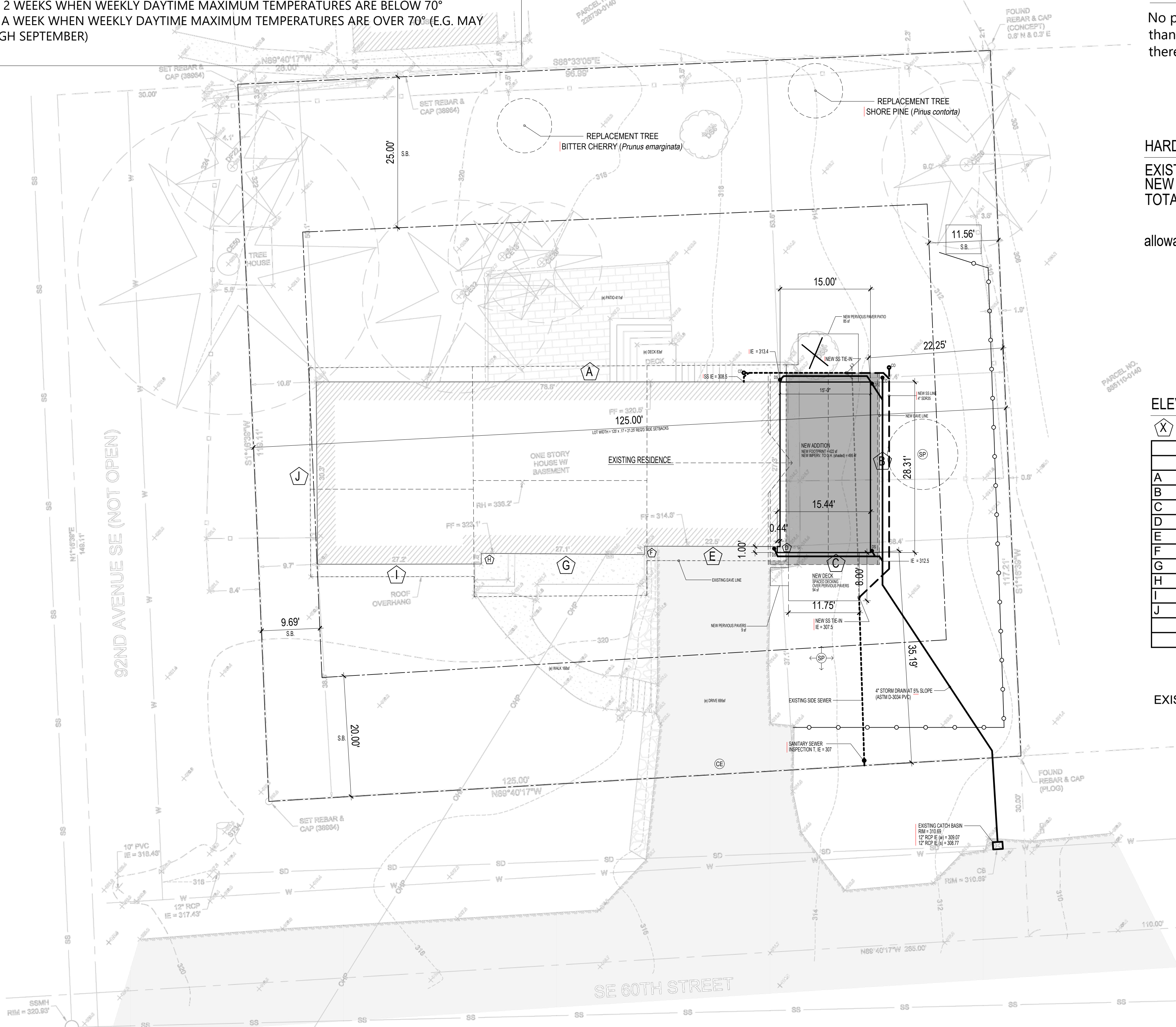


TREE PLANTING PLAN

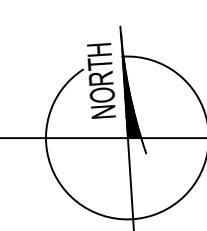
1. NEW TREES WILL BE AT LEAST 6 FEET TALL FOR CONIFERS AND 1.5 INCHES IN CALIPER FOR DECIDUOUS SPECIES
2. NEW TREES WILL BE PLANTED BETWEEN OCTOBER AND MARCH
3. MINIMUM SPACING BETWEEN TREES AND DISTANCES FROM BUILDINGS OR INFRASTRUCTURE WILL BE 10 FEET
4. EACH NEW TREE WILL BE WATERED FOR THE FIRST 2 YEARS ON THE FOLLOWING SCHEDULE:
 - MINIMUM OF 5 GALLONS OF WATER PER WEEK FOR THE FIRST 4 WEEKS AFTER PLANTING
 - EVERY 2 WEEKS WHEN WEEKLY DAYTIME MAXIMUM TEMPERATURES ARE BELOW 70°
 - ONCE A WEEK WHEN WEEKLY DAYTIME MAXIMUM TEMPERATURES ARE OVER 70° (E.G. MAY THROUGH SEPTEMBER)

Pervious Pavers to be Willamette Greystone "Aqua-Bric" or equal. See Sheet 08 for Installation Details



A. SITE PLAN

- 1" = 10'-0"
- ⊗ = wall designation used for remodel calc.
- = TREE FENCING
- = SILT FENCE
- Ⓢ = stabilized construction entrance (exist. asphalt)
- Ⓢ = stockpile - cover as required
- Ⓢ = staging area



HEIGHT LIMITS

No portion of the proposed building is higher than 30' above existing or finished grade therefor average cannot be > 30'

HARDSCAPE

EXISTING = 622sf
 NEW = 188sf
 TOTAL PROPOSED = 810sf

allowable = 14795 x .09 = 1331.5 sf

ELEVATION CALC

⊗ = WALL SEGMENT FOR ELEV. CALC

	EL @ MIDPOINT	segment (ft)	wtd sgmnt
A	317.80	91.8	29174.04
B	313.50	21.83	6843.71
C	314.20	15.44	4851.25
D	314.40	1	314.40
E	314.60	22.5	7078.50
F	321.30	1.4	449.82
G	321.80	27.1	8720.78
H	323.10	1.8	581.58
I	320.30	27.2	8712.16
J	320.50	30.3	9711.15
			240.37 76437.38

AVG. EL = **317.9988**
 EXIST=NEW TYP.

Parcel Number/Legal

Parcel # 8650900075

TIMBERLAND #4
 Plat Block: 4
 Plat Lot: 1

ZONING = R-9.6
 LOT sf = 14795

Owner

JEFFREY M+NICOLE AHRENHOLZ
 9204 SE 60th St. Mercer Island WA

F.A.R. ALLOWABLE = 14795 x .4 = 5918 sf
 existing main floor f.a. = 2197 sf
 existing lower floor f.a. = 1594 sf
 proposed addition main floor f.a. = 422 sf
 proposed addition lower floor f.a. = 422 sf
 portions of 2nd floor deck covered by eave = 23.5 sf
 (no area below grade or stairs excluded)

total = 4658.5 sf < 40% ok

LOT COVERAGE ALLOWABLE = 14795 x .35 = 5178.25 sf

PROPOSED = (e) HOUSE TO EAVES = 2790 sf
 proposed addition to eaves = 495 sf
 DRIVEWAY = 695 sf

3980 sf < 35% ok

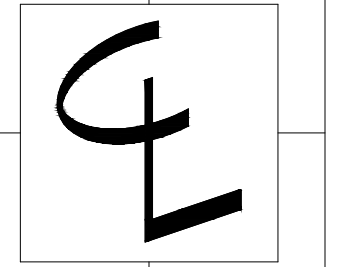
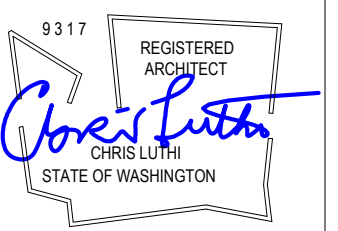
LOT SLOPE

high point = 324.6'
 low point = 307.3'
 distance = 96.99'
 17.3'
 96.99' = 17.84%

All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

No excavation/foundation or other similar work will occur between October 1 and April 1 without an approved wet season development waiver.

NFPA 72 "Chapter 29" Fire Monitored Fire Alarm to be installed per CoMI and NFPA Standards. A separate FIRE permit will be required and the system must be installed throughout the entire residence.



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Site Plan

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DATE

12.9.22

3.30.23

5.3.23

5.3.23

Project Description

Addition to existing residence

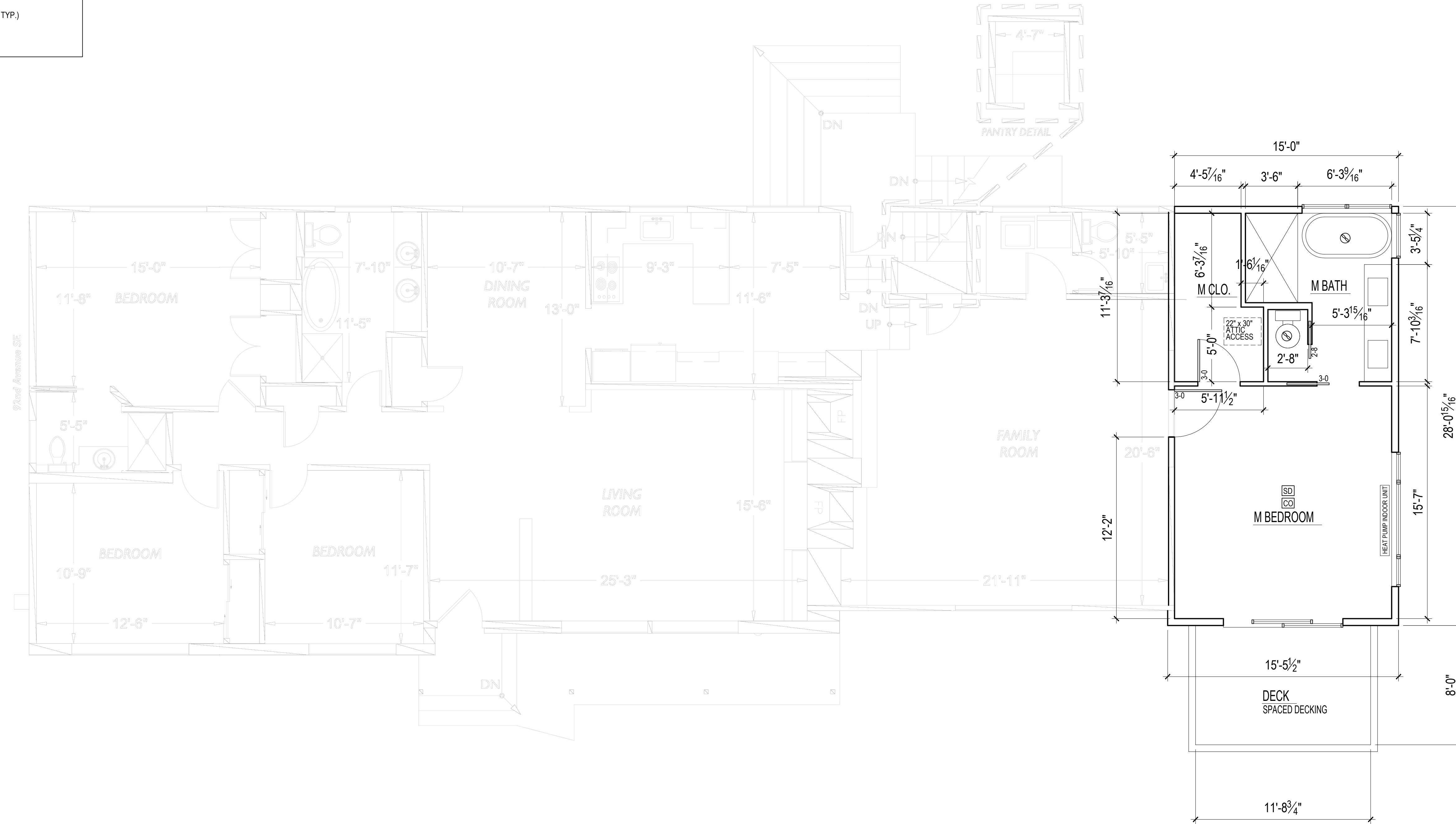
Code Data

- 2018 International Building Code (IBC) - struct.
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Fire Code (IFC)
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- Washington State Energy Code (WCEC)
- ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

01

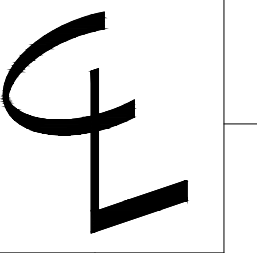
NOTES

- SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- HD = HEAT DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- DOORS ARE 3'-0" x 6'-8" (r.o. = 3'-2" x 6'-10") UNLESS OTHERWISE INDICATED
- F = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- E = EGRESS WINDOWS
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- T = TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.)
- ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED
- (e) = EXISTING



A. MAIN FLOOR PLAN

1/4" = 1'-0"
 EXISTING = 2197 sf (gross)
 NEW = 422 sf (a)
 PROPOSED TOTAL = 2619 sf (gross - outside of walls)
 — = existing



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Main Floor Plan

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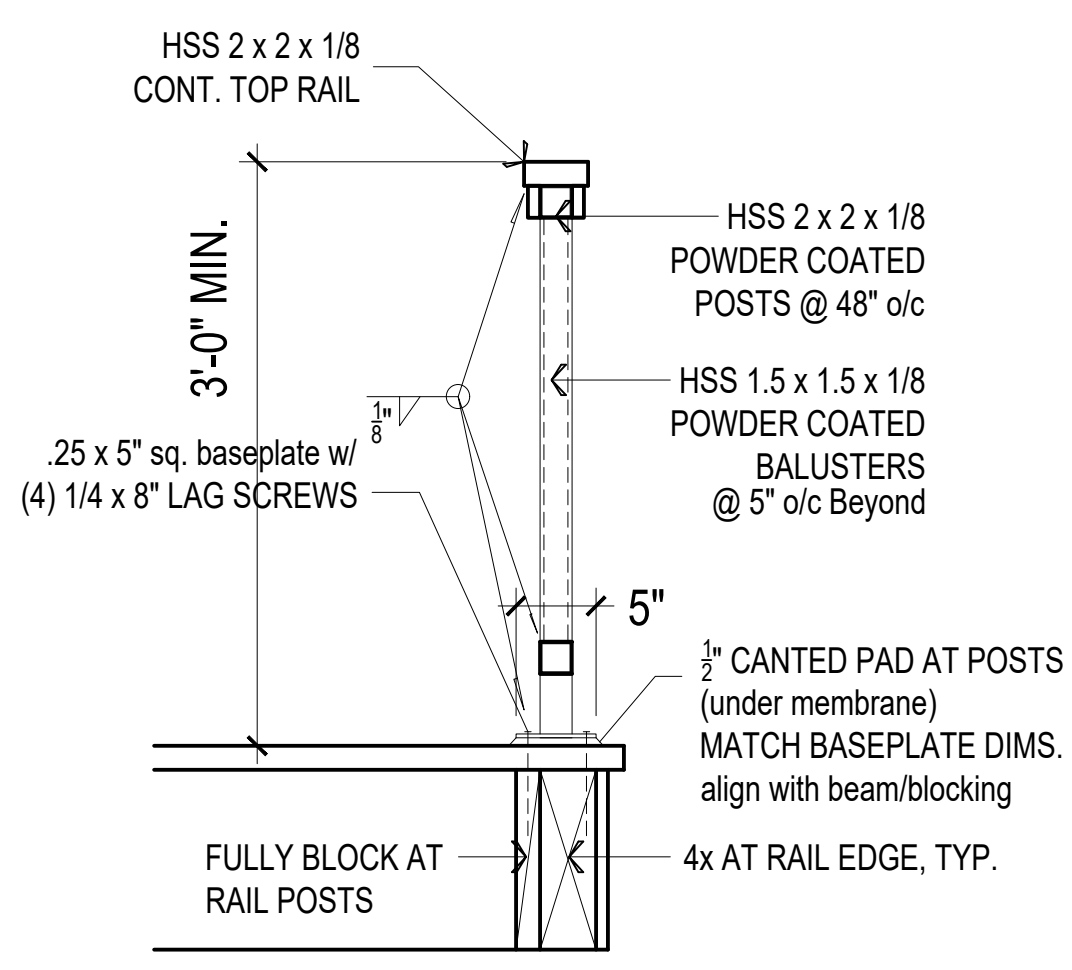
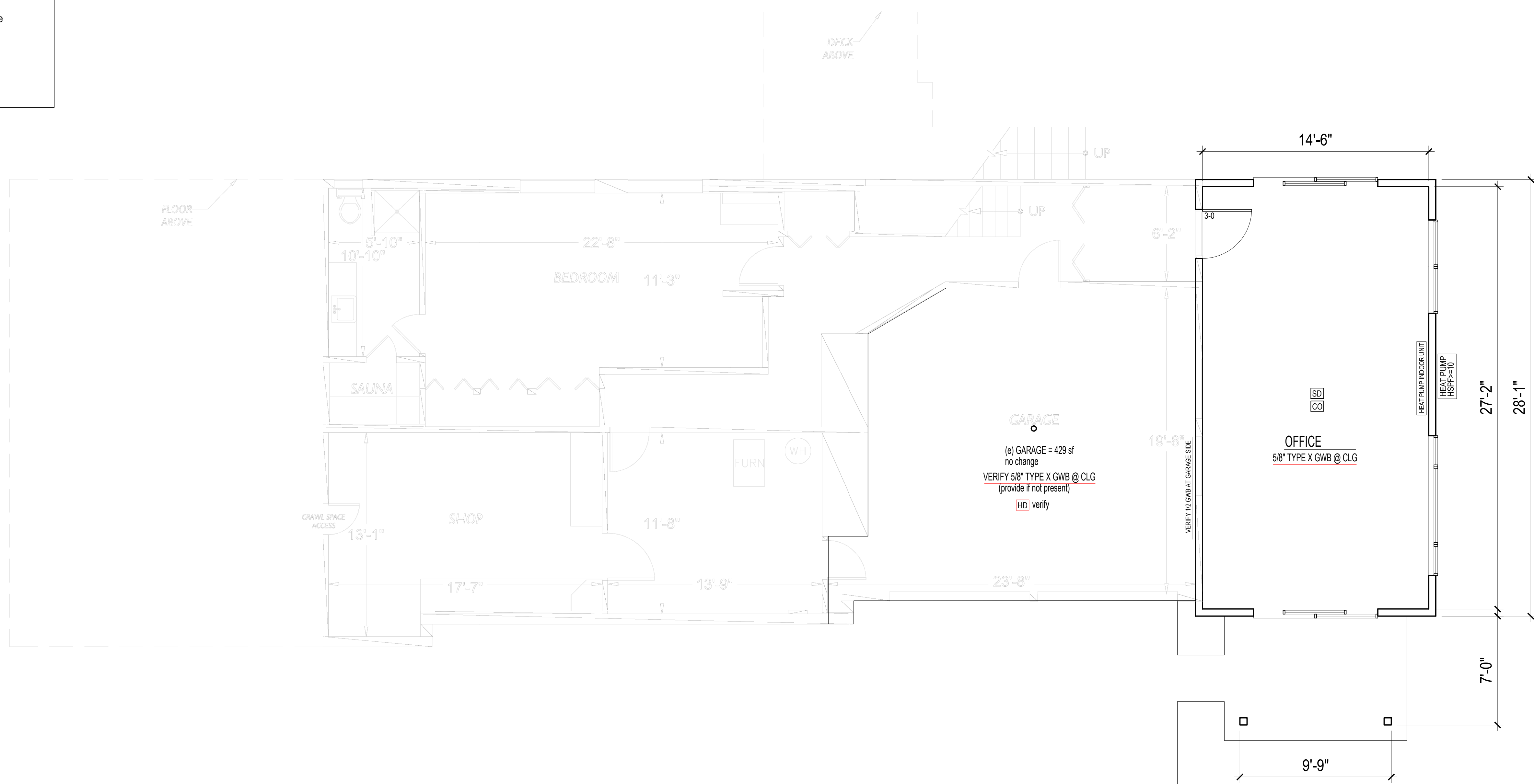
CRL

DATE

12.9.22

NOTES

- [SD] = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- [CO] = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- [HD] = HEAT DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
- FAN = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- (E) = EGRESS WINDOWS
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- (T) = TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.)
- ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED
- (e) = EXISTING



A. LOWER FLOOR PLAN

1/4" = 1'-0"
 EXISTING = 1594 sf (gross - inc. garage)
 NEW = 422 sf l.a.
 PROPOSED TOTAL = 2016 sf (gross - outside of walls)
 — = existing



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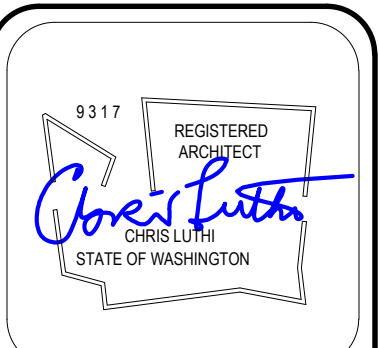
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Lower Floor Plan

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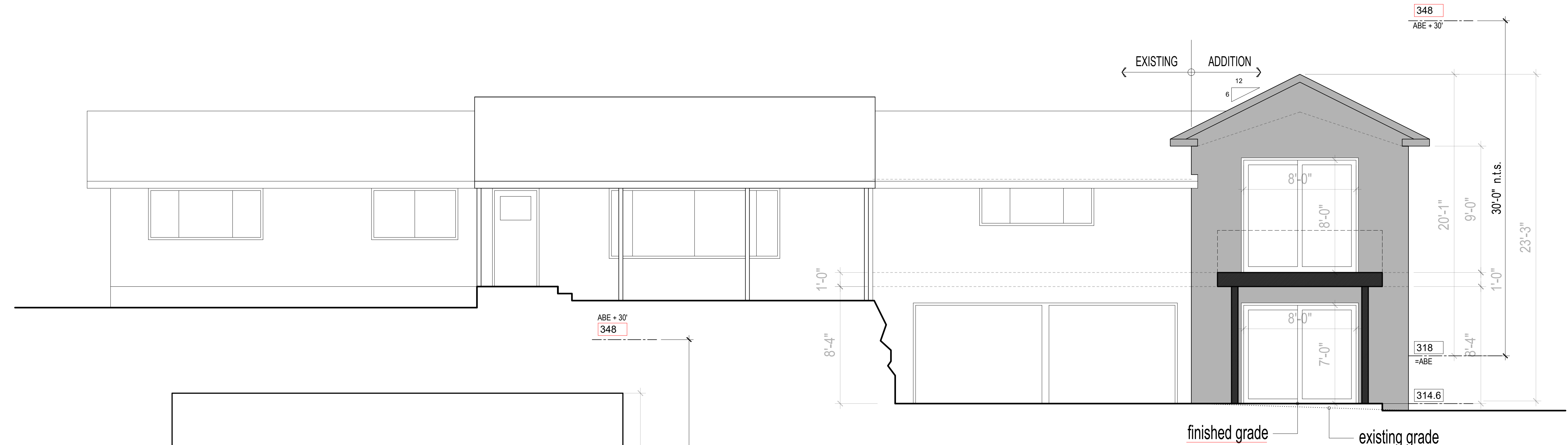
CONTENTS

Elevations

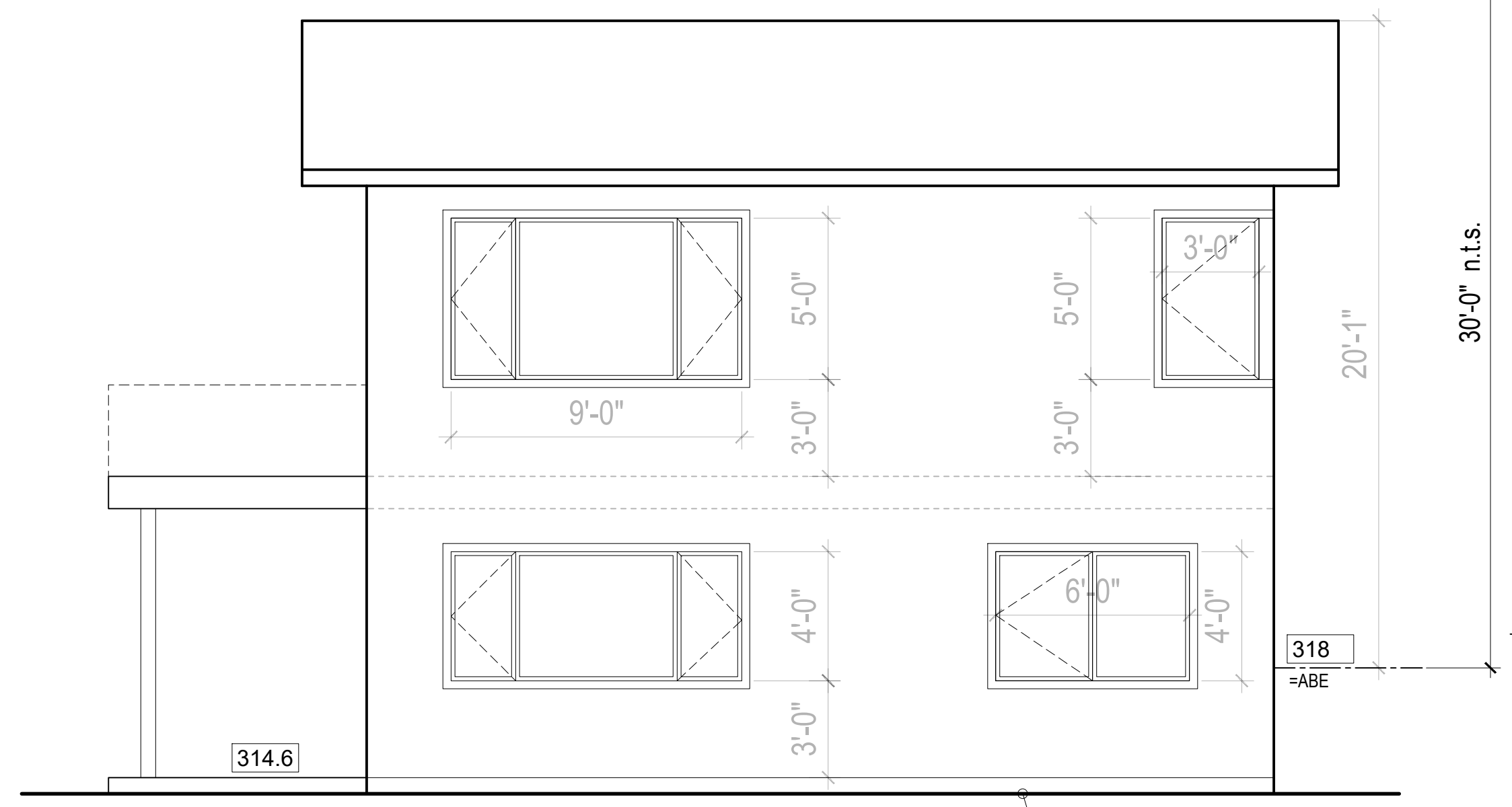
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12.9.22
3.30.23

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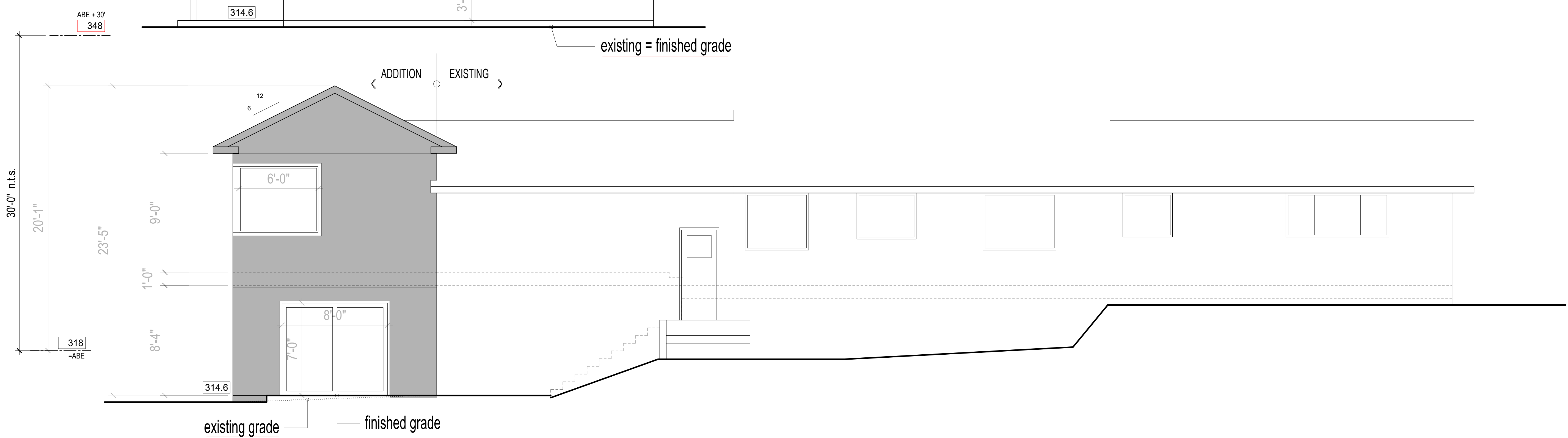
SOUTH ELEVATION



EAST ELEVATION

1/4" = 1'-0"

- Ⓣ = TEMPER WINDOWS
window U value = .30 min., NRFC certified.
- ⓔ = EGRESS WINDOWS
- (e) = EXISTING



NORTH ELEVATION

1/4" = 1'-0"

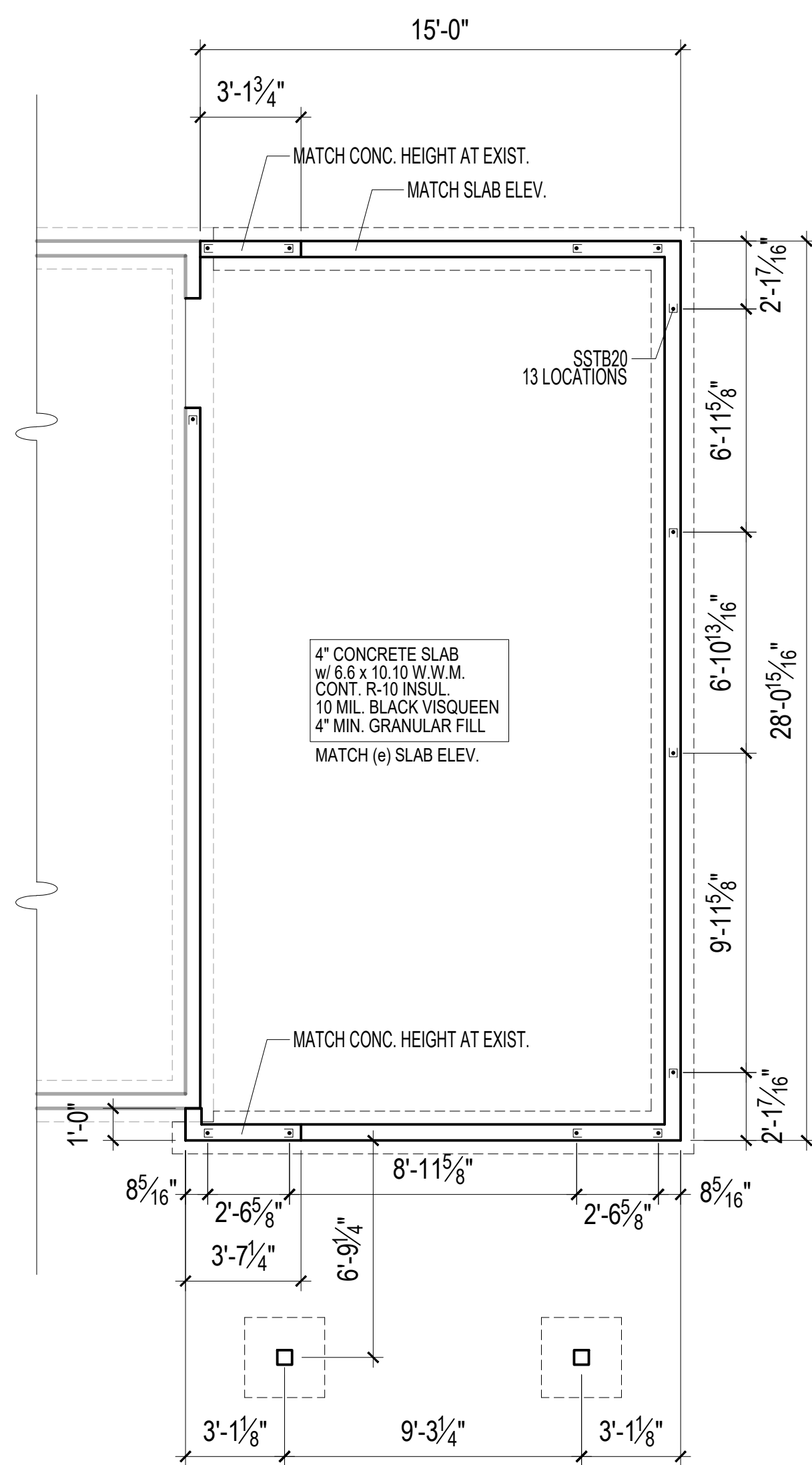
SHEET NOTES

X INDICATES BEAM NUMBER PER ENGINEERING CALCULATIONS
▣ = shear walls, per calculation, sheet all exterior walls per ◇
 TRUSS MANUF. TO SUPPLY LATERAL BLOCKING AT ALL SHEAR WALL LOCATIONS
 PROVIDE (2) 2x6's AT EACH BEAM/HEADER > 4' UNLESS OTHERWISE INDICATED
 ALL MEMBERS < 2' are HEM-FIR #2 UNLESS NON-STRUCTURAL
 ALL MEMBERS > 2' are DOUG-FIR #2 MIN. UNLESS OTHERWISE INDICATED
 ALL "PT" MEMBERS ARE HF#2, PRESSURE TREATED.
 GLB's = 24F-1.8e (NO CAMBER)
 PSL = 2.0 e
 LVL = 2.0 e, Fb=2500 MIN.

FLOOR LIVE LOAD = 40 PSF
 FLOOR DEAD LOAD = 15 PSF
 EXTERIOR DECK LIVE LOAD = 60 PSF
 ROOF LIVE LOAD = 25 PSF
 ROOF DEAD LOAD = 12.5 PSF

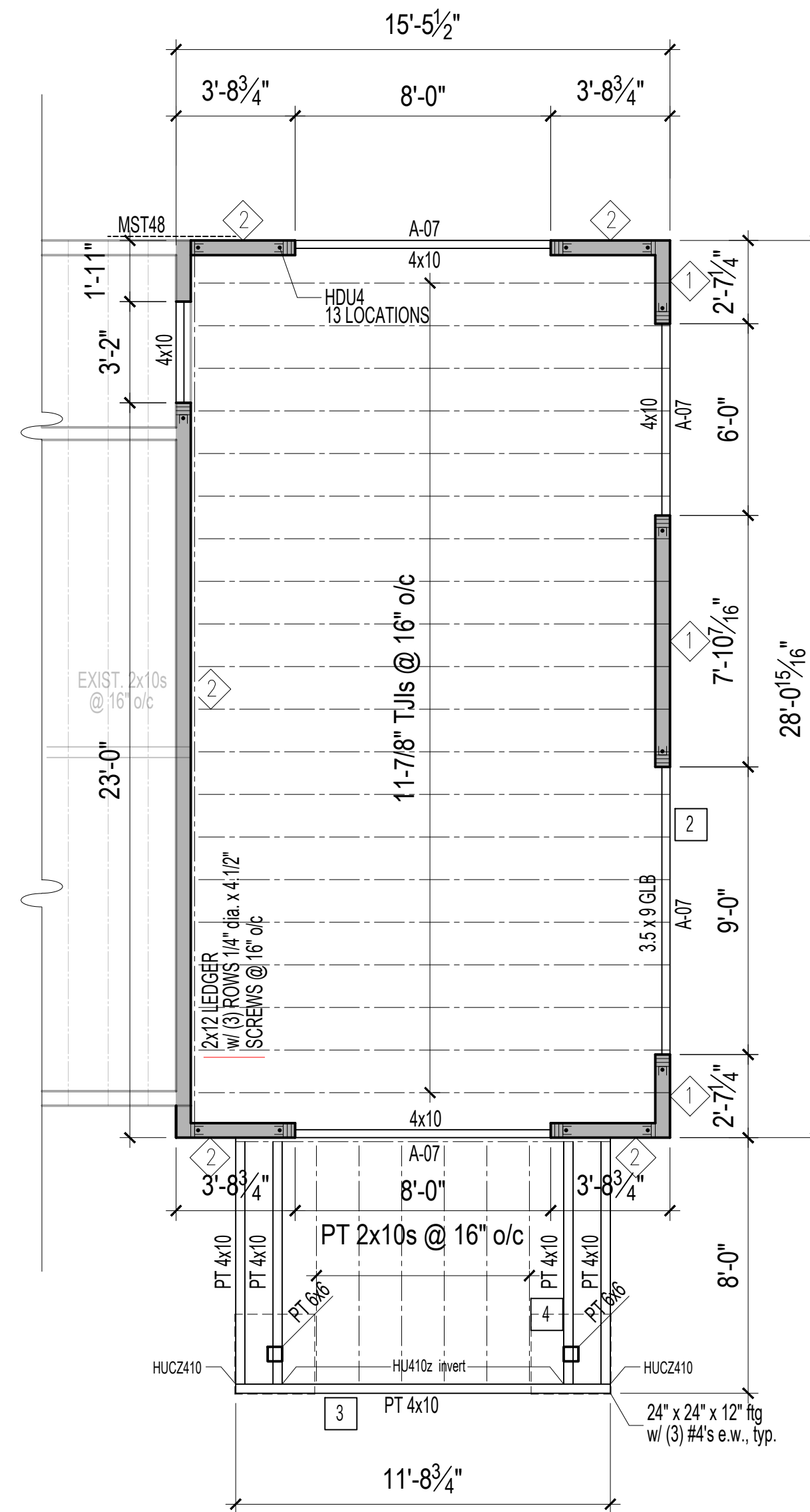
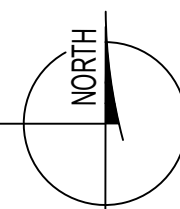
ROOF DIAPHRAGM: 12" (nom.) CDX
 8d @ 6" o/c PANEL EDGES AND BOUNDRIES
 8d @ 12" o/c FIELD

FLOOR DIAPHRAGM: 3/4" T&G PW
 8d @ 6" o/c PANEL EDGES AND BOUNDRIES
 8d @ 12" o/c FIELD



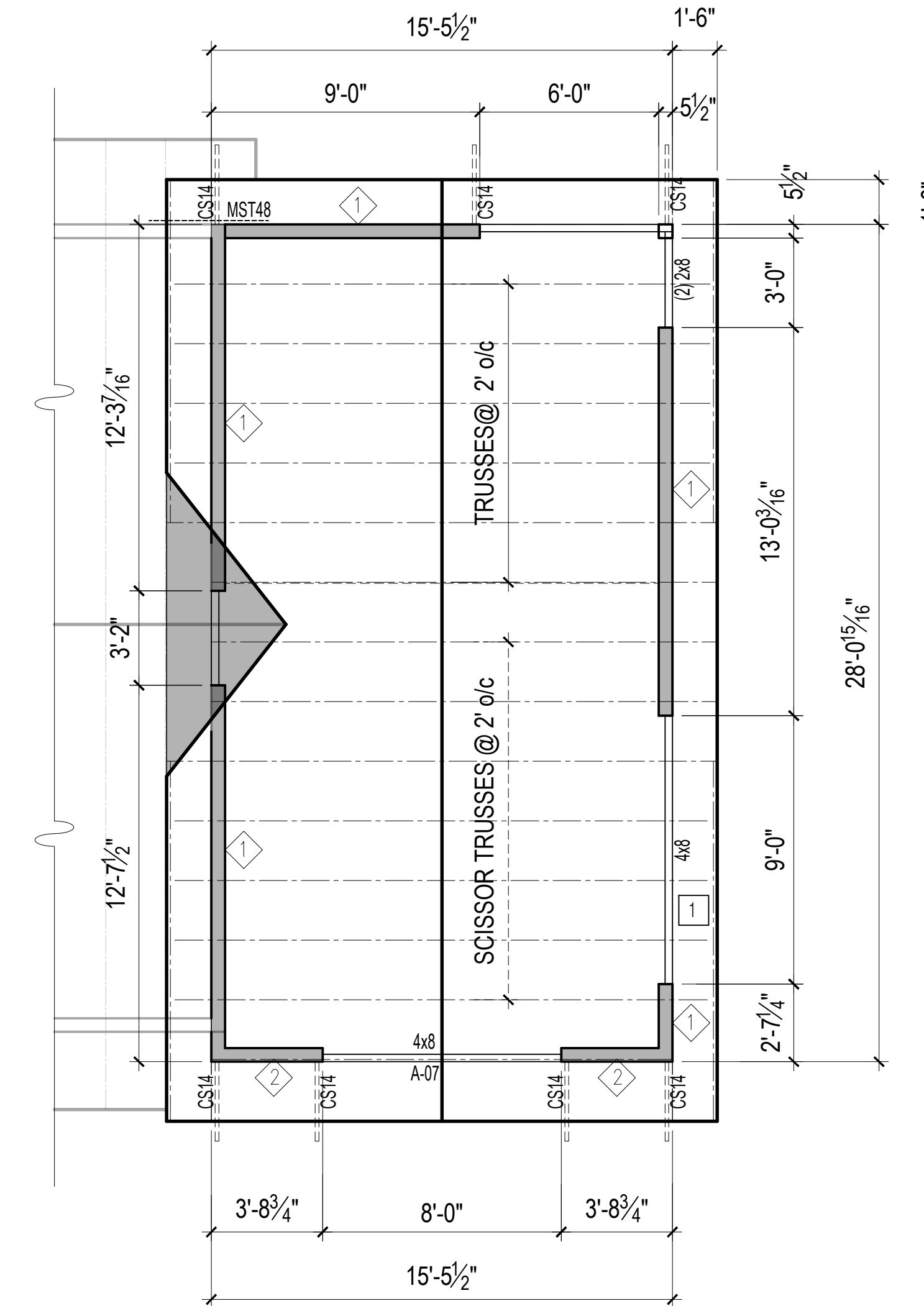
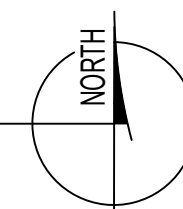
FOUNDATION PLAN

1/4" = 1'-0"



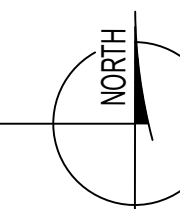
FLOOR FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

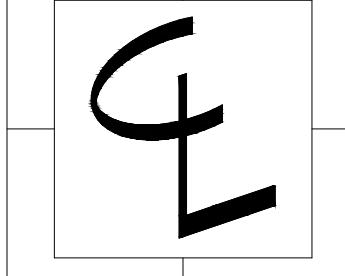
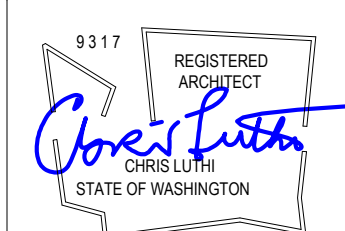


SHEARWALL NAILING SCHEDULE				
MARK (SHEAR CAPACITY)	WALL TYPE	PANEL EDGE NAILING (1), (2)	INTERMEDIATE NAILING (2)	BOTTOM PLATE ANCHOR BOLTING OR NAILING (3)
◇ (200 LB/FT)	1/2" CDX PLYWOOD OR OSB, ONE SIDE	8d @ 6" O.C.	8d @ 12" O.C.	1/2" A.B. @ 48" O.C. OR 16d @ 7 1/2" O.C.
◇ (350 LB/FT)	1/2" CDX PLYWOOD OR OSB, ONE SIDE	8d @ 3 1/2" O.C.	8d @ 12" O.C.	5/8" A.B. @ 3'-4" O.C. OR 16d @ 4" O.C.
◇ (700 LB/FT)	1/2" CDX PLYWOOD OR OSB, BOTH SIDES	8d @ 4" O.C. (4)	8d @ 12" O.C.	3/4" A.B. @ 24" OC OR 16d @ 2" OC
◇ (200/80 LB/FT) (W/S)	1/2" OSB, BOTH SIDES	5d COOLER NAILS @ 7" OC	5d COOLER NAILS @ 7" OC	1/2" A.B. @ 48" O.C. OR 16d @ 8" O.C.

- SHEAR WALL SCHEDULE NOTES:
- 1) BLOCK ALL PANEL EDGES
 - 2) SEE NAILS - MINIMUM REQUIREMENTS
 - 3) 2x STUDS SHALL BE HF#2 OR BETTER, KILN-DRIED
 - 4) USE 3x STUDS AND PLATES @ PANEL EDGES AT SHEARWALL 3 ONLY
 - 5) ANCHOR BOLTS SHALL HAVE MINIMUM 3" BY 3" BY 1/4" THICK PLATE WASHER
 - 6) 7/16" OSB MAY BE SUBSTITUTED FOR 1/2" CDX
 - 7) SHEATH ALL EXTERIOR WALLS PER ◇ U.O.I.

NAILS - MINIMUM REQUIREMENTS		
NAIL DESCRIPTION	MINIMUM WIRE DIAMETER	MINIMUM PENETRATION REQUIRED FOR LATERAL STRENGTH
5d Cooler	0.096"	1.12"
6d	0.099"	1.25"
8d	0.113"	1.25"
10d	0.128"	1.50"
16d	0.141"	1.75"

▣ = SHEAR WALLS PER CALCULATION



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CONTENTS

Struct. Plans

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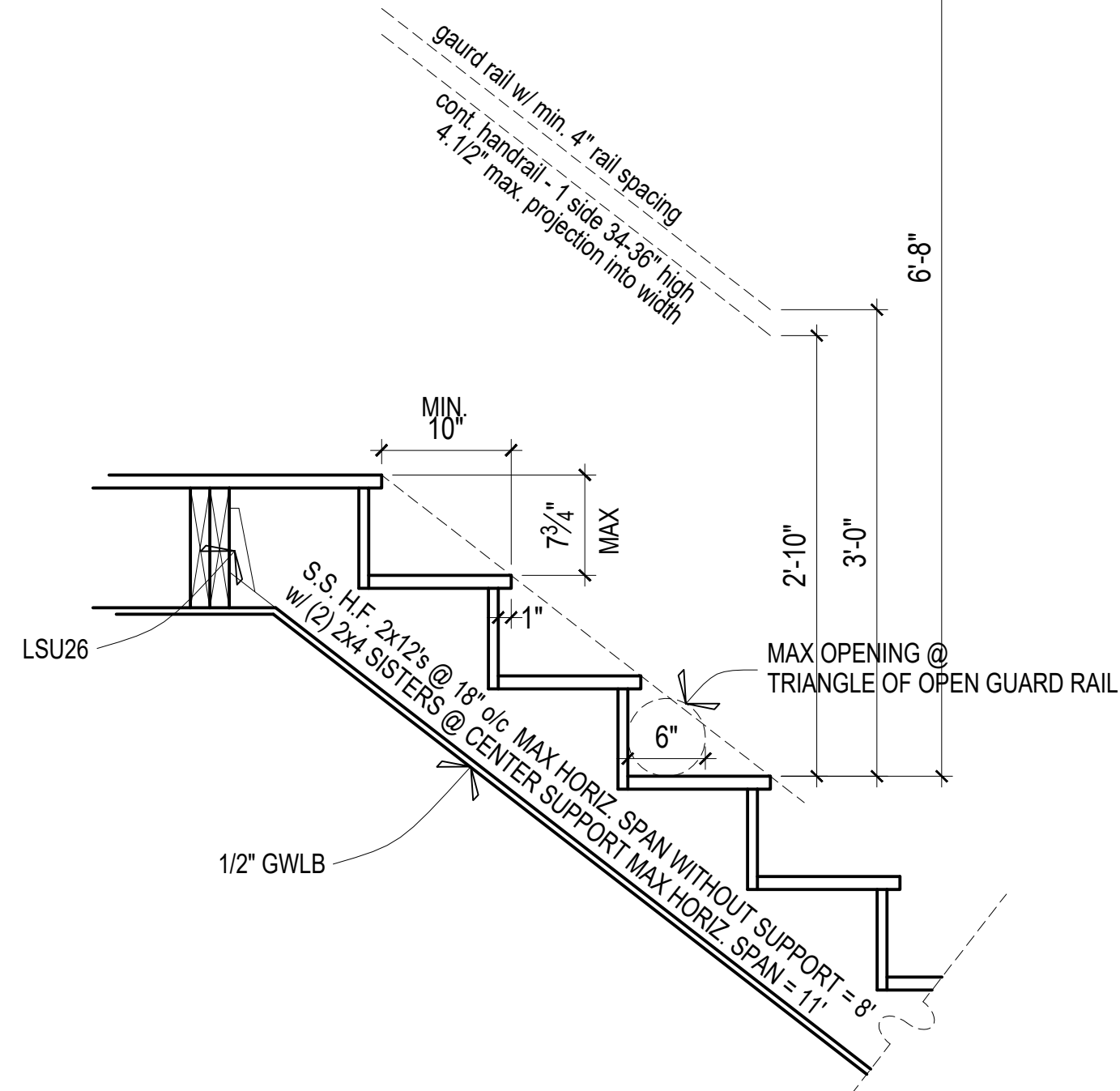
DATE

12.9.22

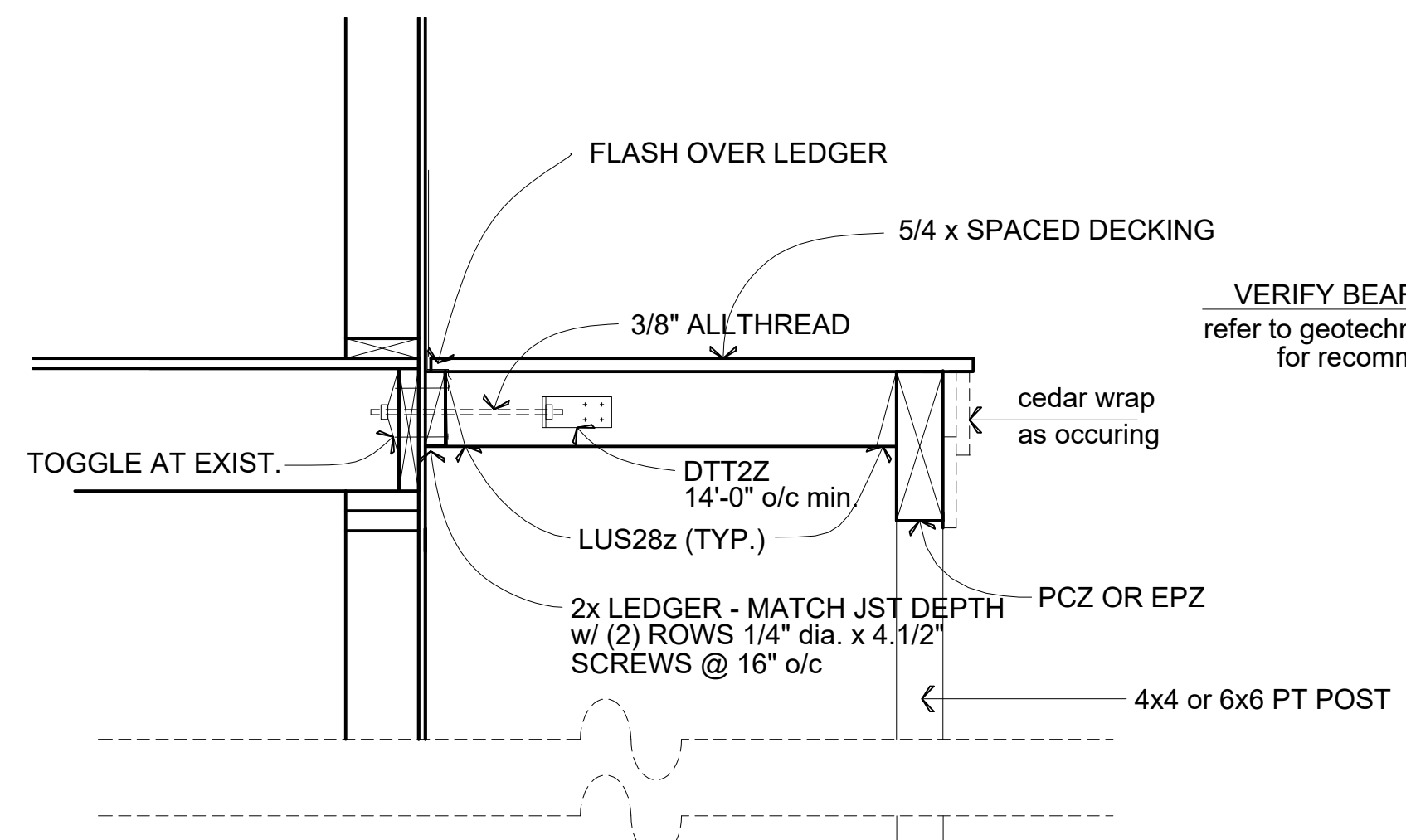
3.30.23

05

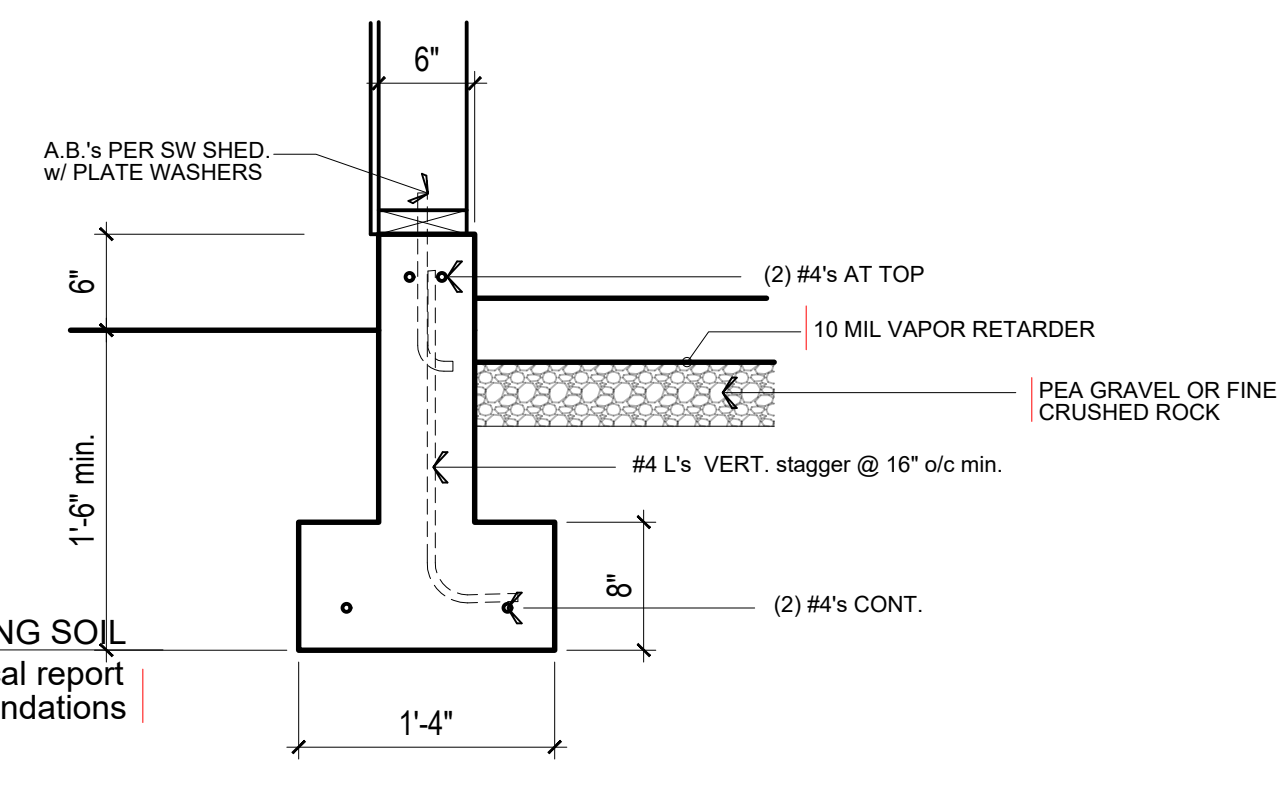
MIN. STAIRWAY WIDTH = 3'-0" CLEAR
 STAIR RISE, RUN AND NOSING CANNOT VARY BY MORE THAN 3/8"
 HANDRAIL TERMINATIONS MUST RETURN TO WALL



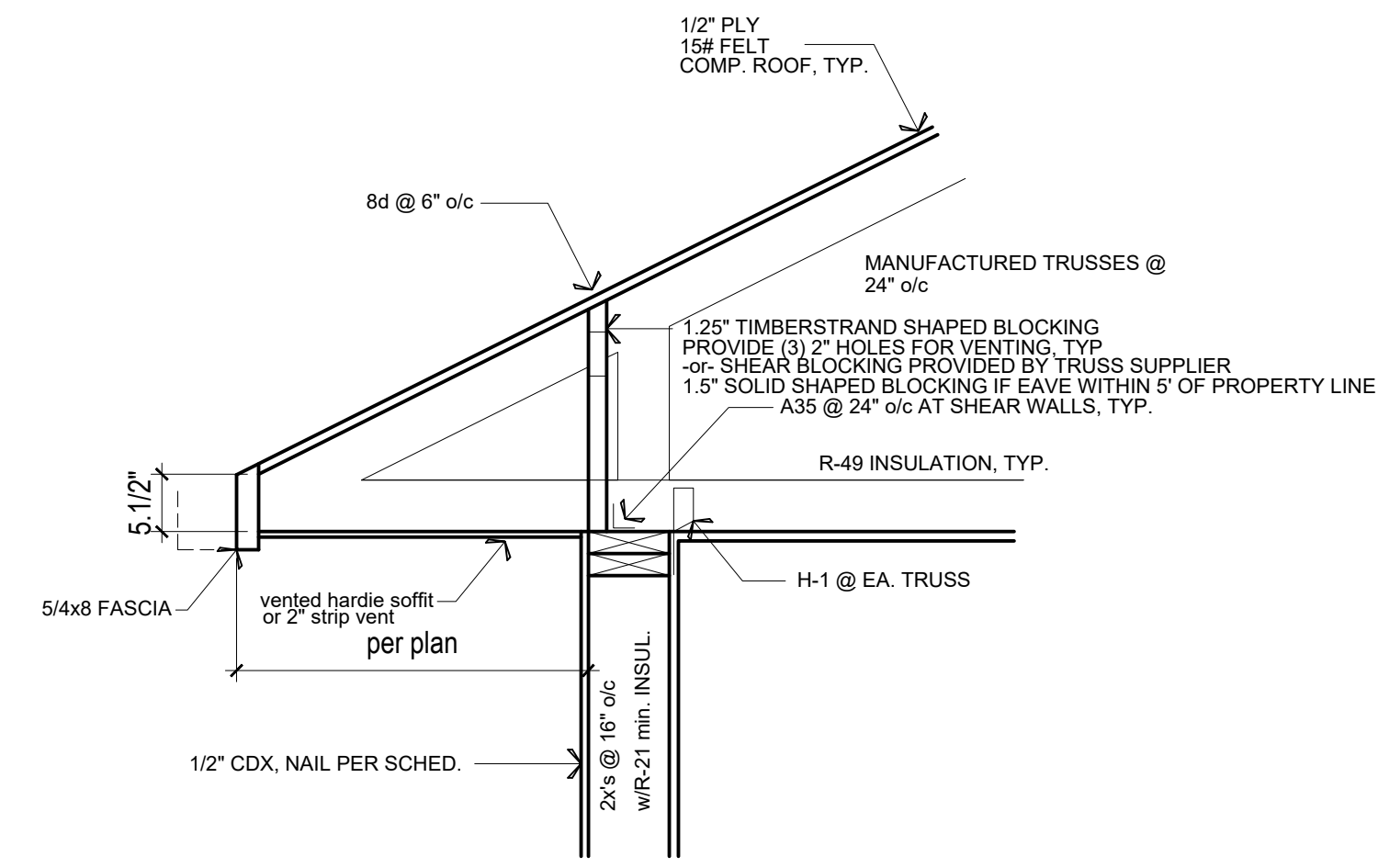
F. STAIR SECTION
 1" = 1'-0"



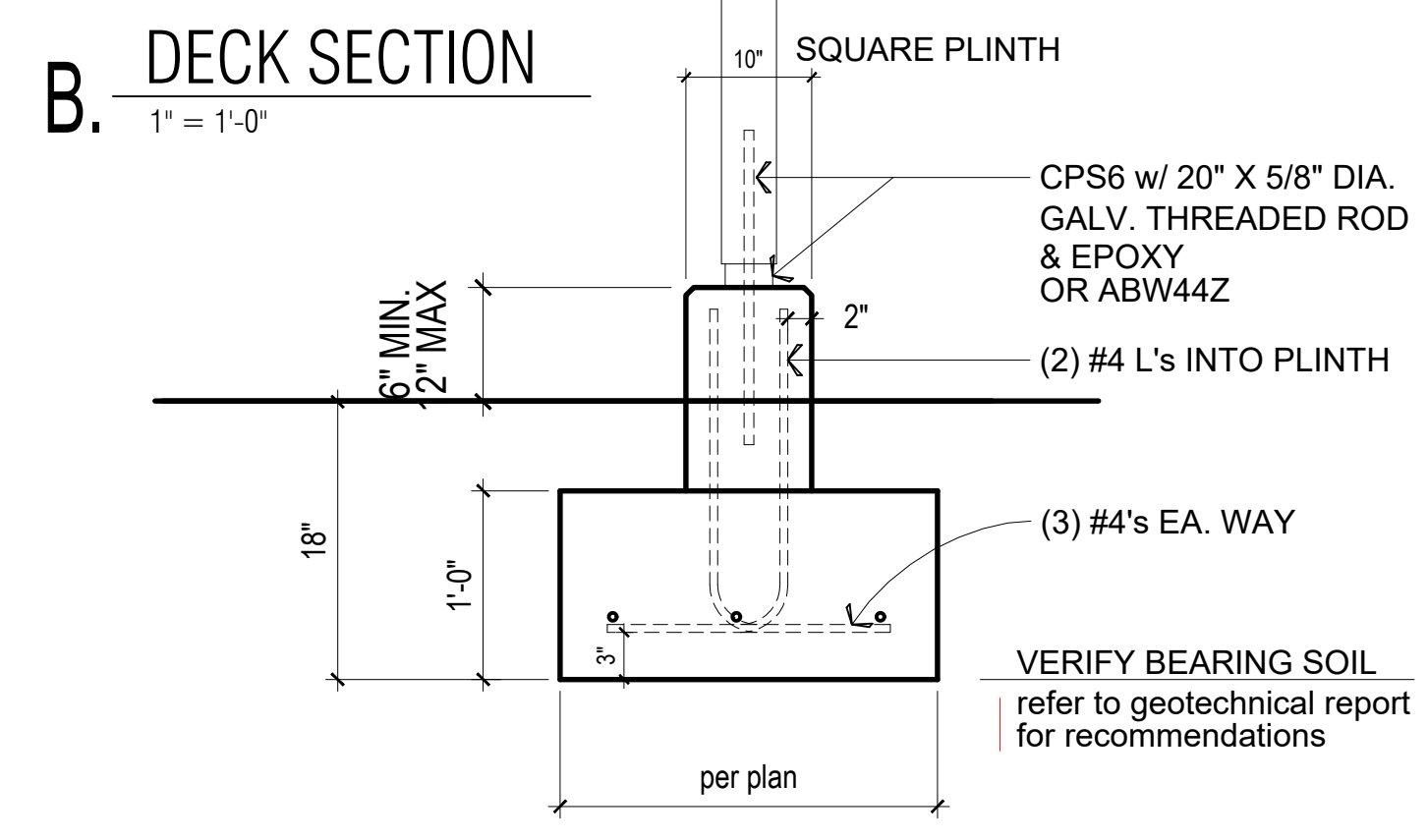
B. DECK SECTION
 1" = 1'-0"



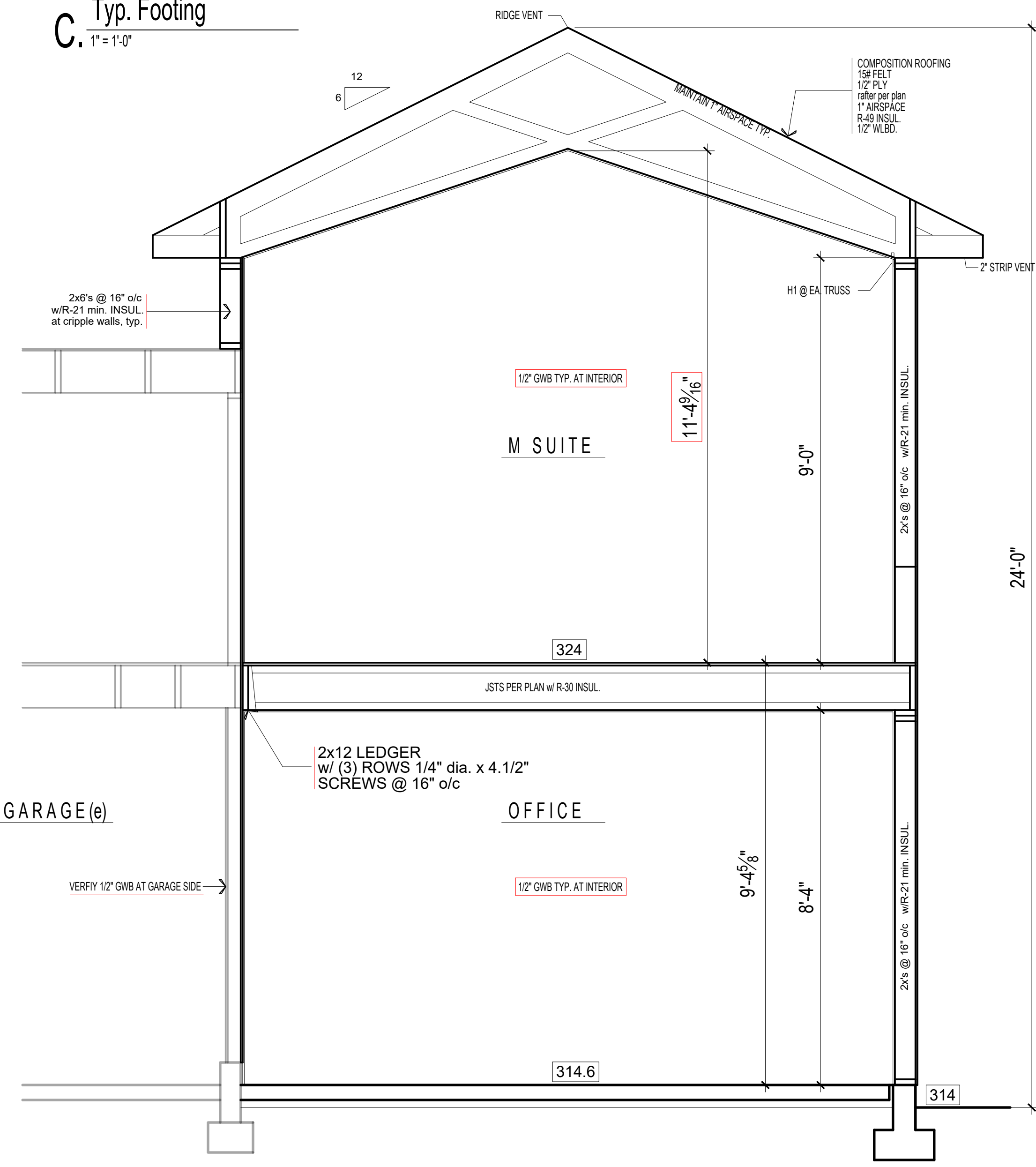
C. Typ. Footing
 1" = 1'-0"



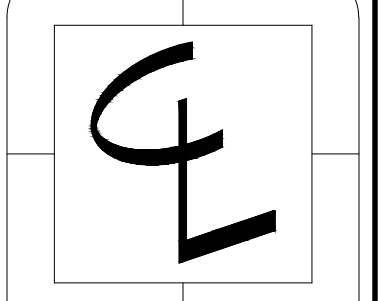
D. TYP. EAVE SECTION
 1" = 1'-0"



E. FOUNDATION ATTACHMENT DETAIL
 1" = 1'-0"



A. SECTION
 1/2" = 1'-0"



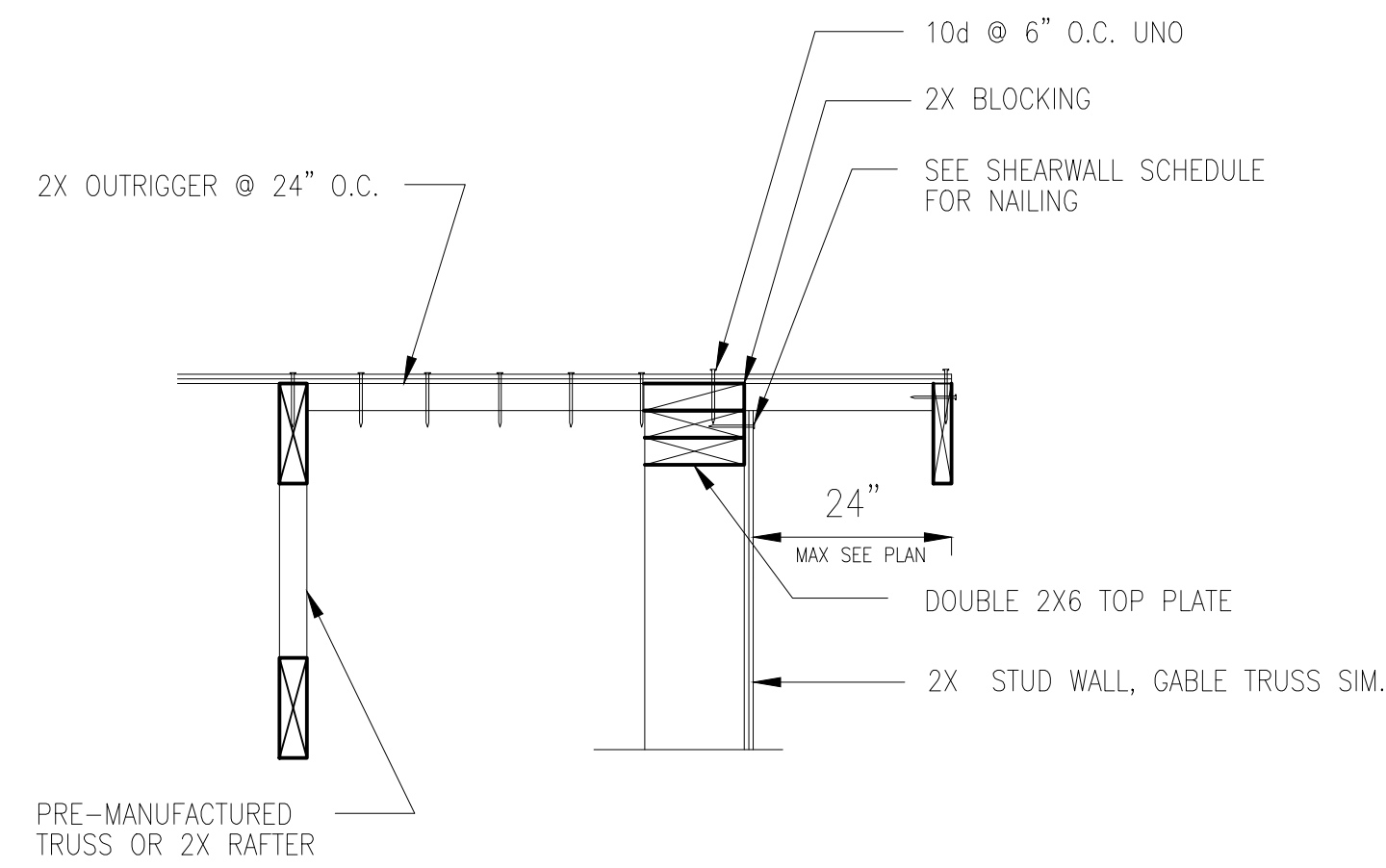
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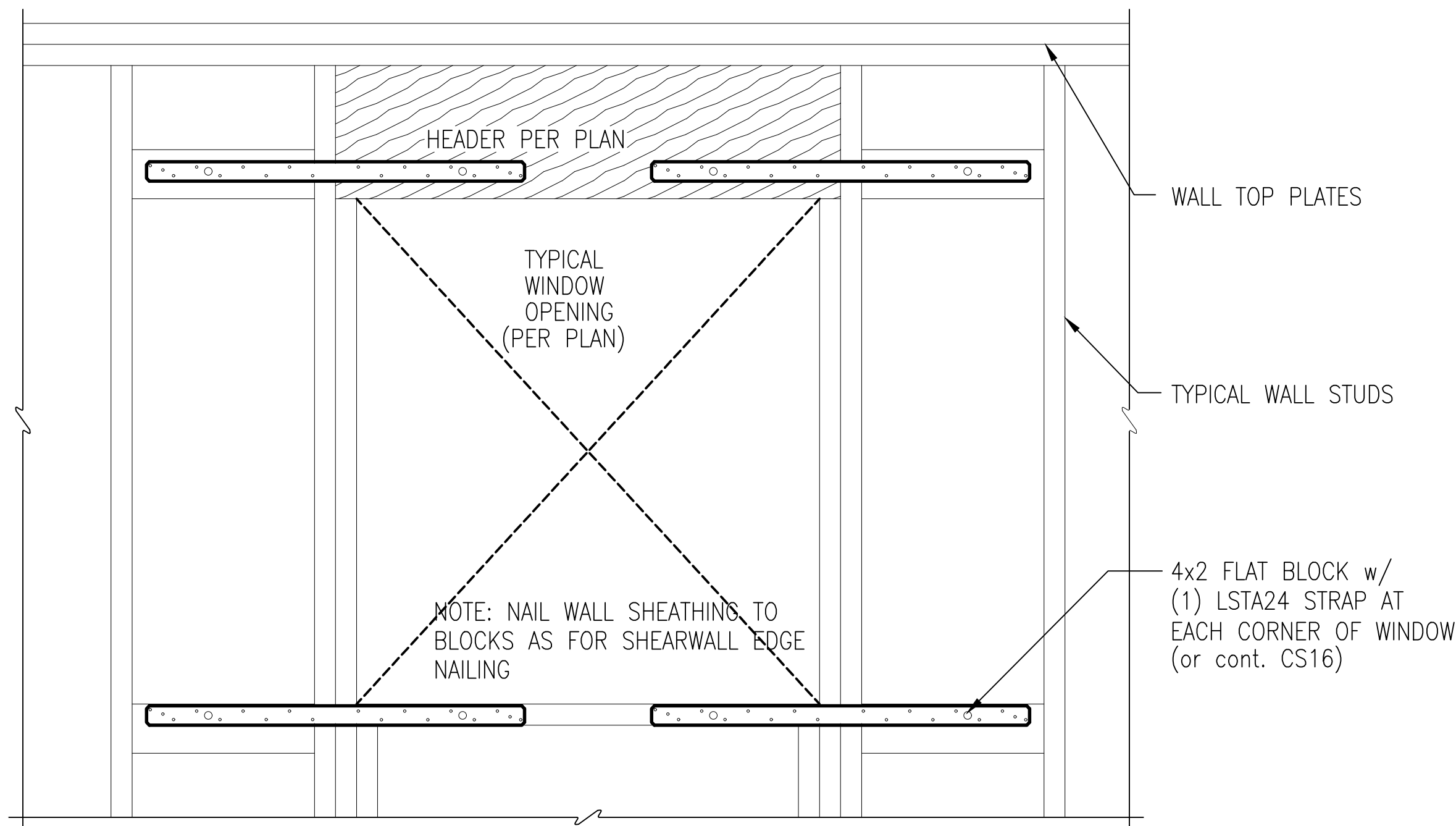
CONTENTS

Details - Section

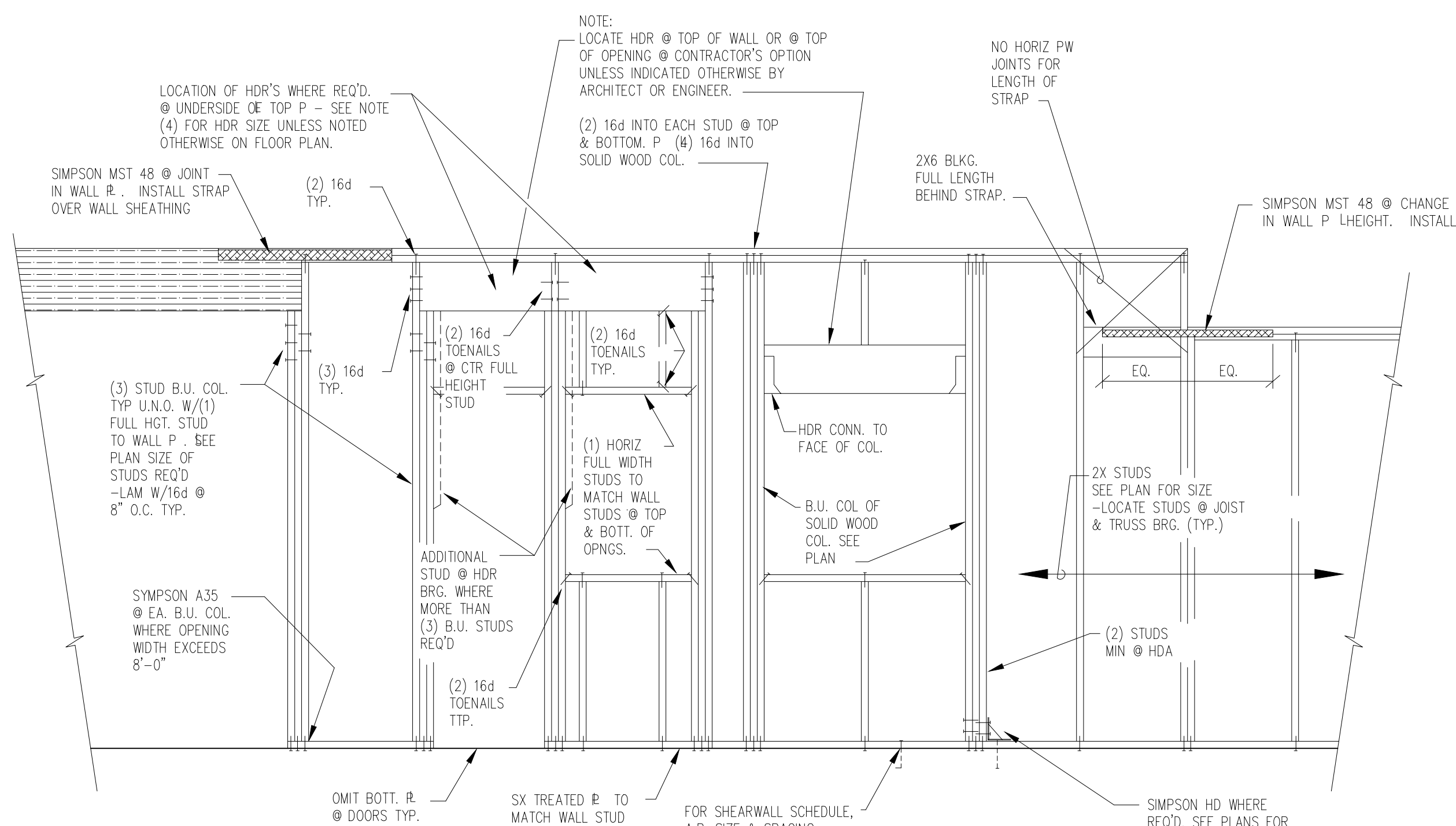
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B OUTLOOKER AT GABLE
NTS

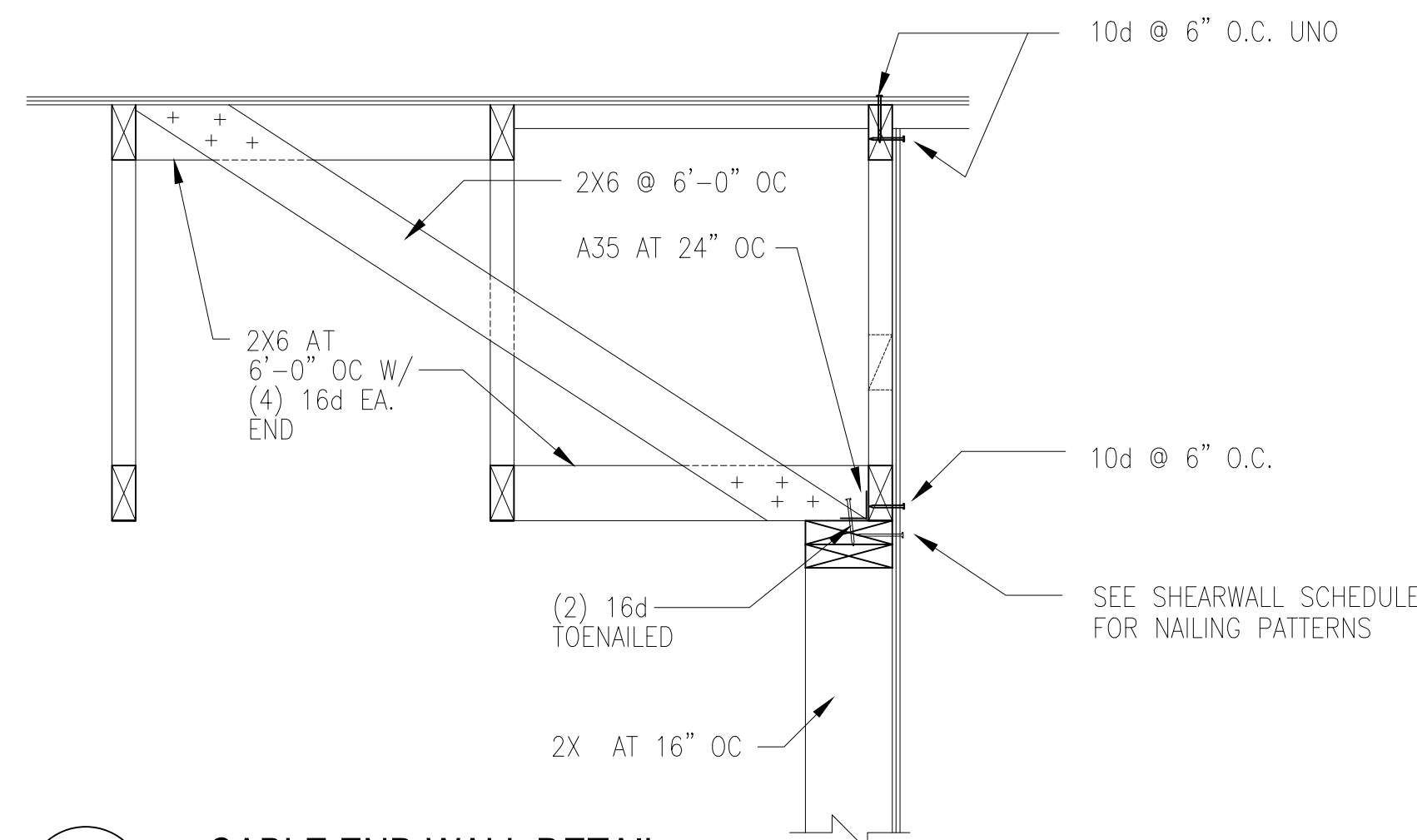


A WINDOW STRAPPING DETAIL
NTS

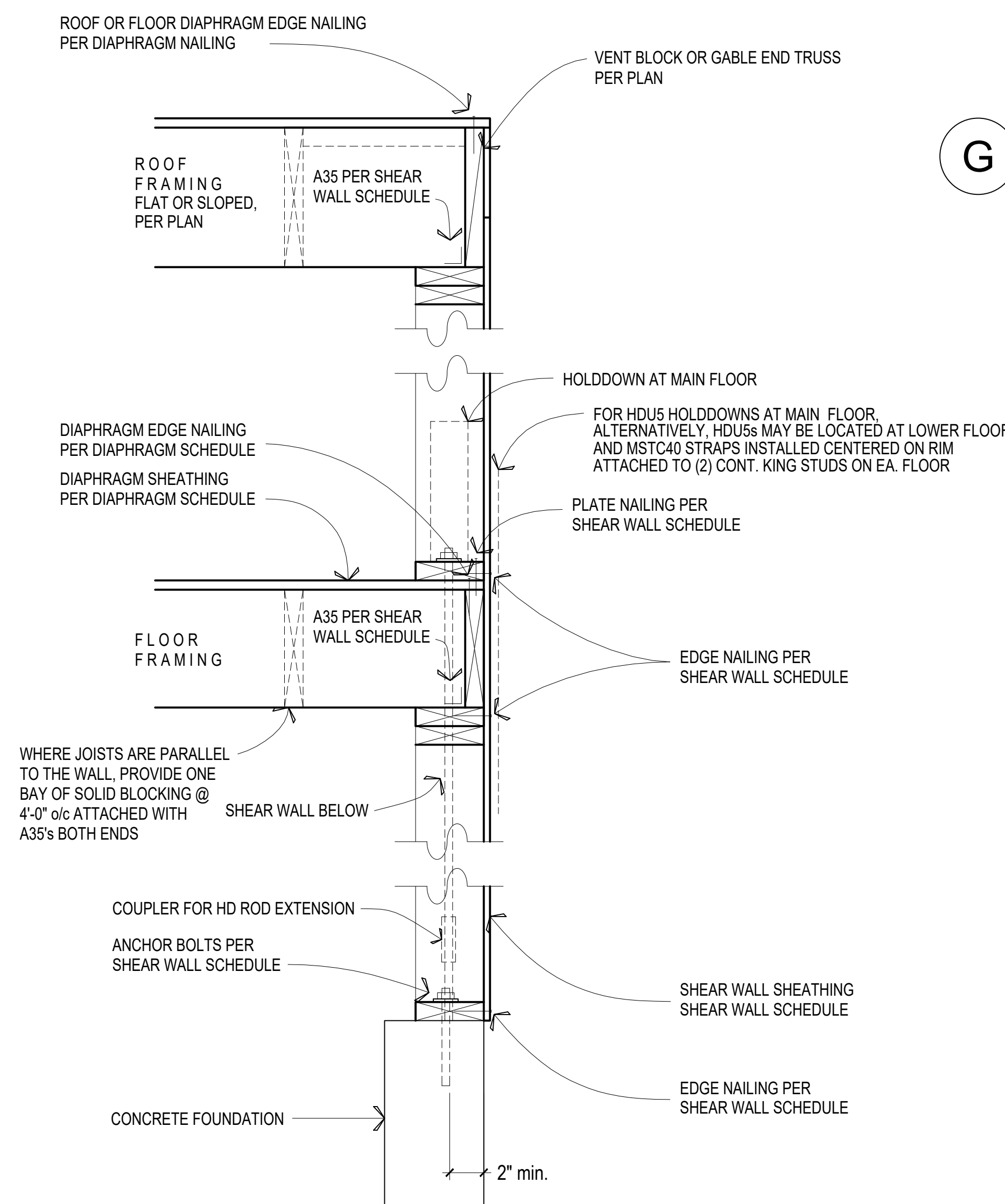


D TYPICAL EXTERIOR & INTERIOR BEARING WALL FRAMING ELEVATION
NTS

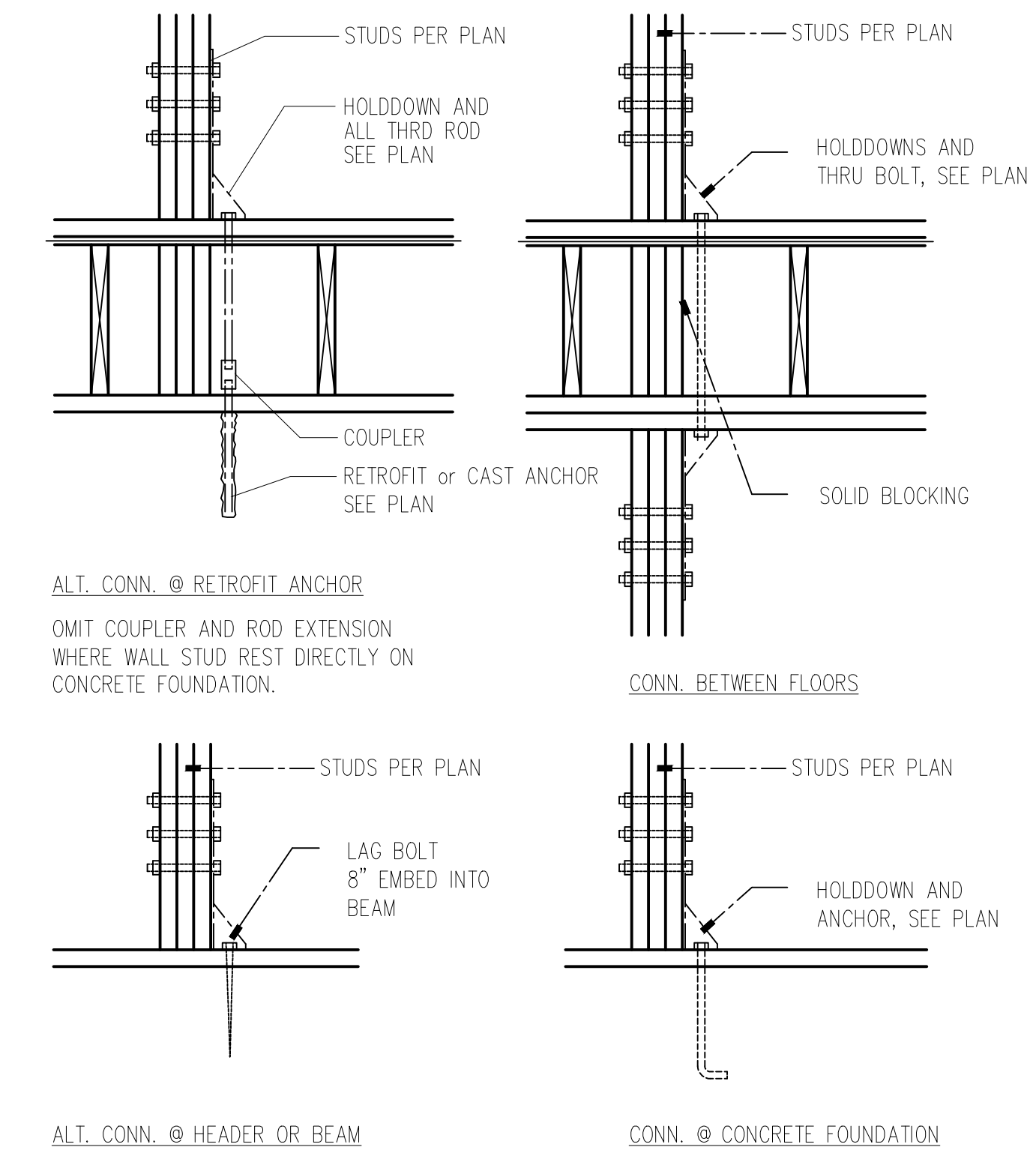
NOTE:
NO GABLE END VENTS WITHIN 5' OF ANY PROPERTY LINE



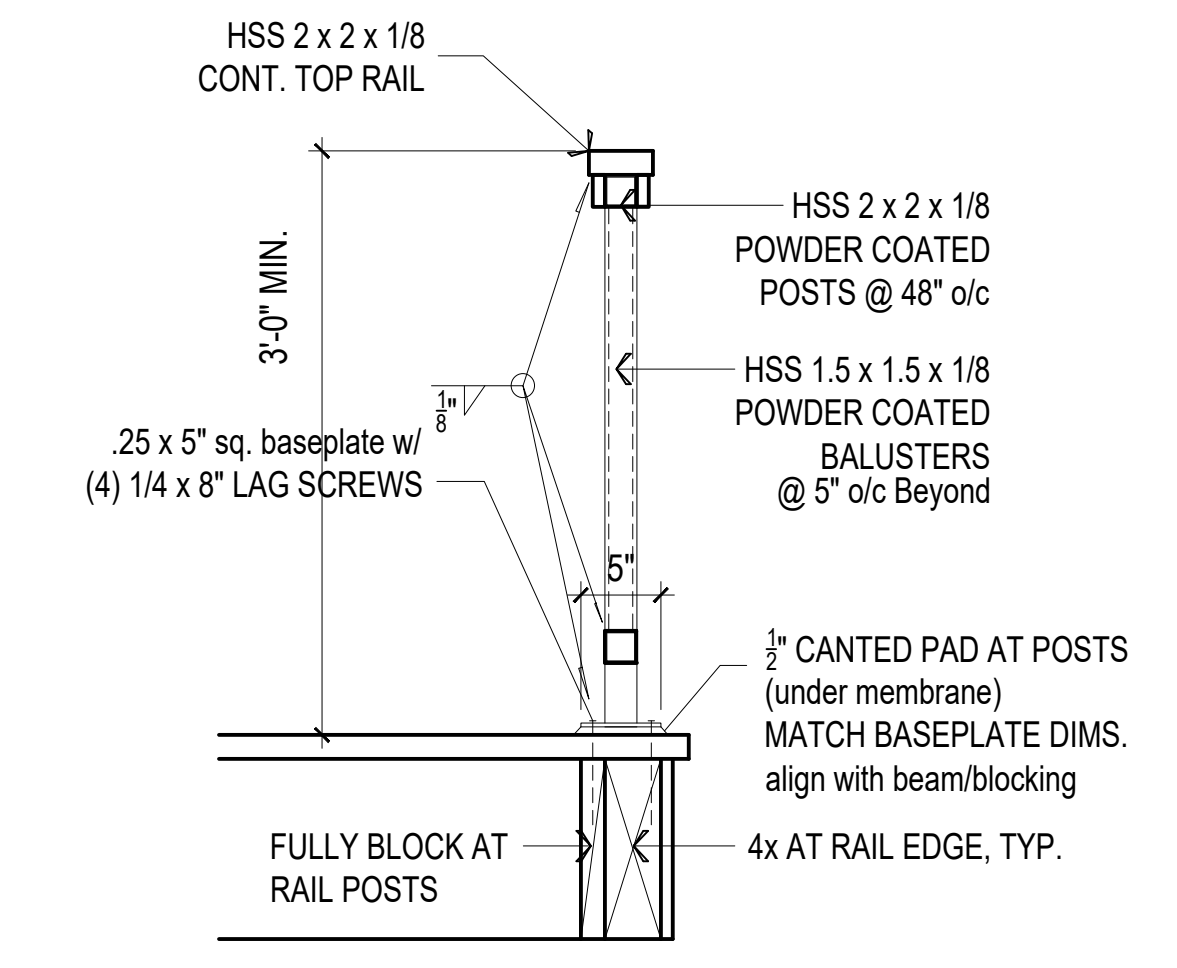
C GABLE END WALL DETAIL
NTS



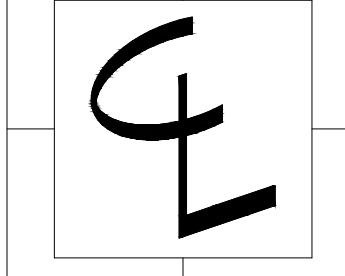
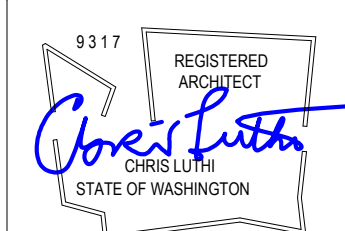
E SHEAR WALL SECTION
NTS



G TYP. HOLDDOWN DETAILS
NTS



F RAILING DETAIL
1" = 1'-0"



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Details 2

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07

Energy Code Info

2018 WA STATE PRESCRIPTIVE PATH
 ADDITIONS > 500 sf, BUT LESS THAN 1500 sf HEATED SPACE
 = 3 CREDITS REQ.

energy credit option credit value summary

2	1	heat pump
3.6	2	mini-split

total credits

HVAC NOTES

MINI-SPLIT HEAT PUMP (HSPF>10.0)
 HEAT RECOVERY VENTILATION
 REQUIRED VENTING = CONTINUOUS 120CFM
 SET TO OPERATE AT 240 CFM FOR 2 HOURS IN EA. 4 HR PERIOD (50%)
 PROVIDED BY VARIABLE SPEED HIGH EFF. FAN (MAX. 35 WATTS/CFM)
 CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION
 MODE ONLY.

GENERAL STRUCTURAL NOTES

(THE FOLLOWING TO BE USED UNLESS NOTED OTHERWISE ON THE PLANS)

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES.

B. DESIGN CRITERIA

ROOF LIVE LOAD: 25 PSF
 ROOF DEAD LOAD: 12.5 PSF
 FLOOR LIVE LOAD (RESIDENTIAL): 40 PSF
 FLOOR DEAD LOAD: 15 PSF S_s=1.453
 WIND: SIMPLIFIED METHOD S₁= .504
 SPEED: 105 MPH (Basic)
 EXPOSURE "B"
 K_{zt} = 1.0
 EXTERIOR DECK (RESIDENTIAL): 60 PSF
 SEISMIC: EQUIVALENT LATERAL FORCE PROCEDURE
 SITE CLASS: D

ALLOWABLE SOIL BEARING: 1500 PSF (assumed)

C. CONCRETE

1. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f_c) OF AT LEAST 3000 PSI, FOR WEATHERING. THE MIX

SHALL CONTAIN NOT LESS THAN 5% SACKS OF CEMENT PER CUBIC YARD. NO SPECIAL INSPECTION ORS REQUIRED FOR DESIGN BASED UPON 2500 PSI STRENGTH. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615. ALL #4 BARS SHALL BE GRADE 40, f_y = 40 KSI. ALL #5 BARS SHALL BE GRADE 60, f_y = 60 KSI. LAP ALL CONTINUOUS REINFORCING 30 BAR DIAMETERS OR 2' - 0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL & GRADE BEAM INTERSECTIONS. ANCHOR BOLTS TO BE MINIMUM 5/8" DIA "J" BOLTS EMBED A MINIMUM OF 7".

D. CARPENTRY

1. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
 STUDS, PLATES & MISC. LT. FRAMING: HEM FIR STD OR BETTER
 BEAMS AND HEADERS:
 DOUG FIR #2
 PSL BEAMS: 2.0E Fb = 2500 PSI
 LVL = 2.0c, Fb = 2500
 LSL BEAMS: 1.55E Fb = 2325 PSI
 GLB BEAMS: 24F-1.8c

2. PREFABRICATED WOOD JOIST SHALL BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN CORPORATION OR APPROVED EQUAL. JOISTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS.

3. SHEATHING
 ROOF SHEATHING: 1/2" PLY APA RATED SHEATHING (24/0). LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. PROVIDE PLY CLIPS AT PANEL EDGES MIDWAY BETWEEN RAFTERS. NAILING SHALL BE AS COMMON (0.131) AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. FLOOR SHEATHING: 3/4" CDX T&G MINIMUM APA RATED PLYWOOD (32/16) NAILED AND GLUED. NAILING SHALL BE 10d COMMON (0.148) AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

4. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

5. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

6. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS: ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING UNLESS OTHERWISE NOTED SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.

7. ALL METAL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR HOT-DIPPED ZINC COATED GALVANIZED STEEL.

E. STRUCTURAL STEEL

1. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A-36, f_y = 36 KSI, STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500, GRADE B, f_y = 46 KSI.

2. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS USING E70XX ELECTRODES. WELDS, UNLESS NOTED OTHERWISE, SHALL BE 3/16" CONTINUOUS FILLET WELDS.

3. MACHINE BOLTS SHALL CONFORM TO ASTM A307.

For drilled holes into existing concrete, no less than 2" clear to the face of concrete must be provided. The holes must be cleaned with compressed air and a wire brush before the anchor is installed. The hole shall be filled with enough epoxy that when the anchor is inserted, the epoxy rises to the top of the concrete. Care shall be taken that no air bubbles persist in the epoxy. The epoxy used shall be Simpson SET-XP or approved equal.

For hold downs at new concrete foundations, provide the following bolts.

Window, Skylight and Door Schedule

Project Information		Contact Information	
AHRENHOLZ ADD			

Exempt Swinging Door (24 sq. ft. max.)	Ref.	U-factor	Width		Height		Area	UA
			Qt.	Feet	Inch	Feet		
Exempt Glazed Fenestration (15 sq. ft. max.)							0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Width		Height		Area	UA	
			Qt.	Feet	Inch	Feet			Inch
OFFICE		0.30	2	8	0	7	0	112.0	33.60
OFFICE		0.30	1	9	0	4	0	36.0	10.80
OFFICE		0.30	1	6	0	4	0	24.0	7.20
M BED		0.30	1	8	0	8	0	64.0	19.20
M BED		0.30	1	9	0	5	0	45.0	13.50
M BATH		0.30	1	3	0	5	0	15.0	4.50
M BATH		0.30	1	6	0	3	0	18.0	5.40
							0.0	0.00	
							0.0	0.00	

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

design professional or builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.

Maximum flow rates for shower heads and kitchen sink - 1.75 GPM or less. All other lavatory faucets - 1.0 GPM or less.

Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage to 2.0 air changes per hour maximum. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

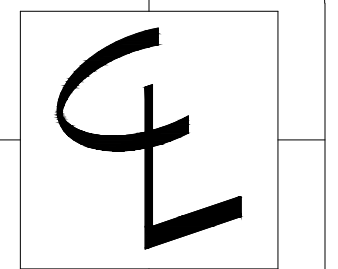
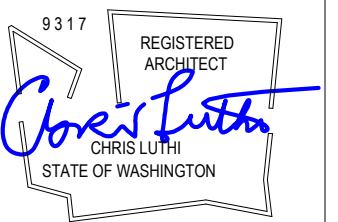
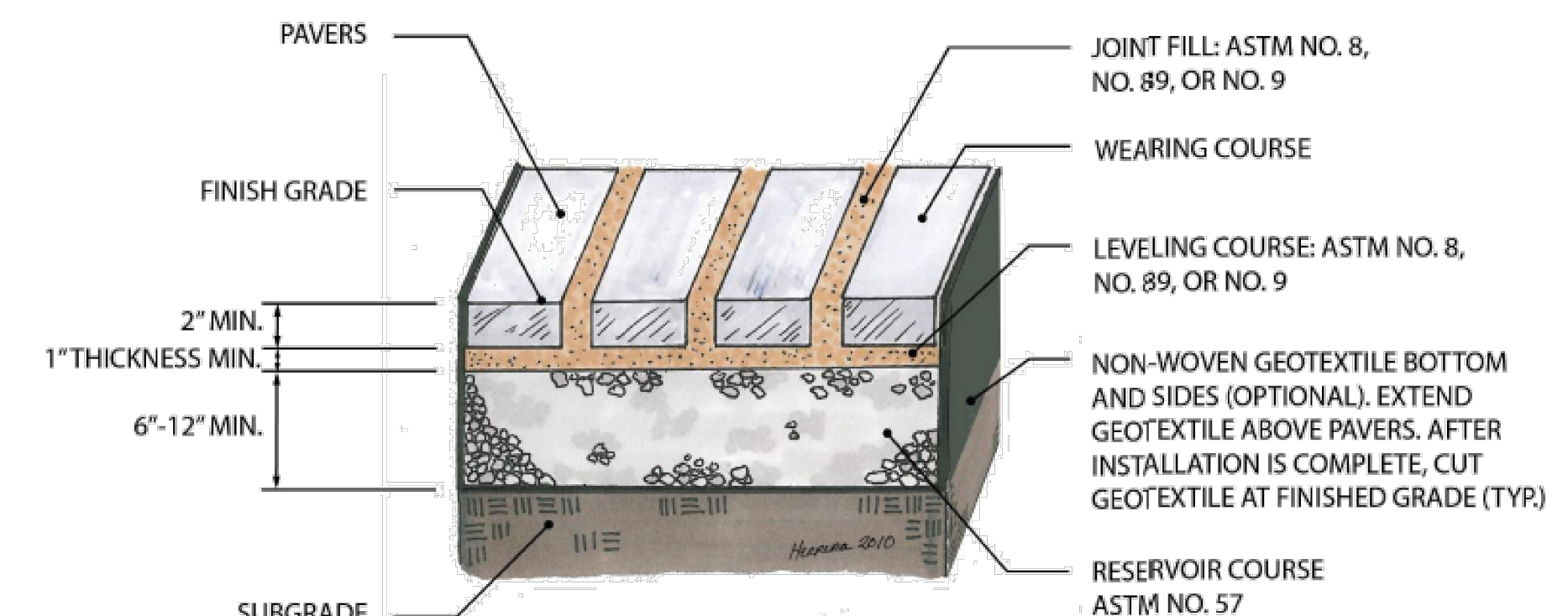
All Climate Zones (Table R402.1.1)		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,c}	n/a	n/a
Ceiling ^e	49	0.026
Wood Frame Wall ^{g,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{c,h}	10/15/21 int + TB	0.042
Slab ^{d,f} R-Value & Depth	10, 2 ft	n/a
a	R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.	
b	The fenestration U-factor column excludes skylights.	
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.	
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.	
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.	
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.	
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.	
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.	

Pervious Paver Info

- General:** Installation must be in accordance with the manufacturer's requirements and specifications.
- Subgrade:** Compact the subgrade to the minimum necessary for structural stability. Use static dual wheel small mechanical rollers or plate vibration machines for compaction. Do not allow heavy compaction due to heavy equipment operation. The subgrade should not be subject to truck traffic.
- Geotextile:** Geotextile fabric shall be placed beneath the reservoir layer in areas where soil remains saturated part of the year, where there is soil freeze and thaw, or over clay and moist silty subgrade soils. The geotextile fabric should pass water at a greater rate than the subgrade soils.
- Underdrain:** Provide an underdrain pipe when subgrade soils are poorly draining, or soils remain saturated part of the year.
- Aggregate Materials (stone fill, leveling course, and base/sub-base reservoir layer):** Use "open graded" rock containing only a small percentage of aggregate in the small range. Do not use round rock.
 - Joint Fill** – ASTM No. 8 washed crushed aggregate. ASTM No. 89 or No. 9 washed crushed aggregate may also be used. Minimum 1" to 2" thickness.
 - Leveling Course** – Minimum 1" thickness washed sand or washed crushed aggregate
 - Reservoir Course** – ASTM No. 57 crushed aggregate. Minimum 6" to 12" thickness depending on permeability of the subgrade soils.
- Limitations:**
 - If surface drainage comes from minor or incidental pervious areas, those areas must be fully stabilized.
 - Slope adjacent impervious surfaces away from the pavers to the maximum extent practicable.
 - Sheet flow from up-gradient impervious area is not recommended, but permissible if the area of permeable interlocking concrete pavers is greater than or equal to the impervious pavement area.
 - The maximum installed slope of the permeable interlocking concrete pavers is generally 12 percent.
- Protection:** After work is complete, the contractor shall be responsible for protecting work from sediment deposition and damage due to subsequent construction activity on the site.
 - Keep heavy equipment off existing soils underneath the proposed paver area to preserve the native soil infiltration rate.
 - Do not allow muddy construction equipment on the base material or pavers.
 - Do not allow sediment-laden runoff onto the pavers.
 - The contractor shall be responsible for protecting work from sediment deposition and damage due to subsequent construction activity on the site.
- Improper Installation:** Pavers fouled with sediments or no longer passing an initial infiltration test (ASTM C1781) must be cleaned using procedures recommended by the paver manufacturer. If cleaning does not restore infiltration rates or other construction issues have been observed, reinstallation of the pavers may be required.
- Inspections:** The contractor shall call for inspection of the subgrade preparation prior to placement of the reservoir course and for a subsequent inspection of the reservoir course placement prior to installation of pavers.
- Maintenance:** Homeowners must adequately maintain their permeable block pavements. Over time, the space between the pavers will tend to clog.
 - Annual inspections - Conduct periodic visual inspections to determine if surfaces are clogged with vegetation or fine grained sediment. If water runs off the pavement and/or there is ponding during a rain event, then the surface may be clogged. Clogged surfaces should be corrected within one year.
 - Routine surface cleaning – Surfaces should be cleaned with a ShopVac, brush broom, or walk-behind vacuum annually. Surface cleaning is recommended twice per year; preferably, once in the autumn after leaf fall, and again in early spring.
 - Damaged pavers – Remove individual pavers by hand and replace or repair per manufacturer's recommendations.
 - Loss of joint fill – Refill per manufacturer's recommendations.

PERVIOUS CONCRETE BLOCK OR "PAVER" SYSTEMS

FIGURE 1. PERMEABLE INTERLOCKING CONCRETE PAVERS



CENTERLINE
 DESIGN
 4737 37th AVE SW
 SEATTLE
 206.935.4684

www.Centerline-Design.com

Ahrenholz Addition
 9204 SE 60th St. Mercer Island WA

CONTENTS

Energy Code Info

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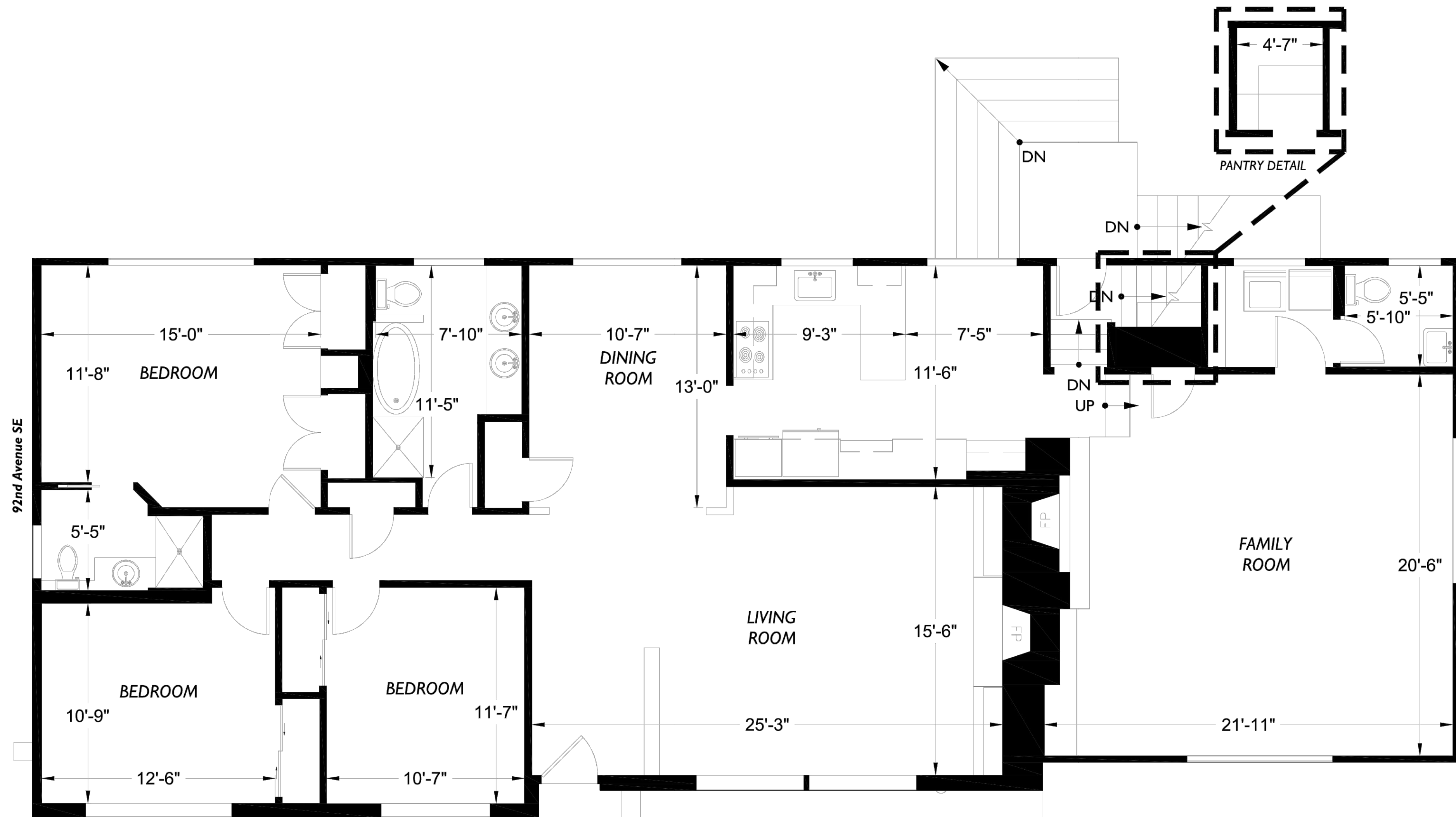
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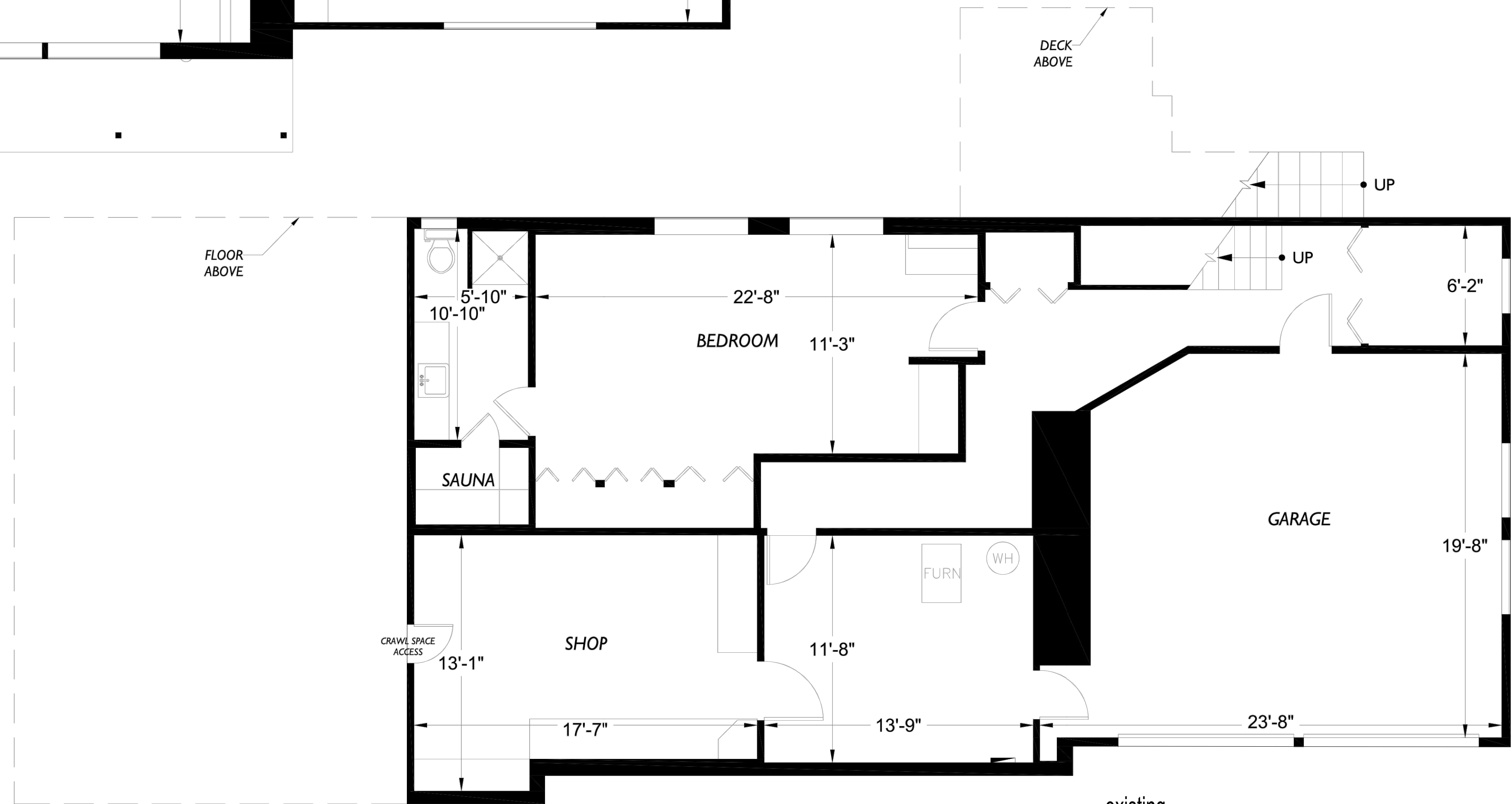
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08



existing
MAIN FLOOR PLAN

1/4" = 1'-0"
EXISTING F.A. = 2197 sf



existing
LOWER FLOOR PLAN

1/4" = 1'-0"
EXISTING F.A. = 1594 sf (gross raw w/garage)

CONTENTS

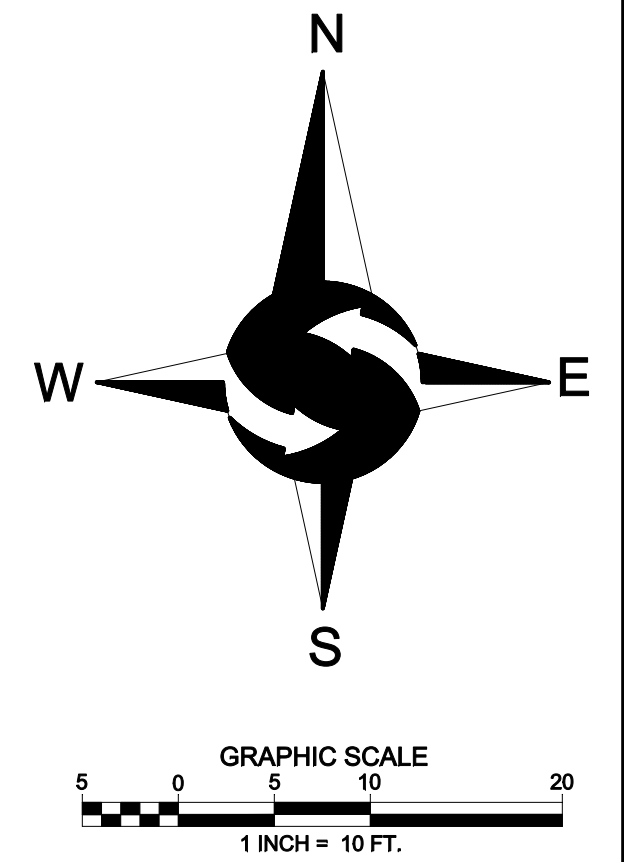
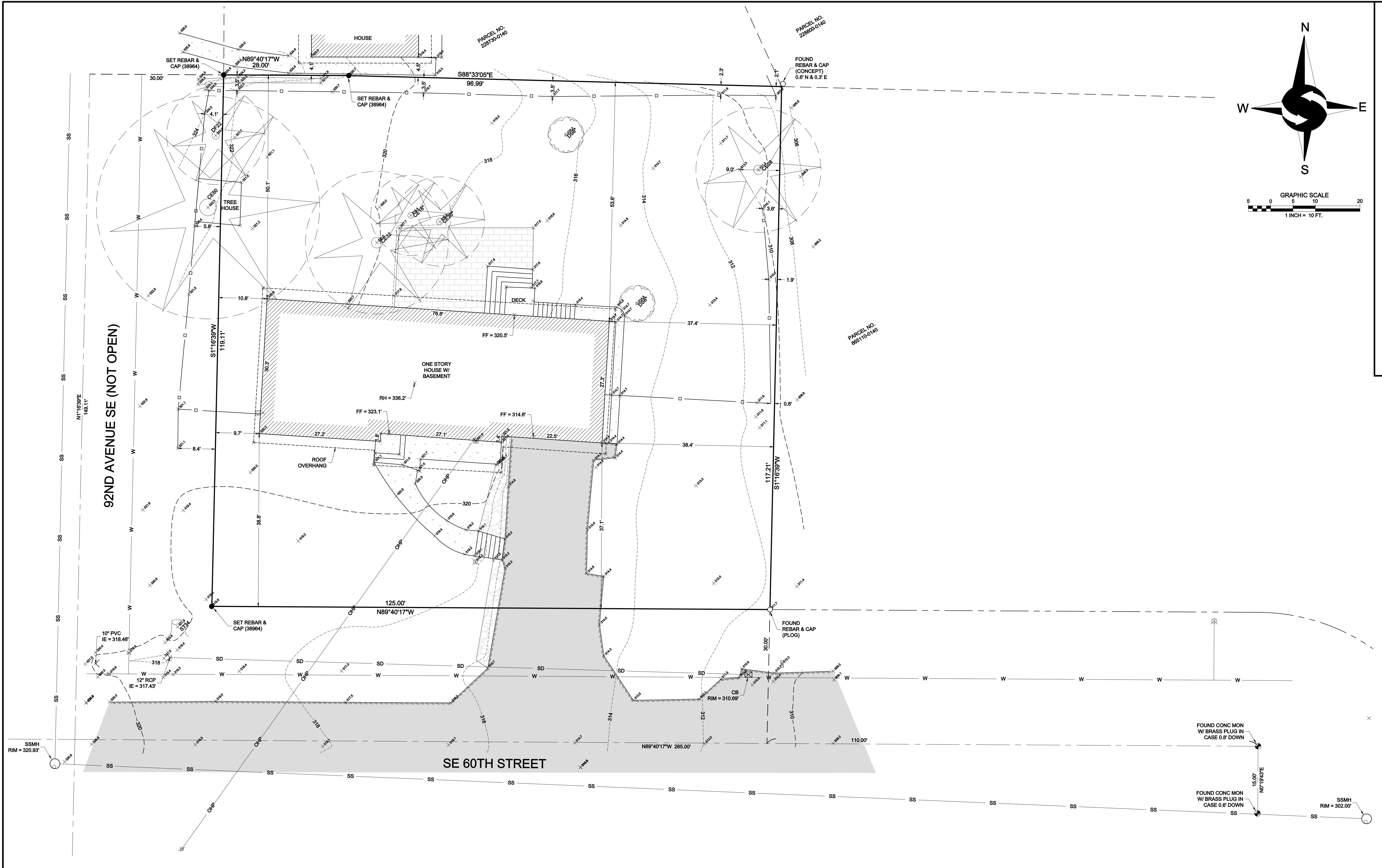
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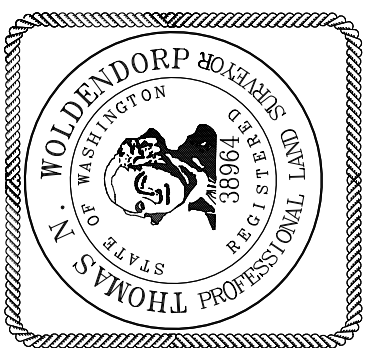
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DATE

12.9.22



SE 1/4, SW 1/4, SEC 19, TWP 24N, RNG 5E, W.M.



Site Surveying, Inc.

www.siteurveying.com
21223 NE 119th Street, Sammamish, WA 98074
Phone: 425.288.4412

DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

JEFFREY & NICOLE AHRENHOLZ
9204 SE 60TH STREET
MERCER ISLAND, WA 98040

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LEGEND	
	FOUND MONUMENT IN CASE
	FOUND REBAR AS DESCRIBED
	SET 5/8" X 24" IRON ROD W/ 1" YELLOW PLASTIC CAP
	POWER METER
	GAS METER
	UTILITY POLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	APPROXIMATE LOCATION SANITARY SEWER LINE
	APPROXIMATE LOCATION STORM DRAIN LINE
	APPROXIMATE LOCATION UNDERGROUND WATER LINE
	OHP - OVERHEAD POWER
	WIRE FENCE
	WOOD FENCE
	MAILBOX
	ROCKERY
	ASPHALT SURFACE
	CONCRETE SURFACE
	BRICK SURFACE
	CE CEDAR
	DF DOUGLAS FIR
	DS DECIDUOUS
	ST STUMP
	* INDICATES MULTI-TRUNK

LEGAL DESCRIPTION
LOT 1, BLOCK 4, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS
THE PLAT OF TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER: JEFFREY & NICOLE AHRENHOLZ
9204 SE 60TH STREET
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 885090-0075

PROJECT ADDRESS: 9204 SE 60TH STREET
MERCER ISLAND, WA 98040

ZONING: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 14,794 S.F. (0.340 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

PROJECT NO. 22-388

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 8/2/22
SHEET 1 OF 1