

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

**SHEET INDEX**

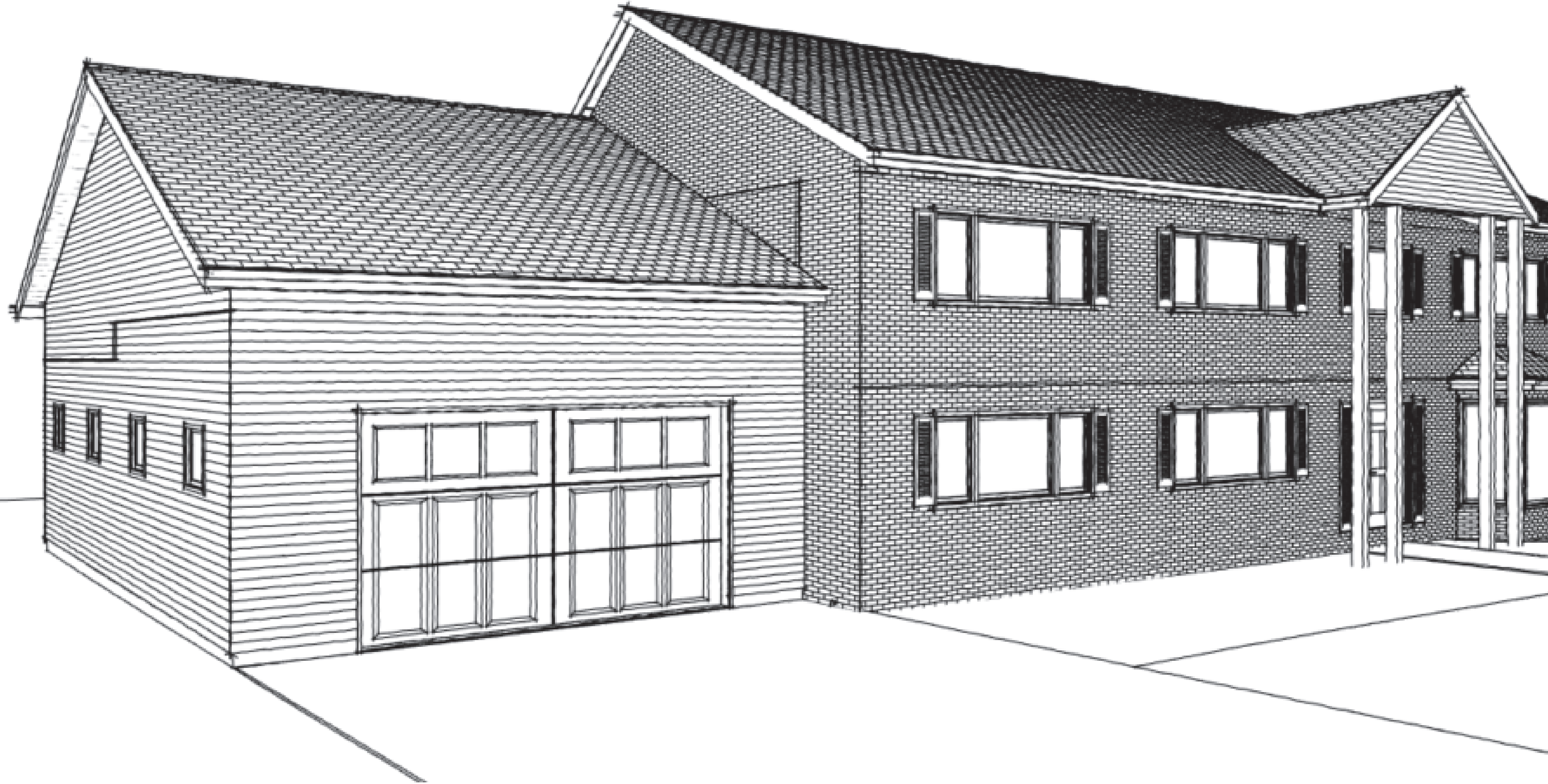
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THESE PLANS CONFORM TO THE FOLLOWING CODES AND STANDARDS FOR ALL EXISTING AND PROPOSED WORK

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

**SCOPE OF WORK**

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



**TABLE R402.1.1**  
**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>**

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

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

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

**Neil Kelly**  
 Design/Build Remodeling  
 5959 Conner Ave, Suite 200  
 Everett, WA 98203  
 OR CCB# 001663 / WA L&E# NELLKCI 18702

DRAWN: \_\_\_\_\_  
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**HOMEOWNER APPROVAL**  
 SEE DECLARATION ON PAGE 01

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

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

COVER SHEET

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 E5C and SWPP5 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: 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  
EXISTING BASEMENT: (APPENDIX B TITLE 19) 713 SF (ACTUAL 815)  
NEW GARAGE: 735 SF  
EXISTING PATIO, WALKWAY AREA: 436 SF  
EXISTING DRIVEWAY: 2,507 SF

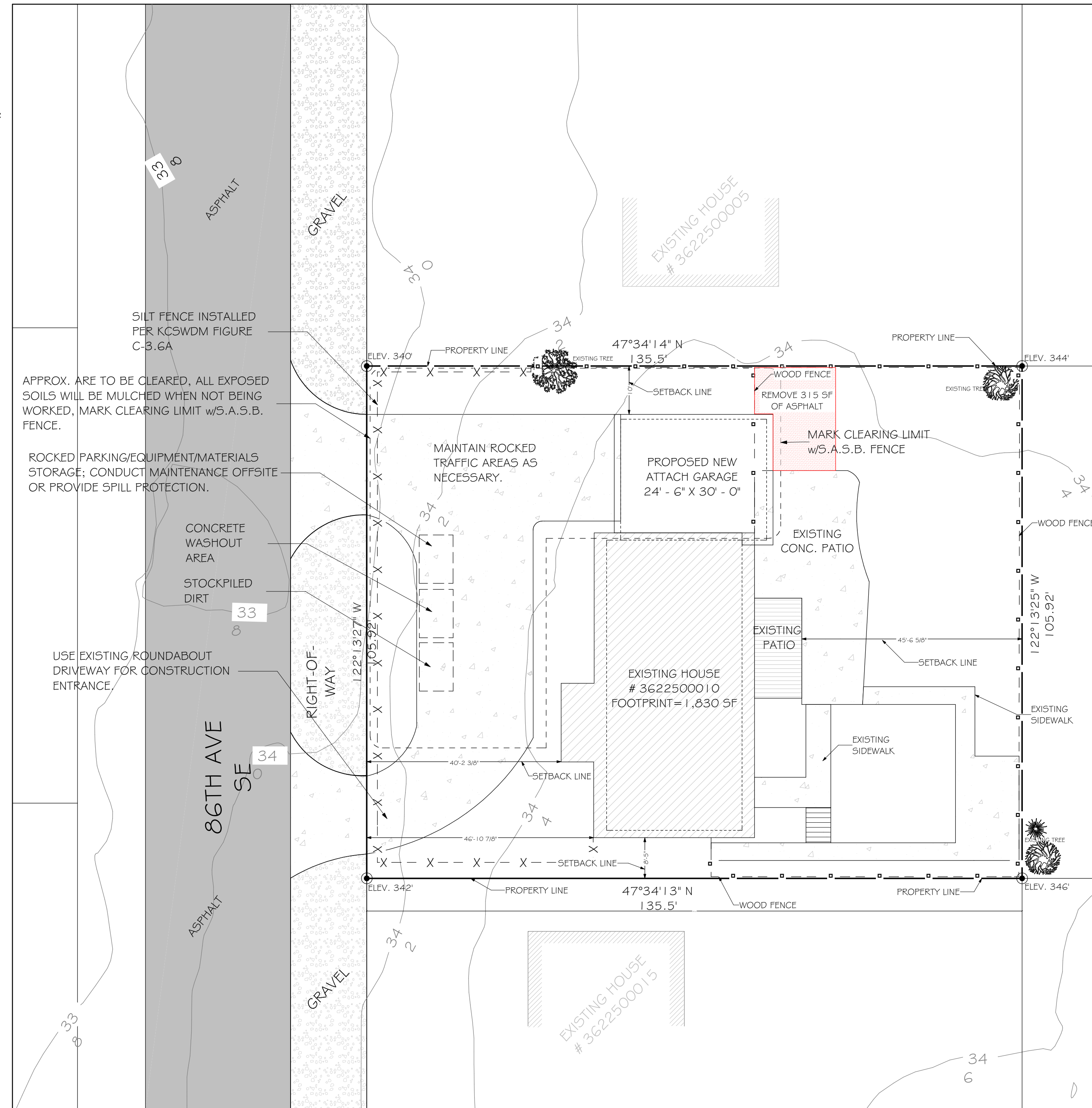
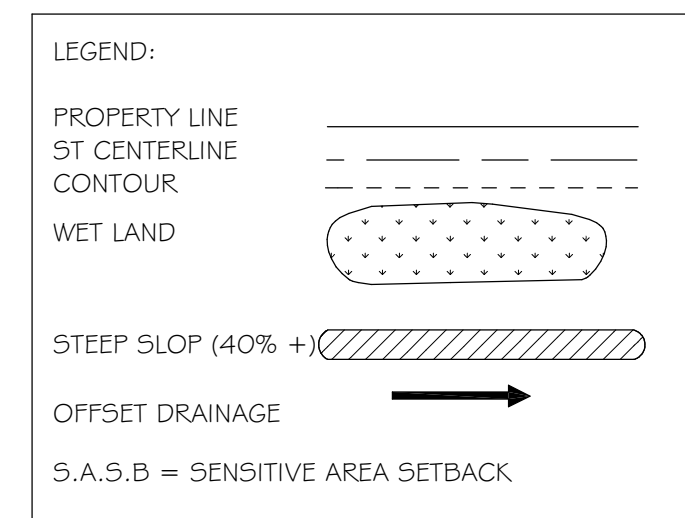
TOTAL: 5,711 SF (ACTUAL 5,813 SF)

PERCENTAGE: 39.9% (ACTUAL 40.7%)

TITLE 19 PORTION OF EXCLUDED BASEMENT FLOOR AREA =  
 $815 \text{ SF} \times (35\% \times 100\% + 35\% \times 100\% + 35\% \times 50\%) = 713 \text{ SF}$   
 $815 - 713 = 102 \text{ SF EXCLUDED FLOOR AREA.}$

CITY OF MERCER ISLAND R-9.6 REQUIREMENT:  
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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



# SMALL SITE CSWPP PLAN

SCALE: 1" = 15' - 0"

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### 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

ENGINEERING REVISION DATE: 03/16/2022

REVIEW BY:	Elliot Eui S Kim, SE Civil & Structural Engineer Services
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Neil Kelly  
Design/Build Remodeling  
804 North Alberta Street, Portland, OR 97217 (503) 288-7461  
OR CCB# 001663 / WA L&# NEILKCI 18782

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Date	Revised By
03/16/2022	SOURABH MENG

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C - 1

3/13/2024

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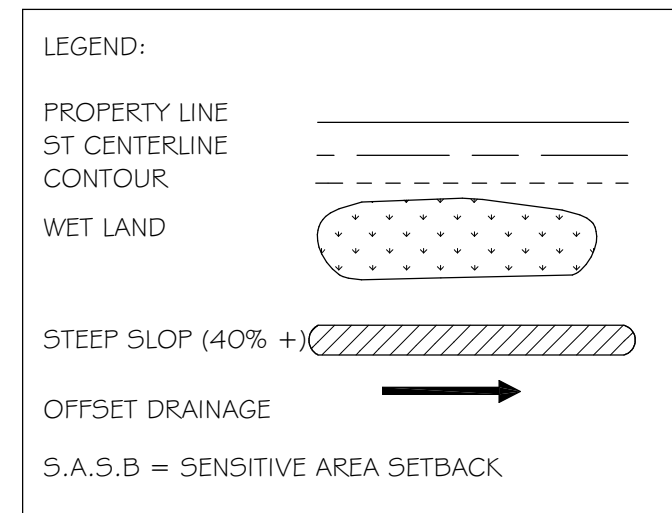
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TOTAL: 4,998 SF  
PERCENTAGE: 35%

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

MIN BLDG. SETBACK FROM STREET: 20 FT  
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MIN REAR YARD SETBACK: 25 FT



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.

- 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.
- 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.
- 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.
- 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.
- A minimum of a 5 foot setback is required between any part of the perforated pipe trench and any property line.

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"

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 flat 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 cleaning 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 reappraisal 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 cleaning, 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 night-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:

- Clearing limits will be marked by fencing or other means on the ground.
- The driveway will be constructed and graded 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.
- Runoff will not be allowed to concentrate and no water will be allowed to point discharge onto the slopes.
- Silt fencing will be placed along slope contours at the down slope limit of clearing.
- 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:

- 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.
- 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 sidewalks 18 and other impervious strips that are 10-foot wide or less.
- 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.
- 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.
- 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.

ENGINEERING REVISION DATE: 03/16/2022

REVIEW BY:

Elliott Eui S Kim, SE  
Civil & Structural Engineer  
Services

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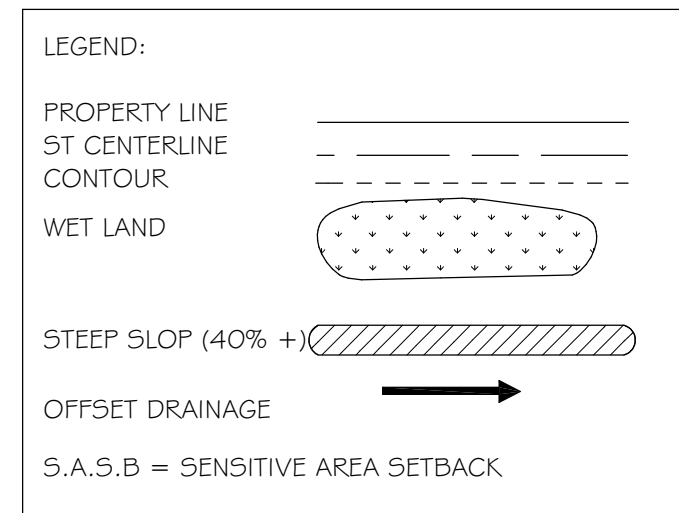
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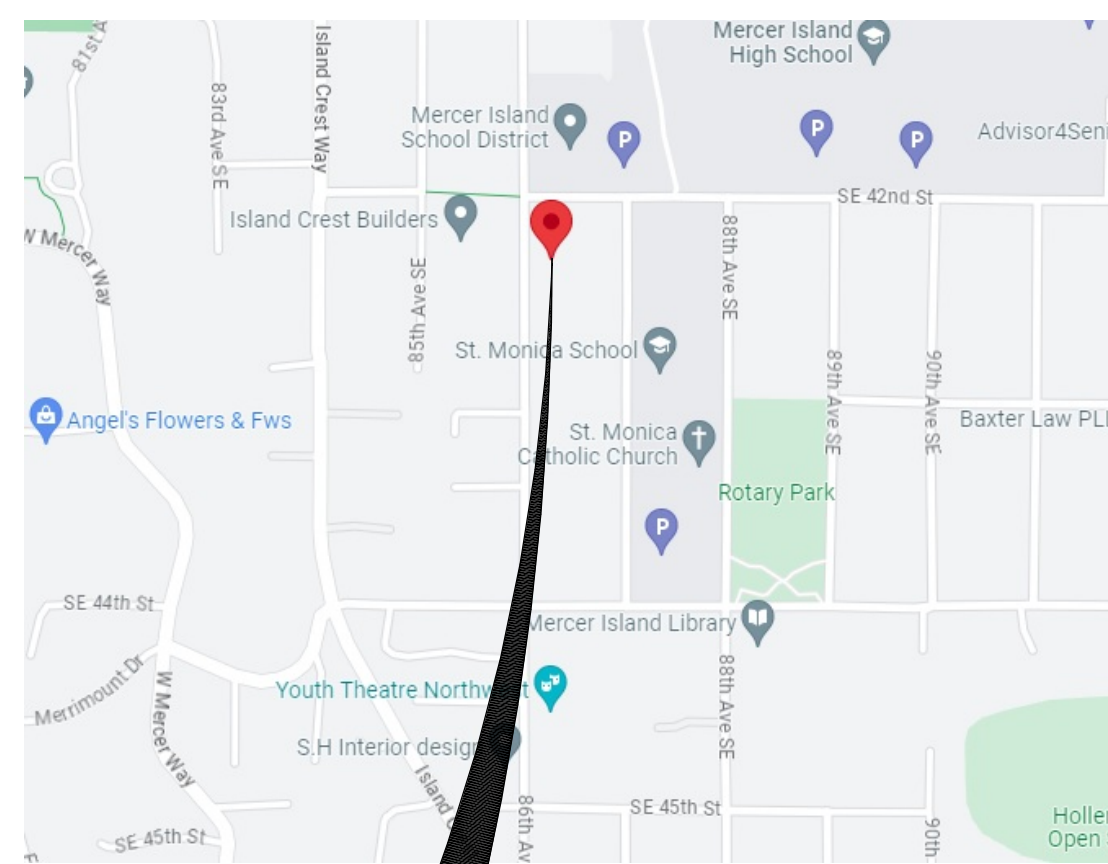
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MIN REAR YARD SETBACK 25 FT



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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

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		

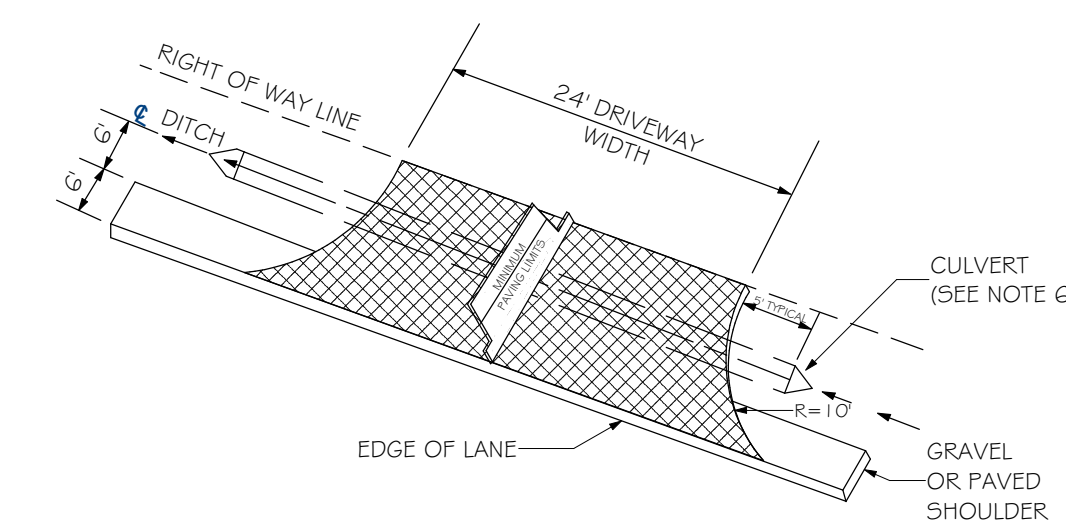
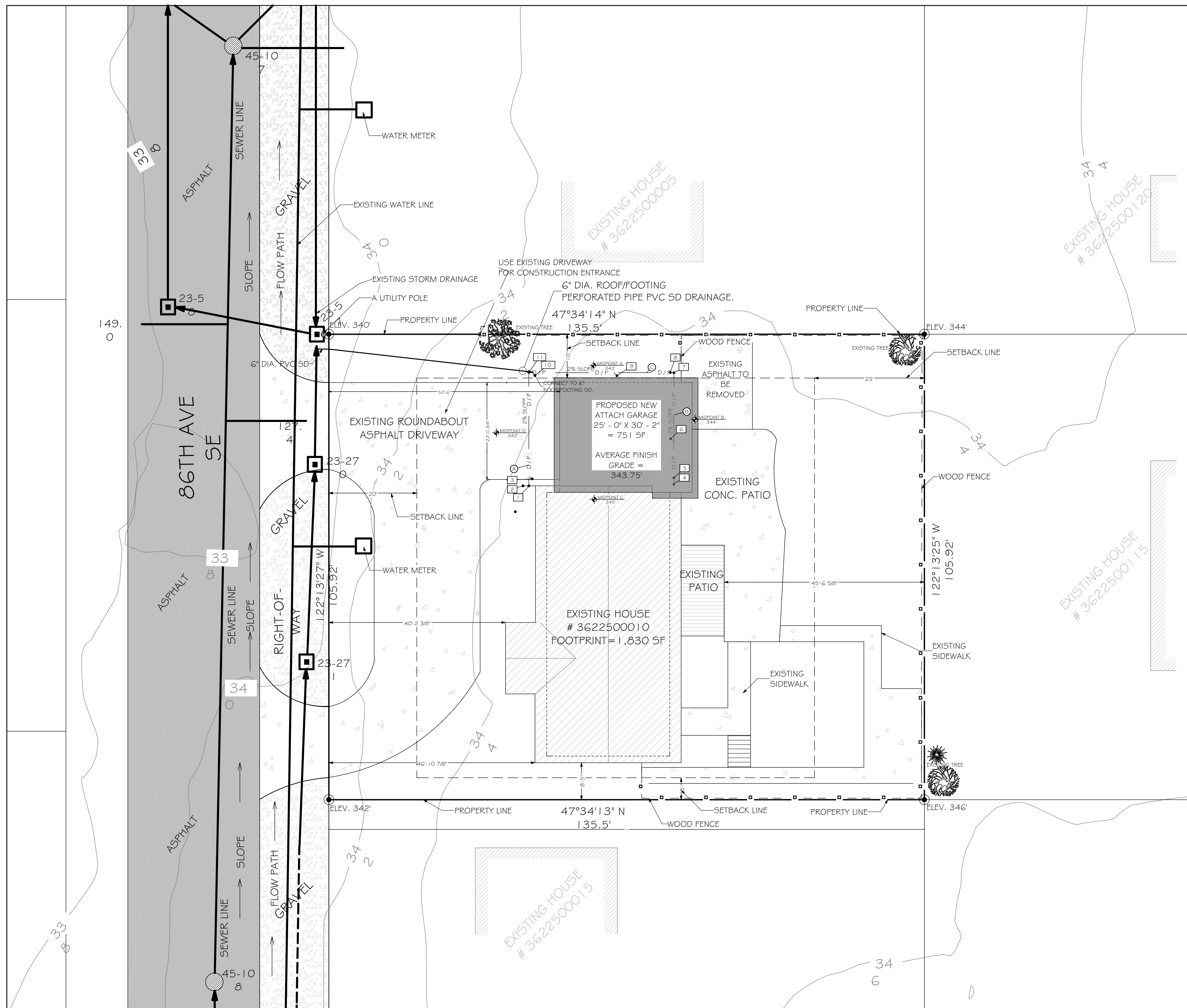
AREA DRAIN SHALL BE TY. 40 WITH CON. RISERS BY SLOPE CONCRETE.  
ALTERNATE: NDS PLASTIC 1.8" CB W/ 6" RISER  
INCLUDE 14"x20" CAST IRON GRATE  
TRAFFIC BEARING MATERIALS  
CLEANOUTS PER 7 /C3  
3" AREA DRAIN W/ BRASS GRATE, NDS 920B.  
NOTE: CONTRACTOR SHALL FIELD VERIFY POTHOLE AND FIELD VERIFY LOCATION / DEPTH OF CONNECTION TO EX. COMBINED SEWER PRIOR TO ANY CONSTRUCTION.

STORM PIPE SCHEDULE			
PIPE	DIATYPE	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



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 1/38"  
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.

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&# NEILKCI 18782

Revision Table	
Date	Revised By
03/16/2022	SOURAREY MENG

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 - 3**

3/13/2024

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

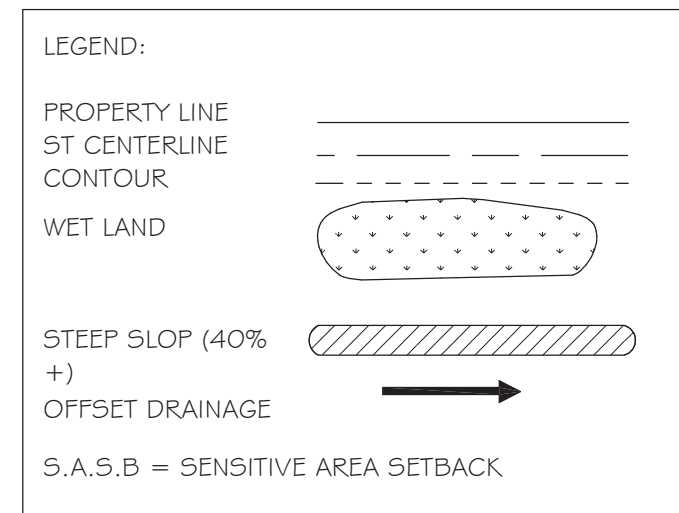
**IMPERVIOUS CALCULATIONS - PROPOSED**

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%

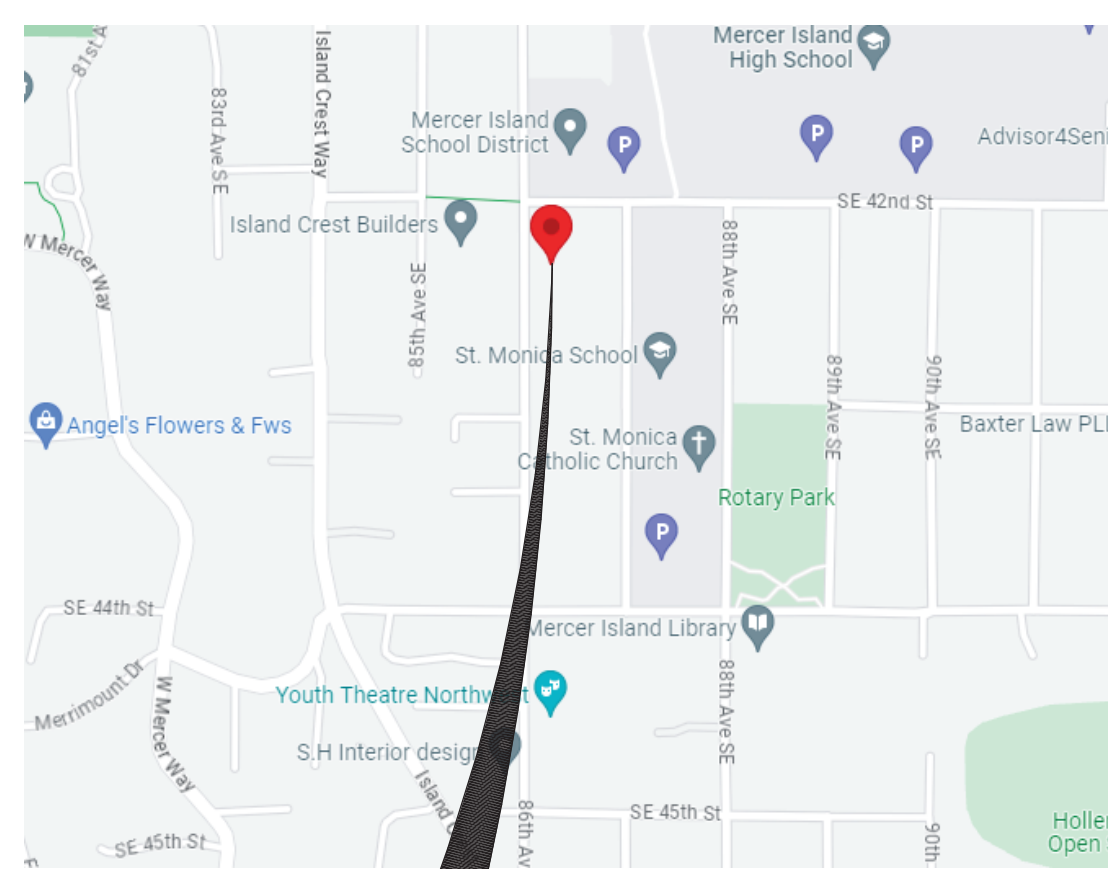
CITY OF MERCER ISLAND R-9.6 REQUIREMENT:  
THE PROPERTY LOT SLOPE LESS THAN 15%, WHICH IS 35% MAX LOT COVERAGE

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



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SITE VICINITY MAP

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CB/CO	TYPE	CB/CO	TYPE
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7	AREA DRAIN, GRATE		
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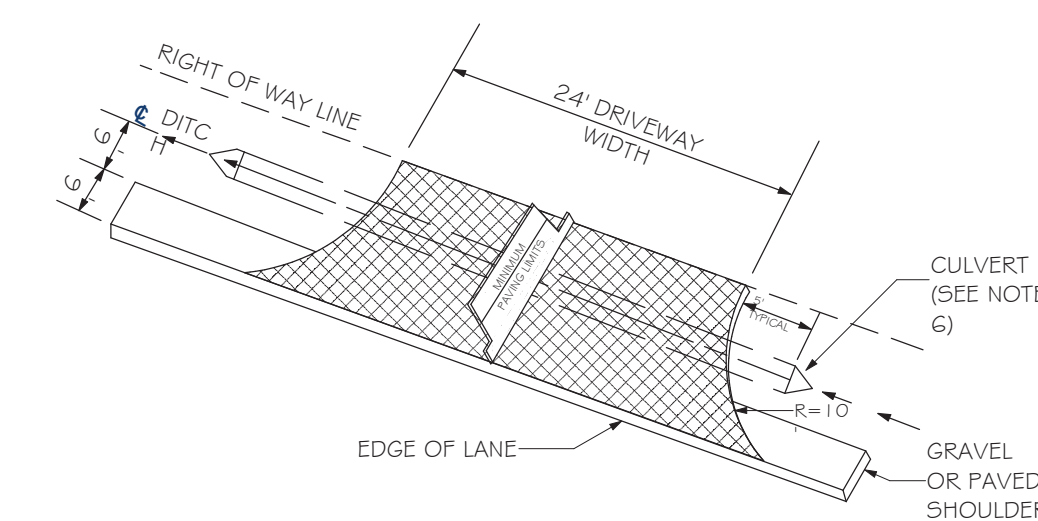
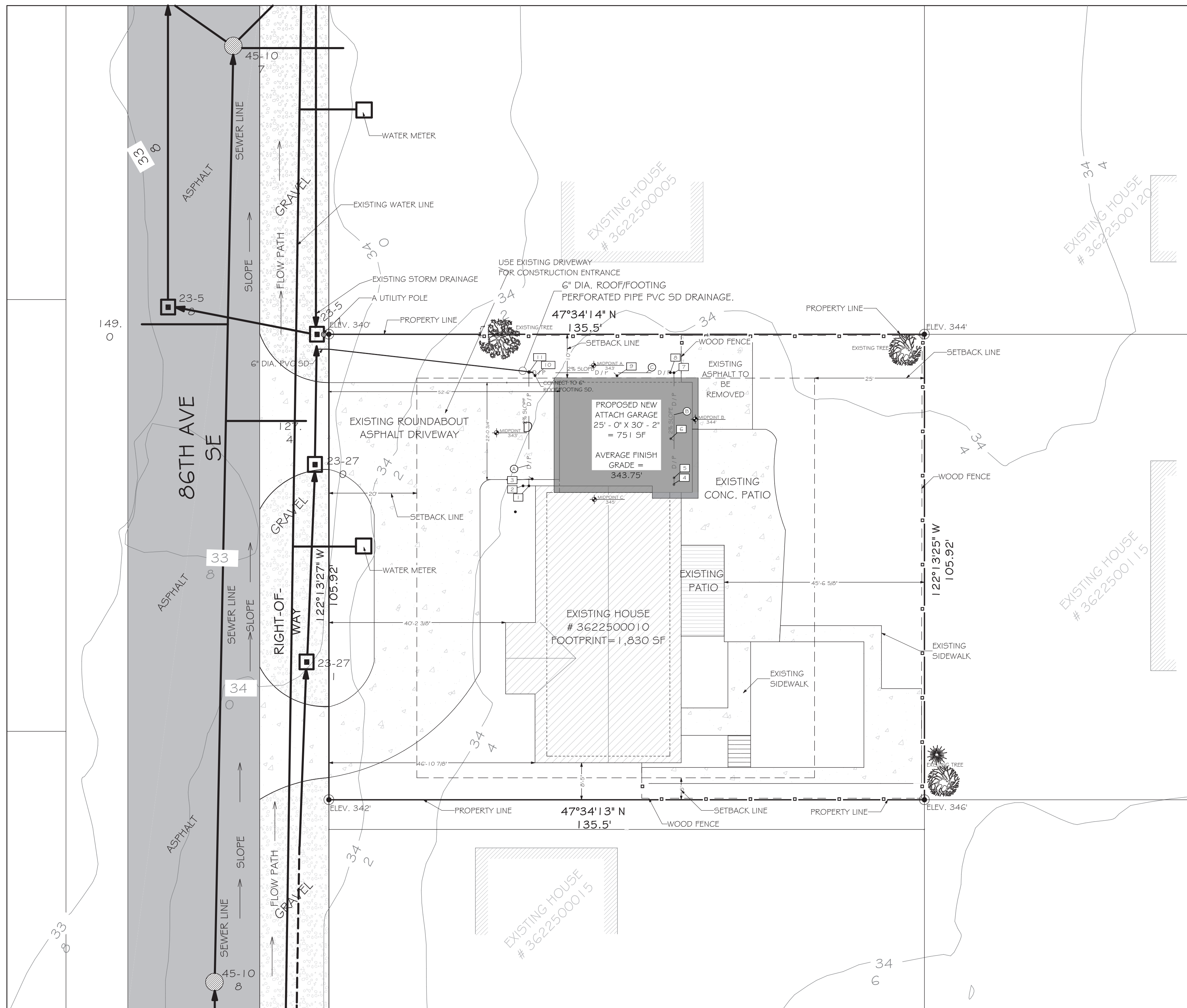
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PIPE	DIAM/TYPE	LENGTH(FT)	SLOPE
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(B)	4" PVC	25' - 3"	2% MIN.
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NOTE: NO NEW HARDSCAPE PROPOSED IN THIS PROJECT.

ENGINEERING REVISION DATE:

03/16/2022  
REVIEW

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

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Design/Build Remodeling  
804 North Alberta Street, Portland, OR 97217 (503) 288-7461  
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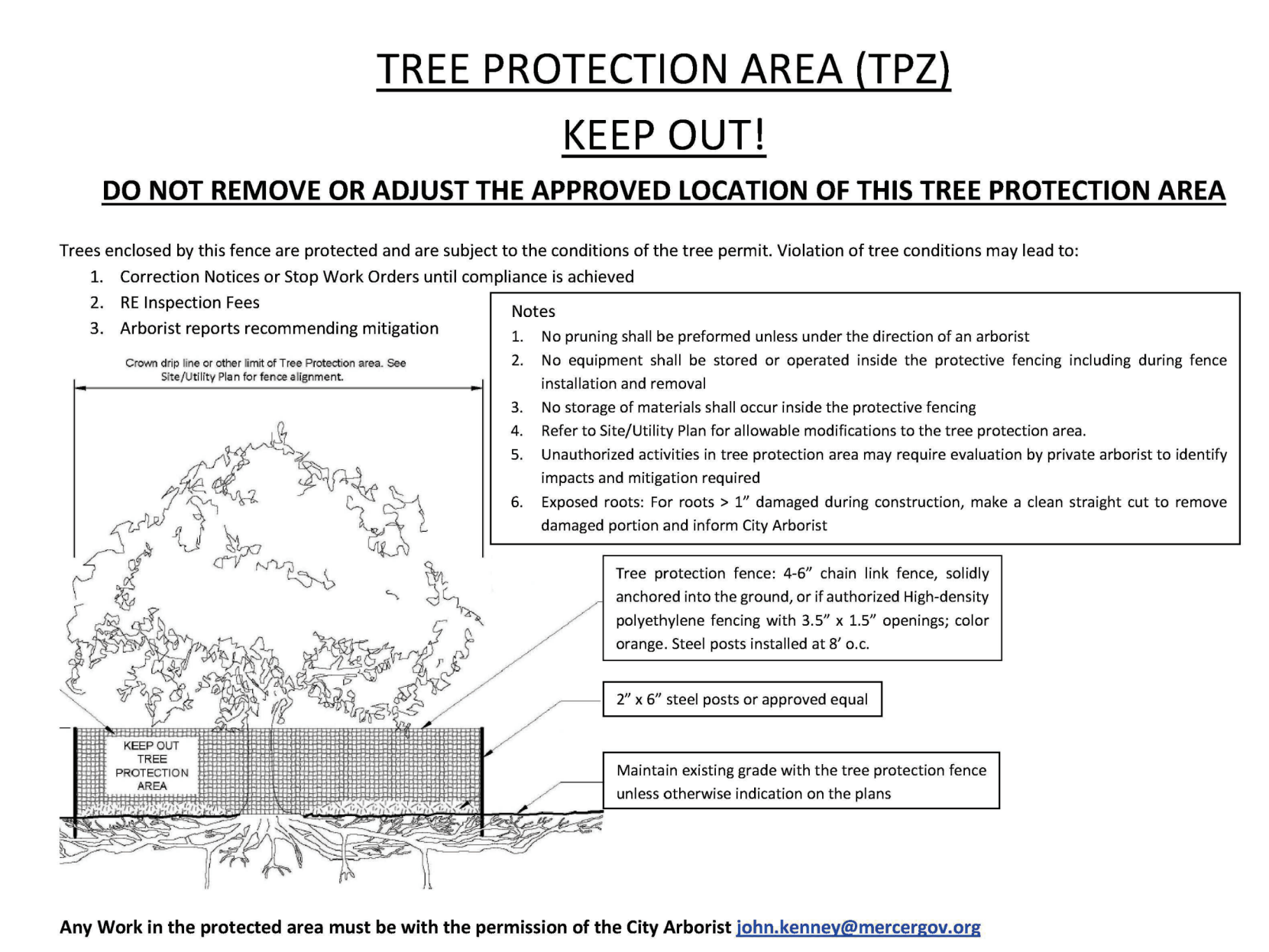
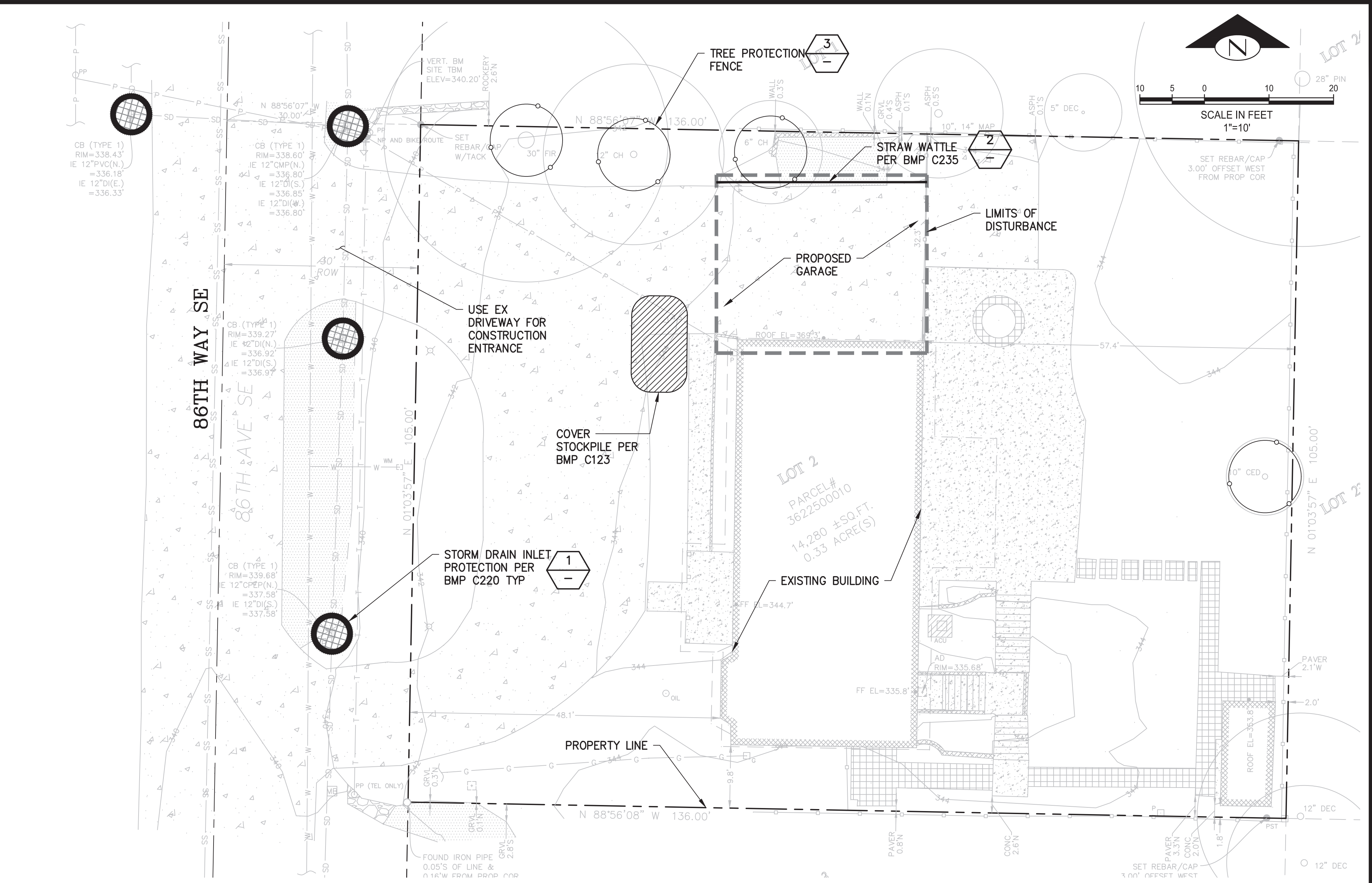
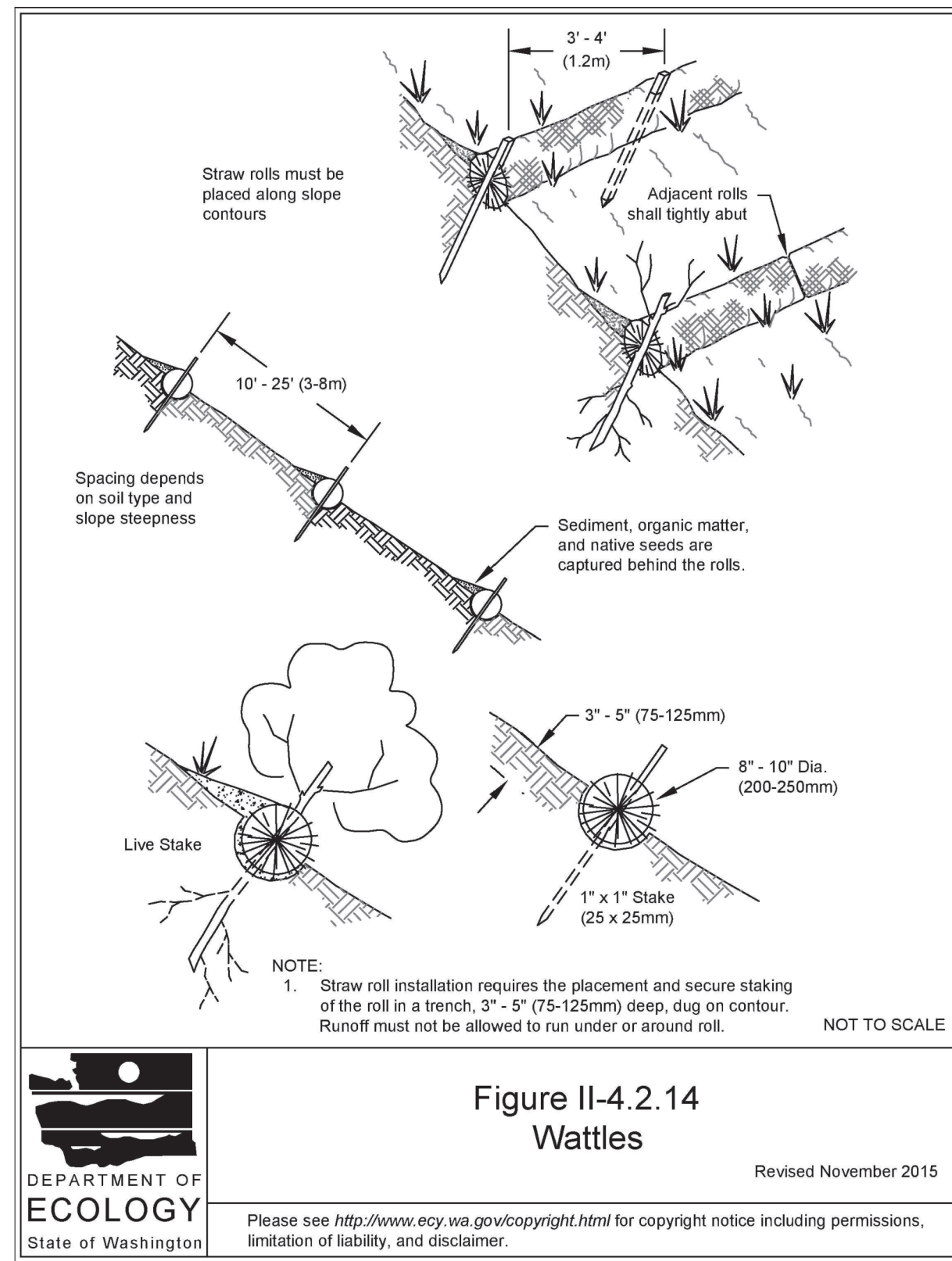
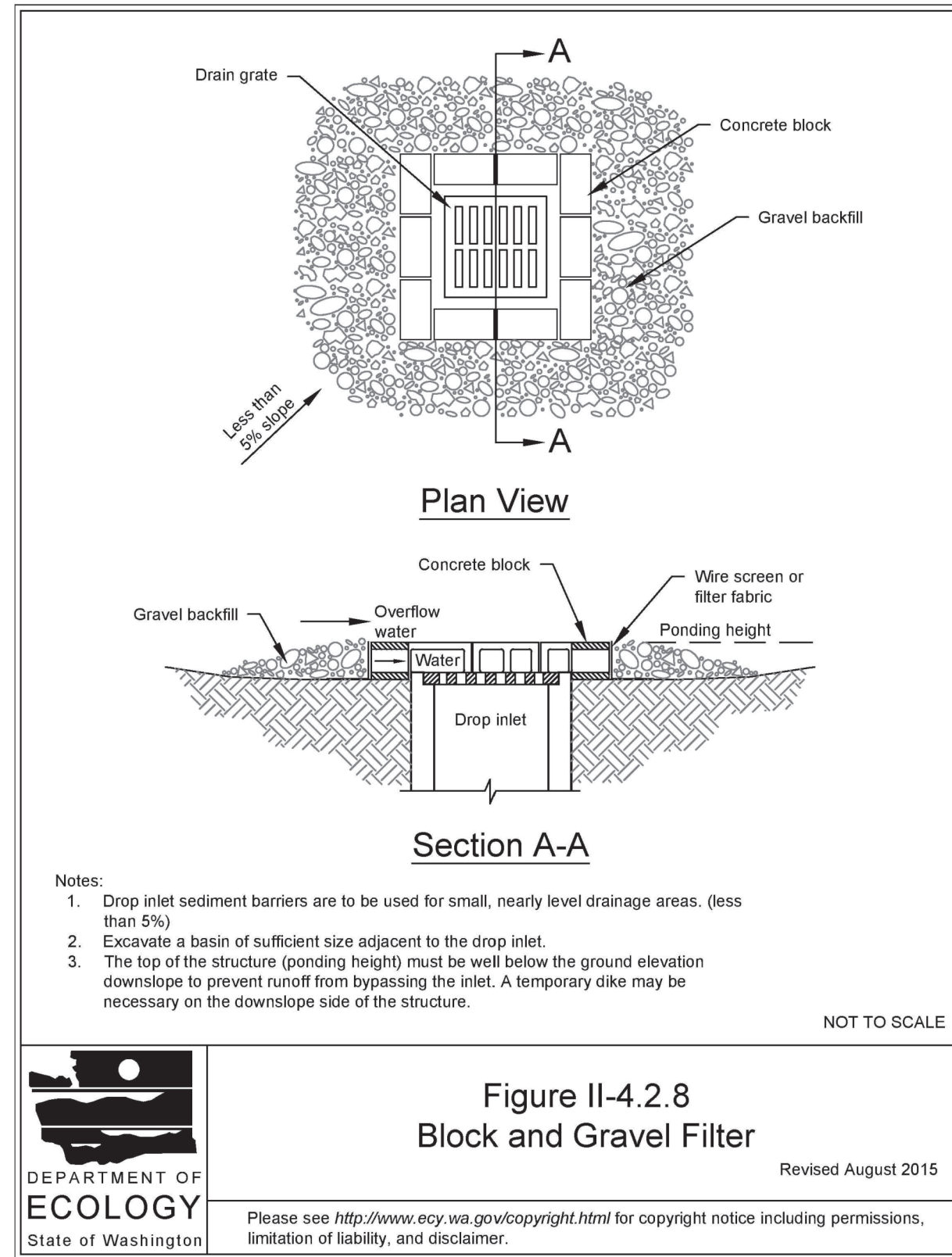
Revision Table	
Date	Revised By
03/16/2022	SOURIMERY MENG

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

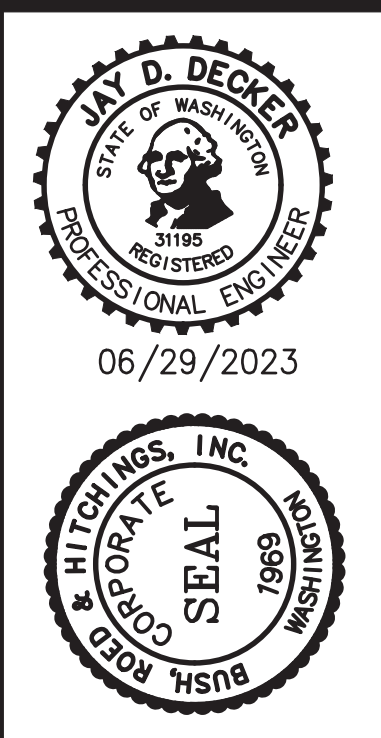
**SHEET**  
SITE PLAN

**CIVIL PLAN**  
**C - 4**

2/14/2024



- GENERAL EROSION CONTROL PLAN NOTES:**
- 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).
  - 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.
  - 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.
  - 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.
  - 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.
  - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
  - 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.
  - 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.
  - 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.



**BUSH, ROED & HITCHINGS, INC.**  
 LAND SURVEYORS & CIVIL ENGINEERS  
 15400 SE 30TH PL., STE 100  
 BELLEVUE, Washington 98007  
 info@brhinc.com  
 (206) 323-4144  
 1-800-935-0508  
 WWW.BRHINC.COM

NO.	REVISION	DATE

TESC PLAN AND DETAILS  
 MALONE RESIDENCE  
 WA  
 KING  
 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:\CS\2022\2022245\ENGINEERING\PLAN SHEETS\CON 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.

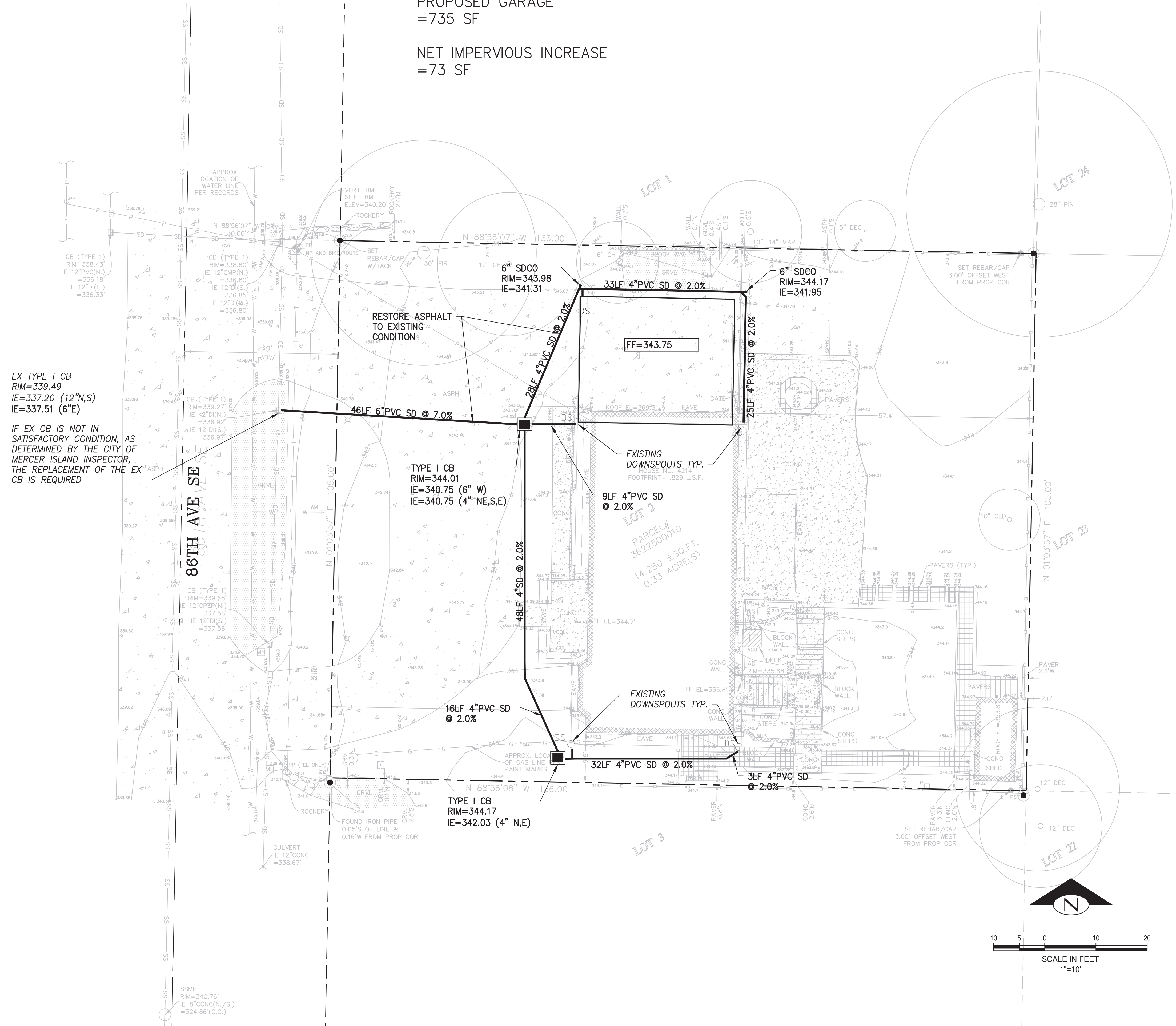
IF THE EXISTING CATCH BASIN IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING CATCH BASIN IS REQUIRED.

**HARD SURFACE CALCS**

EXISTING PAVEMENT UNDERNEATH NEW GARAGE  
=662 SF

PROPOSED GARAGE  
=735 SF

NET IMPERVIOUS INCREASE  
=73 SF



EX TYPE I CB  
RIM=339.49  
IE=337.20 (12\"/>

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

TYPE I CB  
RIM=344.01  
IE=340.75 (6\"/>

TYPE I CB  
RIM=344.17  
IE=342.03 (4\"/>



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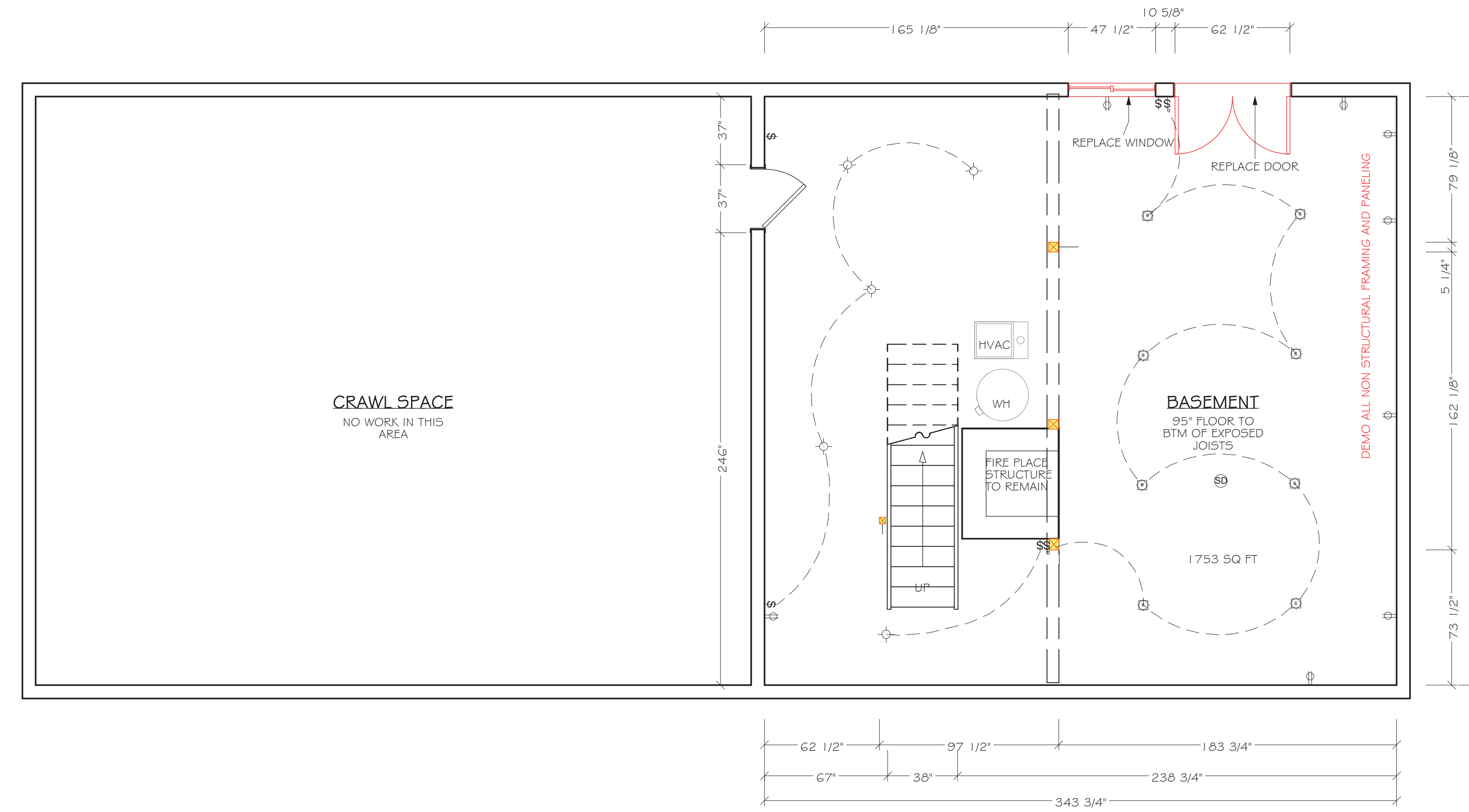


NO.	REVISION	DATE

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



### WALL LEGEND

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

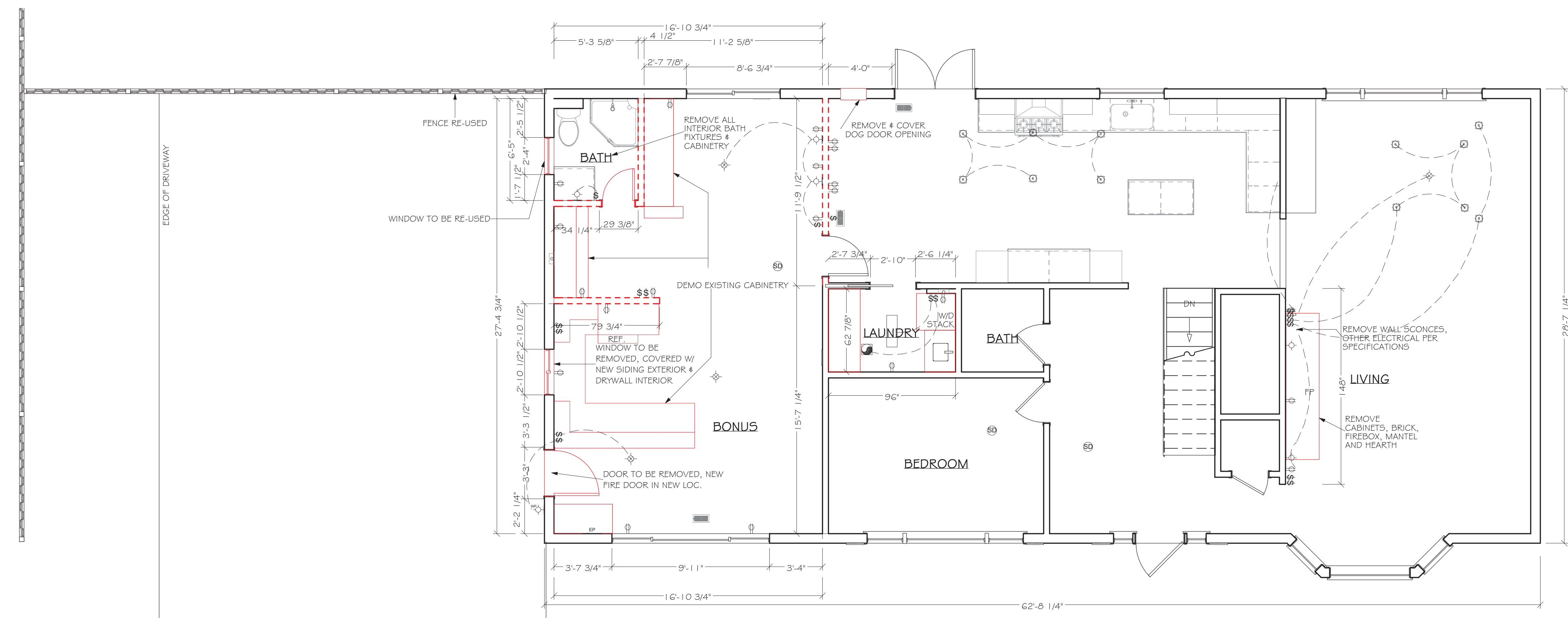
### DEMO LEGEND

- OTHER TO BE REMOVED

GENERAL NOTES	
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE

**NOTE: DEMO ALL NON STRUCTURAL FRAMING AND PANELING**

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



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

**Neil Kelly**  
Design/Build Remodeling  
599 Cashmere Ave., Suite 203  
Tacoma, WA 98108  
OR CCB# 001663 / WALL & F NEILKCI 18702

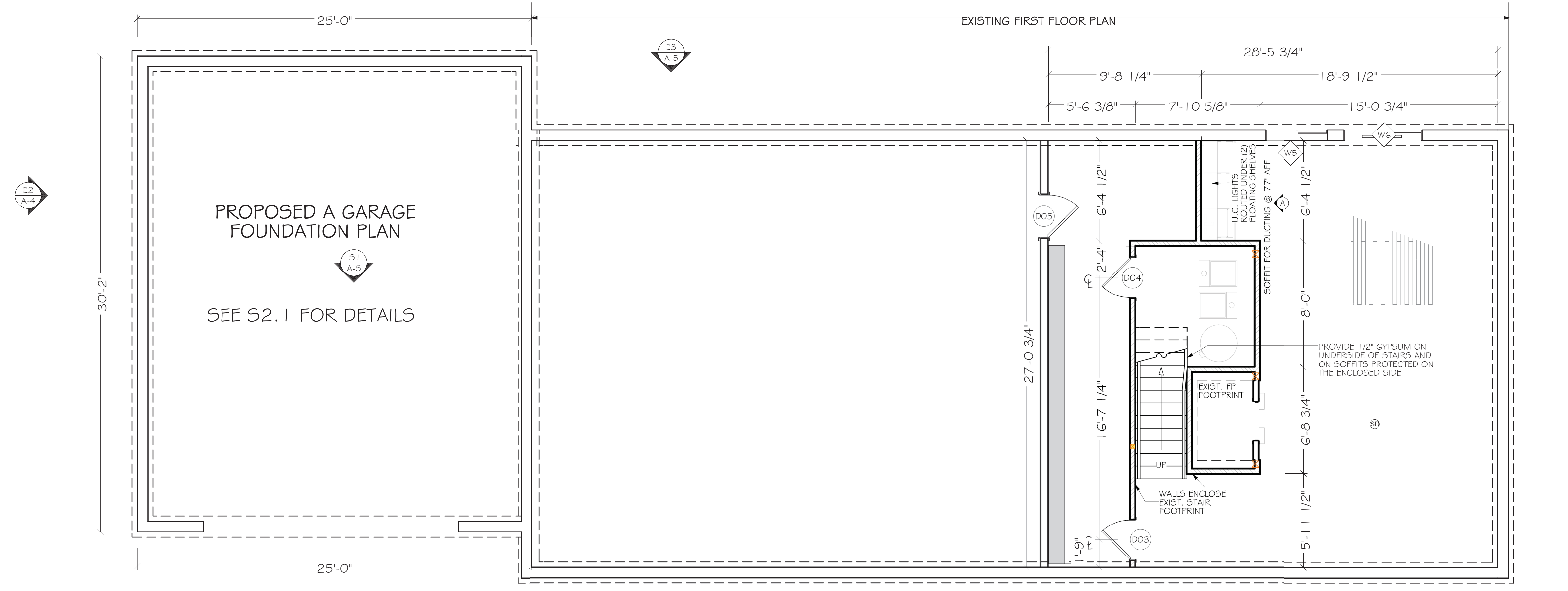
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**HOMEOWNER APPROVAL**  
SEE DECLARATION ON PAGE 01

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

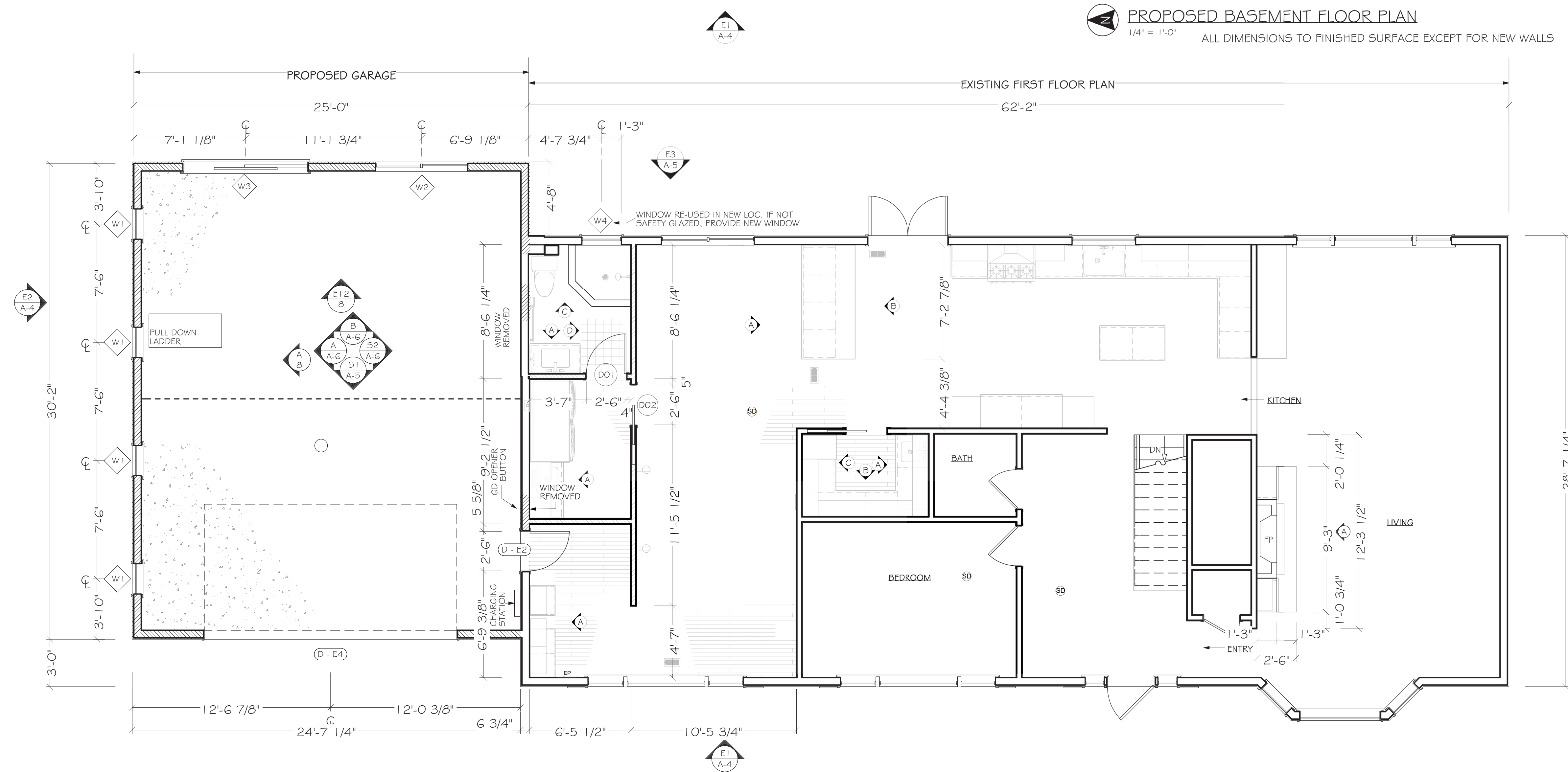
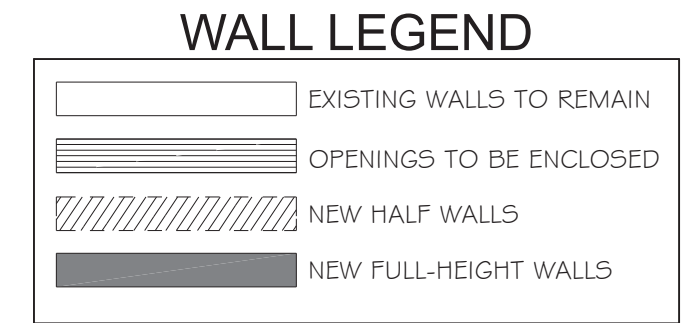




WINDOWS SCHEDULE			
NUMBER	R/O	DESCRIPTION	COMMENTS
W1	24"x24"	FIXED GLASS	
W2	7'-3/8"x47"	RIGHT SLIDING	
W3	96"x80"	EXT. SLIDER-GLASS PANEL	
W4	51T	VERIFY SINGLE CASEMENT-HR	WINDOW RE-USED IN NEW LOC.
W5	48"x24"	LEFT SLIDING	
W6	60"x72"	EXT. SLIDER-GLASS PANEL	

INTERIOR DOOR SCHEDULE			
NUMBER	SIZE	R/O	DESCRIPTION
DO1	26G8 R IN	32"x82 1/2"	HINGED-DOOR PO3
DO2	26G8 R	61 1/4"x82 1/2"	POCKET DOOR PO3
DO3	26G8 L IN	32"x82 1/2"	HINGED-DOOR PO3
DO4	26G8 R IN	32"x82 1/2"	HINGED-DOOR PO3
DO5	26G8 R IN	34"x82 1/2"	HINGED-DOOR PO3

EXTERIOR DOOR SCHEDULE			
NUMBER	SIZE	R/O	DESCRIPTION
D - E2	26G8 L EX	32"x83"	EXT. HINGED-DOOR PO3
D - E4	16080	194"x99"	GARAGE DOOR SOLID CORE OF 20 MIN RATED W/ SELF CLOSING DEVICE



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

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

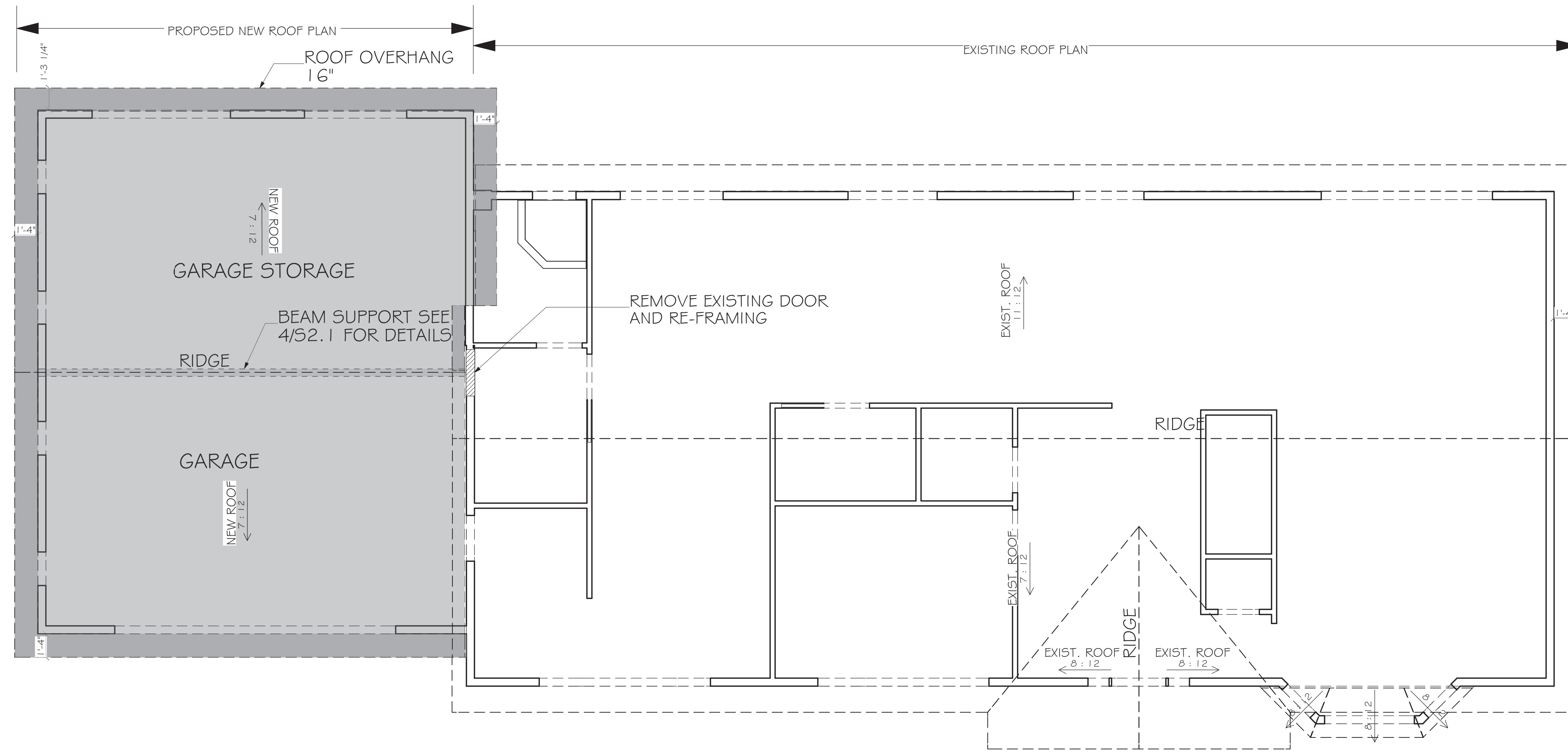
**Neil Kelly**  
Design/Build Remodeling  
5959 Cornish Ave SE  
Tacoma, WA 98404  
206.343.2823  
OR CCB# 001663 / WALL & F. NEILKELCI 18702

DRAWN: \_\_\_\_\_  
REVISOR: \_\_\_\_\_  
REVISOR: \_\_\_\_\_  
REVISOR: \_\_\_\_\_  
REVISOR: \_\_\_\_\_  
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4214 86th Ave SE  
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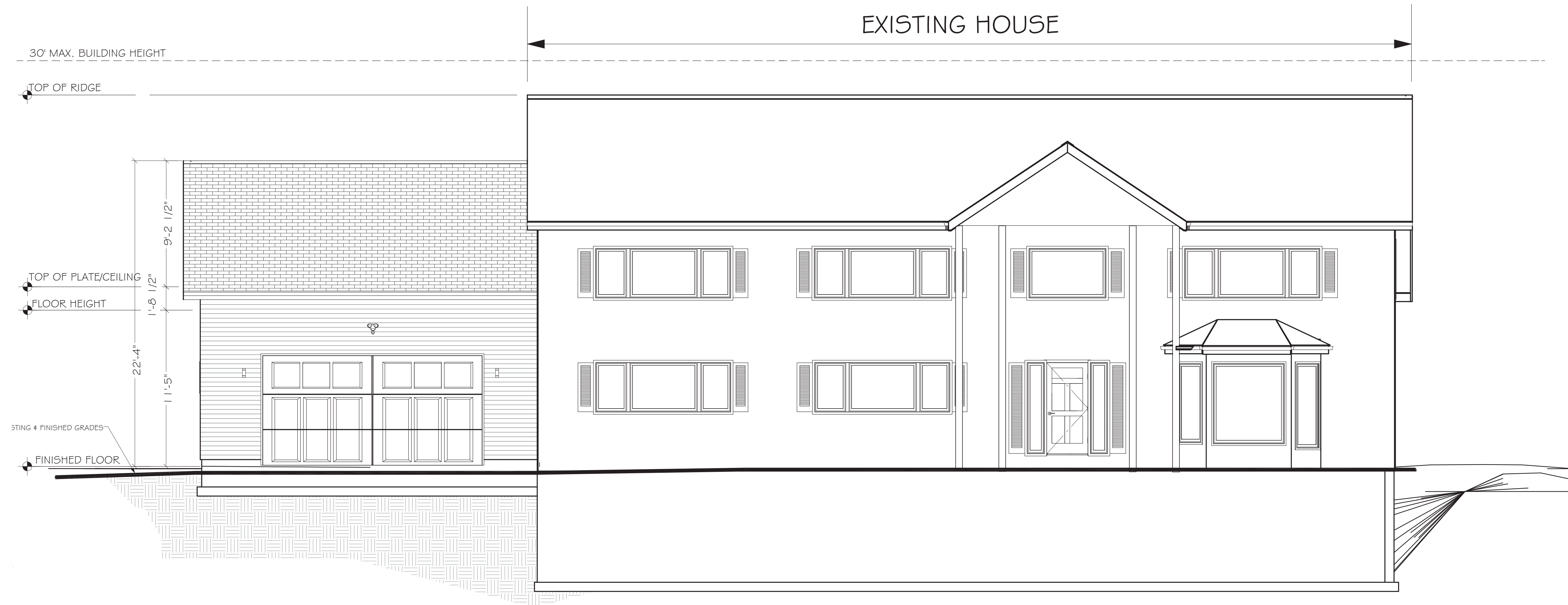
PROPOSED ROOF PLAN  
1/4" = 1'-0"

**Neil Kelly**  
Design/Build Remodeling  
599 Cashier Ave. SE  
Tacoma, WA 98408  
206.343.2822  
OR CCB# 001663 / WA L&E# NELLKCI 18702

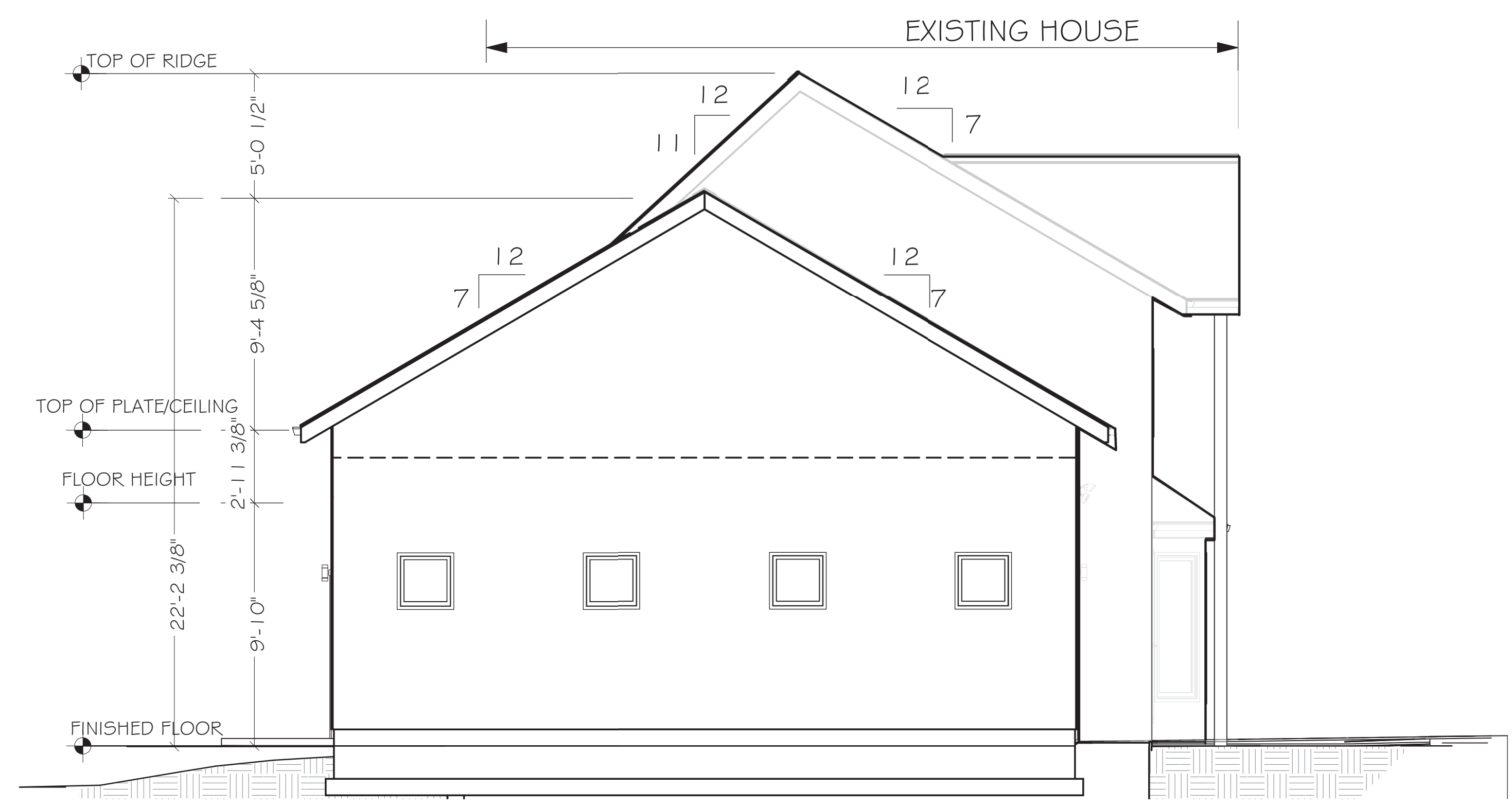
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Mercer Island, WA 98040  
Design Consultant: Jamie Grungeresky  
Project Manager: Tony Lopez



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



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

**Neil Kelly**  
Design/Build Remodeling  
599 Cashmere Ave SE  
Tacoma, WA 98108  
OR CCB# 001663 / WA L&E# NELLKCI 18702

DRAWN: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
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HOMEOWNER APPROVAL  
SEE DECLARATIONS ON PAGE 01

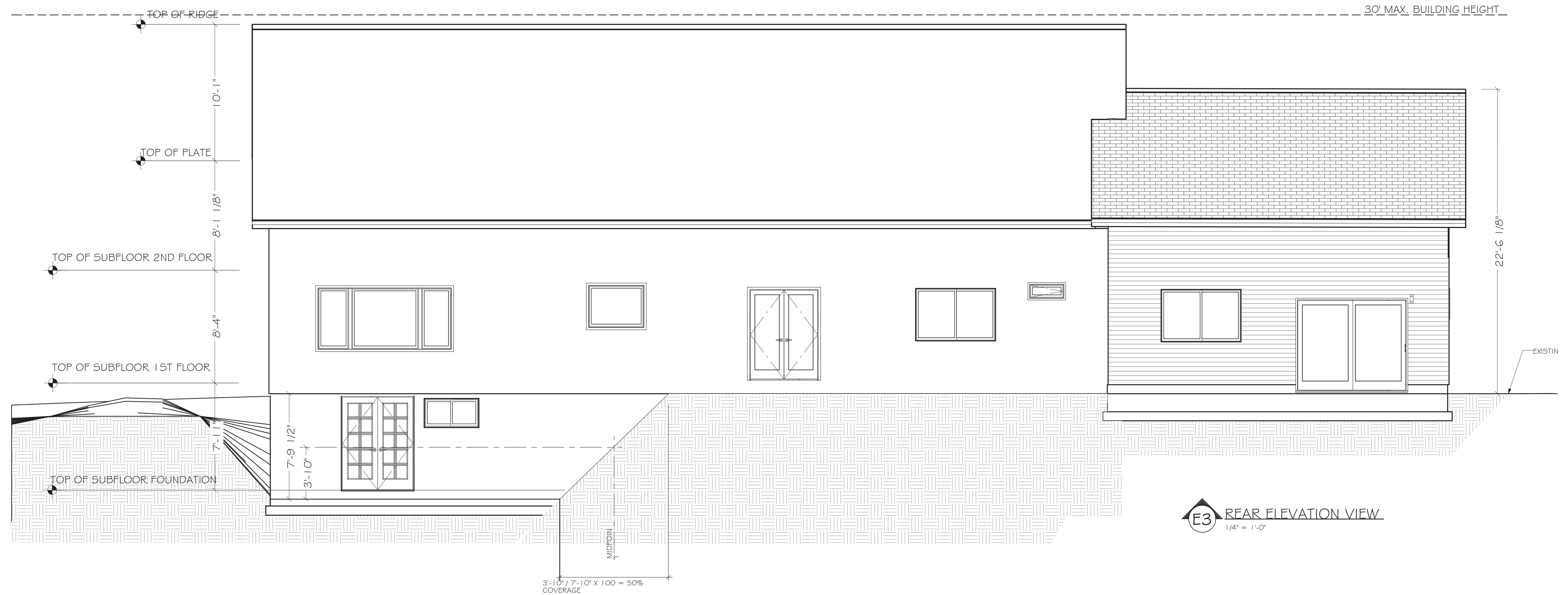
INITIAL	DATE
INITIAL	DATE

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

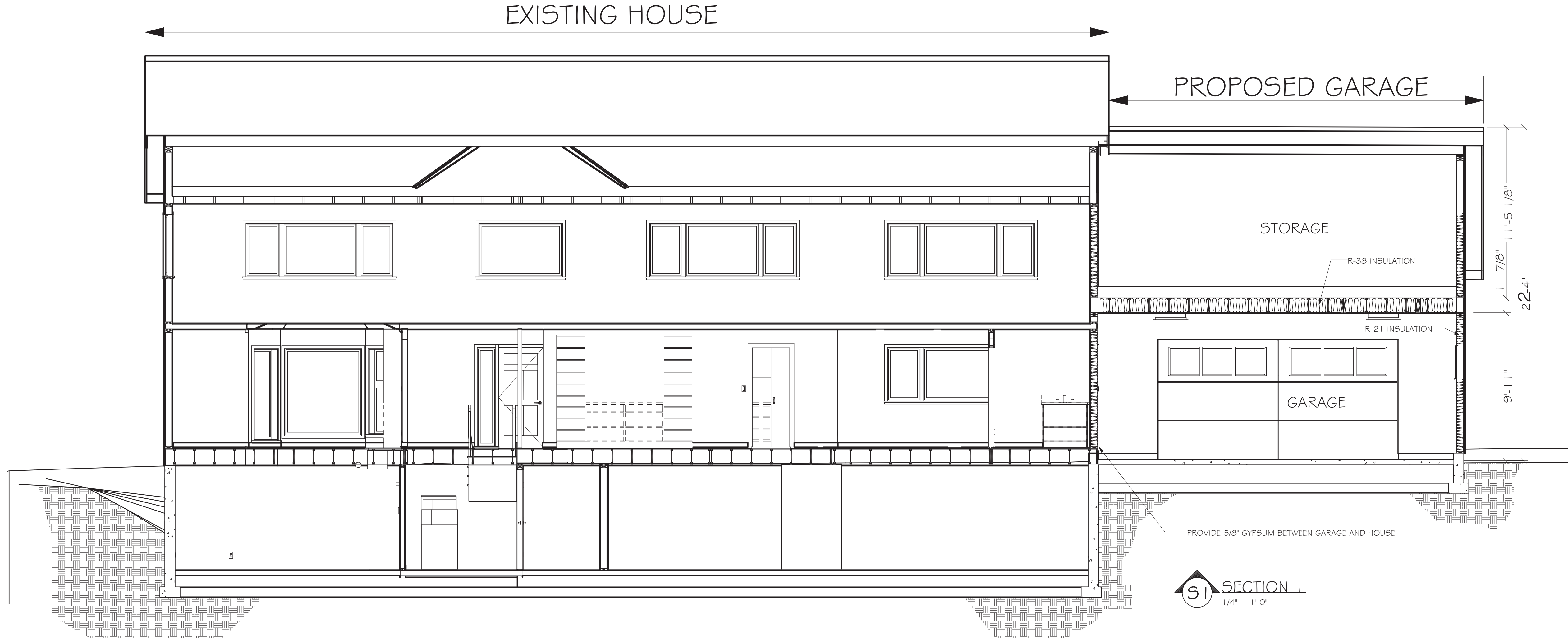
**A - 4**  
EXTERIOR ELEVATIONS 1  
of 2

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

2/27/2024



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



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

**Neil Kelly**  
Design/Build Remodeling  
599 Cashier Ave SE  
Tacoma, WA 98406  
206.343.3833  
OR CCB# 001663 / WA L&E NEILKCI 18702

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REVISOR: \_\_\_\_\_  
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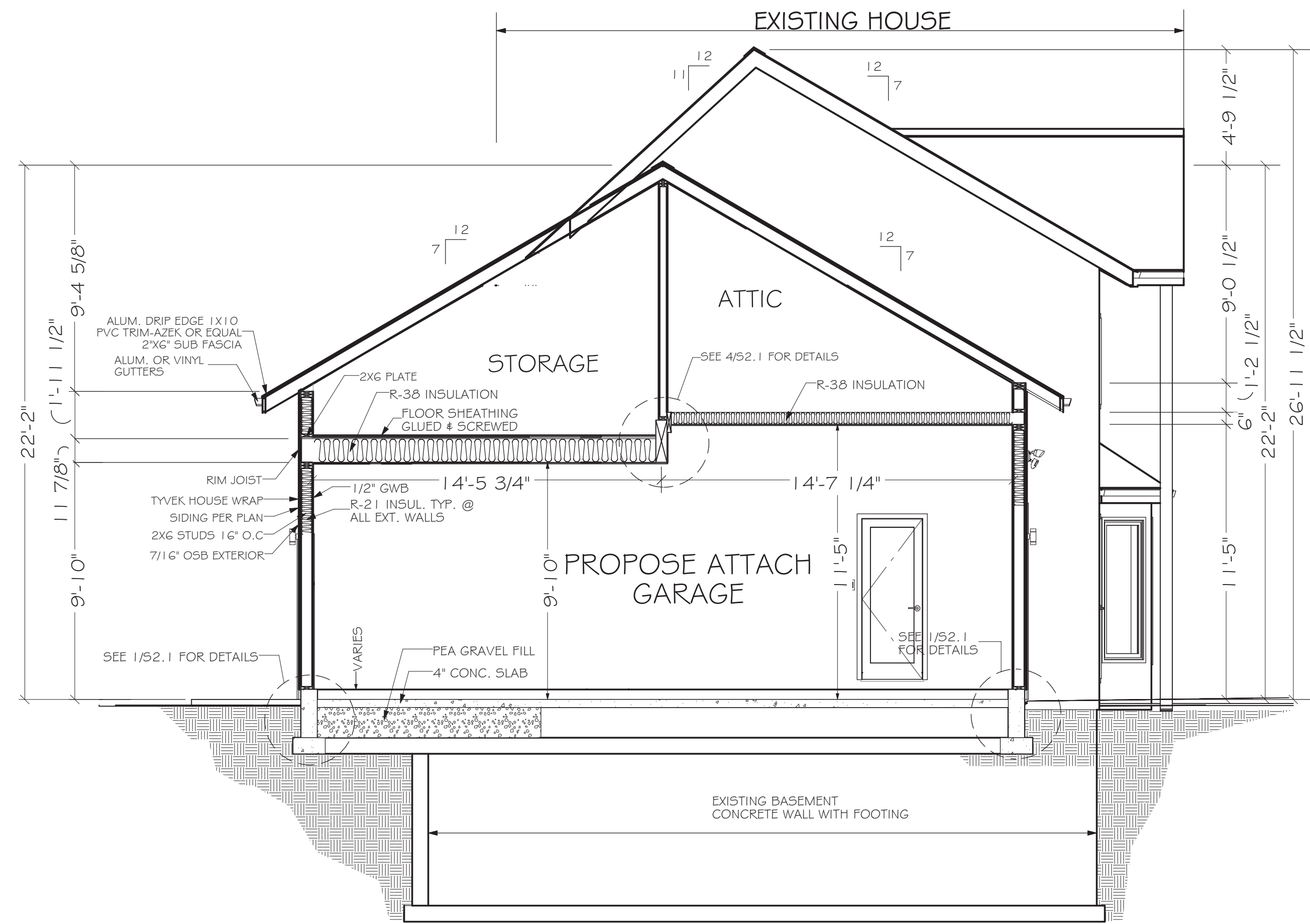
**HOMEOWNER APPROVAL**  
SEE DECLARATION ON PAGE 01

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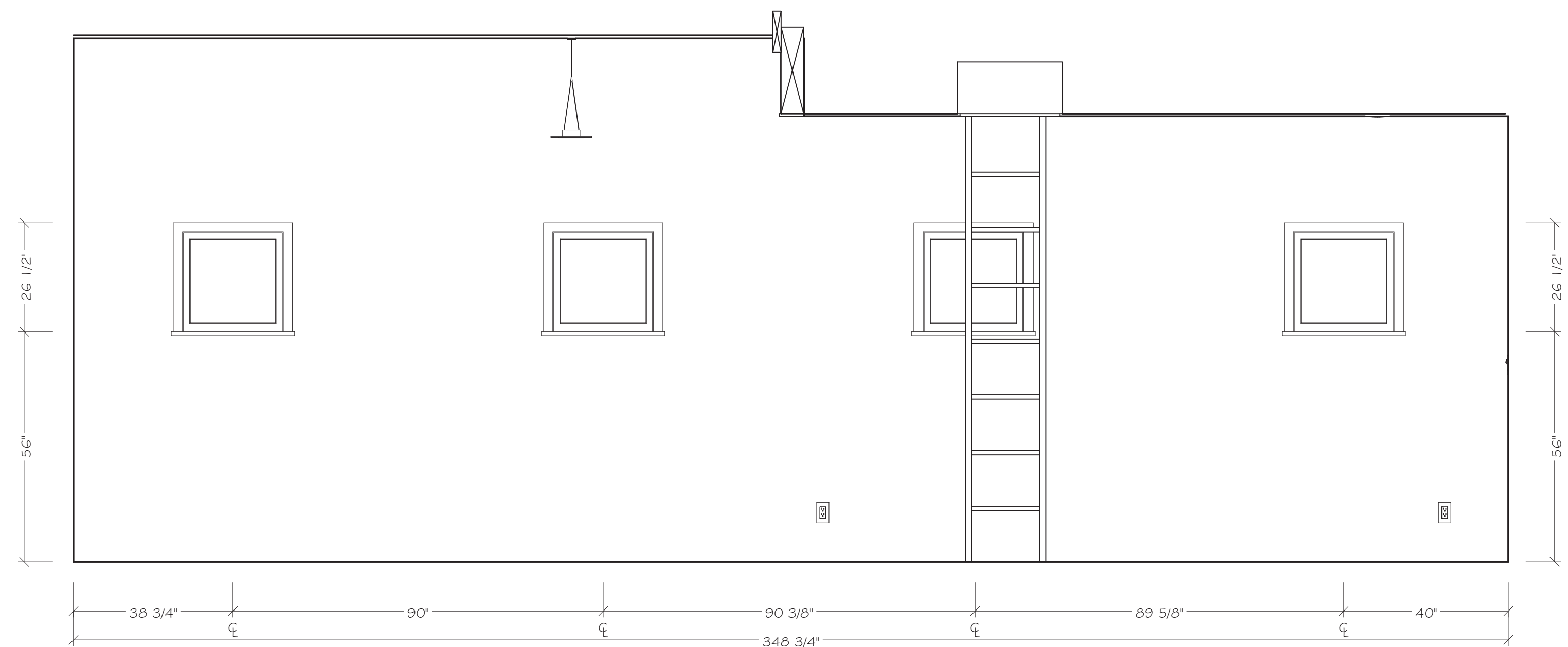
Remodeling Project for:  
**Nicholaus Malone**  
4214 86th Ave SE  
Mercer Island, WA 98040  
Design Consultant: Jamie Ormugeresky  
Project Manager: Tony Lopez

**A-5**  
EXTERIOR ELEVATION 3 & 4  
SECTION I

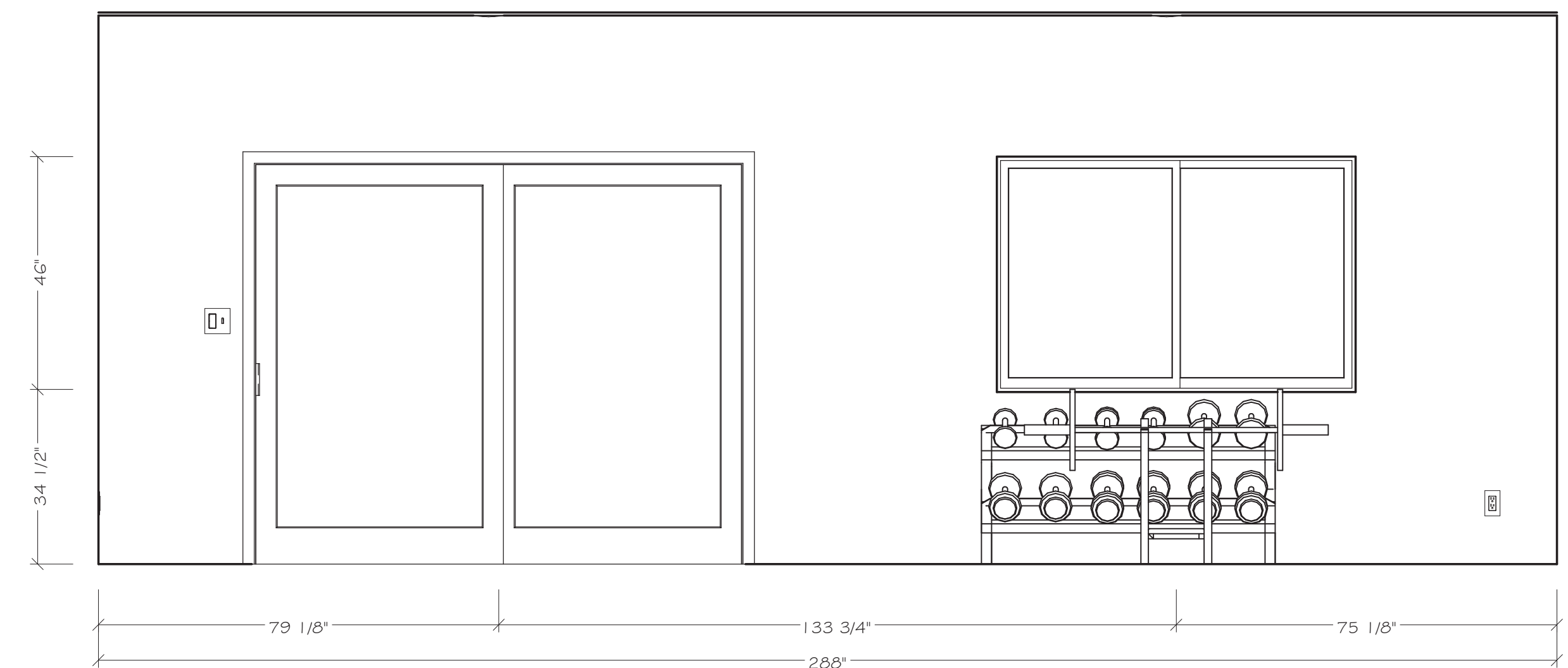
SCALE: 1/4" = 1'-0"  
2/27/2024



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



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



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

**Neil Kelly**  
Design/Build Remodeling  
599 Cashier Ave SE  
Tacoma, WA 98406  
206.343.2823  
OR CCB# 001663 / WALL & NEILKCI 18702

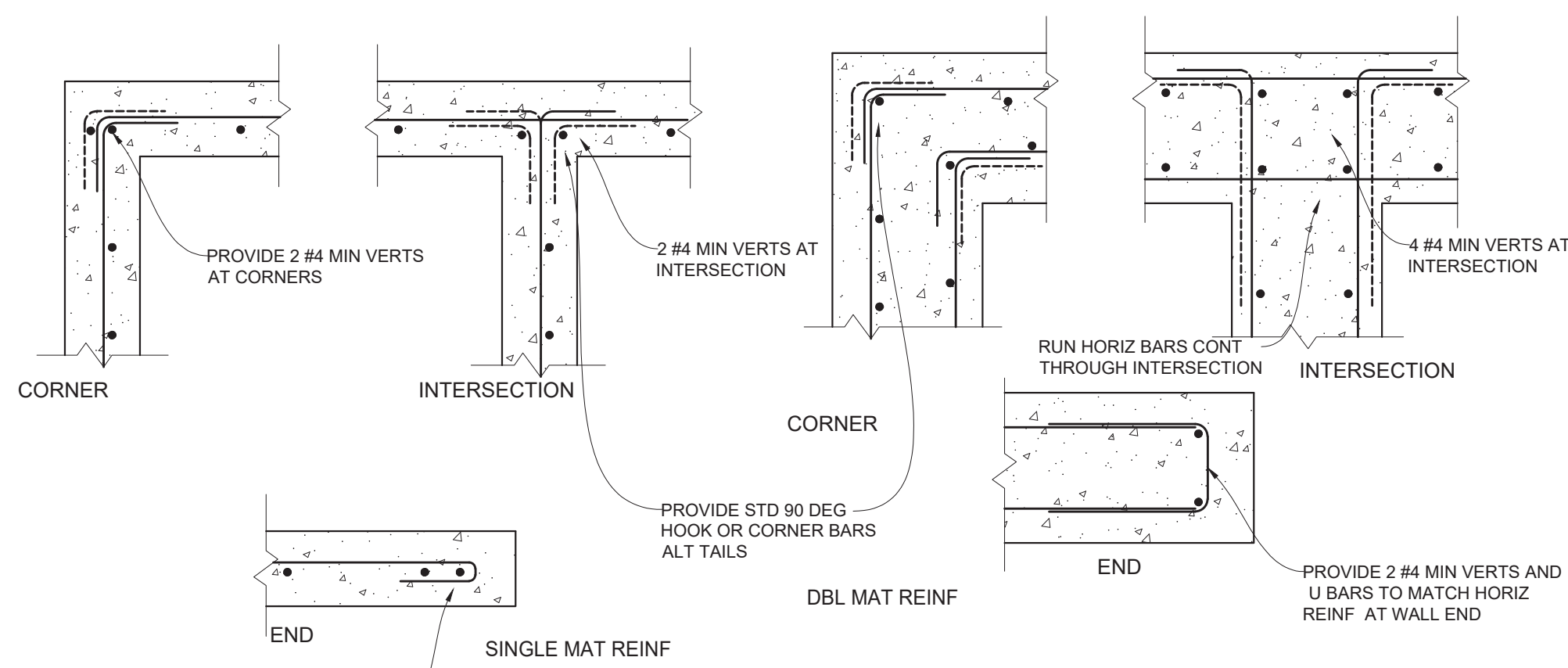
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HOMEOWNER APPROVAL  
SEE DECLARATION ON PAGE 01

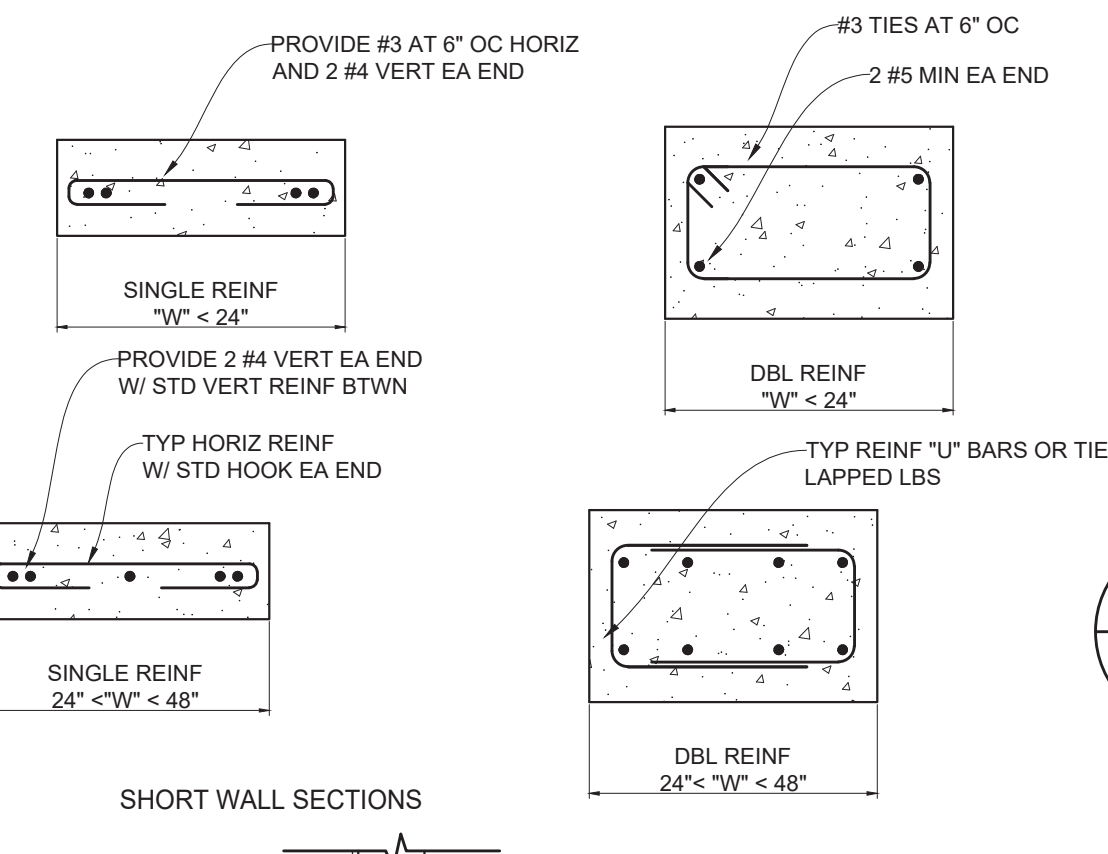
INITIAL	DATE
INITIAL	DATE

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





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



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

BAR SIZE	DBL LDT	LSB	LST	LDH
#3	17"	22"	28"	18"
#4	17"	22"	28"	18"
#5	28"	36"	47"	14"
#6	33"	43"	56"	17"
#7	48"	63"	81"	20"
#8	58"	77"	98"	22"
#9	64"	81"	105"	25"

- NOTES:
- LSB = BOTTOM BAR DEVELOPMENT LENGTH
  - LDT = TOP BAR DEVELOPMENT LENGTH
  - LSB = BOT BAR SPLICE LENGTH
  - LST = TOP BAR SPLICE LENGTH
  - LDH = HOOKED BAR DEVELOPMENT LENGTH
  - BAR SIZE LARGER THAN #9 SHALL USE MECHANICAL COUPLERS
  - TOP BARS HAVE MORE THAN 12" CONC BELOW
  - INCREASE LENGTHS BY 50% WHERE BAR COVER IS LESS THAN BAR DIA
  - WHEN SPLICING DIFFERENT BAR SIZES USE LARGER BAR LENGTHS

**3 MIN CONC WALL REINF**  
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" OC	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

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

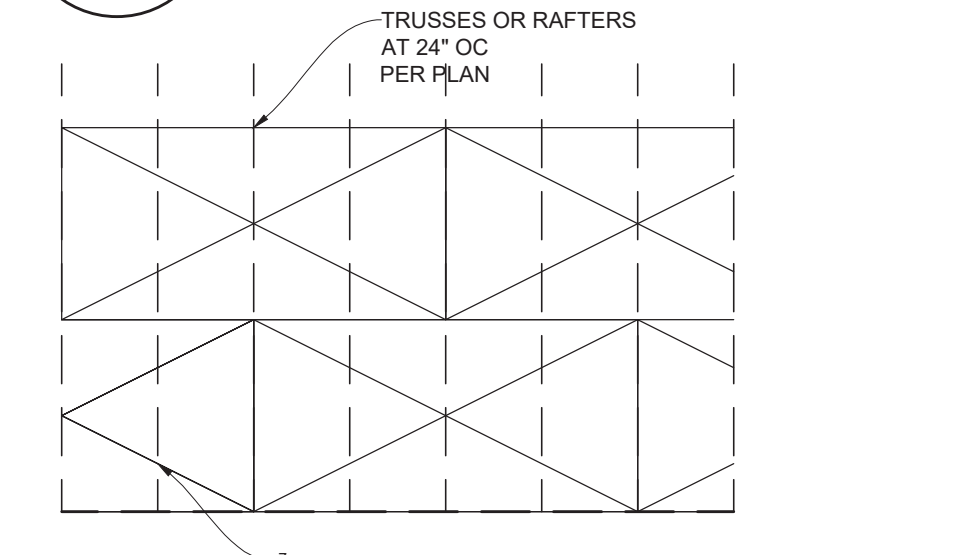
FOOTING SCHEDULE

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

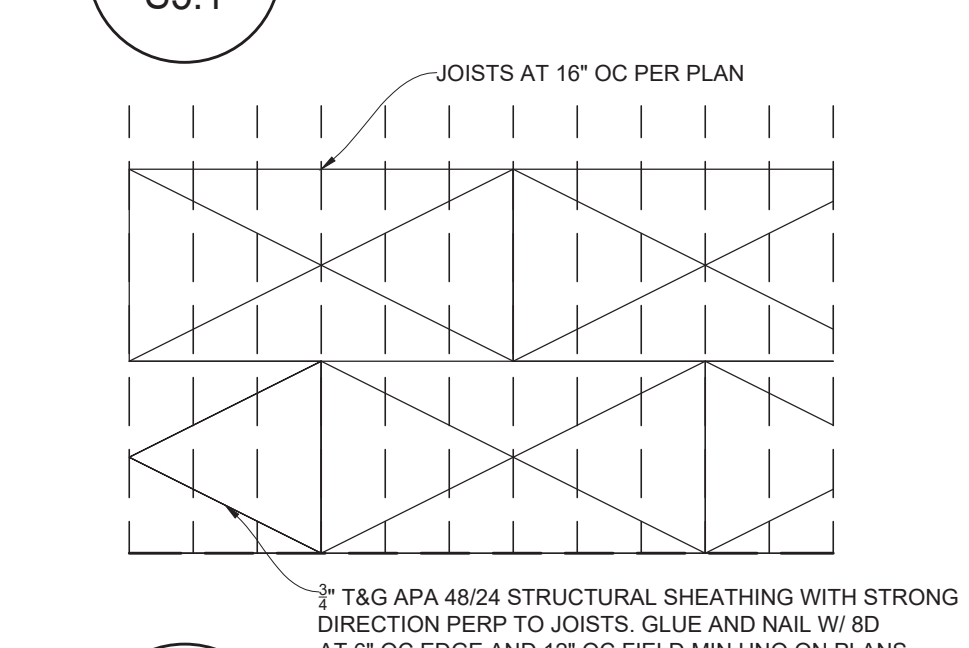
NOTES:

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

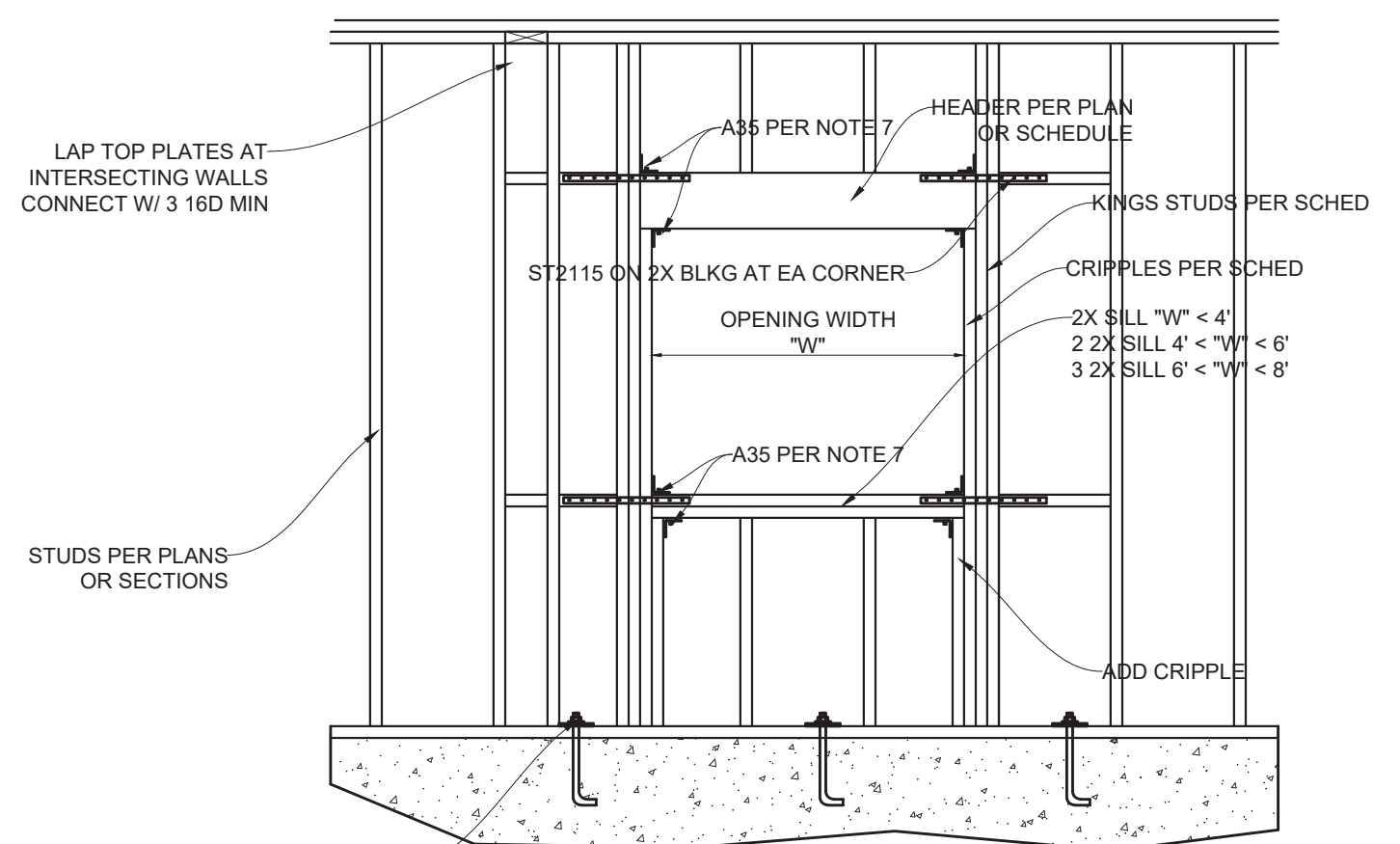
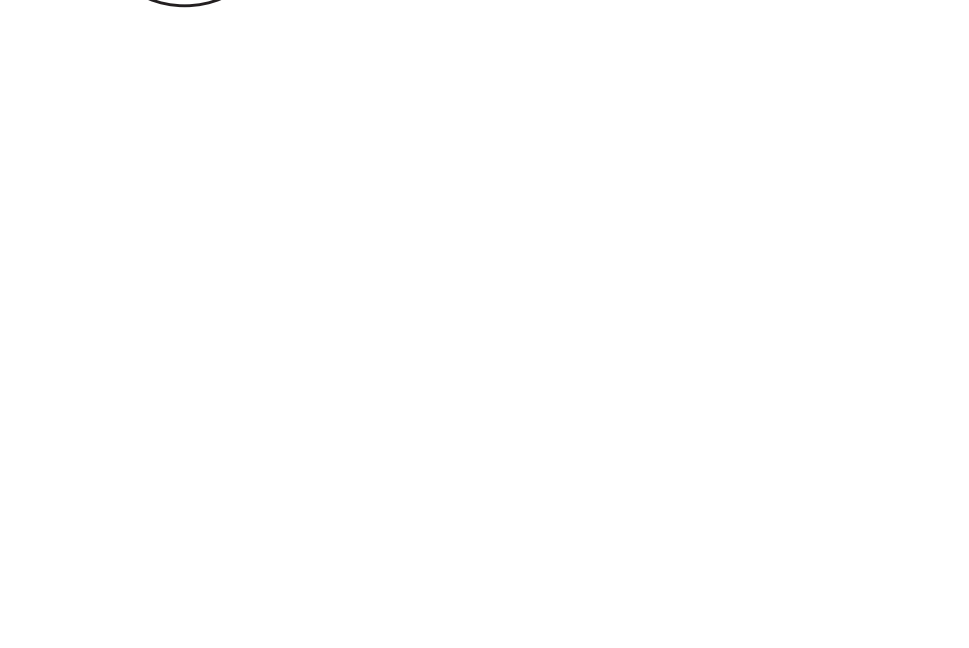
**4 FOOTING SCHEDULE**  
SCALE: NOT APPLICABLE



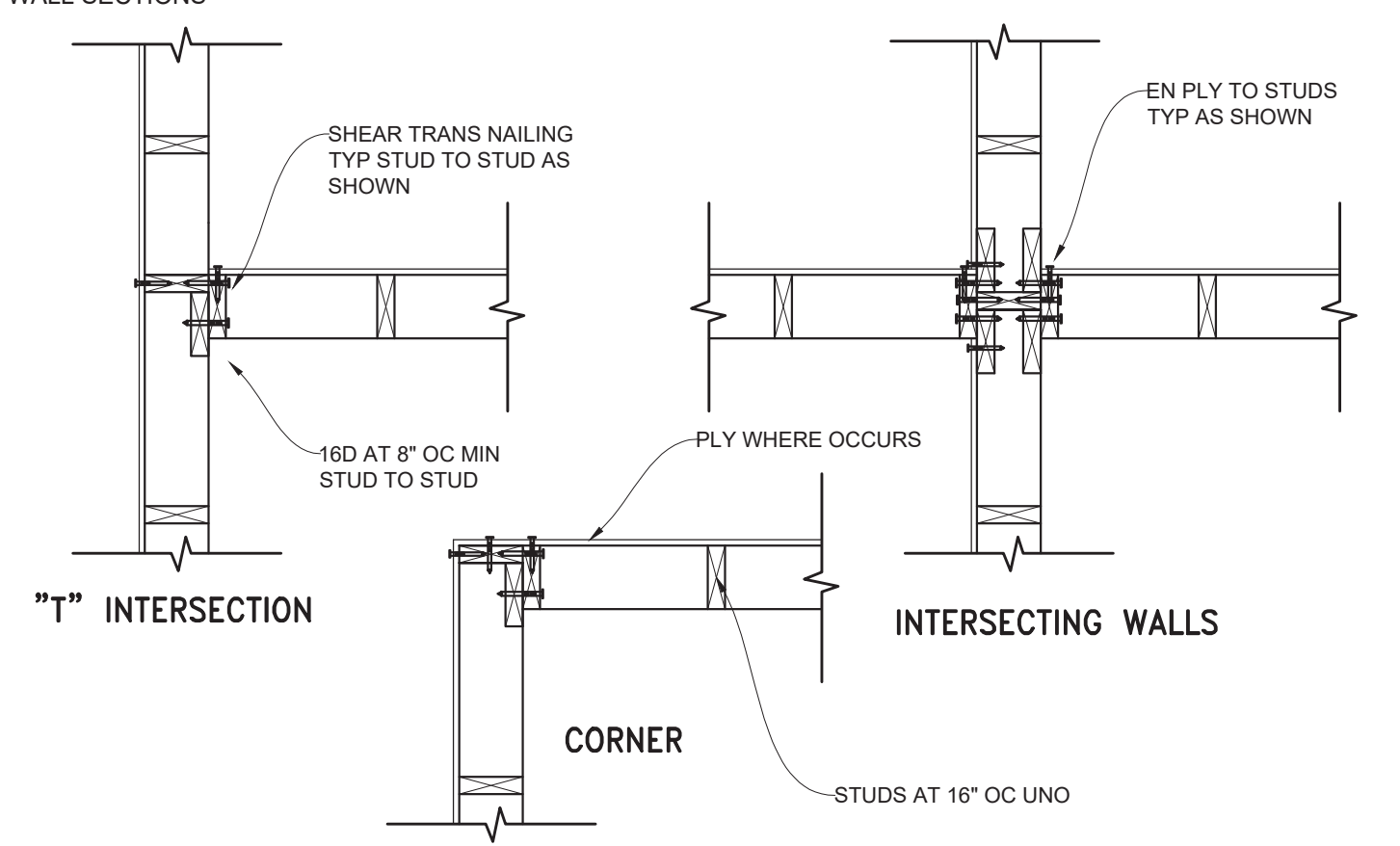
**8 TYP ROOF SHEATHING**  
SCALE: 3/4" = 1'-0"



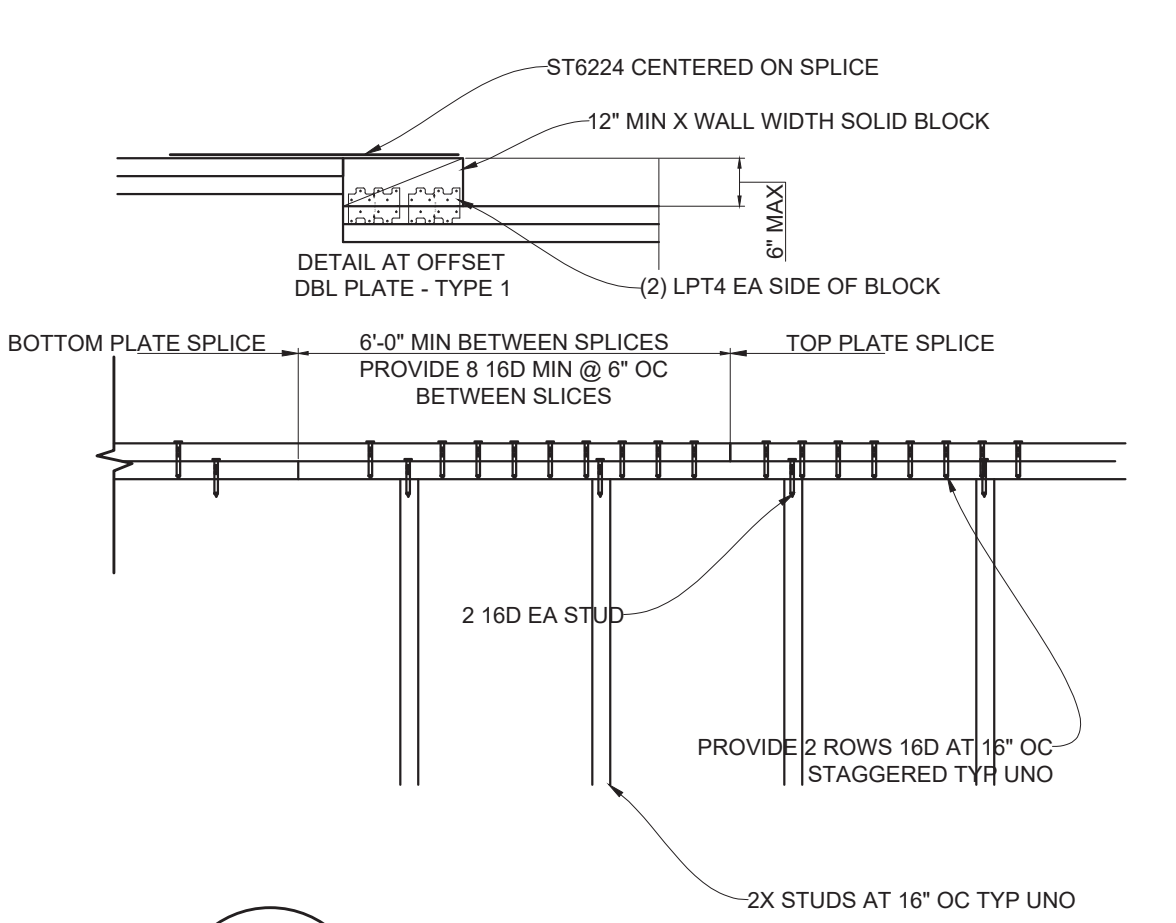
**9 TYP FLOOR SHEATHING**  
SCALE: 3/4" = 1'-0"



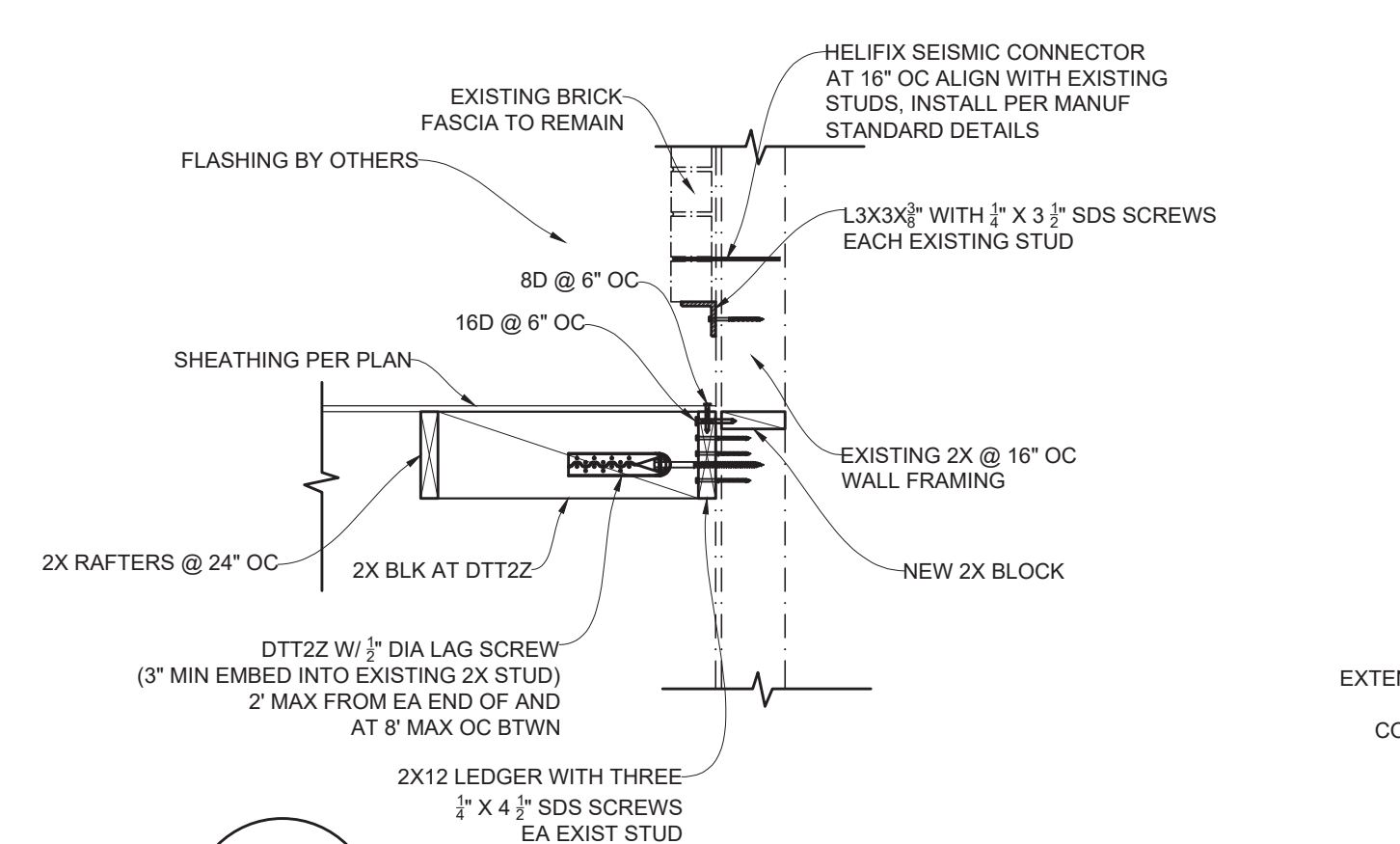
**5 TYP WOOD WALL FRAMING**  
SCALE: 3/4" = 1'-0"



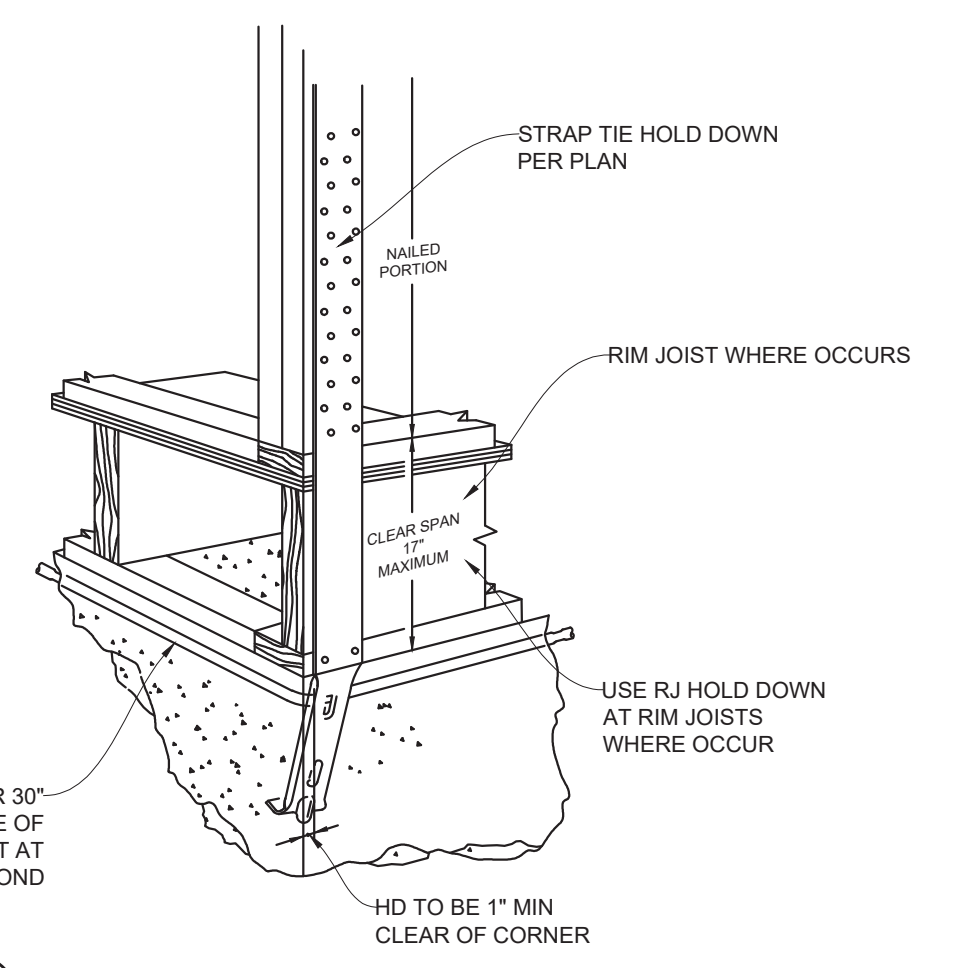
**6 TYP WOOD WALL FRAMING**  
SCALE: 3/4" = 1'-0"



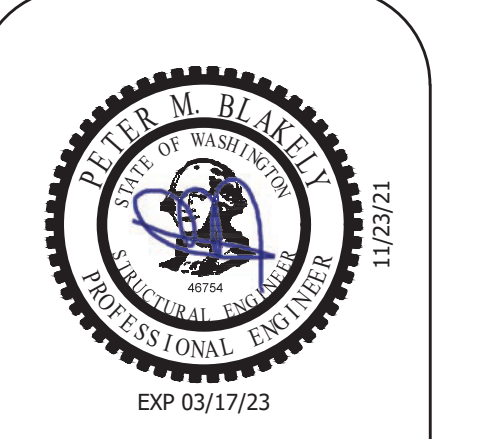
**7 TYP DOUBLE TOP PLATE SPLICE**  
SCALE: 3/4" = 1'-0"



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



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



11/23/21 FOR JURISDICTION REVIEW

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

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

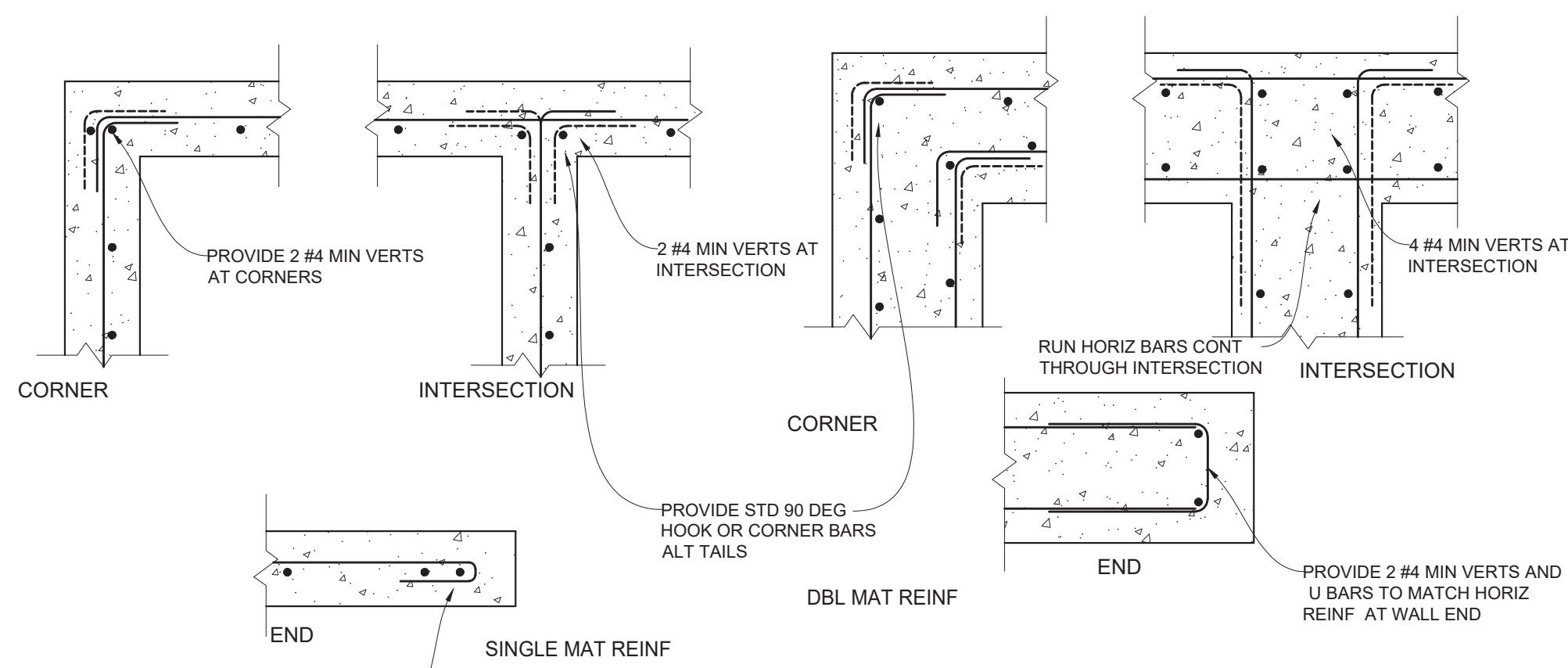
PROJECT NAME / ADDRESS:  
**NICHOLAS MALONE**  
4214 86TH AVE SE  
MERCER ISLAND, WA 98040

Project Number:  
**21133**

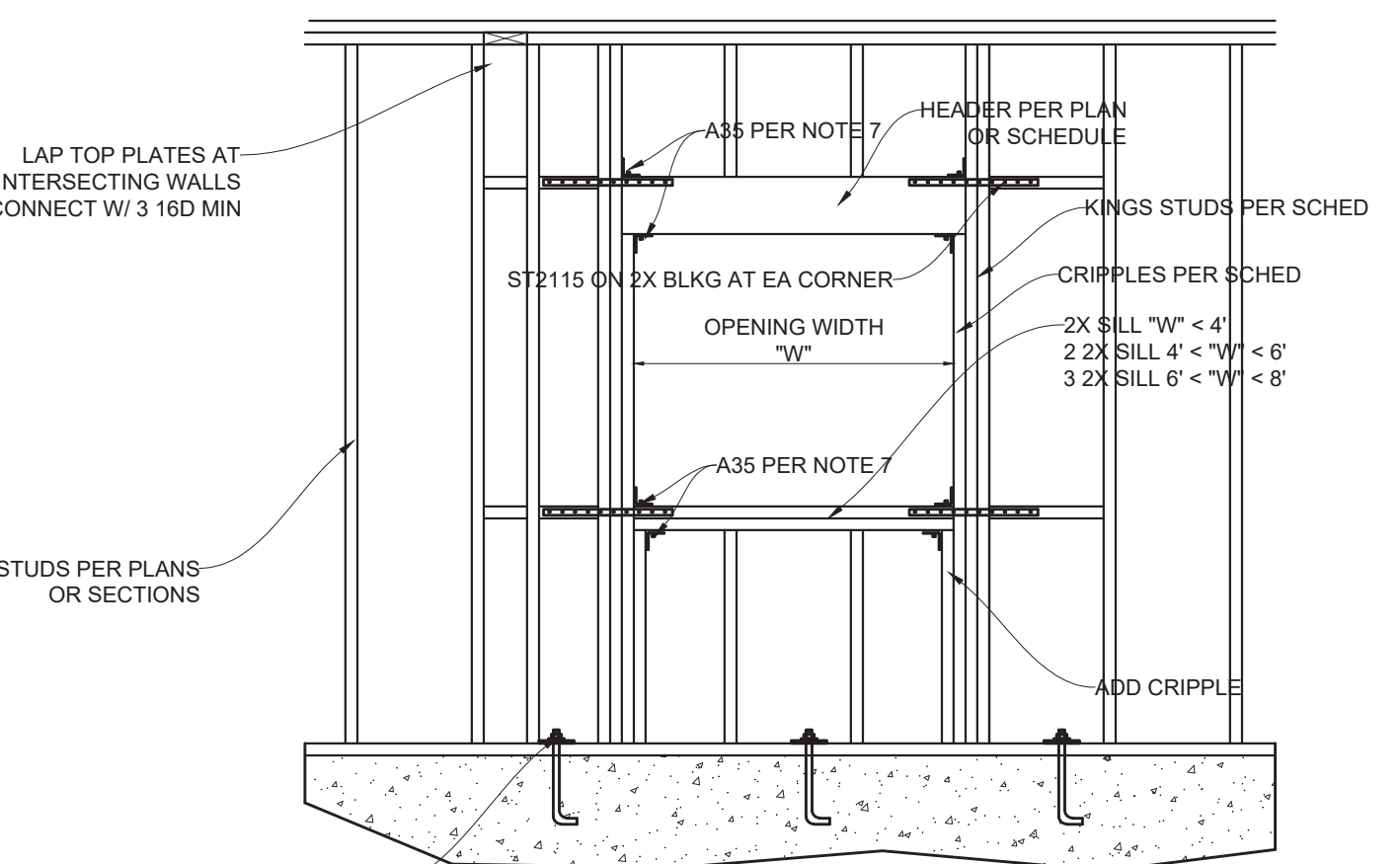
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**NOV 2021**

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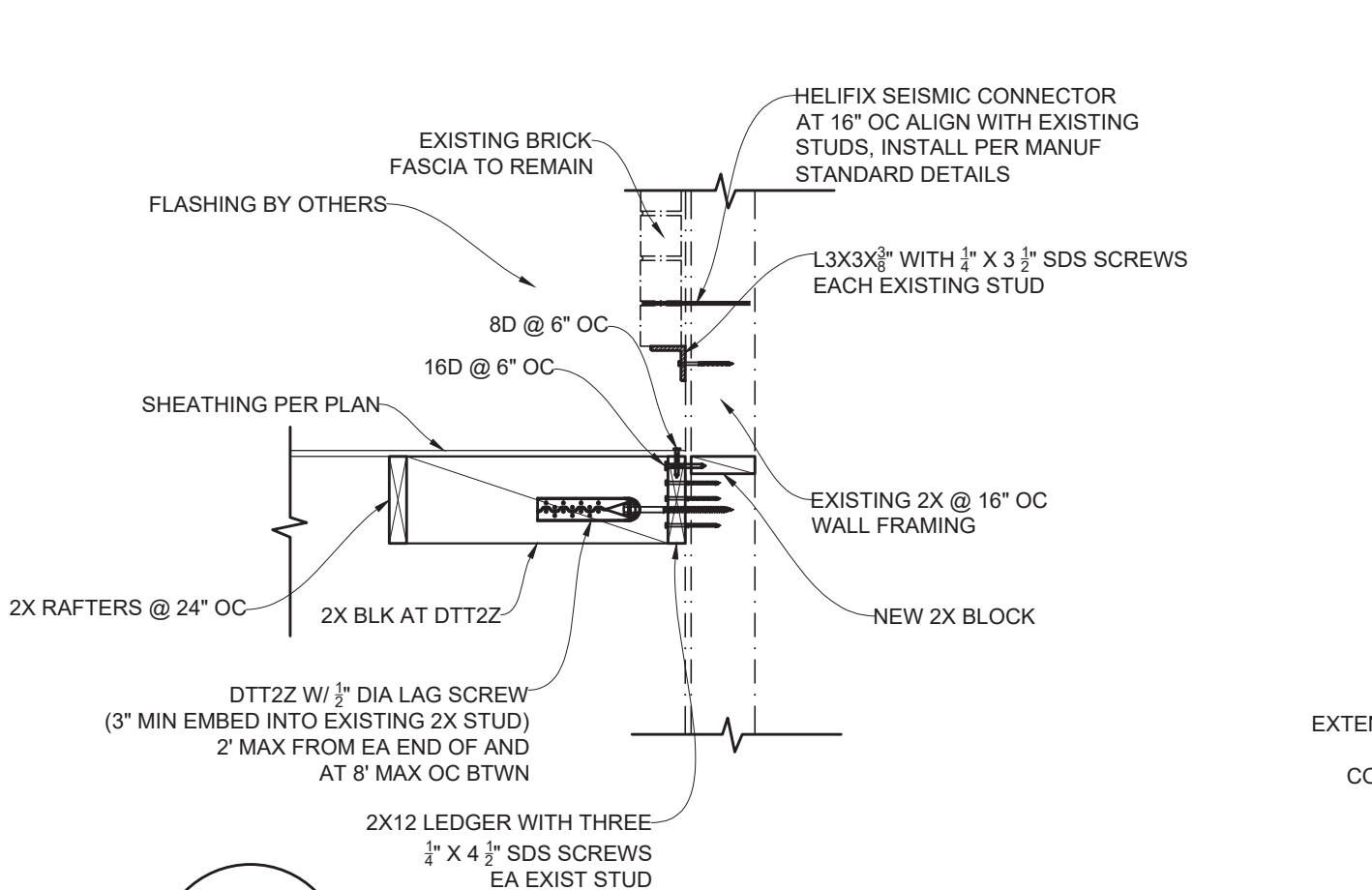
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**1** TYP CONC WALL REINF  
S5.1 SCALE: 3/4" = 1'-0"

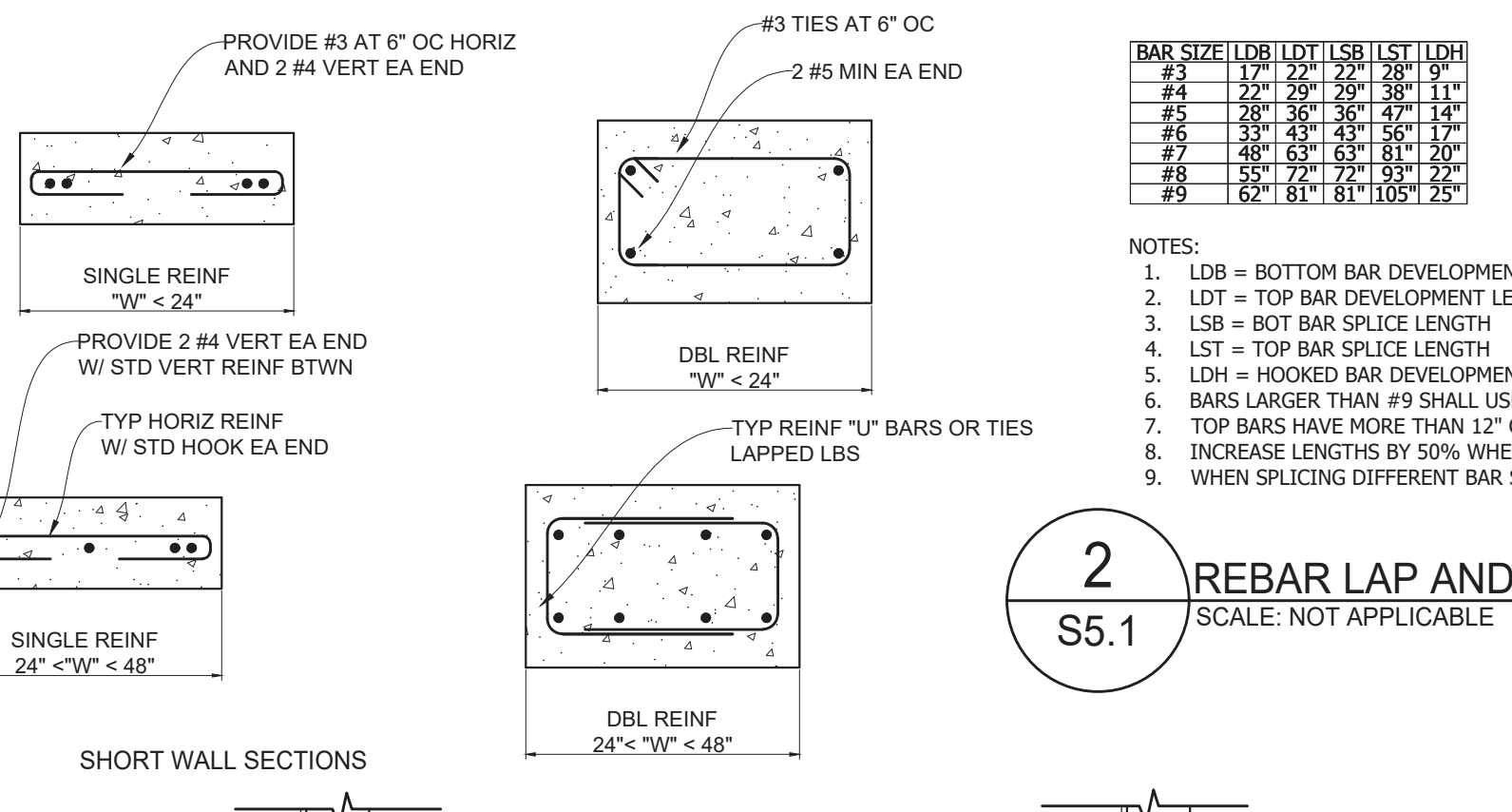


**5** TYP WOOD WALL FRAMING  
S5.1

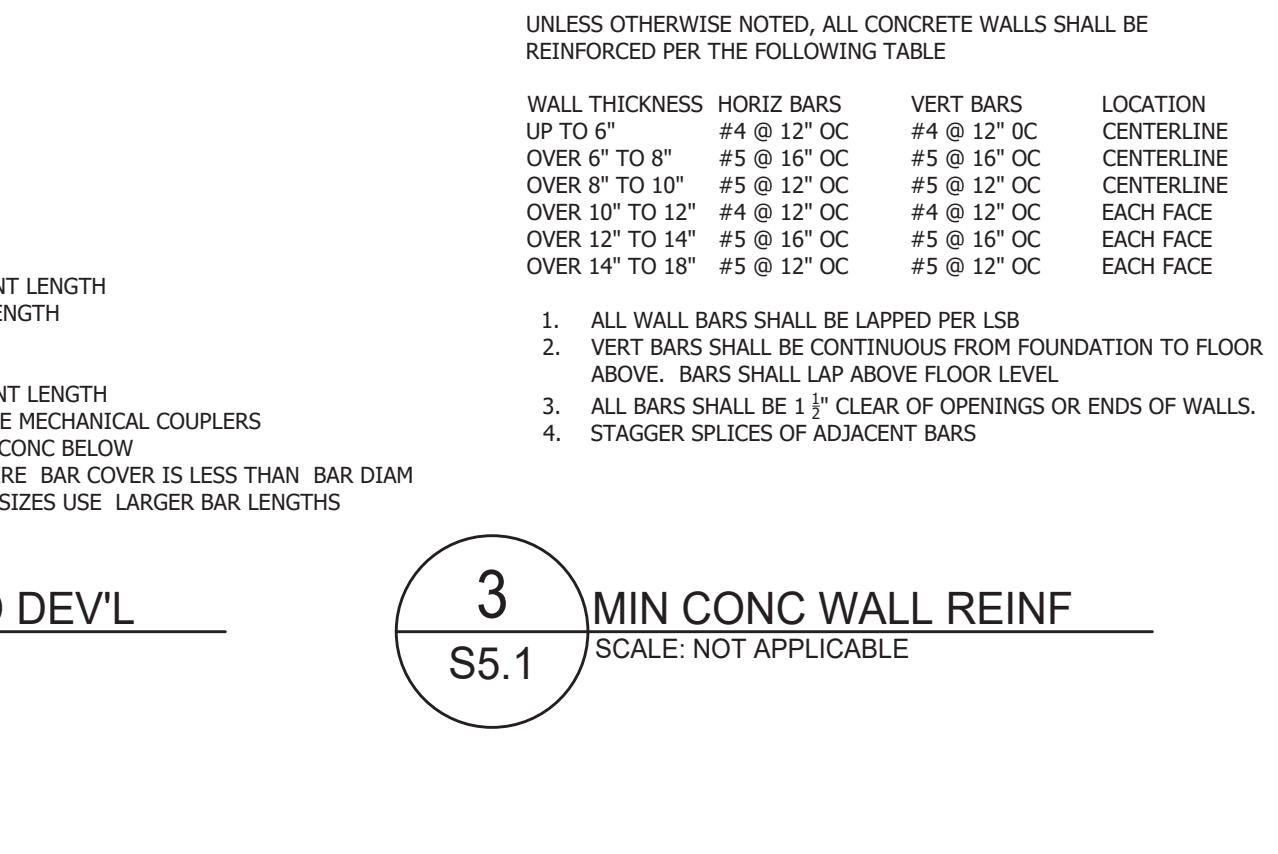


**10** DETAIL  
S5.1 SCALE: 3/4" = 1'-0"

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



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



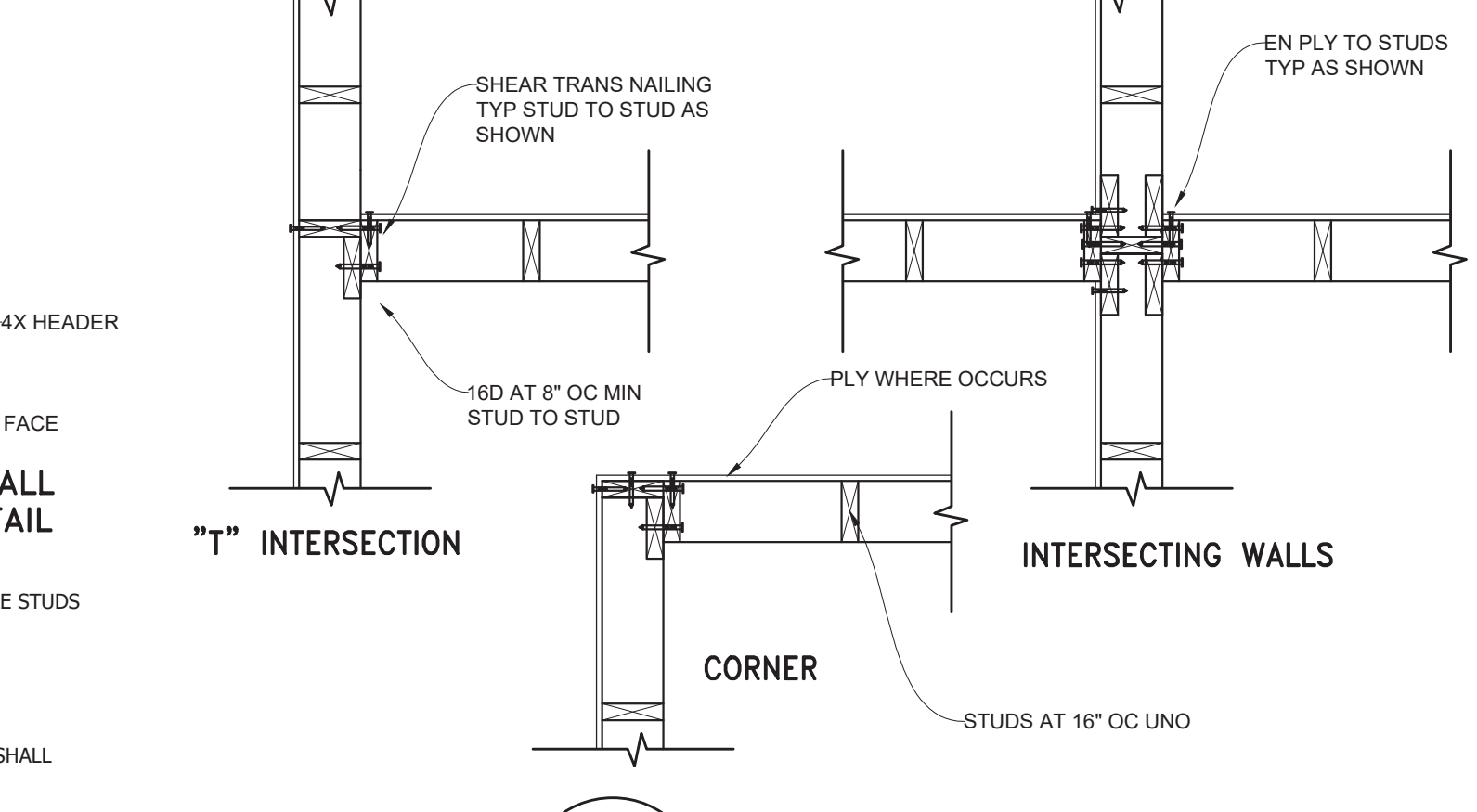
**3** MIN CONC WALL REINF  
S5.1 SCALE: NOT APPLICABLE

FOOTING SCHEDULE

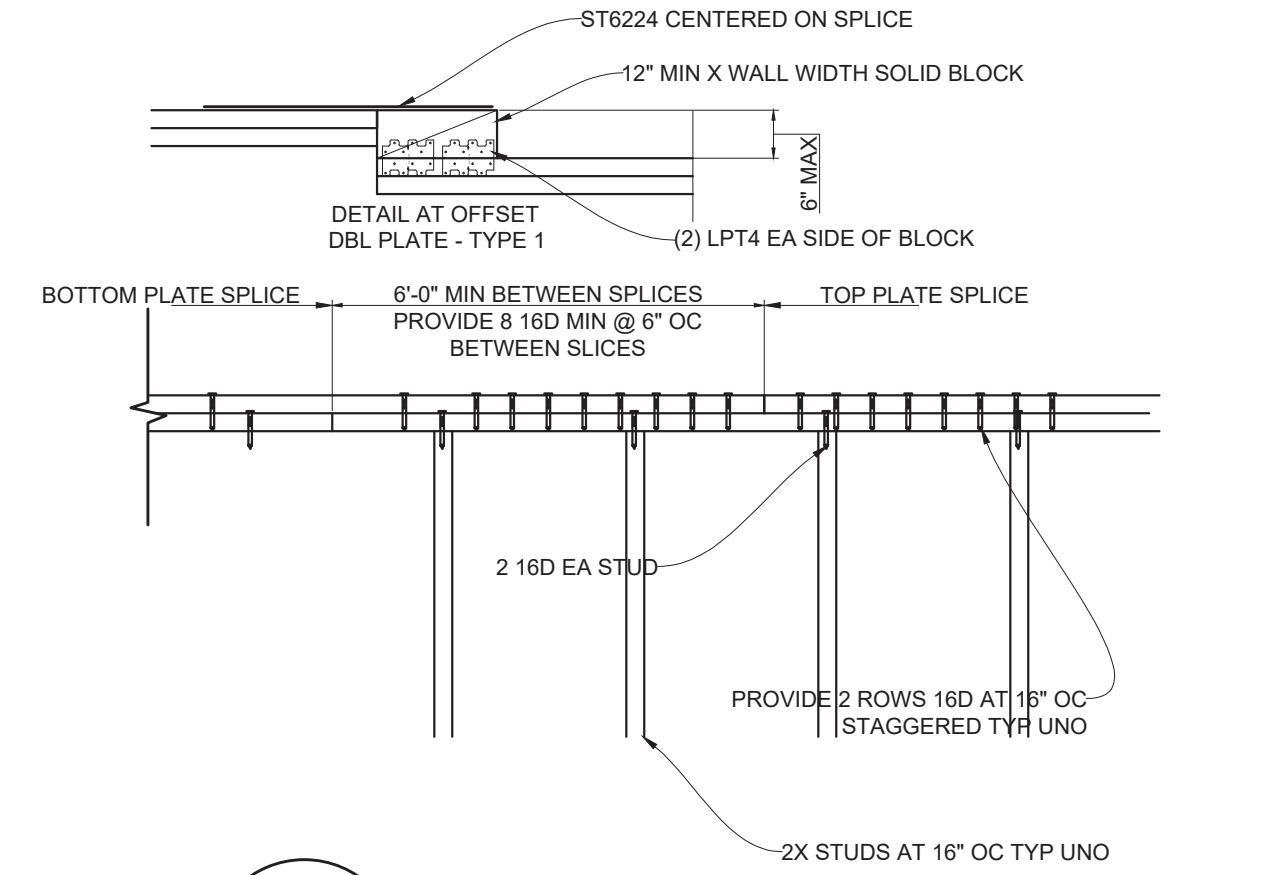
MARK	SIZE	REINFORCEMENT
FTG1	2' X 2' X 10"	(3) #4 BARS EACH WAY
FTG2	3' X 3' X 12"	(4) #4 BARS EACH WAY
FTG3	4' X 4' X 12"	(5) #4 BARS EACH WAY
FTG4	4' X 4' X 24"	(5) #5 BARS EACH WAY TOP AND BOTTOM
FTG5	5' X 5' X 12"	(6) #5 BARS EACH WAY
FTG6	6' X 6' X 24"	(7) #6 BARS EACH WAY TOP AND BOTTOM
FTG7	16" 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, 3/4" 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

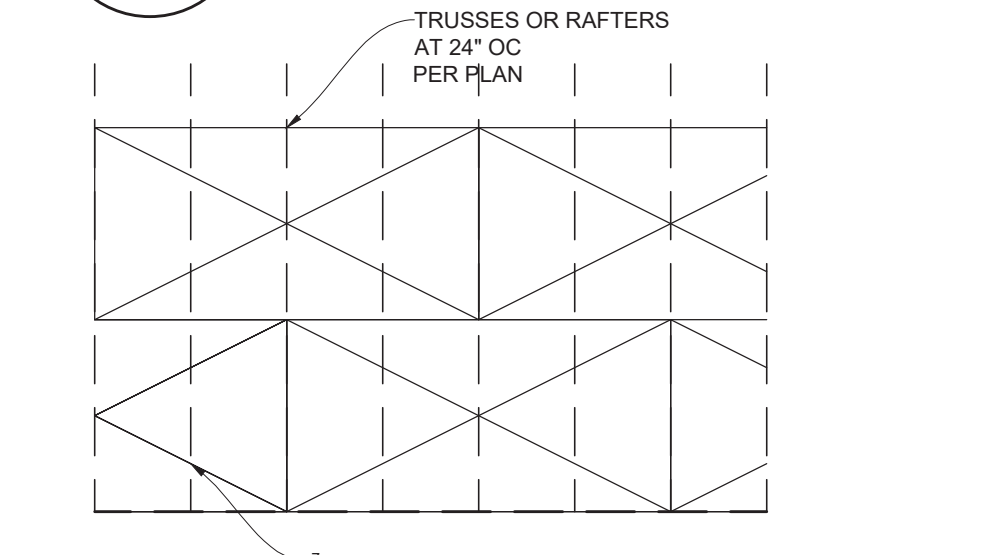
**4** FOOTING SCHEDULE  
S5.1 SCALE: NOT APPLICABLE



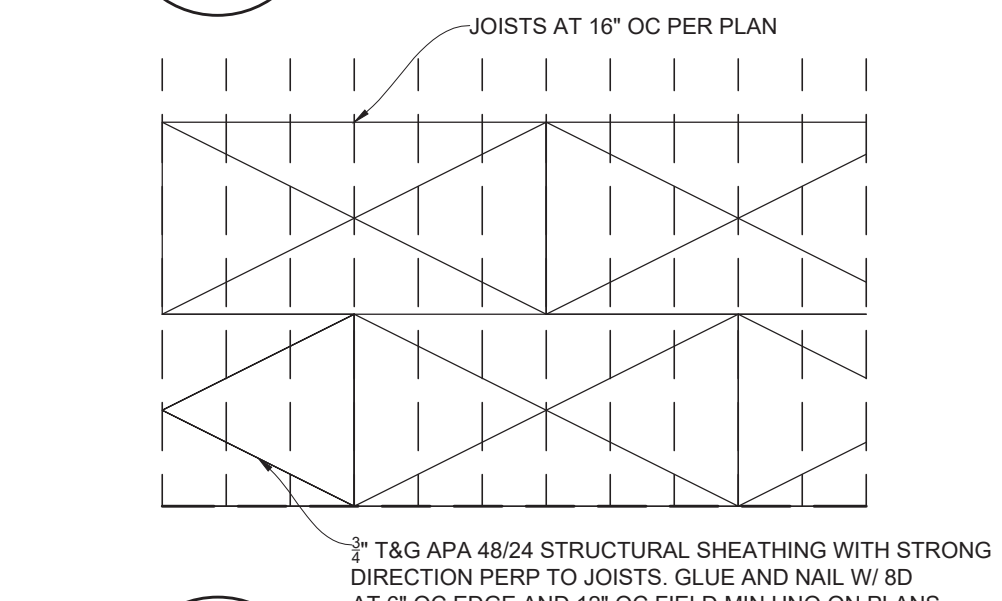
**6** TYP WOOD WALL FRAMING  
S5.1 SCALE: 3/4" = 1'-0"



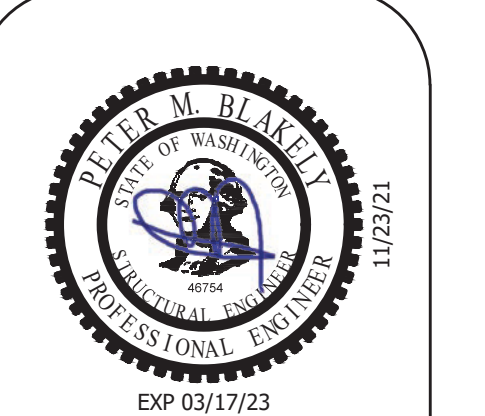
**7** TYP DOUBLE TOP PLATE SPLICE  
S5.1 SCALE: 3/4" = 1'-0"



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



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



11/23/21 FOR JURISDICTION REVIEW

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

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

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

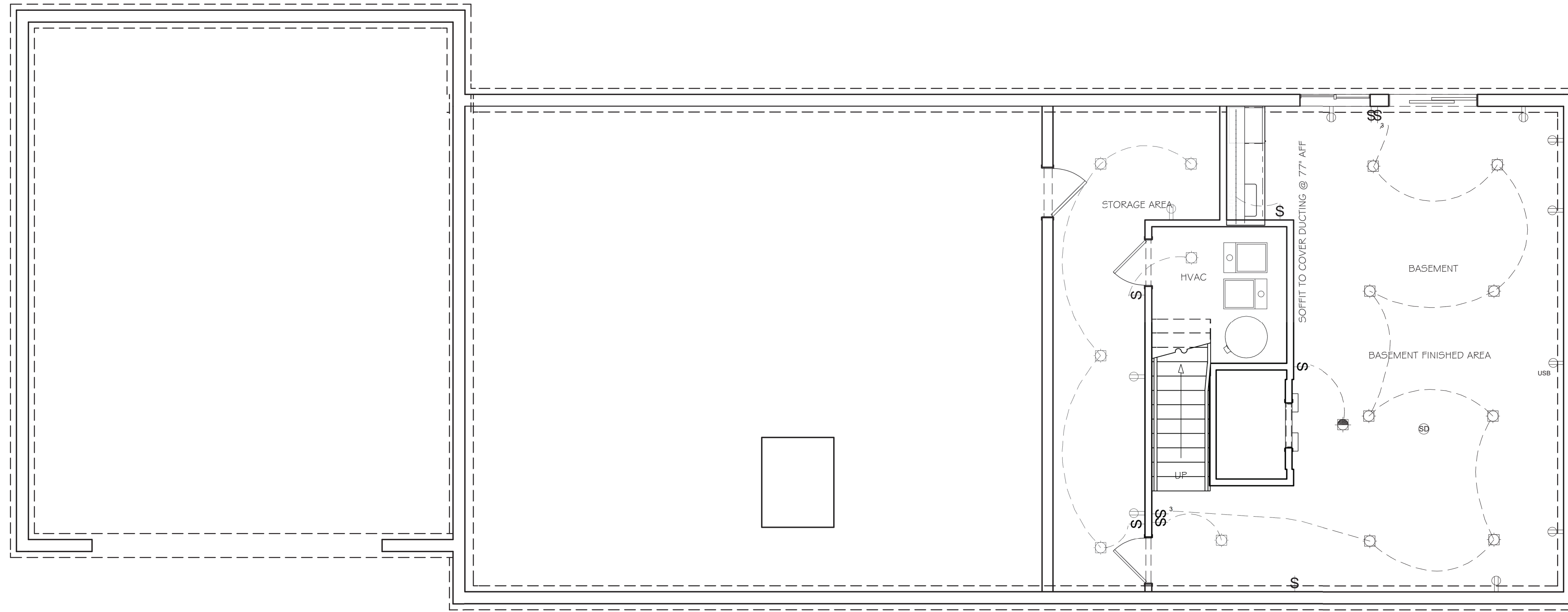
Project Number:  
**21133**

Date:  
**NOV 2021**

Scale:  
**NOT APPL.**

Sheet:  
**S5.1**





ELECTRICAL LEGEND	
⊕	SWITCH
⊕⊕	1-20V DUPLEX
⊕	DEDICATED APPLIANCE OUTLET
⊕	CEILING PENDANT/HANDLELIER
⊕	RECESSED CEILING LIGHT
⊕	WALL-MOUNTED LIGHT
⊕	TELEPHONE JACK
⊕	UNDER CABINET LIGHTING

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

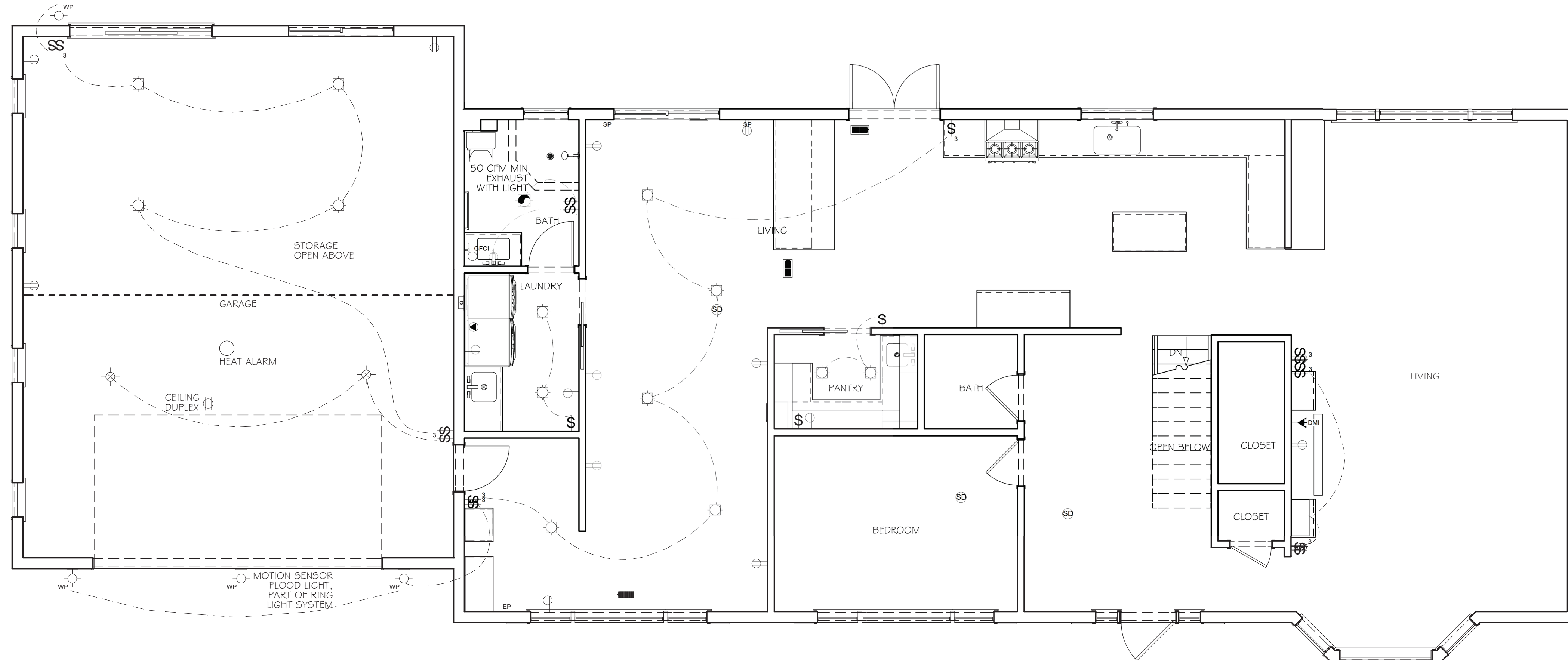
**WALL LEGEND**

---	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

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



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

**Neil Kelly**  
Design/Build Remodeling  
599 Cassin Ave., Suite 203  
706.343.2823  
OR CCB# 001663 / WA L&E NEILKCI 18702

DRAWN: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
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**HOMEOWNER APPROVAL**  
SEE DECLARATIONS ON PAGE 01

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

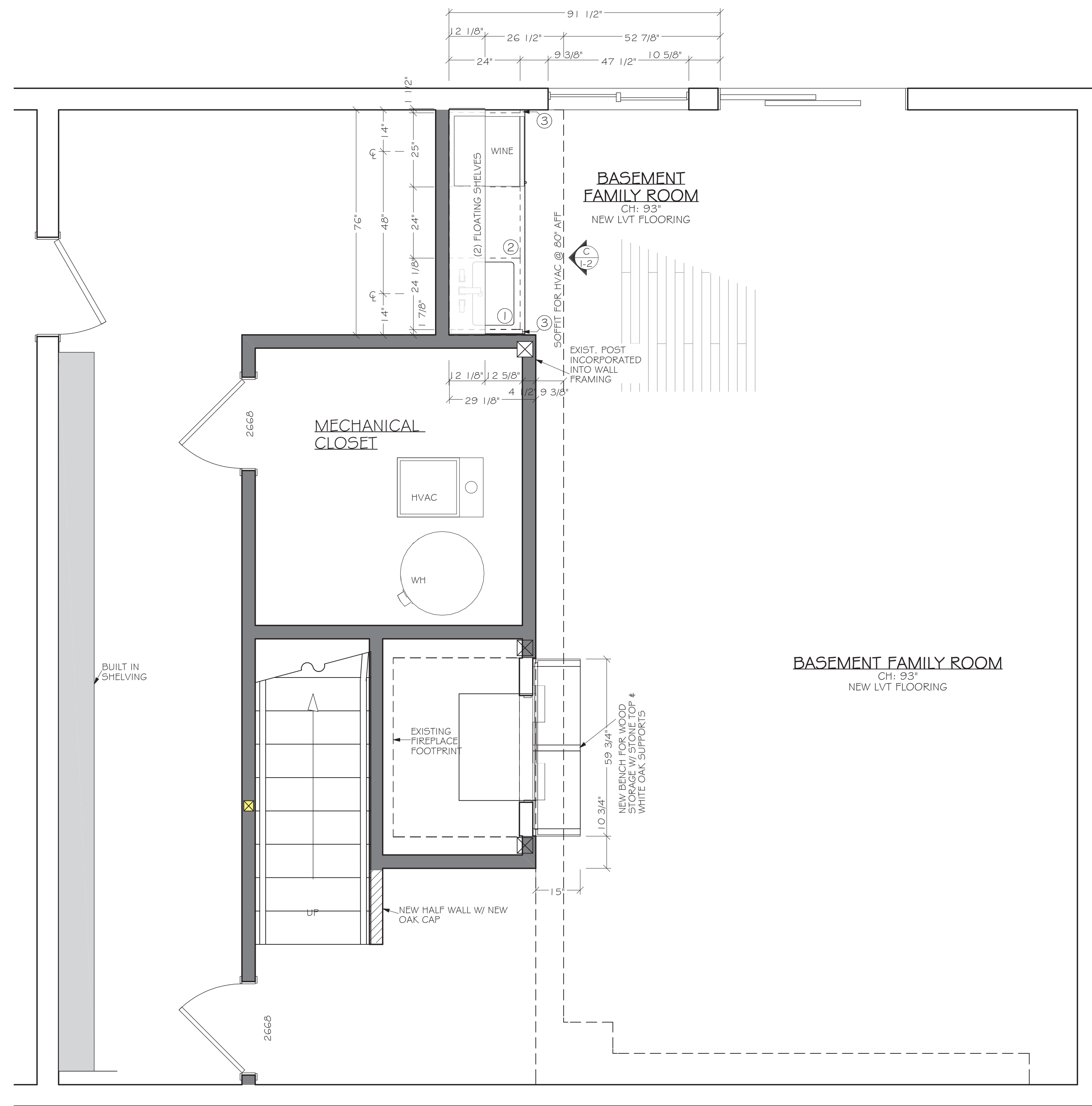
Remodeling Project for:  
**Nicholaus Malone**  
4214 86th Ave SE  
Mercer Island, WA 98040  
Design Consultant: Jamie Ormugeresky  
Project Manager: Tony Lopez

**I-1**

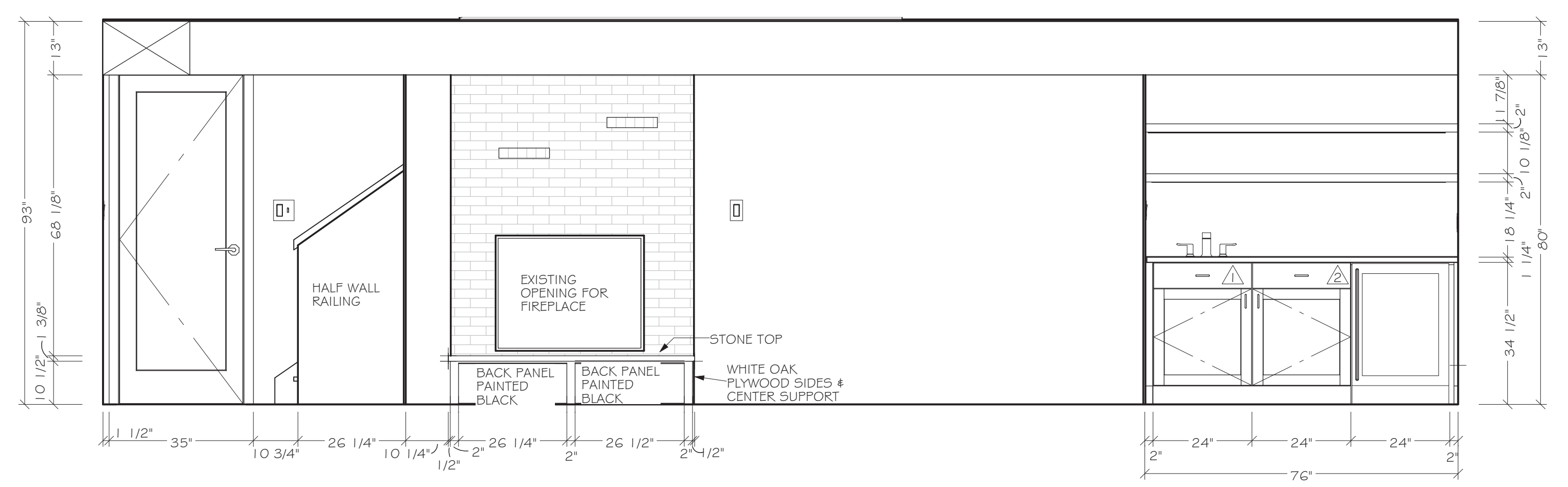
PROPOSED ELECTRICAL PLANS

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

#	= SG 1: KITCHEN-BAR
#	= SG 2: BATH-LAUNDRY & HALL BATH
#	= SG 3: OTHER-MUDROOM
#	= SG 4: OTHER-PANTRY

**CABINET NOTES**  
Decor SG 1 - FP440, Cherry, Charcoal

- ④ (1) Toe Kick
- ⑤ (1) Touch Up Kit

**WALL LEGEND**

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

**Neil Kelly**  
Design/Build Remodeling  
599 Cashmere Ave SE  
Tacoma, WA 98406  
OR CCB# 001663 / WALL & F. NEILKCI 18702

DRAWN: [REVISOR]  
REVISOR: [REVISOR]  
REVISOR: [REVISOR]  
REVISOR: [REVISOR]  
REVISOR: [REVISOR]  
REVISOR: [REVISOR]  
REVISOR: [REVISOR]  
REVISOR: [REVISOR]  
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**HOMEOWNER APPROVAL**  
SEE DECLARATIONS ON PAGE 01

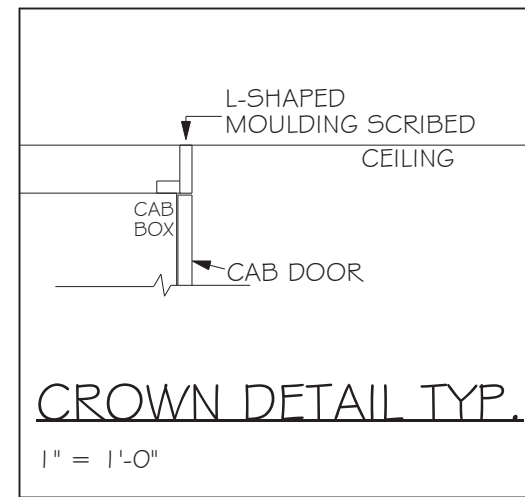
INITIAL	DATE

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

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

**CABINET NOTES**  
Decor SG2- FP440, Maple, Polar White

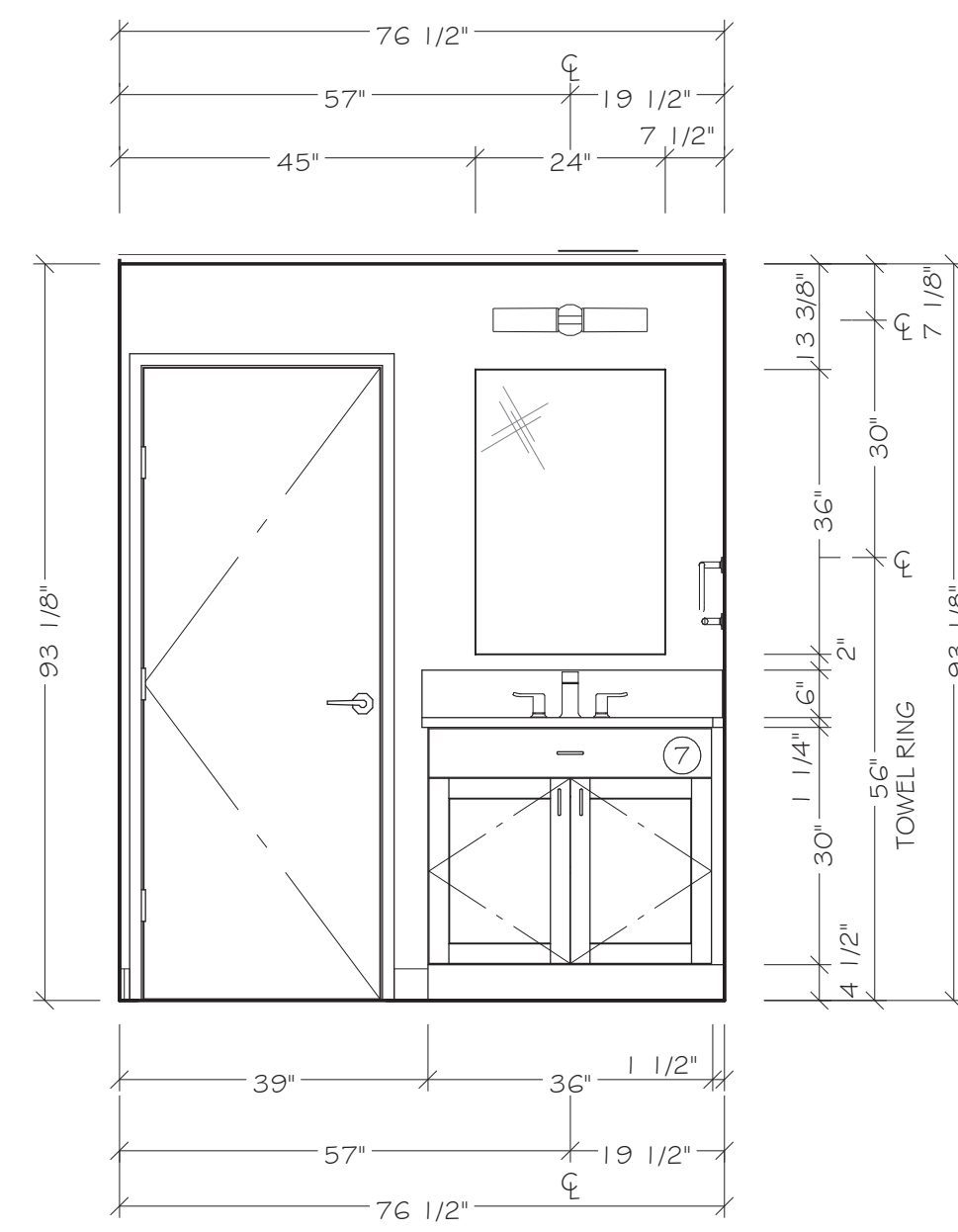
10	(1) Crown Molding
11	(1) Touch Up Kit
12	(1) Toe Kick



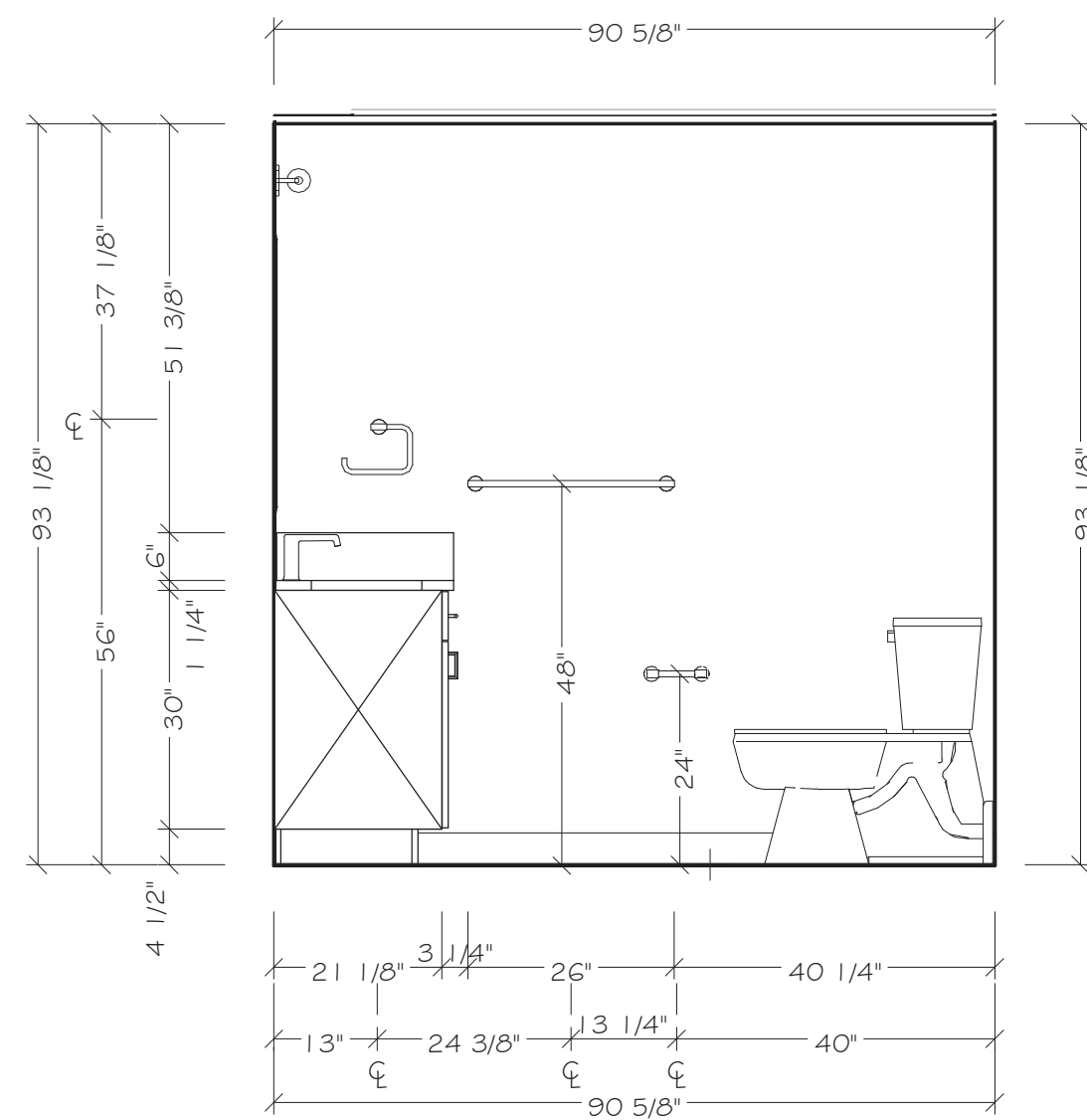
WALL LEGEND	
[Pattern]	EXISTING WALLS TO REMAIN
[Pattern]	OPENINGS TO BE ENCLOSED
[Pattern]	NEW HALF WALLS
[Pattern]	NEW FULL-HEIGHT WALLS

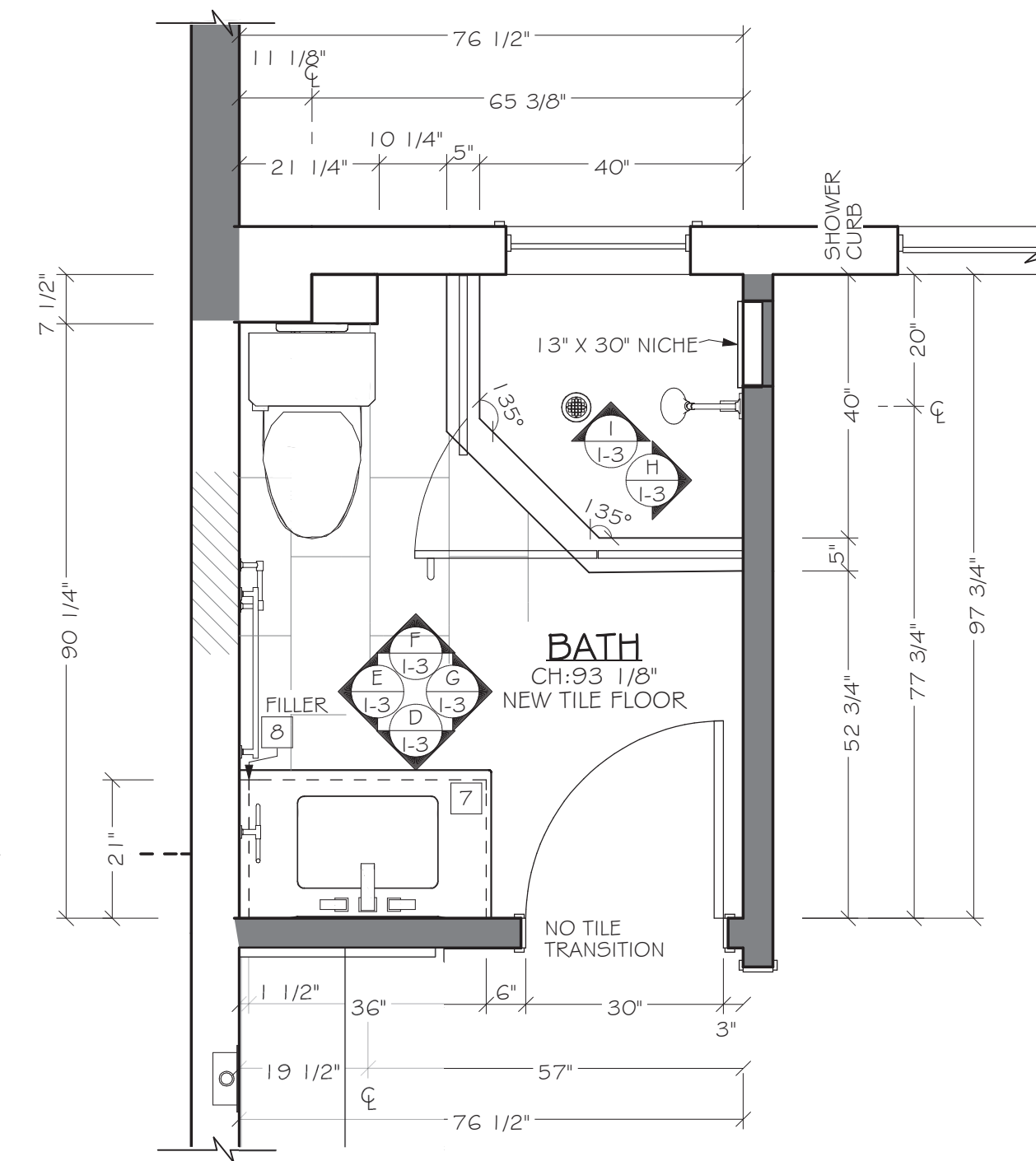
GENERAL NOTES	
E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



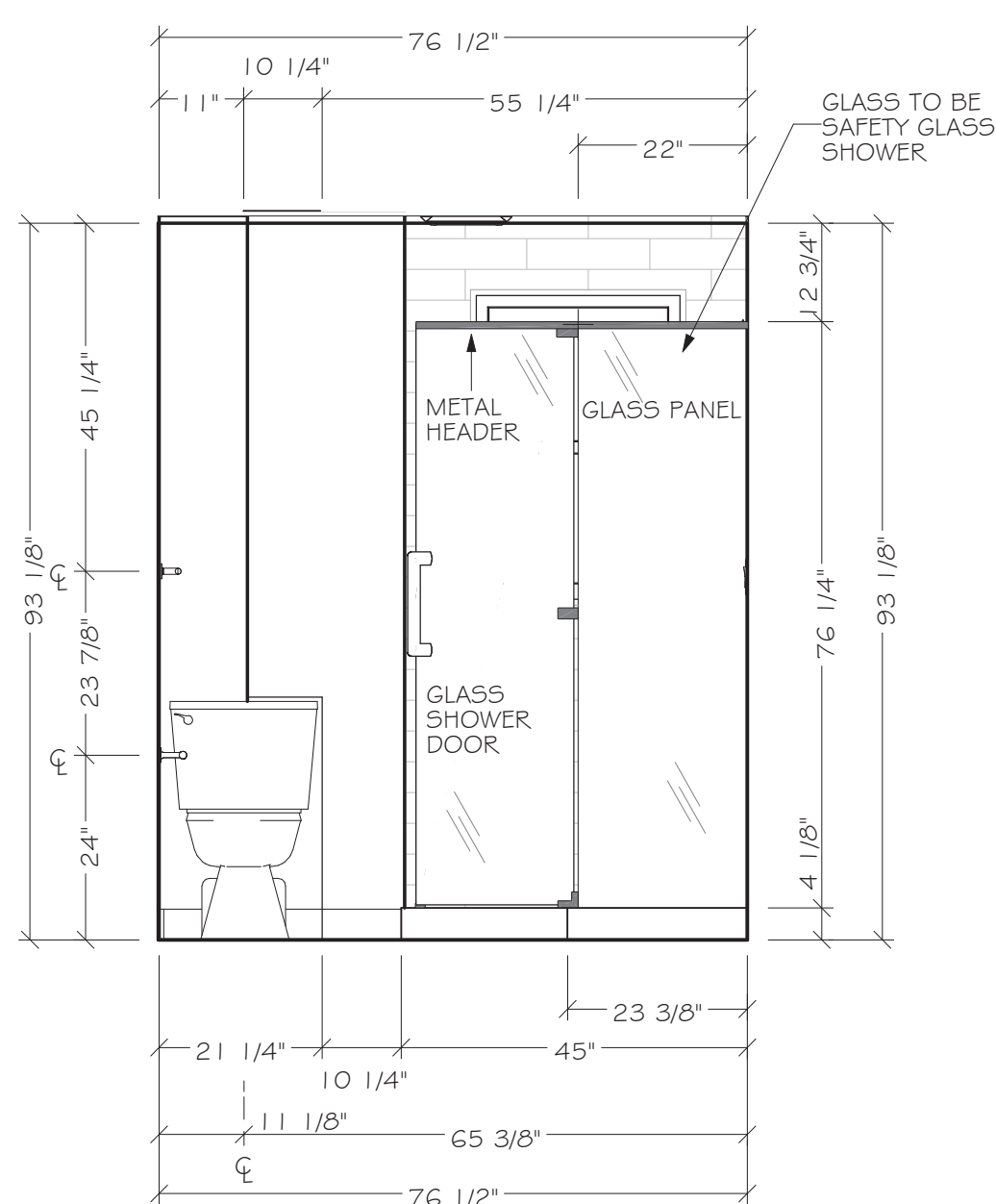
**D** ELEVATION D: BATH  
1/2" = 1'-0"



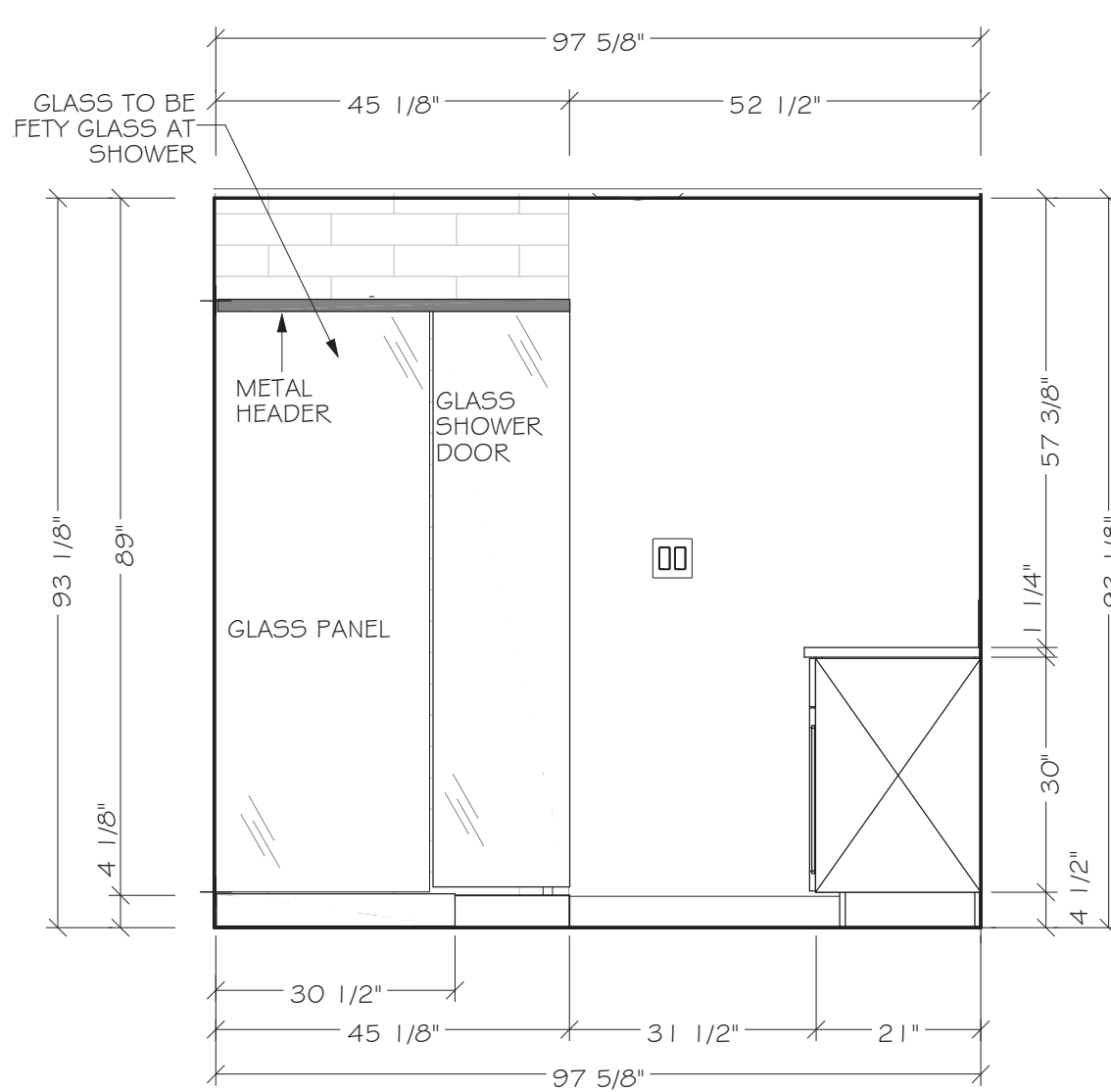
**E** ELEVATION E: BATH  
1/2" = 1'-0"



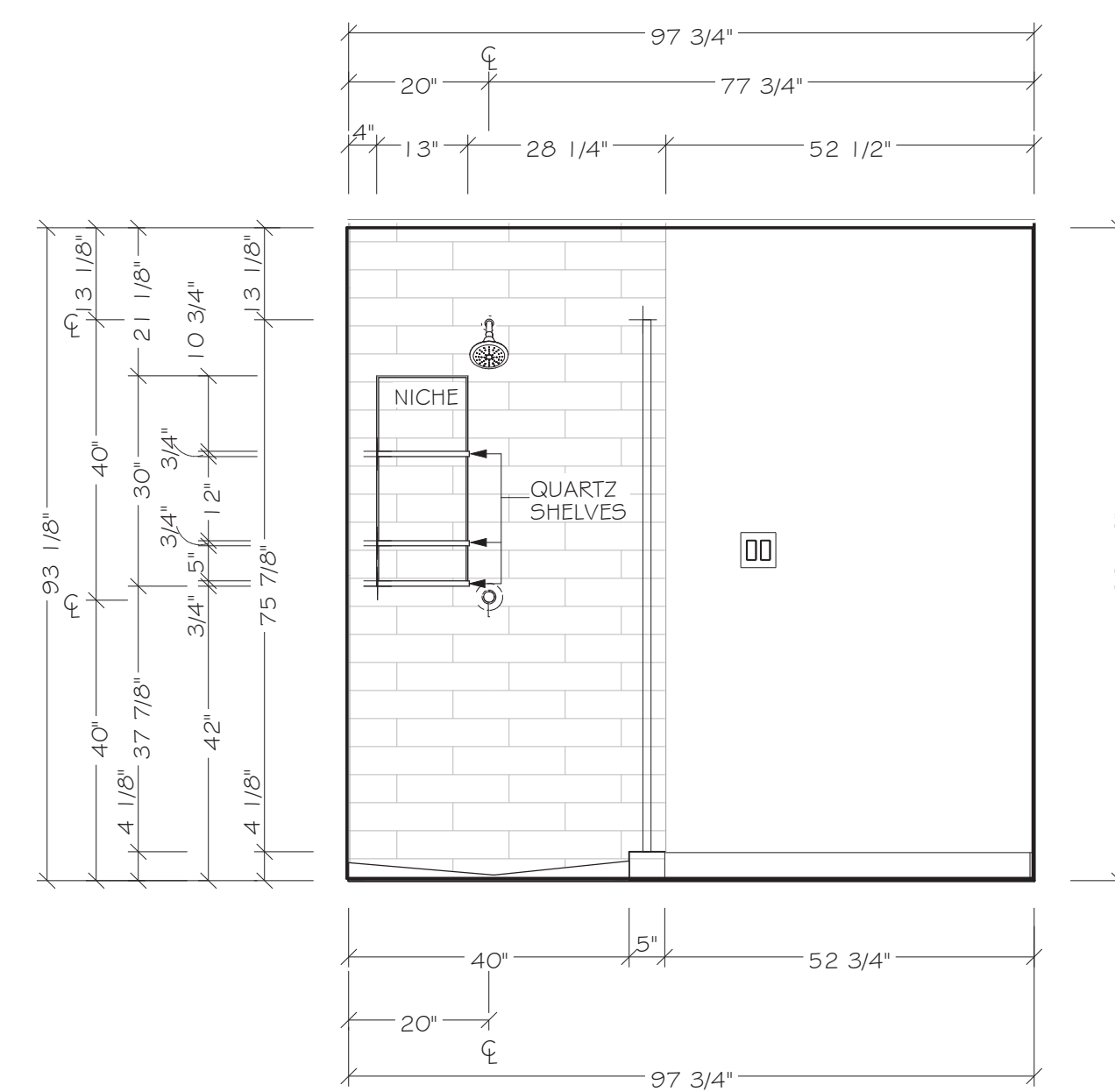
**BATH FLOOR PLAN**  
1/2" = 1'-0"



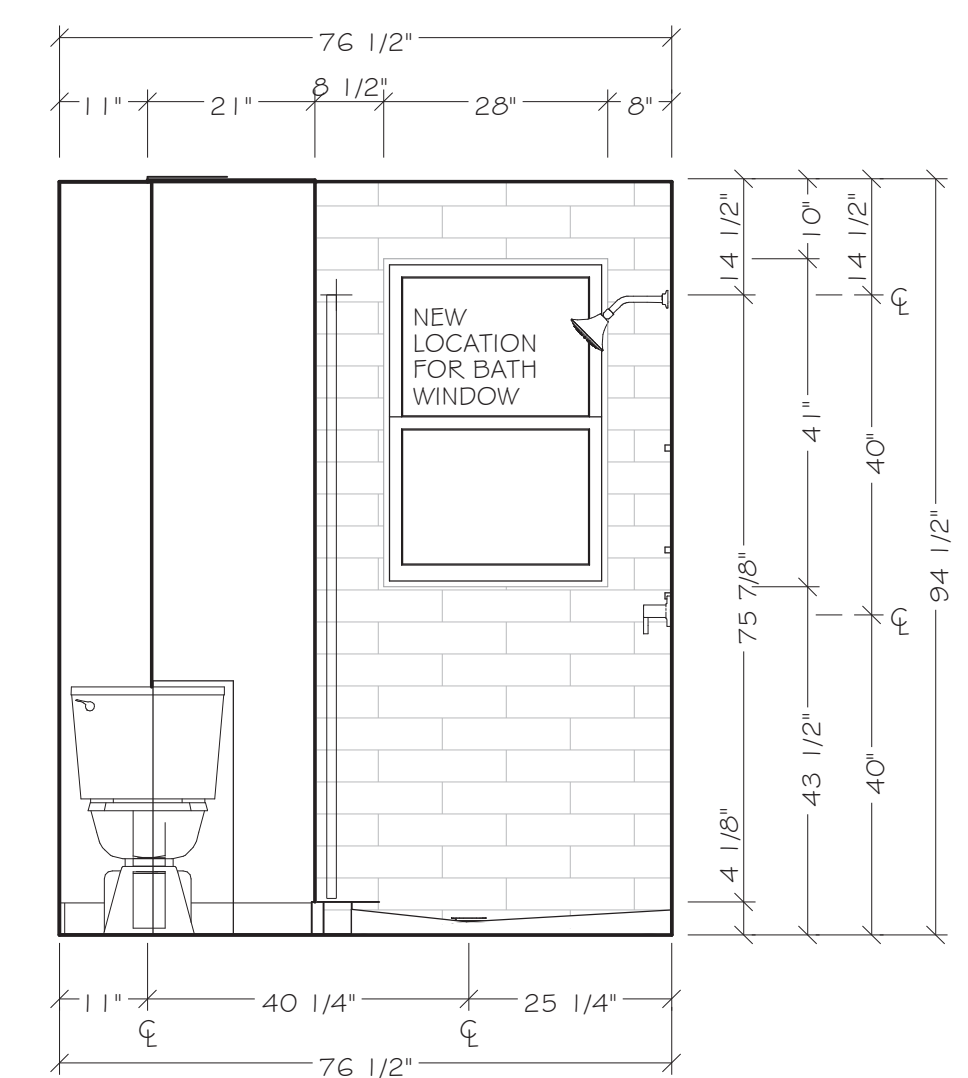
**F** ELEVATION F: BATH  
1/2" = 1'-0"



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



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



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

**Neil Kelly**  
Design/Build Remodeling  
3599 Cashmere Ave SE  
Tacoma, WA 98406  
206.343.3833  
OR CCB# 001663 / WAL & JF NEILKCI 18702

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

**I-3**  
BATH NKBA PLAN &  
INTERIOR ELEVATIONS

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

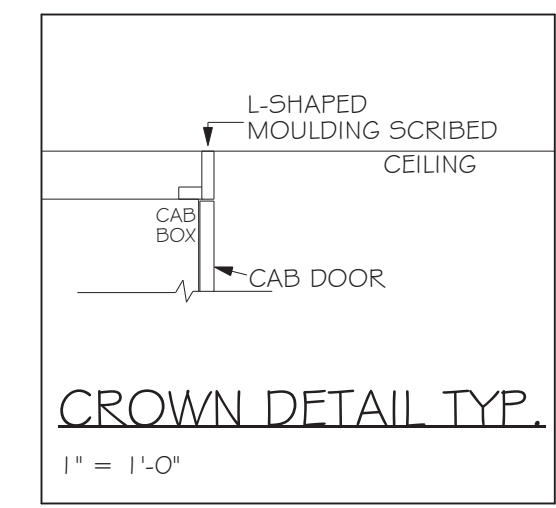
2/27/2024

**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



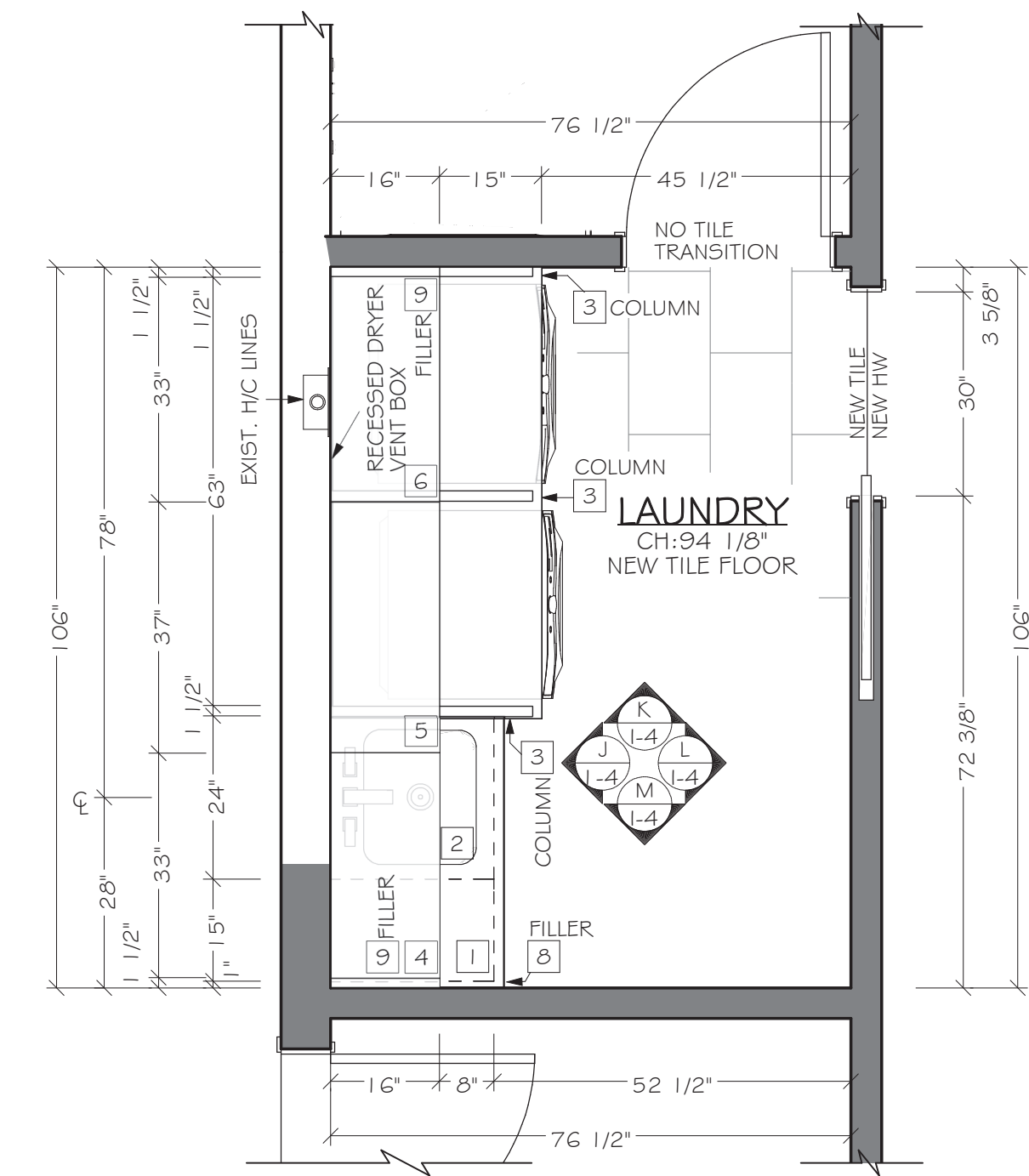
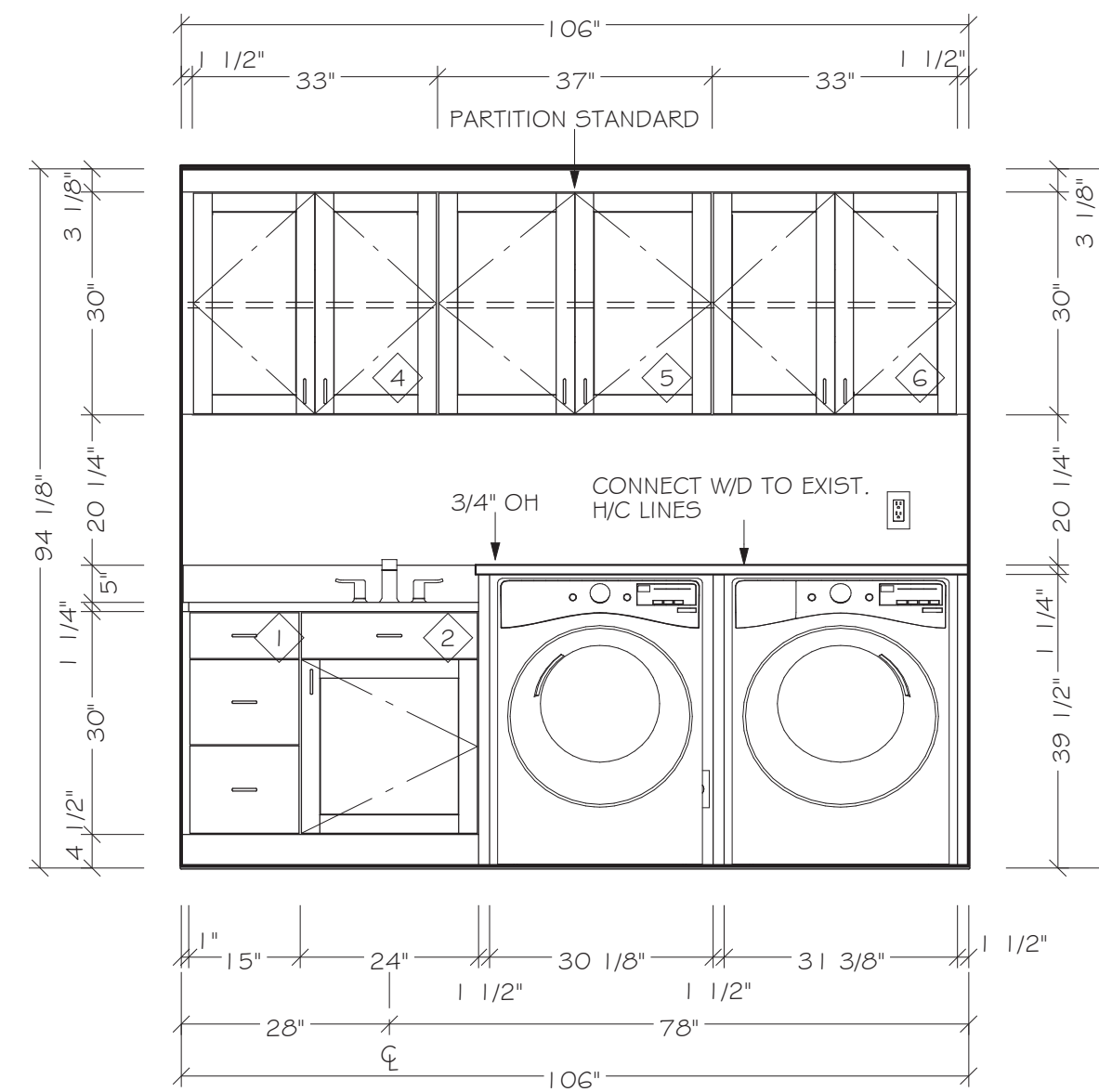
**WALL LEGEND**

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

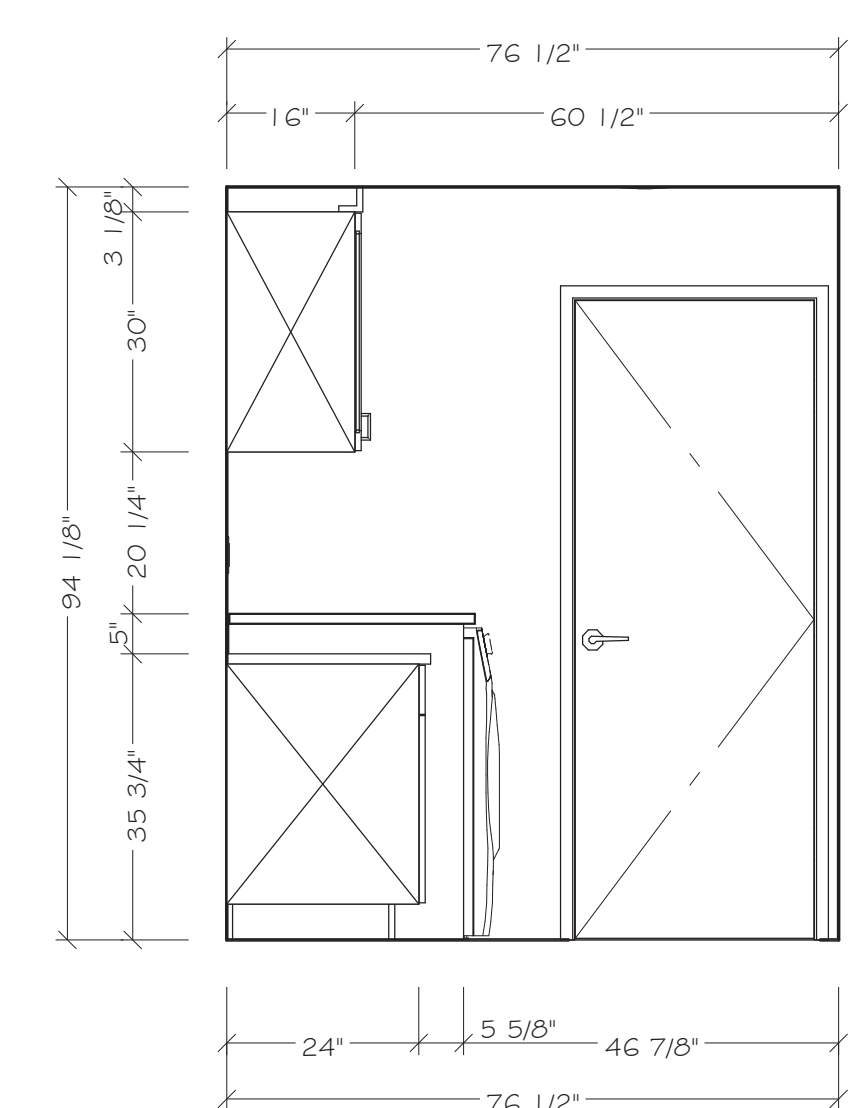
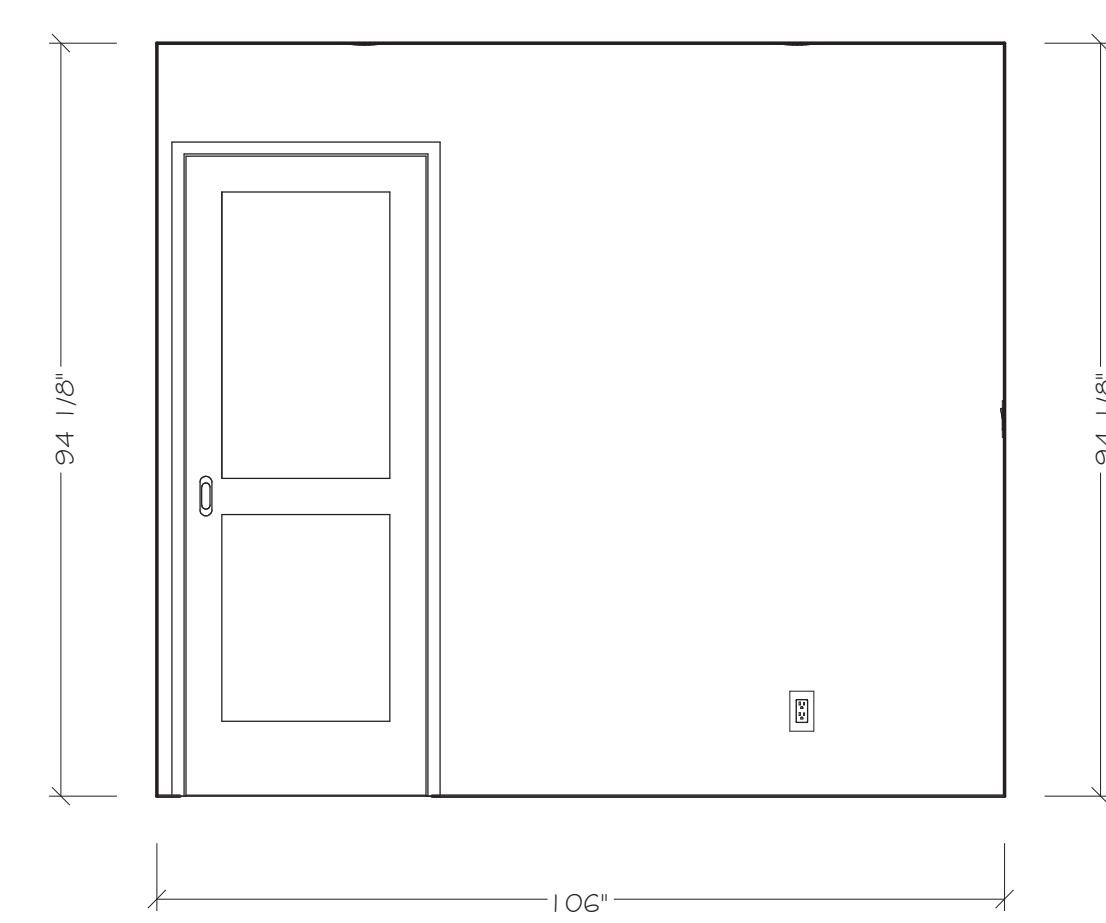
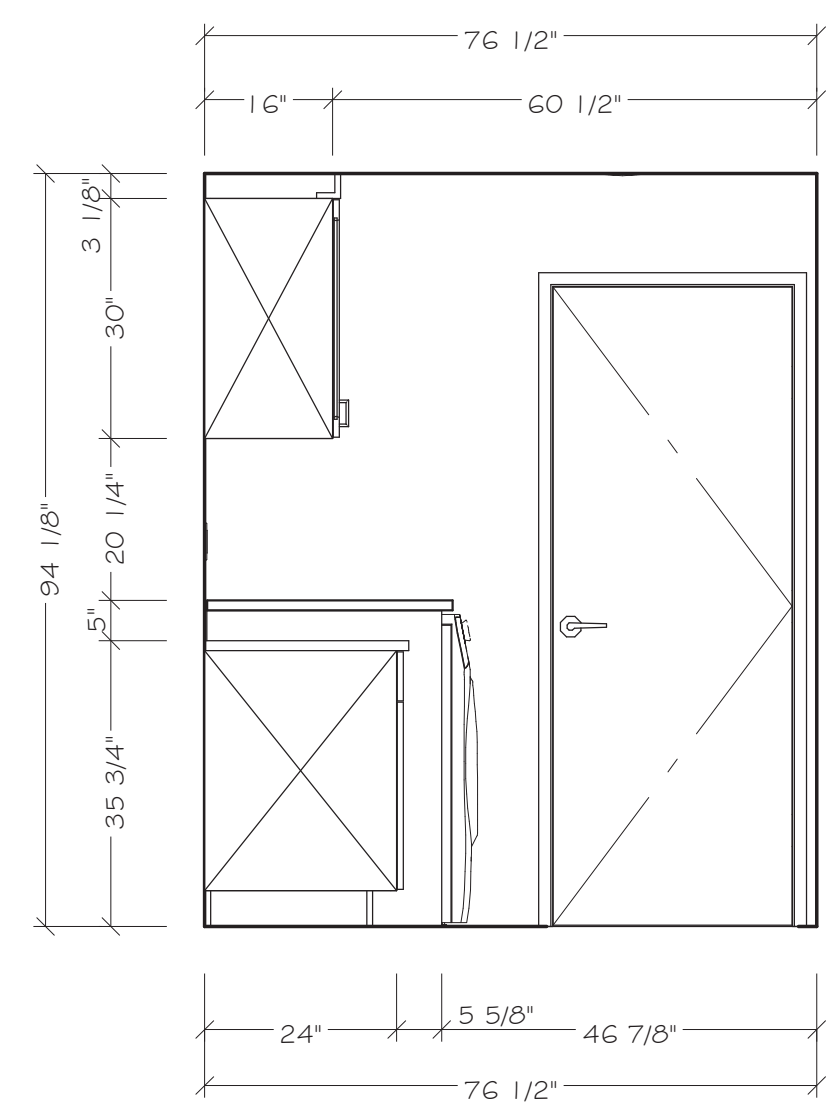
**GENERAL NOTES**

E	EXISTING
N	NEW
RL	RELOCATE
RP	REPLACE



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

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



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

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

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

**Neil Kelly**  
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599 Central Ave SE  
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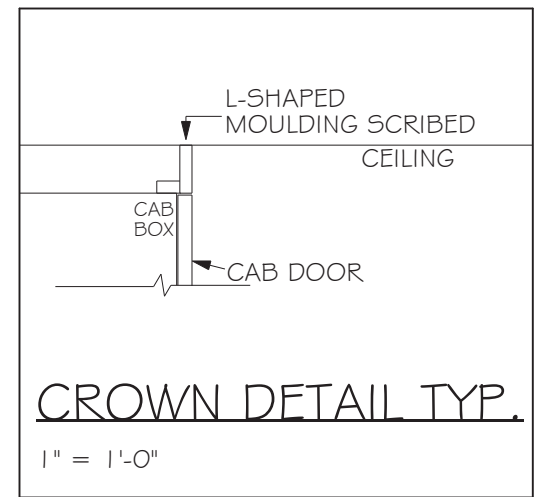
Remodeling Project for:  
**Nicholaus Malone**  
4214 86th Ave SE  
Mercer Island, WA 98040  
Design Consultant: Jamie Strugetresky  
Project Manager: Tony Lopez

**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

- (1) Crown Molding
- (1) Touch Up Kit

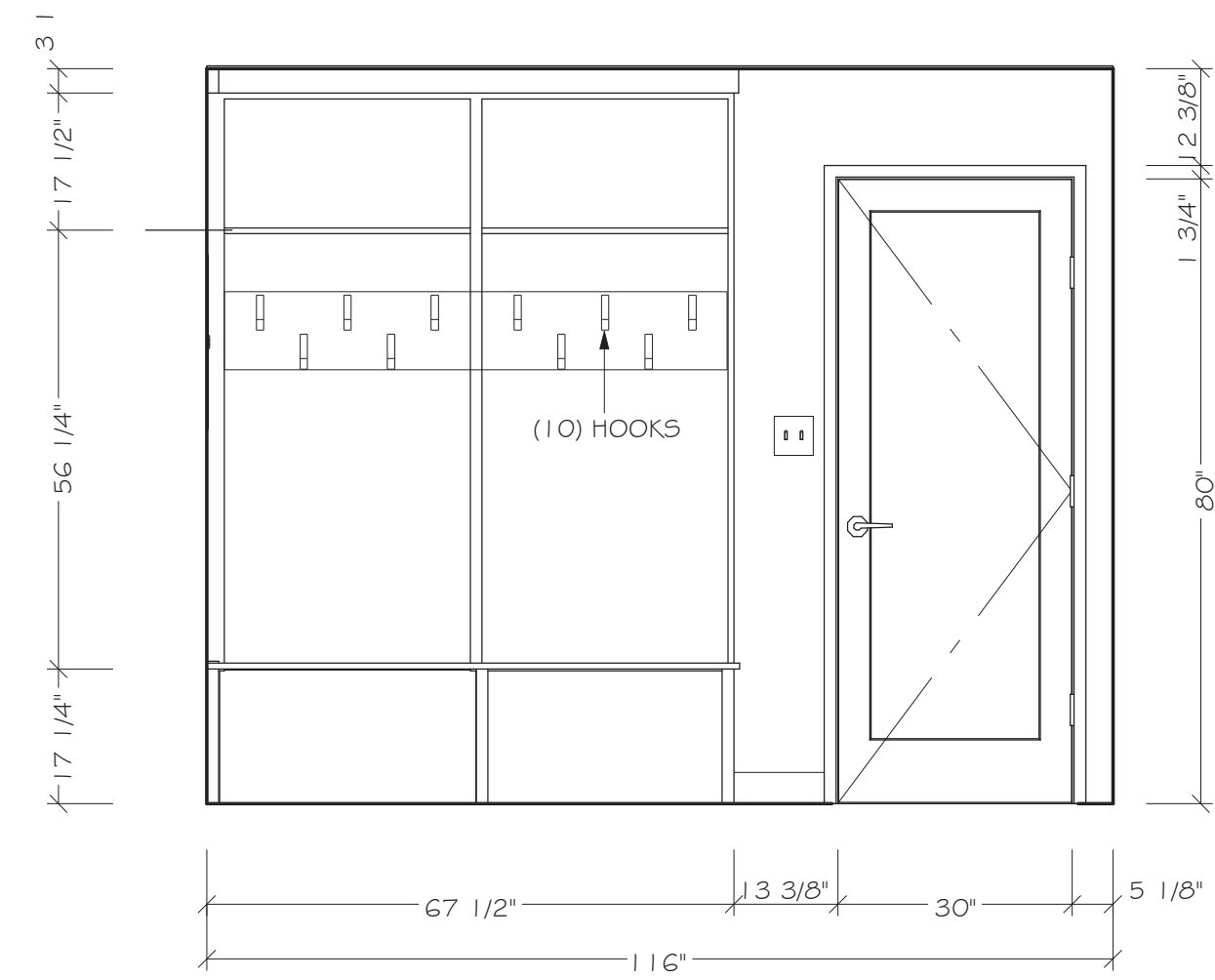


**WALL LEGEND**

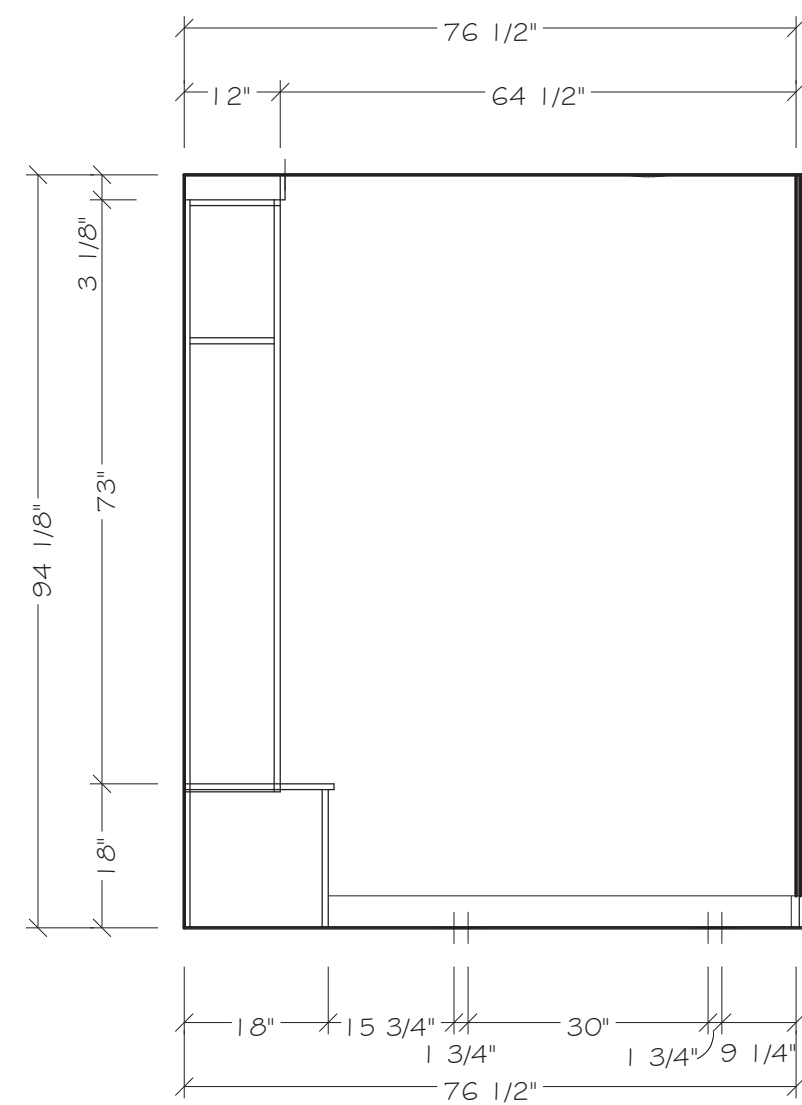
- EXISTING WALLS TO REMAIN
- OPENINGS TO BE ENCLOSED
- NEW HALF WALLS
- NEW FULL-HEIGHT WALLS

**GENERAL NOTES**

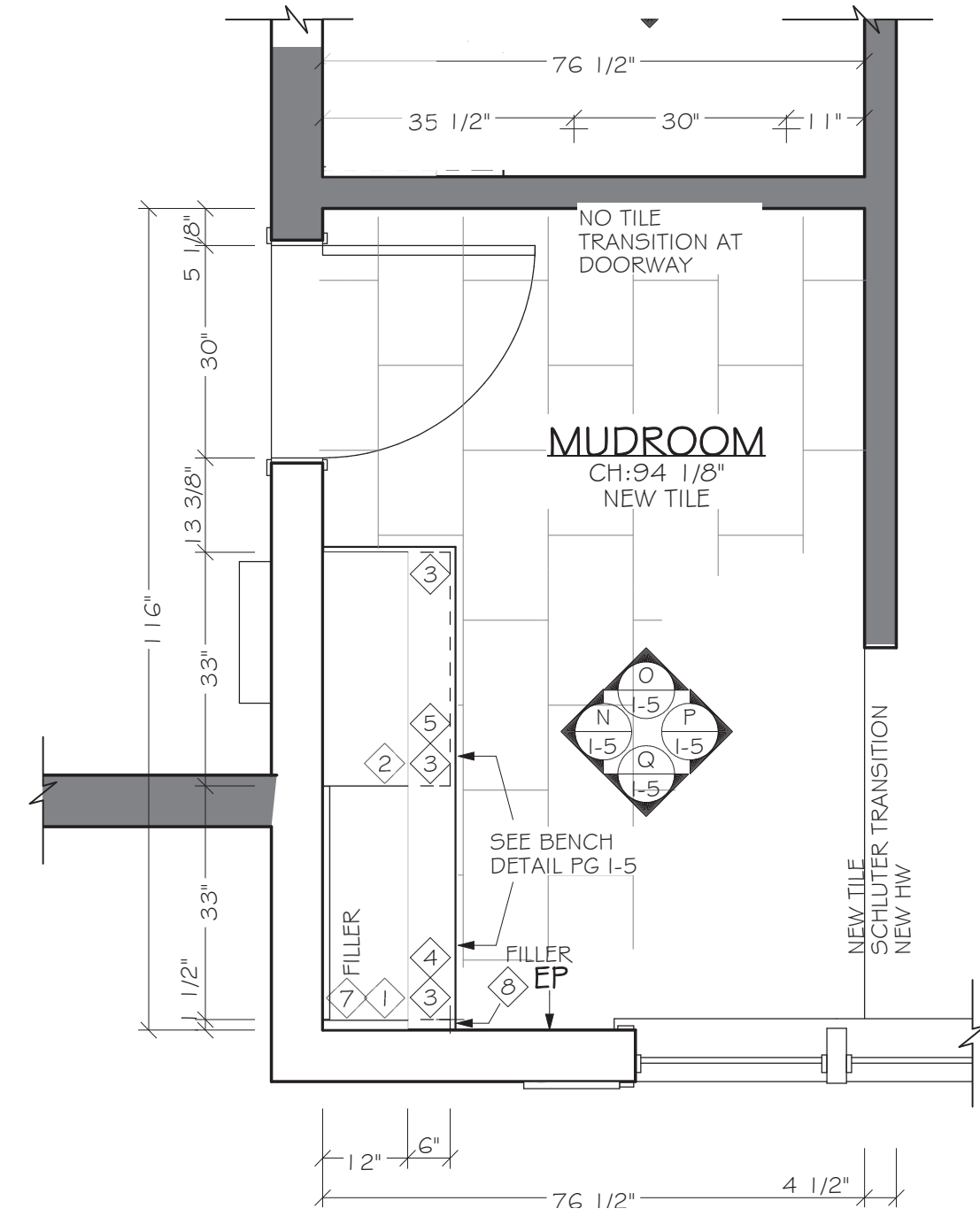
- E EXISTING
- N NEW
- RL RELOCATE
- RP REPLACE



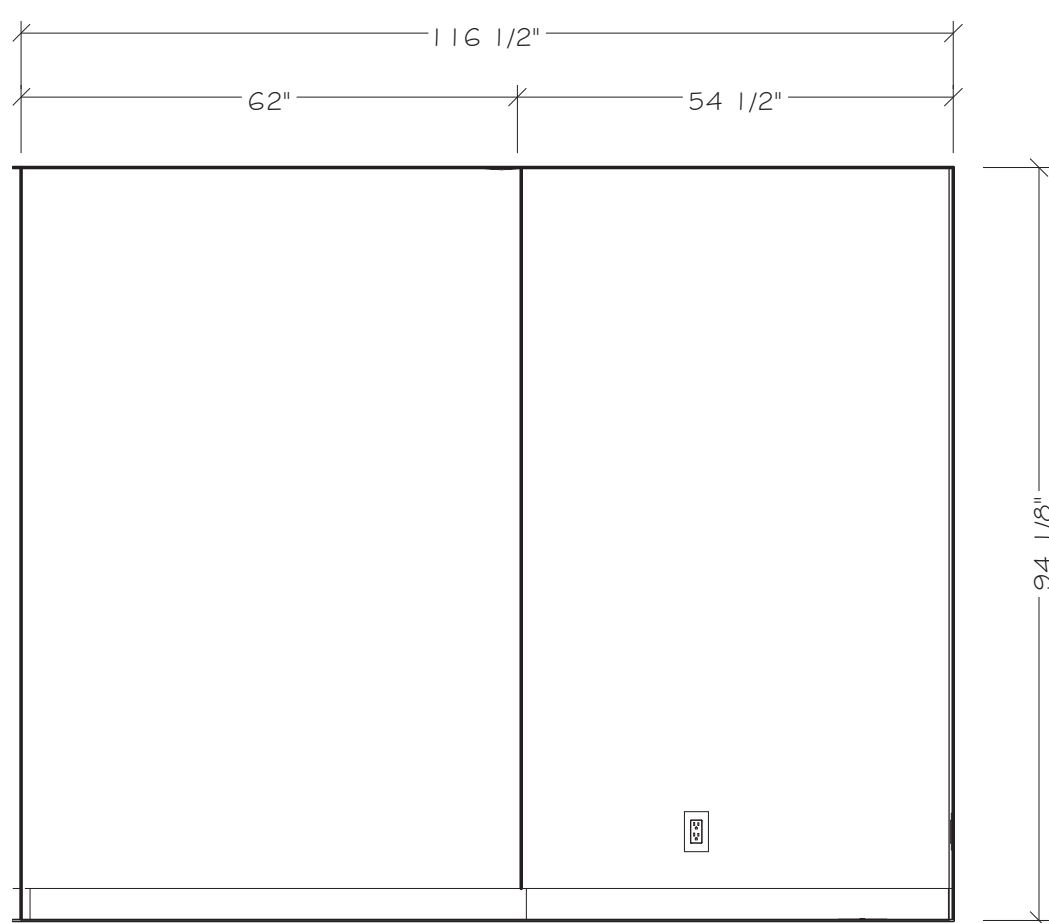
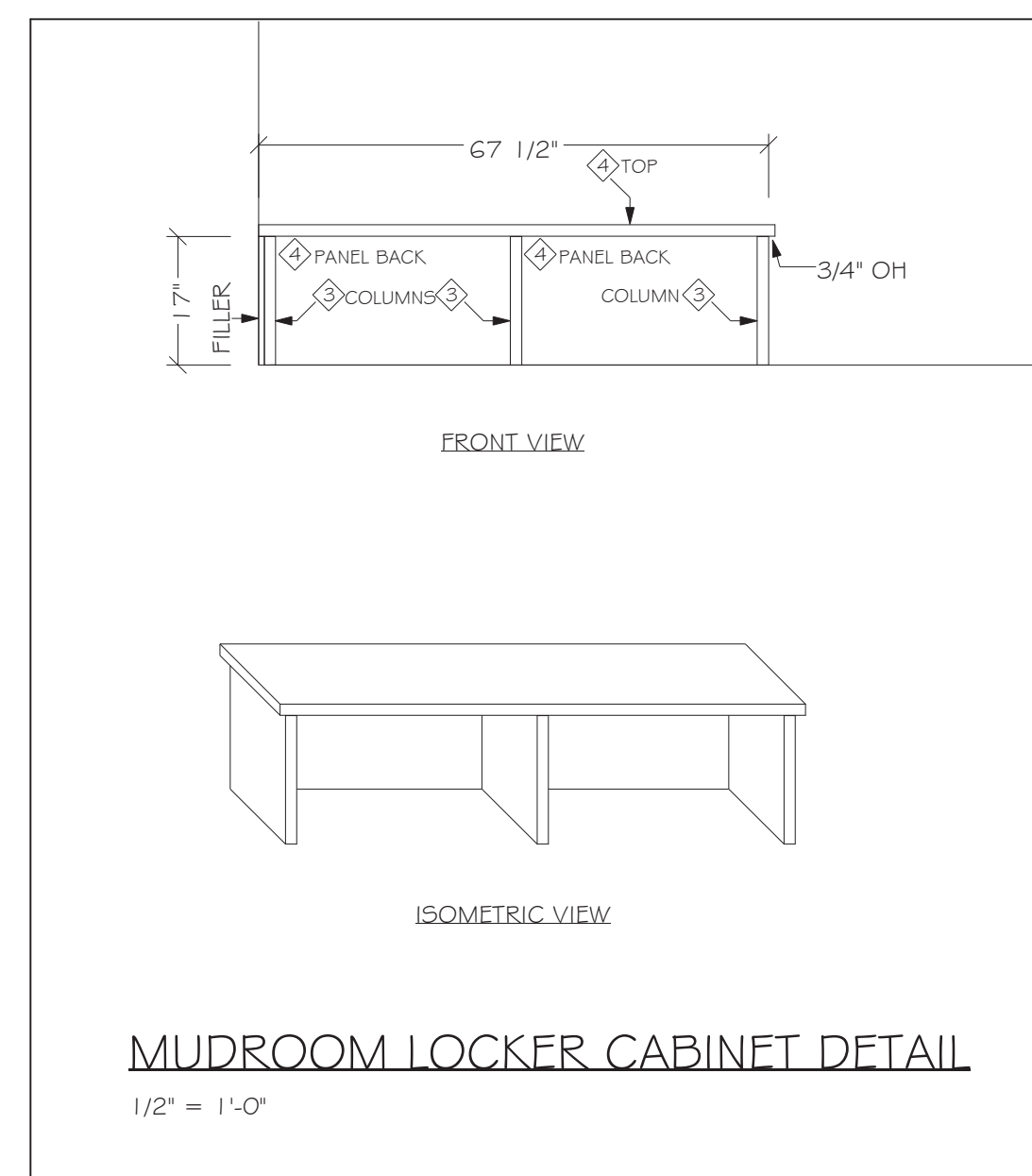
**ELEVATION N: MUDROOM**  
1/2" = 1'-0"



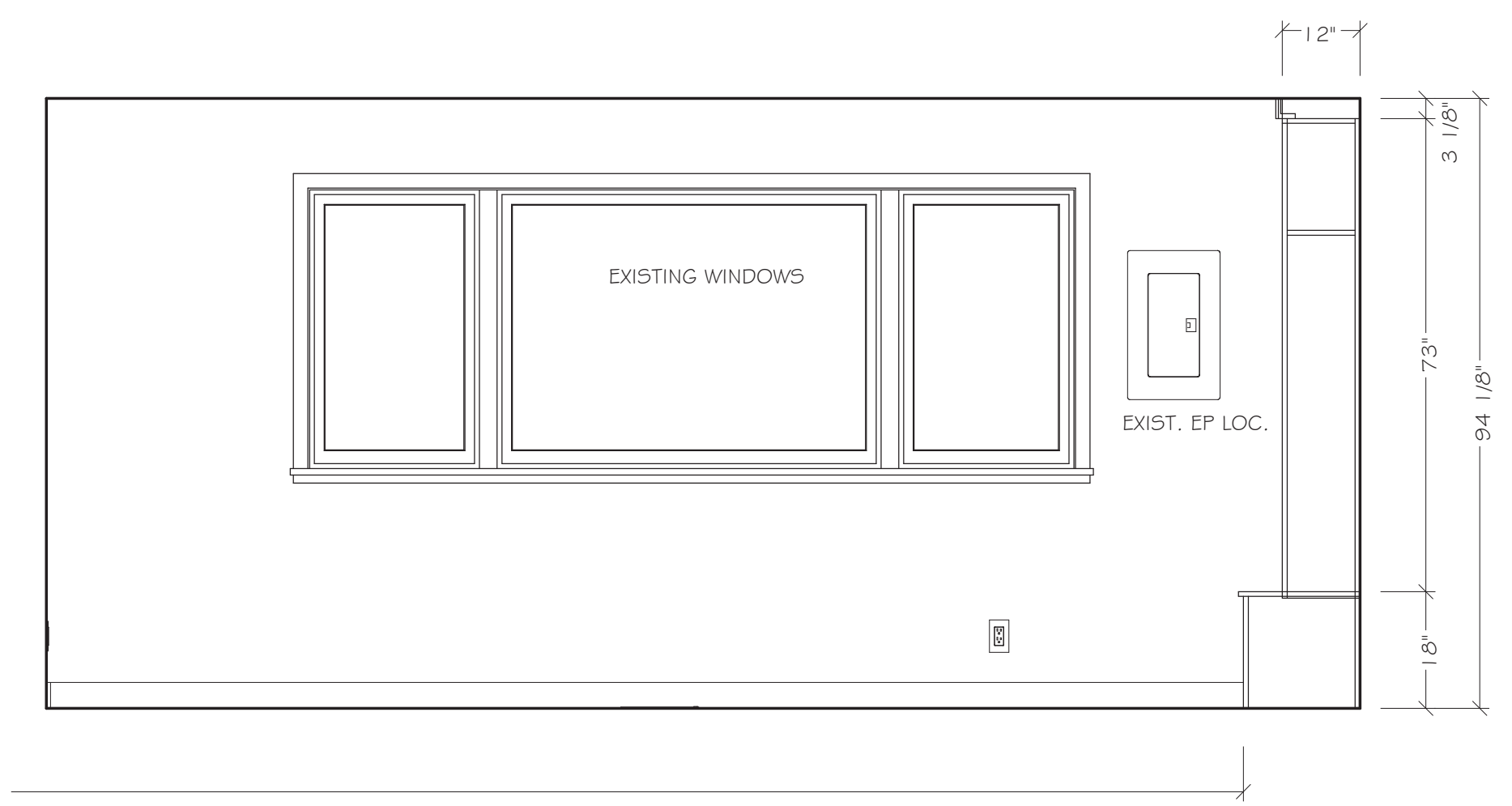
**ELEVATION O: MUDROOM**  
1/2" = 1'-0"



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



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



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

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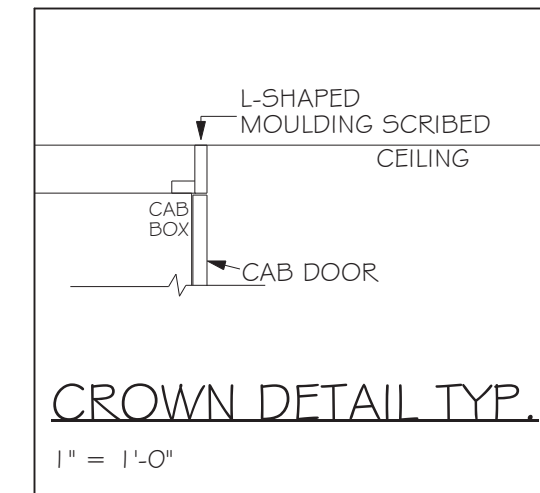
Remodeling Project for:  
**Nicholaus Malone**  
4214 86th Ave SE  
Mercer Island, WA 98040  
Design Consultant: Jamie Ormigeresky  
Project Manager: Tony Lopez

**CABINET LEGEND**  
REFERENCE CABINET ORDER FOR DETAILS

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

**CABINET NOTES**  
Decor SG4 - FP440, Maple, Polar White

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

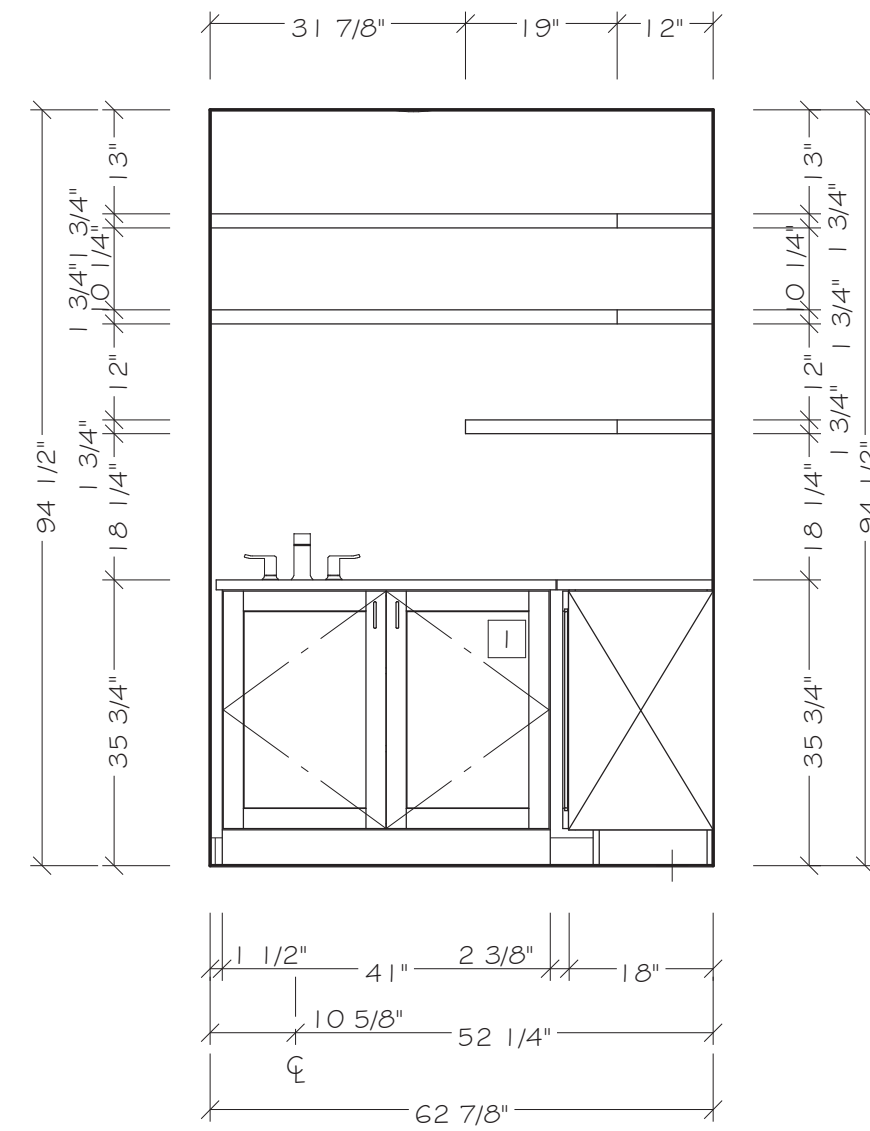


**WALL LEGEND**

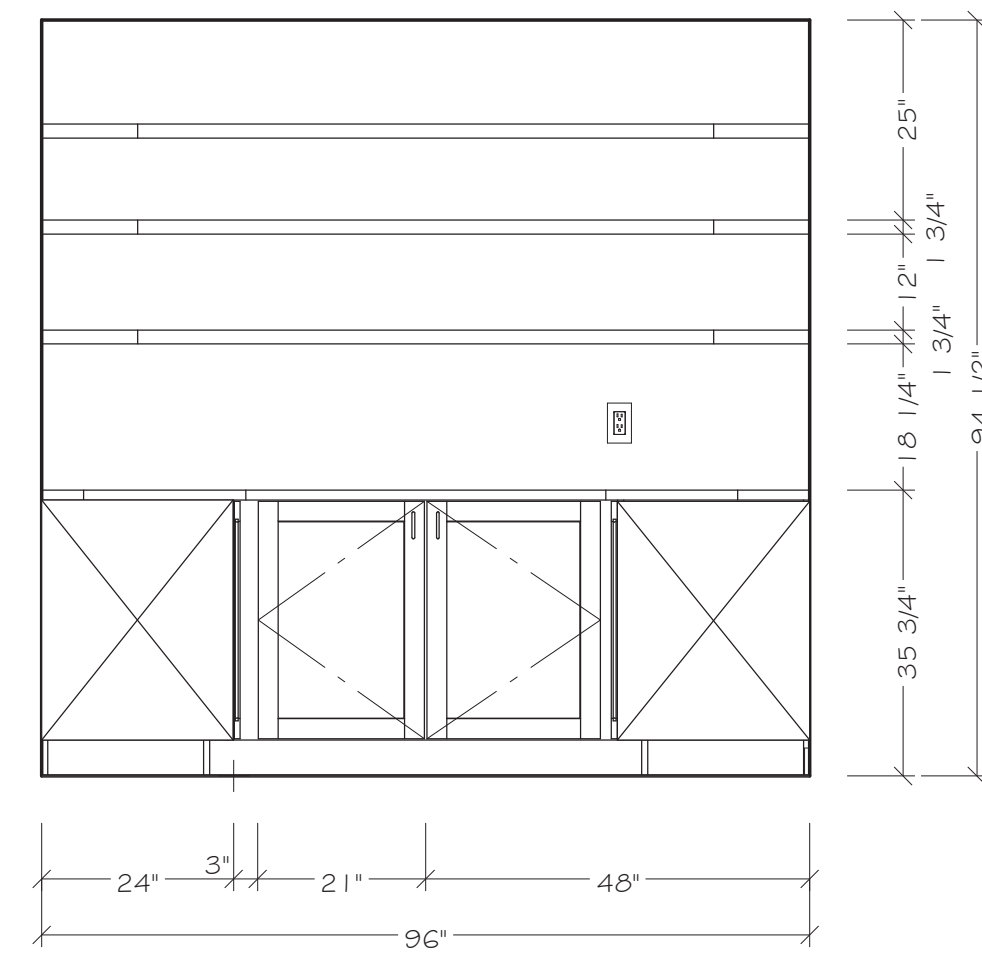
- [Symbol] EXISTING WALLS TO REMAIN
- [Symbol] OPENINGS TO BE ENCLOSED
- [Symbol] NEW HALF WALLS
- [Symbol] NEW FULL-HEIGHT WALLS

**GENERAL NOTES**

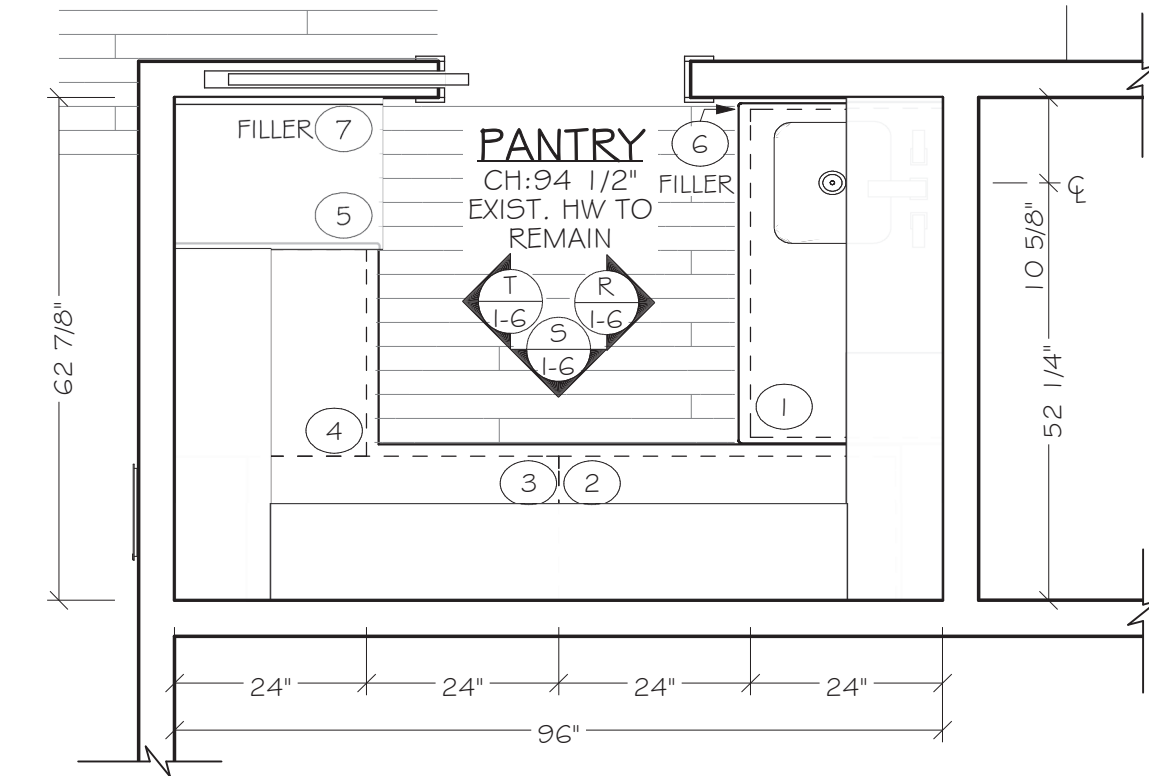
- E EXISTING
- N NEW
- RL RELOCATE
- RP REPLACE



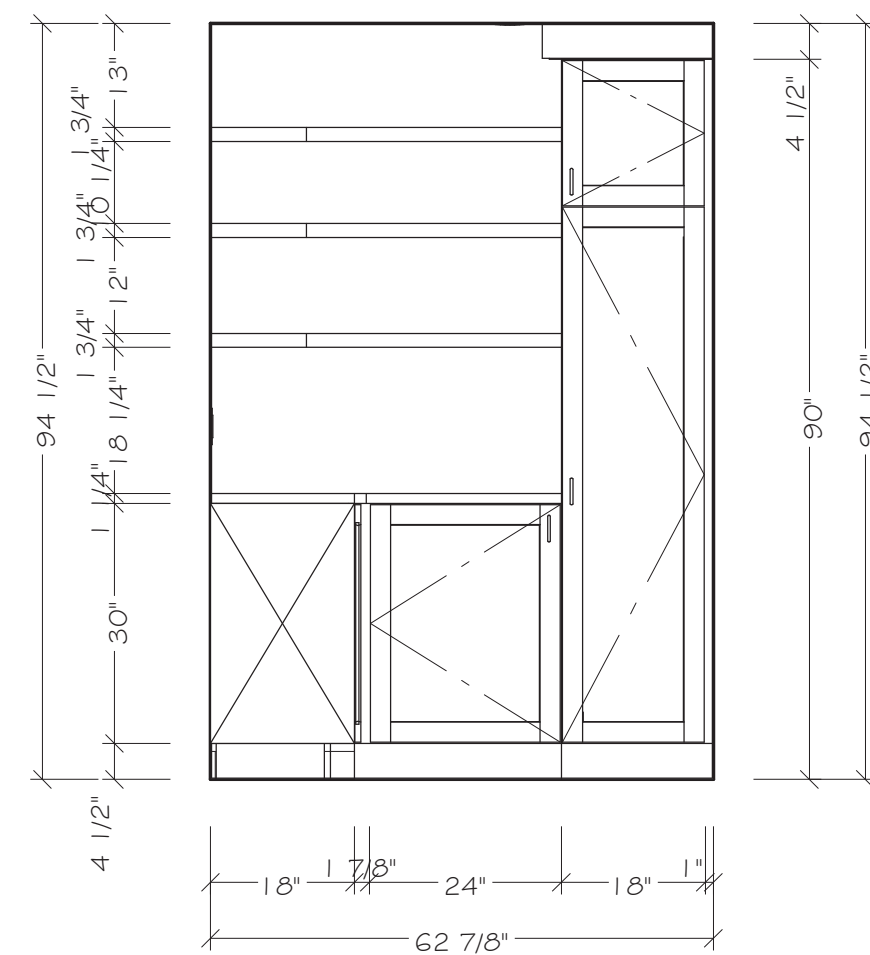
**ELEVATION R: PANTRY**  
1/2" = 1'-0"



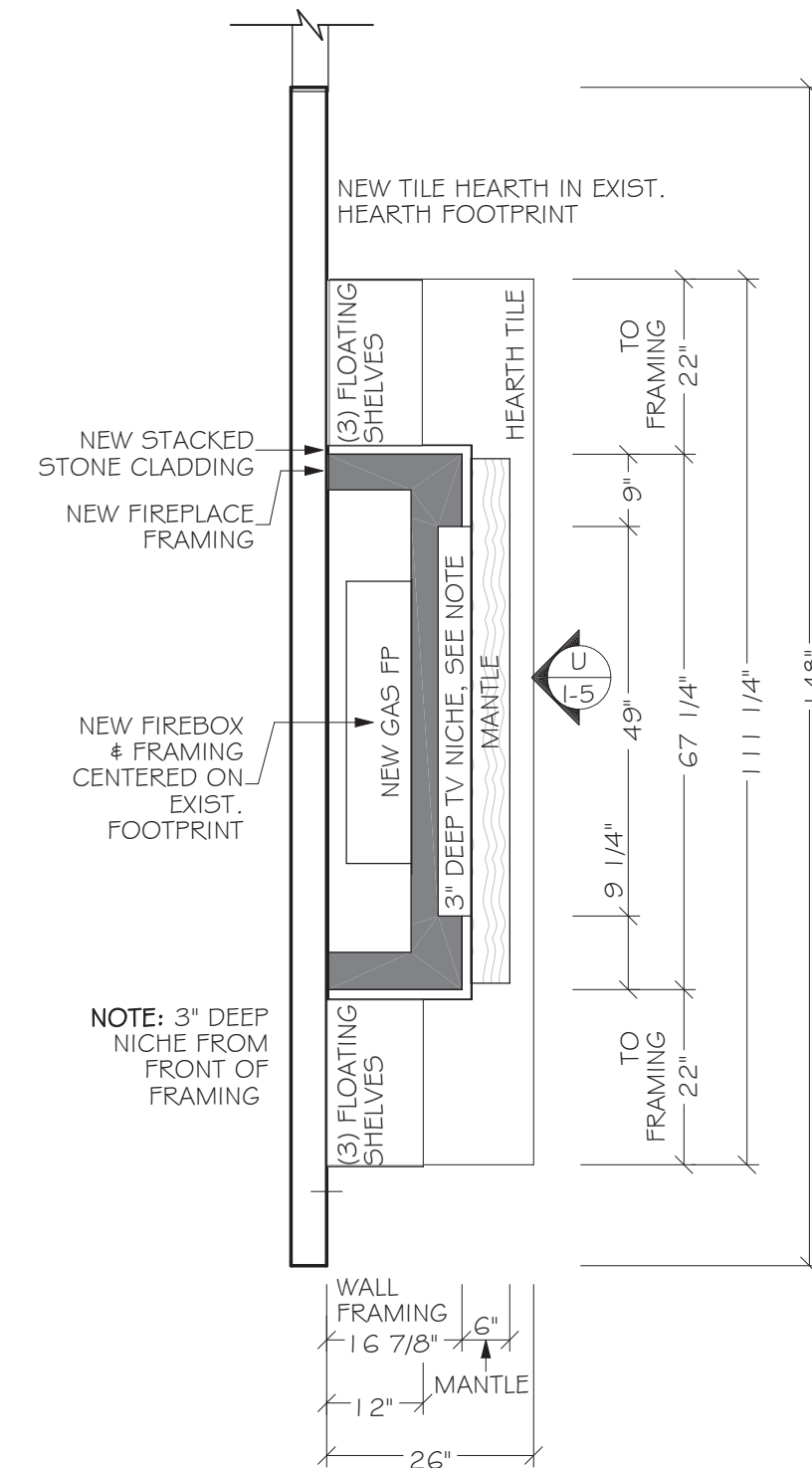
**ELEVATION S: PANTRY**  
1/2" = 1'-0"



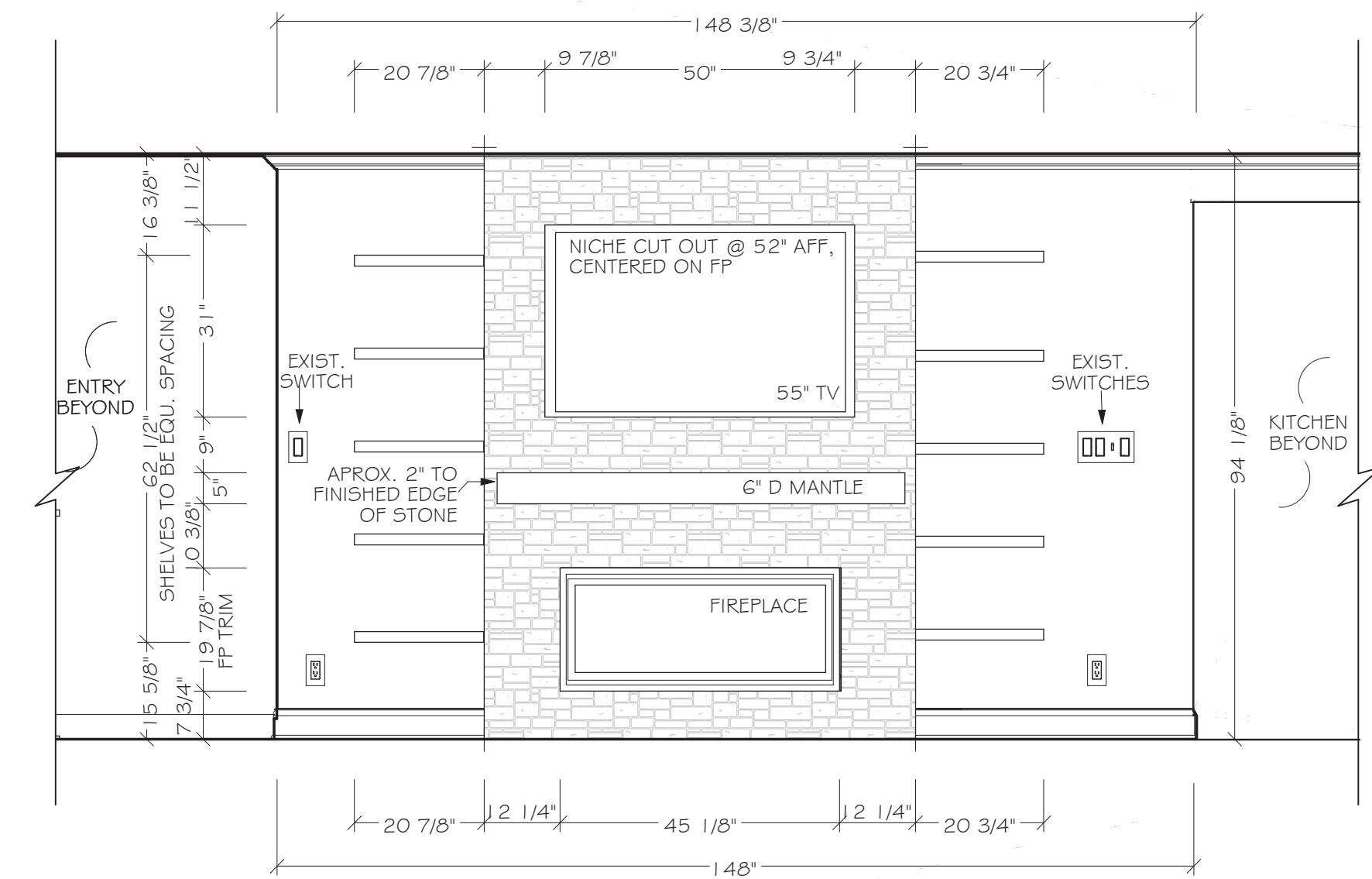
**PANTRY FLOOR PLAN**  
1/2" = 1'-0"



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



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



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

**Neil Kelly**  
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**DRAWN:** REVISIONS


**HOMEOWNER APPROVAL**  
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Remodeling Project for:  
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