

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

PARCEL NUMBER: 36225-00010 LEGAL DESCRIPTION: ISLAND CREST ADD PLAT BLOCK: I 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 3,918 SF EXISTING DRIVEWAY: NEW GARAGE ROOF AREA 819 SF DRIVEWAY/CONCRETE TO BE REMOVED FOR GARAGE -751 SF ADDITIONAL DRIVEWAY TO BE REMOVED -1329 SF TOTAL: 4,935 SF

4,935/14280 = 34.5% < 40% MAX LOT OK

IMPERVIOUS CALCULATIONS - PROPOSED 14,280 SF LOT AREA (SF):

1,830 SF MAIN STRUCTURE FOOTPRINT: 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 -1329 SF

TOTAL: 6,633 SF (46.5%)

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

GROSS FLOOR AREA RATIO

14,280 SF LOT SIZE: MAIN LEVEL 1,830 SF UPPER LEVEL 1,830 SF 751 SF GARAGE GARAGE STORAGE 367.5 SF TOTAL PROPOSED FLOOR AREA: 4,778.5 SF

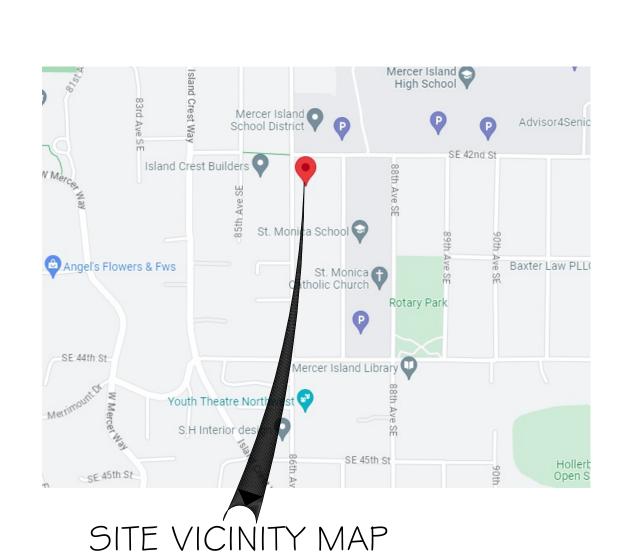
PROPOSED < ALLOWED OK

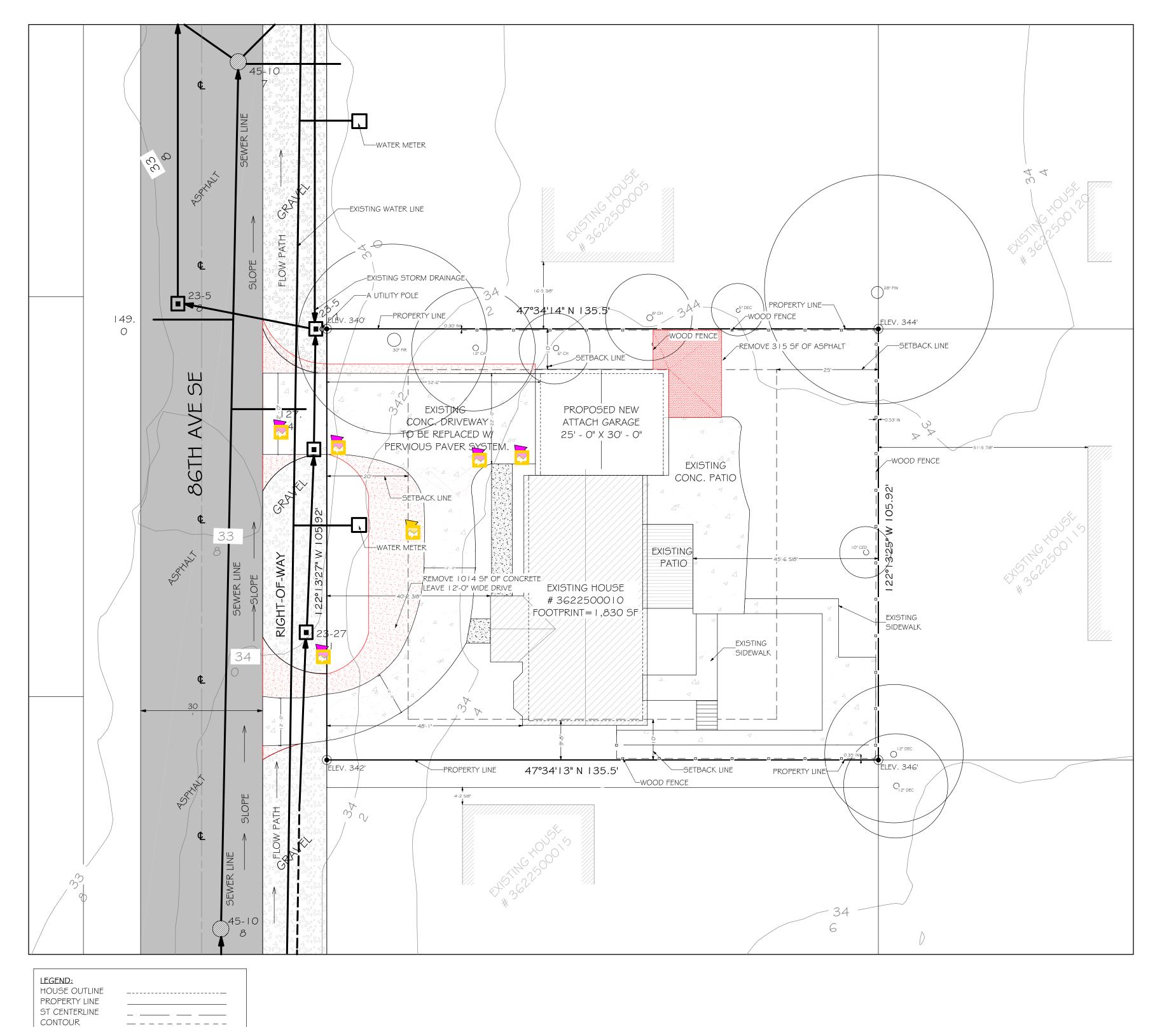
ALLOWABLE 40% GFAR:

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

5,712 SF

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





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:

I 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 15% NO MORE THAN 40% OF ALLOWED LOT COVERAGE.

2 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.

3 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.

4 ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

5 CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.

6 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 \pm FOR THIS PROJECT.

LOT SLOPE CALCULATIONS: LOT AREA (SF): 14,280 SF

LOT SLOPE*

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

4.421%

TOPOGRAPHIC SURVEY

SCALE: I'' = 15' - 0''

AVERAGE BUILDING ELEVATION BENCH MARK

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.

WET LAND

STEEP SLOP (40%

S.A.S.B = SENSITIVE AREA SETBACK

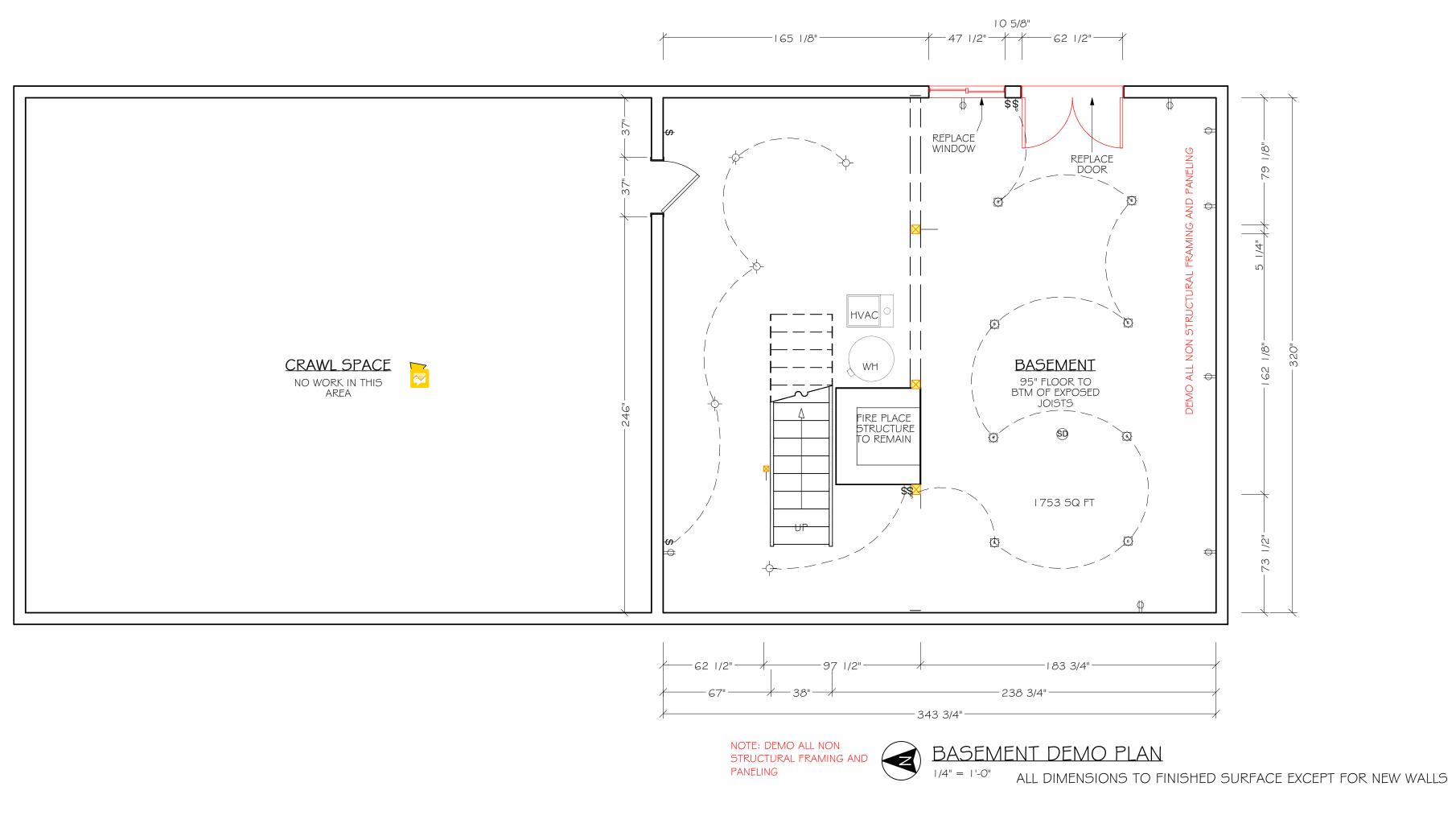
OFFSET DRAINAGE

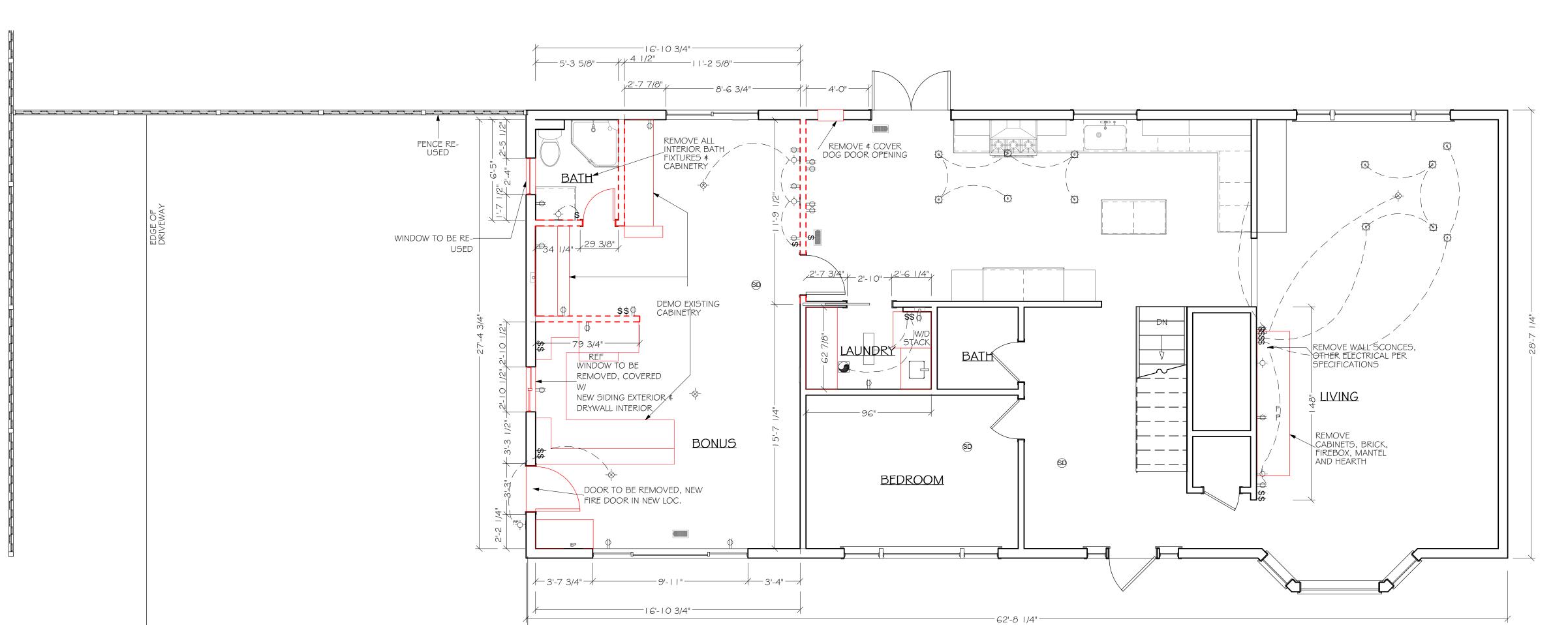
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SHEET Topographic Survey

6/27/2023

Revision Table







WALL LEGEND

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

OPENINGS TO BE ENCLOSED

FURRED WALLS

NEW HALF WALLS

NEW FULL-HEIGHT WALLS

DEMO LEGEND

OTHER TO BE REMOVED

GENERAL NOTES
E EXISTING
N NEW
RL RELOCATE
RP REPLACE

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S. Suite B, Seattle, WA 98108
206.343.2822
OR CCB# 001663 / WA L&I# NEILKCI 18702

REVISED:

HOMEOWNER APPROVAL

SEE DECLARATIONS ON PAGE O

INITIAL DATE

INITIAL DATE

Remodeling Project for:

Nicholaus Malone
4214 86th Ave SE

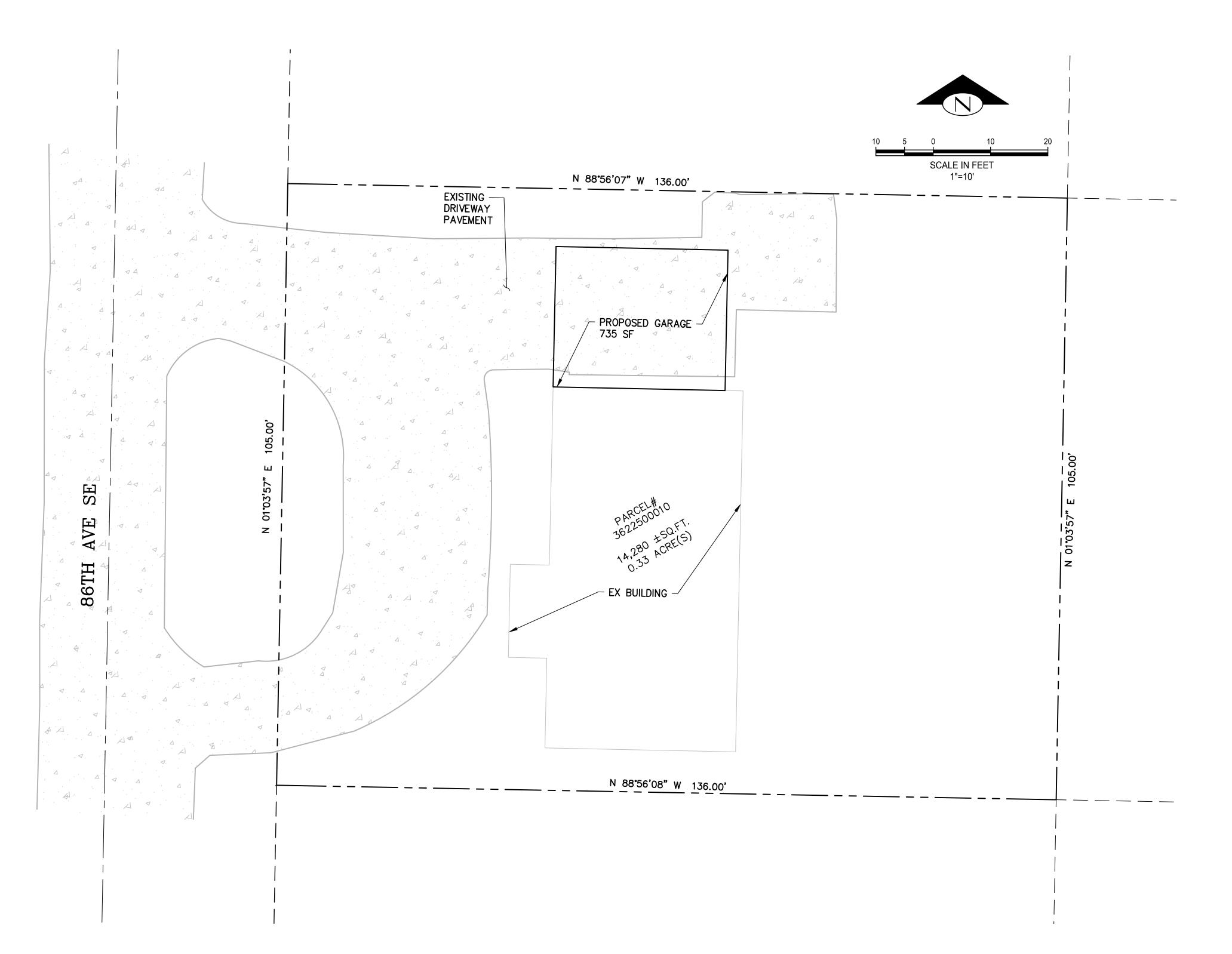
Mercer Island, WA 98040
sign Consultant: Jamie Smugeresk

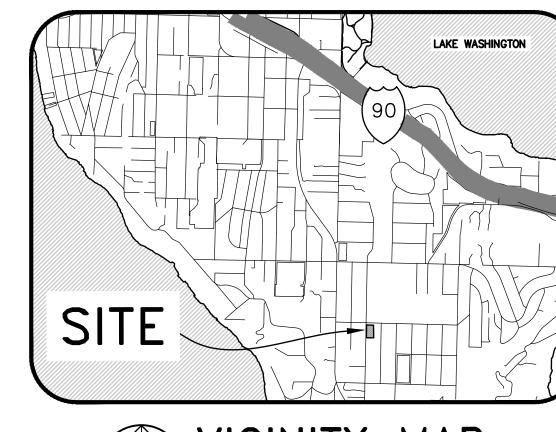
A - 1AS-BUILT FLOOR PLANS

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

MALONE RESIDENCE

4214 86TH AVE SE, MERCER ISLAND, WA 98040







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:

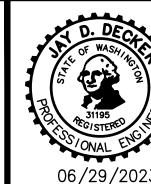
BUSH ROED & HITCHINGS 15400 SE 30TH PL STE 100 BELLEVUE, WA 98007 CONTACT: JAY DECKER, P.E. jayd@brhinc.com PH: (206) 323-4144

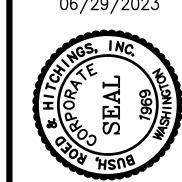
ARCHITECT:

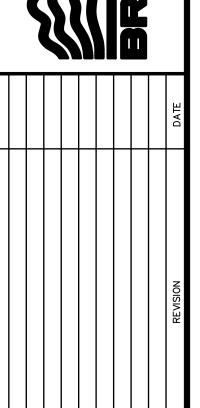
NEIL KELLY 5959 CORSON AVE S, STE B SEATTLE, WA 98108 PH: (206) 343-2822

BRH ENGINEERING GENERAL NOTES

- 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).
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.





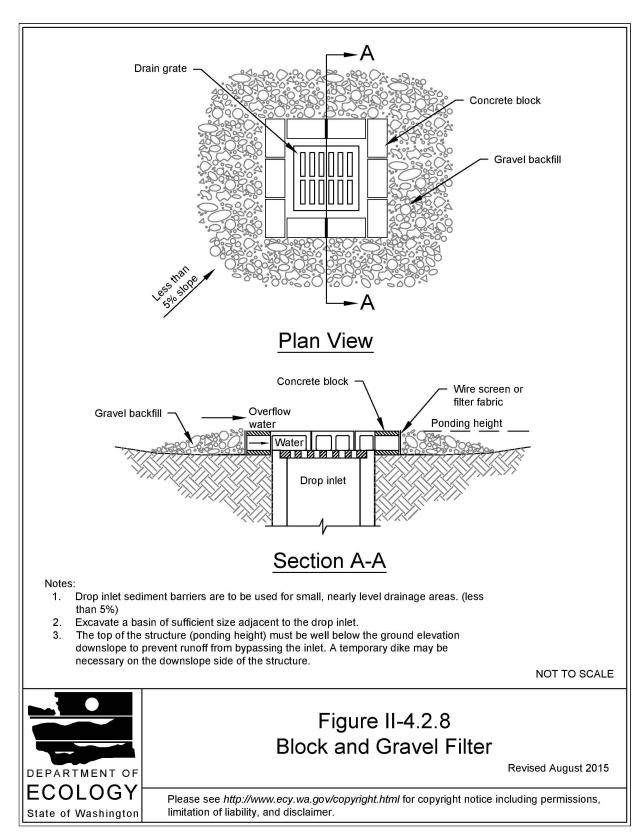


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NOTE

OVER

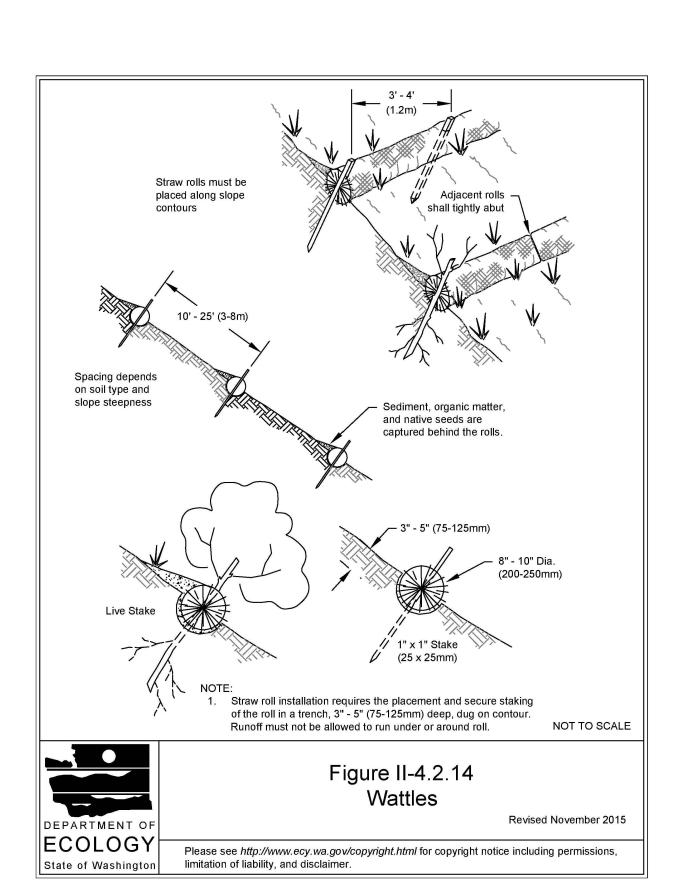
DP/MF AS SHOWN 06/29/23 2022245





STRAW WATTLES

NOT TO SCALE



TREE PROTECTION FENCING NOT TO SCALE

TREE PROTECTION AREA (TPZ)

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

KEEP OUT!

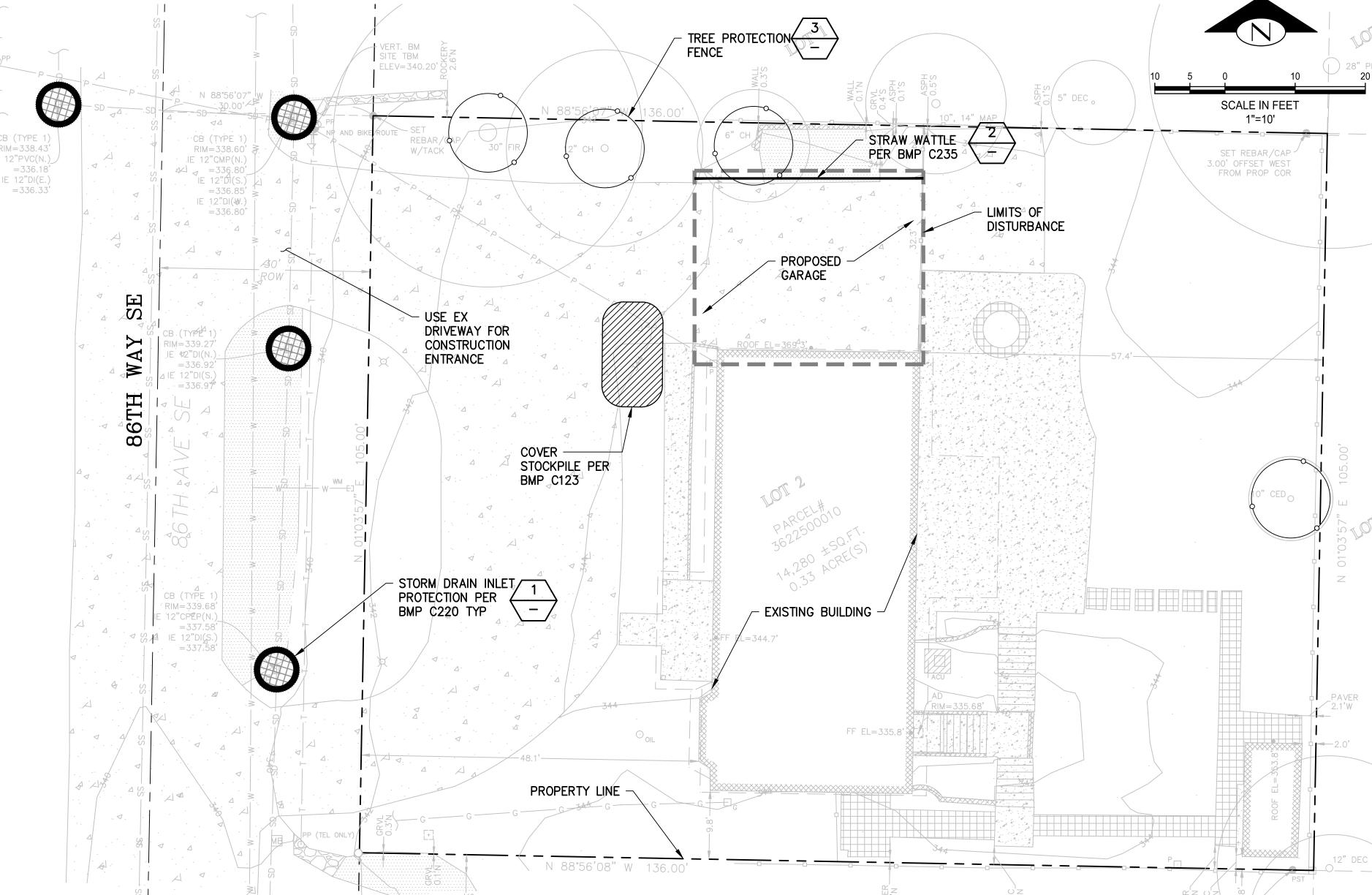
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to: 1. Correction Notices or Stop Work Orders until compliance is achieved

2. RE Inspection Fees 3. Arborist reports recommending mitigation . No pruning shall be preformed unless under the direction of an arborist . No equipment shall be stored or operated inside the protective fencing including during fence Crown drip line or other limit of Tree Protection area. See installation and removal 3. No storage of materials shall occur inside the protective fencing 4. Refer to Site/Utility Plan for allowable modifications to the tree protection area. 5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify . Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c. 2" x 6" steel posts or approved equal Maintain existing grade with the tree protection fence

unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

- 1. 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, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
- 2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND
- IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- 4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- 6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- 7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- 8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



GENERAL EROSION CONTROL PLAN NOTES:

VEGETATION/LANDSCAPING IS ESTABLISHED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED

5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED

9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF

RIM = 338.43'IE 12"PVC(N.) IE 12"DI(E.)

0.05'S OF LINE &

N 16'W FROM PROP COR

06/29/2023

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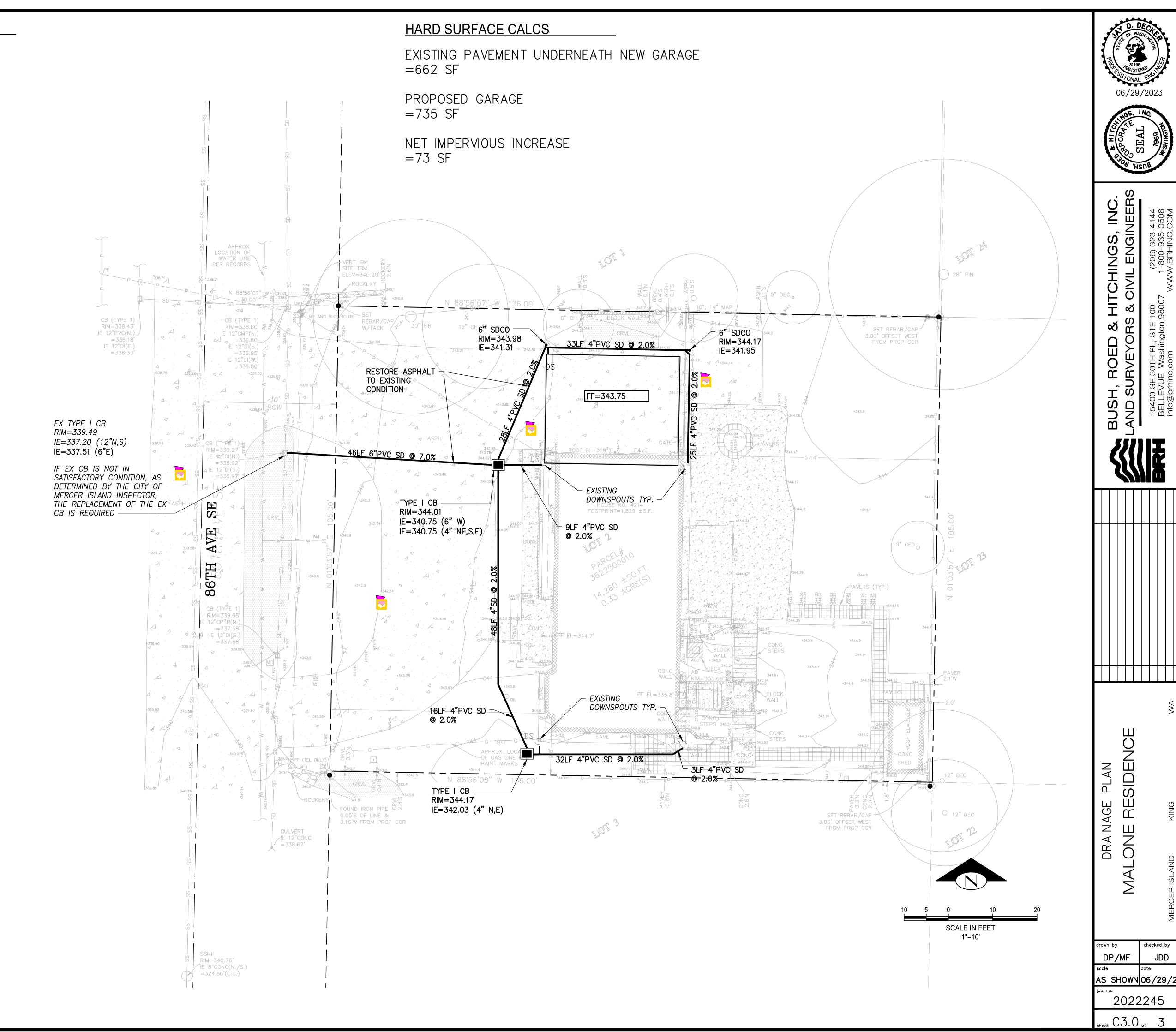
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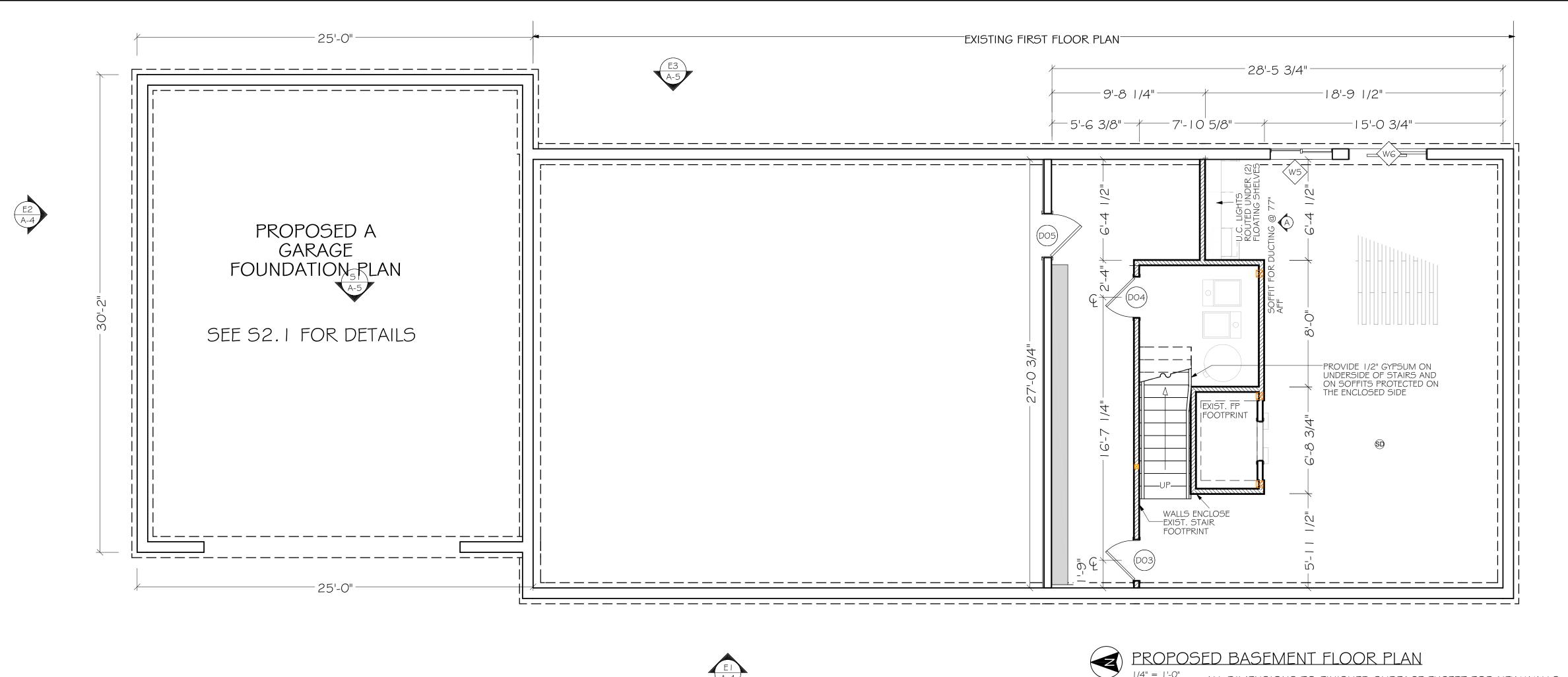
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checked by DP/MF AS SHOWN 06/29/2

2022245

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.





		WINDOWS SCHEDULE	
NUMBER	R/O	DESCRIPTION	COMMENTS
WI	24"X24"	FIXED GLASS	
W2	7 3/8"X47"	RIGHT SLIDING	
W3	96"X80"	EXT. SLIDER-GLASS PANEL	
W4	SITE	SINGLE CASEMENT-HR	WINDOW RE-USED IN NEW LOC.
W5	VAERW2/4"	LEFT SLIDING	
W6	60"X78"	EXT. SLIDER-GLASS PANEL	

		INTERIOR DOOR	SCHEDULE
NUMBER	SIZE	R/O	DESCRIPTION
DOI	2668 R IN	32"X82 1/2"	HINGED-DOOR PO3
D02	2668 R	62"X82 1/2"	POCKET-DOOR PO3
D03	2668 L IN	32"X82 1/2"	HINGED-DOOR PO3
D04	2668 R IN	32"X82 1/2"	HINGED-DOOR PO3
D05	2868 R IN	34"X82 1/2"	HINGED-DOOR PO3
		EXTERIOR DOOR	SCHEDULE
NUMBER	SIZE	R/O	DESCRIPTION
D - E2	2668 L EX	32"X83"	EXT. HINGED-DOOR PO3
D - E4	16080	l 94"X99"	GARAGE DOOR SOLID CORE OF 20 MIN RATED W/ SELF CLOSING DEVICE

WALL LEGEND

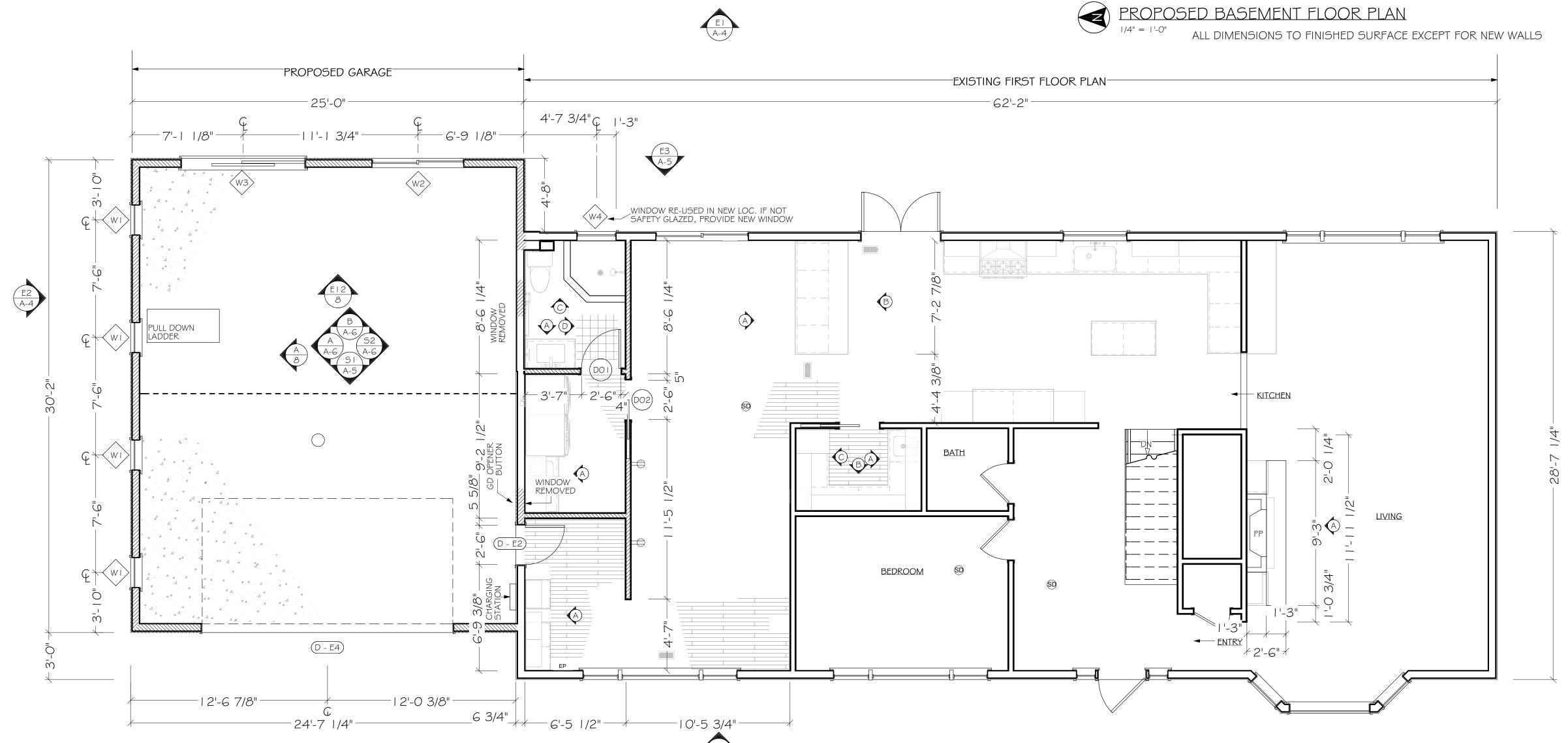
EXISTING WALLS TO REMAIN

OPENINGS TO BE ENCLOSED

WHALF WALLS

NEW FULL-HEIGHT WALLS

P



PROPOSED MAIN FLOOR PLAN

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

Neil Kelly

Design/Build Remodeling
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206.343.2822
OR CCB# 001663 / WA L&I# NEILKCI 18702

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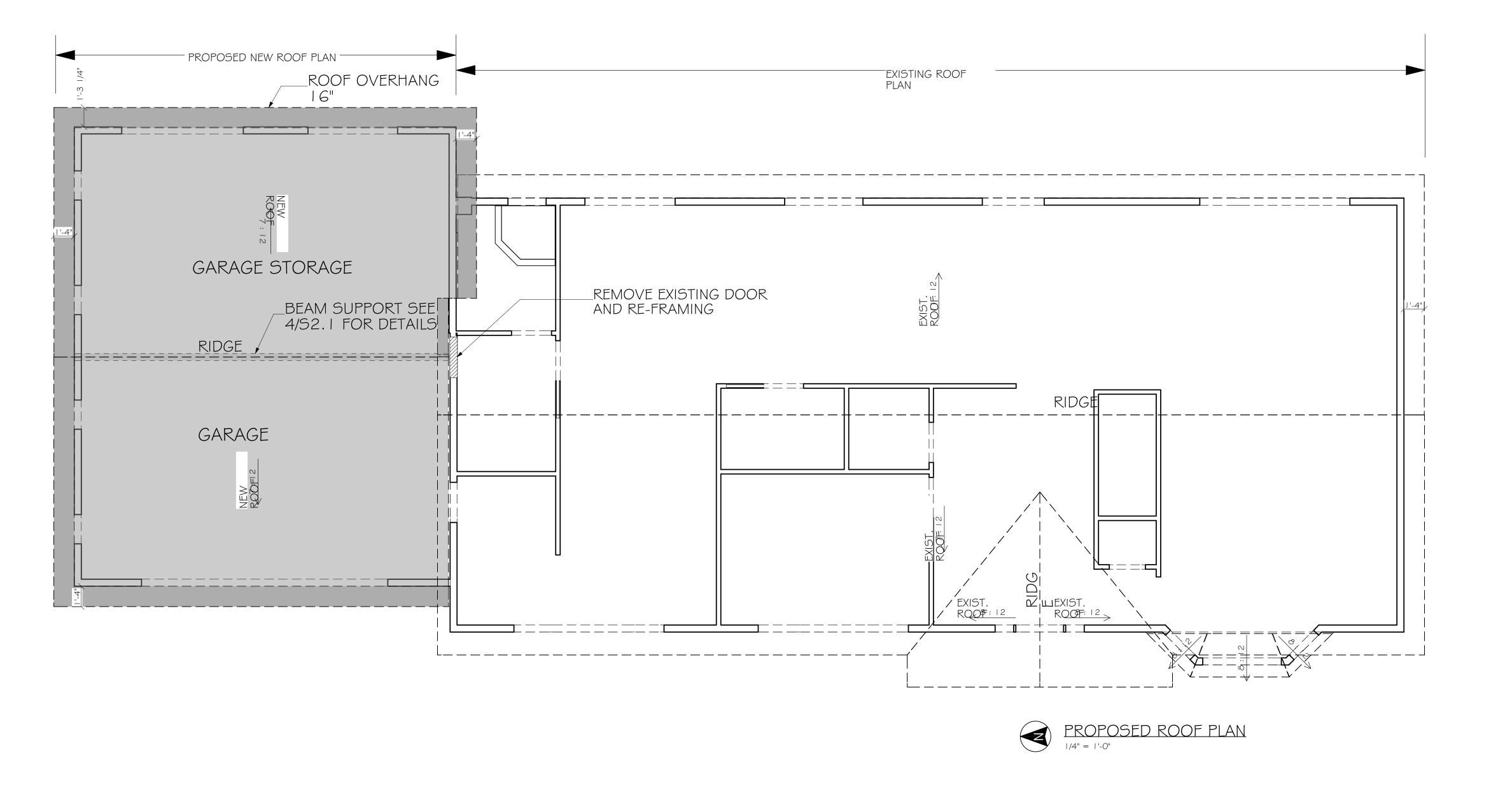
Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
gn Consultant: Jamie Smugeresky

A - 2

PROPOSED FLOOR PLAN

FENESTRATION
SCHEDULES

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



Design/Build Remodeling 5959 Corson Ave S. Suite B, Seattle, WA 98108 206.343.2822

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Remodeling Project for:

VICHOLAUS Malone

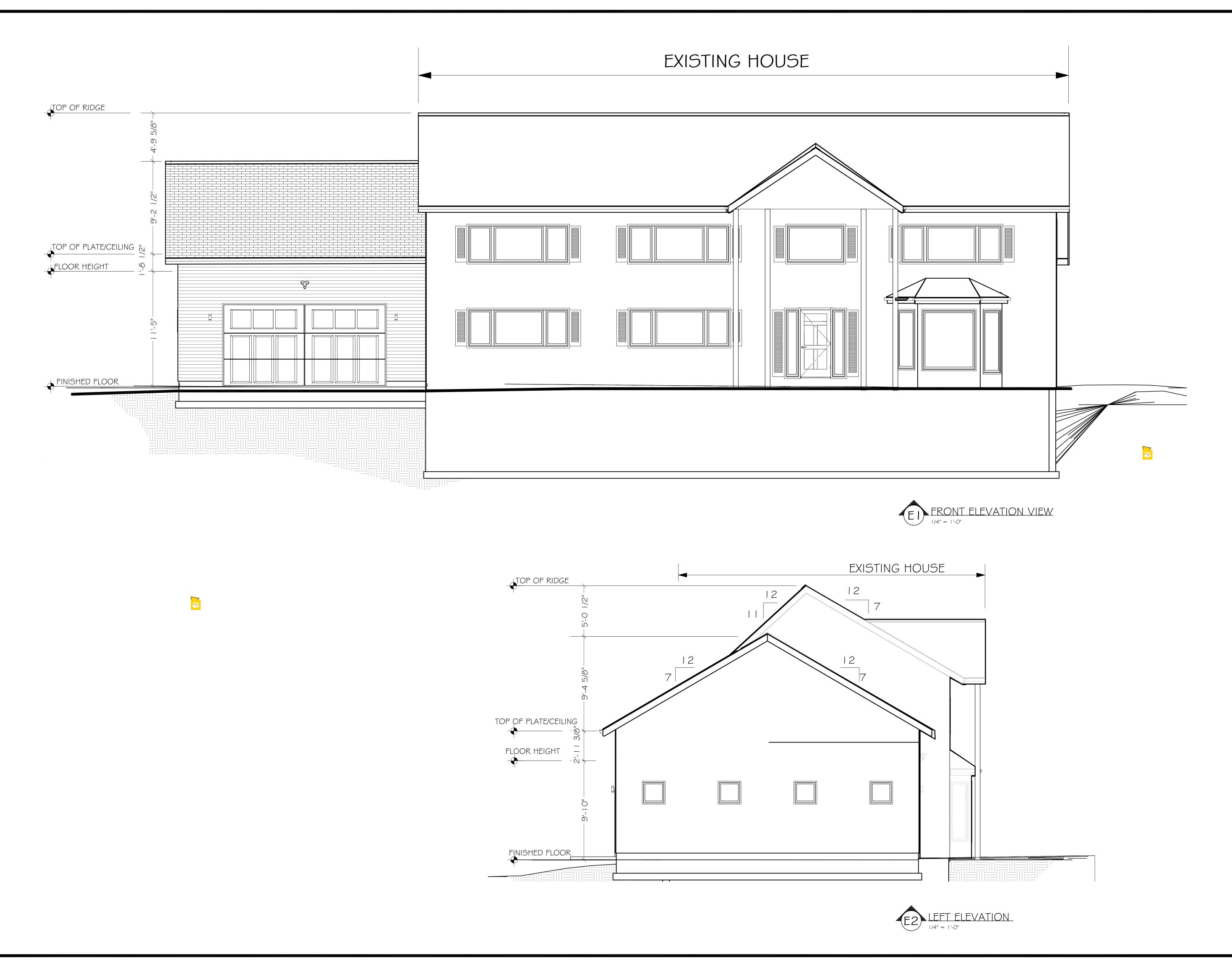
4214 86th Ave SE

Mercer Island, WA 98040

Consultant: Jamie Smugeresky
poect Manager: Tony Lopez

A - 3PROPOSED ROOF PLAN

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



Neil Kelly

Design/Build Remodeling
5959 Corson Ave S. Suite B, Seattle, WA 98108
206.343.2822

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

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Cemodeling Project for:

ICholaus Malone

4214 86th Ave SE

Mercer Island, WA 98040
Consultant: Jamie Smugeresky

A - 4

EXTERIOR ELEVATIONS |

\$ 2

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

6/22/2023



Design/Build Remodeling 5959 Corson Ave S. Suite B, Seattle, WA 98108 206.343.2822 OR CCB# 001663 / WA I. All NEIL KCI 18702

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NAVE SE
WA 98040
Jamie Smugeresky
r: Tony Lopez

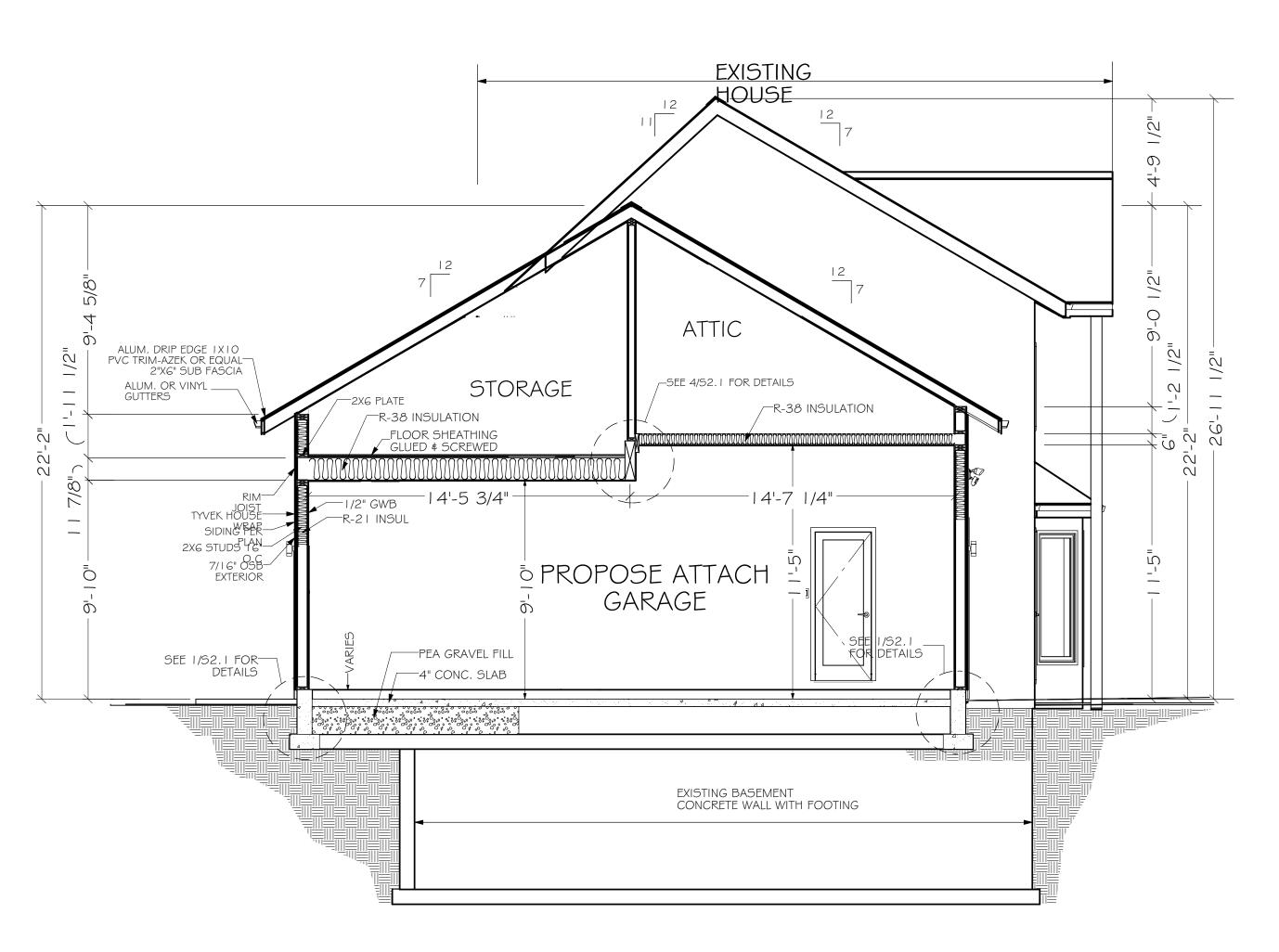
Remodeling Project for Nicholaus Malon 4214 86th Ave SE Mercer Island, WA 98040 Design Consultant: Jamie Smu Project Managar, Toxy I or Project Managar, Toxy I or Project Managar, Toxy I or Inches

A - 5

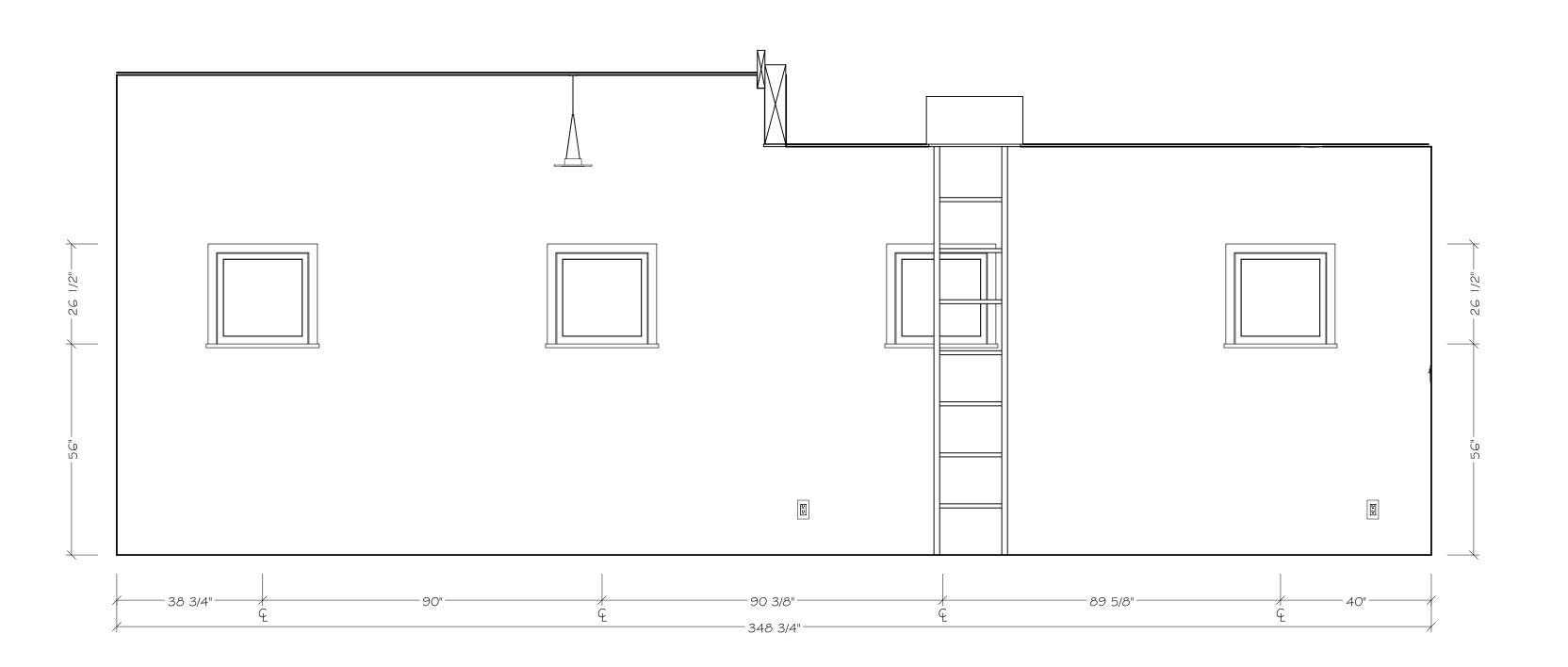
EXTERIOR ELEVATION 3 & SECTION |

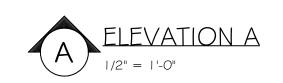
SCALE: 1/4" = 1'-0"

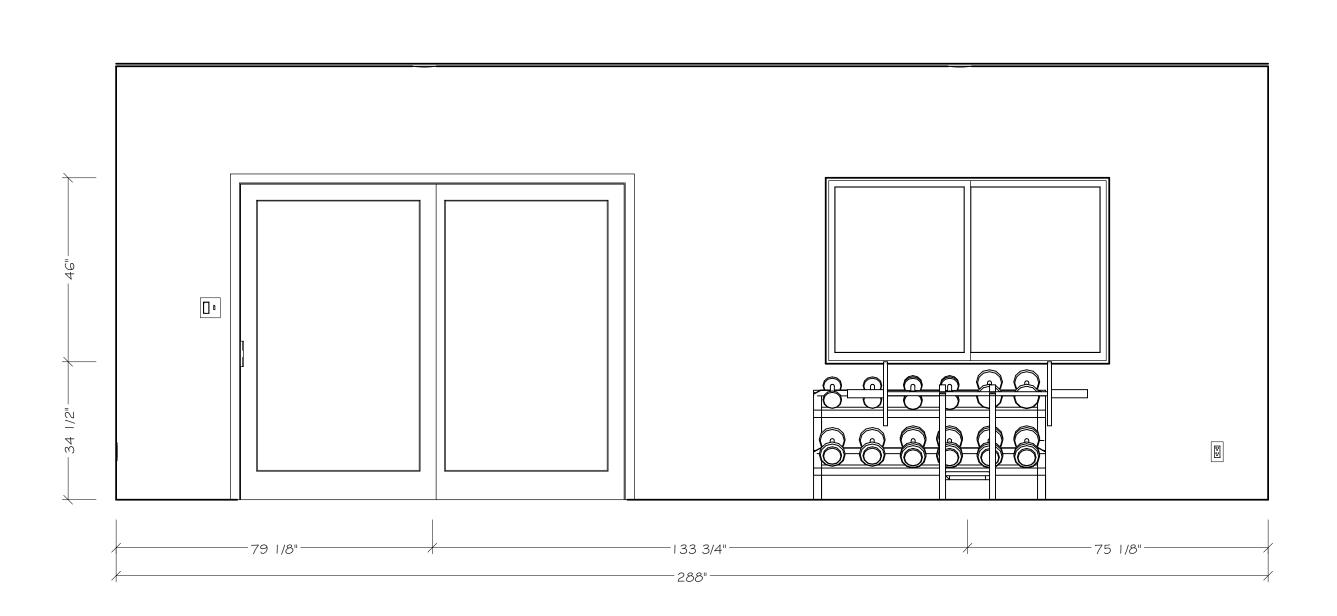
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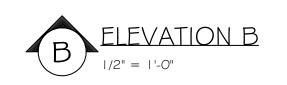












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t for:
|OHC | OHC |
|OHO | Smugeresky | VICOPEZ |

Nemodeling Froject 10f:

Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040

Design Consultant: Jamie Smuger
Project Manager: Tony Lopez

A-6

SECTION 2 & GARAGE INTERIOR ELEVATIONS A & B

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

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 ROOF, 12 PSF FLOORS), THE FOLLOWING LIVE LOADS WERE USED FOR DESIGN.

GROUND SNOW 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 \frac{1}{2} MIN SACK, 4" MAXIMUM SLUMP 0.50 W/C RATIO, ¼" MAXIMUM AGGREGATE SIZE WITH UNIFORM GRADATION. EXTERIOR CONCRETE SHALL BE AIR ENTRAINED, 5% PLUS OR MINUS 1% AIR.

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

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 $-1\frac{1}{2}$ " 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 $\frac{1}{4}$ " MINIMUM FILLET WELDS UNO.

TIMBER CONSTRUCTION REQUIREMENTS

PRESSURE TREATED MATERIAL

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 2" AND 4" DIM LUMBER JOISTS, RAFTERS, STUDS 2" AND 4" DIM LUMBER BEAMS AND HEADERS 4" AND 6" DIM LUMBER POSTS, BEAMS, GIRDERS

HEM FIR #2 OR BETTER DOUG FIR #1 OR BETTER DOUG FIR #1 OR BETTER DOUG FIR #1 OR BETTER

ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA 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

1.25" 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 PS2 PERFORMANCE STANDARDS FOR WOOD-BASED STRUCTURAL USE PANELS", OR "APA PRP-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 磐 TYP FLOOR UNO.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW & 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 AITC OR APA-EWS IDENTIFICATION MARK. ENDS SHALL BE SEALED 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 1.55E 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.

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

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 CEMENTITOUS MATERIALS, AGGREGATE AND WATER. WATER SHALL BE SUFFICIENT TO ALLOW THE GROUT TO FLOW WITHOUT SEGREGATION. ALL CUM SHALL BE

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 $\frac{1}{3}$ 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

	EVIATIONS		
	ANCHOR BOLT		
ACI	AMERICAN CONCRETE INSTITUTE	LBS	POUNDS
ADD'L	ADDITIONAL ARCHITECTURLLY EXPOSED	LL	LIVE LOAD
AESS	ARCHITECTURLLY EXPOSED	LLH	LONG LEG HORIZONTAL
STRUCTUF	RAL STEEL		LONG LEG VERTICAL
AISC	AMERICAN INSTITUTE OF STEEL	LOC	LOCATION
CONSTRUC			LONGITUDE OR LONGITUDINAL LOW VELOCITY FASTENER
ALIM	ALTERNATE OR ALTERNATING	LVF	MAYIMIIM
ALUM ADCH'I	ALUMINUM ARCHITECTURAL AMERICAN SOCIETY OF CIVIL	MECH	MECHANICAL
ARCH L	AMEDICAN SOCIETY OF CIVIL	MFR	MANUFACTURER
ASCL ENGINEER	S AMERICAN SOCIETY OF CIVIL	MIN	MINIMUM
ASTM	AMERICAN SOCIETY FOR AND MATERIALS	MISC	MISCELLANEOUS
TESTING A	AND MATERIALS	NF	NEAR FACE
AWS	AMERICAN WELDING SOCIETY	NIC	NOT IN CONTRACT
BLDG	BUILDING	NIP	NOT A PART
BOC	AMERICAN WELDING SOCIETY BUILDING BOTTOM OF CONCRETE BOTTOM OF FRAMING BOTTOM OF PLYWOOD / G BOTTOM BLOCK OUT CENTER OF GRAVITY CAST IN PLACE CONTROL JOINT CONSTRUCTION JOINT CENTERLINE CLEAR CONCRETE MASONRY UNIT	NOM	NOMINAL
BOF	BOTTOM OF FRAMING	NO OR #	NUMBER
BOP	BOTTOM OF PLYWOOD /	N I S	ON CENTER
SHEATHIN	G		OUTSIDE DIAMETER
301	BOTIOM	OF	OUTSIDE BIAMETER
80 80	REACK ON I	OPNG	OPENING
70 710	CAST IN DIACE	OPP	OPPOSITE
JIP ^ I	CAST IN PLACE	OWL	OPEN WEB JOIST
0.0. 0.1	CONSTRUCTION JOINT	PART	PARTITION
CI	CENTERI INF	PC	PRECAST
CLR	CLEAR	PCF	POUNDS PER CUBIC FOOT
CMU	CONCRETE MASONRY UNIT	PERIM	PERIMETER
CONC	CONCRETE	PERP	PERPENDICULAR
CONN	CLEAR CONCRETE MASONRY UNIT CONCRETE CONNECTION CONTINUOUS COMPLETE PENETRATION DOUBLE DETAIL DIAMETER	PL DCE	PLAIL
CONT	CONTINUOUS	PSF DSI	POUNDS PER SQUARE FUUT
CP	COMPLETE PENETRATION	F 31	2 2F PARALLAM PSI
DBL	DOUBLE	P T	POST—TENSIONED
DET	DLAMETER	PT	PRESSURE TREATED
DIA DI	DIAMETER	RET	RETURN
DL DWG	DRAWI NG	REINF	REINFORCEMENT
FA	FACH	REQ'D	REQUIRED
EE	EACH END	SCHED	SCHEDULE
ΕF	EACH FACE	SC	
ΞL	ELEVATION	SEC	
EMBED	EMBEDMENT	SHT	
ΞQ	EQUAL	SIM	SLAB ON GRADE
EX OR (E	DETAIL DIAMETER DEAD LOAD DRAWI NG EACH EACH END EACH FACE ELEVATION EMBEDMENT EQUAL)EXISTING EXPANSION EXTERIOR EACH WAY FOUNDATION FINISHED FLOOR FIGURE FLOOR FULL PENETRATION FOOT		SPECIFICATION
EXP	EXPANSION		SQUARE
<u>-</u> X I	EXIERIOR		STAINLESS STEEL
_	EACH WAY		STANDARD
- DN	FINISHED FLOOR		STRUCTURAL
- - G	FIGURE		SYMMETRICA
-10 	FLOOR		THROUGH
=P	FULL PENETRATION	TO	
FT	FOOT	TOC	
	FOOTING	TOD	TOP OF DECK
t IG		TOF	TOP OF FRAMING
GA	GAUGE	TOD	
FIG GA GALV	GAUGE GALVANIZED	TOP	TOP OF PLYWOOD
- IG GA GALV GB	GAUGE GALVANIZED GRADE BEAM	TOS	TOP OF STEEL
GA GALV GB GLB	GAUGE GALVANIZED GRADE BEAM GLU-LAM BEAM	TOS T&G	TOP OF STEEL TONGUE AND GROOVE
וטו		TOS T&G TJ	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST
HOR	HORIZONTAL	TOS T&G TJ TYP	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL
HOR HSB	HORIZONTAL HIGH STRENGTH BOLT	TOS T&G TJ TYP UNO	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE
HOR HSB HSS	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL	TOS T&G TJ TYP UNO VERT	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL
HOR HSB HSS	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL	TOS T&G TJ TYP UNO VERT	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL
HOR HSB HSS	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL	TOS T&G TJ TYP UNO VERT	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL
HOR HSB HSS	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL	TOS T&G TJ TYP UNO VERT	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL
HOR HSB HSS IBC (LATEST ICBO OF	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL INTERN'L BUILDING CODE EDITION UNO) INTERNATIONAL CONFERENCE BUILDING OFFICIALS	TOS T&G TJ TYP UNO VERT	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL WITH WIDE FLANGE WITHOUT WORK POINT
HOR HSB HSS IBC (LATEST ICBO OF	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL INTERN'L BUILDING CODE EDITION UNO) INTERNATIONAL CONFERENCE BUILDING OFFICIALS INSIDE DIAMETER	TOS T&G TJ TYP UNO VERT W/ WF W/O WP	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL WITH WIDE FLANGE WITHOUT WORK POINT
HOR HSB HSS IBC (LATEST ICBO OF ID	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL INTERN'L BUILDING CODE EDITION UNO) INTERNATIONAL CONFERENCE BUILDING OFFICIALS INSIDE DIAMETER INSIDE FACE INCH	TOS T&G TJ TYP UNO VERT W/ WF W/O WP	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL WITH WIDE FLANGE WITHOUT WORK POINT
HOR HSB HSS BC (LATEST CBO DF D F	HORIZONTAL HIGH STRENGTH BOLT HOLLOW STRUCTURAL STEEL INTERN'L BUILDING CODE EDITION UNO) INTERNATIONAL CONFERENCE BUILDING OFFICIALS INSIDE DIAMETER INSIDE FACE	TOS T&G TJ TYP UNO VERT W/ WF W/O WP	TOP OF STEEL TONGUE AND GROOVE TRUS JOIST TYPICAL UNLESS NOTED OTHERWISE VERTICAL WITH WIDE FLANGE WITHOUT WORK POINT

MARK	SHEATHING	EDGE NAILING	SHEAR TRANS NAILING	ANCHOR BOLTS
MK1	15"" STRUCT 1	8D @ 6" OC	16D AT 6" OC OR A35 AT 16" OC	5″ø @ 32″ OC
MK2	15" STRUCT 1	8D @ 4" OC	16D AT 4" OC OR A35 AT 12" OC	5" Ø @ 24" OC
MK3	0.5" STRUCT 1	8D @ 3" OC	16D @ 3" OC OR A35 @ 8" OC	3″ ø ⊚ 32″ OC
MK4	15" STRUCT 1	8D @ 2" OC	(2) ROWS 16D @ 4" OC OR A35 @ 6" OC	3″ ø ⊚ 24″ OC
MK5	0.5" STRUCT 1 EACH SIDE	8D @ 3" OC STAGGERED	(2) ROWS 16D @ 4" OC OR A35 @ 4" OC	1" AT 24" OC
MK6	0.5" STRUCT 1 EA SIDE	8D @ 2" OC STAGGERED	(2) ROWS 16D AT 2" OC OR A35 @ 4" OC	1" AT 16" OC

- 1. PANELS MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. MINIMUM PANEL DIMENSION SHALL BE 32". ALL PANEL EDGES SHALL BE BLOCKED.
- 2. ALL SHEAR PANELS REQUIRE NAILS SPACED AT 12" MAX OC AT ALL INTERMEDIATE SUPPORTS. 3. SHEAR WALL MK1 & MK2 REQUIRE 2X MIN FRAMING AT 16" MAX OC AND PT 2X SILL PLATES.
- 4. 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.
- 5. 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. 6. ANCHOR BOLTS SHALL BE ASTM A307 WITH 8" MIN EMBEDMENT. ALL ANCHOR BOLTS SHALL HAVE $rac{1}{2}$ " x 3" x3" plate washers and shall be centered 2" max from sheathed side of wall.
- AT MK5 & MK6, STAGGER ABS. 7. ALL NAILS TO BE HOT DIP GALVANIZED 8D COMMON OR 10D COMMON AS NOTED.
- 8. PROVIDE DBL KING STUD CONNECTED WITH 16D @ 4" OC OR 4X AT EA END EA SHEAR WALL UNO



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.

- 2. FTG4 INDICATES PAD FOOTING. SEE 4/S5.1 FOR DETAILS
- 3. 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.
- 4. 📕 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.
- 5. INDICATES 6X6 DF#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.
- 6. SEE 5/S5.1 FOR WALL FRAMING DETAILS, TYP HEADER SIZES AND OTHER STANDARD FRAMING REQUIREMENTS
- 7. 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.



SPECIAL INSPECTION REQUIREMENTS

KILO (1000) POUNDS

KSI KIPS PER SQUARE INCH

KIPS PER SQUARE FOOT

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
DEINICODOCEMENT DI ACCIMENT			V	
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		Χ		
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				
WITTEINIAL AND GIVADE VEIVILION			^	

KIPS

KSF

- 1. SPECIAL INSPECTION SHALL BE PERFORMED IN ACCORDANCE IN INTERNATIONA BUILDING CODE (IBC) CHAPTER 17
- REQUIREMENTS. 2. ITEMS MARKED WITH AND "X" SHALL BE INSPECTED BY A CERTIFIED INSPECTOR IN ACCORDANCE WITH IBC CHAPTER 17
- REQUIREMENTS. 3. CONTINUOUS INSPECTION MEANS THAT THE CERTIFIED INSPECTOR IS ON SITE AT ALL TIMES WHEN THE PARTICULAR ACTIVITY
- 4. PERIODIC INSPECTION MEANS THA THE INSPECTOR IS ON SITE AT INTERVALS AS NEEDED TO VERIFY THAT THE WORK

CONFORMS WITH PROJECT REQUIREMENTS.



1/23/21 FOR JURISDICTION REVIEW

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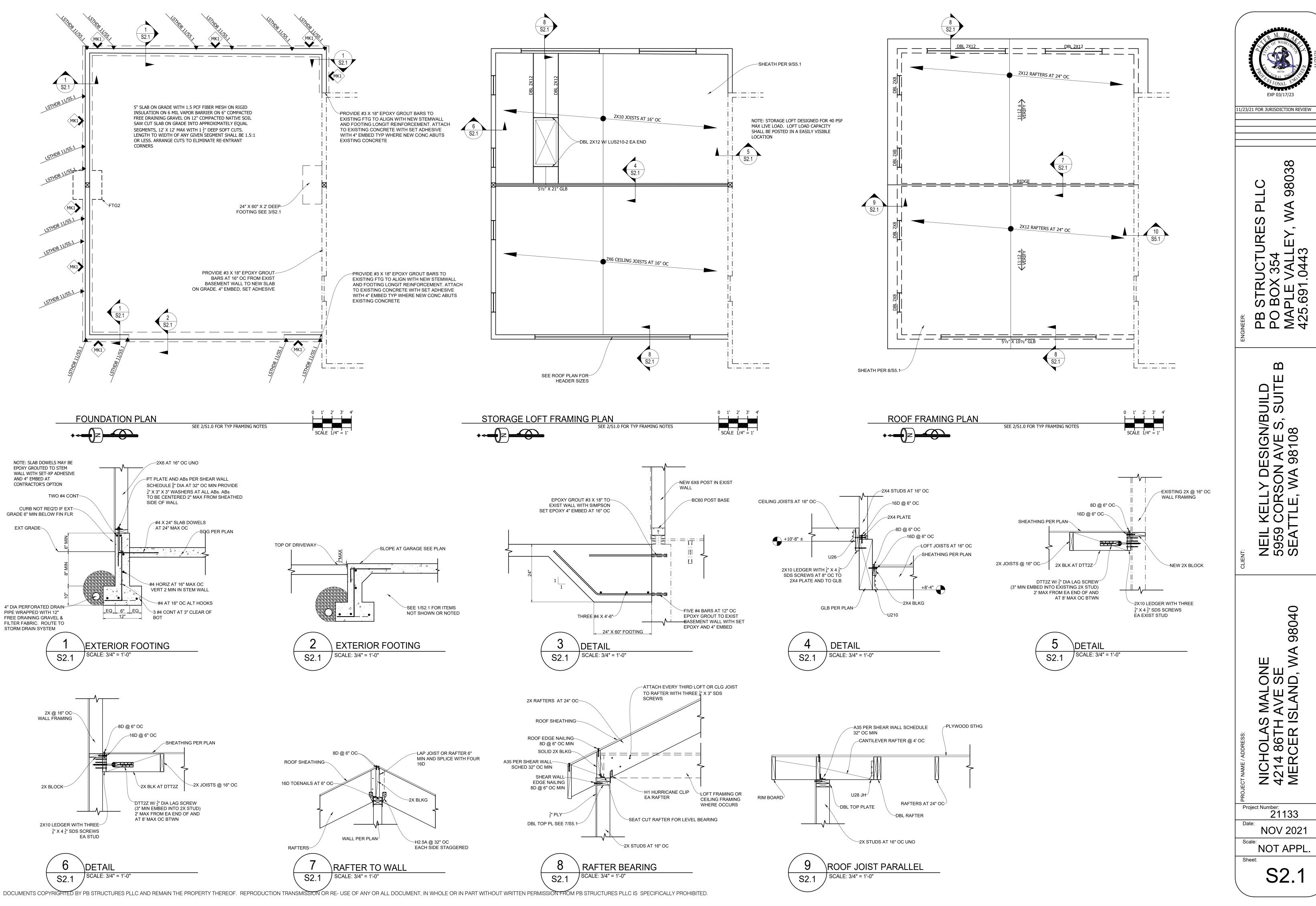
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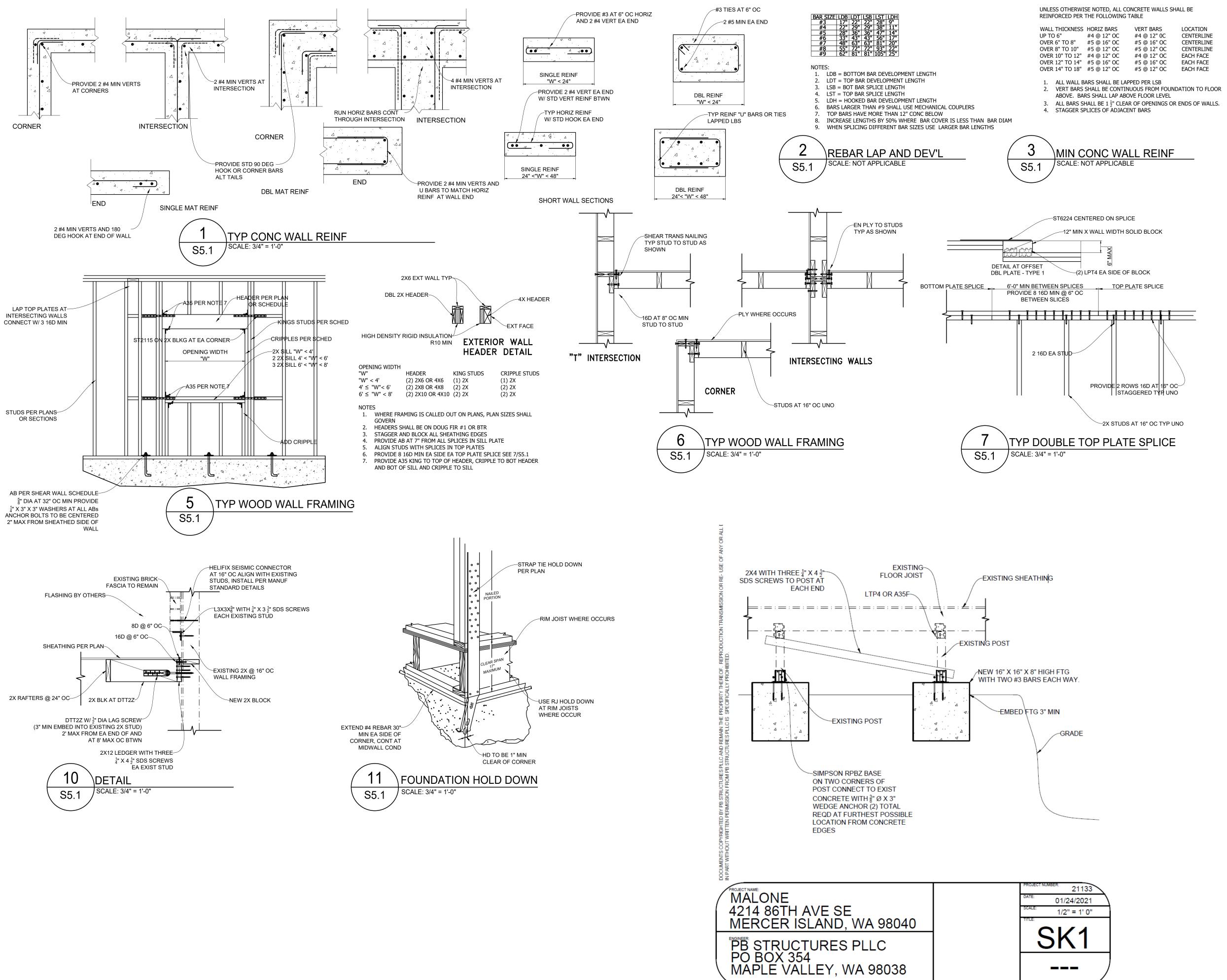
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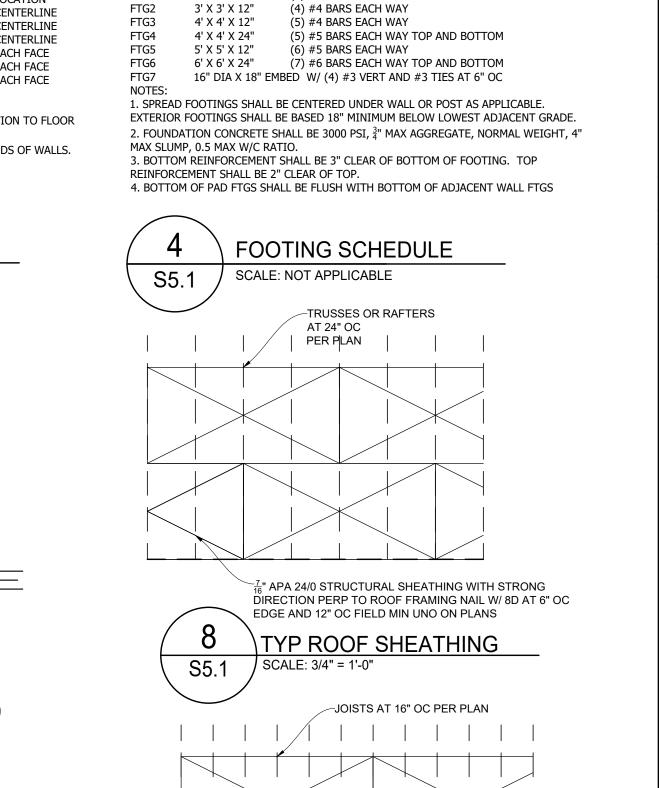
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S2.





3" T&G APA 48/24 STRUCTURAL SHEATHING WITH STRONG DIRECTION PERP TO JOISTS. GLUE AND NAIL W/8D

AT 6" OC EDGE AND 12" OC FIELD MIN UNO ON PLANS

TYP FLOOR SHEATHING

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

REINFORCEMENT

(3) #4 BARS EACH WAY

FOOTING SCHEDULE

SIZE

2' X 2' X 10"

MARK

FTG1

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

11/23/21 FOR JURISDICTION REVIEW

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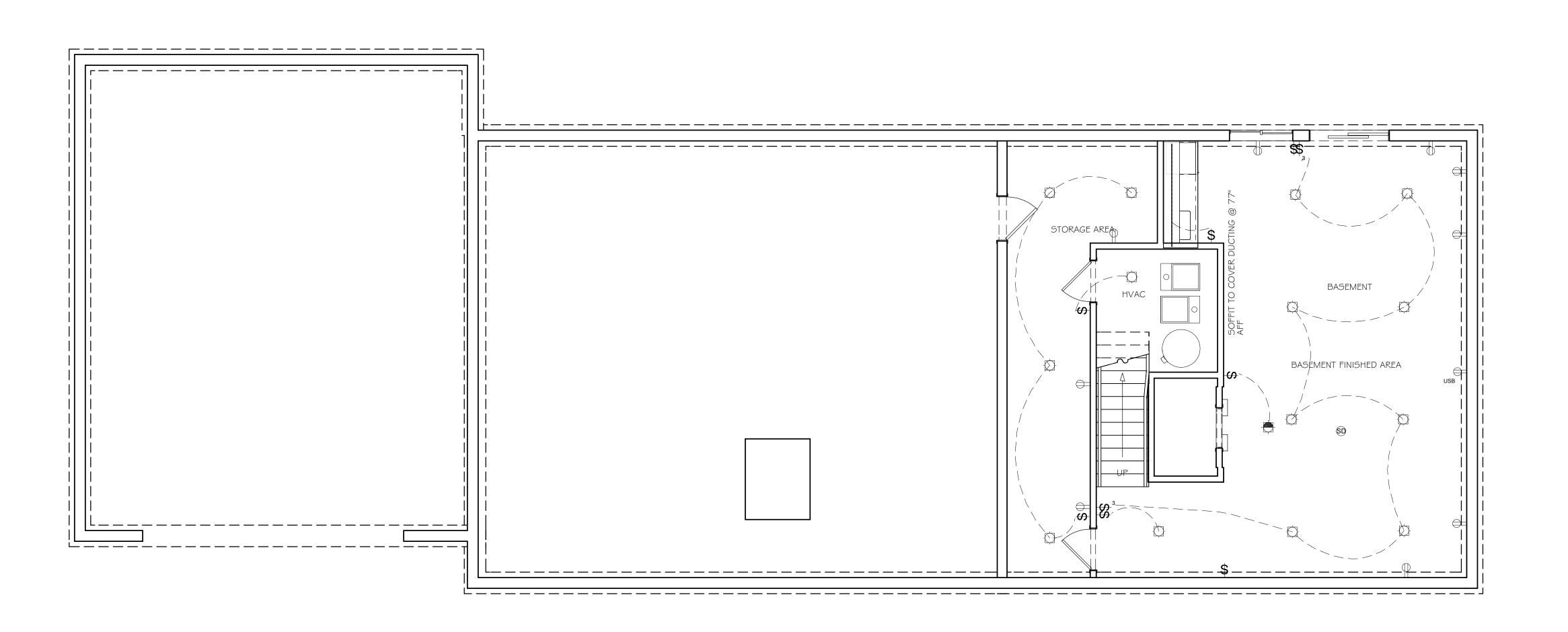
NICHOLAS MALONE
4214 86TH AVE SE
MERCER ISLAND, WA 98040

Project Number: 21133

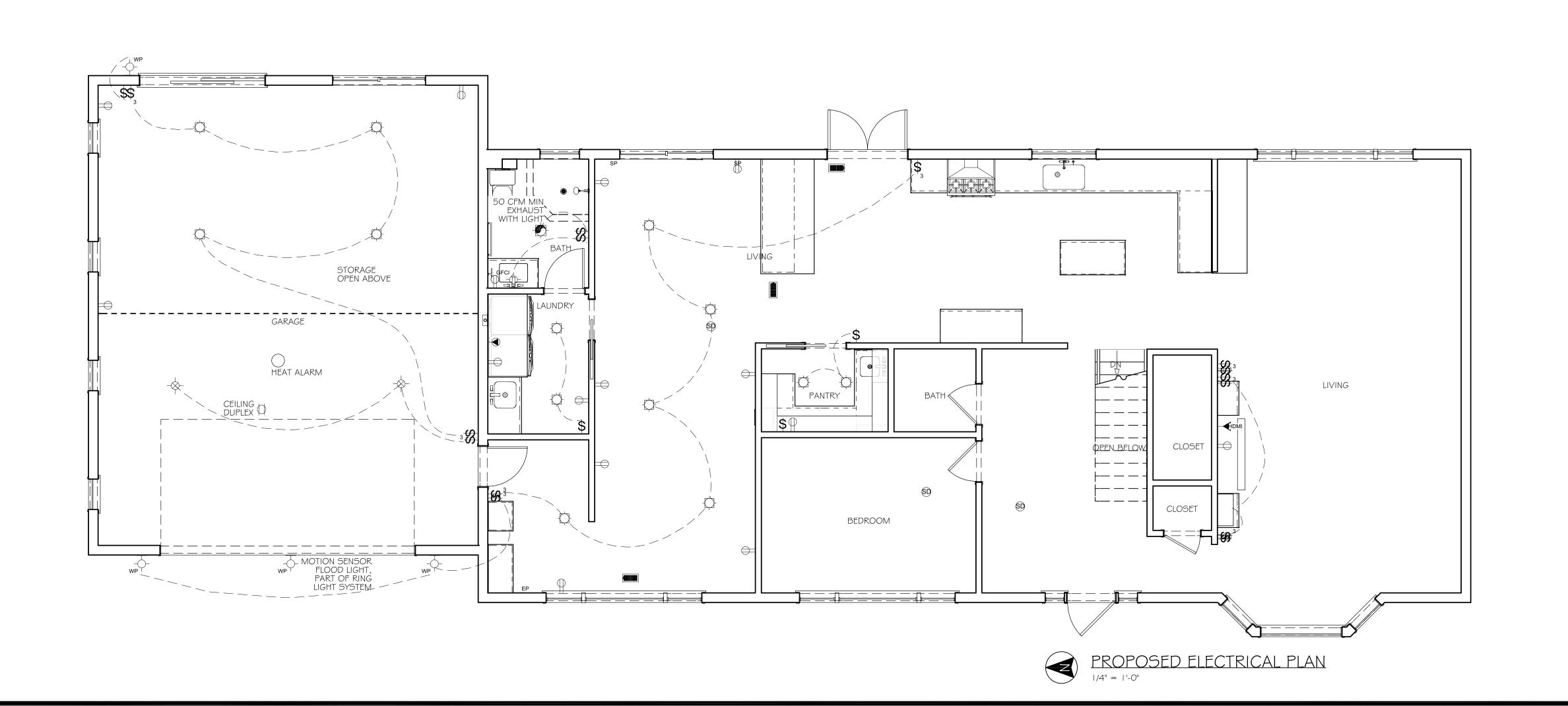
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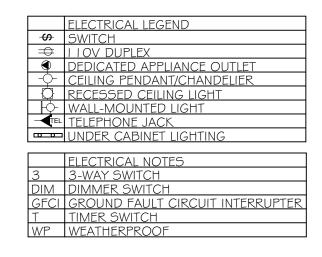
NOT APPL.

S5.1









WALL LEGEND

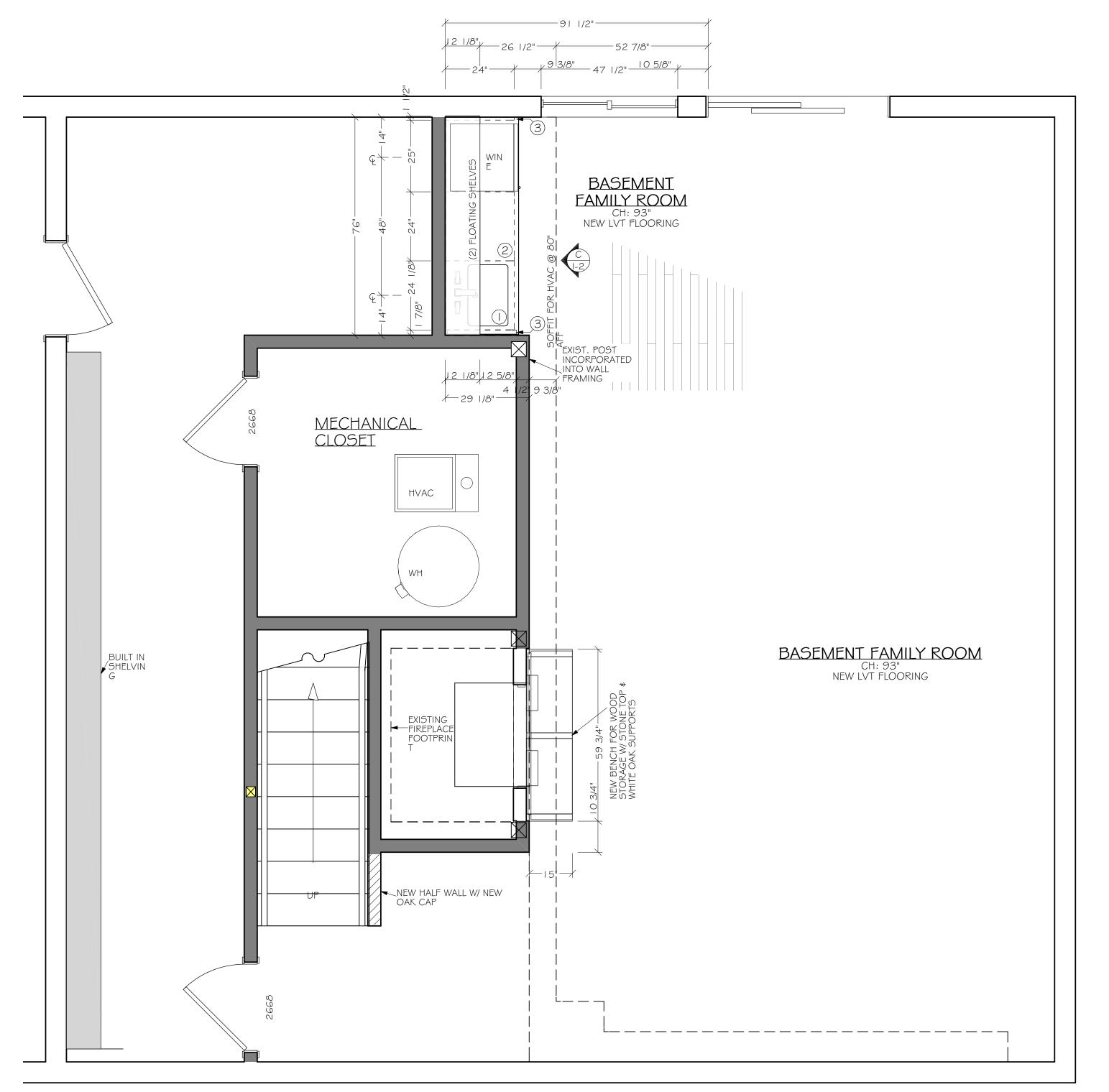
EXISTING WALLS TO REMAIN OPENINGS TO BE ENCLOSED MEW HALF WALLS NEW FULL-HEIGHT WALLS

> GENERAL NOTES EXISTING NEW

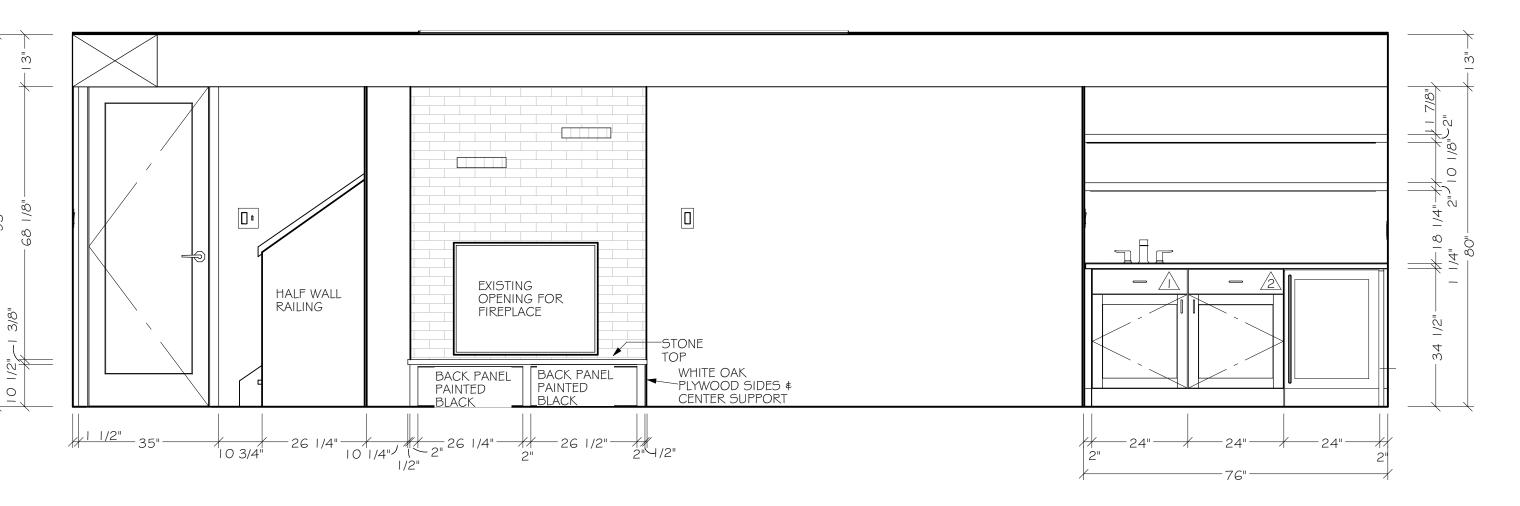
RL RELOCATE RP REPLACE

Kelly
Id Remodeling Neil

PROPOSED ELECTRICAL PLANS SCALE: 1/4" = 1'-0"









CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS

= SGI: KITCHEN-BAR

= SG2: BATH-LAUNDRY \$ HALL BATH

= SG3: OTHER-MUDROOM

= SG4: OTHER-PANTRY

CABINET NOTES

Decor SGI - FP440, Cherry, Charcoal

(1) Toe Kıck (1) Touch Up Kıt

WALL LEGEND



Neil Kelly
Design/Build Remodeling
5959 Corson Ave S. Suite B, Seattle, WA 98108
206.343.2822
OR CCB# 001663 / WA L&I# NEILKCI 18702

REVISED:

HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE 01

INITIAL DATE

INITIAL DATE

Nemodeling i roject for:

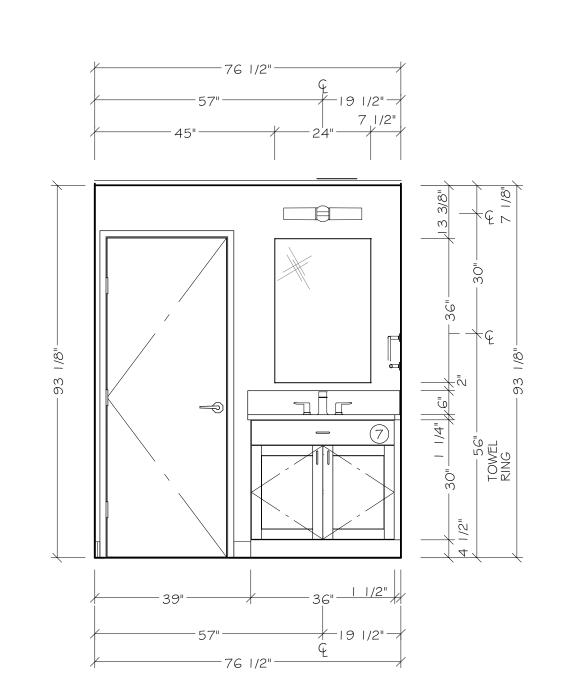
Nicholaus Malone
4214 86th Ave SE

Mercer Island, WA 98040
gn Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

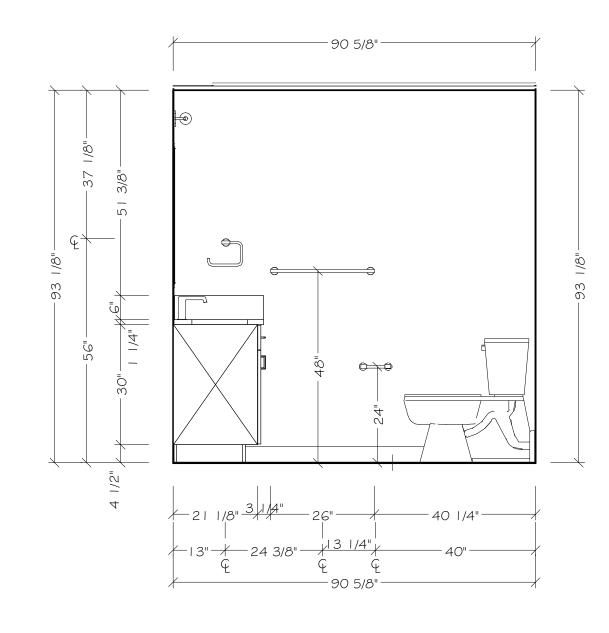
I - 2

BASEMENT NKBA PLAN #
INTERIOR ELEVATION

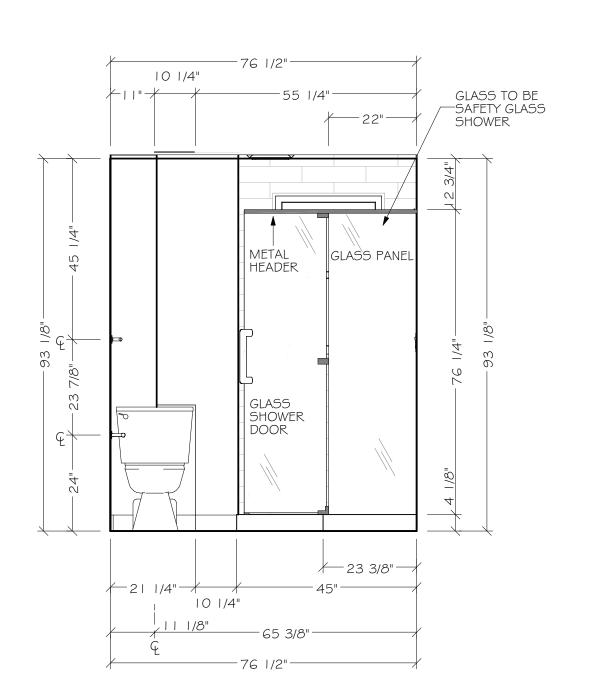
SCALE: 1/2" = 1'-0" 6/22/2023



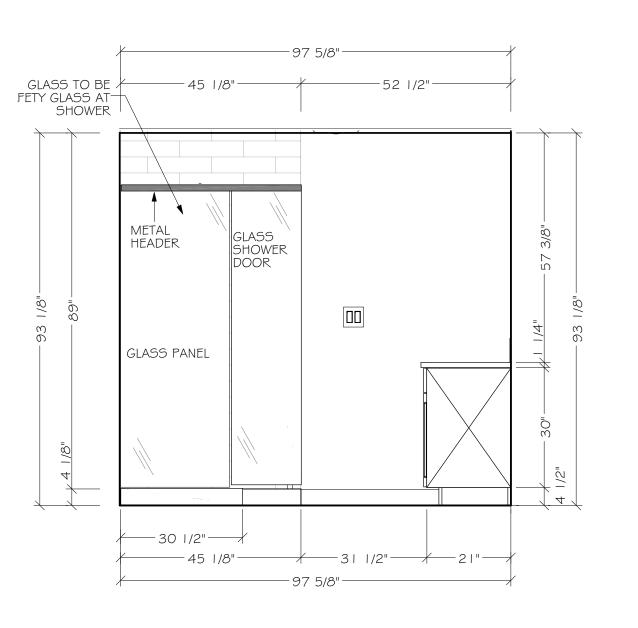




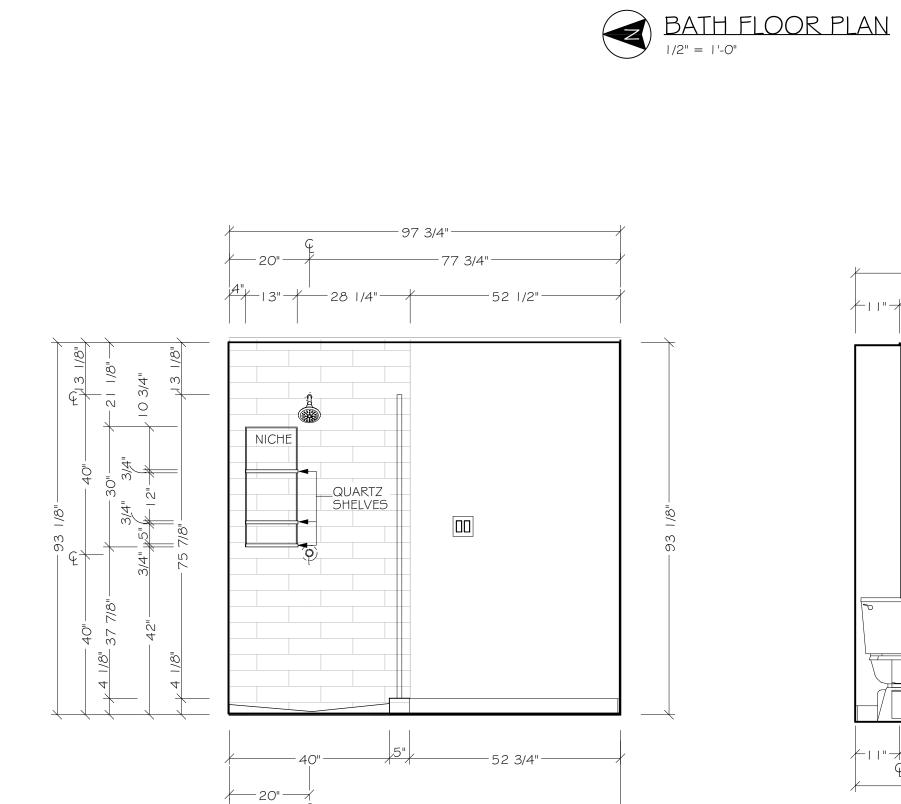














CABINET NOTES Decor SG2- FP440, Maple, Polar White

CABINET LEGEND
REFERENCE CABINET ORDER FOR DETAILS

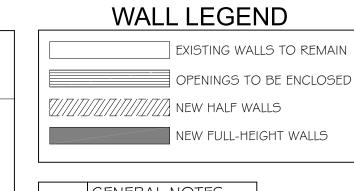
= SGI: KITCHEN-BAR

= SG2: BATH-LAUNDRY & HALL BATH

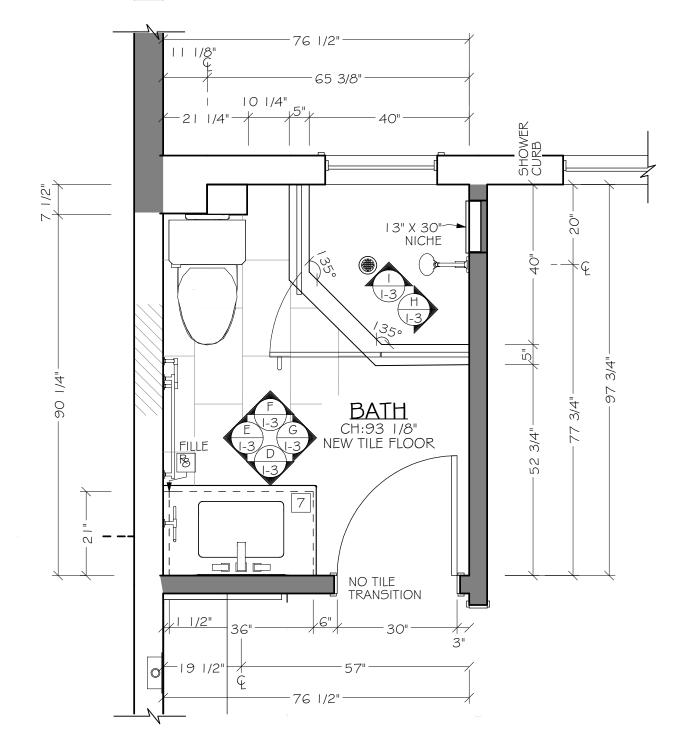
= SG3: OTHER-MUDROOM # = SG4: OTHER-PANTRY (1) Crown Molding
(1) Touch Up Kit
(1) Toe Kick

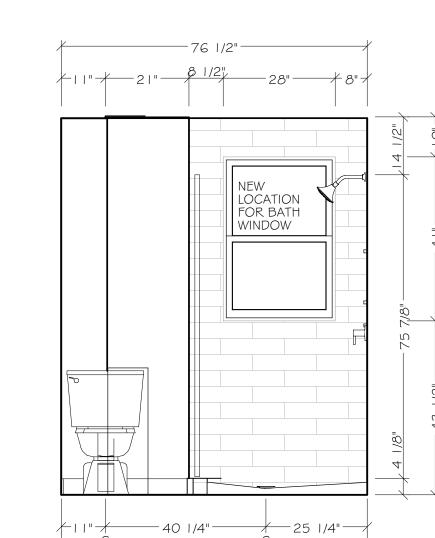
Maple, Polar White	L-SHAPED ▼ MOULDING SCR
dıng Kıt	CAB BOX CAB

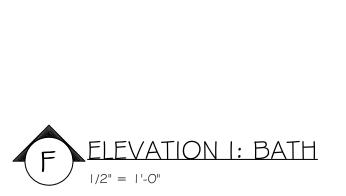
CROWN DETAIL TYP.



GENERAL NOTES
E EXISTING
N NEW
RL RELOCATE
RP REPLACE







I - 3

BATH NKBA PLAN \$
INTERIOR ELEVATIONS

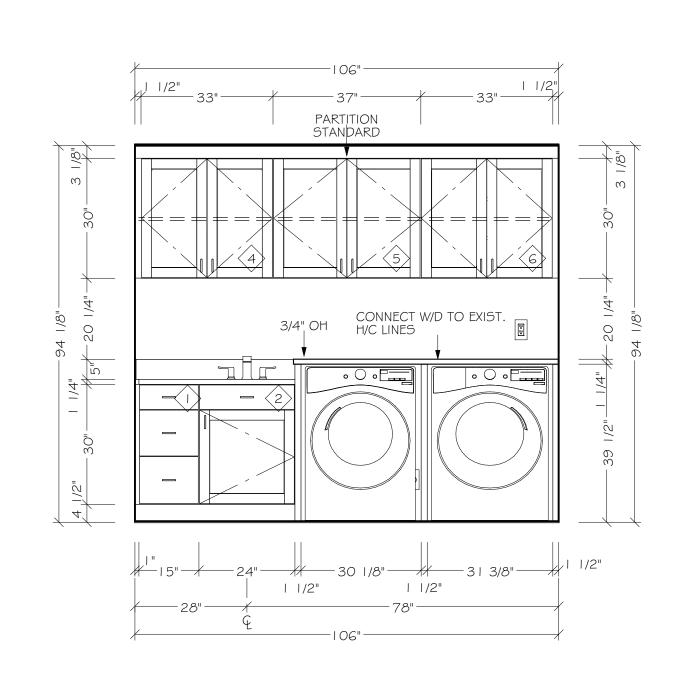
SCALE: 1/2" = 1'-0"

6/22/2023

Neil Kelly

Design/Build Remodeling
5959 Corson Ave S. Suite B, Seattle, WA 98108

OR CCB# 001662 / WY







= SGI: KITCHEN-BAR

= SG2: BATH-LAUNDRY & HALL BATH

= SG3: OTHER-MUDROOM # = SG4: OTHER-PANTRY CABINET NOTES
Decor SG2- FP440, Maple, Polar White

(1) Crown Molding
(1) Touch Up Kit
(1) Toe Kick

| " = | '-O"

GENERAL NOTES
E EXISTING
N NEW
RL RELOCATE
RP REPLACE

WALL LEGEND

WILLS NEW HALF WALLS

EXISTING WALLS TO REMAIN

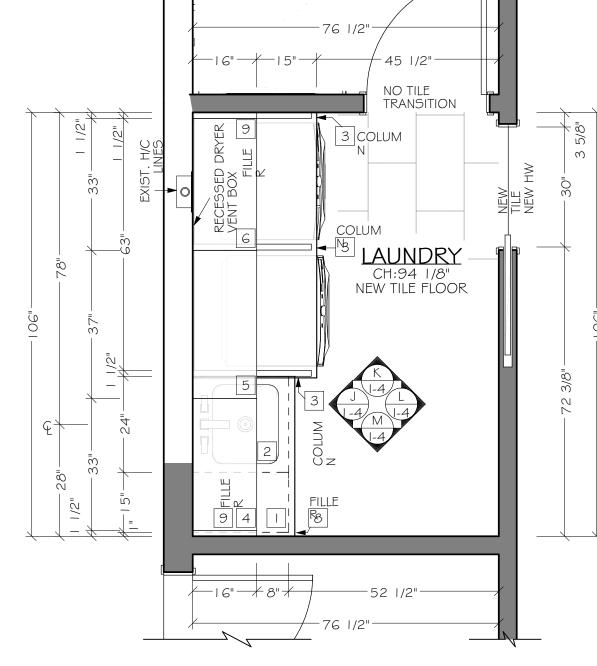
OPENINGS TO BE ENCLOSED

NEW FULL-HEIGHT WALLS

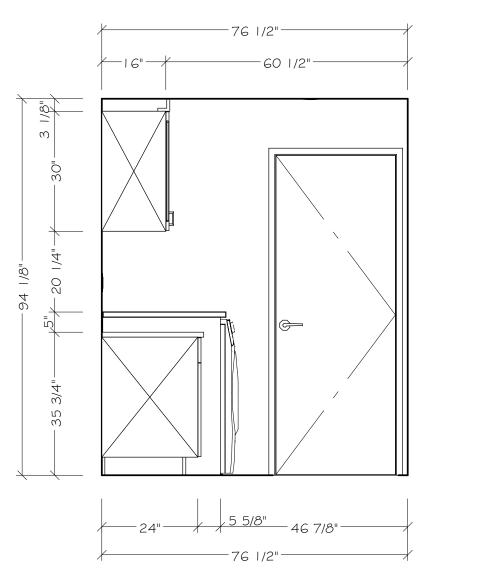
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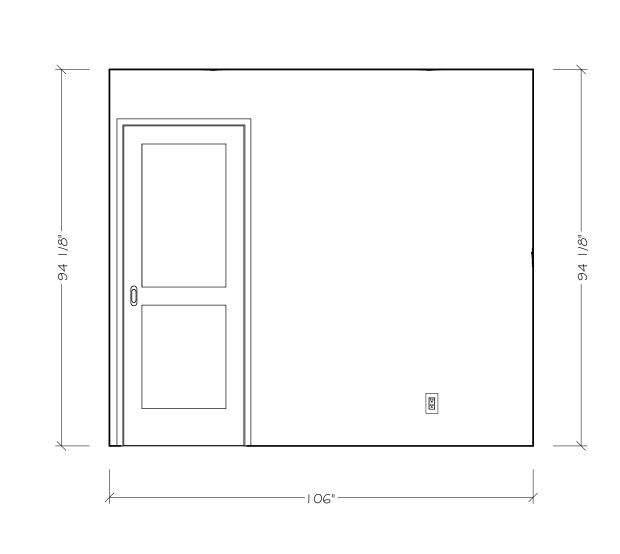
APPLICATION

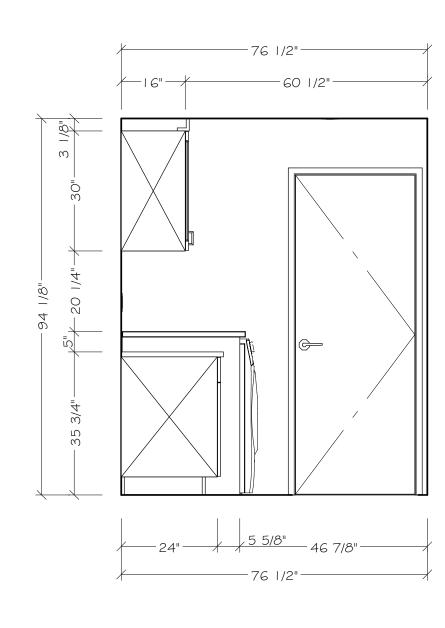
APPLI

















Neil Kelly
Design/Build Remodeling
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206.343.2822
OR CCB# 001663 / WA L&I# NEILKCI 18702

REVISED:

HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE O I

INITIAL DATE

INITIAL DATE

Remodeling Project for:

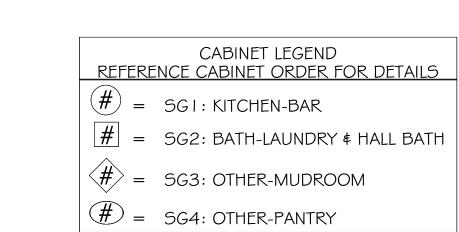
Nicholaus Malone
4214 86th Ave SE

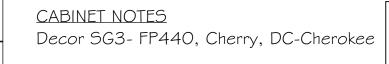
Mercer Island, WA 98040
Sign Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

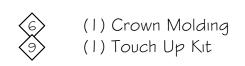
I - 4

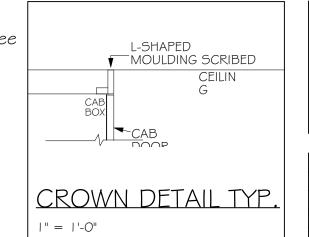
LAUNDRY NKBA PLAN \$
INTERIOR ELEVATIONS

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



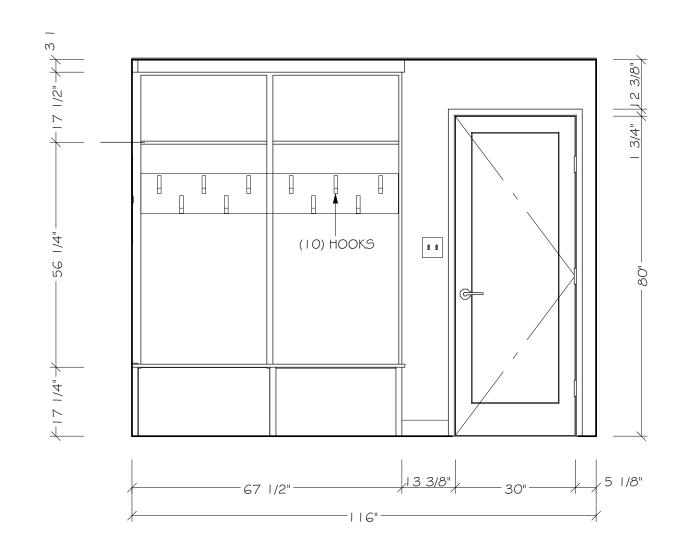




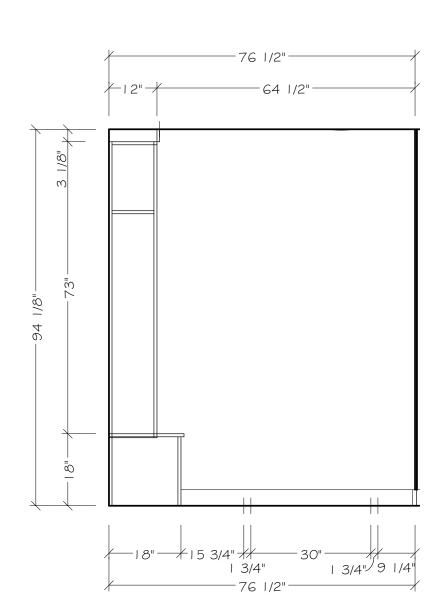


WALL LEGEN)
EXISTING WALLS	TO REMAIN
OPENINGS TO BE	ENCLOSED
William New Half Walls	ò
NEW FULL-HEIGH	T WALLS

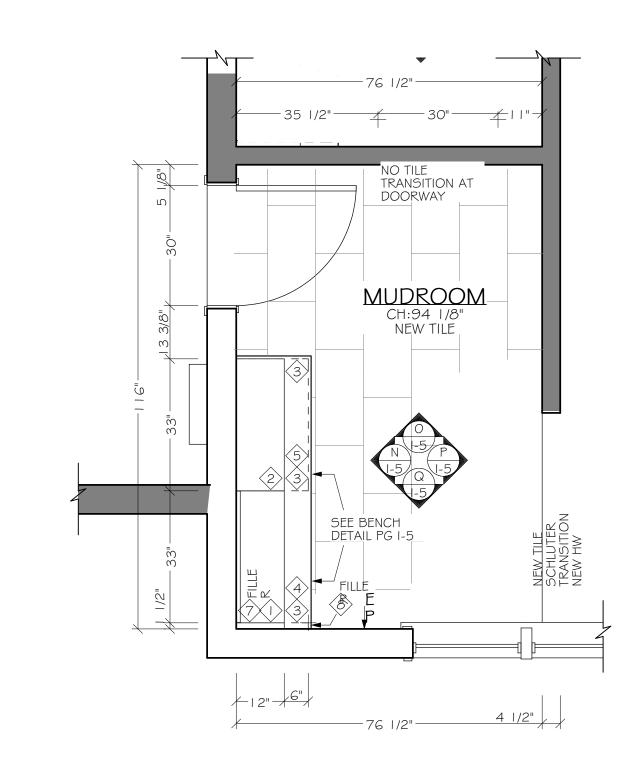
	GENERAL NOTES
E	EXISTING
Ν	NEW
RL	RELOCATE
RP	REPLACE



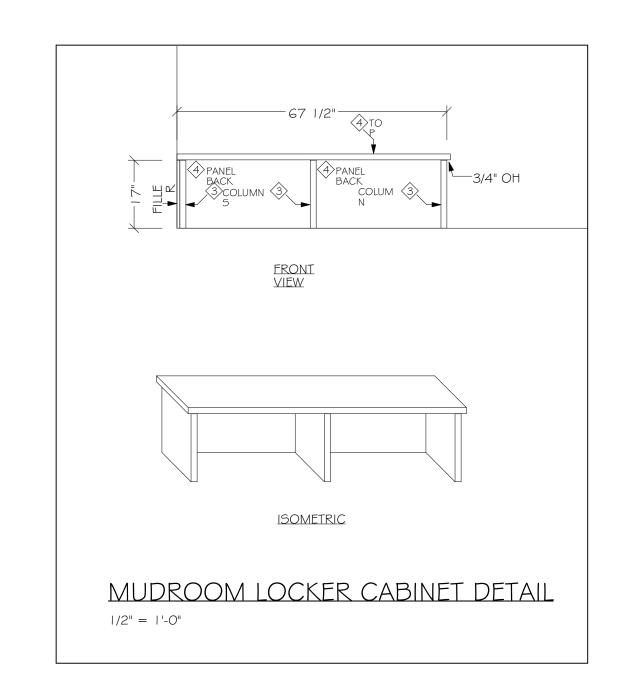


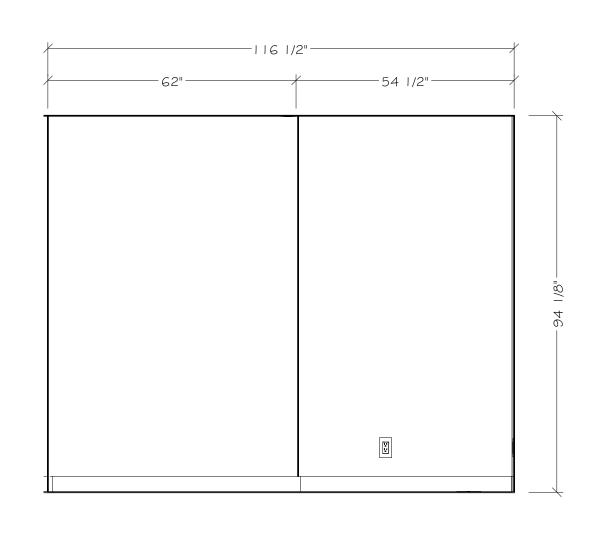


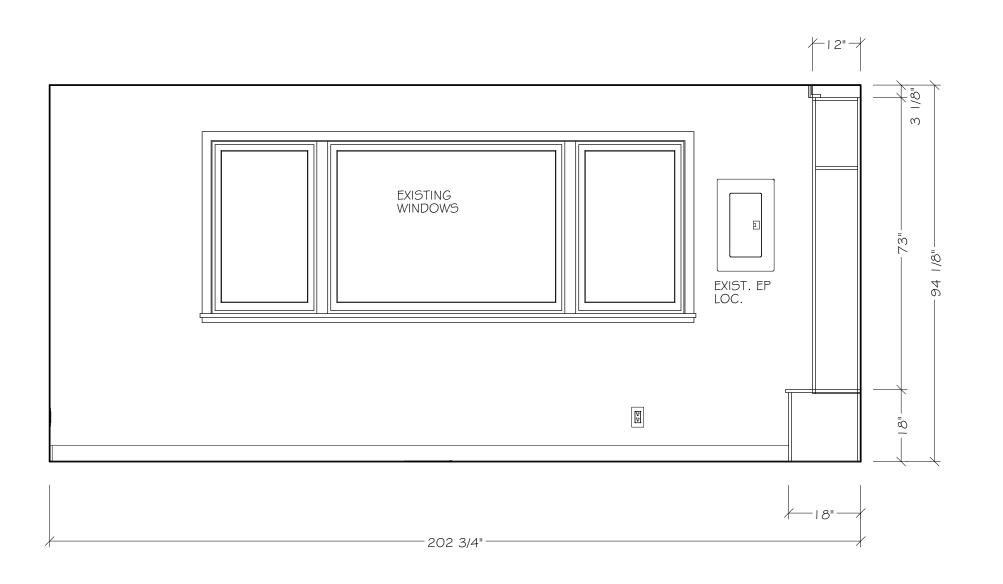














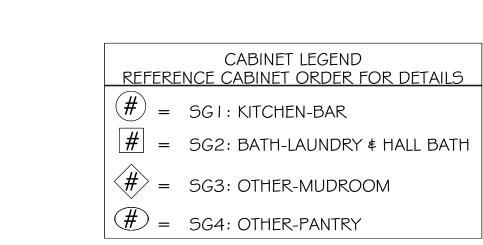


DRAWN:
REALISED:

MUDROOM NKBA PLAN \$
INTERIOR ELEVATIONS

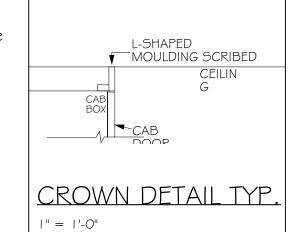
SCALE: 1/2" = 1'-0"

6/22/2023



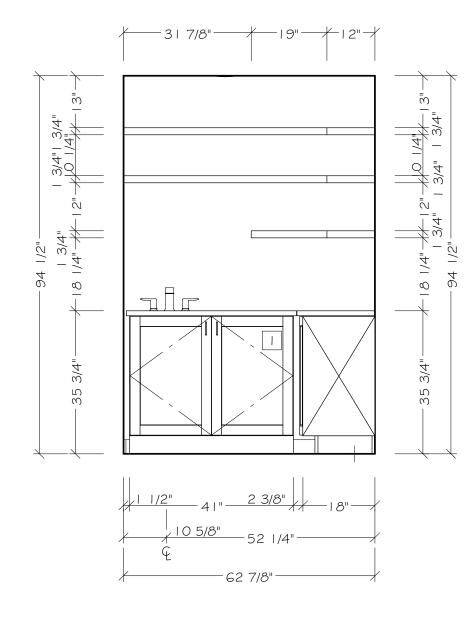


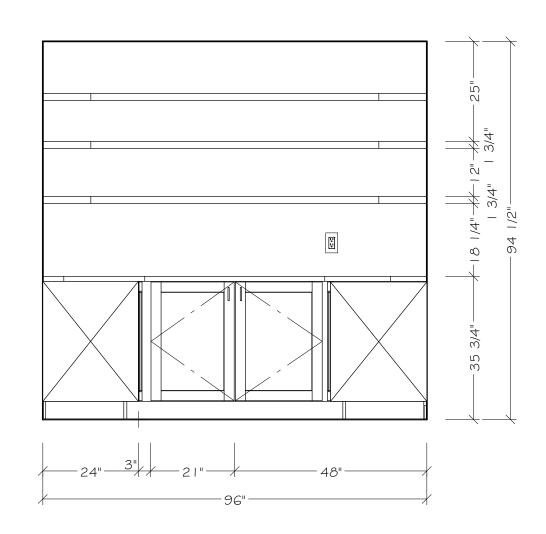
8	(1) Crown Molding
(9)	(1) Toe Kıck
(10)	(I) Touch Up Kıt

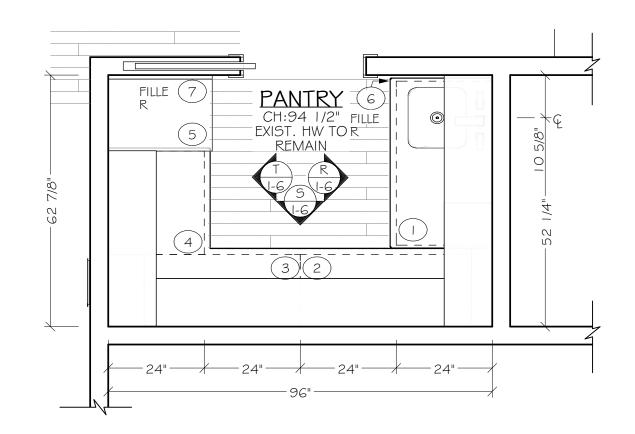


WALI	LEGEND
	EXISTING WALLS TO REMAIN
	OPENINGS TO BE ENCLOSED
	NEW HALF WALLS
	NEW FULL-HEIGHT WALLS
CENTEDAT	NOTES

	GENERAL NOTES
E	EXISTING
Ν	NEW
RL	RELOCATE
RP	REPLACE



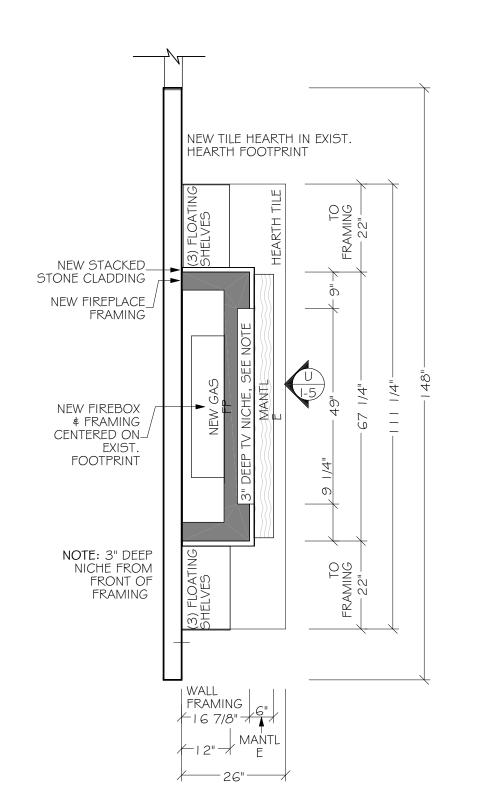


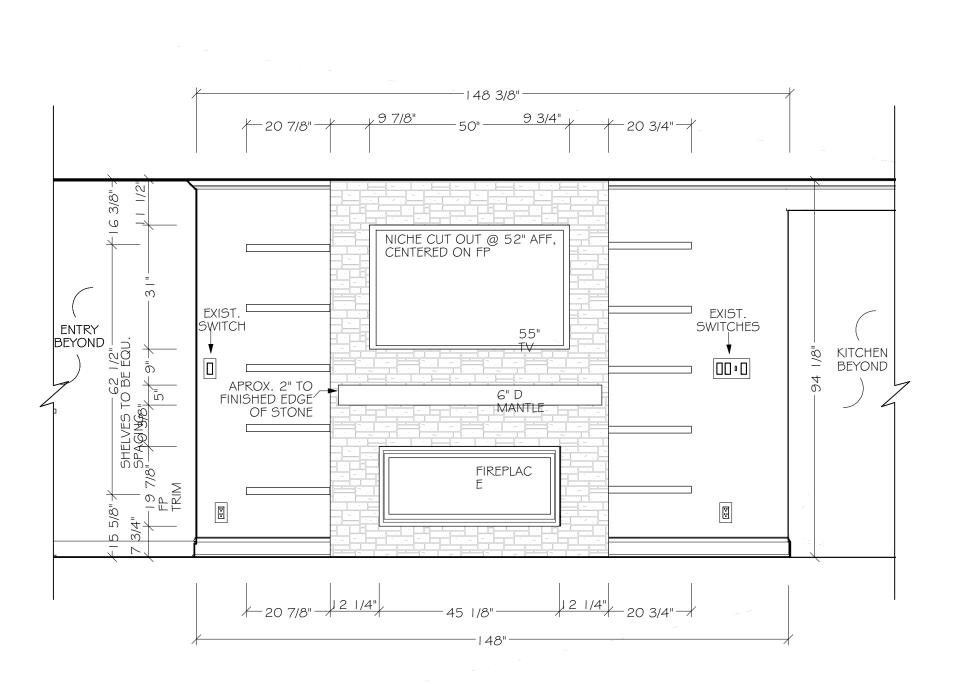


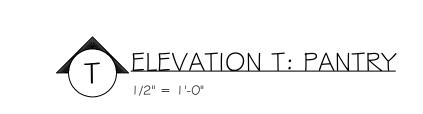
















I - 6

PANTRY & FIREPLACE
NKBA PLAN & INTERIOR
ELEVATIONS

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

6/22/2023

Kelly
ild Remodeling
Suite B, Seattle, WA 98108

Neil K
Design/Build F
5959 Corson Ave S. Suir