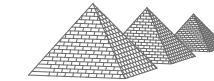


M7780 – CVS ENTRANCE / MERCER ISLAND, WA 98040

SUMMIT PROPERTIES / CLARKSTON, MI 48346



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PSE PROJECT #:
Mapes Arch.
Canopies 226-406



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Expires 07/26/2027

A. GENERAL REQUIREMENT:

- Purchaser to supply all labor and equipment necessary to complete the work shown or inferred by these drawings. Materials supplied by Mapes Architectural Canopies.
- Where construction details are not shown or noted for any part of the work, such details shall be the same as for similar work shown on the drawings.
- Notes and details on the drawings take precedence over the general notes and typical details in case of conflict.
- Locate and protect underground or concealed conduit, plumbing or other utilities where new work is being performed.
- The contract drawings and specifications represent the finished structure and do not indicate methods, procedures or sequence of construction.
- The design stresses shall not be exceeded during construction based on the age of each element. Neither the owner nor Architect/Engineer will enforce safety measure regulations. Contractor shall design, construct and maintain all safety devices, including shoring and bracing for the new and any existing structures and shall be solely responsible for conforming to all local, state and federal safety and health standards, laws and regulations.
- Obtain prior written approval for any changes to the drawings.
- The contractor shall review and compare the structural drawings with all other Construction Documents, such as Architectural, Mechanical and Electrical drawings, specifications, etc. Do not scale drawings. The contractor shall verify dimensions, elevations and all information. Report, in writing, any inconsistencies, errors, or omissions to the Architect/Engineer of record before proceeding with the work.
- All existing constructions are shown schematic only. Contractor is responsible to verify actual conditions and allow for them in his bid.
- Notify the Architect/Engineer, in writing, in case of any discrepancy between actual conditions and what is shown on the structural drawings before proceeding with the work.
- See Architectural, Mechanical, Electrical and other drawings for embedded items.
- All communication shall be in writing. No verbal communications, decisions, instructions or approvals shall be valid.

B. CODE AND LOADS:

- All material and construction work for this project shall conform to the 2021 Washington State Building code adopts with amendments to the 2021 International Building Code (IBC).
The Building Code Parameters

a. Roof Snow Load = 33.10 psf + 32.30 psf (Snow Drift)	b. Roof dead load = 3 psf
c. Ultimate Wind Speed (3 second gust) = 110 mph,	d. Risk Category = II,
e. Wind Exposure = C	f. Seismic Design Category: D
g. Seismic Importance Factor, $I_e = 1.00$	h. Site Class: D
i. $S_s = 1.570$	j. $S_1 = 0.630$
k. $S_{ms} = 1.700$	l. $S_{m1} = 1.320$
m. $S_{ds} = 1.130$	n. $S_{d1} = 0.880$
o. Response Modification Factor, $R = 1.00$	

C. FASTENERS AND CONNECTIONS

- All fasteners shall be installed according to the manufacturer's recommendations.
- Screws
 - All screws shall be a minimum size of #8 unless otherwise specified. All screws shall be corrosion resistant and shall be spaced such that the minimum center-to-center or edge distance of three screw diameters is maintained. Self in -drilling tapping screws shall conform to SAE-J78. A minimum of three exposed threads shall extend through the supporting steel member. Screws shall penetrate individual components of connections without causing permanent separation between the components. Screws shall be installed in a manner such that the threads or holes are not stripped. Head styles, threads, and point types for screws shall be selected based on application conditions and manufacturer recommendations.
- Bolts shall meet or exceed the requirements of ASTM F593-91 & Grade of Bolts A304 & shall be installed with nuts and washers.

D. ALUMINUM STRUCTURAL NOTES

- Materials
 - Aluminum shall comply with AAAS35 and AADM1.
 - Aluminum alloy for others structural aluminum members shall be 6063 -T6 with minimum yield strength, F_{ty} , of 25 ksi and minimum Ultimate , F_{tu} , of 30 ksi.
- All Aluminum design,fabrication, and erection shall be according to:
 - Local building code adopted by the local jurisdiction.
 - Aluminum Design Manual, 2020 or latest edition by the Aluminum Association. The most stringent requirements shall apply.
- All welding shall comply with Aluminum Design Manual and the American welding society, AWS, specifications.
- All bolting,Rivets and /or screws connections shall be per drawings and comply with Aluminum Design Manual.
- The owner shall employ qualified inspectors to provide inspection during construction in according with chapter 17 of the 2021 International Building Code. The inspector shall be certified by the building officials to perform this type of inspection.
- Where Aluminum is in contact with or fastened to the dissimilar materials, direct contact between the aluminum and other material shall be prevented as specified in Aluminum Design Manual, 2020 Part 1: Specification for Aluminum structures – sections M7.1 through M7.3 or by placing a compatible, nonporous isolator between the aluminum and other material.

E. STRUCTURAL HOT-ROLLED STEEL:

- Unless noted otherwise on plans, all structural steel shall have minimum strength per AISC Manual of Steel Construction, 15th Edition, as shown below:

Shape	Steel type	Yeild strength F_y ,ksi
Angles & Plates	A36	36
Pipe	A53 Gr.B	35
Rectangular tube, HSS	A500 Gr.B	46

- Fabrication and erection shall be in accordance with the American Institute of Steel Construction (AISC).
- All welding shall conform to the current American Welding Society (AWS) Specifications and be performed by certified welders.

FIELD AND FILE DRAWINGS

Canopy Type:
FSH

Architect:
WA PSE

FF	12JAN2026	M
Drawn:	30DEC2025	M

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Proposed for:
SUMMIT PROPERTIES (55700)
CLARKSTON, MI 48346
8047998864

Job Name:
CVS ENTRANCE / MERCER
ISLAND, WA 98040

PO #PO 000815 dtd 02DEC2025
MQ #1181760 ALB Rep:

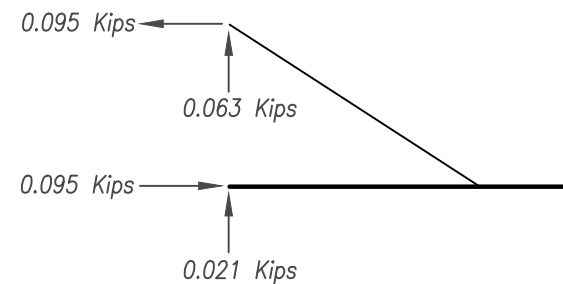
M7780	sheet:
Jan. 12, 26	S1
	of 06

SHEET NOTES FOR CANOPY

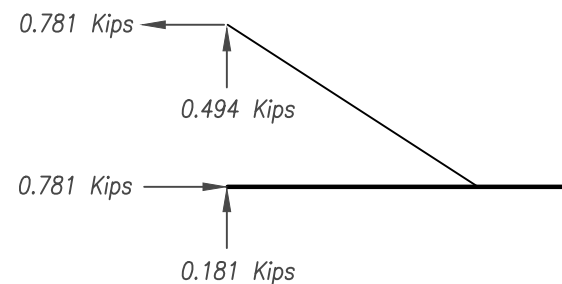
The general contractor/ builder/ owner shall verify with local licensed engineer that the existing structure is capable of supporting the following loads:

1. WALL REACTIONS AT CANOPY HANGER & SUPPORT BEAM, TYPICAL

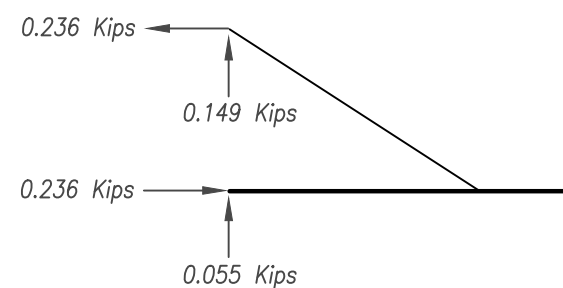
• Dead Load



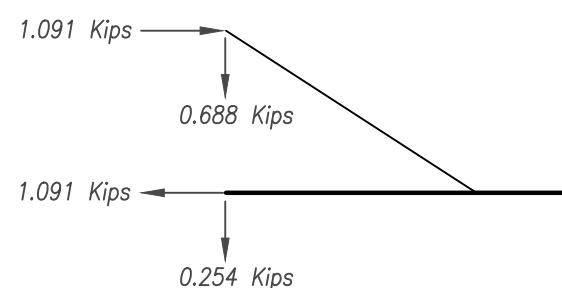
• Roof Snow Load



• Wind Load (Downward)



• Wind Load (Uplift)



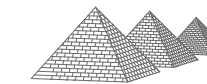
NOTES ON REACTIONS:

- The reactions due to the basic un-factored loads according to 2021 International Building Code.
- All wind loads shown are at strength level.
- Use 2021 International Building Code load combinations to determine the design loads.



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Canopies 226-406

Canopy Type:
FSH

Architect:
WA PSE

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Drawn:	30DEC2025	M

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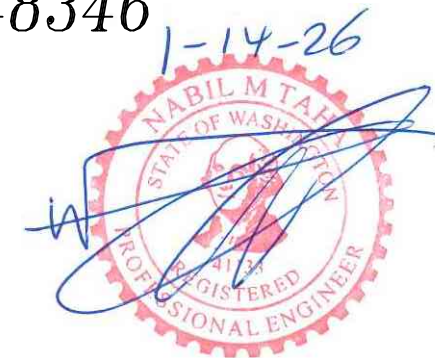
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PO #PO 000815 dtd 02DEC2025
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	of 06

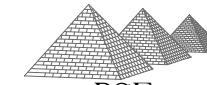
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General Notes:

1. MAPES ARCHITECTURAL CANOPIES REQUIRES ONE (1) SET OF CORRECTED DRAWINGS TO REVISE APPROVAL DRAWINGS, OR AN APPROVED SET OF DRAWINGS IN ORDER TO FABRICATE ORDER
2. VERIFY ALL CANOPY AND FIELD DIMENSIONS PRIOR TO RELEASING FOR FABRICATION
3. ALL ORDERS NOT APPROVED FOR PRODUCTION WITHIN 60 DAYS OF PURCHASE ORDER ARE SUBJECT TO A REVIEW OF PRICING
4. ALL FASTENER HOLES NOT OTHERWISE NOTED ARE TO BE FIELD DRILLED
5. ALL FASTENERS NOT OTHERWISE NOTED ARE STAINLESS STEEL OR ALUMINUM
6. ADEQUACY OF WALL AND BUILDING STRUCTURE MUST BE CERTIFIED BY BUILDINGS ENGINEER OF RECORD
7. WALL SYSTEMS W/ EIFS, BRICK VENEER OR METAL PANEL EXTERIOR DESIGN TYPICALLY REQUIRE COMPRESSION SPACERS TO PREVENT CRUSHING, SUPPLIED BY MAPES
8. IF NEEDED, MAPES SUPPLIES 1026 DOM TUBING FOR COMPRESSION SPACERS. THE TUBING WILL BE SUPPLIED IN 24" LENGTHS TO BE CUT DOWN IN THE FIELD AS NEEDED. ENOUGH TUBING WILL BE SENT FOR 6" PER ANCHOR POINT UNLESS OTHERWISE NOTED. IT'S INTENT IS ONLY TO SPAN THROUGH ANY NON-STRUCTURAL EXTERIOR CLADDING.
9. MAPES SUPPLIES ALL HARDWARE NEEDED TO ANCHOR CANOPY TO STRUCTURE. ALL STRUCTURE BEARING LOAD OF CANOPY ANCHORS IS TO BE DESIGNED, ENGINEERED, AND SUPPLIED BY OTHERS.

Project Notes:

1. SUPER LUMIDECK FLAT SOFFIT HANGER ROD CANOPY
2. 5'X5' PROJ (1)
3. 1" HANGER PIPE
4. FLAT SOFFIT DECKING (PERP)
5. 8" FASCIA
6. FRONT FASCIA DRAIN W/ DRAIN STUB

Drawing Schedule	
Page #	Description
01	Cover
02	General Information
03	Canopy Plan
04	Section AA
05	Section BB
06	Section CC

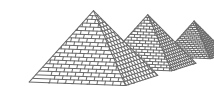
Design Notes:

1. CANOPY DRAWINGS WILL BE ENGINEERED AND STAMPED FOR MERCER ISLAND, WA 98040
2. FINISH SHALL BE TWO COAT KYNAR
3. COLOR SHALL BE 'REGAL RED'
4. 100% SILICONE SEALANT BY CANOPY INSTALLER
5. SURROUND WALL ANCHORS WITH WATERTIGHT SEALANT
6. EMBED ALL WALL ANCHOR WASHERS IN SEALANT TO PROVIDE WATERTIGHT SEAL AT WALL
7. SEAL ALL FASCIA CORNERS, FASCIA JOINTS, JOINT HARDWARE, AND ABOVE AND BEHIND FLASHING WITH 100% SILICONE SEALANT TO ENSURE PROPER DRAINAGE, INSTALL CANOPY WITH POSITIVE CAMBER
8. MAPES RECOMMENDS (1) DRAIN HOLE MINIMUM PER EVERY 20 LINEAR FEET OF FASCIA
10. INTERMEDIATE RIVETS 4'-0" O.C. MAX.
11. FIELD DRILL DRAIN HOLES IN FASCIA @ DESIRED LOCATIONS



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PSE PROJECT #:
Mapes Arch.
Canopies 226-406

Canopy Type:

Architect:
WA PSE

FF	12JAN2026	M
Drawn:	30DEC2025	M

**Mapes
Architectural
Canopies**

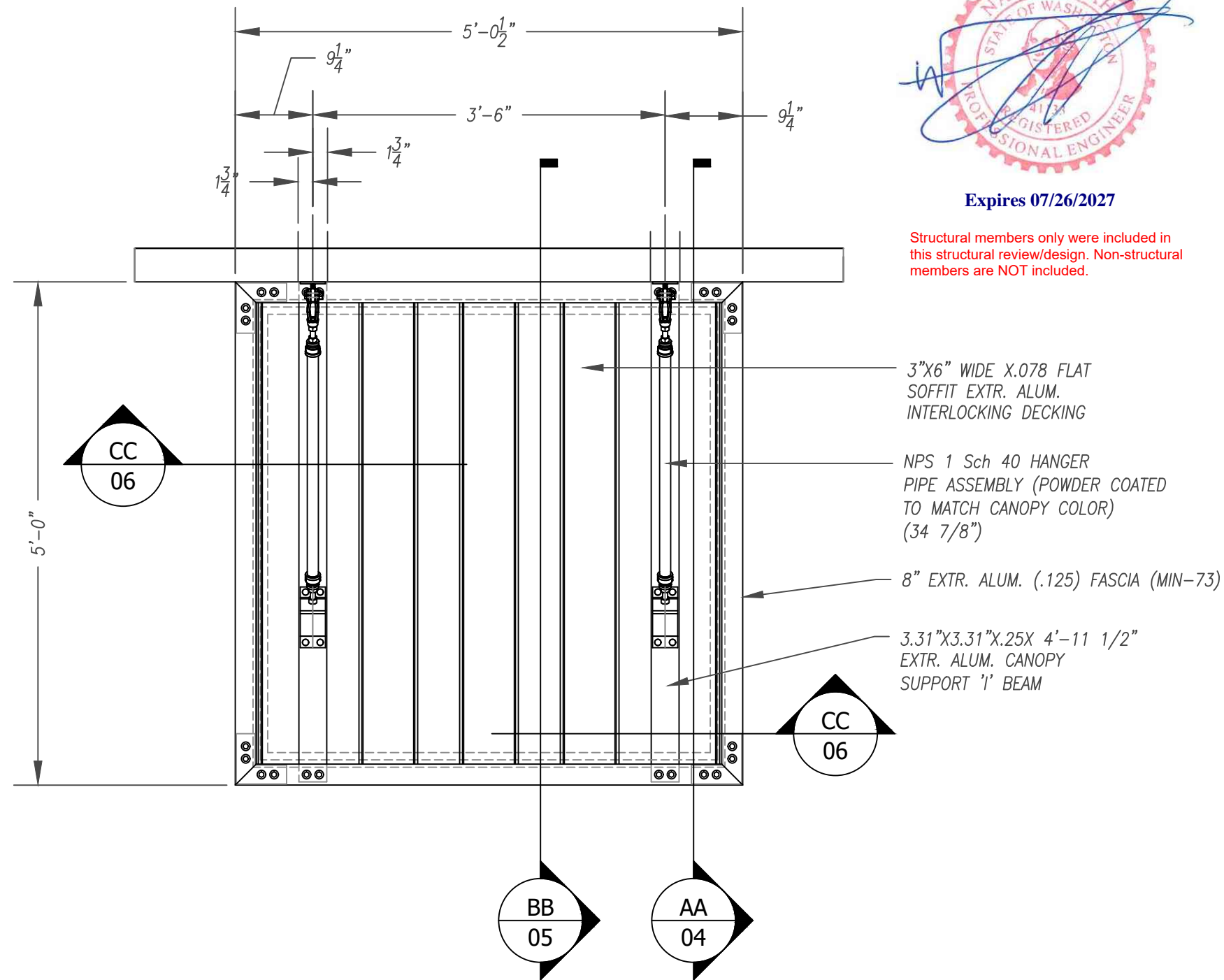
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CLARKSTON, MI 48346
8047998864

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ISLAND, WA 98040

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Jan. 12, 26	02
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Jan. 12, 26	03
3/4" = 1'-0"	of 06

1 CANOPY PLAN Scale: 3/4" = 1'-0"




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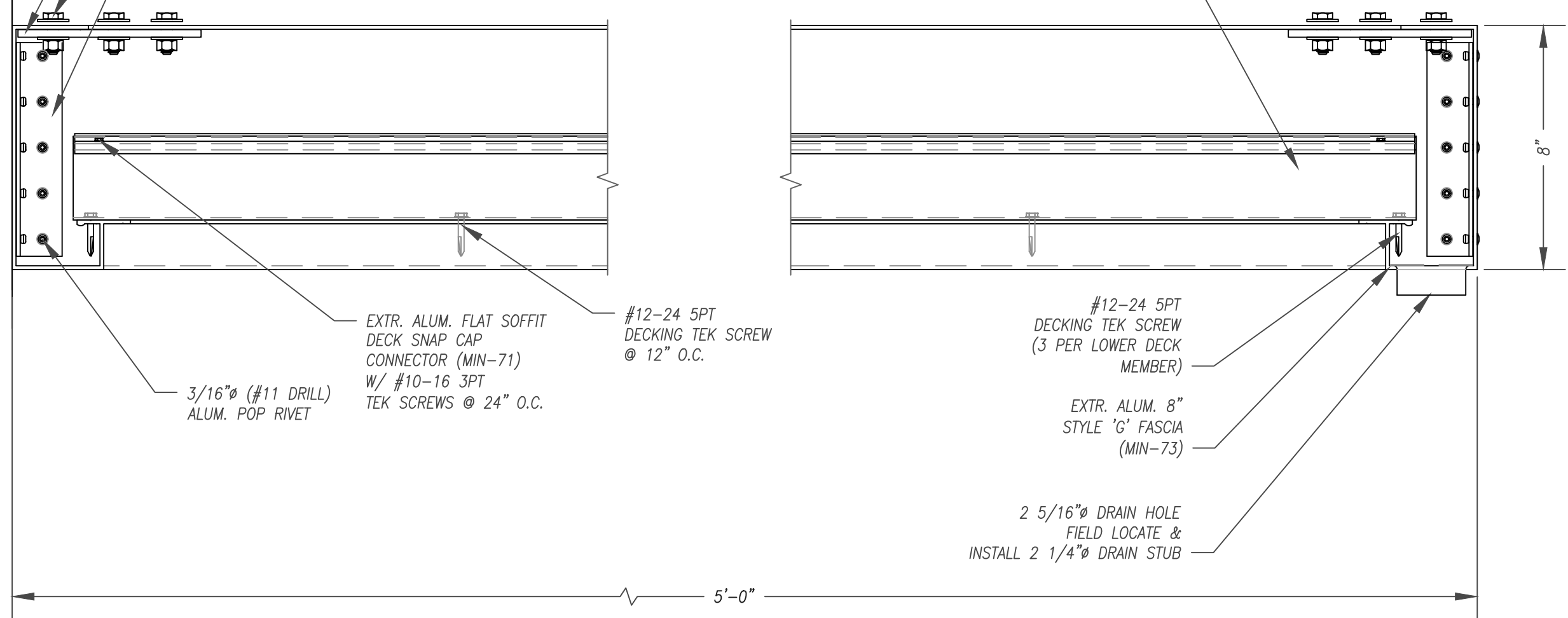
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 MQ #1181760 ALB Rep:

M7780	sheet:
Jan. 12, 26	04
3" = 1'-0"	of 06

- 6"x6"x.25 EXTR. ALUM. FASCIA SUPPORT PLATE
- 3/8"Ø MACH. BOLT ASSEMBLY
- 1 1/2"x1 1/2"x.125x7" EXTR. ALUM. FASCIA CORNER SUPPORT ANGLE

3"x6" WIDE X.078 FLAT SOFFIT EXTR. ALUM. INTERLOCKING DECKING



- EXTR. ALUM. FLAT SOFFIT DECK SNAP CAP CONNECTOR (MIN-71) W/ #10-16 3PT TEK SCREWS @ 24" O.C.
- #12-24 5PT DECKING TEK SCREW @ 12" O.C.
- 3/16"Ø (#11 DRILL) ALUM. POP RIVET

- #12-24 5PT DECKING TEK SCREW (3 PER LOWER DECK MEMBER)
- EXTR. ALUM. 8" STYLE 'G' FASCIA (MIN-73)
- 2 5/16"Ø DRAIN HOLE FIELD LOCATE & INSTALL 2 1/4"Ø DRAIN STUB

AA SECTION

Scale: 3" = 1'-0"

ATTACH HGA10 ANGLES TO BLOCKING & EXISTING STUD WALLS WITH (4) 1/4" X 3" SCREWS (TOTAL 8 SCREWS AT EACH ANGLE CONNECTIONS), TYP AT ALL CONNECTIONS.

(3) 2 X WOOD BLOCKING AT CANOPY CONNECTION POINTS, TYP TOP AND BOTTOM

EXISTING METAL STUD WALL BY OTHERS, NOT BY PSE. VERIFY AND INFORM CANOPY ENGINEER IN WRITING IF DIFFERENT, TYP.

SIMPSON HGA10 BLOCKING TO EXISTING STUD WALLS (2 ANGLES AT EACH HANGER TUBE CONNECTION TO BLOCKING), TYP AT ALL CONNECTIONS.

STEEL HANGER ROD 'U' BRACKET W/ 5/8"Ø THRU THREADED ROD W/ 3"ØX.25 PLTD STEEL WASHER, STD WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE

5/8"ØX3" THRU BOLT W/ WASHERS & NUT

DROP-FORGED STEEL CLEVIS (5/8" THROAT - 5/8" EYE)

5/8"ØX6" THREADED ADJUSTMENT ROD



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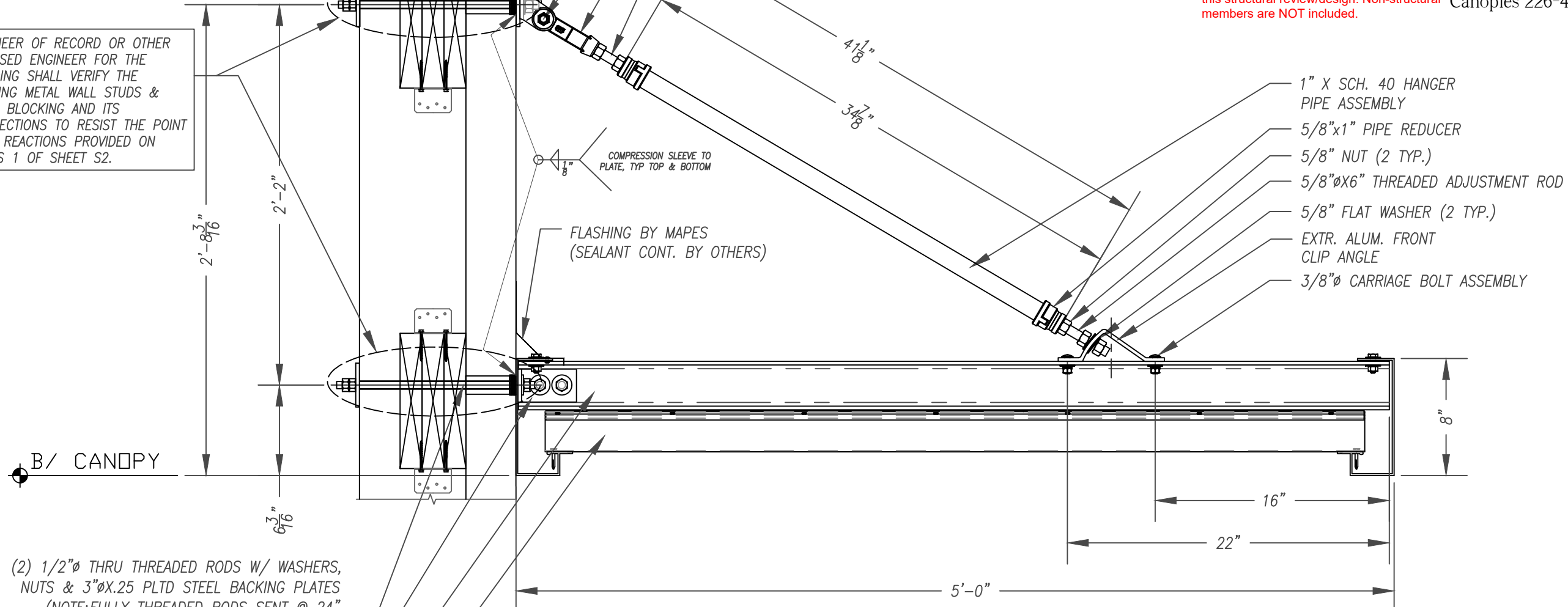
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ENGINEER OF RECORD OR OTHER LICENSED ENGINEER FOR THE BUILDING SHALL VERIFY THE EXISTING METAL WALL STUDS & WOOD BLOCKING AND ITS CONNECTIONS TO RESIST THE POINT LOAD REACTIONS PROVIDED ON NOTES 1 OF SHEET S2.



(2) 1/2"Ø THRU THREADED RODS W/ WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATES (NOTE: FULLY THREADED RODS SENT @ 24" TO BE CUT DOWN IN THE FIELD, BY OTHER)

3"X4"X.25X2 1/4" EXTR. ALUM. CLIP ANGLE

3.31"X3.31"X.25X4'-11 1/2" EXTR. ALUM. CANOPY SUPPORT 'I' BEAM

3"X6" WIDE X.078 FLAT SOFFIT
EXTR. ALUM. INTERLOCKING DECKING

BB SECTION

Scale: 1 127/256" = 1'-0"

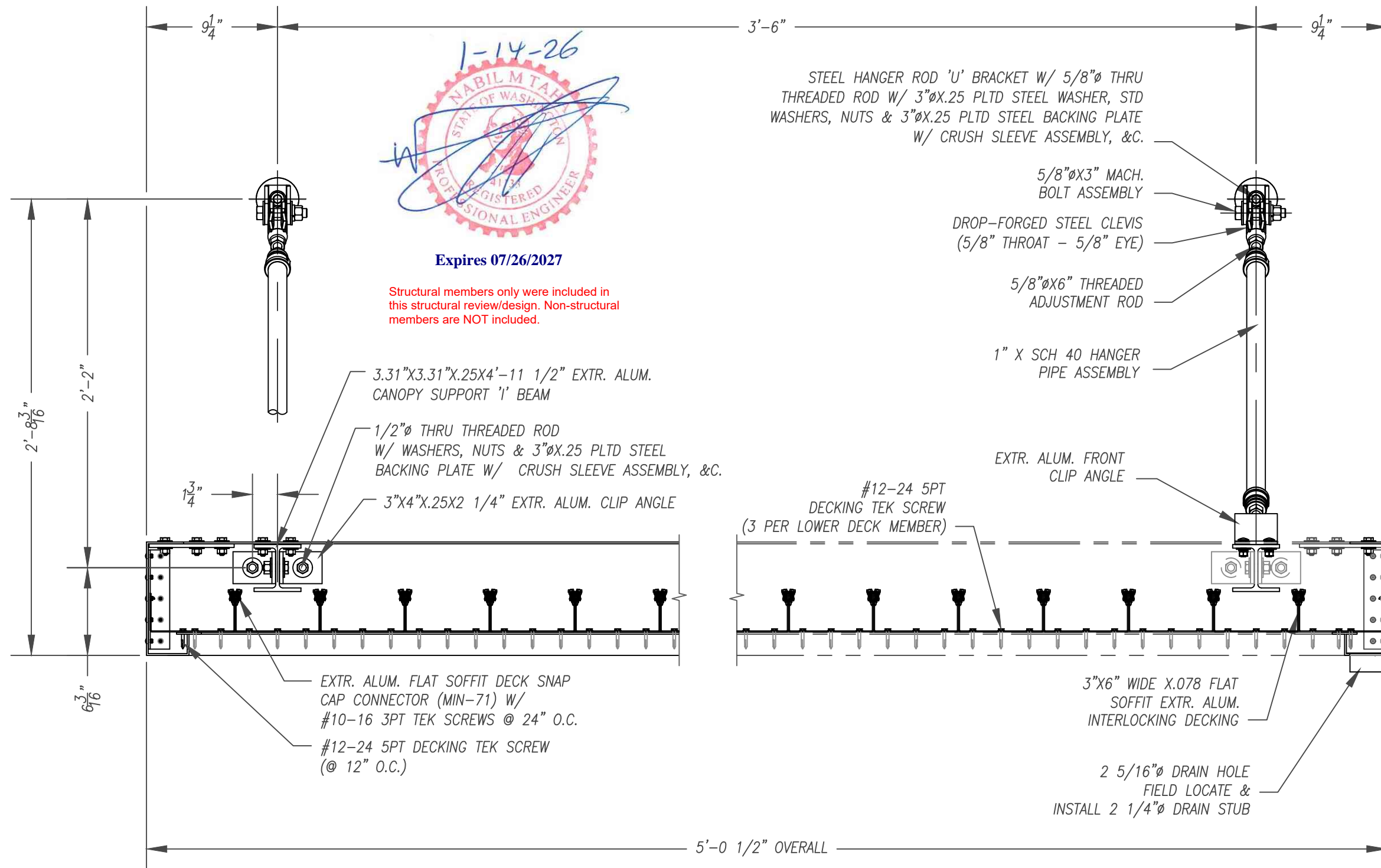
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CLARKSTON, MI 48346
8047998864
Job Name:
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M7780	sheet:
Jan. 12, 26	05
1 127/256" = 1'-0"	of 06



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5/8"ØX3" MACH. BOLT ASSEMBLY

DROP-FORGED STEEL CLEVIS (5/8" THROAT - 5/8" EYE)

5/8"ØX6" THREADED ADJUSTMENT ROD

1" X SCH 40 HANGER PIPE ASSEMBLY

3.31"X3.31"X.25X4'-11 1/2" EXTR. ALUM. CANOPY SUPPORT 'I' BEAM

1/2"Ø THRU THREADED ROD W/ WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE W/ CRUSH SLEEVE ASSEMBLY, &C.

3"X4"X.25X2 1/4" EXTR. ALUM. CLIP ANGLE

#12-24 5PT DECKING TEK SCREW (3 PER LOWER DECK MEMBER)

EXTR. ALUM. FRONT CLIP ANGLE

EXTR. ALUM. FLAT SOFFIT DECK SNAP CAP CONNECTOR (MIN-71) W/ #10-16 3PT TEK SCREWS @ 24" O.C.

#12-24 5PT DECKING TEK SCREW (@ 12" O.C.)

3"X6" WIDE X.078 FLAT SOFFIT EXTR. ALUM. INTERLOCKING DECKING

2 5/16"Ø DRAIN HOLE FIELD LOCATE & INSTALL 2 1/4"Ø DRAIN STUB

5'-0 1/2" OVERALL

CC SECTION

Scale: 1 1/2" = 1'-0"

Canopy Type:
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Architect:
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