

PROJECT NOTES

1. WORK OF THE CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, INSURANCE, SALES TAXES, PERMITS, LICENSES, SUPERINTENDENT AND MISCELLANEOUS SERVICES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT AS REQUIRED BY THE PLANS AND SPECIFICATIONS.

14. CONTRACTOR SHALL MAINTAIN SITE IN A STATE OF CLEANLINESS THROUGHOUT THE DURATION OF THE PROJECT. 15. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE STREET USE INSPECTOR.

16. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY A FIELD SURVEY OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

17. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

18. UTILITY SERVICE CONNECTIONS SHOWN ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF SEATTLE. 19. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT WATER DOESN'T ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS/HER ACTIVITY AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES. SEE THE DRAINAGE CONTROL PLAN FOR MORE INFORMATION.

20. ALL WORK PERFORMED BY PUBLIC UTILITY ENTITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITEE'S EXPENSE. 21. A SIGNED AFFIDAVIT DOCUMENTING ANY REQUIRED COMMISSIONING SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.

22. UPON SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL CLEANING FOR EACH AREA WHICH WILL RESULT IN A LEVEL OF CLEANLINESS CLEANING SHALL INCLUDE, BUT IS NOT LIMITED TO: GLASS, CARPET, PLASTIC LAMINATE, LIGHT FIXTURES AND REMOVAL OF LABELS (NOT REQUIRED TO BE PERMANENT BY CODE). CONTRACTOR SHALL SCHEDULE FINAL CLEANING SO OWNER MAY OCCUPY COMPLETELY CLEAN PROJECT.

23. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND TRADE ASSOCIATES ACCEPTED STANDARDS. 24. CONTRACTOR SHALL PROVIDE A WRITTEN CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE DELIVERY TIMES OF CONSTRUCTION ITEMS, AND START AND COMPLETION DATES OF EACH PHASE. THE CONTRACTOR SHALL UPDATE AND PROVIDE THIS SCHEDULE ON A BI-WEEKLY BASIS.

25. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BACKING, BLOCKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL FIXTURES, CASEWORK, PLUMBING FIXTURES, GRAB BARS AND ALL OTHER ITEMS REQUIRING IT. 26. REPETITIVE FEATURES NOT FULLY SHOWN OR NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

27. ANY AND ALL DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DRAWINGS OR WITHIN THE DRAWING SET ARE TO BE BROUGHT TO ARCHITECTS ATTENTION IMMEDIATELY, PRIOR TO CONTINUING WORK.

2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDUMS AND MODIFICATIONS ISSUED BY THE ARCHITECT.

3. ALL WORK DONE UNDER THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE WORK.

4. ANY SPECIFIC REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY SHALL MEAN THE LATEST PRINTED EDITION OF EACH IS IN EFFECT AT THE DATE OF SUBMISSION OR BID UNLESS THE DOCUMENT IS SHOWN DATED.

5. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.

7. INTERPRETATIONS - THESE DOCUMENTS ARE IN PART DIAGRAMMATIC AND SUBJECT TO INTERPRETATION. THEY DO NOT NECESSARILY SHOW COMPLETE DETAILS OF CONSTRUCTION, WORK OR MATERIALS, OR INSTALLATION, AND DO NOT NECESSARILY SHOW HOW CONSTRUCTION DETAILS OF OTHER WORK MAY AFFECT ANY PARTICULAR INSTALLATION.

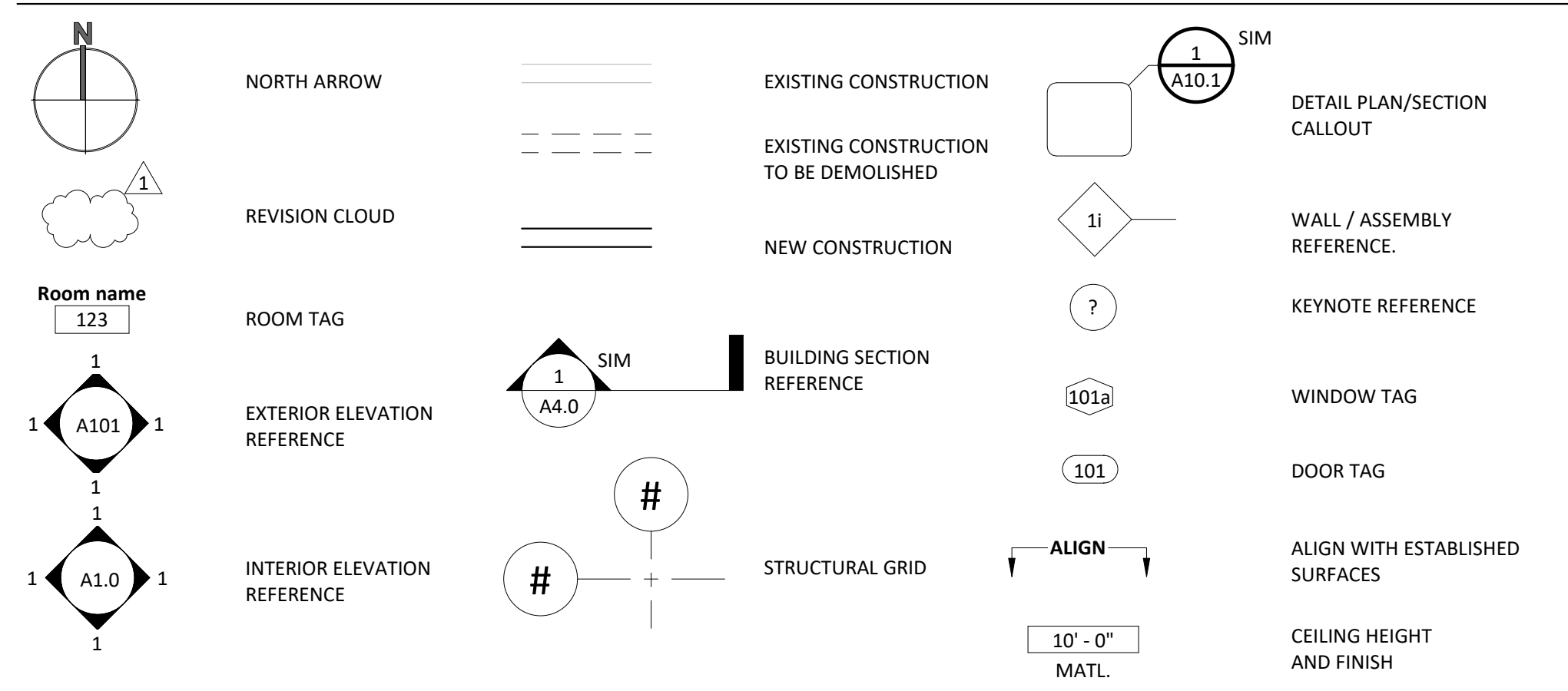
8. DIMENSIONS - THE DRAWINGS MAY NOT BE DRAWN TO SCALE IN SOME INSTANCES; FOLLOW DIMENSIONS BUT DO NOT SCALE THE DRAWINGS: WHERE DIMENSIONS ARE NOTED "CONFIRM" OR "VERIFY", CONSULT THE ARCHITECT FOR DIMENSION CRITERIA BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE GIVEN TO THE FACE OF FINISH MATERIALS, UNLESS OTHERWISE NOTED.

9. THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. THE GC SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.

10. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

11. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE ORDERS, SUBMITTALS AND IMPLEMENTATION OF LONG LEAD ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE GC'S FAILURE TO MAKE LONG LEAD ITEM ORDERS IN A TIMELY FASHION. WHERE DELAYS MAY OCCUR DUE TO AN ITEM NOT BEING ORDERED IN A TIMELY FASHION, GENERAL CONTRACTOR SHALL PROVIDE, AT HIS COST, A TEMPORARY REPLACEMENT AND THEN CHANGE OUT TO THE SPECIFIED ITEM UPON ARRIVAL/DELIVERY.

SYMBOL LEGEND



TYPICAL ABBREVIATIONS

Table listing typical abbreviations such as FBR (FACE BRICK), FDN (FOUNDATION), and FV (FIRE DEPARTMENT VALVE) with their corresponding full names.

LAND USE SUMMARY

LAND USE DATA table with columns for ZONE (R-9.6), PRESENT USE (BASEMENT/GARAGE), FINISHED BASEMENT (450 SF), and LEVEL (01, 2, 230 SF).

CONSTRUCTION TYPE: VB

PROJECT CODE SUMMARY

PROJECT CODE SUMMARY table listing codes for 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL BUILDING CODE, 2020 WASHINGTON CITIES ELECTRICAL CODE, 2020 WASHINGTON STATE ENERGY CODE, 2018 INTERNATIONAL FUEL AND GAS CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 UNIFORM PLUMBING CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, and CONSTRUCTION ADMINISTRATIVE CODE.

DRAWING INDEX

DRAWING INDEX table listing drawing numbers (A001, A002, A100, A110, A120) and their descriptions (GENERAL INFORMATION, SITE PLAN, CABANA PLANS, CABANA ELEVATIONS AND SECTIONS, CABANA DETAILS).

HERSHKOWITZ RESIDENCE

OWNER: IRA HERSHKOWITZ, 6104 84TH AVE SE, MERCER ISLAND, WA 98040



1936 FIRST AVENUE SOUTH SEATTLE, WA 98134 P: 206 274 8030 CONTACT: JIM BROWN JBROWN@URBANADD.COM

CABANA PERMIT SUBMITTAL 5/20/2021

CONTRACTOR

ONESTA, LLC, 300 LENORA ST. #453 SEATTLE, WA 98121 P 855 663 7820 CONTACT: JAKE BESAGNO JAKE@ONESTALLC.COM

STRUCTURAL ENGINEER

BTL ENGINEERING 19011 WOODINVILLE SNOHOMISH RD SUITE 100 WOODINVILLE, WA 98072 P 425 814 8448 CONTACT: ERIC DANN ERIC.DANN@BLTENG.NET

M+P ENGINEER

ELECTRICAL ENGINEER

PROJECT INFO

PROJECT NUMBER: Project Number INTAKE DATE: Issue Date

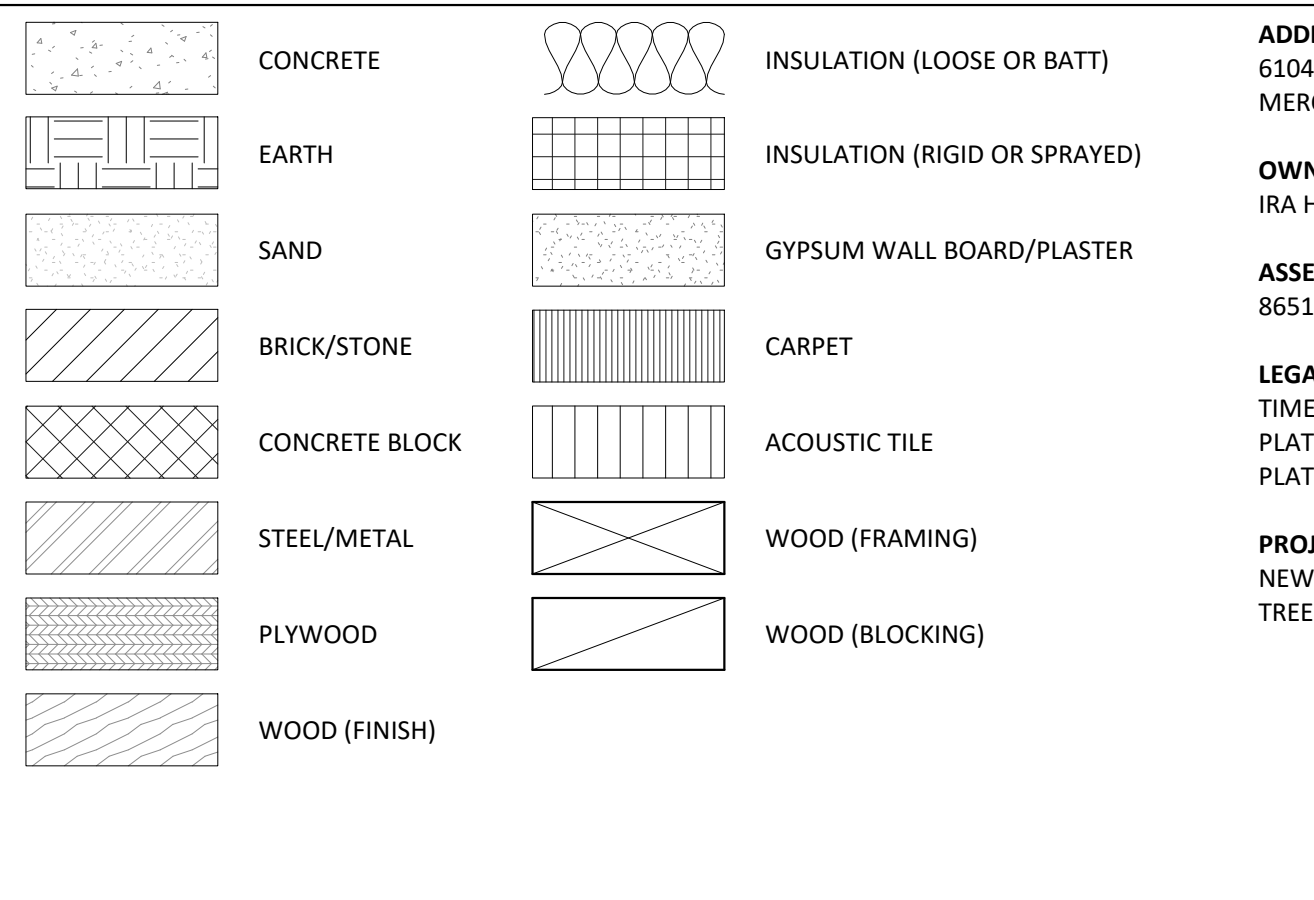
PERMIT STAMP

ISSUE table with columns for #, ADD., REVISION, and DATE.

SHEET

GENERAL INFORMATION

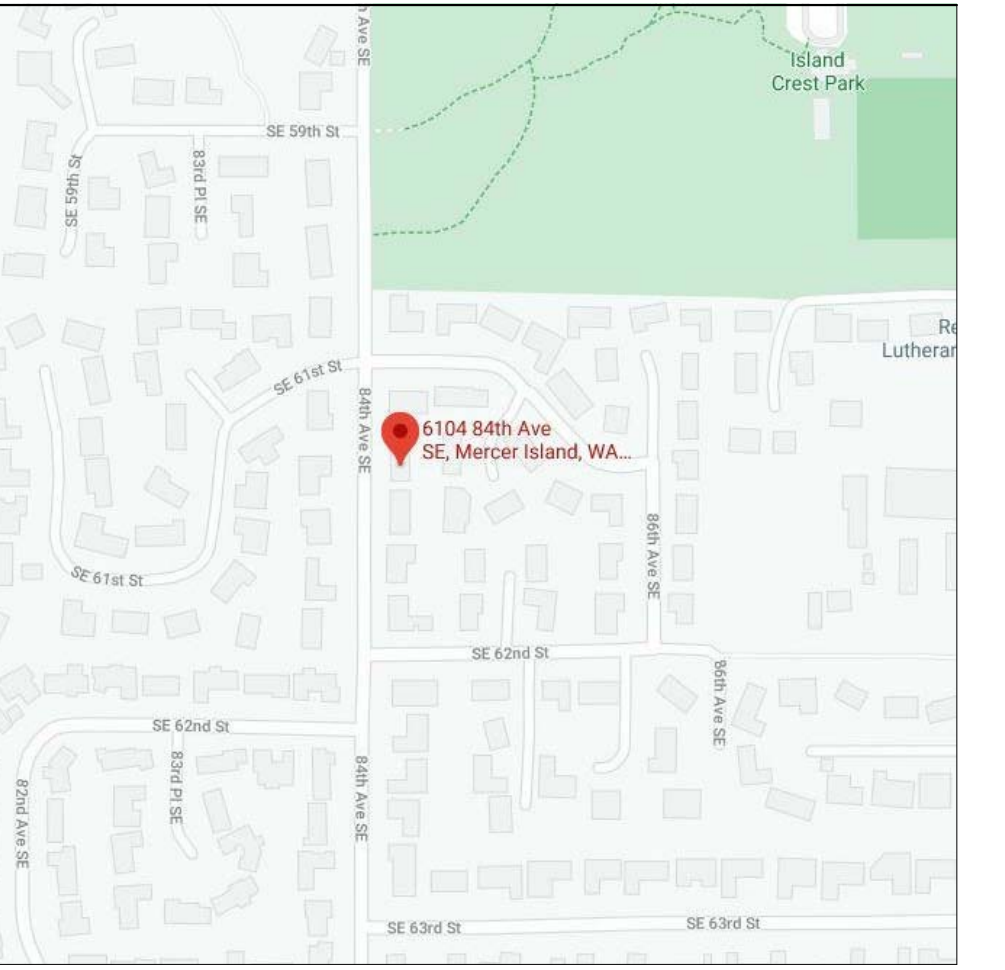
SECTION MATERIAL INDICATIONS



PROJECT INFORMATION

ADDRESS: 6104 84TH AVE SE MERCER ISLAND, WA 98040 OWNER: IRA HERSHKOWITZ ASSESSOR'S TAX PARCEL NUMBER: 865160-0230 LEGAL DESCRIPTION: TIMERTALL PARK ADD PLAT BLOCK: PLAT LOT: 23 PROJECT DESCRIPTION: NEW COVERED PATIO AND LANDSCAPING. NO TREE REMOVAL.

VICINITY MAP



A001

HERSHKOWITZ RESIDENCE

OWNER
 IRA HERSHKOWITZ
 6104 84TH AVE SE,
 MERCER ISLAND, WA 98040

ARCHITECT



1936 FIRST AVENUE SOUTH
 SEATTLE, WA 98134
 P 206 274 8020
 CONTACT: JIM BROWN
 JBROWN@URBANADD.COM

CABANA PERMIT SUBMITTAL
 5/20/2021

CONTRACTOR

ONESTA, LLC
 300 LENORA ST. #453
 SEATTLE, WA 98121
 P 855 663 7820
 CONTACT: JAKE BESAGNO
 JAKE@ONESTALLC.COM

STRUCTURAL ENGINEER

BTL ENGINEERING
 19011 WOODINVILLE SNOHOMISH RD SUITE 100
 WOODINVILLE, WA 98072
 P 425 814 8448
 CONTACT: ERIC DANN
 ERIC.DANN@BLTENG.NET

M+P ENGINEER

TBD

ELECTRICAL ENGINEER

TBD

PROJECT INFO

PROJECT NUMBER: Project Number
 INTAKE DATE: Issue Date

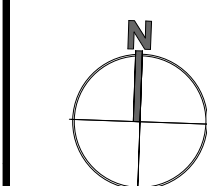
PERMIT STAMP

ISSUE

#	ADD.	REVISION	DATE

SHEET

SITE PLAN



A002

SITE CALCULATIONS

SITE DATA:

LOT SLOPE:
 HIGHEST ELEVATION POINT: 288'
 LOWEST ELEVATION POINT: 284'

ELEVATION DISTANCE:
 4'

HORIZONTAL DISTANCE BETWEEN:
 33'

LOT SLOPE:
 4/33 X 100 = 12%

LOT AREA SQFT:
 9,600 SF (PER KING COUNTY RECORDS)

LOT COVERAGE CALCULATIONS:
 LOT COVERAGE CAN BE 40% OF LOT AREA (MICC 19.02.060.B)

9,600 X .40 = 3,840 ALLOWABLE LOT COVERAGE

EXISTING MAIN STRUCTURE FOOTPRINT:
 2,711 SF

EXISTING ACCESSORY BUILDING:
 SHED : 86 SF

VEHICULAR USE:
 650 SF

TOTAL EXISTING LOT COVERAGE:
 2,711 + 86 + 650 = 3,447 SF

EXISTING LOT COVERAGE TO BE REMOVED:
 86 SF

NEW DETACHED ACCESSORY BUILDING (CABANA):
 198 SF

TOTAL PROJECT LOT COVERAGE:
 3,447 - 86 + 198 = 3,559 SF
 37% < 40%

HARDSCAPE CALCULATIONS:

ALLOWED HARDSCAPE AREA = 9% OF LOT
 9,600 X .09 = 864 SF

EXISTING IMPERVIOUS SURFACE:
 586 SF

EXISTING HARDSCAPE TO BE REMOVED:
 284 SF

REMAINING EXISTING HARDSCAPE:
 586 - 284 = 302 SF

NEW HARDSCAPE (PAVERS):
 552 SF

TOTAL PROJECT HARDSCAPE AREA:
 302 + 552 = 854 SF
 8.89% < 9.0%

GROSS GLOOR AREA CALCULATIONS:

ALLOWED GFA:
 9,600 X .4 = 3,840 SF
 40%

EXISTING GFA:
 3,290 SF

NEW ACCESSORY BUILDING GFA:
 198 SF

TOTAL PROPOSED GFA:
 3,488 SF
 36.6% < 40%

AVERAGE BUILDING ELEVATION CALCULATION:

POINT A:
 WALL LENGTH: 16' 6"
 ELEVATION: 288'

POINT B:
 WALL LENGTH: 12'
 ELEVATION: 288'

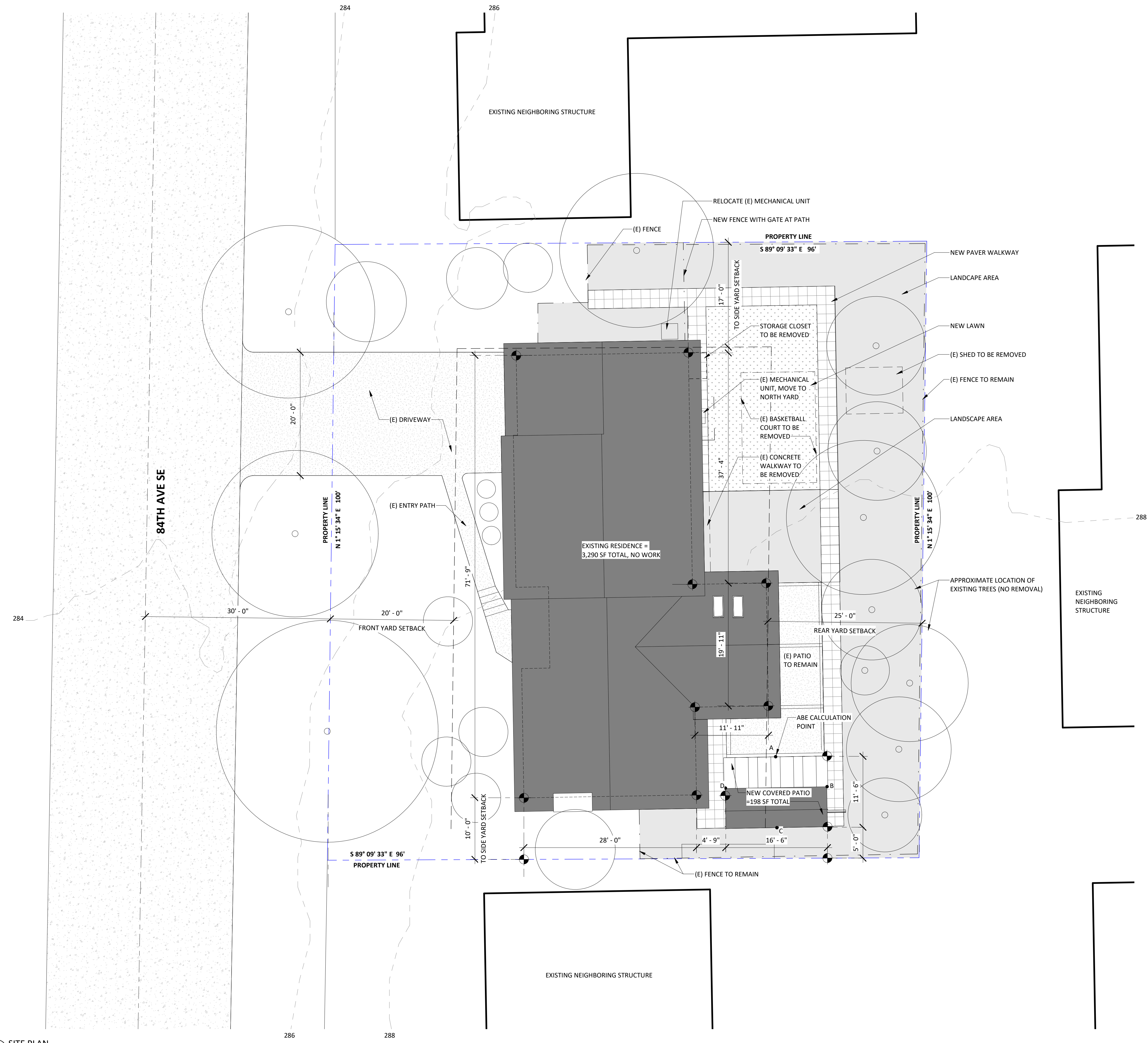
POINT C:
 WALL LENGTH: 16' 6"
 ELEVATION: 288'

POINT D:
 WALL LENGTH: 12'
 ELEVATION: 288'

$$(12)(288) + (16.5)(288) + (12)(288) + (16.5)(288) = 16,416$$

$$12 + 16.5 + 12 + 16.5 = 57$$

$$16,416 / 57 = 288'$$



1 SITE PLAN
 1/8" = 1'-0"

HERSHKOWITZ RESIDENCE

OWNER
 IRA HERSHKOWITZ
 6104 84TH AVE SE,
 MERCER ISLAND, WA 98040

ARCHITECT


1936 FIRST AVENUE SOUTH
 SEATTLE, WA 98134
 P 206 274 8030
 CONTACT: JIM BROWN
 JBROWN@URBANADD.COM

CABANA PERMIT SUBMITTAL
 5/20/2021

CONTRACTOR
 ONESTA, LLC
 300 LENORA ST. #453
 SEATTLE, WA 98121
 P 855 663 7820
 CONTACT: JAKE BESAGNO
 JAKE@ONESTALLC.COM
 STRUCTURAL ENGINEER
 BTL ENGINEERING
 19011 WOODINVILLE SNOHOMISH RD SUITE 100
 WOODINVILLE, WA 98072
 P 425 814 8448
 CONTACT: ERIC DANN
 ERIC.DANN@BLTENG.NET
 M+P ENGINEER
 TBD

ELECTRICAL ENGINEER
 TBD

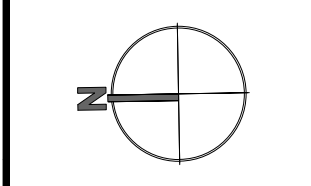
PROJECT INFO
 PROJECT NUMBER: Project Number
 INTAKE DATE: Issue Date

PERMIT STAMP

ISSUE

#	ADD.	REVISION	DATE

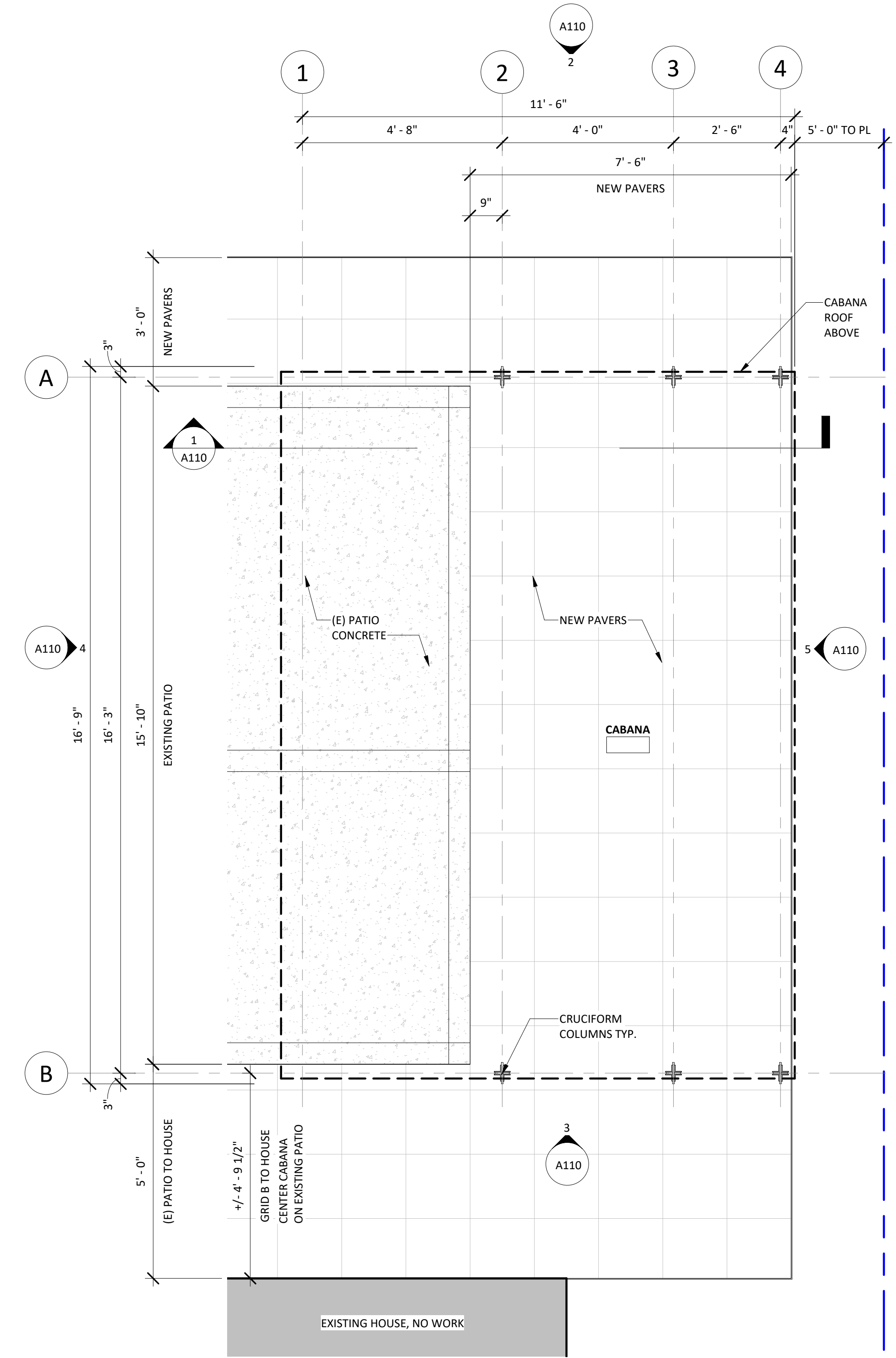
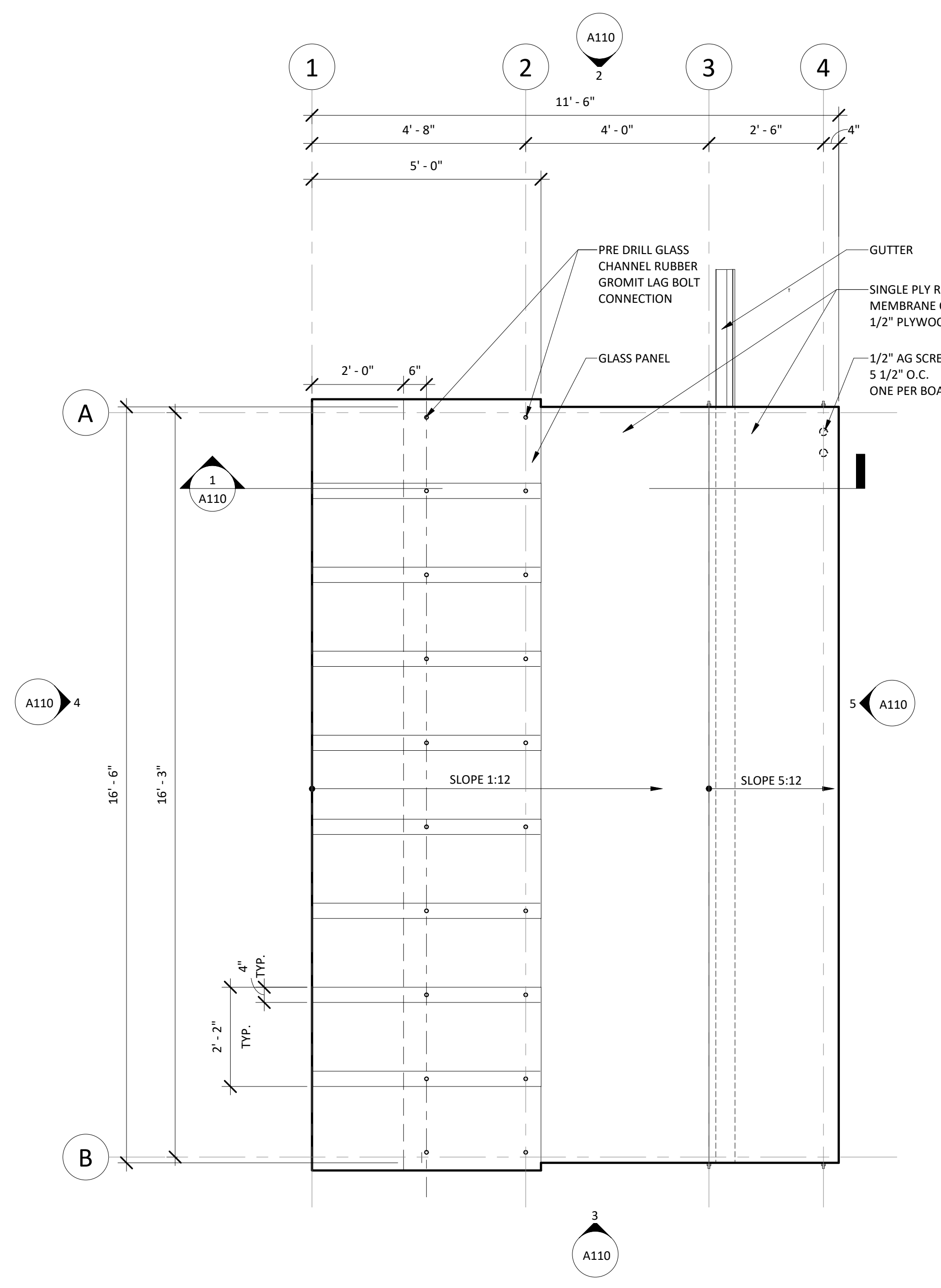
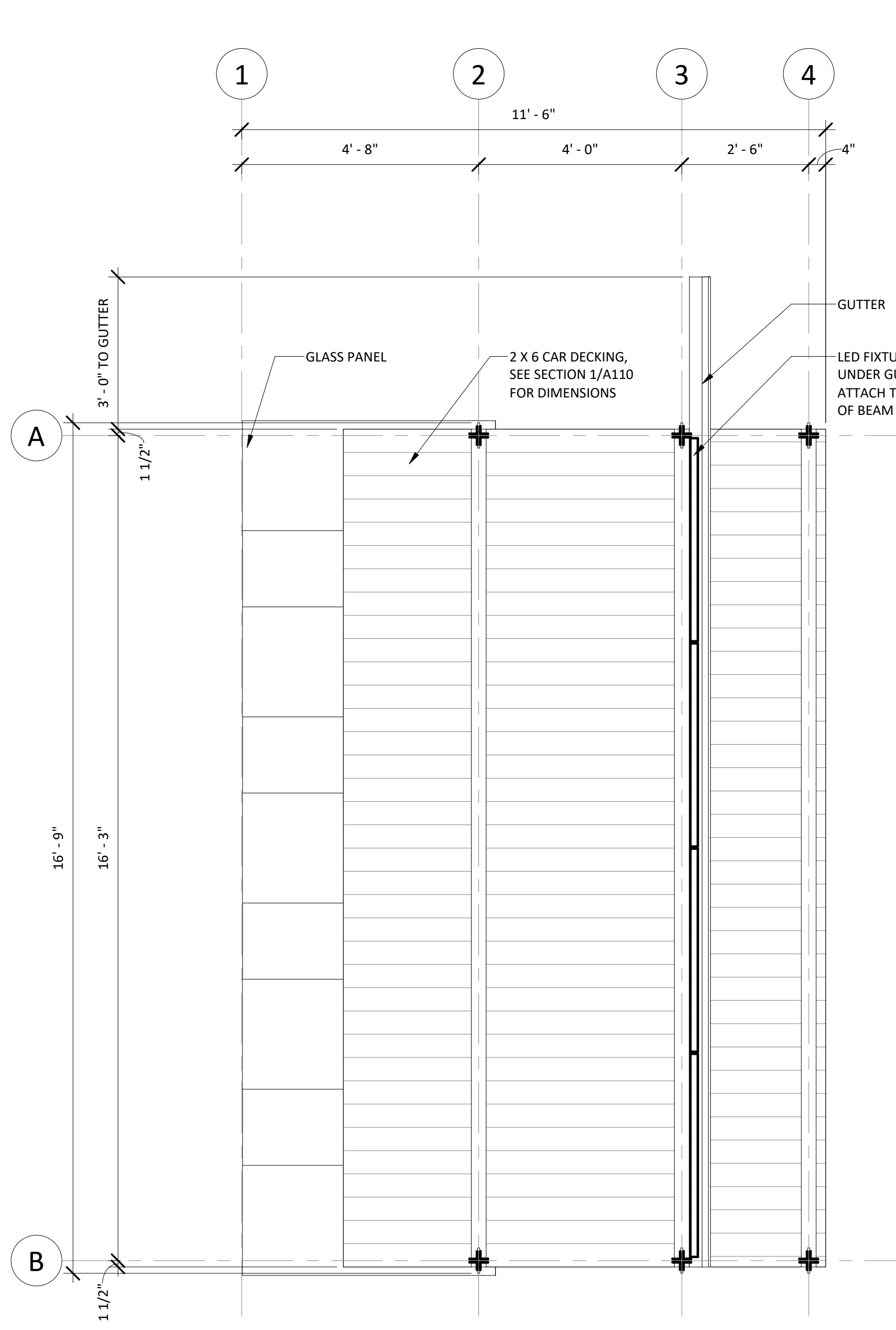
SHEET
 CABANA PLANS



A100

RCP LEGEND

	NEW RECESSED LED CAN LIGHT		SMOKE DETECTOR
	NEW RECESSED LED CAN LIGHT WET LOCATION		EXHAUST FAN
	RAINSHOWER HEAD		SWITCH - SINGLE POLE
	OUTDOOR LED LIGHT FIXTURE		SWITCH - 3 WAY
	UNDER CABINET LED LIGHT		SWITCH WITH DIMMER
	LINEAR MIRROR LIGHT		SWITCH WITH TIMER
	LINEAR CLOSET FIXTURE		WIRING LINES
	E-FAN CEILING FAN WITH INTEGRAL LIGHT		EXISTING PAINTED GWB



3 CABANA REFLECTED CEILING PLAN
 1/2" = 1'-0"

2 CABANA ROOF PLAN
 1/2" = 1'-0"

1 CABANA PLAN
 1/2" = 1'-0"

HERSHKOWITZ RESIDENCE

OWNER
 IRA HERSHKOWITZ
 6104 84TH AVE SE,
 MERCER ISLAND, WA 98040

ARCHITECT



1936 FIRST AVENUE SOUTH
 SEATTLE, WA 98134
 P 206 274 8030
 CONTACT: JIM BROWN
 JBROWN@URBANADD.COM

CABANA PERMIT SUBMITTAL
 5/20/2021

CONTRACTOR

ONESTA, LLC
 300 LENORA ST. #453
 SEATTLE, WA 98121
 P 855 663 7820
 CONTACT: JAKE BESAGNO
 JAKE@ONESTALLC.COM

STRUCTURAL ENGINEER

BTL ENGINEERING
 19011 WOODINVILLE SNOHOMISH RD SUITE 100
 WOODINVILLE, WA 98072
 P 425 814 8448
 CONTACT: ERIC DANN
 ERIC.DANN@BLTENG.NET

M+P ENGINEER

TBD

ELECTRICAL ENGINEER

TBD

PROJECT INFO

PROJECT NUMBER: Project Number
 INTAKE DATE: Issue Date

PERMIT STAMP

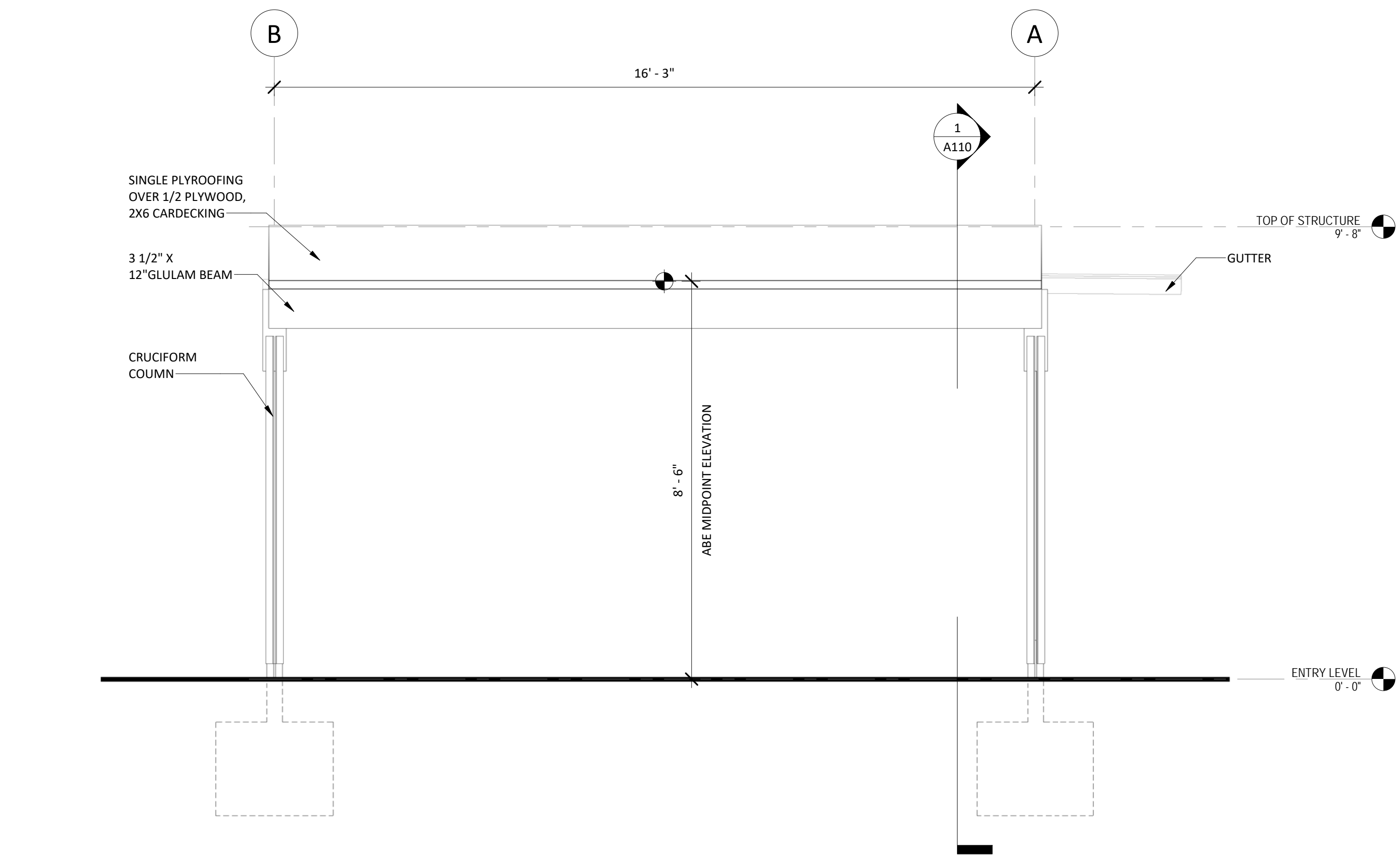
ISSUE

#	ADD.	REVISION	DATE

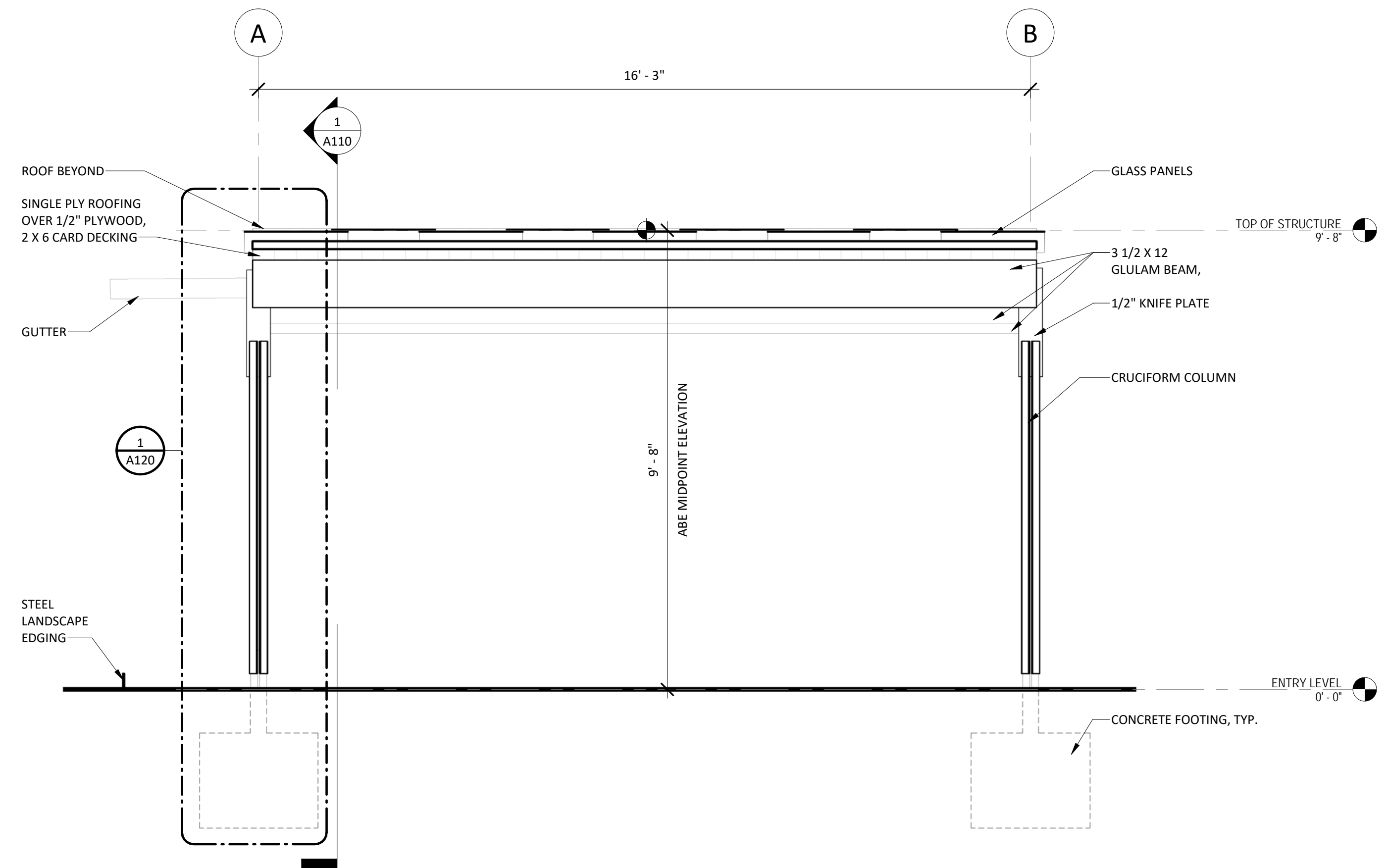
SHEET

CABANA ELEVATIONS AND SECTIONS

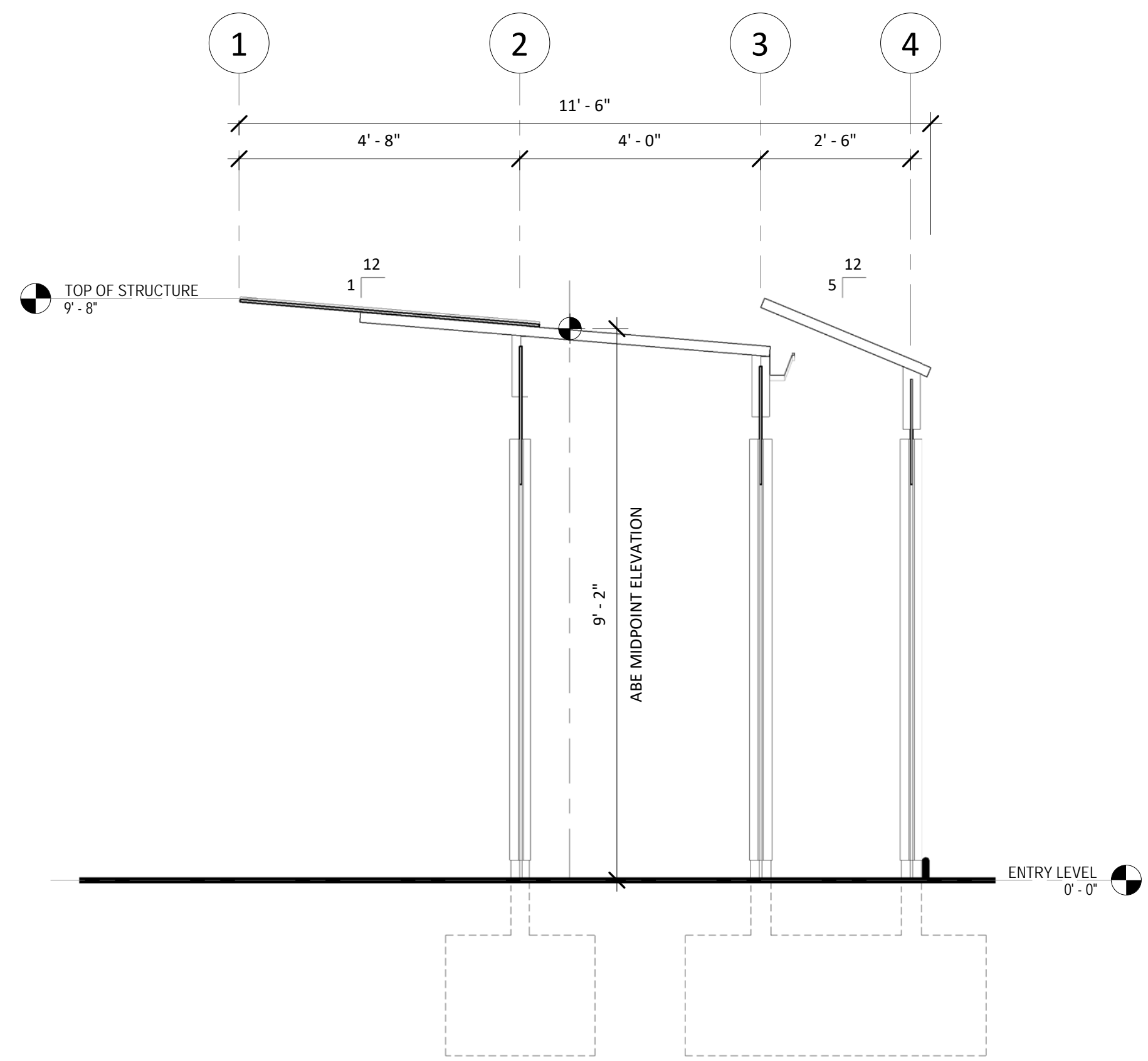
A110



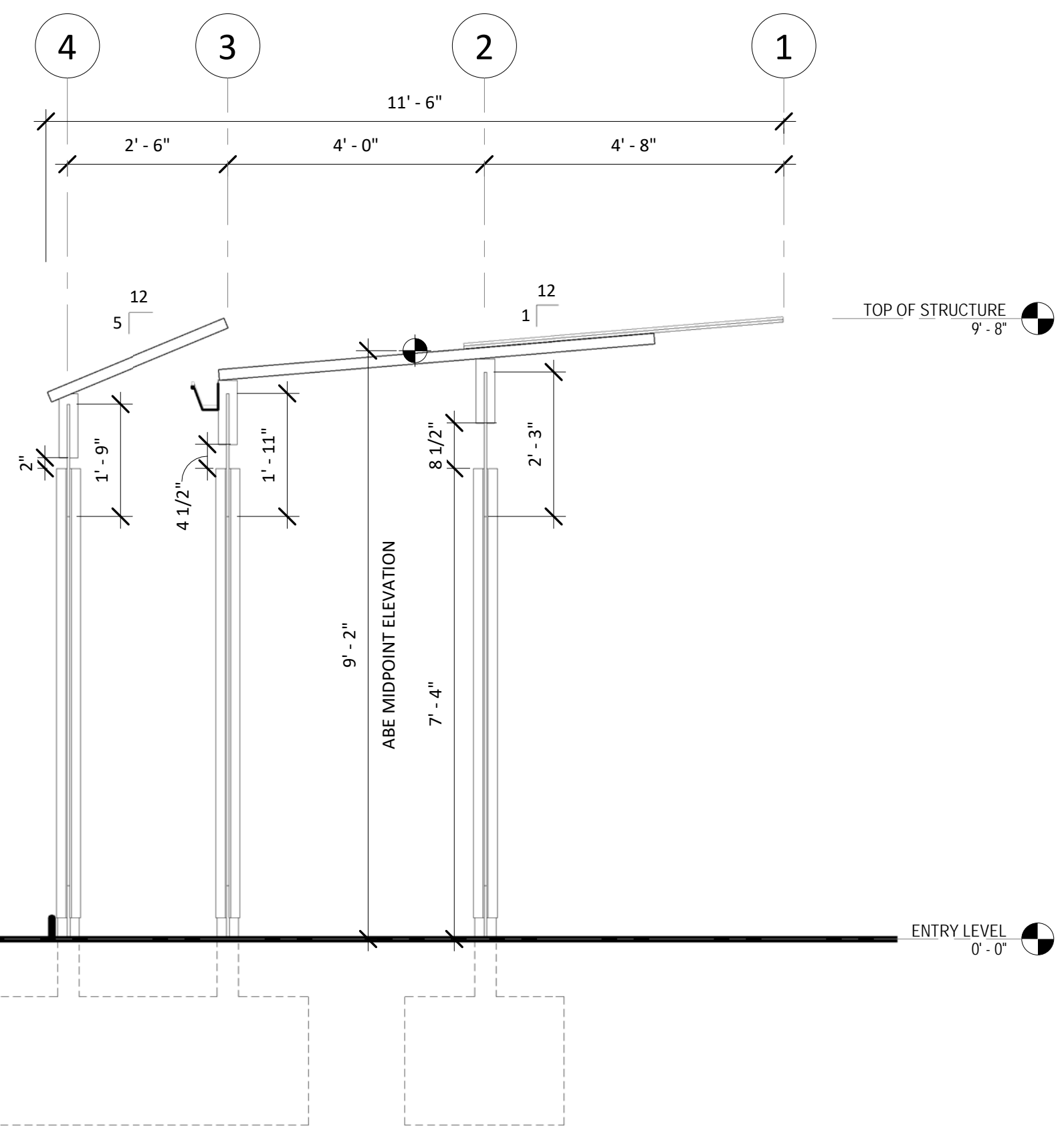
5 CABANA ELEVATION - SOUTH
 1/2" = 1'-0"



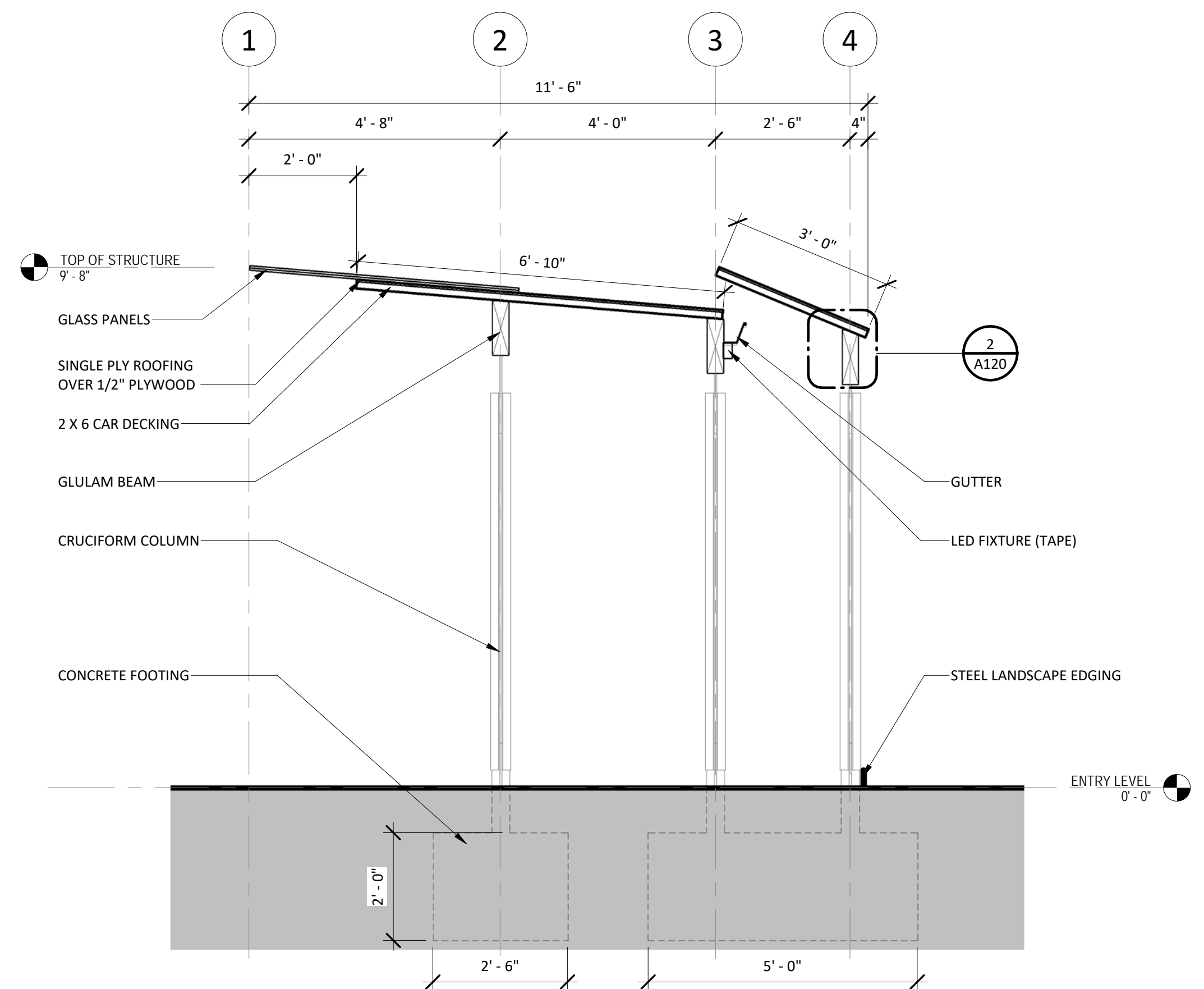
4 CABANA ELEVATION - NORTH
 1/2" = 1'-0"



3 CABANA ELEVATION - WEST
 1/2" = 1'-0"



2 CABANA ELEVATION - EAST
 1/2" = 1'-0"



1 CABANA SECTION
 1/2" = 1'-0"

HERSHKOWITZ RESIDENCE

OWNER
 IRA HERSHKOWITZ
 6104 84TH AVE SE,
 MERCER ISLAND, WA 98040



1936 FIRST AVENUE SOUTH
 SEATTLE, WA 98134
 P 206 274 8030
 CONTACT: JIM BROWN
 JBROWN@URBANADD.COM

CABANA PERMIT SUBMITTAL
 5/20/2021

CONTRACTOR
 ONESTA, LLC.
 300 LENORA ST. #453
 SEATTLE, WA 98121
 P 855 663 7820
 CONTACT: JAKE BESAGNO
 JAKE@ONESTALLC.COM

STRUCTURAL ENGINEER
 BTL ENGINEERING
 19011 WOODINVILLE SNOHOMISH RD SUITE 100
 WOODINVILLE, WA 98072
 P 425 814 8448
 CONTACT: ERIC DANN
 ERIC.DANN@BLTENG.NET

M+P ENGINEER

ELECTRICAL ENGINEER
 TBD

PROJECT INFO
 PROJECT NUMBER: Project Number
 INTAKE DATE: Issue Date

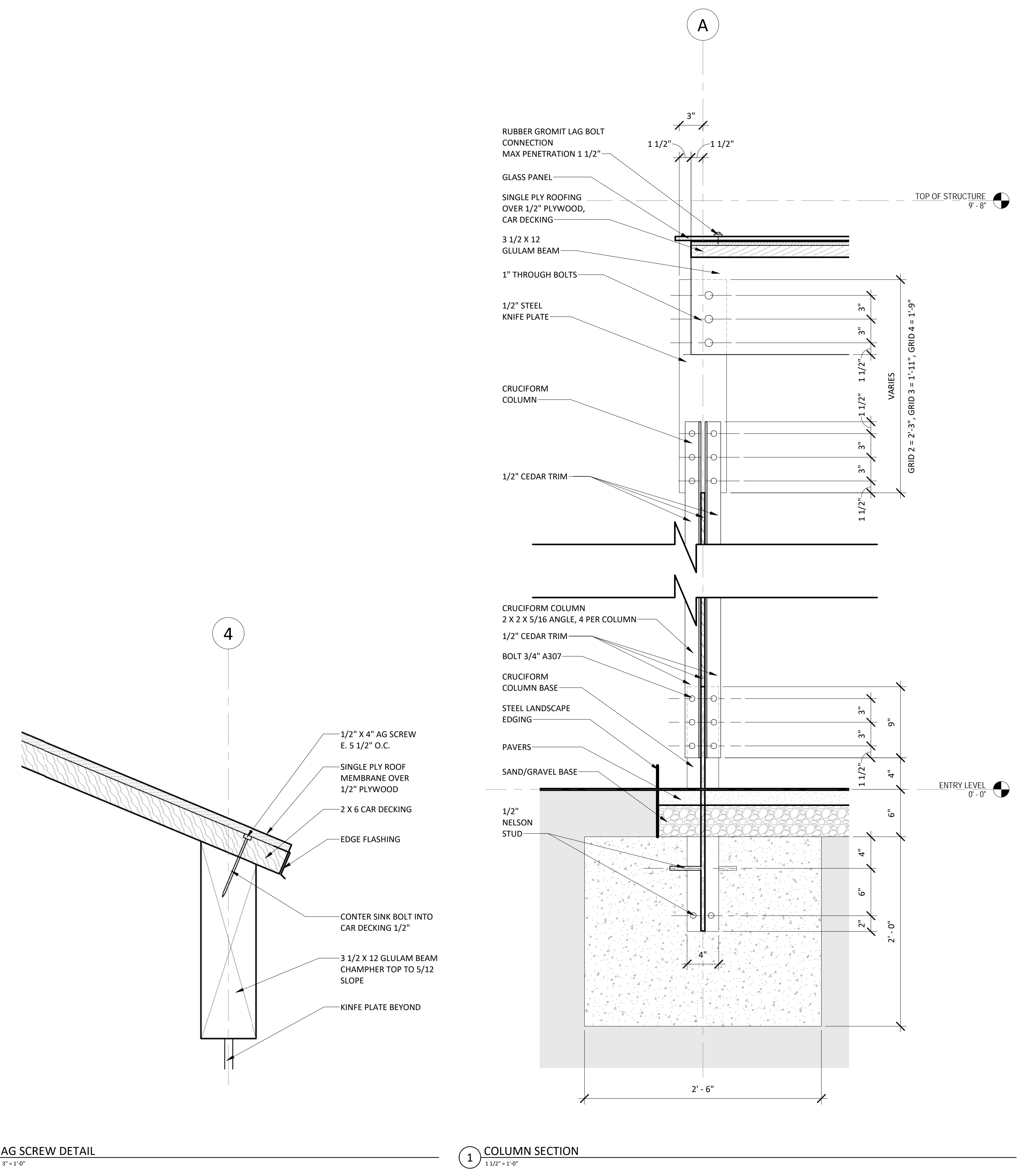
PERMIT STAMP

ISSUE

#	ADD.	REVISION	DATE

SHEET
 CABANA DETAILS

A120



2 AG SCREW DETAIL
 3" x 1-0"

1 COLUMN SECTION
 1 1/2" x 3-0"