

BUILDING CODE: 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
 ROOF LIVE LOAD = 25 P_{SF} SNOW (GROUND SNOW = 30 P_{SF})
 ROOF DEAD LOAD = 15 P_{SF}
 FLOOR LIVE LOAD = 40 P_{SF} (30 P_{SF} AT SLEEPING AREAS)
 FLOOR DEAD LOAD = 15 P_{SF}
 BALCONIES & DECKS = 60 P_{SF} (LIVE LOAD) + 10 P_{SF} (DEAD LOAD)
 WIND SPEED (NOMINAL 3 SEC GUST) = 100 MPH FOR RISK CATEGORY II, EXPOSURE "C", Kz=1.00
 SOIL SITE CLASS "D", SEISMIC CATEGORY D1/D2, S_s=1.419, S_ds=1.183
 OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO ARCHITECT AND/OR ENGINEER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ARCHITECT AND/OR ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

GENERAL

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING OF 1500 P_{SF}. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH Ø229"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

FOUNDATION SILL BOLTS (MIN. 1" EMBED.) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNO. METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STEEL CONNECTORS

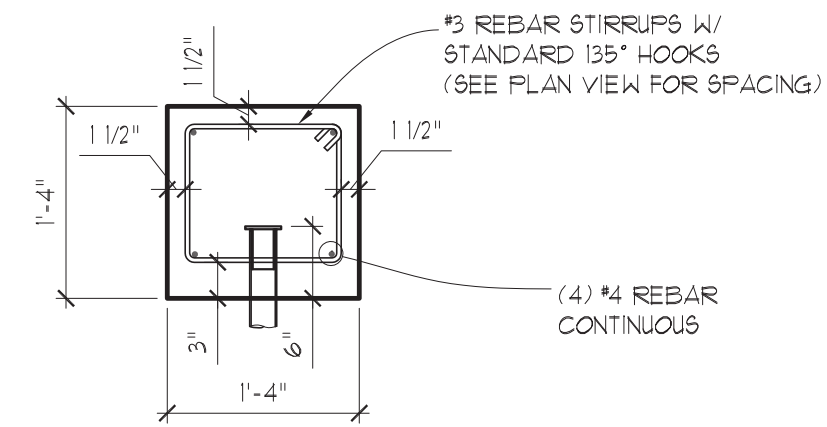
CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

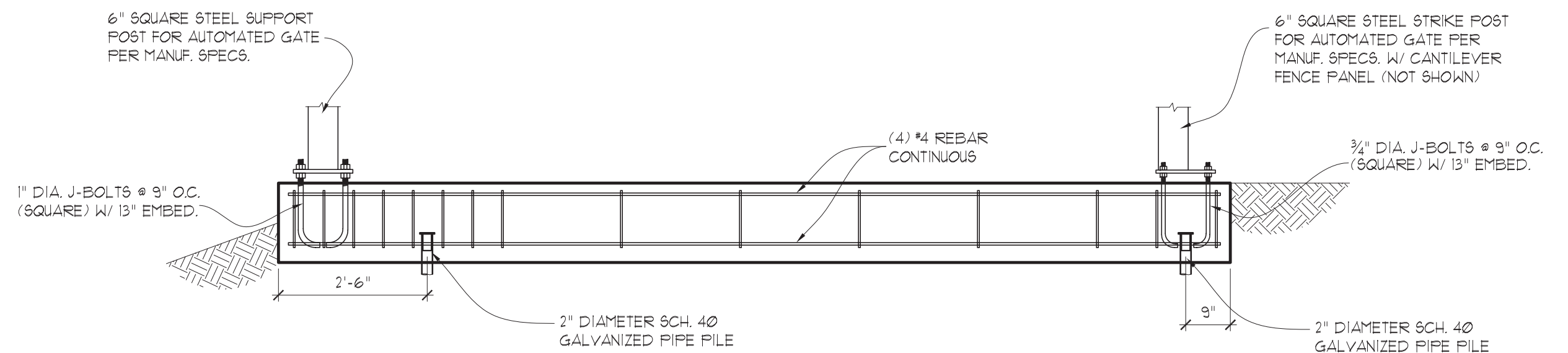
TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (F _{CD}) AT 28 DAYS
	MODERATE WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2500 psi
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3000 psi (6% air entrained +/- 1%)

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5½ SACKS OF CEMENT PER CUBIC YARD. CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL. REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 60.

STEEL WELDING INSPECTION TO BE IN COMPLIANCE WITH AWS D11. ALL STEEL WELDING TO BE PERFORMED BY WELDERS CERTIFIED BY WASHINGTON STATE ASSOCIATION OF BUILDING OFFICIALS (WABO).

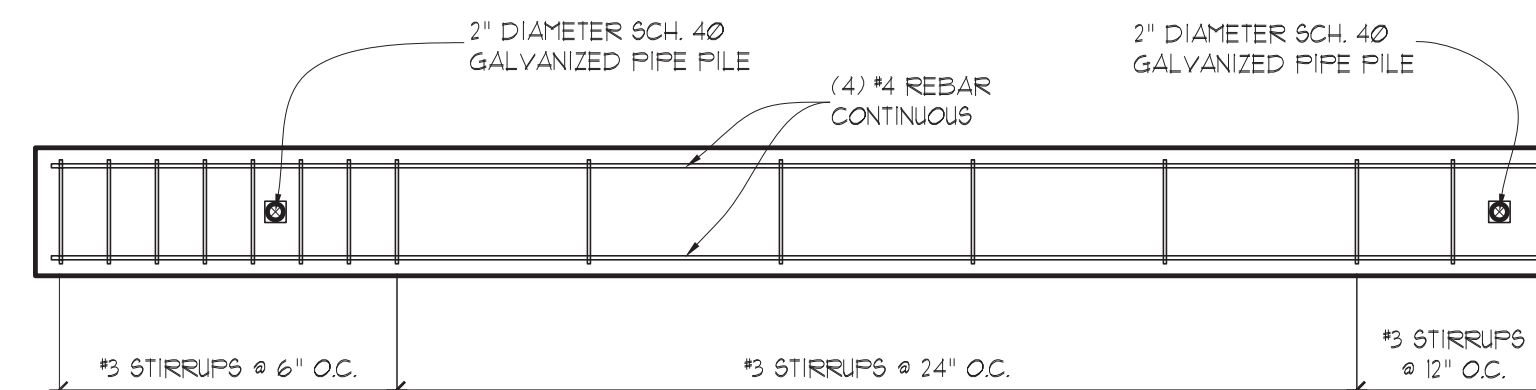


SECTION SCALE : 3/4" = 1'-0"



GRADE BEAM SIDE VIEW SCALE : 1/2" = 1'-0"

PIPE PILING SHALL BE 2" DIAMETER (NOMINAL) SCHEDULE 40 GALVANIZED STEEL PIPE CONTINUOUSLY DRIVEN TO REFUSAL (4000 LBS CAPACITY ASSUMED)



GRADE BEAM PLAN VIEW SCALE : 1/2" = 1'-0"

CONCRETE GRADE BEAM FOR:

SCHWARTZ RESIDENCE GATE
 7301 WEST MERCER WAY
 MERCER ISLAND, WA



Mark Myers
 2025.10.27
 19:08:08
 -07'00"

Myers Engineering, LLC

3206 50th Street Court, Ste. 210-B

Gig Harbor, WA 98335

Ph: 253-858-3248

Email: myengineer@centurytel.net

REVISION:	INIT:	DATE:	DATE: 10-21-2025
			INIT: MM
			S1