MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY

06/18/2025 100% SD SET

OWNER	CITY OF MERCER ISLAND 9611 SE 36TH ST, MERCER ISLAND, WA 98040 CONTACT: JESSI BON P: 425-414-2257 E: JESSI.BON@MERCERGOV.ORG
ARCHITECT	NORTHWEST STUDIO 1205 E PIKE ST #2F, SEATTLE, WA 98122 CONTACT: AARON YOUNG E: AYOUNG@NORTHWESTSTUDIO.COM P: 206.788.8156
LANDSCAPE ARCHITECT	BERGER PARTNERSHIP A: 1927 POST ALLEY WALK WY #2, SEATTLE, WA 98101 CONTACT: ANNA O'CONNELL E: ANNAO@BERGERPARTNERSHIP.COM P: 206.325.6877
STRUCTURAL ENGINEER	QUANTUM ENGINEERING 1511 3RD AVE STE 323, SEATTLE, WA 98101 CONTACT: SCOTT TINKER E: SCOTTTINKER@QUANTUMCE.COM P: 206.957.3900
CIVIL ENGINEER	JMJ ENGINEERING 905 MAIN ST #200, SUMNER, WA 98390 CONTACT: JUSTIN JONES E: JUSTIN@JMJTEAM.COM P: 206.596.2020
MEP ENGINEER	PAE ENGINEERING 1501 E MADISON ST #300, SEATTLE, WA 98122 CONTACT: ASHLI BUSH E: ASHLI.BUSH@PAE-ENGINEERS.COM P: 206.596.8606

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY

9611 SE 36TH ST, MERCER ISLAND, WA 98040

OWNED BY **CITY OF MERCER ISLAND**

9611 SE 36TH ST, MERCER ISLAND, WA 98040

northwest studio ARCHITECTS URBAN DESIGNERS

1205 E PIKE ST, 2F, SEATTLE, WA 98122 206.788.8156

COVER SHEET

G-000.00

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODES LISTED IN THE BUILDING CODE SUMMARY; ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK; UTILITY COMPANY REQUIREMENTS; AND TRADE BEST PRACTICES.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE (COPIES OF SUCH POLICIES SHALL BE FILED WITH THE OWNER AND ARCHITECT), OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.

3. DURING BIDDING, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL CONDITIONS AND THE FULL EXTENT OF THE PROJECT.

4. THE CONTRACTOR AND THE SUBCONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO A DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE DIMENSIONS INDICATED ON THE DRAWINGS; ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEVIATION FROM THE CONTRACT DOCUMENTS.

6. THE CONTRACTOR IS NOT TO SCALE THE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.

7. ALL WORK, WHETHER EXPLICITLY SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL CONTRACT DOCUMENTS.

8. WORK SHALL INCLUDE ALL CHARGES AND EXPENSES FOR FURNISHING ALL ITEMS SHOWN, SPECIFIED, OR REQUIRED TO COMPLETE THE WORK, WHETHER OR NOT SPECIFICALLY MENTIONED OR SHOWN, BUT WHICH ARE NECESSARILY REQUIRED TO OBTAIN AND CONSTRUCT THE INDICATED DESIGN.

9. ALL OF THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS
CALLED FOR BY EITHER SHALL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERENCED ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS.

10. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH
THEY ARE INTENDED TO AMPLIFY. ANY CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF THE
ARCHITECT FOR CLARIFICATION PRIOR TO FABRICATION OR INSTALLATION.

11. THE PREMISES AND JOB SITE SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AND KEPT
FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION
PERIOD. THE CONTRACTOR SHALL REMOVE ALL CRATES, CARTONS AND OTHER TRASH FROM THE
WORK AREAS EACH DAY AND SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL. THE PREMISES
SHALL BE PROTECTED THROUGHOUT CONSTRUCTION AND SHALL BE TURNED OVER IN A CLEAN AND
ORDERLY CONDITION.

12. THE CONTRACTOR SHALL PREPARE THE PREMISES FOR OCCUPANCY WITH A THOROUGH CLEANING
THROUGHOUT. PROVIDE RUNNER STRIPS OF MASONITE AND KRAFT BUILDING PAPER ON FINISHED
FLOORS AS REQUIRED FOR PROTECTION.

13. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE SUPPLIED AND INSTALLED AS
DIRECTED BY THE MANUFACTURER UNLESS NOTED OTHERWISE.

14. ANY WORK OR MATERIAL NOT ACCEPTABLE OR NOT CONFORMING TO LAW AND REGULATIONS BY ALL
BODIES HAVING JURISDICTION SHALL BE REMOVED AT THE REQUEST OF THE OWNER AND/OR GENERAL
CONTRACTOR. REJECTION OF CONTRACTOR'S WORK SHALL BE IN ACCORDANCE, WITH BUT NOT
LIMITED TO: DEVIATION FROM PLANS AND SPECIFICATIONS, ANY EQUIPMENT OR MATERIALS NOT
INSTALLED IN A "WORKMANLIKE" MANNER, ANY EQUIPMENT OR MATERIAL THAT IS NOT INSTALLED
PROPERLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR APPLICABLE BUILDING CODES.

15. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.

ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDITIONAL
ADJ	ADJACENT/ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ANOD	ANODIZED
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
ATTEN	ATTENUATION
BA	BATHROOM
BB	BOND BREAKER
BD	BOARD
BDRM	BEDROOM
BHD	BEHIND
BKSPL	BACKSPLASH
BKR	BACKER
BLNKT	BLANKET
BLDG	BUILDING
BLK	BLACK
BLKG	BLOCKING
BLW	BELOW
BR	BEDROOM
BRKT	BRACKET
BTH	BATH
BTR	BETTER
BTWN	BETWEEN
BUR	BUILT UP ROOFING
BYD	BEYOND
B/I	BUILT IN
B/U	BUILT UP
B/O	BUILD OUT
CABT	CABINET
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CER	CERAMIC
CEM	CEMENT/CEMENTITIOUS
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CKT	CIRCUIT
CLG	CEILING
CL	CLEAR
CLKG	CAULKING
CLST	CLOSET
CLSR	CLOSER
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CT	CERAMIC TILE
C/T	COUNTERTOP
CTR	CENTER
C/I	CAST IRON
C/P	CONTROL POINT
C/W	CURTAIN WALL
D	DOWN
DBL	DOUBLE
DEMO	DEMOLISH/DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ELV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQP	EQUIPMENT
EXH	EXHAUST
EXSTG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR/EXTEND
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLUSH
FLSHG	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOB	FACE OF BUILDING
FOC	FACE OF CONCRETE
FPL	FIREPLACE
FRCB	FIBER REINFORCED CEMENT BOARD
FT	FOOT/FEET
FTG	FOOTING
FYR	FOYER
FXT	FIXTURE
FURG	FURRING
F/I	FURNISH / INSTALL
F/R	FIRE RETARDANT
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GL	GLASS/GLAZING
GR	GRADE
GRND	GROUND
GWB	GYPSUM WALL BOARD
GRT	GROUT
HB	HOSE BIBB
HC	HOLLOW CORE HEAD
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HSE	HOUSE
HT	HEIGHT
ID	INSIDE DIAMETER
INC	INCIDENTAL
INFO	INFORMATION
INSUL	INSULATION
INST	INSTALL
INT	INTERIOR
JMB	JAMB
JNT	JOINT
JST	JOIST
KI	KITCHEN
KD	KILN DRIED
KO	KNOCK OUT
K/D	KNOCK DOWN
LD	LINEAR DIFFUSER
LAM	LAMINATE
LAV	LAVATORY
LDR	LEADER
LF	LINEAR FEET/FOOT
LKR	LOCKER
LTL	LINTEL
LP	LOW POINT LIGHT
MANUF	MANUFACTURER
MAS	MASONRY
MAT	MATERIAL

DRAWING SYMBOLS

- PROPERTY LINE
- LINE OF OBJECT ABOVE
- CENTERLINE OR ALIGN
- GRID LINE (A)
- FLOOR LEVEL OR ELEVATION LINE
- KEY NOTE, SEE SCHEDULE ABOVE (1)
- BUILDING ENTRANCE
- CALLOUT AREA, SEE REFERENCED CALLOUT
- SECTION VIEW, SEE REFERENCED SECTION (X / A-XXX)
- ELEVATION VIEW, SEE REFERENCED ELEVATION (X / A-XXX)
- INTERIOR ELEVATION, SEE REFERENCED ELEVATION (X / A-XXX)
- GLAZING ELEVATION, SEE GLAZING SCHEDULE (X / A-XXX)
- ASSEMBLY TAG (X / A-XXX)
- PARTITION TAG, SEE WALL ASSEMBLIES SHEET (P1.X)
- DOOR TAG, SEE DOOR SCHEDULE (XXX / X)
- WINDOW TAG, SEE GLAZING SCHEDULE (XX)
- PATH OF TRAVEL
- COMMON PATH OF TRAVEL
- COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR (S/C)
- SPRINKLER HEAD RECESSED CEILING-MOUNTED (SP)
- CENTERLINE (℄)
- PTAC UNIT
- CEILING MOUNTED LIGHT FIXTURE
- BATHROOM EXHAUST FAN LIGHT (EFL)
- ELECTRICAL SUB PANEL
- TOPOGRAPHY LINE (XXX)
- TREE, SEE LANDSCAPE
- FUTURE PERMIT APPLICATION

PROJECT INFORMATION

ADDRESS:	9611 SE 36TH, MERCER ISLAND, WA 98040
LOT INFO:	FRUITLAND ACRES BLOCK 1 VOL 12/33 LOT 8-9
PARCEL NO:	265550-0075 265550-0185

PROJECT DESCRIPTION

NEW PUBLIC SAFETY AND MAINTENANCE (PSM) FACILITIES TO HOUSE MERCER ISLAND POLICE DEPARTMENT, THE PUBLIC WORKS DEPARTMENT, THE CITY'S EMERGENCY OPERATIONS CENTER AND SUPPORT STRUCTURES & STORAGE AREAS. EXISTING CITY HALL, PUBLIC WORKS BUILDING & SITE FEATURES TO BE DEMOLISHED

BUILDING CODE SUMMARY

CODES:	2021 INTERNATIONAL EXISITING BUILDING CODE 2021 INTERNATIONAL BUILDING CODE ANSI A117.1-2017 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 UNIFORM PLUMBING CODE WAC 51-11C (COMMERCIAL ENERGY)* *PER WAC 51-11C.503.1 UNALTERED PORTIONS OF THE EXISTING BUILDING ARE NOT REQUIRED TO COMPLY WITH THIS CODE

PROJECT INFORMATION

PROPOSED USE:	OFFICES, MAINTENANCE SHOP, PARKING
OCCUPANCY GROUP:	B (BUSINESS) S-1 (MAINTENANCE SHOP) U (COVERED PARKING)
BUILDING AREA:	65,701 SF
NUMBER OF STORIES:	2
PARCEL AREA:	593,262 SF/ 13.62 AC

VICINITY MAP

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY

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northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE ST, 2F, SEATTLE, WA 98122 206.788.8156

PROJECT INFO

G-001.00

SHEET INDEX

DWG #	DRAWING TITLE
GENERAL	
G-000.00	COVER SHEET
G-001.00	PROJECT INFO
G-002.00	SHEET INDEX
G-003.00	SITE AERIAL PHOTOGRAPH
G-051.00	PSM BUILDING PROGRAMMING
G-052.00	PSM BUILDING PROGRAMMING
G-061.00	OPERATIONS BUILDING PROGRAMMING
G-062.00	OPERATIONS BUILDING PROGRAMMING
SURVEY	
SH-1.1	SHEET 1 OF 1
SH-1.2	SHEET 2 OF 4
SH-1.3	SHEET 3 OF 4
SH-1.4	SHEET 4 OF 4
CIVIL	
C-0.100	ALIGNMENT PLAN
C-0.101	ALIGNMENT PLAN
C-2.100	ROAD PROFILES
C-2.101	ROAD PROFILES
C-3.100	PROPOSED GRADING PLAN
C-3.101	PROPOSED GRADING PLAN
C-4.100	PROPOSED STORMWATER PLAN
C-4.101	PROPOSED STORMWATER PLAN
C-5.100	PROPOSED SEWER PLAN
C-5.101	PROPOSED SEWER PLAN
C-6.100	PROPOSED WATER PLAN
C-6.101	PROPOSED WATER PLAN
LANDSCAPE	
L-101	LANDSCAPE PLANS
L-102	LANDSCAPE PLANS
EXISTING	
X-0.1	STRUCTURAL GRIDS
DEMOLITION	
DS-101.00	DEMO SITE PLAN
SITE	
AS-101.00	PROPOSED SITE PLAN
AS-102.00	ROOF PLAN
AS-201.00	SITE PHASING PLANS
AS-301.00	SITE SECTIONS
AS-401.00	ENLARGED SITE PLAN
AS-402.00	ENLARGED SITE PLAN
FLOOR PLANS	
A-101.00	PSM BUILDING FLOOR PLAN
A-102.00	PSM BUILDING FLOOR PLAN
A-103.00	PSM BUILDING FLOOR PLAN
A-111.00	OPERATIONS BUILDING FLOOR PLAN
A-112.00	OPERATIONS BUILDING FLOOR PLAN
A-113.00	OPERATIONS BUILDING FLOOR PLAN
A-114.00	OPERATIONS BUILDING FLOOR PLAN
A-121.00	SITE STRUCTURES PLANS
BUILDING ELEVATIONS, SECTIONS	
A-301.00	OVERALL FACILITY ELEVATIONS
A-311.00	PSM BUILDING ELEVATIONS
A-312.00	PSM BUILDING ELEVATIONS
A-321.00	OPERATIONS BUILDING ELEVATIONS
A-322.00	OPERATIONS BUILDING ELEVATIONS
A-331.00	SITE STRUCTURES ELEVATIONS
A-351.00	PSM BUILDING SECTIONS
A-361.00	OPERATIONS BUILDING SECTIONS
A-371.00	SITE STRUCTURES SECTIONS
STRUCTURAL	
S1.0	GENERAL STRUCTURAL NOTES
S1.1	GENERAL STRUCTURAL NOTES
S1.2	GENERAL STRUCTURAL NOTES
S1.3	GENERAL STRUCTURAL NOTES
S2.0	OVERALL FOUNDATION PLAN
S2.0a	PSM FOUNDATION PLAN
S2.0b	PARKING AREA FOUNDATION PLAN
S2.0c	OPERATIONS FOUNDATION PLAN
S2.0d	SOUTH YARD FOUNDATION PLAN
S2.1a	PSM SECOND FLOOR AND LOW FRAMING PLAN
S2.1c	OPERATIONS SECOND FLOOR FRAMING
S2.2	OVERALL ROOF FRAMING PLAN
S2.2a	PSM ROOF FRAMING PLAN
S2.2b	PARKING AREA ROOF FRAMING PLAN
S2.2c	OPERATIONS ROOF FRAMING PLAN
S2.2d	SOUTH YARD ROOF FRAMING PLAN
MEPT	
SS-101.00	FACILITY SYSTEMS - SITE PLAN
SS-301.00	FACILITY SYSTEMS - SITE SECTION
FS-101.00	FACILITY SYSTEMS - PSM LEVEL 1 PLAN
FS-102.00	FACILTIY SYSTEMS - PSM LEVEL 2 PLAN
FS-111.00	FACILITY SYSTEMS - OPS LEVEL 1 PLAN
FS-112.00	FACILITY SYSTEMS - OPS LEVEL 2 PLAN
FS-113.00	FACILITY SYSTEMS - OPS MEZZANINE PLAN

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SHEET INDEX

G-002.00

4 NW AERIAL
3" = 1'-0"

2 NE AERIAL
3" = 1'-0"

3 SE AERIAL
3" = 1'-0"

1 SW AERIAL
3" = 1'-0"

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SITE AERIAL PHOTOGRAPH

G-003.00

1 PSM BUILDING PROGRAMMING - LEVEL 1
3/32" = 1'-0"

OVERALL PSM BUILDING AREAS

	NET PROGRAM AREAS (NSF)	GROSSING FACTOR (SF)	GROSS FLOOR AREAS (GSF)
PSM - LEVEL 1	18,829 SF	4,635 SF	23,464 SF
PSM - LEVEL 2	13,569 SF	3,186 SF	16,755 SF
BLDG TOTAL	**32,398 SF**	**7,821 SF**	**40,219 SF**

NOTES
1. GROSSING FACTOR INCLUDES AREAS FOR CORRIDORS, STAIRS, ELEVATORS, WALL THICKNESSES
2. (NSF) NET SQUARE FEET IS MEASURED TO INTERIOR FINISH FACE OF WALL
3. (GSF) GROSS SQUARE FEET IS MEASURE TO OUTSIDE FACE OF EXTERIOR BUILDING WALLS

PSM BUILDING PROGRAMMING - LEVEL 1

FLOOR	ROOM NAME	DEPT.	SIZE (NSF)	COMMENTS	SHARED
PSM - LEVEL 1	CSC OFFICE	CUSTOMER SERVICE	385 SF		
PSM - LEVEL 1	CUSTOMER SERVICE DESK	CUSTOMER SERVICE	282 SF		
PSM - LEVEL 1	CALL CENTER	EMERGENCY	111 SF		✓
PSM - LEVEL 1	EOC	EMERGENCY	1522 SF		✓
PSM - LEVEL 1	EOC STORAGE	EMERGENCY	264 SF		
PSM - LEVEL 1	HAM RADIO	EMERGENCY	104 SF		
PSM - LEVEL 1	MEETING - LARGE	EMERGENCY	345 SF		✓
PSM - LEVEL 1	MEETING - SMALL	EMERGENCY	215 SF		✓
PSM - LEVEL 1	ARMORY	MIPD	153 SF		
PSM - LEVEL 1	BIKES	MIPD	140 SF		
PSM - LEVEL 1	BOOKING AREA	MIPD	408 SF		
PSM - LEVEL 1	BRIEFING	MIPD	275 SF		
PSM - LEVEL 1	CHIEF	MIPD	160 SF		
PSM - LEVEL 1	CLEAN UP	MIPD	109 SF		
PSM - LEVEL 1	COPY	MIPD	127 SF		
PSM - LEVEL 1	COPY	MIPD	100 SF		
PSM - LEVEL 1	COURTYARD	MIPD	582 SF		
PSM - LEVEL 1	DEPLOYMENT	MIPD	776 SF		
PSM - LEVEL 1	DETECTIVES	MIPD	554 SF		
PSM - LEVEL 1	DIVE LOCKER	MIPD	300 SF		
PSM - LEVEL 1	EVIDENCE OFFICE	MIPD	95 SF		
PSM - LEVEL 1	EVIDENCE PROCESSING	MIPD	246 SF		
PSM - LEVEL 1	EVIDENCE STORAGE	MIPD	440 SF		
PSM - LEVEL 1	HOLDING	MIPD	72 SF		
PSM - LEVEL 1	HOLDING	MIPD	72 SF		
PSM - LEVEL 1	HOLDING	MIPD	72 SF		
PSM - LEVEL 1	INTERVIEW	MIPD	99 SF		
PSM - LEVEL 1	INTERVIEW	MIPD	99 SF		
PSM - LEVEL 1	INTERVIEW	MIPD	75 SF		
PSM - LEVEL 1	LOCKER ROOM	MIPD	805 SF		
PSM - LEVEL 1	MARINE STORAGE	MIPD	269 SF		
PSM - LEVEL 1	MTG SMALL	MIPD	182 SF		
PSM - LEVEL 1	OFFICE	MIPD	99 SF		
PSM - LEVEL 1	OFFICE	MIPD	97 SF		
PSM - LEVEL 1	OFFICE	MIPD	103 SF		
PSM - LEVEL 1	OFFICE	MIPD	109 SF		
PSM - LEVEL 1	OFFICE	MIPD	107 SF		
PSM - LEVEL 1	OFFICE	MIPD	107 SF		
PSM - LEVEL 1	OFFICE	MIPD	101 SF		
PSM - LEVEL 1	OFFICE	MIPD	101 SF		
PSM - LEVEL 1	OFFICE	MIPD	99 SF		
PSM - LEVEL 1	PATROL	MIPD	1381 SF		
PSM - LEVEL 1	PD LUNCH	MIPD	338 SF		
PSM - LEVEL 1	PD STORAGE	MIPD	144 SF		

PSM BUILDING PROGRAMMING - LEVEL 1

FLOOR	ROOM NAME	DEPT.	SIZE (NSF)	COMMENTS	SHARED
PSM - LEVEL 1	PHONE ROOM	MIPD	42 SF		
PSM - LEVEL 1	RECORDS DESK	MIPD	292 SF		
PSM - LEVEL 1	RR	MIPD	33 SF		
PSM - LEVEL 1	RR	MIPD	33 SF		
PSM - LEVEL 1	RR	MIPD	33 SF		
PSM - LEVEL 1	RR	MIPD	33 SF		
PSM - LEVEL 1	RR	MIPD	33 SF		
PSM - LEVEL 1	RR	MIPD	43 SF		
PSM - LEVEL 1	RR	MIPD	32 SF		
PSM - LEVEL 1	RR	MIPD	32 SF		
PSM - LEVEL 1	RR	MIPD	48 SF		
PSM - LEVEL 1	RR	MIPD	48 SF		
PSM - LEVEL 1	SALLYPORT	MIPD	849 SF		
PSM - LEVEL 1	SHARED OFFICE	MIPD	222 SF		
PSM - LEVEL 1	SHWR	MIPD	33 SF		
PSM - LEVEL 1	SHWR	MIPD	33 SF		
PSM - LEVEL 1	SHWR	MIPD	33 SF		
PSM - LEVEL 1	SHWR	MIPD	33 SF		
PSM - LEVEL 1	SHWR	MIPD	33 SF		
PSM - LEVEL 1	SHWR	MIPD	43 SF		
PSM - LEVEL 1	SPECIAL OPS	MIPD	195 SF		
PSM - LEVEL 1	STORAGE	MIPD	83 SF		
PSM - LEVEL 1	STORAGE	MIPD	32 SF		
PSM - LEVEL 1	STORAGE	MIPD	32 SF		
PSM - LEVEL 1	VESTIBULE	MIPD	63 SF		
PSM - LEVEL 1	INTERVIEW	PUBLIC	99 SF		✓
PSM - LEVEL 1	PD LOBBY	PUBLIC	251 SF		
PSM - LEVEL 1	PUBLIC LOBBY	PUBLIC	1057 SF		✓
PSM - LEVEL 1	RR	PUBLIC	36 SF		
PSM - LEVEL 1	RR	PUBLIC	36 SF		
PSM - LEVEL 1	BREAK AREA	SUPPORT	103 SF		✓
PSM - LEVEL 1	RECEIVING	SUPPORT	713 SF		✓
PSM - LEVEL 1	RR	SUPPORT	47 SF		✓
PSM - LEVEL 1	RR	SUPPORT	41 SF		✓
PSM - LEVEL 1	STAFF / EOC LOBBY	SUPPORT	1033 SF		✓
PSM - LEVEL 1	STAFF ENTRY	SUPPORT	301 SF		✓
PSM - LEVEL 1	EMER ELEC	SYSTEMS	79 SF		
PSM - LEVEL 1	IT / DATA	SYSTEMS	23 SF		
PSM - LEVEL 1	MAIN ELEC	SYSTEMS	128 SF		
PSM - LEVEL 1	WATER ENTRY / EQUIP	SYSTEMS	194 SF		
PSM - LEVEL 1	WATER EQUIP	SYSTEMS	77 SF		
TOTAL AREA			18826 SF		

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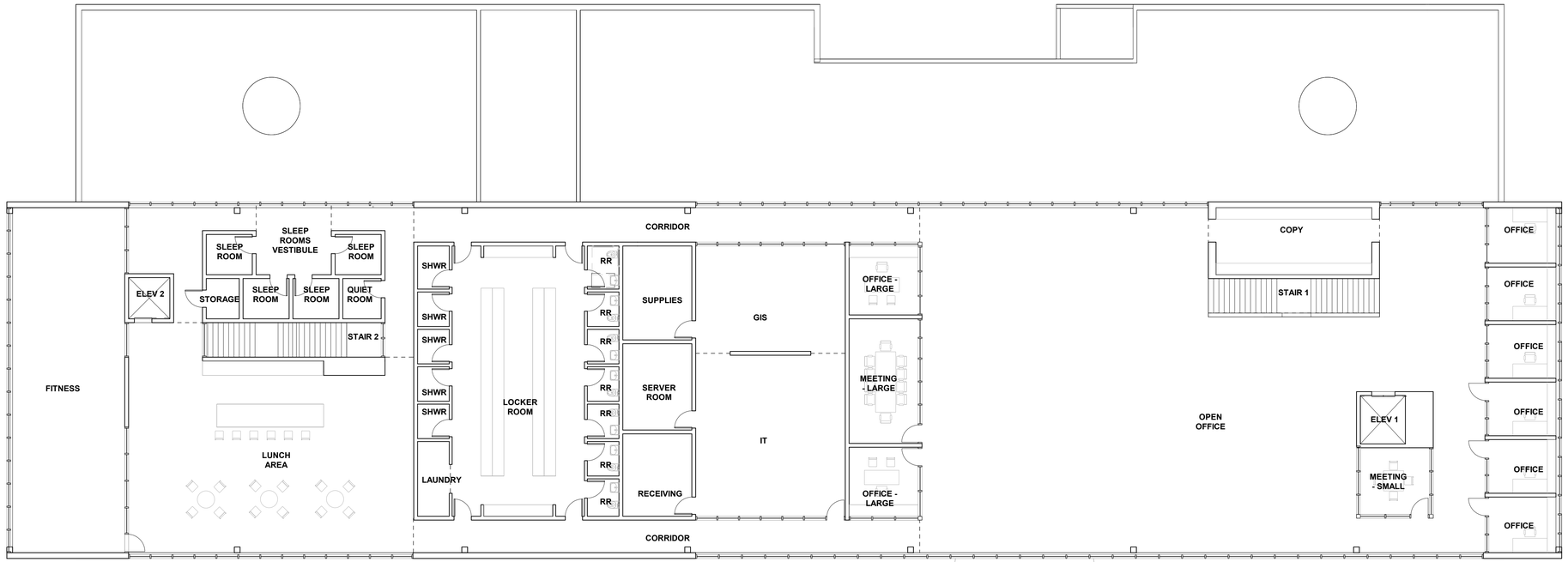
PSM BUILDING - PROGRAMMING

G-051.00



2 PSM BUILDING PROGRAMMING - LEVEL 2
3/32" = 1'-0"

OVERALL PSM BUILDING AREAS

	NET PROGRAM AREAS (NSF)	GROSSING FACTOR (SF)	GROSS FLOOR AREAS (GSF)
PSM - LEVEL 1	18,829 SF	4,635 SF	23,464 SF
PSM - LEVEL 2	13,569 SF	3,186 SF	16,755 SF
BLDG TOTAL	**32,398 SF**	**7,821 SF**	**40,219 SF**

NOTES
1. GROSSING FACTOR INCLUDES AREAS FOR CORRIDORS, STAIRS, ELEVATORS, WALL THICKNESSES
2. (NSF) NET SQUARE FEET IS MEASURED TO INTERIOR FINISH FACE OF WALL
3. (GSF) GROSS SQUARE FEET IS MEASURE TO OUTSIDE FACE OF EXTERIOR BUILDING WALLS

PSM BUILDING PROGRAMMING - LEVEL 2

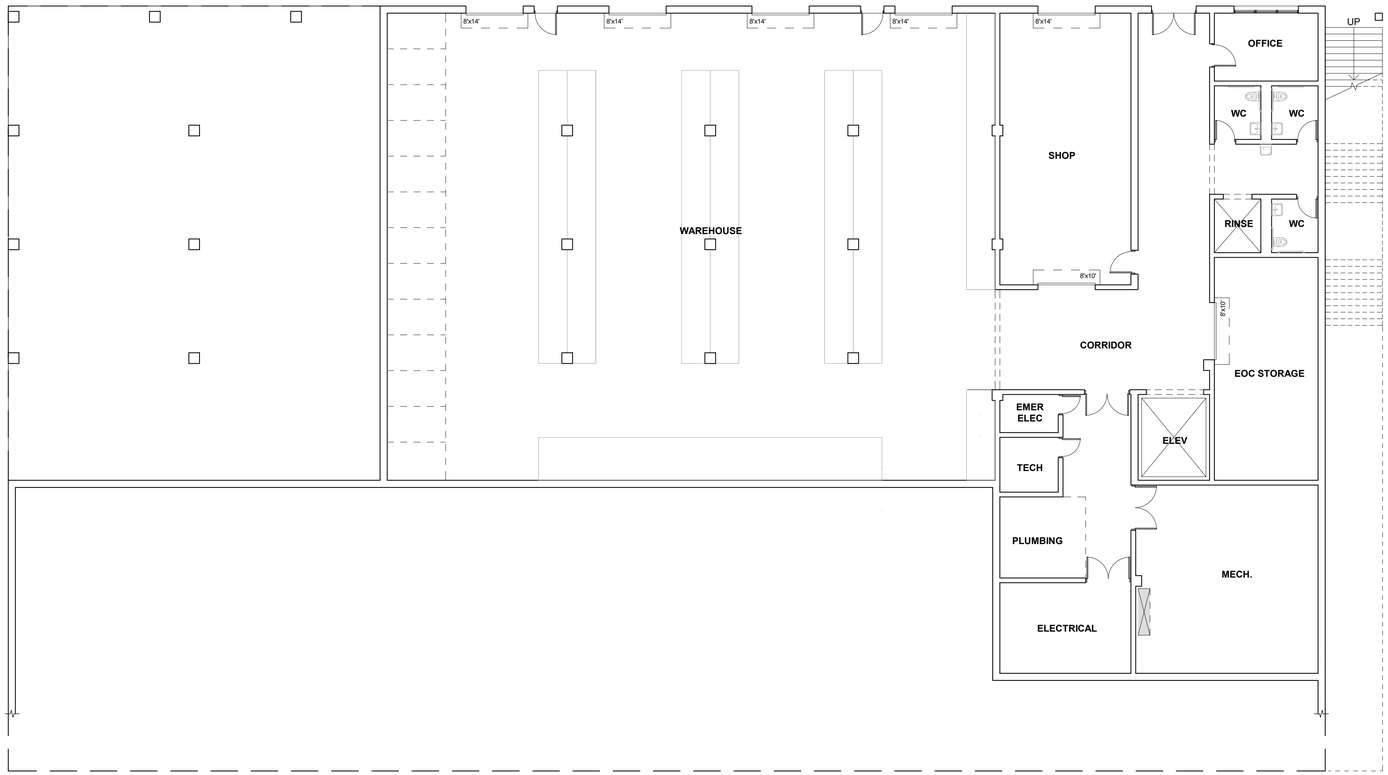
FLOOR	ROOM NAME	DEPT.	SIZE (NSF)	COMMENTS	SHARED
PSM - LEVEL 2	GIS	IT/GIS	489 SF		
PSM - LEVEL 2	IT	IT/GIS	741 SF		
PSM - LEVEL 2	RECEIVING	IT/GIS	172 SF		
PSM - LEVEL 2	SERVER ROOM	IT/GIS	180 SF		
PSM - LEVEL 2	SUPPLIES	IT/GIS	196 SF		
PSM - LEVEL 2	COPY	PUBLIC WORKS	327 SF		
PSM - LEVEL 2	MEETING - LARGE	PUBLIC WORKS	267 SF		
PSM - LEVEL 2	MEETING - SMALL	PUBLIC WORKS	151 SF		
PSM - LEVEL 2	OFFICE	PUBLIC WORKS	116 SF		
PSM - LEVEL 2	OFFICE	PUBLIC WORKS	112 SF		
PSM - LEVEL 2	OFFICE	PUBLIC WORKS	112 SF		
PSM - LEVEL 2	OFFICE	PUBLIC WORKS	112 SF		
PSM - LEVEL 2	OFFICE	PUBLIC WORKS	112 SF		
PSM - LEVEL 2	OFFICE	PUBLIC WORKS	116 SF		
PSM - LEVEL 2	OFFICE - LARGE	PUBLIC WORKS	152 SF		
PSM - LEVEL 2	OFFICE - LARGE	PUBLIC WORKS	152 SF		
PSM - LEVEL 2	OPEN OFFICE	PUBLIC WORKS	5082 SF		
PSM - LEVEL 2	FITNESS	SUPPORT	1223 SF		✓
PSM - LEVEL 2	LAUNDRY	SUPPORT	74 SF		✓
PSM - LEVEL 2	LOCKER ROOM	SUPPORT	1079 SF		✓
PSM - LEVEL 2	LUNCH AREA	SUPPORT	1725 SF		✓
PSM - LEVEL 2	QUIET ROOM	SUPPORT	47 SF		✓
PSM - LEVEL 2	RR	SUPPORT	41 SF		✓
PSM - LEVEL 2	RR	SUPPORT	33 SF		✓
PSM - LEVEL 2	RR	SUPPORT	33 SF		✓
PSM - LEVEL 2	RR	SUPPORT	33 SF		✓
PSM - LEVEL 2	RR	SUPPORT	33 SF		✓
PSM - LEVEL 2	RR	SUPPORT	33 SF		✓
PSM - LEVEL 2	RR	SUPPORT	36 SF		✓
PSM - LEVEL 2	SHWR	SUPPORT	33 SF		✓
PSM - LEVEL 2	SHWR	SUPPORT	33 SF		✓
PSM - LEVEL 2	SHWR	SUPPORT	33 SF		✓
PSM - LEVEL 2	SHWR	SUPPORT	33 SF		✓
PSM - LEVEL 2	SHWR	SUPPORT	41 SF		✓
PSM - LEVEL 2	SLEEP ROOM	SUPPORT	56 SF		✓
PSM - LEVEL 2	SLEEP ROOM	SUPPORT	56 SF		✓
PSM - LEVEL 2	SLEEP ROOM	SUPPORT	56 SF		✓
PSM - LEVEL 2	SLEEP ROOM	SUPPORT	56 SF		✓
PSM - LEVEL 2	SLEEP ROOMS VESTIBULE	SUPPORT	152 SF		✓
PSM - LEVEL 2	STORAGE	SUPPORT	40 SF		
TOTAL AREA			13569 SF		

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY
9611 SE 36TH ST, MERCER ISLAND, WA 98040
OWNED BY **CITY OF MERCER ISLAND**
9611 SE 36TH ST, MERCER ISLAND, WA 98040

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE ST, 2F, SEATTLE, WA 98122 206.788.8156

PSM BUILDING - PROGRAMMING

G-052.00



1 OPERATIONS BUILDING PROGRAMMING - LEVEL 1
1" = 10'-0"

OVERALL OPS BUILDING AREAS

	NET PROGRAM AREAS (NSF)	GROSSING FACTOR (SF)	GROSS FLOOR AREAS (GSF)
OPS - LEVEL 1	8,388 SF	1,767 SF	10,155 SF
OPS - LEVEL 2	18,290 SF	1,416 SF	19,706 SF
BLDG TOTAL	**26,678 SF**	**3,183 SF**	**29,861 SF**

NOTES
1. GROSSING FACTOR INCLUDES AREAS FOR CORRIDORS, STAIRS, ELEVATORS, WALL THICKNESSES
2. (NSF) NET SQUARE FEET IS MEASURED TO INTERIOR FINISH FACE OF WALL
3. (GSF) GROSS SQUARE FEET IS MEASURE TO OUTSIDE FACE OF EXTERIOR BUILDING WALLS

OPERATIONS BUILDING PROGRAMMING - LEVEL 1

FLOOR	ROOM NAME	DEPT.	SIZE (NSF)	COMMENTS	SHARED
OPS - LEVEL 1	EOC STORAGE	EMERGENCY	452 SF		
OPS - LEVEL 1	OFFICE	PUBLIC WORKS	138 SF		
OPS - LEVEL 1	SHOP	PUBLIC WORKS	695 SF		
OPS - LEVEL 1	WAREHOUSE	PUBLIC WORKS	5531 SF		
OPS - LEVEL 1	RINSE	SUPPORT	49 SF		
OPS - LEVEL 1	WC	SUPPORT	49 SF		
OPS - LEVEL 1	WC	SUPPORT	49 SF		
OPS - LEVEL 1	WC	SUPPORT	49 SF		
OPS - LEVEL 1	ELECTRICAL	SYSTEMS	232 SF		
OPS - LEVEL 1	EMER ELEC	SYSTEMS	43 SF		
OPS - LEVEL 1	MECH.	SYSTEMS	670 SF		
OPS - LEVEL 1	PLUMBING	SYSTEMS	344 SF		
OPS - LEVEL 1	TECH	SYSTEMS	63 SF		
TOTAL AREA			8364 SF		

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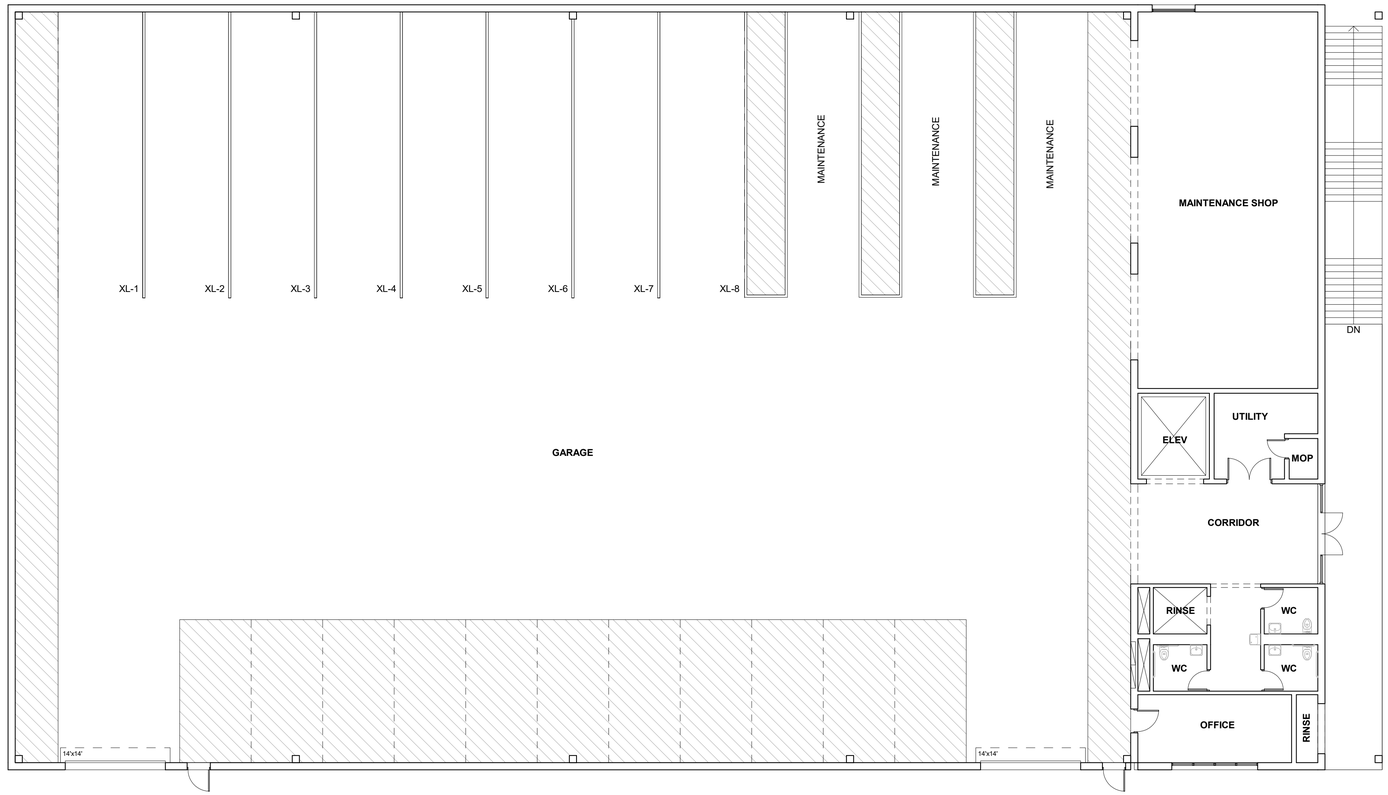
OPERATIONS BUILDING - PROGRAMMING

G-061.00



2 OPERATIONS BUILDING PROGRAMMING - LEVEL 2
1" = 10'-0"

OVERALL OPS BUILDING AREAS

	NET PROGRAM AREAS (NSF)	GROSSING FACTOR (SF)	GROSS FLOOR AREAS (GSF)
OPS - LEVEL 1	8,388 SF	1,767 SF	10,155 SF
OPS - LEVEL 2	18,290 SF	1,416 SF	19,706 SF
BLDG TOTAL	**26,678 SF**	**3,183 SF**	**29,861 SF**

NOTES
1. GROSSING FACTOR INCLUDES AREAS FOR CORRIDORS, STAIRS, ELEVATORS, WALL THICKNESSES
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3. (GSF) GROSS SQUARE FEET IS MEASURE TO OUTSIDE FACE OF EXTERIOR BUILDING WALLS

OPERATIONS BUILDING PROGRAMMING - LEVEL 2

FLOOR	ROOM NAME	DEPT.	SIZE (NSF)	COMMENTS	SHARED
OPS - LEVEL 2	GARAGE	PUBLIC WORKS	16380 SF		
OPS - LEVEL 2	MAINTENANCE SHOP	PUBLIC WORKS	1325 SF		
OPS - LEVEL 2	OFFICE	PUBLIC WORKS	204 SF		
OPS - LEVEL 2	RINSE	SUPPORT	11 SF		
OPS - LEVEL 2	RINSE	SUPPORT	49 SF		
OPS - LEVEL 2	WC	SUPPORT	49 SF		
OPS - LEVEL 2	WC	SUPPORT	49 SF		
OPS - LEVEL 2	WC	SUPPORT	49 SF		
OPS - LEVEL 2	UTILITY	SYSTEMS	174 SF		
TOTAL AREA			18290 SF		

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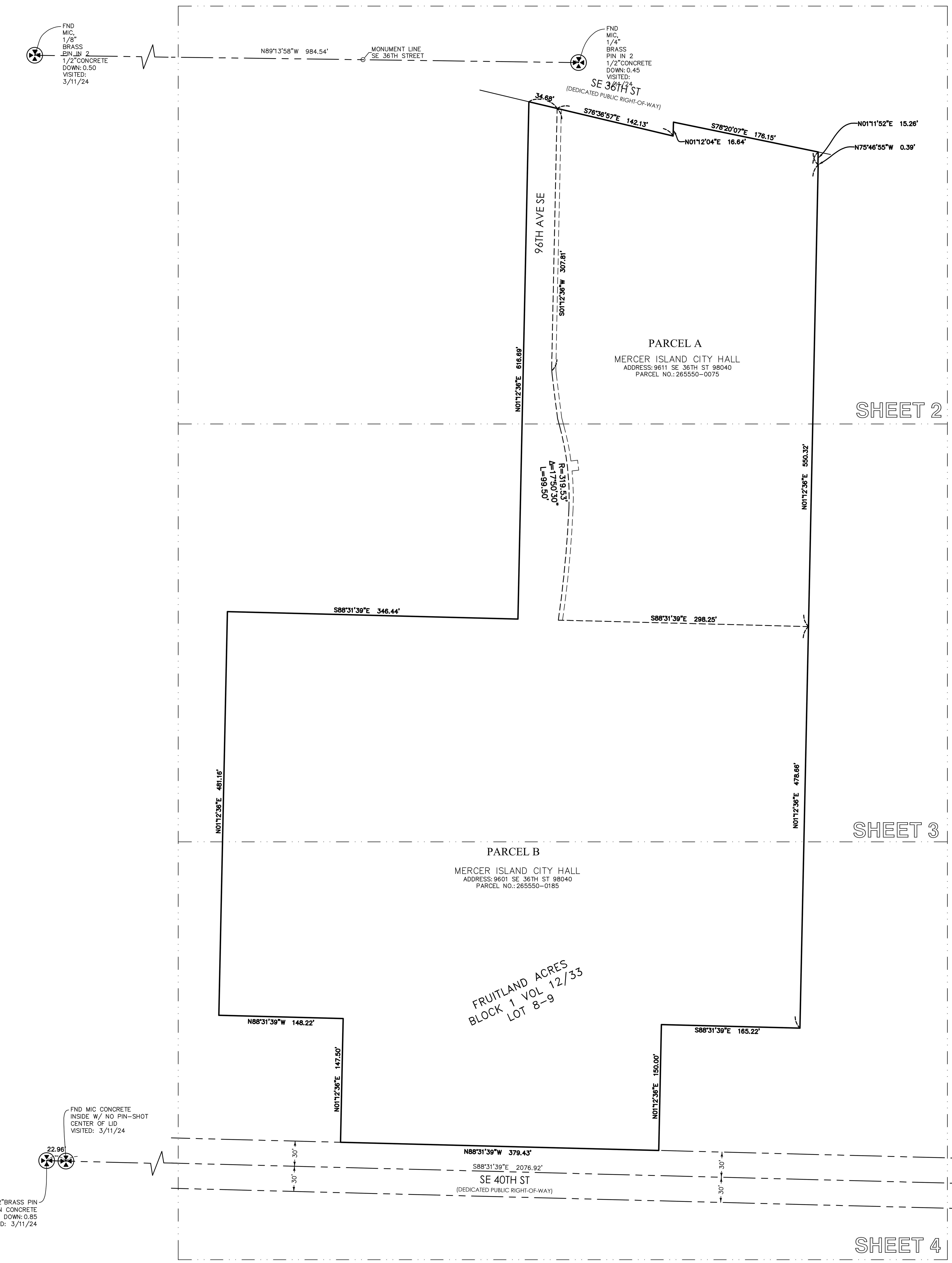
OPERATIONS BUILDING - PROGRAMMING

G-062.00

S.E. 1/4 OF THE S.E. 1/4, SECTION 07, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M



SITE NOTES

SITE ADDRESS:
CITY OF MERCER ISLAND
9611 SE 36TH ST 98040
9601 SE 36TH ST 98040
MERCER ISLAND, KING COUNTY, WA

TAX ACCOUNT NO.:
265550-0075-03
265550-0185-00

ZONING:
CO(COMMERCIAL SERVICE)

ZONING AGENCY:
MERCER ISLAND

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED AUGUST 19, 2020, COMMUNITY PANEL NO. 53033C0654G, AND IS SITUATED IN ZONE "X ", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/2011(EPOCH 2010)

VERTICAL DATUM:
NAD 88

AREA:
SITE AS SHOWN CONTAINS 593,262 SQUARE FEET OR 13.6194 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 182 INCLUDING 4 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:
SANITARY SEWERS, WATER, STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206)236-5300

POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206)225-5773

TELEPHONE
LUMEN TECHNOLOGIES
1600 7TH AVENUE
SEATTLE, WA 98191
(206)244-1111
SANITARY SEWER

DESCRIPTION:
LEGAL DESCRIPTION PER KING COUNTY ASSESSOR:

PARCEL A
FRUITLAND ACRES ADD LESS POR LY WLY OF LN DAF BEG 48.19 FT S 88-31-24 E FR SW COR OF LOT 8 TAP ON CRV CTR WCH BRS N 81-45-41 W 1353.34 FT TH NLY ALG CRV ARC DIST OF 132.87 FT TAP OF COMP CRV TH NLY ALG CRV TO LEFT RAD 319.53 FT ARC DIST 99.50 FT TAP OF TAN TH N 15-13-43 W 9.76 FT TH N 7-07-23 W 52.33 FT TAP ON CRV TH NLY ALG CRV TO RGT RAD 68.60 FT ARC DIST OF 9.98 FT TAP OF TAN TH N 1-12-51 E TO N LN OF LOT 8 LESS HWY AKA PAR A LOT LN REV MI 84-03-10 REC NO 8403159004

PARCEL B
FRUITLAND ACRES ADD LOT 18-21 OF BLK 1 OF SD PLAT TGW POR OF LOT 8 BLK 1 OF SD PLAT DAF - BEG SW COR OF LOT 8 TH S 88-31-24 E 48.19 FT TAP ON CRV CTR WCH BRS N 81-45-41 W 1353.34 FT TH NLY ALG CRV ARC DIST OF 132.87 FT TAP OF COMP CRV TH NLY ALG CRV TO LFT RAD 319.53 ARC DIST 99.50 FT TAP OF TAN TH N 15-13-43 W 9.76 FT TH N 7-07-23 W 52.33 FT TAP OF CRV TH NLY ALG CRV TO RGT RAD 68.60 FT AN ARC DIST OF 9.98 FT TAP OF TAN TH N 1-12-51 E 307.81 FT TO S LN OF ST HWY TH N 76-36-42 W ALG SD S LN 34.68 FT TO W LN OF SD LOT TH S 1-12-51 W 616.69 FT ALG SD W LN TO POB LESS S 150 FT OF SD LOT 18 LESS W 148.22 FT OF S 147.5 FT OF SD LOT 21 AKA LOT B OF - LOT LN REV MI 84-03-10 REC NO 8403159004

CERTIFICATION:

SURVEY IDENTIFICATION NO.:	2024038.00
REGISTERED LAND SURVEYOR NO.:	45170
SURVEYOR'S ADDRESS & COMPANY:	BUSH, ROED & HITCHINGS, INC. 15400 SE 30TH PLACE, STE 100 BELLEVUE, WA 98007
TELEPHONE:	(206) 323-4144
COMPANY WEBSITE:	WWW.BRHINC.COM
SURVEYOR'S EMAIL:	OLIVERR@BRHINC.COM

(NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11A, 13, 14, 16, 17, 18 AND 19. THE FIELD WORK WAS COMPLETED ON MAY 7, 2024.

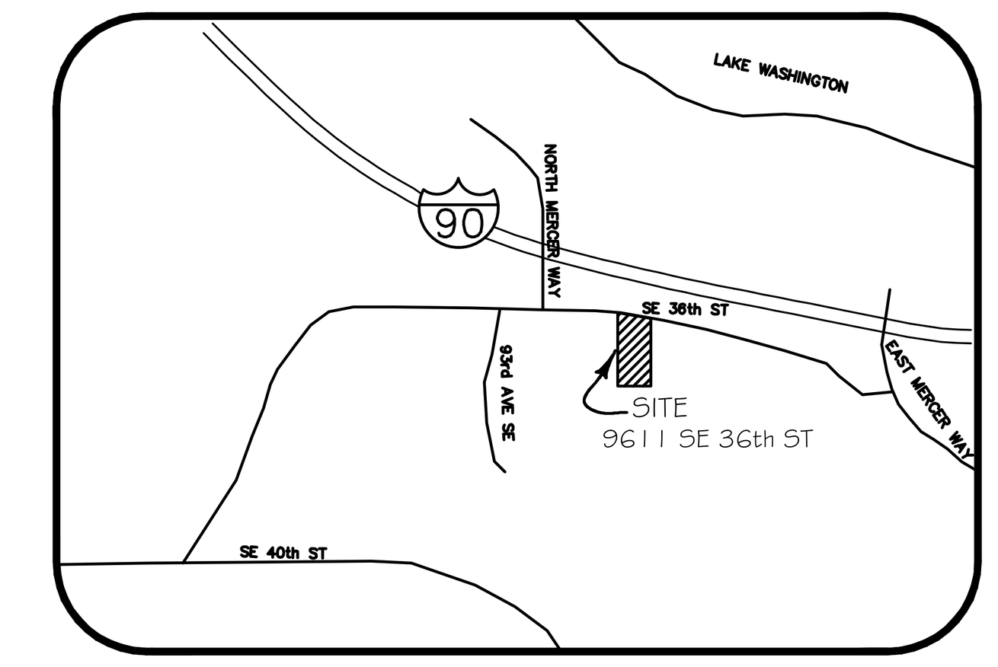
DATE OF PLAT OR MAP: 05/15/2024

OLIVER Q. ROBAR, P.L.S. NO. 45170

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

UTILITY MARKING NOTE:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD (R) DOCUMENTS OBTAINED FROM PUBLIC AND PRIVATE UTILITY SOURCES, IF AVAILABLE. GROUND SURFACE PAINTED (P) UTILITY MARKINGS WERE TRACED ON THE GROUND AND PAINTED BY BUSH, ROED & HITCHINGS, INC. UNDERGROUND UTILITY LOCATING PERSONNEL.

60 0 30 60
(IN FEET)
1 inch = 60 ft.



VICINITY MAP
NOT TO SCALE

05/15/2024

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

2(b) PURPOSE: CIVIL ENGINEERING DESIGN.

2(c) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

2(f) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

2(g) LIMITATIONS: THIS TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN.

2(h) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

3(a) & 3(b) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.
2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.
3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.

3(c) SCOPE STATEMENT: UTILITY INVESTIGATIONS ARE SUBJECT TO THE LIMITATIONS OF ACCURACY OF CONVENTIONAL UNDERGROUND UTILITY DETECTION EQUIPMENT, THE EXISTENCE / ACCURACY OF RECORD UTILITY MAPS PRODUCED BY OTHERS, OR THE AWARENESS OR LOCAL KNOWLEDGE OF ANYTHING CONCEALED UNDERGROUND. THE COMPREHENSIVENESS OF SAID INVESTIGATIONS ARE THEREFORE LIMITED TO THE CAPACITY OF SAID TECHNOLOGIES AND /OR THE AVAILABILITY OF SUCH RECORDS OR KNOWLEDGE.

LEGEND

Symbol	Description
⊕	AREA DRAIN
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
BE	BUILDING ENTRANCE
○	BOLLARD (BLRD)
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
BTM	BOTTOM OF STRUCTURE
	BUILDING LIGHT
BVA	BUILDING VEHICLE ACCESS
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CC/XC/&G	CONCRETE/EXTRUDED CURB/& GUTTER
CD	CONDUIT DROP
CW/BW/AW	CONCRETE/BRICK/ASPHALT WALK
CRW/BRW/WRW	CONCRETE/BLOCK/WOOD RETAINING WALL
	CHAIN LINK FENCE (CLF)
CTV	CABLE TV
COL	COLUMN
℄/M℄	CENTERLINE/MONUMENT LINE
CS/MS/WS	CONCRETE/METAL/WOOD STAIRS
	H/C PARKING SPACE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
COC	CENTER OF CHANNEL
DOIT	DEPT. OF INFO. TECHNOLOGY
DS/RD	DOWN SPOUT/ROOF DRAIN
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH/EJB	ELECTRICAL HANDHOLE/JUNCTION BOX
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
-----/ABC	FEATURE BELOW OBJECT (DASHED TEXT)
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
FOV	FIBER OPTIC VAULT
FFE	FINISH FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
	GAS VALVE
GV	GAS VAULT
	GRAVEL SURFACE
	GUY ANCHOR
GP/UP/PP	GUY/POWER/UTILITY POLE
	HANDRAIL
△ SP	STRAIN POLE
IR	IRRIGATION LINE (RECORD)
ICB	IRRIGATION CONTROL BOX
IV	IRRIGATION VALVE
IL	INDUCTION LOOP (TRAFFIC)
	INLET (TYPE 250A)
	INLET (TYPE 250B)
	INLET (TYPE 252)
	INLET (TYPE 252S)
	INLET (TYPE 277A)
	INLET (TYPE 277B)
in	INSERTED PIPE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
	LIGHT POLE (FIBERGLASS/CONC)
	STRAIN POLE W/ LIGHT
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
US	MAILBOX (FEDERAL/PRIVATE)
MW	MONITOR WELL
OHP/OHC/OHT	OVERHEAD POWER/CABLE/TELEPHONE
OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P.S.	PARKING SPACE(S)
ℙ	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
⟹	PIPE FLOW DIRECTION
CP/DI/CMP/VC	CONCRETE/IRON/METAL/CLAY (PIPE TYPES)
PE/PVC	POLYETHYLENE PIPE (POLYMER PIPE TYPES)
PPS	PARKING PAY STATION
⊗	POST INDICATOR VALVE
PS/PSS	COMBINED/SANITARY SEWER
X PS	X NUMBER PARKING STALLS
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
	PEDESTRIAN PUSH BUTTON (PPB)
	PEDESTRIAN SIGNAL/PEDESTAL
RE/PPT	ROOF/PARAPET ELEVATION
(R)	RECORD DATA
	ROCKERY
RE	ROOF ELEVATION
SCL/CLHH	SEATTLE CITY LIGHT HANDHOLE
SD	SERVICE DRAIN (STORM)
SDCO/SSCO	STORM DRAIN/SANITARY SEWER
STM/V	STEAM LINE/VAULT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	TRAFFIC CONTROL CABINET (TRSCC)
TCHD	TRENCH DRAIN
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
	TRAFFIC SIGNAL
TRCD	TRAFFIC SIGNAL CONDUIT (BURIED)
⊗	TRANSFORMER ON POLE
TOE	TOE OF SLOPE
TOP	TOP OF BANK
ULBL	UPPER LEVEL BUILDING LINE
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
⋈	WATER VALVE
	WATER BLOWOFF VALVE
	WATER GATE VALVE/CHAMBER
	WOOD FENCE (WF)
	WOOD SURFACE
	WETLAND FLAG
	IRON FENCE (WIF)
	OIL FILL CAP
▽	YARD LIGHT

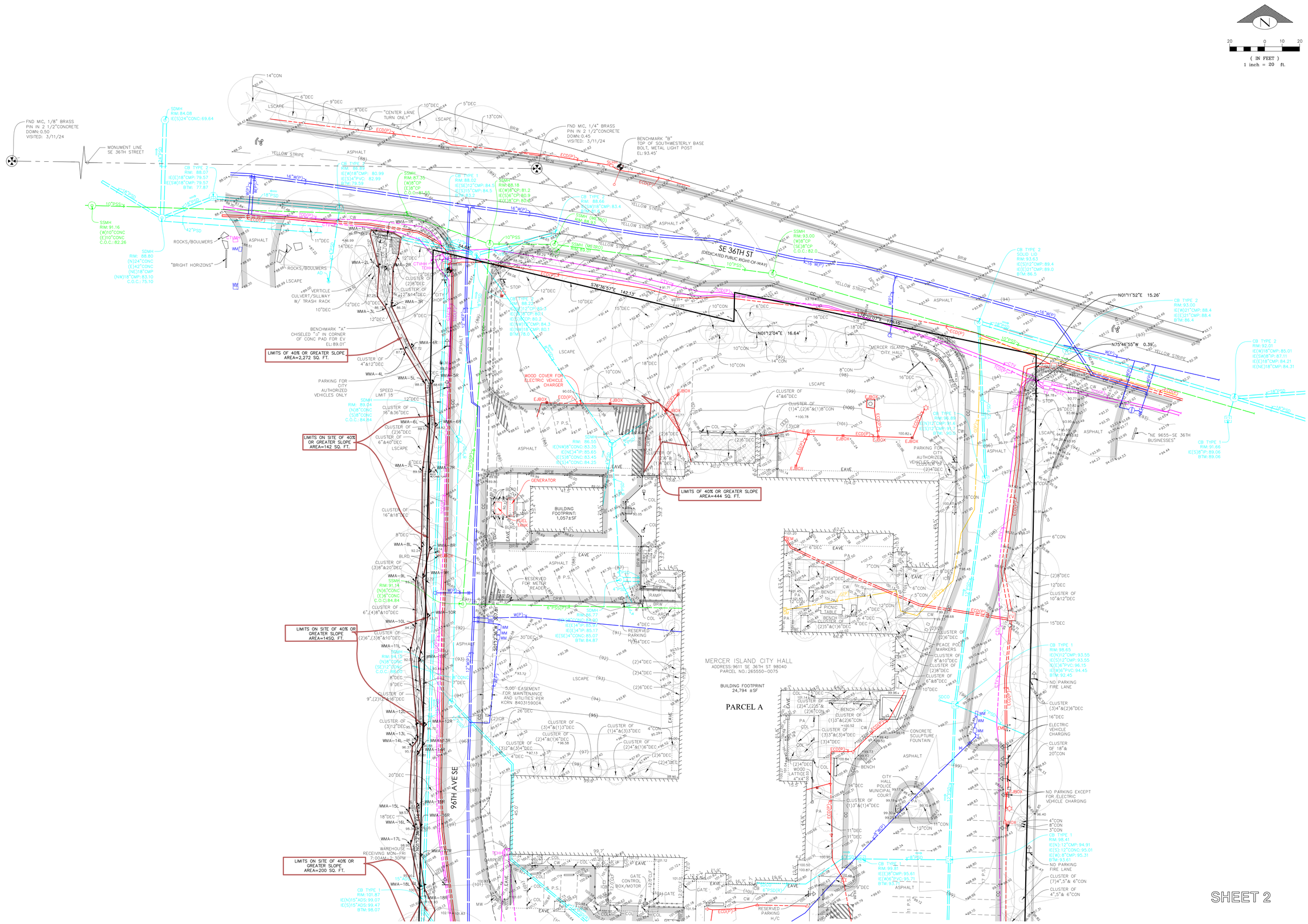
NOTE: AREA OF 40% OR GREATER SLOPE ON SITE: 30,534

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM

ALTA AND TOPOGRAPHIC SURVEY
CITY HALL AND PUBLIC WORKS
9611 SE 36TH ST
MERCER ISLAND KING COUNTY WASHINGTON

drawn by	checked by
LTR	OQR
scale 1"=60'	date 05/15/24
job no. 2024038.00	
sheet 1 of 1	

S.E. 1/4 OF THE S.E. 1/4, SECTION 07, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M



SHEET 2

05/15/2024

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM

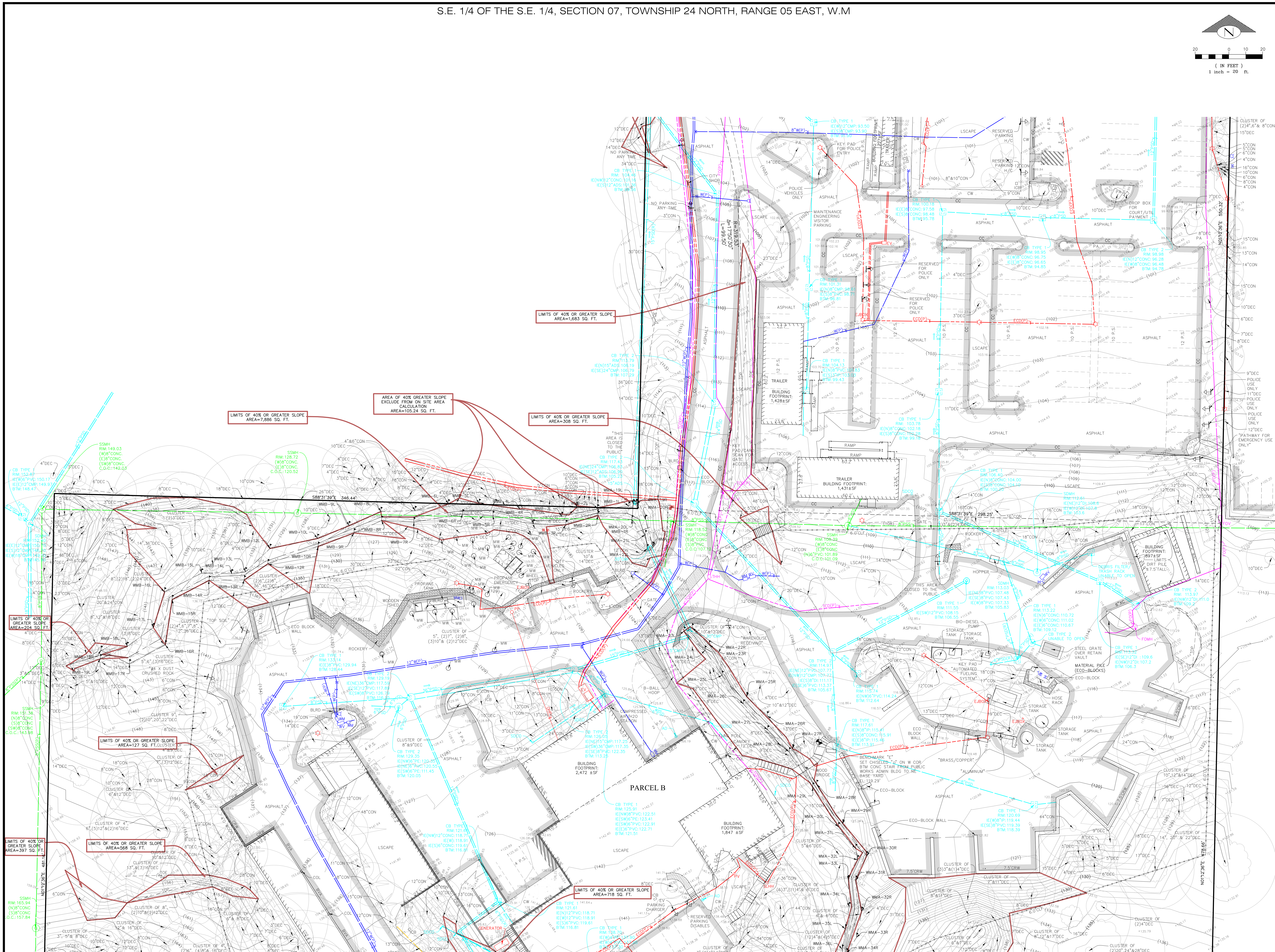
ALTA AND TOPOGRAPHIC SURVEY
CITY HALL AND PUBLIC WORKS
9611 SE 36TH ST
WASHINGTON
KING COUNTY
MERCER ISLAND

drawn by	checked by
LTR	OQR
scale	date
1"=20'	05/15/24

job no. 2024038.00

sheet 2 of 4

S.E. 1/4 OF THE S.E. 1/4, SECTION 07, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M



N
20 0 10 20
(IN FEET)
1 inch = 20 ft.
PARCEL B
LIMITS OF 40% OR GREATER SLOPE AREA=1,683 SQ. FT.
AREA OF 40% OR GREATER SLOPE EXCLUDE FROM ON SITE AREA CALCULATION AREA=105.24 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=7,886 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=308 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=204 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=127 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=568 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=397 SQ. FT.
LIMITS OF 40% OR GREATER SLOPE AREA=718 SQ. FT.
TRAILER BUILDING FOOTPRINT: 1,428±SF
TRAILER BUILDING FOOTPRINT: 1,431±SF
BUILDING FOOTPRINT: 2,472 ±SF
BUILDING FOOTPRINT: 1,847 ±SF
S88°31'39"E 346.44'
S88°31'39"E 298.25'

05/15/2024

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM

ALTA AND TOPOGRAPHIC SURVEY
CITY HALL AND PUBLIC WORKS
9611 SE 36TH ST
MERCER ISLAND KING COUNTY WASHINGTON

drawn by LTR	checked by OQR
scale 1"=20'	date 05/15/24
job no. 2024038.00	
sheet 3 of 4	

S.E. 1/4 OF THE S.E. 1/4, SECTION 07, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M

N

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LIMITS OF 40% OR GREATER SLOPE AREA=223 SQ. FT.

LIMITS OF 40% OR GREATER SLOPE AREA=358 SQ. FT.

LIMITS OF 40% OR GREATER SLOPE AREA=730 SQ. FT.

LIMITS OF 40% OR GREATER SLOPE AREA=397 SQ. FT.

LIMITS OF 40% OR GREATER SLOPE AREA=4,725 SQ. FT.

LIMITS OF 40% OR GREATER SLOPE AREA=9,794 SQ. FT.

LIMITS OF 40% OR GREATER SLOPE AREA=161 SQ. FT.

CARPORT BUILDING FOOTPRINT: 1506±SF

CARPORT BUILDING FOOTPRINT: 1,833±SF

CARPORT BUILDING FOOTPRINT: 796±SF

CARPORT BUILDING FOOTPRINT: 1,023±SF

SHIPPING CONTAINER BUILDING FOOTPRINT: 156±SF

CC
MERCER ISLAND CITY HALL
ADDRESS: 9601 SE 36TH ST 98040
PARCEL NO.: 265550-0185

"VISITOR ADMIN OFFICE"

AUTOMATED FUELING SYSTEM KEY PAD

DIESEL TANK

ASPHALT

ROCKERY

SE 40TH ST
(DEDICATED PUBLIC RIGHT-OF-WAY)

"LOCAL ACCESS ONLY" "PLEASE SLOW DOWN"

YIELD

MAILBOX

BENCHMARK "G"
SET RR SPIKE ON S SIDE UP ON N SIDE SE 40TH ST ACROSS FROM ADD 9303
EL:119.29'

N88°31'39"W 148.22'

N01°12'36"E 147.95'

N88°31'39"W 379.43'

S88°31'39"E 165.22'

N01°12'36"E 150.00'

S88°31'39"E 2076.92'

05/15/2024

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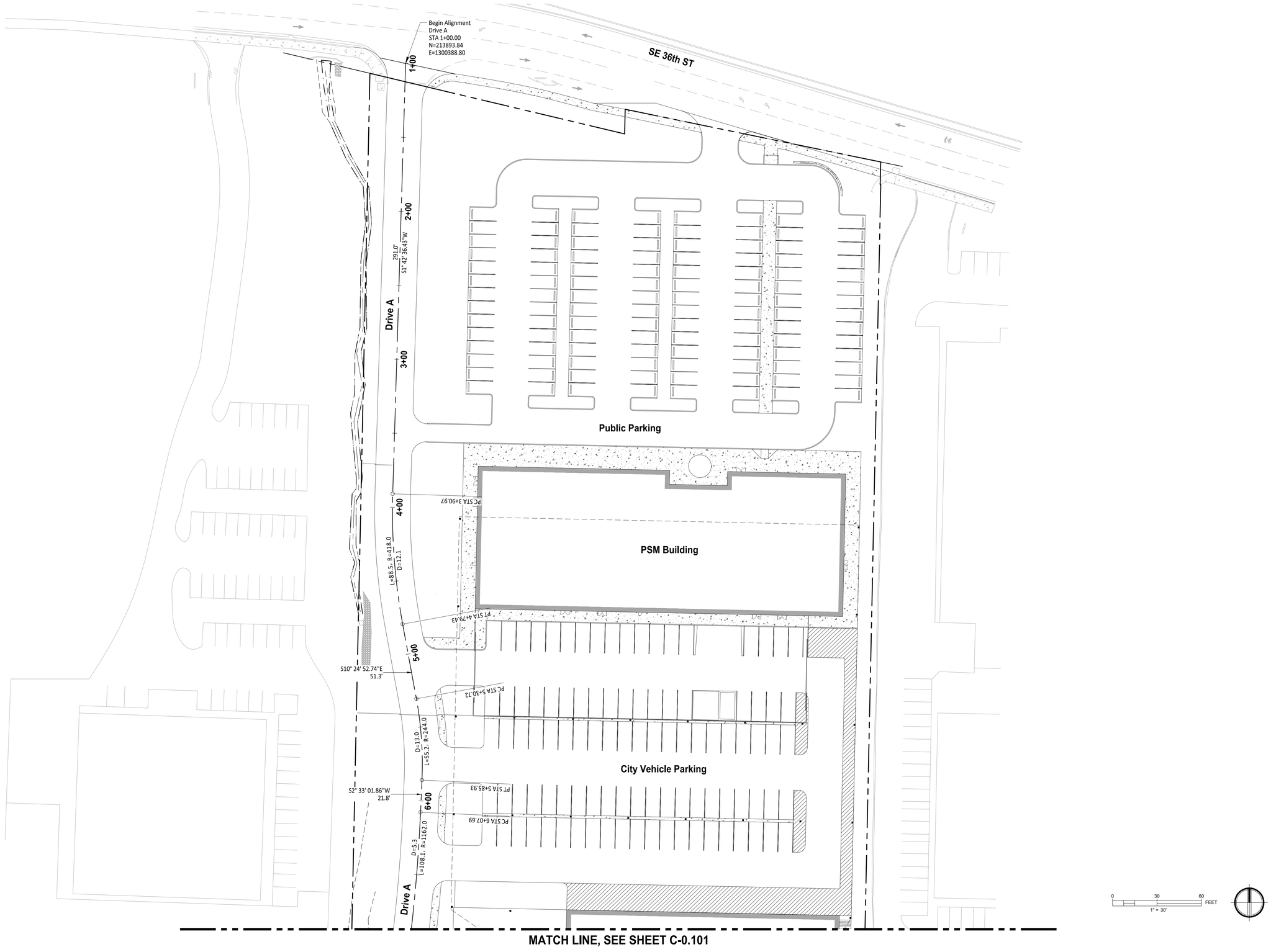
ALTA AND TOPOGRAPHIC SURVEY
CITY HALL AND PUBLIC WORKS
9611 SE 36TH ST
MERCER ISLAND
KING COUNTY
WASHINGTON

drawn by	checked by
LTR	OQR
scale	date
1"=20'	05/15/24
job no.	
2024038.00	
sheet 4 of 4	



0 30 60 FEET

1" = 30'

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY

9611 SE 36TH ST, MERCER ISLAND, WA 98040

OWNED BY **CITY OF MERCER ISLAND**

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northwest studio ARCHITECTS URBAN DESIGNERS

1205 E PIKE ST, 2F, SEATTLE, WA 98122 206.788.8156

jmj team CIVIL ENGINEERING

905 MAIN ST, STE 200, SUMNER, WA 98390 206.596.2020

ALIGNMENT PLAN

C-0.100

MATCH LINE, SEE SHEET C-0.100

Operations Building

City Vehicle Parking

Lower Yard

Upper Yard

Begin Alignment
Drive B
STA 19+50.00
N=213238.82
E=1300334.18

Alignment Intersection
Drive A STA 7+75.62=
Drive B STA 20+00.00
N=213220.93
E=1300380.87

Drive A

7+00

PT STA 7+15.80

Begin Alignment
Drive C
STA 29+50.00
N=213240.05
E=1300411.53

S33° 48' 46.13"E
50.0'

59.8'
S7° 52' 52.62"W

29+50

Begin Alignment
Drive D
STA 39+50.00
N=213254.41
E=1300291.31

39+50

N33° 47' 17.46"W
50.0'

19+50

S69° 01' 40.50"E
50.0'

20+00

Drive B

S69° 01' 40.50"E
62.9'

30+00

S69° 01' 40.50"E
37.4'

21+00

End Alignment
Drive B
STA 21+00.00
N=213185.14
E=1300474.24

Drive A

9+00

199.1'
S82° 32' 54.92"W

40+00

8+00

Alignment Intersection
Drive A STA 8+37.90=
Drive D STA 40+00.00
N=213212.85
E=1300319.12

Alignment Intersection
Drive B STA 20+62.64=
Drive C STA 30+00.00
N=213198.51
E=1300439.35

S33° 48' 46.13"E
157.8'

31+00

Drive C

10+00

L=121.9, R=50.5
D=115.5°

PC STA 9+74.68

PT STA 10+96.62

Drive D

41+00

174.4'
N33° 47' 17.46"W

Alignment Intersection
Drive D STA 41+72.43=
Drive E STA 50+00.00
N=213069.55
E=1300415.01

11+00

N88° 54' 13.89"W
37.8'

Begin Alignment
Drive E
STA 49+50.00
N=213070.51
E=1300365.02

49+50

50.0'

50+00

Drive E

112.2'
N88° 54' 13.89"W

51+00

51+50

N88° 54' 13.89"W
27.6'

42+00

End Alignment
Drive D
STA 42+00.00
N=213046.63
E=1300430.34

Alignment Intersection
Drive C STA 31+57.80=
Drive E STA 51+12.18
N=213067.40
E=1300527.16

S33° 48' 46.13"E
42.2'

32+00

End Alignment
Drive E
STA 51+50.00
N=213066.68
E=1300564.98

End Alignment
Drive C
STA ???
N=213032.34
E=1300550.68

Drive A

12+00

S37° 55' 59.27"E
403.4'

13+00

14+00

15+00

End Alignment
Drive A
STA 15+00.00
N=212763.67
E=1300359.87

0 30 60 FEET
1" = 30'

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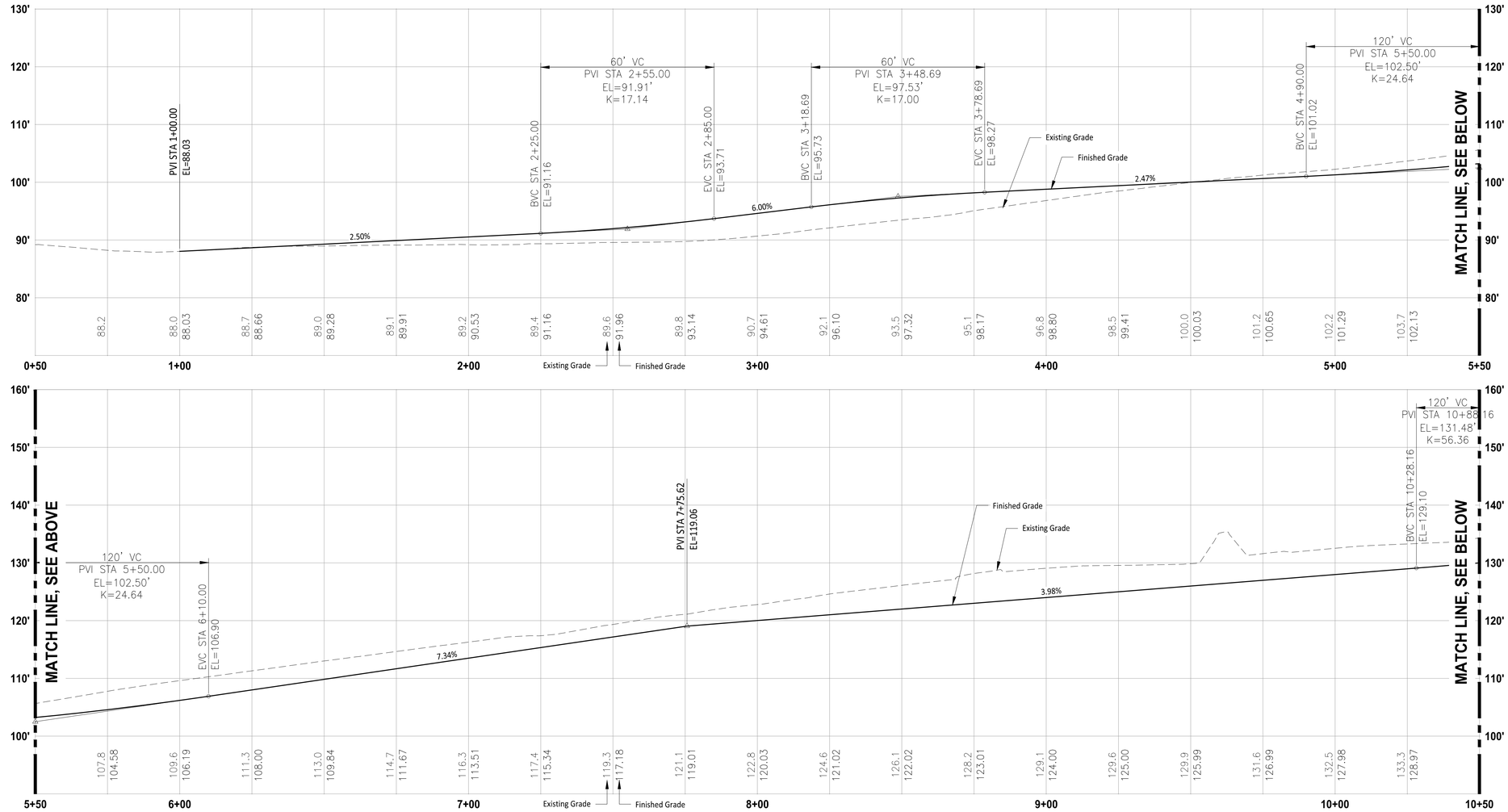
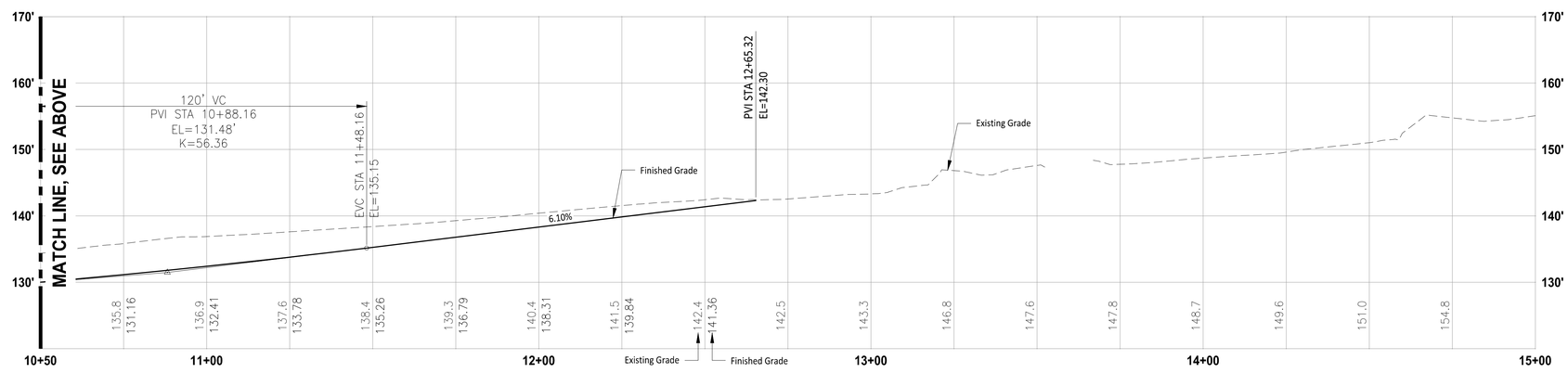
905 MAIN ST, STE 200, SUMNER, WA 98390 206.596.2020

ALIGNMENT PLAN

C-0.101





DRIVE A CENTERLINE PROFILE

HORIZ: 1"=20'
VERT: 1"=5'

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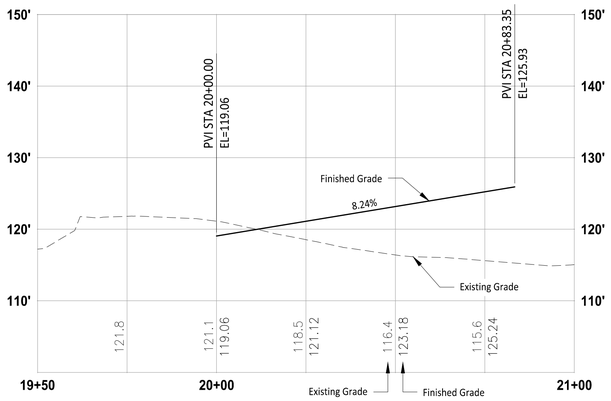
ROAD PROFILES

C-2.100



DRIVE B CENTERLINE PROFILE

HORIZ: 1"=20'
VERT: 1"=5'

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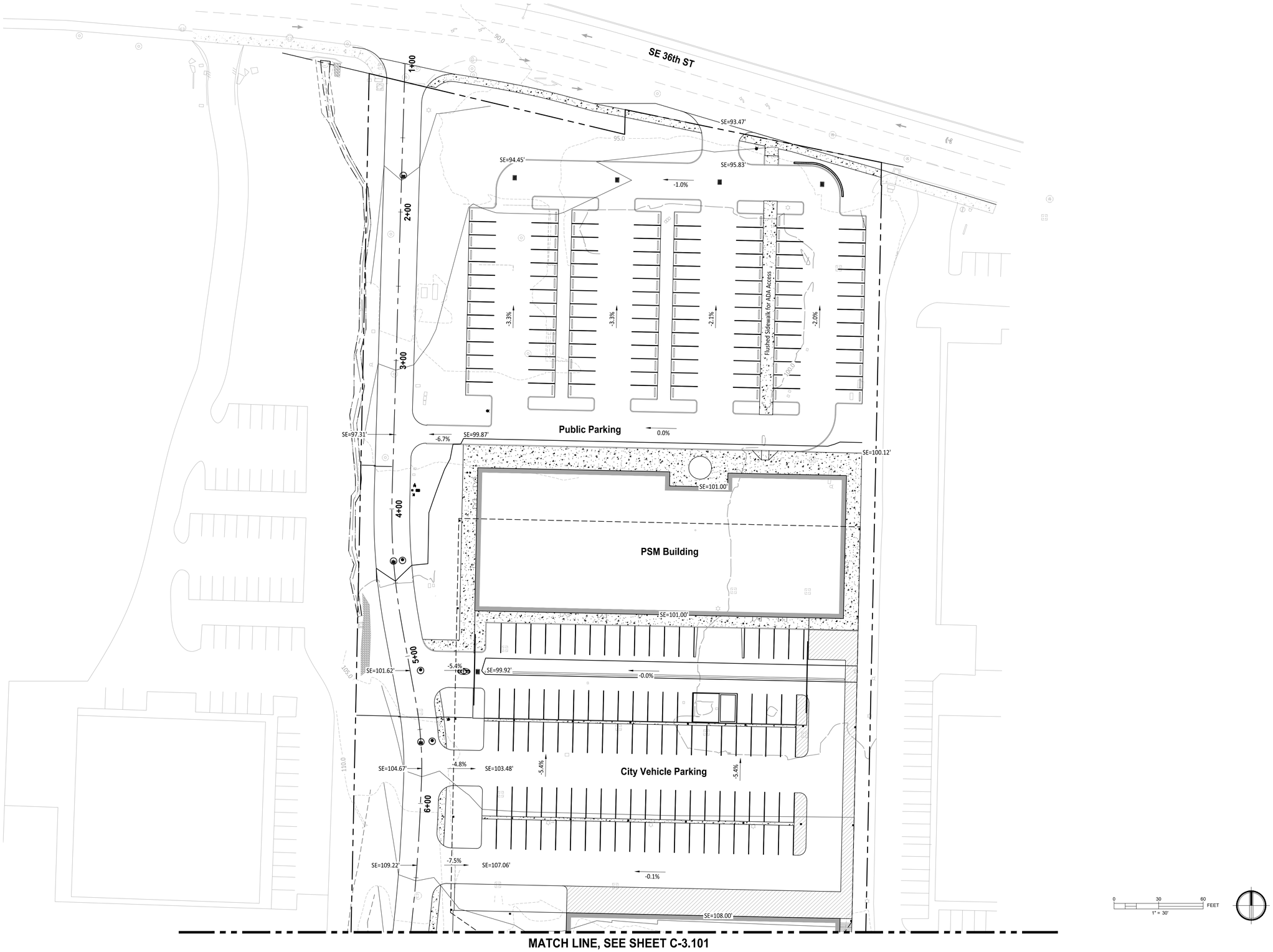
ROAD PROFILES

C-2.101



0 30 60 FEET
1" = 30'

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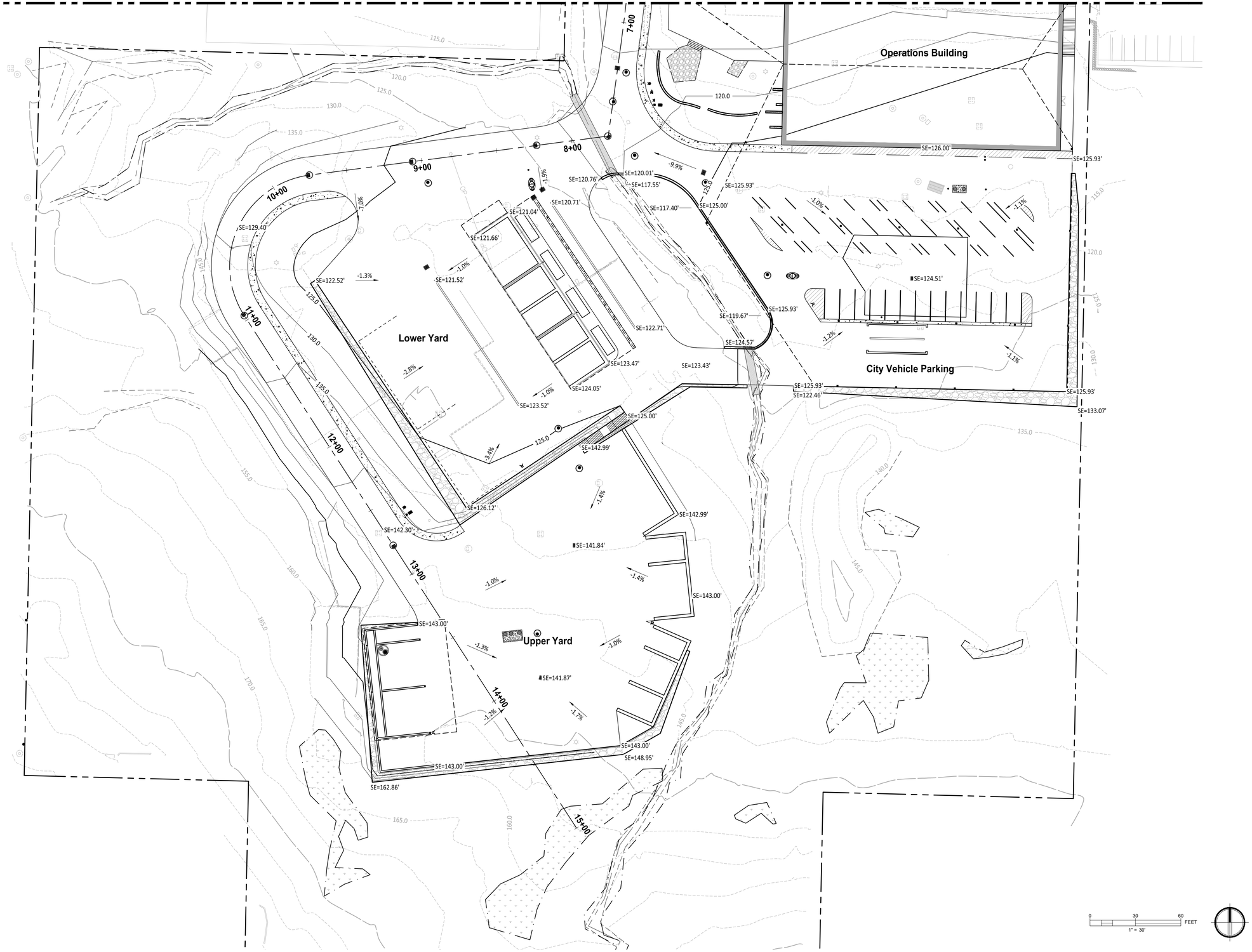
PROPOSED GRADING PLAN

C-3.100

MATCH LINE, SEE SHEET C-3.100



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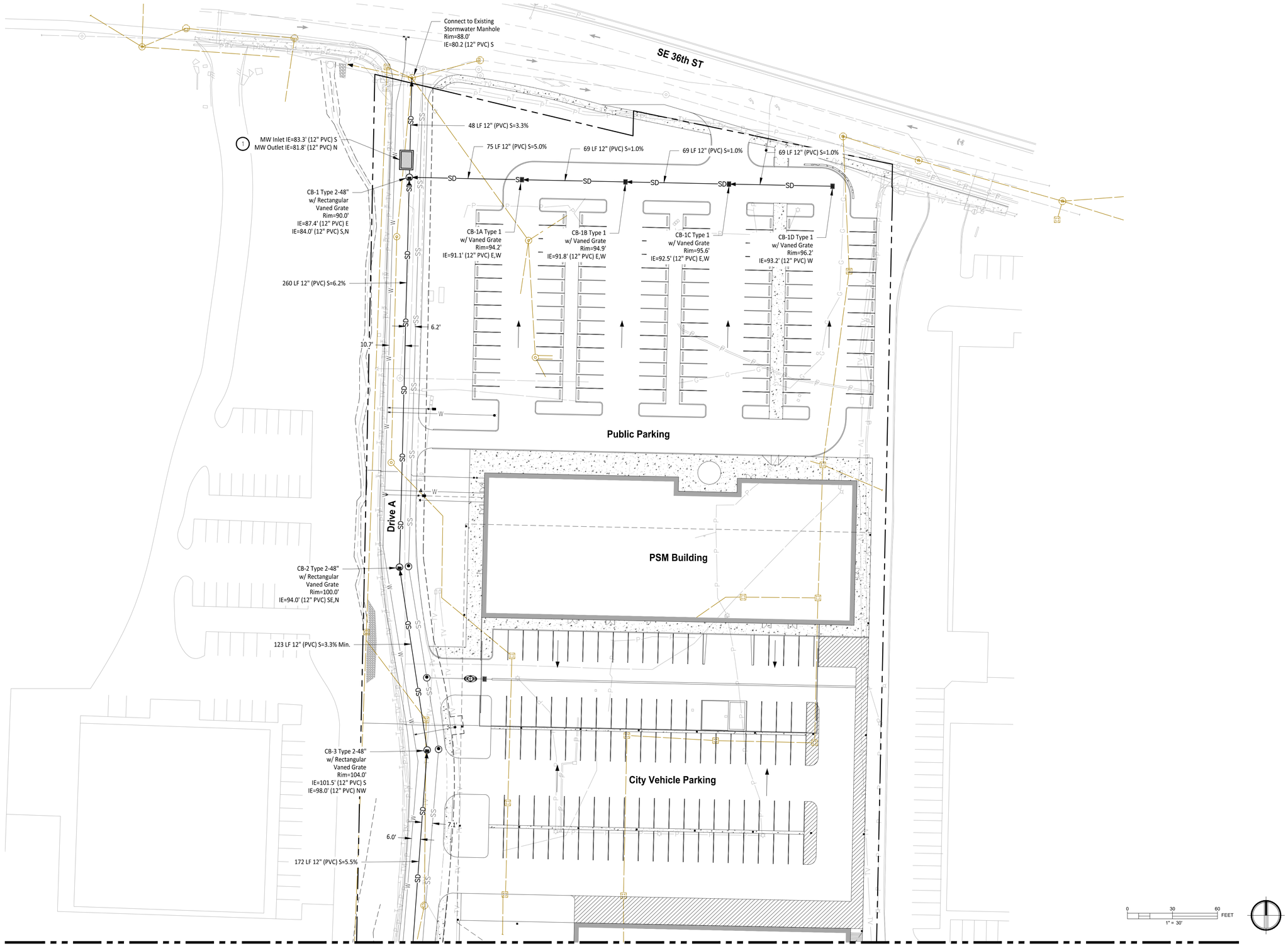
PROPOSED GRADING PLAN

C-3.101



MATCH LINE, SEE SHEET C-4.101

LEGEND

- Existing Stormwater Line
- Proposed Stormwater Line
- Property Line
- Proposed Catch Basin Type 2, Lid As Noted
- Proposed Catch Basin Type 1, Lid As Noted
- Proposed Modular Wetland
- Proposed Pipe Arch Culvert
- Flow Path

(#) CONSTRUCTION NOTES

1. Install Modular Wetland for Enhanced Treatment.
2. Install 60-inch Corrugated Steel Pipe Arch Culvert.

GENERAL NOTES

1. Stormwater Pipes shall be SDR 35 PVC.
2. Stormwater line shall maintain minimum 3 feet cover.
3. Install Type 1 Catch Basin per WSDOT Std. Plan B-5.20-03.
4. Install Type 2 Catch Basin per WSDOT Std. Plan B-10.20-03. Size as noted on plan.

STORMWATER MANAGEMENT

1. Stormwater Minimum Requirements 1-9 apply to new and replaced hard surfaces and converted vegetation areas.
2. Stormwater Management List #3 applies to project.
   a. Dispersion was deemed infeasible due to limited setback.
   b. Infiltration was deemed infeasible per Mercer Island LID Infiltration Feasibility Map.
   c. Runoff will direct outfall to City MS4.
3. Project Qualifies as Flow Control Exempt as runoff discharges indirectly through City MS4 to Flow Control Exempt Receiving Water, Lake Washington.
   a. TDA from Upper Yard and Lower Yard will continue to discharge to on-site stream. Proposed TDA shall equal Existing TDA to stream to maintain natural function.
   b. TDA from OPS Bldg., PSM Bldg., and Parking Lot Canopy will discharge to City MS4 along SE 36th ST. Proposed TDA shall equal Existing TDA to MS4 to maintain sufficient hydraulic capacity.
4. Project requires Enhanced Treatment for PGHS areas. Contech Modular Wetland, or Equal, meeting GULD Standard is proposed to treat PGHS areas prior to discharging to City MS4 and Stream.

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PROPOSED STORMWATER PLAN

C-4.100

MATCH LINE, SEE SHEET C-4.100

CB-4 Type 1
w/ Vaned Grate
Rim=116.0'
IE=111.0' (12" PVC) N

Outlet-1
IE=112.5' (12" PVC) SE

30 LF 12" (PVC) S=1.0%

CB-5 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=117.0'
IE=112.8' (12" PVC) S,NW

Operations Building

1 MW Inlet IE=114.4' (12" PVC) S
MW Outlet IE=112.9' (12" PVC) N

CB-9 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=124.0'
IE=117.6' (12" PVC) W,S,E

48 LF 12" (PVC) S=1.0%

83 LF 12" (PVC) S=1.3%

68 LF 12" (PVC) S=5.8%

69 LF 12" (PVC) S=4.9%

Drive B

CB-7 Type 1
w/ Vaned Grate
Rim=124.0'
IE=120.0' (12" PVC) N

CB-10 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=127.0'
IE=121.0' (12" PVC) S,NW

Drive A

2

CB-8 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=121.0'
IE=118.3' (12" PVC) S
IE=116.5' (12" PVC) E,W

CB-6 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=119.0'
IE=116.0' (12" PVC) E,W
IE=113.0' (12" PVC) E,W,N

Drive C

30 LF 12" (PVC) S=2.0%

71 LF 12" (PVC) S=1.0%

CB-8A Type 1
w/ Vaned Grate
Rim=121.0'
IE=118.9' (12" PVC) NE,S

Drive D

CB-9A Type 1
w/ Vaned Grate
Rim=121.0'
IE=118.3' (12" PVC) NE,S

8" Trench Drain
S=0.5% Min.

103 LF 12" (PVC) S=5.0%

Lower Yard

CB-11 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=132.0'
IE=126.2' (12" PVC) S,NW

Drive E

City Vehicle Parking

8" Trench Drain
S=0.5% Min.

181 LF 12" (PVC) S=5.7%

Drive A

121 LF 12" (PVC) S=1.1%

CB-13 Type 1
w/ Vaned Grate
Rim=142.0'
IE=137.9' (12" PVC) N

CB-12 Type 2-48"
w/ Rectangular
Vaned Grate
Rim=143.0'
IE=136.6' (12" PVC) S,NW

91 LF 12" (PVC) S=1.0%

CB-14 Type 1
w/ Vaned Grate
Rim=142.0'
IE=138.8' (12" PVC) N

Upper Yard

0 30 60 FEET
1" = 30'

LEGEND

- Existing Stormwater Line
- Proposed Stormwater Line (SD)
- Property Line
- Proposed Catch Basin Type 2, Lid As Noted
- Proposed Catch Basin Type 1, Lid As Noted
- Proposed Modular Wetland
- Proposed Pipe Arch Culvert
- Flow Path

(#) CONSTRUCTION NOTES

1. Install Modular Wetland for Enhanced Treatment.
2. Install 60-inch Corrugated Steel Pipe Arch Culvert.

GENERAL NOTES

1. Stormwater Pipes shall be SDR 35 PVC.
2. Stormwater line shall maintain minimum 3 feet cover.
3. Install Type 1 Catch Basin per WSDOT Std. Plan B-5.20-03.
4. Install Type 2 Catch Basin per WSDOT Std. Plan B-10.20-03. Size as noted on plan.

STORMWATER MANAGEMENT

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   b. TDA from OPS Bldg., PSM Bldg., and Parking Lot Canopy will discharge to City MS4 along SE 36th ST. Proposed TDA shall equal Existing TDA to MS4 to maintain sufficient hydraulic capacity.
4. Project requires Enhanced Treatment for PGHS areas. Contech Modular Wetland, or Equal, meeting GULD Standard is proposed to treat PGHS areas prior to discharging to City MS4 and Stream.

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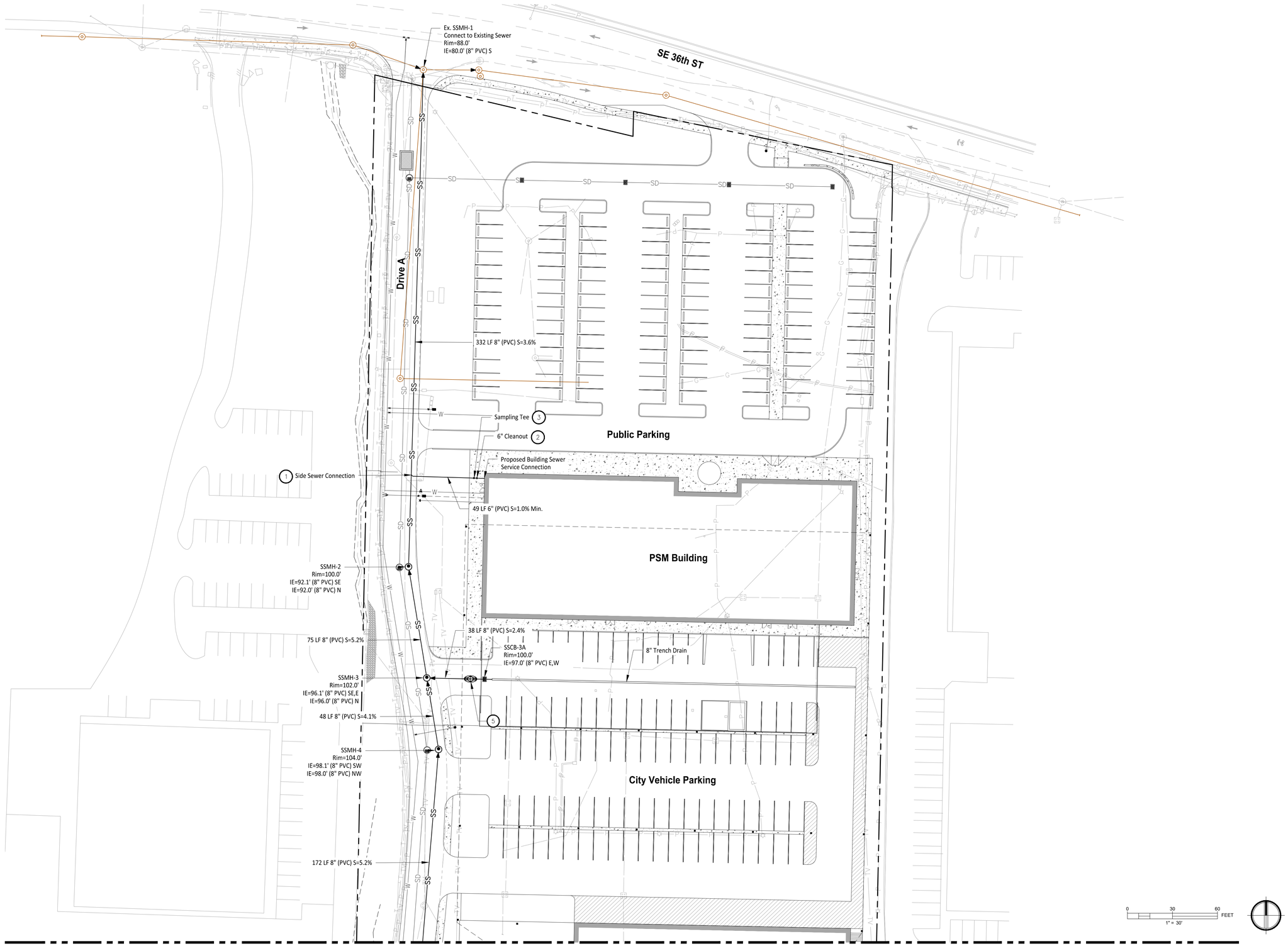
905 MAIN ST, STE 200, SUMNER, WA 98390 206.596.2020

PROPOSED STORMWATER PLAN

C-4.101



MATCH LINE, SEE SHEET C-5.101

LEGEND

- Existing Sewer Line
- SS — Proposed Sewer Line
- Property Line
- Proposed Grease Interceptor
- Proposed Oil Water Separator
- Proposed Sewer Manhole

(#) CONSTRUCTION NOTES

1. Install Side Sewer Connection per City of Mercer Std. Dtl. S-17.
2. Install Cleanout per City of Mercer Std. Dtl. S-19.
3. Install Sampling Tee per City of Mercer Std. Dtl. S-27.
4. Install 1,000 Gallon Grease Interceptor per City of Mercer Std. Dtl. S-30.
5. Install Oil/Water Separator per City of Mercer Std. Dtl. S-28 & S-29.

GENERAL NOTES

1. Sewer Line shall be SDR 35 PVC.
2. Sewer Line shall maintain 3-feet minimum cover from Finished Grade.
3. Sewer line shall maintain minimum 10 feet horizontal separation from sewer.
4. All Sewer Manhole to be 48" manhole, unless noted otherwise. Install Sewer Manhole per City of Mercer Std. Dtl. S-5.

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY

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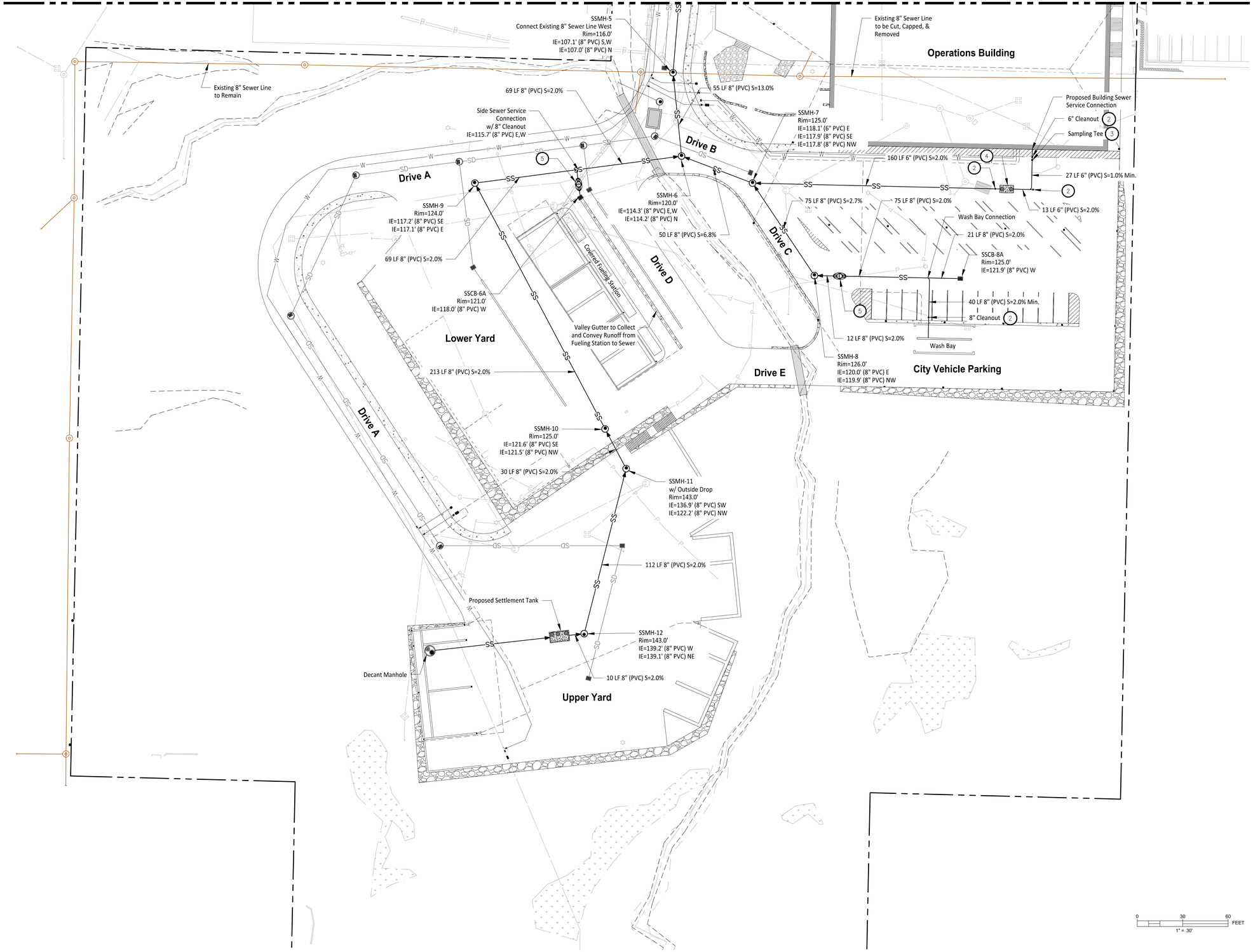
PROPOSED SEWER PLAN

C-5.100

MATCH LINE, SEE SHEET C-5.100



LEGEND

- Existing Sewer Line
- Proposed Sewer Line
- Property Line
- Proposed Grease Interceptor
- Proposed Oil Water Separator
- Proposed Sewer Manhole

CONSTRUCTION NOTES

1. Install Side Sewer Connection per City of Mercer Std. Dtl. S-17.
2. Install Cleanout per City of Mercer Std. Dtl. S-19.
3. Install Sampling Tee per City of Mercer Std. Dtl. S-27.
4. Install 1,000 Gallon Grease Interceptor per City of Mercer Std. Dtl. S-30.
5. Install Oil/Water Separator per City of Mercer Std. Dtl. S-28 & S-29.

GENERAL NOTES

1. Sewer Line shall be SDR 35 PVC.
2. Sewer Line shall maintain 3-feet minimum cover from Finished Grade.
3. Sewer line shall maintain minimum 10 feet horizontal separation from sewer.
4. All Sewer Manhole to be 48" manhole, unless noted otherwise. Install Sewer Manhole per City of Mercer Std. Dtl. S-5.

0 30 60 FEET
1" = 30'

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY
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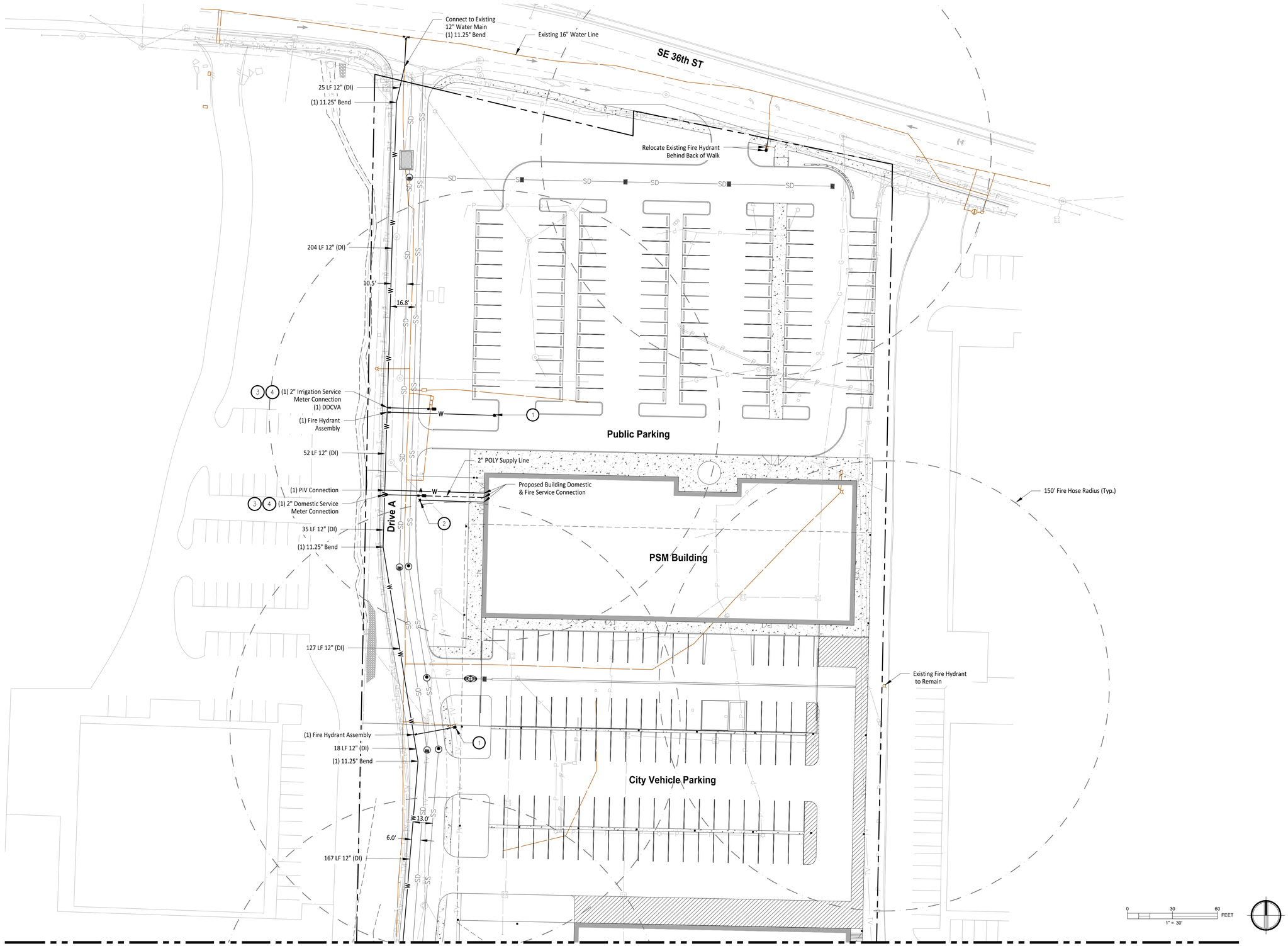
PROPOSED SEWER PLAN

C-5.101



MATCH LINE, SEE SHEET C-6.101

LEGEND

- Existing Water Line
- Proposed Water Line
- Property Line
- Proposed FDC
- Proposed Fire Hydrant
- Proposed Water Meter
- Proposed DDCVA
- Proposed PIV

(#) CONSTRUCTION NOTES

1. Install Fire Hydrant Per City of Mercer Island Std. Dtl. W-24.
2. Install FDC per City of Mercer Island Fire Marshal Standard.
3. Install Water Meter per City of Mercer Island Std. Dtl. W-14A.
4. Install DDCVA per City of Mercer Island Std. Dtl. W-19A.

GENERAL NOTES

1. Water Main Line shall be Ductile Iron Class 52.
2. Water Supply Line to Building and Yard Hydrants shall be SDR-9 CTS 250 PSI Poly Pipe.
3. Water Line shall maintain 3-feet minimum cover from Finished Grade.
4. Water line to maintain minimum 10 feet horizontal separation from sewer.

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY
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jmj team CIVIL ENGINEERING
905 MAIN ST, STE 200, SUMNER, WA 98390 206.596.2020

PROPOSED WATER PLAN

C-6.100

MATCH LINE, SEE SHEET C-6.100

167 LF 12" (DI)
(1) 22.5° Bend
(1) Fire Hydrant Assembly
(1) PIV Connection
3 4 (1) 2" Domestic Service Meter Connection
182 LF 12" (DI)
(1) 45.0° Bend
46 LF 12" (DI)
(1) 22.5° Bend
48 LF 12" (DI)
(1) 45.0° Bend
184 LF 12" (DI)
150' Fire Hose Radius (Typ.)
(1) Fire Hydrant Assembly
3 4 (1) 2" Domestic Service Meter Connection
103 LF 12" (DI)
Yard Hydrant for Area Wash Down
Existing 12" Water Line to be Removed
(1) 11.25° Bend
Connect to Existing 12" Water Line
Existing 12" Water Line to Remain
18 LF 12" (DI)
(1) 22.5° Bend
19 LF 12" (DI)
(1) 11.25° Bend
9 LF 12" (DI)
(1) 11.25° Bend
2" POLY (Typ.)
Yard Hydrant for Area Wash Down
42 LF 12" (DI)
(1) 45.0° Bend
12 LF 12" (DI)
(1) 45.0° Bend
15 LF 12" (DI)
Yard Hydrant for Area Wash Down
Proposed Building Domestic & Fire Service Connection
2" POLY Supply Line (Typ.)
Yard Hydrant for Area Wash Down
Water Service for Wash bay
Wash Bay
Yard Hydrant for Area Wash Down

Drive A
Drive B
Drive C
Drive D
Drive E
Drive A
Lower Yard
Upper Yard
Operations Building
City Vehicle Parking

25.6'
6.0'

LEGEND

- Existing Water Line
- W — Proposed DI Water Line
- Property Line
- Proposed FDC
- Proposed Fire Hydrant
- Proposed Water Meter
- Proposed DDCVA
- Proposed PIV

CONSTRUCTION NOTES

1. Install Fire Hydrant Per City of Mercer Island Std. Dtl. W-24.
2. Install FDC per City of Mercer Island Fire Marshal Standard.
3. Install Water Meter per City of Mercer Island Std. Dtl. W-14A.
4. Install DDCVA per City of Mercer Island Std. Dtl. W-19A.

GENERAL NOTES

1. Water Main Line shall be Ductile Iron Class 52.
2. Water Supply Line to Building and Yard Hydrants shall be SDR-9 CTS 250 PSI Poly Pipe.
3. Water Line shall maintain 3-feet minimum cover from Finished Grade.
4. Water line to maintain minimum 10 feet horizontal separation from sewer.

0 30 60 FEET
1" = 30'

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY
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PROPOSED WATER PLAN

C-6.101

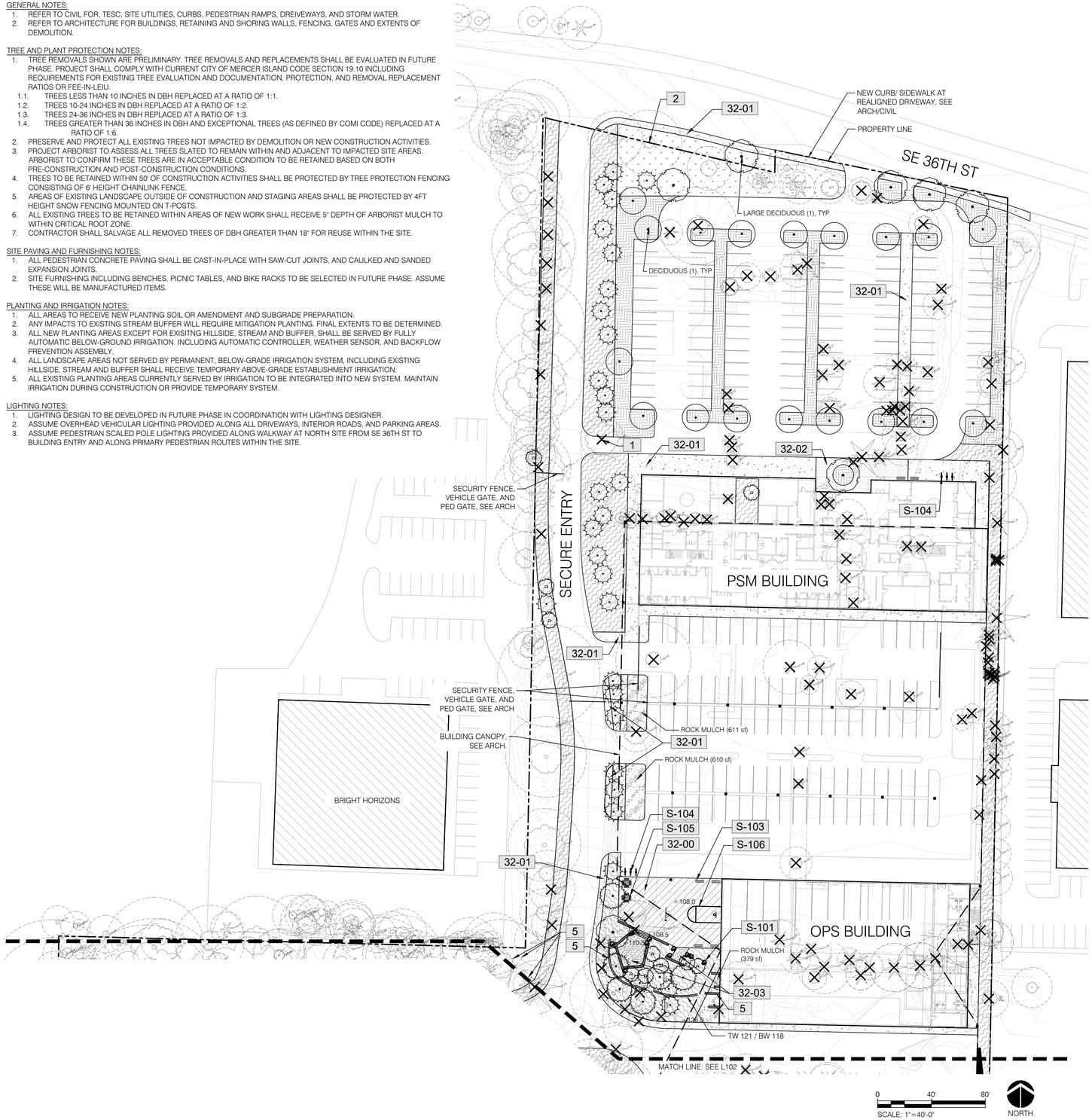
GENERAL NOTES:
1. REFER TO CIVIL FOR, TESC, SITE UTILITIES, CURBS, PEDESTRIAN RAMPS, DREIVEWAYS, AND STORM WATER.
2. REFER TO ARCHITECTURE FOR BUILDINGS, RETAINING AND SHORING WALLS, FENCING, GATES AND EXTENTS OF DEMOLITION.

TREE AND PLANT PROTECTION NOTES:
1. TREE REMOVALS SHOWN ARE PRELIMINARY. TREE REMOVALS AND REPLACEMENTS SHALL BE EVALUATED IN FUTURE PHASE. PROJECT SHALL COMPLY WITH CURRENT CITY OF MERCER ISLAND CODE SECTION 19.10 INCLUDING REQUIREMENTS FOR EXISTING TREE EVALUATION AND DOCUMENTATION, PROTECTION, AND REMOVAL REPLACEMENT RATIOS OR FEE-IN-LEIU.
   1.1. TREES LESS THAN 10 INCHES IN DBH REPLACED AT A RATIO OF 1:1.
   1.2. TREES 10-24 INCHES IN DBH REPLACED AT A RATIO OF 1:2.
   1.3. TREES 24-36 INCHES IN DBH REPLACED AT A RATIO OF 1:3.
   1.4. TREES GREATER THAN 36 INCHES IN DBH AND EXCEPTIONAL TREES (AS DEFINED BY COMI CODE) REPLACED AT A RATIO OF 1:6.
2. PRESERVE AND PROTECT ALL EXISTING TREES NOT IMPACTED BY DEMOLITION OR NEW CONSTRUCTION ACTIVITIES.
3. PROJECT ARBORIST TO ASSESS ALL TREES SLATED TO REMAIN WITHIN AND ADJACENT TO IMPACTED SITE AREAS. ARBORIST TO CONFIRM THESE TREES ARE IN ACCEPTABLE CONDITION TO BE RETAINED BASED ON BOTH PRE-CONSTRUCTION AND POST-CONSTRUCTION CONDITIONS.
4. TREES TO BE RETAINED WITHIN 50' OF CONSTRUCTION ACTIVITIES SHALL BE PROTECTED BY TREE PROTECTION FENCING CONSISTING OF 6' HEIGHT CHAINLINK FENCE.
5. AREAS OF EXISTING LANDSCAPE OUTSIDE OF CONSTRUCTION AND STAGING AREAS SHALL BE PROTECTED BY 4FT HEIGHT SNOW FENCING MOUNTED ON T-POSTS.
6. ALL EXISTING TREES TO BE RETAINED WITHIN AREAS OF NEW WORK SHALL RECEIVE 5" DEPTH OF ARBORIST MULCH TO WITHIN CRITICAL ROOT ZONE.
7. CONTRACTOR SHALL SALVAGE ALL REMOVED TREES OF DBH GREATER THAN 18" FOR REUSE WITHIN THE SITE.

SITE PAVING AND FURNISHING NOTES:
1. ALL PEDESTRIAN CONCRETE PAVING SHALL BE CAST-IN-PLACE WITH SAW-CUT JOINTS, AND CAULKED AND SANDED EXPANSION JOINTS.
2. SITE FURNISHING INCLUDING BENCHES, PICNIC TABLES, AND BIKE RACKS TO BE SELECTED IN FUTURE PHASE. ASSUME THESE WILL BE MANUFACTURED ITEMS.

PLANTING AND IRRIGATION NOTES:
1. ALL AREAS TO RECEIVE NEW PLANTING SOIL OR AMENDMENT AND SUBGRADE PREPARATION.
2. ANY IMPACTS TO EXISTING STREAM BUFFER WILL REQUIRE MITIGATION PLANTING. FINAL EXTENTS TO BE DETERMINED.
3. ALL NEW PLANTING AREAS EXCEPT FOR EXISITNG HILLSIDE, STREAM AND BUFFER, SHALL BE SERVED BY FULLY AUTOMATIC BELOW-GROUND IRRIGATION. INCLUDING AUTOMATIC CONTROLLER, WEATHER SENSOR, AND BACKFLOW PREVENTION ASSEMBLY.
4. ALL LANDSCAPE AREAS NOT SERVED BY PERMANENT, BELOW-GRADE IRRIGATION SYSTEM, INCLUDING EXISTING HILLSIDE, STREAM AND BUFFER SHALL RECEIVE TEMPORARY ABOVE-GRADE ESTABLISHMENT IRRIGATION.
5. ALL EXISTING PLANTING AREAS CURRENTLY SERVED BY IRRIGATION TO BE INTEGRATED INTO NEW SYSTEM. MAINTAIN IRRIGATION DURING CONSTRUCTION OR PROVIDE TEMPORARY SYSTEM.

LIGHTING NOTES:
1. LIGHTING DESIGN TO BE DEVELOPED IN FUTURE PHASE IN COORDINATION WITH LIGHTING DESIGNER.
2. ASSUME OVERHEAD VEHICULAR LIGHTING PROVIDED ALONG ALL DRIVEWAYS, INTERIOR ROADS, AND PARKING AREAS.
3. ASSUME PEDESTRIAN SCALED POLE LIGHTING PROVIDED ALONG WALKWAY AT NORTH SITE FROM SE 36TH ST TO BUILDING ENTRY AND ALONG PRIMARY PEDESTRIAN ROUTES WITHIN THE SITE.



LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
×	1	EXISTING TREE TO BE REMOVED, TYP	269 (APPROX)
	2	EXISTING TREE TO BE RETAINED, TYP	
N/A	3	EXISTING SIDEWALK TO BE RETAINED	
	5	2FT-3FT HT ROCKERY WALL	
N/A	6	EXISTING STREAM	

32 EXTERIOR IMPROVEMENTS

	32-00	PEDESTRIAN ASPHALT PAVING, SEE CIVIL FOR ALL VEHICULAR PAVING	3,532 SF
	32-01	PEDESTRIAN PAVING TYPE 1 - CIP CONC W/ LIGHT BROOM FINISH & SAWCUT JNTS	14,153 SF
	32-02	PEDESTRIAN PAVING TYPE 2 - CIP CONC SPECIAL SANDBLAST FINISH W/ SAWCUT JNTS	1,289 SF
	32-03	5/8" CRUSHED ROCK	488 SF
	32-04	ADD ALT PED PAVING TYPE 4 - WOOD CHIP PATH	3,144 SF

SITE FURNISHINGS

	S-101	LANDSCAPE SEAT BOULDER	10
	S-102	LANDSCAPE SEATING LOG 8FT LENGTH OR 15FT-25FT LENGTH	7
	S-103	SITE BENCH	6
	S-104	BIKE RACK	6
	S-105	PICNIC TABLE	2
	S-110	ADD ALT - TRAIL PED BRIDGE	1
	S-106	ADJ HEIGHT BASKETBALL HOOP W/ 4" POWDERCOATED STL POST, EMBED FTG	1

CONCEPT PLANT SCHEDULE

	STANDARD DECIDUOUS 2" CAL B&B, SINGLE LEADER	26
	STANDARD CONIFER 8-10 FT. HT. B&B	66
	MULTI-STEM DECIDUOUS TOT 2" CAL, 3 STEMS MIN	18
	LARGE CONIFER 12-14 FT HT. MIN, B&B	6
	LARGE DECIDUOUS 4"-6" CAL B&B, SINGLE LEADER	7
	LANDSCAPE TYPE 1 - PARKING & ROW DROUGHT-TOLERANT SHRUB AND GROUNDCOVER	11,291 SF
	PLANTING TYPE 2 - PNW NATIVE / RESTORATION NATIVE & ADAPTIVE SHRUB AND GROUNDCOVER	77,607 SF
	PLANTING TYPE 3 - INTERIM LANDSCAPE ECO-TURF DROUGHT-TOLERANT NO-MOW SEED MIX	6,222 SF
	ROCK MULCH BOD - FOOTHILLS RIVER ROCK (HTTPS://MARENAKOS.COM/PRODUCTS/RIVER-ROCK/FOOTHILLS-RIVER-ROCK/)	1,747 SF

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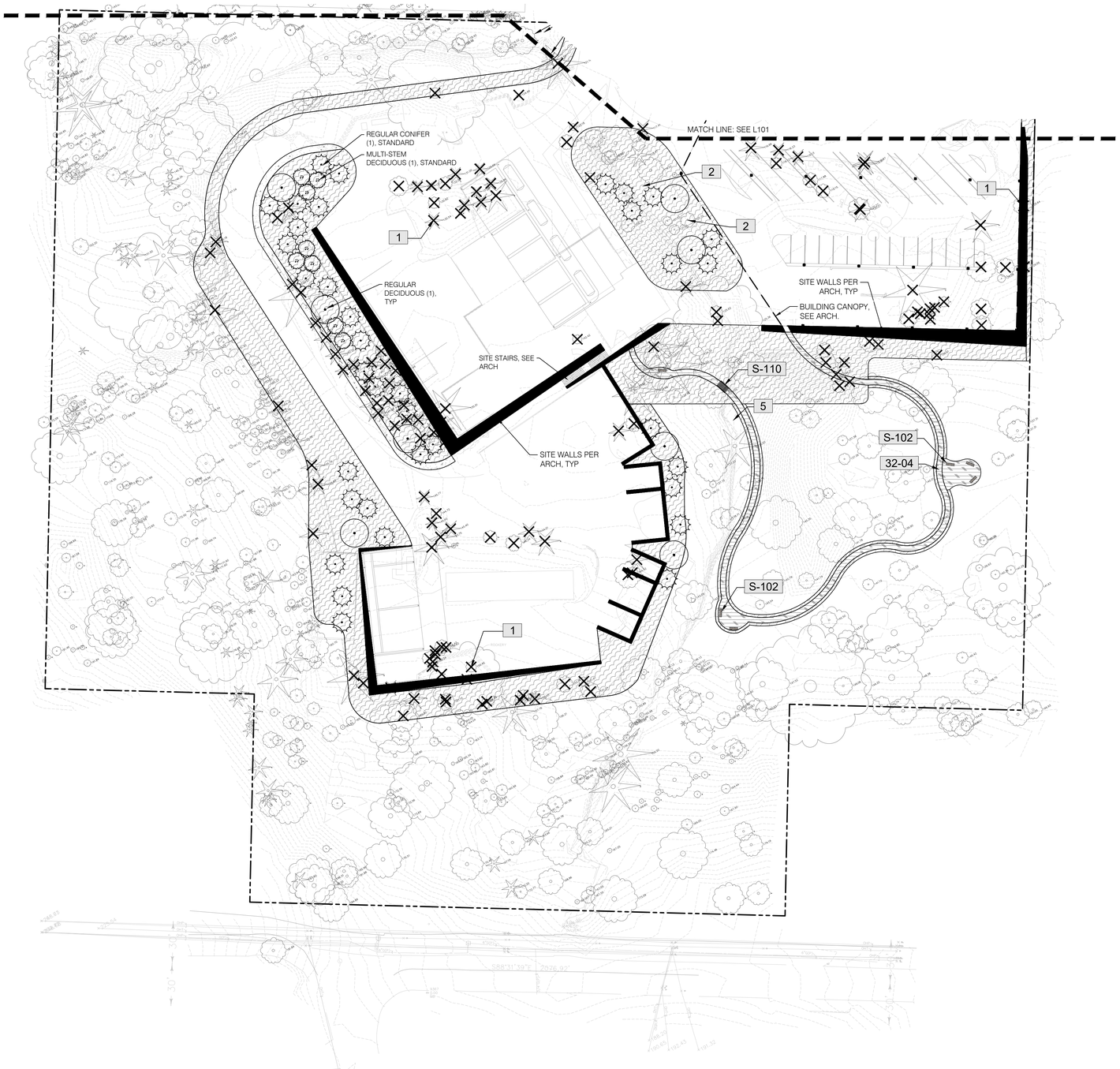
Berger Partnership LANDSCAPE ARCHITECTURE
1927 POST ALLEY #2, SEATTLE, WA, 98101

LANDSCAPE PLAN - NORTH

L101



SCALE: 1"=40'-0"

NORTH

NOTES:
1. SEE L101 - LANDSCAPE PLAN - NORTH FOR NOTES.

LEGEND

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	S-106	ADJ HEIGHT BASKETBALL HOOP W/ 4" POWDERCOATED STL POST, EMBED FTG	1

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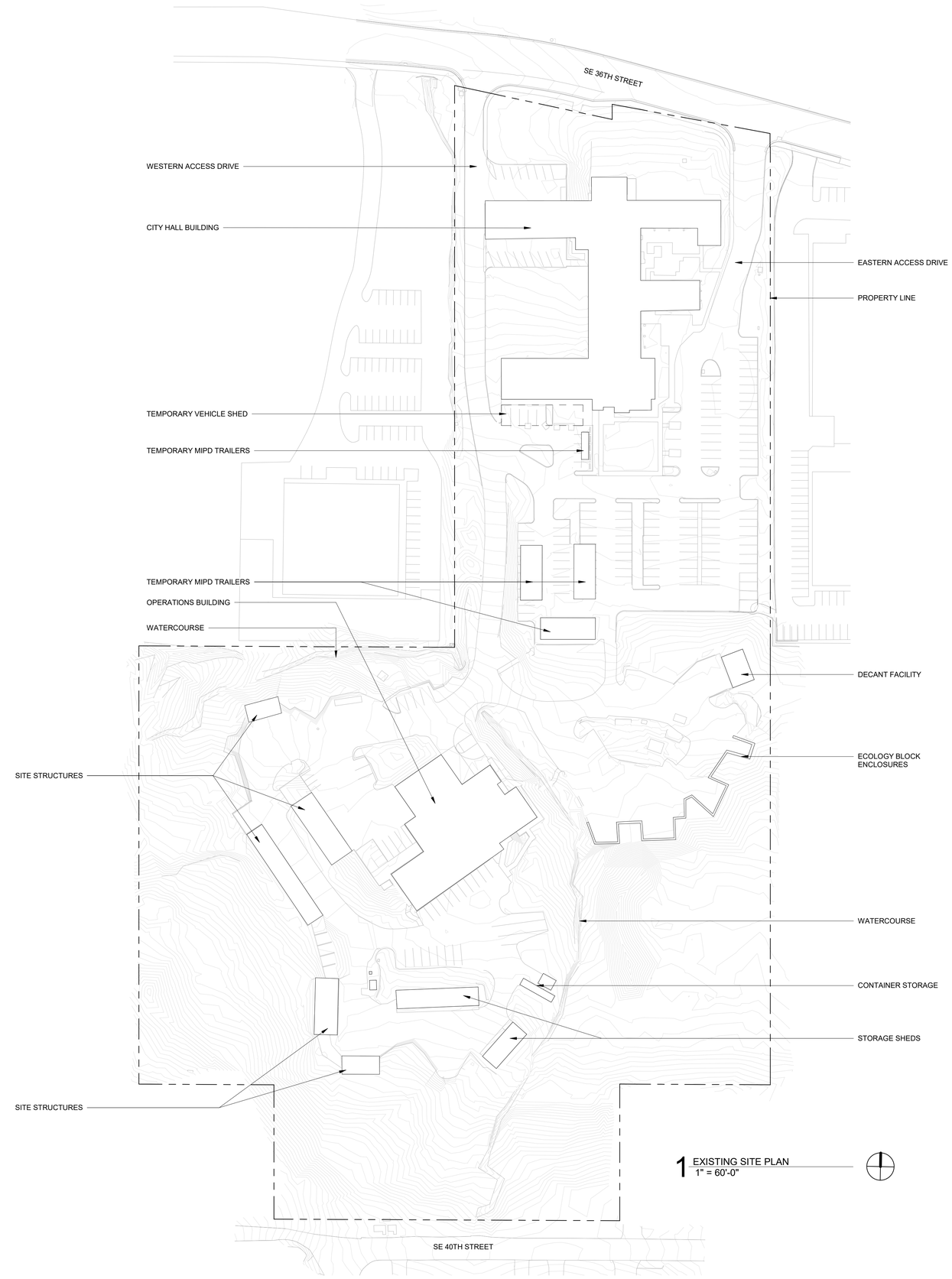
LANDSCAPE PLAN - SOUTH

L102



1 EXISTING SITE PLAN
1" = 60'-0"

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EXISTING SITE PLAN

XS-101.00

1 DEMO PLAN - SITE PLAN
1" = 60'-0"

DEMO LEGEND

- HARD SURFACES DEMO
- LANDSCAPE DEMO
- STRUCTURES DEMO

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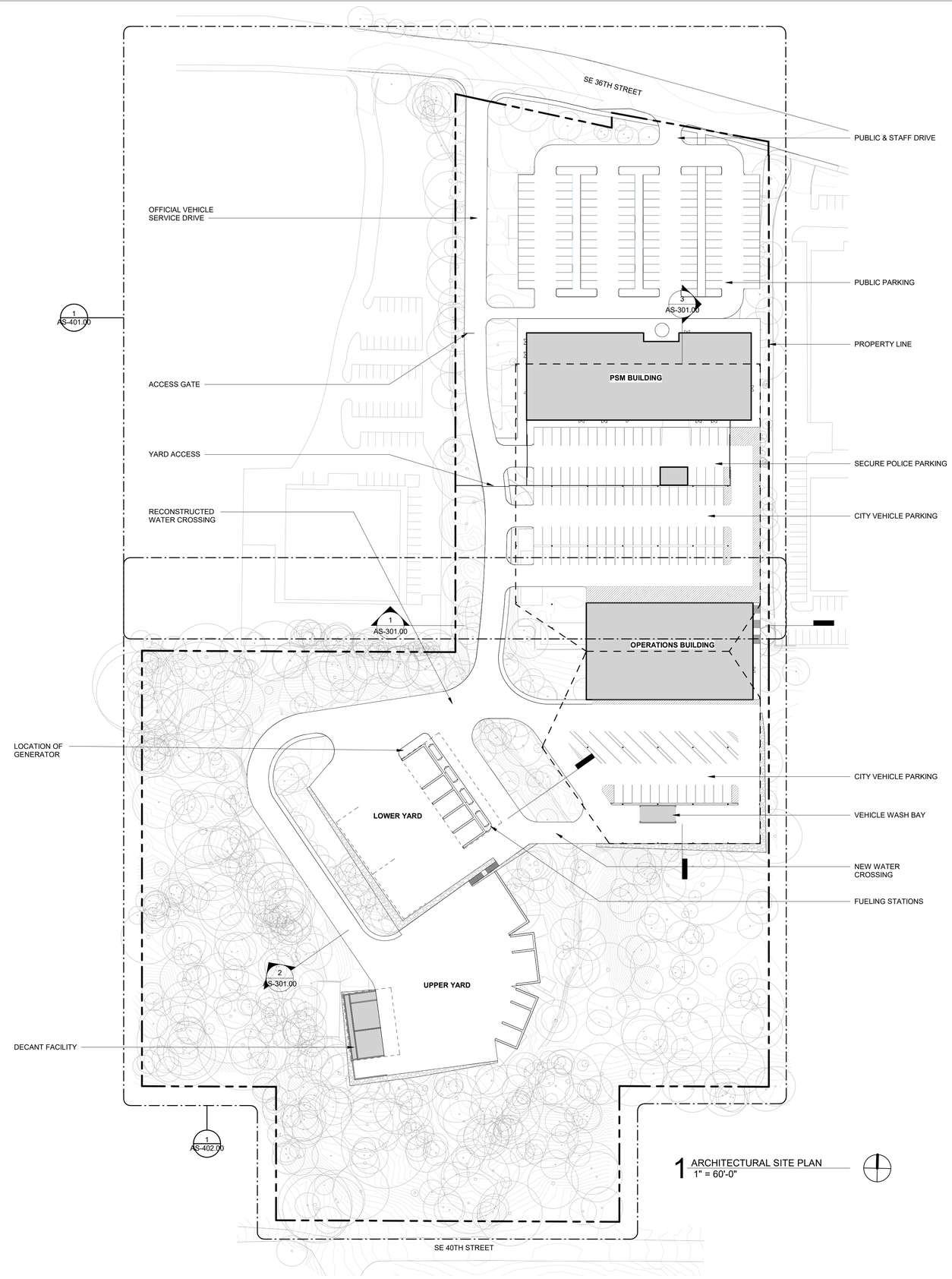
DEMO SITE PLAN

DS-101.00



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

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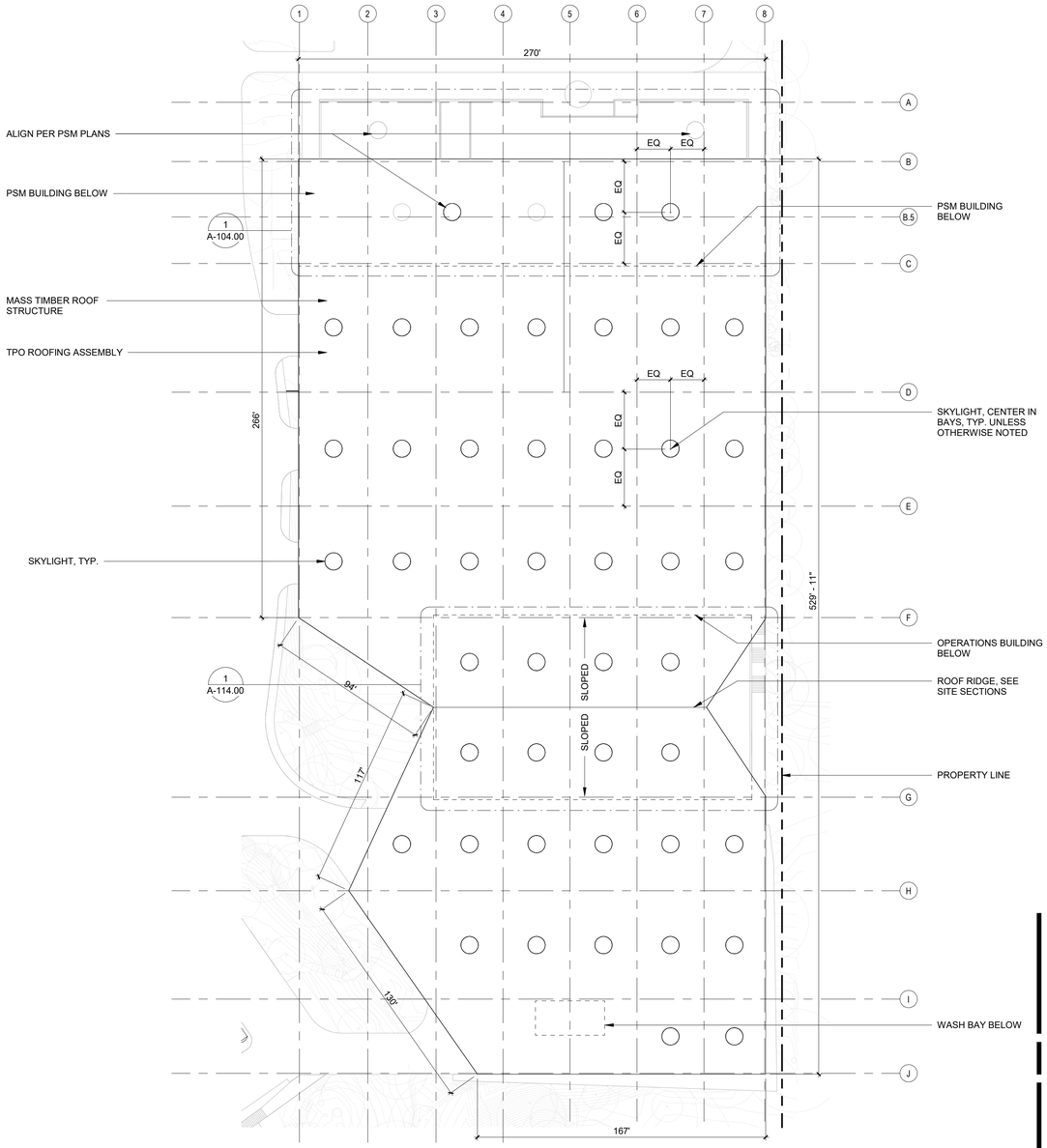
PROPOSED SITE PLAN

AS-101.00



1 ROOF PLAN
1" = 40'-0"

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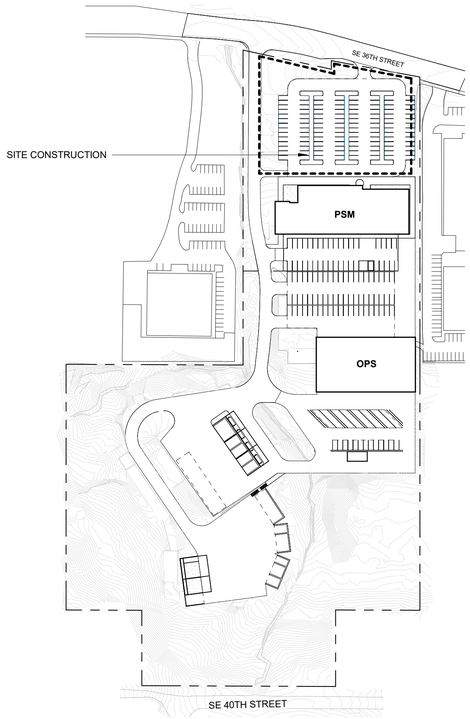
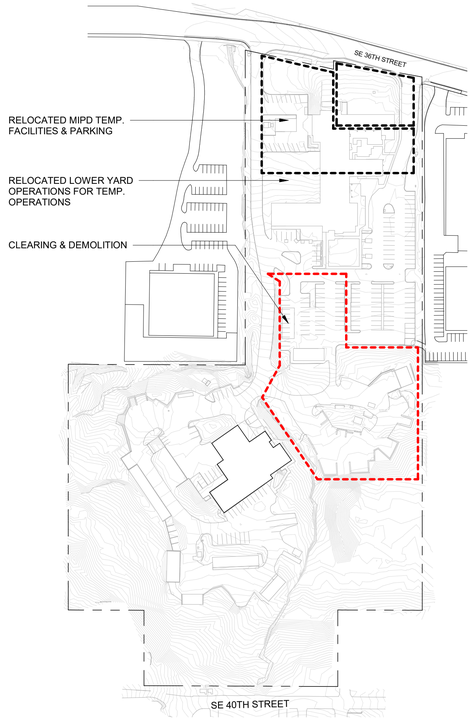
ROOF PLAN

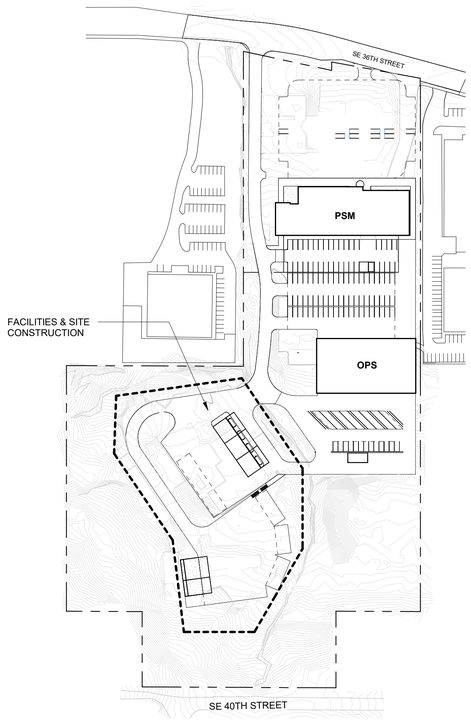
AS-102.00



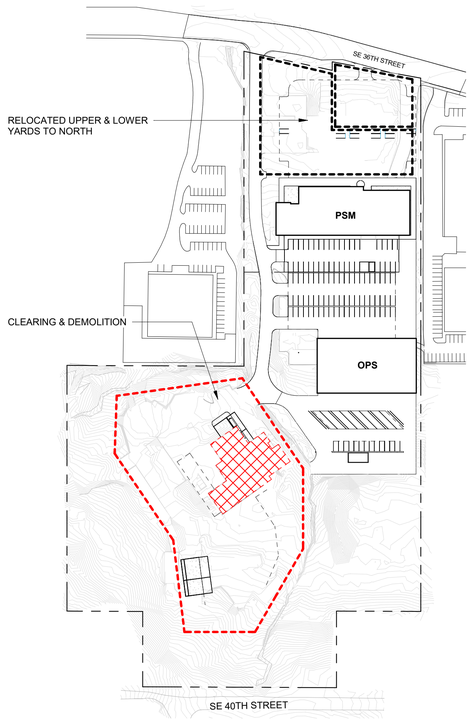
4B SITE DIAGRAM - PHASE 4B
1 : 1680



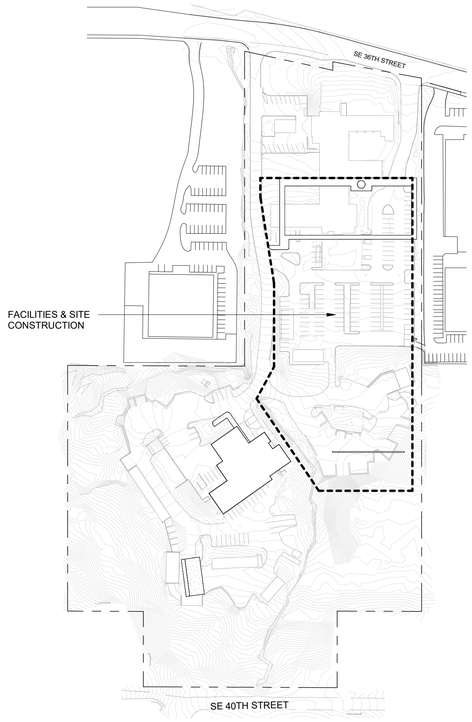
1B SITE DIAGRAM - PHASE 1B
1 : 1680



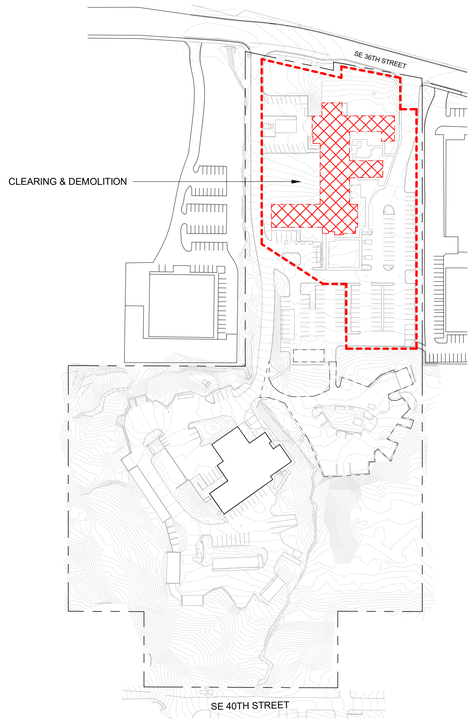
4A SITE DIAGRAM - PHASE 4A
1 : 1680



3 SITE DIAGRAM - PHASE 3
1 : 1680



2 SITE DIAGRAM - PHASE 2
1 : 1680



1A SITE DIAGRAM - PHASE 1A
1 : 1680

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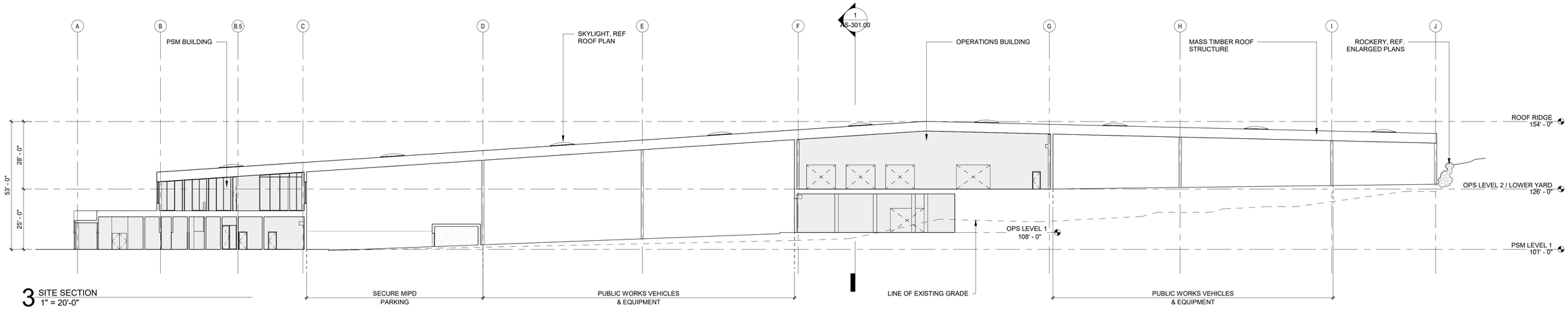
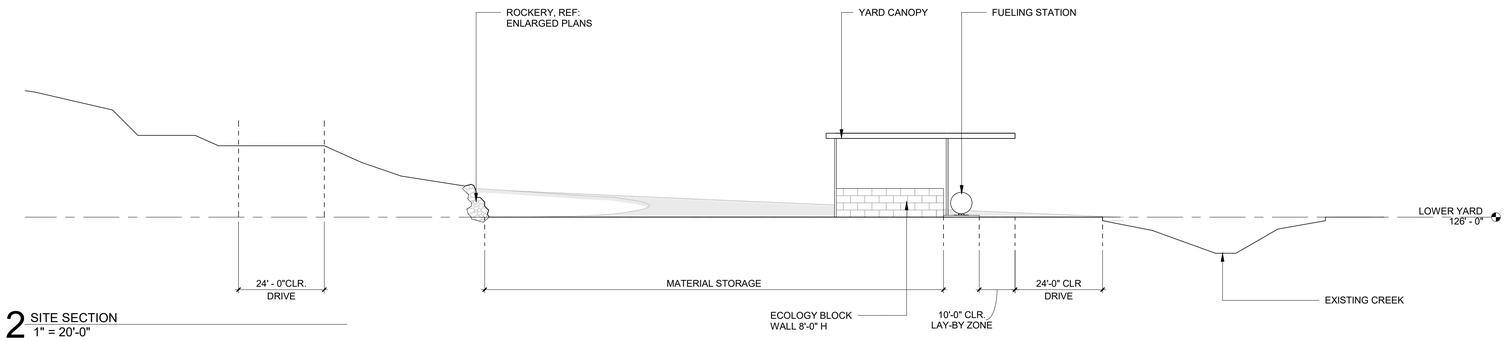
SITE PHASING PLANS

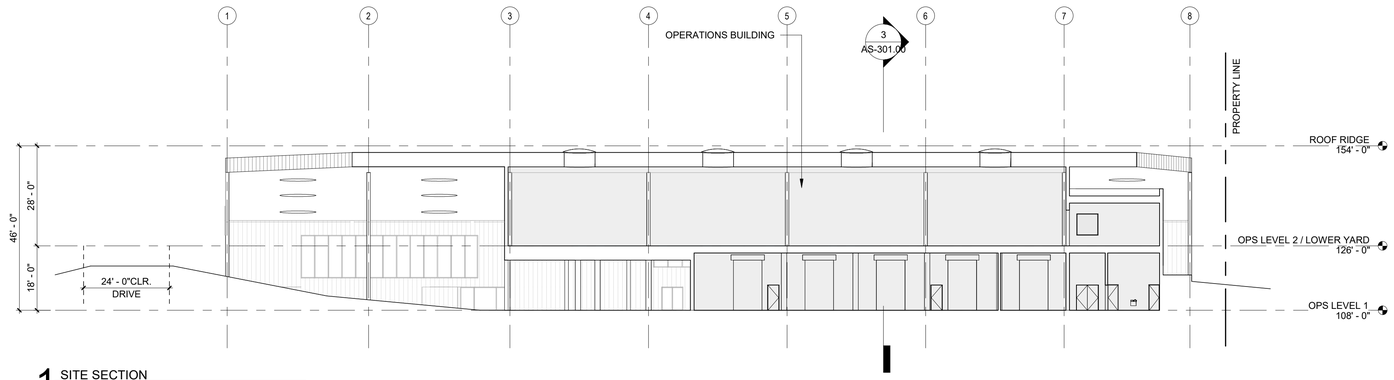
AS-201.00



3 SITE SECTION
1" = 20'-0"



2 SITE SECTION
1" = 20'-0"



1 SITE SECTION
1" = 20'-0"

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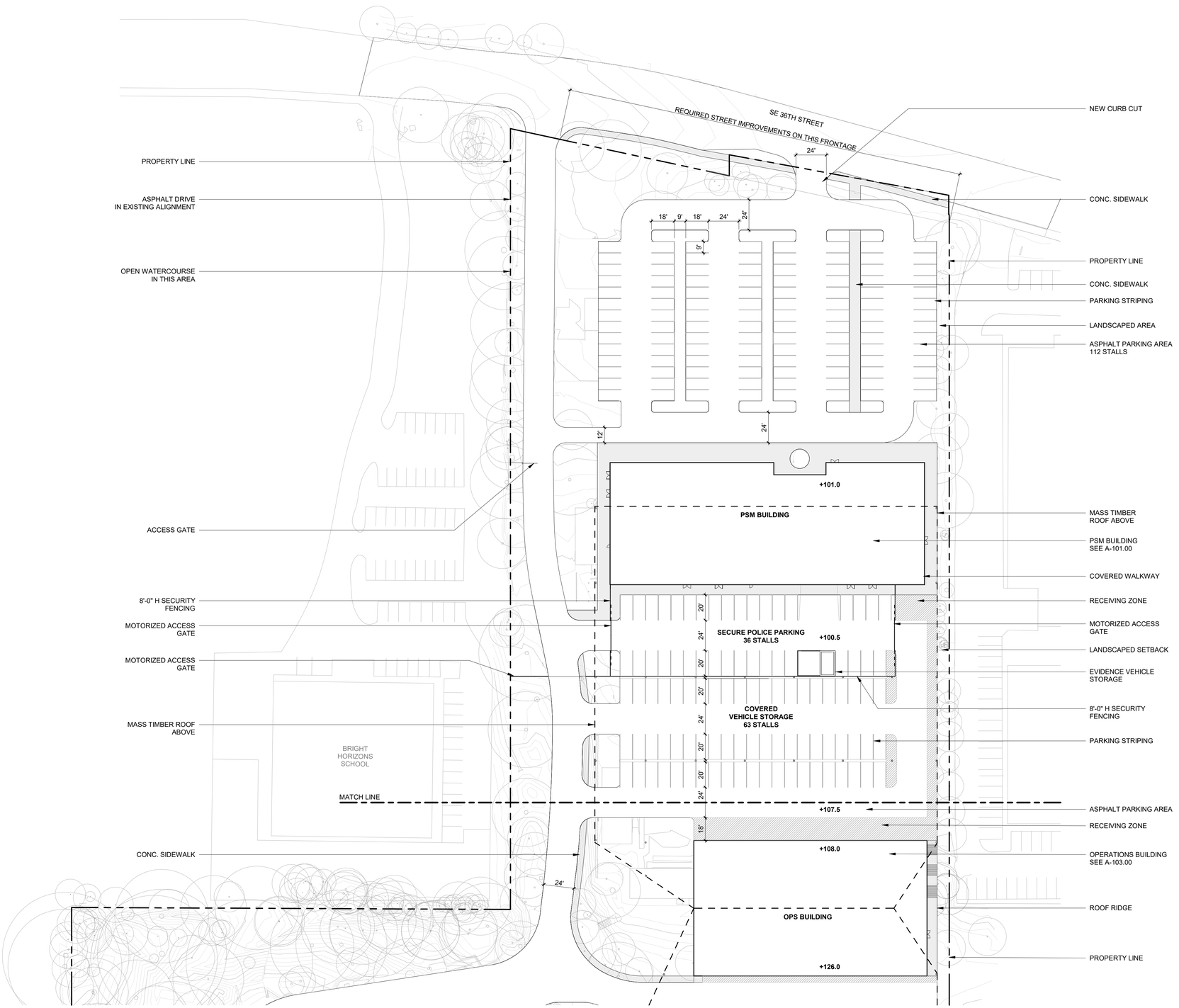
SITE SECTIONS

AS-301.00



1 ENLARGED ROOF PLAN
1" = 40'-0"

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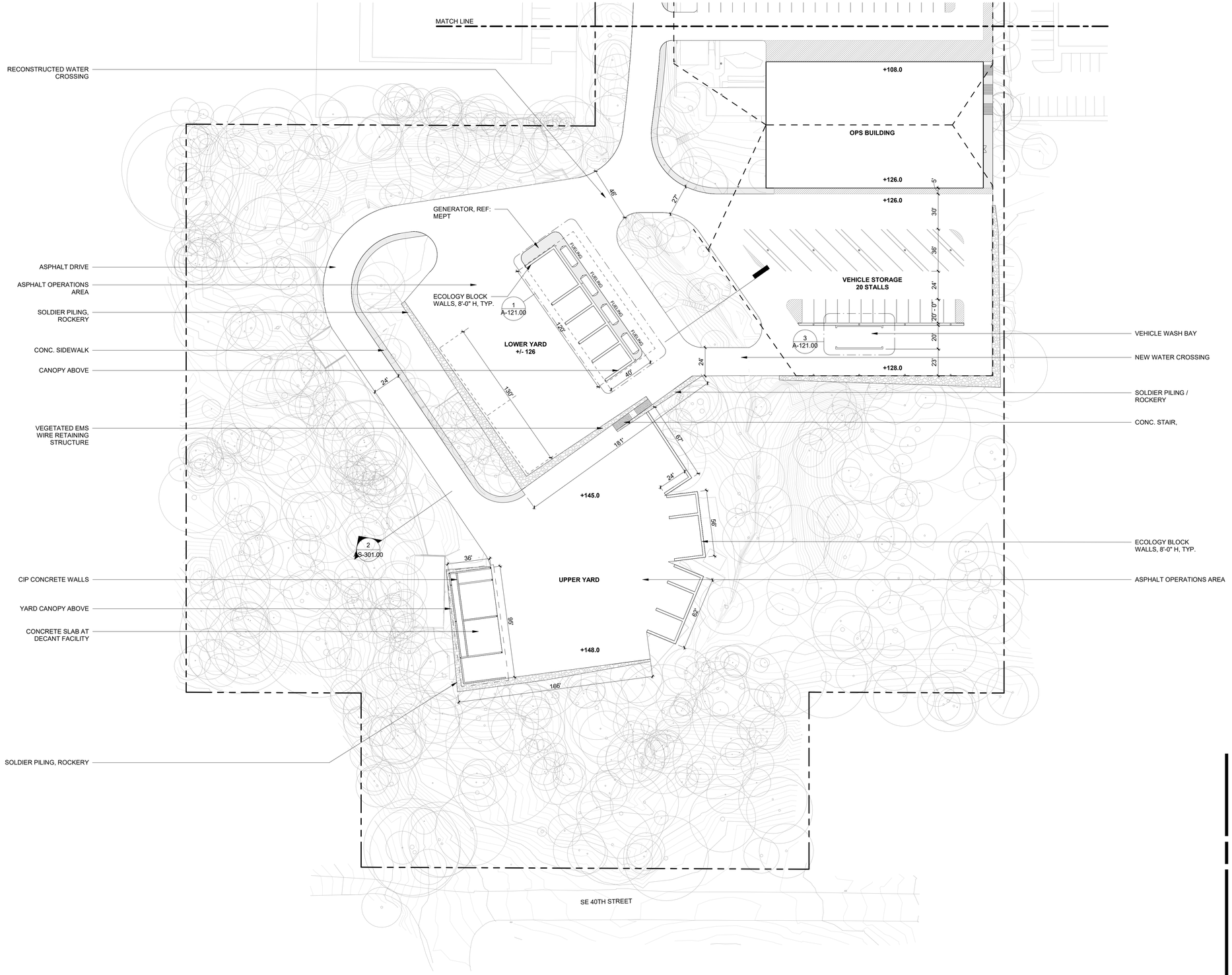
ENLARGED SITE PLAN

AS-401.00



1 ENLARGED ROOF PLAN
1" = 40'-0"

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ENLARGED SITE PLAN

AS-402.00

INTERIOR STOREFRONT GLAZING, TYP.

FINISH FLOORING OVER CONCRETE SLAB ON GRADE

STOREFRONT GLAZING SURROUNDING VEGETATED COURTYARD

EXTERIOR STOREFRONT GLAZING, TYP.

EXTERIOR STOREFRONT DOORS: ALUMINUM & GLASS, TYP.

INSULATED CLT SIP PANELS, BOX RIB CLADDING, TYP.

SKYLIGHT ABOVE, REF: ROOF PLAN

12' - 0" | 129' - 4" | 248' - 3" | 41' - 1" | 13' - 4" | 64' - 6" | 10' - 0"

2 A-351.00 | 1 A-311.00

WATER ENTRY / EQUIP
WATER EQUIP
MAIN ELEC
EMER ELEC
IT / DATA
PATROL
BRIEFING
PD LUNCH
COURTYARD
DETECTIVES
MTG SMALL
OFFICE
RECORDS DESK
POLICE LOBBY
PUBLIC LOBBY
VESTIBULE
MEETING - SMALL
EOC
EOC STORAGE
PD STORAGE
CALL CENTER
HAM RADIO
VESTIBULE
COPY
STORAGE
ELEV.
SHARED OFFICE
OFFICE
OFFICE
UP
STAFF ENTRY
RR
CHIEF
INTERVIEW
CUSTOMER SERVICE DESK
CSC OFFICE
MEETING - LARGE
BREAK AREA
STAFF / EOC LOBBY
DEPLOYMENT
CORRIDOR
SHWR
LOCKER ROOM
ARMORY
EVIDENCE PROCESSING
EVIDENCE OFFICE
EVIDENCE STORAGE
VESTIBULE
CLEAN UP
PHONE ROOM
BOOKING AREA
INTERVIEW
HOLDING
SALLYPORT
BIKES
SPECIAL OPS
DIVE LOCKER
MARINE STORAGE
ELEV.
RECEIVING
24x10
12x10

1 A-351.00 | 2 A-311.00 | 2 A-312.00 | 1 A-312.00

34' - 4" | 96' - 4" | 62' - 0" | 72' - 0" | 24' - 0" | 20' - 0" | 8' - 0" | 9' - 6"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19

EVIDENCE VEHICLE STORAGE
PD STORAGE
29' - 8"
23' - 0"

MOTORIZED ACCESS GATE
EXTERIOR HOLLOW METAL DOOR, TYP.
36 PARKING STALLS
HOLDING AREA INTERIOR PARTITIONS CIP CONCRETE, TYP.
INTERIOR PARTITIONS, HIGH IMPACT-RESISTANT GWB, TYP.
OVERHEAD DOOR, TYP.
OVERSIZED PASSENGER ELEVATOR
OVERHEAD DOOR, TYP.

1 PSM OFFICE BUILDING FIRST FLOOR PLAN
1" = 10'-0"

MERCER ISLAND PUBLIC SAFETY & MAINTENANCE FACILITY
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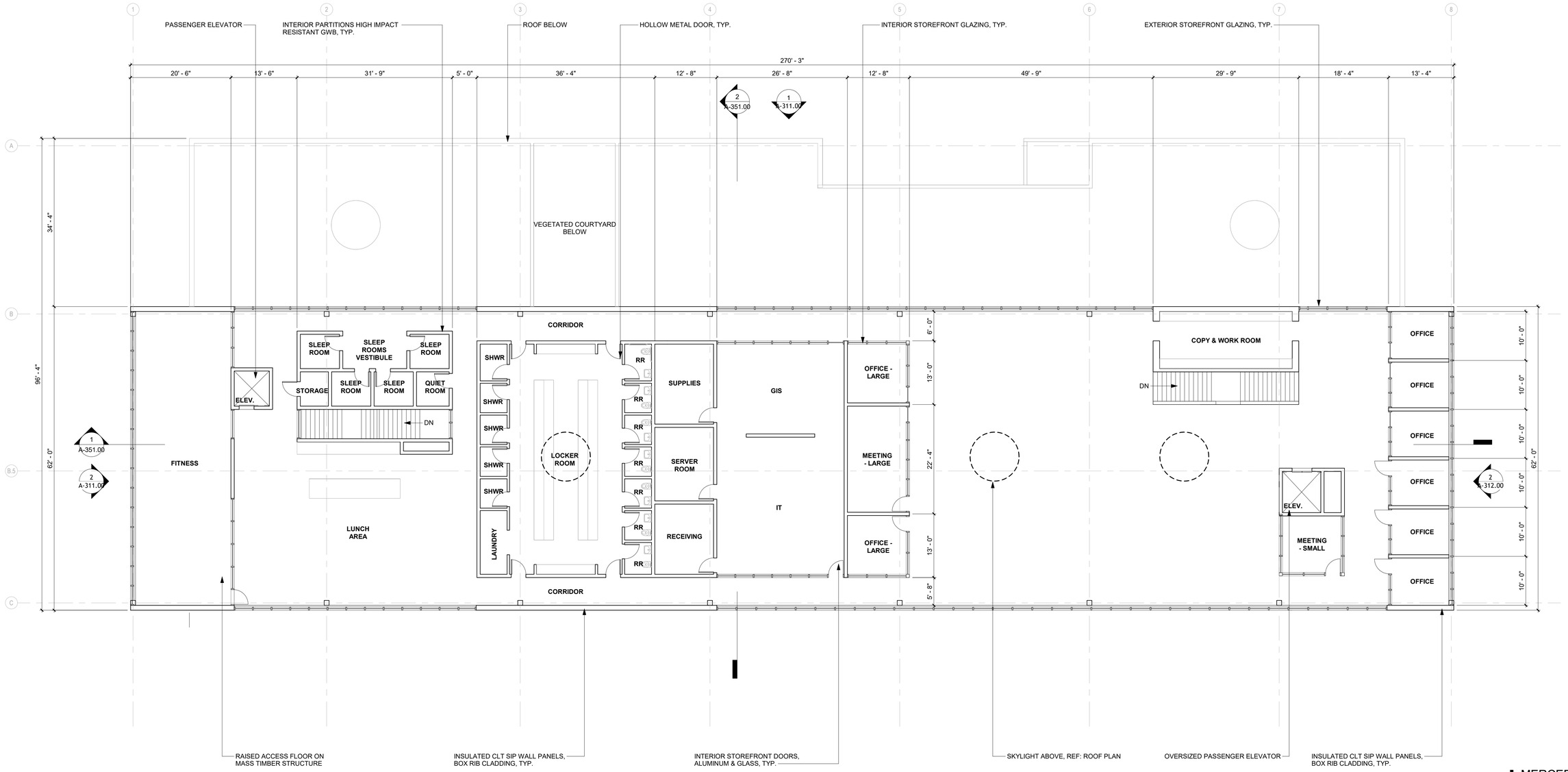
PSM BUILDING - LEVEL 1 FLOOR PLAN

A-101.00



1 PSM OFFICE BUILDING SECOND FLOOR PLAN
1" = 10'-0"

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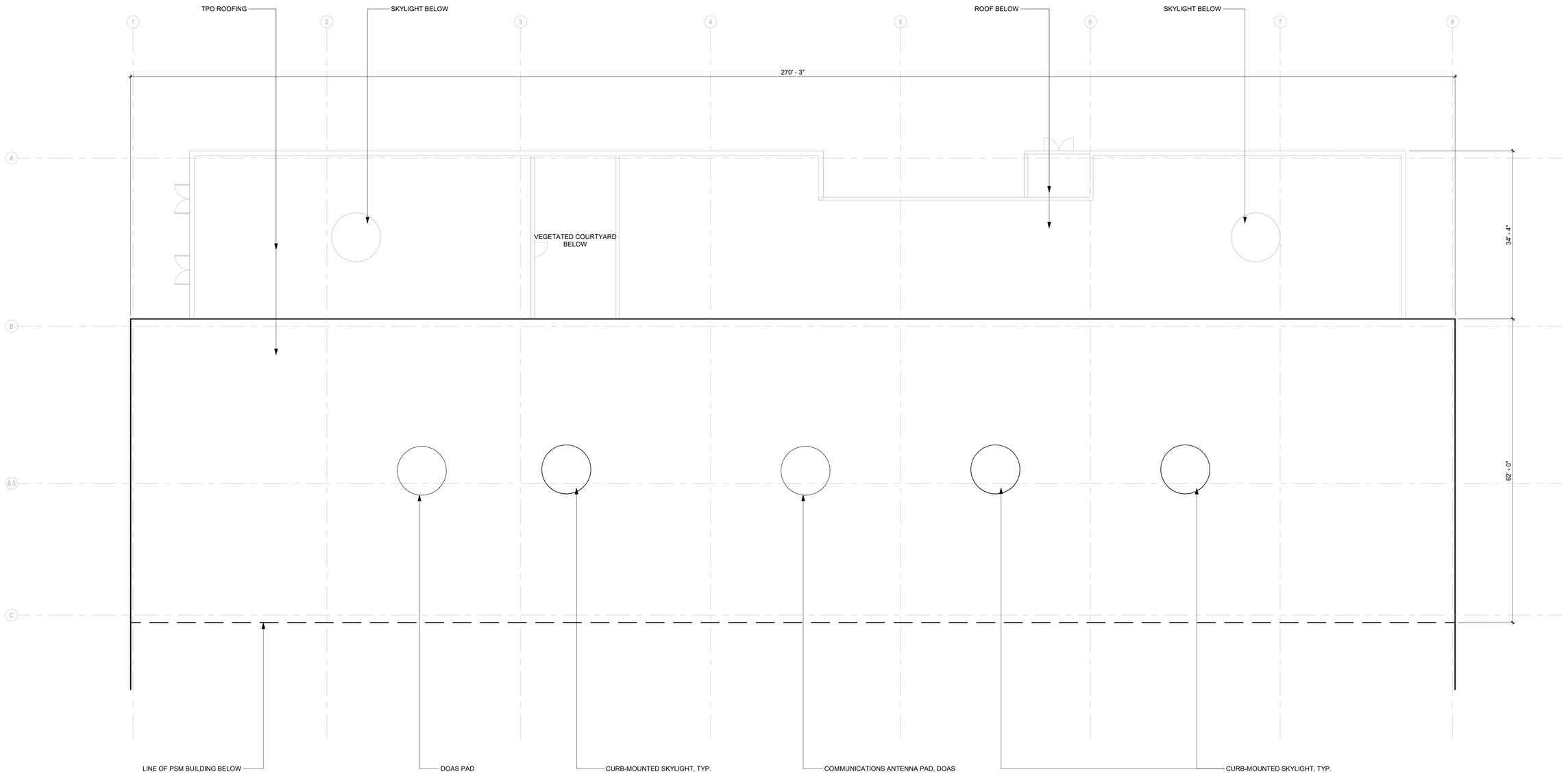
PSM BUILDING - LEVEL 2 FLOOR PLAN

A-102.00



1 PSM - ROOF
1" = 10'-0"

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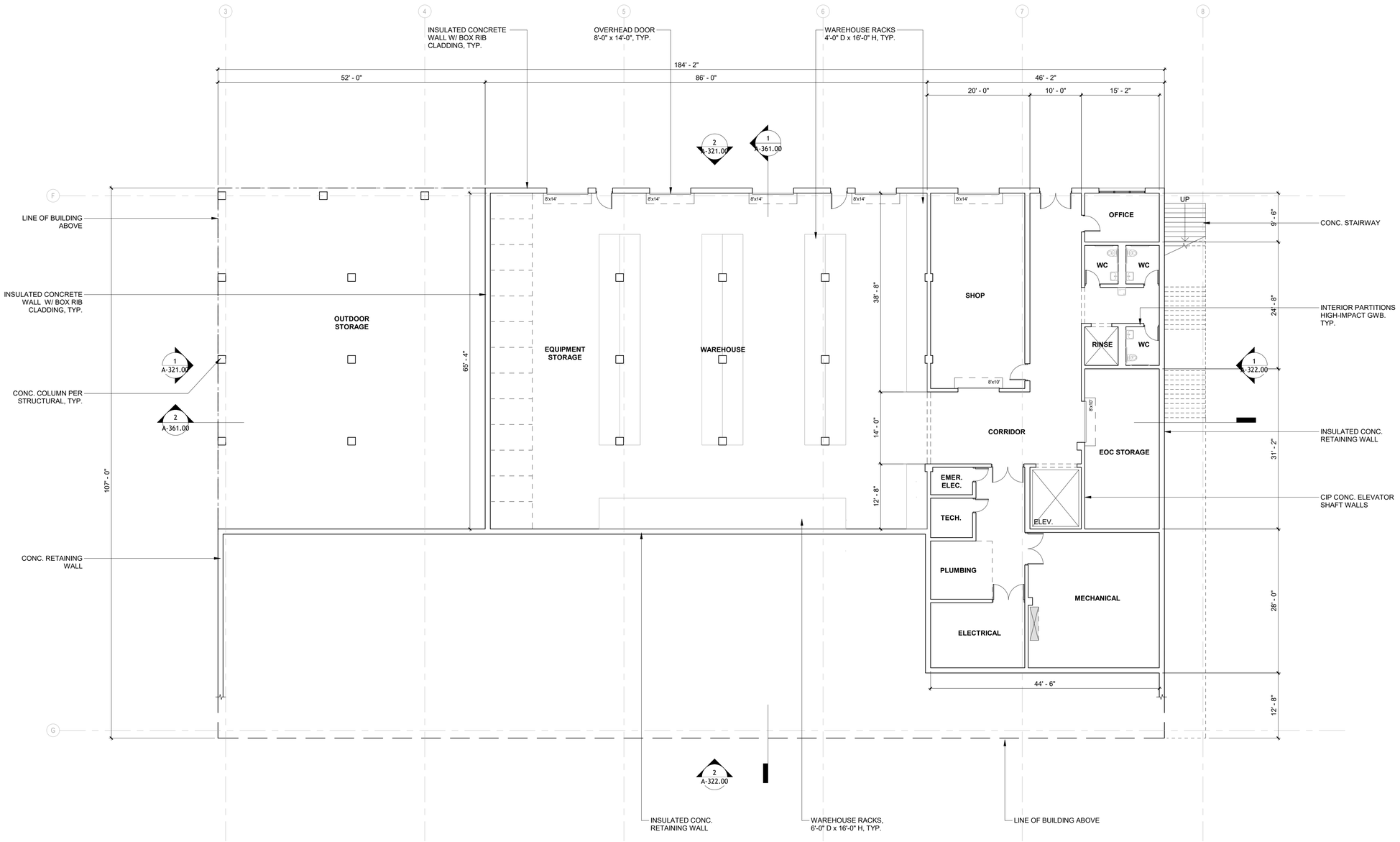
PSM BUILDING - ROOF PLAN

A-103.00



1 OPERATIONS BUILDING LEVEL 1 FLOOR PLAN
1" = 10'-0"

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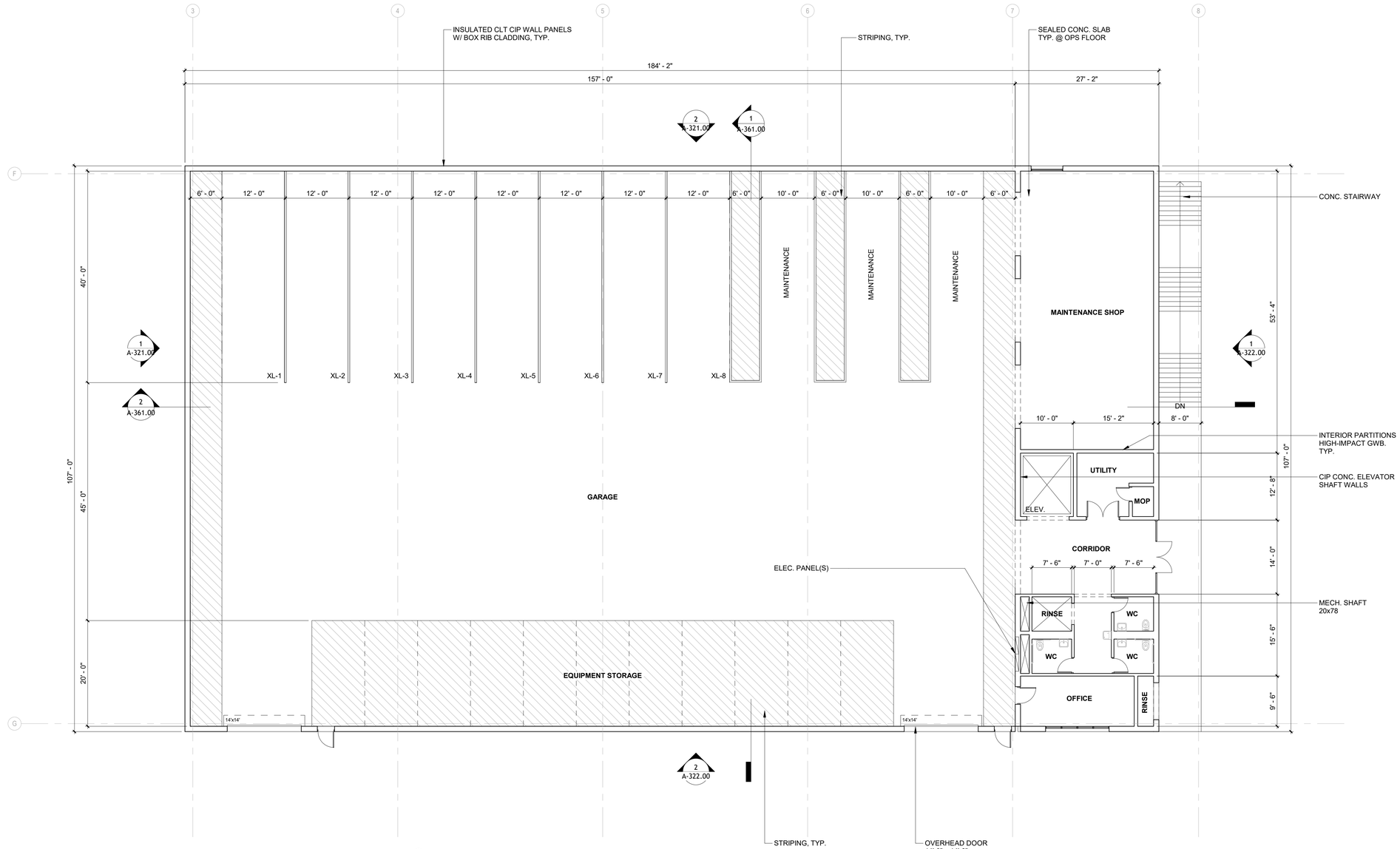
OPERATIONS BUILDING - LEVEL 1 FLOOR PLAN

A-111.00



1 OPERATIONS BUILDING LEVEL 2 FLOOR PLAN
1" = 10'-0"

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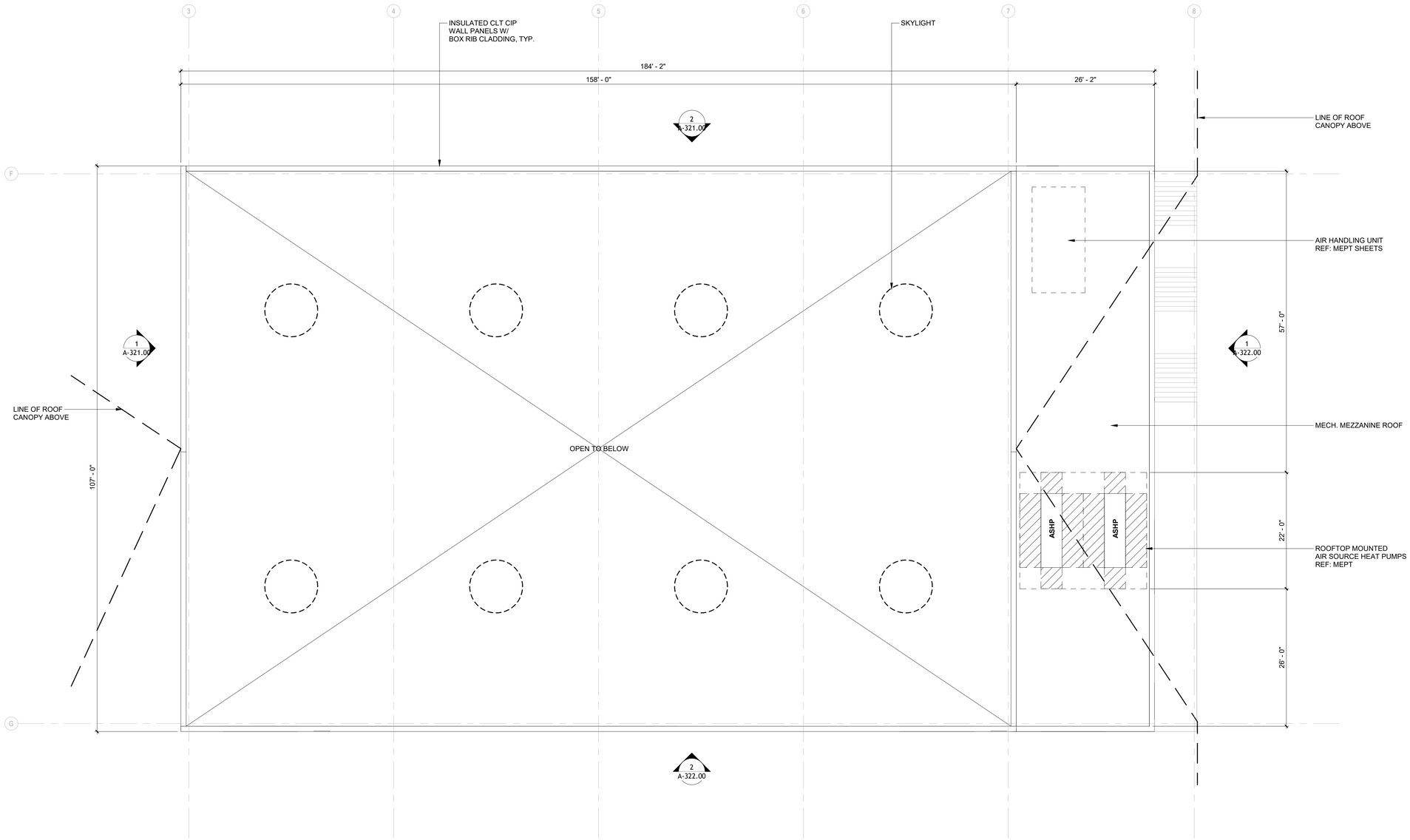
OPERATIONS BUILDING -
LEVEL 2 FLOOR PLAN

A-112.00



1 OPERATIONS MECH. MEZZZANINE PLAN
1" = 10'-0"

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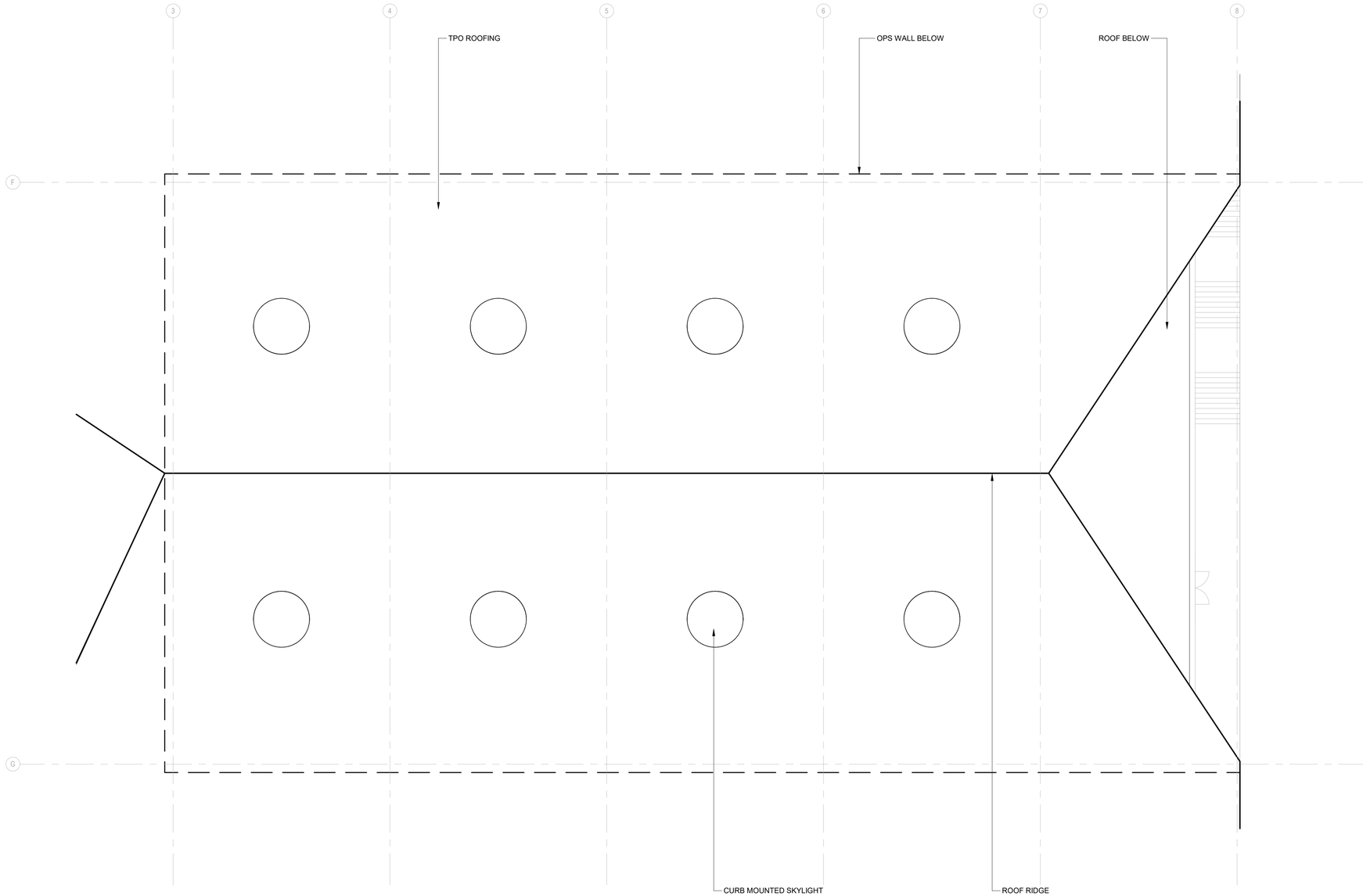
OPERATIONS BUILDING -
MEZZANINE PLAN

A-113.00



1 OPS BLDG - ROOF PLAN
1" = 10'-0"

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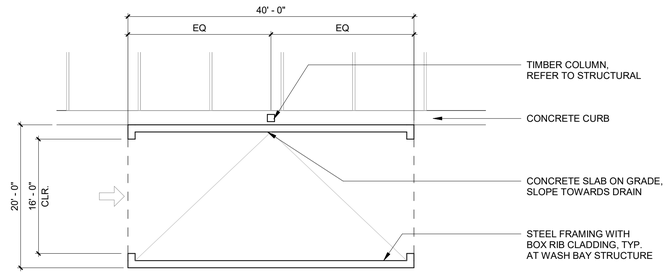
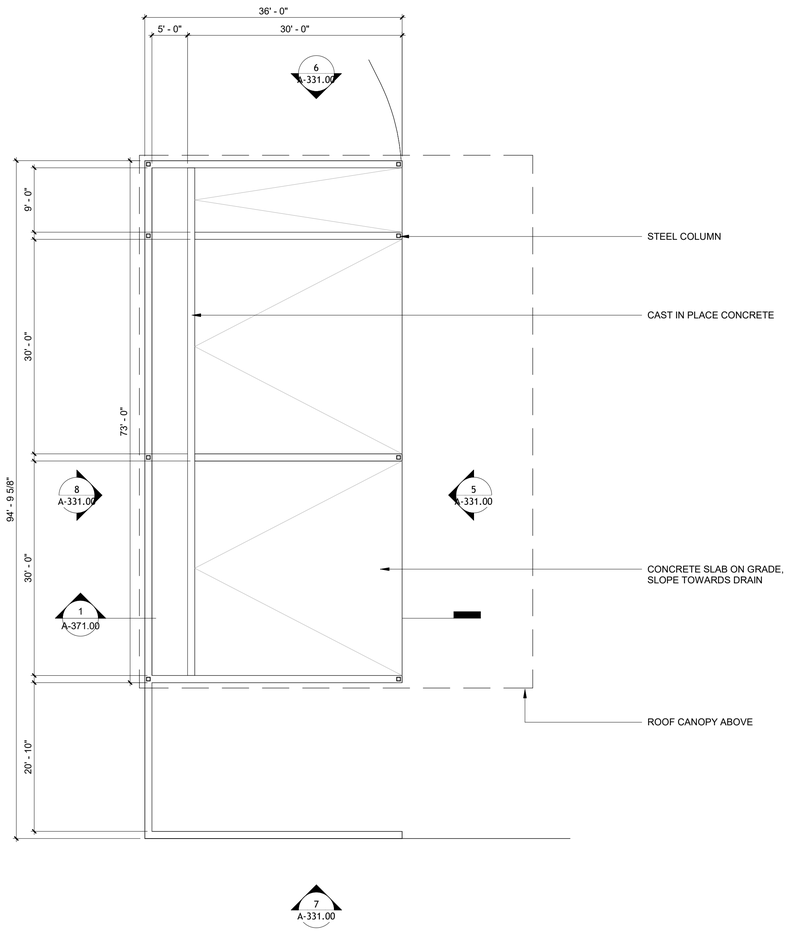
OPERATIONS BLDG - ROOF PLAN

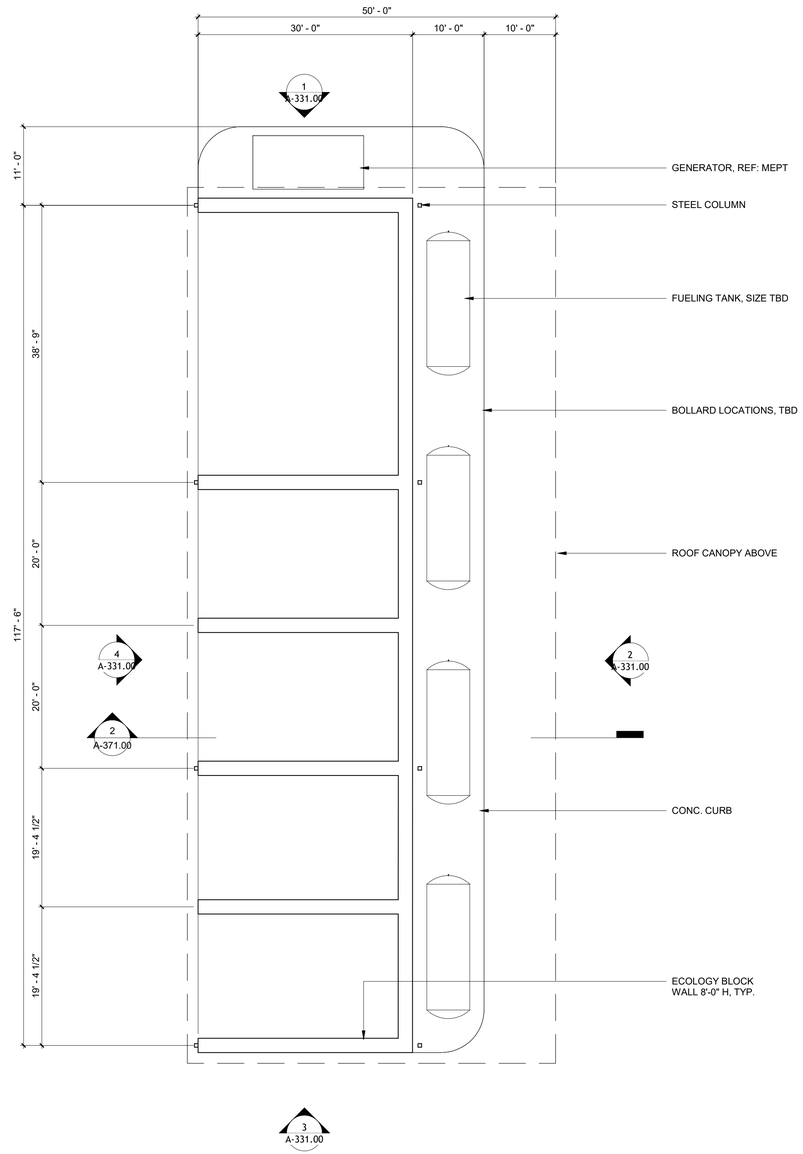
A-114.00



3 VEHICLE WASH AREA
1" = 10'-0"



2 DECANT FACILITY STRUCTURE
1" = 10'-0"



1 FUELING & MATERIAL STORAGE
1" = 10'-0"

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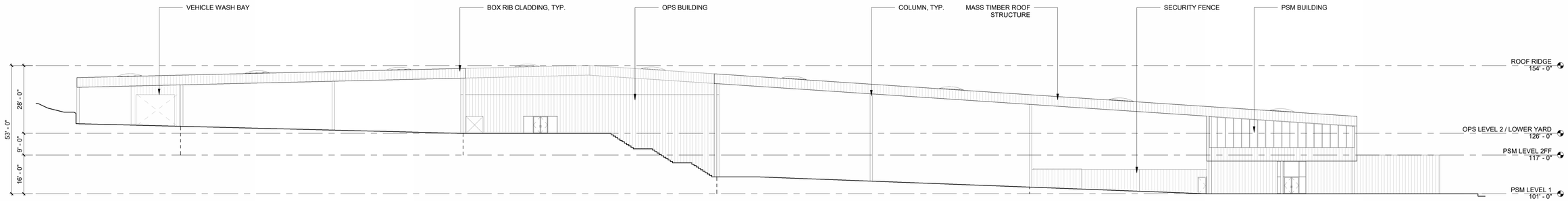
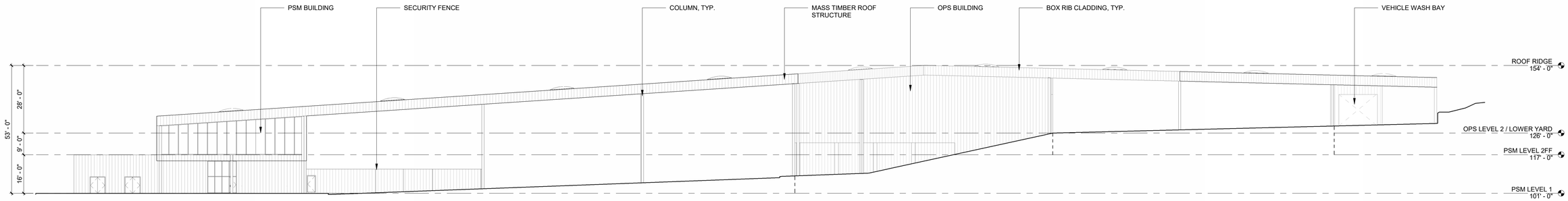
SITE STRUCTURES PLANS

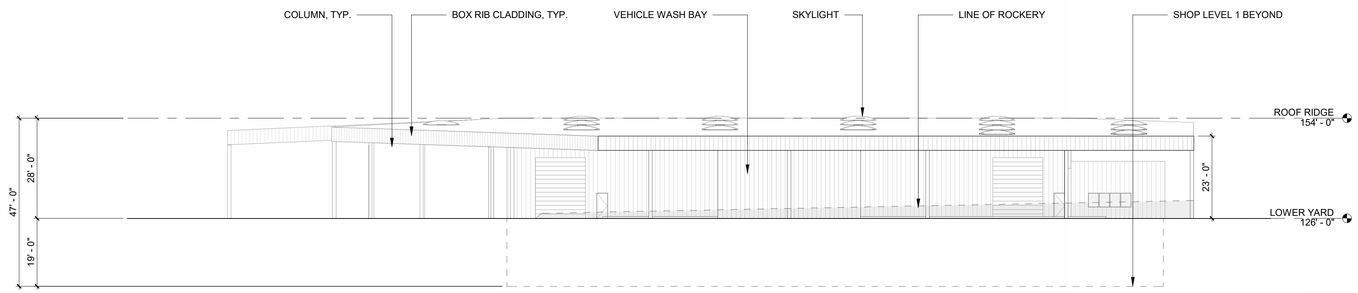
A-121.00



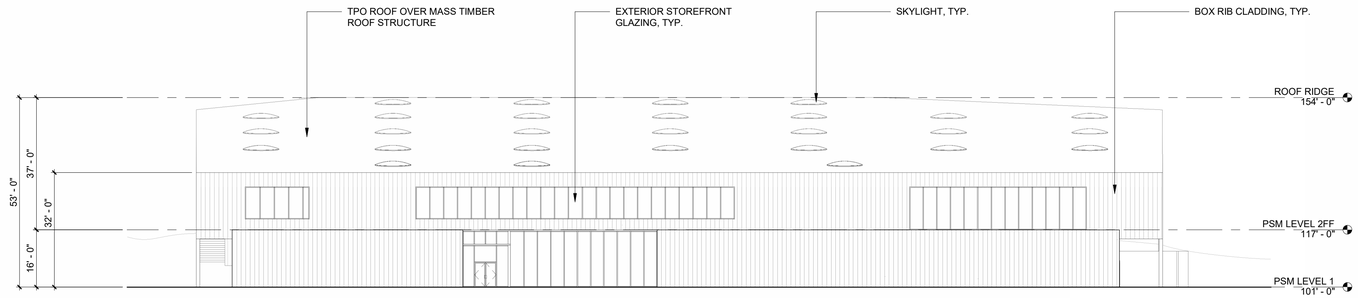
4 OVERALL ELEVATION - EAST
1" = 20'-0"



3 OVERALL ELEVATION - WEST
1" = 20'-0"



2 OVERALL ELEVATION - SOUTH
1" = 20'-0"



1 OVERALL ELEVATION - NORTH
1" = 20'-0"

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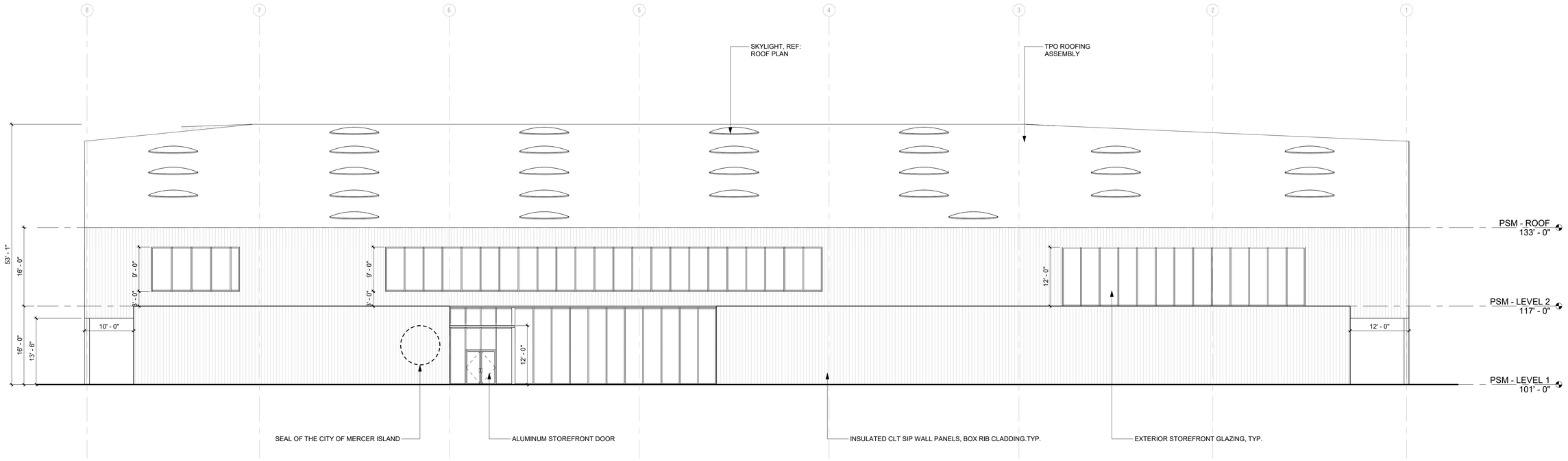
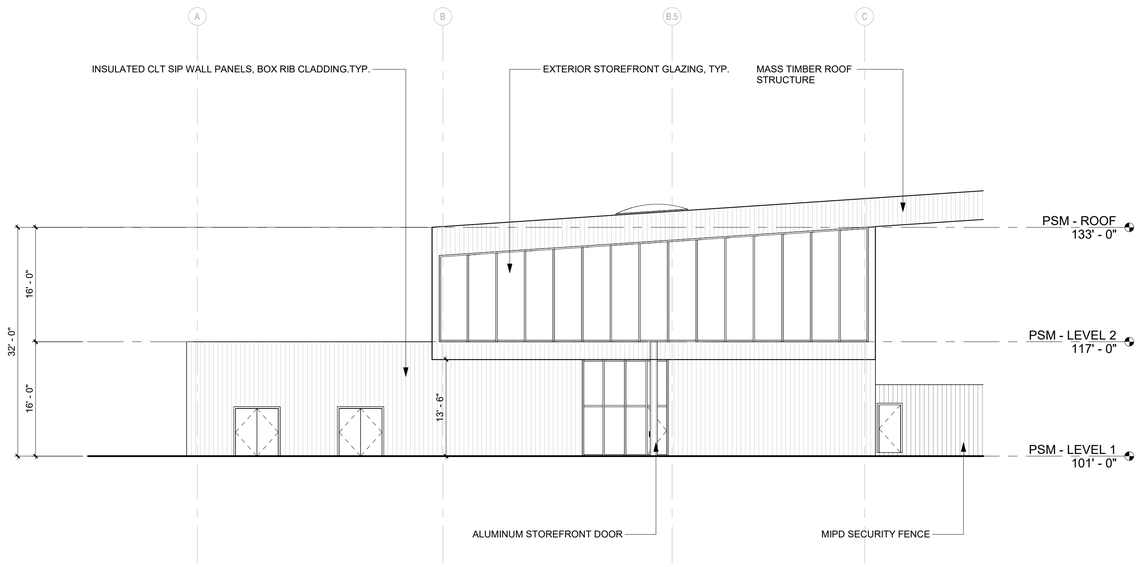
OVERALL FACILITY ELEVATIONS

A-301.00



1 ELEVATION - NORTH
1" = 10'-0"



2 ELEVATION - WEST
1" = 10'-0"

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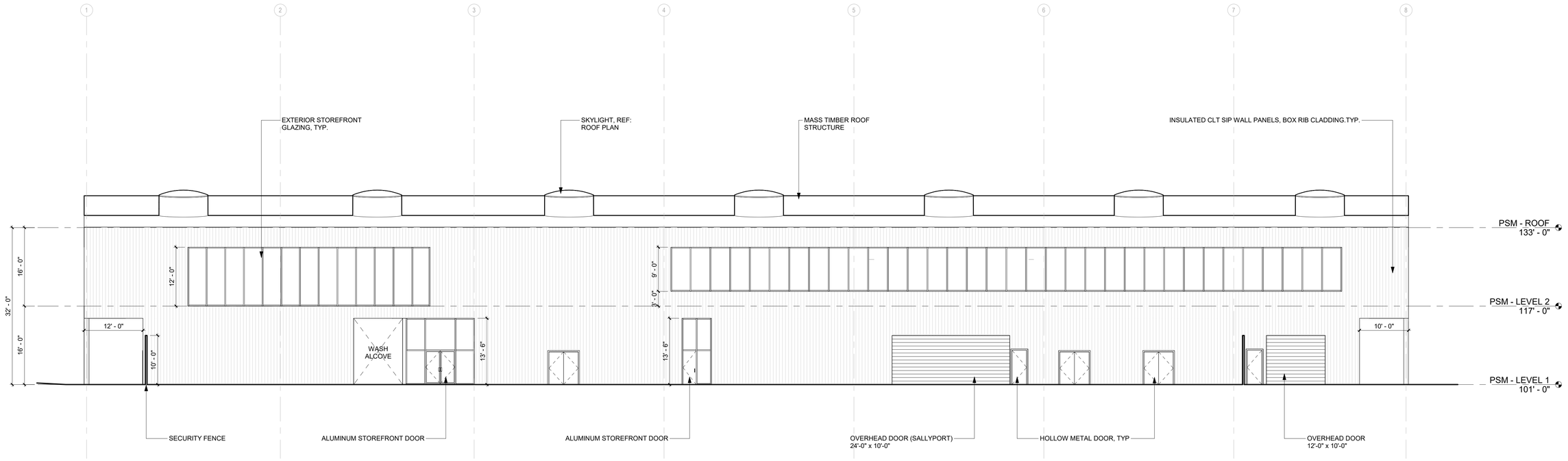
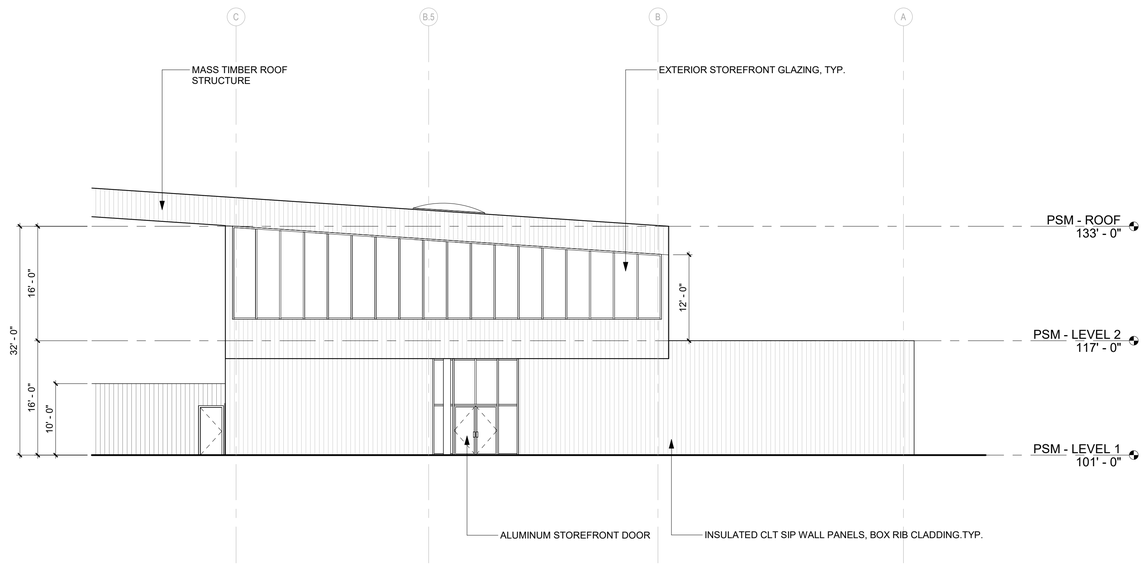
PSM BUILDING - ELEVATIONS

A-311.00



1 ELEVATION - SOUTH
1" = 10'-0"



2 ELEVATION - EAST
1" = 10'-0"

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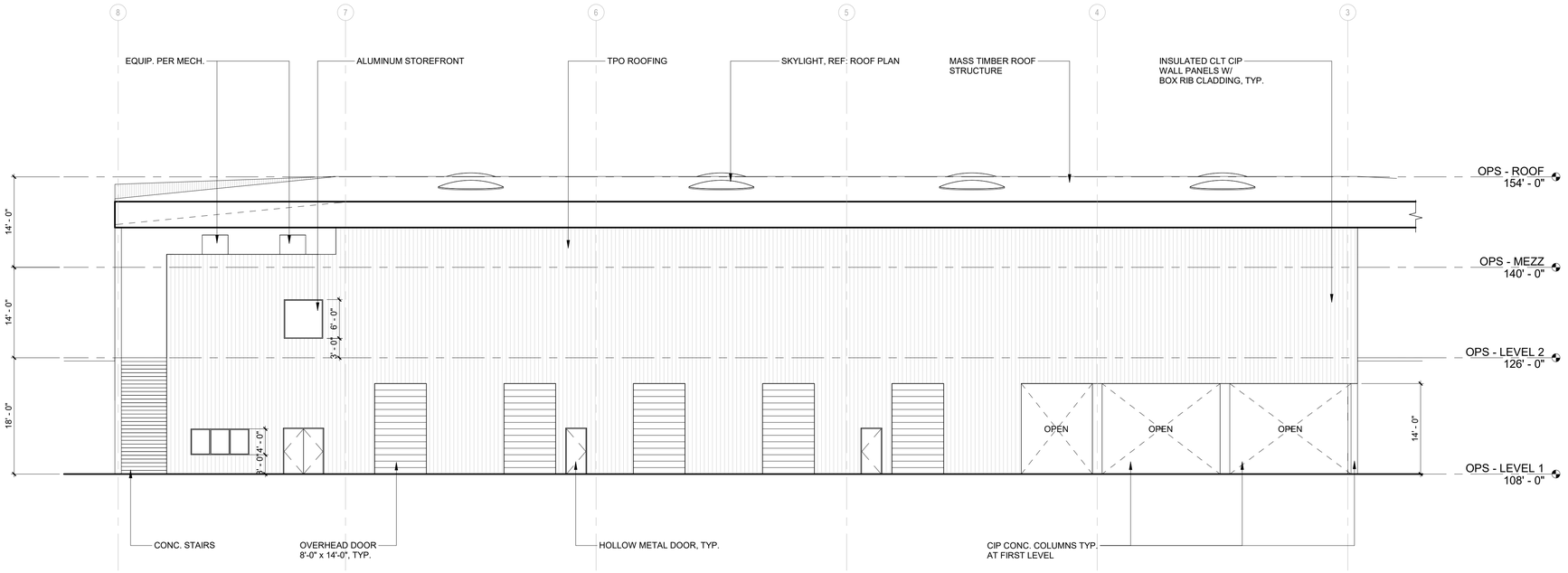
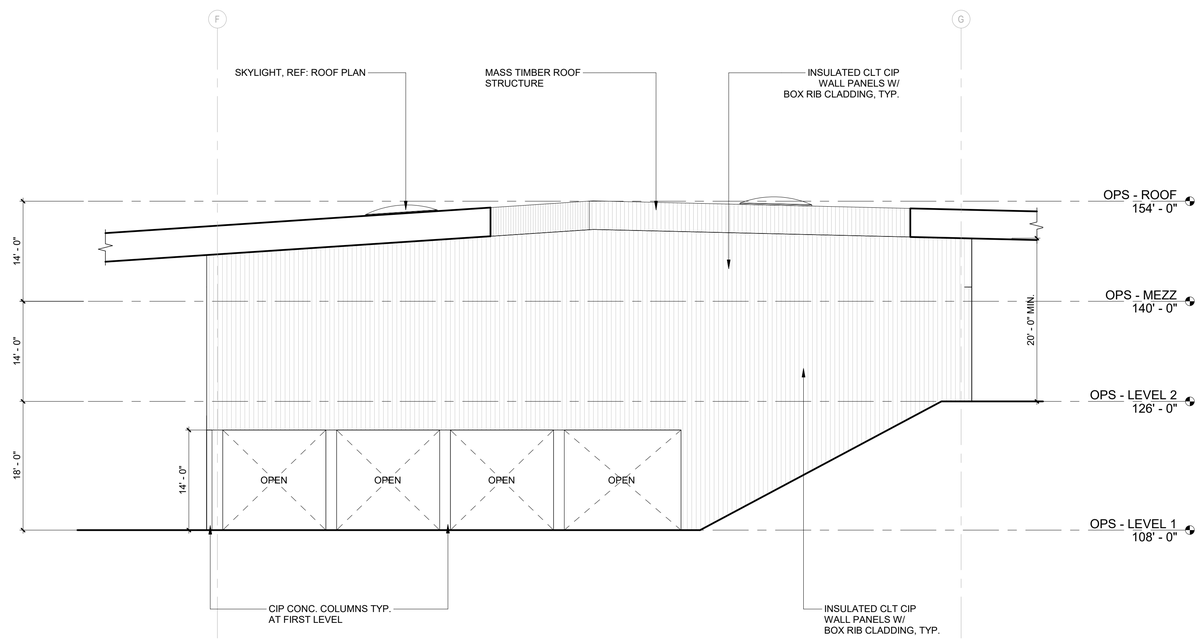
PSM BUILDING - ELEVATIONS

A-312.00



2 ELEVATION - NORTH
1" = 10'-0"



1 ELEVATION - WEST
1" = 10'-0"

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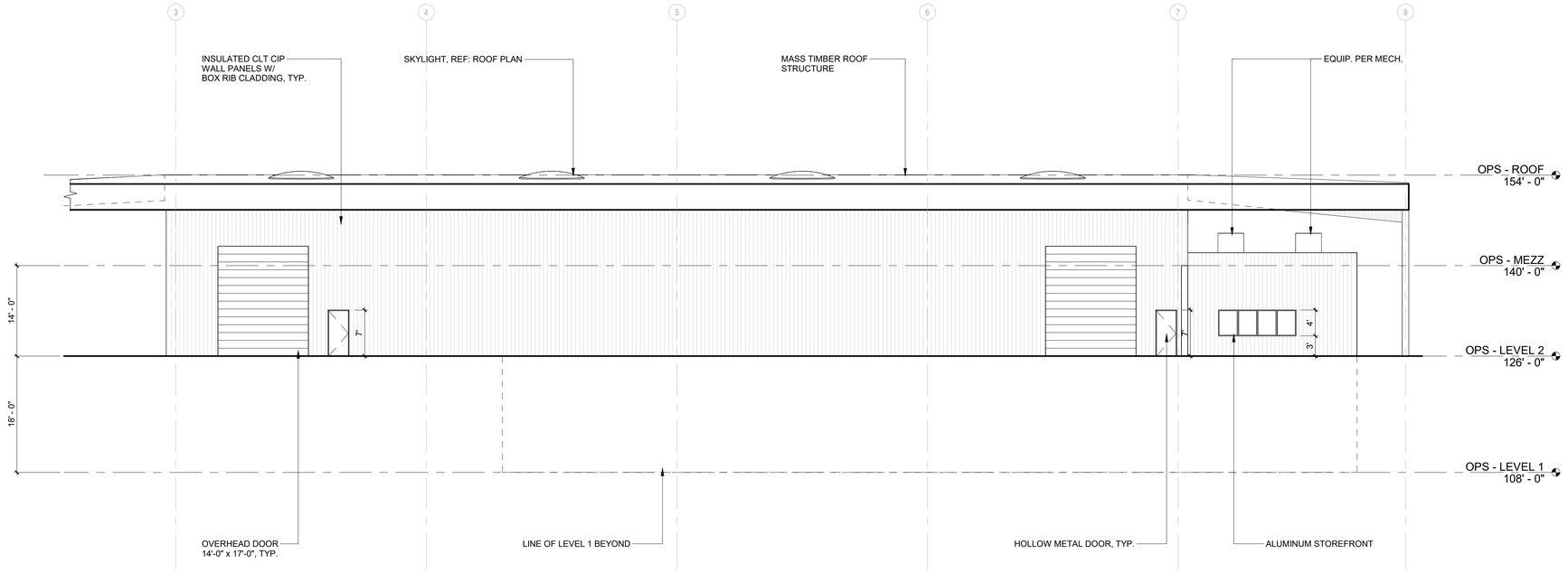
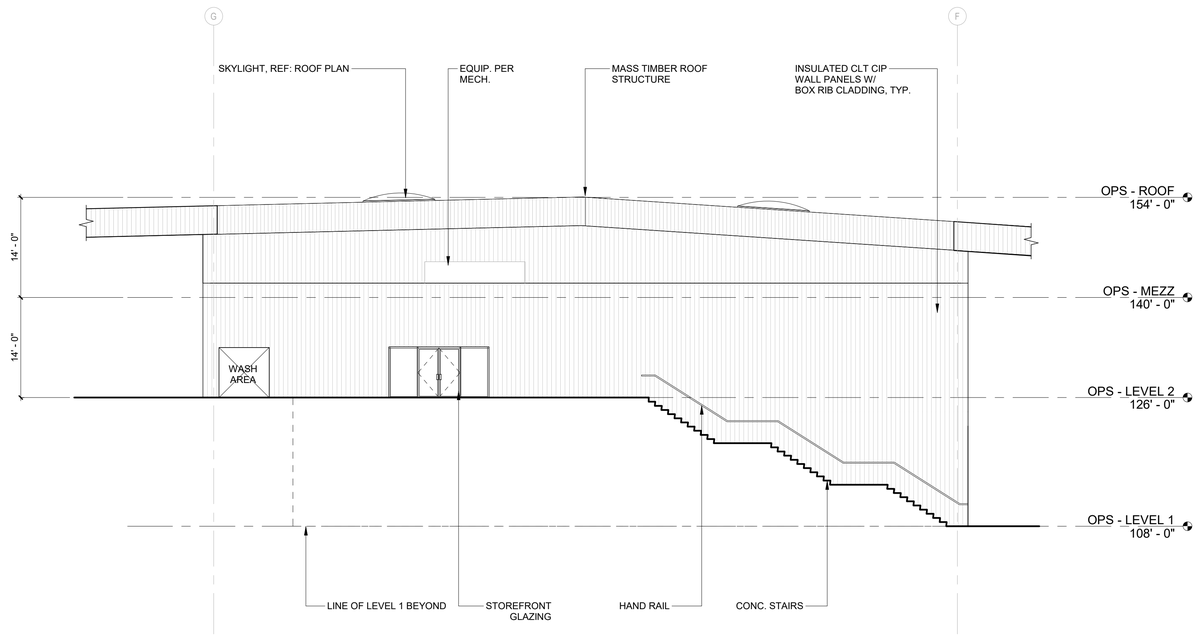
OPERATIONS BUILDING - ELEVATIONS

A-321.00



2 ELEVATION - SOUTH
1" = 10'-0"



1 ELEVATION - EAST
1" = 10'-0"

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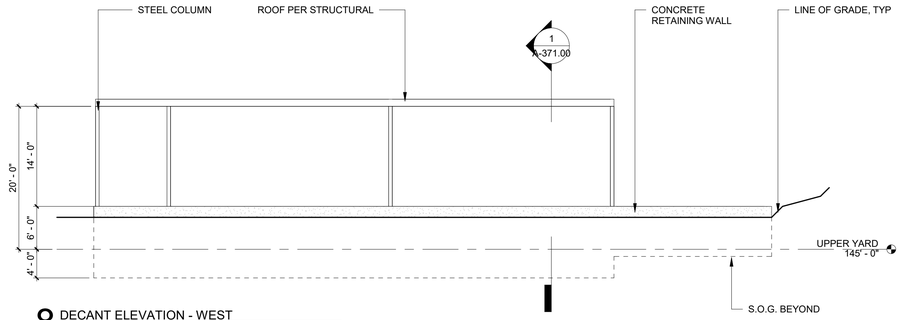
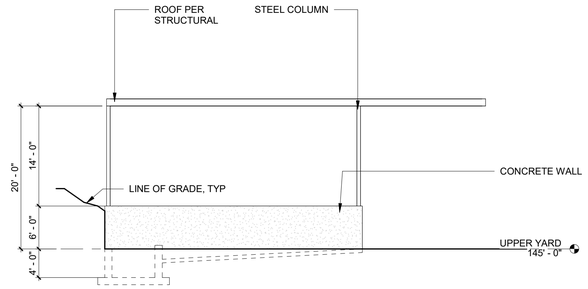
OPERATIONS BUILDING - ELEVATIONS

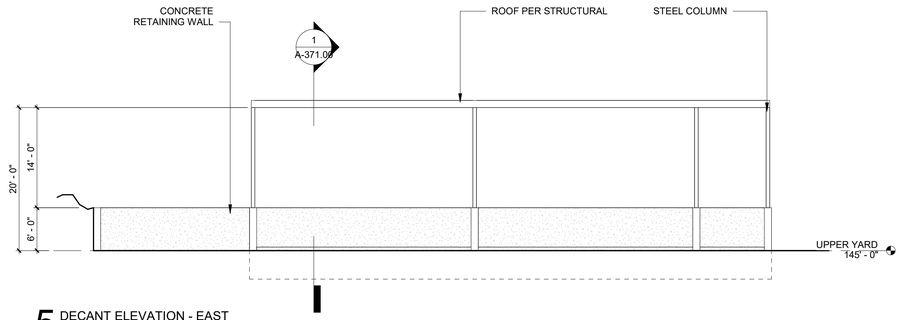
A-322.00



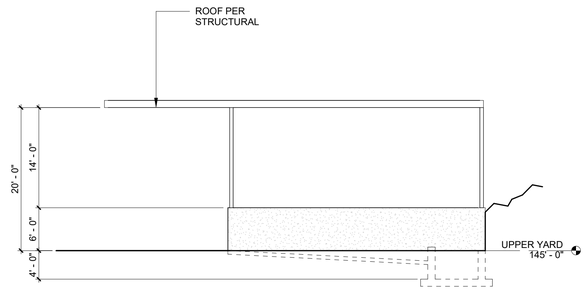
8 DECANT ELEVATION - WEST
1" = 10'-0"



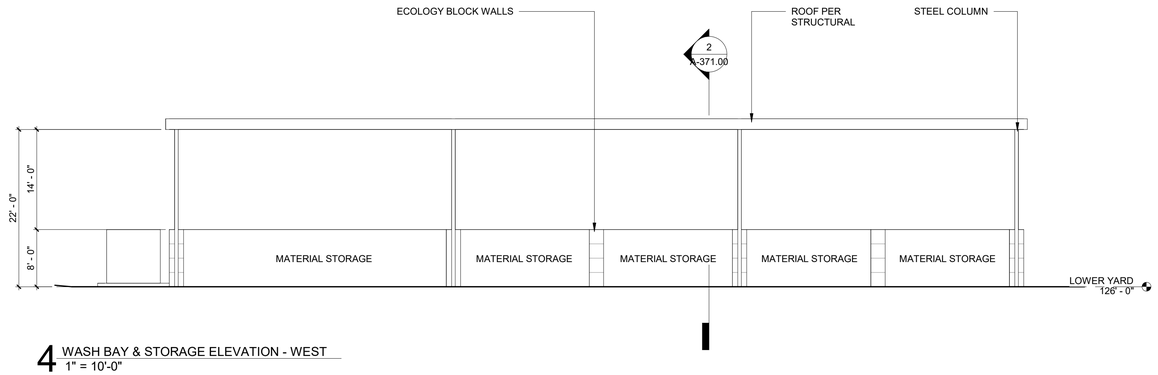
7 DECANT ELEVATION - SOUTH
1" = 10'-0"



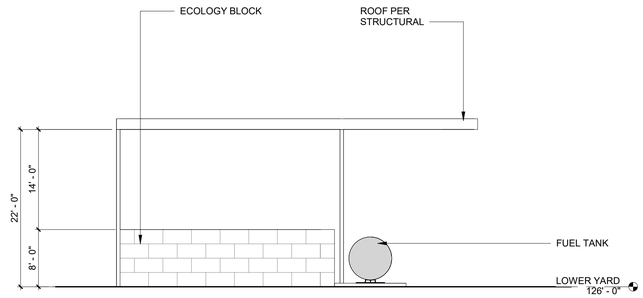
5 DECANT ELEVATION - EAST
1" = 10'-0"



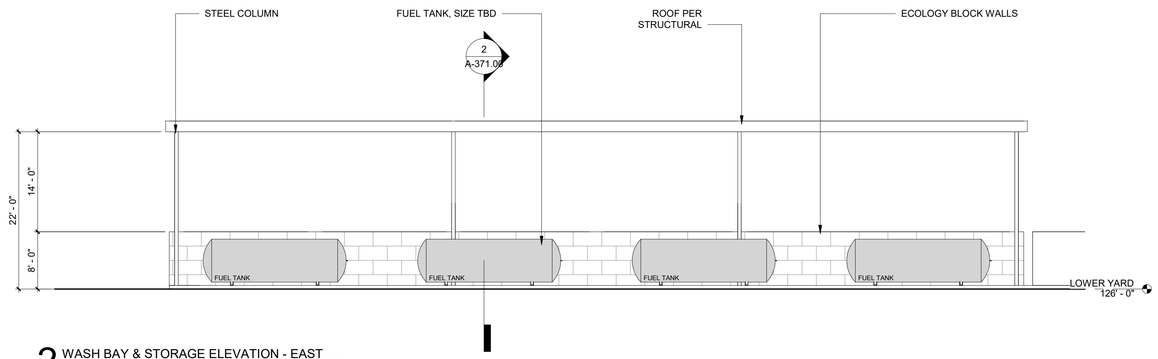
6 DECANT ELEVATION - NORTH
1" = 10'-0"



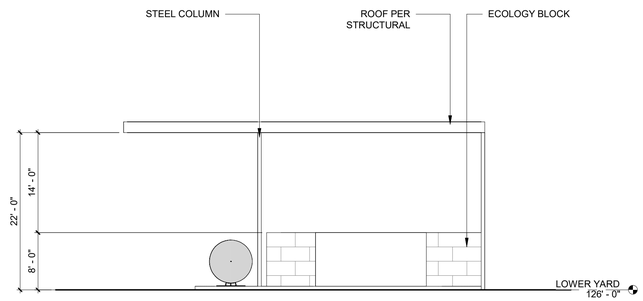
4 WASH BAY & STORAGE ELEVATION - WEST
1" = 10'-0"



3 WASH BAY & STORAGE ELEVATION - SOUTH
1" = 10'-0"



2 WASH BAY & STORAGE ELEVATION - EAST
1" = 10'-0"



1 WASH BAY & STORAGE ELEVATION - NORTH
1" = 10'-0"

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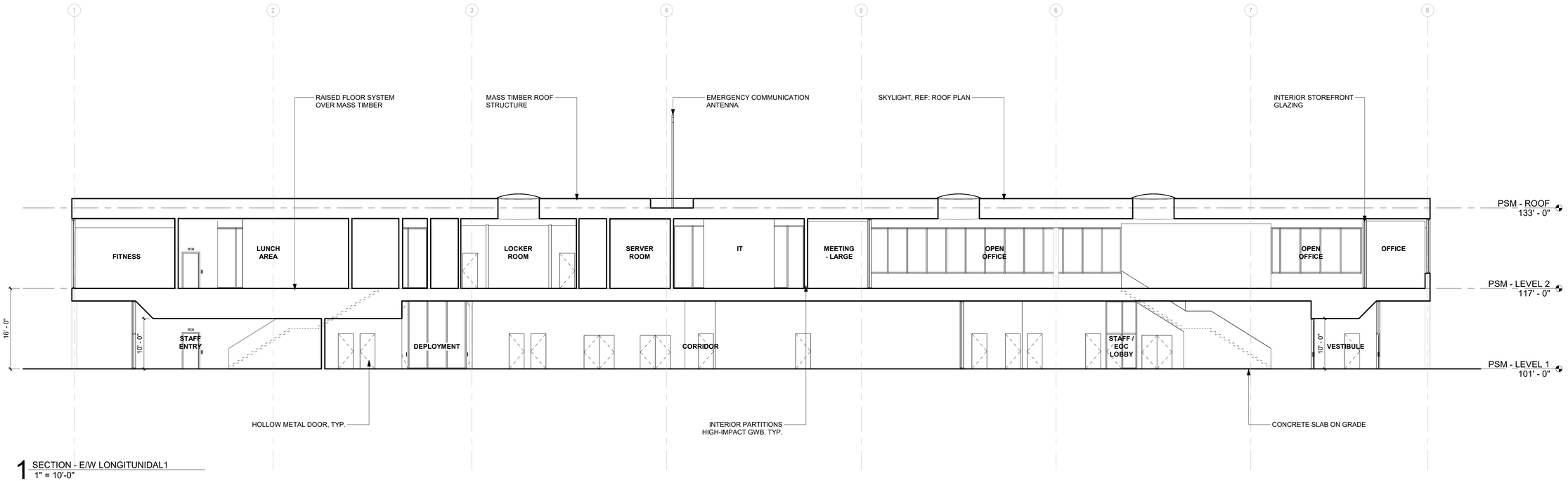
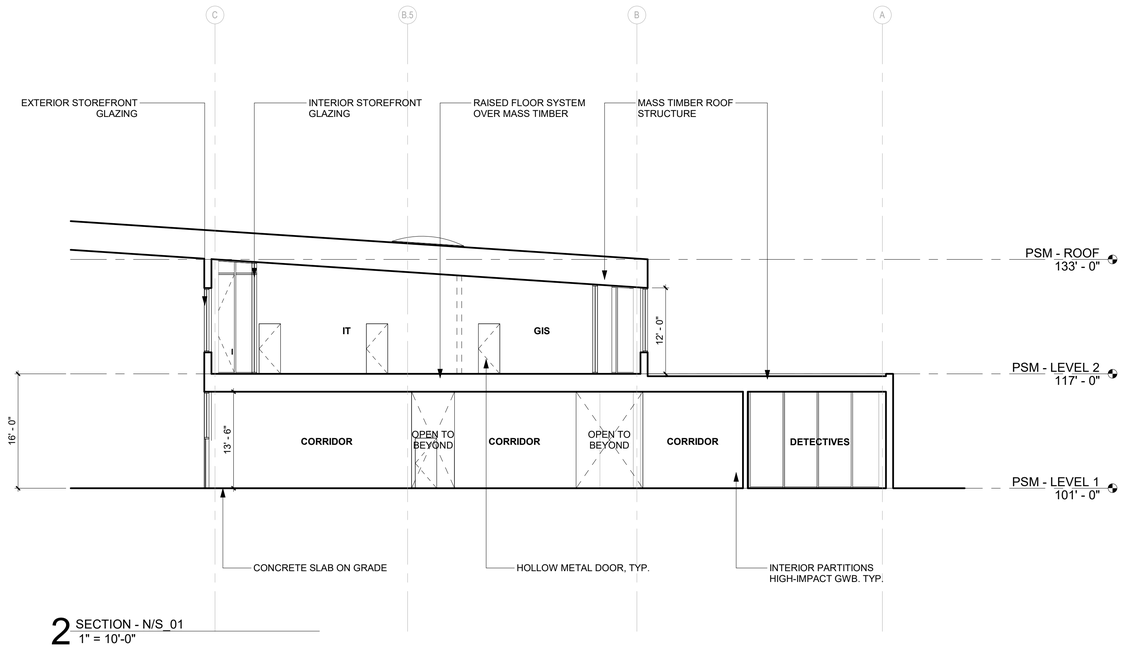
SITE STRUCTURES ELEVATIONS

A-331.00



1 SECTION - E/W LONGITUNIDAL1
1" = 10'-0"



2 SECTION - N/S_01
1" = 10'-0"

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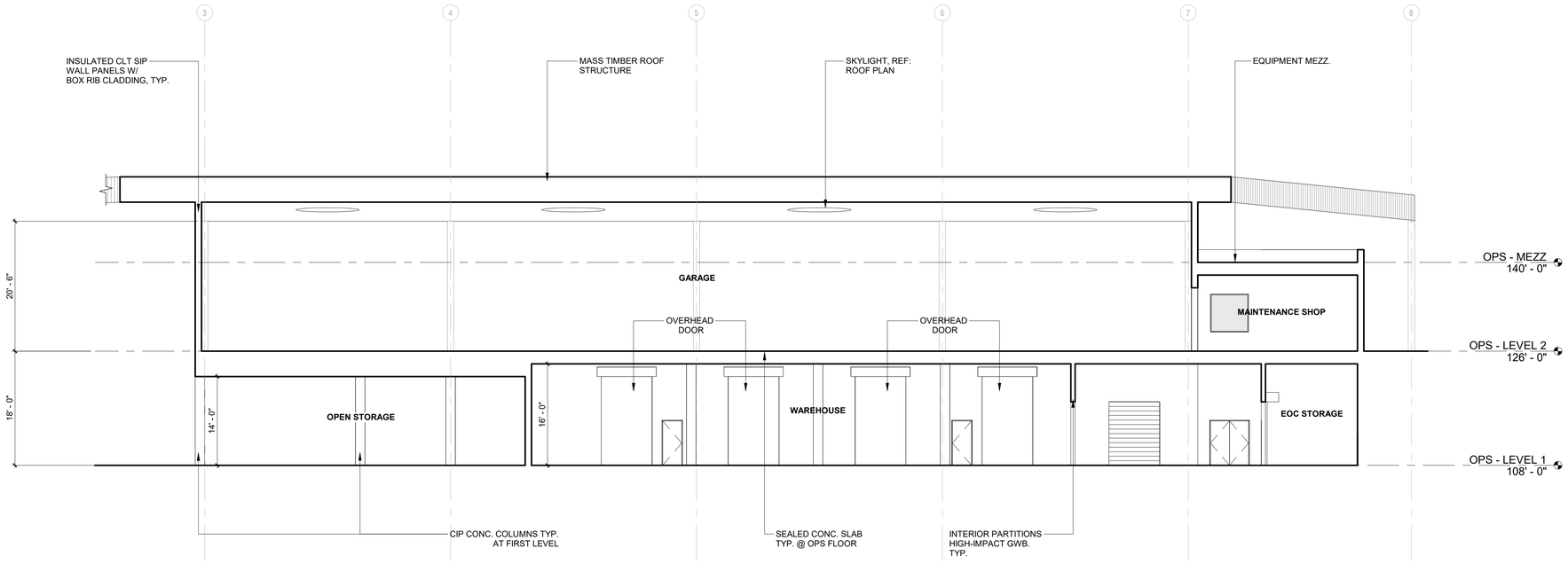
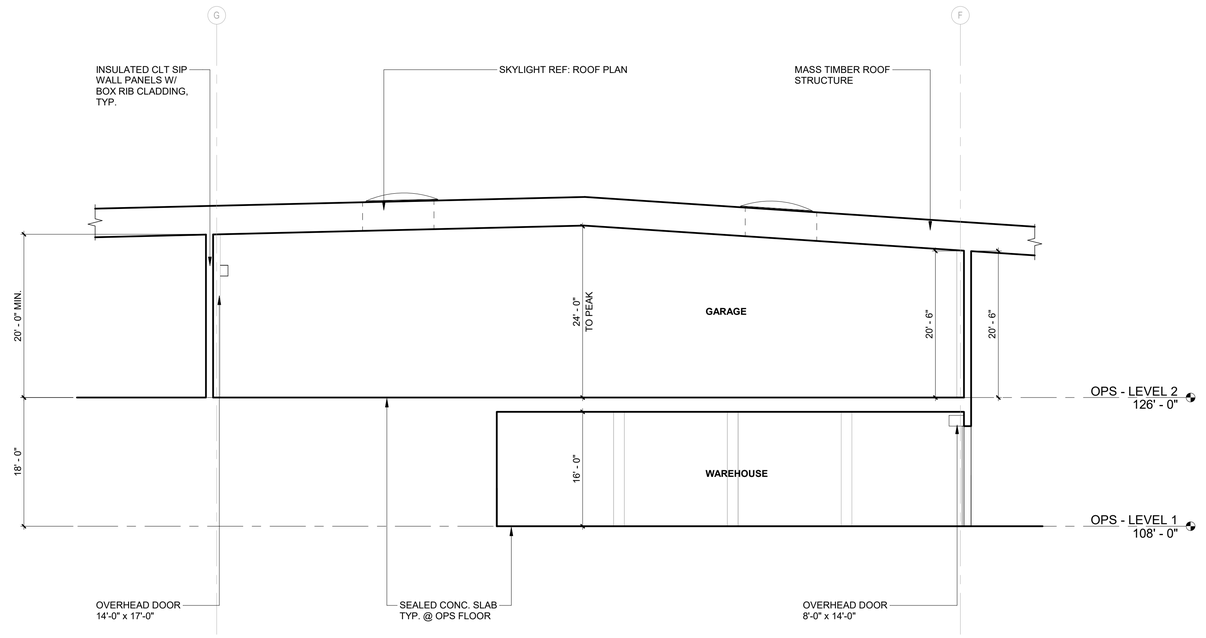
PSM BUILDING SECTIONS

A-351.00



2 OPS BUILDING - SECTION E/W
1" = 10'-0"



1 OPS BUILDING - SECTION N/S
1" = 10'-0"

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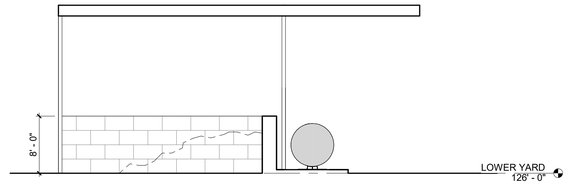
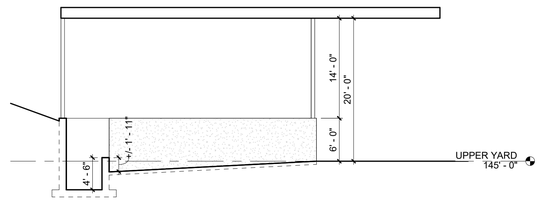
OPERATIONS BUILDING - SECTIONS

A-361.00



2 BUILDING SECTION - WASH BAY & STORAGE
1" = 10'-0"



1 BUILDING SECTION - DECANT FACILITY
1" = 10'-0"

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SITE STRUCTURES SECTIONS

A-371.00

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. DESIGN LOADING CRITERIA

ROOF DEAD LOAD ALLOWANCE FOR PV PANELS (IN DESIGNATED AREAS)	5 PSF
FLOOR LIVE LOAD (OFFICES)	100 PSF OR 2,000 LBS.
FLOOR LIVE LOAD (GARAGE)	100 PSF
STAIR AND EXITS LIVE LOAD	100 PSF
GUARDRAILS/BALCONY RAILS (EXIT FACILITY)	50 PLF OR 200 LBS.
MECHANICAL UNITS	WEIGHTS FURNISHED BY MANUFACTURER

SNOW :
ROOF SNOW LOAD = 36 PSF
GROUND SNOW LOAD = 25 PSF
RAIN ON SNOW SURCHARGE = 5 PSF
RISK CATEGORY IV
IMPORTANCE FACTOR Is = 1.20
EXPOSURE Ce = 1.00
THERMAL FACTOR Ct = 1.00

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY IV
109 MPH
EXPOSURE "B"
TOPOGRAPHIC FACTOR Kzt = 1.3
PSM BUILDING WIND BASE SHEAR, NORTH/SOUTH Vw = 268 K
PSM BUILDING WIND BASE SHEAR, EAST/WEST Vw = 80 K
OPERATIONS BUILDING WIND BASE SHEAR, NORTH/SOUTH Vw = 254 K
OPERATIONS BUILDING WIND BASE SHEAR, EAST/WEST Vw = 135 K

CLADDING / WINDOW DESIGN PRESSURE (MAX.)	38 PSF
ROOFING DESIGN PRESSURE NOT AT A CORNER (MAX.)	64 PSF
ROOFING DESIGN PRESSURE AT CORNER (MAX.)	87 PSF

THE DESIGN WIND PRESSURES LISTED ABOVE ARE INWARD OR OUTWARD AND ARE BASED ON AN EFFECTIVE WIND AREA OF 10 SQUARE FEET NEAR A BUILDING CORNER, U.O.N. CORNER AND OTHER ZONES ARE DEFINED BY FIGURE 30.3-1, 30.3-2A TO 2I AND 30.3-5A TO 5B IN ASCE 7-16. REDUCED DESIGN PRESSURES MAY BE CALCULATED USING ASCE 7. NOTE THAT THE DESIGN WIND PRESSURES NOTED ABOVE ARE ULTIMATE VALUES PER THE 2021 IBC AND SHALL BE MULTIPLIED BY 0.6 FOR ALLOWABLE STRESS DESIGN.

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = IV
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.5
MAPPED MCE Ss = 1.40; S_1 = 0.49
DESIGN ACCELERATION Sds = 1.12; S_{d1} = 0.59

PSM BUILDING SEISMIC RESISTING SYSTEM: SPECIAL REINFORCED CONCRETE SHEAR WALL, R = 5.0
SEISMIC RESPONSE COEFFICIENT: Cs = 0.34
SEISMIC BASE SHEAR Vs = 883 K

OPERATIONS BUILDING SEISMIC RESISTING SYSTEM: CROSS-LAMINATED TIMBER SHEAR WALLS, R = 3.0
SEISMIC RESPONSE COEFFICIENT: Cs = 0.56
SEISMIC BASE SHEAR Vs = 1741 K

SEE PLANS FOR ADDITIONAL LOADING CRITERIA. POST ALL COMMERCIAL OR INDUSTRIAL LIVE LOADS OVER 50 PSF PER IBC SECTION 106.1.

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS OR BRACED FRAMES. MOMENTS, SHEARS AND ROTATIONAL FORCES ARE BASED ON THE RIGIDITY OF EACH SHEAR WALL OR BRACED FRAME AND ARE CARRIED BY THE SHEAR WALLS OR BRACED FRAMES TO THE FOUNDATION.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL 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 THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

9. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR REINFORCING STEEL, STUD RAILS, STRUCTURAL STEEL, BRB BRACES, GLUED LAMINATED MEMBERS, AND CLT PANELS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

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

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR REVIEW.

12. 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.

13. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

    THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
    STAIRS, EXTERIOR CLADDING, CURTAIN WALL SYSTEMS, WINDOW SYSTEMS, RAILINGS, BALCONIES, CANOPIES, FALL-ARREST ANCHORS.

14. EXTERIOR CLADDING PANELS, GLAZING SYSTEMS, AND CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND CONDITIONS SHOWN ON THE PLANS. MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF EXTERIOR CLADDING PANELS TO BASIC STRUCTURE. ENGINEER OF RECORD TAKES NO RESPONSIBILITY FOR PRODUCT DESIGN, MANUFACTURE, DELIVERY AND HANDLING, OR CONNECTION TO BASIC STRUCTURE. SHOP DRAWINGS SHALL BEAR THE REVIEW STAMP OF THE DESIGNING ENGINEER'S FIRM PRIOR TO REVIEW BY THE ENGINEER OF RECORD. ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

15. MECHANICAL UNIT CONNECTIONS TO THE BUILDING SHALL BE DESIGNED BY THE MANUFACTURER FOR THE DESIGN CRITERIA AND CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS.° MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS, BOTH OF WHICH BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER.° MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF THE UNIT TO THE BASIC STRUCTURE.° ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

16. SPECIAL INSPECTION: SHALL BE SUPERVISED BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER IN ACCORDANCE WITH SECTIONS 1704 & 1705 OF THE IBC SEATTLE BUILDING CODE, THE PROJECT SPECIFICATIONS, AND THE SPECIAL INSPECTION SCHEDULE AT THE END OF THE STRUCTURAL NOTES. THE TESTING AGENCY AND INSPECTOR SHALL BE REGISTERED WITH WABO AND SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND THE BUILDING OFFICIAL SEATTLE DCI. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:

ALLOWABLE SOIL PRESSURE	3,000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
SEISMIC SURCHARGE PRESSURE (RESTRAINED/UNRESTRAINED)	8H PSF/5H PSF
PASSIVE SOIL PRESSURE	350 PCF
SOIL COEFFICIENT OF FRICTION	0.35
SOIL DENSITY	120 PCF

CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM SLUMP	MIN. CEMENT CONTENT PER CUBIC YARD	MAX. AGGREGATE SIZE
A. FOOTINGS, SLABS-ON-GRADE, TOPPING SLABS	3,000 PSI	5"	5-1/2 SACKS	1 1/4"
B. SLABS ON METAL DECK, STAIR LANDINGS AND TREADS	3,000 PSI	5"	5-1/2 SACKS	3/4"
C. ALL STRUCTURAL CONCRETE EXCEPT WALLS	4,000 PSI	4"	6-1/2 SACKS	3/4"
D. CONCRETE WALLS	4,000 PSI	5"	6-1/2 SACKS	3/4"

MIXES SHALL BE PROPORTIONED SO AS NOT TO EXCEED THE MAXIMUM SLUMPS INDICATED (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE.

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER/CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL ATTAIN A 28-DAY STRENGTH f'c OF 5,000 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

CONCRETE USED FOR ELEVATED SLABS SHALL HAVE A SHRINKAGE LIMIT OF 0.035 PERCENT AT 28 DAYS AS TESTED BY ASTM C157. IF TESTING IS NOT PERFORMED, THE WATER CONTENT OF THE MIX SHALL NOT EXCEED 240 LB./CU. YD OF CONCRETE.
CONCRETE USED FOR OPERATIONS BUILDING SLAB-ON-GRADES SHALL HAVE A SAND FINENESS MODULUS OF 2.8 TO 3.1.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. GRADE 60 REINFORCING STEEL INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL COMPLYING WITH ASTM A615 (S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

19. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

20. SYNTHETIC FIBER REINFORCEMENT SHALL BE FIBERMESH 300 POLYPROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY SIKA CORPORATION IN ACCORDANCE WITH ASTM C1116. FIBER LENGTH SHALL BE GRADED (VARIABLE LENGTHS). ADD SYNTHETIC FIBER REINFORCEMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AT A MINIMUM APPLICATION RATE OF 1.5 POUNDS PER CUBIC YARD OF CONCRETE. SUBSTITUTIONS PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW.

21. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	
(#6 BARS OR LARGER)	2"
(#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	GREATER OF (BAR DIAMETER PLUS 1/8") OR 3/4"

22. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
6" WALLS	#4 @ 12" (1 CURTAIN)	#4 @ 12" (1 CURTAIN)
8" WALLS	#5 @ 14" (1 CURTAIN)	#5 @ 14" (1 CURTAIN)
10" WALLS	#4 @ 14" (2 CURTAIN)	#4 @ 14" (2 CURTAIN)
12" WALLS	#4 @ 12" (2 CURTAIN)	#4 @ 12" (2 CURTAIN)
14" WALLS	#5 @ 16" (2 CURTAIN)	#5 @ 16" (2 CURTAIN)
16" WALLS	#5 @ 14" (2 CURTAIN)	#5 @ 14" (2 CURTAIN)

23. CAST-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, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

24. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM C1107 AND BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (8000 PSI MINIMUM).

25. POLYSTYRENE (RIGID INSULATION) LIGHTWEIGHT STRUCTURAL FILL PLACED BELOW CONCRETE SLABS SHALL BE RIGID CELLULAR POLYSTYRENE CONFORMING TO ASTM D6817 OR ASTM C578, WITH A MINIMUM COMPRESSIVE RESISTANCE OF 5 PSI @ 1% DEFORMATION AND A MINIMUM COMPRESSIVE RESISTANCE OF 15 PSI @ 10 % DEFORMATION, U.O.N. MAXIMUM DENSITY SHALL BE 2.0 PCF. OFFSET BLOCK JOINTS BETWEEN ADJACENT LAYERS AND ATTACH BLOCKS PER THE MANUFACTURER'S RECOMMENDATIONS.

26. MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN I.C.C. APPROVED SYSTEM (SUCH AS LENTON, FOX-HOWLETT, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE I.C.C. REPORT OF THE SPLICE USED AND TO ACI 318 SECTION 18.2.7.

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SCHEMATIC DESIGN

SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)

06.17.2025 SCHEMATIC DESIGN
DATE ISSUE

GENERAL STRUCTURAL NOTES

S1.0

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

ANCHORAGE

27. EXPANSION BOLTS INTO CONCRETE SHALL BE "KWIK BOLT TZ2" EXPANSION ANCHORS AS MANUFACTURED BY HILTI CORP. INSTALLED IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4266 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

28. SCREW ANCHORS INTO CONCRETE SHALL BE "KWIK HUS-EZ", AS MANUFACTURED BY HILTI, INC. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3027 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

29. DRIVE PINS, SHOT PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE FASTENERS AS MANUFACTURED BY HILTI CORPORATION. WHEN CALLED FOR IN THE DRAWINGS, PROVIDE THE APPROPRIATE FASTENER AS NOTED IN THE TABLE BELOW FOR EACH GIVEN APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORTS NO. ESR-2269 FOR THE X-U FASTENERS AND ESR-2379 FOR THE X-CP FASTENERS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE AND 4" CENTER TO CENTER SPACING. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. MAXIMUM EMBEDMENT IN POST TENSIONED SLABS IS 3/4".

ALLOWABLE APPLICATION	ALLOWABLE FASTENER TYPE	SHEAR CAPACITY (LBS)	TENSION CAPACITY (LBS)
2X TREATED LUMBER TO CONCRETE (2000 PSI MIN.)	X-CP 72 P8 S23 w/ 1.33" EMBED	250	175
LIGHT GAUGE STEEL 33 MILS (20 GA.) MIN. TO CONCRETE (2000 PSI MIN.)	X-U 27 P8 S15	190	165
2X LUMBER TO STRUCTURAL STEEL (3/16" MIN., 36 OR 50 KSI)	X-U 52 MX PLUS R-23 WASHERS	250	175
LIGHT GAUGE STEEL 43 & 33 MILS (18 & 20 GA.) TO STRUCTURAL STEEL (3/16" MIN. TO 11/16" MAX)	X-U 19 P8 TH	445	360
LIGHT GAUGE STEEL 97, 68 & 54 MILS (12, 14 & 16 GA.) TO STRUCTURAL STEEL (3/16" MIN. TO 11/16" MAX)	X-U 19 P8 TH	720	535
LIGHT GAUGE STEEL (ALL GA.) TO STRUCTURAL STEEL (3/4" AND GREATER)	X-U 19 P8 TH	350	315

30. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "HIT-HY 200 V3" AS MANUFACTURED BY HILTI CORP. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4868, INCLUDING STANDARD EMBEDMENT REQUIREMENTS, U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

STEEL

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

    A. AISC - STEEL CONSTRUCTION MANUAL, 15TH EDITION
    B. AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
    C. 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

32. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE (W AND WT) SHAPES	A992	50 KSI
B. ALL OTHER SHAPES	A36	36 KSI
C. PLATE	A36 OR A572	36 KSI (MIN)
D. PIPE SECTIONS	A500 (GRADE C)	46 KSI
E. STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE C)	50 KSI
F. ANCHOR BOLTS AND THREADED RODS (EMBEDDED CONCRETE)	F1554 (GRADE 36) OR	36 KSI
	F1554 (GRADE 55, SUPP. S1)	55 KSI
G. CONNECTION BOLTS (7/8" ROUND, UNLESS SHOWN OTHERWISE)	F3125 GRADE A325-N	92 KSI
H. HEADED SHEAR STUDS	A108 / A29	49 KSI
I. THREADED RODS	A36	36 KSI

SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSIONED POINTS. ALL STEEL ANCHORS AND TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. ALL STEEL TO BE FIREPROOFED SHALL BE LEFT UNPAINTED. ALL OTHER STEEL SHALL HAVE ONE COAT OF APPROVED SHOP PAINT.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER OR EARTH SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A123. GALVANIZE BOLTS AND SIMILAR THREADED FASTENERS EXPOSED TO WEATHER OR EARTH IN ACCORDANCE WITH ASTM A153. ALL FIELD WELDS EXPOSED TO WEATHER OR EARTH SHALL BE COATED WITH BRUSH APPLIED ZINC RICH PAINT COMPLYING WITH ASTM A780 (Z.R.C. OR EQUIVALENT).

A MINIMUM OF TWO BOLTS ARE REQUIRED FOR ALL CONNECTIONS. ALTERNATE CONNECTIONS TO THOSE SHOWN ON THESE DRAWINGS WILL REQUIRE PRIOR APPROVAL OF THE ENGINEER.

ALL MEMBERS ARE TO BE ERECTED WITH THE NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE DRAWINGS. BEAM CAMBER ON THE DRAWINGS IS THE UPWARD CAMBER REQUIRED IN THE BEAM AS DELIVERED TO THE JOBSITE. CONTRACTOR TO CONSIDER CAMBER LOSS, IF ANY, DUE TO SHIPPING AND HANDLING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES AND UNEQUAL PARTS.

33. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

34. STEEL DETAILING SHALL BE PERFORMED BY A DETAILER WITH FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO BID.

35. ALL A325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F959 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.

36. ALL A325 CONNECTION BOLTS AT MEMBERS WHICH ARE PART OF THE LATERAL FORCE RESISTING SYSTEM SHALL BE INSTALLED TO THE SLIP-CRITICAL CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL FAYING SURFACES SHALL BE PREPARED AS CLASS A PER THE AISC SPECIFICATION. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F959 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.

37. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. ALL WELDING OF STAINLESS STEEL SHALL USE E309 ELECTRODES WITH A GMAW PROCESS. ALL WELDING SHALL BE PERFORMED BY WELDERS WITH AWS / W.A.B.O. CERTIFICATION WITH THE MATERIAL AND METHOD REQUIRED.

SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON PLATE THICKNESS. MINIMUM WELDING SHALL BE 3/16-INCH. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD ARRONS ARE SHOWN WHERE A FIELD WELD IS REQUIRED BY THE STRUCTURAL DESIGN; THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL DELIVERY AND ERECTION. SEE THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL WELDING REQUIREMENTS, ESPECIALLY AT SEISMIC CRITICAL WELDS.

38. WELDING OF LATERAL FORCE RESISTING MEMBERS SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 (INCLUDING AWS D1.8 SEISMIC SUPPLEMENT) AND APPROVED BY THE STRUCTURAL ENGINEER BEFORE WORK BEGINS. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. WELDING ELECTRODES SHALL BE E70T1-K2 OR E70T-6 WITH A MINIMUM SPECIFIED CHARPY V-NOTCH (CVN) OF 20 ft-lbs AT -20 DEGREES FAHRENHEIT AND 40 ft-lbs AT 70 DEGREES FAHRENHEIT. REMOVE BOTTOM FLANGE WELD TAB AT MOMENT FRAME CONNECTIONS AND REINFORCE WITH 5/16" FILLET WELD IN CONFORMANCE WITH FEMA-353 RECOMMENDATIONS. WELD ACCESS HOLE DETAILING AT MOMENT FRAME CONNECTIONS SHALL CONFORM WITH FEMA-350 AND FEMA-353 RECOMMENDATIONS.

39. METAL FLOOR AND ROOF DECKING - PROVIDE SIZE, TYPE, GAUGE, AND ATTACHMENT TO THE SUPPORTING STRUCTURE AS SHOWN ON THE PLANS. ALTERNATES MUST BE CONNECTED ACCORDING TO PUBLISHED I.C.C. OR IAPMO UES CRITERIA FOR DIAPHRAGM SHEARS SHOWN. PROVIDE SHORING WHERE REQUIRED PER MANUFACTURER'S PUBLISHED CRITERIA. ALL DECKING SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.

40. HEADED STUDS FOR COMPOSITE CONNECTION OF STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A29 AND SHALL BE WELDED IN CONFORMANCE WITH A.W.S. REQUIREMENTS.

41. DEFORMED BAR ANCHORS (DBA) SHALL BE TYPE D2L ANCHORS BY NELSON STUD WELDING DIVISION, TRW ASSEMBLIES AND FASTENERS GROUP (OR EQUIVALENT). ANCHORS SHALL BE MADE FROM COLD ROLLED, DEFORMED STEEL CONFORMING TO ASTM A1064.

42. COLD-FORMED STEEL FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE, AND GAUGE SHOWN ON THE PLANS. ALL FRAMING MEMBERS SHALL COMPLY WITH I.C.C. REPORT NO. ESR-3064P. NOTATIONS ON THE DRAWINGS, RELATING TO MEMBER TYPES AND SIZES OR MISCELLANEOUS FRAMING ITEMS, REFER TO CATALOG NUMBERS OF MEMBERS MANUFACTURED BY THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA). PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED FOR FRAMING SHOWN, PROVIDED THEY ARE EQUIVALENT IN SHAPE, SIZE, STIFFNESS, AND STRENGTH. ALTERNATE FRAMING SHALL BE SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."

    B. MATERIAL:
    METAL FRAMING SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, CONFORMING AS FOLLOWS:

    ASTM A653 SS GRADE 50, CLASS 1 OR 3 — Fy = 50 KSI — 118, 97, 68, AND 54 MIL
    ASTM A653 SS GRADE 33 — Fy = 33 KSI — 43 AND 33 MIL

    WHERE NOTED, PAINTED STUDS SHALL CONFORM TO:
    ASTM A1011 SS GRADE 50 — Fy = 50 KSI — 118, 97, 68, AND 54 MIL

    C. WELDING OF COLD-FORMED METAL FRAMING SHALL CONFORM TO AWS D1.3 AND SHALL BE PERFORMED BY WELDERS QUALIFIED TO PRODUCE THE SPECIFIED CLASSES OF WELD.

    D. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 400S162-43 @ 16" O.C. AT INTERIOR WALLS AND 600S162-43 AT 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 800S162-54 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS FULL WIDTH BLOCKING AT 1/3 POINTS OF ALL STUD WALLS UNLESS NOTED OTHERWISE. MAXIMUM GAP BETWEEN STUD AND TRACK AT ANY POINT SHALL NOT EXCEED 1/16-INCH. NO SPLICES ARE PERMITTED IN STUDS.

ALL STUD WALLS SHALL HAVE THEIR BOTTOM TRACKS ATTACHED TO FRAMING BELOW WITH #10 SCREWS AT 16" O.C. OR ATTACHED TO CONCRETE WITH 5/32" DIAMETER DRIVE-PINS @ 16" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE WELDED OR SCREWED TO EACH OTHER IN ACCORDANCE WITH THE DETAILS. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND STRAP BRACING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES SCREWED TO ALL STUDS, TOP AND BOTTOM TRACKS, AND BLOCKING WITH SCREWS AT 12" O.C. ALL SCREWS SHALL BE "GRABBER" TYPE FASTENERS COMPLYING WITH I.C.C. REPORT NO. ESR-1271 ALL SPECIFIED PNEUMATIC FASTENERS SHALL BE ET&F, COMPLYING WITH I.C.C. REPORT NO. ESR-1777 TRACK SECTIONS SHALL BE UNPUNCHED AND HAVE AT LEAST 1" FLANGES AND MATCH STUD THICKNESS.

WALLS WHICH HAVE SHEATHING CONNECTED ON ONE SIDE ONLY SHALL HAVE UNSHEATHED FLANGES LATERALLY SUPPORTED IN ACCORDANCE WITH THE DETAILS.

WOOD

43. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

    JOISTS (2X, 3X, AND 4X MEMBERS) — DOUGLAS FIR OR HEM-FIR NO. 2
    BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) — DOUGLAS FIR NO. 1
    POSTS AND TIMBERS — DOUGLAS FIR NO. 1
    STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS) — DOUGLAS FIR OR HEM-FIR NO. 2

44. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. ALL GLUE LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 2, Fc = 1,950 PSI, Fby = 1,800 PSI, Fbx = 1,700 PSI, E = 1,700 KSI (4 LAMS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES.

45. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE, EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

    UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

46. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AWPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

47. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

48. WOOD FASTENERS:

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

    B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

    D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

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GENERAL STRUCTURAL NOTES

S1.1

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

49. CROSS-LAMINATED TIMBER PANELS (CLT) SHALL BE QUALIFIED AND TRADEMARKED IN ACCORDANCE WITH ANSI/APA PRG 320 AND SHALL MEET THE MINIMUM STRUCTURAL REQUIREMENTS OF ASTM D198 AND ASTM D4761. ALL CLT PANELS SHALL BEAR AN IDENTIFICATION MARK MEETING THE REQUIREMENTS OF ANSI/APA PRG 320 SECTION 8.8. ALL CLT PANELS SHALL BE MINIMUM LAYUP OF (3) LAYERS CLT GRADE V1 (DOUGLAS FIR NO. 2 IN ALL PARALLEL LAYERS AND DOUGLAS FIR NO. 3 IN ALL PERPENDICULAR LAYERS), Fb,0 = 900 PSI, E0 = 1600 KSI, Fb,90 = 525 PSI, E90 = 1400 KSI.

50. SUBMIT CLT SHOP DRAWINGS AND PLACEMENT DRAWINGS FOR REVIEW BY THE ARCHITECT AND ENGINEER WITH THE FOLLOWING INFORMATION. WHERE REQUESTED, DRAWINGS SHALL BE SIGNED AND SEALED BY A QUALIFIED STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER.

    A. SHOP DRAWINGS:
        i. PANEL LAYOUT, DIMENSIONS OF FLOORS AND ROOF
        ii. IDENTIFY PANEL MAJOR STRENGTH DIRECTION
        iii. IDENTIFY SPECIES AND STRESS GRADE OF PANELS
        iv. IDENTIFY APPEARANCE AND APPLICABLE SIDE (ARCHITECTURAL VS INDUSTRIAL) AS WELL AS SHOP APPLIED FINISHES.
        v. IDENTIFY CONNECTION DETAILS, SHOP CUT OPENINGS, FASTENERS AND CONNECTION HARDWARE
        vi. IDENTIFY RELATIONSHIP OF CLT PANELS TO ADJACENT MATERIAL
        vii. INCLUDE AND LOCATE OPENINGS 12 INCHES OR GREATER

    B. PLACEMENT DRAWINGS
        i. INDICATE PANEL NUMBER, LOCATION AND ERECTION SEQUENCE WITH SAME MARK AS SHOP DRAWING.
        ii. INDICATE LIFTING LOCATIONS AND RECOMMENDATIONS (IF APPLICABLE)
        iii. INDICATE SPECIAL INSTRUCTIONS (I.E. FILD TRIM OR FIT)
        iv. LABEL CONNECTION DETAILS.

    C. SUBMIT ERECTION DRAWINGS FOR REVIEW BY THE INSTALLER AND GENERAL CONTRACTOR.
    D. SUBMIT CLT PANEL CALCULATIONS AND CONNECTION DESIGN CALCULATIONS THAT COMPLY WITH THE PERFORMANCE REQUIREMENTS OUTLINED IN THESE DOCUMENTS. CALCULATIONS SHALL BE SIGNED AND SEALED BY A QUALIFIED STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER EXPERIENCED.

STRUCTURAL OBSERVATION

AS NOTED IN IBC SECTION 1704.6, STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT. STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, INCLUDING BUT NOT LIMITED TO, THE ELEMENTS AND CONNECTIONS AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF THE INSPECTIONS REQUIRED BY IBC SECTIONS 110 AND 1704.

IN OUR STRUCTURAL OBSERVATION, WE WILL SELECT PORTIONS OF WORK TO REVIEW CLOSELY AS WELL AS OBSERVE THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. SUCH REVIEW PROCEDURES WILL BE CONDUCTED IN ACCORDANCE WITH COMMONLY ACCEPTED STANDARDS OF PRACTICE. THE BUILDING OFFICIAL UNDERSTANDS THAT SUCH PROCEDURES INDICATE ACTUAL CONDITIONS ONLY WHERE THE REVIEW IS PERFORMED AND THAT THE RESULTS WILL BE INFERRED TO EXIST IN OTHER AREAS NOT REVIEWED.

THE BUILDING OFFICIAL ALSO RECOGNIZES THAT STRUCTURAL REVIEW IS A TECHNIQUE EMPLOYED TO MINIMIZE THE RISK OF PROBLEMS ARISING DURING CONSTRUCTION. STRUCTURAL OBSERVATION BY THE DESIGN PROFESSIONAL DOES NOT CONSTITUTE WARRANTY OR GUARANTEE OF ANY TYPE. IN ALL CASES, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR THE QUALITY OF WORK AND FOR ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS.

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LB.	Pound
Φ	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
...#	Pounds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
A.S.D.	Allowable Stress Design	MIN.	Minimum
ATT.	Attachment	MISC.	Miscellaneous
		MK.	Mark
(B)	Below		
B/	Bottom of	(N)	New
BF	Braced Frame	N.	North
BLKG.	Blocking	N.S.	Near Side
BLDG.	Building	NOM.	Nominal
BM.	Beam	NTS	Not to Scale
BOT.	Bottom		
BRG.	Bearing	O.C.	On Center
BTWN.	Between	O.D.	Outside Diameter
		O.F.	Outside Face
CL or ℄	Centerline	O.H.	Overhang
C	Camber	OPNG.	Opening
CIP	Cast In Place	OPP.	Opposite
C.J.	Construction Joint or Control Joint		
CJP	Complete Joint Penetration	PAF	Ponder Actuated Fastener
CLG.	Ceiling	PC	Precast
CLR.	Clear	PEMB	Pre-engineered Metal Building
CMU	Concrete Masonry Unit	PERM.	Permanent
COL.	Column	PERP.	Perpendicular
CONC.	Concrete	PJP	Partial Joint Penetration
CONN.	Connections	PL or ℗	Plate
CONST.	Construction	PLF	Pounds per linear Foot
CONT.	Continuous	PLYWD	Plywood
CSK.	Countersink	PREFAB.	Prefabricated
		PSF	Pounds per Square Foot
DBA	Deformed Bar Anchor	PSI	Pounds per Square Inch
DBL.	Double	P.T. or PT	Post-Tensioning
DEG.	Degree	P/T	Pressure-Treated
DF	Doug Fir-Larch		
DIA.	Diameter	RAD.	Radius
DIAG.	Diagonal	REF.	Reference
DIAPH.	Diaphragm	REINF.	Reinforce or Reinforcement
DIM.	Dimension	REQD.	Required
DN.	Down	REV.	Revise
DO	Ditto	R.O.	Rough Opening
DTL.	Detail		
DTP	Double Top Plate	S.	South
DWG.	Drawing	SCH. or SCHED.	Schedule
		SECT.	Section
(E)	Existing	SHT.	Sheet
E.	East	SIM.	Similar
EA.	Each	SOG	Slab On Grade
E.F.	Each Face	SPEC.	Specification
EL.	Elevation	SQ.	Square
ELEV.	Elevator	SQ. FT.	Square Feet
EMBED.	Embedment Length	SQ. IN.	Square Inch(es)
ENGR.	Engineer	SPF	Spruce-Pine-Fir
EQ.	Equal	S.S.	Stainless Steel
E.W.	Each Way	STD.	Standard
EXP.	Expansion	STIFF.	Stiffener
EXT.	Exterior	STL.	Steel
		STR.	Structural
FDN.	Foundation	SUB.	Substitute
FIN.	Finish	SYM.	Symmetrical
FLR.	Floor		
FRP	Fiber Reinforced Polymer	T/	Top of
F.S.	Far Side	T&B	Top and Bottom
FT.	Foot or Feet	T&G	Tongue & Groove
FTG.	Footing	TEMP.	Temporary
		THRU	Through
GA.	Gauge	T.O.C.	Top of Concrete
GALV.	Galvanized	T.O.S.	Top of Steel
GL	Glue Laminated	T.O.W.	Top of Wall
GWB	Gypsum Wall Board	TRANS.	Transverse
		TS	Tube Steel
HDG	Hot Dipped Galvanized	TYP.	Typical
HDR.	Header		
HF	Hem Fir	U.O.N.	Unless Otherwise Noted
HGR.	Hanger		
HORIZ.	Horizontal	VERT.	Vertical
HSS	Hollow Structural Section	VIF	Verify in Field
HT.	Height		
		W.	West
I.D.	Inside Diameter	W/ or w/	With
I.F.	Inside Face	W.H.S.	Welded Headed Stud
IN.	Inch	W/O	Without
INFO.	Information	W.P.	Work Point
INT.	Interior	W.T.S.	Welded Threaded Stud
		WWF	Welded Wire Fabric
JT.	Joint		
		X SECT.	Cross Section
K	Kips	X-STR	Extra Strong
KSF	Kips per Square Foot	XX-STR	Double Extra Strong
KSI	Kips per Square Inch		

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S1.2

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

SPECIAL INSPECTION SCHEDULE					
SEE NOTES 1 & 2					
			CONTINUOUS	PERIODIC	REMARKS
FOUNDATION	1	EXCAVATION, GRADING AND FILL	X		BY GEOTECHNICAL ENGINEER
	2	FINAL FOUNDATION PREPARATION	X		BY GEOTECHNICAL ENGINEER
	3	PLACEMENT OF FOUNDATION AND RETAINING WALL BACKFILL	X		BY GEOTECHNICAL ENGINEER
CONCRETE	1	INSPECTION OF REINFORCING STEEL, INCLUDING STUDRAILS, MECHANICAL SPLICES, AND PLACEMENT		X	
	2	INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH STEEL ITEM 5b BELOW			
	3	INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	X		
	4	VERIFYING USE OF REQUIRED DESIGN MIX		X	
	5	AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		
	6	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		
	7	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	
	8	VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X	
	9	INSPECTION OF EMBED PLATES AND OTHER EMBEDDED ITEMS PRIOR TO AND DURING PLACEMENT OF CONCRETE		X	
DRILLED IN ANCHORS	1	PLACEMENT OF ADHESIVE ANCHORS, RODS AND DOWELS	X		SEE NOTE 3
	2	PLACEMENT OF EXPANSION AND SCREW ANCHORS		X	SEE NOTE 3
STRUCTURAL	1	AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
STRUCTURAL STEEL	1	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:			
		a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		X	
		b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X	
	2	INSPECTION OF HIGH-STRENGTH BOLTING:			
		a. BEARING-TYPE CONNECTIONS		X	
		b. SLIP-CRITICAL CONNECTIONS	X	X	SEE AISC 360-16 SECTIONS M2.5 AND N5.6
	3	MATERIAL VERIFICATION OF STRUCTURAL STEEL:			
		a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		X	
		b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS		X	
	4	MATERIAL VERIFICATION OF WELD FILLER MATERIALS:			
		a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS		X	
		b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X	
	5	INSPECTION OF WELDING:			
		a. STRUCTURAL STEEL:			
		1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X		SEE NOTE 4
		2) MULTIPASS FILLET WELDS	X		
		3) SINGLE-PASS FILLET WELDS > 5/16"	X		
		4) SINGLE-PASS FILLET WELDS ≤ 5/16"		X	SEE NOTE 5
		5) FLOOR AND DECK WELDS		X	SEE NOTE 5
		b. REINFORCING STEEL:			
		1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706		X	
		2) REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT	X		
		3) SHEAR REINFORCEMENT	X		
		4) OTHER REINFORCING STEEL		X	
		c. OTHER WELDING:			
		1) ANCHORS AND STUDS		X	
		2) STAIR/RAILING SYSTEMS		X	
		3) METAL DECK		X	
		4) LIGHT GAGE METAL FRAMING		X	
	6	INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:			
		a. DETAILS SUCH AS BRACING AND STIFFENING		X	
		b. MEMBER LOCATIONS		X	
		c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION		X	

SPECIAL INSPECTION SCHEDULE CONTINUOUS				CONTINUOUS	PERIODIC	REMARKS
COLD FRAMED STEEL FRAMING	1	WELDING			X	
	2	SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING STRUTS, BRACES AND HOLDOWNS			X	
MASS TIMBER	1	INSPECTION OF ANCHORAGE AND CONNECTIONS OF MASS TIMBER CONSTRUCTION TO TIMBER DEEP FOUNDATION SYSTEMS			X	
	2	INSPECT ERECTION OF MASS TIMBER CONSTRUCTION			X	
	3	INSPECTION OF CONNECTIONS WHERE INSTALLATION METHODS ARE REQUIRED TO MEET DESIGN LOADS				
		THREADED FASTENERS:	VERIFY USE OF PROPER INSTALLATION EQUIPMENT		X	
			VERIFY USE OF PRE-DRILLED HOLES WHERE REQUIRED		X	
			INSPECT SCREWS, INCLUDING DIAMETER, LENGTH, HEAD TYPE, SPACING, INSTALLATION ANGLE AND DEPTH		X	
		ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATION TO RESIST SUSTAINED TENSION LOADS		X		
		ADHESIVE ANCHORS NOT DEFINED IN PRECEDING CELL			X	
		BOLTED CONNECTIONS			X	
		CONCEALED CONNECTIONS			X	
ARCHITECTURAL COMPONENTS	1	DURING ERECTION AND FASTENING OF EXTERIOR CLADDING, INTERIOR NON-BEARING WALLS, AND INTERIOR AND EXTERIOR VENEER			X	SEE NOTE 7
MECHANICAL AND ELECTRICAL COMPONENTS	1	DURING ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS			X	
	2	DURING INSTALLATION OF PIPING SYSTEMS INTENDED TO CARRY FLAMMABLE, COMBUSTIBLE OR HIGHLY TOXIC CONTENTS AND THEIR ASSOCIATED MECHANICAL UNITS			X	
APPROVED FABRICATORS	1	APPROVED FABRICATORS MUST SUBMIT CERTIFICATE OF COMPLIANCE FOR ALL OFFSITE FABRICATORS SUCH AS STRUCTURAL STEEL, GLULAMS, PRECAST CONCRETE, ETC.				
PREFABRICATED CONSTRUCTION	1					SEE NOTE 6

NOTES:

1. THE ITEMS CHECKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS REFER TO THE PROJECT SPECIFICATIONS, THE STRUCTURAL NOTES, AND THE NOTES BELOW. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
2. CONTINUOUS INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION (IBC 1702). PERIODIC SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE.
3. INSPECTION OF DRILLED ANCHORS, INCLUDING EXPANSION AND ADHESIVE GROUTED ANCHORS, WHERE SPECIFIED, SHALL INCLUDE VISUAL VERIFICATION OF DRILLED HOLE DEPTH, SPACING, EDGE DISTANCES AND HOLE CLEANING. FOR GROUTED ANCHORS, GROUT INSTALLATION SHALL BE OBSERVED AND GROUT PRODUCT SPECIFICATION AND PREPARATION SHALL BE VERIFIED.
4. ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY OR AS OTHERWISE SPECIFIED OR BY USING ANOTHER APPROVED METHOD.
5. ALL WELDS SHALL BE VISUALLY INSPECTED.
6. INSPECTION OF PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
7. EXCEPTIONS - SPECIAL INSPECTION IS NOT REQUIRED FOR:

   a) CLADDING AND VENEER WEIGHING 5 PSF OR LESS.
   b) INTERIOR NON-BEARING WALLS WEIGHING 15 PSF OR LESS.
   c) ARCHITECTURAL COMPONENTS IN STRUCTURES 30 FEET OR LESS IN HEIGHT.

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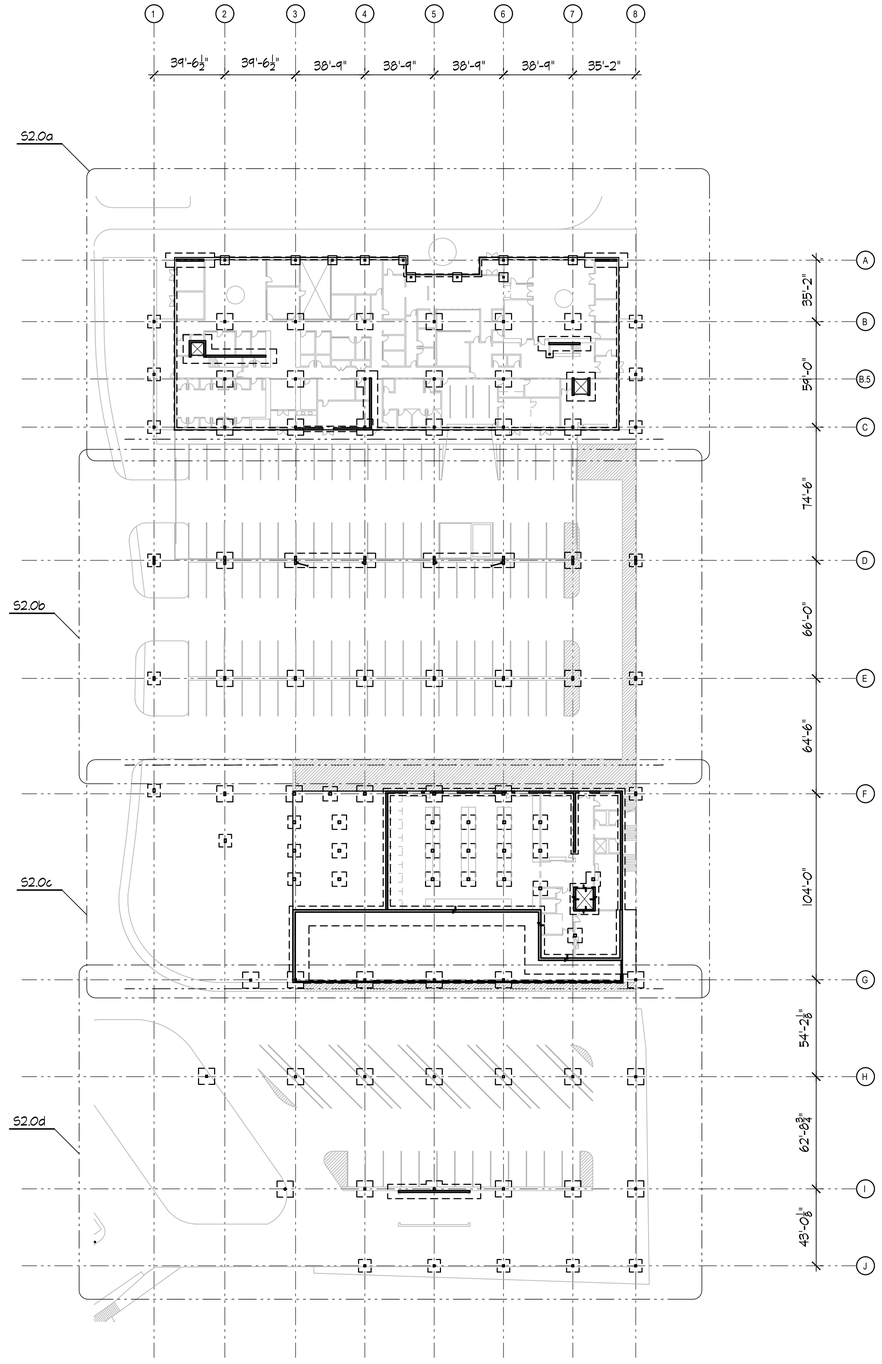
GENERAL STRUCTURAL NOTES

S1.3



OVERALL FOUNDATION PLAN

SCALE: 1" = 40'-0"

PARKING AREA AND SOUTH YARD (S2.0b & S2.0d) FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND MANUFACTURER'S DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOUNDATION PLAN BEFORE CONSTRUCTION TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE BEFORE REINFORCEMENT PLACEMENT TO VERIFY THE SOIL CONDITION.
3. FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS SEE SHEETS S1.0 TO S1.3.
4. FOR TYPICAL CONCRETE FOUNDATION DETAILS SEE SHEETS _/S_ TO _/S_.
5. REINFORCE CONCRETE WALLS PER THE GENERAL NOTES ON S1.0 U.O.N. ON PLANS OR DETAILS.
6. PROJECT TOP OF SLAB (T.O.S.) ELEVATION IS 0'-0". SEE ARCHITECTURAL DRAWINGS FOR ABSOLUTE T.O.S. ELEVATION. TYPICAL TOP OF INTERIOR FOOTING ELEVATION = -1'-0" U.O.N. TYPICAL TOP OF EXTERIOR FOOTING ELEVATIONS = -1'-0" U.O.N.

LEGEND:

- □ INDICATES COLUMN, SIZE CALLED OUT AT BOTTOM OF COLUMN
- ⟨Fx.x⟩ INDICATES SPREAD FOOTING SEE _/S_ FOR SCHEDULE
- INDICATES FOOTING
- INDICATES CONCRETE FDN. WALL ABOVE
- INDICATES NON-BEARING ABOVE PER ARCH.
- B.F. # INDICATES BRACED FRAME, PER SHEETS _/S_. SEE SHEET _/S_ FOR DETAILS

SPREAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING	DETAIL	REMARKS
⟨F4.0⟩	4'-0" x 4'-0" x 1'-3"	(5) #5 E.W.	-	-
⟨F5.0⟩	5'-0" x 5'-0" x 1'-4"	(6) #5 E.W.	-	-
⟨F7.0⟩	7'-0" x 7'-0" x 1'-6"	(8) #6 E.W.	-	-
⟨F8.0⟩	8'-0" x 8'-0" x 1'-8"	(9) #6 E.W.	-	-
⟨F9.0⟩	9'-0" x 9'-0" x 1'-10"	(10) #6 E.W.	-	-

NOTE:
ALLOWABLE SOIL BEARING PRESSURE IS 3.0 KSF

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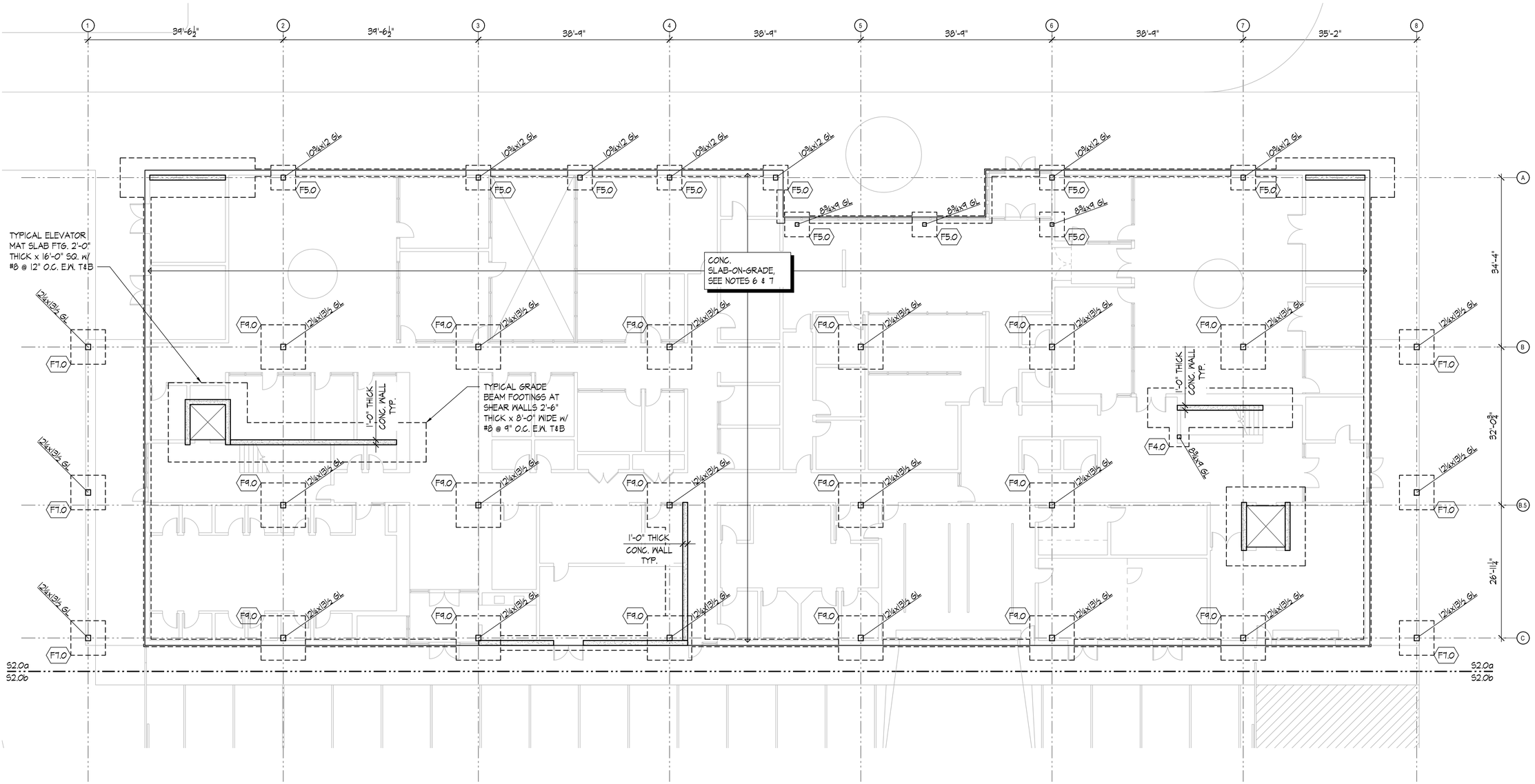
OVERALL FOUNDATION PLAN

S2.0



PSM FOUNDATION PLAN NOTES:

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2. THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOUNDATION PLAN BEFORE CONSTRUCTION TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE BEFORE REINFORCEMENT PLACEMENT TO VERIFY THE SOIL CONDITION.
3. FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS SEE SHEETS S1.0 TO S1.3.
4. FOR TYPICAL CONCRETE FOUNDATION DETAILS SEE SHEETS S_ TO S_.
5. REINFORCE CONCRETE WALLS PER THE GENERAL NOTES ON S1.0 U.O.N. ON PLANS OR DETAILS.
6. SLAB-ON-GRADE SHALL BE 6" THICK CONCRETE REINFORCED WITH #5 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC. THE SLAB-ON-GRADE IS A STRUCTURAL DIAPHRAGM AND PART OF THE LATERAL FORCE RESISTING SYSTEM.
7. FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 5/S3.0.
8. FOR SLAB STEPS, SLOPES AND FLOOR DRAINS SEE ARCHITECTURAL DRAWINGS. FOR STEP IN SLAB SEE DETAIL 4/S3.1. FOR STEP IN FOOTING SEE DETAIL 6/S3.0.
9. PROJECT TOP OF SLAB (T.O.S.) ELEVATION IS 0'-0". SEE ARCHITECTURAL DRAWINGS FOR ABSOLUTE T.O.S. ELEVATION. TYPICAL TOP OF INTERIOR FOOTING ELEVATION = -1'-0" U.O.N. TYPICAL TOP OF EXTERIOR FOOTING ELEVATIONS = -1'-0" U.O.N.

LEGEND:

- □ INDICATES COLUMN, SIZE CALLED OUT AT BOTTOM OF COLUMN
- Fx.x INDICATES SPREAD FOOTING SEE _/S_ FOR SCHEDULE
- INDICATES FOOTING
- INDICATES CONCRETE FDN. WALL ABOVE
- INDICATES NON-BEARING ABOVE PER ARCH.

PSM FOUNDATION PLAN

SCALE: 1" = 10'-0"

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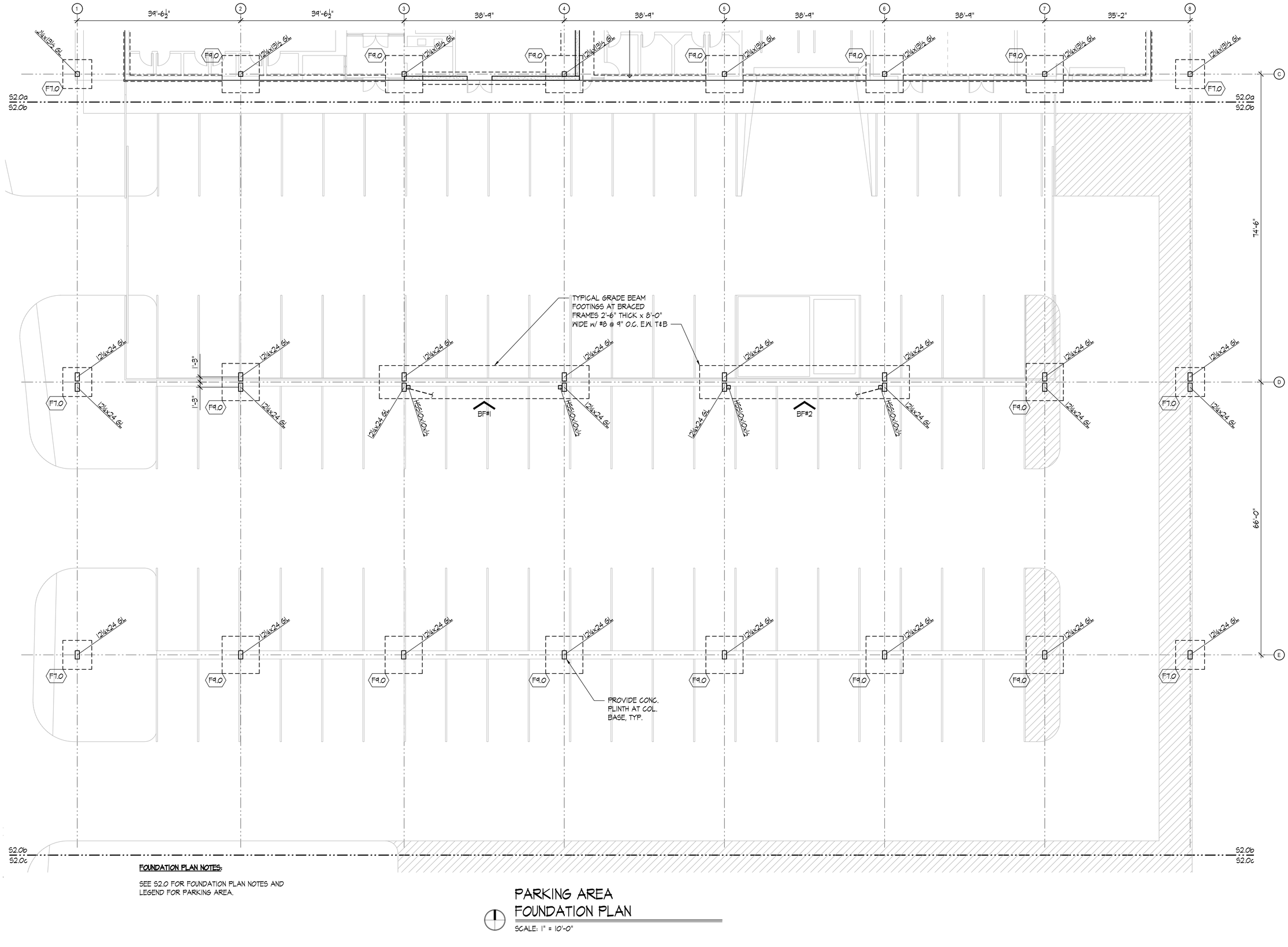
S2.0a



FOUNDATION PLAN NOTES:

SEE S2.0 FOR FOUNDATION PLAN NOTES AND LEGEND FOR PARKING AREA.

PARKING AREA FOUNDATION PLAN

SCALE: 1" = 10'-0"

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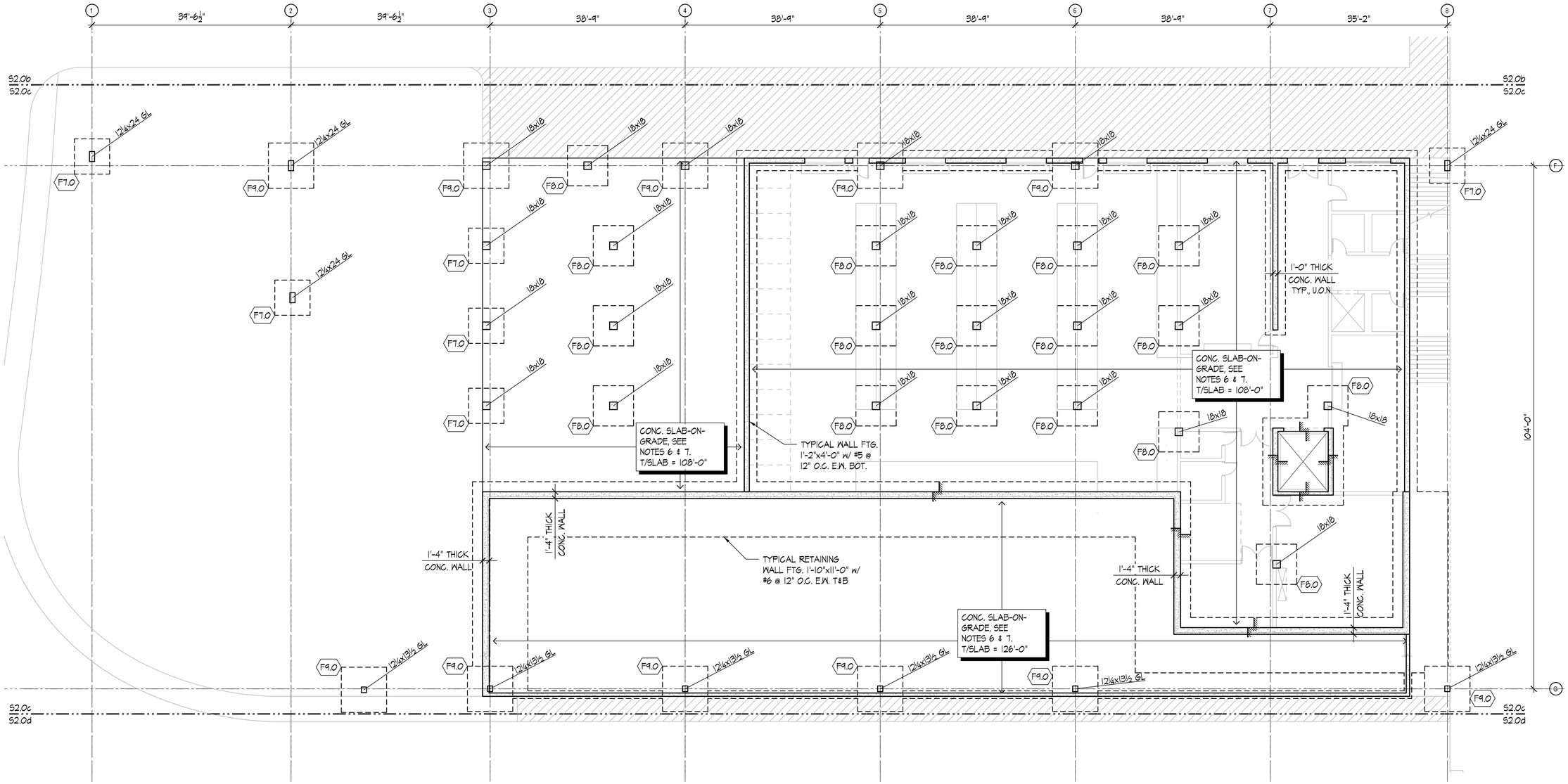
PARKING AREA FOUNDATION PLAN

S2.0b



FOUNDATION PLAN NOTES:

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2. THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOUNDATION PLAN BEFORE CONSTRUCTION TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE BEFORE REINFORCEMENT PLACEMENT TO VERIFY THE SOIL CONDITION.
3. FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS SEE SHEETS S1.0 TO S1.1.
4. FOR TYPICAL CONCRETE FOUNDATION DETAILS SEE SHEETS _/S_ TO _/S_.
5. REINFORCE CONCRETE WALLS PER THE GENERAL NOTES ON S1.0 U.O.N. ON PLANS OR DETAILS.
6. SLAB-ON-GRADE SHALL BE 8" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT TOP AND BOTTOM, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC. THE SLAB-ON-GRADE IS A STRUCTURAL DIAPHRAGM AND PART OF THE LATERAL FORCE RESISTING SYSTEM.
7. FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 5/S3.0.
8. FOR SLAB STEPS, SLOPES AND FLOOR DRAINS SEE ARCHITECTURAL DRAWINGS. FOR STEP IN SLAB SEE DETAIL 4/S3.1. FOR STEP IN FOOTING SEE DETAIL 6/S3.0.
9. PROJECT TOP OF SLAB (T.O.S.) ELEVATION IS 108'-0". SEE ARCHITECTURAL DRAWINGS FOR ABSOLUTE T.O.S. ELEVATION. TYPICAL TOP OF INTERIOR FOOTING ELEVATION = 107'-0" U.O.N. TYPICAL TOP OF EXTERIOR FOOTING ELEVATIONS = 107'-0" U.O.N.

LEGEND:

- INDICATES A CONCRETE COLUMN TYPE PER _/S_
- Fx.x — INDICATES SPREAD FOOTING SEE _/S_ FOR SCHEDULE
- INDICATES FOOTING / INDICATES CONCRETE WALL ABOVE
- INDICATES NON-BEARING ABOVE PER ARCH.
- INDICATES COLUMN, SIZE CALLED OUT AT BOTTOM OF COLUMN

OPERATIONS FOUNDATION PLAN

SCALE: 1" = 10'-0"

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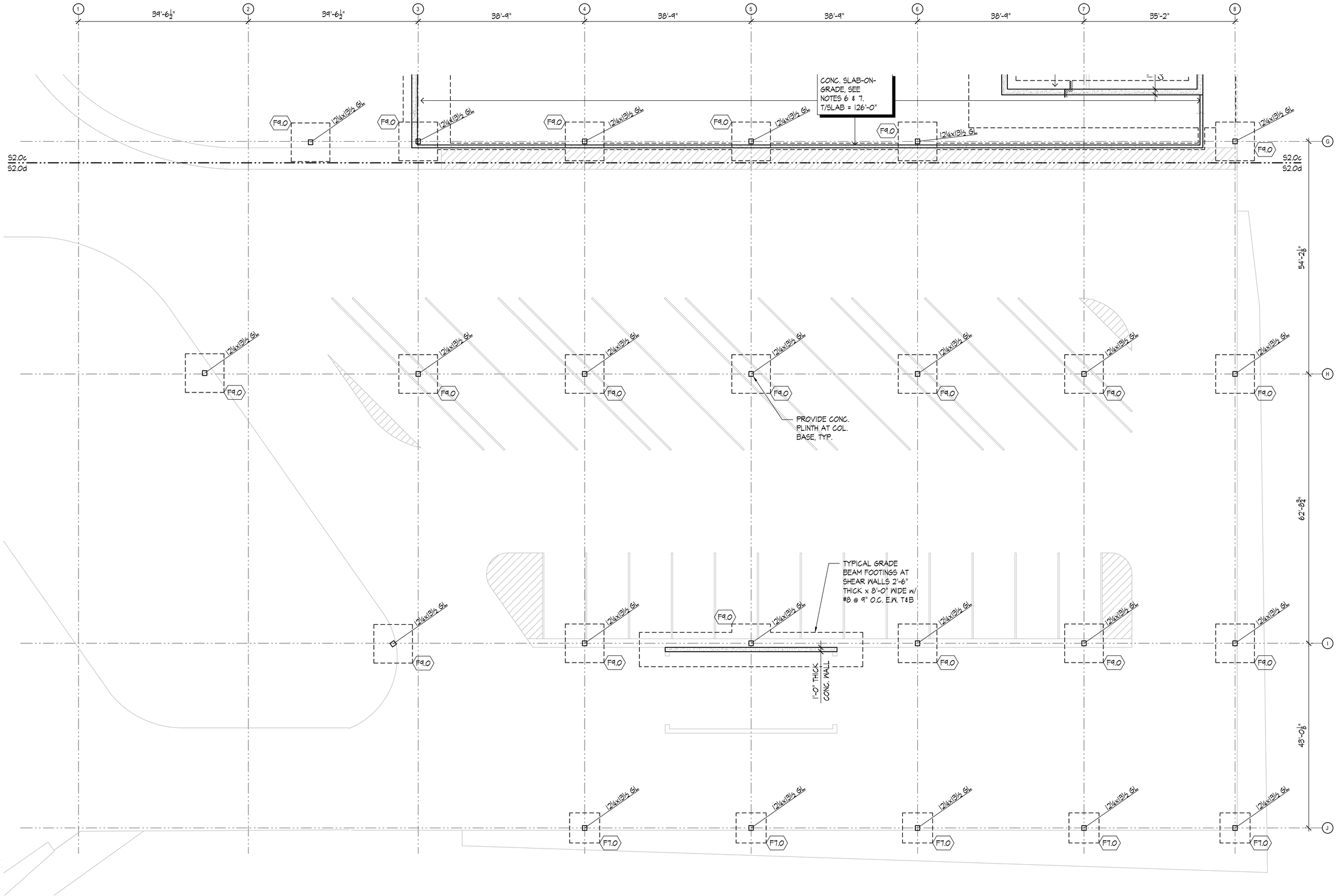

FOUNDATION PLAN NOTES:

SEE S2.0 FOR FOUNDATION PLAN NOTES AND LEGEND FOR SOUTH YARD.

SOUTH YARD FOUNDATION PLAN

SCALE: 1" = 10'-0"

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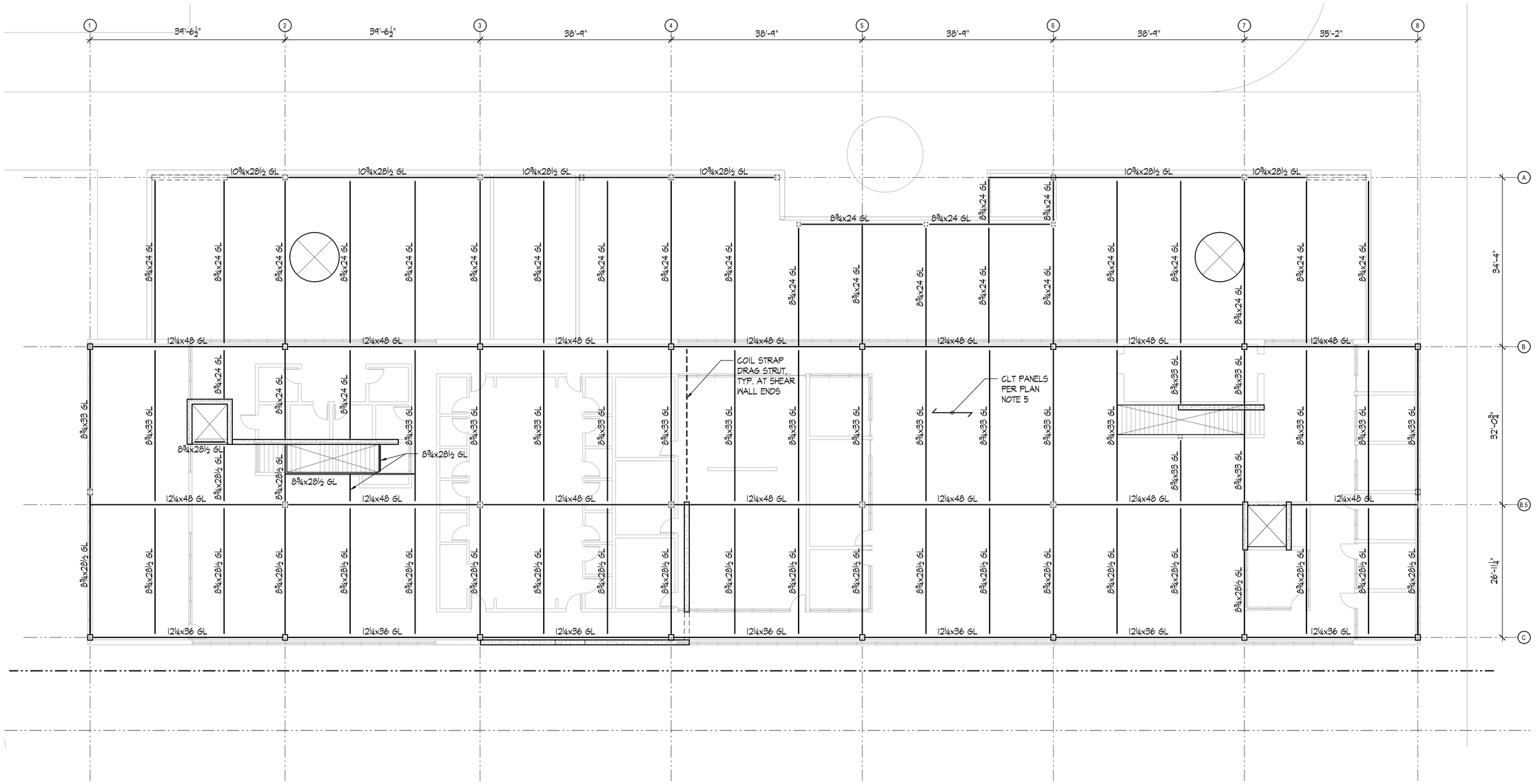
SOUTH YARD FOUNDATION PLAN

S2.0d



SECOND FLOOR FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND MANUFACTURER'S DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS SEE SHEETS S1.0 TO S1.3.
3. TYPICAL TOP OF CLT PLANK U.O.N.: X'-X".
4. SEE S_ TO S_ FOR TYPICAL CLT DETAILS.
5. TYPICAL FLOOR SYSTEM IS RAISED ACCESS FLOOR (13 PSF MAX SELF WEIGHT) OVER 6-7/8" CLT PANELS. SEE PLAN FOR CLT PANEL DIRECTION.
6. USE C12x20.7 (MIN.) FOR TYPICAL STAIR STRINGERS AT ALL FLOOR LEVELS.

LEGEND:

- INDICATES COLUMN, SIZE CALLED OUT AT BOTTOM OF COLUMN
- INDICATES SPAN DIRECTION OF CLT PANEL
- INDICATES EXTENT OF FRAMING
- INDICATES A CONCRETE WALL ABOVE
- INDICATES STRUCTURAL WALL BELOW
- INDICATES NON-BEARING WALL ABOVE PER ARCH.
- INDICATES COLUMN BELOW THIS LEVEL

PSM

SECOND FLOOR AND LOW FRAMING PLAN

SCALE: 1" = 10'-0"

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SECOND FLOOR AND LOW FRAMING PLAN

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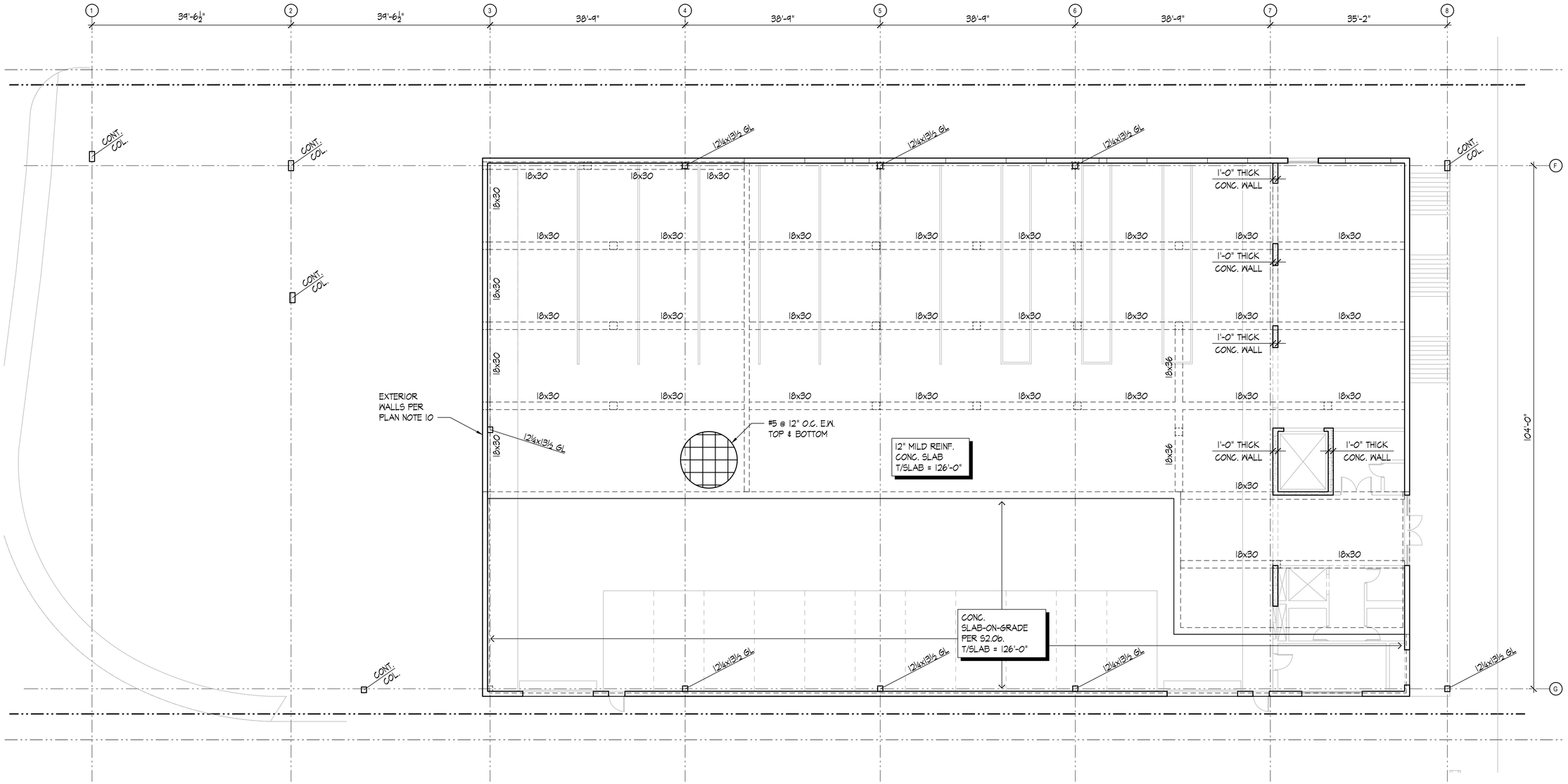

SECOND FLOOR MILD REINFORCING PLAN NOTES:

1. ALL DIMENSIONS, ELEVATIONS, AND SLAB PENETRATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND MANUFACTURER'S DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS SEE SHEETS S1.0 TO S1.3.
3. FOR TYPICAL CONCRETE DETAILS SEE SHEETS S_ AND S_ TO S_.
4. FOR COLUMN TYPES SEE SCHEDULE ON _/S_. COLUMNS ARE IDENTIFIED AT THEIR BASE AND/OR THE LOCATION WHERE THE COLUMN TYPE CHANGES.
5. PENETRATIONS WHICH ARE NOT SHOWN ON THIS PLAN ARE NOT ALLOWED WITHIN 12" OF ANY COLUMNS FOR PENETRATIONS NEAR TENDON ANCHORS SEE DETAIL _/S3._.
6. DRILLING INTO SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT ALLOWED. SLEEVES AND HANGER INSERTS, ETC. IN THE POST-TENSIONED SLAB MUST BE PLACED BEFORE POURING CONCRETE.
7. TYPICAL SLAB REINFORCING STEEL SHALL BE #5 @ 12" O.C. EACH WAY U.O.N. IN ADDITION TO OTHER REINFORCING SHOWN. BARS SHALL BE LAPPED 2'-6" MINIMUM AT ALL SPLICE LOCATIONS AND NOT MORE THAN 50% OF THE TOTAL BARS SHALL BE SPLICED AT ANY BAY.
8. ALL REINFORCING IS LOCATED AT THE TOP OF THE SLAB U.O.N.
9. (T) #6x10' INDICATES (T) #6 REINFORCING BARS X 10'-0" LONG ADDED TO THE TOP OF THE SLAB, U.O.N. BARS SHALL BE CENTERED OVER THE SUPPORT AND ARRANGED PER _/S_ & _/S_.
10. EXTERIOR WALLS SHALL CONSIST OF 6-7/8" CLT TILT UP PANELS, U.O.N.

LEGEND:

- □ INDICATES COLUMN, SIZE CALLED OUT AT BOTTOM OF COLUMN
- INDICATES STRUCTURAL WALL BELOW
- INDICATES 6-7/8" CLT WALL AT THIS LEVEL. SEE PLAN NOTE 10

OPERATIONS
SECOND FLOOR MILD REINFORCING PLAN

SCALE: 1" = 10'-0"

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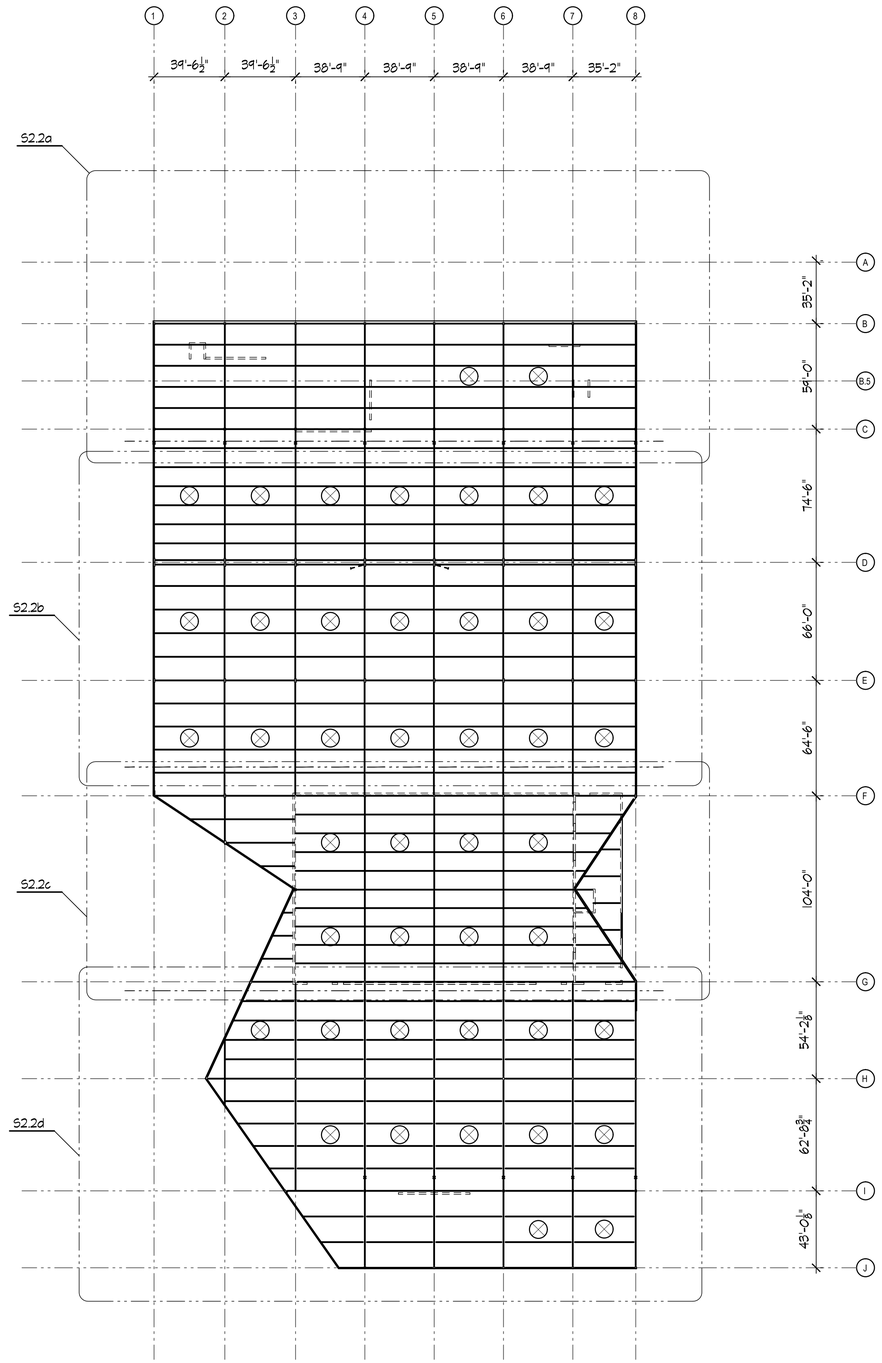
OPERATIONS
SECOND FLOOR
FRAMING

S2.1c



OVERALL ROOF FRAMING PLAN

SCALE: 1" = 40'-0"

PARKING AREA AND SOUTH YARD (S2.2b & S2.2d) ROOF FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND MANUFACTURER'S DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS SEE SHEETS S1.0 TO S1.3.
3. TOP OF CLT PANEL ELEVATION VARIES. SEE ARCH. PLANS FOR PANEL ELEVATION.
4. SEE S_ TO S_ FOR TYPICAL CLT DETAILS.
5. TYPICAL ROOF SYSTEM IS 4-1/8" CLT PANELS. SEE PLAN FOR CLT PANEL DIRECTION PER _/S_.

LEGEND:

- INDICATES COLUMN BELOW
- INDICATES SPAN DIRECTION OF CLT PANEL
- INDICATES EXTENT OF FRAMING
- INDICATES STRUCTURAL WALL BELOW

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SCHEMATIC DESIGN

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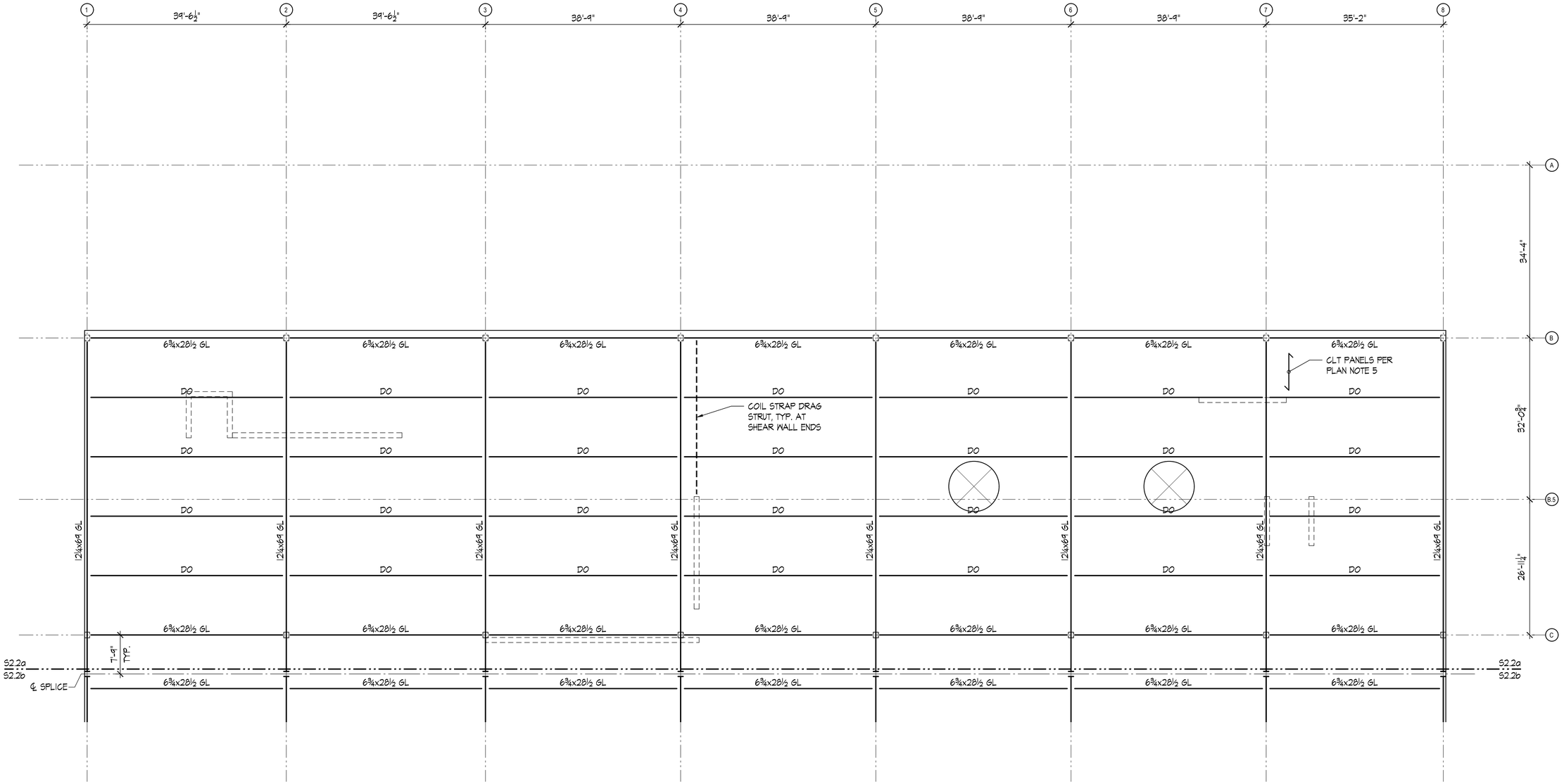
DATE ISSUE

OVERALL ROOF FRAMING PLAN

S2.2



ROOF FRAMING PLAN NOTES:

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LEGEND:

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- INDICATES SPAN DIRECTION OF CLT PANEL
- INDICATES EXTENT OF FRAMING
- INDICATES STRUCTURAL WALL BELOW

PSM
ROOF FRAMING PLAN
SCALE: 1" = 10'-0"

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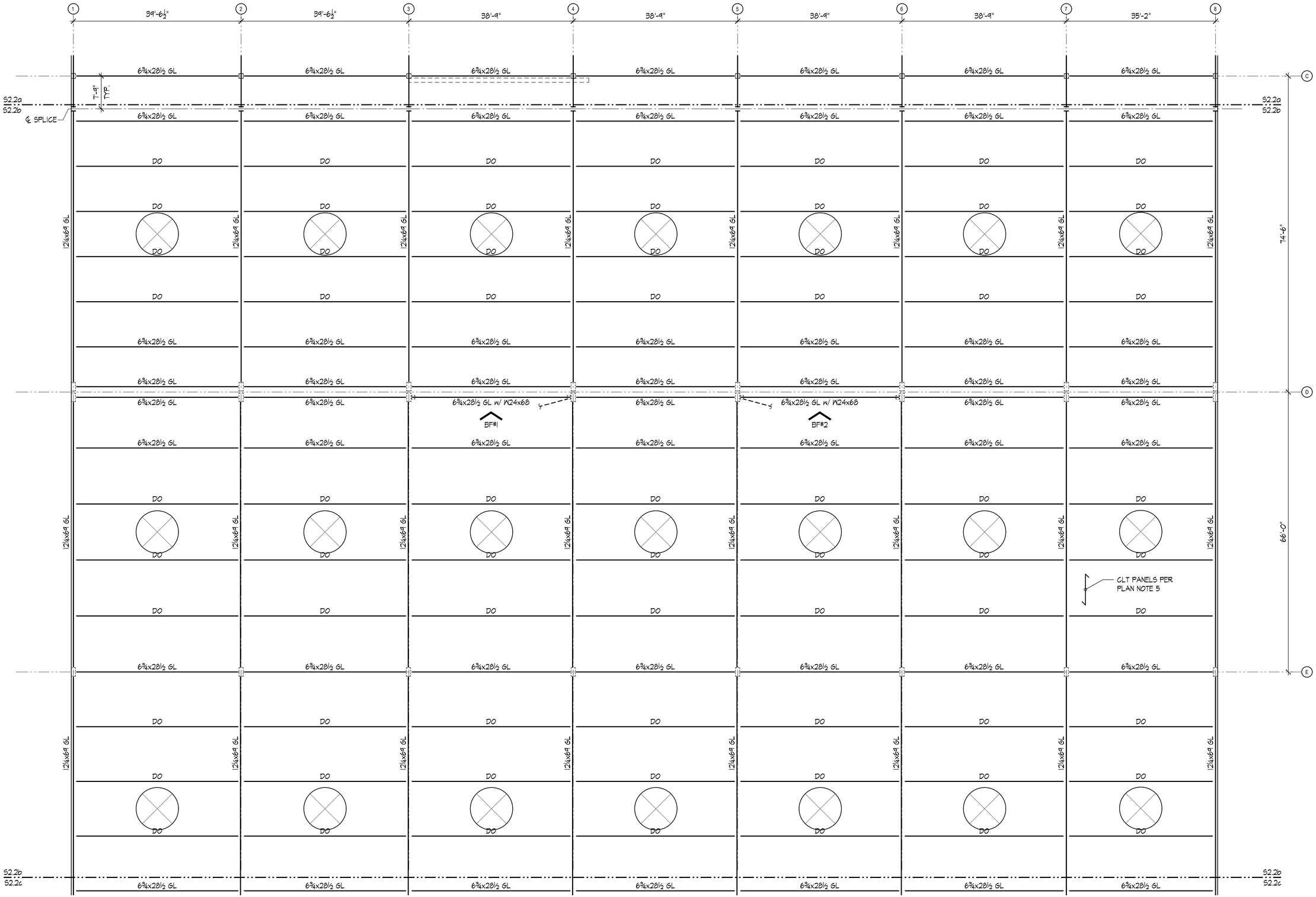
PSM
ROOF FRAMING PLAN
S2.2a



PARKING AREA ROOF FRAMING PLAN

SCALE: 1" = 10'-0"

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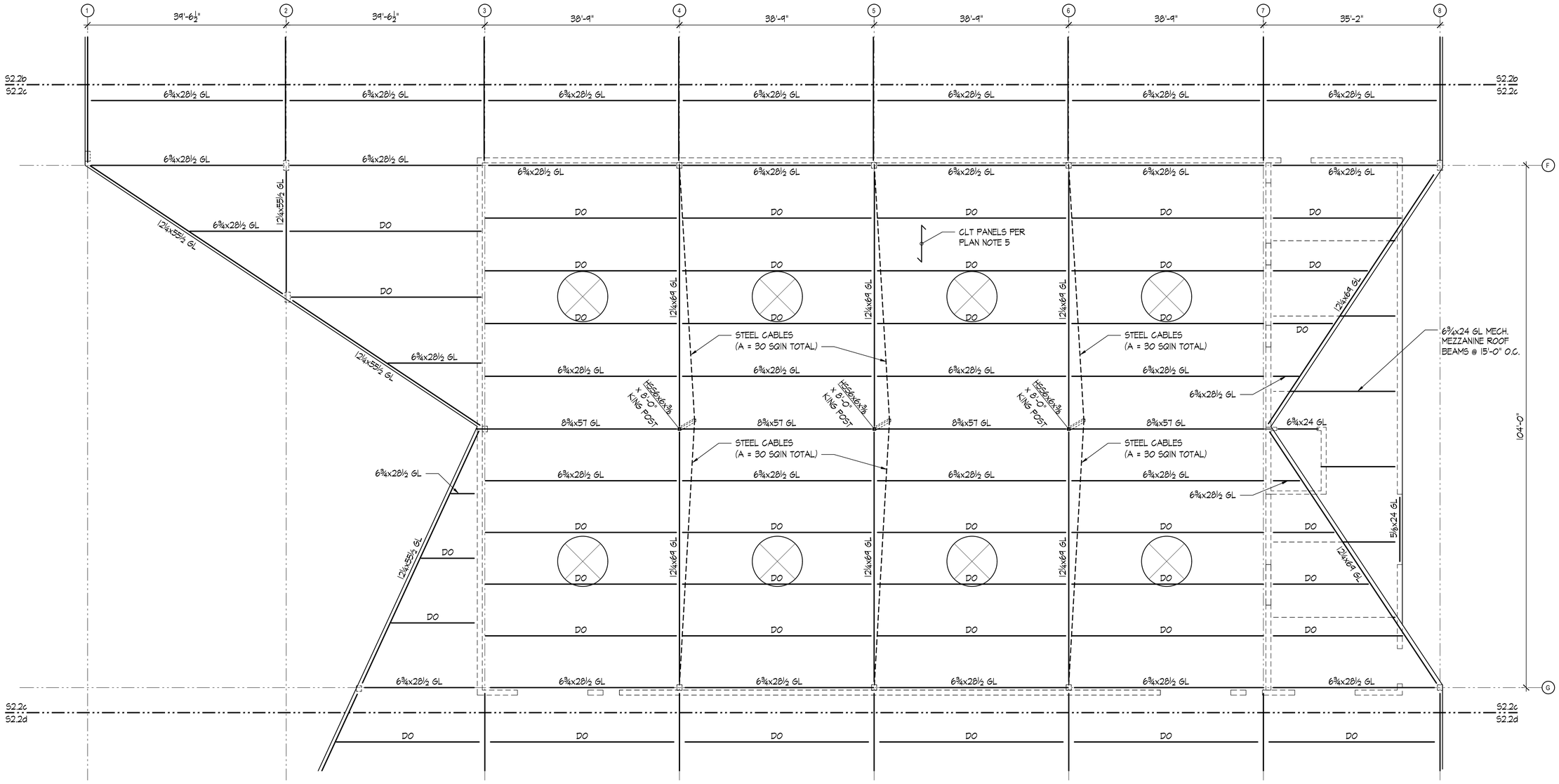
PARKING AREA ROOF FRAMING PLAN

S2.2b



ROOF FRAMING PLAN NOTES:

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LEGEND:

- INDICATES COLUMN BELOW
- INDICATES SPAN DIRECTION OF CLT PANEL
- INDICATES EXTENT OF FRAMING
- INDICATES STRUCTURAL WALL BELOW

OPERATIONS ROOF FRAMING PLAN

SCALE: 1" = 10'-0"

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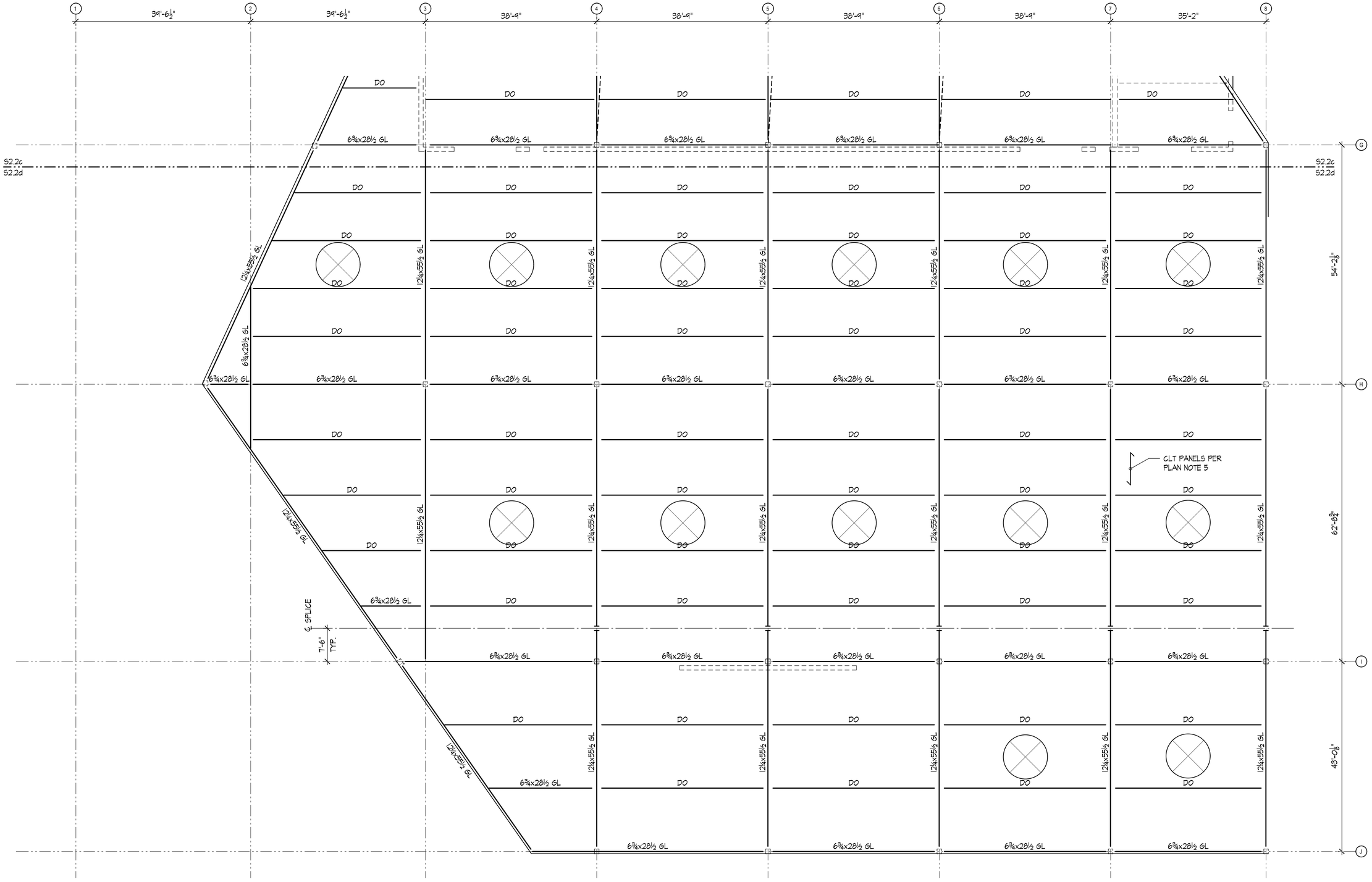
OPERATIONS
ROOF FRAMING PLAN

S2.2c



SOUTH YARD ROOF FRAMING PLAN

SCALE: 1" = 10'-0"

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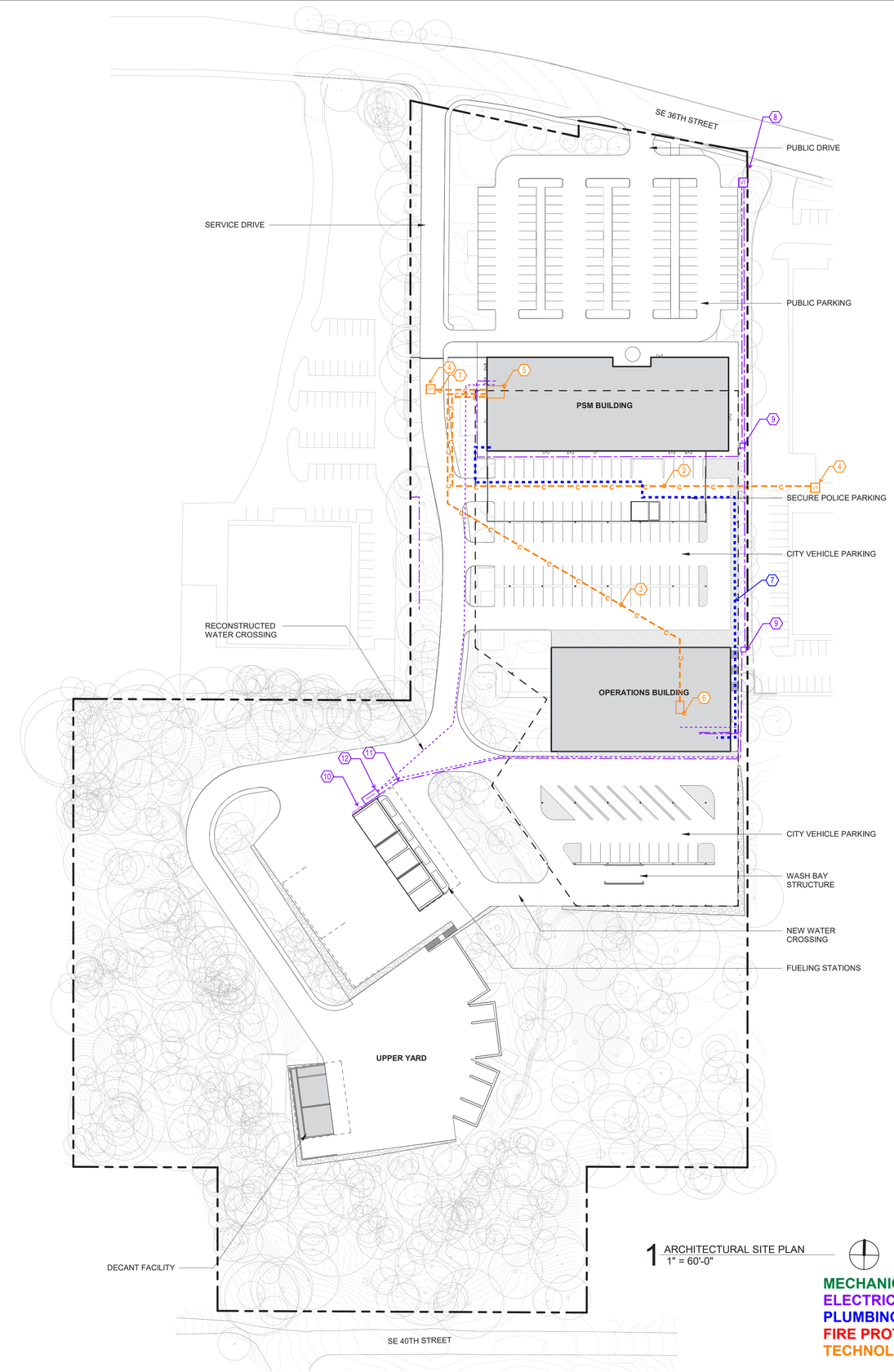
SOUTH YARD
ROOF FRAMING PLAN

S2.2d



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

NOTES:

1. (4) 4" TELECOMMUNICATIONS CONDUIT FROM NORTH SERVICE PROVIDERS

2. (4) 4" TELECOMMUNICATIONS CONDUIT FROM SOUTH SERVICE PROVIDERS

3. (2) 4" TELECOMMUNICATIONS CONDUIT FROM TELECOM ENTRANCE FACILITY (EF) TO OPERATIONS BUILDING TELECOMMUNICATIONS ROOM (TR).

4. APPROXIMATE LOCATION OF ISP MEET ME VAULT.

5. APPROXIMATE LOCATION OF TELECOM ENTRANCE FACILITY (EF) WITHIN PUBLIC SAFETY BUILDING

6. APPROXIMATE LOCATION OF TELECOMMUNICATIONS ROOM (TR) WITHIN SHOP BUILDING.

NOTES:

7. (1) 2" DOMESTIC WATER FROM BACKFLOW PREVENTER IN PSM OFFICE BUILDING TO SUPPLY OPERATIONS BUILDING DOMESTIC WATER.

NOTES:

8. INCOMING UTILITY FEEDS.

9. UTILITY TRANSFORMER TO BE SIZED BY UTIL.

10. NEMA 4X PANELS AT UPPER YARD (480-3P & 208V-3P). WILL REQUIRE BOLLARDS IN FRONT OF PANELS AND TRANSFORMER FOR EQUIPMENT PROTECTION.

11. SECONDARY FEEDERS INTO BUILDING.

12. LOCATION OF GENERATOR TBD. SIZE TBD, PRELIMINARY 750KW. SEE ONE LINE SKETCHES.

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TECHNOLOGY

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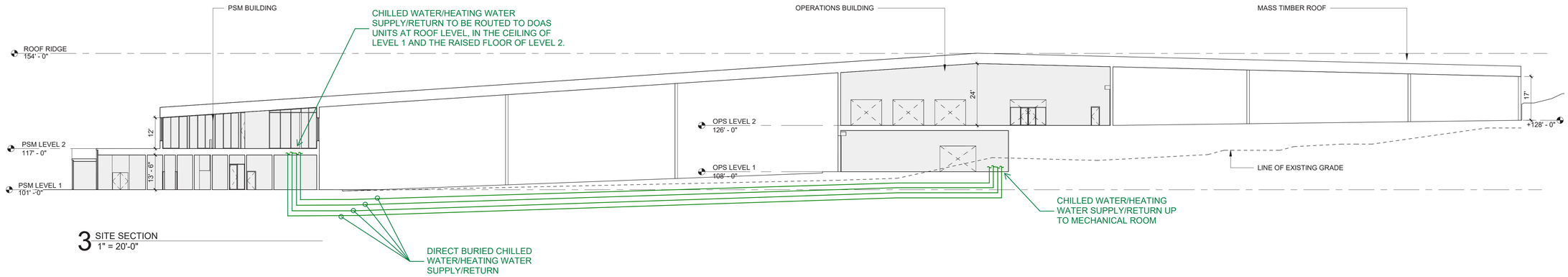
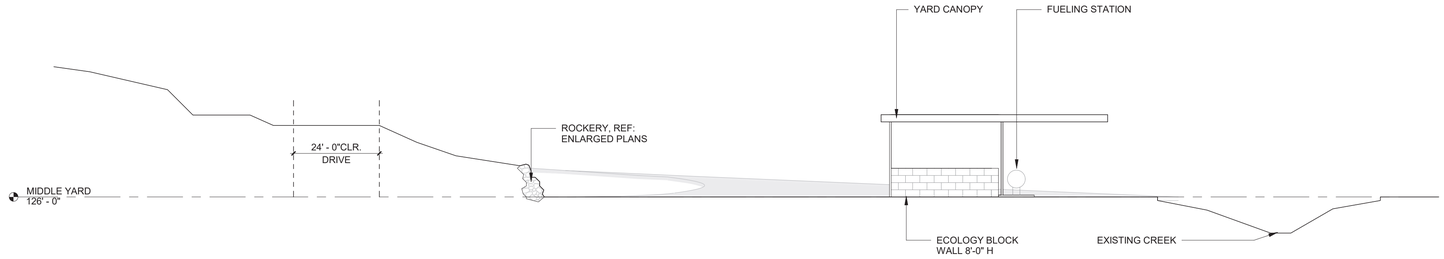
FACILITIES SYSTEMS - SITE PLAN

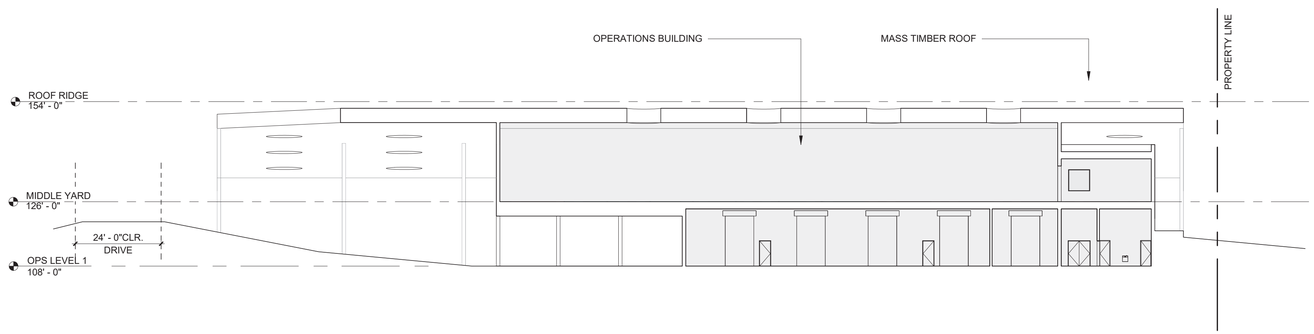
SS-101.00



3 SITE SECTION
1" = 20'-0"



2 SITE SECTION
1" = 20'-0"



1 SITE SECTION
1" = 20'-0"

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FACILITIES SYSTEMS - SITE SECTIONS

SS-301.00

1 PSM OFFICE BUILDING FIRST FLOOR PLAN
1" = 10'-0"

NOTES:

1. MINIMUM OF 11'X6' OF WALL SPACE ON LEVEL 1 REQUIRED FOR TELECOMMUNICATIONS ENTRANCE FACILITY (EF). LOCATION OF TERMINATION OF EXTERIOR CONDUIT AND ISP DEMARCATION.

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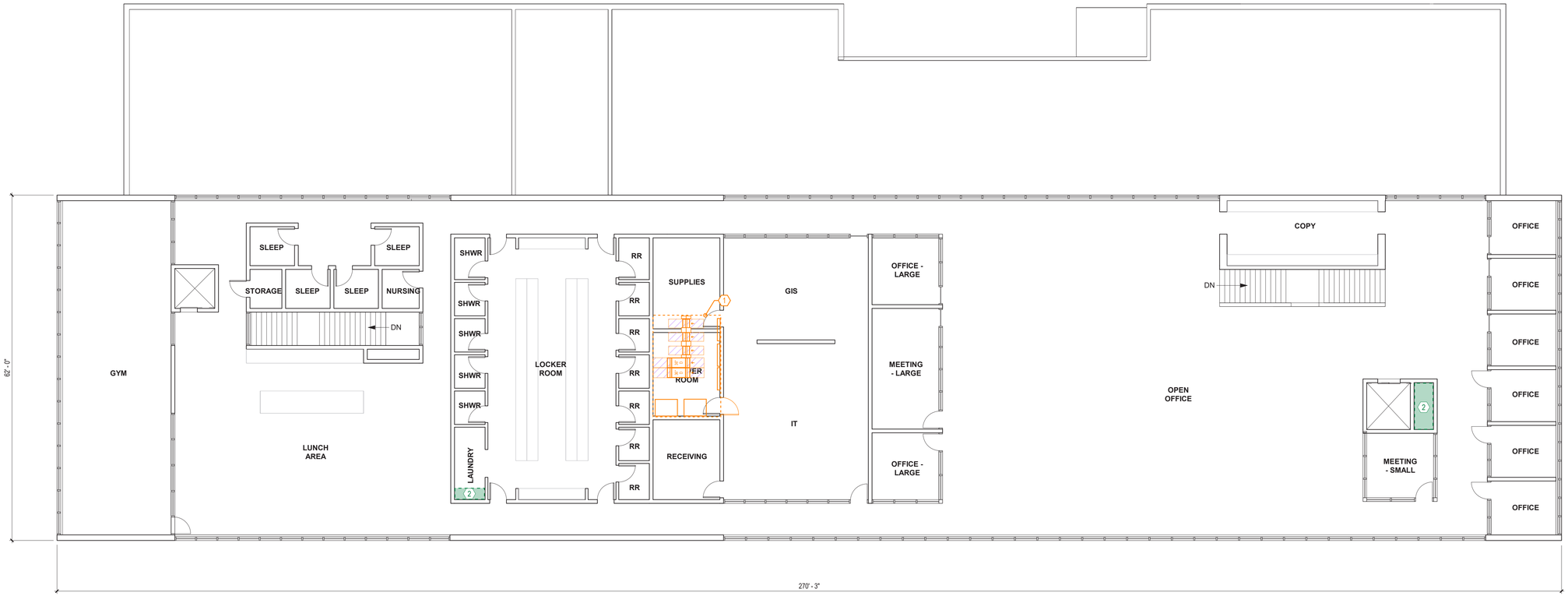
FACILITIES SYSTEMS - PSM LEVEL 1

FS-101.00



NOTES:

1. 18'x12' SPACE REQUIRED FOR TELECOMMUNICATIONS EQUIPMENT ROOM (ER). SPACE TO HOUSE ALL SECURITY EQUIPMENT, ACTIVE NETWORK EQUIPMENT, AND DAS FOR BUILDING.

2. DEDICATED OUTSIDE AIR SYSEM (DOAS) UNIT ON ROOF ABOVE. PROVIDE SHAFT BELOW TO ROUTE VENTILATION AIR INTO RAISED FLOOR ON LEVEL 2 AND VENTILATION/EXHAUST AIR INTO CEILING OF LEVEL 1. UNIT LOCATION TO BE COORDINATED TO MINIMIZE EXHAUST DUCT ON LEVEL 2.

2 PSM OFFICE BUILDING SECOND FLOOR PLAN
1" = 10'-0"

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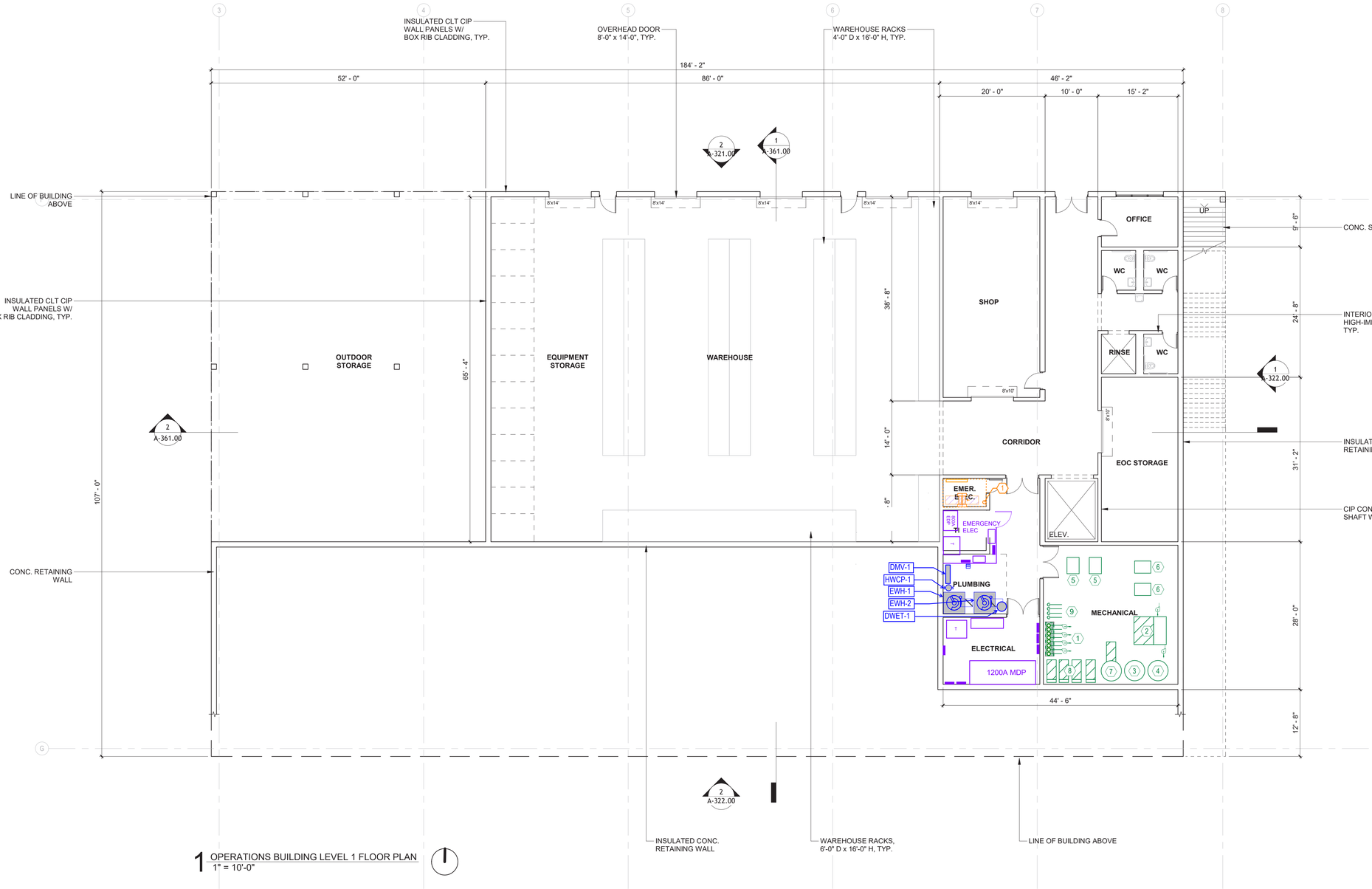
FACILITIES SYSTEMS - PSM LEVEL 2

FS-102.00



1 OPERATIONS BUILDING LEVEL 1 FLOOR PLAN
1" = 10'-0"

NOTES:

1. 8'x7'-6" SPACE REQUIRED FOR TELECOMMUNICATIONS ROOM (TR). SPACE TO HOUSE SECURITY EQUIPMENT AND ACTIVE NETWORK EQUIPMENT FOR OPERATIONS BUILDING.

NOTES:

1. PRIMARY CHILLED/HEATING WATER PUMPS AND DEDICATED PIPE RUN TO EACH AIR SOURCE HEAT PUMP (ASHP).
2. HEAT RECOVERY WATER SOURCE HEAT PUMPS WITH CIRCULATION PUMPS.
3. CHILLED WATER BUFFER TANK.
4. HEATING WATER BUFFER TANK.
5. SECONDARY HEATING WATER PUMP.
6. SECONDARY CHILLED WATER PUMP.
7. ELECTRIC BOILER.
8. SECONDARY PUMP VARIABLE FREQUENCY DRIVE (VFD) LOCATION.
9. CHILLED AND HEATING WATER SUPPLY/RETURN PIPES DROP TO UNDERGROUND ROUTING TO PSM OFFICE BUILDING.

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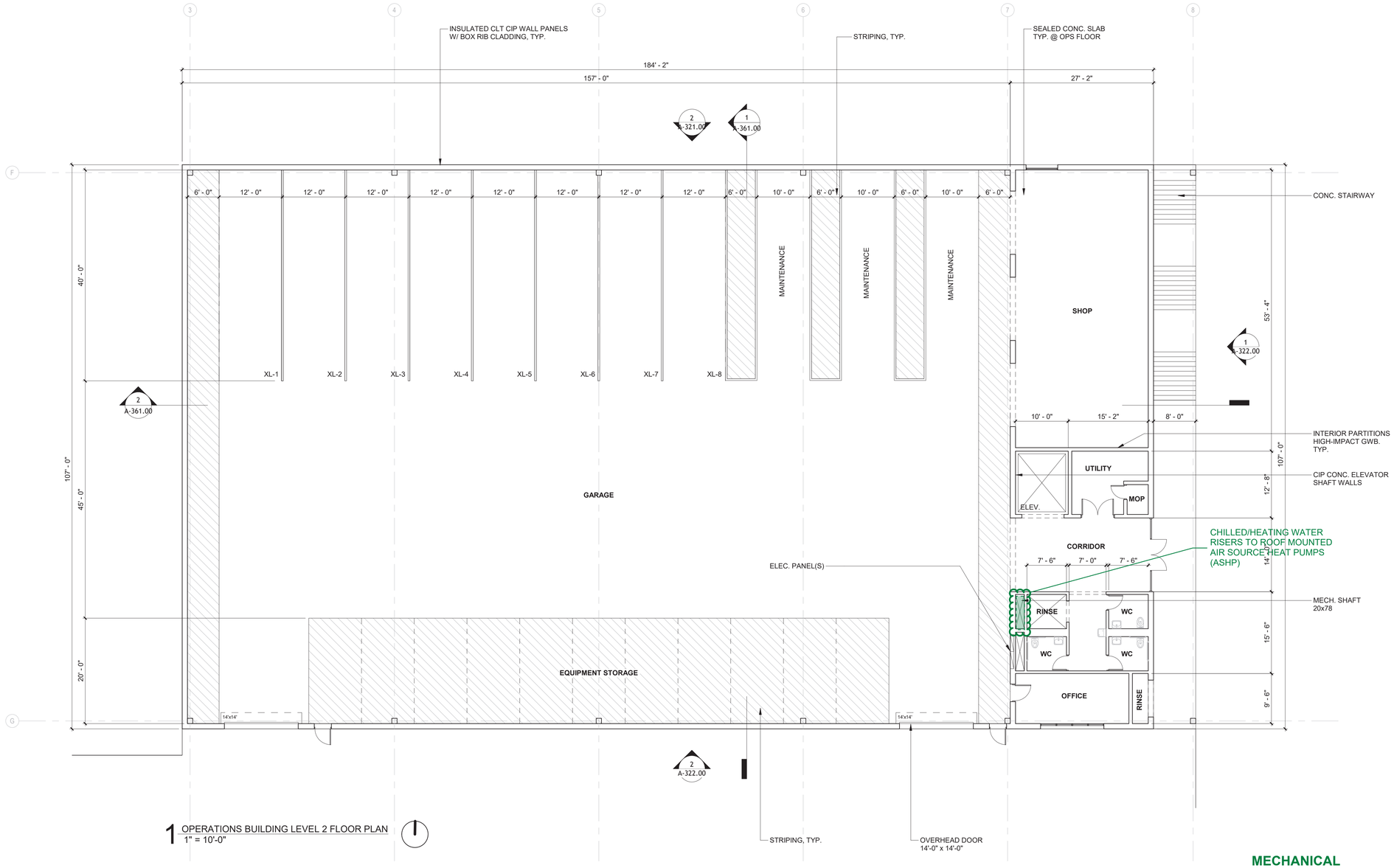
FACILITIES SYSTEMS - OPS LEVEL 1

FS-111.00



1 OPERATIONS BUILDING LEVEL 2 FLOOR PLAN
1" = 10'-0"

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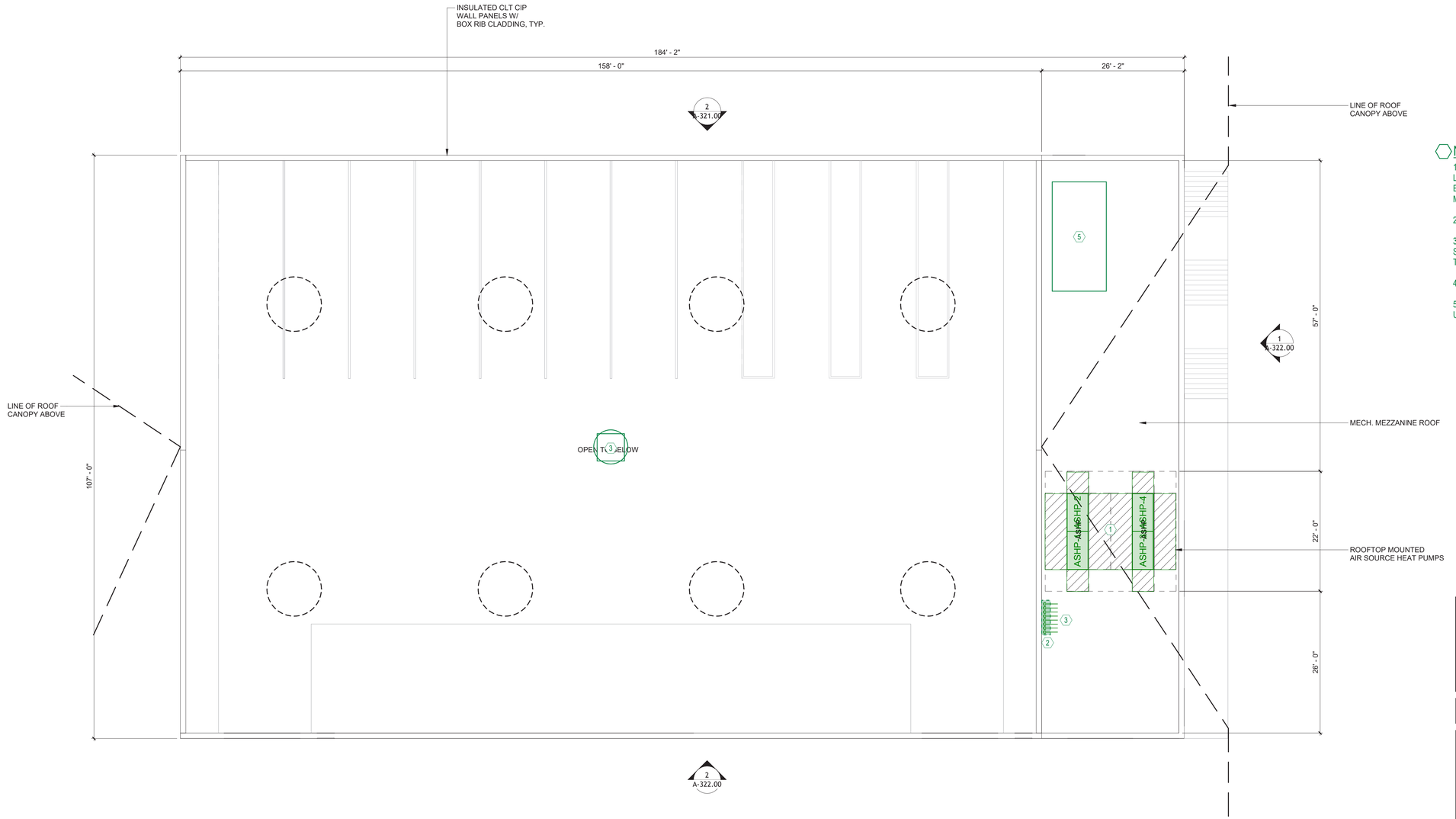
FACILITIES SYSTEMS -
OPS LEVEL 2

FS-112.00



1 OPERATIONS MECH. MEZZZANINE PLAN
1" = 10'-0"

NOTES:

1. (4) AIR SOURCE HEAT PUMPS (ASHP) TO BE LOCATED ON THE ROOF IN THE MECHANICAL AREA. EACH HEAT PUMP TO HAVE 2 PIPES ROUTED DOWN TO MECHANCIAL ROOM.

2. MECHANICAL SHAFT DOWN TO LEVEL 1.

3. HEATING/CHILLED WATER SUPPLY/RETURN TO AIR SOURCE HEAT PUMPS. SYSTEM SWITCH OVER VALVES TO BE LOCATED IN MECHANICAL ROOM.

4. HIGH BAY PARKING EXHAUST FAN.

5. WAREHOUSE/SHOP/OFFICE SPACES AIR HANDLING UNIT.

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FACILITIES SYSTEMS -
OPS MEZZANINE LEVEL

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