MALONE REMODELING PROJECT

New Garage Build, Remodel Bonus Room, Bath, Laundry. Pantry, Fireplace & Basement

SHEET INDEX

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.

TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

Climate Zone	Fenestration *U*-Factor[b]	Skylight[b] *U*-Factor	Ceiling *R*-Value[e]	Wood Frame Wall[g, h] *R*-Value	Floor *R*-Value	Below-Grade[c, h] Wall *R*-Value	Slab[d, f] *R*-Value & Depth
5 and Marine 4	0.30	0.50	49	21 int	30	10/15/ 21int+5TB	10, 2 ft

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.

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S, Suite B, Seattle, WA 98108
206.812.2277
OR CCB# 001663 | WA L&I# NEILKCI 18702

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HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE 00

INITIAL DATE
INITIAL DATE

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

COVER SHEET

2/27/2024

Notes on the Small Site CSWPP Plan

Sediment is tracked offsite, public roads shall be cleaned thoroughly at the end of each day, or more frequently during wet weather, if necessary to prevent sediment from entering waters of the state. Sediment shall be removed from roads by shoveling or pickup sweeping and shall be transported to a controlled sediment disposal area. Street washing will be allowed only after sediment is removed in this manner. Street wash wastewater shall be controlled by pumping back onsite, or otherwise be prevented from discharging into drainage systems tributary to surface waters.

The contractor or other persons performing construction activities shall comply with the stormwater pollution prevention and spill control measures/BMPs specified for such activities in Section D.3.5 and/or the King County Stormwater Pollution Prevention Manual. Prior to commencing construction, the applicant must identify to the City a contact person responsible for overseeing the installation and maintenance of required ESC and SWPPS measures and compliance with this appendix and the Stormwater Pollution Prevention Manual during construction.

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

PARCEL NUMBER: 362250-0010
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:	1,320 SF
EXISTING DRIVEWAY:	2,507 SF
NEW GARAGE ROOF AREA	819 SF
TOTAL:	4,646 SF
PERCENTAGE:	32.54%

CITY OF MERCER ISLAND R-9.6 REQUIREMENT:
THIS PROPERTY LOT SLOPE LESS THAN 15%, WHICH IS 40% MAX LOT

IMPERVIOUS CALCULATIONS - PROPOSED

LOT AREA (SF):	14,280 SF
MAIN STRUCTURE ROOF AREA:	1,320 SF
NEW GARAGE:	735 SF
EXISTING PATIO, WALKWAY AREA:	436 SF
EXISTING DRIVEWAY:	2,507 SF
TOTAL:	4,998 SF
PERCENTAGE:	35%

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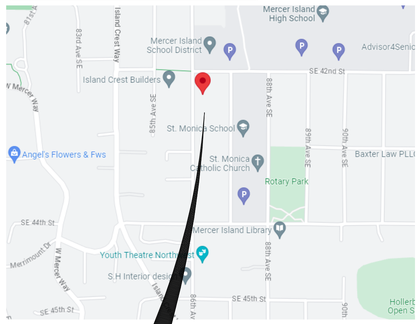
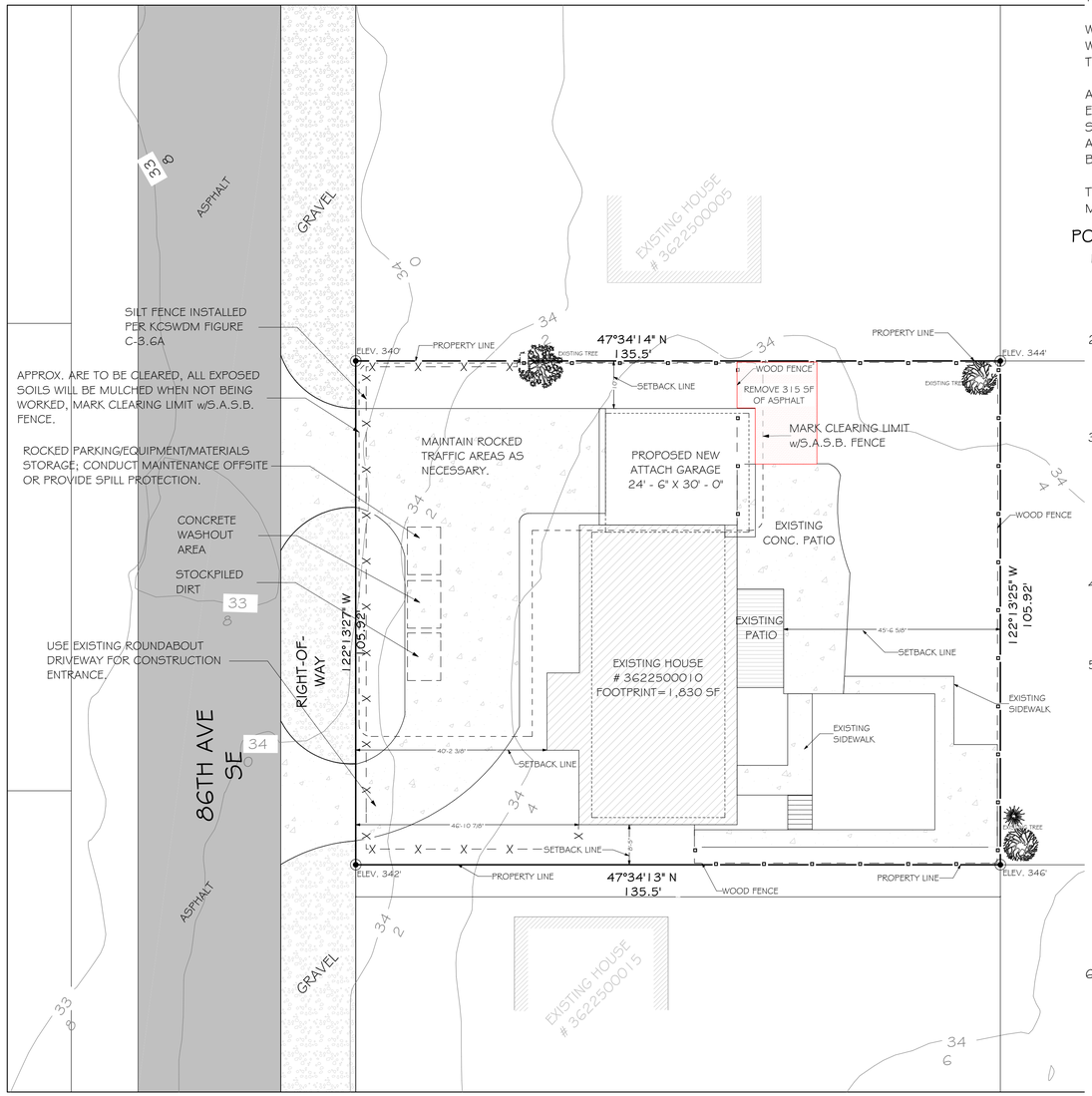
THE PROPERTY LOT SLOPE LESS THAN 15%, WHICH IS 35% MAX LOT COVERAGE

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

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



SITE VICINITY MAP



PREVENT EROSION AND TO ENCOURAGE SEDIMENTATION:

CLEARING WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND CLEARING LIMITS WILL BE MARKED BY FENCING OR OTHER MEANS ON THE GROUND.

WATER WILL BE ROUTED AROUND THE EROSION HAZARD AREA AND AROUND THE STEEP SECTION OF THE DRIVEWAY BY CONSTRUCTING AN INTERCEPTOR DIKE OR DITCH THAT WILL INTERSECT AND DIRECT WATER AWAY TO THE WEST OF THE SITE.

WATER WILL BE FILTERED BEFORE IT REACHES THE DRAIN AREA. SILT FENCING OR OTHER PERIMETER PROTECTION WILL BE PLACED ALONG SLOPE CONTOURS AT THE LIMITS OF CLEARING IN THE VICINITY OF THE DRAIN AREA AND THE EROSION HAZARD AREA.

A ROCKED CONSTRUCTION ENTRANCE WILL BE PLACED AT THE END OF THE DRIVEWAY. THE ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED AS SOON AS THE PATH FOR THE DRIVEWAY HAS BEEN CLEARED. MULCH WILL BE SPREAD OVER ALL CLEARED AREAS OF THE SITE WHEN THEY ARE NOT BEING WORKED. MULCH WILL CONSIST OF AIR-DRIED STRAW AND CHIPPED SITE VEGETATION. OTHER COVER METHODS THAT PREVENT EROSION MAY ALSO BE INSTALLED.

TYPICAL HOUSE BUILDING MATERIALS AND CONCRETE FOUNDATION/DRIVEWAY CONSTRUCTION ALL OF THOSE MATERIALS TO PREVENT POLLUTANTS FROM ENTERING WATER RESOURCES AND GROUNDWATER.

POLLUTION CONTROL MEASURES:

1. All pollutants, including waste materials, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. See BMPs D.2.2.1 "Concrete Handling" on p. D-75 and D.2.2.4 "Material Delivery, Storage and Containment" on p. D-82 of Section D.2.2 of this appendix and SPPM Activity Sheets A-8, A-11, A-12, A-16, A-17, A-22, A-29, A-38, and A-41.

2. Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and non-inert wastes present on the site (see Chapter 173-304 WAC for the definition of inert waste). Onsite fueling tanks shall include secondary containment. See BMP D.2.2.4 "Material Delivery, Storage and Containment" on p. D-82 in Section D.2.2 of this appendix and SPPM Activity Sheets A-2, A-3, A-4, A-6, A-8, and A-9.

3. Maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system drain down, solvent and de-greasing cleaning operations, fuel tank drain down and removal, and other activities which may result in discharge or spillage of pollutants to the ground or into stormwater runoff must be conducted using spill prevention measures, such as drip pans. Contaminated surfaces shall be cleaned immediately following any discharge or spill incident. Emergency repairs may be performed onsite using temporary plastic placed beneath and, if raining, over the vehicle. See BMP D.2.2.4 "Material Delivery, Storage and Containment" on p. D-82 in Section D.2.2 of this appendix and SPPM Activity Sheets A-13, A-17, A-18 and A-48.

4. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations for application rates and procedures shall be followed. See SPPM Activity Sheets A-5, A-25, and A-26.

5. Stormwater discharges shall not cause or contribute to a violation of the water quality standard for pH in the receiving water. Measures shall be used to prevent or treat contamination of stormwater runoff by pH modifying sources. These sources include, but are not limited to:

   - bulk cement (see SPPM Activity Sheets A-19, A-43, and BMPs D.2.2.1 "Concrete Handling" and D.2.2.4 "Material Delivery, Storage and Containment" in this appendix)
   - cement kiln dust, fly ash (see SPPM Activity Sheet A-19, and BMPs D.2.2.1 "Concrete Handling" and D.2.2.9 "Use of High pH Soil Amendments on Construction Sites" in this appendix)
   - new concrete washing and curing waters (see BMPs D.2.2.5 through D.2.2.8 in this appendix for high pH treatment and wastewater disposal requirements)
   - waste streams generated from concrete grinding and sawing (see SPPM Activity Sheets A-19, A-29, A-44 and BMP D.2.2.3 "Sawcutting and Surfacing Pollution Prevention" in this appendix) exposed aggregate processes, and concrete pumping and mixer washout waters (see SPPM Activity Sheets A-19, A-44 and BMPs D.2.2.2 "Concrete Washout Area" and D.2.2.1 "Concrete Handling") Also see Section D.2.1 of this appendix for ESC measures that will assist in containment of high pH runoff.

6. For full compliance with KCC 9.12 Water Quality, the project may need to include measures for the permanent structures and features constructed under other permits. See the SPPM for Activity Sheets describing issues and measures to address them. Common issues include:

   - Containment area planning for storage of liquid materials in stationary or portable tanks, storage of solid waste and food wastes including cooking grease, and to avoid pollutant spills to surface waters. See SPPM Activity Sheets A-2, A-3, A-7, and A-8.
   - Permanent canopy and paving requirements for permanent outdoor vehicle parking, maintenance and storage areas. See SPPM BMP Information Sheets #3 and #4 and Activity Sheets A-21 and A-31.

SMALL SITE CSWPP PLAN

SCALE: 1" = 15' - 0"

ENGINEERING REVISION DATE:
~~03/16/2022~~

REVIEW BY:
Elliot Eui S Kim, SE
Civil & Structural Engineer Services

37325 8th Ave S.
Federal Way WA, 98003
(818) 321-4243

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Design/Build Remodeling
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OR CCB# 001663 / WA L&I# NEILKCI 18782

Revision Table

Date	Revised By
03/16/2022	SUMMARY MENG

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

SHEET
CSWPP PLAN

CIVIL PLAN
C - 1

2/14/2024

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- STEEP SLOP (40% +)
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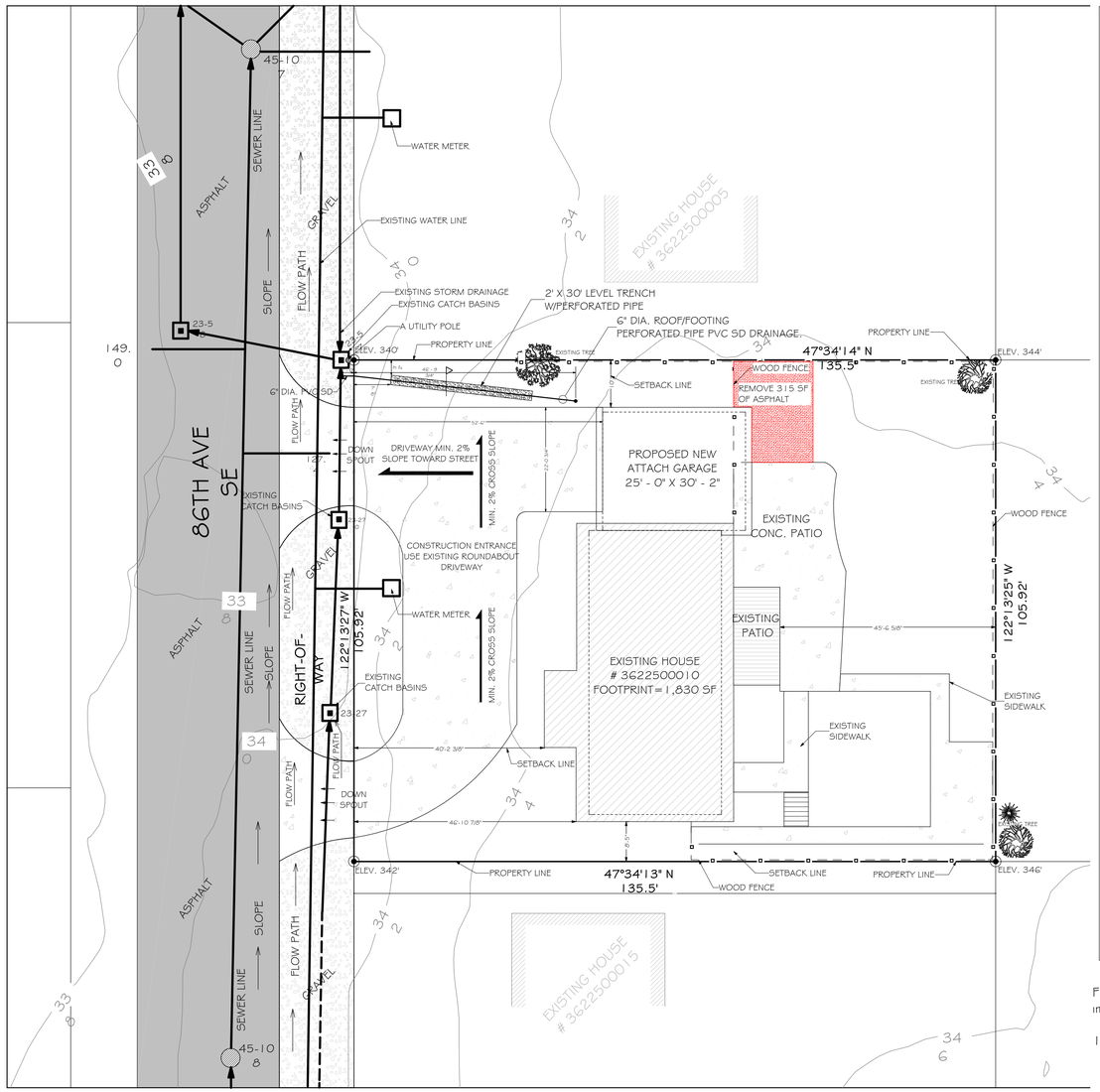

NOTE:

PERFORATED PIPE CONNECTION:

The property contains a stormwater management flow control BMP (best management practice) called a "perforated pipe connection," which was installed to reduce the stormwater runoff impacts of some or all of the impervious surface on your property. A perforated pipe connection is a length of drainage conveyance pipe with holes in the bottom, designed to "leak" runoff, conveyed by the pipe, into a gravel filled trench where it can be soaked into the surrounding soil. The connection is intended to provide opportunity for infiltration of any runoff that is being conveyed from an impervious surface (usually a roof) to a local drainage system such as a ditch or roadway pipe system.

MINIMUM DESIGN REQUIREMENTS:

The size and composition of the perforated pipe connection as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the King County Water and Land Resources Division or through a future development permit from King County. The soil overtop of the perforated portion of the system must not be compacted or covered with impervious materials.
Figure C.2.11.A (p. C-106) illustrates a perforated pipe connection for a typical single family residence. Impervious areas larger than 10,000 square feet and non-native pervious areas larger than 35,000 square feet may require larger pipe to adequately convey flows and should be designed by a civil engineer. Perforated pipe connections must be installed according to the following requirements:

1. Where possible, the perforated pipe connection must be placed in native soil to maximize infiltration of water, and must not be located under impervious surfaces, except as a last resort.
2. The gravel filled trench must be at least 10-feet in length for every 5,000 square feet of impervious surface or 35,000 square feet of non-native pervious surface from which runoff is conveyed.
3. The perforated portion of the system may not be placed in a critical area buffer or on slopes steeper than 25%. Any proposed placement of the perforated portion on slopes steeper than 15% or within 50 feet of a steep slope hazard area or landslide hazard area must be approved by a geotechnical engineer or engineering geologist unless otherwise approved by the DPER staff geologist.
4. For sites with septic systems, the perforated portion of the system must be down slope of the drainfield primary and reserve areas. DPER permit review staff can waive this requirement if site topography clearly prohibits subsurface flows from intersecting the drainfield.
5. The perforated pipe connection must not create flooding or erosion impacts as determined by DPER. If the system discharges toward or is near a landslide hazard area, erosion hazard area, steep slope hazard area, or a slope steeper than 15%, DPER may require evaluation and approval of the proposal by a geotechnical engineer or engineering geologist.
6. A minimum of a 5 foot setback is required between any part of the perforated pipe trench and any property line.

TECHNICAL INFORMATION REPORT

Drainage Assessment:

The project is located in the City of Mercer Island 4214 86th Ave SE Mercer Island, WA 98040, on a 0.33-acre lot that is zoned R-9.6. Legal description; Island Crest Add Plat Block 1 Plat Lot 2, Section and Township NW-18-24-5. The lot is mostly plat with no a wetland on the property. The lot slopes down from 86th Ave SE street on the south to SE 42nd street on the north. The slope on the south portion of the property is 1-2%, the high elevation is 346 feet, and the low elevation is 340 feet. The new garage is proposed on the north portion of the lot. The existing round above driveway will be approximately 2,507 square feet of impervious surface, and the existing main structure roof area is 1,320 square feet, existing patio, walkway area is 436 sq-ft. The total proposed impervious surface is 4,998 square feet. The total proposed clearing for the garage, yard, and driveway is 0.102 acres, which complies with under the maximum of 50% allowed under KCC 16.82.150(C).

No wetland/steep slope are involved in this property. The total of the lot that is on a 1-2 % slop is mostly level, NO hazard area as determined in the reapplication meeting with DPER. The lot is smaller than 22,000 square feet, it is not subject to require to the large lot BMP requirements in Appendix C of the Surface Water Design Manual.

To address the requirements for mitigation of target impervious surface, the applicability and feasibility of full dispersion was considered first. After calculated total of the whole lot 14,280 square feet is remaining as un-submerged native vegetate surface. This means that full dispersion could be applicable up to 14,280 square feet of the target impervious surface. However, because of the lot's topography, lot site, and the location of proposed clearing, there is no way to achieve the minimum required 100 feet of native vegetated flow path segment. Therefore, full dispersion is not feasible.

Full infiltration of roof runoff was considered next. After for the subsurface investigation, the soil on the project site is a classification of Sandy Loam, and the underlying silty sand soils have a USDA textural classification of Loamy Sand to Sandy Loam. Therefore, full infiltration is not applicable. Permeable pavement was considered for the driveway, and right-of way driveway area. The selection of basic dispersion as the flow control BMP of choice for application to the target impervious surfaces of this project. To implement basic dispersion, the roof downspouts of the proposed garage will connecting through perforated pipe connection that designed shown on the drawing plan. They are required for any pipe connection of roof downspouts to the local drainage system regardless of the extent to which flow control BMPs are required or being used onsite. Perforated pipe connections are intended to provide for some infiltration during drier periods (late spring through early fall), which may help dampen the flashiness of stream flows in developed areas and provide some groundwater recharge.

The driveway is a target impervious surface and has not been mitigated by other requirements, therefore basic dispersion BMPs must be applied to the driveway to the maximum extent feasible. Adequate flow paths exist to the south west side of the driveway. The 22 foot wide of driveway, and round above driveway area will be discharged via flow over to existing three catch basins as shown on the FCBMP site plan. The south west portion of the driveway will be discharged flow over right-of-way area and flow over a 30-foot road flow path segment toward the north through open catch basins, as shown on the site plan. Runoff from approximately 3,374 square feet of the south west portion driveway.

In order to prevent erosion and trap sediments within the project site, the following BMPs will be used approximately as shown in the ESC details on the

CSWPP plan:

1. Clearing limits will be marked by fencing or other means on the ground.
2. The driveway will be constructed and graveled immediately. A rocked construction entrance will be placed at the end of the driveway. Dispersion trenches will be placed according to flow control requirements. Cleared areas accepting sheet flow from the driveway and parking area will be seeded and mulched.
3. Runoff will not be allowed to concentrate and no water will be allowed to point discharge onto the slopes.
4. Silt fencing will be placed along slope contours at the down slope limit of clearing.
5. Mulch will be spread over all cleared areas of the site when they are not being worked. Mulch will consist of air-dried straw and chipped site vegetation.

Figure C.2.4.D (p. C-69) illustrates a typical use of sheet flow dispersion for impervious surface in accordance with the following specifications:

1. The strip of impervious surface may be either roof (with no gutter) or pavement. The edge of the target impervious strip and the ground adjacent to or immediately below the edge must be either level or sloped such that the direction of sheet flow is perpendicular to the edge or no more than 45 degrees from perpendicular.
2. A 2-foot-wide, 4-to-6 inch-deep, strip of crushed rock or the extended base course of a road or driveway must be provided at or below the edge of the impervious strip to facilitate dispersal of runoff. This requirement may be waived for use of reverse slope sidewalks18 and other impervious strips that are 10-feet wide or less.
3. A "vegetated flowpath segment" of at least 10 feet in length must be available along the flowpath that runoff would follow upon discharge from the strip of crushed rock.
4. No more than a 20-foot-wide strip of impervious surface may be sheet flowed in this manner unless the length of vegetated flowpath segment is increased 10 feet for each additional 20 feet of impervious surface width or fraction thereof.
5. For purposes of maintaining adequate separation of flows discharged from adjacent dispersion devices, the outer edge of the vegetated flowpath segment for the strip of impervious surface must not overlap with other flowpath segments, except those associated with sheet flow from a non-native pervious surface.

NOTE:

USE OF SHEET FLOW FOR BASIC DISPERSION:

Sheet flow, as a dispersion device, is the grading of a developed surface (either a strip of impervious surface or a width of non-native pervious surface) as needed to avoid the concentration of runoff before and after discharge from the surface. Two types of sheet flow, one for impervious surface and one for pervious surface, are detailed in this section.
Uses: Flat or moderately sloping surfaces (<15% slope) such as driveways, sport courts, patios, roofs without gutters, lawns, pastures, etc.; or any situation where concentration of flows can be avoided.

Design Specifications for Impervious Surface Sheet Flow (Basic Dispersion)

FLOW CONTROL BMP PLAN

SCALE: 1" = 15' - 0"

ENGINEERING REVISION DATE:
~~03/16/2022~~

REVIEW BY:

Elliot Eui S Kim, SE
Civil & Structural Engineer Services

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Federal Way WA, 98003
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Neil Kelly
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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	-1329 SF
TOTAL:	4,935 SF

4,935/14280 = 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	-1329 SF
TOTAL: (46.5%)	6,633 SF

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

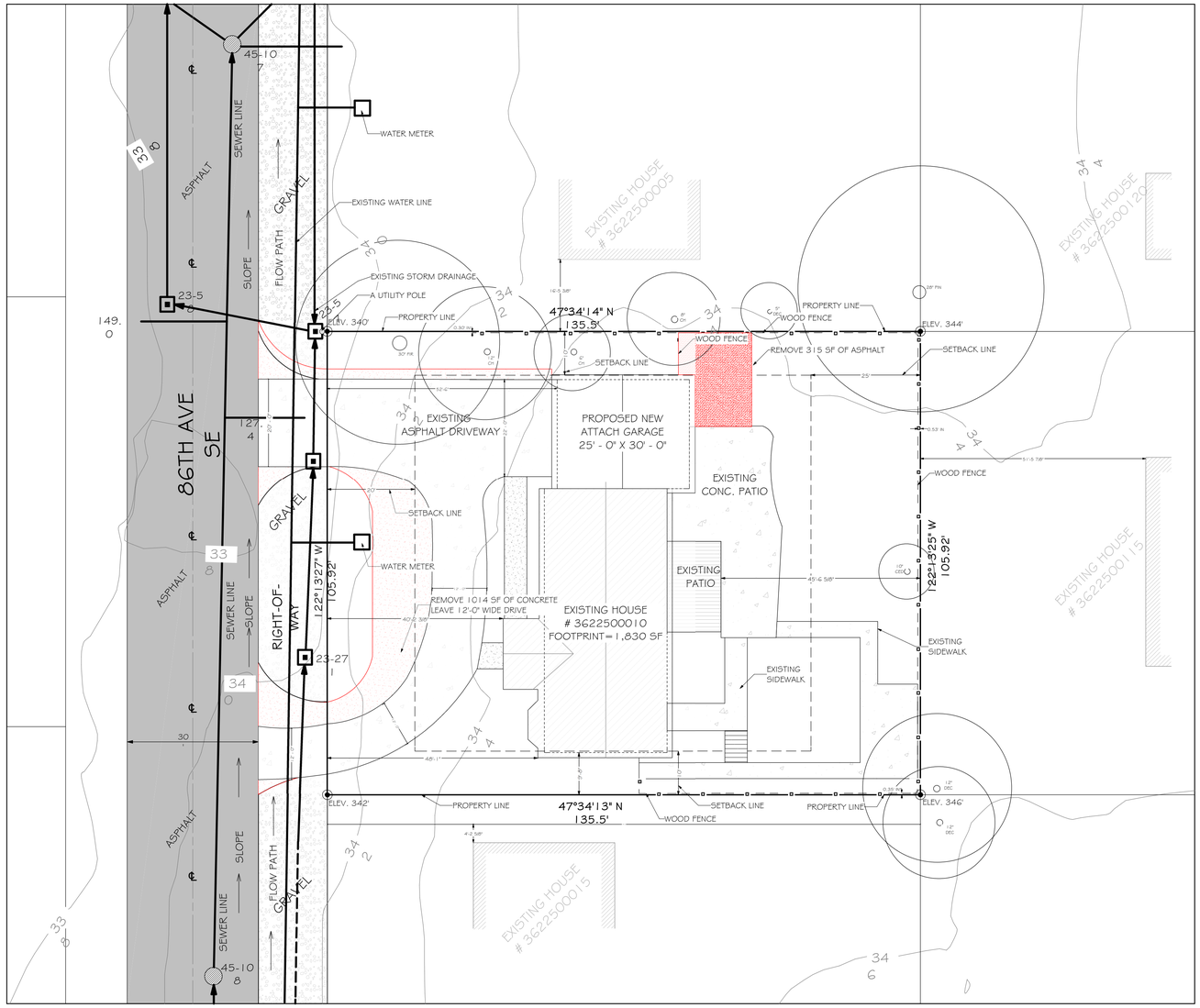
GROSS FLOOR AREA RATIO

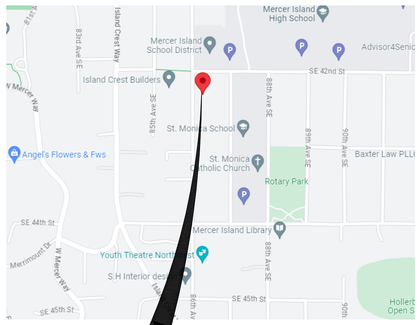
LOT SIZE:	14,280 SF
MAIN LEVEL	1,830 SF
UPPER LEVEL	1,830 SF
GARAGE	751 SF
GARAGE STORAGE	367.5 SF
TOTAL PROPOSED FLOOR AREA:	4,778.5 SF
ALLOWABLE 40% GFAR:	5,712 SF

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

SITE PLAN

SCALE: 1" = 15' - 0"

AVERAGE BUILDING ELEVATION BENCH MARK

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2018	International Building Code (IBC)
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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:

1 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 ± 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%

Neil Kelly
Design/Build Remodeling
804 North Alberta Street; Portland, OR 97217 (503) 288-7461
OR CCB# 001663 / WA L&I# NEILKCI 18782

Revision Table	
Date	Revised By
10/1/2022	SUMMARY MING

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

SHEET
Site Plan

C - 3

2/14/2024

NKC 24x36 rev APRIL 2008 SF

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:	1,320 SF
EXISTING DRIVEWAY:	2,507 SF
NEW GARAGE ROOF AREA	819 SF
TOTAL:	4,646 SF
PERCENTAGE:	32.54%

CITY OF MERCER ISLAND R-9.6 REQUIREMENT:
THIS PROPERTY LOT SLOPE LESS THAN 15%, WHICH IS 40% MAX LOT

IMPERVIOUS CALCULATIONS - PROPOSED

LOT AREA (SF):	14,280 SF
MAIN STRUCTURE ROOF AREA:	1,320 SF
NEW GARAGE:	735 SF
EXISTING PATIO, WALKWAY AREA:	436 SF
EXISTING DRIVEWAY:	2,507 SF
TOTAL:	4,998 SF
PERCENTAGE:	35%

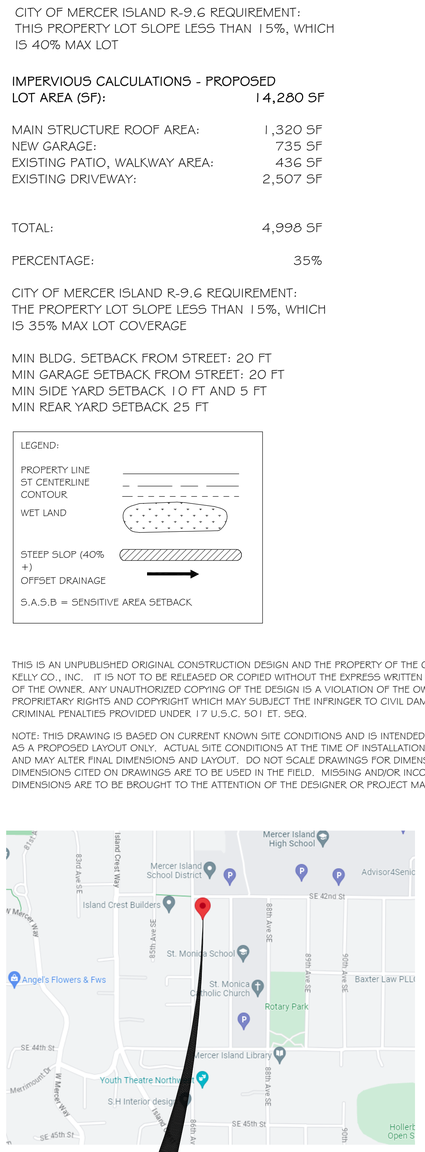
CITY OF MERCER ISLAND R-9.6 REQUIREMENT:
THE PROPERTY LOT SLOPE LESS THAN 15%, WHICH IS 35% MAX LOT COVERAGE

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

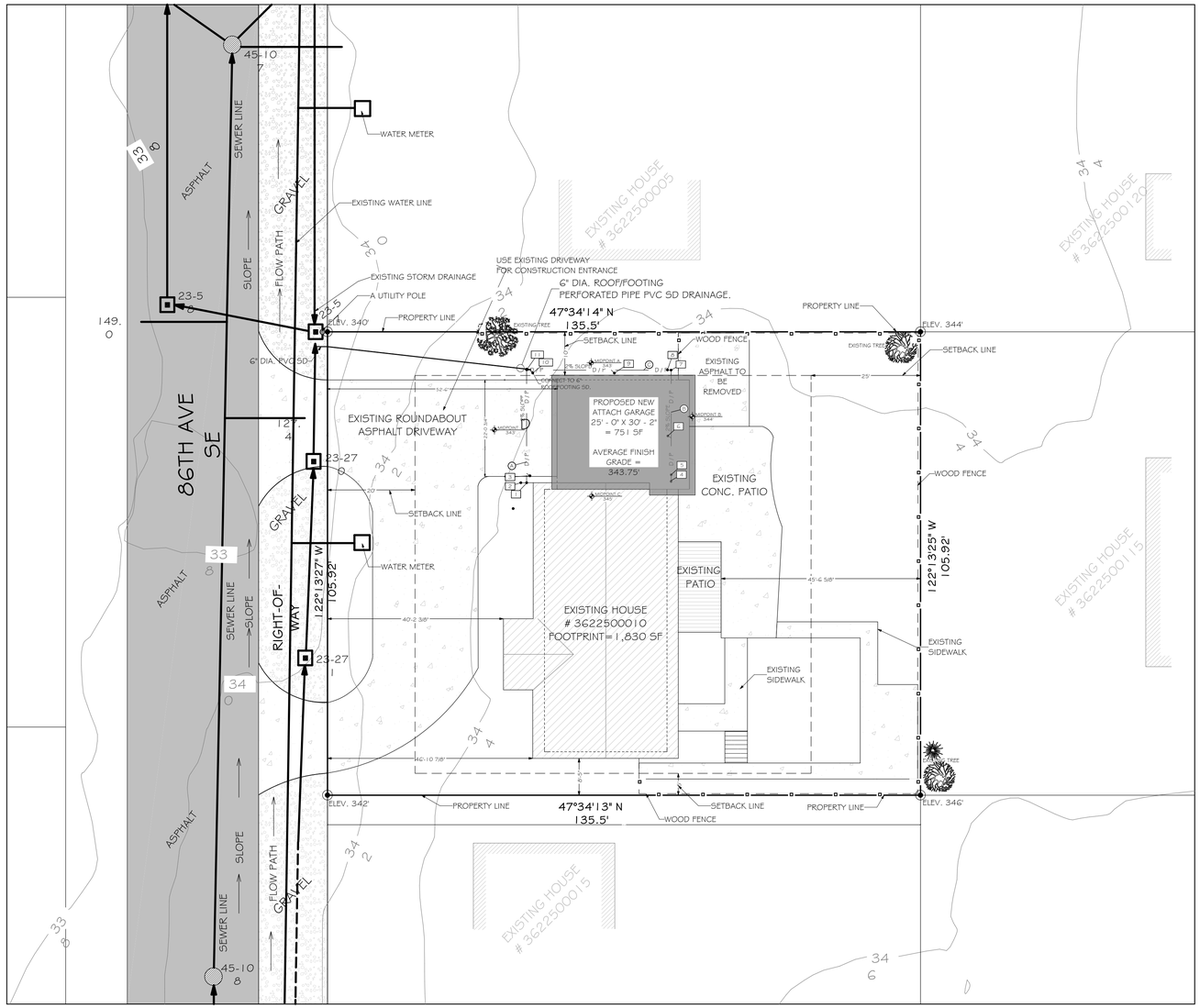
LEGEND:

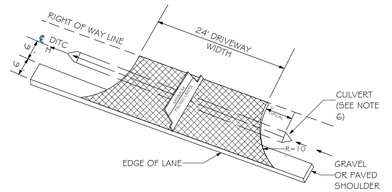
- PROPERTY LINE
- ST CENTERLINE
- CONTOUR
- WET LAND
- STEEP SLOP (40% +)
- OFFSET DRAINAGE
- S.A.S.B = SENSITIVE AREA SETBACK

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.



SITE VICINITY MAP





Note: This is a project, which proposed to use an existing driveway, and all the utilities under driveway needs to be remain.

BUILDING SETBACK =40' 2 /38" FROM STREET. 45' - 6 5/8" FROM INTERIOR PROPERTY LINE. 10' TO NORTH, AND 8'-5" TO SOUTH PROPERTY LINE.

TOPOGRAPHIC SURVEY:

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS/MINUS 1.0' 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%

HARDSCAPE CALCULATIONS:

NET LOT AREA (SF):	14,280 SF
○ ALLOWED HARDSCAPE AREA = 9% OF LOT AREA	
○ EXISTING UNCOVER PATIO +WALKWAY =	436 SF
○ TOTAL EXISTING HARDSCAPE AREA =	436 SF
○ TOTAL PROJECT HARDSCAPE AREA =	3.1 %

NOTE: NO NEW HARDSCAPE PROPOSED IN THIS PROJECT.

STORM STRUCTURE / CLEANOUT SCHEDULE

CB/CO	TYPE	CB/CO	TYPE
1	AREA DRAIN, GRATE	9	CLEANOUT CONN. FOOTING DRAIN
2	CLEANOUT	10	CLEANOUT CONN. FOOTING DRAIN
3	CLEANOUT CONN. FOOTING DRAIN	11	AREA DRAIN, GRATE
4	AREA DRAIN, GRATE		
5	CLEANOUT		
6	CLEANOUT CONN. FOOTING DRAIN		
7	AREA DRAIN, GRATE		
8	CLEANOUT		

AREA DRAIN SHALL BE TY. 40 WITH CON. RISERS BY SLOPE CONCRETE.
*ALTERNATE: NDS PLASTIC 18" CB W/ 8" RISER
_ INCLUDE 14"X20" CAST IRON GRATE
_ TRAFFIC BEARING MATERIALS
CLEANOUTS PER 7 /C3
3" AREA DRAIN W/ BRASS GRATE, NDS 920B.
NOTE: CONTRACTOR SHALL FIELD VERIFY POTHOLE AND FIELD VERITY LOCATION / DEPTH OF CONNECTION TO EX. COMBINED SEWER PRIOR TO ANY CONSTRUCTION.

STORM PIPE SCHEDULE

PIPE	DIA/TYPE	LENGTH(FT)	SLOPE
A	4" PVC	25' - 9"	2% MIN.
B	4" PVC	25' - 3"	2% MIN.
C	4" PVC	33' - 0"	2% MIN.

SITE PLAN & RESIDENTIAL DRIVEWAY APPROACH, SHOULDER, OPEN DRAINAGE

SCALE: 1" = 15' - 0"

AVERAGE BUILDING ELEVATION BENCH MARK

ENGINEERING REVISION DATE:
~~03/16/2022~~
REVIEW BY:

Elliot Eui S Kim, SE
Civil & Structural Engineer Services

37325 8th Ave S.
Federal Way WA, 98003
(818) 321-4243

Neil Kelly
Design/Build Remodeling
804 North Alberta Street; Portland, OR 97217 (503) 288-7461
OR CCB# 001663 / WA L&I# NEILKCI 18782

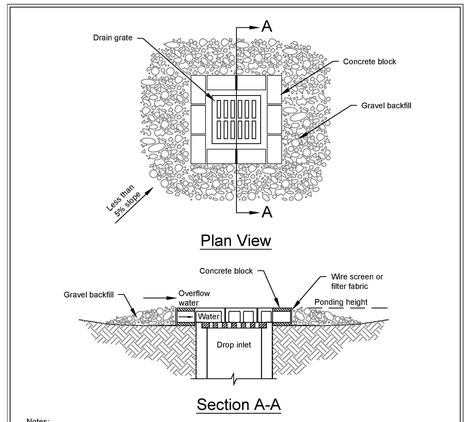
Revision Table	
Date	Revised By
10/12/2022	SUMMER MING

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

SHEET
SITE PLAN

CIVIL PLAN
C - 4

2/14/2024



Notes:
1. Drop inlet sediment barriers are to be used for small, nearly level drainage areas. (less than 5%)
2. Excavate a basin of sufficient size adjacent to the drop inlet.
3. The top of the structure (ponding height) must be well below the ground elevation downslope to prevent runoff from bypassing the inlet. A temporary dike may be necessary on the downslope side of the structure.

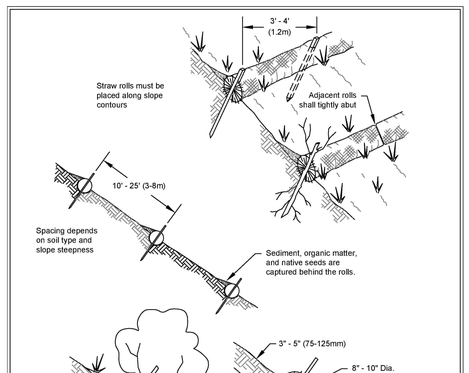
NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.8
Block and Gravel Filter

Revised August 2015

STORM DRAIN INLET PROTECTION
NOT TO SCALE
1



NOTE:
1. Straw roll installation requires the placement and secure staking of the roll in a trench, 3" - 5" (75-125mm) deep, dug on contour. Runoff must not be allowed to run under or around roll.

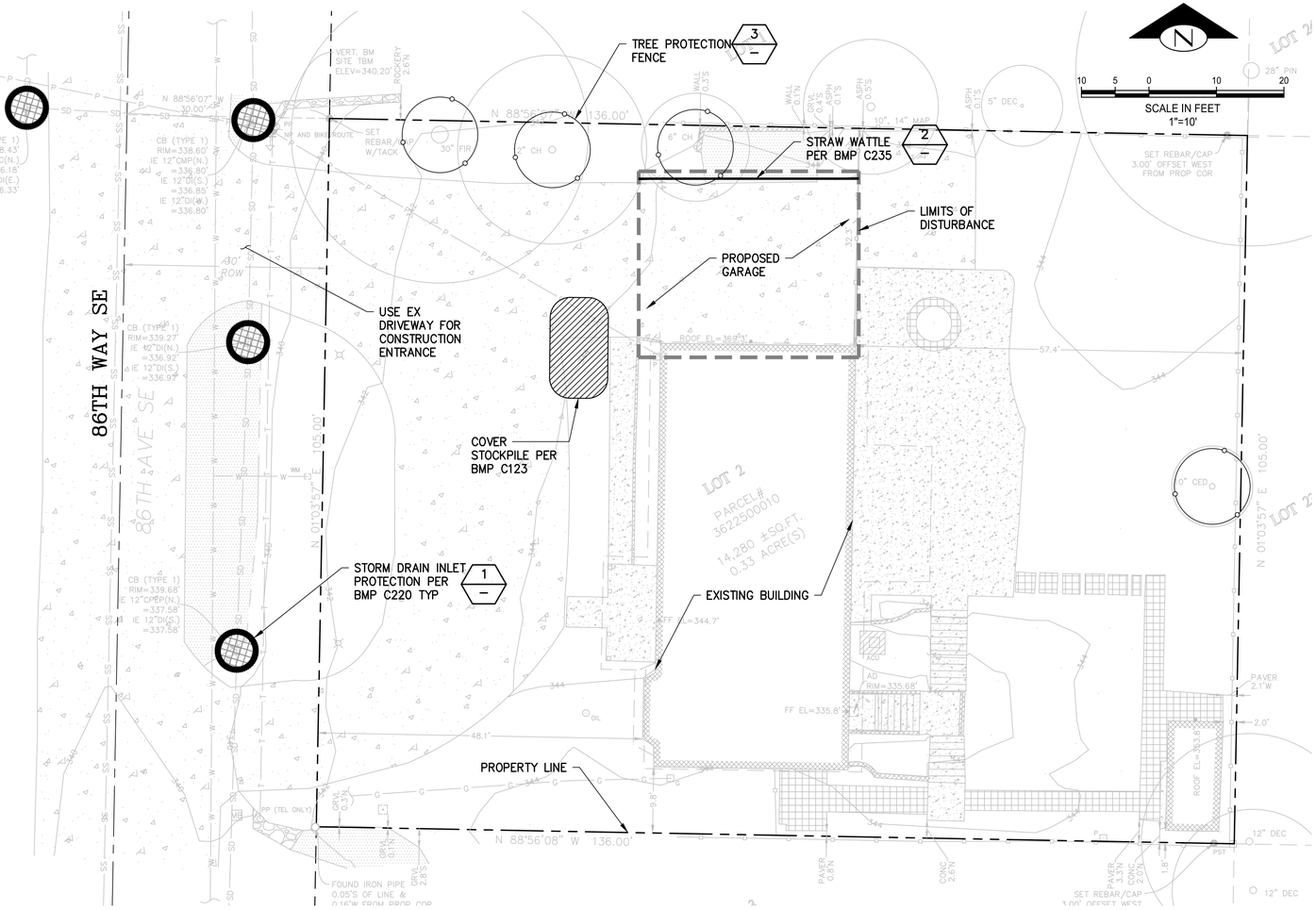
NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.14
Wattles

Revised November 2015

STRAW WATTLES
NOT TO SCALE
2

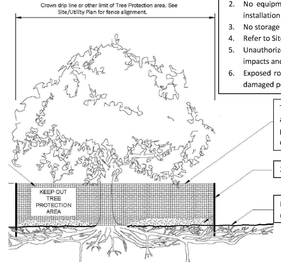


TREE PROTECTION AREA (TPZ)

KEEP OUT!

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

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



Notes
1. No pruning shall be preformed unless under the direction of an arborist
2. No equipment shall be stored or operated inside the protective fencing including during fence 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 impacts and mitigation required
6. 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

TREE PROTECTION FENCING
NOT TO SCALE
3

GENERAL EROSION CONTROL PLAN NOTES:

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 VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED 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.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED 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.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF 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.

JAY D. DECKER STATE OF WASHINGTON 31195 REGISTERED PROFESSIONAL ENGINEER
06/29/2023
BUSH, ROED & HITCHINGS, INC. SEAL 6969 CORPORATE
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington 98007
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM
info@brhinc.com

NO	REVISION	DATE

TESC PLAN AND DETAILS
MALONE RESIDENCE
KING COUNTY, WA
MERCER ISLAND

drawn by	checked by
DP/MF	JDD
scale	date
AS SHOWN	06/29/23
job no.	
2022245	
sheet C2.0 of 3	

24"x36" 6/30/2023 u:\c3d\2022\2022245\ENGINEERING\0_PLAN SHEETS\1_ON SITE PLANS\02 TESC PLAN.DWG

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.

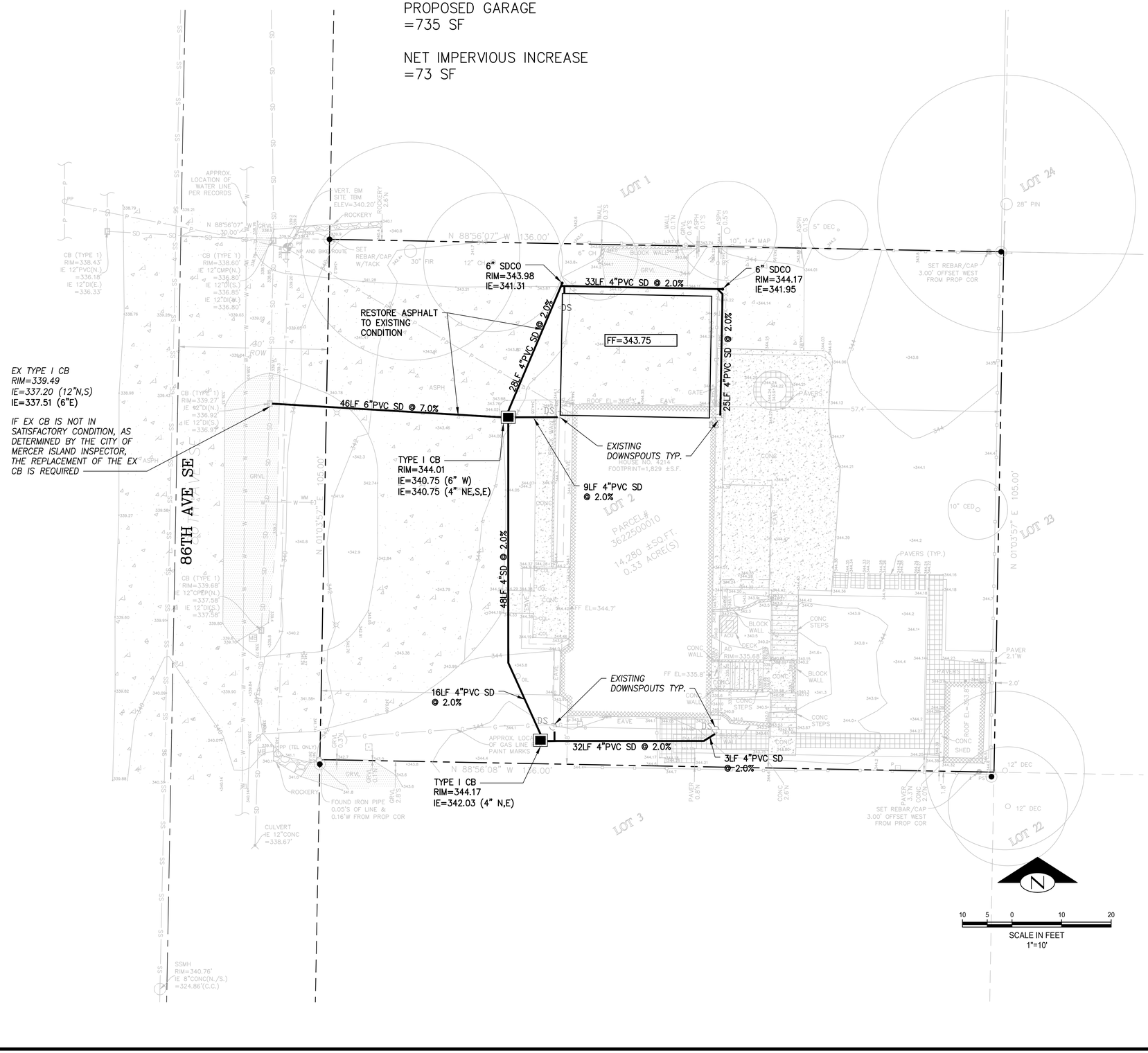
IF THE EXISTING CATCH BASIN IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING CATCH BASIN IS REQUIRED.

HARD SURFACE CALCS

EXISTING PAVEMENT UNDERNEATH NEW GARAGE
=662 SF

PROPOSED GARAGE
=735 SF

NET IMPERVIOUS INCREASE
=73 SF



JAY D. DECKER
STATE OF WASHINGTON
31195
REGISTERED
PROFESSIONAL ENGINEER
06/29/2023

BUSH, ROED & HITCHINGS, INC.
CORPORATE SEAL
1969
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
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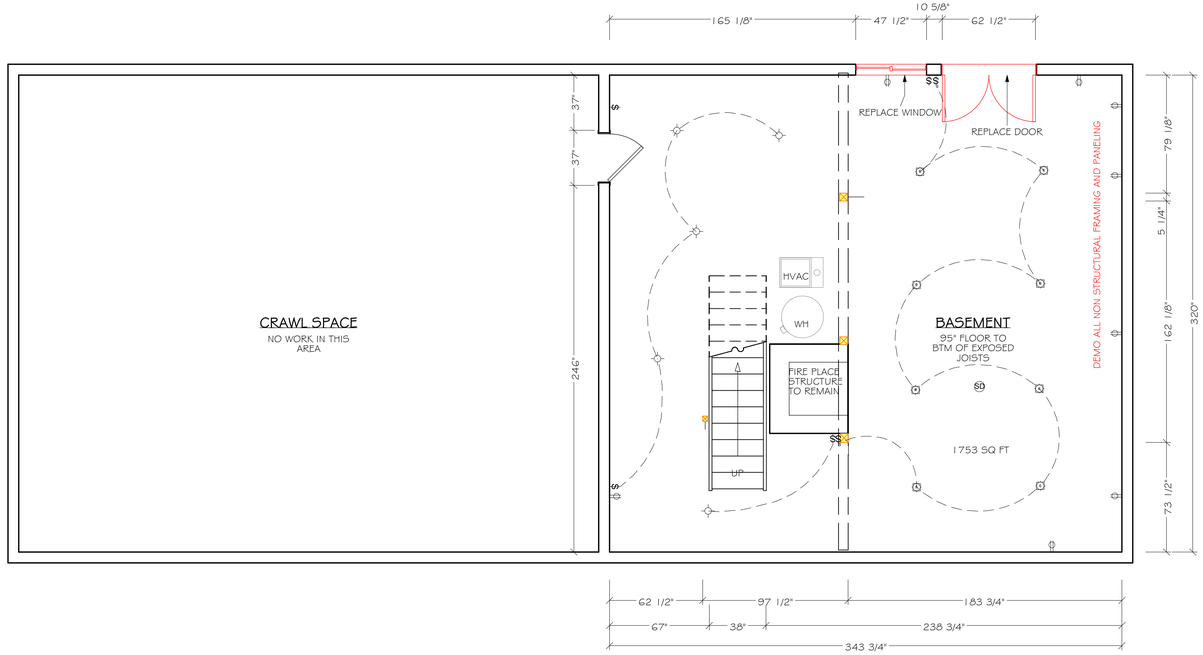
1-800-935-0508
info@brhinc.com
WWW.BRHINC.COM

NO	REVISION	DATE

DRAINAGE PLAN
MALONE RESIDENCE
MERCER ISLAND KING WA

drawn by	checked by
DP/MF	JDD
scale	date
AS SHOWN	06/29/23
job no.	
2022245	
sheet C3.0 of 3	

24"x36" 6/30/2023 U:\C3D\2022\2022245\ENGINEERING\0_PLAN SHEETS\1_ON SITE PLANS\03 DRAINAGE AND UTILITY.DWG



NOTE: DEMO ALL NON STRUCTURAL FRAMING AND PANELING

BASEMENT DEMO PLAN

1/4" = 1'-0"

ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS

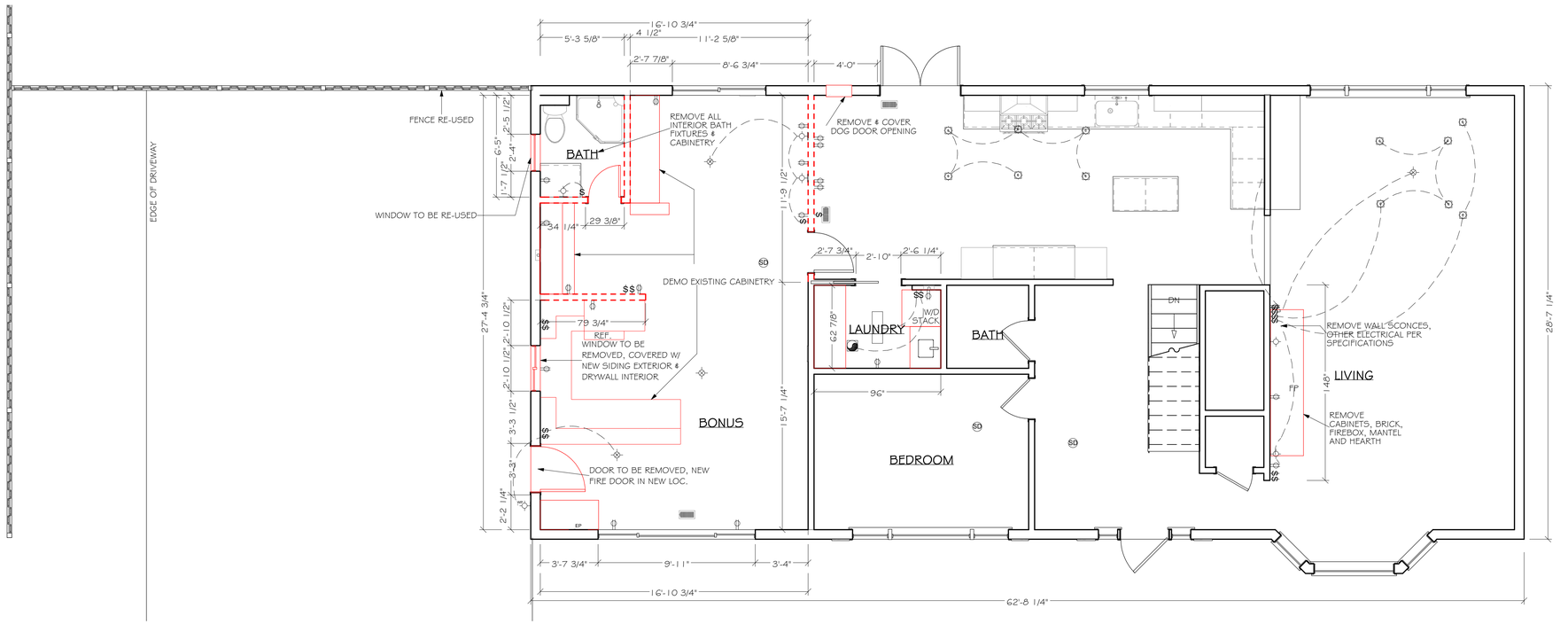
WALL LEGEND

- 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



MAIN FLOOR DEMO PLAN

1/4" = 1'-0"

ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S, Suite B, Seattle, WA 98108
206.547.1223
OR CCB# 001663 / WA L&I# NEILKC1 18702

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HOMEOWNER APPROVAL
SEE DOCUMENTATION ON PAGE A1
INITIAL DATE
INITIAL DATE

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

A - 1

AS-BUILT FLOOR PLANS

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

2/27/2024

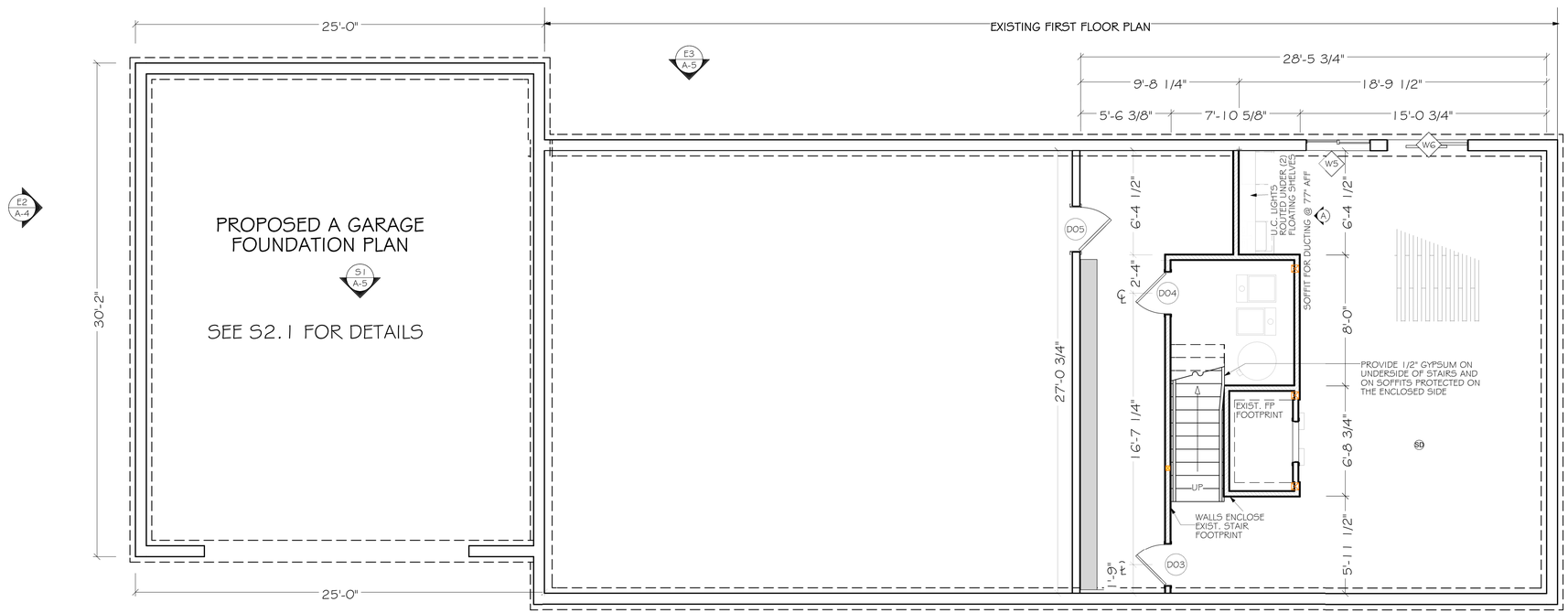
WINDOWS SCHEDULE			
NUMBER	R/O	DESCRIPTION	COMMENTS
W1	24"X24"	FIXED GLASS	
W2	71 3/8"X47"	RIGHT SLIDING	
W3	96"X80"	EXT. SLIDER-GLASS PANEL	
W4	SITE VERIFY	SINGLE CASEMENT-HR	WINDOW RE-USED IN NEW LOC.
W5	48"X24"	LEFT SLIDING	
W6	60"X78"	EXT. SLIDER-GLASS PANEL	

INTERIOR DOOR SCHEDULE			
NUMBER	SIZE	R/O	DESCRIPTION
D01	2668 R IN	32"X82 1/2"	HINGED-DOOR P03
D02	2668 R	61 1/4"X82 1/2"	POCKET-DOOR P03
D03	2668 L IN	32"X82 1/2"	HINGED-DOOR P03
D04	2668 R IN	32"X82 1/2"	HINGED-DOOR P03
D05	2868 R IN	34"X82 1/2"	HINGED-DOOR P03

EXTERIOR DOOR SCHEDULE			
NUMBER	SIZE	R/O	DESCRIPTION
D - E2	2668 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

WALL LEGEND

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

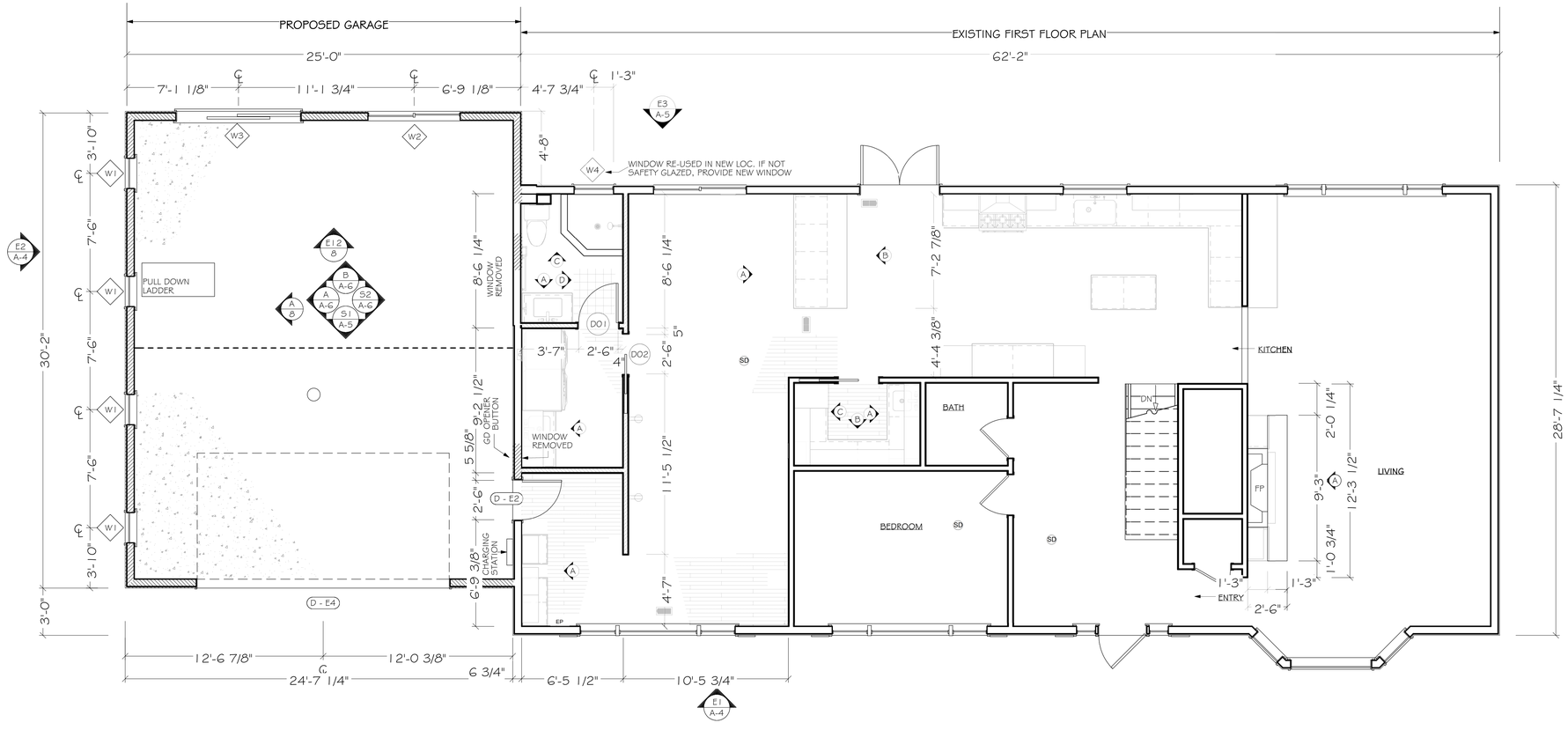


E1 A-4

PROPOSED BASEMENT FLOOR PLAN

1/4" = 1'-0"

ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS



E1 A-4

PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S, Suite B, Seattle, WA 98108
206.343.7722
OR CCB# 001663 / WA L&I# NEILKC1 187102

DRAWN:
REVISED:
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HOMEOWNER APPROVAL
SEE DOCUMENTATION ON PAGE 01

INITIAL DATE
INITIAL DATE

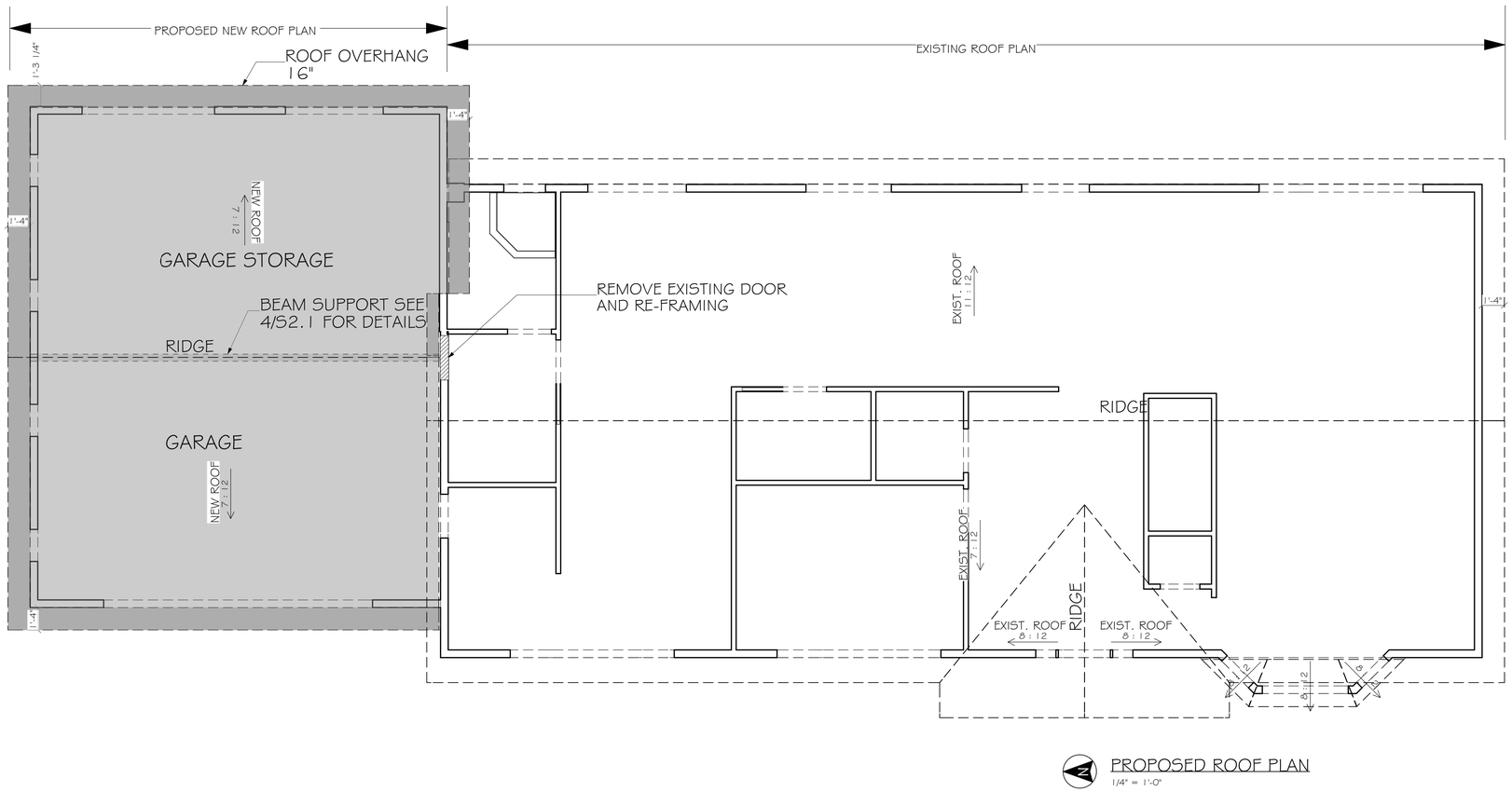
Remodeling Project for:
Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

A - 2

PROPOSED FLOOR PLANS & FENESTRATION SCHEDULES

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

2/27/2024



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

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S, Suite B, Seattle, WA 98108
206.762.2922
OR CCB# 001663 / WA L&I# NEILKCI 18702

DRAWN:
REVISED:
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HOMEOWNER APPROVAL
SEE DESIGNATIONS ON PAGE G1

INITIAL DATE
INITIAL DATE

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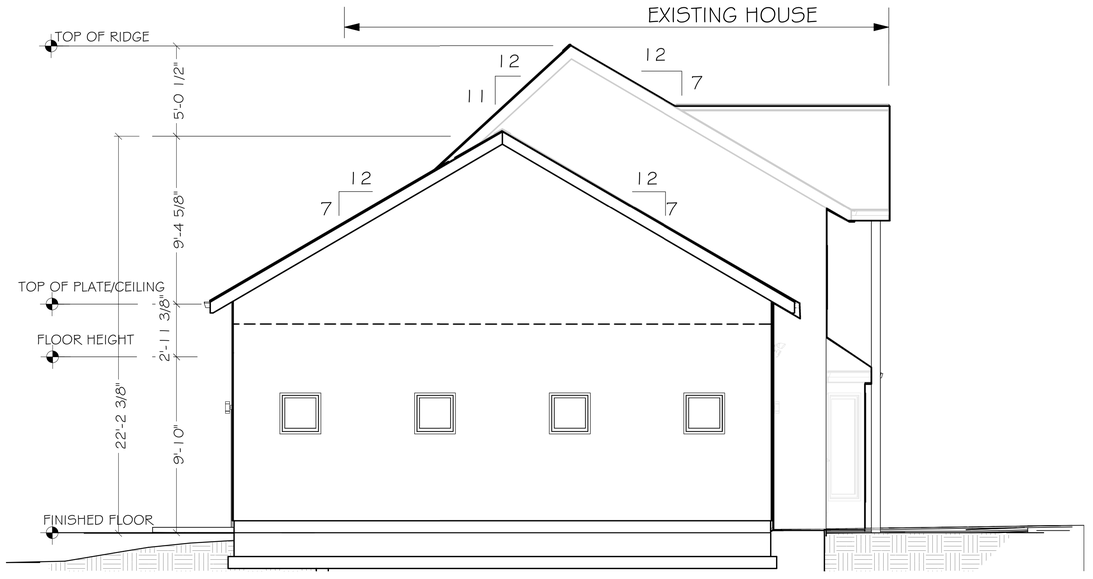
4214 86th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

A - 3
PROPOSED ROOF PLAN

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

2/27/2024

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



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

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S, Suite B, Seattle, WA 98108
206.763.2021
OR CCB# 001663 WA L&I# NEILKCI 18702

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HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE 01

INITIAL DATE
INITIAL DATE

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

A - 4
EXTERIOR ELEVATIONS 1 & 2

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

2/27/2024

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

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

Neil Kelly
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206.914.3232
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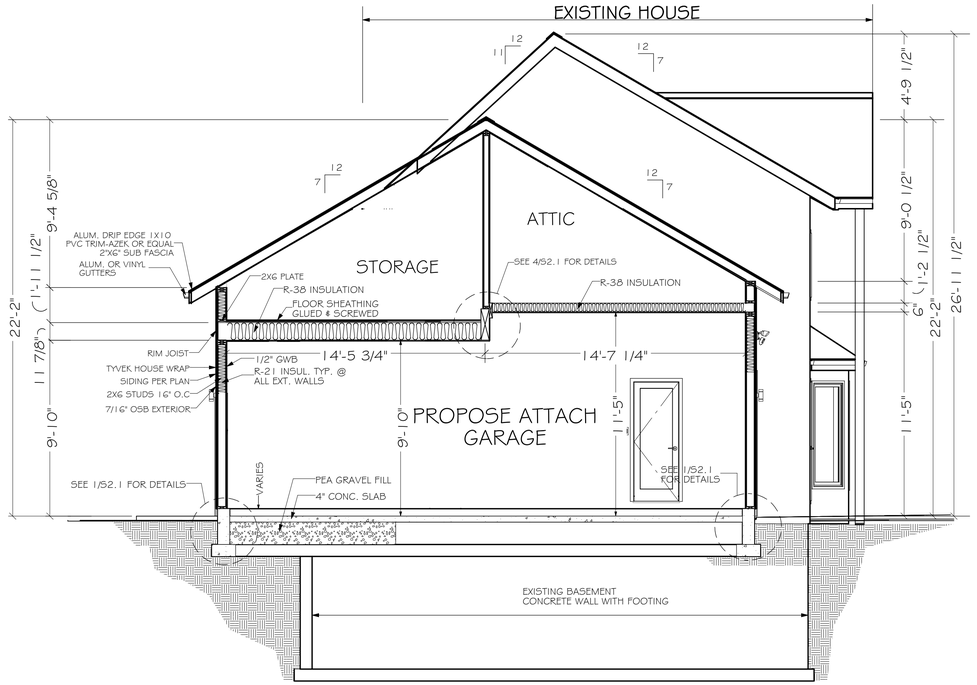
INITIAL DATE
INITIAL DATE

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

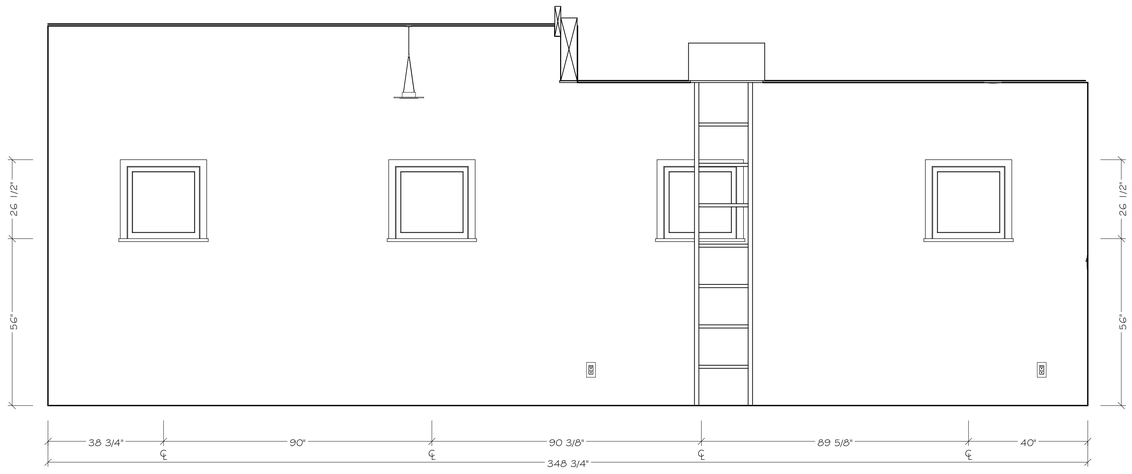
A - 5
EXTERIOR ELEVATION 3 & SECTION 1

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

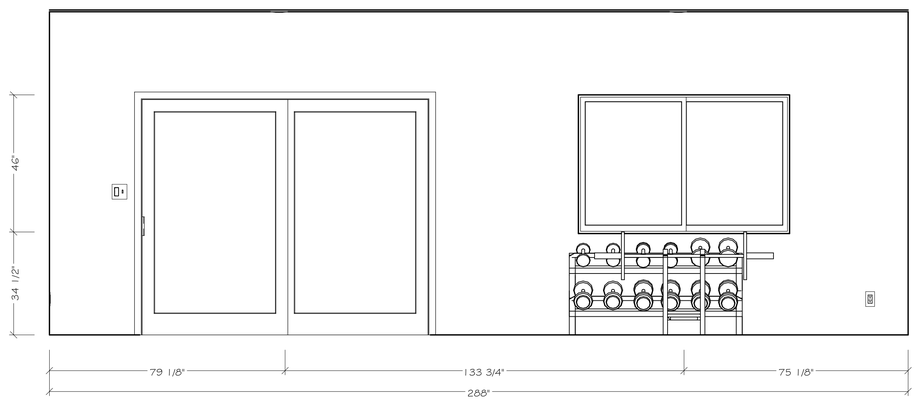
2/27/2024



S2 SECTION 2
1/4" = 1'-0"



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



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

Neil Kelly
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HOMEOWNER APPROVAL
SEE OCCUPATIONS ON PAGE 01

INITIAL DATE
INITIAL DATE

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

A - 6

SECTION 2 & GARAGE INTERIOR ELEVATIONS A & B

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

2/27/2024

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	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 ½ MIN SACK, 4" MAXIMUM SLUMP, 0.50 W/C RATIO, ¾" 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) 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 ½"
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 ¼" 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 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
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 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 24/0TYP ROOF AND WALLS UNO, APA 42/20 TYP FLOOR UNO.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW ⅛" 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.

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 CEMENTITOUS 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 ⅓ 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
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AESS	ARCHITECTURLLY EXPOSED STRUCTURAL STEEL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE OR ALTERNATING
ALUM	ALUMINUM
ARCH'L	ARCHITECTURAL
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLDG	BUILDING
BOC	BOTTOM OF CONCRETE
BOF	BOTTOM OF FRAMING
BOP	BOTTOM OF PLYWOOD / SHEATHING
BOT	BOTTOM
BO	BLOCK OUT
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
C.J.	CONTROL JOINT
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DL	DEAD LOAD
DWG	DRAWI NG
EA	EACH
EE	EACH END
EF	EACH FACE
EL	ELEVATION
EMBED	EMBEDMENT
EQ	EQUAL
EX OR (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EW	EACH WAY
FDN	FOUNDATION
FF	FINISHED FLOOR
FIG	FIGURE
FLR	FLOOR
FP	FULL PENETRATION
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLU-LAM BEAM
HDR	HEADER
HOR	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL STEEL
IBC	INTERN'L BUILDING CODE
(LATEST	EDITION UNO)
ICBO	INTERNATIONAL CONFERENCE
OF	BUILDING OFFICIALS
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INT	INTERIOR
JT	JOINT
KIPS	KILO (1000) POUNDS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
LB	POUND
LBS	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONG	LONGITUDE OR LONGITUDINAL
LVF	LOW VELOCITY FASTENER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NF	NEAR FACE
NIC	NOT IN CONTRACT
NIP	NOT A PART
NOM	NOMINAL
NO OR #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OWL	OPEN WEB JOIST
PART	PARTITION
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	2.2E PARALLAM PSL
P.T.	POST-TENSIONED
PT	PRESSURE TREATED
RET	RETURN
REINF	REINFORCEMENT
REQ'D	REQUIRED
SCHED	SCHEDULE
SC	SLIP CRITICAL
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMMETRICA
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FRAMING
TOP	TOP OF PLYWOOD
TOS	TOP OF STEEL
T&G	TONGUE AND GROOVE
TJ	TRUS JOIST
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WF	WIDE FLANGE
W/O	WITHOUT
WP	WORK POINT
WWF	WELDED WIRE FABIRC

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
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 IS OCCURRING.
4. 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
MK1	15/32"" STRUCT 1	8D @ 6" OC	16D AT 6" OC OR A35 AT 16" OC	5/8"ø @ 32" OC
MK2	15/32" STRUCT 1	8D @ 4" OC	16D AT 4" OC OR A35 AT 12" OC	5/8" ø @ 24" OC
MK3	0.5" STRUCT 1	8D @ 3" OC	16D @ 3" OC OR A35 @ 8" OC	¾" ø @ 32" OC
MK4	15/32" STRUCT 1	8D @ 2" OC	(2) ROWS 16D @ 4" OC OR A35 @ 6" OC	¾" 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

NOTES:
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 3" 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

1 / S1.0 SHEAR WALL SCHEDULE
SCALE: NOT APPLICABLE

NOTES:
1. MK1 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.

2 / S1.0 TYPICAL FRAMING PLAN NOTES
SCALE: NOT APPLICABLE

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EXP 03/17/23
11/23/21

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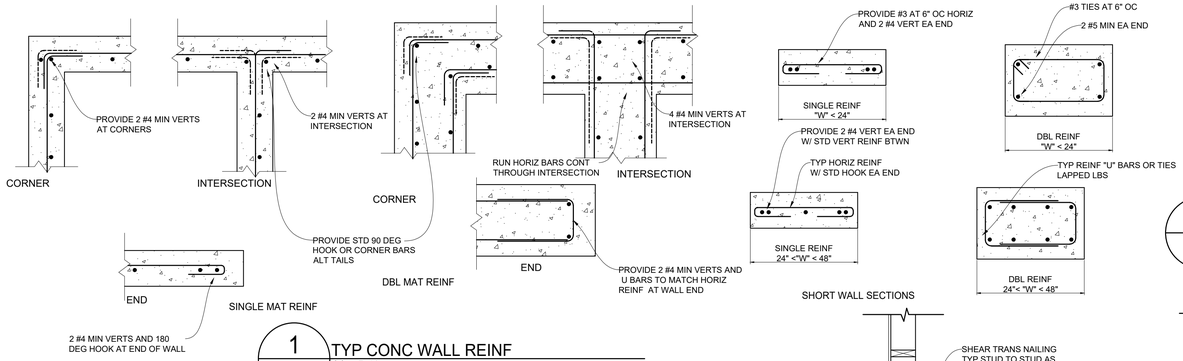
CLIENT:
NEIL KELLY DESIGN/BUILD
5959 CORSON AVE S, SUITE B
SEATTLE, WA 98108

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



1 S5.1 **TYP CONC WALL REINF**
SCALE: 3/4" = 1'-0"

BAR SIZE	LDB	LDT	LSB	LST	LDH
#3	12"	35"	28"	46"	9"
#4	22"	50"	36"	59"	11"
#5	28"	35"	36"	42"	14"
#6	33"	43"	43"	56"	17"
#7	48"	63"	63"	81"	20"
#8	55"	72"	72"	93"	23"
#9	62"	81"	81"	105"	25"

NOTES:
1. LDB = BOTTOM BAR DEVELOPMENT LENGTH
2. LDT = TOP BAR DEVELOPMENT LENGTH
3. LSB = BOT BAR SPLICE LENGTH
4. LST = TOP BAR SPLICE LENGTH
5. LDH = HOOKED BAR DEVELOPMENT LENGTH
6. BARS LARGER THAN #9 SHALL USE MECHANICAL COUPLERS
7. TOP BARS HAVE MORE THAN 12" CONC BELOW
8. INCREASE LENGTHS BY 50% WHERE BAR COVER IS LESS THAN BAR DIAM
9. WHEN SPLICING DIFFERENT BAR SIZES USE LARGER BAR LENGTHS

2 S5.1 **REBAR LAP AND DEV'L**
SCALE: NOT APPLICABLE

UNLESS OTHERWISE NOTED, ALL CONCRETE WALLS SHALL BE REINFORCED PER THE FOLLOWING TABLE

WALL THICKNESS	HORIZ BARS	VERT BARS	LOCATION
UP TO 6"	#4 @ 12" OC	#4 @ 12" 0C	CENTERLINE
OVER 6" TO 8"	#5 @ 16" OC	#5 @ 16" OC	CENTERLINE
OVER 8" TO 10"	#5 @ 12" OC	#5 @ 12" OC	CENTERLINE
OVER 10" TO 12"	#4 @ 12" OC	#4 @ 12" OC	EACH FACE
OVER 12" TO 14"	#5 @ 16" OC	#5 @ 16" OC	EACH FACE
OVER 14" TO 18"	#5 @ 12" OC	#5 @ 12" OC	EACH FACE

1. ALL WALL BARS SHALL BE LAPPED PER LSB
2. VERT BARS SHALL BE CONTINUOUS FROM FOUNDATION TO FLOOR ABOVE. BARS SHALL LAP ABOVE FLOOR LEVEL
3. ALL BARS SHALL BE 1 ½" CLEAR OF OPENINGS OR ENDS OF WALLS.
4. STAGGER SPLICES OF ADJACENT BARS

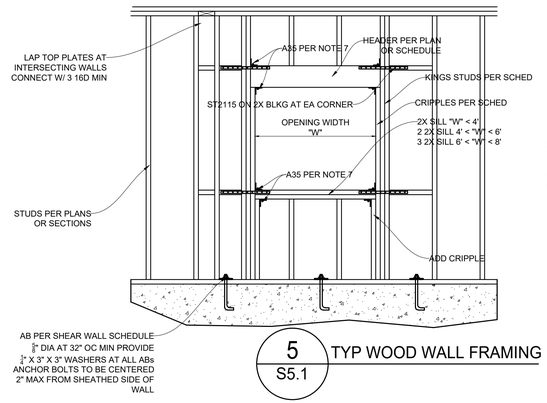
3 S5.1 **MIN CONC WALL REINF**
SCALE: NOT APPLICABLE

FOOTING SCHEDULE

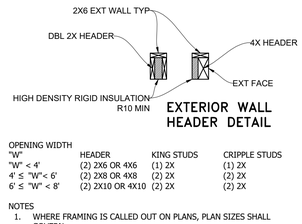
MARK	SIZE	REINFORCEMENT
FTG1	2' X 2' X 10"	(3) #4 BARS EACH WAY
FTG2	3' X 3' X 12"	(4) #4 BARS EACH WAY
FTG3	4' X 4' X 12"	(5) #4 BARS EACH WAY
FTG4	4' X 4' X 24"	(5) #5 BARS EACH WAY TOP AND BOTTOM
FTG5	5' X 5' X 12"	(6) #5 BARS EACH WAY
FTG6	6' X 6' X 24"	(7) #6 BARS EACH WAY TOP AND BOTTOM
FTG7	16" DIA X 18" EMBED	W/ (4) #3 VERT AND #3 TIES AT 6" OC

NOTES:
1. SPREAD FOOTINGS SHALL BE CENTERED UNDER WALL OR POST AS APPLICABLE. EXTERIOR FOOTINGS SHALL BE BASED 18" MINIMUM BELOW LOWEST ADJACENT GRADE.
2. FOUNDATION CONCRETE SHALL BE 3000 PSI, ¾" MAX AGGREGATE, NORMAL WEIGHT, 4" MAX SLUMP, 0.5 MAX W/C RATIO.
3. BOTTOM REINFORCEMENT SHALL BE 3" CLEAR OF BOTTOM OF FOOTING. TOP REINFORCEMENT SHALL BE 2" CLEAR OF TOP.
4. BOTTOM OF PAD FTGS SHALL BE FLUSH WITH BOTTOM OF ADJACENT WALL FTGS

4 S5.1 **FOOTING SCHEDULE**
SCALE: NOT APPLICABLE



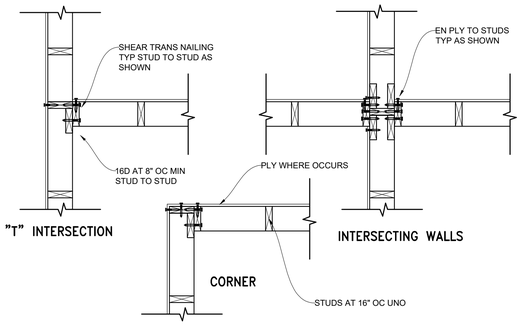
5 S5.1 **TYP WOOD WALL FRAMING**



EXTERIOR WALL HEADER DETAIL

OPENING WIDTH "W"	HEADER	KING STUDS	CRIPPLE STUDS
"W" < 4'	(2) 2X6 OR 4X6	(1) 2X	(1) 2X
4' ≤ "W"< 6'	(2) 2X8 OR 4X8	(2) 2X	(2) 2X
6' ≤ "W" < 8'	(2) 2X10 OR 4X10	(2) 2X	(2) 2X

NOTES
1. WHERE FRAMING IS CALLED OUT ON PLANS, PLAN SIZES SHALL GOVERN
2. HEADERS SHALL BE ON DOUG FIR #1 OR BTR
3. STAGGER AND BLOCK ALL SHEATHING EDGES
4. PROVIDE AB AT 7" FROM ALL SPLICES IN SILL PLATE
5. ALIGN STUDS WITH SPLICES IN TOP PLATES
6. PROVIDE 8 16D MIN EA SIDE EA TOP PLATE SPLICE SEE 7/S5.1
7. PROVIDE A35 KING TO TOP OF HEADER, CRIPPLE TO BOT HEADER AND BOT OF SILL AND CRIPPLE TO SILL



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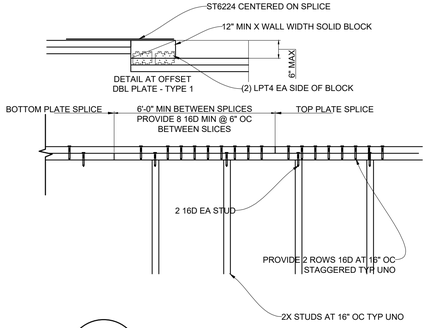
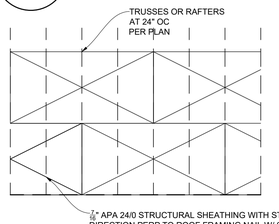
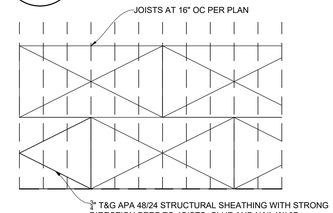


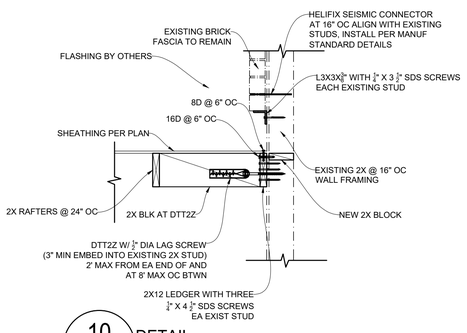
7 S5.1 **TYP DOUBLE TOP PLATE SPLICE**
SCALE: 3/4" = 1'-0"



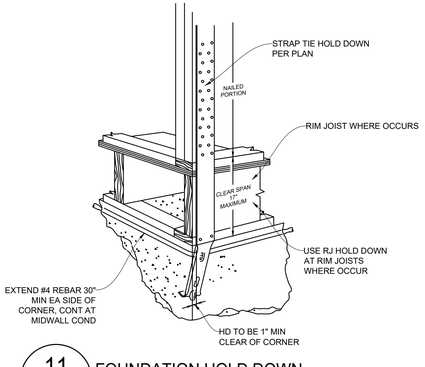
8 S5.1 **TYP ROOF SHEATHING**
SCALE: 3/4" = 1'-0"



9 S5.1 **TYP FLOOR SHEATHING**
SCALE: 3/4" = 1'-0"



10 S5.1 **DETAIL**
SCALE: 3/4" = 1'-0"



11 S5.1 **FOUNDATION HOLD DOWN**
SCALE: 3/4" = 1'-0"

PETER M. BLAKELY
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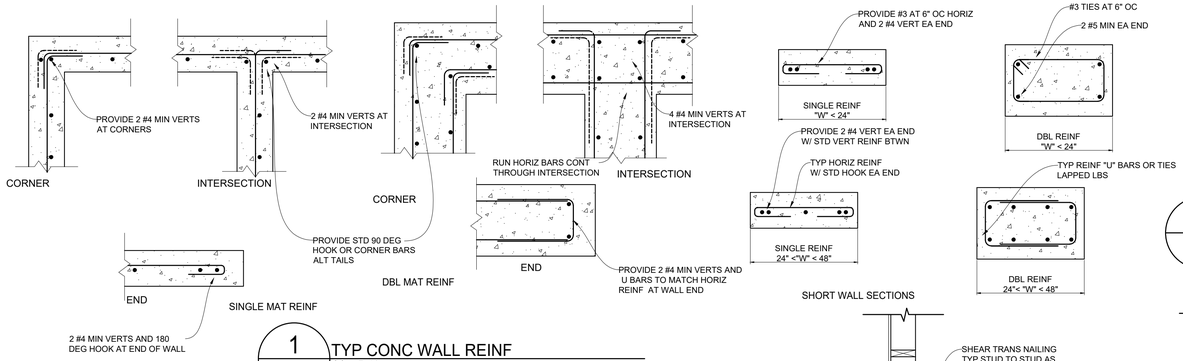

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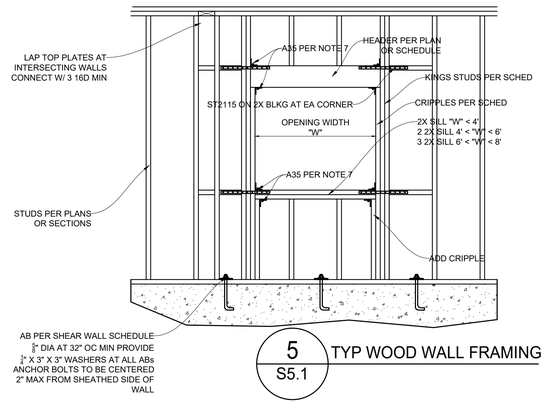
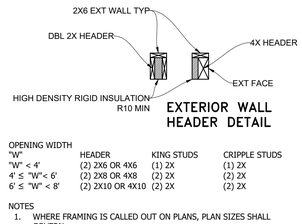
SCALE: NOT APPLICABLE



5 S5.1 **TYP WOOD WALL FRAMING**



EXTERIOR WALL HEADER DETAIL

OPENING WIDTH "W"	HEADER	KING STUDS	CRIPPLE STUDS
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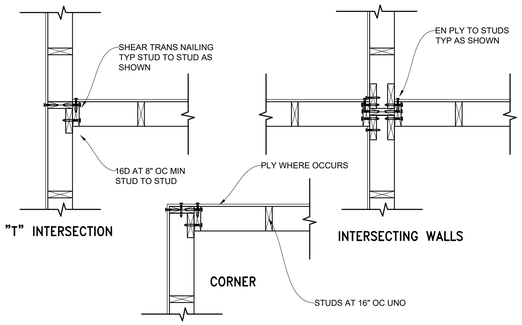
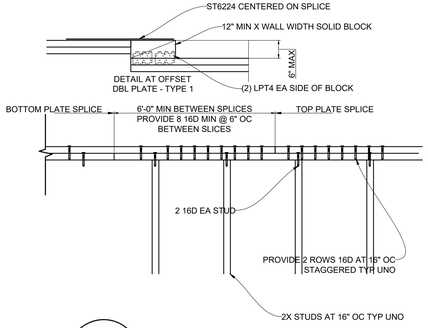


6 S5.1 **TYP WOOD WALL FRAMING**
SCALE: 3/4" = 1'-0"



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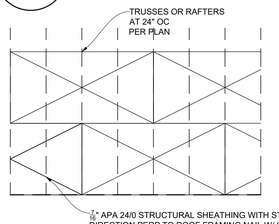

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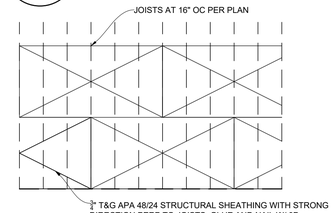

9 S5.1 **TYP FLOOR SHEATHING**
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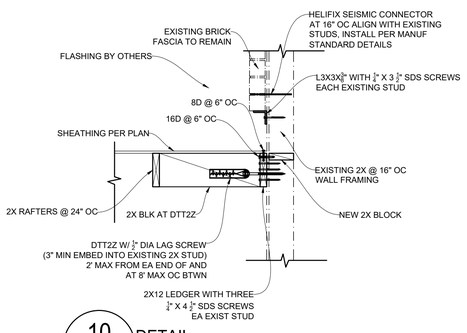
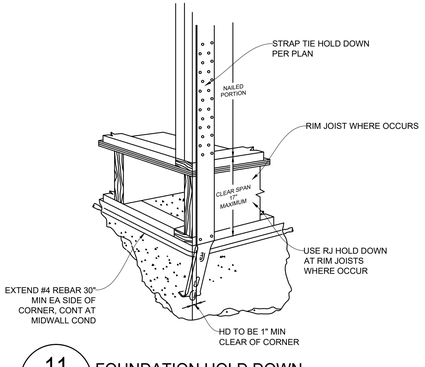


10 S5.1 **DETAIL**
SCALE: 3/4" = 1'-0"



11 S5.1 **FOUNDATION HOLD DOWN**
SCALE: 3/4" = 1'-0"

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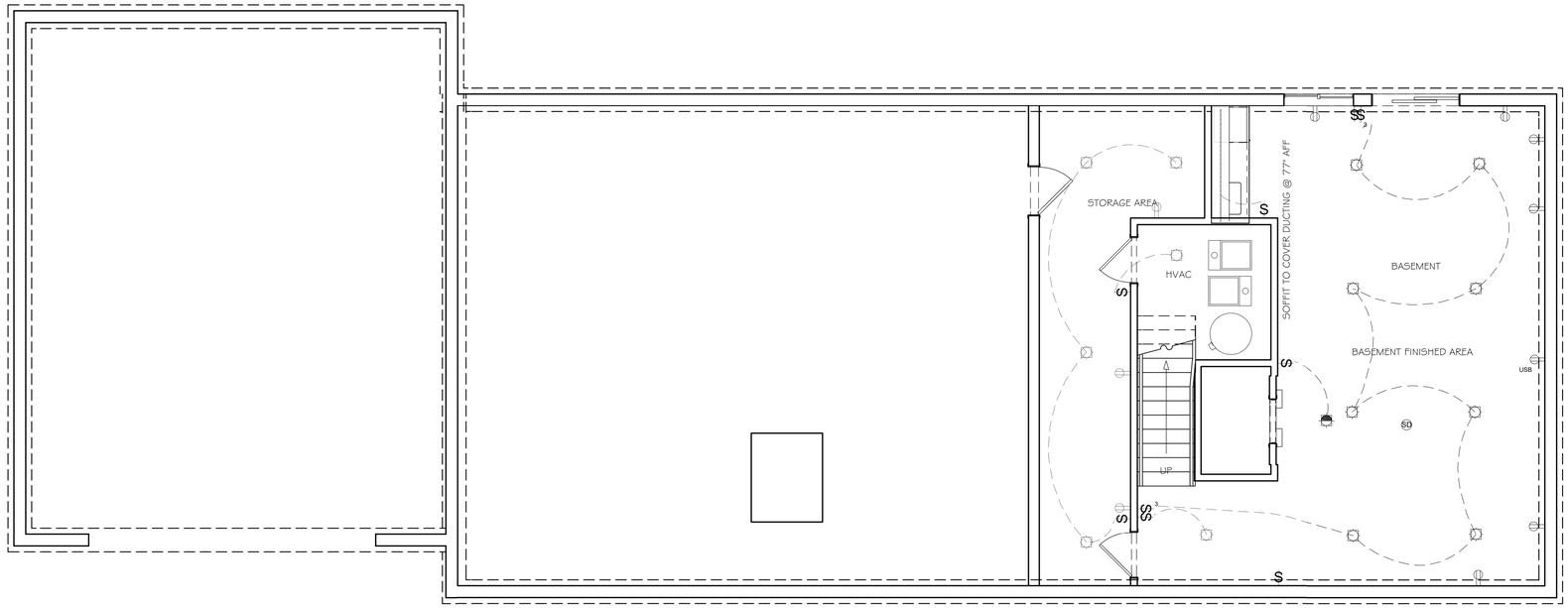


BASEMENT ELECTRICAL PLAN
1/4" = 1'-0"

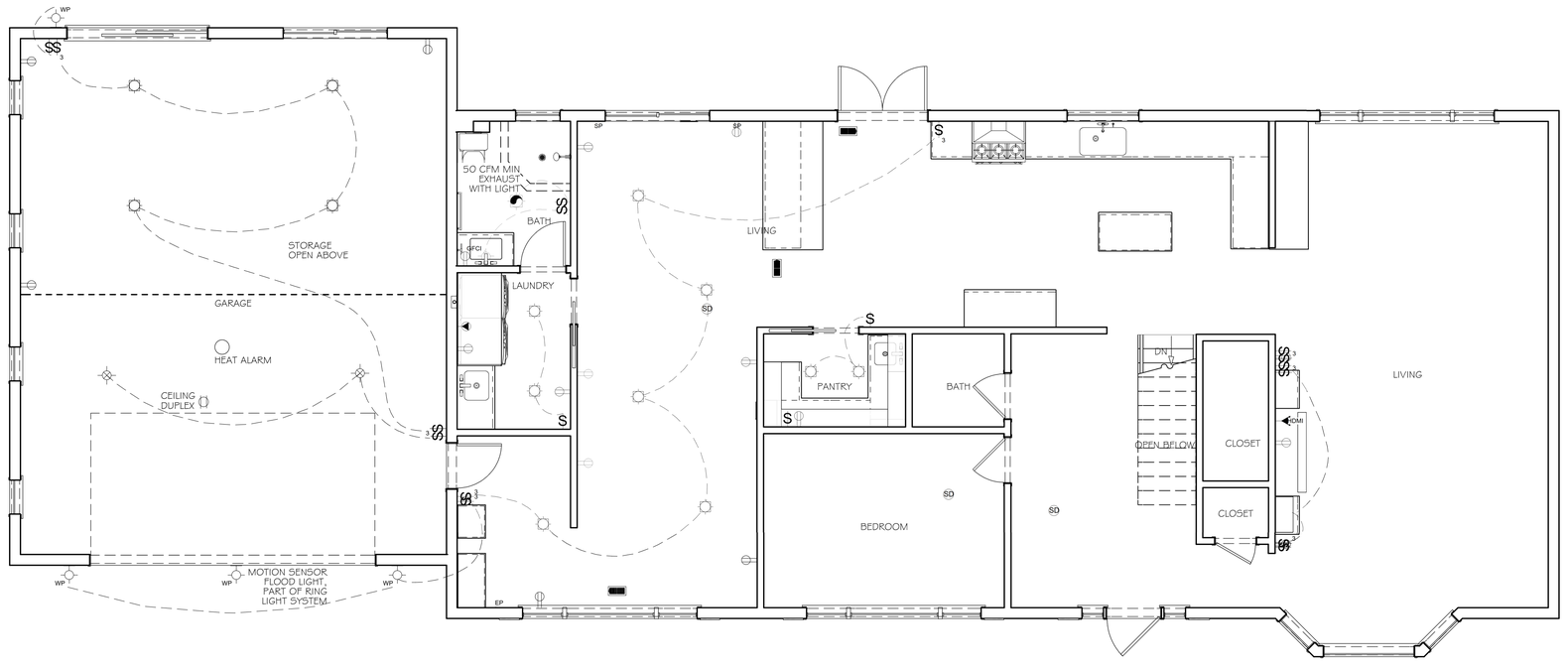
	ELECTRICAL LEGEND
S	SWITCH
	110V DUPLEX
	DEDICATED APPLIANCE OUTLET
	CEILING PENDANT/CHANDELIER
	RECESSED CEILING LIGHT
	WALL-MOUNTED LIGHT
TEL	TELEPHONE JACK
UC	UNDER CABINET LIGHTING

	ELECTRICAL NOTES
3	3-WAY SWITCH
DIM	DIMMER SWITCH
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
T	TIMER SWITCH
WP	WEATHERPROOF

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



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

Neil Kelly
Design/Build Remodeling
5959 Corson Ave S, Suite B, Seattle, WA 98108
206.812.2707
OR CCB# 001663 / WA L&I# NEILKCI 18702

DRAWN:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
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REVISED:
REVISED:

HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE 01

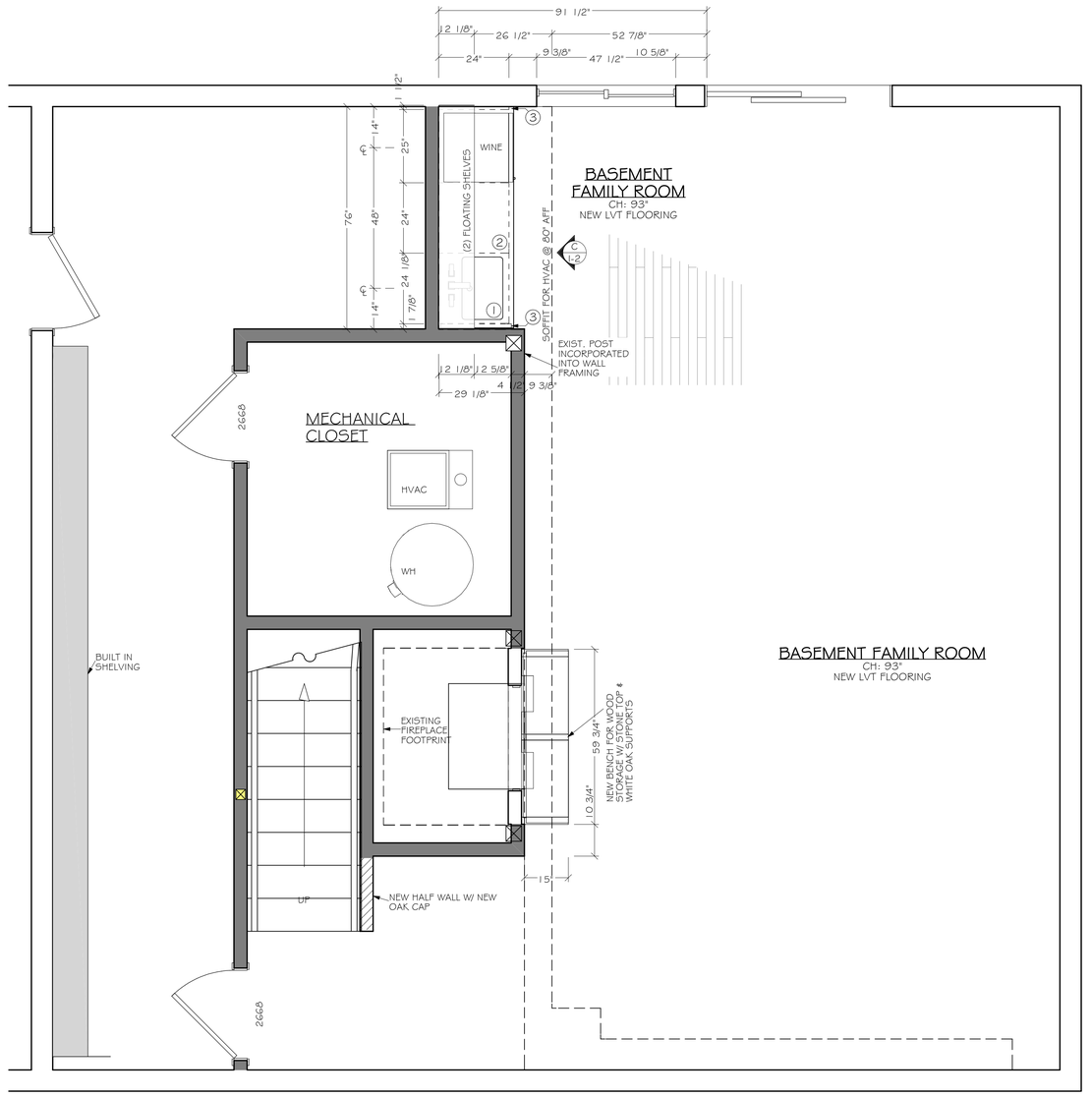
INITIAL DATE
INITIAL DATE

Remodeling Project for:
Nicholaus Malone
4214 26th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

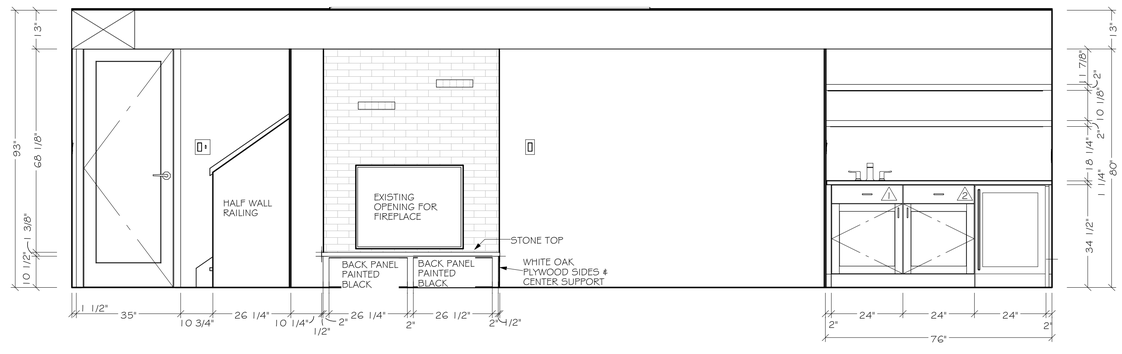
I - 1
PROPOSED ELECTRICAL PLANS

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

2/27/2024



BAR CABINET PLAN
1/2" = 1'-0"



ELEVATION C: BAR
1/2" = 1'-0"

CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS	
(#)	= SG1: KITCHEN-BAR
[#]	= SG2: BATH-LAUNDRY & HALL BATH
◇#	= SG3: OTHER-MUDROOM
(#)	= SG4: OTHER-PANTRY

CABINET NOTES
Decor SG1- FP440, Cherry, Charcoal

4 (1) Toe Kick
5 (1) Touch Up Kit

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

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SEE OCCUPATIONS ON PAGE 01
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Remodeling Project for:
Nicholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
Design Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

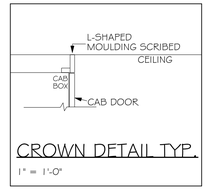
I - 2
BASEMENT NKBA PLAN 4
INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

2/27/2024

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

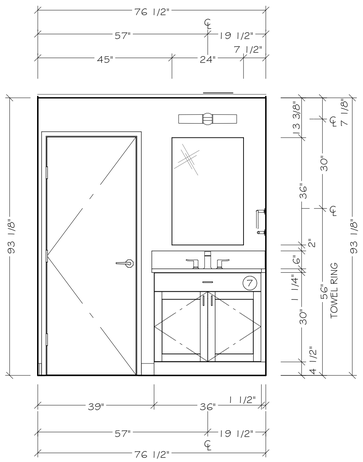


CROWN DETAIL TYP.
1" = 1'-0"

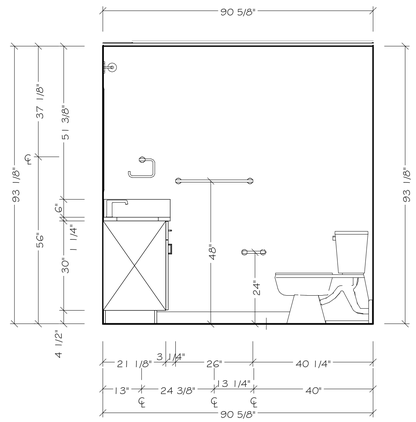
WALL LEGEND

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

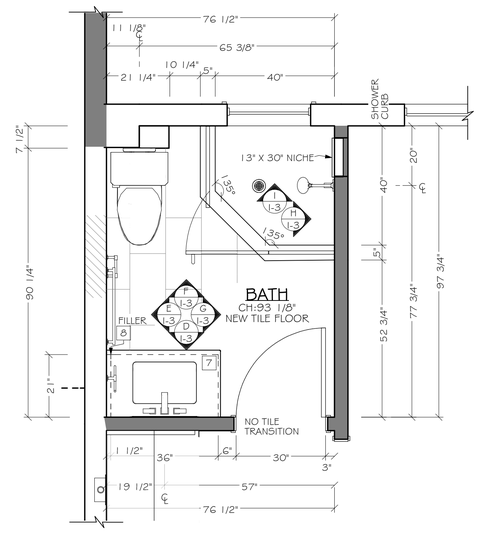
	GENERAL NOTES
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



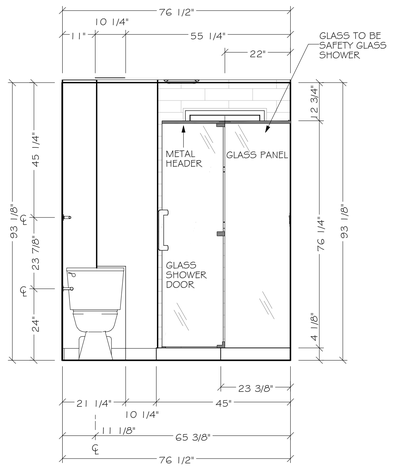
D ELEVATION D: BATH
1/2" = 1'-0"



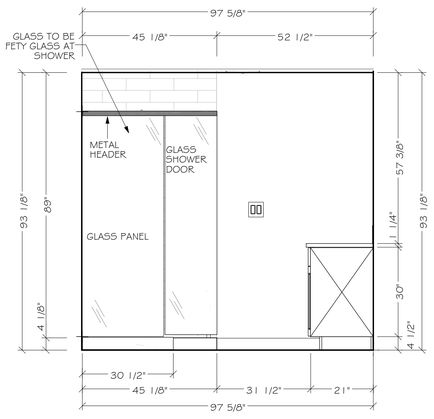
E ELEVATION E: BATH
1/2" = 1'-0"



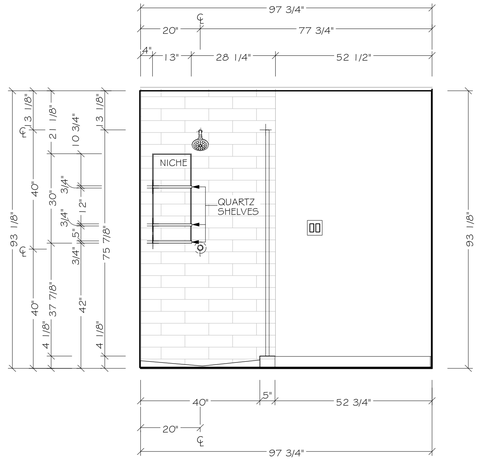
BATH FLOOR PLAN
1/2" = 1'-0"



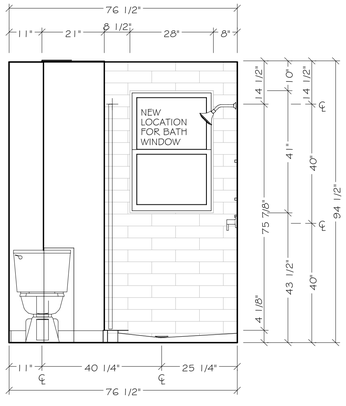
F ELEVATION F: BATH
1/2" = 1'-0"



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



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



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

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Project Manager: Tony Lopez

I - 3
BATH NKBA PLAN & INTERIOR ELEVATIONS

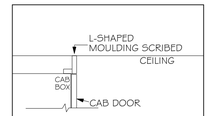
SCALE: 1/2" = 1'-0"

2/27/2024

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

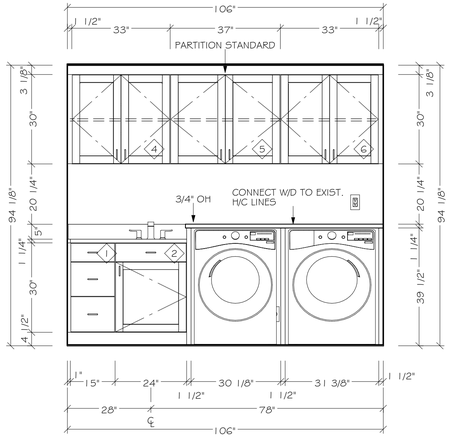


CROWN DETAIL TYP.
1" = 1'-0"

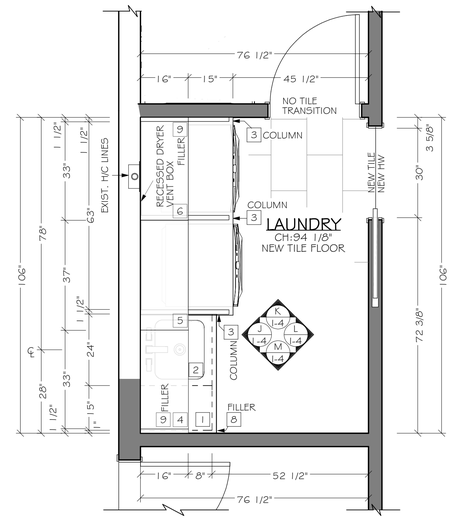
WALL LEGEND

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

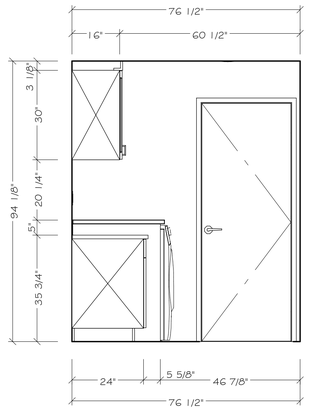
	GENERAL NOTES
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



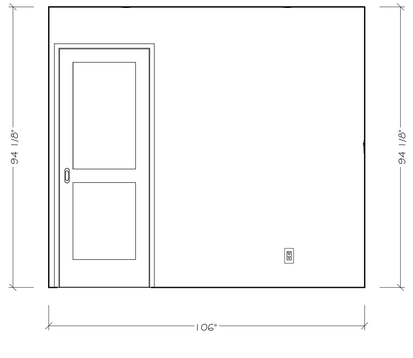
J ELEVATION J: LAUNDRY
1/2" = 1'-0"



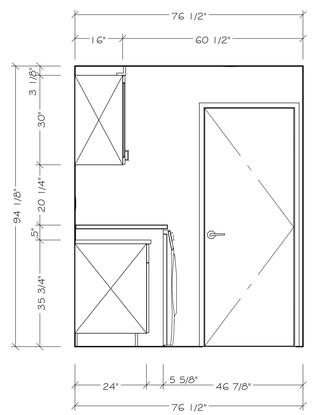
M LAUNDRY FLOOR PLAN
1/2" = 1'-0"



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



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



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

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

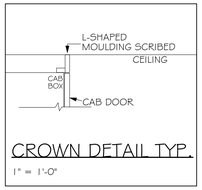
I - 4
LAUNDRY NKBA PLAN 4
INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"

2/27/2024

CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS	
(#)	= SG1: KITCHEN-BAR
[#]	= SG2: BATH-LAUNDRY & HALL BATH
◇#	= SG3: OTHER-MUDROOM
(#)	= SG4: OTHER-PANTRY

CABINET NOTES
Decor SG3- FP440, Cherry, DC-Cherokee

◇G◇S (1) Crown Molding
(1) Touch Up Kit

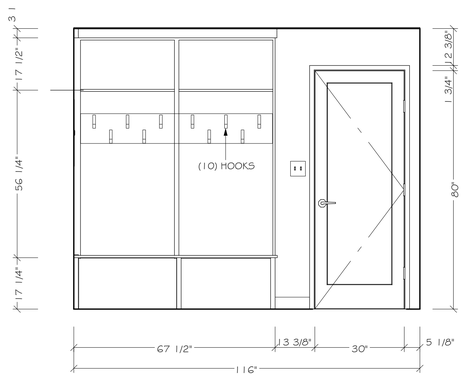


CROWN DETAIL TYP.
1" = 1'-0"

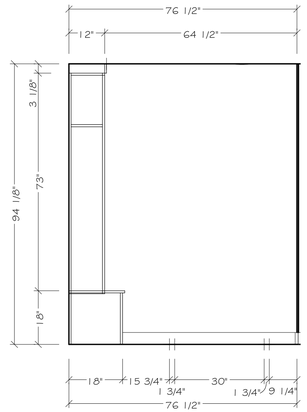
WALL LEGEND

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

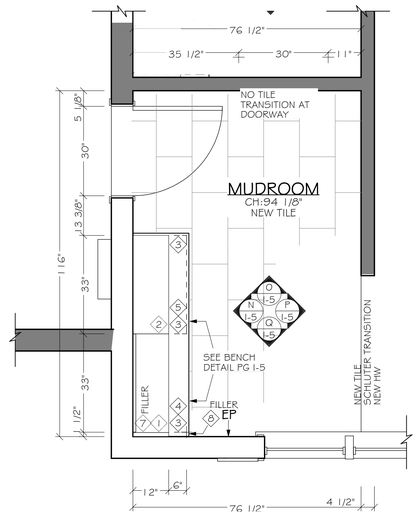
	GENERAL NOTES
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



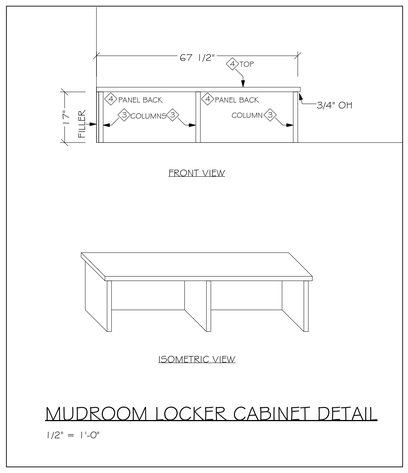
N ELEVATION N: MUDROOM
1/2" = 1'-0"



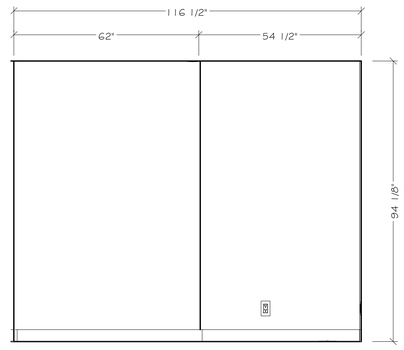
O ELEVATION O: MUDROOM
1/2" = 1'-0"



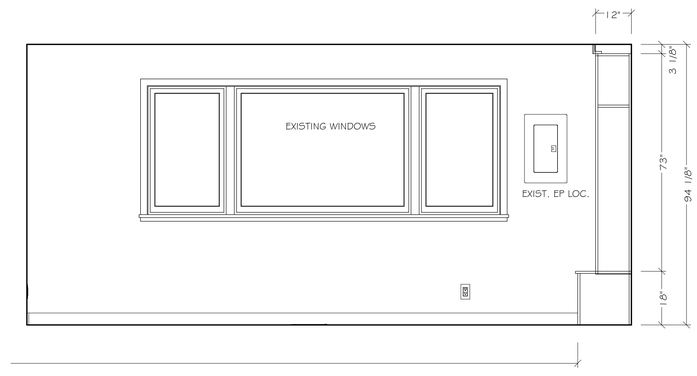
MUDROOM FLOOR PLAN
1/2" = 1'-0"



MUDROOM LOCKER CABINET DETAIL
1/2" = 1'-0"



P ELEVATION P: MUDROOM
1/2" = 1'-0"



Q ELEVATION Q: MUDROOM
1/2" = 1'-0"

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

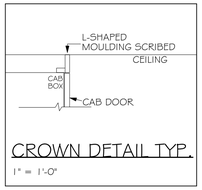
I - 5
MUDROOM NKBA PLAN & INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"

2/27/2024

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

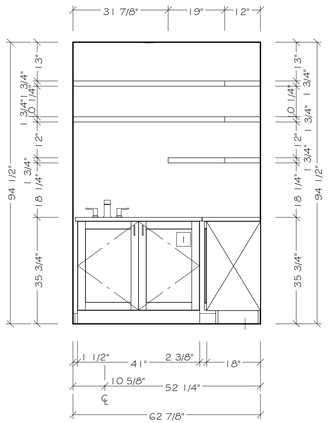


CROWN DETAIL TYP.
1" = 1'-0"

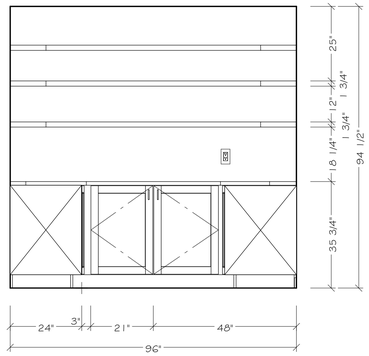
WALL LEGEND

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

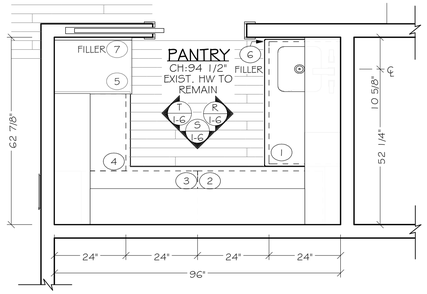
	GENERAL NOTES
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



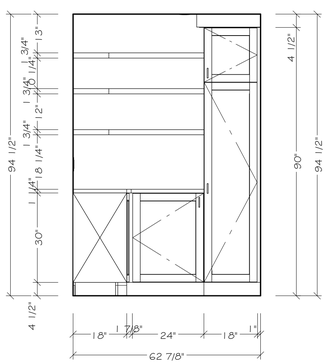
R ELEVATION R : PANTRY
1/2" = 1'-0"



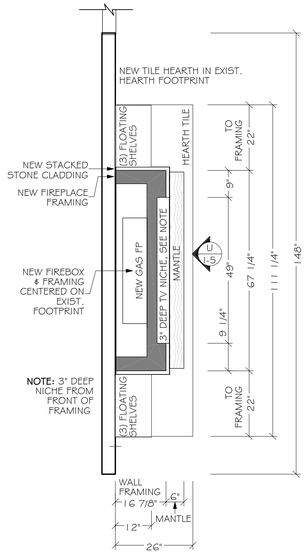
S ELEVATION S: PANTRY
1/2" = 1'-0"



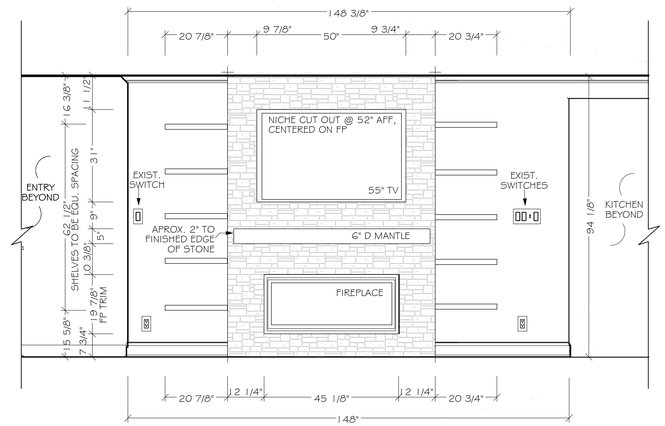
PANTRY FLOOR PLAN
1/2" = 1'-0"



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



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



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

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

I - 6

PANTRY & FIREPLACE
NKBA PLAN & INTERIOR ELEVATIONS

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

2/27/2024