

TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

Climate Zone	Fenestration <i>U</i> -Factor ^b	Skylight ^b <i>U</i> -Factor	Ceiling <i>R</i> -Value ^e	Wood Frame Wall ^{g, h} <i>R</i> -Value	Floor <i>R</i> -Value	Below-Grade ^{c, h} Wall <i>R</i> -Value	Slab ^{d, f} <i>R</i> -Value & Depth
Cliffiate 20ffe	O-Factor	O-Factor	∧-value	A-value	∧-value	A-value	Deptil
5 and Marine 4	0.30	0.50	49	21 int	30	10/15/	10, 2 ft
						21int+5TB	-

MALONE REMODELING PROJECT

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

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15	9	1-4	LAUNDRY NKBA PLAN \$ INTERIOR ELEVATIONS
2	20	I-5	MUDROOM NKBA PLAN \$ INTERIOR ELEVATIONS
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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.



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.

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

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: 36225-00010 LEGAL DESCRIPTION: ISLAND CREST ADD PLAT BLOCK:

PLAT LOT: SECTION/TOWNSHIP: NW-18-24-5

LOT COVERAGE CALCULATIONS

LOT AREA (SF): 14,280 SF

EXISTING STRUCTURE ROOF AREA: 1.320 SF 2,507 SF EXISTING DRIVEWAY: NEW GARAGE ROOF AREA 819 SF 4,646 SF TOTAL: 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

5.711SF (ACTUAL 5,813 SF) TOTAL:

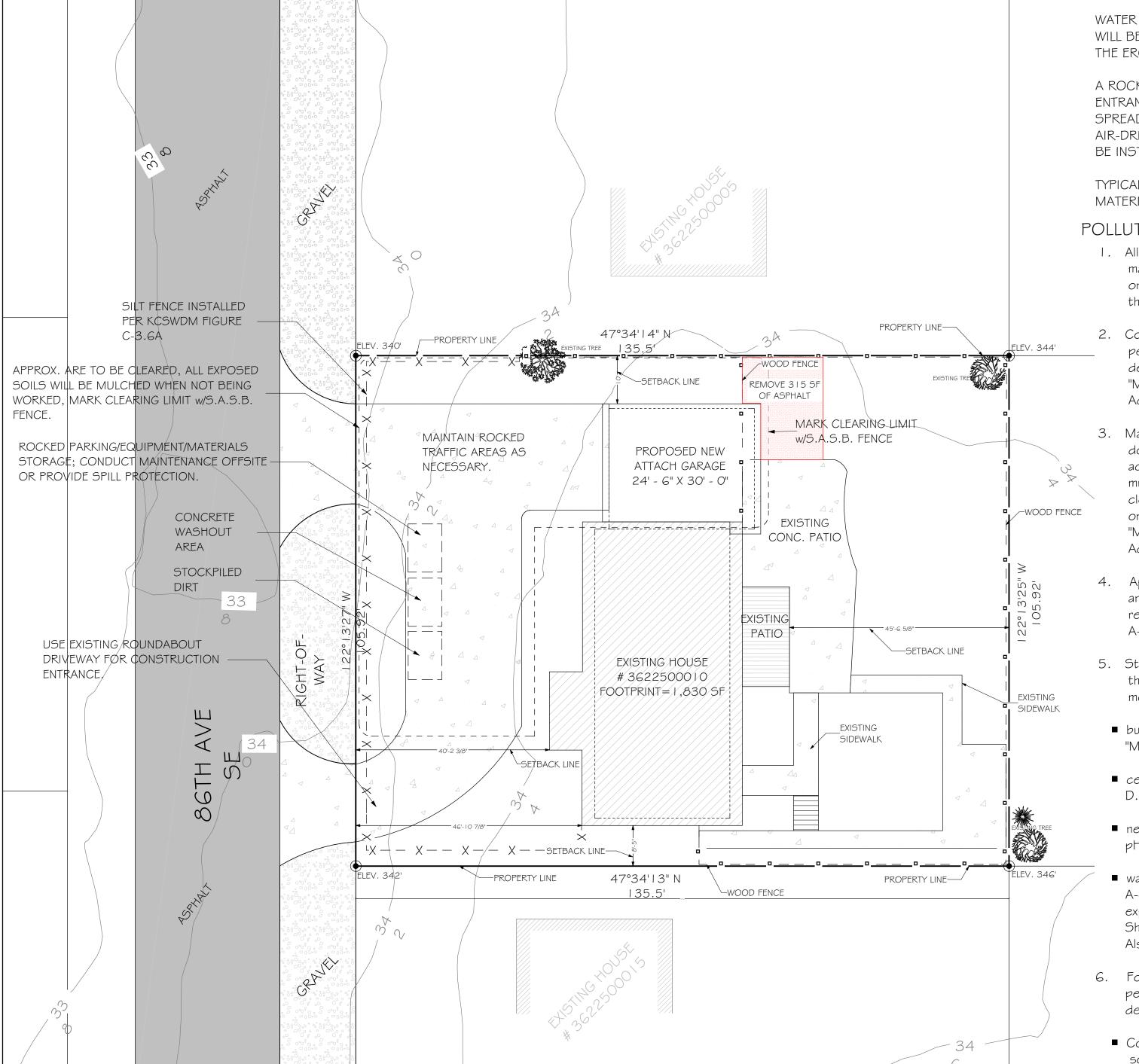
39.9% (ACTUAL 40.7%) PERCENTAGE:

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

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



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:

- I. 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"

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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

3/13/2024

Revision Table Revised By

SHEET CSWPP PLAN

CIVIL PLAN

PARCEL NUMBER: 36225-00010 ISLAND CREST ADD LEGAL DESCRIPTION: PLAT BLOCK:

PLAT LOT: SECTION/TOWNSHIP: NW-18-24-5

LOT COVERAGE CALCULATIONS

LOT AREA (SF): 14,280 SF

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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 735 SF **NEW GARAGE:** EXISTING PATIO, WALKWAY AREA: 436 SF 2,507 SF EXISTING DRIVEWAY:

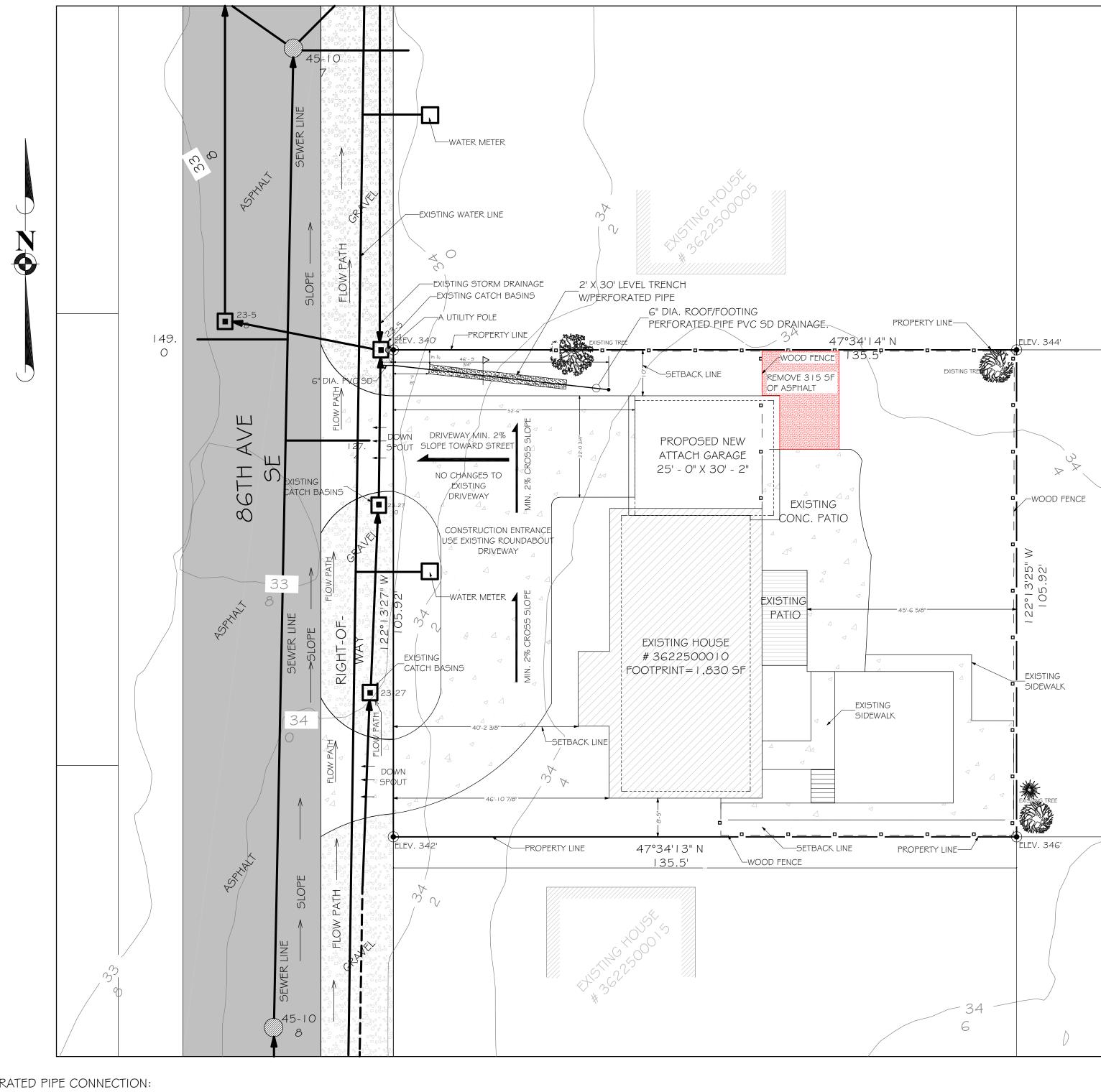
TOTAL: 4.998 SF

PERCENTAGE: 35%

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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

LEGEND: ______ STEEP SLOP (40% +) OFFSET DRAINAGE S.A.S.B = SENSITIVE AREA SETBACK



PERFORATED PIPE CONNECTION:

NOTE:

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. I I.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:

I. 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.

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: I" = 15' - 0"

TECHNICAL INFORMATION REPORT

Drainage Assessment:

The project is located in the City of Mercer Island 42 I 4 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 | 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:

- I. 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:

- I. 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 5. For purposes of maintaining adequate separation of 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-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. 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:

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

SHEET BMP PLAN

Revision Table Revised By

CIVIL PLAN

3/13/2024

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

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

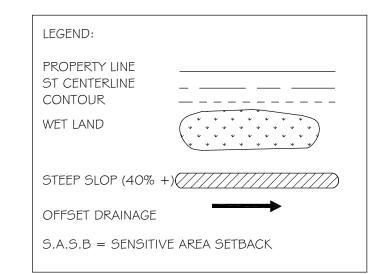
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5,508 SF TOTAL:

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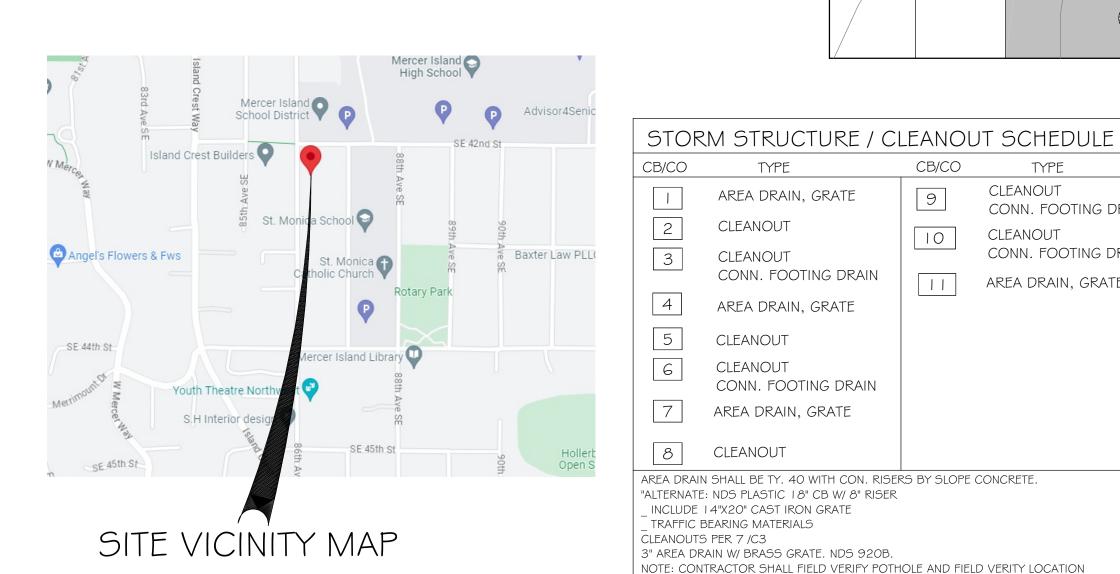
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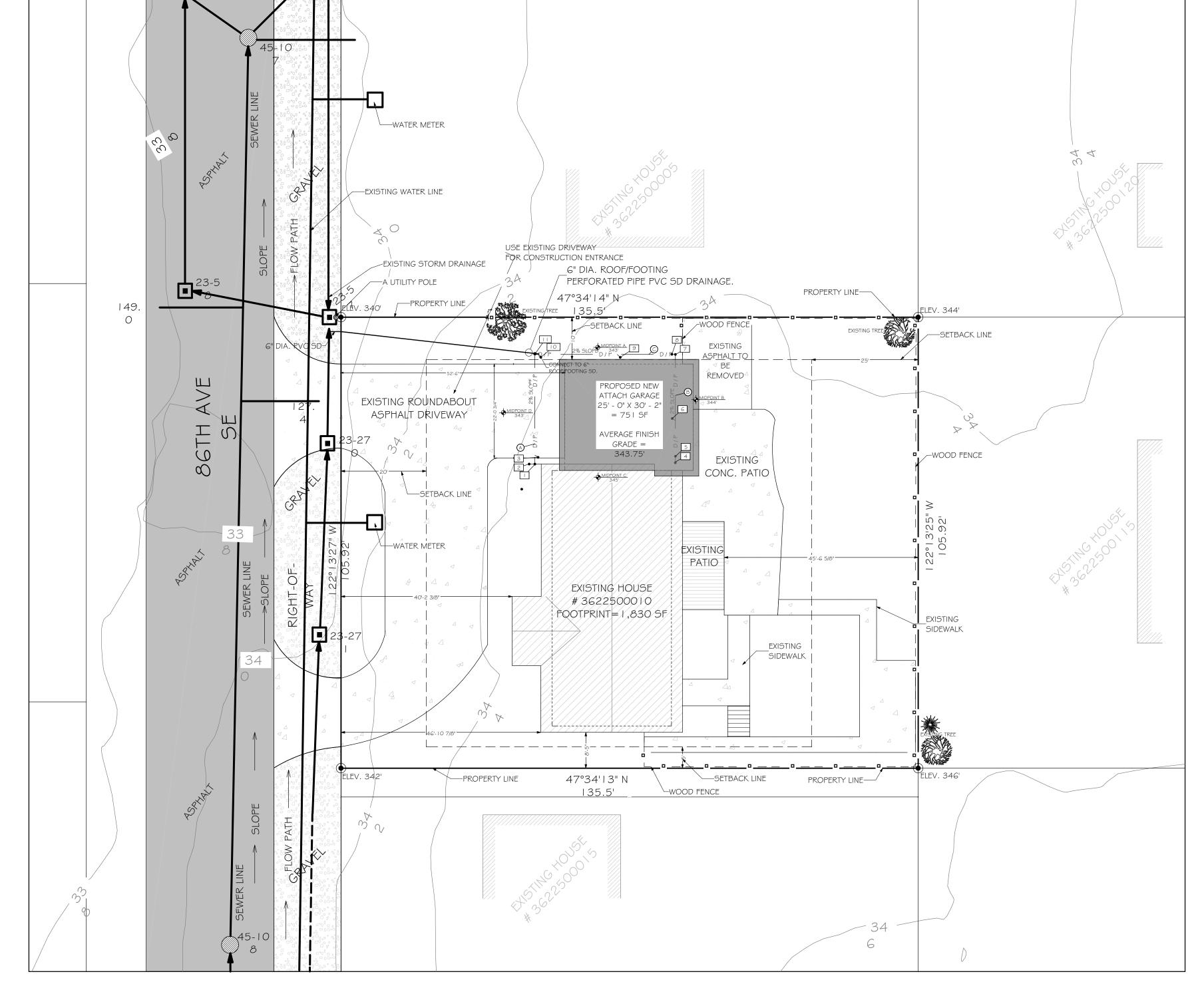
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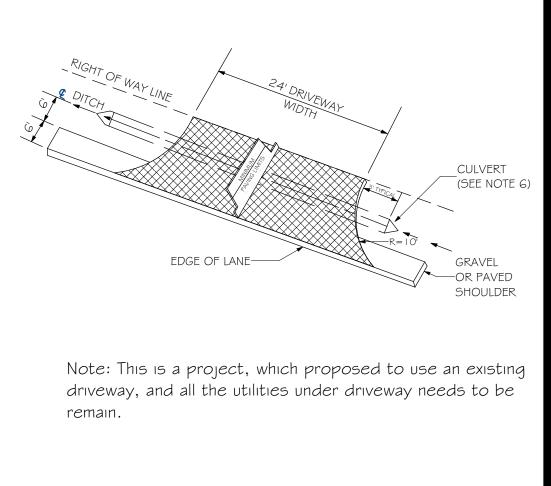


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BUILDING SETBACK =40' 2 /38" FROM STREET. 45' - 6 5/8" FROM INTERIOR PROPERTY

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 I.O' FOR THIS PROJECT.

LOT SLOPE CALCULATIONS: LOT AREA (SF):

14,280 SF

14,280 SF

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

HARDSCAPE CALCULATIONS: NET LOT AREA (SF):

• ALLOWED HARDSCAPE AREA = 9% OF LOT AREA • EXISTING UNCOVER PATIO +WALKWAY = 436 SF

O TOTAL EXISTING HARDSCAPE AREA O TOTAL PROJECT HARDSCAPE AREA 3.1 %

NOTE: NO NEW HARDSCAPE PROPOSED IN THIS PROJECT.

TYPE	PIPE	DIA/TYPE
CLEANOUT CONN. FOOTING DRAIN	A	4" PVC
CLEANOUT CONN. FOOTING DRAIN	B	4" PVC
AREA DRAIN, GRATE		4" PVC

CB/CO

9

10

AREA DRAIN, GRATE

CONN. FOOTING DRAIN

CONN. FOOTING DRAIN

/ DEPTH OF CONNECTION TO EX. COMBINED SEWER PRIOR TO ANY

AREA DRAIN, GRATE

AREA DRAIN, GRATE

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

INCLUDE 14"X20" CAST IRON GRATE

TRAFFIC BEARING MATERIALS

CLEANOUTS PER 7 /C3

CONSTRUCTION.

2

STORM PIPE SCHEDULE

LENGTH(FT) SLOPE

2% MIN.

2% MIN.

2% MIN.

25' - 9"

25' - 3"

33' - 0"

SITE PLAN & RESIDENTIAL DRIVEWAY APPROACH, SHOULDER, OPEN DRAINAGE

SCALE: | " = |5' - 0"

AVERAGE BUILDING ELEVATION BENCH MARK ENGINEERING REVISION DATE: 03/16/2022

REVIEW BY:

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LOT COVERAGE CALCULATIONS

LOT AREA (SF): 14,280 SF

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

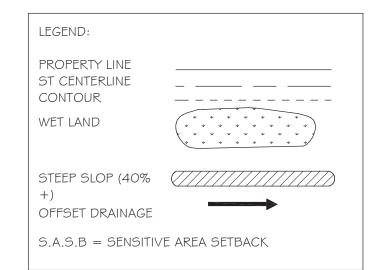
MAIN STRUCTURE ROOF AREA: 1,320 SF **NEW GARAGE:** 735 SF EXISTING PATIO, WALKWAY AREA: 436 SF 2,507 SF EXISTING DRIVEWAY:

4,998 SF TOTAL:

PERCENTAGE: 35%

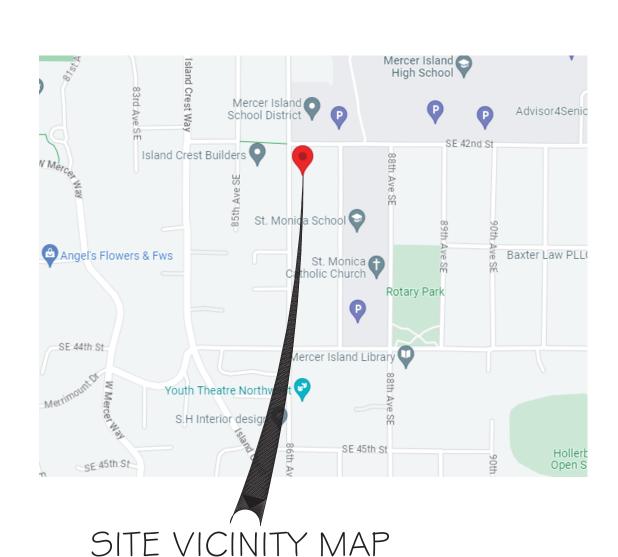
CITY OF MERCER ISLAND R-9.6 REQUIREMENT: THE PROPERTY LOT SLOPE LESS THAN 15%, WHICH IS 35% MAX LOT COVERAGE

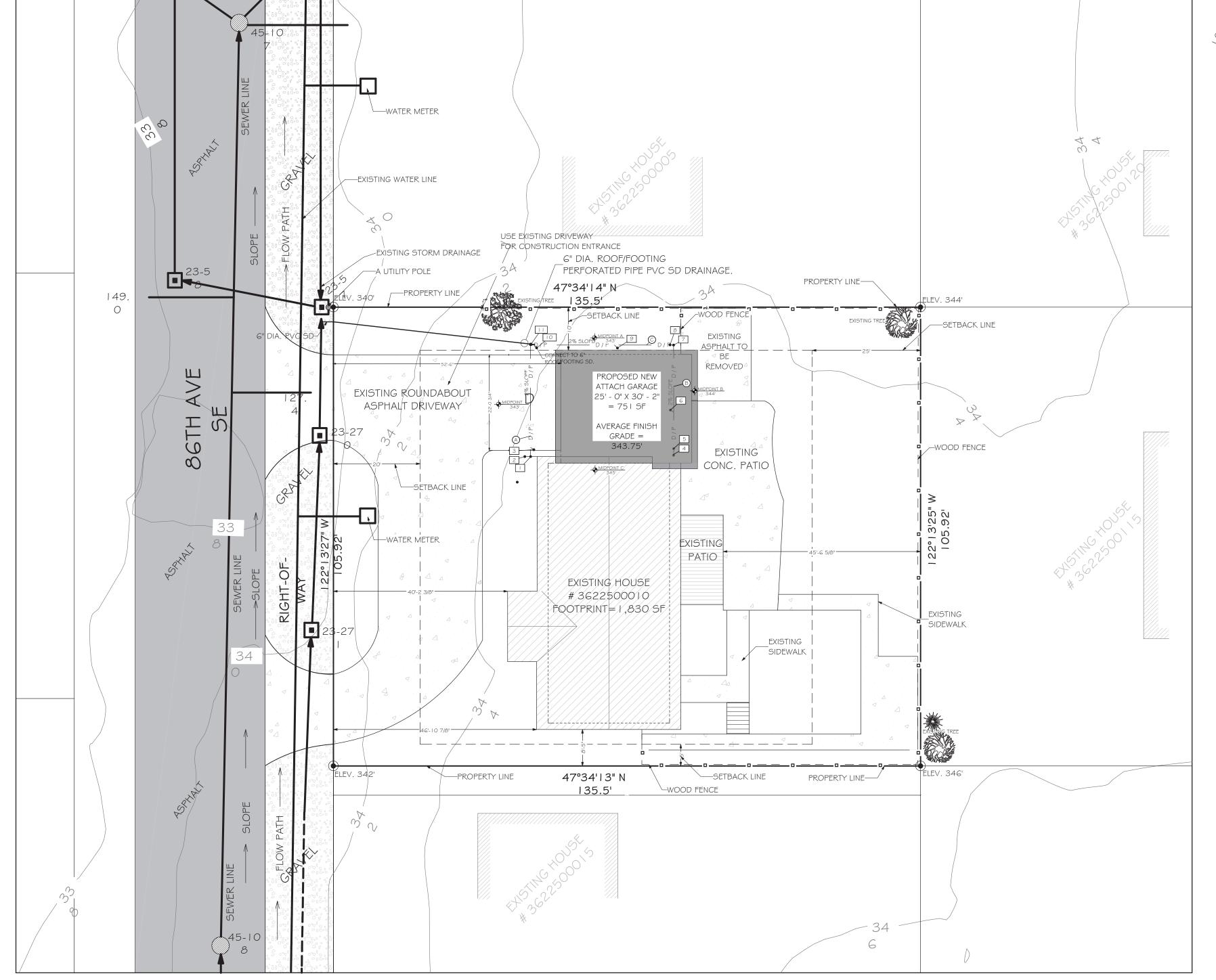
MIN BLDG. SETBACK FROM STREET: 20 FT MIN GARAGE SETBACK FROM STREET: 20 FT MIN SIDE YARD SETBACK 10 FT AND 5 FT MIN REAR YARD SETBACK 25 FT

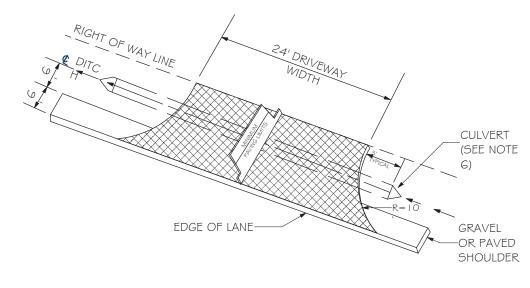


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NOTE: THIS DRAWING IS BASED ON CURRENT KNOWN SITE CONDITIONS AND IS INTENDED TO BE USED AS A PROPOSED LAYOUT ONLY. ACTUAL SITE CONDITIONS AT THE TIME OF INSTALLATION MAY VARY AND MAY ALTER FINAL DIMENSIONS AND LAYOUT. DO NOT SCALE DRAWINGS FOR DIMENSIONS. 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.







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

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:

14,280 SF

O HIGHEST ELEVATION POINT OF LOT: 345 FEET O LOWEST ELEVATION POINT OF LOT: 342 FEET • ELEVATION DIFFERENCE: 6 FEET O 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 O TOTAL EXISTING HARDSCAPE AREA O TOTAL PROJECT HARDSCAPE AREA 3.1 %

NOTE: NO NEW HARDSCAPE PROPOSED IN THIS PROJECT.

STORM PIPE SCHEDULE STORM STRUCTURE / CLEANOUT SCHEDULE

CB/CO

10

AREA DRAIN, GRATE

CONN. FOOTING DRAIN

CONN. FOOTING DRAIN

AREA DRAIN SHALL BE TY. 40 WITH CON. RISERS BY SLOPE CONCRETE.

/ DEPTH OF CONNECTION TO EX. COMBINED SEWER PRIOR TO ANY

NOTE: CONTRACTOR SHALL FIELD VERIFY POTHOLE AND FIELD VERITY LOCATION

AREA DRAIN, GRATE

"ALTERNATE: NDS PLASTIC 18" CB W/ 8" RISER

3" AREA DRAIN W/ BRASS GRATE. NDS 920B.

INCLUDE 14"X20" CAST IRON GRATE

TRAFFIC BEARING MATERIALS

CLEANOUTS PER 7 /C3

CONSTRUCTION.

AREA DRAIN, GRATE

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

CLEANOUT

CONN. FOOTING DRAIN

CONN. FOOTING DRAIN

AREA DRAIN, GRATE

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

SITE PLAN & RESIDENTIAL DRIVEWAY APPROACH, SHOULDER, OPEN DRAINAGE

SCALE: | " = |5' - 0"

AVERAGE BUILDING ELEVATION BENCH MARK **ENGINEERING REVISION DATE:**

Elliot Eui S Kim, SE Civil & Structural Engineer Services

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

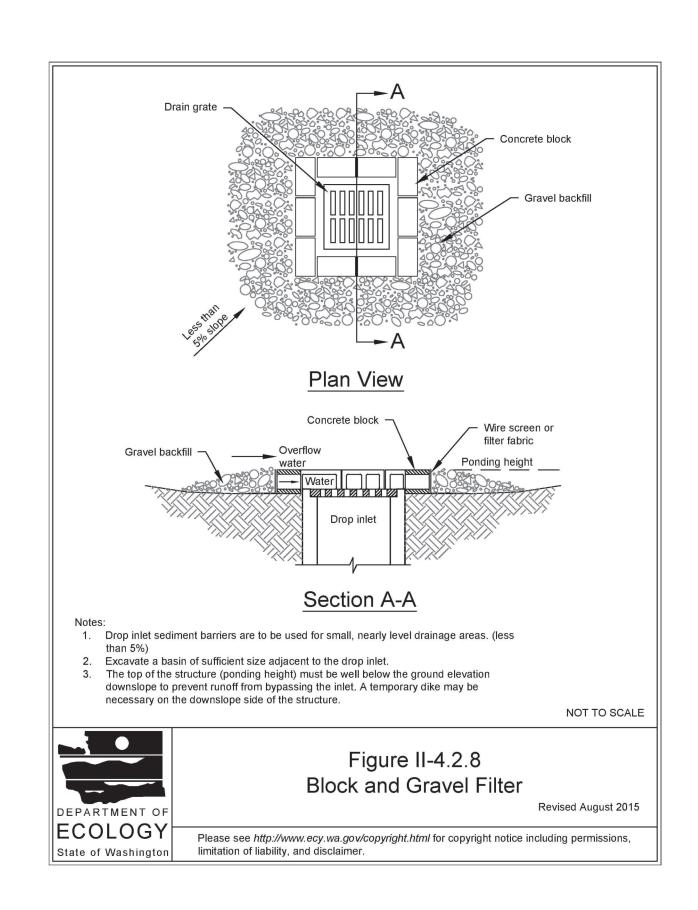
CIVIL PLAN

LOT AREA (SF):

Revision Table Revised By

SHEET SITE PLAN

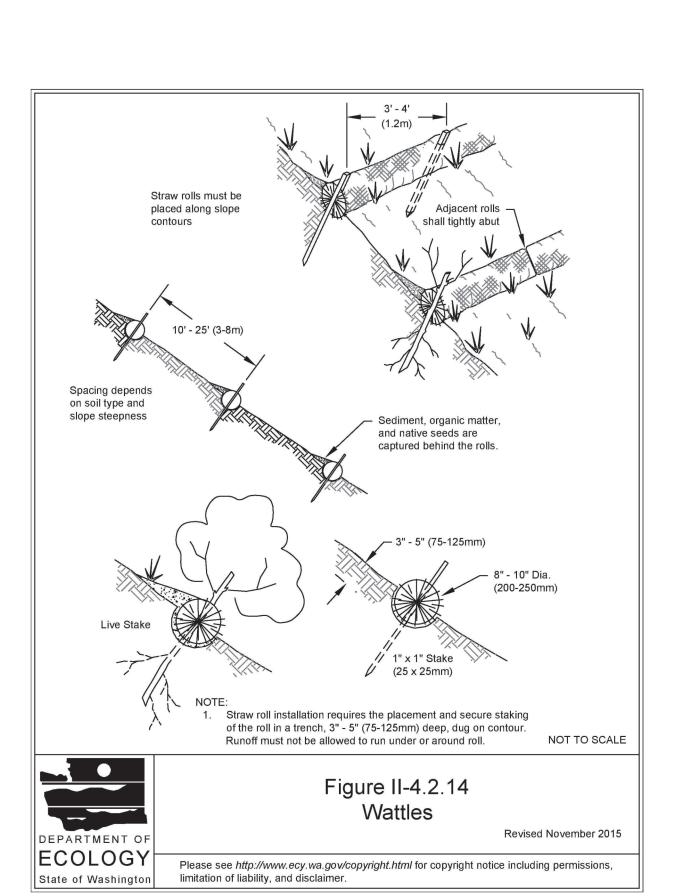
2/14/2024



STORM DRAIN INLET PROTECTION NOT TO SCALE

STRAW WATTLES

NOT TO SCALE



TREE PROTECTION FENCING NOT TO SCALE

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

RIM = 338.43'

IE 12"PVC(N.)

IE 12"DI(E.) =336.33'

=336.18'

RIM=338.60'

IE 12"CMP(N.)

 $441_{1} = 336.80$

RIM=339.68' BMP C220 TYP EXISTING BUILDING 12"CPEP(N.) =337.58 N 88°56'08" W 136.00' 0.05'S OF LINE & N 16'W FROM PROP COR **GENERAL EROSION CONTROL PLAN NOTES** 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 . 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 Crown drip line or other limit of Tree Protection area. See installation and removal 3. No storage of materials shall occur inside the protective fencing 4. Refer to Site/Utility Plan for allowable modifications to the tree protection area. 5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify 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

U\$E EX

DRIVEWAY FOR CONSTRUCTION **ENTRANCE**

STOCKPILE PER

BMP C123

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.

PER BMP C235

GARAGE

LIMITS4 OF DISTURBANCE

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.

06/29/2023

SCALE IN FEET

1"=10'

SET REBAR/CAP

3.00' OFFSET WEST

FROM PROP COR



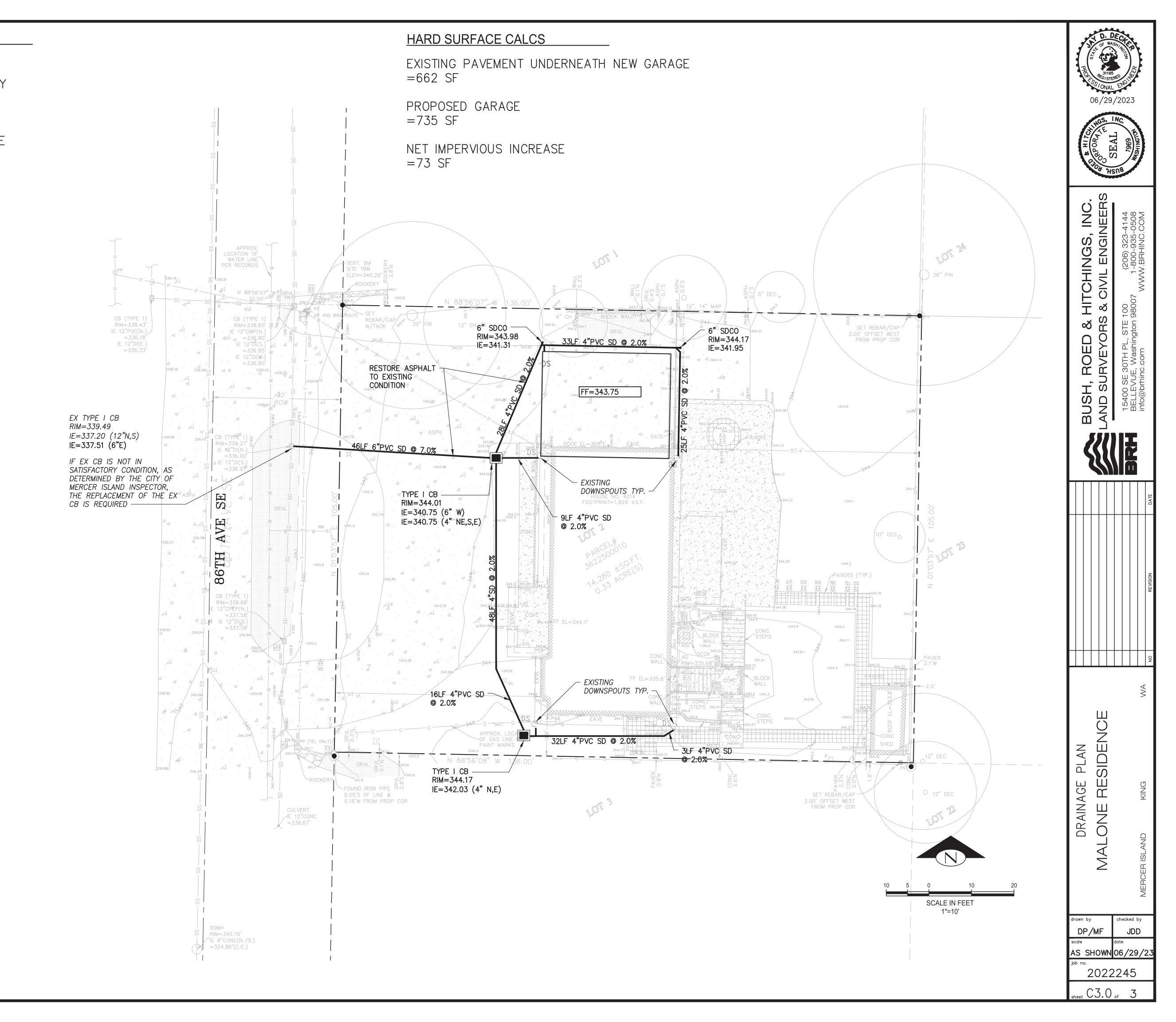
O 12" DEC

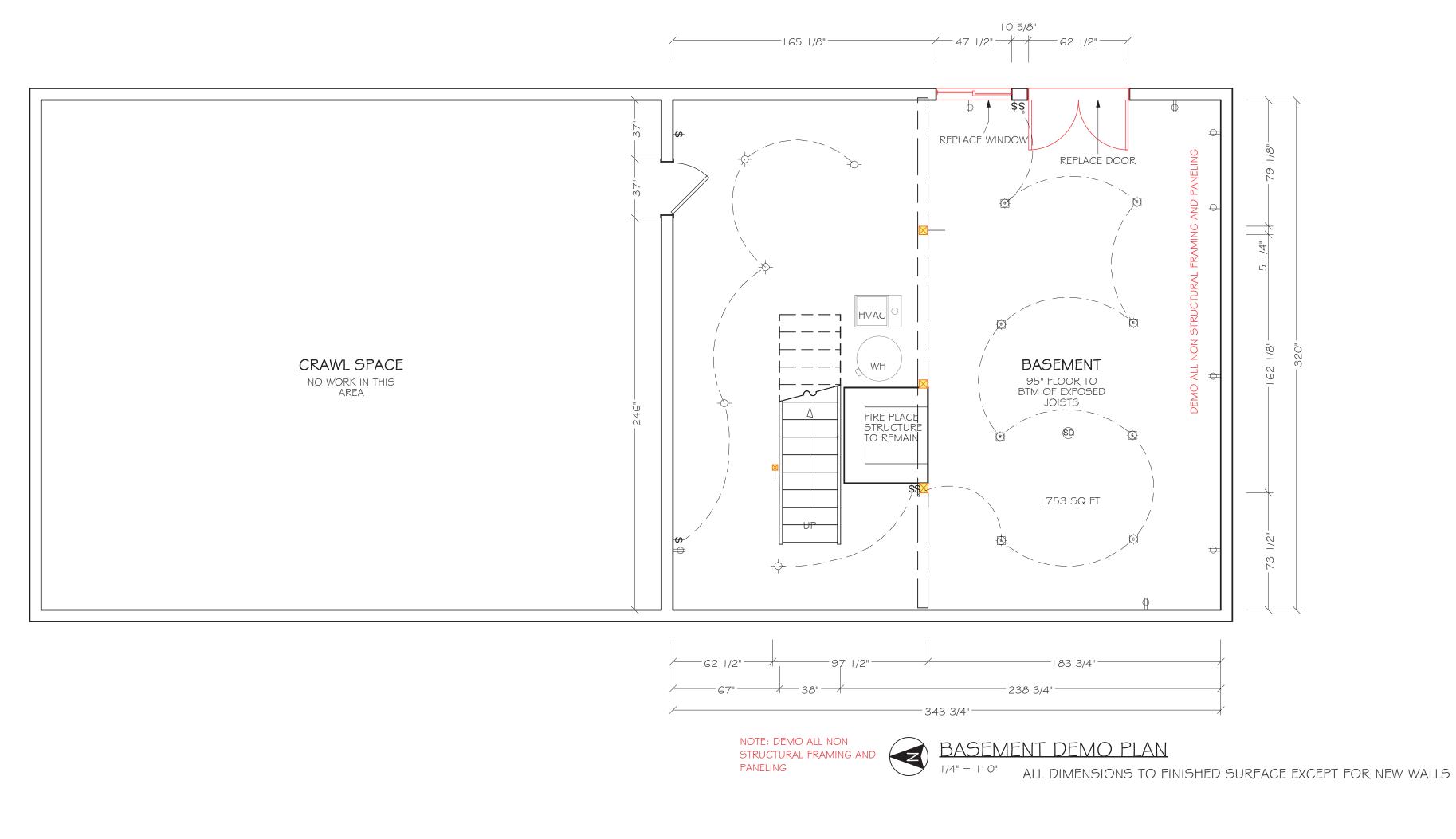
DE AND Z

TAIL

checked by DP/MF AS SHOWN 06/29/2 2022245

NOTES: EX UTILITIES AND CONTOURS SHOWN FROM CITY OF MERCER ISLAND GIS. VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION. HORIZONTAL CONTROL AND CONSTRUCTION LAYOUT OF THE PROPOSED GARAGE IS THE RESPONSIBILITY OF THE CONTRACTOR. IF THE EXISTING CATCH BASIN IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING CATCH BASIN IS REQUIRED.





BEDROOM

-62'-8 1/4" -

REMOVE & COVER DOG DOOR OPENING

REMOVE ALL INTERIOR BATH FIXTURES & CABINETRY

DEMO EXISTING CABINETRY

BONUS

REF. WINDOW TO BE

REMOVED, COVERED W/ NEW SIDING EXTERIOR \sharp

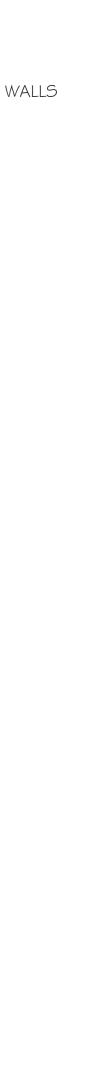
DOOR TO BE REMOVED, NEW FIRE DOOR IN NEW LOC.

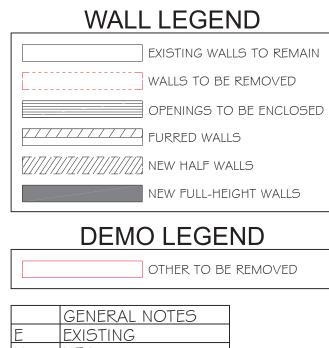
-- 16'-10 3/4" --

DRYWALL INTERIOR

FENCE RE-USED

WINDOW TO BE RE-USED





N NEW
RL RELOCATE
RP REPLACE



A - 1 AS-BUILT FLOOR PLANS

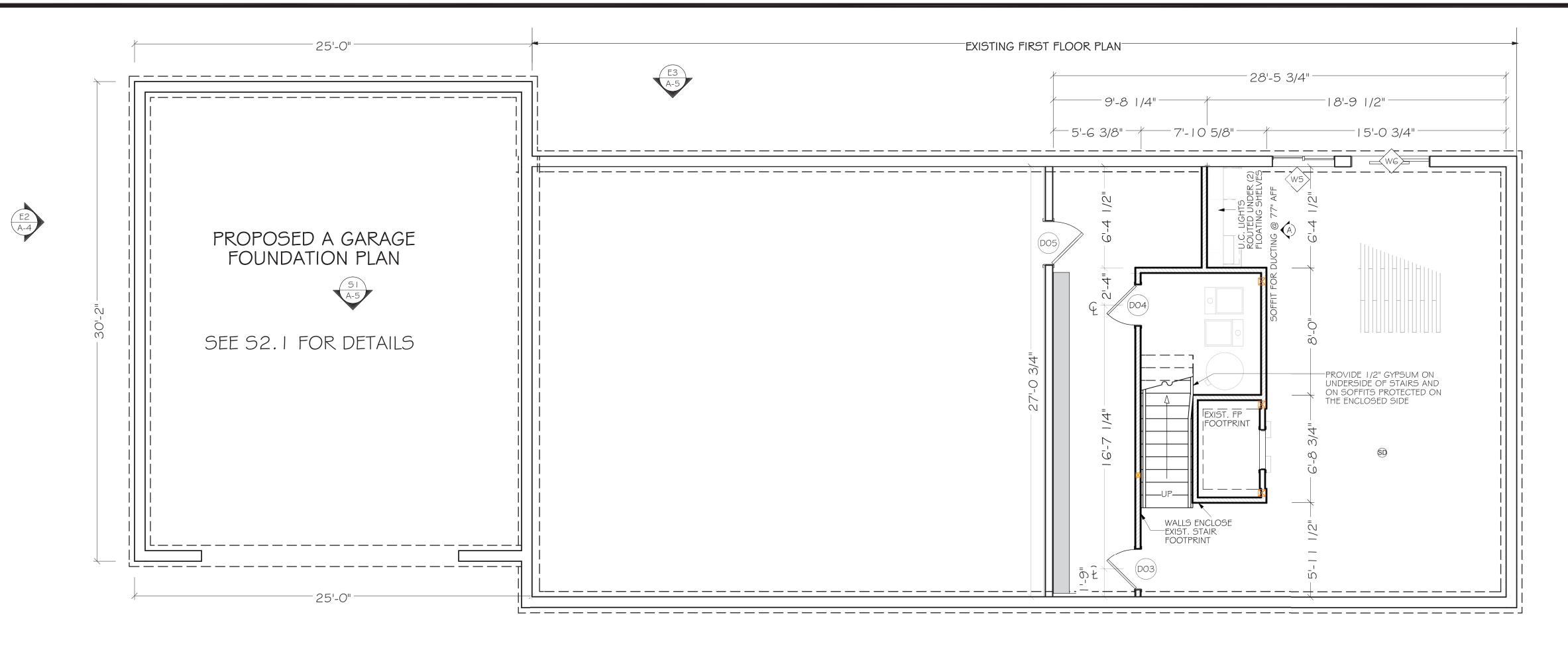
SCALE: 1/4' = 1'-0" 2/27/2024

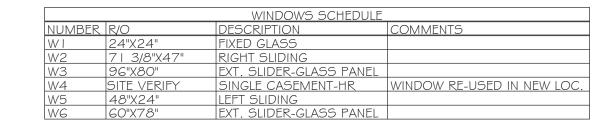
1/4" = 1'-0" ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS

REMOVE WALL SCONCES, OTHER ELECTRICAL PER SPECIFICATIONS

LIVING

REMOVE CABINETS, BRICK, FIREBOX, MANTEL AND HEARTH

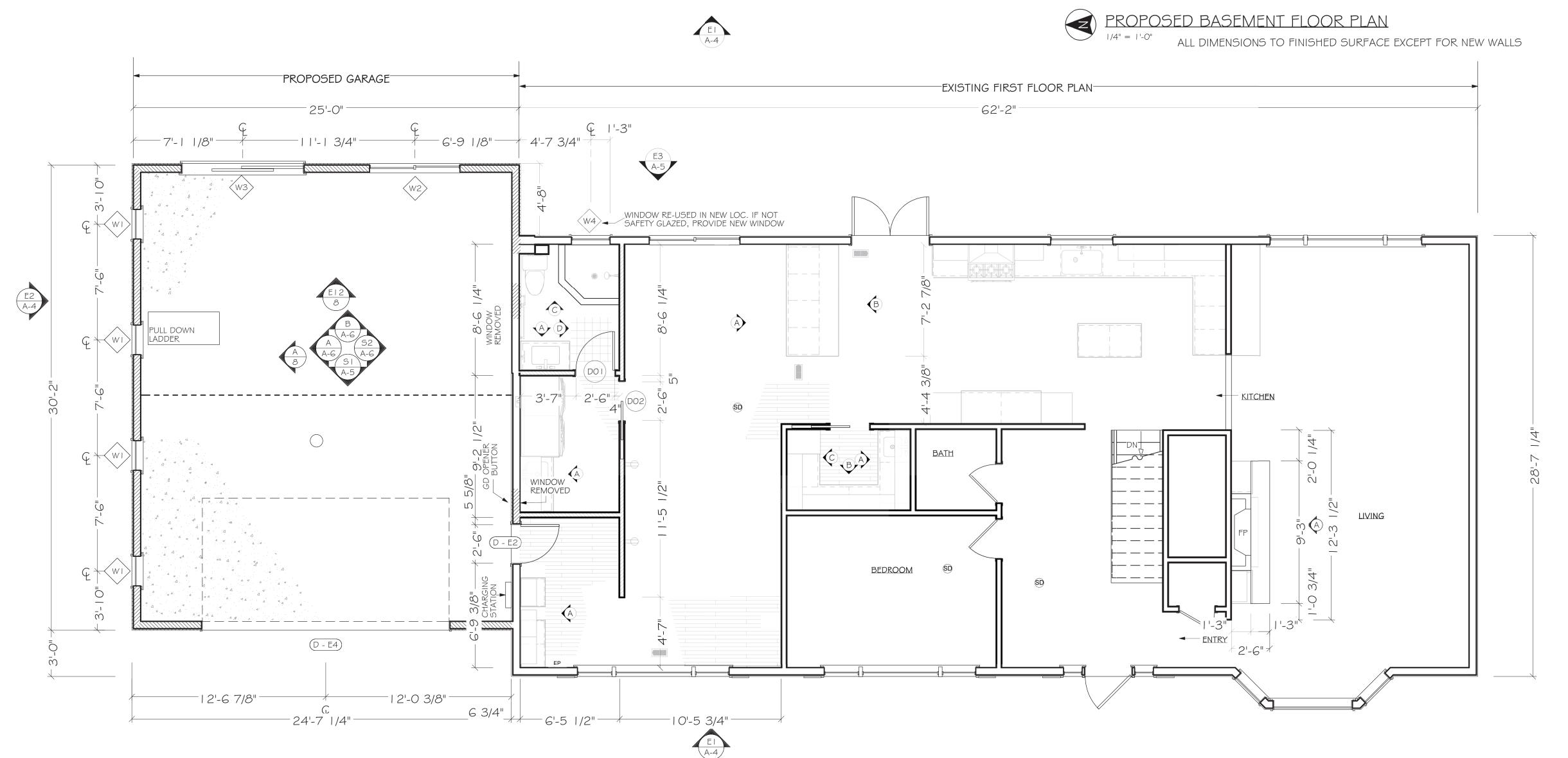




		INTERIOR DOOF	R SCHEDULE
NUMBER	SIZE	R/O	DESCRIPTION
DOI	2668 R IN	32"X82 1/2"	HINGED-DOOR PO3
D02	2668 R	61 1/4"X82 1/2"	POCKET-DOOR PO3
D03	2668 L IN	32"X82 1/2"	HINGED-DOOR PO3
D04	2668 R IN	32"X82 1/2"	HINGED-DOOR PO3
D05	2868 R IN	34"X82 1/2"	HINGED-DOOR PO3
		EXTERIOR DOO	R SCHEDULE
NUMBER	SIZE	R/O	DESCRIPTION
D - E2	2668 L EX	32"X83"	EXT. HINGED-DOOR PO3
D - E4	16080	l 94"X99"	GARAGE DOOR SOLID CORE OF 20 MIN RATED W/ SELF CLOSING DEVICE

WALL LEGEND





PROPOSED MAIN FLOOR PLAN

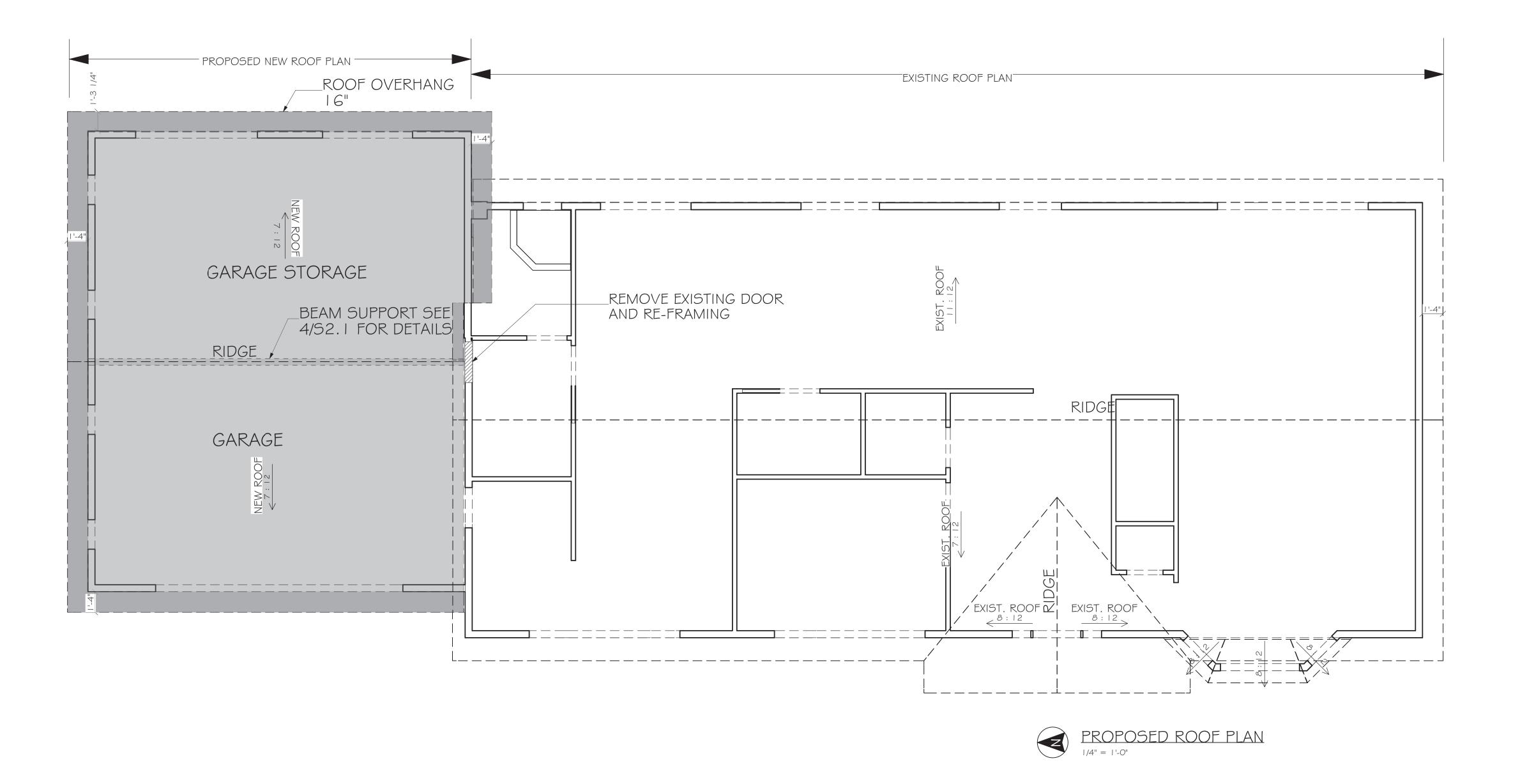
1/4" = 1'-0" ALL DIMENSIONS TO FINISHED SURFACE EXCEPT FOR NEW WALLS

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

Kelly
Id Remodeling

Neil
Design/Buil

PROPOSED FLOOR PLAN \$ FENESTRATION SCHEDULES



Neil Kelly

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

REVISED:
SEE DECLARATIONS ON PAGE

REVISED:

HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE OI

INITIAL DATE

INITIAL DATE

Remodeling Project for:

NICHOLAUS MALONE

4214 86th Ave SE

Mercer Island, WA 98040

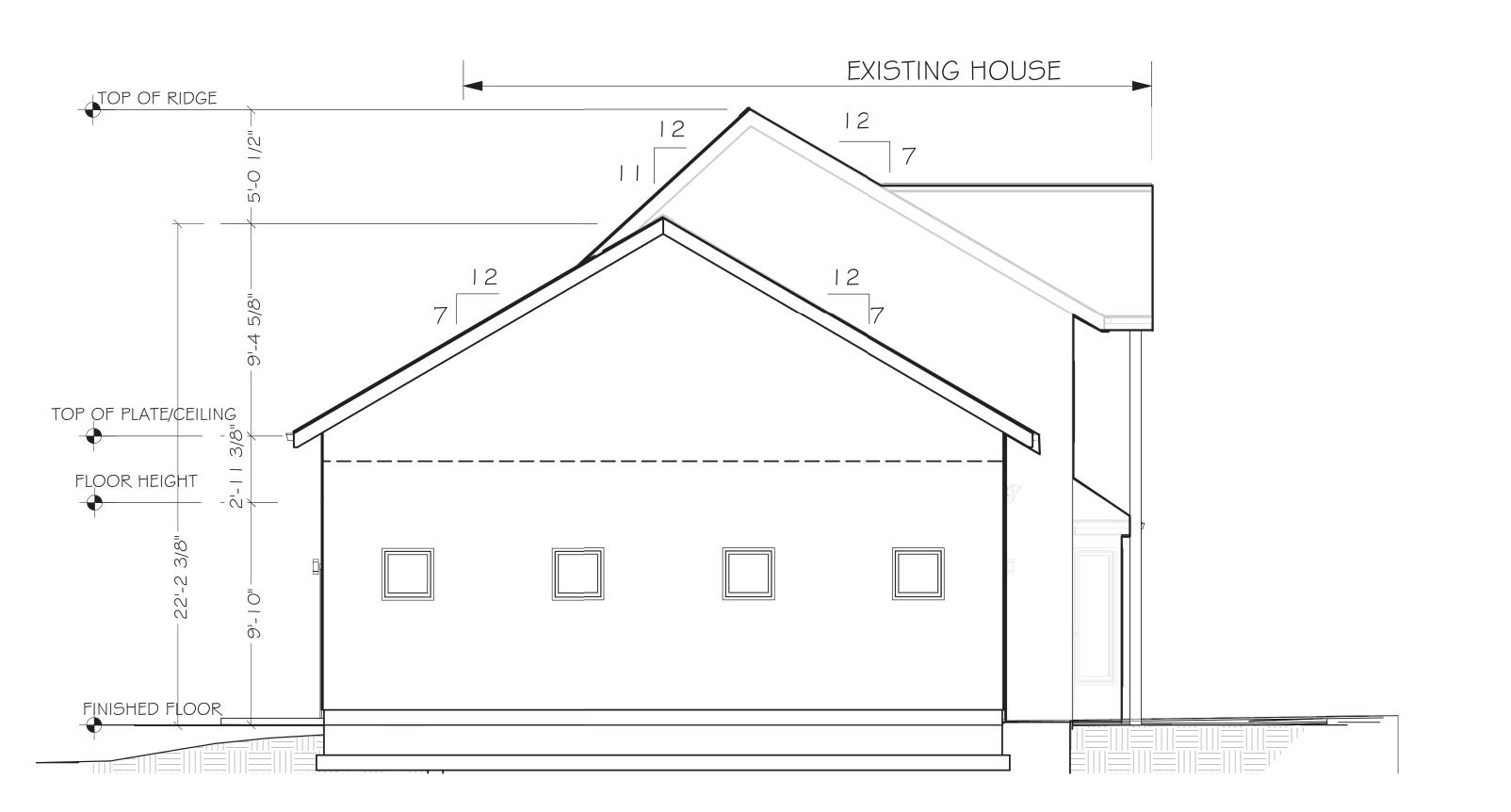
Consultant: Jamie Smugeresky

A-3
PROPOSED ROOF PLAN

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









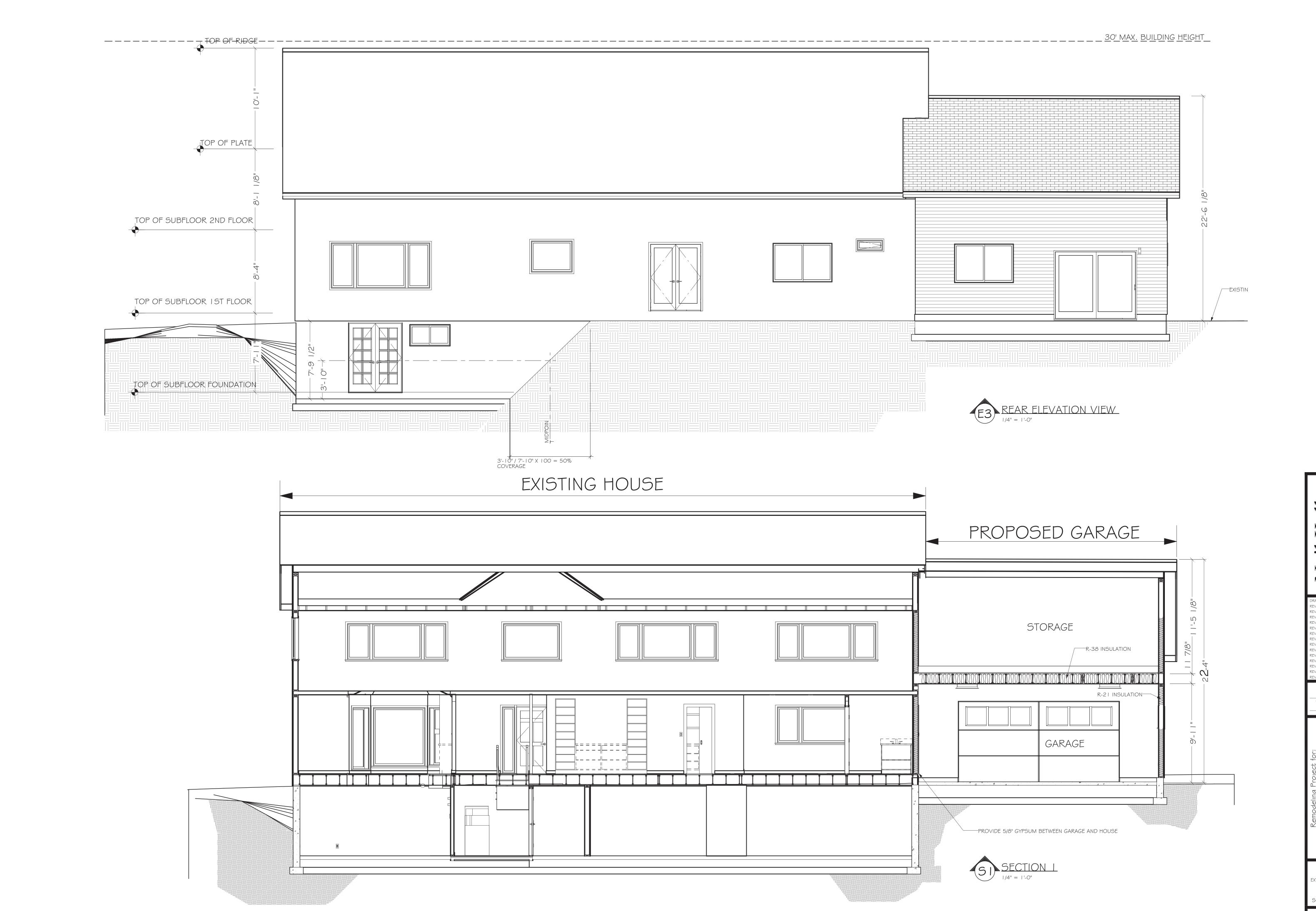
Neil Kelly
Design/Build Remodeling
5959 Corson Ave S. Suite B, Seattle, WA 98108
206.343.2822
OR CCB# 001663 / WA L&I# NEILKCI 18702

AWN:

VISED:

HOMFOWNER APPROVAL
SEE DECLARATIONS ON PAGE OI
INITIAL DATE
INITIAL DATE

Cholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
onsultant: Jamie Smugeresky
ect Manager: Tony Lopez



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

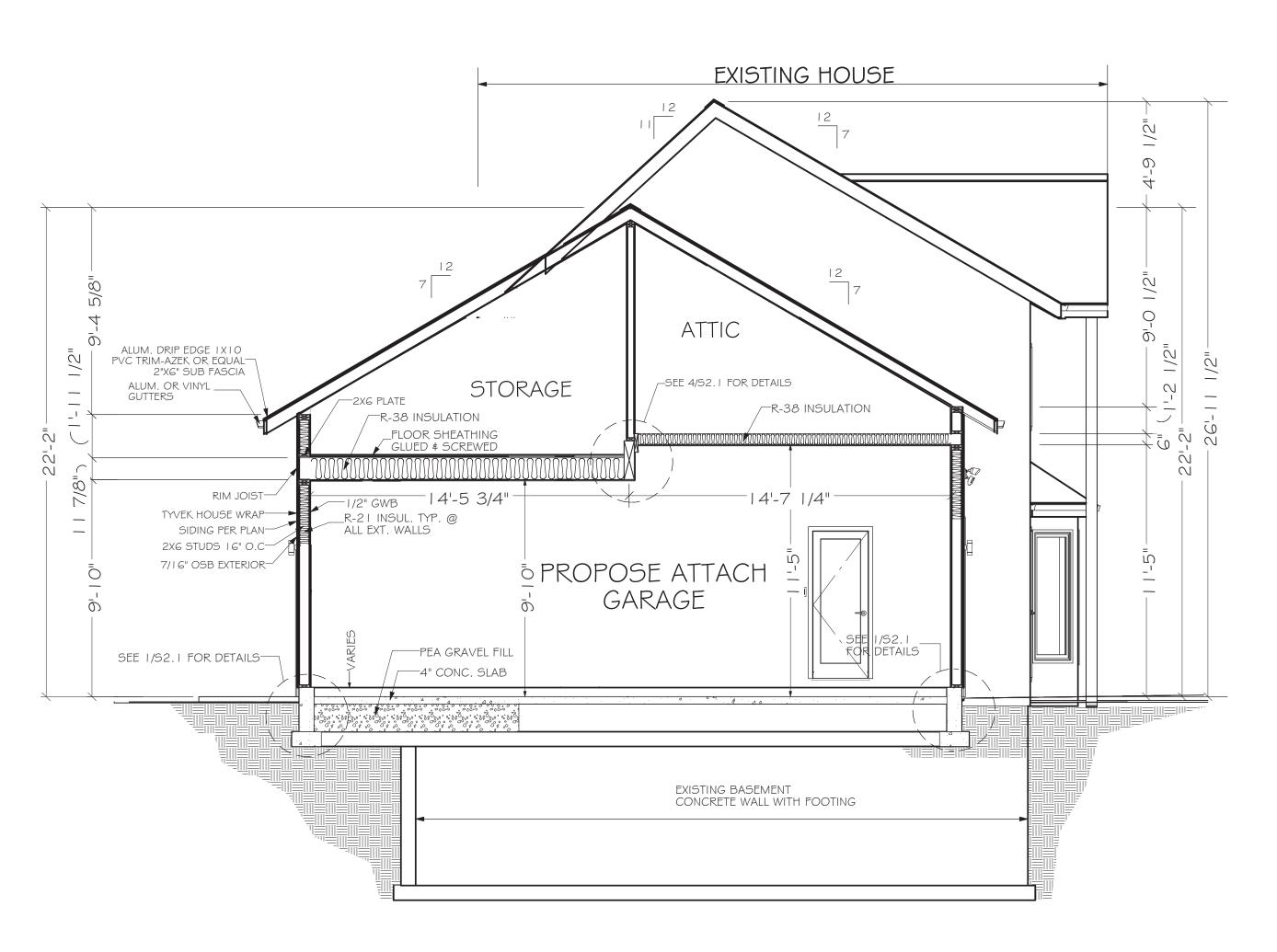
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NICholaus Malone
4214 86th Ave SE
Mercer Island, WA 98040
Consultant: Jamie Smugeresky
oject Manager: Tony Lopez

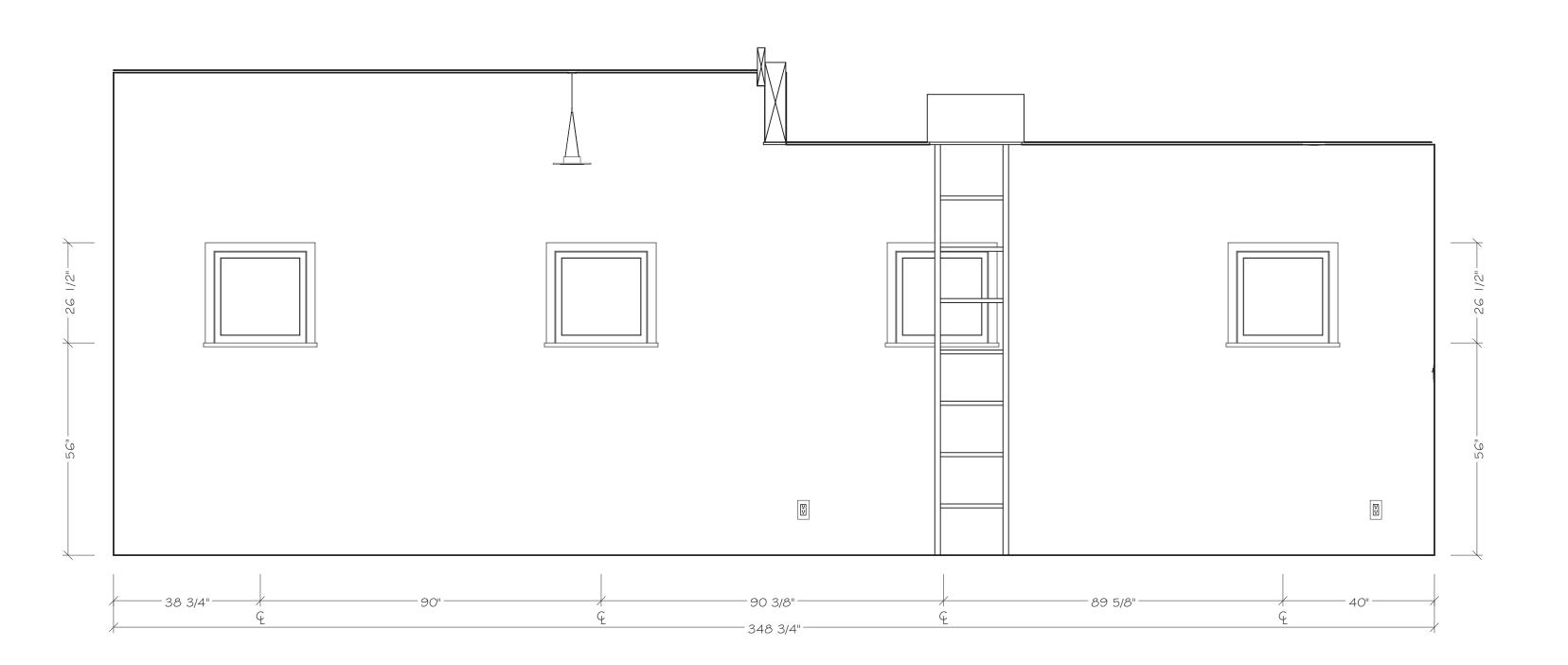
A - 5

EXTERIOR ELEVATION 3 & SECTION |

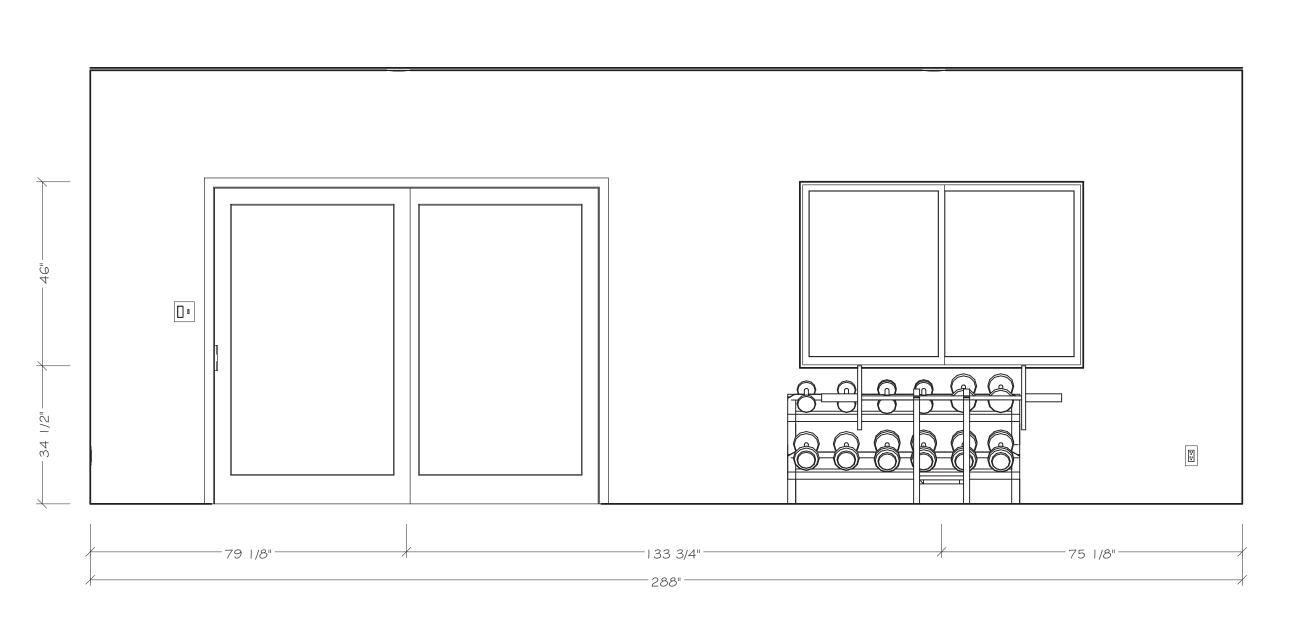
SCALE: 1/4" = 1'-0"













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

REVISED:
INITIAL
DATE

ODD Smugeresky Lopez

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

A - 6

SECTION 2 & GARAGE INTERIOR ELEVATIONS A & B

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

GENERAL STRUCTURAL NOTES

DESIGN LOADS

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

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

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

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

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

REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER: BARS EXPOSED TO EARTH OR WEATHER — 3" MAIN REINFORCING BARS $-1\frac{1}{2}$ " TIES AND STIRRUPS -

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

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

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

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

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

TIMBER CONSTRUCTION REQUIREMENTS

PRESSURE TREATED MATERIAL

16D

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

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

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

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

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

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

1.625"

NAIL TYPE SHANK DIAMETER MINIMUM PENETRATION 1.25" 0.131" 1.50" 10D 0.148" 1.625" 12D 0.148 1.625

0.148

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 $\frac{48}{24}$ TYP FLOOR UNO.

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

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

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

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

GLUED LAMINATED MEMBERS

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

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

ENGINEERED COMPOSITE LUMBER

ENGINEERED COMPOSITE LUMBER SHALL BE AS MANUFACTURED BY WEYERHAUSER TRUS JOIST ENGINEERED WOOD PRODUCTS OR APPROVED EQUAL. TIMBERSTRAND LSL LUMBER SHALL BE 1.55E FOR BEAMS AND HEADERS, AND 1.3E FOR POSTS AND COLUMNS. MICROLAM LVL LUMBER SHALL BE 2.0E. PARALLAM PSL LUMBER SHALL BE 2.2E FOR BEAMS AND HEADERS, 1.8E FOR POSTS AND COLUMNS.

CONCRETE MASONRY

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

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

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

MASONRY REINFORCING STEEL

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

CONCRETE PENETRATIONS

WHERE PIPES OR CONDUITS PENETRATE CONCRETE WALLS OR FOOTINGS, PROVIDE OVERSIZE SLEEVE. ALL PENETRATIONS SHALL BE WITHIN THE MIDDLE $\frac{1}{3}$ OF FOOTING OR WALL DEPTH. DO NOT CORE OPENINGS WITHOUT WRITTEN PERMISSION FROM ENGINEER. WHERE PIPES OR CONDUITS OCCUR WITHIN 12" OF BOTTOM OF FOOTING, THICKEN FOOTING TO EXTEND 6" MINIMUM BELOW TO PROVIDE 3" MINIMUM COVER BELOW PIPE OR CONDUIT

WHERE PIPES AND FOOTINGS ARE PARALLEL TO FOOTINGS, LOCATE FOOTINGS TO FALL ABOVE 2H: 1V LINE EXTENDING FROM BOTTOM OF FOOTING

A DEDECTION OF A DESCRIPTION OF A DESCRI

ABBRI	EVIATIONS		
	ANCHOR BOLT	LB	POUND
ACI.	AMERICAN CONCRETE INSTITUTE	LBS	POUNDS
ADD'L	ADDITIONAL	LL	LIVE LOAD
AESS	ARCHITECTURLLY EXPOSED	LLH	LONG LEG HORIZONTAL LONG LEG VERTICAL
STRUCTUR	RAL STEEL	LLV	LONG LEG VERTICAL
CONSTRUC	AMERICAN INSTITUTE OF STEEL	LOC	LONGITUDE OR LONGITUDINAL
VI T	ALTERNATE OR ALTERNATING	LUNU	LOW VELOCITY FASTENER
ALIM	ALTERNATE OR ALTERNATING	MAX	MAXIMUM
ARCH'I	ALUMINUM ARCHITECTURAL	MECH	MECHANICAL
ASCF	AMERICAN SOCIETY OF CIVIL S	MFR	MANUFACTURER
ENGINEERS	S	MIN	MINIMUM
ASTM	S AMERICAN SOCIETY FOR AND MATERIALS AMERICAN WELDING SOCIETY BUILDING BOTTOM OF CONCRETE BOTTOM OF FRAMING BOTTOM OF PLYWOOD / G	MISC	MISCELLANEOUS
TESTING A	AND MATERIALS	NF NI C	NEAR FACE
AWS	AMERICAN WELDING SOCIETY	NIC	NOT IN CONTRACT
BLDG	BUILDING	NOM	NOT A PART
BOC	BOTTOM OF CONCRETE	NOM NO OR #	NIIMRER
BOP	BOTTOM OF PLYMOOD /	NTS	NOT TO SCALE
BUP Slie a tilikia	BOTTOM OF PLYWOOD /	OC	ON CENTER
SHEATHING	BOTTOM	OD	OUTSIDE DIAMETER
BO I	BLOCK OUT	OF	OUTSIDE FACE
CG	CENTER OF GRAVITY	OPNG	OPENING
CIP	BOTTOM OF PRAMING BOTTOM OF PLYWOOD / G BOTTOM BLOCK OUT CENTER OF GRAVITY CAST IN PLACE CONTROL JOINT CONSTRUCTION JOINT CENTERLINE CLEAR CONCRETE MASONRY UNIT	OPP	OPPOSITE
C.J.	CONTROL JOINT	OWL	OPEN WEB JOIST
CJ	CONSTRUCTION JOINT	PARI	PARIIION
CL	CENTERLINE	PC	PRECAST
CLR	CLEAR	PCF	DEPIMETED
CMU	CONCRETE MASONRY UNIT	PFRP	PERPENDICHI AR
CONC	CONCRETE MASONRY UNIT CONCRETE CONNECTION CONTINUOUS COMPLETE PENETRATION DOUBLE	PI	PLATE
CONIN	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CONT	COMPLETE PENETRATION	PSI	POUNDS PER SQUARE INCH
DRI	DOUBLE	PSL	2.2E PARALLAM PSL
DET	DETAIL		
	DIAMETER		PRESSURE TREATED
	DEAD LOAD		
	DRAWI NG		REINFORCEMENT
EΑ	EACH		REQUIRED SCHEDULE
EE	EACH END	SC	
EF	EACH FACE	SEC	SECTION SECTION
EL	ELEVATION	SHT	SHEET
	EMBEDMENT EQUAL	SIM	SIMILAR
EX OR (E)		SOG	SLAB ON GRADE
	EXPANSION	SPEC	SPECIFICATION
	EXTERIOR	SQ	SQUARE
	EACH WAY		STAINLESS STEEL
	FOUNDATION		STANDARD
FF	FINISHED FLOOR		STRUCTURAL SYMMETRICA
FIG		S 1 M THRU	THROUGH
FLR		TO	TOP OF
	FULL PENETRATION		TOP OF CONCRETE
FT FTG		TOD	TOP OF DECK
		TOF	TOP OF FRAMING
GAL V	GAUGE GALVANIZED GRADE BEAM GLU-LAM BEAM HEADER	TOP	TOP OF PLYWOOD
GB	GRADE BEAM	TOS	TOP OF STEEL
GLB	GLU-LAM BEAM	T&G	
HDR	HEADER	TJ	TRUS JOIST
HOR	HORIZONTAL	TYP	TYPICAL UNLESS NOTED OTHERWISE
	HIGH STRENGTH BOLT		UNLESS NUTED UTHERWISE
	HOLLOW STRUCTURAL STEEL		
	INTERN'L BUILDING CODE	W/ WF	WITH WIDE FLANGE
(LATEST	EDITION UNO)	WF W/O	WITHOUT
	INTERNATIONAL CONFERENCE		WORK POINT
	BUILDING OFFICIALS	WWF	WELDED WIRE FABIRC
	INSIDE FACE	** **!	I NOINO
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MARK	SHEATHING	EDGE NAILING	SHEAR TRANS NAILING	ANCHOR BOLTS
MK1	15"" STRUCT 1	8D @ 6" OC	16D AT 6" OC OR A35 AT 16" OC	5"ø @ 32" OC
MK2	15" STRUCT 1	8D @ 4" OC	16D AT 4" OC OR A35 AT 12" OC	5" ø @ 24" OC
МКЗ	0.5" STRUCT 1	8D @ 3" OC	16D @ 3" OC OR A35 @ 8" OC	3" ø @ 32" OC
MK4	15" STRUCT 1	8D @ 2" OC	(2) ROWS 16D @ 4" OC OR A35 @ 6" OC	3" ø @ 24" OC
MK5	0.5" STRUCT 1 EACH SIDE	8D @ 3" OC STAGGERED	(2) ROWS 16D @ 4" OC OR A35 @ 4" OC	1" AT 24" OC
MK6	0.5" STRUCT 1 EA SIDE	8D @ 2" OC STAGGERED	(2) ROWS 16D AT 2" OC OR A35 @ 4" OC	1" AT 16" OC

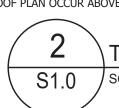
- 1. PANELS MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. MINIMUM PANEL DIMENSION SHALL BE 32". ALL PANEL EDGES SHALL BE BLOCKED.
- 2. ALL SHEAR PANELS REQUIRE NAILS SPACED AT 12" MAX OC AT ALL INTERMEDIATE SUPPORTS. 3. SHEAR WALL MK1 & MK2 REQUIRE 2X MIN FRAMING AT 16" MAX OC AND PT 2X SILL PLATES.
- 4. SHEAR WALL MK3 & MK4 REQUIRE 2X MIN FRAMING IN FIELD AT 16" MAX OC WITH 3X MEMBERS AT ABUTTING PANEL JOINTS AND PT 2X SILL PLATES.
- 5. SHEAR WALL MK5 & MK6 SHALL HAVE PANEL JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL AND 3X MIN FRAMING AT ALL PANEL JOINTS AND PT 3X SILL PLATES.
- 6. ANCHOR BOLTS SHALL BE ASTM A307 WITH 8" MIN EMBEDMENT. ALL ANCHOR BOLTS SHALL HAVE $rac{1}{2}$ " x 3" x3" plate washers and shall be centered 2" max from sheathed side of wall. AT MK5 & MK6, STAGGER ABS.
- 7. ALL NAILS TO BE HOT DIP GALVANIZED 8D COMMON OR 10D COMMON AS NOTED. 8. PROVIDE DBL KING STUD CONNECTED WITH 16D @ 4" OC OR 4X AT EA END EA SHEAR WALL UNO



NOTES:

INDICATES PLYWOOD SHEAR WALL. SEE 1/S1.0 FOR INFORMATION. REQUIREMENTS FOR SHEAR WALLS SHOWN APPLY TO WALLS ABOVE LEVEL INDICATED. FOR REQUIREMENTS BELOW LEVEL INDICATED, SEE PLAN BELOW. SHEAR WALL REQ'TS APLY FULL LENGTH OF WALLS. EXT WALLS TO MEET MARK 1 REQUIREMENTS IN ALL LOCATIONS UNLESS HEAVIER SHEAR WALL REQUIREMENTS ARE INDICATED.

- 2. FTG4 INDICATES PAD FOOTING. SEE 4/S5.1 FOR DETAILS
- 3. INDICATES 4X4 POST TYP UNO. POSTS SHALL HAVE CB BASES AND CCQ OR ECCQ CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- 4. 📕 INDICATES 4X6 POST TYP UNO. POSTS SHALL HAVE CB BASES AND CCQ OR ECCQ CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- 5. INDICATES 6X6 DF#1 POST TYP UNO. POSTS SHALL HAVE CB BASES AND CCQ OR ECCQ CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- 6. SEE 5/S5.1 FOR WALL FRAMING DETAILS, TYP HEADER SIZES AND OTHER STANDARD FRAMING REQUIREMENTS
- 7. FRAMING PLANS SHOW INFORMATION BASED ON A PLANE CUT IMMEDIATELY ABOVE THE RELATIVE LEVEL LOOKING DOWNWARD. THEREFORE, ELEMENTS SHOWN ARE TYPICALLY BELOW THE LEVEL. FOR INSTANCE, HEADERS SHOWN ON ROOF PLAN OCCUR ABOVE THIRD FLOOR WALL OPENINGS.



TYPICAL FRAMING PLAN NOTES \$1.0 / SCALE: NOT APPLICABLE

SPECIAL INSPECTION REQUIREMENTS

JOINT

KIPS

KSF

KILO (1000) POUNDS

KSI KIPS PER SQUARE INCH

KIPS PER SQUARE FOOT

SOILS GRADING EXCAVATION AND BACKFILL FINAL GRADING MICRO-PILE INSTALLATION AUGER PILE INSTALLATION X CONCRETE MIX DESIGNS SUBMIT TO STRUCTURAL ENGINEER REINFORCEMENT PLACEMENT REINFORCEMENT WELDING X REINFORCEMENT WELDING X REINFORCEMENT COUPLERS X ANCHOR BOLTS AND INSERTS X MATER AL VERFICATION PREPARATION OF TEST SPECIMENS CONCRETE PLACEMENT EPOXY ANCHOR INSTALLATION X EXPANSION ANCHOR INSTALLATION X STRUCTURAL STEEL HIGH STRENGTH BOLTING HIELD WELDING X METAL DECK WELDING X MASONRY REINFORCEMENT PLACEMENT X MASONRY REINFORCEMENT PLACEMENT X METAL DECK WELDING X METAL DECK WELDING X MASONRY PER IBC SECTION 1704, LEVEL 1 MASONRY PER PARATION OF TEST SPECIMENS X ANCHOR BOLT AND EMBED PLACEMENT X METAL DECK MELDING X METAL DECK MELDING X MASONRY REINFORCEMENT PLACEMENT X ANCHOR BOLT AND EMBED PLACEMENT X MASONRY REINFORCEMENT PLACEMENT X ANCHOR BOLT AND EMBED PLACEMENT X MASONRY REINFORCEMENT X MASONRY R MASONRY R MASONRY R	SPECIAL INSPECTION ITEM	CONTINUOUS	PERIODIC	NOT APPLICABLE	COMMENTS
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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	HIGH STRENGTH BOLTING			X	
METAL DECK WELDING MASONRY PER IBC SECTION 1704, LEVEL 1 REINFORCEMENT PLACEMENT GROUTING Y PREPARATION OF TEST SPECIMENS ANCHOR BOLT AND EMBED PLACEMENT TIMBER DIAPHRAGM NAILING X SHEAR WALL NAILING X	FIELD WELDING				
METAL DECK WELDING MASONRY PER IBC SECTION 1704, LEVEL 1 REINFORCEMENT PLACEMENT GROUTING Y PREPARATION OF TEST SPECIMENS ANCHOR BOLT AND EMBED PLACEMENT TIMBER DIAPHRAGM NAILING X SHEAR WALL NAILING X	WELDING OF STUDS AND ANCHORS			X	
REINFORCEMENT PLACEMENT GROUTING X PREPARATION OF TEST SPECIMENS ANCHOR BOLT AND EMBED PLACEMENT X TIMBER DIAPHRAGM NAILING SHEAR WALL NAILING X X					
REINFORCEMENT PLACEMENT GROUTING X PREPARATION OF TEST SPECIMENS ANCHOR BOLT AND EMBED PLACEMENT X TIMBER DIAPHRAGM NAILING SHEAR WALL NAILING X X					
GROUTING PREPARATION OF TEST SPECIMENS ANCHOR BOLT AND EMBED PLACEMENT X TIMBER DIAPHRAGM NAILING X SHEAR WALL NAILING X X X					PER IBC SECTION 1/04, LEVEL 1
PREPARATION OF TEST SPECIMENS X ANCHOR BOLT AND EMBED PLACEMENT X TIMBER DIAPHRAGM NAILING X SHEAR WALL NAILING X					
ANCHOR BOLT AND EMBED PLACEMENT X TIMBER DIAPHRAGM NAILING X SHEAR WALL NAILING X					
TIMBER DIAPHRAGM NAILING SHEAR WALL NAILING X					
DIAPHRAGM NAILING X SHEAR WALL NAILING X	ANCHOR BOLT AND EMBED PLACEMENT			X	
DIAPHRAGM NAILING X SHEAR WALL NAILING X	TIMBER				
SHEAR WALL NAILING X				Υ	

- 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.

1/23/21 FOR JURISDICTION REVIEW

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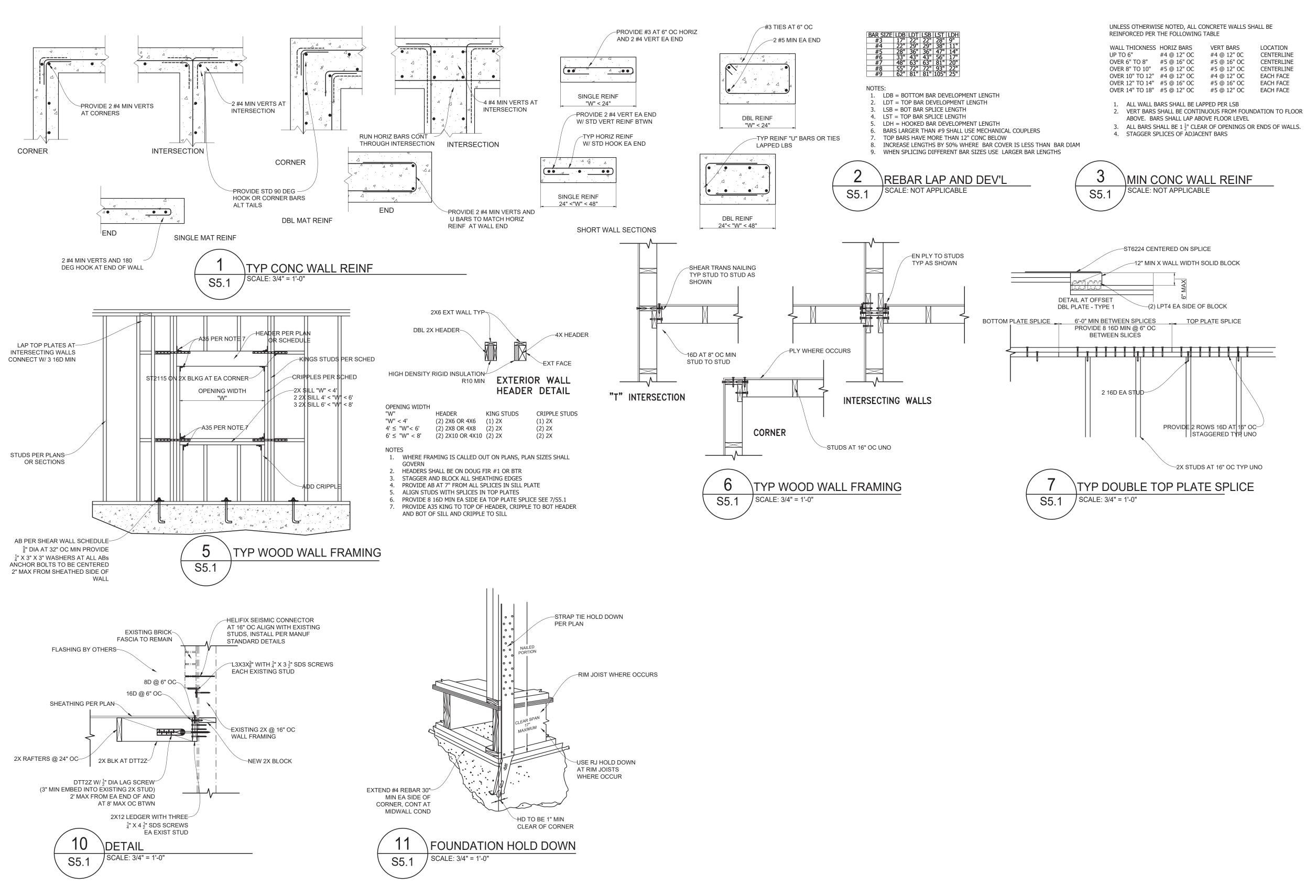
Project Number: 21133

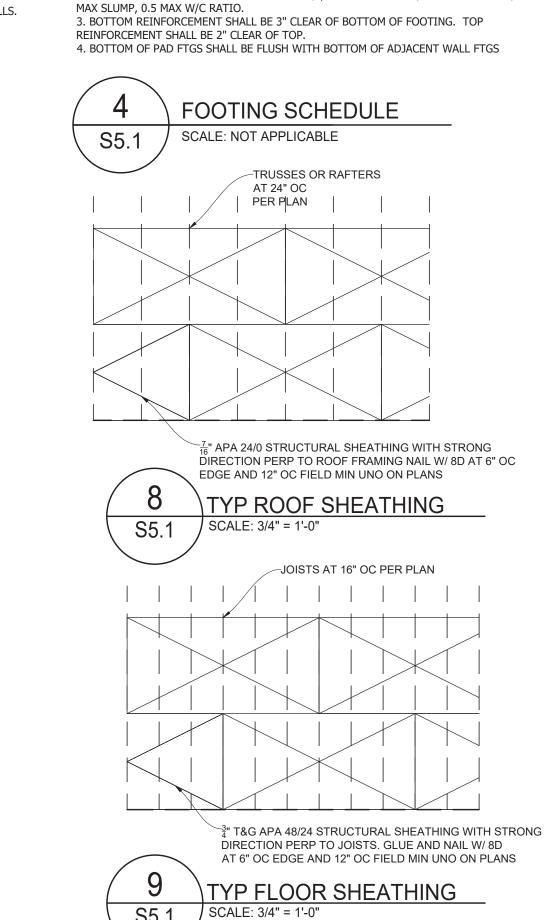
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NOV 2021

NOT APPL.

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REINFORCEMENT

(3) #4 BARS EACH WAY

(4) #4 BARS EACH WAY

(5) #4 BARS EACH WAY

(6) #5 BARS EACH WAY

16" DIA X 18" EMBED W/ (4) #3 VERT AND #3 TIES AT 6" OC

EXTERIOR FOOTINGS SHALL BE BASED 18" MINIMUM BELOW LOWEST ADJACENT GRADE.

2. FOUNDATION CONCRETE SHALL BE 3000 PSI, $\frac{3}{4}$ " MAX AGGREGATE, NORMAL WEIGHT, 4"

1. SPREAD FOOTINGS SHALL BE CENTERED UNDER WALL OR POST AS APPLICABLE.

(5) #5 BARS EACH WAY TOP AND BOTTOM

(7) #6 BARS EACH WAY TOP AND BOTTOM

FOOTING SCHEDULE

SIZE

2' X 2' X 10"

3' X 3' X 12"

4' X 4' X 12"

4' X 4' X 24"

5' X 5' X 12"

6' X 6' X 24"

MARK

FTG1

FTG2

FTG3

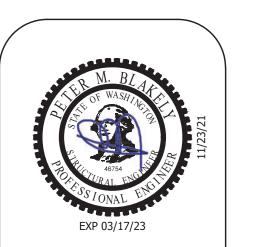
FTG4

FTG5

FTG6

FTG7

NOTES:



11/23/21 FOR JURISDICTION REVIEW

TRUCTURES PLLC OX 354 LE VALLEY, WA 98038

> PB PO MA 425

IL KELLY DESIGN/BUILD 39 CORSON AVE S, SUITE B ATTLE, WA 98108

CLIENT:

NEIL KE
5959 CO
SEATTI

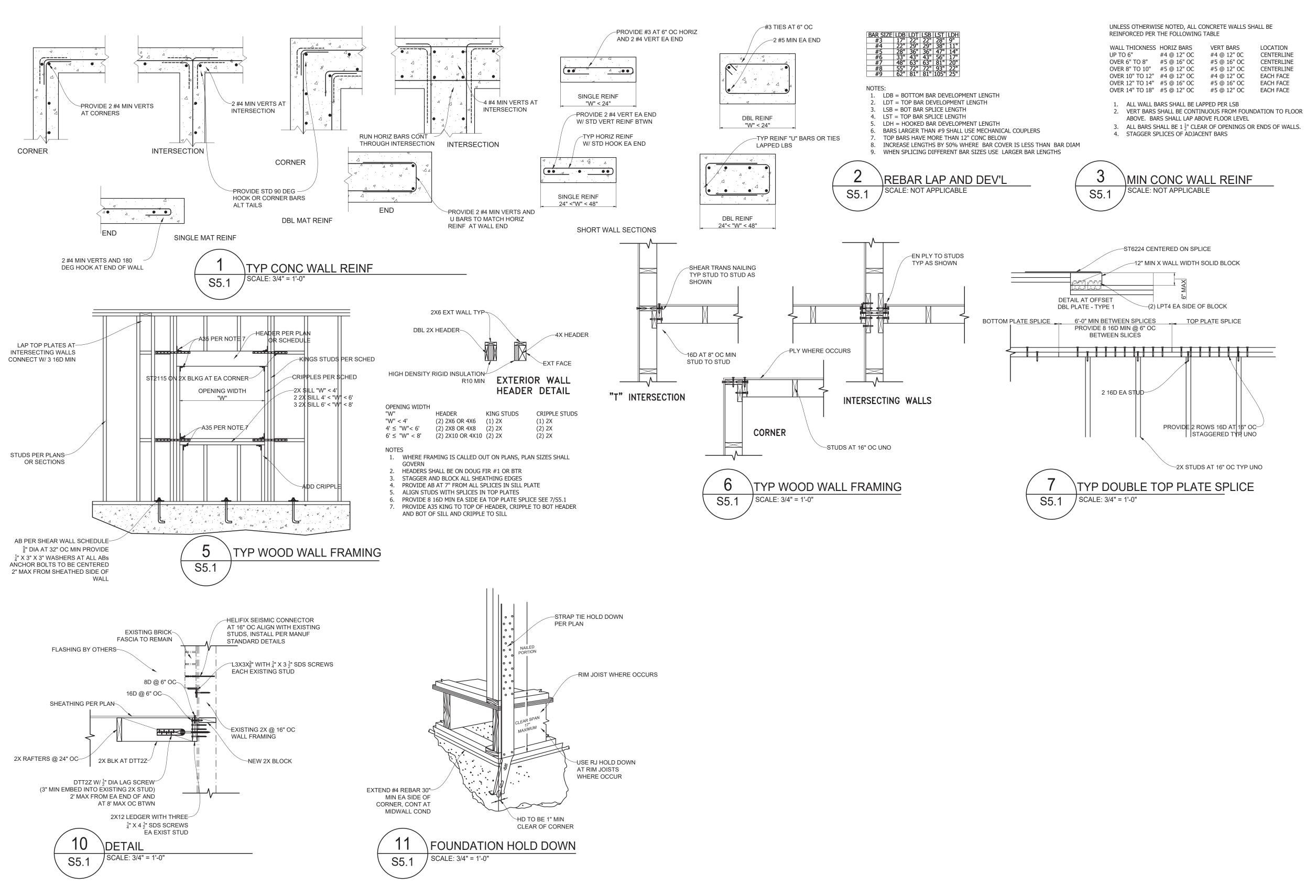
NICHOLAS MALONE 4214 86TH AVE SE MERCER ISLAND, WA 98040

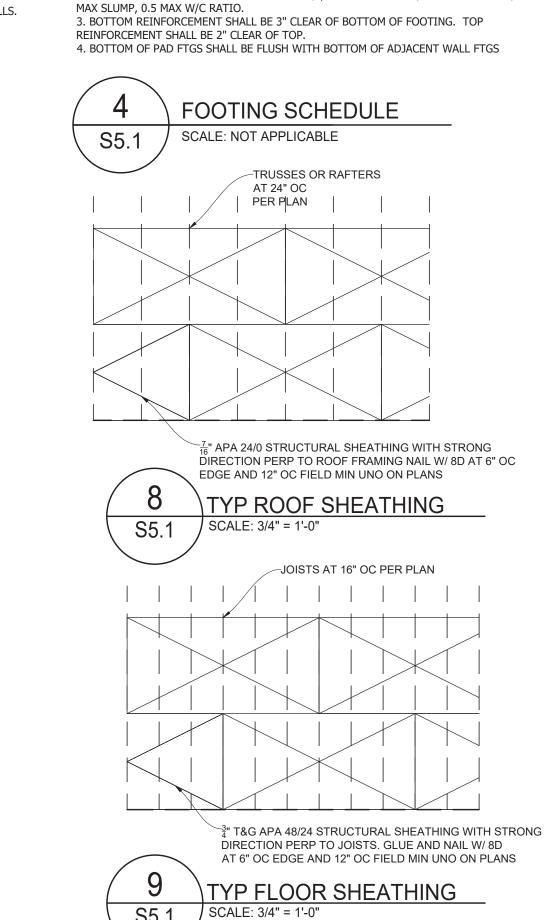
Project Number: 21133

Date: NOV 2021

Scale: NOT APPL.

S5.1





REINFORCEMENT

(3) #4 BARS EACH WAY

(4) #4 BARS EACH WAY

(5) #4 BARS EACH WAY

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(7) #6 BARS EACH WAY TOP AND BOTTOM

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SIZE

2' X 2' X 10"

3' X 3' X 12"

4' X 4' X 12"

4' X 4' X 24"

5' X 5' X 12"

6' X 6' X 24"

MARK

FTG1

FTG2

FTG3

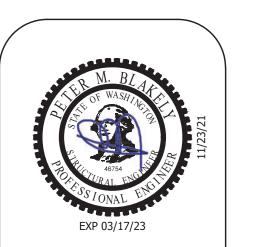
FTG4

FTG5

FTG6

FTG7

NOTES:



11/23/21 FOR JURISDICTION REVIEW

TRUCTURES PLLC OX 354 LE VALLEY, WA 98038

> PB PO MA 425

IL KELLY DESIGN/BUILD 39 CORSON AVE S, SUITE B ATTLE, WA 98108

CLIENT:

NEIL KE
5959 CO
SEATTI

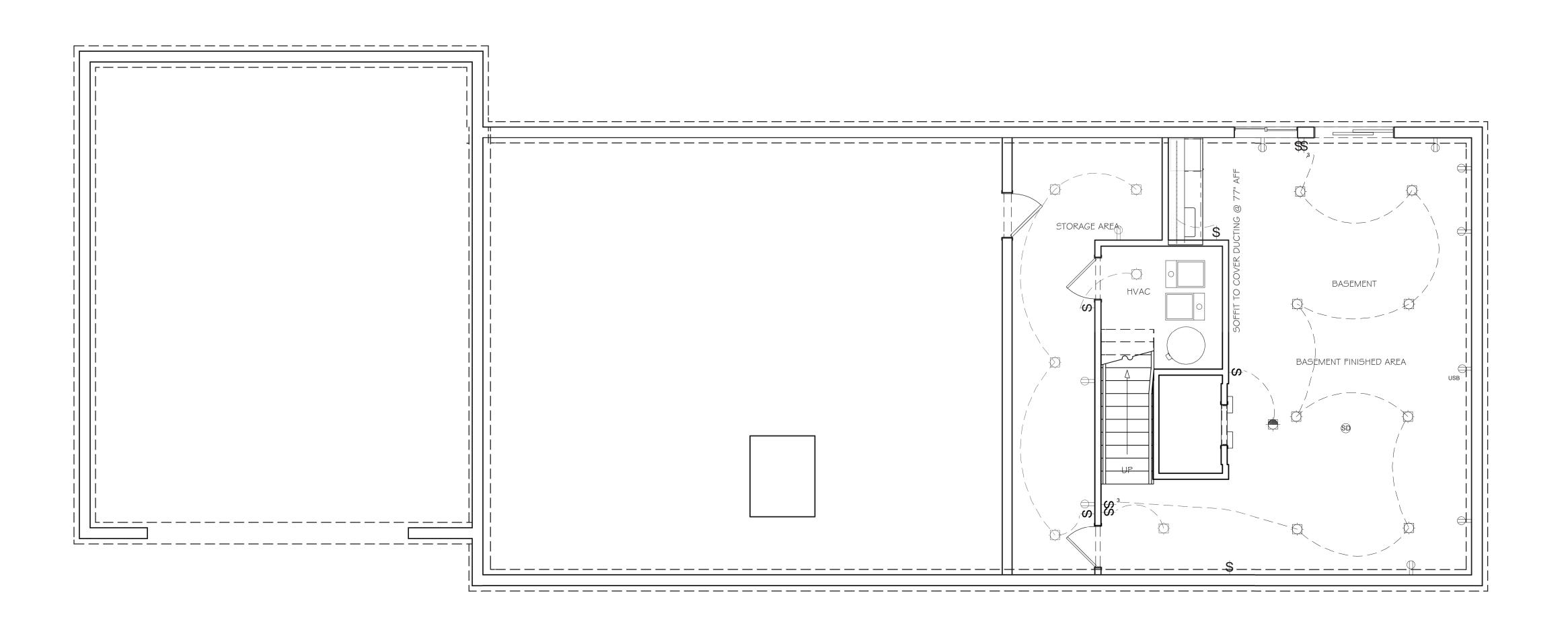
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Project Number: 21133

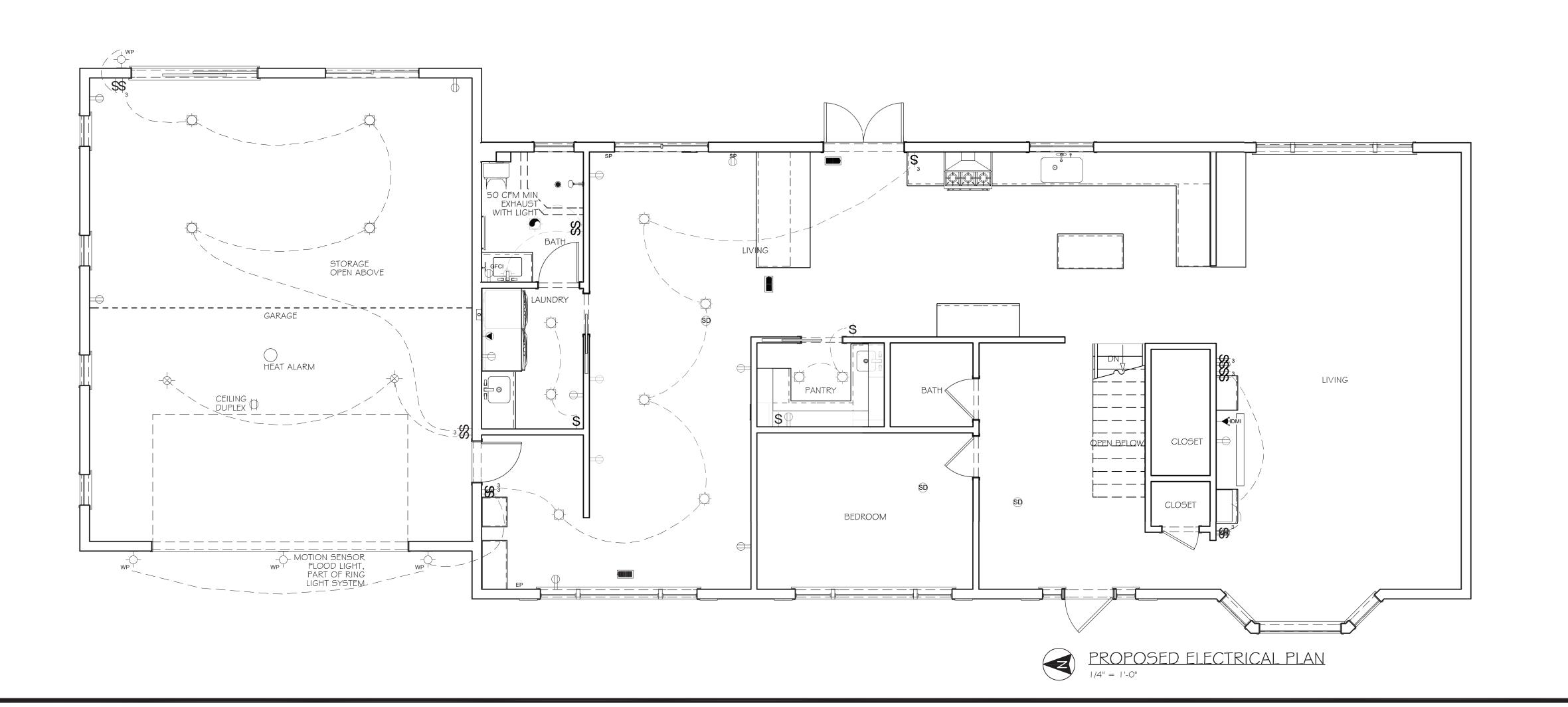
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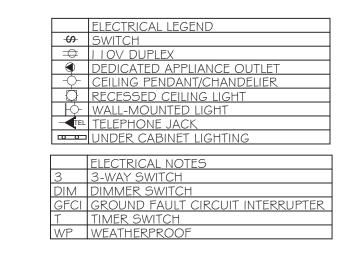
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S5.1









WALL LEGEND

EXISTING WALLS TO REMAIN

OPENINGS TO BE ENCLOSED

WHALF WALLS

NEW FULL-HEIGHT WALLS

GENERAL NOTES
E EXISTING
N NEW
RL RELOCATE
RP REPLACE

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

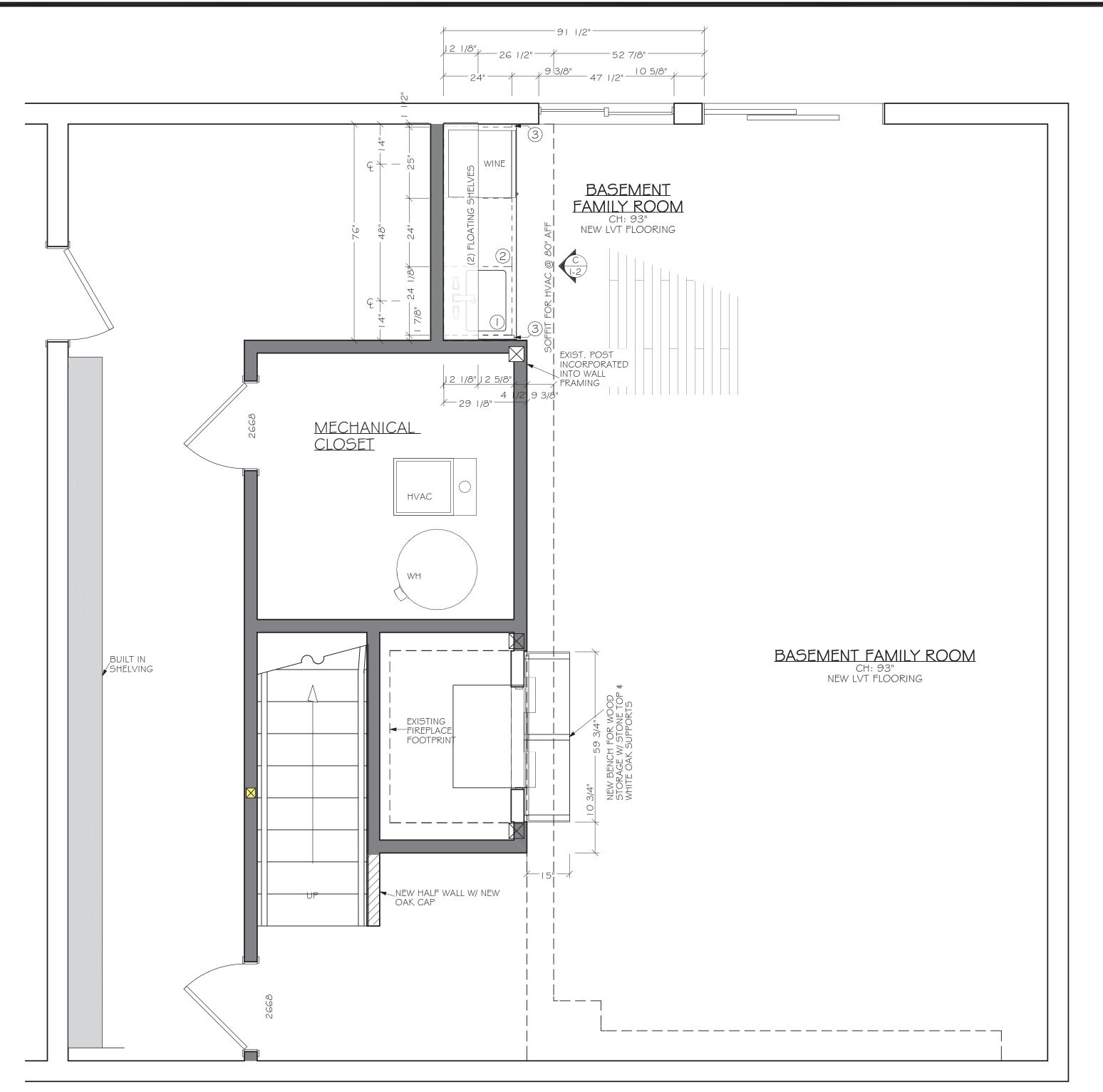
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INITIAL DATE

INITIAL DATE

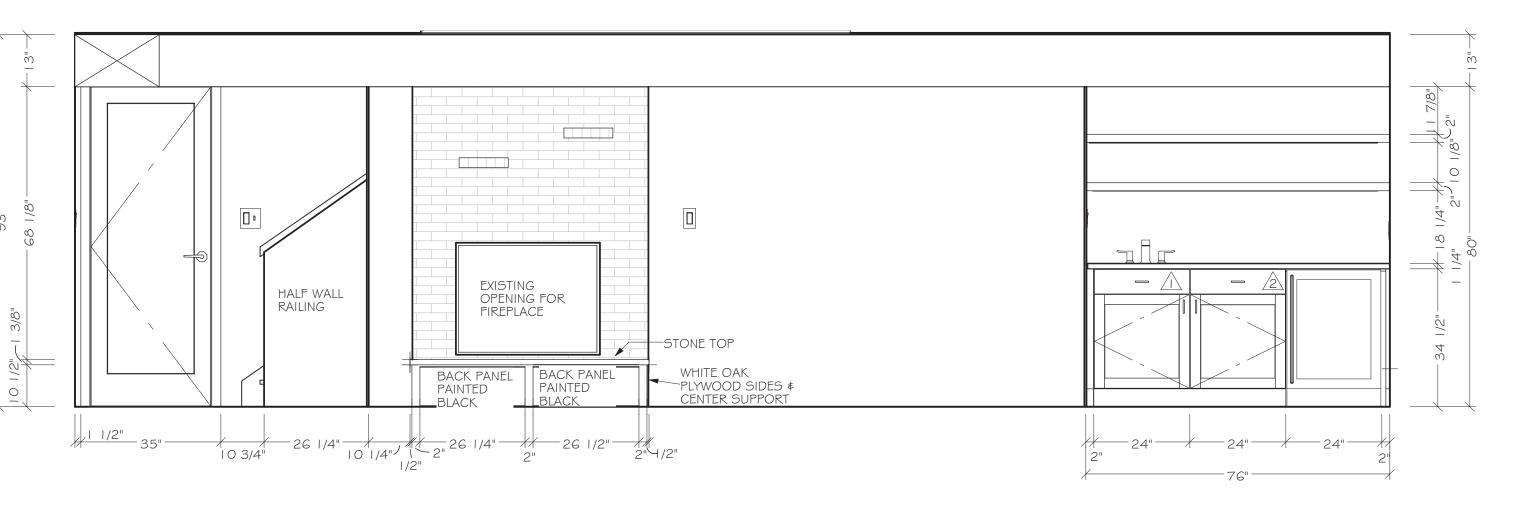
NICHOLAUS MAIONE
4214 86th Ave SE
Mercer Island, WA 98040
Ign Consultant: Jamie Smugeresky
Project Manager: Tony Lopez

I - 1
PROPOSED ELECTRICAL
PLANS

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









CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS

= SGI: KITCHEN-BAR

= SG2: BATH-LAUNDRY \$ HALL BATH

= SG3: OTHER-MUDROOM # = SG4: OTHER-PANTRY

CABINET NOTES

Decor SGI - FP440, Cherry, Charcoal

(1) Toe Kıck
(1) Touch Up Kıt

WALL LEGEND

EXISTING WALLS TO REMAIN

OPENINGS TO BE ENCLOSED

WHALF WALLS

NEW FULL-HEIGHT WALLS

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

REVISED:

HOMEOWNER APPROVAL
SEE DECLARATIONS ON PAGE 0 I

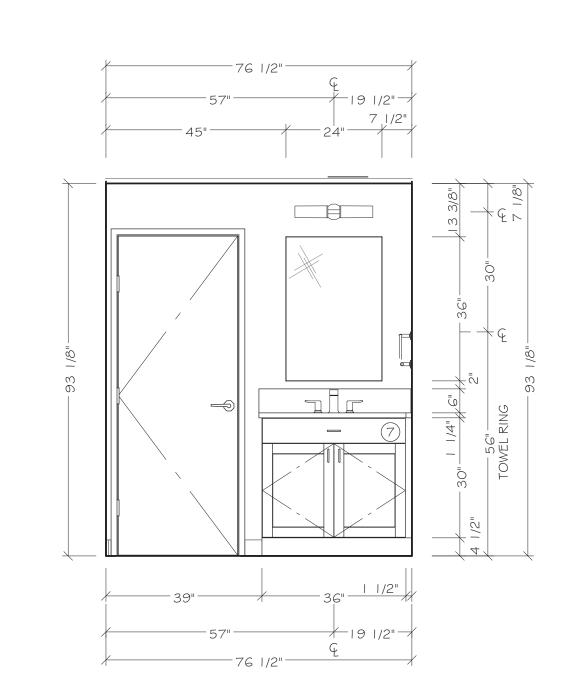
INITIAL DATE

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

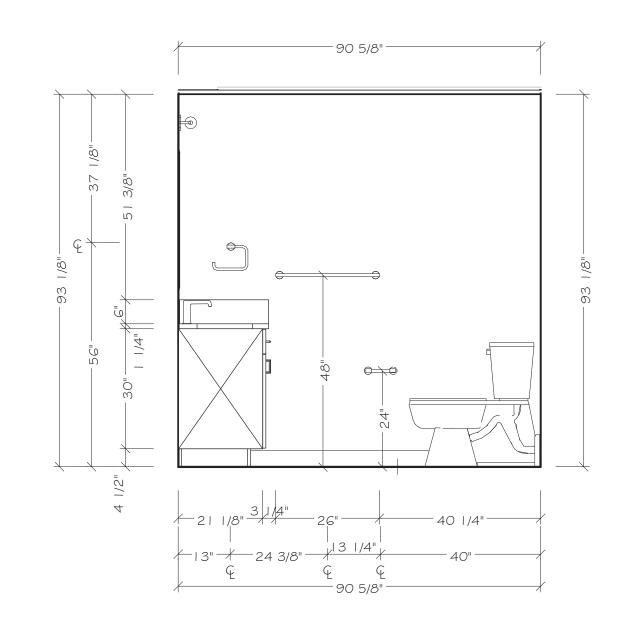
I - 2

BASEMENT NKBA PLAN A INTERIOR ELEVATION

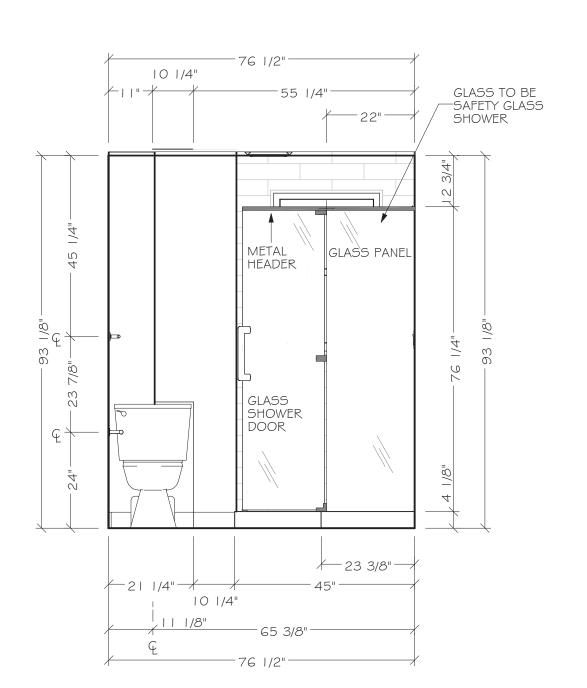
SCALE: 1/2" = 1'-0" 2/27/2024



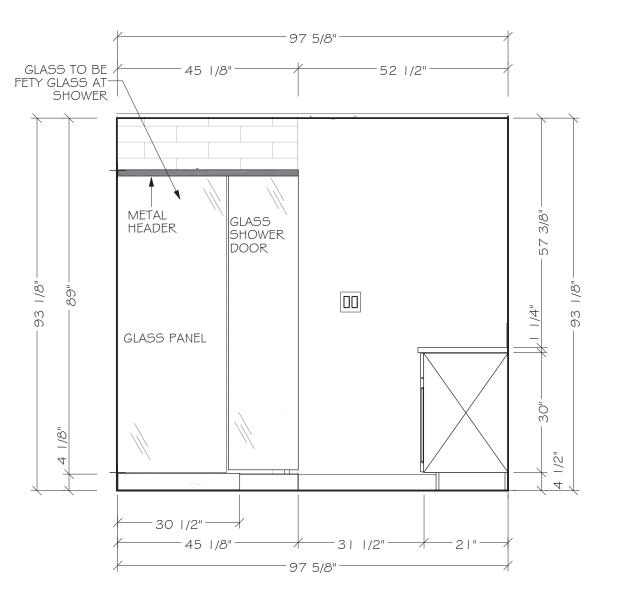














CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS

= SGI: KITCHEN-BAR

= SG2: BATH-LAUNDRY \$ HALL BATH

= SG3: OTHER-MUDROOM # = SG4: OTHER-PANTRY CABINET NOTES

Decor SG2- FP440, Maple, Polar White

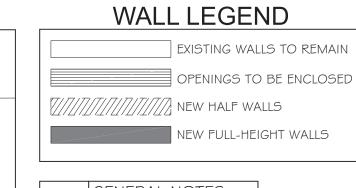
(1) Crown Molding
(1) Touch Up Kit
(1) Toe Kick

_____CAB DOOR

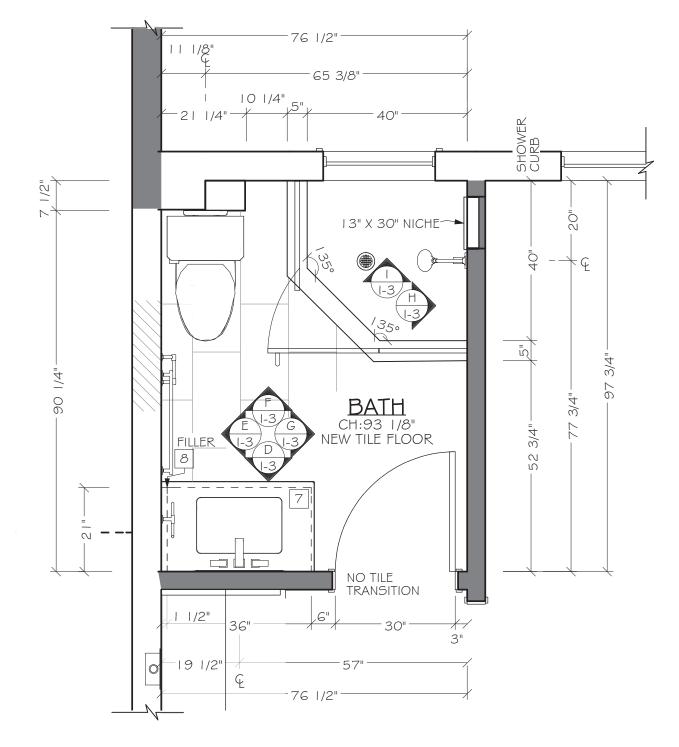
CROWN DETAIL TYP.

L-SHAPED MOULDING SCRIBED

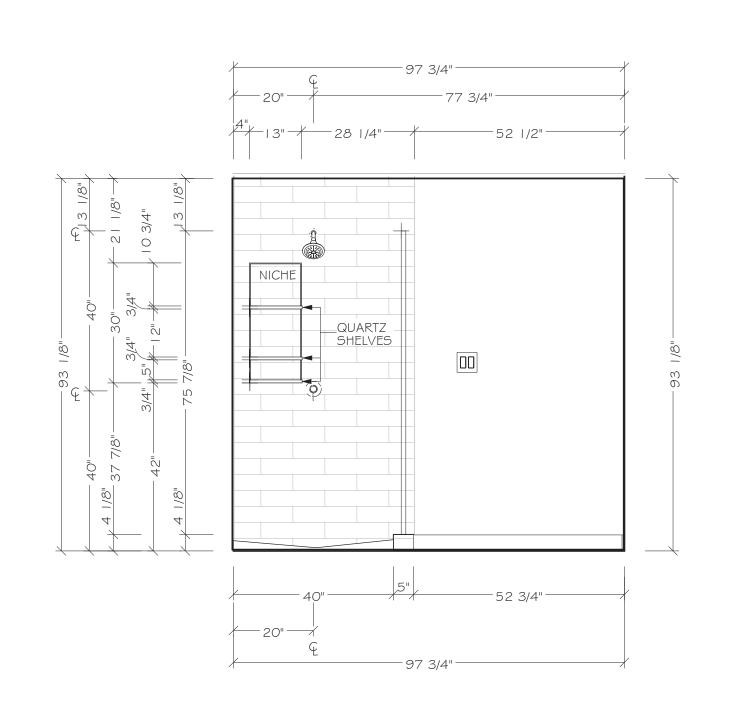
CEILING



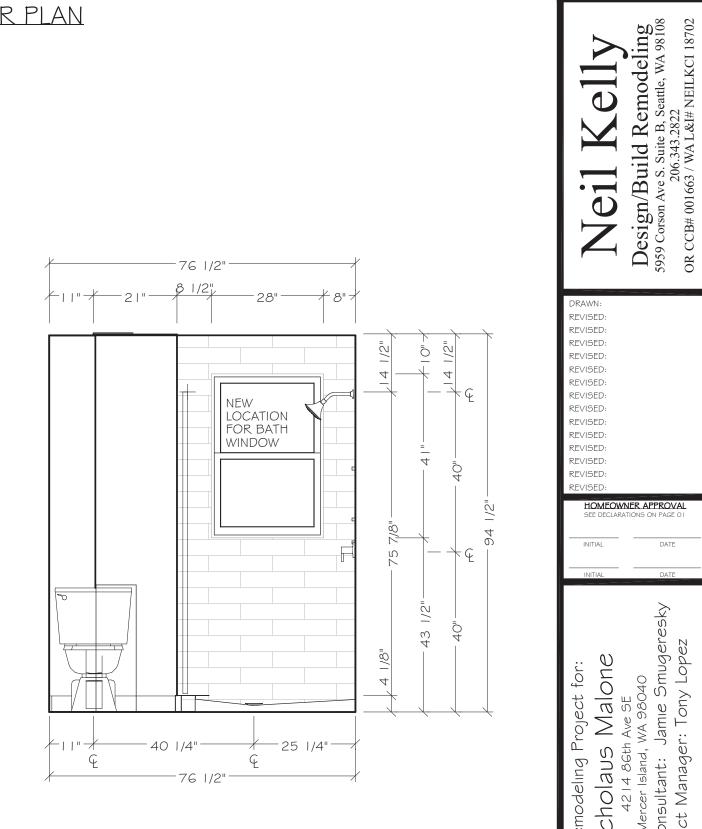
GENERAL NOTES
E EXISTING
N NEW
RL RELOCATE
RP REPLACE









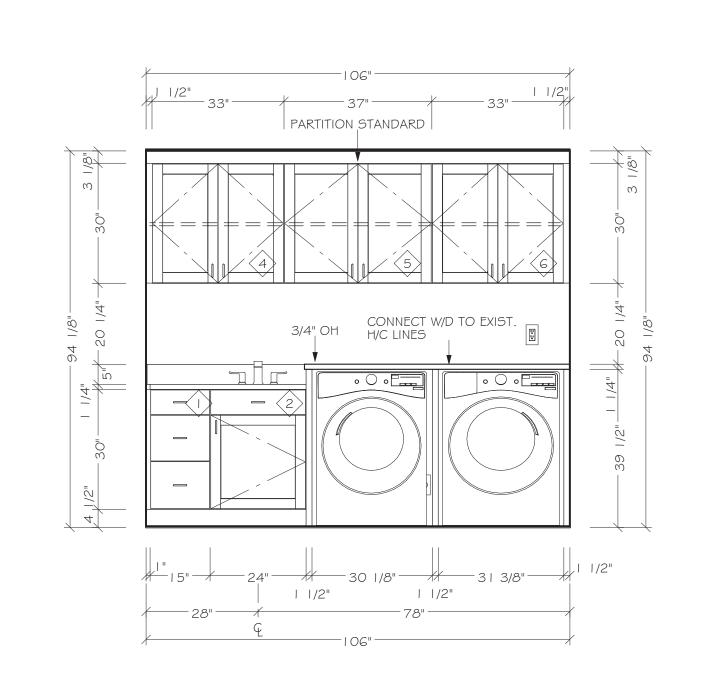




I - 3

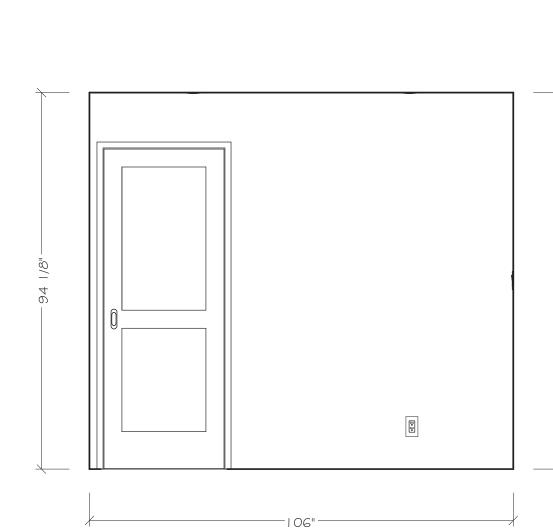
BATH NKBA PLAN \$
INTERIOR ELEVATIONS

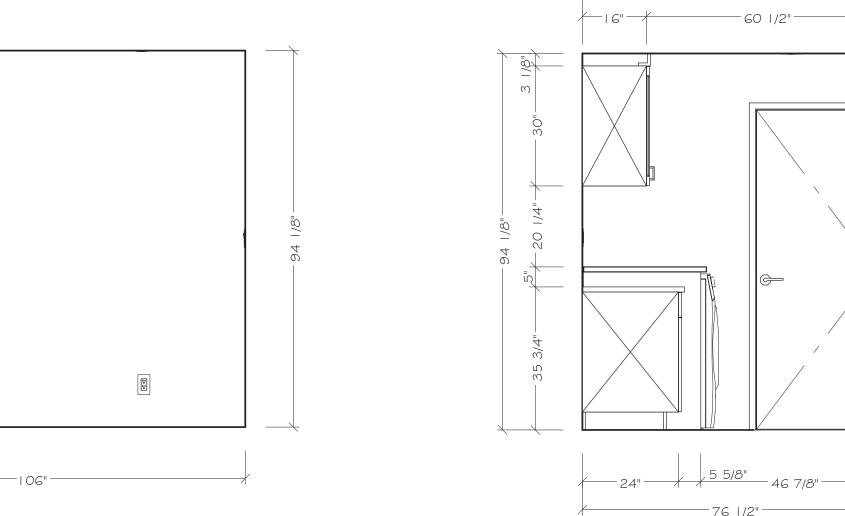
SCALE: 1/2" = 1'-0"





— 60 I/2" —











CABINET NOTES

CABINET LEGEND REFERENCE CABINET ORDER FOR DETAILS Decor SG2- FP440, Maple, Polar White # = SGI: KITCHEN-BAR

= SG2: BATH-LAUNDRY & HALL BATH

= SG3: OTHER-MUDROOM

= SG4: OTHER-PANTRY

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

L-SHAPED MOULDING SCRIBED CEILING _____CAB DOOR CROWN DETAIL TYP.

| " = | '-O"

GENERAL NOTES
EXISTING N NEW
RL RELOCATE
RP REPLACE

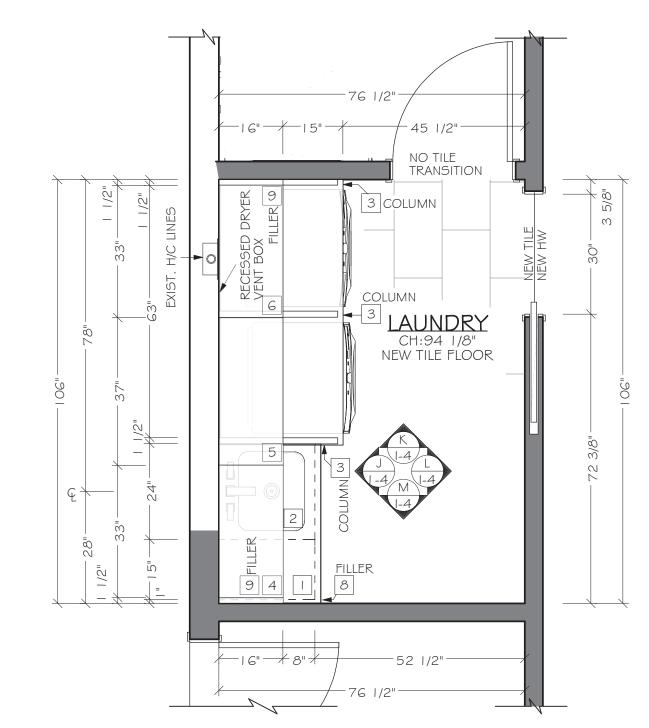
WALL LEGEND

NEW FULL-HEIGHT WALLS

WILLS NEW HALF WALLS

OPENINGS TO BE ENCLOSED

EXISTING WALLS TO REMAIN



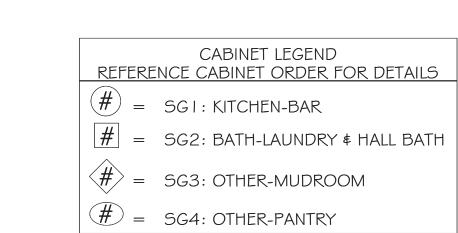


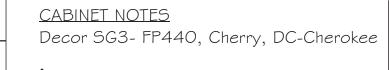
Neil Kelly

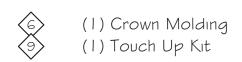
Design/Build Remodeling
5959 Corson Ave S. Suite B, Seattle, WA 98108

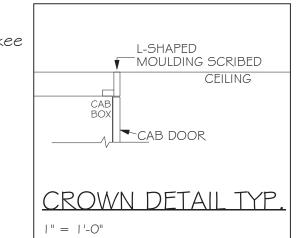
OR CCB# 001663 / WY

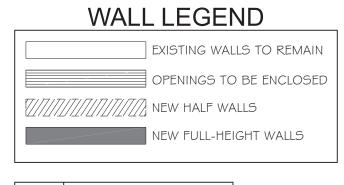
LAUNDRY NKBA PLAN \$
INTERIOR ELEVATIONS SCALE: 1/2" = 1'-0"



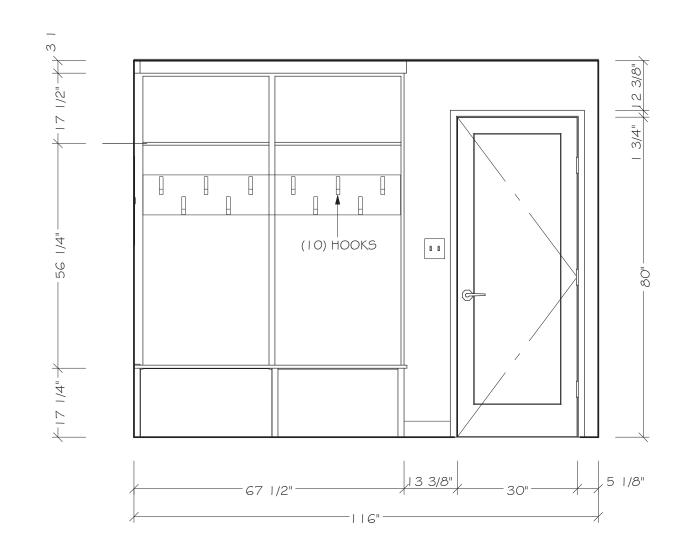




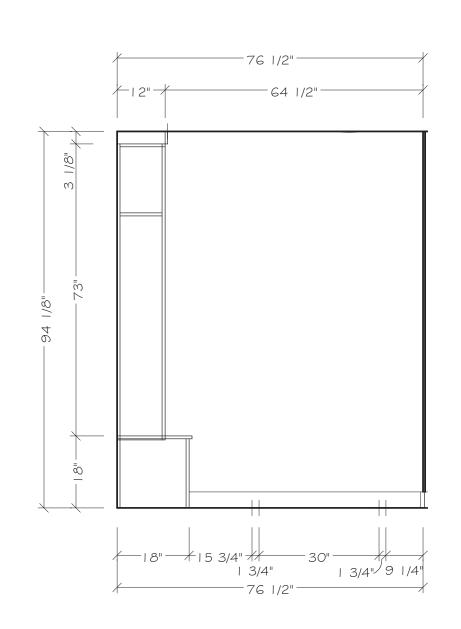




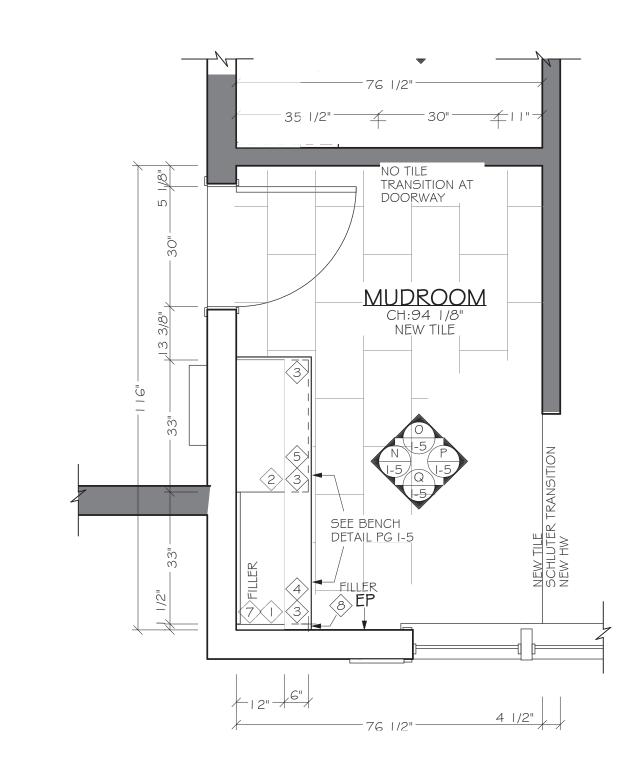
	GENERAL NOTES
E	EXISTING
Ν	NEW
RL	RELOCATE
RP	REPLACE



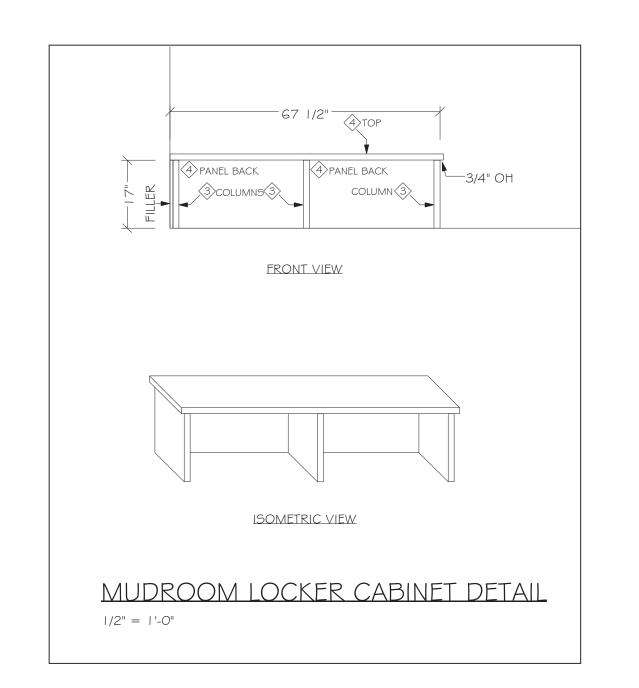


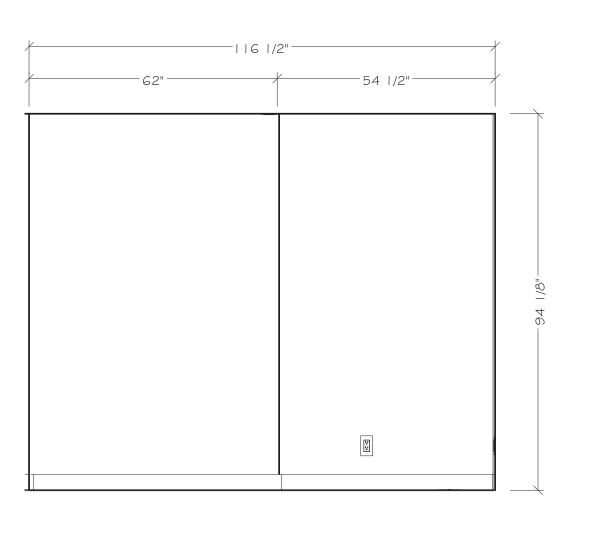


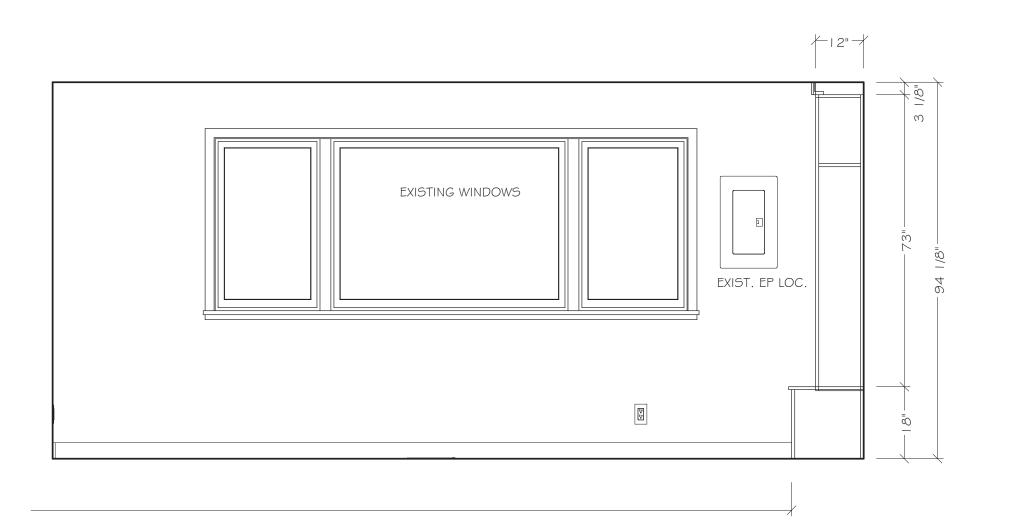








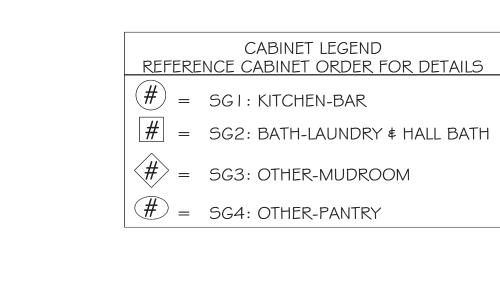












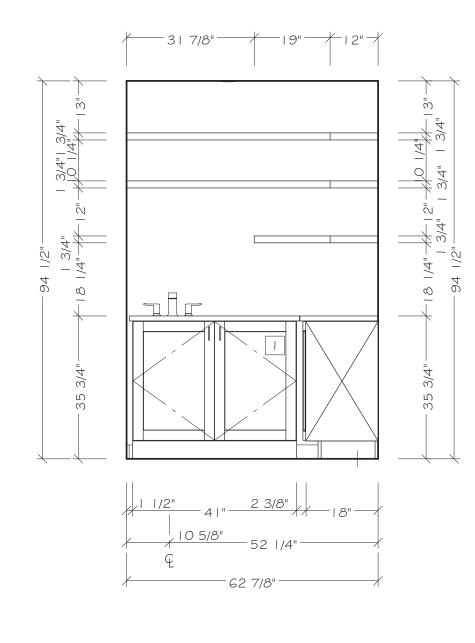


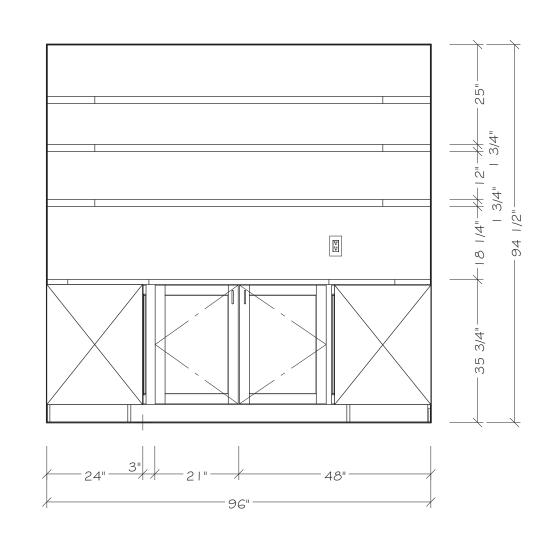
1	8	(1) Crown Molding (1) Toe Kick
		(1) Touch Up Kit

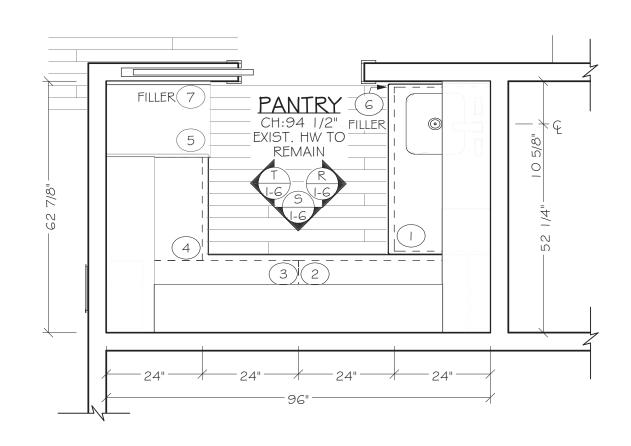
L-SHAPED ▼ MOULDING SCRIBED
CEILING
CAB DOOR
CROWN DETAIL TYP.
" = '-O"

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

	OFNEDAL MOTEO
	GENERAL NOTES
E	EXISTING
Ν	NEW
RL	RELOCATE
RP	REPLACE



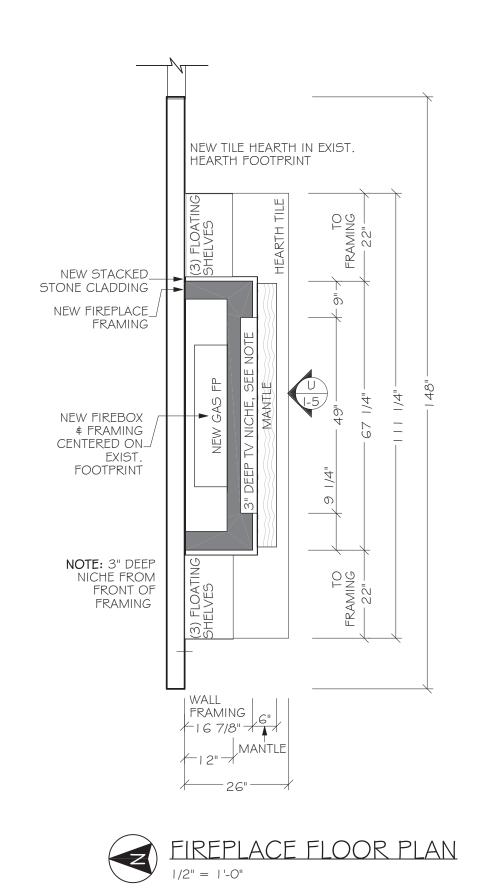


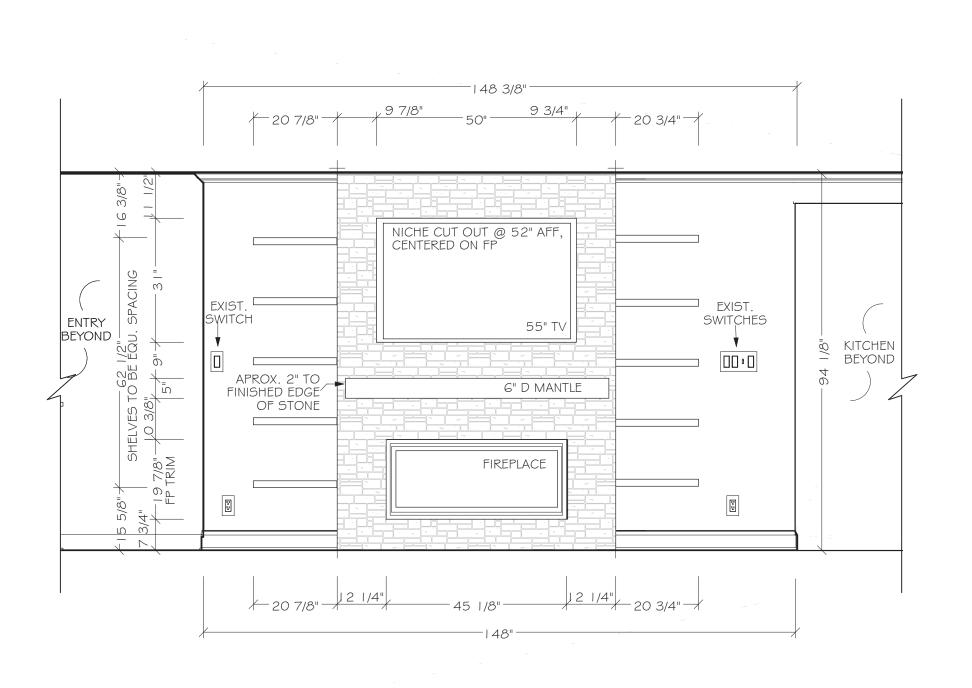




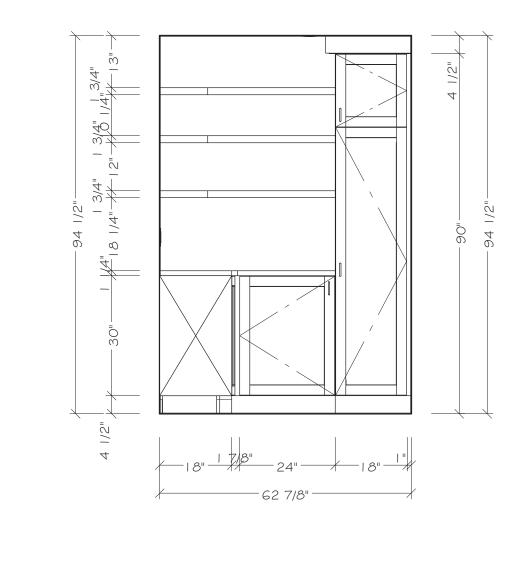














PANTRY & FIREPLACE NKBA PLAN & INTERIOR ELEVATIONS

Kelly
ild Remodeling
.... B. Seattle, WA 98108

Neil K Design/Build I

HOMFOWNER APPROVAL SEE DECLARATIONS ON PAGE 01

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