

LOT SLOPE:
 HIGHEST ELEVATION POINT OF LOT (NORTHWEST CORNER): 307.0'
 LOWEST ELEVATION POINT OF LOT (SOUTHEAST CORNER): 284.5'
 ELEVATION DIFFERENCE: 22.5'
 HORIZONTAL DIFFERENCE BETWEEN HIGH & LOW POINTS: 157.0'
 LOT SLOPE: 14.3%

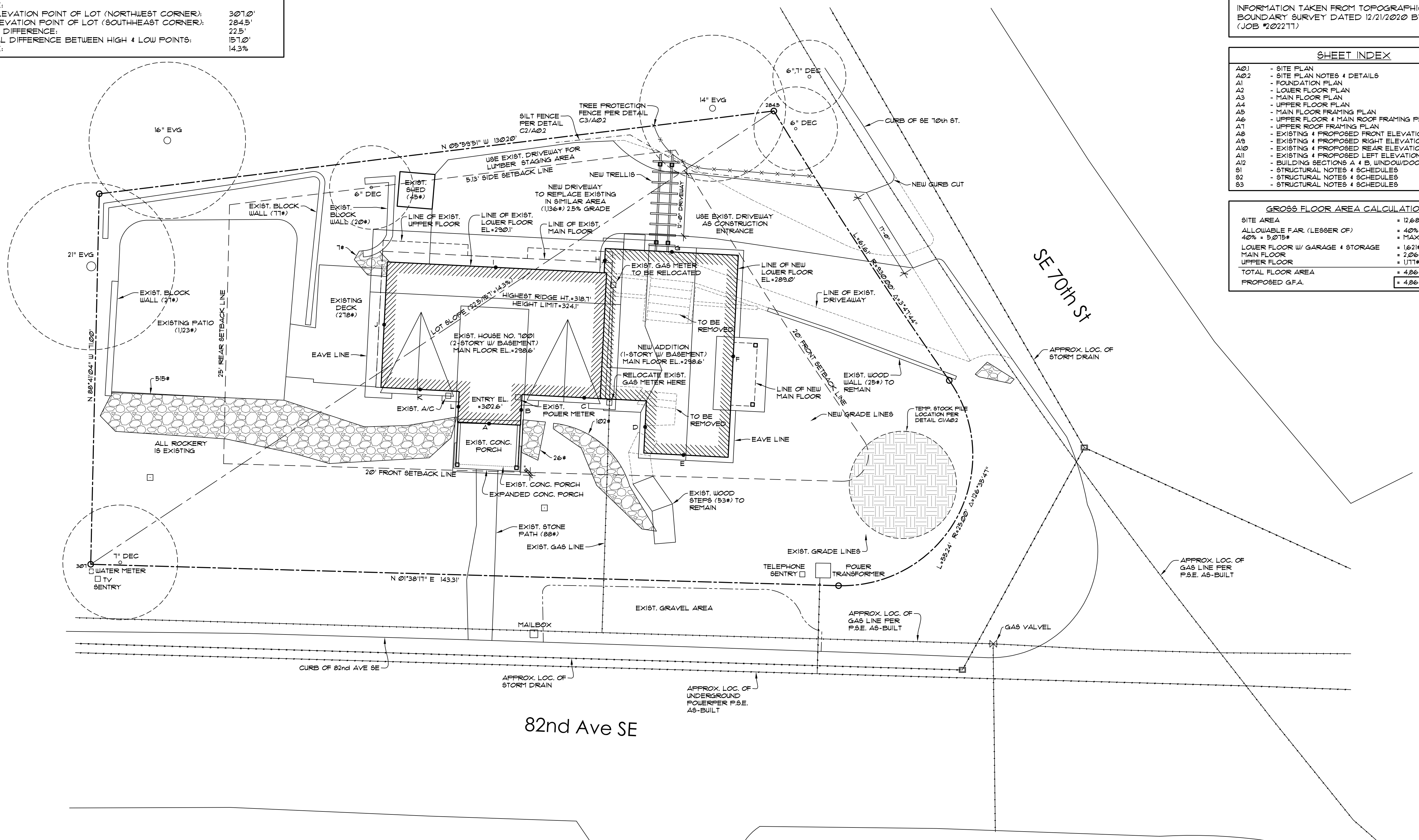
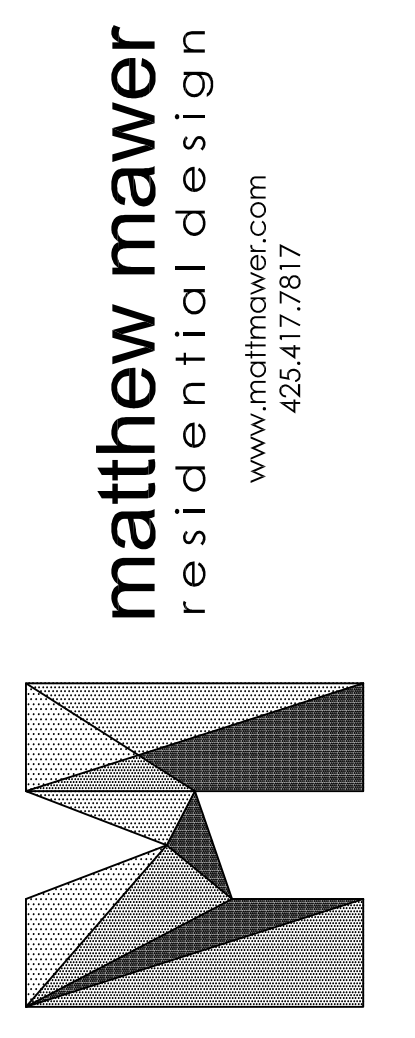
INFORMATION TAKEN FROM TOPOGRAPHIC &
 BOUNDARY SURVEY DATED 12/21/2020 BY TERRANE
 (JOB #202211)

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GROSS FLOOR AREA CALCULATIONS

SITE AREA	= 12,688#
ALLOWABLE FAR (LESSER OF)	= 40% OR 8,000#
40% = 5,075#	= MAX. 5,075#
LOWER FLOOR W/ GARAGE & STORAGE	= 1,621#
MAIN FLOOR	= 2,066#
UPPER FLOOR	= 1,111#
TOTAL FLOOR AREA	= 4,864#
PROPOSED G.F.A.	= 4,864#



KOLBE ADDITION
 7001 82nd AVE SE
 MERCER ISLAND, WA

ALL TREES ARE EXISTING AND ARE TO REMAIN

PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.

24 HOUR EROSION CONTROL CONTACT INFO: MTS CONSTRUCTION-206.340.3586

SITE INFO

ADDRESS:	- 7001 82nd AVE SE MERCER ISLAND, WA 98040
PARCEL NUMBER:	- 545280-0472
JURISDICTION:	- MERCER ISLAND
ZONE:	- R-9.6
HEIGHT LIMIT:	- 30' ABOVE A.B.E.
LOT SIZE:	- 12,688#
SETBACK:	- FRONT-20' REAR-25' SIDE-11% WIDTH+5.13'
SIDE SETBACK:	- 5' FROM PROPERTY LINE
LOT SLOPE:	- 14.3%
LOT COVERAGE:	- 40% (5,075#)
HARDSCAPE:	- 9%
GFA:	- 8,000# OR 40% WHICHEVER IS LESS (5,075#)

LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 1,701#
SHED	- 45#
DRIVEWAY (TO BE REMOVED)	- 1,430#
TOTAL EXISTING	- 3,236#
NEW LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 982#
REPLACED DRIVEWAY	- 1,136#
TOTAL NEW/REPLACED	- 2,118#
TOTAL LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 2,683#
DRIVEWAY	- 1,136#
SHED	- 45#
TOTAL PROPOSED	- 3,864#
LOT AREA	- 12,688#
PROPOSED LOT COVERAGE	- 3,864/12,688 = 30.5%
MAXIMUM LOT COVERAGE	- 40% (5,075#)
UNUSED LOT COVERAGE	- 9.5% (1,211#)

WATER SUPPLY SYSTEM REQUIREMENTS:
 PROJECT REQUIRES NEW OR UP-SIZED WATER METER AND/OR WATER SUPPLY LINE.
 MINIMUM WATER METER SIZE TO BE 1"
 MINIMUM WATER SUPPLY LINE TO BE 1.25"

FIRE SPRINKLER NOTE:
 A NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED.

HARDSCAPE CALCULATIONS

EXISTING HARDSCAPE SURFACE:	
DECK, PATIOS & PATHS	- 1,511#
ROCKERIES	- 650#
BLOCK & WOOD WALLS	- 149#
TOTAL EXISTING	- 2,310#
LOT AREA	- 12,688#
EXISTING HARDSCAPE	- 2,310/12,688 = 18.2%
MAXIMUM HARDSCAPE	- 9.5%+9%+18.5%

AVERAGE BUILDING ELEVATION

WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	RESULT
A	12.0'	302.0	91,848.07
B	5.88'	291.5	10,319.36
C	23.88'	296.5	91,792.87
D	10.00'	296.5	10,052.15
E	16.11'	291.5	10,052.15
F	38.75'	294.0	10,052.15
G	25.50'	289.5	10,052.15
H	4.61'	290.0	10,052.15
I	41.58'	290.0	10,052.15
J	24.08'	295.0	10,052.15
K	15.00'	296.0	10,052.15
L	5.88'	291.0	10,052.15
TOTALS	223.43'	N/A	65,718.59

65,718.59 / 223.43 = 294.1
 AVERAGE BUILDING ELEVATION = 294.1'
 MAXIMUM BUILDING HEIGHT = 30' ABOVE A.B.E.
 294.1' + 30' = 324.1'
 MAXIMUM BUILDING HEIGHT = 324.1'
 ACTUAL BUILDING HEIGHT = 24.6' (318.1')

SITE PLAN
 SCALE: 1" = 10'
 SUBJECT PROPERTY TAX PARCEL NO. 545280-0472
 7001 82nd AVE SE
 MERCER ISLAND, WA 98040

JOB NO: 21-001
 DATE: 8/30/21
 DRN. BY: MM
 REVISED: 12/03/21

SHEET NO.
A0.1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THAT PORTION OF LOT 94 OF MERCER RIDGE, AS PER PLAT RECORDED IN VOLUME 61 OF PLATS, ON PAGE 44, RECORDS OF KING COUNTY, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 94, WHICH BEARS NORTH 88 DEGREES 41 MINUTES 04 SECONDS WEST 71.00 FEET DISTANT FROM THE SOUTHEAST CORNER OF SAID LOT 94; THENCE NORTH 06 DEGREES 59 MINUTES 51 SECONDS WEST 130.19 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 70TH STREET AND THE TERMINUS OF SAID LINE;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 01°38'17" E BETWEEN SURVEY MONUMENTS FOUND ON THE CENTERLINE OF 82ND AVE. S.E., PER R2.

REFERENCES

- R1 MERCER RIDGE, RECORDED IN VOL. 61 OF PLATS, PG. 44-45.
- R2 PARKWEST, RECORDED IN VOL. 80 OF PLATS, PG. 39.
- R3 RECORD OF SURVEY IN BK. 33 OF SURVEYS, PG. 52. ALL IN RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD(88) PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 545280-0472
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,688 ±S.F. (0.29 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN WFG NATIONAL TITLE COMPANY, COMMITMENT NO. 20-205280, WITH AN EFFECTIVE DATE OF MAY 27, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

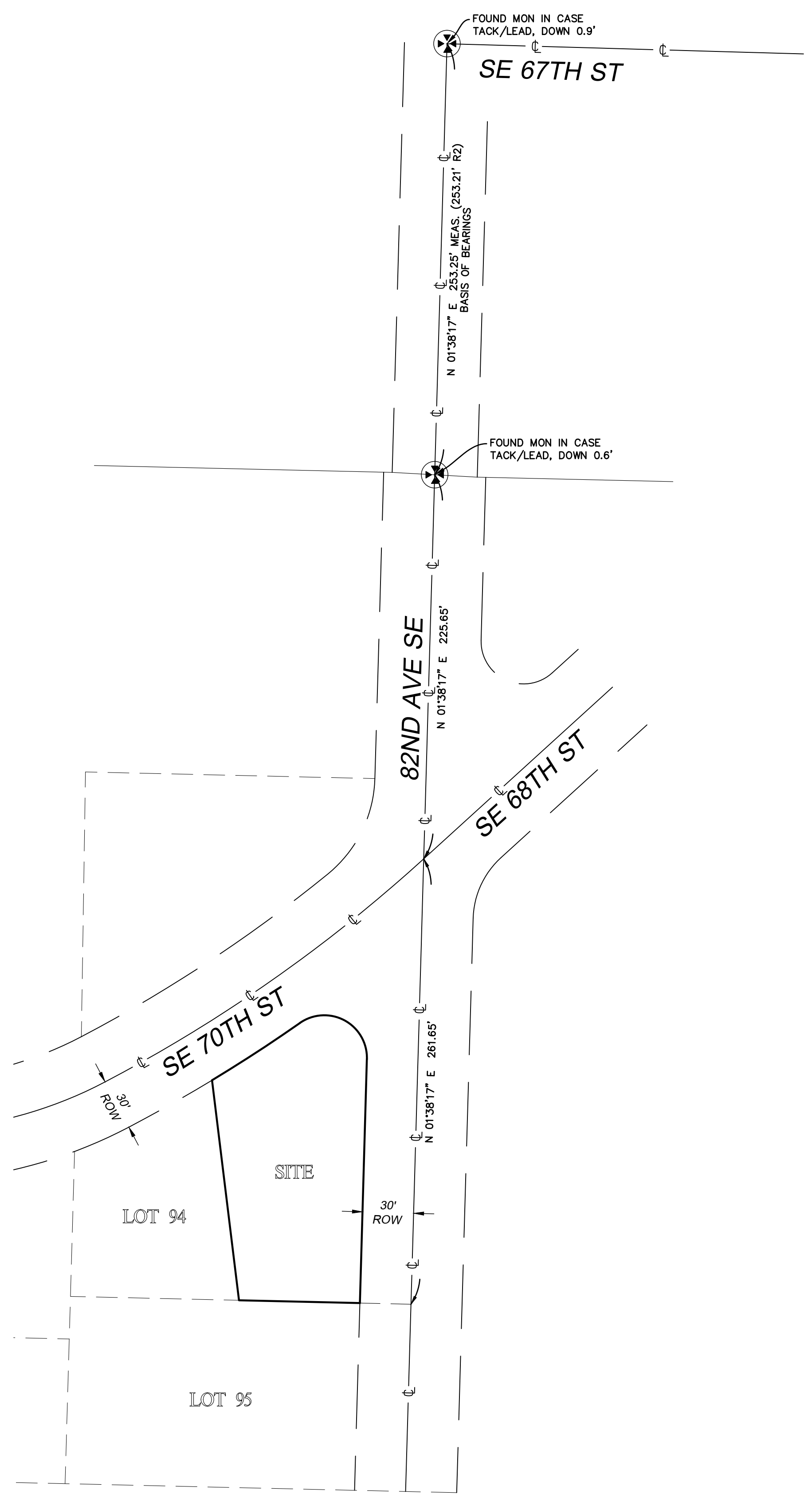
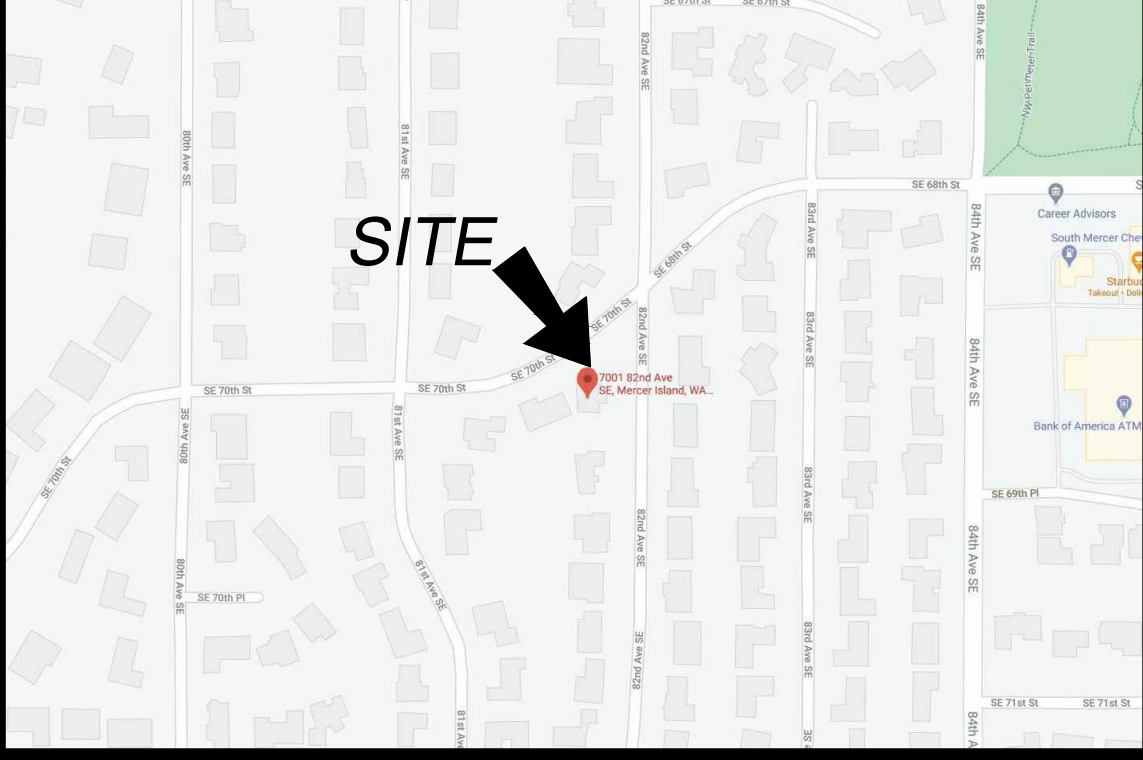
	ASPHALT SURFACE		MONUMENT IN CASE (FOUND)
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (UNDERGROUND)
	CONCRETE SURFACE		POWER TRANSFORMER
	RETAINING WALL		REBAR & CAP (SET)
	DECK		ROCKERY
	FENCE LINE (CHAIN LINK)		SEWER LINE
	FENCE LINE (WOOD)		SEWER MANHOLE
	FIRE HYDRANT		SIGN (AS NOTED)
	FLAGSTONE SURFACE		STORM DRAIN LINE
	GAS LINE		TELEPHONE ENTRY
	GAS METER		TV ENTRY
	GAS VALVE		TREE (AS NOTED)
	GRAVEL SURFACE		UTILITY LINE
	INLET (TYPE 1)		WATER LINE
	MAILBOX (RESIDENTIAL)		WATER METER
	REBAR/IRON PIPE AS NOTED (FOUND)		WATER VALVE

SCHEDULE B ITEMS

12. COVENANTS, CONDITIONS, OR RESTRICTIONS, IF ANY, APPEARING IN THE PUBLIC RECORDS. (NO DOCUMENTS PROVIDED)
13. ANY EASEMENTS OR SERVITUDES APPEARING IN THE PUBLIC RECORDS. (NO DOCUMENTS PROVIDED)
14. ANY LEASE, GRANT, EXCEPTION, OR RESERVATION OF MINERALS OR MINERAL RIGHTS OR OTHER SUBSURFACE SUBSTANCES APPEARING IN THE PUBLIC RECORDS. (NO DOCUMENTS PROVIDED)
15. MATTERS SET FORTH BY SURVEY RECORDED ON JULY 29, 1982, IN 8207299028, OF OFFICIAL RECORDS. (CURRENT CONDITIONS SHOWN)

VICINITY MAP

N.T.S.



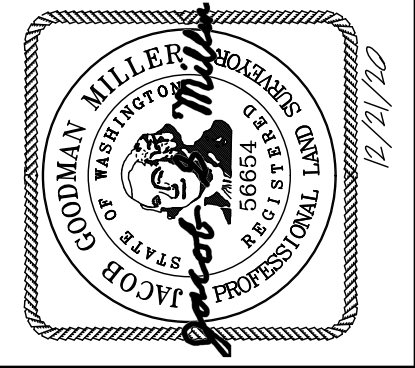
INDEXING INFORMATION			
SE 1/4	NE 1/4		
SECTION: 25			
TOWNSHIP: 24N			
RANGE: 04E			
COUNTY: KING			

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5452800472

KOLBE RESIDENCE
7001 82ND AVE SE
MERCER ISLAND, WA 98040



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	202277
DATE:	12/21/20
DRAFTED BY:	IDV-DSS
CHECKED BY:	JGM/RLS
SCALE:	N.T.S.

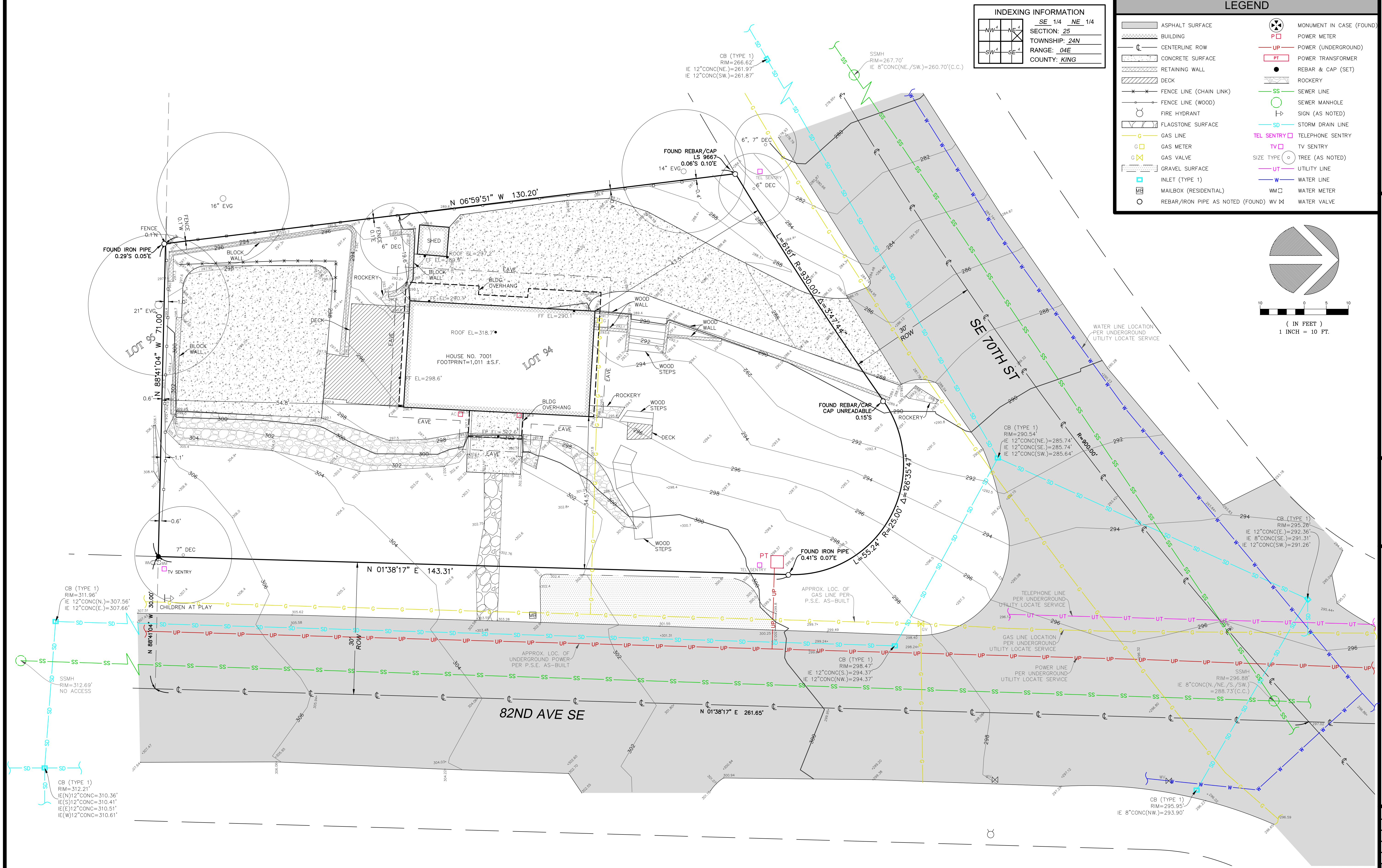
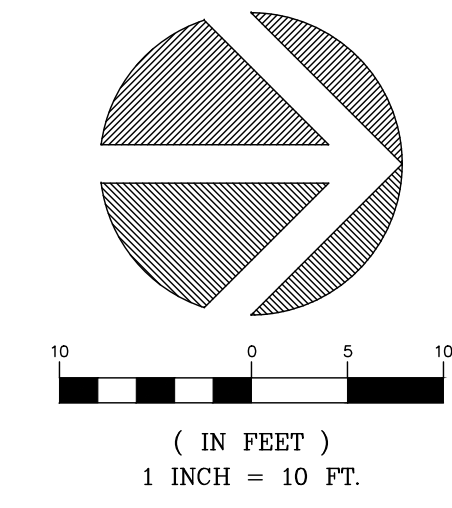
REVISION HISTORY	

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

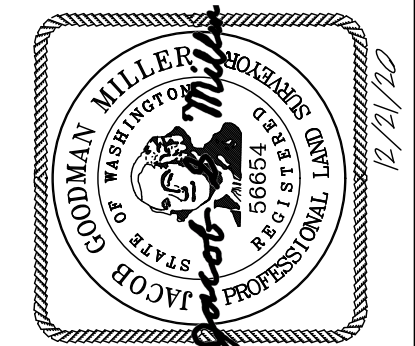
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LEGEND			
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TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5452800472
KOLBE RESIDENCE
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 MERCER ISLAND, WA 98040



Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
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JOB NUMBER:	202277
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DRAFTED BY:	IDV-DSS
CHECKED BY:	JGM/RLS
SCALE:	1" = 10'

REVISION HISTORY	

EROSION/SEDIMENTATION CONTROL - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - A. CONDUCT PRE-CONSTRUCTION MEETING.
 - B. FLAG OR FENCE CLEARING LIMITS.
 - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - E. GRADE AND INSTALL CONSTRUCTION ENTRANCES.
 - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
 - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY/COUNTY TESC MINIMUM REQUIREMENTS.
 - L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 1 DAY.
 - N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (KMC 1552) INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY/COUNTY STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S) PROPERTY OWNER, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED MONETARY PENALTIES. THE MINIMUM PENALTY IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE A MULTIPLIED BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY/COUNTY. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP, AND PENALTIES, ARE PAID TO THE CITY/COUNTY.

3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE. TEMPORARY DISCHARGE TO SANITARY SEWER REQUIRES PRE-CONSTRUCTION AUTHORIZATION AND PERMIT AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND SPECIFICATIONS.

5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY/COUNTY INSPECTOR.

11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SHELPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. 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 ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.

12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.

13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.

14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 1 DAYS OF GRADING.
 - OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.

16. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED APPROXIMATELY 80 POUNDS PER ACRE).

17. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".

18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.

20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

21. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-10% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.

22. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

23. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.

24. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMP'S. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTEAM SYSTEM.

25. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.

26. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.

27. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.

28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

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29. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.

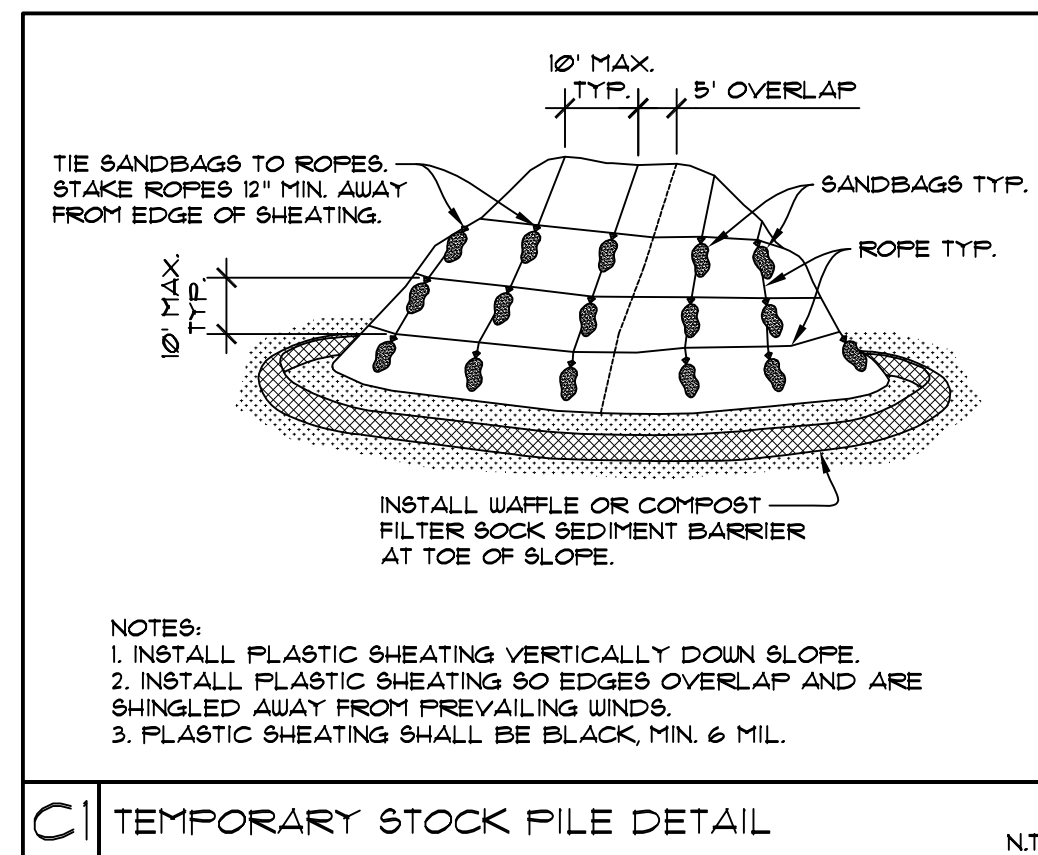
30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION.

31. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTEAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A STORM DRAIN PROTECTION INSERT OR EQUIVALENT.

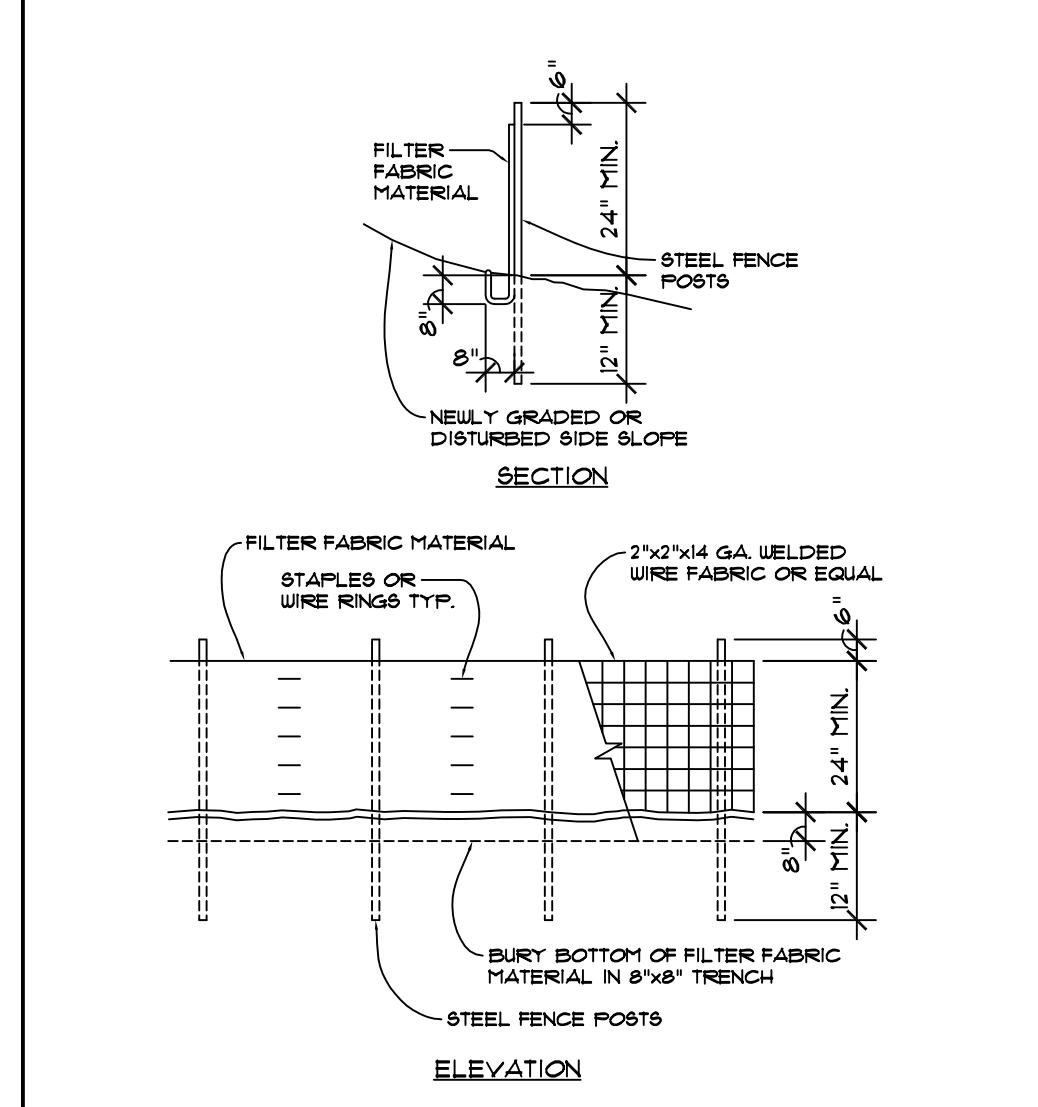
32. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

33. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTEAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.

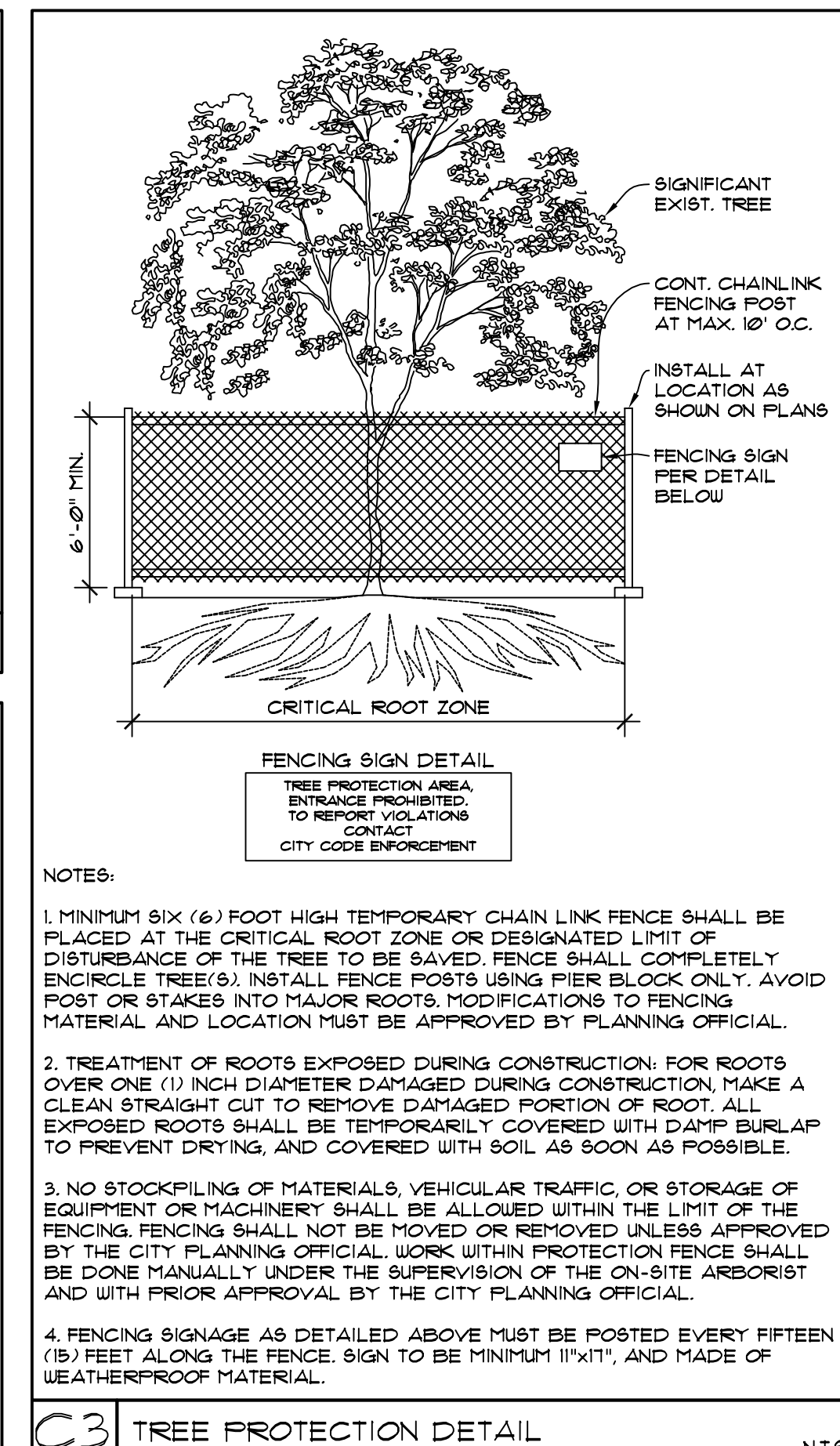
34. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.



C1 TEMPORARY STOCK PILE DETAIL N.T.S.



C2 SILT FENCE DETAIL N.T.S.



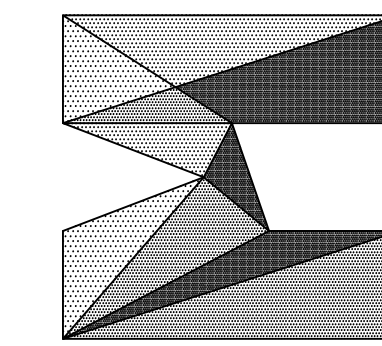
C3 TREE PROTECTION DETAIL N.T.S.

SITE PLAN NOTES & DETAILS
SCALE: N.T.S.

KOLBE ADDITION
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NOTE:
SEE SHEET 91 FOR FOOTING SCHEDULE

CRAWL SPACE:
18" MINIMUM CLEARANCE UNDER JOISTS
12" MINIMUM CLEARANCE UNDER GIRDERS
6 MIL VAPOR BARRIER (BLACK)
THRU/OUT, LAP SEAMS MIN. 12" (USBC 5/02.16.7)
NOTE: ALL POSTS MUST BE PLACED 6"
OR WITHIN 10% OF PIER SIZE

CRAWL VENTILATION CALCULATION
CRAWL SPACE UNDER FLOOR AREA TO REQUIRE VENTING = 139 SF.
PROVIDE 12 CFM PER 50 SF. OF MECHANICAL VENTILATION
139 / 50 = 2.78
PROVIDE MINIMUM 3 CFM CONTINUOUS MECHANICAL VENTING

GENERAL NOTES:

- ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS, PROVIDE SOLID BLOCKING OVER BEARING MEMBERS.
- ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.
- FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED. INSTALL PER MANUFACTURER'S SPECS. O/SIDE COMBUSTION AIR REQ'D (MIN. 6 SQ IN.) DUCTED TO FRESH W/ OPERABLE O/SIDE DAMPER, TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN.
- LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.
- H.W.T. TO BE LABELED PER ASHRAE STD. NO. 90.2A-90, AND MEET THE REQUIREMENTS, PER 1991 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
- FURNACE AND H.W. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.
- ALL SKYLITES TO COMPLY WITH I.R.C. SECTION 2403.1 & 2603.1
- ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.
- HEAT REGISTERS TO BE PER LEGEND, LOCATE APPROXIMATELY AS SHOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.
- VENT DRYER, OVEN/RANGE & EXHAUST FANS TO O/SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'-0" INCL. 2 90° ELBOWS. DUCT 2'-0" FOR EA. 90° ELBOW EXCEEDING 2'. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)
- ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1. COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.
-
- SOLID SHIT'G REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.
- TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10' ABOVE DRAIN INLET
- PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. #43.6. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
- DWELLING TO COMPLY W/ 2018 IECC.
- SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE: AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.
- ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
- MINIMUM SOIL BEARING PRESSURE = 2000 PSF.
- FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.
- DWELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2018
- FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

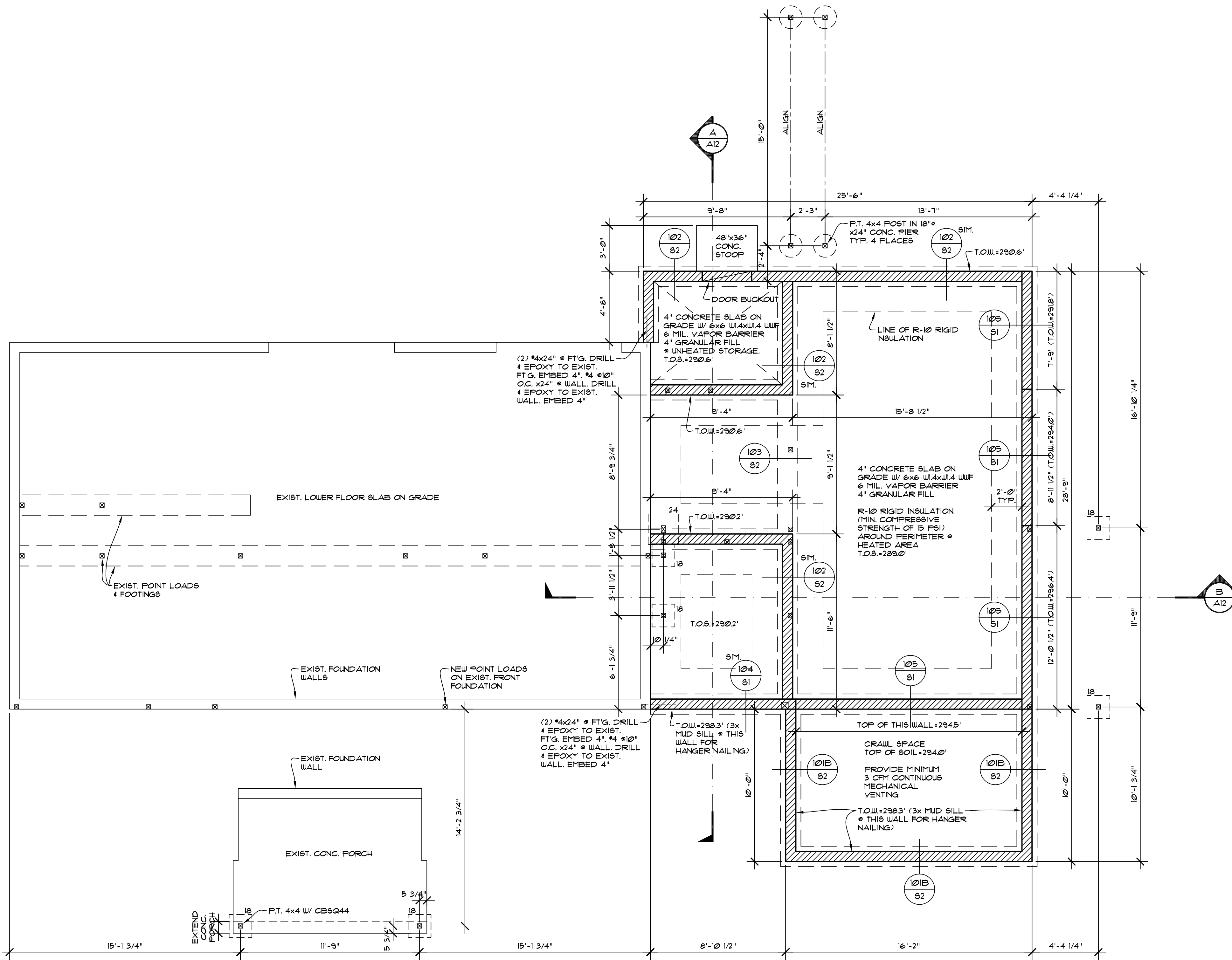
ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IMC 402.1 & 402.2
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.12).
AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 15% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R3113 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING AFFURTEANANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

- HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
- VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
- BOTH HORIZONTAL AND VERTICAL MEMBERS.

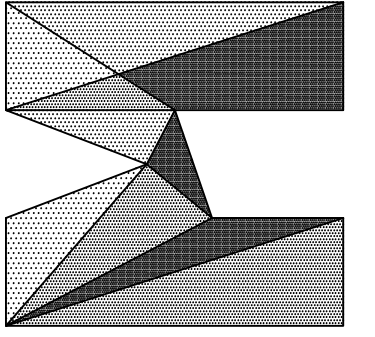
R303.1 STAIRWAY ILLUMINATION:
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (1 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.



FOUNDATION PLAN
SCALE: 1/4" = 1' - 0"



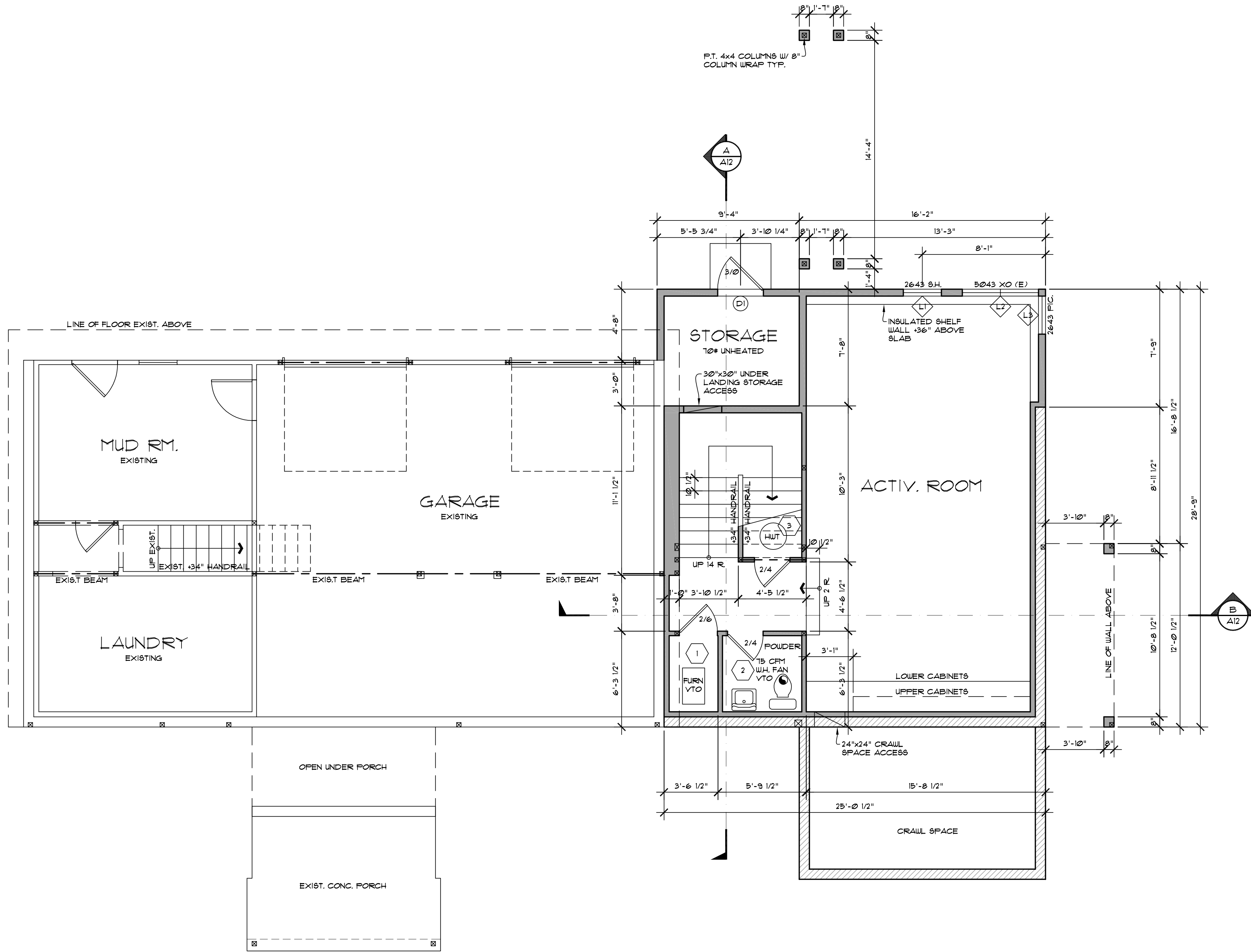
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PER 2018 WASHINGTON STATE ENERGY CODE - ALTERATIONS WORKSHEET:
R502.1.2 HEATING AND COOLING SYSTEMS. NEW HEATING, COOLING AND DUCT SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION R403.
R503.1.3 SERVICE HOT WATER SYSTEMS. NEW SERVICE HOT WATER SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R403.5.

- ◇ EXTERIOR WINDOW TAGS. SEE WINDOW SCHEDULE ON SHEET A12
- 1 PILLOTS 4 BURNERS OR HTG. ELEMENTS 4 SWITCHES TO BE AT LEAST 18" ABOVE FLOOR. MIN. 6" DIA. FRESH AIR DUCT TO CONNECT TO RETURN AIR FLENUM
- 2 WHOLE HOUSE VENTILATION SYSTEM PER M15013.3 OF THE I.R.C. SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAX. 0.35 WATTS/CFM). NOT INTERLOCKED WITH THE FURNACE FAN VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED. WHOLE HOUSE VENTILATION RATE PER TABLE M15013.3(2) AND SET TO RUN # (2) 4 HOUR SEGMENTS
- 3 WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
- Ⓢ◇ 110V INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- Ⓢ◇ 110V INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

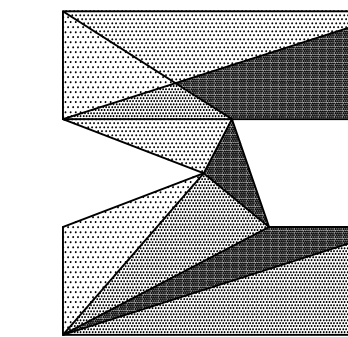
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS

PER PERSCRIPTIVE REQUIREMENTS 2018 W.S.E.C.
CLIMATE ZONE 4C
MAX. GLAZING U-FACTOR: VERT. U+30, OVERHEAD U+50
MAX. DOOR U-FACTOR: U+20
INSULATION # CONDITIONED AREAS:
TRUSSED CEILING: R-49
VAULTED & SINGLE RAFTER CEILING: R-38 (R402.22)
ABOVE GRADE WALLS: R-21
BELOW GRADE WALLS: R-21
FLOOR OVER VENTED CRAWL SPACE: R-30
SLAB ON GRADE: R-10 # PERIMETER

PERCENT GLAZING: 253.4 (SF. GLAZING AREA) #17.6%
CALCULATIONS: 1443 (SF. FLOOR AREA)

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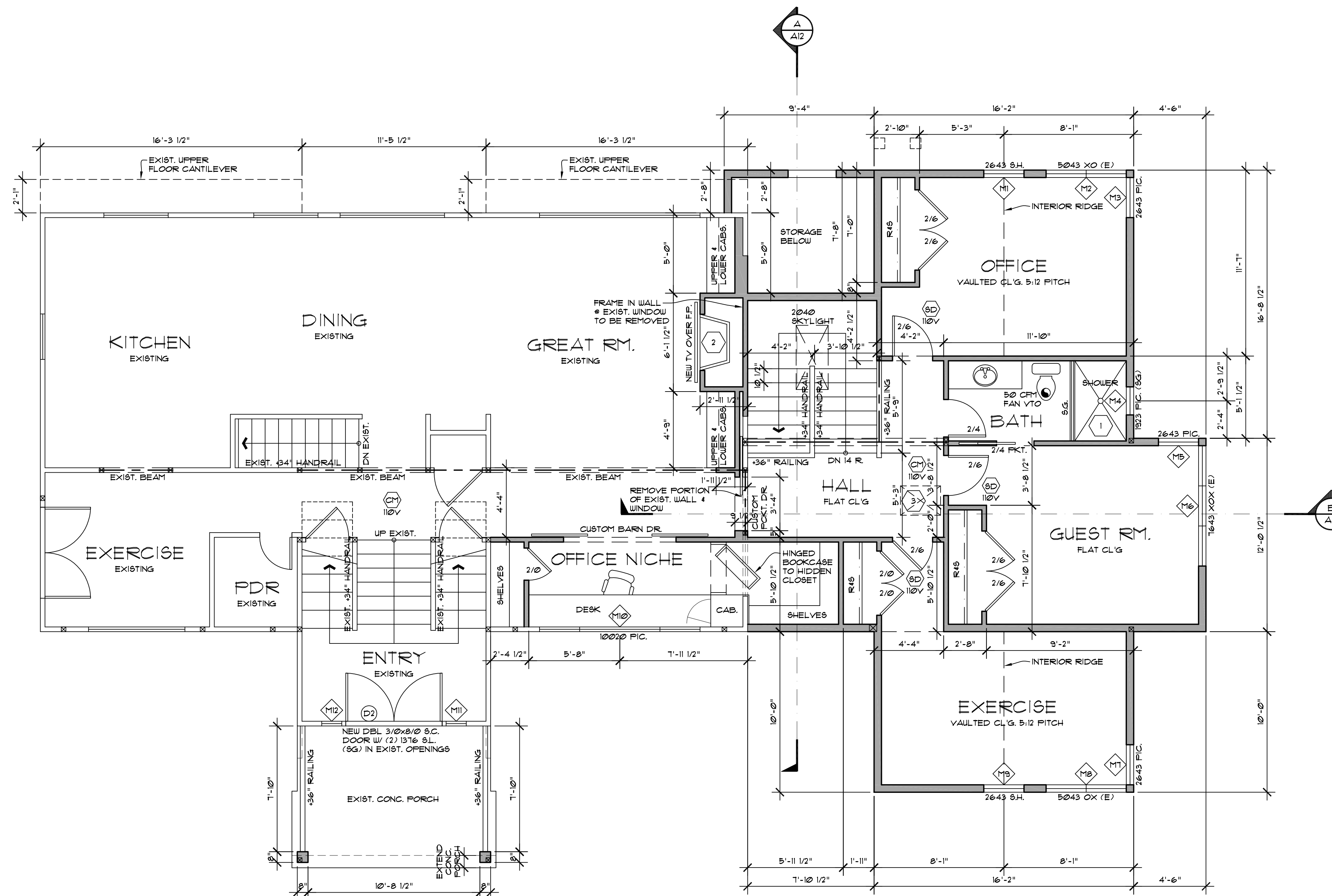
LOWER FLOOR PLAN
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XX	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A12
1	CONC. FIBERBOARD + TUB + SHOWER SURROUND TO 6" ABOVE DRAIN
2	DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S SPECIFICATIONS
3	22"x30" ATTIC ACCESS. WEATHERSTRIP + INSULATE OVER TO EQUAL CEILING INSULATION. PROVIDE WOOD SURROUND TO PREVENT LOOSE INSULATION SPILLAGE TO LIVING SPACE.
SD 110V	INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
CM 110V	INDICATES HARD WIRED SMOKE + CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

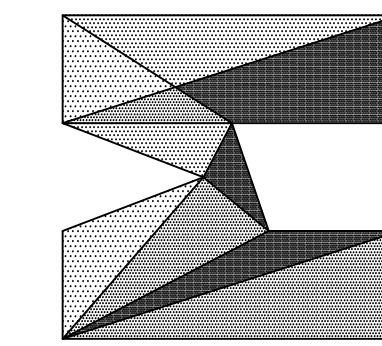
PER 2018 WASHINGTON STATE ENERGY CODE - ALTERATIONS WORKSHEET:
EXISTING EXPOSED WALL CAVITIES MUST BE INSULATED W/
2x4 STUD WALLS - R-15 INSULATION.
2x6 STUD WALLS - R-21 INSULATION.
EXISTING EXPOSED ROOF/CEILING FRAMING MUST BE INSULATED W/
VAULTED CEILING - INSULATED TO THE FULL DEPTH OF THE FRAMING MEMBER WHILE ALLOWING FOR THE MINIMUM 1" VENTILATED SPACE.
FLAT CEILING - R-49 INSULATION OR WHAT THE ATTIC SPACE CAN ACCOMMODATE BASED ON THE ROOF PITCH.

SQUARE FOOTAGE SUMMARY		
EXISTING LOWER LEVEL	343	S.F.
EXISTING MAIN LEVEL	1,220	S.F.
EXISTING UPPER FLOOR	1,177	S.F.
EXISTING HEATED TOTAL	2,740	S.F.
EXISTING GARAGE	611	S.F.
NEW LOWER LEVEL	597	S.F.
NEW MAIN LEVEL	846	S.F.
NEW UPPER FLOOR	0	S.F.
NEW HEATED TOTAL	1,443	S.F.
NEW UNHEATED STORAGE	70	S.F.
EXISTING HEATED	2,740	S.F.
NEW HEATED	1,443	S.F.
HEATED TOTAL	4,183	S.F.

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

MAIN FLOOR PLAN
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NOTE:
ALL WINDOWS & DOORS ARE EXISTING UNO.
NO CHANGE TO EXISTING PLUMBING FIXTURES.
NO CHANGE TO ANY EXISTING STAIRWAYS.
ALL WALLS TO BE REMOVED ARE NON-BEARING (PARTITION WALLS).
ALL SMOKE & CARBON MONOXIDE DETECTORS SHOWN AT EXISTING AREAS ARE EXISTING. VERIFY LOCATION & ADD IF NOT AS LOCATED ON PLAN.
E = WINDOW MUST MEET EGRESS REQUIREMENTS.

EXHAUST VENT CLEARANCES:
PER SRC M15011 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITS, RIDGE VENTS OR CRAWL SPACES, KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING SRC M15063, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

SOURCE SPECIFIC VENTILATION REQUIREMENTS:
BATHROOMS, LAUNDRY ROOMS AND FOLDER ROOM FANS TO BE 50 CFM.
KITCHEN EXHAUST FANS TO BE 100 CFM UNO.
EXHAUST FANS SHALL BE FLOW RATED AT 25 W.G. STATIC PRESSURE
EXHAUST DUCTS SHALL:
BE INSULATED TO R-4 IN UNCONDITIONED SPACE
BE EQUIPPED WITH A BACKDRAFT DAMPER
TERMINATE OUTSIDE THE BUILDING PER SRC M15011
COMPLY WITH BELOW:

FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	10'
50	5"	30'	5"	100'
50	6"	OVER 100'	6"	OVER 100'
80	4"	N/A	4"	30'
80	5"	15'	5"	100'
80	6"	30'	6"	OVER 100'
100	5"	N/A	5"	50'
100	6"	45'	6"	OVER 100'
125	6"	15'	6"	OVER 100'
125	7"	10'	7"	OVER 100'

WHOLE HOUSE VENTILATION REQUIREMENTS:
A 6" DIAMETER FRESH AIR INLET SHALL BE DUCTED FROM THE EXTERIOR TO THE FRESH AIR RETURN FLEX DUCT.
THE FRESH AIR DUCT SHALL BE PROTECTED FROM THE ENTRY OF INSECTS, LEAVES, OR OTHER DEBRIS AND LOCATED SO AS NOT TO TAKE AIR FROM:
-HAZARDOUS OR UNSANITARY LOCATIONS
-WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLU/MIBL. VFRS.
-A ROOM OR SPACE HAVING FUEL BURNING APPLIANCES THEREIN.
-ATTIC, CRAWL SPACE, OR GARAGE.
-CLOSER THAN 10' FROM AN APPLING OR FLUING VENT OUTLET, UNLESS THE DUCT VENT OUTLET IS AT LEAST 3' ABOVE THE FRESH AIR INLET.
-DUCT SHALL BE INSUL'D TO R-4 WHEN PASSING THROUGH A COND'D SPACE.
INLET DUCT SHALL BE EQUIPPED WITH A MOTORIZED DMFR THAT WILL OPEN WHEN THE VNTLN FAN RELAY IS ACTIVATED, AND REMAIN CLOSED AT ALL OTHER TIMES. IN ADDN TO THE MOTORIZED DMFR, A MANUAL DMFR SET TO 35-5 AIR CHANGES PER HOUR IS ALSO REQUIRED.
A WHOLE HOUSE EXHAUST FAN SHALL BE LOC'D IN THE CEILING. SIZE PER THE CALCS BELOW. THE AIR INTAKE DUCT DMFR SHALL BE SET W/IN THIS RNG.
WHOLE HOUSE VENTILATION:
THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE DESIGN REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS. EACH DUELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH OPTION I, II, III OR IV. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE.
□ OPTION I: WHOLE-HOUSE VENTILATION USING EXHAUST FANS. (IRC M15013.4)
□ OPTION II: WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM. (IRC M15013.5)
□ OPTION III: WHOLE-HOUSE VENTILATION USING A SUPPLY FAN. (IRC M15013.6)
□ OPTION IV: WHOLE-HOUSE VENTILATION USING A HEAT RECOVERY VENTILATION SYSTEM. (IRC M15013.7)

MECHANICAL VENTILATION RATE:
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M15013.3(1).

EXCEPTION:
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M15013.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN TABLE M15013.3(2).

TABLE M15013.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DUELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	AIRFLOW IN CFM				
< 1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
> 7500	105	120	135	150	165

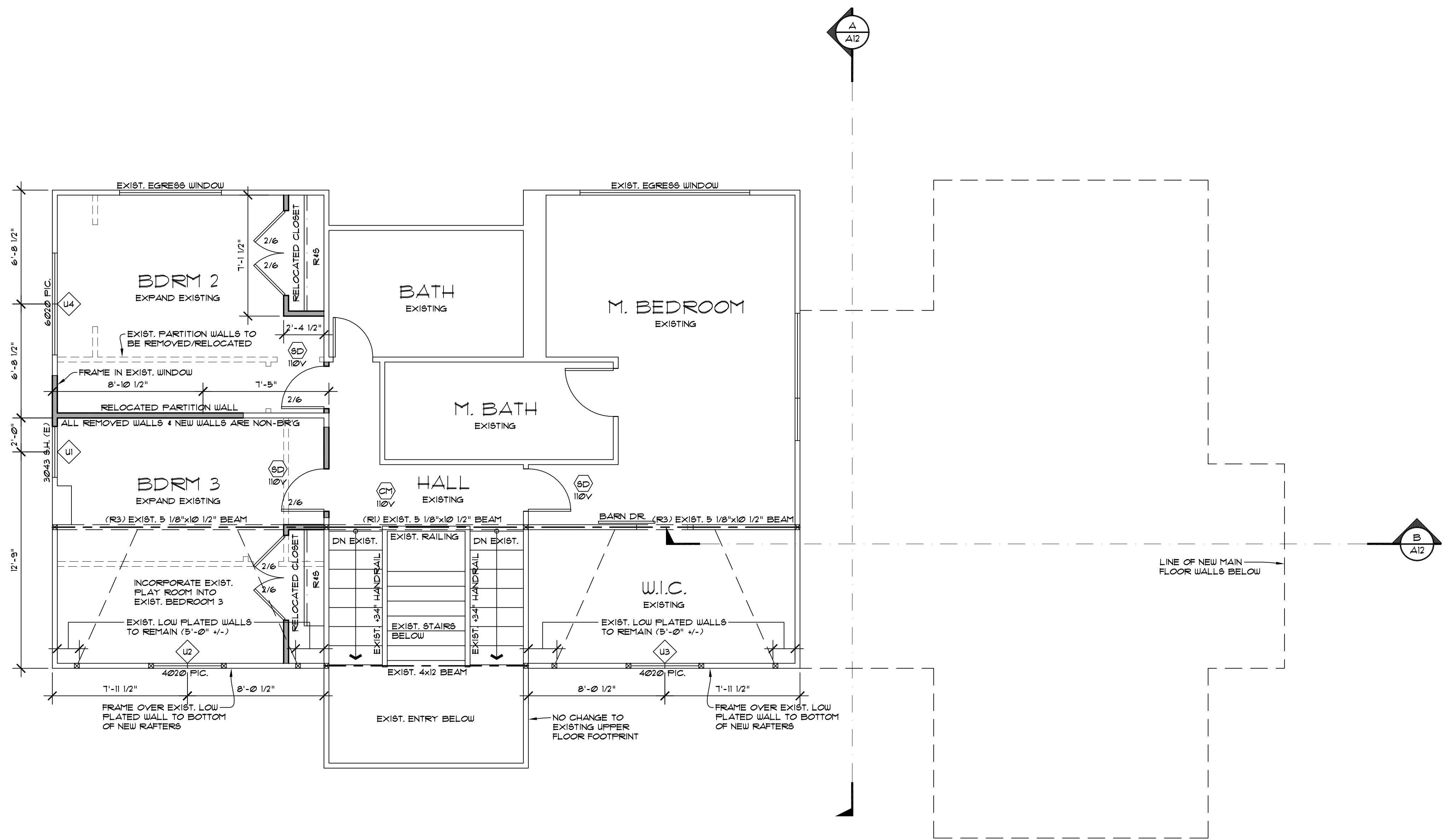
TABLE M15013.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS #D

RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

#D: FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
#E: EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

EXHAUST FANS MUST BE FLOW RATED AT 25 W.G. AND MAX. 15 SONE RATING. READILY ACCESSIBLE 24 HR. CLK. THR. OR DEHUMID/STAT & RELAY SHALL BE INSTLL'D AND WIRED TO REGULATE THE FURN. FAN, RELAY AND WHOLE HOUSE EXHAUST FAN.

INTERIOR DOORS SHALL BE INSTLL'D SO AS NOT TO IMPEDE THE MVMT OF FRESH AIR TO ALL HABITABLE ROOMS.
VNTLN SYSTEM MUST BE PERFORMANCE TESTED JUST PRIOR TO THE FINAL INSPECTION BY THE INSTALLER OR A QLP'D THIRD PARTY. THE INLET DUCT SHALL BE LABELED WITH THE ACTUAL CFM'S MFR'D & A LETTER OF CNFLNC SHALL BE AVAILABLE ON SITE FOR THE INSPCTR BEFORE A CERT OF OCCUPANCY WILL BE ISSUED.



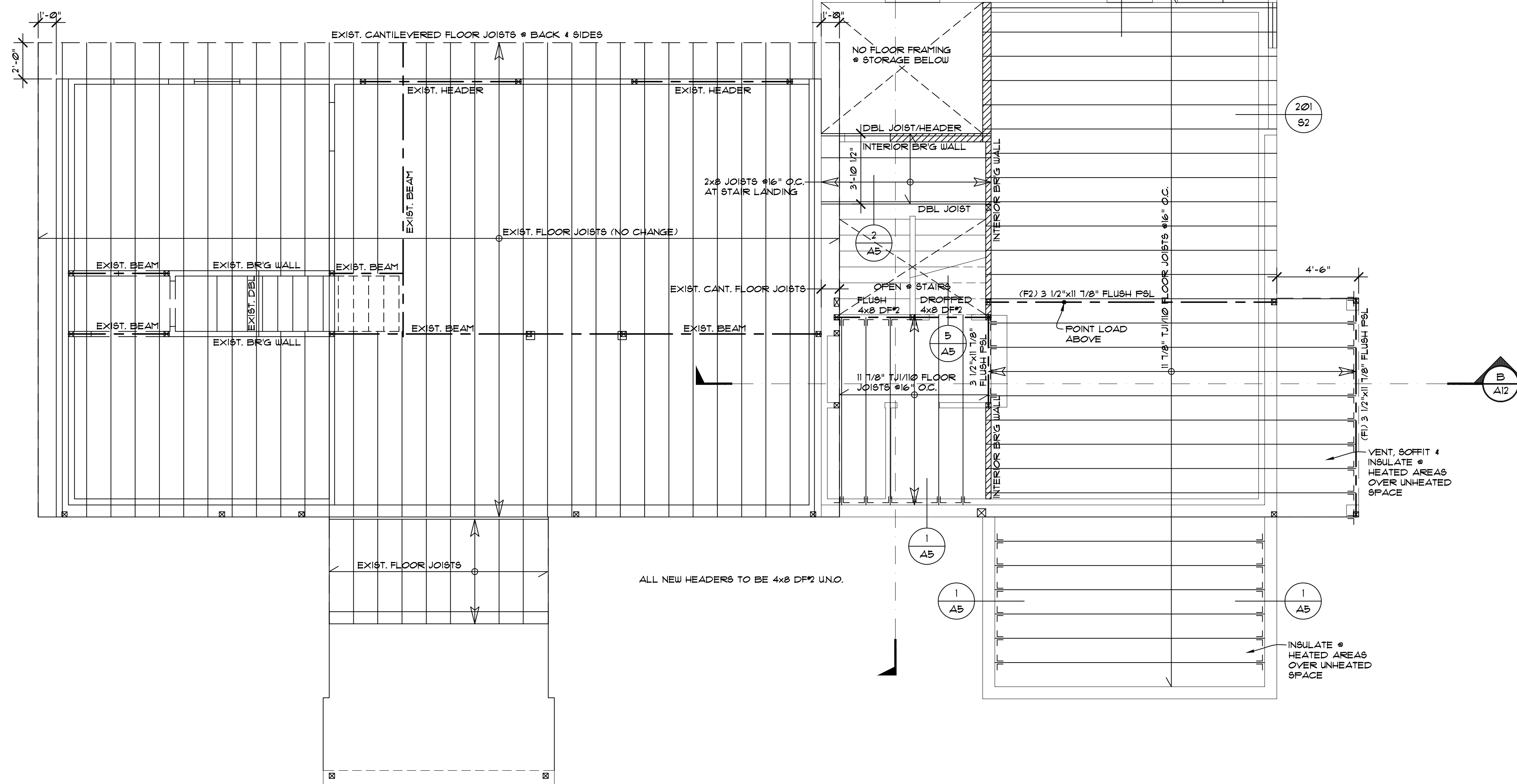
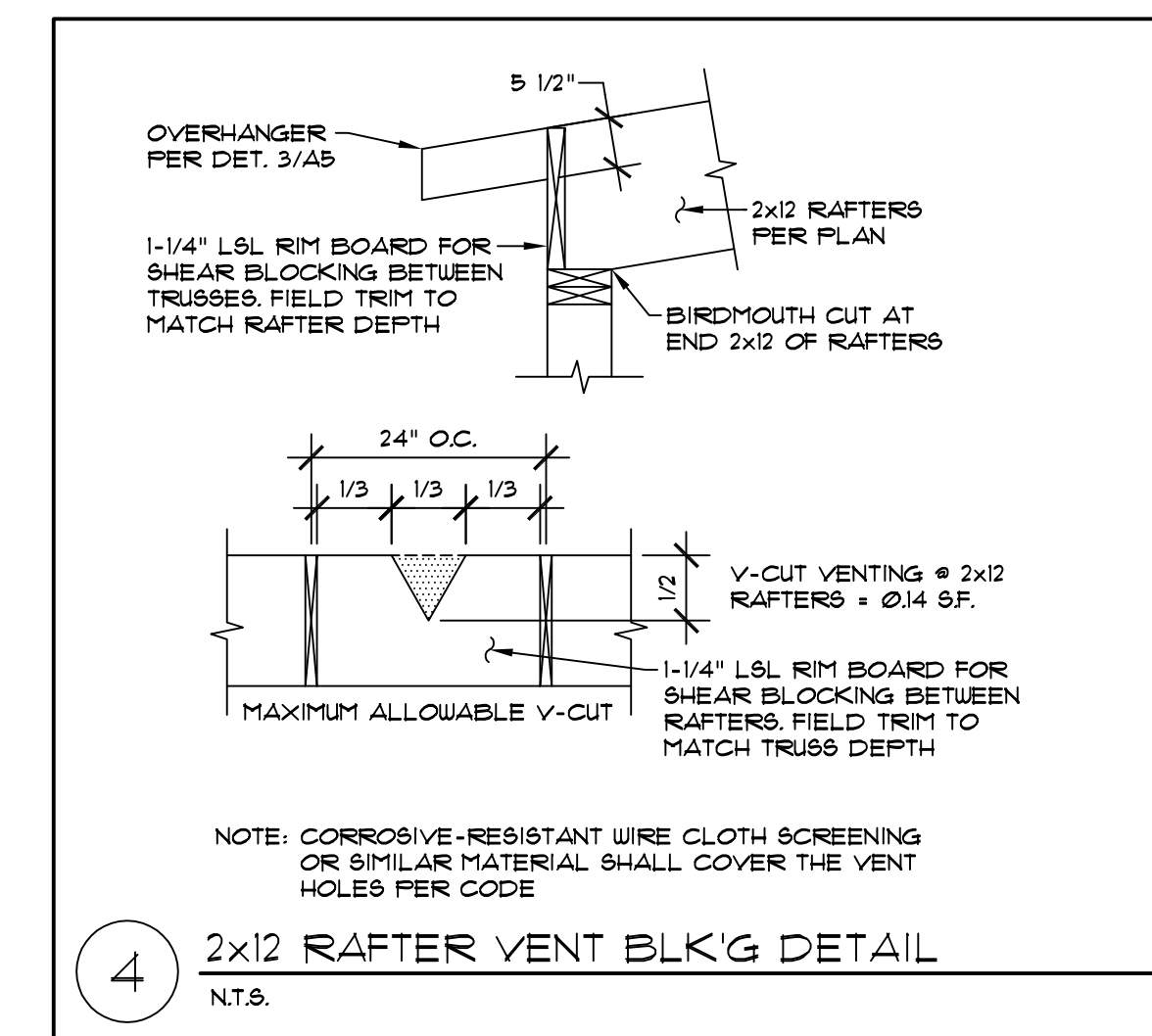
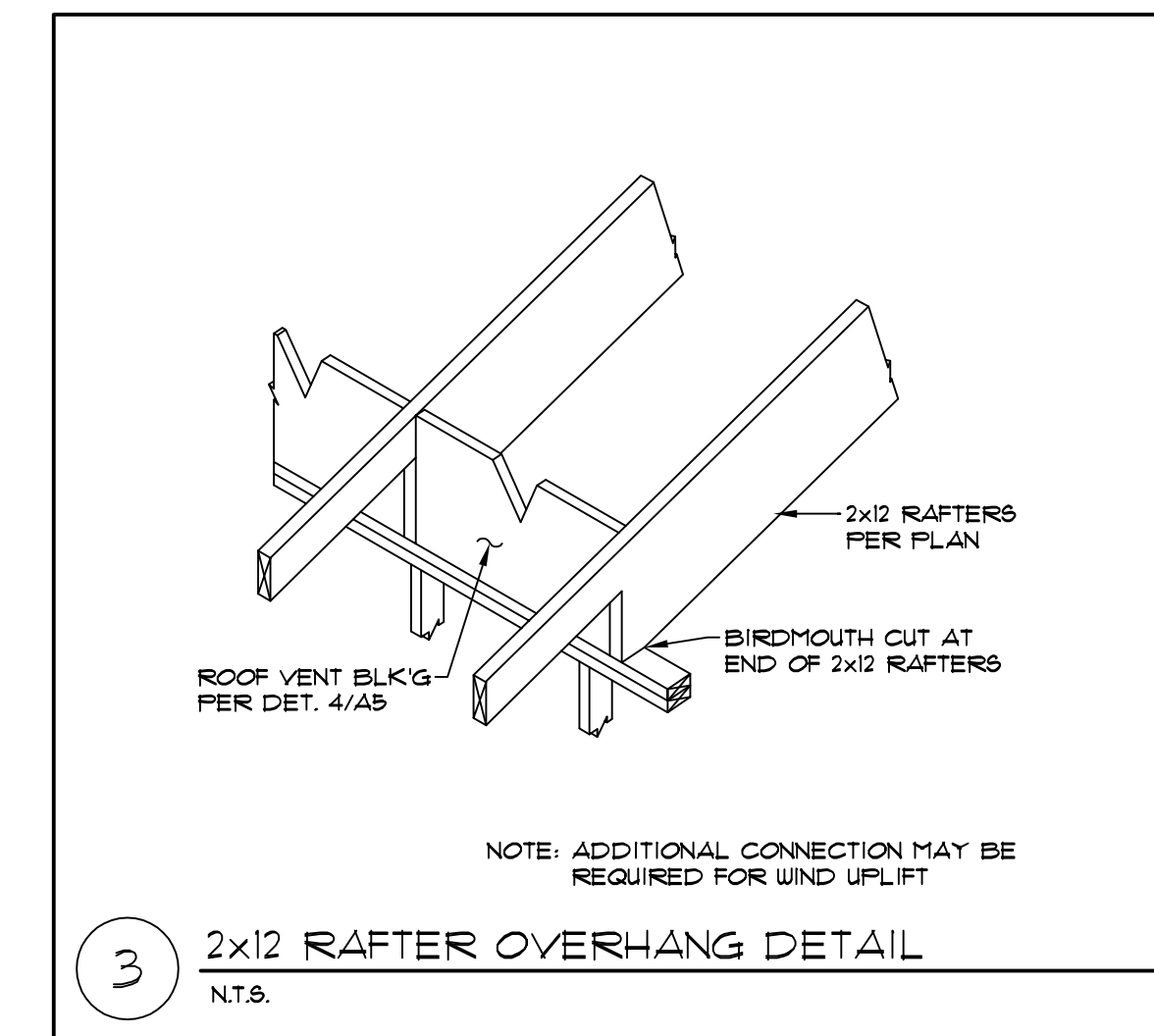
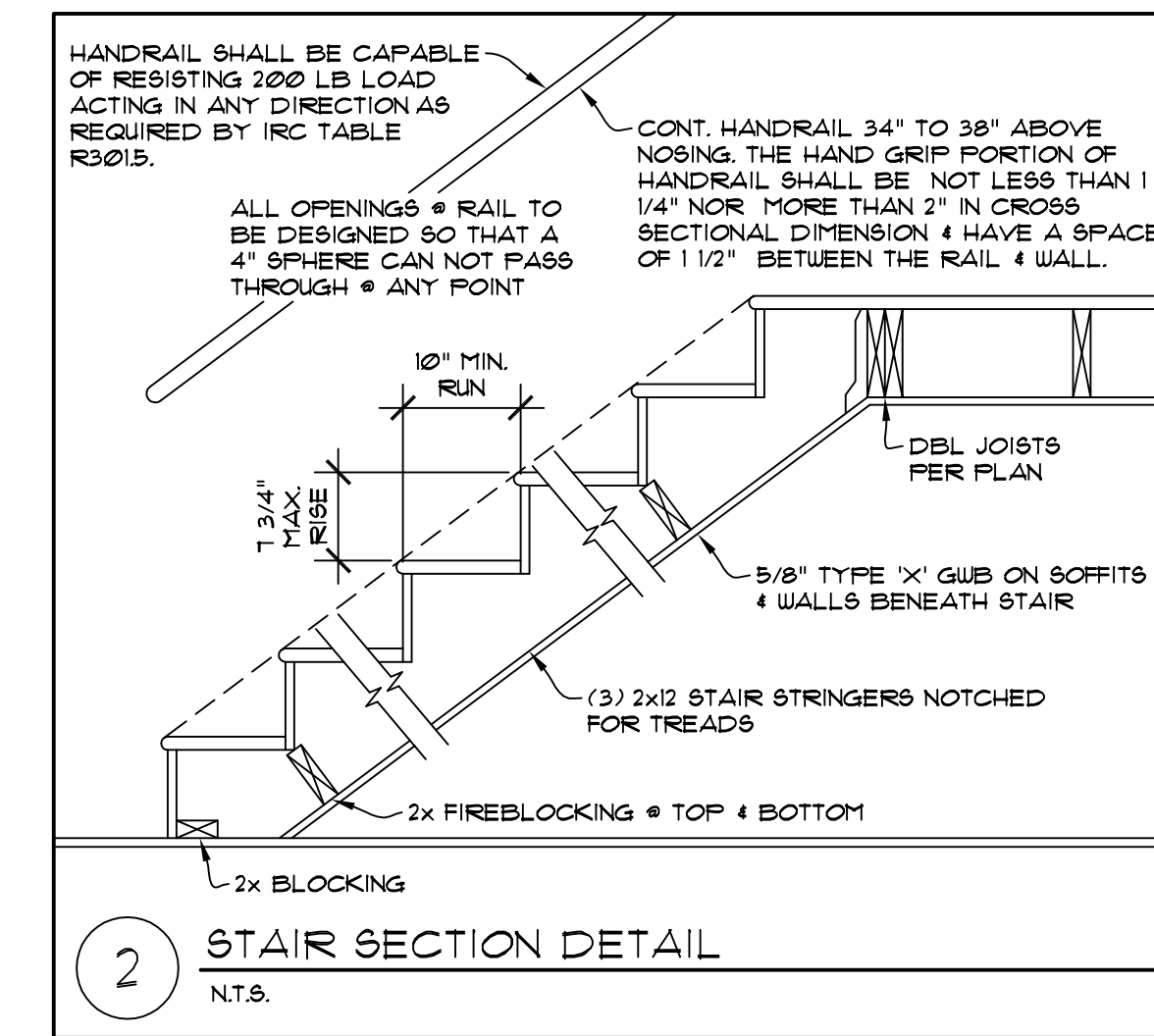
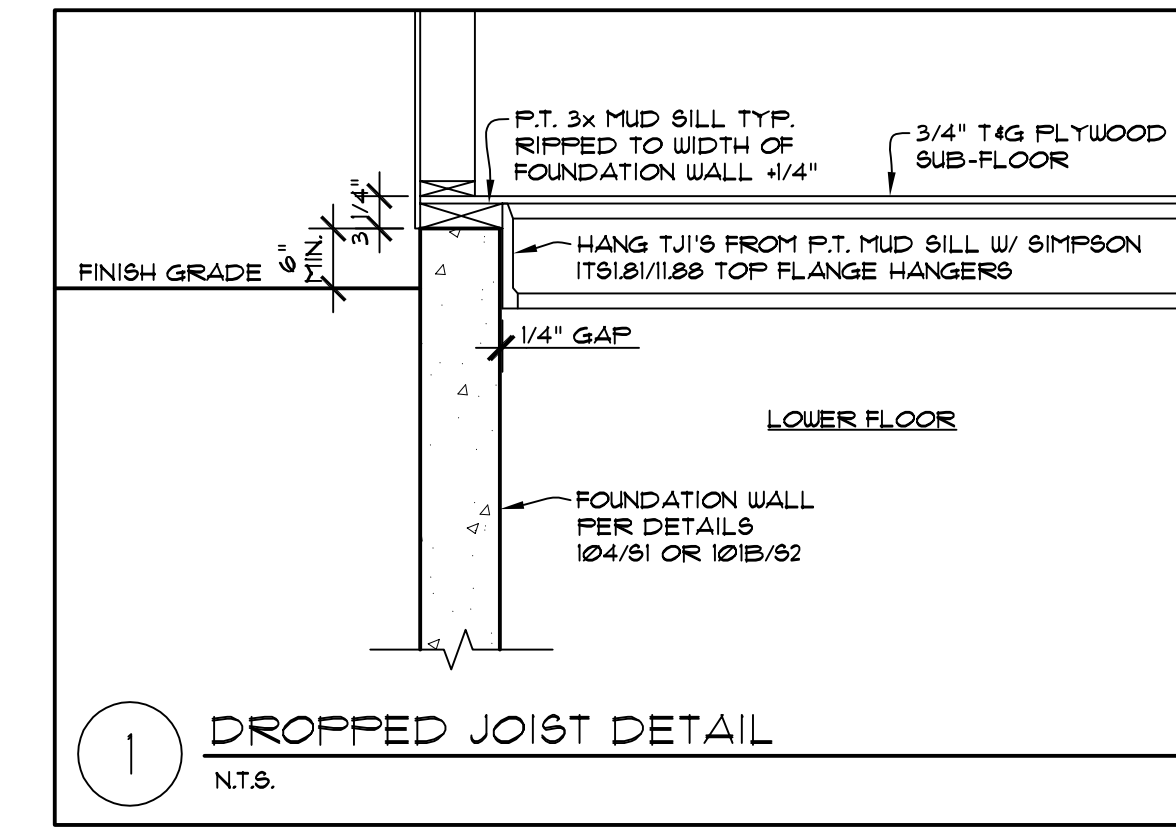
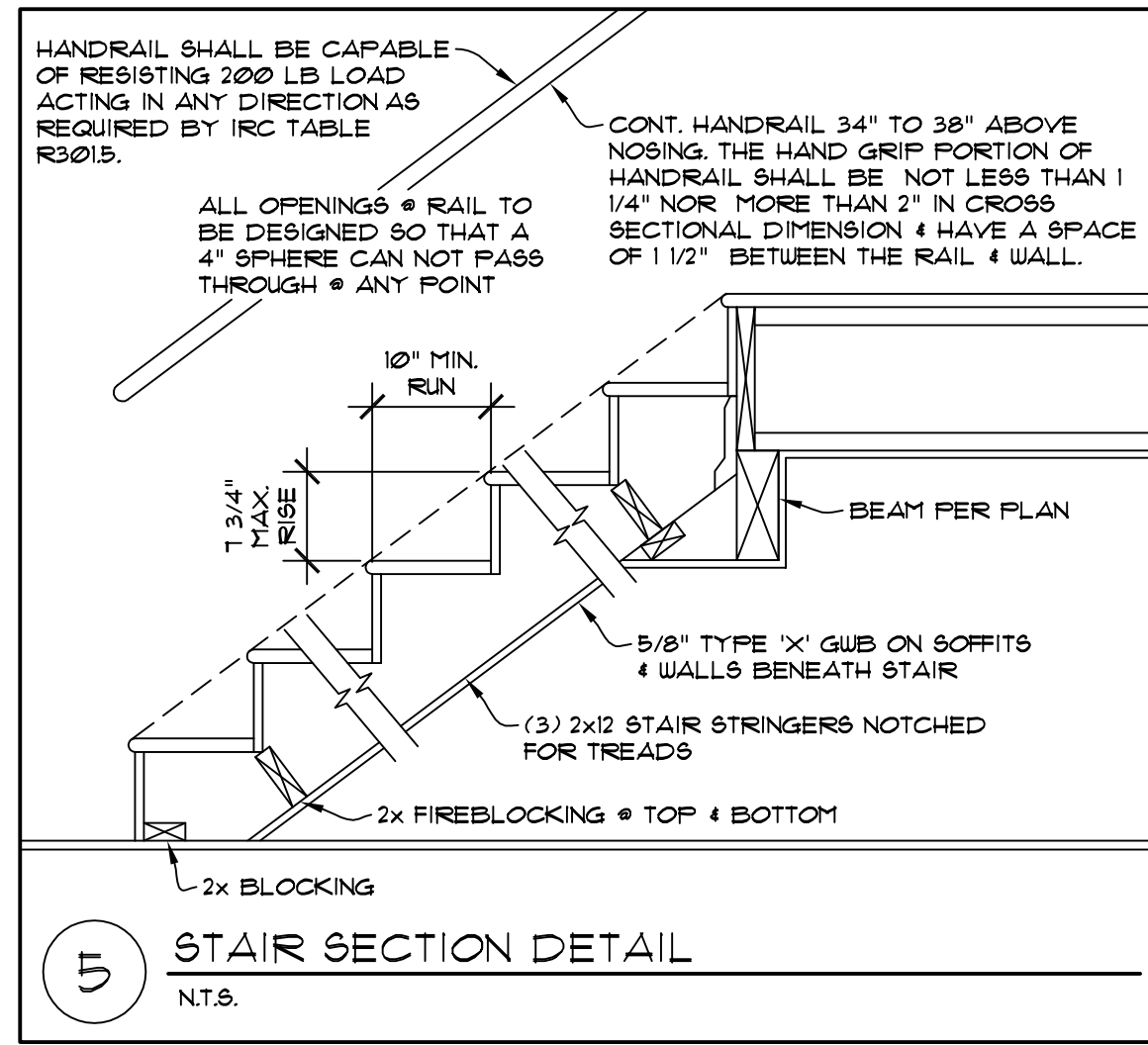
- EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A12
- INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP (VERIFY EXISTING)
- INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP (VERIFY EXISTING)

WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

NORTH
UPPER FLOOR PLAN
SCALE: 1/4" = 1' - 0"

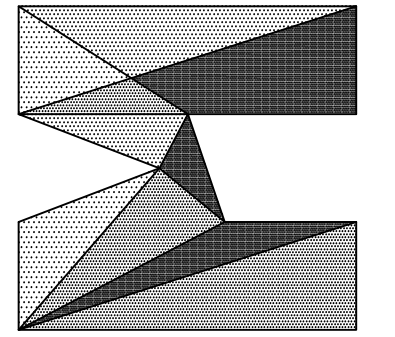


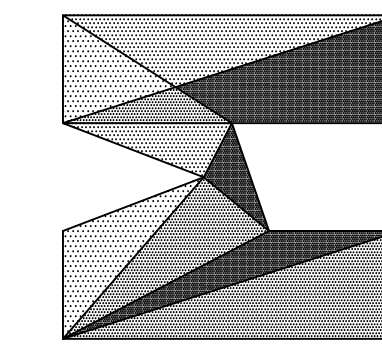
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MAIN FLOOR FRAMING PLAN

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





KOLBE ADDITION
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MERCER ISLAND, WA

ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED - 176* = 24 SF NET FREE
300'
3 BAYS W/ V-CUT * TOP = 3 V-CUTS x 0.14 SF PER V-CUT = 0.42 SF.
3 BAYS W/ V-CUT * BOTTOM = 3 V-CUTS x 0.14 SF PER V-CUT = 0.42 SF.
(PROVIDE EAVE VENT BLOCKING * EVERY BAY)
MIN. 50% BY VENTILATION ABOVE EAVE = 0.24 x 0.5 = 0.12 SF.
TOTAL VENTILATION PROVIDED:
LOUER EAVE VENTILATION = 0.42 SF.
ABOVE EAVE VENTILATION = 0.42 SF.
TOTAL VENTILATION REQUIRED = 0.24 SF.
TOTAL VENTILATION PROVIDED = 0.84 SF.

ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED - 176* = 26 SF NET FREE
300'
(4) AF-50 ROOF JACK YIELD 14 SF. (35 SF NET FREE EACH)
EAVE VENTILATION = 13 LF. x 3.3 SQ. IN/LF. = 16 SF.
(PROVIDE EAVE VENT BLOCKING * EVERY BAY)
MIN. 50% BY VENTILATION ABOVE EAVE = 2.6 x 0.5 = 1.3 SF.
TOTAL VENTILATION PROVIDED:
ABOVE EAVE VENTILATION = 14 SF.
EAVE VENTILATION = 16 SF.
TOTAL VENTILATION REQUIRED = 2.6 SF.
TOTAL VENTILATION PROVIDED = 30 SF.

STAIRWAYS - 2018 IRC SECTION 311.7

R311.1.1 WIDTH - STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 21" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.1.10.1.

R311.1.2 HEADROOM - THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. EXCEPTIONS: 1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 4-3/4". 2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.1.10.1.

R311.1.3 VERTICAL RISE - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 15" BETWEEN FLOOR LEVELS OR LANDINGS.

R311.1.5 STAIR TREADS AND RISERS - STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.1.5.1 RISERS - THE RISER HEIGHT SHALL BE NOT MORE THAN 7-3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30" AS MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. EXCEPTIONS: 1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS. 2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.1.10.1.

R311.1.5.2 TREADS - THE TREAD DEPTH SHALL BE NOT LESS THAN 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.1.5.3 NOSINGS - NOSINGS AT TREADS, LANDINGS, AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSINGS NOT GREATER 3/16" OR A BEVEL NOT GREATER THAN 1/2". A NOSING PROJECTION NOT LESS THAN 3/4" AND NOT MORE THAN 1/4" SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" WITHIN A STAIRWAY. EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11".

R311.1.6 LANDINGS FOR STAIRWAYS - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SQUARE OR RECTANGULAR SHAPE SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36".

R311.1.7 STAIRWAY WALKING SURFACE - THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48" HORIZONTAL.

R311.1.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

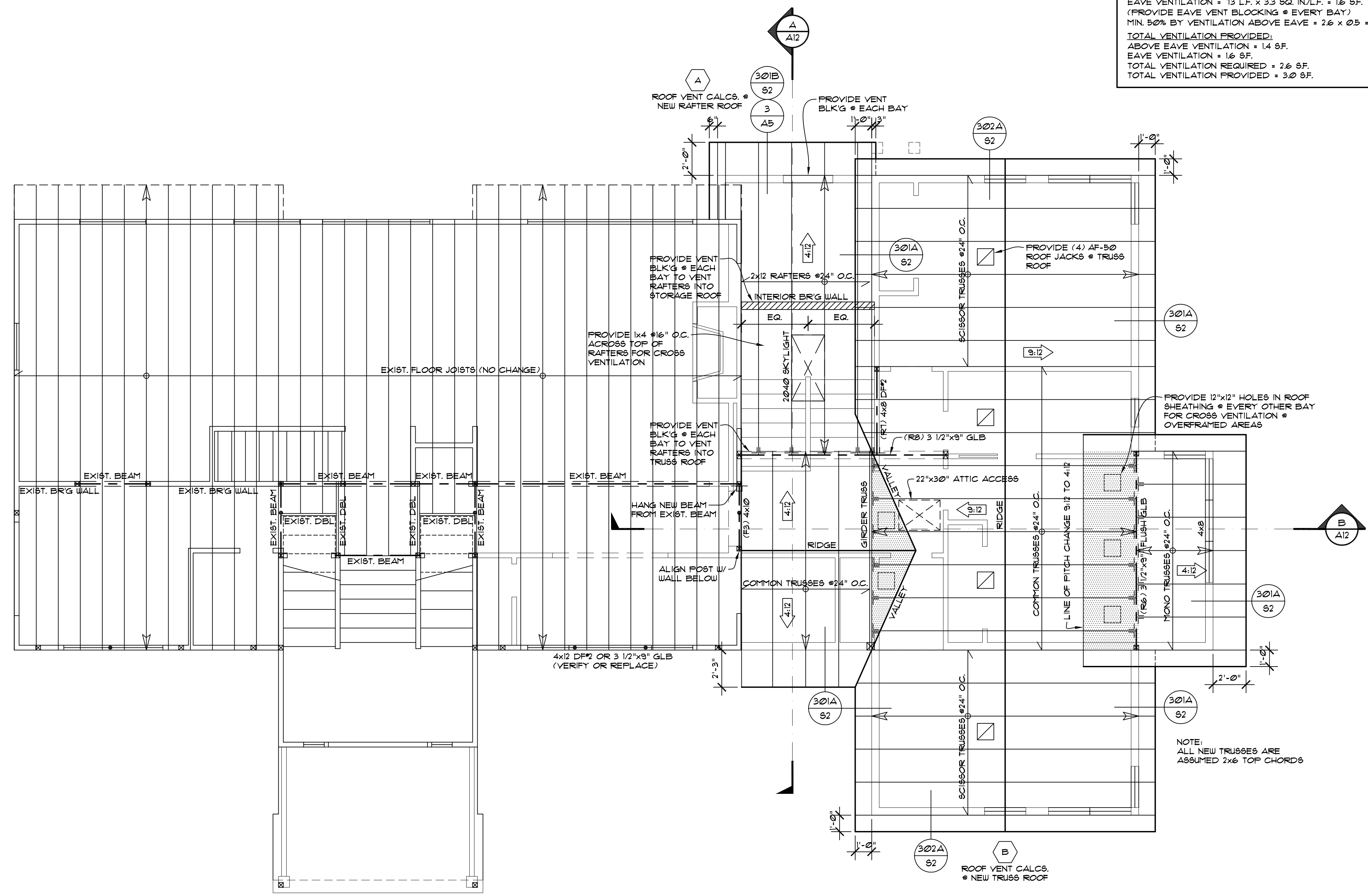
R311.1.8.1 HEIGHT - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".

R311.1.8.2 HANDRAIL PROJECTION - HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6-1/2" INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN REQUIRED.

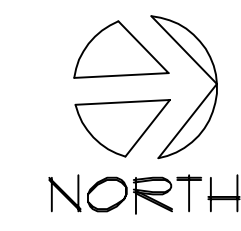
R311.1.8.3 HANDRAIL CLEARANCE - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.

R311.1.8.4 CONTINUITY - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. EXCEPTIONS: 1. HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD. 2. A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD.

R311.1.8.5 GRIP SIZE - REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY:
1. TYPE I: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6-1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2-1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01".
2. TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1-1/4" AND NOT MORE THAN 2-3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01".



NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.



UPPER FLOOR & MAIN ROOF FRAMING PLAN

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

HATCHING DENOTES 2x OVERFRAMING

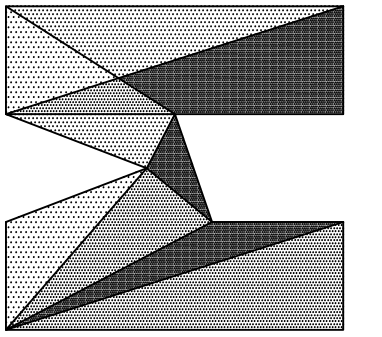
ALL TRUSSES:
- SHALL CARRY MANUFACTURERS STAMP
- SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
- WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS
- SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

NOTE:
ROOF SHEATHING IS CONTINUOUS ON ROOF TRUSSES/RAFTERS EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED UNO. CUT 12"x12" HOLES IN SHEATHING * EVERY OTHER BAY TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS.

ALL NEW HEADERS TO BE 4x8 DP2 UNO.
ALL UPPER ROOF PITCHES AS NOTED. [X:12] INDICATES DOWN SLOPE
A.M.F. = ABOVE MAIN FLOOR
A.U.F. = ABOVE UPPER FLOOR
T.O.B. = TOP OF BEAM
B.O.B. = BOTTOM OF BEAM

JOB NO: 21-001
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A6

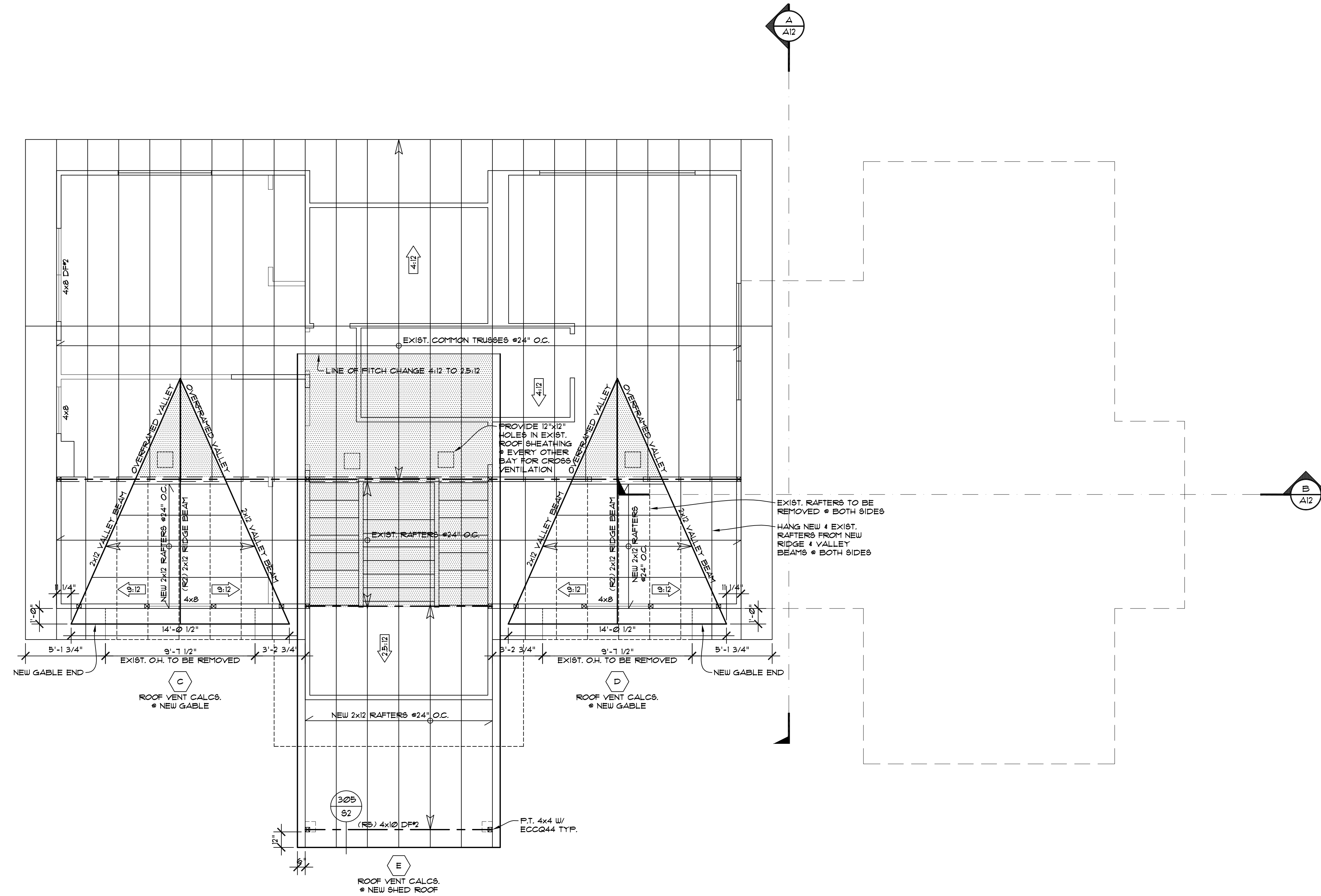


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A7



ROOF VENTILATION CALCULATIONS	
TOTAL VENTILATION REQUIRED	$\frac{200}{300} = 0.21$ SF. NET FREE
NET GABLE END VENT	= 2.5 SF.
TOTAL VENTILATION PROVIDED:	
GABLE END VENT	= 2.5 SF.
TOTAL VENTILATION REQUIRED	= 0.21 SF.
TOTAL VENTILATION PROVIDED	= 2.5 SF.

ROOF VENTILATION CALCULATIONS	
TOTAL VENTILATION REQUIRED	$\frac{200}{300} = 0.21$ SF. NET FREE
NET GABLE END VENT	= 2.5 SF.
TOTAL VENTILATION PROVIDED:	
GABLE END VENT	= 2.5 SF.
TOTAL VENTILATION REQUIRED	= 0.21 SF.
TOTAL VENTILATION PROVIDED	= 2.5 SF.

ROOF VENTILATION CALCULATIONS	
TOTAL VENTILATION REQUIRED	$\frac{120}{300} = 0.24$ SF. NET FREE
ABOVE EAVE VENTILATION	= (2) 12"x12" HOLES = 2.0 SF.
PROVIDE (2) 12"x12" HOLES IN EXIST. ROOF SHEATHING FOR CROSS VENTING.	
EAVE VENTILATION	= 12 LF. x 3.3 SQ. IN./LF. = 0.21 SF.
(PROVIDE EAVE VENT BLOCKING @ EVERY BAY)	
MIN. 50% BY VENTILATION ABOVE EAVE	= 0.24 x 0.5 = 0.12 SF.
TOTAL VENTILATION PROVIDED:	
ABOVE EAVE VENTILATION	= 2.0 SF.
EAVE VENTILATION	= 0.21 SF.
TOTAL VENTILATION REQUIRED	= 0.24 SF.
TOTAL VENTILATION PROVIDED	= 2.21 SF.

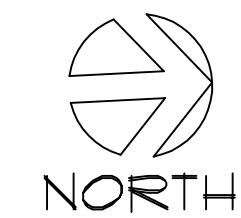
HATCHING DENOTES 2x OVERFRAMING

ALL TRUSSES:
-SHALL CARRY MANUFACTURERS STAMP
-SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
-WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS
-SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

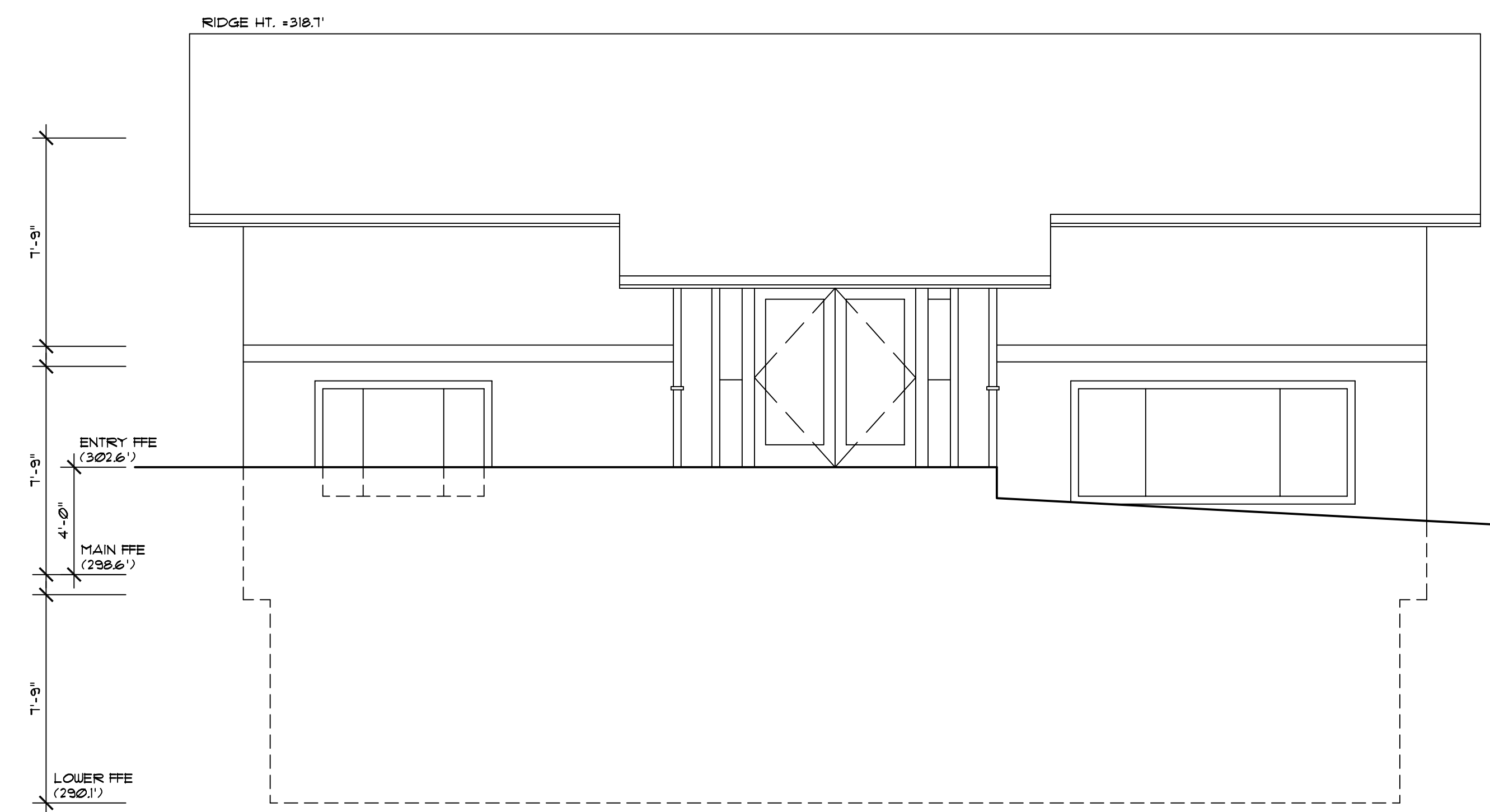
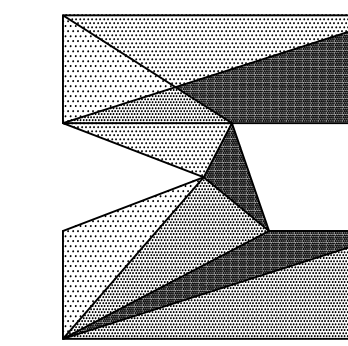
NOTE:
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ALL NEW HEADERS TO BE 4x8 DFP2 UNO.
ALL UPPER ROOF PITCHES AS NOTED. INDICATES DOWN SLOPE
A.M.F. = ABOVE MAIN FLOOR
A.U.F. = ABOVE UPPER FLOOR
T.O.B. = TOP OF BEAM
B.O.B. = BOTTOM OF BEAM

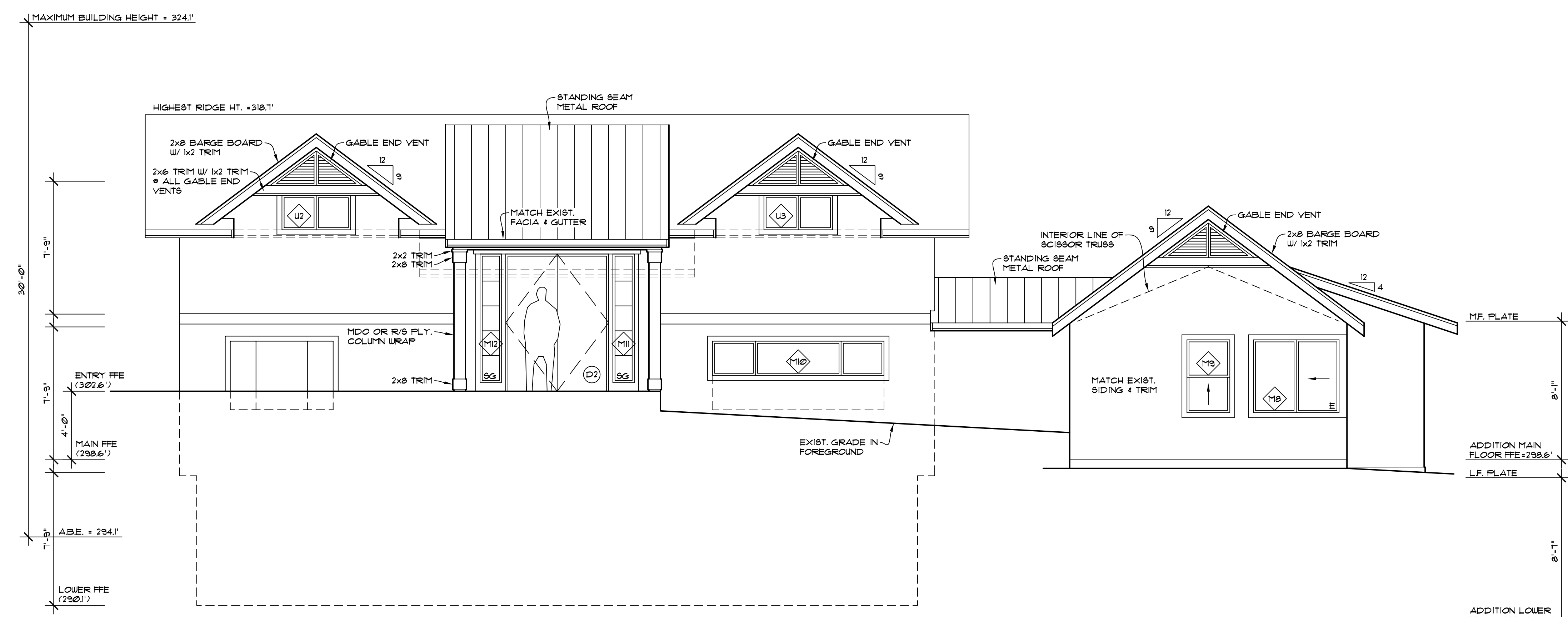
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UPPER ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"



EXISTING FRONT ELEVATION (EAST)
SCALE: 1/4" = 1' - 0"

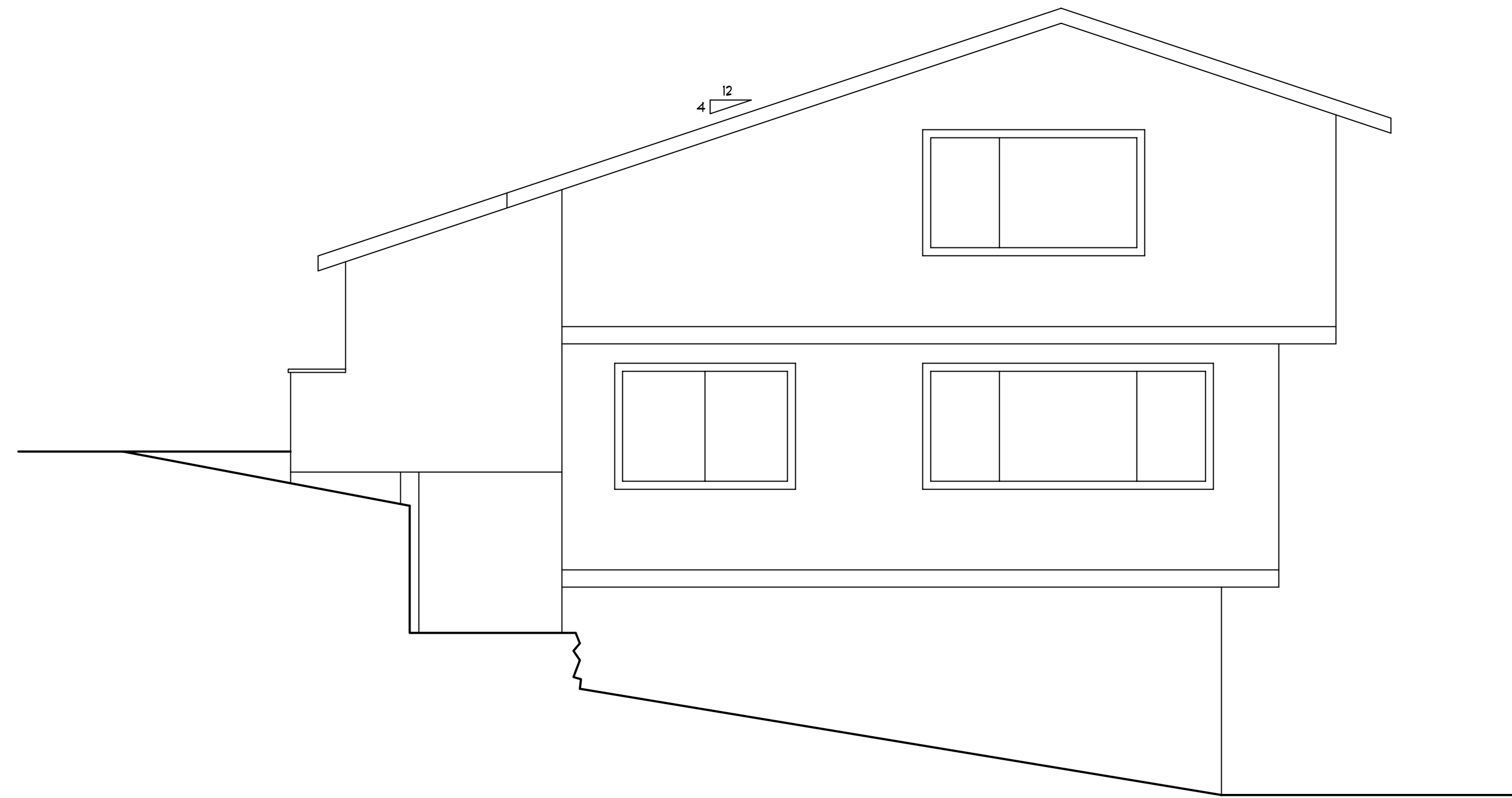
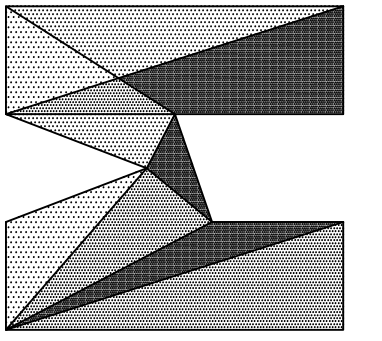


PROPOSED FRONT ELEVATION (EAST)
SCALE: 1/4" = 1' - 0"

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MERCER ISLAND, WA

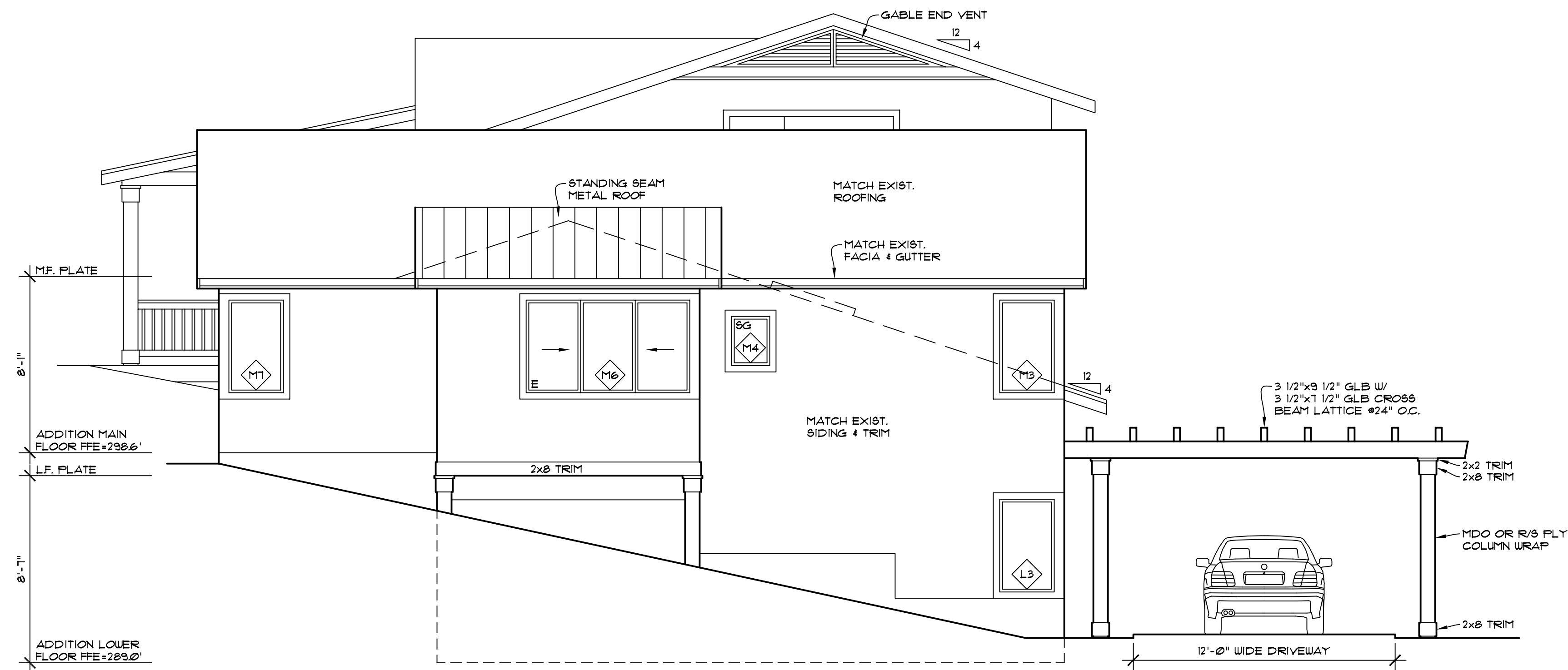
JOB NO: 21-001
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DRN. BY: MM
REVISED:

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A8



EXISTING RIGHT ELEVATION (NORTH)

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



PROPOSED RIGHT ELEVATION (NORTH)

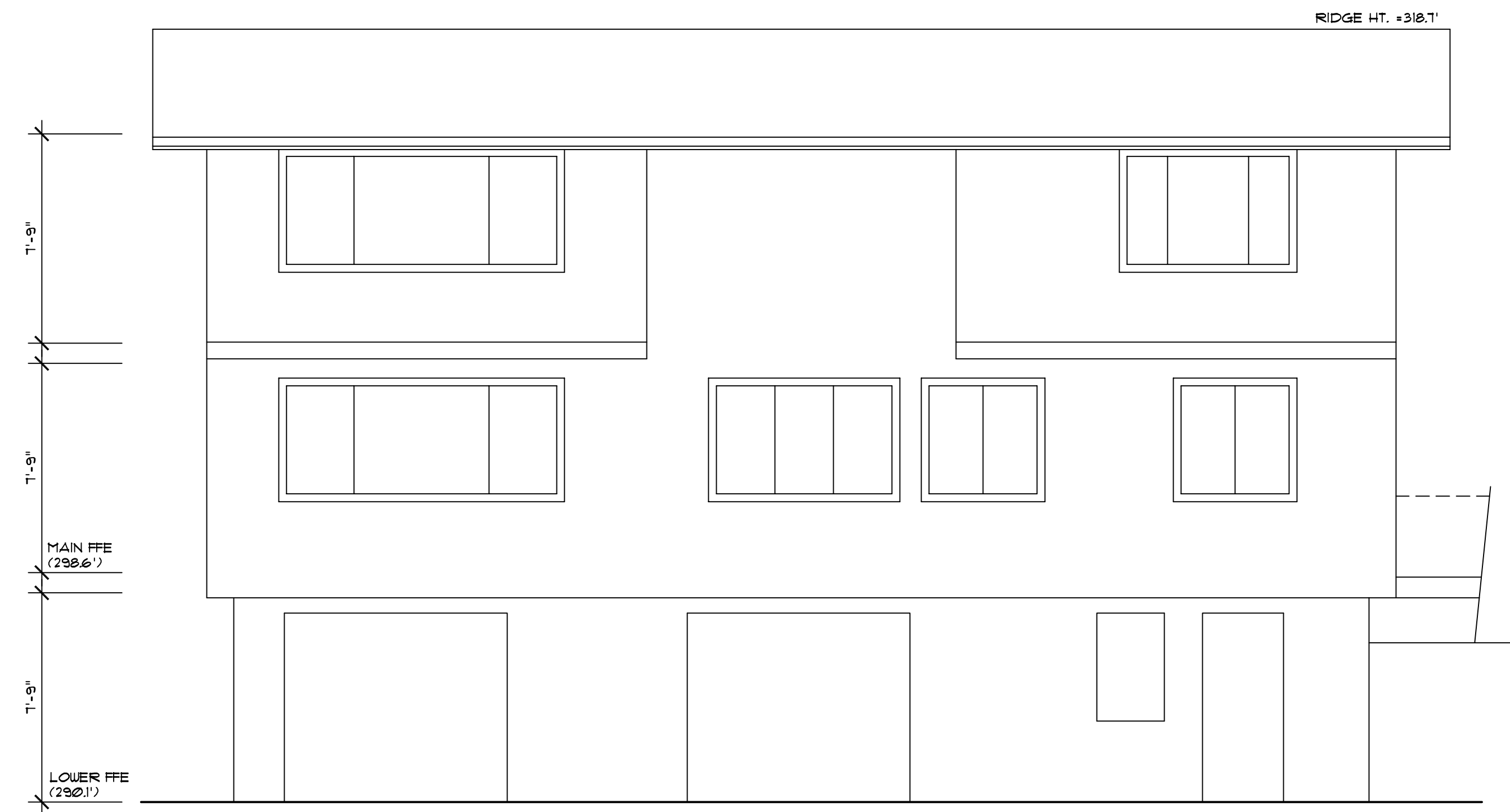
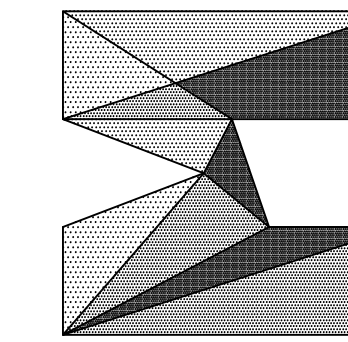
SCALE: 1/4" = 1' - 0"

KOLBE ADDITION
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MERCER ISLAND, WA

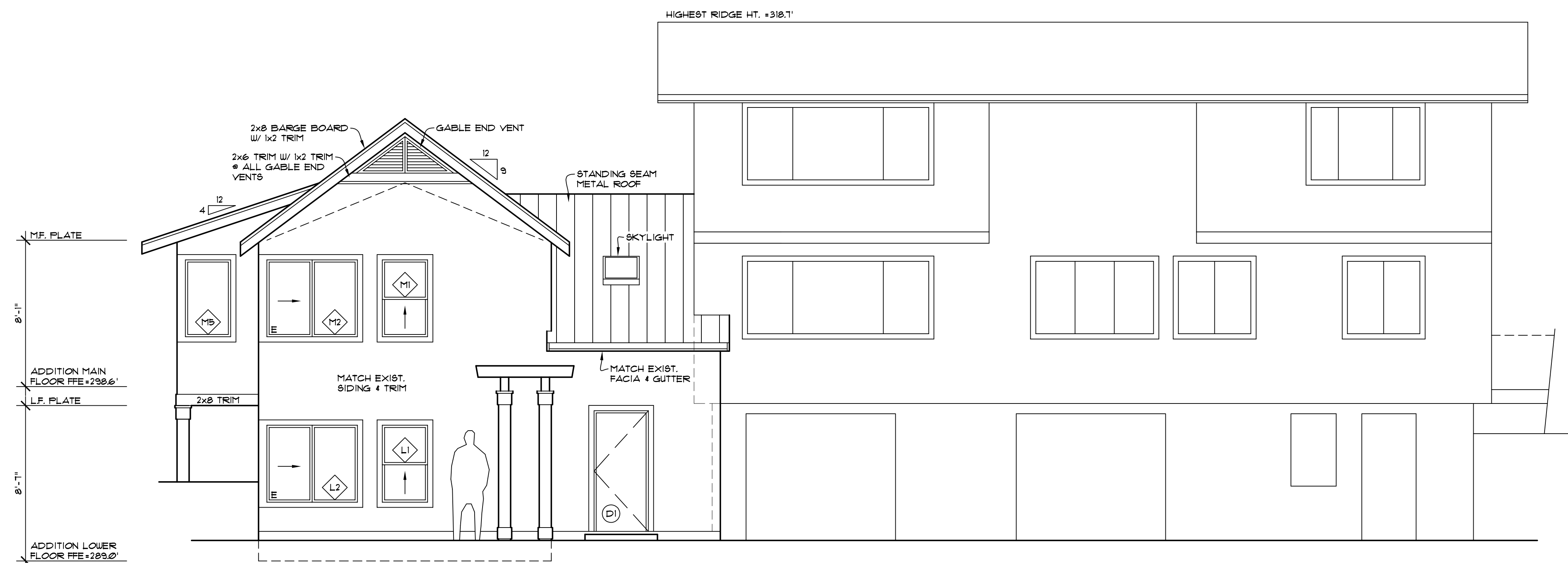
JOB NO: 21-001
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DRWN. BY: MM
REVISED:

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A9



EXISTING REAR ELEVATION (WEST)
SCALE: 1/4" = 1' - 0"

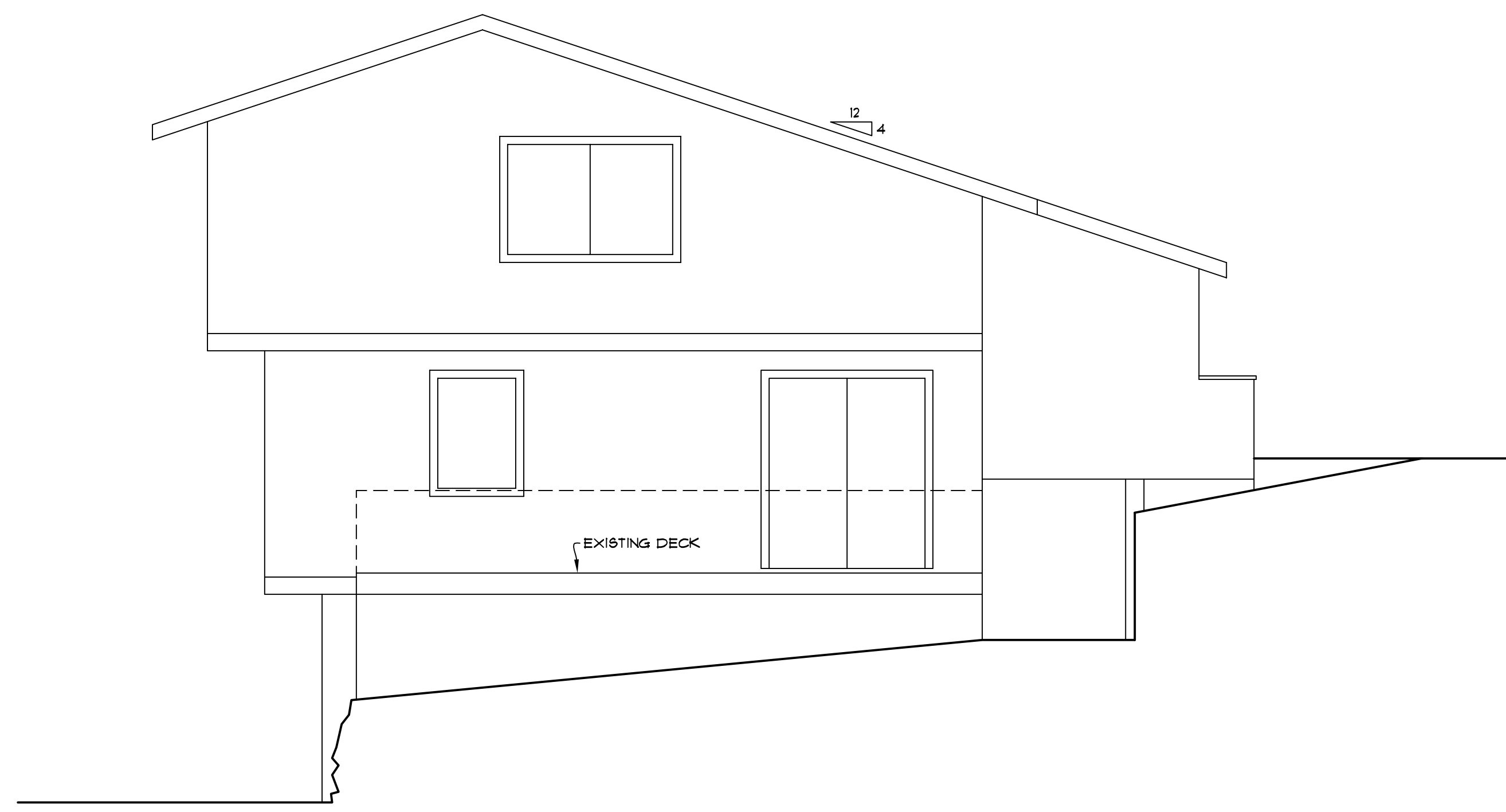
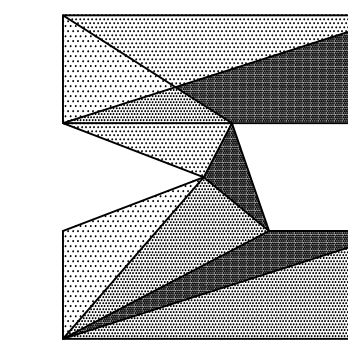


PROPOSED REAR ELEVATION (WEST)
SCALE: 1/4" = 1' - 0"

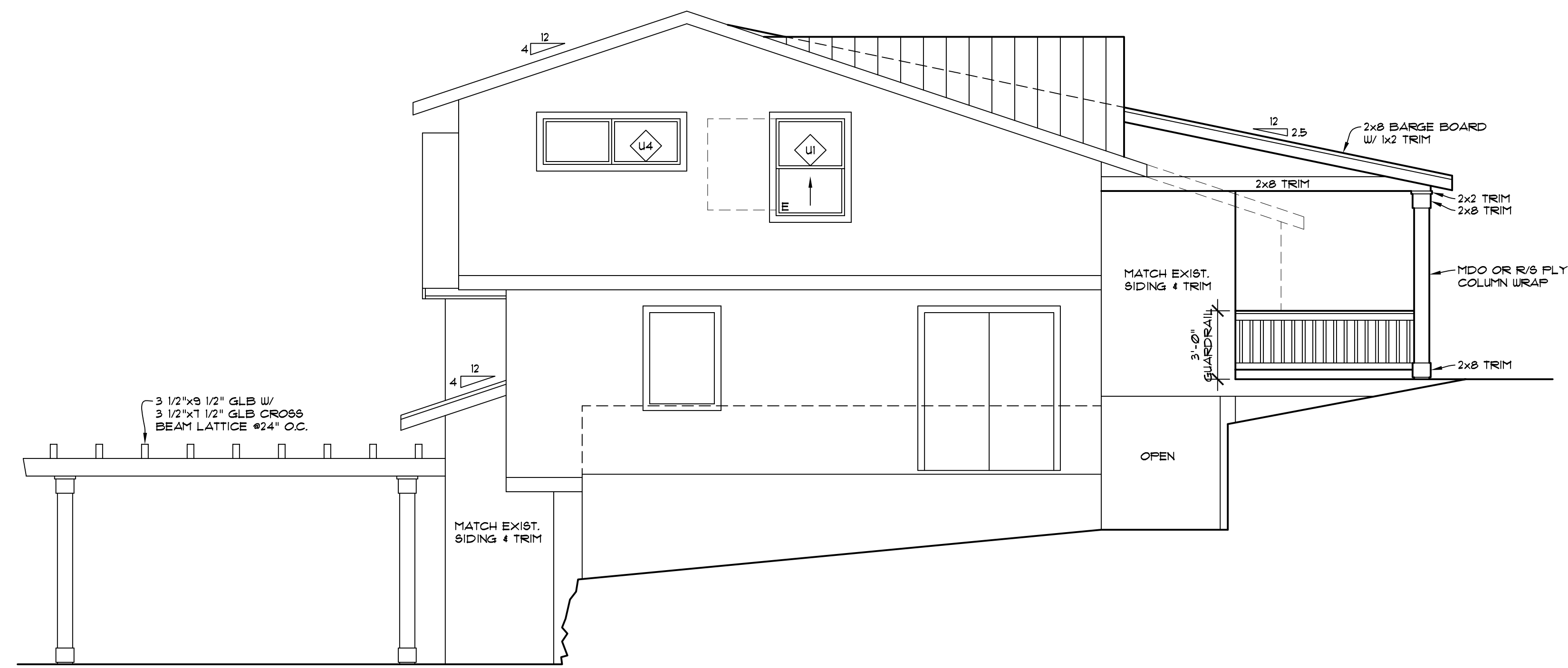
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7001 82nd AVE SE
MERCER ISLAND, WA

JOB NO: 21-001
DATE: 8/30/21
DRN. BY: MM
REVISED:

SHEET NO.
A10



EXISTING LEFT ELEVATION (SOUTH)
SCALE: 1/4" = 1' - 0"

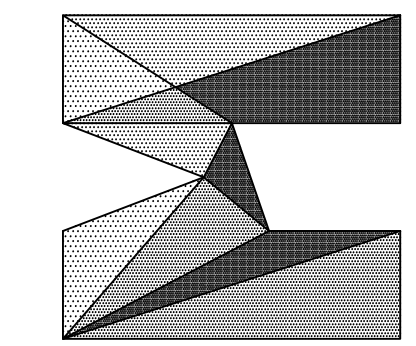


PROPOSED LEFT ELEVATION (SOUTH)
SCALE: 1/4" = 1' - 0"

KOLBE ADDITION
7001 82nd AVE SE
MERCER ISLAND, WA

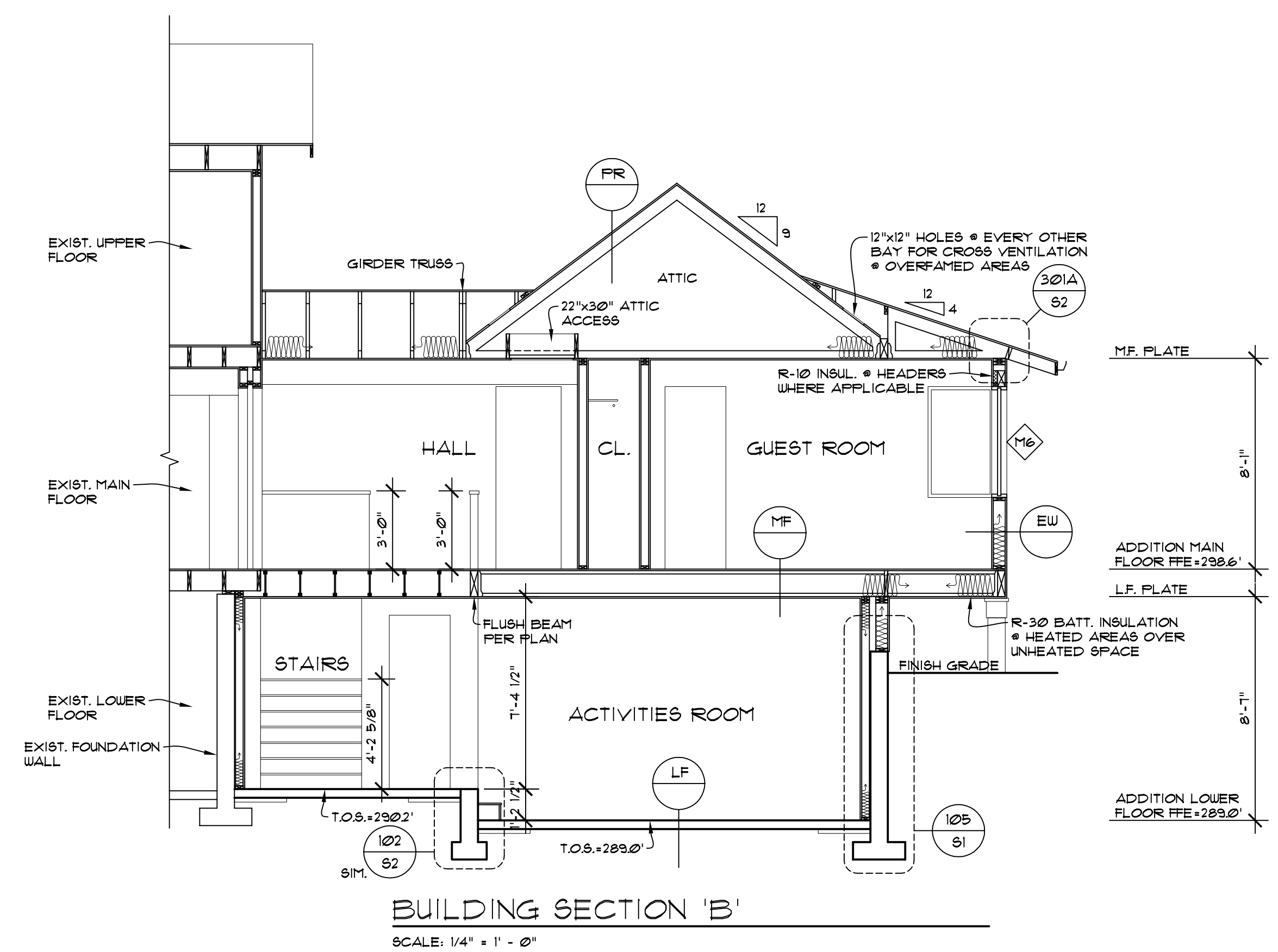
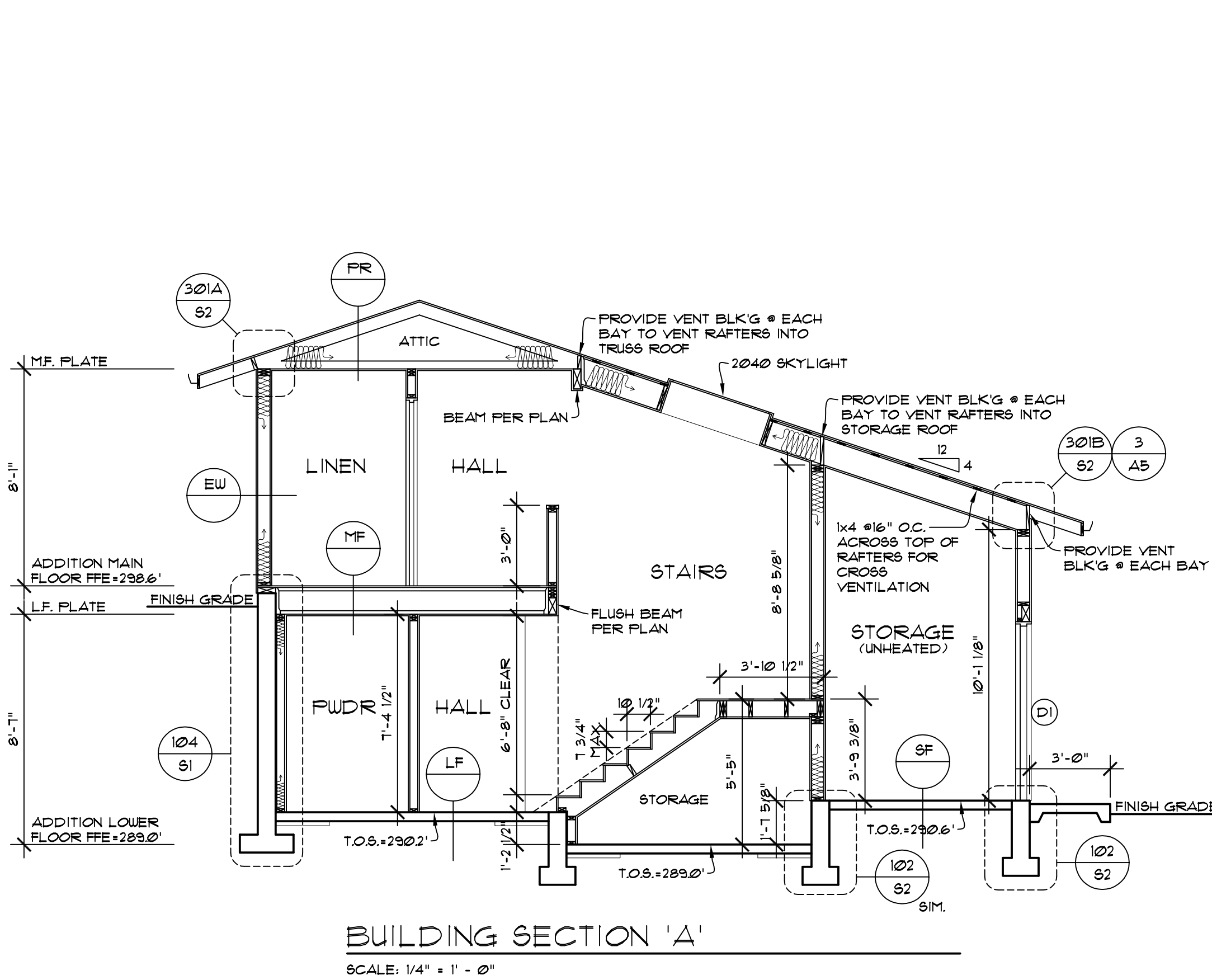
JOB NO: 21-001
DATE: 8/30/21
DRN. BY: MM
REVISED:

SHEET NO.
A11



LOWER FLOOR WINDOWS			MAIN FLOOR WINDOWS			UPPER FLOOR WINDOWS			
L1 ACTIVITIES HDR. HT. 7'-6"		M1 OFFICE HDR. HT. 7'-0"		M6 GUEST ROOM HDR. HT. 7'-0"		M11 ENTRY HDR. HT. 8'-0"		U1 BEDROOM 3 HDR. HT. 6'-11"	
L2 ACTIVITIES HDR. HT. 7'-6"		M2 OFFICE HDR. HT. 7'-0"		M7 EXERCISE HDR. HT. 7'-0"				U2 BEDROOM 3 HDR. HT. 6'-11"	
L3 ACTIVITIES HDR. HT. 7'-6"		M3 OFFICE HDR. HT. 7'-0"		M8 EXERCISE HDR. HT. 7'-0"				U3 W.I.C. HDR. HT. 6'-11"	
		M4 BATH HDR. HT. 6'-3"		M9 EXERCISE HDR. HT. 7'-0"				U4 W.I.C. HDR. HT. 6'-11"	
		M5 GUEST ROOM HDR. HT. 7'-0"		M10 OFFICE HDR. HT. 7'-0"					

SG = SAFETY GLASS
E = EGRESS WINDOW
U-FACTOR FOR ALL WINDOWS = 0.30
U-FACTOR FOR DOORS = 0.20



PR	PITCHED ROOF ROOFING PER ELEVATIONS 30# BUILDING PAPER, (2) LAYERS # 25/12 PITCH, SHEATHING PER STRUCTURAL ENGINEER TRUSSES OR 2x RAFTERS PER PLAN R-49 INSULATION # TRUSSED ROOF R-38 INSULATION # SINGLE RAFTER ROOF W/ VENT BAFFLE AS NEEDED 4 MIL UV. FOLY. 5/8" GUB
EW	EXTERIOR CONDITIONED WALL 1/2" GUB, R-21 BATT INSULATION 4 MIL UV RES. FOLY 2x6 STUDS @ 16" O.C. SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
MF	MAIN FLOOR FINISH FLOOR 1/2" ULL FLY # VINYL 5/8" ULL FLY # VINYL TO HARDWOOD 3/4" T&G FLYWOOD SUB-FLR (GLUE 4 NAIL) TJI FLOOR JOISTS PER PLAN R-30 BATT. INSULATION # HEATED AREAS OVER UNHEATED SPACE 5/8" GUB
LF	LOWER FLOOR 4" CONCRETE SLAB ON GRADE W/ 6x6 W4x14 WUF 6 MIL VAPOR BARRIER 4" GRANULAR FILL R-10 RIGID INSULATION (MIN. COMPRESSIVE STRENGTH OF 15 PSI) WRAPPED 24" AROUND PERIMETER # HEATED AREA
SF	STORAGE FLOOR 4" CONCRETE SLAB ON GRADE W/ 6x6 W4x14 WUF 6 MIL VAPOR BARRIER 4" GRANULAR FILL

KOLBE ADDITION
7001 82nd AVE SE
MERCER ISLAND, WA

JOB NO: 21-001
DATE: 8/30/21
DRW. BY: MM
REVISED:

SHEET NO.
A12

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2018 EDITION, ASCE 7-16
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2019-2020
- FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HGG PER ASTM A653). BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

- WIND LOAD: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE C
- SEISMIC: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, Ie=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, Ss=1.5, S1=0.5
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, Sds=1.0g, Sd=0.5g
SEISMIC DESIGN CATEGORY, D2
BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
DESIGN BASE SHEAR, $V + F(Sds)(W)/R = 0.1846W$
RESPONSE MODIFICATION COEFFICIENT, R=6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
- ROOF LOAD: DL = 15 PSF LL = 25 PSF (SNOW LOAD)
- FLOOR LOAD: DL = 10 PSF LL = 40 PSF
- DECK LOAD: DL = 10 PSF LL = 60 PSF
- SOILS: ASSUMED 1500 PSF ALLOWABLE SOIL BEARING
ASSUMED 35 PCF ACTIVE SOIL PRESSURE, 350 PCF PASSIVE PRESSURE, 0.35 COEFFICIENT OF FRICTION
ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.
- CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
GRADE 40 REINFORCEMENT
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

- LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:
ALL SAWN LUMBER HF#2 OR BETTER, Fb = 875 PSI, Fv = 75 PSI, E = 1,300,000
GLULAM BEAMS 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000
MICROLAM, LVL Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000
PARALLAMs, PSL Fb = 2900 PSI, Fv = 290 PSI, E = 2,900,000
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 2" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 1/2" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
- ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

MAWER/KOLBE

FOOTING SCHEDULE

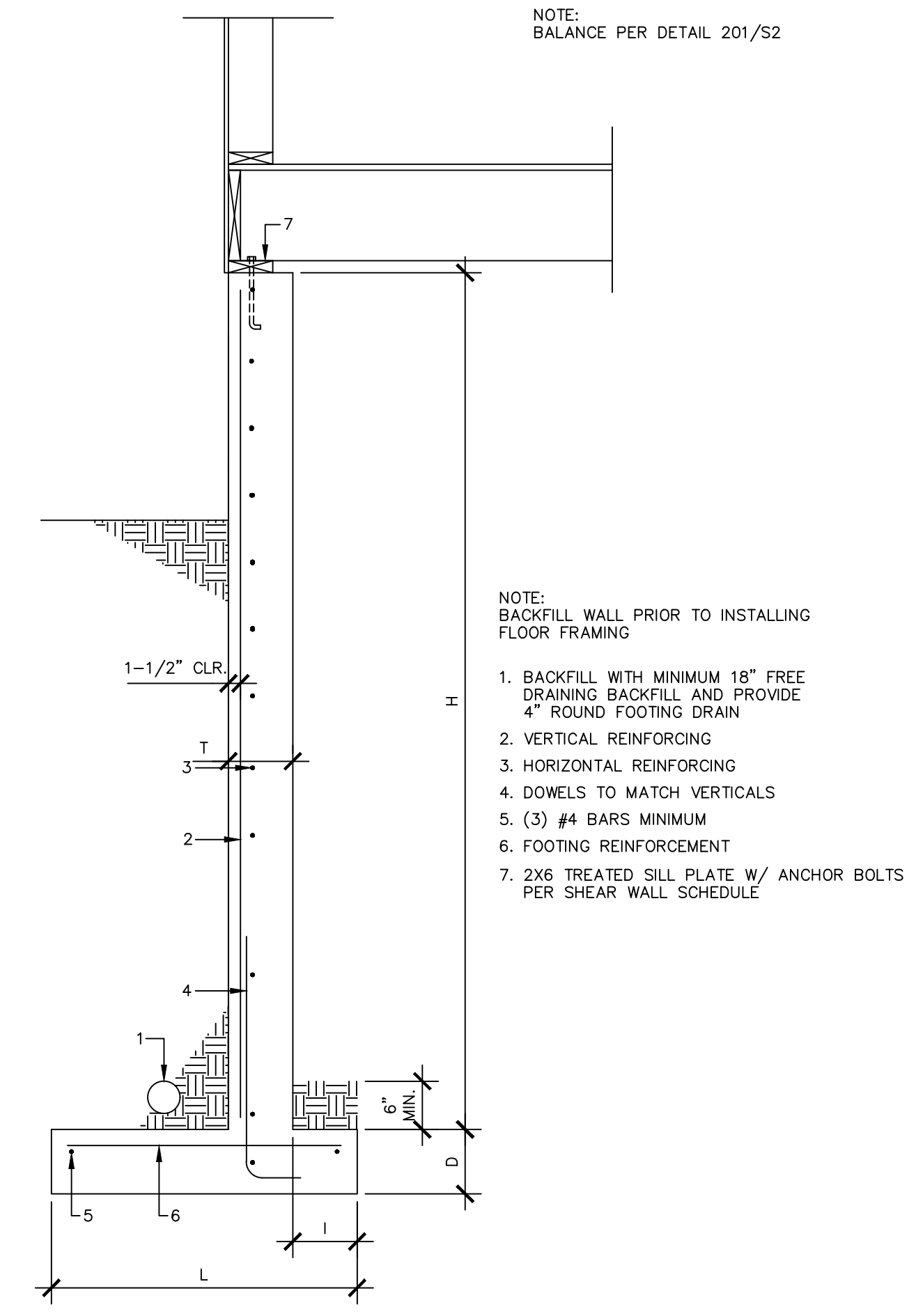
MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD
18	18"x18"	8"	(2) #4 EACH WAY	3375#
24	24"x24"	10"	(3) #4 EACH WAY	6000#
30	30"x30"	10"	(3) #5 EACH WAY	9375#
36	36"x36"	10"	(3) #5 EACH WAY	13500#
42	42"x42"	10"	(3) #5 EACH WAY	18375#
48	48"x48"	12"	(4) #5 EACH WAY	24000#
54	54"x54"	12"	(5) #5 EACH WAY	30375#
60	60"x60"	12"	(5) #5 EACH WAY	37500#
66	66"x66"	12"	(6) #5 EACH WAY	45375#
72	72"x72"	12"	(7) #5 EACH WAY	54000#

NOTE:
FOOTING DESIGN IS BASED ON 2500 PSI CONCRETE AND AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF

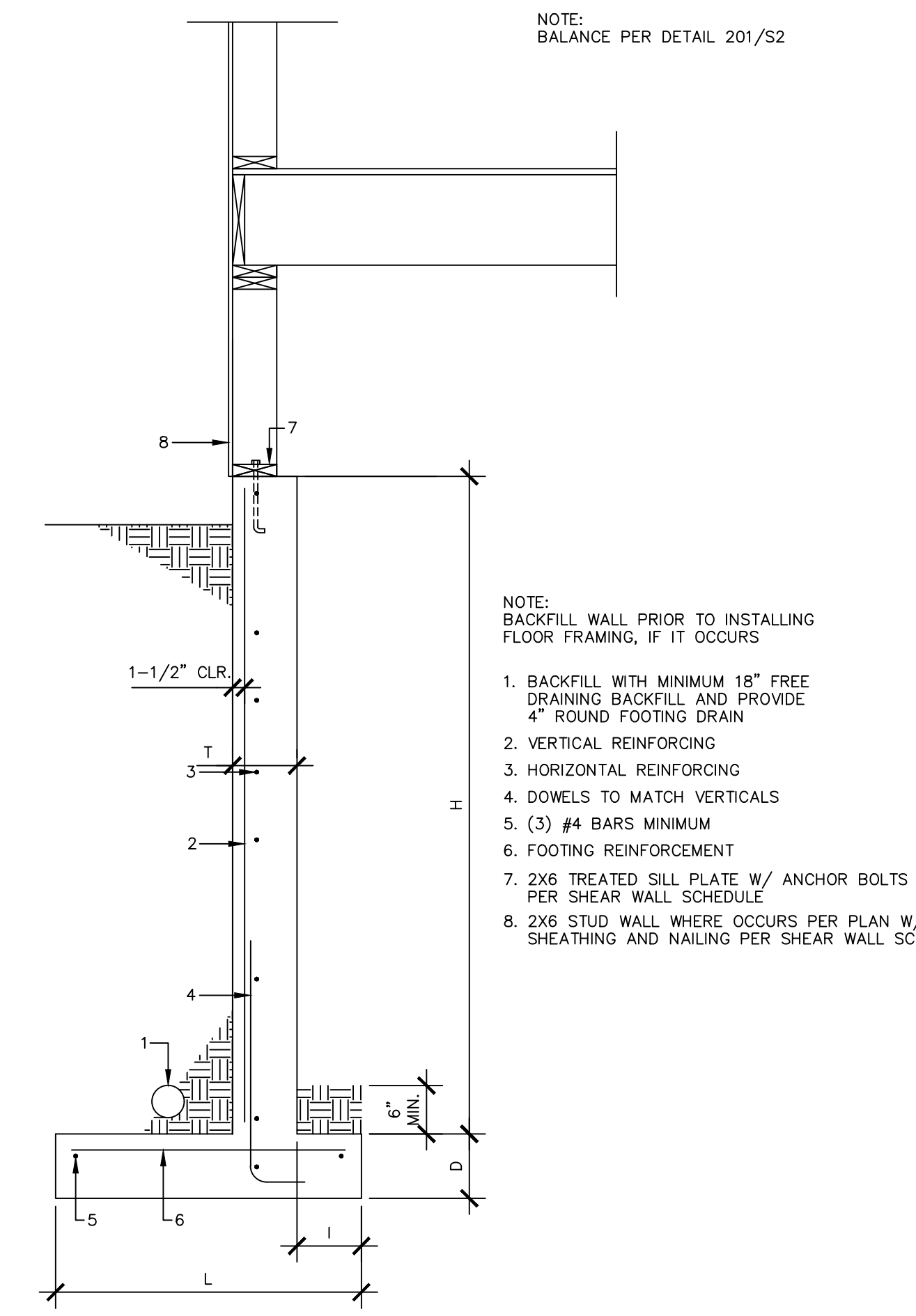
CANTILEVERED RETAINING WALL SCHEDULE

H	T	L	I	D	VERTICAL REINFORCING	HORIZONTAL REINFORCING	DOWELS	FOOTING REINFORCING
4'-0"	8"	2'-0"	8"	8"	#4 @12" O.C.	#4 @10" O.C.	#4 @12" O.C.	#4 @18" O.C.
6'-0"	8"	2'-8"	1'-0"	9"	#4 @12" O.C.	#4 @10" O.C.	#4 @12" O.C.	#4 @18" O.C.
8'-0"	8"	3'-8"	1'-6"	10"	#5 @12" O.C.	#4 @10" O.C.	#5 @12" O.C.	#4 @10" O.C.
10'-0"	8"	5'-8"	2'-6"	10"	#5 @8" O.C.	#4 @10" O.C.	#5 @8" O.C.	#5 @8" O.C.
12'-0"	10"	6'-6"	2'-10"	11"	#6 @8" O.C.	#4 @8" O.C.	#6 @8" O.C.	#5 @10" O.C.

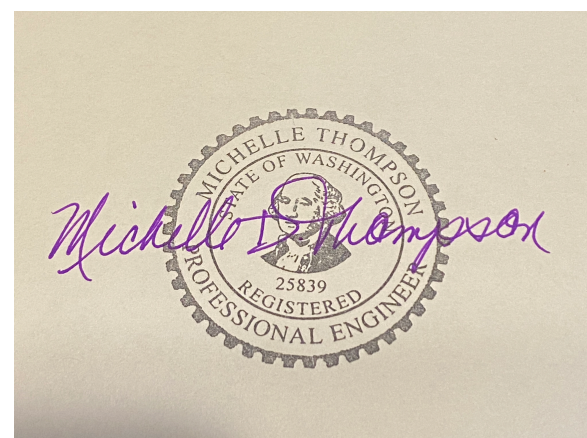
- NOTES:
- CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS
 - REINFORCING BARS SHALL BE GRADE 40
 - LATERAL EARTH PRESSURE = 30 PCF WITH LEVEL BACKFILL
 - PASSIVE RESISTANCE = 300 PCF AND COEFFICIENT OF FRICTION = 0.35
 - PROVIDE FREE DRAINING GRANULAR BACKFILL FOR A MINIMUM OF 18" BEHIND RETAINING WALL
 - PROVIDE A MINIMUM 4" DIA. PERFORATED PIPE SURROUNDED IN PEA GRAVEL OR WASHED CLEAN GRAVEL (MINIMUM 9" COVER) AND SLOPED TO A STORM DRAIN SYSTEM OR OTHER APPROPRIATE OUTLET. PERIMETER DRAINS SHOULD BE PROVIDED WITH CLEANOUTS AS NECESSARY TO ALLOW PERIODIC INSPECTION AND MAINTENANCE OF DRAINS



104 CANTILEVERED RETAINING WALL
3/4"=1'-0"



105 CANTILEVERED RETAINING WALL W/ PONY WALL
3/4"=1'-0"



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REVISION DATES:

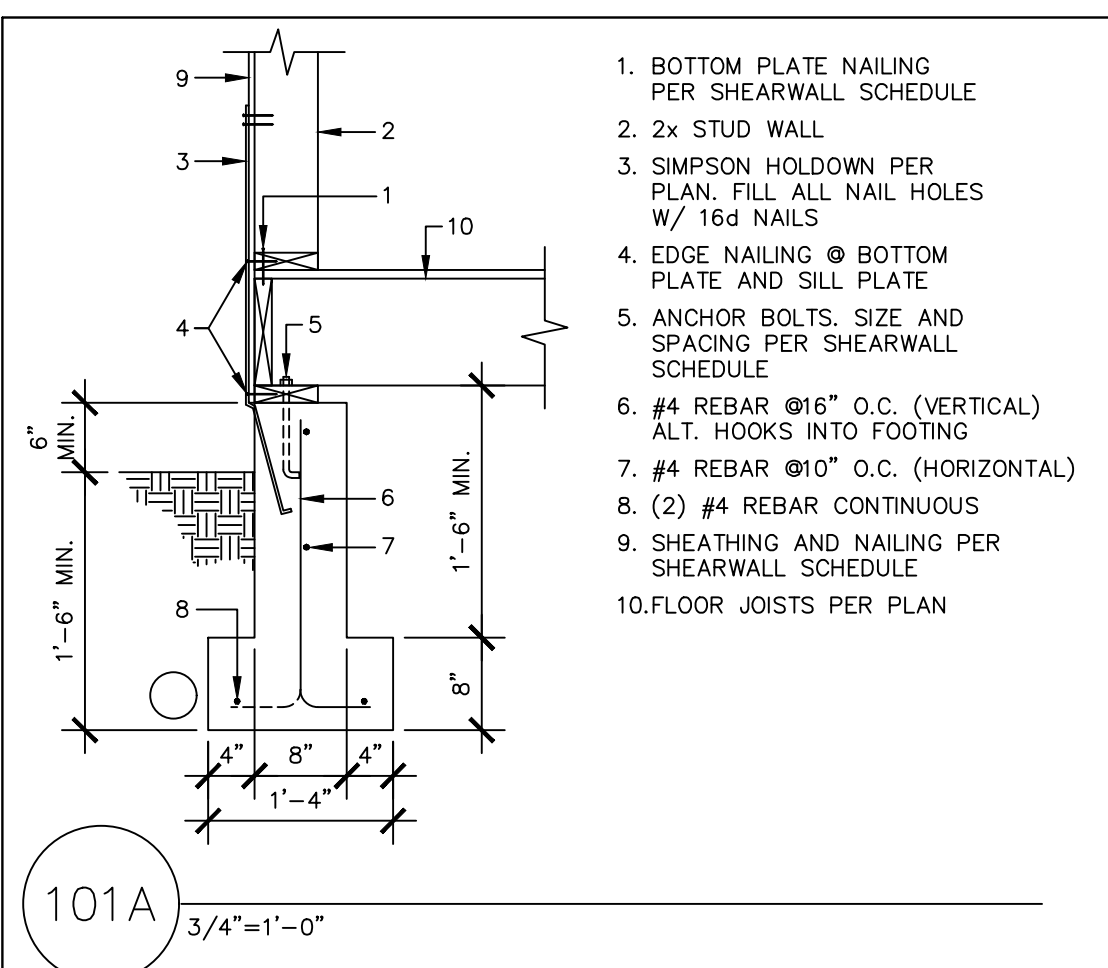
PROJECT: MAWER/KOLBE
7001 82ND AVE SE, MERCER ISLAND, WA
SCALE: NO SCALE
DRAWN BY: MDT
PROJECT NO. MAWER/KOLBE

SHEET TITLE: STRUCTURAL NOTES & SCHEDULES
DATE: 8-23-21
SHEET NO.

S1

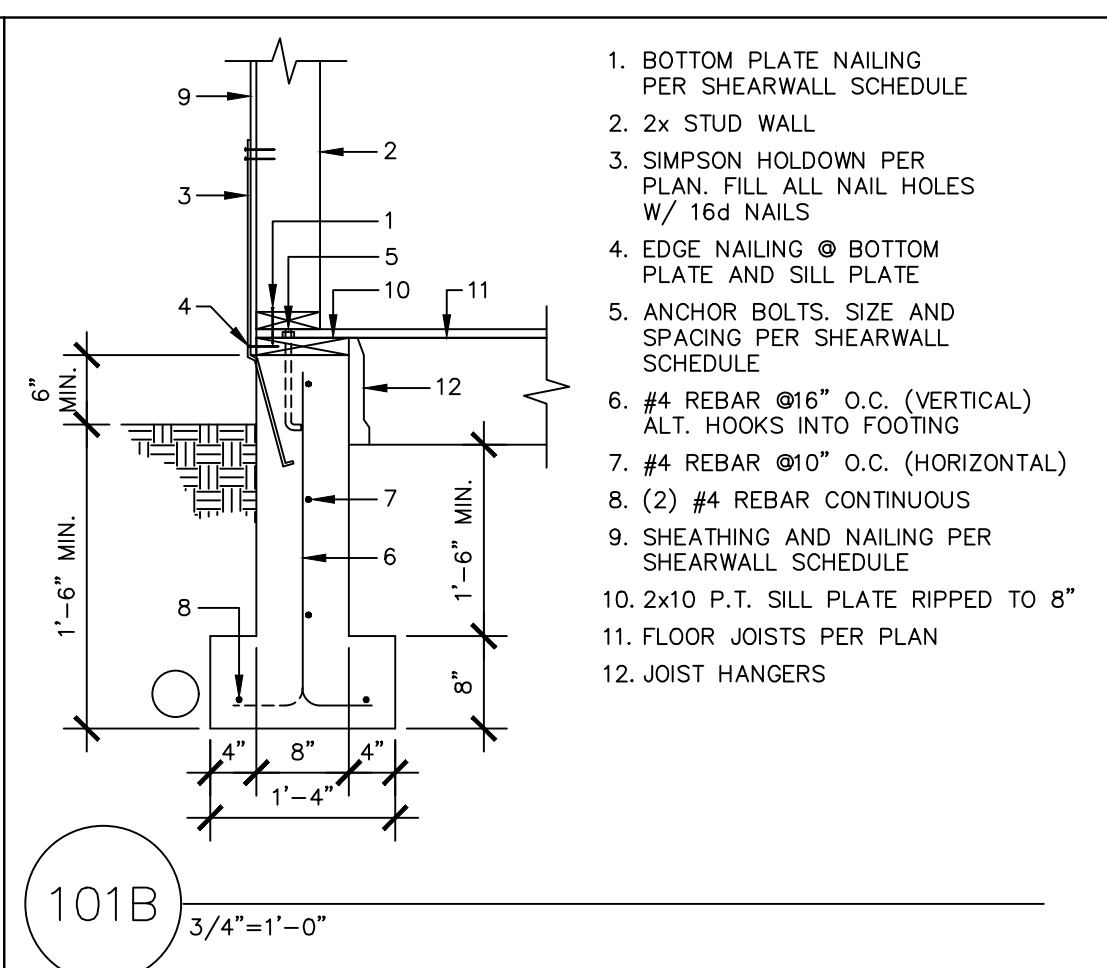


MAWER-KOLBE



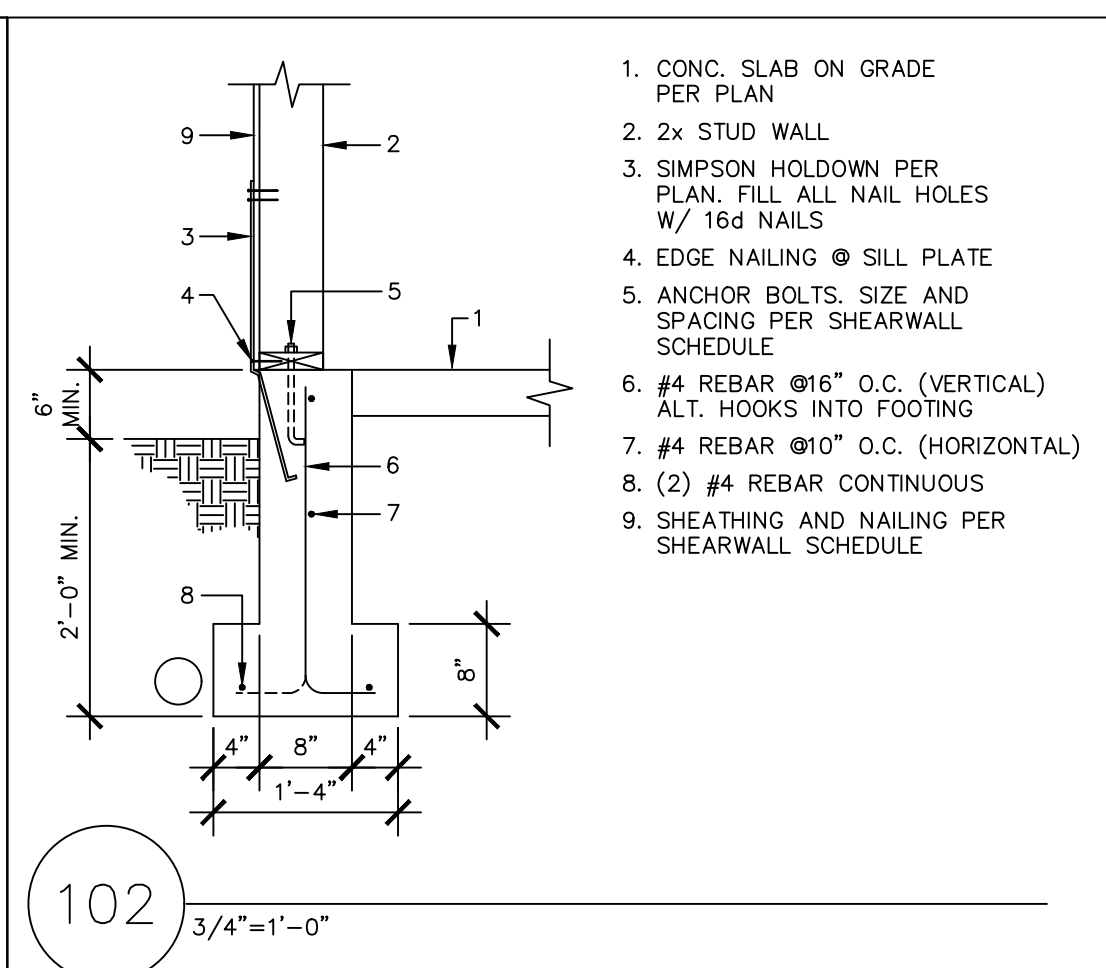
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. ANCHOR BOLTS. SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @16" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
10. FLOOR JOISTS PER PLAN

101A 3/4"=1'-0"



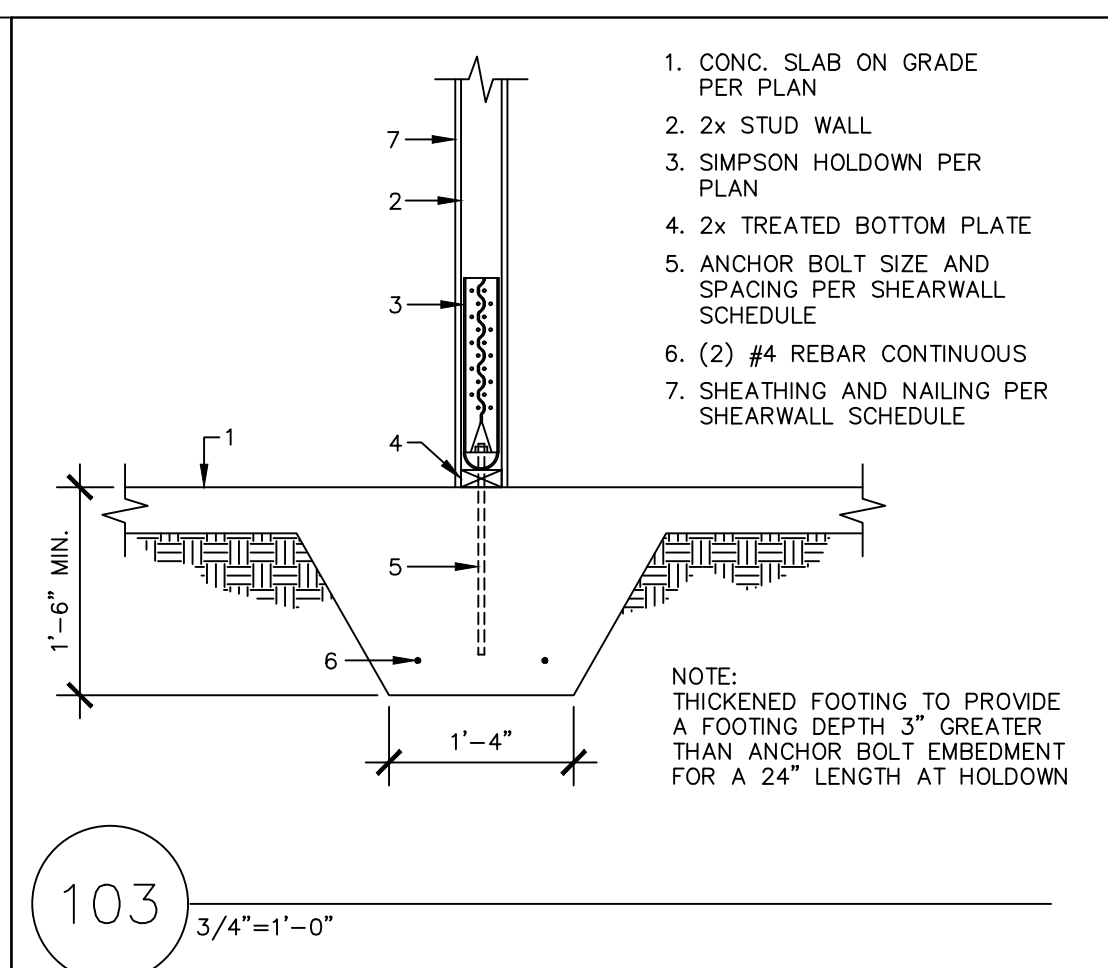
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. ANCHOR BOLTS. SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @16" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
10. 2x10 P.T. SILL PLATE RIPPED TO 8"
11. FLOOR JOISTS PER PLAN
12. JOIST HANGERS

101B 3/4"=1'-0"



1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ SILL PLATE
5. ANCHOR BOLTS. SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @16" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

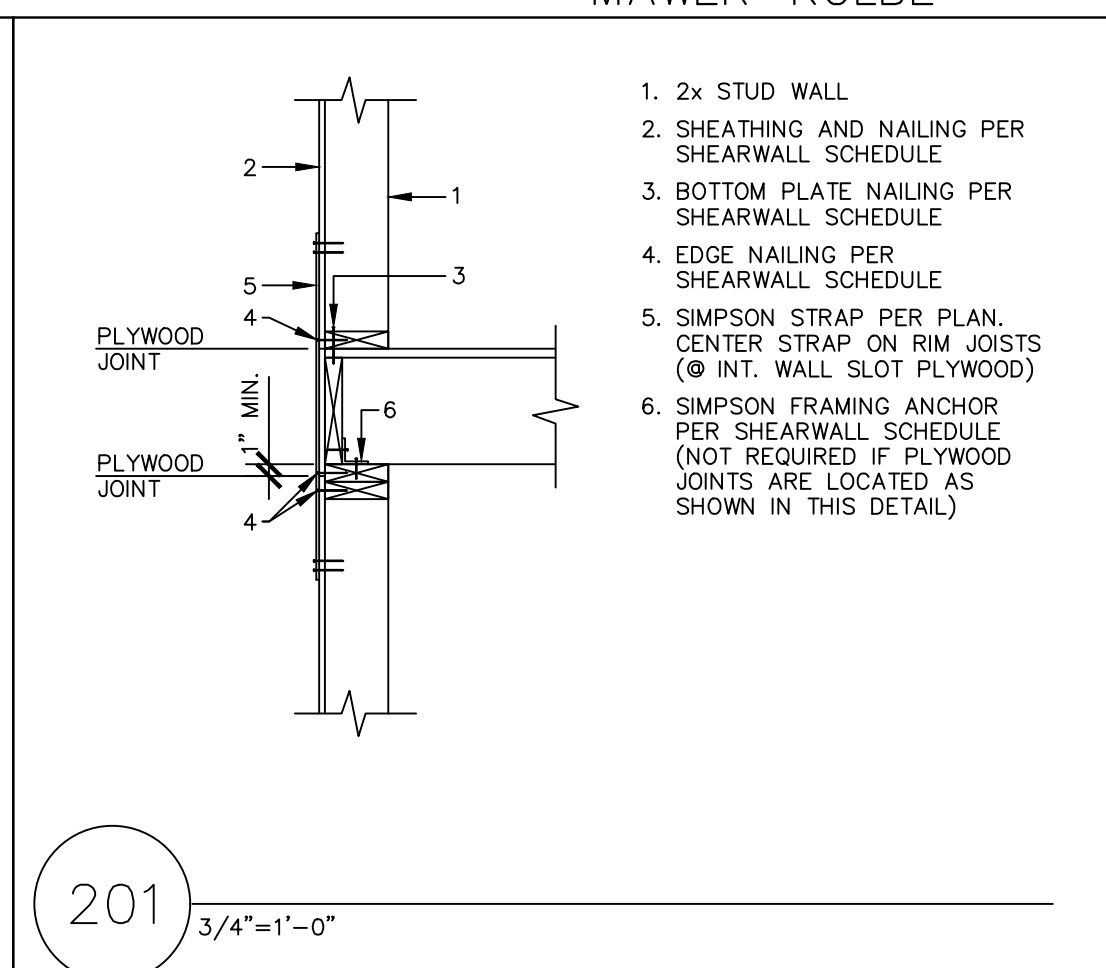
102 3/4"=1'-0"



1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN
4. 2x TREATED BOTTOM PLATE
5. ANCHOR BOLT SIZE AND SPACING PER SHEARWALL SCHEDULE
6. (2) #4 REBAR CONTINUOUS
7. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

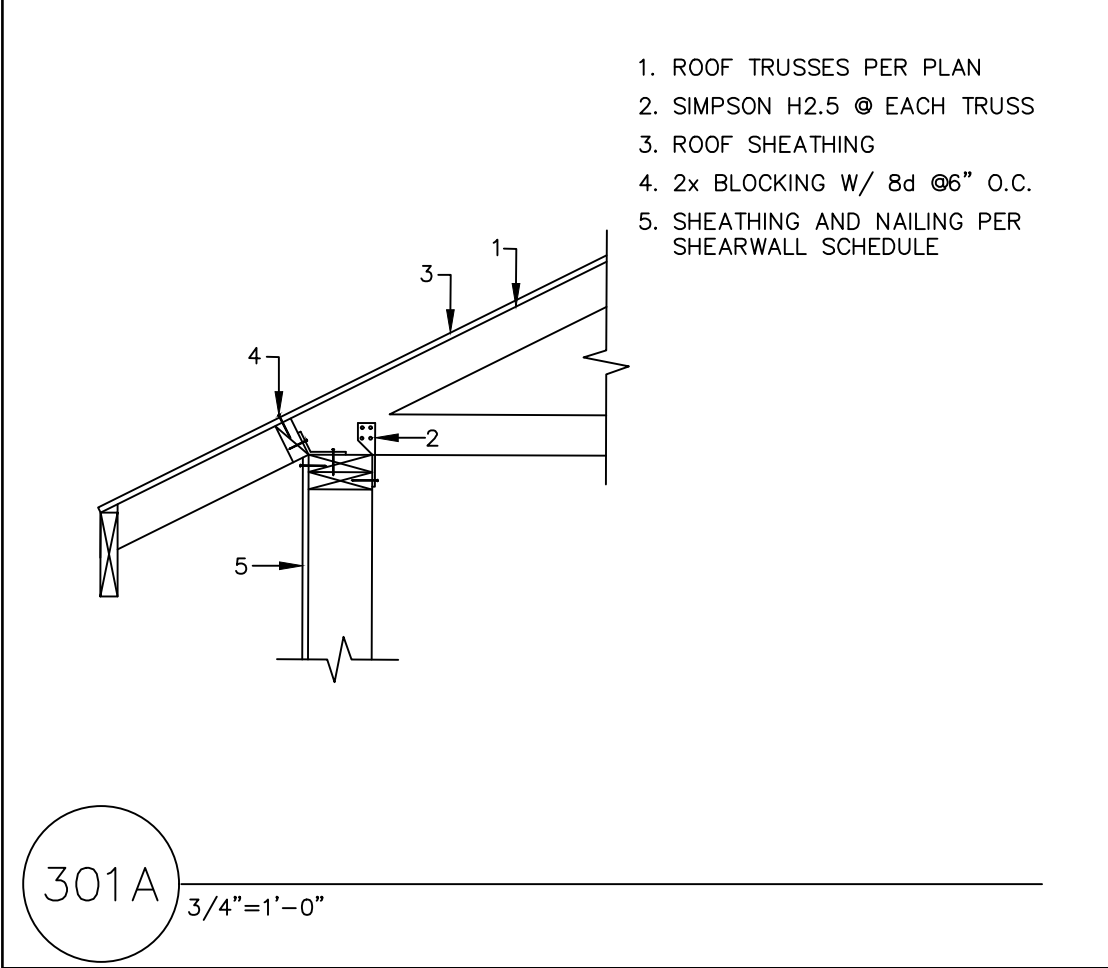
NOTE: THICKENED FOOTING TO PROVIDE A FOOTING DEPTH 3" GREATER THAN ANCHOR BOLT EMBEDMENT FOR A 24" LENGTH AT HOLDOWN

103 3/4"=1'-0"



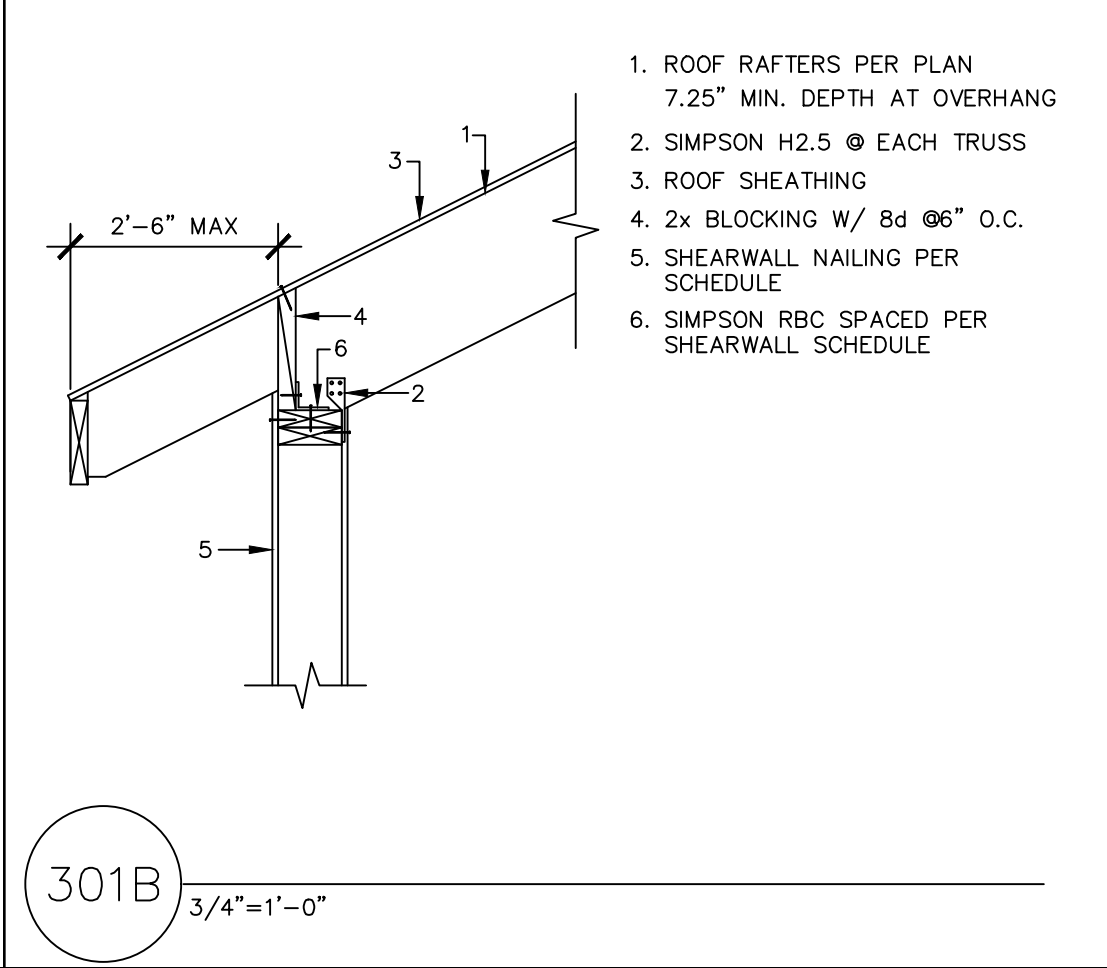
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN. CENTER STRAP ON RIM JOISTS @ INT. WALL SLOT PLYWOOD
6. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE (NOT REQUIRED IF PLYWOOD JOINTS ARE LOCATED AS SHOWN IN THIS DETAIL)

201 3/4"=1'-0"



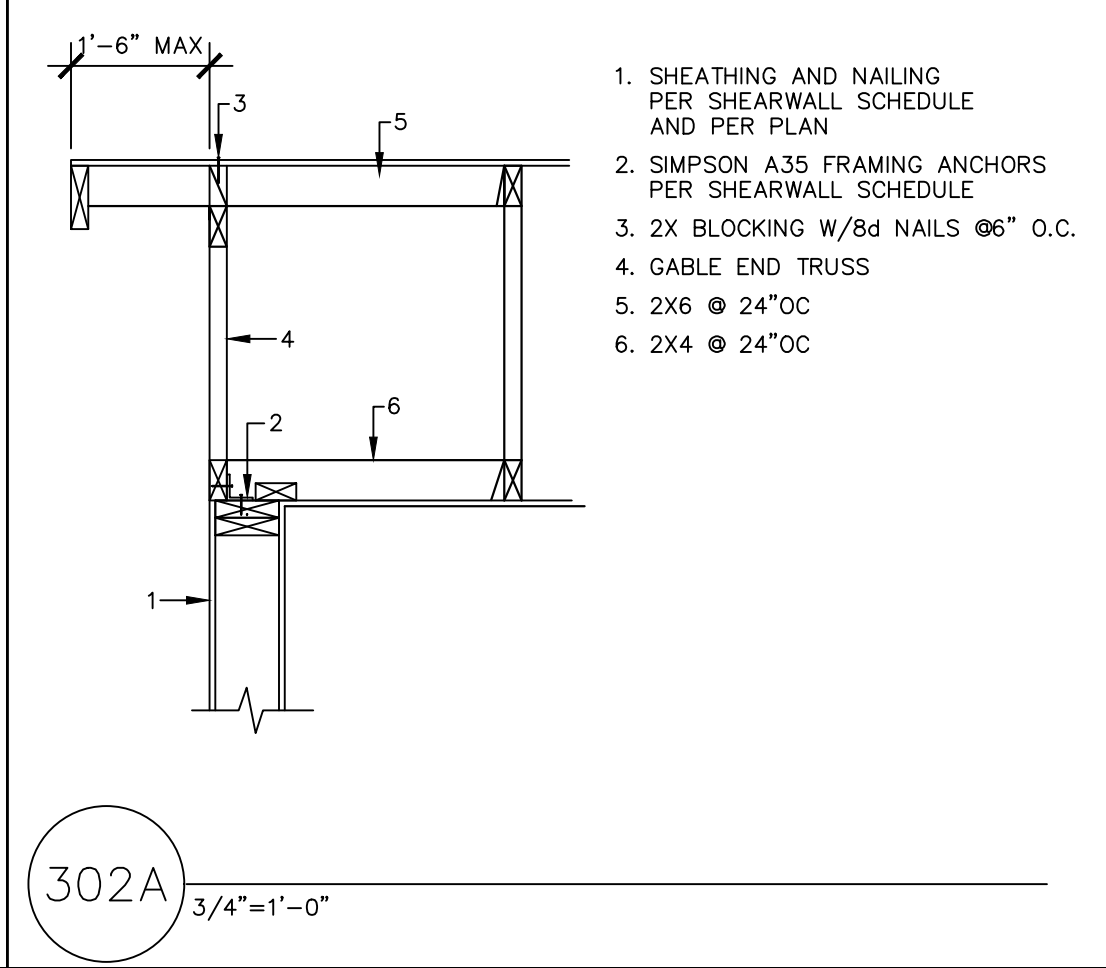
1. ROOF TRUSSES PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

301A 3/4"=1'-0"



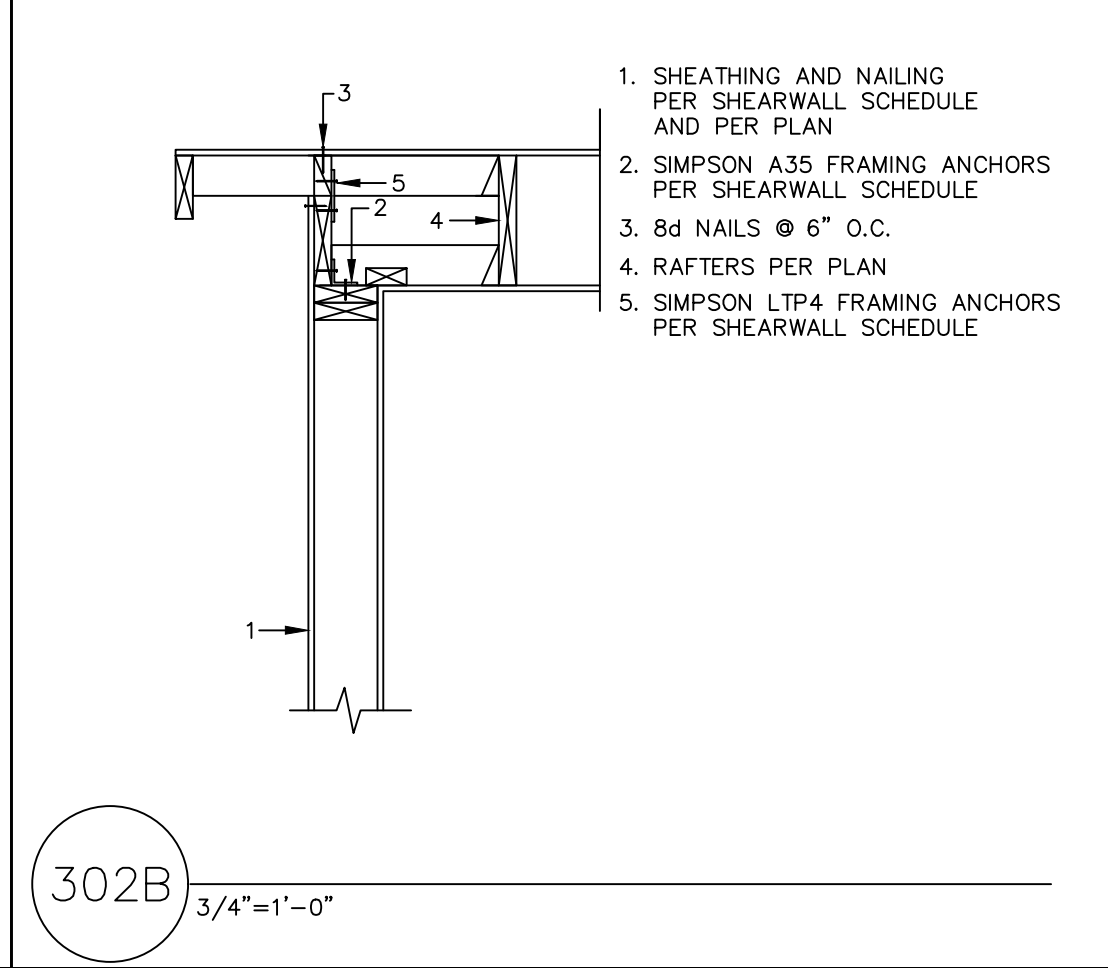
1. ROOF RAFTERS PER PLAN 7.25" MIN. DEPTH AT OVERHANG
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. SHEARWALL NAILING PER SCHEDULE
6. SIMPSON RBC SPACED PER SHEARWALL SCHEDULE

301B 3/4"=1'-0"



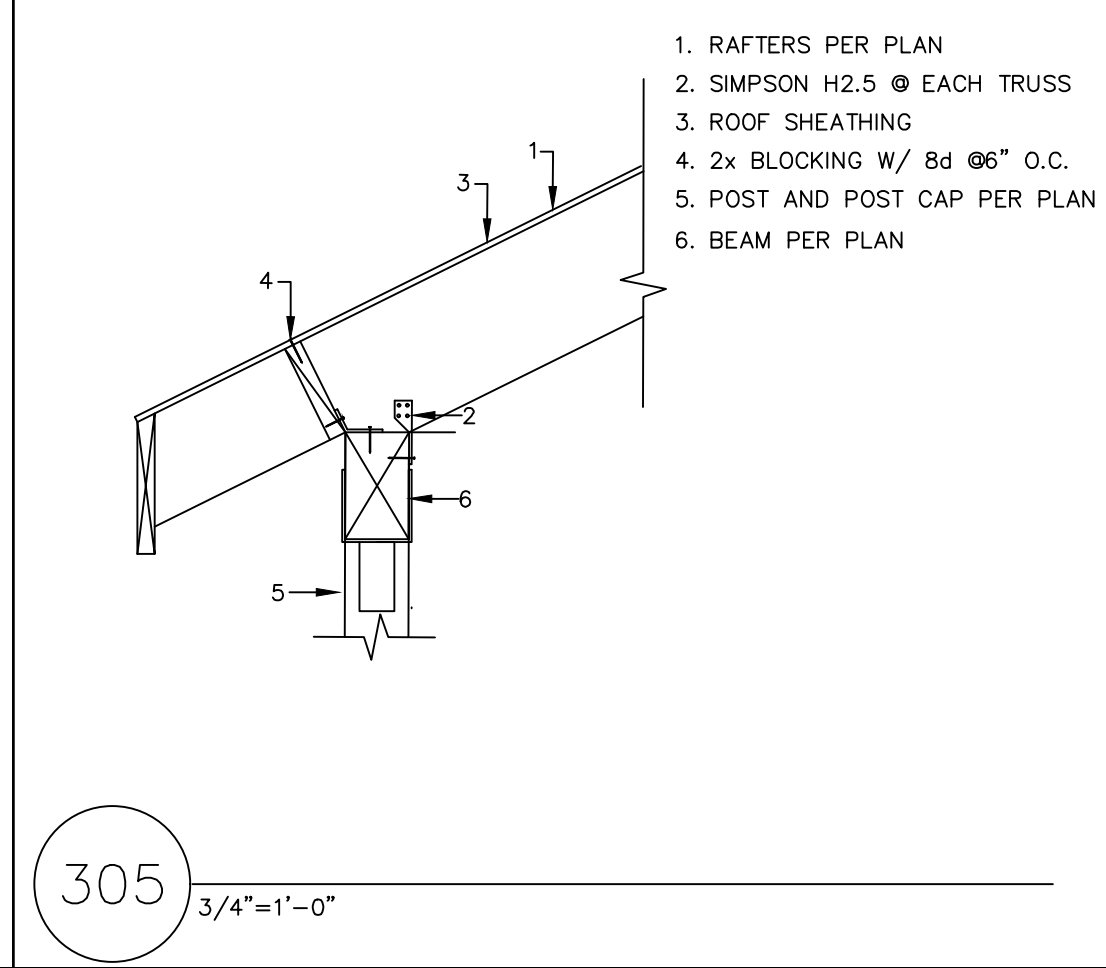
1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 2x BLOCKING W/ 8d NAILS @6" O.C.
4. GABLE END TRUSS
5. 2x6 @ 24" OC
6. 2x4 @ 24" OC

302A 3/4"=1'-0"



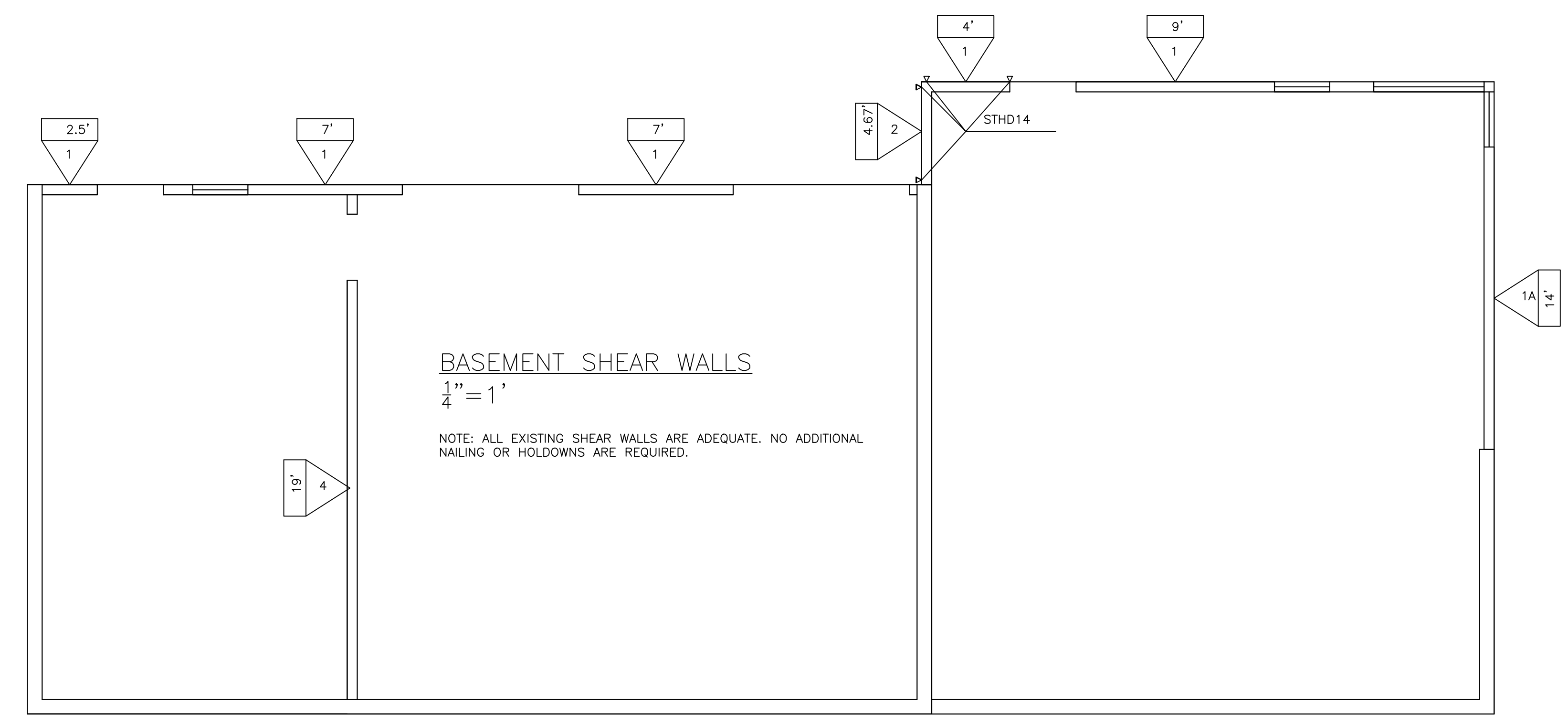
1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 8d NAILS @ 6" O.C.
4. RAFTERS PER PLAN
5. SIMPSON LTP4 FRAMING ANCHORS PER SHEARWALL SCHEDULE

302B 3/4"=1'-0"



1. RAFTERS PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. POST AND POST CAP PER PLAN
6. BEAM PER PLAN

305 3/4"=1'-0"



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REVISION DATES:

PROJECT: MAWER/KOLBE
7001 82ND AVE SE, MERCER ISLAND, WA
SCALE: NO SCALE
DRAWN BY: MDT
PROJECT NO. MAWER/KOLBE
SHEET TITLE: STRUCTURAL NOTES & SCHEDULES
DATE: 8-23-21
SHEET NO. S2

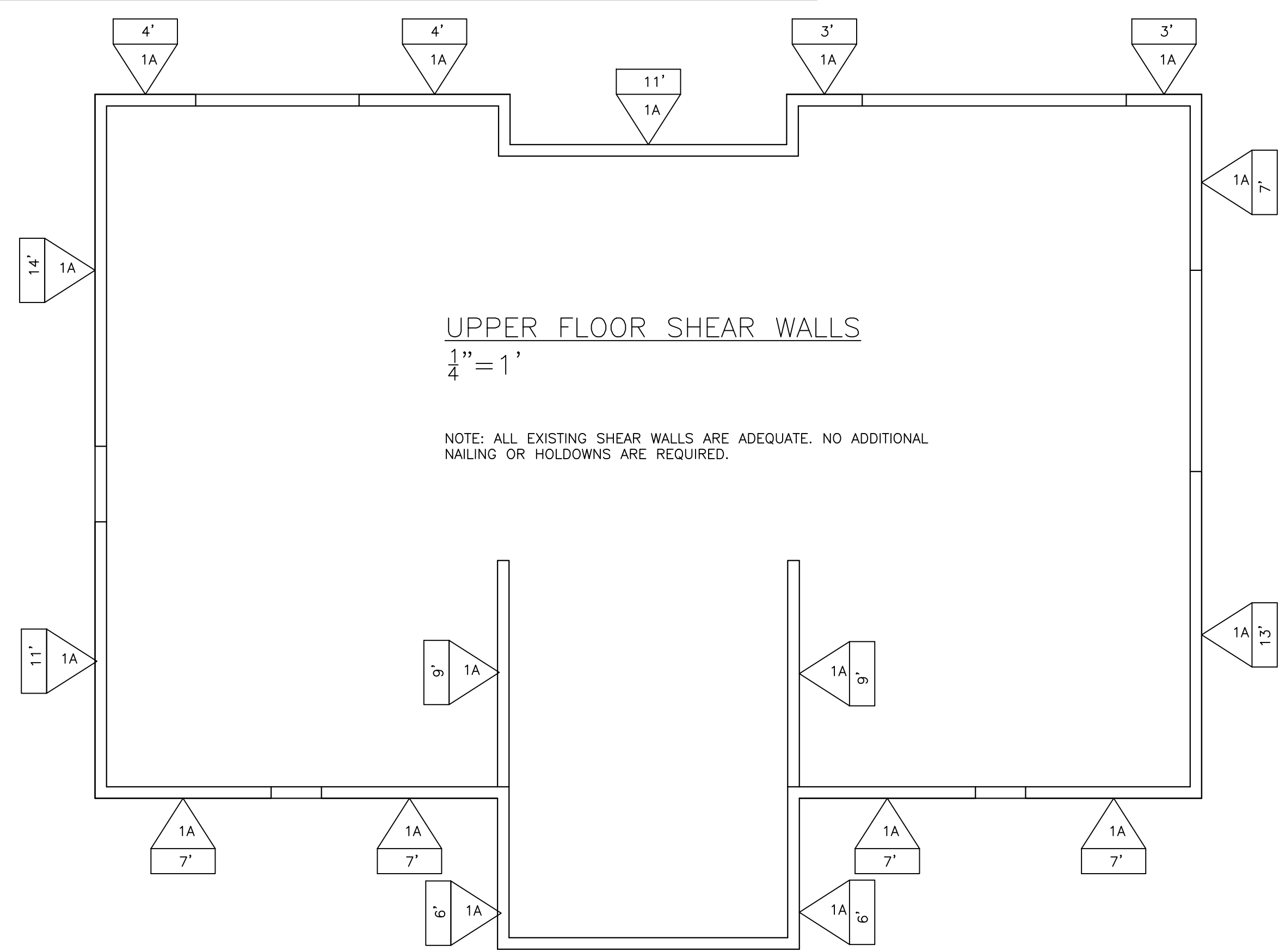


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UPPER FLOOR SHEAR WALLS

1/4" = 1'

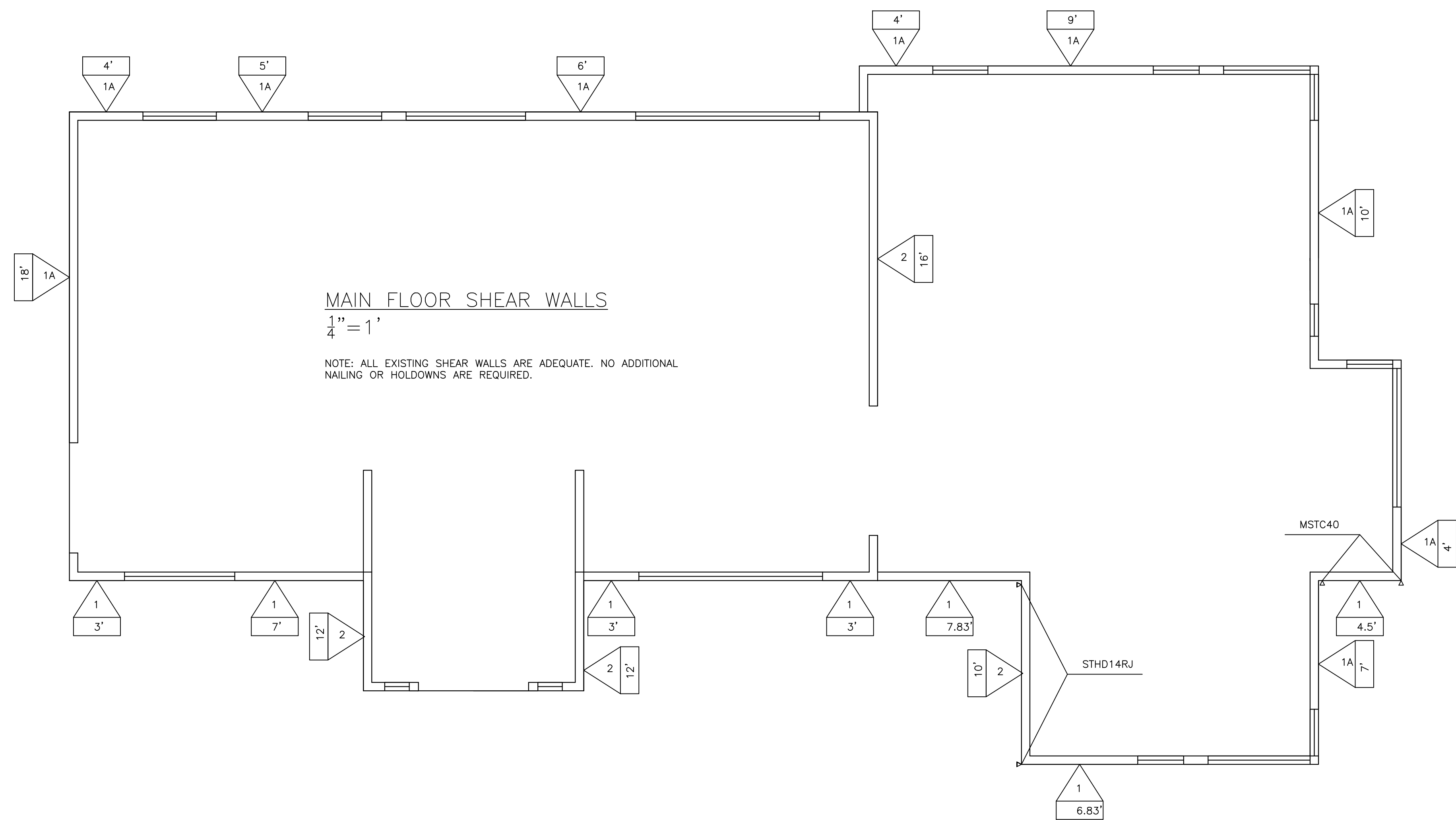
NOTE: ALL EXISTING SHEAR WALLS ARE ADEQUATE. NO ADDITIONAL NAILING OR HOLD-DOWNS ARE REQUIRED.



MAIN FLOOR SHEAR WALLS

1/4" = 1'

NOTE: ALL EXISTING SHEAR WALLS ARE ADEQUATE. NO ADDITIONAL NAILING OR HOLD-DOWNS ARE REQUIRED.



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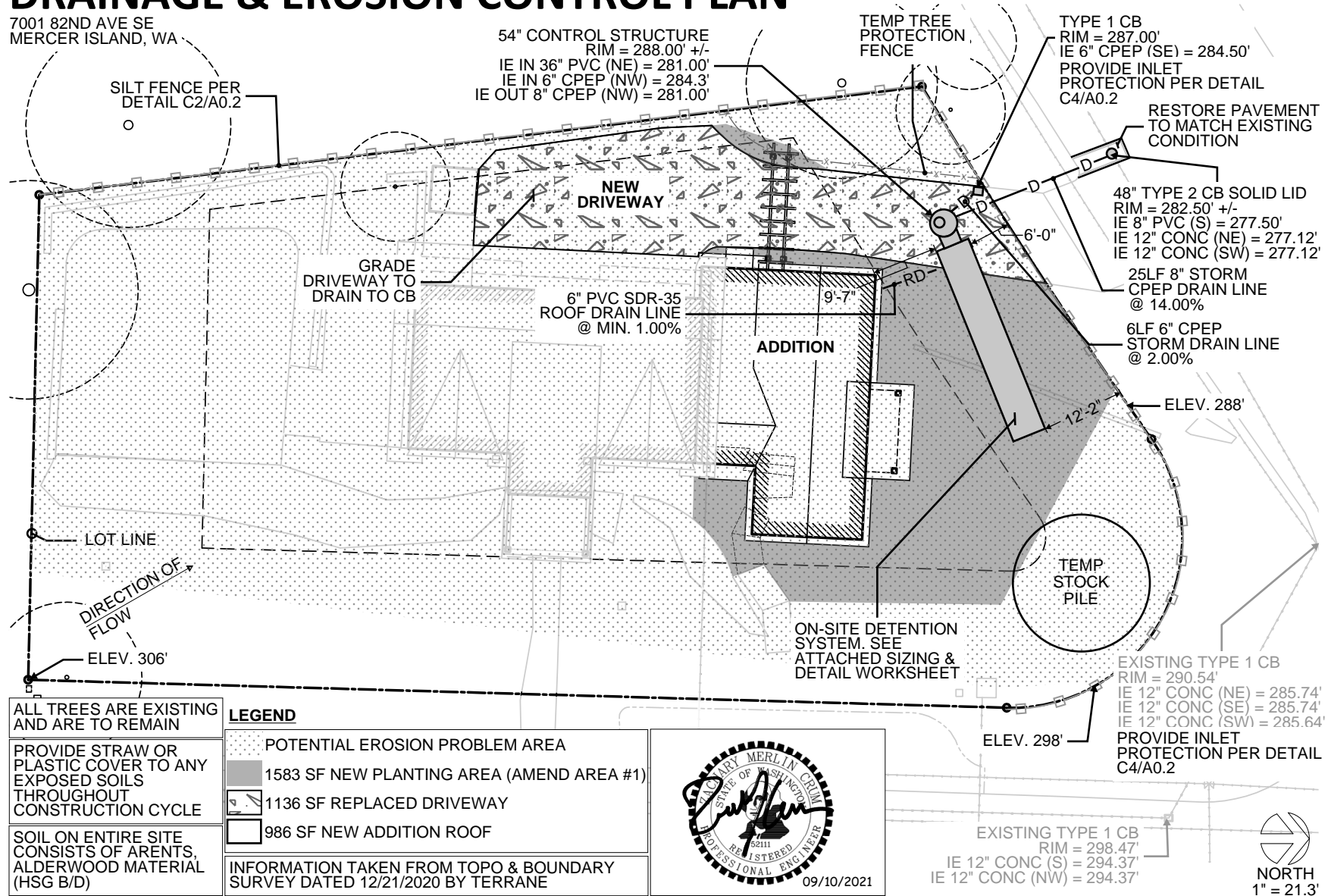
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PROJECT:	MAWER/KOLBE	7001 82ND AVE SE, MERCER ISLAND, WA
SCALE:	NO SCALE	DATE: 8-23-21
DRAWN BY:	MDT	SHEET NO.
PROJECT NO.	MAWER/KOLBE	S3

STRUCTURAL NOTES & SCHEDULES

DRAINAGE & EROSION CONTROL PLAN

7001 82ND AVE SE
MERCER ISLAND, WA



ALL TREES ARE EXISTING AND ARE TO REMAIN

PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGHOUT CONSTRUCTION CYCLE

SOIL ON ENTIRE SITE CONSISTS OF ARENTS, ALDERWOOD MATERIAL (HSG B/D)

LEGEND

- POTENTIAL EROSION PROBLEM AREA
- 1583 SF NEW PLANTING AREA (AMEND AREA #1)
- 1136 SF REPLACED DRIVEWAY
- 986 SF NEW ADDITION ROOF

INFORMATION TAKEN FROM TOPO & BOUNDARY SURVEY DATED 12/21/2020 BY TERRANE



09/10/2021

