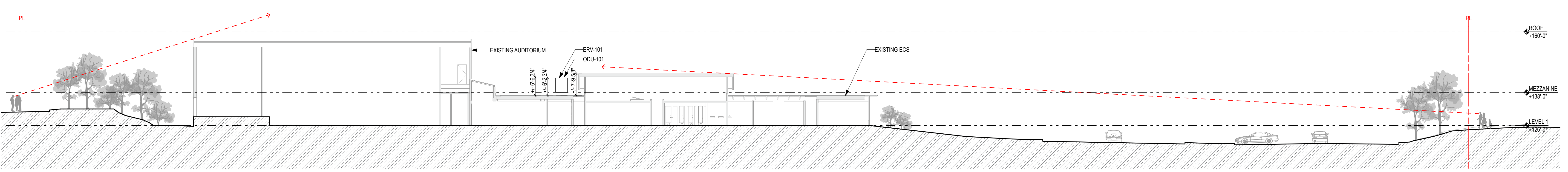
18.12.000 SCREENING OF SERVICE AND MECHANICAL AREAS
Standards
 2 Rooftop mechanical equipment and appurtenances. All rooftop mechanical equipment shall not be visible and shall be enclosed, hidden or screened from adjacent properties, public ways, public ways and parks. Rooftop appurtenances are allowed if there is a functional need for the appurtenance and that functional need cannot be met with an appurtenance of a lesser height. This provision shall not be construed to allow building height in excess of the maximum limit. Rooftop appurtenances should be located at least ten feet from the exterior edge of any building, and shall not cover more than 20 percent of the rooftop area. Appurtenances shall not be located on the roof of a structure unless they are hidden or camouflaged by building elements that were designed for that purpose as an integral part of the building design. All appurtenances located on the roof should be grouped together and incorporated into the roof design and thoroughly screened. The screening should be sight-obscuring, located at least ten feet from the exterior edge of any building, and effective in obscuring the view of the appurtenances from public streets or sidewalks or residential areas surrounding the building.

All proposed rooftop mechanical equipment is hidden from adjacent properties, public ways, and parks by existing vegetation and/or existing building elements. See Diagrams 1/AG101 and 2/AG101.

All proposed rooftop appurtenances (mechanical equipment) are located more than ten feet from the exterior edge of the building; total rooftop area does not exceed 20 percent of the rooftop area.



2 ROOFTOP MECHANICAL DIAGRAM B
SCALE: 1/16" = 1'-0"



1 ROOFTOP MECHANICAL DIAGRAM A
SCALE: 1/16" = 1'-0"

Rev	Date	Issue



ECS INTERIOR IMPROVEMENTS

3801 East Mercer Way
Mercer Island, WA

22017-ECS
Project #

Weinstein A+U
2200 Western Avenue, Suite 301
Seattle, WA 98121
206.443.8606
www.weinsteinau.com

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BUILDING PERMIT SET
Issue
04.04.2025
Issue Date

CODE ANALYSIS
Sheet Title

G101

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GENERAL NOTES: BUILDING CODE

FIRE SEPARATION RATINGS:

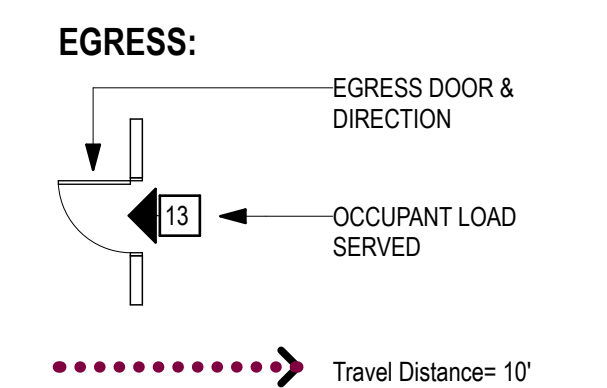
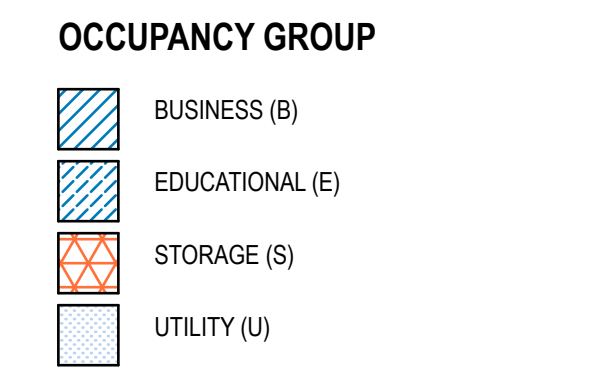
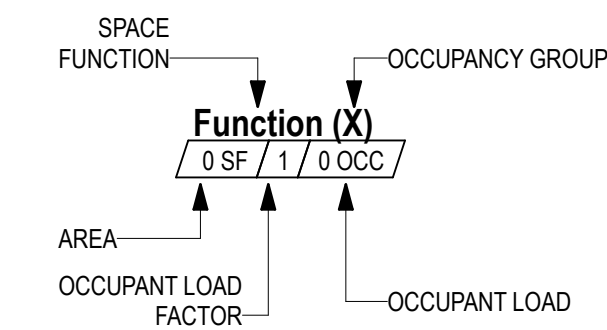
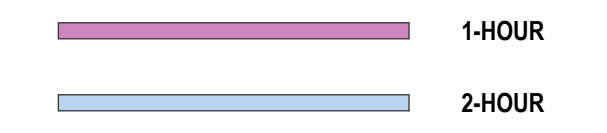


Table with 3 columns: Rev, Date, Issue. It is currently empty.

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ECS INTERIOR IMPROVEMENTS

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22017-ECS
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EDWARD WEINSTEIN
State of Washington

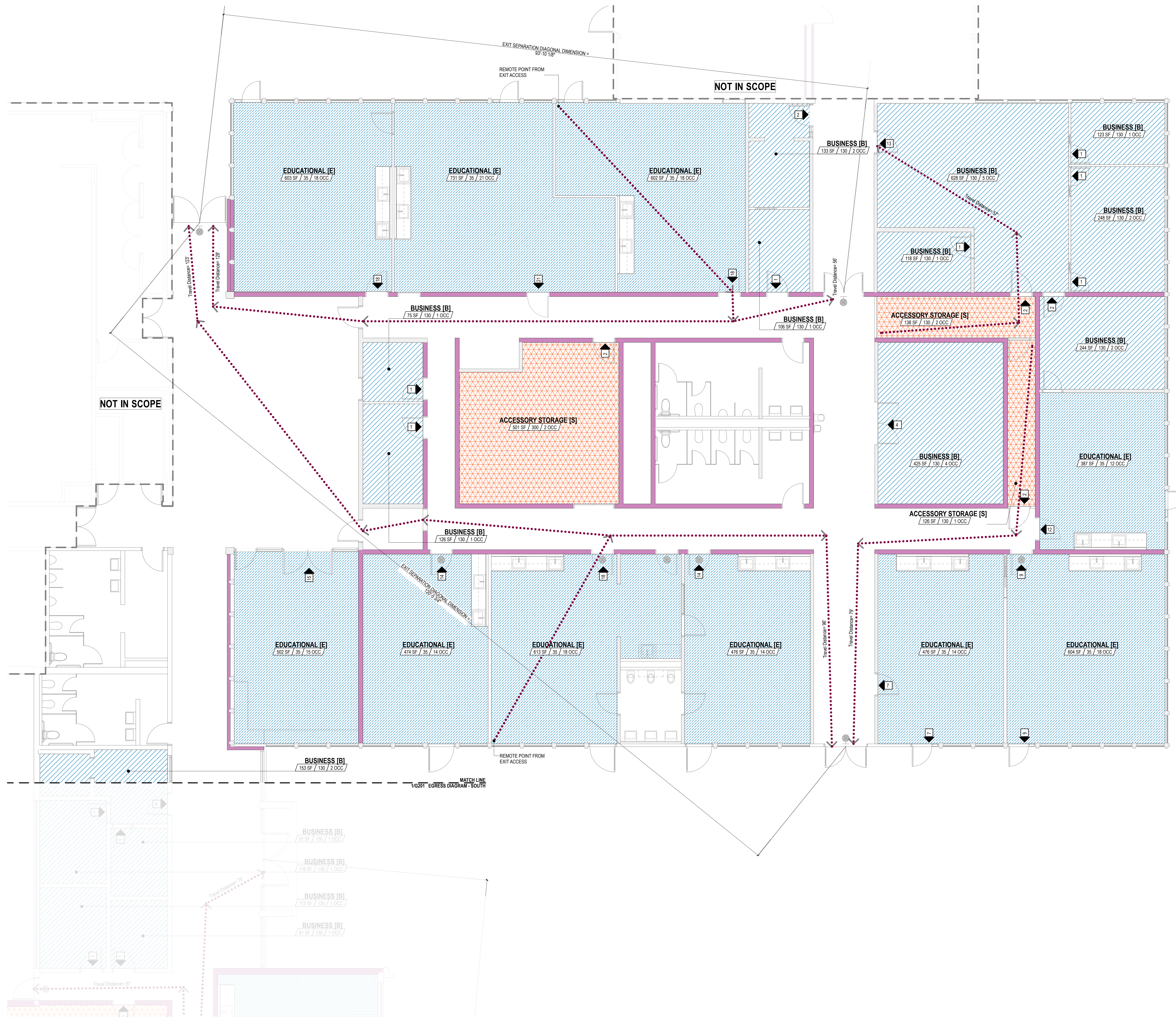
BUILDING PERMIT SET
Issue
04.04.2025
Issue Date

BUILDING CODE DIAGRAM NORTH
Sheet Title

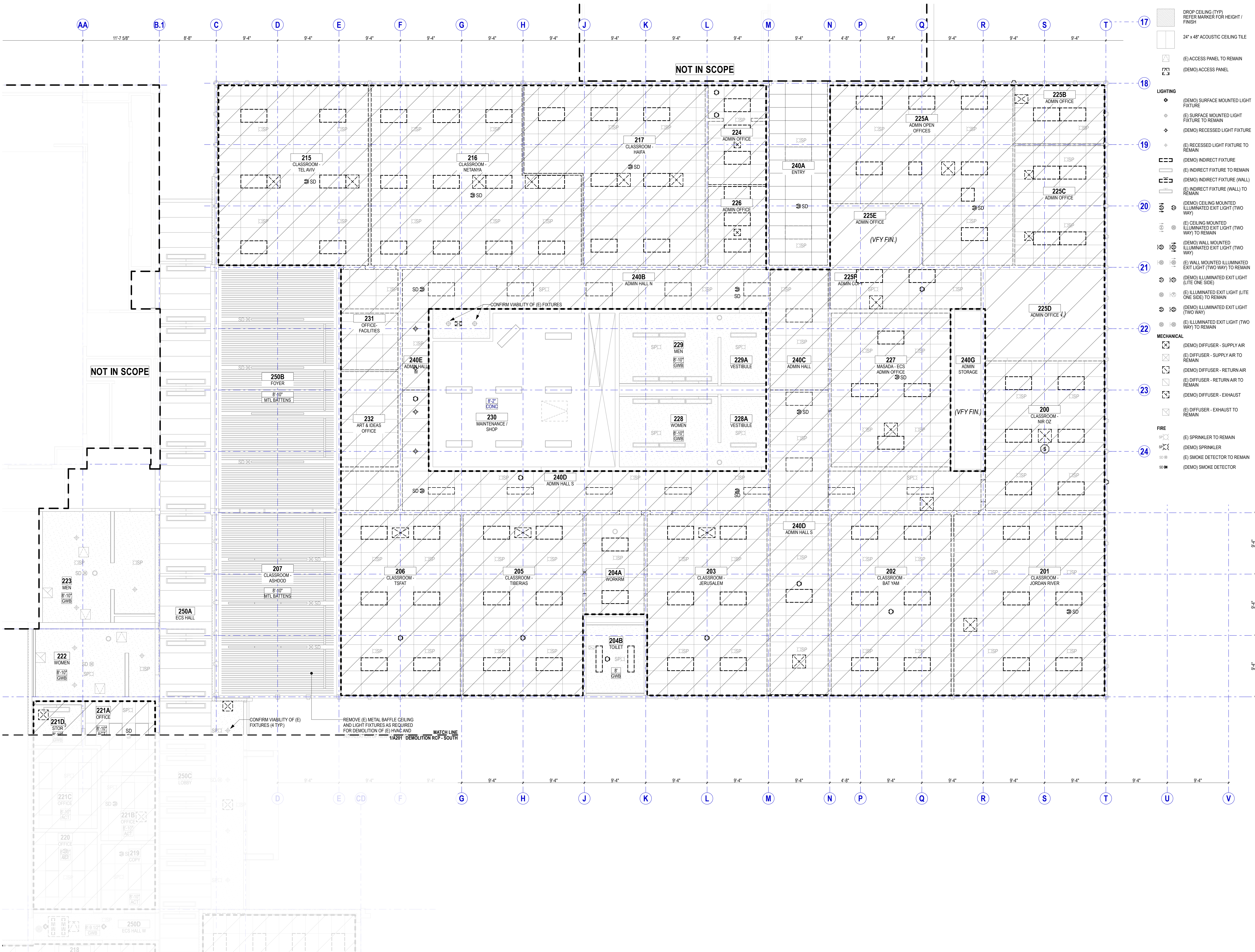
G202

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1 EGRESS DIAGRAM - NORTH
SCALE: 3/16" = 1'-0"



RCP SYMBOL LEGEND

- DROP CEILING (TYP) REFER MARKER FOR HEIGHT / FINISH
- 24" x 48" ACOUSTIC CEILING TILE
- (E) ACCESS PANEL TO REMAIN
- (DEMO) ACCESS PANEL
- LIGHTING**
- (DEMO) SURFACE MOUNTED LIGHT FIXTURE TO REMAIN
- (E) SURFACE MOUNTED LIGHT FIXTURE TO REMAIN
- (DEMO) RECESSED LIGHT FIXTURE TO REMAIN
- (E) RECESSED LIGHT FIXTURE TO REMAIN
- (DEMO) INDIRECT FIXTURE TO REMAIN
- (E) INDIRECT FIXTURE TO REMAIN
- (DEMO) INDIRECT FIXTURE (WALL) TO REMAIN
- (E) INDIRECT FIXTURE (WALL) TO REMAIN
- (DEMO) CEILING MOUNTED ILLUMINATED EXIT LIGHT (TWO WAY) TO REMAIN
- (E) CEILING MOUNTED ILLUMINATED EXIT LIGHT (TWO WAY) TO REMAIN
- (DEMO) WALL MOUNTED ILLUMINATED EXIT LIGHT (TWO WAY) TO REMAIN
- (E) WALL MOUNTED ILLUMINATED EXIT LIGHT (TWO WAY) TO REMAIN
- (DEMO) ILLUMINATED EXIT LIGHT (LITE ONE SIDE) TO REMAIN
- (E) ILLUMINATED EXIT LIGHT (LITE ONE SIDE) TO REMAIN
- (DEMO) ILLUMINATED EXIT LIGHT (TWO WAY) TO REMAIN
- (E) ILLUMINATED EXIT LIGHT (TWO WAY) TO REMAIN
- MECHANICAL**
- (DEMO) DIFFUSER - SUPPLY AIR TO REMAIN
- (E) DIFFUSER - SUPPLY AIR TO REMAIN
- (DEMO) DIFFUSER - RETURN AIR TO REMAIN
- (E) DIFFUSER - RETURN AIR TO REMAIN
- (DEMO) DIFFUSER - EXHAUST TO REMAIN
- (E) DIFFUSER - EXHAUST TO REMAIN
- FIRE**
- (E) SPRINKLER TO REMAIN
- (DEMO) SPRINKLER TO REMAIN
- (E) SMOKE DETECTOR TO REMAIN
- (DEMO) SMOKE DETECTOR TO REMAIN

- DEMOLITION RCP GENERAL NOTES**
- EXISTING CONDITIONS AT THE START OF WORK MAY DIFFER FROM THOSE SHOWN HERE
 - GRID LINES ARE FOR ORIENTATION ONLY - EXISTING COLUMNS MAY NOT ALIGN EXISTING CONDITIONS TO BE FIELD VERIFIED BY CONTRACTOR
 - DIMENSIONS ARE TO GRID LINES
FOM - FACE OF MASONRY
FOC - FACE OF CONCRETE or
FOS - FACE OF STUD UNLESS NOTED AS 'CLR' (CLEAR) OR 'FIN' (FINISH)
 - FOR LIST OF ABBREVIATIONS SEE COVER SHEET 0001
 - REFER TO DA100 SERIES FOR DEMO FLOOR PLANS
 - DEMO ALL EXISTING ACT CEILINGS, LIGHT FIXTURES AND FA FIXTURES WHERE NOTED. SET AN SPRINKLER SYSTEM IN PLACE
 - MECHANICAL, PLUMBING & ELECTRICAL SCOPES WILL BE SUBMITTED UNDER A SEPARATE PERMIT. EXTENT OF MEP DEMO IS SHOWN FOR COORDINATION PURPOSES ONLY

- LEGEND**
- DEMO ACT CEILINGS - EXTENT INDICATED BY BOUNDARY
 - DEMO WALLS, DOORS, WINDOWS SHOWN DASHED
 - EXISTING TO REMAIN WALLS, DOORS, WINDOWS SHOWN GREY

Rev	Date	Issue

CONSULTANT'S LOGO

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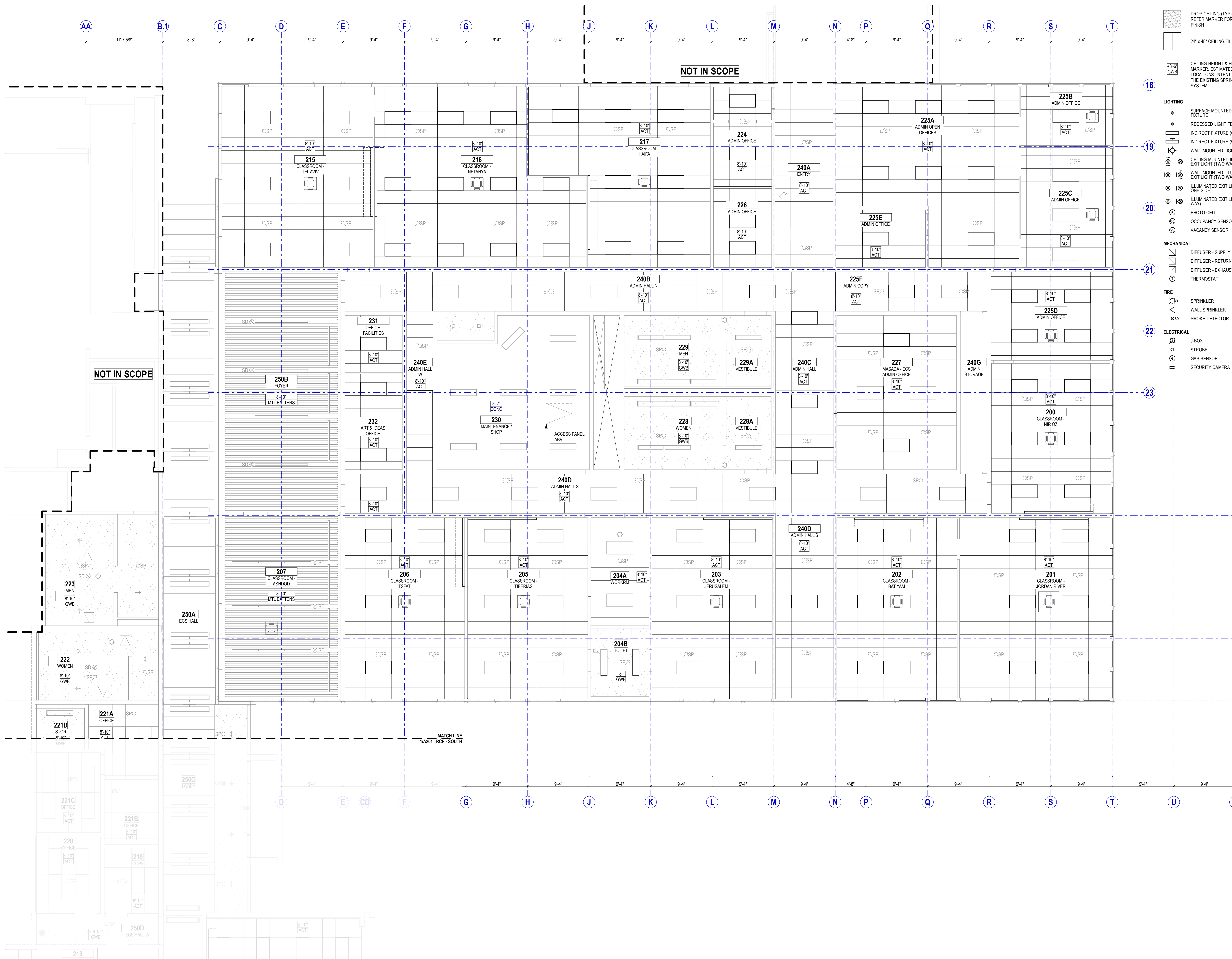
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Edward Weinstein
EDWARD WEINSTEIN
State of Washington

BUILDING PERMIT SET
Issue
04.04.2025
Issue Date

DEMOLITION RCP - NORTH
Sheet Title
DA202

1
DA202
DEMOLITION RCP - NORTH
SCALE: 3/16" = 1'-0"

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RCP SYMBOL LEGEND

- DROP CEILING (TYP)
REFER MARKER FOR HEIGHT / FINISH
- 24" x 48" CEILING TILE
- CEILING HEIGHT & FINISH MARKER. ESTIMATED CEILING LOCATIONS. INTENT IS TO RETAIN THE EXISTING SPRINKLER SYSTEM
- LIGHTING**
- SURFACE MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- INDIRECT FIXTURE (CEILING)
- INDIRECT FIXTURE (WALL)
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED ILLUMINATED EXIT LIGHT (TWO WAY)
- WALL MOUNTED ILLUMINATED EXIT LIGHT (TWO WAY)
- ILLUMINATED EXIT LIGHT (LITE ONE SIDE)
- ILLUMINATED EXIT LIGHT (TWO WAY)
- PHOTO CELL
- OCCUPANCY SENSOR
- VACANCY SENSOR
- MECHANICAL**
- DIFFUSER - SUPPLY AIR
- DIFFUSER - RETURN AIR
- DIFFUSER - EXHAUST
- THERMOSTAT
- FIRE**
- SPRINKLER
- WALL SPRINKLER
- SMOKE DETECTOR
- ELECTRICAL**
- J-BOX
- STROBE
- GAS SENSOR
- SECURITY CAMERA

RCP GENERAL NOTES

1. ARCHITECTURAL RCP'S ONLY SHOW NEW LIGHT FIXTURES MOUNTED IN OR ON THE CEILING. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING IN ALL ELECTRICAL, MECHANICAL AND STAIR SPACES
3. SPRINKLER HEADS AND SPRINKLER SYSTEM COMPONENTS ON THIS DRAWING INDICATE DESIRED LOCATIONS.
4. WHERE CL IS SHOWN WITHOUT DIMENSIONAL REFERENCE, ASSUME CENTER OF ROOM
5. SEE A701 FOR TYPICAL SEISMIC BRACING
6. VERIFY CEILING HEIGHTS TO ALIGN WITH TOP OF PENETRATION @ 8'-0" A.F.L. UNLESS NOTED OTHERWISE

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RCP - NORTH
Sheet Title

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

CRITERIA:

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE ADMINISTRATIVE CODE AMENDMENTS, 2021 EDITION.
- THE EXISTING STRUCTURE HAS NOT BEEN EVALUATED OR STRENGTHENED TO CONFORM TO CURRENT SEISMIC CODE REQUIREMENTS AS PART OF THIS PROJECT SCOPE. THE ALTERATIONS SHOWN ARE IN CONFORMANCE WITH SECTION 503.4 OF THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 EDITION.
- DESIGN LOADING CRITERIA:
ROOF SNOW LOAD 25 PSF

SEE DRAWINGS FOR ADDITIONAL LOADING CRITERIA
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND PRIOR TO SUBMITTING SHOP DRAWINGS. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED EITHER ON SITE OBSERVATION, ORIGINAL DRAWINGS OR WERE ASSUMED BASED ON EXPECTED CONDITIONS. IF THE EXISTING CONDITIONS DO NOT CLOSELY MATCH THE CONDITIONS SHOWN ON THE DRAWINGS, OR IF THE EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY THE ENGINEER PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.
- SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

- DEFERRED SUBMITTALS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SUBMITTAL AND SCHEDULE REQUIREMENTS WITH THE LOCAL JURISDICTION. THE COMPONENT DESIGNER SHALL BE A REGISTERED STRUCTURAL ENGINEER IF REQUIRED BY THE BUILDING OFFICIAL OF THE LOCAL JURISDICTION. BUILDING COMPONENT SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP 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 PER ASCE 7-16 CHAPTER 13, INCLUDING ACCOMMODATION FOR STRUCTURAL RELATIVE DISPLACEMENTS PER SECTION 13.3.2 AND ALL NECESSARY BRACING, SUPPORTS OR CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. SEE THE DESIGN LOADING CRITERIA FOR BUILDING DISPLACEMENTS AS REQUIRED. DEFERRED SUBMITTALS SHALL INDICATE LOCATION, MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL. THE CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL WHERE REQUIRED.

THE FOLLOWING BUILDING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
MECHANICAL & ELECTRICAL COMPONENTS & DISTRIBUTION SYSTEMS (SEE NOTE 13)

- MECHANICAL & ELECTRICAL COMPONENTS & DISTRIBUTION SYSTEMS DESIGN FOR CODE PRESCRIBED GRAVITY AND SEISMIC/WIND LOADS SHALL BE PROVIDED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON, EXCEPT FOR ELEMENTS SPECIFICALLY SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. THE MECHANICAL/ELECTRICAL CONTRACTOR MUST HIRE THE ENGINEER AND IS RESPONSIBLE FOR ALL COSTS RELATED TO THE PURCHASE AND INSTALLATION OF NECESSARY SUPPORTS, BRACING AND ANCHORAGE. SEISMIC BRACING AND ANCHORAGE DESIGN SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-16. SEE TABLE 13.6-1 FOR APPLICABLE COMPONENTS AND DISTRIBUTION SYSTEMS SEISMIC DESIGN COEFFICIENTS. WHERE APPLICABLE, THE DESIGN SHALL ACCOMMODATE RELATIVE DISPLACEMENTS PER SECTION 13.6.4.2. SEE GENERAL STRUCTURAL NOTE 12 FOR ADDITIONAL INFORMATION.

STATEMENT OF SPECIAL INSPECTIONS (STRUCTURAL):

- STATEMENT OF SPECIAL INSPECTIONS - STRUCTURAL ITEMS (SEISMIC DESIGN CATEGORY D):

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY THE OWNER APPOINTED INSPECTION AGENCY IN ACCORDANCE WITH CHAPTER 17 OF THE IBC WITH REPORTS PER IBC SECTION 1704.2.4 SUBMITTED TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL FOR EACH DAY SPECIAL INSPECTIONS OR TESTING IS PERFORMED. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN IBC SECTION 110. SEE TABLES BELOW FOR ADDITIONAL INFORMATION.

STRUCTURAL ITEMS	SPECIAL INSPECTION FREQUENCY	IBC REFERENCE
------------------	------------------------------	---------------

STRUCTURAL STEEL FABRICATION, ERECTION, AND NONDESTRUCTIVE TESTING

SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE (QA) INSPECTION REQUIREMENTS OF AISC 360-16 CHAPTER N. CONTINUOUS INSPECTION SHALL BE PERFORMED AT "P" TASKS DEFINED IN AISC 360-16; PERIODIC INSPECTION SHALL BE PERFORMED AT "O" TASKS DEFINED IN AISC 360-16

SHOP AND FIELD WELDING HIGH STRENGTH BOLTING	CONTINUOUS/PERIODIC (QA PER AISC 360 CH. N5.4) CONTINUOUS/PERIODIC (QA AISC 360 CH. N5.6)	1705.2.1 1705.2.1
---	--	----------------------

MATERIAL VERIFICATION (IDENTIFICATION MARKS AND MANUFACTURER'S TEST REPORTS)	PERIODIC	1705.2.1
---	----------	----------

EXPANSION BOLTS, INSERTS & CONCRETE SCREWS	PERIODIC INCLUDING TORQUE TESTS IN ACCORDANCE WITH APPROVED ICC-ES REPORTS	TABLE 1705.3 ITEM 4
---	--	---------------------

ARCH, MECH, & ELEC ITEMS	SEISMIC DESIGN REQUIREMENTS (ASCE 7-16 CHAPTER 13)	PERIODIC SPECIAL INSPECTION AS SPECIFIED PER IBC CHAPTER 17
SUSPENDED CEILINGS	ASCE 7-16 SECTION 13.5.6	INSPECTIONS PER IBC SECTION 110 AND ASCE 7-16 13.5.6.2.2 AS REQUIRED

INSTALLATION AND ANCHORAGE OF SPRINKLER SYSTEMS, FIRE PUMPS, EMERGENCY GENERATORS. (I _p =1.5 PER ASCE 7-16 SECTION 13.1.3)	ASCE 7-16 SECTION 13.6 AND IBC 1705.14.2	REQUIRED (IBC 1705.13.4 & 1705.13.6)
--	---	--------------------------------------

ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS	ASCE 7-16 SECTION 13.6	NOT REQUIRED
---	------------------------	--------------

STRUCTURAL OBSERVATION PER IBC SECTION 1704.6 IS NOT REQUIRED FOR THIS STRUCTURE.

CONTRACTOR STATEMENT OF RESPONSIBILITY: CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY IN ACCORDANCE WITH IBC SECTION 1704.4 TO THE BUILDING OFFICIAL AND OWNER PRIOR TO CONSTRUCTION ACKNOWLEDGING THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

ANCHORAGE:

- EXPANSION BOLTS INTO GROUTED MASONRY SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS: "KWK BOLT T22", AS MANUFACTURED BY HILTI, INC. (ICC-ES REPORT NO. 4561); OR "STRONG BOLT 2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (TAPMO REPORT NO. 240); OR "POWER-STUD+ SD1" AS MANUFACTURED BY DEWALT (ICC-ES NO. 2966). SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC01. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. A MINIMUM OF 6" OF SOLID GROUT SHALL BE IN PLACE AND CURED TO A MINIMUM STRENGTH OF 2 KSI ON ALL SIDES OF EXPANSION BOLTS AT MASONRY WALLS PRIOR TO BOLT INSTALLATION. BOLTS IN MASONRY WALL SHALL COMPLY WITH RESTRICTIONS SHOWN IN DETAIL <MSN-105> AT HEAD JOINTS. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.
- CONCRETE SCREW ANCHORS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "TITEN HD" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (ICC-ES NO. 2713); OR "KH-EZ" AS MANUFACTURED BY HILTI, INC. (ICC-ES NO. 3027); OR "SCREW-BOLT+" AS MANUFACTURED BY DEWALT (ICC-ES NO. 3889). SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC193. SPECIAL INSPECTION IS REQUIRED FOR ALL CONCRETE SCREW ANCHOR INSTALLATION. CONCRETE SCREW ANCHORS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS OR EXPANSION BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF SCREW ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

RENOVATION:

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF (20 PSF AT ROOFS).

- ALL NEW OPENINGS THROUGH EXISTING MASONRY OR CONCRETE WALLS, SLABS, AND BEAMS SHALL BE ACCOMPLISHED BY SAWCUTTING WHEREVER POSSIBLE. UNLESS OTHERWISE NOTED, ALL NEW OPENINGS SHALL BE SAWCUT NEAT AND CLEAN; NO OVERCUTTING AT OPENING CORNERS SHALL BE ALLOWED. AS REQUIRED, CORE DRILL CORNERS AND CHIP, GRIND OR CUT THE CORNERS TO PROVIDE THE REQUIRED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE. HOLES UP TO 1" MAY BE ROTOHAMMERED.

EXISTING REINFORCING SHALL BE SAVED UNLESS OTHERWISE NOTED. SAW CUTTING, DRILLING, OR CORING SHALL NOT CUT EXISTING REINFORCING WHICH IS TO BE SAVED. UNLESS OTHERWISE NOTED, THE FOLLOWING GUIDELINES SHALL BE USED FOR EXISTING REINFORCING (NOTE "SCANNING" IS DEFINED AS EITHER X-RAYING OR GROUND PENETRATING RADAR, WHICHEVER IS SUITABLE TO ACCURATELY LOCATE REINFORCING):

- EXISTING CONCRETE BEAMS, JOISTS, AND COLUMNS SHALL BE SCANNED WHERE APPLICABLE BEFORE CORING AND PRIOR TO STEEL FABRICATION, UNLESS OTHERWISE NOTED. SCANNING IS ALSO REQUIRED BEFORE ANY ROTOHAMMERING AT EXISTING POST-TENSIONED OR PRESTRESSED CONCRETE MEMBERS. IF A SPECIFIED CONNECTION CANNOT BE MADE WITHOUT DAMAGING REINFORCING, THE STRUCTURAL ENGINEER'S APPROVAL IS REQUIRED PRIOR TO CUTTING THE REINFORCING. IF ROTOHAMMERING, STOP WHEN EXISTING REINFORCING IS ENCOUNTERED AND ASK FOR APPROVAL PRIOR TO CUTTING REINFORCING.
- AT EXISTING CONCRETE OR MASONRY WALLS AND CONCRETE SLABS, HOLES 8" OR LESS IN DIAMETER AND SPACED NO CLOSER THAN 3'-0" APART AND 12" FROM WALL ENDS OR SLAB EDGES MAY BE CORED WITHOUT SCANNING AND THE REINFORCING IN THE CORE MAY BE CUT. AT ALL OTHER CONDITIONS THE WALL OR SLAB SHALL BE SCANNED BEFORE CUTTING/CORING AND THE REINFORCING STEEL MAY NOT BE CUT WITHOUT PRIOR APPROVAL BY THE STRUCTURAL.

STEEL:

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

- SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS AND PLASTIC DESIGN, OR LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED JUNE 15, 2016.
- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- QUALITY CONTROL SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N (AISC 341 CHAPTER J FOR STEEL SEISMIC SYSTEM).

CONTRACTOR SHALL ALSO COMPLY WITH OSHA REGULATION 29 CFR PART 1926 SUBPART R - STEEL ERECTION, PUBLISHED JANUARY 18, 2001.

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: WIDE FLANGE AND WT STEEL SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. ANGLES, CHANNELS, AND RODS SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATES SHALL CONFORM TO ASTM A572, Fy = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING (HSS) SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI. ANCHOR BOLTS OR ANCHOR RODS SHALL CONFORM TO ASTM F1554 (36 KSI). STEEL-TO-STEEL CONNECTION BOLTS SHALL CONFORM TO ASTM A325-N. THREADED RODS FOR EPOXY GROUTED CONNECTIONS SHALL CONFORM TO ASTM A36 OR ASTM F1554 (36 KSI).
- DIMENSIONAL TOLERANCE FOR STRUCTURAL STEEL MEMBERS SHALL BE PER THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, SECTION 6.4 AND ASTM SPECIFICATION A6. UNLESS SPECIFICALLY ALLOWED BY THE ENGINEER, COLUMN MEMBERS SHALL NOT BE MODIFIED BY THE ROTARY STRAIGHTENING PROCESS.
- ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.N.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCEMENT NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.



04/03/25

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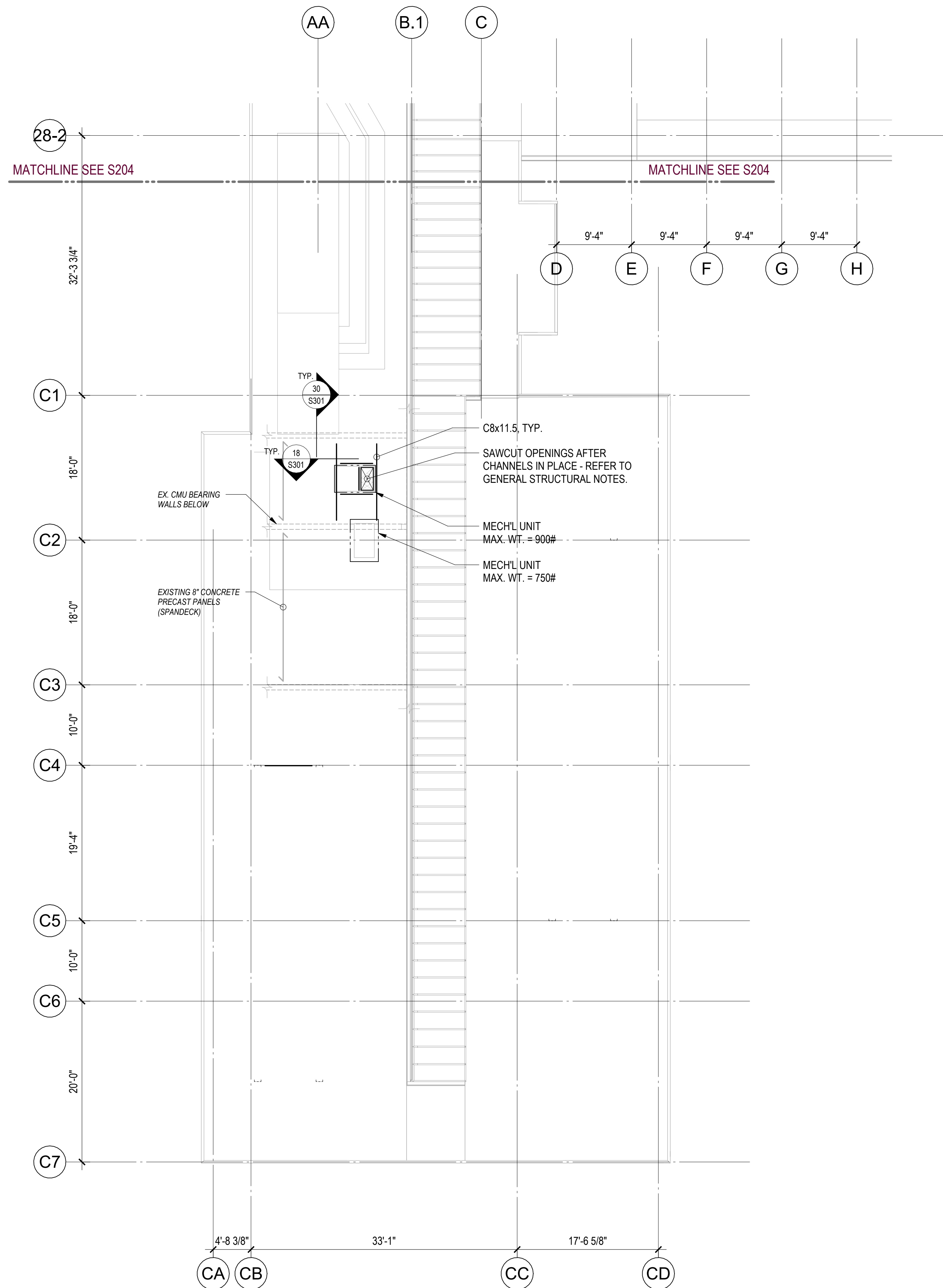
BUILDING PERMIT SET

Issue
04.04.2025
Issue Date

GENERAL STRUCTURAL NOTES
Sheet Title

GSN1
30

S100



1 ROOF - South
S203 1/8" = 1'-0"

NOTE: NEW CONNECTIONS AND ATTACHMENTS TO THE EXISTING CONCRETE STRUCTURE FOR STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND OTHER ITEMS SHALL BE LOCATED SO AS TO AVOID DRILLING THROUGH EXISTING REINFORCING AND THROUGH EXISTING PRESTRESSED TENDONS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING PRESTRESSED TENDONS PRIOR TO DRILLING IN AREAS THAT MAY RISK HITTING TENDONS, AND SHALL MAINTAIN SUFFICIENT OFFSET TO ENSURE CABLES ARE NOT CONTACTED. REFER TO FOR LIMITATIONS FOR ATTACHMENTS TO THE EXISTING PRECAST DOUBLE TEES.

NOTE: ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURAL COMPONENTS ARE BASED ON INFORMATION GATHERED FROM ORIGINAL DRAWINGS OR CURSORY FIELD MEASUREMENTS AND ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL CONDITIONS PRIOR TO COMMENCING ANY WORK. NOTIFY ENGINEER WHERE CONDITIONS VARY FROM THOSE SHOWN.



Rev	Date	Issued



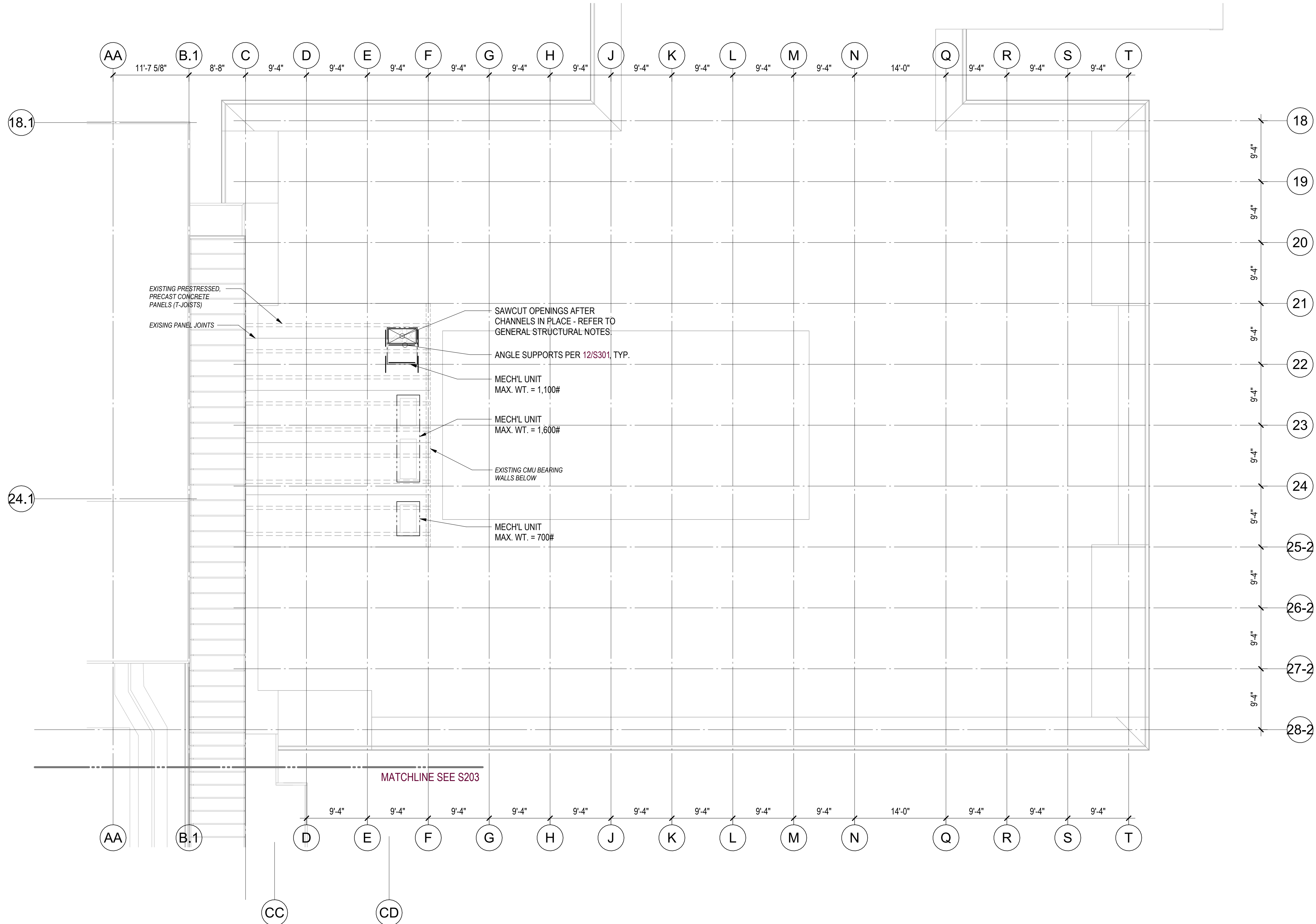
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Issue Date
ROOF PLAN - LEVEL 1 SOUTH
Sheet Title
S203



1 ROOF - North
S204 1/8" = 1'-0"

NOTE: NEW CONNECTIONS AND ATTACHMENTS TO THE EXISTING CONCRETE STRUCTURE FOR STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND OTHER ITEMS SHALL BE LOCATED SO AS TO AVOID DRILLING THROUGH EXISTING REINFORCING AND THROUGH EXISTING PRESTRESSED TENDONS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING PRESTRESSED TENDONS PRIOR TO DRILLING IN AREAS THAT MAY RISK HITTING TENDONS, AND SHALL MAINTAIN SUFFICIENT OFFSET TO ENSURE CABLES ARE NOT CONTACTED. REFER TO FOR LIMITATIONS FOR ATTACHMENTS TO THE EXISTING PRECAST DOUBLE TEES.

NOTE: ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURAL COMPONENTS ARE BASED ON INFORMATION GATHERED FROM ORIGINAL DRAWINGS OR CURSORY FIELD MEASUREMENTS AND ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL CONDITIONS PRIOR TO COMMENCING ANY WORK. NOTIFY ENGINEER WHERE CONDITIONS VARY FROM THOSE SHOWN.



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ROOF PLAN - LEVEL 1 NORTH
Sheet Title
S204

NOTE: NEW CONNECTIONS AND ATTACHMENTS TO THE EX. CONCRETE STRUCTURE FOR ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER ITEMS, SHALL CONFORM TO REQUIREMENTS OF THIS DETAIL. REFER TO PLAN NOTES FOR ADDITIONAL INFORMATION.

EX. PRECAST DOUBLE TEE PER PLAN & ORIGINAL STRUCTURAL DRAWINGS

ANCHORS INTO SLAB MAY BE INSTALLED AT ANY LOC. PROVIDED THAT EX. REINF. IS AVOIDED

EX. PRESTRESSED TENDON LOCNS IN PRECAST DOUBLE TEE VARY - REFER TO ORIGINAL STRUCTURAL DRAWINGS FOR APPROX. LOCNS. ACTUAL LOCNS THAT EXCEED 1 1/4" DRILL DEPTH SHALL BE FIELD VERIFIED PRIOR TO DRILLING FOR ATTACHMENTS

ANCHORS W/ DRILLING DEPTH UP TO 1 1/4" MAY BE INSTALLED AT EX. PRECAST DOUBLE TEE LOCNS WITHOUT LOCATING TENDONS (DO NOT DRILL THROUGH REINF.)

5266

Connection to Existing Slab and Double Tees 5

EX. SLAB SPAN

PLAN

L 3x3x1/4 EA. SIDE (NOT RECD. WITHIN 6" OF EX. BEAMS/WALLS)

L 5x3 1/2x1/4 (LLV)

2'-6" MAX

SECTION

SAWCUT/CORE DRILL OPNG.

3/16

2" MAX

3/16 1/2

CONC. PRECAST TEE

L 3x3x1/4 x 0'-4" W/ (1)1/2"Ø CONC. SCREW AT CL (EMBED 2")

NOTES:

- CONCRETE SCREWS SHALL NOT DAMAGE OR HIT PRESTRESSED TENDONS WITHIN THE PRECAST TEE.
- OPENINGS MAY NOT BE SHOWN ON PLAN. SEE ARCH/MECH/ELECT FOR ADDITIONAL INFORMATION.
- NO REINFORCEMENT REQUIRED FOR CORE DRILLED HOLES UP TO 6"Ø PROVIDED NO EX. SLAB REINFORCEMENT IS CUT AND ADJACENT PENETRATIONS ARE MINIMUM 3 DIAMETERS ON CENTER.
- OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCEMENT DESIGN.

3103

Angle Framing (Where Required Per Plan) 12



1

2

3

7

8

9

10

11

13

14

15

16

17

18

PL & WELDS PER 30/S301

CHANNEL PER PLAN

5101

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04/03/25

19

20

21

22

EX. HOLLOW CORE PLANKS

OPNG. PER MECHL (3'-0" MAX.)

6" TYP.

6" TYP.

1 1/2" TYP.

5/8"Ø THRU BOLTS EPOXY GROUTED IN MASONRY

16" MAX. OVER OPNG.

MAINTAIN 16" MIN. AT EX. OPNG'S.

EX. OPNG. WHERE OCCURS

ELEVATION

SECTION

EX. HOLLOW CORE PLANKS (SPANDECK)

DUCT PER MECHL

L 4x4x5/16 EA. SIDE

EX. MASONRY WALL

5103

Mechanical Duct Openings Through Existing Masonry Walls (See Mech1 for Locations) 24

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25

26

CHANNEL PER PLAN

WALL PER PLAN

5/8"Ø THREADED RODS @ 32"oc EA. ROW, STAGGERED - EPOXY GROUTED (EMBED 5") (GROUT SOLID WHERE HOLLOW AT BOLT LOCNS)

SAWCUT OPNG'S AFTER CHANNELS & CONN. ARE IN PLACE

SECTION

SECTION

1'-0" TYP.

1'-0" TYP.

2" MIN. 6" MAX.

5/16

CHANNEL PER PLAN W/ THREADED RODS SIM. TO BEAM

PL 3/8"x4"x0'-6"

(3) sides 3/16

OPENING

1/2" NON-SHRINK GROUT

BASE PL 1/2"x2 3/4"x 0'-10 1/2" W/ (2)1/2"Ø EPOXY GROUTED THREADED RODS @ 5"oc (EMBED 2 3/4")

SLAB PER PLAN

6" TYP.

5102

Masonry Wall Opening - One Side Channel & Columns 28

NO EXPANSION BOLT INSTALLATION THIS AREA, TYP.

HEAD JOINT

MORTAR JOINT

CMU OR BMU WALL

1 3/8"

1 3/8"

1 3/8"

NOTE: NOTIFY ENGINEER FOR DIRECTION PRIOR TO INSTALLATION IF EXPANSION BOLT LOCATIONS FALL WITHIN RESTRICTED ZONES.

4100

Expansion Bolt Restrictions at CMU/BMU Wall 29

INSTALL BOLTS MIN. 8"oc IN COMPLIANCE W/ RESTRICTIONS SHOWN ON 29/S301 AT HEAD JOINTS

SECTION

SECTION

1 1/2" TYP.

3/16

3/16

BEAM PER PLAN

PL 1/4"x4"x0'-6"

EX. MASONRY WALL

1 1/2"

1 1/2"

NOTE: EXP. BOLTS SHALL HAVE MIN. 6" OF EDGE DISTANCE IN SOLID GROUTING ON ALL SIDES. GROUT SHALL ACHIEVE MIN. 2,000 PSI STRENGTH PRIOR TO BOLT INSTALLATION.

5100

Beam to CMU Wall Expansion Bolted Connection 30

BUILDING PERMIT SET

Issue Date

04.04.2025

Issue Date

DETAILS

Sheet Title

S301