

MALONE REMODELING PROJECT
 New Garage Build, Remodel Bonus Room, Bath,
 Laundry, Pantry, Fireplace & Basement

SHEET

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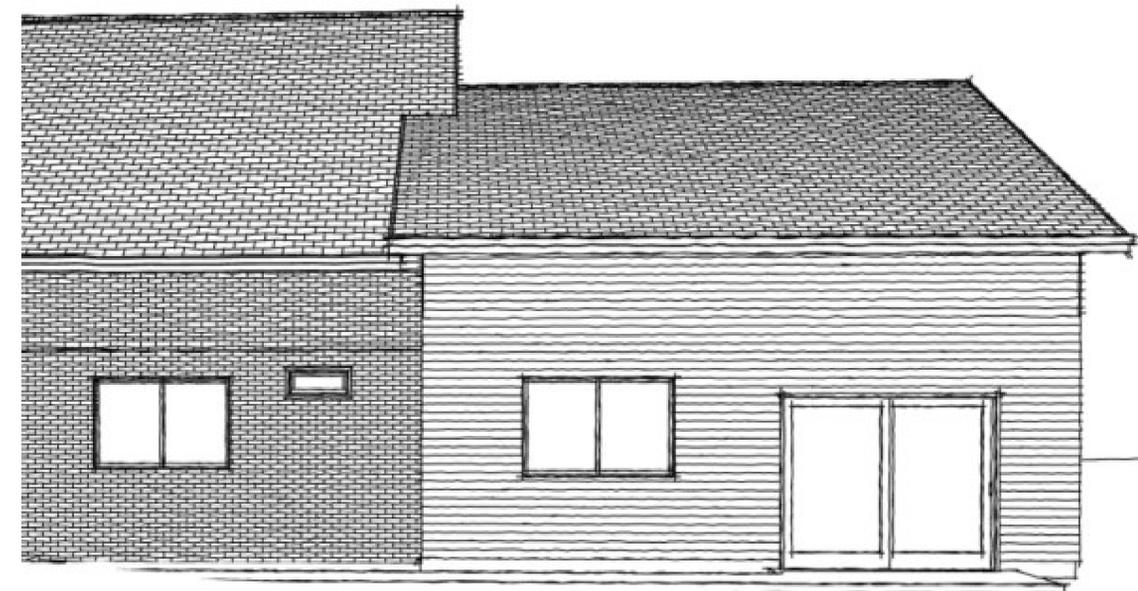
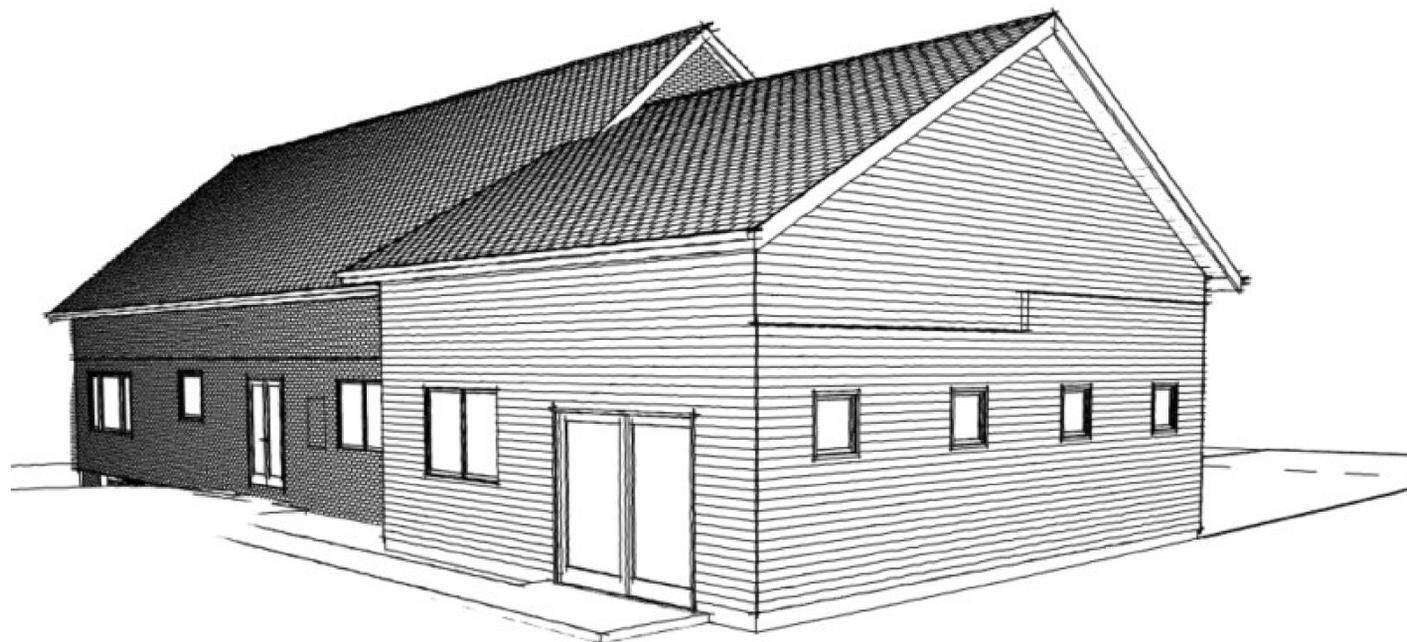


THESE PLANS CONFORM TO THE FOLLOWING CODES AND STANDARDS FOR ALL EXISTING AND PROPOSED WORK

- 2018 International Building code
- 2018 International Residential code
- 2018 Uniform Plumbing code
- 2018 Washington State Energy Code
- 2018 Washington State Amendment

SCOPE OF WORK

New garage addition, removal of driveway affected by new garage addition. Partial interior remodel of main floor and basement.



Neil Kelly
 Design/Build Remodeling
 5959 Cornish Ave SE, Suite 200
 Bellevue, WA 98006
 OR CCB# 001663 / WA L&E NEILKEL18702

DRAWN: _____
 REVISION: _____
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HOMEOWNER APPROVAL
 SEE DECLARATION ON PAGE 01

INITIAL: _____ DATE: _____
 INITIAL: _____ DATE: _____

Remodeling Project for:
Nicholaus Malone
 4214 86th Ave SE
 Mercer Island, WA 98040
 Design Consultant: Jamie Ormugeresky
 Project Manager: Tony Lopez

COVER SHEET

6/22/2023

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THESE PLANS ARE DESIGNED TO MEET THE 2019 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE w/2019 WASHINGTON AMENDMENTS (51-51 WAC) AND THE 2019 INTERNATIONAL BUILDING CODE w/ 2019 WASHINGTON AMENDMENTS (51-50 WAC) AND ANY OTHER CODES, AMENDMENTS, AND SUPPLEMENTS CURRENTLY IN EFFECT.

NOTE: THIS DRAWING IS BASED ON CURRENT KNOWN SITE CONDITIONS AND IS INTENDED TO BE USED AS A PROPOSED LAYOUT ONLY. ACTUAL SITE CONDITIONS AT THE TIME OF INSTALLATION MAY VARY AND MAY ALTER FINAL DIMENSIONS AND LAYOUT. DO NOT SCALE DRAWINGS FOR DIMENSIONS. ALL DIMENSIONS CITED ON DRAWINGS ARE TO BE USED IN THE FIELD. MISSING AND/OR INCORRECT DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR PROJECT MANAGER.

APPLICATION: NICHOLAS MALONE
 4214 86TH AVE SE
 MERCER ISLAND, WA 98040

PARCEL NUMBER: 36225-00010
 LEGAL DESCRIPTION: ISLAND CREST ADD
 PLAT BLOCK: 1
 PLAT LOT: 2
 SECTION/TOWNSHIP: NW-18-24-5

LOT COVERAGE CALCULATIONS

LOT AREA (SF): 14,280 SF
 EXISTING STRUCTURE ROOF AREA: 2,278 SF
 EXISTING DRIVEWAY: 3,918 SF
 NEW GARAGE ROOF AREA: 819 SF
 DRIVEWAY/CONCRETE TO BE REMOVED FOR GARAGE: -751 SF
 ADDITIONAL DRIVEWAY TO BE REMOVED: -1,329 SF
 TOTAL: 4,935 SF

4,935/14,280 = 34.5% < 40% MAX LOT OK

IMPERVIOUS CALCULATIONS - PROPOSED

LOT AREA (SF): 14,280 SF
 MAIN STRUCTURE FOOTPRINT: 1,830 SF
 NEW GARAGE FOOTPRINT: 751 SF
 EXISTING PATIO, WALKWAY AREA: 2214 SF
 EXISTING DRIVEWAY: 3,918 SF
 DRIVEWAY/CONCRETE TO BE REMOVED FOR GARAGE: -751 SF
 ADDITIONAL DRIVEWAY TO BE REMOVED: -1,329 SF

TOTAL: 6,633 SF (46.5%)

CODE LIMIT IS 409(HARDSCAPE) = 49% > 46.5% OK

GROSS FLOOR AREA RATIO

LOT SIZE: 14,280 SF
 MAIN LEVEL: 1,830 SF
 UPPER LEVEL: 1,830 SF
 GARAGE: 751 SF
 GARAGE STORAGE: 367.5 SF

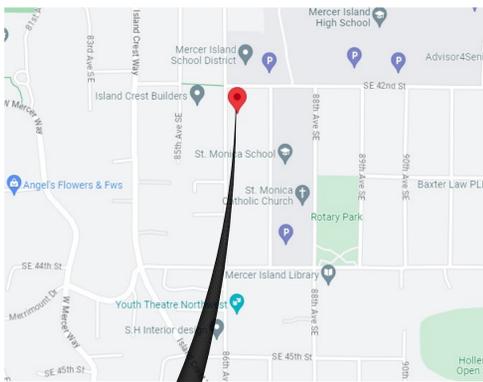
TOTAL PROPOSED FLOOR AREA: 4,778.5 SF

ALLOWABLE 40% GFAR: 5,712 SF

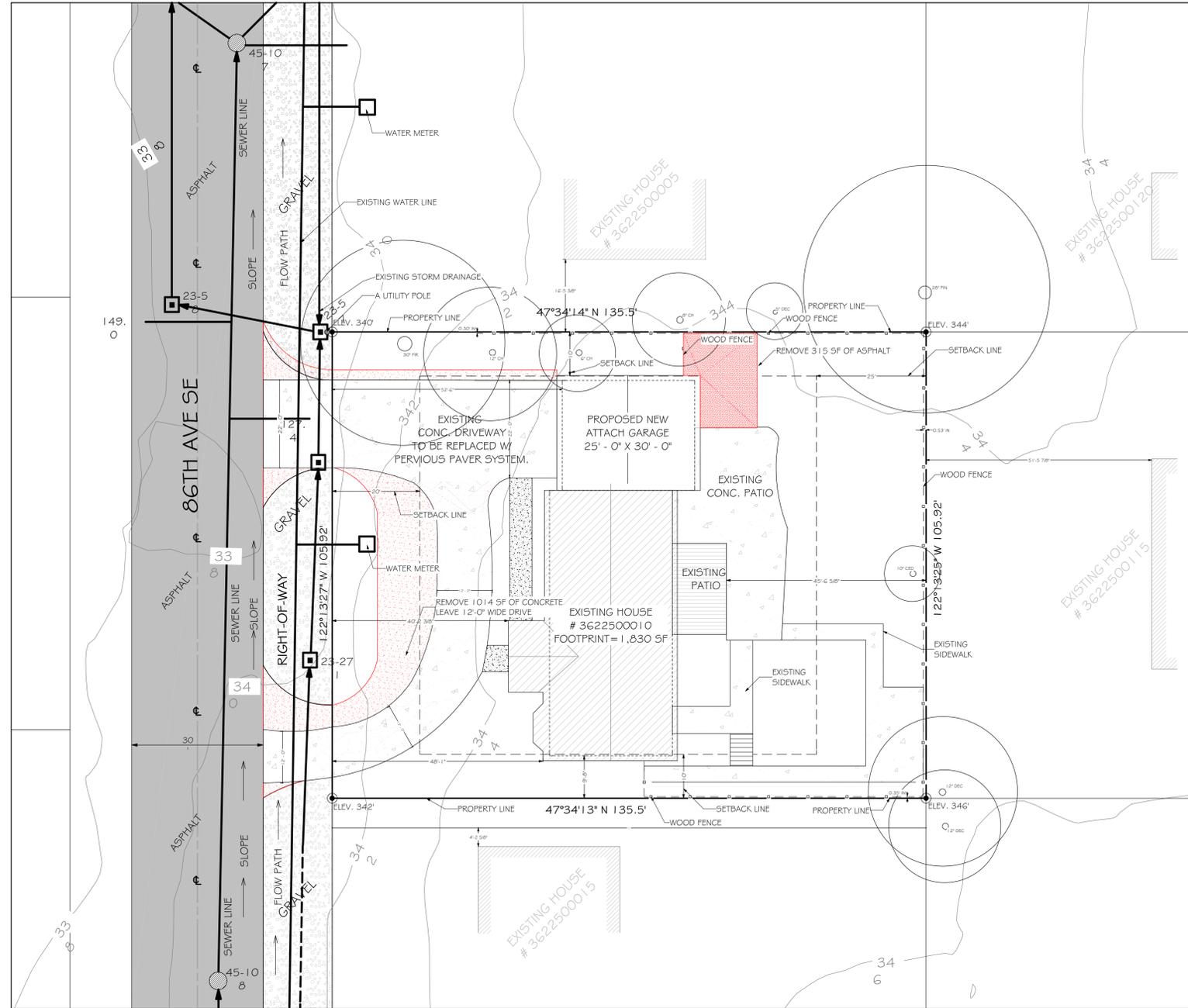
PROPOSED < ALLOWED OK

CITY OF MERCER ISLAND R-9.6 REQUIREMENT:
 MAXIMUM IMPERVIOUS SURFACE IS 40% WITH AN ADDITIONAL 9% FOR HARDSCAPE SURFACES

MIN BLDG. SETBACK FROM STREET: 20 FT
 MIN GARAGE SETBACK FROM STREET: 20 FT
 MIN SIDE YARD SETBACK 10 FT AND 5 FT
 MIN REAR YARD SETBACK 25 FT



SITE VICINITY MAP



LEGEND:

HOUSE OUTLINE	---
PROPERTY LINE	---
ST CENTERLINE	---
CONTOUR	---
WET LAND	▨
STEEP SLOP (40% +)	▨
OFFSET DRAINAGE	▨
S.A.S.B = SENSITIVE AREA SETBACK	▨

TOPOGRAPHIC SURVEY

SCALE: 1" = 15' - 0"

AVERAGE BUILDING ELEVATION BENCH MARK

THESE PLANS CONFORM TO THE FOLLOWING CODES AND STANDARDS FOR ALL EXISTING AND PROPOSED WORK

2018	International Building Code (IBC)
2018	International Residential Code (IRC)
2018	International Mechanical Code (IMC)
2018	International Fuel Gas Code (IFGC)
2018	Uniform Plumbing Code (UPC)
2018	International Fire Code (IFC)
2018	International Existing Building Code



GENERAL NOTES:

- THIS IS A TOPOGRAPHIC SURVEY ONLY. BASE ON TABLE INFORMATION FROM CITY OF MERCER ISLAND COMMUNITY PLANNING & DEVELOPMENT VM-206.275.7730. FOR THIS LOT THE TOPOGRAPHIC SURVEY LIMITED TO INFORMATION NECESSARY TO DETERMINE LOT SLOPE TYPICALLY REQUIRED UNLESS PROJECT MEETS THE LOWER COVERAGE LIMIT. THE SLOPE OF THE LOT WITHIN 2% OF THE THRESHOLD FOR DETERMINING LOT COVERAGE IS LESS THAN 1.5% NO MORE THAN 40% OF ALLOWED LOT COVERAGE.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE BELOW AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATION, AND UTILITIES LOCATES - RECORD DATA BY CITY OF MERCER ISLAND GIS PORTAL, WHICH ARE INDICATED AVAILABLE UTILITIES UNDERGROUND FOR THIS PROPERTY. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
- TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

ELEVATION SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM, AND WERE ESTABLISHED USING GPS.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± FOR THIS PROJECT.

LOT SLOPE CALCULATIONS:

LOT AREA (SF): 14,280 SF

HIGHEST ELEVATION POINT OF LOT: 345 FEET
 LOWEST ELEVATION POINT OF LOT: 342 FEET
 ELEVATION DIFFERENCE: 6 FEET
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 136 FEET
 LOT SLOPE* 4.421%

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 Design/Build Remodeling

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 OR CCB# 0010663 / WA L&# NEILKCI 18782

Revision Table	
Date	Revised By
04/12/2023	SOURABH MENG

Remodeling Project For:
NICHOLAS MALONE
 4214 86TH AVE SE
 MERCER ISLAND, WA 98040
 Designer/Consultant: Jamie Smugeresky
 Project Manager: Tony Lopez

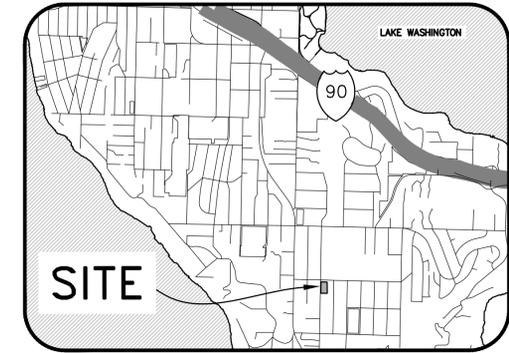
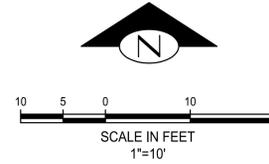
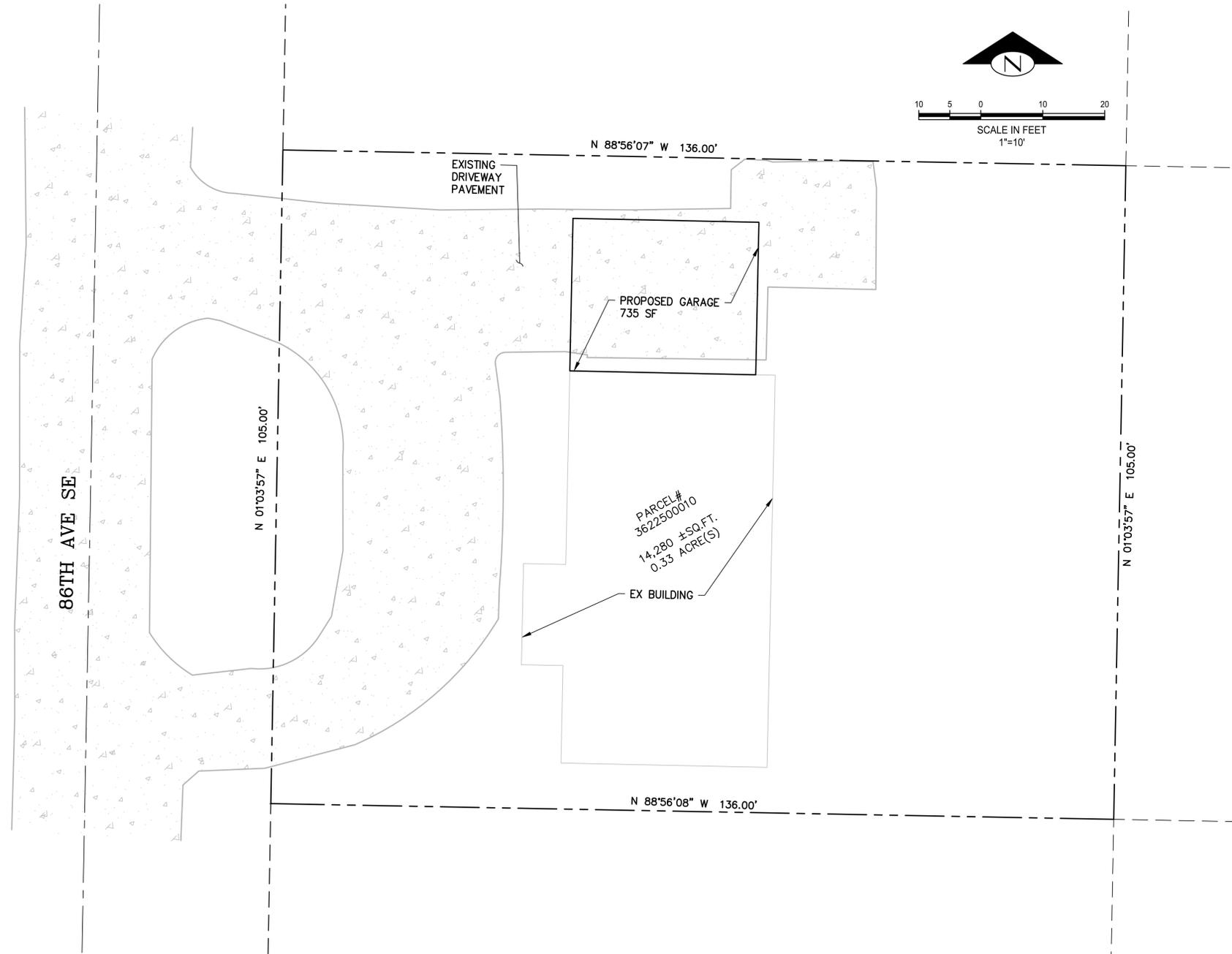
SHEET
 Topographic Survey

C - 1

6/27/2023

MALONE RESIDENCE

4214 86TH AVE SE, MERCER ISLAND, WA 98040



VICINITY MAP
NO SCALE

SHEET INDEX:

- C1.0 COVER SHEET AND NOTES
- C2.0 TESC PLAN AND DETAILS
- C3.0 DRAINAGE AND UTILITY PLAN

PROJECT CONTACTS

OWNER:
NICHOLAS MALONE
4214 86TH AVE SE
MERCER ISLAND, WA 98040

ENGINEER:
BUSH ROED & HITCHINGS
15400 SE 30TH PL STE 100
BELLEVUE, WA 98007
CONTACT: JAY DECKER, P.E.
joyd@brhinc.com
PH: (206) 323-4144

ARCHITECT:
NEIL KELLY
5959 CORSON AVE S, STE B
SEATTLE, WA 98108
PH: (206) 343-2822

BRH ENGINEERING GENERAL NOTES:

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR THE OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING. (WSDOT SECTION 1-04.7).
3. THE CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER THEN THE CONTRACTOR SHALL GIVE INDIVIDUAL NOTICE TO THAT UTILITY. (WSDOT SECTION 1-07.17 APWA SUPPLEMENT).
4. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES IN CONDUCTING THE WORK. THE CONTRACTOR SHALL PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL RESTORE THE UTILITY TO ITS EXISTING CONDITION. (WSDOT SECTION 1-07.17 APWA SUPPLEMENT). THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION FOR DESIGNS SHOWN ON THESE PLANS.
5. WHERE THE PLANS CALL FOR UTILITIES TO BE RELOCATED BY OTHERS, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AND COORDINATE HIS WORK SO AS TO AVOID CONFLICTS.
6. ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, FILL PLACEMENT AND COMPACTION AND ALL SOIL WORK IN GENERAL SHALL BE CONDUCTED IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE PROJECT SOIL ENGINEER AND THE CURRENT GEOTECHNICAL ENGINEERING REPORT.
7. ENGINEERING DESIGN AND APPROVAL FOR STRUCTURES SUCH AS WALLS AND VAULTS MUST BE PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER AND IS NOT A PART OF THESE PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING PROFESSIONAL LAND SURVEYOR TO REFERENCE EXISTING MONUMENTS ON OR ADJOINING SITE PREVIOUS TO DEMOLITION OR CONSTRUCTION AND TO BE RE-ESTABLISH SAID POINTS AT PROJECT COMPLETION. THIS RE-ESTABLISHMENT SHALL BE DOCUMENTED BY RECORD OF SURVEY OR CORNER RECORD AS DESCRIBED IN W.A.C. 332-120.



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NO.	REVISION	DATE

COVER AND NOTES
MALONE RESIDENCE
MERCER ISLAND KING WA

drawn by DP/MF	checked by JDD
scale AS SHOWN	date 06/29/23
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sheet C1.0 of 3	

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NOTES:

EX UTILITIES AND CONTOURS SHOWN FROM CITY OF MERCER ISLAND GIS. VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.

HORIZONTAL CONTROL AND CONSTRUCTION LAYOUT OF THE PROPOSED GARAGE IS THE RESPONSIBILITY OF THE CONTRACTOR.

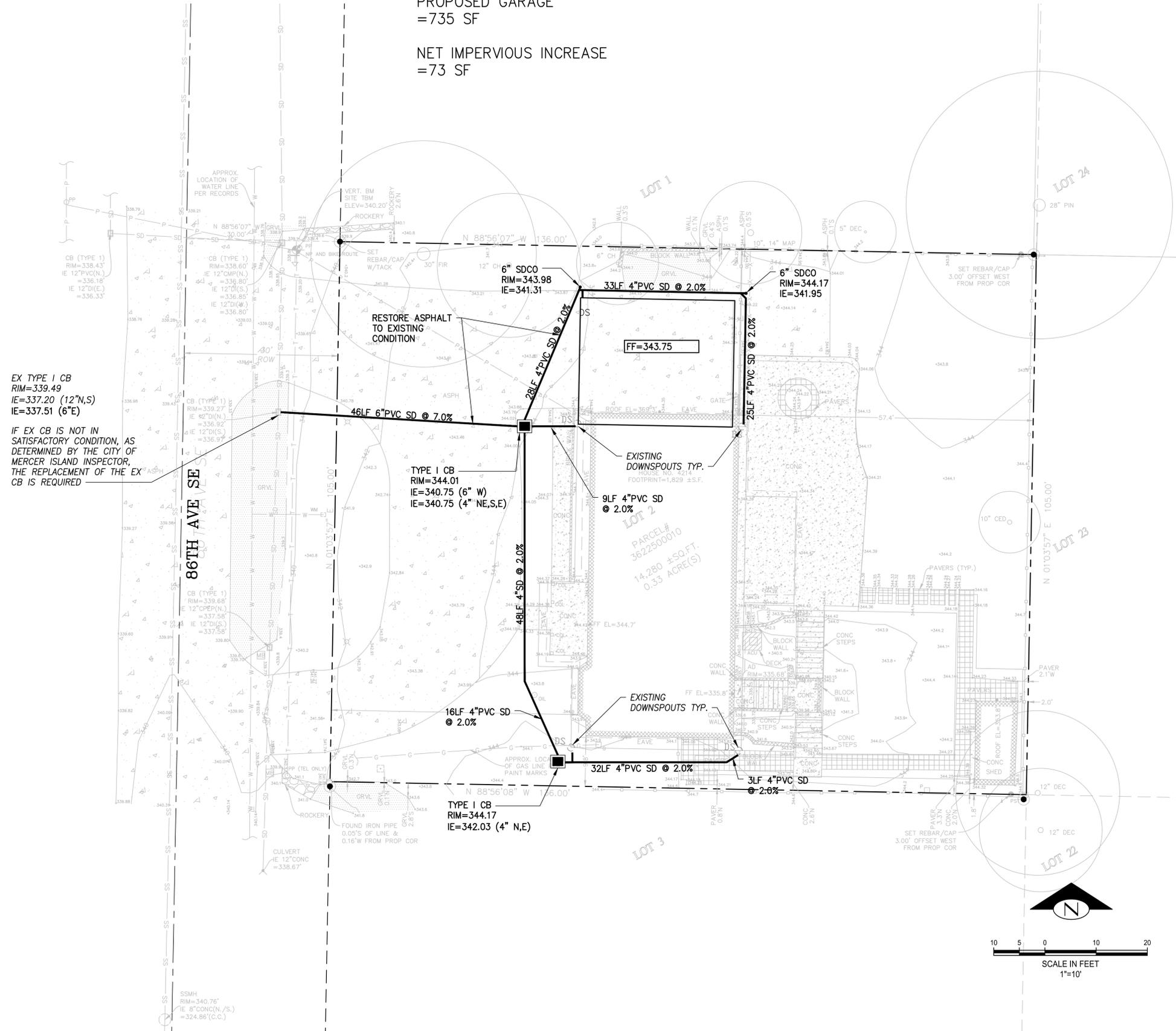
IF THE EXISTING CATCH BASIN IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING CATCH BASIN IS REQUIRED.

HARD SURFACE CALCS

EXISTING PAVEMENT UNDERNEATH NEW GARAGE
=662 SF

PROPOSED GARAGE
=735 SF

NET IMPERVIOUS INCREASE
=73 SF



EX TYPE I CB
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IE=337.20 (12\"/>

IF EX CB IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EX CB IS REQUIRED

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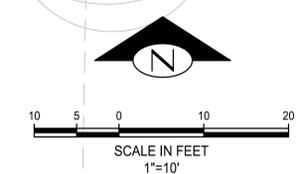
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9LF 4\"/>

EXISTING DOWNSPOUTS TYP.

32LF 4\"/>

3LF 4\"/>



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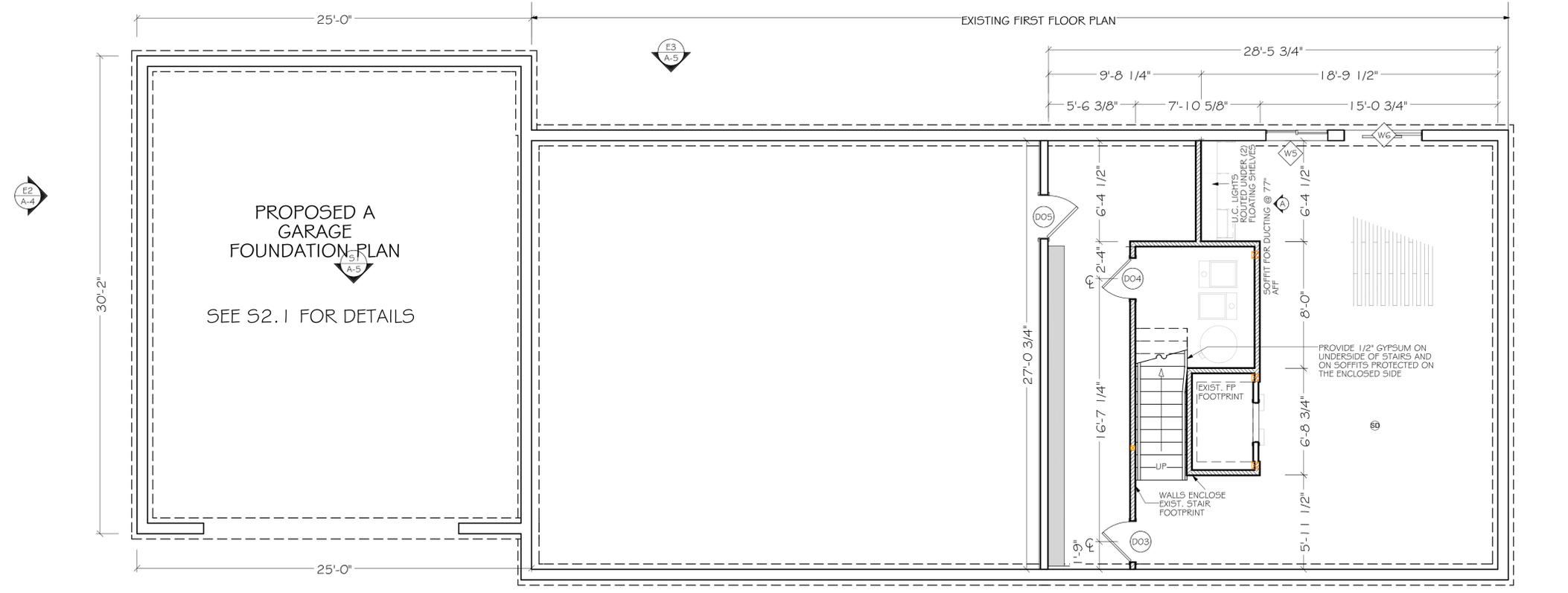
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NO.	REVISION	DATE

DRAINAGE PLAN
MALONE RESIDENCE
MERCER ISLAND KING WA

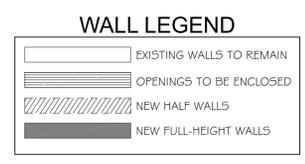
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job no.	2022245
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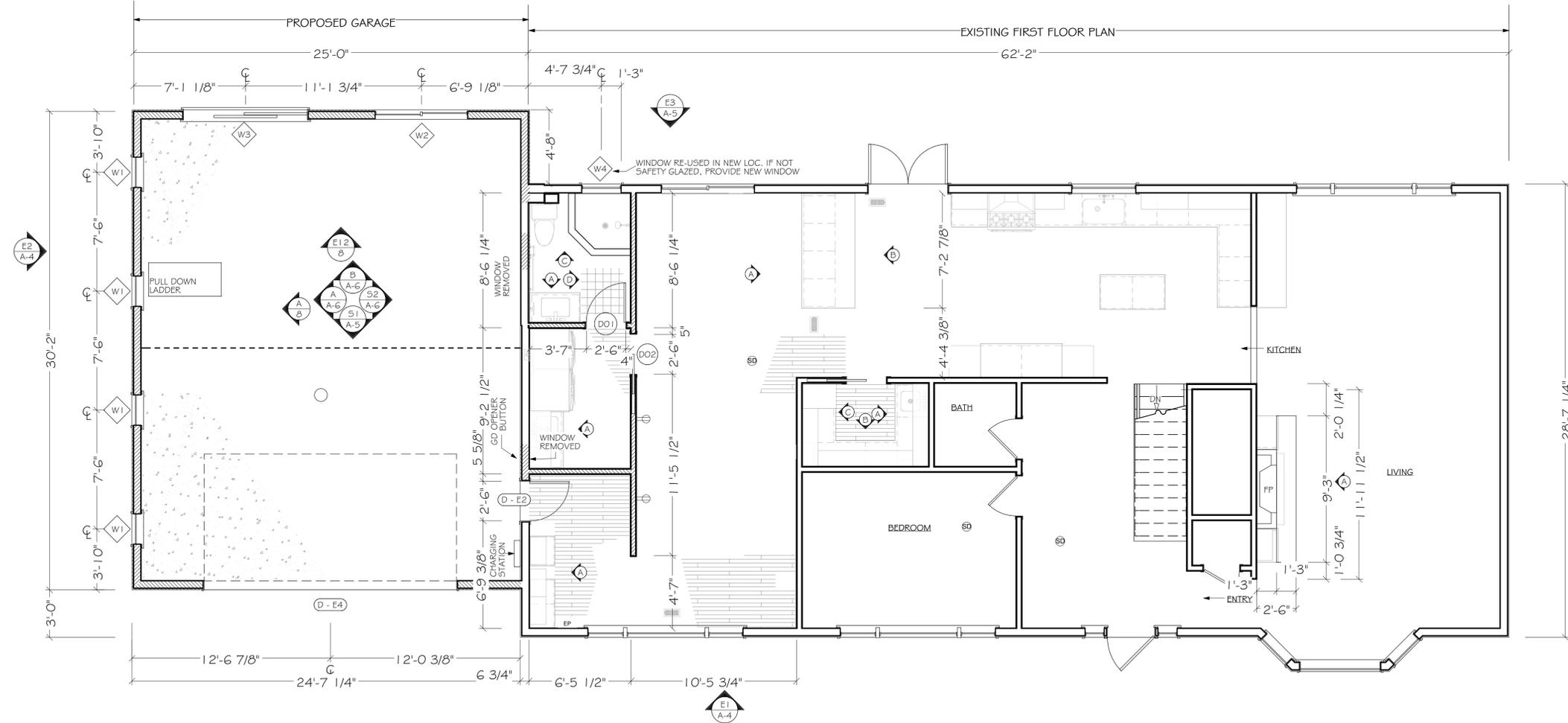
WINDOWS SCHEDULE			
NUMBER	R/O	DESCRIPTION	COMMENTS
W1	24"x24"	FIXED GLASS	
W2	7'-3/8"x47"	RIGHT SLIDING	
W3	26"x80"	EXT. SLIDER-GLASS PANEL	
W4	51TF	SINGLE CASEMENT-HR	WINDOW RE-USED IN NEW LOC.
W5	46"x24"	LEFT SLIDING	
W6	60"x72"	EXT. SLIDER-GLASS PANEL	

INTERIOR DOOR SCHEDULE			
NUMBER	SIZE	R/O	DESCRIPTION
D01	26G8 R IN	32"x82 1/2"	HINGED-DOOR P03
D02	26G8 R	62"x82 1/2"	POCKET DOOR P03
D03	26G8 L IN	32"x82 1/2"	HINGED-DOOR P03
D04	26G8 R IN	32"x82 1/2"	HINGED-DOOR P03
D05	26G8 R IN	34"x82 1/2"	HINGED-DOOR P03

EXTERIOR DOOR SCHEDULE			
NUMBER	SIZE	R/O	DESCRIPTION
D - E2	26G8 L EX	32"x83"	EXT. HINGED-DOOR P03
D - E4	16080	194"x99"	GARAGE DOOR SOLID CORE OF 20 MIN RATED W/ SELF CLOSING DEVICE



PROPOSED BASEMENT FLOOR PLAN
 1/4" = 1'-0" ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS



PROPOSED MAIN FLOOR PLAN
 1/4" = 1'-0" ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS

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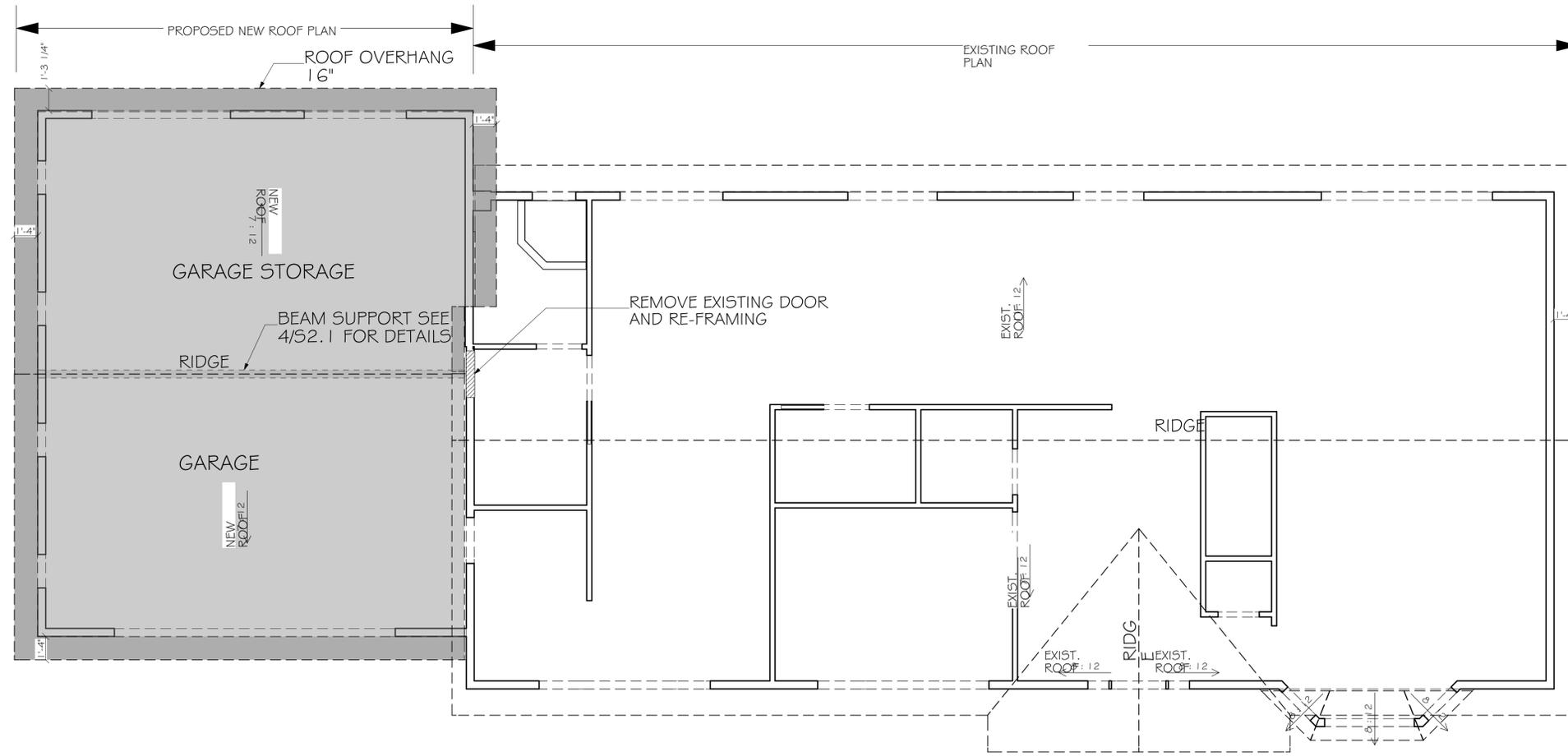
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HOMEOWNER APPROVAL
 SEE DECLARATION ON PAGE 01

INITIAL: _____ DATE: _____
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Remodeling Project for:
Nicholaus Malone
 4214 86th Ave SE
 Mercer Island, WA 98040
 Design Consultant: Jamie Ormugueresky
 Project Manager: Tony Lopez

A - 2
 PROPOSED FLOOR PLANS
 # PENETRATION
 SCHEDULES
 SCALE: 1/4" = 1'-0"
 6/22/2023



PROPOSED ROOF PLAN
1/4" = 1'-0"

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OR CCB# 001663 / WA L&F NEILKCI 18702

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HOMEOWNER APPROVAL
SEE DECLARATION ON PAGE 01

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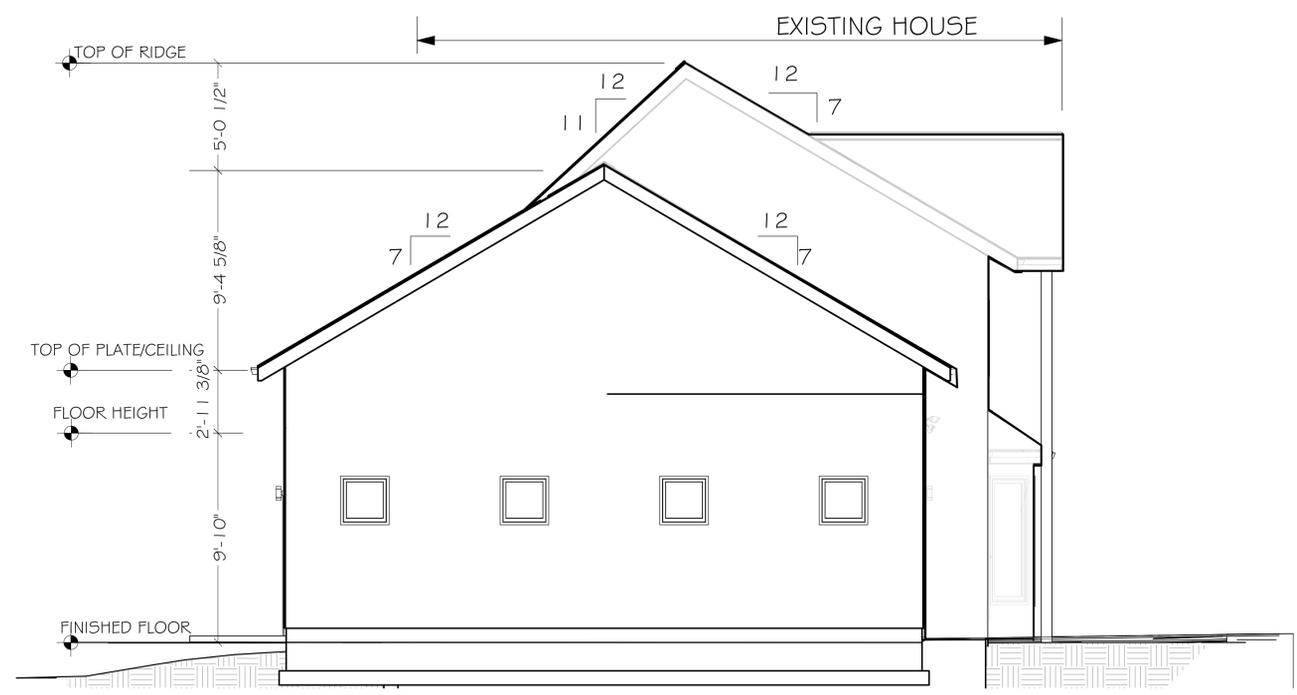
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Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Ormugeresky
Project Manager: Tony Lopez

A-3
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"
6/22/2023



E1 FRONT ELEVATION VIEW
1/4" = 1'-0"



E2 LEFT ELEVATION
1/4" = 1'-0"

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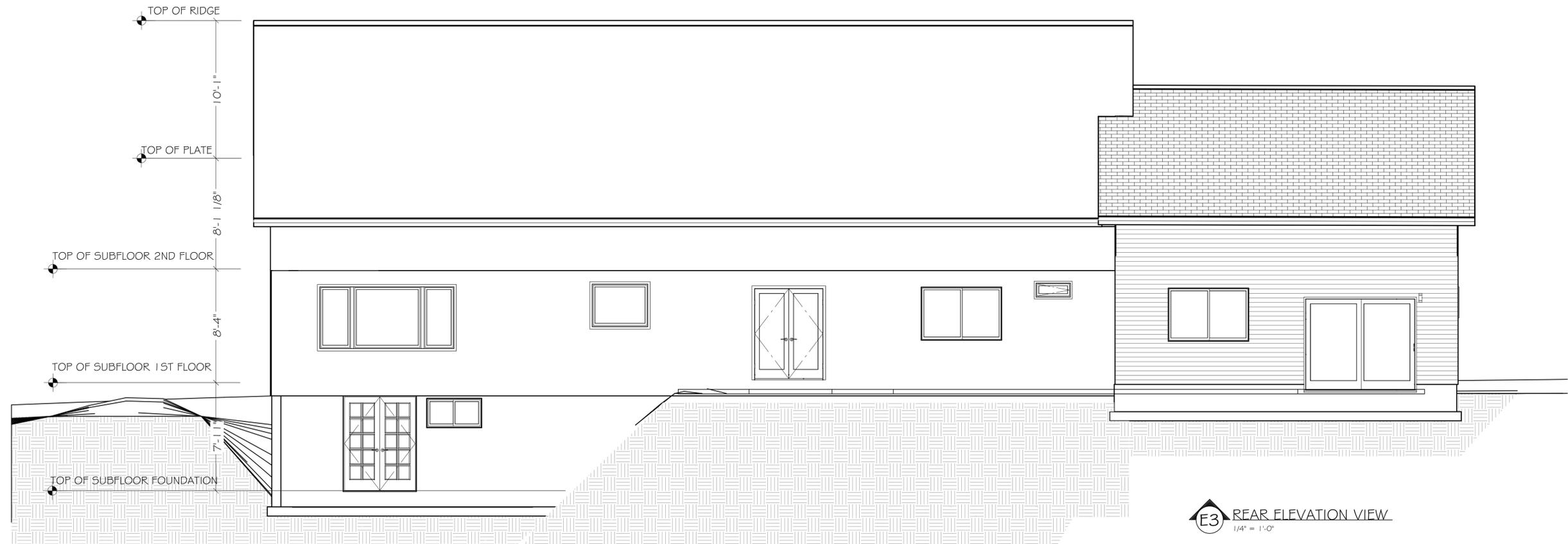
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Remodeling Project for:
Nicholaus Malone
4214 46th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Ormugeresky
Project Manager: Tony Lopez

A - 4
EXTERIOR ELEVATIONS 1
& 2

SCALE: 1/4" = 1'-0"
6/22/2023



E3 REAR ELEVATION VIEW
1/4" = 1'-0"



S1 SECTION I
1/4" = 1'-0"

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OR CCB# 001663 / WA L&E# NEILKCI 18702

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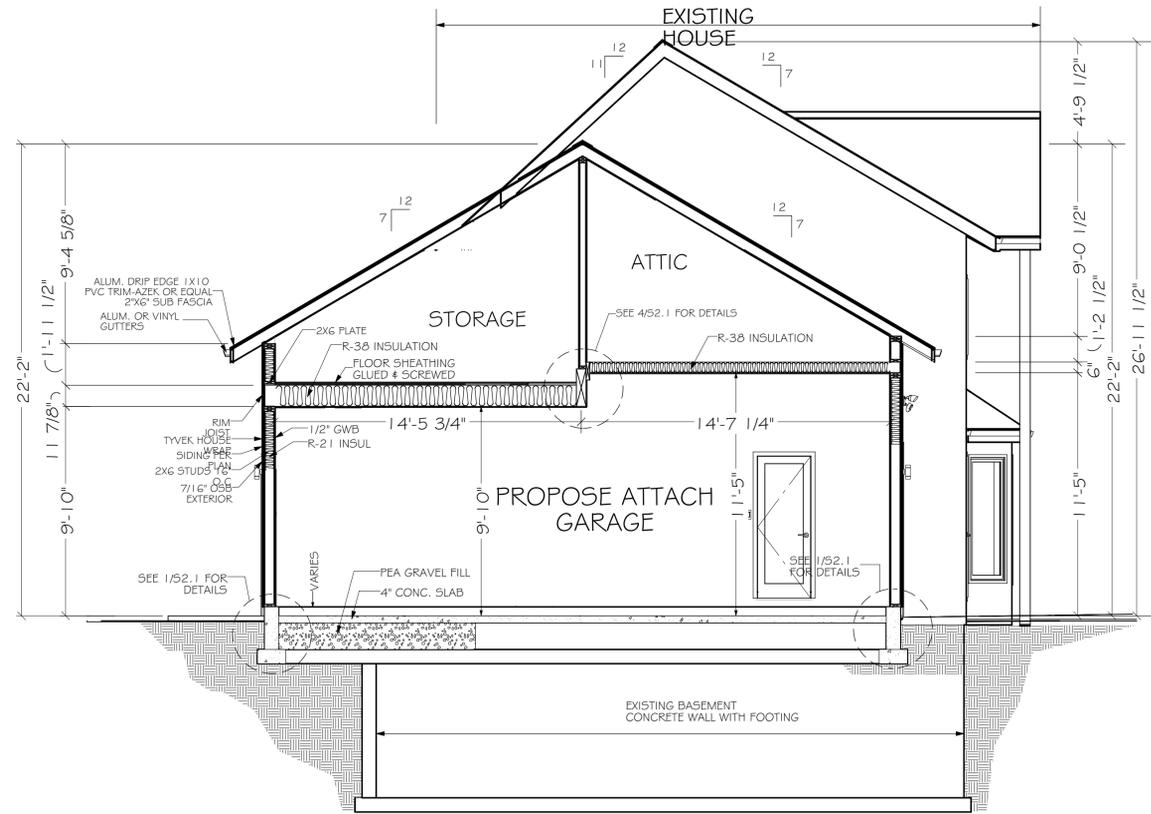
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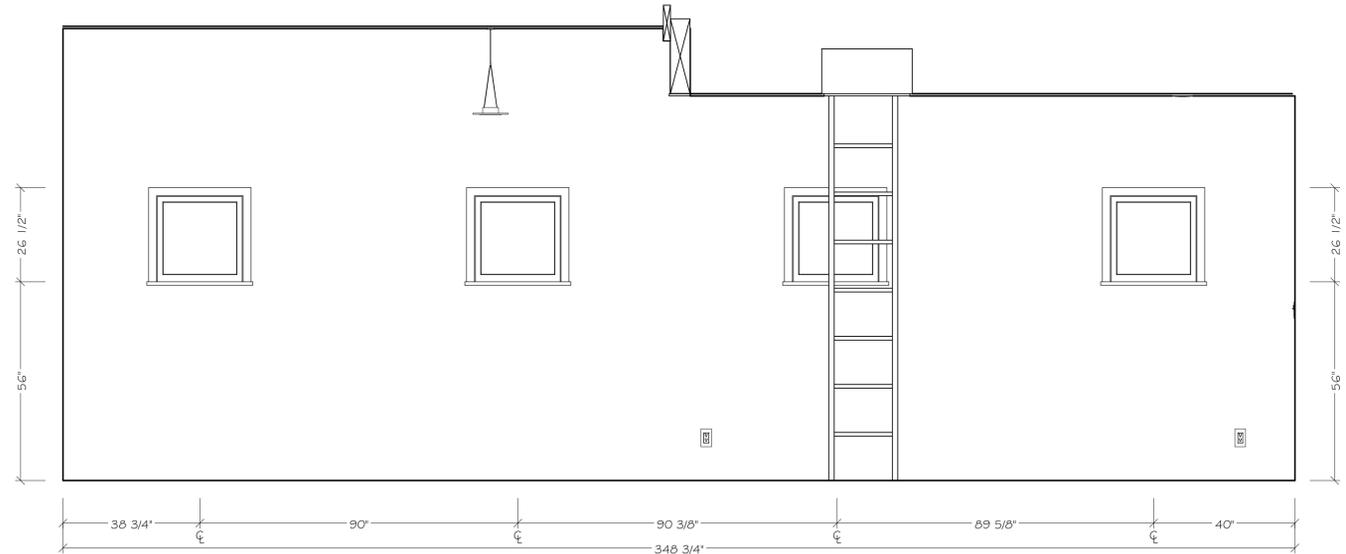
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A-5
EXTERIOR ELEVATION 3 4
SECTION I

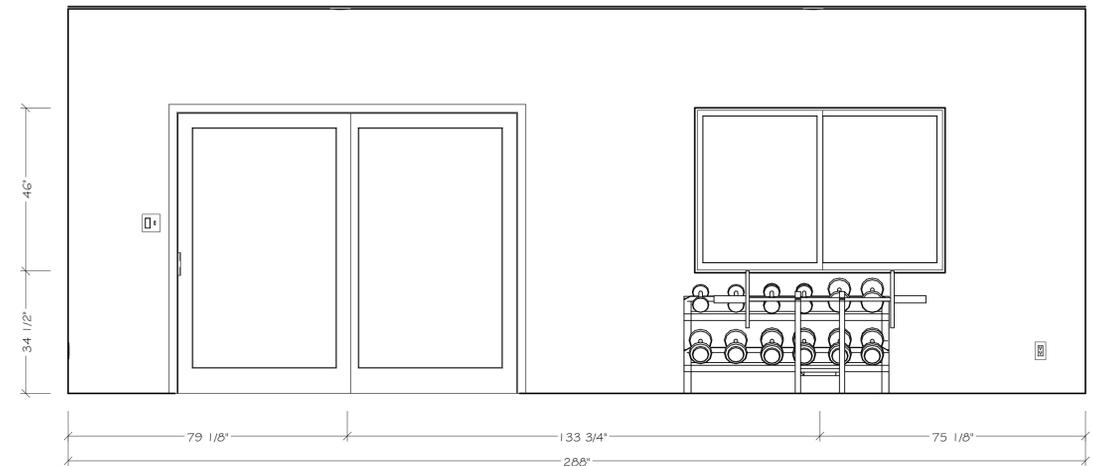
SCALE: 1/4" = 1'-0"
6/22/2023



SECTION 2
1/4" = 1'-0"



ELEVATION A
1/2" = 1'-0"



ELEVATION B
1/2" = 1'-0"

Neil Kelly
Design/Build Remodeling
5959 Cornish Ave. SE
Tacoma, WA 98406
OR CCB# 001663 / WA L&E# NEILKCI 18702

DRAWN: _____
REVISED: _____
REVISED: _____
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HOMEOWNER APPROVAL
SEE DECLARATION ON PAGE 01

INITIAL	DATE
INITIAL	DATE

Remodeling Project for:
Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Ormugueresky
Project Manager: Tony Lopez

GENERAL STRUCTURAL NOTES

DESIGN LOADS

ALL DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY THE PROJECT JURISDICTION. DESIGN BY ASD UNO.

VERTICAL LOADS: IN ADDITION TO THE STRUCTURE DEAD LOADS (19 PSF FLOOR, 12 PSF FLOORS), THE FOLLOWING LIVE LOADS WERE USED FOR DESIGN.

GROUND SNOW	25 PSF
ROOF SNOW LOAD	25 POUNDS PER SQUARE FOOT (PSF)*
FLOOR LIVE LOAD	40 PSF
STAIRS AND EXIT CORRIDORS	100 PSF
DECKS AND BALCONIES	60 PSF LIVE LOAD

ROOF SNOW LOADS: ROOF SNOW LOAD IS CALCULATED IN ACCORDANCE WITH CHAPTER 7 OF ASCE 7 AND PER IBC SECTION 1808. MINIMUM DESIGN ROOF SNOW LOAD IS 25 PSF. PG = 25 PSF, IS = 1.0, PF = 25 PSF, CE = 0.9, CT = 1.0.

FOUNDATION DESIGN: FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH REQUIREMENTS OF IBC, CHAPTER 18, TABLE 1806.2 MINIMUMS. FOUNDATION SYSTEM COMPOSED OF CONVENTIONAL CONCRETE SPREAD AND STRIP FOOTINGS. ALLOWABLE BEARING = 1,500 PSF. LATERAL BEARING = 100 PSF/FT, COF = 0.25. FPASSIVE = 250 PCF, FACTIVE = 35 PCF, FAT REST = 50 PCF.

WIND LOADS: WIND LOADS ARE CALCULATED ACCORDING TO CHAPTER 28 PART 2 OF ASCE 7. RISK CATEGORY = II, EXPOSURE CATEGORY = B, V = 98 MPH, KZT = 1.00, 16 PSF USD, 10 PSF ASD MIN.

SEISMIC DESIGN CRITERIA:
SITE CLASS D IE=1.0 SS=1.419 S1=0.493 SDS=1.135 SD1=NA
R = 6.5 SHEAR WALL OMEGA = 3

GENERAL NOTES
STRUCTURAL DRAWINGS INDICATE THE BUILDING IN ITS FINAL, CONSTRUCTED CONDITION. TEMPORARY SHORING AND ERECTION METHODS PRIOR TO FINAL COMPLETION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL DRAWINGS INDICATE A PORTION OF THE COMPLETED PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR INCORPORATING AND COORDINATING THE REQUIREMENTS OF THE OTHER TRADES.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE STRUCTURAL DRAWINGS AND THE EXISTING CONDITIONS FOR RESOLUTION PRIOR TO PROCEEDING.

STRUCTURAL DRAWINGS SHOW TYPICAL CONDITIONS. WHERE NO DETAIL IS SPECIFICALLY INDICATED, CONSTRUCTION SHALL BE IN ACCORDANCE WITH SIMILAR CONSTRUCTION ON THE PROJECT.

SPECIAL INSPECTION: NONE REQUIRED
STRUCTURAL OBSERVATION: NONE REQUIRED

CONCRETE: CONCRETE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC AND WITH ACI 318. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL CONCRETE SHALL BE 3,000 PSI, 5 1/2 MIN SACK, 4" MAXIMUM SLUMP, 0.50 W/C RATIO, 3/4" MAXIMUM AGGREGATE SIZE WITH UNIFORM GRADATION. EXTERIOR CONCRETE SHALL BE AIR ENTRAINING, 5% PLUS OR MINUS 1% AIR.

REINFORCING STEEL: ALL REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 60 FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF) UNO.

REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). LAP ALL REINFORCING BARS AS DETAILED ON THE DRAWINGS. MINIMUM LAP LENGTH SHALL BE 40D UNO.

REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:
BARS EXPOSED TO EARTH OR WEATHER - 3"
MAIN REINFORCING BARS - 1 1/2"
TIES AND STIRRUPS - 1"

EPOXY ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO COMPONENT LIQUID EPOXY WITH NON-SAG CONSISTENCY AND A LONG POT LIFE. EPOXY SHALL BE SUITABLE FOR USE ON DRY OR DAMP SURFACES WITH MINIMUM SHEAR STRENGTH 5000 PSI AND MINIMUM TENSILE STRENGTH OF 4000 PSI. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL STEEL CONSTRUCTION SHALL BE IN CONFORMANCE WITH AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE CODE OF STANDARD PRACTICE.

STRUCTURAL STEEL SHAPES AND PLATES SHALL COMPLY WITH ASTM A572 GRADE 50 OR ASTM A992 GRADE 50. HOLLOW STRUCTURAL SECTIONS (HSS) SECTIONS SHALL COMPLY WITH ASTM A500, GRADE B.

TYPICAL BOLTS SHALL CONFORM TO ASTM A307. HIGH STRENGTH BOLTS (HSB) SHALL CONFORM TO ASTM A325-N UNO.

WELDING SHALL CONFORM TO AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDS SHALL BE MADE WITH E70XX ELECTRODES AND SHALL BE 1/4" MINIMUM FILLET WELDS UNO.

TIMBER CONSTRUCTION REQUIREMENTS
SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE 16% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION AND SHALL CONFORM TO THE SPECIES AND GRADES NOTED BELOW.

DESCRIPTION	USE	GRADE
2" AND 4" DIM LUMBER	JOISTS, RAFTERS, STUDS	HEM FIR #2 OR BETTER
2" AND 4" DIM LUMBER	BEAMS AND HEADERS	DOUG FIR #1 OR BETTER
4" AND 6" DIM LUMBER	POSTS, BEAMS, GIRDERS	DOUG FIR #1 OR BETTER
PRESSURE TREATED MATERIAL		DOUG FIR #1 OR BETTER

ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWP A U1 (SHOP OR PLANT TREATMENT) AND M4 (FIELD TREATMENT) STANDARDS.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS WHICH WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE G90 GALVANIZED OR STAINLESS STEEL. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS UNO ON THE DRAWINGS AND FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURER'S REQUIREMENTS. IF MANUFACTURER PROVIDES MULTIPLE FASTENER POSSIBILITIES, THE FASTENERS WHICH ACHIEVE THE HIGHEST LOAD RATING SHALL BE UTILIZED UNO.

ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND SHALL CONFORM TO ASTM F1667 "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES AND STAPLES" AND NER-272 "POWER DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILS SHALL BE IDENTIFIED BY LABELS ATTACHED TO THEIR CONTAINERS THAT SHOW THE MANUFACTURER'S NAME AND NES REPORT NUMBER, NAIL SHANK DIAMETER AND LENGTH. NAILING NOT SHOWN SHALL BE AS INDICATED IN IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10.1 OR NER-272. THE FOLLOWING NAIL SIZES SHALL BE USED:

NAIL TYPE	SHANK DIAMETER	MINIMUM PENETRATION
6D	0.113"	1.25"
8D	0.131"	1.50"
10D	0.148"	1.625"
12D	0.148"	1.625"
16D	0.148"	1.625"

BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASTM STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL HAVE CUT THREADS.

CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO IBC SECTIONS 2320.8.2, 2308.9.1 AND 2308.10.4.

WOOD STRUCTURAL PANELS
WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS OF "US PRODUCT STANDARD PS.1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", "US PRODUCT STANDARD PS.2 PERFORMANCE STANDARDS FOR WOOD-BASED STRUCTURAL USE PANELS", OR "APA PER-108 PERFORMANCE STANDARDS" UNO. UNO. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. APA 24/OTYP ROOF AND WALLS UNO, APA 24 TYP FLOOR UNO.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.

ALL ROOF AND FLOOR SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS UNO ON DRAWINGS. ROOF SHEATHING SHALL BE BLOCKED, TONGUE AND GROOVE OR SHALL HAVE PLY-CLIPS. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE AND SHALL BE GLUED AND NAILED UNO. T&G JOINTS SHALL ALSO BE GLUED.

SHEAR WALL SHEATHING SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY AND ALL PANELS EDGES SHALL BE BLOCKED WITH 2X FRAMING.

MINIMUM NAILING FOR ALL STRUCTURAL SHEATHING SHALL BE 10D AT 6" OC AT PANEL EDGES AND 10D AT 12" OC IN THE FIELD. NAILS SHALL BE "COMMON" EXCEPT ROOF SHEATHING SHALL BE NAILED WITH RING SHANK NAILS.

GLUED LAMINATED MEMBERS
GLUED LAMINATED MEMBER (GLB) SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR GLUED LAMINATED TIMBER OR OTHER CODE APPROVED DESIGN, MANUFACTURING AND/OR QUALITY ASSURANCE PROCEDURES. EACH MEMBER SHALL BEAR AND A1C OR APA-EWS IDENTIFICATION MARK. ENDS SHALL BE FINISHED IMMEDIATELY IN THE SHOP OR IMMEDIATELY UPON FIELD TRIMMING. BEAMS SHALL BE WESTERN SPECIES INDUSTRIAL (HIDDEN) OR ARCHITECTURAL (EXPOSED) APPEARANCE CLASSIFICATION AND SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR MULTIPLE SPAN OR CONTINUOUS MEMBERS. FB SHALL BE 2,400 PSI, E SHALL BE 1,800,000 PSI AND FV SHALL BE 300 PSI.

GLB HANGERS SHALL BE SIMPSON GLT UNO. ADHESIVE SHALL BE WET USE EXTERIOR WATERPROOF GLUE. FLIED NOTCHING OR BORING OF GLB IS NOT ALLOWED UNLESS APPROVED IN WRITING BY STRUCTURAL ENGINEER OF RECORD (SER).

ENGINEERED COMPOSITE LUMBER
ENGINEERED COMPOSITE LUMBER SHALL BE AS MANUFACTURED BY WEYERHAUSER TRUS JOIST ENGINEERED WOOD PRODUCTS OR APPROVED EQUAL. TIMBERSTRAND LSL LUMBER SHALL BE 1.5E FOR BEAMS AND HEADERS, AND 1.3E FOR POSTS AND COLUMNS. MICROLAM LVL LUMBER SHALL BE 2.0E. PARALLAM PSL LUMBER SHALL BE 2.2E FOR BEAMS AND HEADERS, 1.8E FOR POSTS AND COLUMNS.

CONCRETE MASONRY
CONCRETE MASONRY UNITS (CMU) SHALL COMPLY WITH ASTM C90. LINEAL SHRINKAGE FOR UNITS SHALL NOT EXCEED 0.065%. ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI. ALL CMU CONSTRUCTION SHALL BE REINFORCED AS SHOWN ON PLANS OR AS NOTED BELOW.

MORTAR
ALL MORTAR SHALL BE TYPE S WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI AND SHALL CONFORM TO IBC CHAPTER 21 REQUIREMENTS.

MASONRY GROUT
GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI AND SHALL CONFORM TO IBC CHAPTER 21 REQUIREMENTS. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS, AGGREGATE AND WATER. WATER SHALL BE SUFFICIENT TO ALLOW THE GROUT TO FLOW WITHOUT SEGREGATION. ALL CUM SHALL BE FULLY GROUTED.

MASONRY REINFORCING STEEL
REINFORCING FOR CMU SHALL CONFORM TO IBC CHAPTER 21. DEFORMED BARS SHALL BE GRADE 60 AND SHALL BE FIRMLY TIED INTO POSITION PRIOR TO PLACEMENT OF GROUT IN ACCORDANCE WITH ACI 530. MINIMUM CMU WALL REINFORCEMENT FOR 8" CMU SHALL BE #5 BARS AT 24" OC EACH WAY. MINIMUM CMU WALL REINFORCEMENT FOR 12" CMU SHALL BE #5 EACH FACE, EACH WAY AT 32" OC. ALL MASONRY WALLS SHALL HAVE (2) #5 CONTINUOUS HORIZONTAL ALL ROOF LINES, FLOOR LINES AND TOP OF WALLS. IN ADDITION, PROVIDE (2) #5 TRIM BARS EACH SIDE, TOP AND BOTTOM OF ALL OPENINGS. VERTICAL TRIM BARS SHALL EXTEND FULL HEIGHT OF THE WALL. HORIZONTAL TRIM BARS SHALL EXTEND 24" MINIMUM BEYOND OPENING. AT CORNERS AND INTERSECTIONS, PROVIDE CORNER BARS THAT LAP 24" MINIMUM EACH WAY WITH TYPICAL HORIZONTAL REINFORCEMENT. IN ADDITION, PROVIDE ADDITIONAL (2) #5 VERTICAL TRIM BARS. PROVIDE FOOTING DOWELS TO MATCH ALL VERTICAL WALL REINFORCEMENT. FOOTING DOWELS SHALL BE HOOKED INTO FOUNDATION WITH A STANDARD 90 DEGREE HOOK 3" CLEAR OF BOTTOM AND SHALL LAP 40 DIAMETERS MINIMUM WITH WALL REINFORCEMENT.

CONCRETE PENETRATIONS
WHERE PIPES OR CONDUITS PENETRATE CONCRETE WALLS OR FOOTINGS, PROVIDE OVERSIZE SLEEVE. ALL PENETRATIONS SHALL BE WITHIN THE MIDDLE 1/3 OF FOOTING OR WALL DEPTH. DO NOT CORE OPENINGS WITHOUT WRITTEN PERMISSION FROM ENGINEER. WHERE PIPES OR CONDUITS OCCUR WITHIN 12" OF BOTTOM OF FOOTING, THICKEN FOOTING TO EXTEND 6" MINIMUM BELOW TO PROVIDE 3" MINIMUM COVER BELOW PIPE OR CONDUIT
WHERE PIPES AND FOOTINGS ARE PARALLEL TO FOOTINGS, LOCATE FOOTINGS TO FALL ABOVE 2H : 1V LINE EXTENDING FROM BOTTOM OF FOOTING

ABBREVIATIONS

AB	ANCHOR BOLT	LB	POUND
ACI	AMERICAN CONCRETE INSTITUTE	LBS	POUNDS
ADD'L	ADDITIONAL	LL	LIVE LOAD
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	LLH	LONG LEG HORIZONTAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LLV	LONG LEG VERTICAL
ALT	ALTERNATE OR ALTERNATING	LOC	LOCATION
ALUM	ALUMINUM	LONG	LONGITUDE OR LONGITUDINAL
ARCH'L	ARCHITECTURAL	LVF	LOW VELOCITY FASTENER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
AWS	AMERICAN WELDING SOCIETY	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BOC	BOTTOM OF CONCRETE	MISC	MISCELLANEOUS
BOF	BOTTOM OF FRAMING	NF	NEAR FACE
BOP	BOTTOM OF PLYWOOD / SHEATHING	NIC	NOT IN CONTRACT
BOT	BOTTOM	NIP	NOT A PART
BO	BLOCK OUT	NOM	NOMINAL
CG	CENTER OF GRAVITY	NO OR #	NUMBER
CIP	CAST IN PLACE	NTS	NOT TO SCALE
C.J.	CONTROL JOINT	OC	ON CENTER
CJ	CONSTRUCTION JOINT	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OF	OUTSIDE FACE
CLR	CLEAR	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CONC	CONCRETE	OWL	OPEN WEB JOIST
CONN	CONNECTION	PART	PARTITION
CONT	CONTINUOUS	PC	PRECAST
DBL	DOUBLE	PCF	POUNDS PER CUBIC FOOT
DET	DETAIL	PERIM	PERIMETER
DIA	DIAMETER	PERP	PERPENDICULAR
DL	DEAD LOAD	PL	PLATE
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT
EA	EACH	PSI	POUNDS PER SQUARE INCH
EA	EACH END	PSL	2.2E PARALLAM PSL
EE	EACH FACE	P.T.	POST-TENSIONED
EL	ELEVATION	RET	PRESSURE TREATED RETURN
EMBED	EMBEDMENT	REIN	REINFORCEMENT
EQ	EQUAL	REQ'D	REQUIRED
EX OR (E)	EXISTING	SCHED	SCHEDULE
EXP	EXPANSION	SC	SLIP CRITICAL SECTION
EXT	EXTERIOR	SHT	SHEET
EW	EACH WAY	SIM	SIMILAR
FDN	FOUNDATION	SOG	SLAB ON GRADE SPECIFICATION
FF	FINISHED FLOOR	SS	SQUARE
FIG	FIGURE	STD	STANDARD
FLR	FLOOR	STRUCT	STRUCTURAL
FP	FULL PENETRATION	SYM	SYMMETRIC
FT	FOOT	THRU	THROUGH
FTG	FOOTING	TO	TOP OF
GA	GAUGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOD	TOP OF DECK
GB	GRADE BEAM	TOP	TOP OF FRAMING
GLB	GLU-LAM BEAM	TOP	TOP OF PLYWOOD
HDR	HEADER	TOS	TOP OF STEEL
HOR	HORIZONTAL	T&G	TONGUE AND GROOVE
HSB	HIGH STRENGTH BOLT	TJ	TRUS JOIST
HSS	HOLLOW STRUCTURAL STEEL	TYP	TYPICAL
IBC	INTERN'L BUILDING CODE (LATEST EDITION UNO)	UNO	UNLESS NOTED OTHERWISE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	VERT	VERTICAL
ID	INSIDE DIAMETER	W/	WITH
IF	INSIDE FACE	WF	WIDE FLANGE
IN	INCH	W/O	WITHOUT
INT	INTERIOR	WP	WORK POINT
JT	JOINT	WWF	WELDED WIRE FABRIC
KIPS	KILO (1000) POUNDS		
KSF	KIPS PER SQUARE FOOT		
KSI	KIPS PER SQUARE INCH		

SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTION ITEM	CONTINUOUS	PERIODIC	NOT APPLICABLE	COMMENTS
SOILS				
GRADING EXCAVATION AND BACKFILL			X	BY SOILS ENGINEER
FINAL GRADING			X	
MICRO-PILE INSTALLATION			X	
AUGER-PILE INSTALLATION			X	
CONCRETE				
MIX DESIGNS SUBMIT TO STRUCTURAL ENGINEER				
REINFORCEMENT PLACEMENT			X	
REINFORCEMENT WELDING			X	
REINFORCEMENT COUPLERS			X	
ANCHOR BOLTS AND INSERTS			X	
MATERIAL VERIFICATION			X	
PREPARATION OF TEST SPECIMENS			X	
CONCRETE PLACEMENT			X	
EPOXY ANCHOR INSTALLATION		X		
EXPANSION ANCHOR INSTALLATION		X		
STRUCTURAL STEEL				
HIGH STRENGTH BOLTING			X	
FIELD WELDING			X	
WELDING OF STUDS AND ANCHORS			X	
METAL DECK WELDING			X	
MASONRY PER IBC SECTION 1704, LEVEL 1				
REINFORCEMENT PLACEMENT			X	
GROUTING			X	
PREPARATION OF TEST SPECIMENS			X	
ANCHOR BOLT AND EMBED PLACEMENT			X	
TIMBER				
DIAPHRAGM NAILING			X	
SHEAR WALL NAILING			X	
MATERIAL AND GRADE VERIFICATION			X	

NOTES

- SPECIAL INSPECTION SHALL BE PERFORMED IN ACCORDANCE IN INTERNATIONA BUILDING CODE (IBC) CHAPTER 17 REQUIREMENTS.
- ITEMS MARKED WITH AND "X" SHALL BE INSPECTED BY A CERTIFIED INSPECTOR IN ACCORDANCE WITH IBC CHAPTER 17 REQUIREMENTS.
- CONTINUOUS INSPECTION MEANS THAT THE CERTIFIED INSPECTOR IS ON SITE AT ALL TIMES WHEN THE PARTICULAR ACTIVITY IS OCCURRING.
- PERIODIC INSPECTION MEANS THA THE INSPECTOR IS ON SITE AT INTERVALS AS NEEDED TO VERIFY THAT THE WORK CONFORMS WITH PROJECT REQUIREMENTS.

MARK	SHEATHING	EDGE NAILING	SHEAR TRANS NAILING	ANCHOR BOLTS
	1 1/2" STRUCT 1	8D @ 6" OC	16D AT 6" OC OR A35 AT 16" OC	8" @ 32" OC
	1 1/2" STRUCT 1	8D @ 4" OC	16D AT 4" OC OR A35 AT 12" OC	8" @ 24" OC
	0.5" STRUCT 1	8D @ 3" OC	16D @ 3" OC OR A35 @ 8" OC	3/4" @ 32" OC
	1 1/2" STRUCT 1	8D @ 2" OC	(2) ROWS 16D @ 4" OC OR A35 @ 6" OC	3/4" @ 24" OC
	0.5" STRUCT 1 EACH SIDE	8D @ 3" OC STAGGERED	(2) ROWS 16D @ 4" OC OR A35 @ 4" OC	1" AT 24" OC
	0.5" STRUCT 1 EA SIDE	8D @ 2" OC STAGGERED	(2) ROWS 16D AT 2" OC OR A35 @ 4" OC	1" AT 16" OC

NOTES:

- PANELS MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. MINIMUM PANEL DIMENSION SHALL BE 32". ALL PANEL EDGES SHALL BE BLOCKED.
- ALL SHEAR PANELS REQUIRE NAILS SPACED AT 12" MAX OC AT ALL INTERMEDIATE SUPPORTS.
- SHEAR WALL MK1 & MK2 REQUIRE 2X MIN FRAMING AT 16" MAX OC AND PT 2X SILL PLATES.
- SHEAR WALL MK3 & MK4 REQUIRE 2X MIN FRAMING IN FIELD AT 16" MAX OC WITH 3X MEMBERS AT ABUTTING PANEL JOINTS AND PT 2X SILL PLATES.
- SHEAR WALL MK5 & MK6 SHALL HAVE PANEL JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL AND 3X MIN FRAMING AT ALL PANEL JOINTS AND PT 3X SILL PLATES.
- ANCHOR BOLTS SHALL BE ASTM A307 WITH 8" MIN EMBEDMENT. ALL ANCHOR BOLTS SHALL HAVE 1/4" X 3" X3" PLATE WASHERS AND SHALL BE CENTERED 2" MAX FROM SHEATHED SIDE OF WALL. AT MK5 & MK6, STAGGER ABS.
- ALL NAILS TO BE HOT DIP GALVANIZED 8D COMMON OR 10D COMMON AS NOTED.
- PROVIDE DBL KING-STRUT CONNECTED WITH 16D @ 4" OC OR 4X AT EA END EA SHEAR WALL UNO

1 SHEAR WALL SCHEDULE

SCALE: NOT APPLICABLE

NOTES:

- INDICATES PLYWOOD SHEAR WALL. SEE 1/S1.0 FOR INFORMATION. REQUIREMENTS FOR SHEAR WALLS SHOWN APPLY TO WALLS ABOVE LEVEL INDICATED. FOR REQUIREMENTS BELOW LEVEL INDICATED, SEE PLAN BELOW. SHEAR WALL REQ'TS APLY FULL LENGTH OF WALLS. EXT WALLS TO MEET MARK 1 REQUIREMENTS IN ALL LOCATIONS UNLESS HEAVIER SHEAR WALL REQUIREMENTS ARE INDICATED.
- FTG4 INDICATES PAD FOOTING. SEE 4/SS.1 FOR DETAILS
- INDICATES 4X4 POST TYP UNO. POSTS SHALL HAVE CB BASES AND CCQ OR ECCQ CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- INDICATES 4X6 POST TYP UNO. POSTS SHALL HAVE CB BASES AND CCQ OR ECCQ CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- INDICATES 6X6 DDF#1 POST TYP UNO. POSTS SHALL HAVE CB BASES AND CCQ OR ECCQ CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- SEE 5/SS.1 FOR WALL FRAMING DETAILS, TYP HEADER SIZES AND OTHER STANDARD FRAMING REQUIREMENTS
- FRAMING PLANS SHOW INFORMATION BASED ON A PLANE CUT IMMEDIATELY ABOVE THE RELATIVE LEVEL LOOKING DOWNWARD. THEREFORE, ELEMENTS SHOWN ARE TYPICALLY BELOW THE LEVEL. FOR INSTANCE, HEADERS SHOWN ON ROOF PLAN OCCUR ABOVE THIRD FLOOR WALL OPENINGS.

2 TYPICAL FRAMING PLAN NOTES

SCALE: NOT APPLICABLE



11/23/21 FOR JURISDICTION REVIEW

PROJECT NAME / ADDRESS:

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PO BOX 354
MAPLE VALLEY, WA 98038
425.691.0443

CLIENT:
NEIL KELLY DESIGN/BUILD
5959 CORSON AVE S, SUITE B
SEATTLE, WA 98108

PROJECT NAME / ADDRESS:
NICHOLAS MALONE
4214 86TH AVE SE
MERCER ISLAND, WA 98040

Project Number: 21133

Date: NOV 2021

Scale: NOT APPL.

Sheet:

S1.0



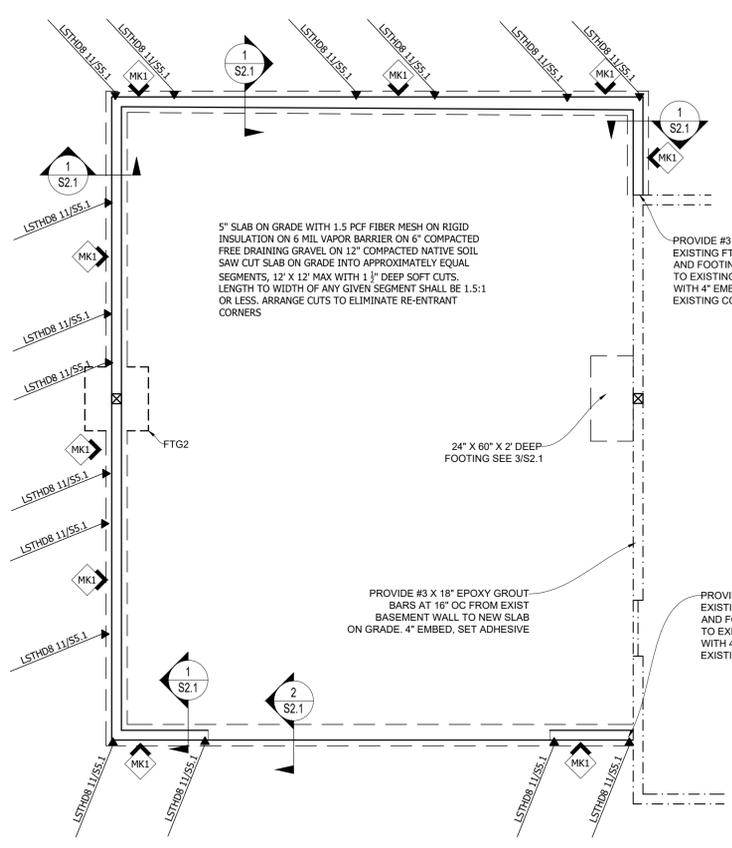
11/23/21 FOR JURISDICTION REVIEW

ENGINEER:
PB STRUCTURES PLLC
PO BOX 354
MAPLE VALLEY, WA 98038
425.691.0443

CLIENT:
NEIL KELLY DESIGN/BUILD
5959 CORSON AVE S, SUITE B
SEATTLE, WA 98108

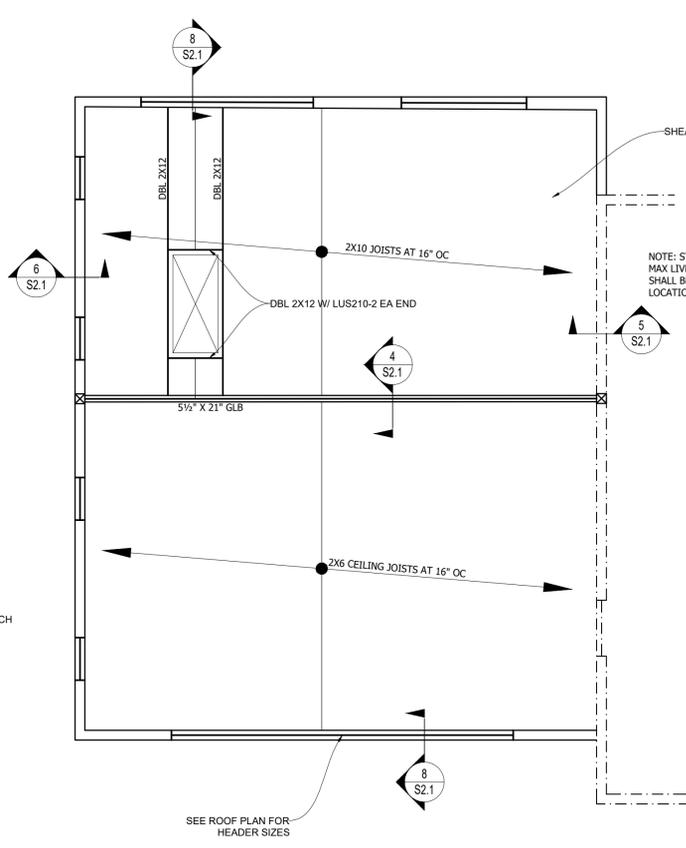
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NICHOLAS MALONE
4214 86TH AVE SE
MERCER ISLAND, WA 98040

Project Number: **21133**
Date: **NOV 2021**
Scale: **NOT APPL.**
Sheet: **S2.1**



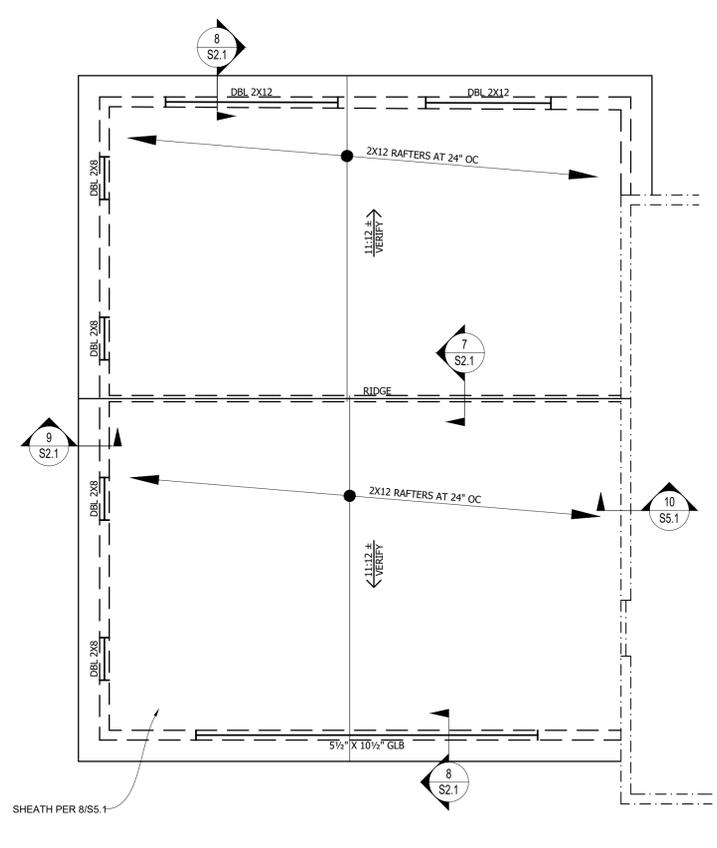
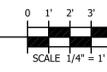
FOUNDATION PLAN

SEE 2/S1.0 FOR TYP FRAMING NOTES



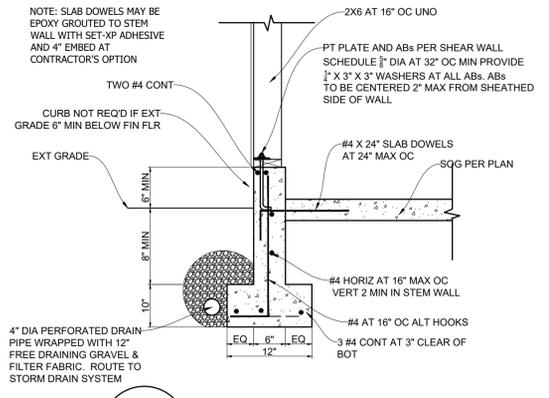
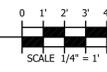
STORAGE LOFT FRAMING PLAN

SEE 2/S1.0 FOR TYP FRAMING NOTES

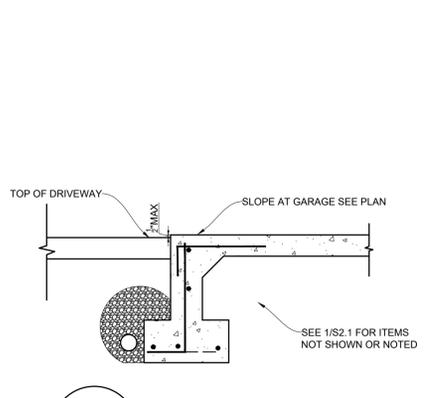


ROOF FRAMING PLAN

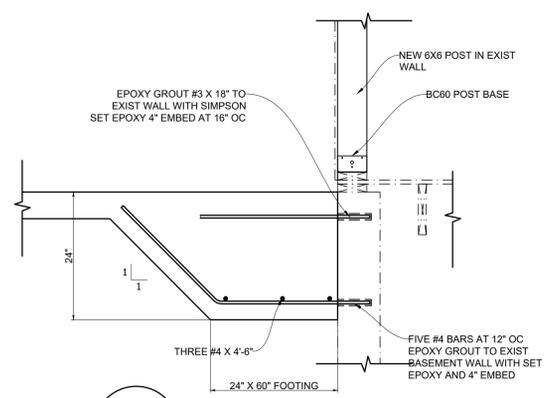
SEE 2/S1.0 FOR TYP FRAMING NOTES



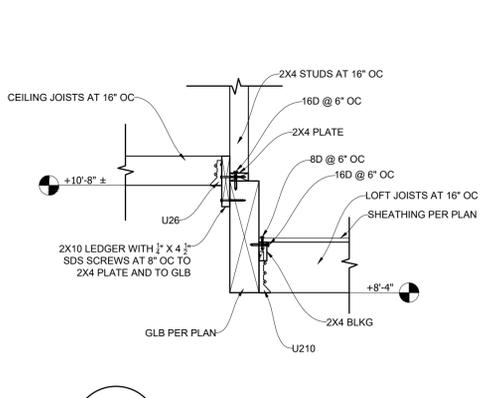
1 EXTERIOR FOOTING
SCALE: 3/4\"/>



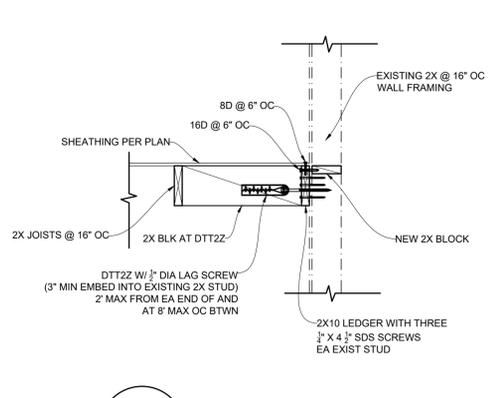
2 EXTERIOR FOOTING
SCALE: 3/4\"/>



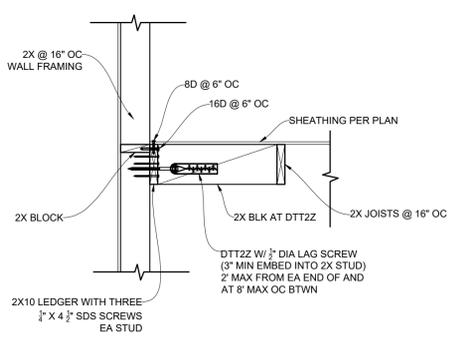
3 DETAIL
SCALE: 3/4\"/>



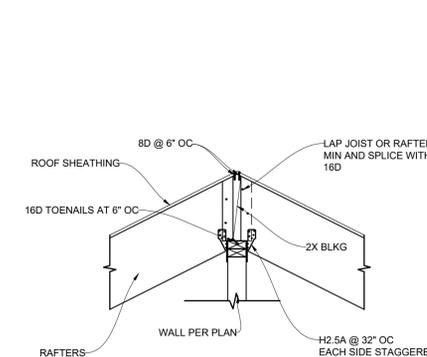
4 DETAIL
SCALE: 3/4\"/>



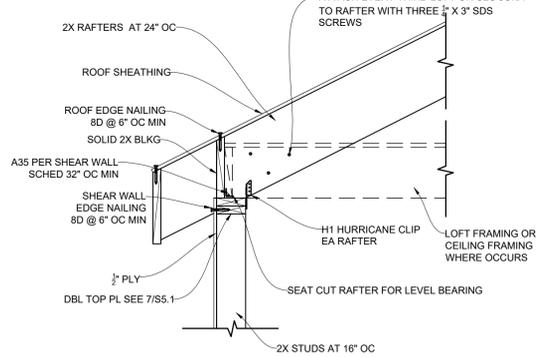
5 DETAIL
SCALE: 3/4\"/>



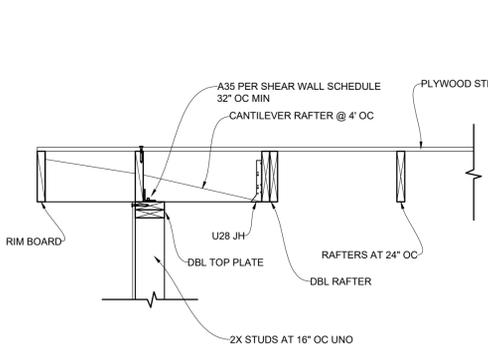
6 DETAIL
SCALE: 3/4\"/>



7 RAFTER TO WALL
SCALE: 3/4\"/>



8 RAFTER BEARING
SCALE: 3/4\"/>



9 ROOF JOIST PARALLEL
SCALE: 3/4\"/>

CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS	
#	SG1: KITCHEN-BAR
#	SG2: BATH-LAUNDRY & HALL BATH
#	SG3: OTHER-MUDROOM
#	SG4: OTHER-PANTRY

CABINET NOTES
Decor SG2- FP440, Maple, Polar White

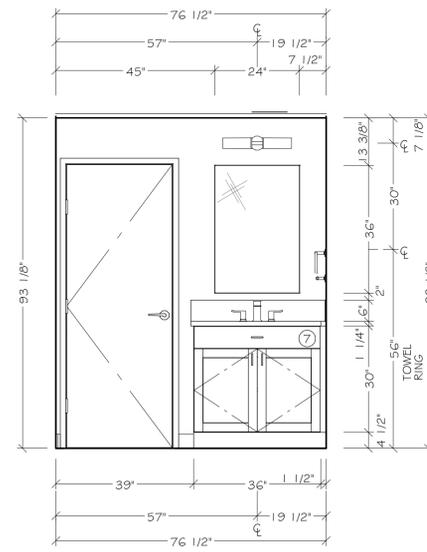
10	(1) Crown Molding
11	(1) Touch Up Kit
12	(1) Toe Kick

CROWN DETAIL TYP.
1" = 1'-0"

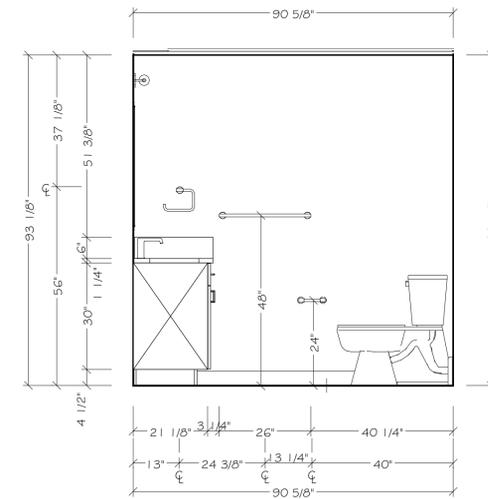
WALL LEGEND

- EXISTING WALLS TO REMAIN
- OPENINGS TO BE ENCLOSED
- NEW HALF WALLS
- NEW FULL-HEIGHT WALLS

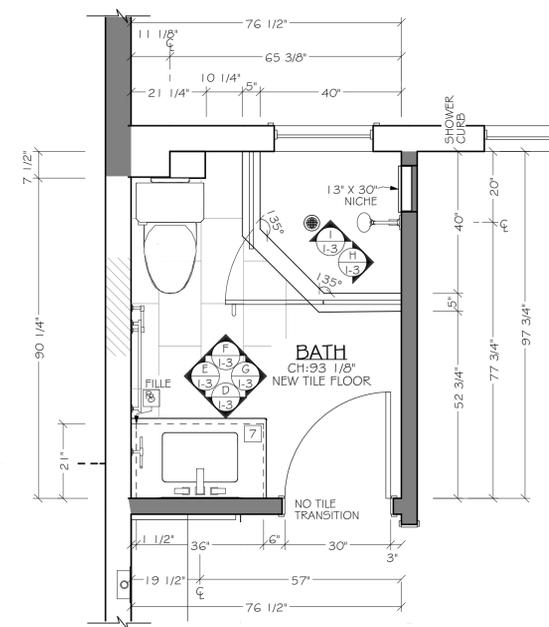
GENERAL NOTES	
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



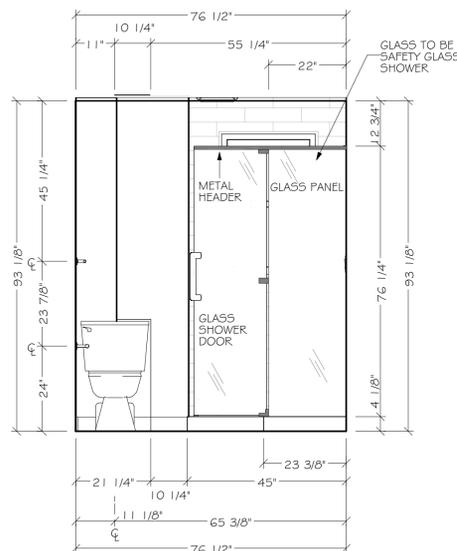
D ELEVATION D: BATH
1/2" = 1'-0"



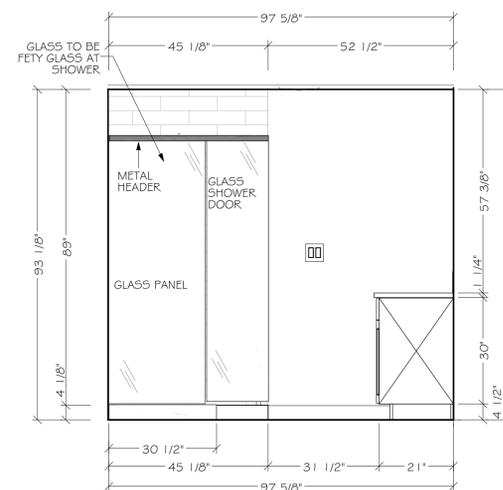
E ELEVATION E: BATH
1/2" = 1'-0"



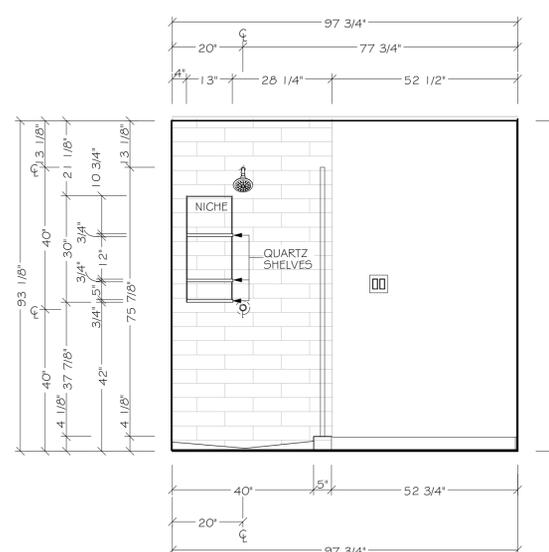
BATH FLOOR PLAN
1/2" = 1'-0"



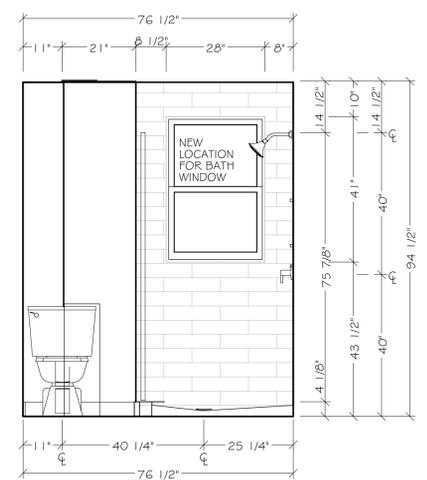
F ELEVATION F: BATH
1/2" = 1'-0"



G ELEVATION G: BATH
1/2" = 1'-0"



H ELEVATION H: BATH
1/2" = 1'-0"



I ELEVATION I: BATH
1/2" = 1'-0"

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HOMEOWNER APPROVAL
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Remodeling Project for:
Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Ormugeresky
Project Manager: Tony Lopez

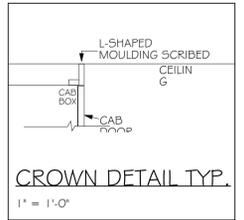
I-3
BATH NKBA PLAN &
INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"
6/22/2023

CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS	
#	SG1: KITCHEN-BAR
#	SG2: BATH-LAUNDRY & HALL BATH
#	SG3: OTHER-MUDROOM
#	SG4: OTHER-PANTRY

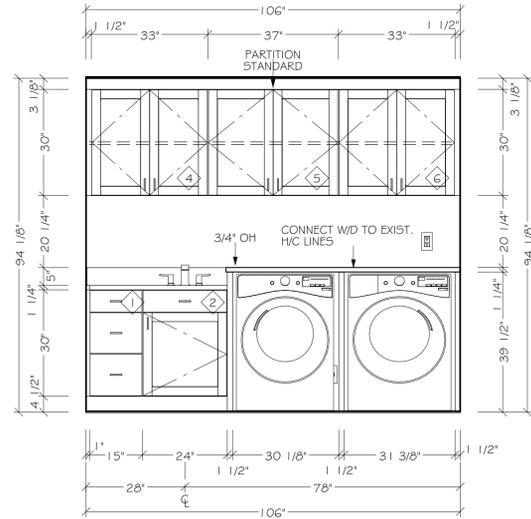
CABINET NOTES
Decor SG2- FP440, Maple, Polar White

10	(1) Crown Molding
11	(1) Touch Up Kit
12	(1) Toe Kick

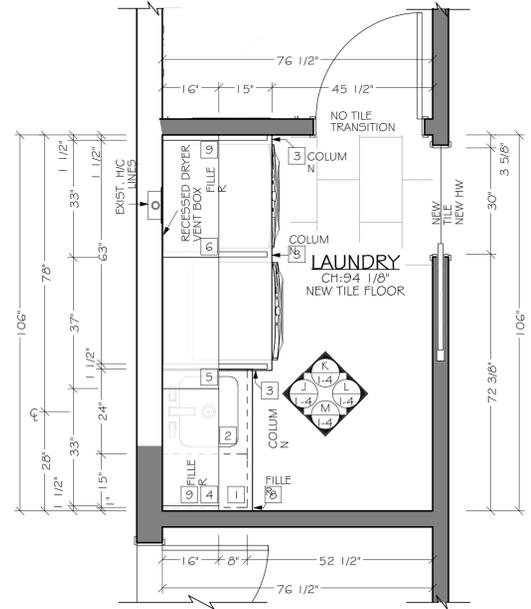


WALL LEGEND	
[Symbol]	EXISTING WALLS TO REMAIN
[Symbol]	OPENINGS TO BE ENCLOSED
[Symbol]	NEW HALF WALLS
[Symbol]	NEW FULL-HEIGHT WALLS

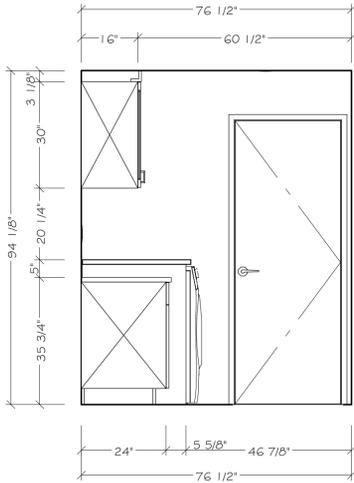
GENERAL NOTES	
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



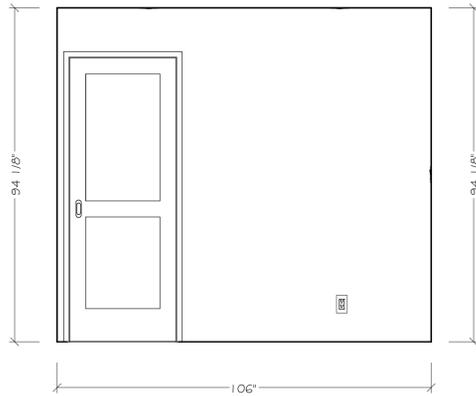
J ELEVATION J: LAUNDRY
1/2" = 1'-0"



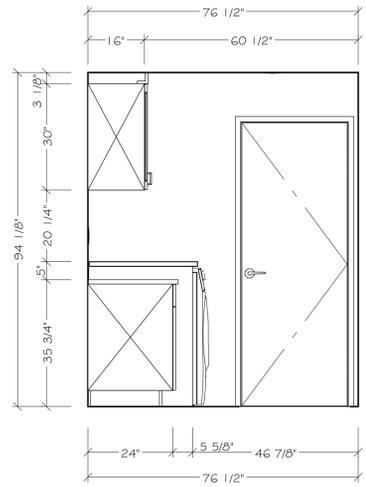
N LAUNDRY FLOOR PLAN
1/2" = 1'-0"



K ELEVATION K: LAUNDRY
1/2" = 1'-0"



L ELEVATION L: LAUNDRY
1/2" = 1'-0"



M ELEVATION M: LAUNDRY
1/2" = 1'-0"

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Bellevue, WA 98008
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Mercer Island, WA 98040
Design Consultant: Jamie Ormugeresky
Project Manager: Tony Lopez

I-4
LAUNDRY NKBA PLAN 4
INTERIOR ELEVATIONS

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

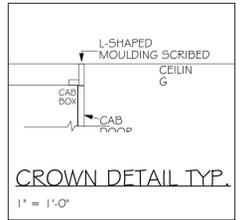
6/22/2023

CABINET LEGEND
REFERENCE CABINET ORDER FOR DETAILS

- # = SG1: KITCHEN-BAR
- # = SG2: BATH-LAUNDRY & HALL BATH
- # = SG3: OTHER-MUDROOM
- # = SG4: OTHER-PANTRY

CABINET NOTES
Decor SG4 - FP440, Maple, Polar White

- (8) (1) Crown Molding
- (9) (1) Toe Kick
- (10) (1) Touch Up Kit

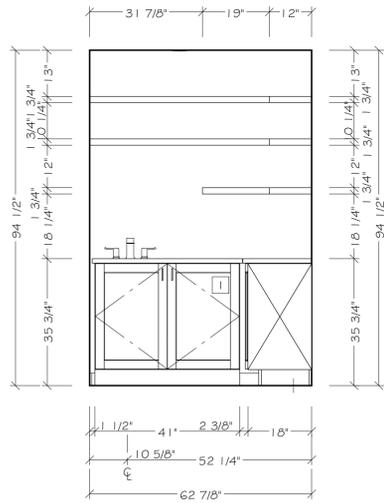


WALL LEGEND

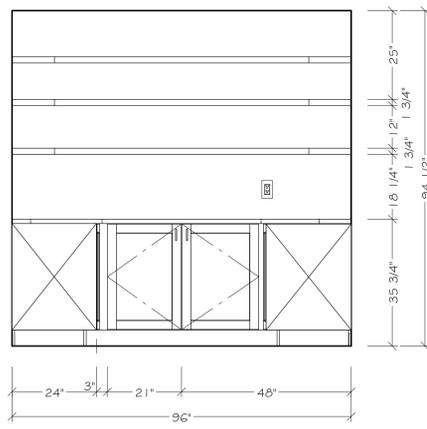
- [Solid Line] EXISTING WALLS TO REMAIN
- [Dashed Line] OPENINGS TO BE ENCLOSED
- [Hatched] NEW HALF WALLS
- [Solid Grey] NEW FULL-HEIGHT WALLS

GENERAL NOTES

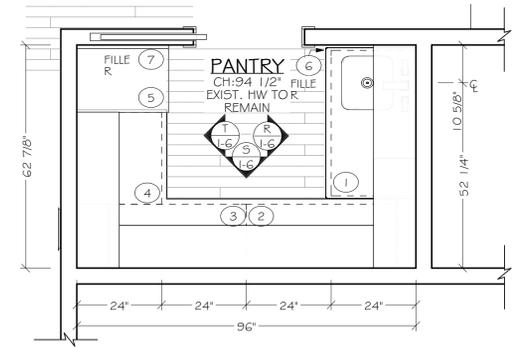
- F EXISTING
- N NEW
- RL RELOCATE
- RP REPLACE



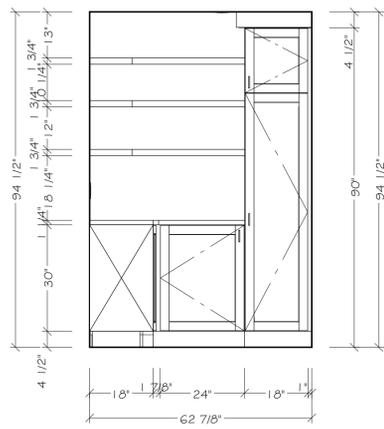
R ELEVATION R: PANTRY
1/2" = 1'-0"



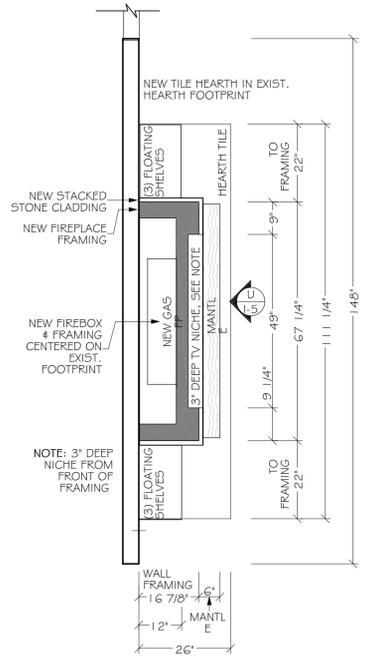
S ELEVATION S: PANTRY
1/2" = 1'-0"



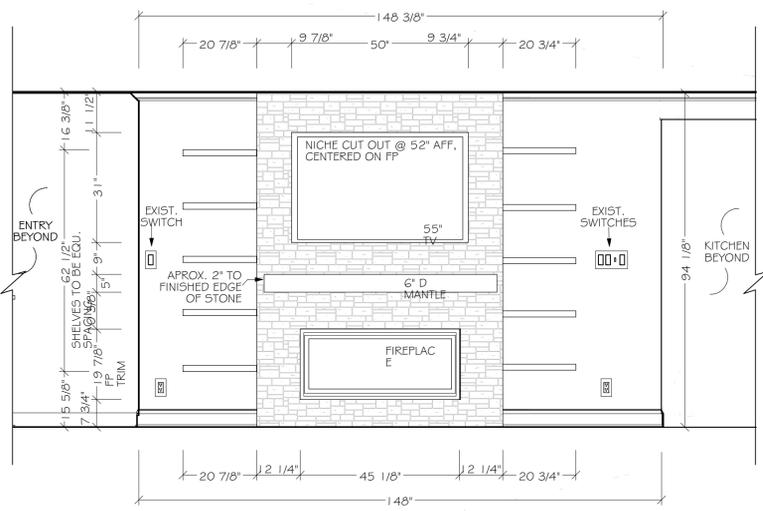
N PANTRY FLOOR PLAN
1/2" = 1'-0"



T ELEVATION T: PANTRY
1/2" = 1'-0"



N FIREPLACE FLOOR PLAN
1/2" = 1'-0"



U ELEVATION U: FIREPLACE
1/2" = 1'-0"

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Tacoma, WA 98404
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Nicholaus Malone
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Mercer Island, WA 98040
Design Consultant: Jamie Strugeter
Project Manager: Tony Lopez