GENERAL NOTES

1. CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFC, 2018 UPC, 2018 IPMC, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.

2. DIMENSIONS
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.

3. DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK

4. ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.

5. FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

6. GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).

7. FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

8. REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

9. DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.

10. WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER:
TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.

11. FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.

12. VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.

13. FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.

14. DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

15. OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.

16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES, ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT

18. ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.

19. EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.

20. PROVIDE COMBUSITON AIR OPENINGS INTO FURNACE ROOM PER UMC 703.

21. APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.

22. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.

23. SMOKE DETECTORS:
NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM REQUIRED THROUGHOUT RESIDENCE. THIS SHALL BE INSTALLED PER NFPA AND COMI STANDARDS. A SEPARATE FIRE PERMIT IS REQUIRED.

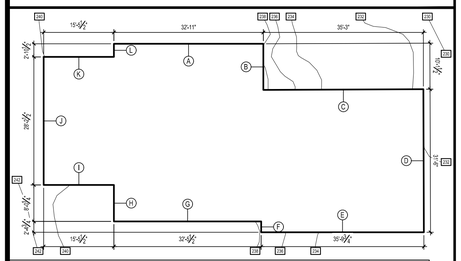
24. FIRE BLOCKING:
FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER IRC R302.11 AND R302.7

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

ABE CALCULATIONS NO SCALE



AVERAGE BUILDING ELEVATION

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	32.90	238.70	7853.23
B	10.10	238.10	2404.81
C	35.30	233.50	8242.55
D	31.50	232.20	7314.30
E	35.80	233.80	8370.04
F	2.40	237.90	570.96
G	32.50	238.70	7757.75
H	8.00	239.40	1915.20
I	15.50	239.90	3718.45
J	28.20	240.10	6770.82
K	15.50	239.80	3716.90
L	2.90	239.40	694.26
	250.60	**2851.50**	**59329.27**

59329.27 / 250.60	**236.75**	Average Building Elevation
Max Build Height:	**266.75**	

PROJECT DATA

PROJECT ADDRESS:	6020 94TH AVE SE MERCER ISLAND, WA 98040
PROPERTY TAX ID NUMBER:	865120-0190
SCOPE OF WORK:	REMODEL AND 396SF ADDITION TO THE EXISTING KITCHEN,PANTRY,DINING ROOM AND A 444 SF ADDITION FOR A NEW BEDROOM, BATHROOM, AND MECHANICAL ROOM.
ZONING:	R-15
CONSTRUCTION TYPE:	TYPE V B
SEISMIC ZONE:	3
NUMBER OF STORIES:	1 STORY (SPLIT LEVEL)
FIRE PROTECTION:	-
BUILDING HEIGHT	30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF) 35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)
LOT AREA:	14,444 SF
SETBACKS:	FRONT LOT LINE = 20 FT REAR LOT LINE = 25 FT SIDE LOT LINES = NORTH PROP 21.25 FT TOTAL SOUTH PROP 20,06 FT TOTAL
LOT COVERAGE:	40% MAX

PROJECT TEAM

OWNER:	HADRIAN KNOTZ 6020 94TH AVE SE MERCER ISLAND, WA 98040 PHONE: .
ARCHITECT:	STURMAN ARCHITECTS, INC. 9 - 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN
STRUCTURAL:	O.G. ENGINEERING, PLLC 3201 1ST AVE S, SUITE 101 SEATTLE, WA 98134 PHONE: 206-290-4608 CONTACT: OWEN GOULD
CIVIL:	NICK BOSSOFF ENGINEERING, INC. 191 NE TARI LANE STEVENSON, WA 98648 PHONE: 425-881-5904 CONTACT: NICK BOSSOFF
GEOTECH:	GEOTECH CONSULTANTS, INC. 2401 10TH AVE E SEATTLE, WA 98102 PHONE: 425-747-5618 CONTACT: MARC MCGINNIS

LEGAL DESCRIPTION

TIMBERLAND #7
Plat Block: 3
Plat Lot 3

2018 WSEC CREDITS

ADDITIONS ARE MORE THAN 500SF OF HEATED SPACE BUT LESS THAN 1,500 SF, 3 CREDITS NEEDED.

CREDITS	OPTION	DESCRIPTION
0.5	1.3	EFFICIENT BUILDING ENVELOPE
1.0	3.1	HIGH EFFICIENCY HVAC EQUIPMENT
1.0	5.3	EFFICIENT WATER HEATING
0.5	7.0	EFFICIENT APPLIANCE PACKAGE

TOTAL CREDITS
3.0

LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 14,444 SF

LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DRIVES/ PARKING	SHED	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE	2,708.2 SF	356.9 SF	117.0 SF	3,182.1 SF	22.1 %
PROPOSED LOT COVERAGE	3,522.3 SF	356.9 SF	117.0 SF	3,996.2 SF	27.7 %
CHANGE	+ 814.1 SF	0 SF	0 SF	+ 814.1 SF	+ 5.6 %
% ALLOWED LOT COVERAGE				5,055.4 SF ALLOWABLE	35 %

HIGHEST EL: +/-247.5'
LOWEST EL: +/-222.8'
ELEVATION DIFFERENCE= 24.7'

24.7' DIVIDED BY 162.3' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .152
LOT SLOPE IS 15.2%,
WHICH IS LESS MORE THAN 15% BUT LESS THAN 30%,THUS LOT COVERAGE ALLOWED IS 35%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

NOTE:
CONTOURS TAKEN FROM MERCER ISLAND GIS

HARDSCAPE	WALKWAY	WOOD DECK	AC PAD	PATIO	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	143.6 SF	583.2 SF	9.0 SF	0.0 SF	735.8 SF	5.1 %
PROPOSED HARDSCAPE	143.6 SF	703.1 SF	4.6 SF	366.5 SF	1,217.8 SF	8.4 %
CHANGE	0 SF	+119.9 SF	-4.4 SF	+366.5 SF	+482.0 SF	+3.3 %
% ALLOWED HARDSCAPE					1,300 SF ALLOWABLE	9 %

GROSS FLOOR AREA

LOT SIZE	=	14,444 SF
GFA THRESHOLD	=	12,000 SF OR 40% (5,778) OF THE LOT AREA, WHICHEVER IS LESS
EXISTING RESIDENCE GFA:		
MAIN FLOOR	=	877.3 SF
SECOND FLOOR	=	1,256.3 SF
BASEMENT	=	561.5 SF
BASEMENT GARAGE	=	527.9 SF
TOTAL EXISTING:	=	3,223.0 SF

EXISTING GFA IS 3,223.0 SF OR 22.3%

NOTE: EXISTING SECOND FLOOR, BASEMENT, AND GARAGE SF ARE ESTIMATED FROM EXTERIOR SITE MEASUREMENTS AND PHOTOS

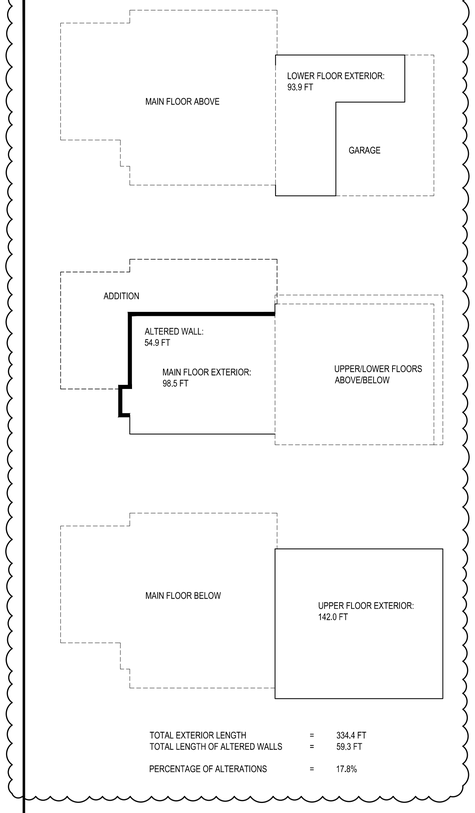
PROPOSED RESIDENCE GFA:		
MAIN FLOOR	=	1,690.3 SF
SECOND FLOOR	=	1,256.3 SF
BASEMENT	=	561.5 SF
BASEMENT GARAGE	=	527.9 SF
TOTAL PROPOSED:	=	4,036.0 SF

PROPOSED GFA IS 4,036.0 SF OR 27.9%

ENERGY NOTES

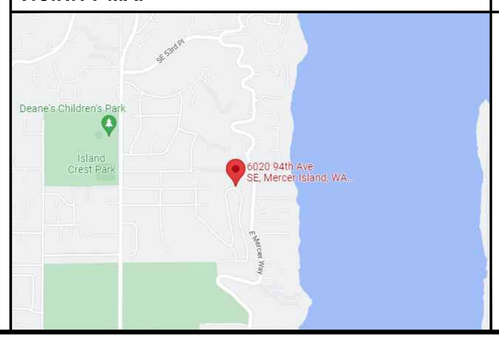
CODE:	2018 W.S.E.C. & 2018 IRC, WAC 51-11R
CLIMATIC ZONE:	ZONE #4C
SPACE HEAT TYPE:	NATURAL GAS
INSULATION VALUES: PRESCRIPTIVE METHOD	WALLS: R-21 FLAT ATTICS/CEILINGS: R-49 VAULTED CEILINGS: R-38 FLOORS (OVER UNHEATED SPACES): R-30 SLAB-ON-GRADE: R-10
THERMAL STANDARDS FOR OPENINGS:	UNLIMITED OPTION
AIR INFILTRATION:	MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE
MOISTURE CONTROL:	WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE) ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY CRAWL SPACE: 6 MIL POLYETHELENE
VENTILATION:	ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION
HEATING & COOLING:	NATURAL GAS FURNACE
TEMP. CONTROL:	FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.
DUCT INSULATION:	THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.3.1 OF THE WASHINGTON STATE ENERGY CODE. a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC. b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
LIGHTING:	RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOTCANDLES AT 30" ABOVE THE FLOOR
PIPE INSULATION:	NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.
WHOLE HOUSE VENTILATION:	WHOLE HOUSE VENTILATION SYSTEM: a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 73 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLES M1505.4.3 (1&2). FAN SHALL BE CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM. b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2. c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTEALLED IN AN EASILY ACCESSIBLE LOCATION. d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

40% RULE DIAGRAM

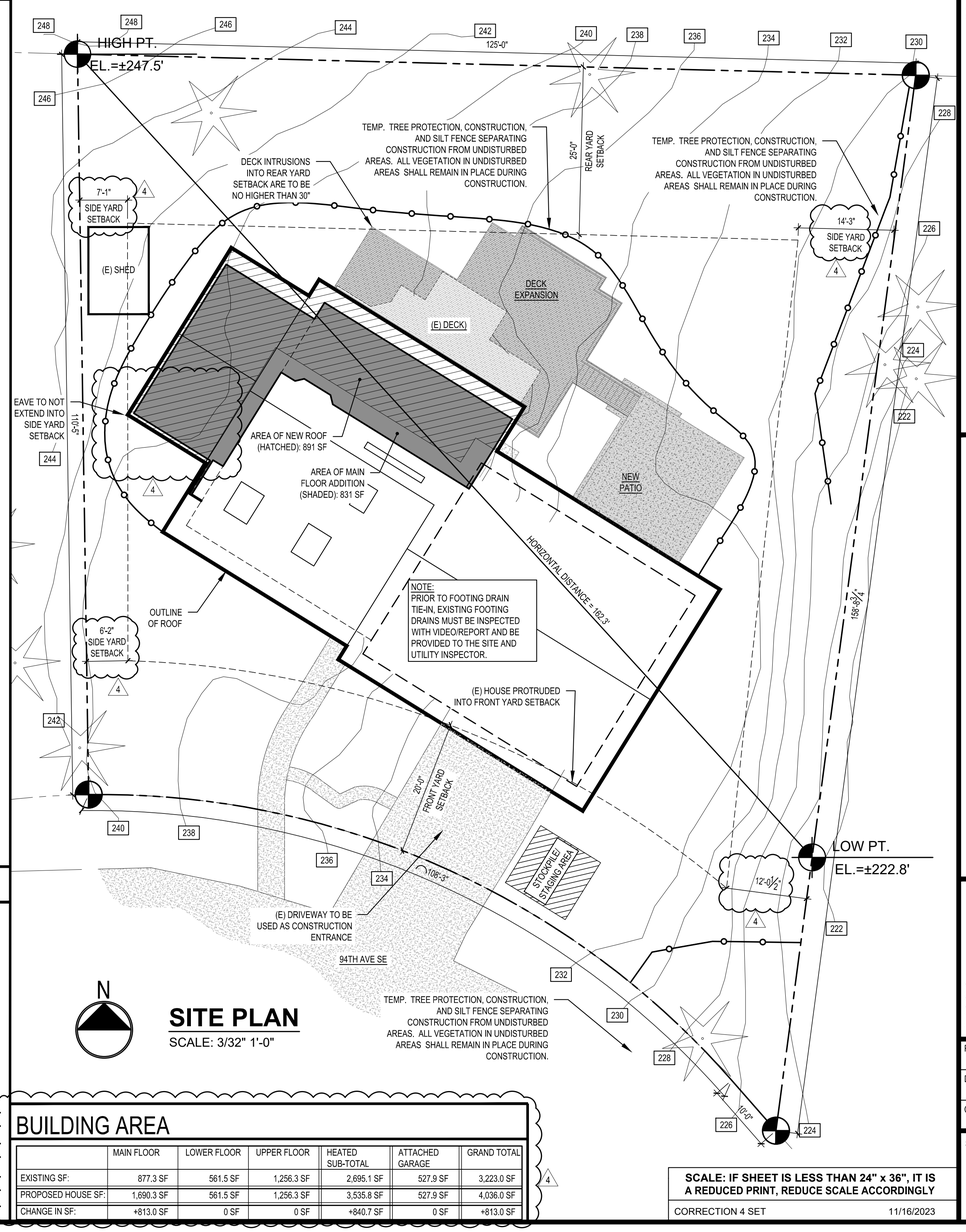


TOTAL EXTERIOR LENGTH	=	334.4 FT
TOTAL LENGTH OF ALTERED WALLS	=	59.3 FT
PERCENTAGE OF ALTERATIONS	=	17.8%

VICINITY MAP



SHEET INDEX



SITE PLAN
SCALE: 3/32" 1'-0"

BUILDING AREA

	MAIN FLOOR	LOWER FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	GRAND TOTAL
EXISTING SF:	877.3 SF	561.5 SF	1,256.3 SF	2,695.1 SF	527.9 SF	3,223.0 SF
PROPOSED HOUSE SF:	1,690.3 SF	561.5 SF	1,256.3 SF	3,535.8 SF	527.9 SF	4,036.0 SF
CHANGE IN SF:	+813.0 SF	0 SF	0 SF	+840.7 SF	0 SF	+813.0 SF

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

STURMAN ARCHITECTS
9 - 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT BRADLEY J. STURMAN STATE OF WASHINGTON 9960

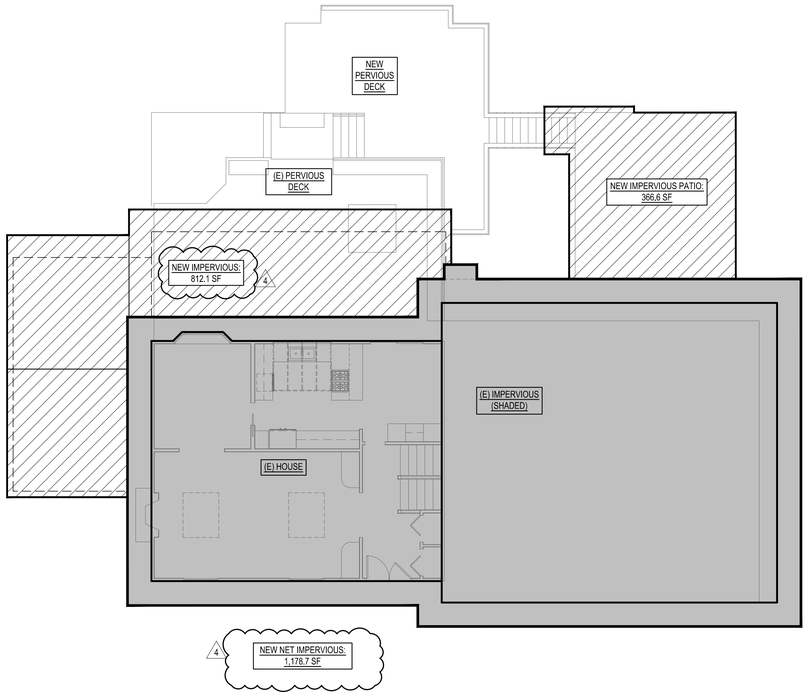
KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND, WA 98040

SITE PLAN

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

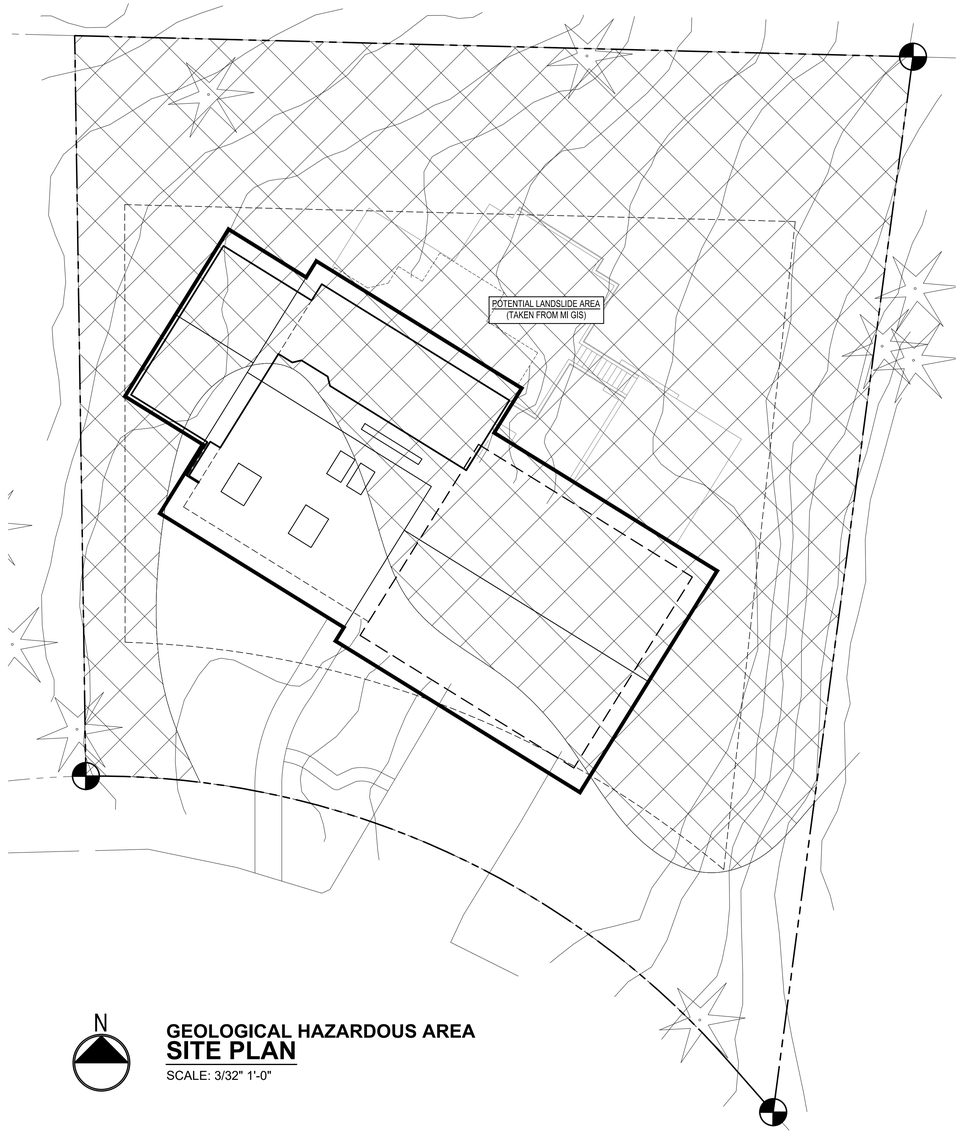
PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET A1.0



IMPERVIOUS SURFACE PLAN

SCALE: 1/8" 1'-0"



GEOLOGICAL HAZARDOUS AREA
SITE PLAN

SCALE: 3/32" 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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BRADLEY J. STURMAN
STATE OF WASHINGTON
9968

KNOTZ REMODEL

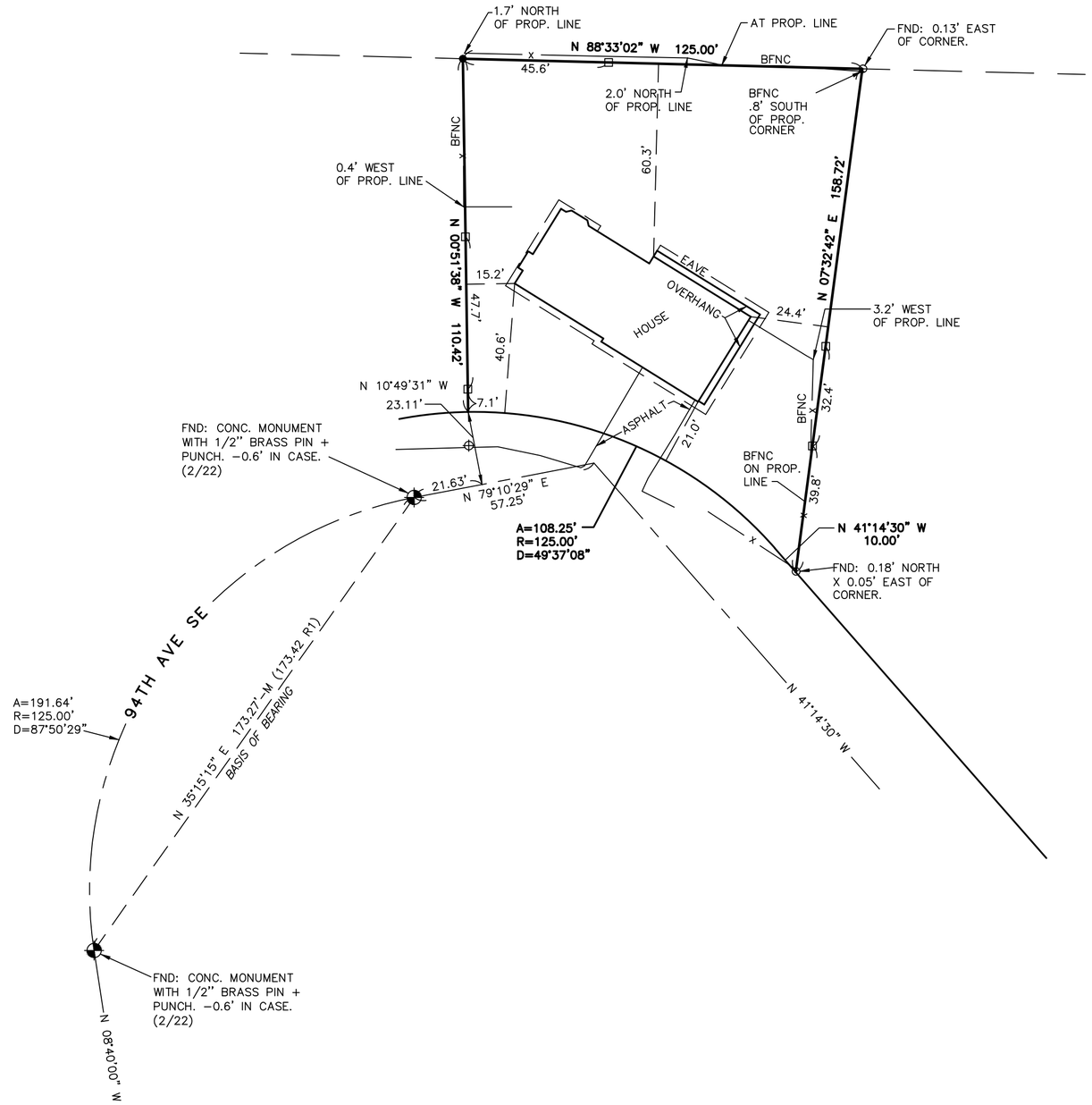
6020 94TH AVE SE
MERCER ISLAND, WA 98040

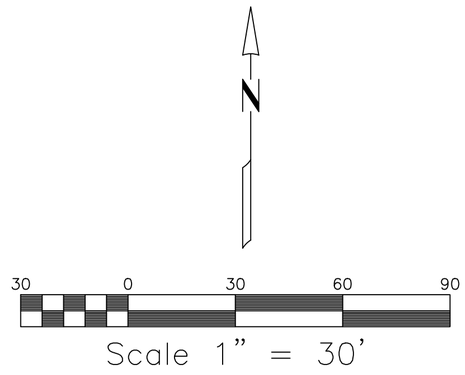
NET IMPERVIOUS SURFACE
GEOLOGICAL HARZARD

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A1.1





MERIDIAN

PLAT OF TIMBERLAND NO. 7

BASIS OF BEARING

AS SHOWN

LEGEND

- ● SET 1/2" X 24" REBAR WITH 1 3/4" PLASTIC CAP STAMPED "TYEE LS 29276"
- □ SET HUB ON LINE
- ⊕ FOUND MAGNETIC NAIL WITH WASHER "PACE ENG." 10.55' SOUTH X 0.02' OF COMPUTED CORNER.
- ○ FOUND 1/2" REBAR + CAP "GEO.-D LS 15025
- (R) REFERENCE DISTANCE
- (M) MEASURED DISTANCE
- BFNC BOARD FENCE

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

REFERENCES

1. THE PLAT OF TIMBERLAND NO. 7, AS RECORDED IN VOLUME 73 OF PLATS, PAGES 90-91, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED, RECORDING NO. 20170531000280, RECORDS OF KING COUNTY, WASHINGTON.

LOT 3, BLOCK 3, TIMBERLAND NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73 OF PLATS, PAGES 90 AND 91, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NUMBER 8651200190

SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.
MERCER ISLAND, WASHINGTON

4/20/2022

TYEE SURVEYORS

Tyee Surveyors

PROFESSIONAL LAND SURVEYORS

17544 MIDVALE AVE N, STE 107. SHORELINE WA. 98133 206.525.3660

SCALE: 1"=30'		DRAWN BY: RG
DATE: 4/15/22		CHECK BY: TG

HADRIAN KNOTZ

6020 94TH AVE SE MERCER ISLAND, WASHINGTON 98040

SITE PLAN	DRAWING NUMBER 22021

SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.

SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.

BASIS OF BEARINGS

AS SHOWN.

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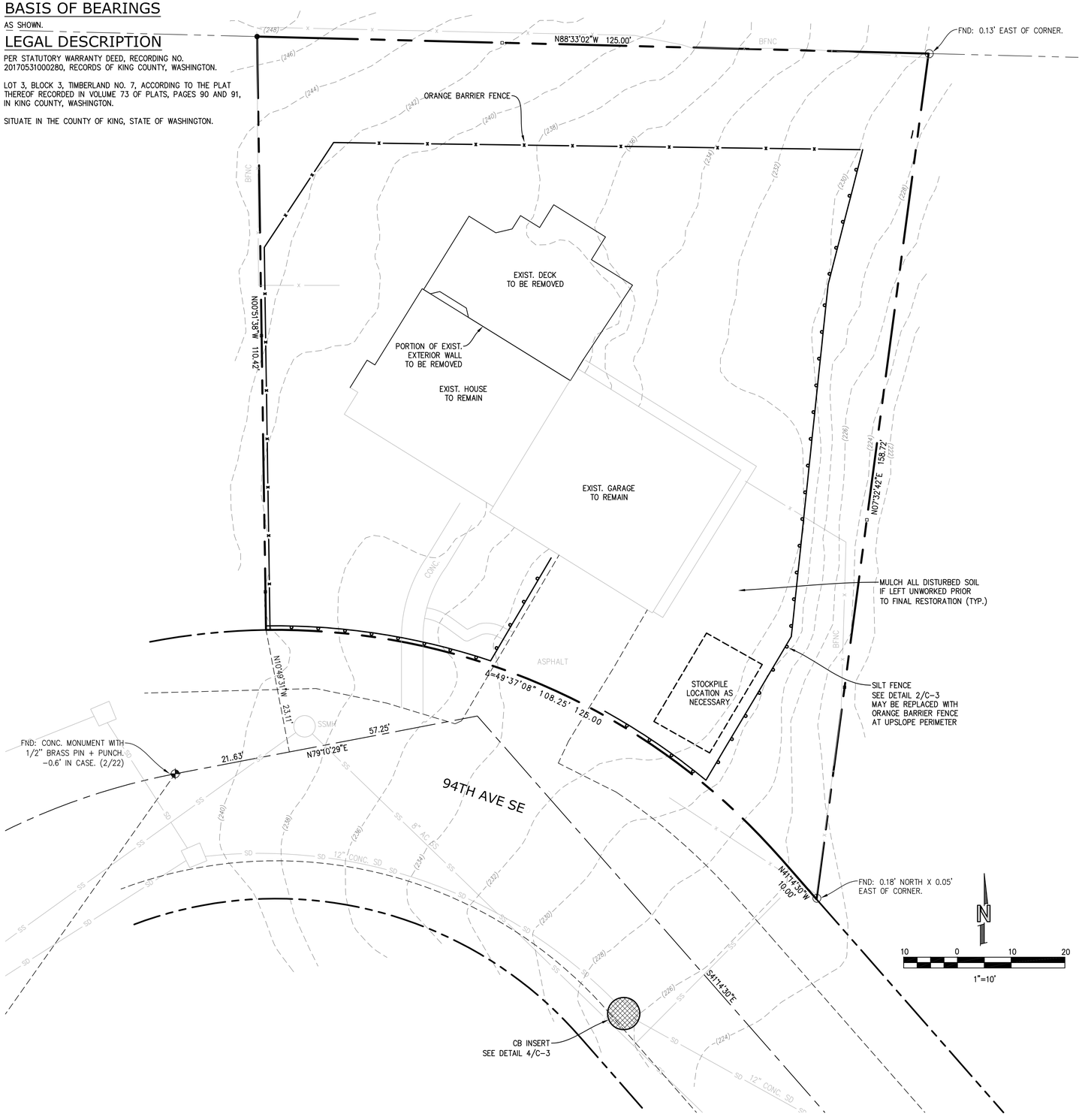

EROSION AND SEDIMENT CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENT 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, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
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 MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A 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.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL

STORAGE AND HANDLING OF LIQUIDS

1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.
3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
6. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

FUELING

1. LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
2. USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
3. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
5. IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL

1. SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
2. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
4. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
5. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
6. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
7. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

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EXPIRES 7/2/25

NO.	DATE	REVISION
1	08/21/23	PERMIT SUBMITTAL
2	11/6/23	CITY COMMENTS

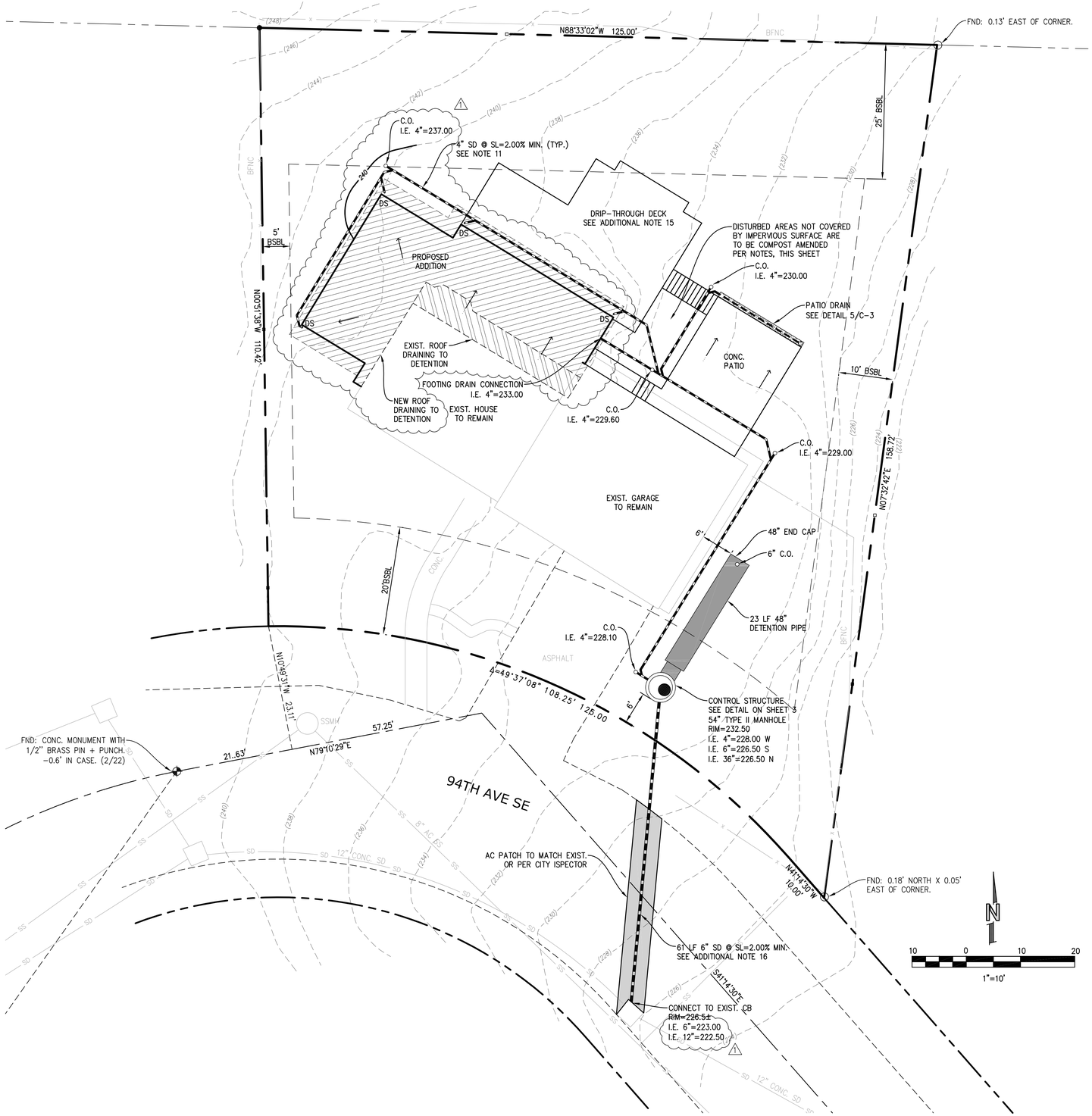
N. BOSSOFF, P.E.
PROJECT MANAGER:
NB
DESIGNED:
TKB
DRAWN:
SARC-2204
JOB NUMBER:
SARC-2204pln.dwg
FILE NAME:

KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND WASHINGTON

TITLE:
T.E.S.C. PLAN

SHEET:
C-1

SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.



POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

A. SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
   1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
   2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
   3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
      A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
      B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173- 350-220.

   THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
   1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
   2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
   3. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
   4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

ADDITIONAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45°.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.

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EXPIRES 7/2/25

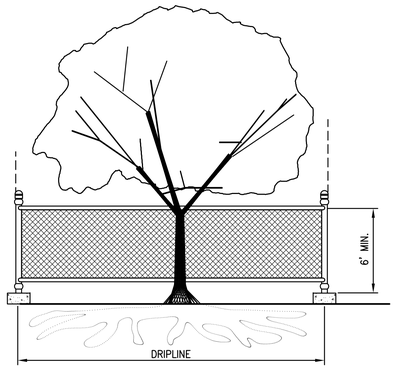
NO.	DATE	REVISION
1	08/21/23	PERMIT SUBMITTAL
2	11/6/23	CITY COMMENTS

N. BOSSOFF, P.E.
PROJECT MANAGER: NB
DESIGNED: TKB
DRAWN: SARC-2204
JOB NUMBER: SARC-2204pln.dwg
FILE NAME:

KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND WASHINGTON

TITLE: DRAINAGE PLAN

SHEET: C-2

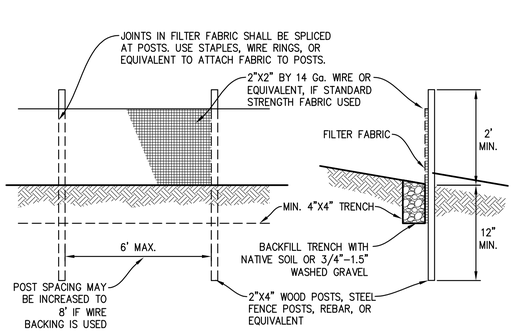


TREE PROTECTION DURING CONSTRUCTION

1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION

SCALE: NTS — 1



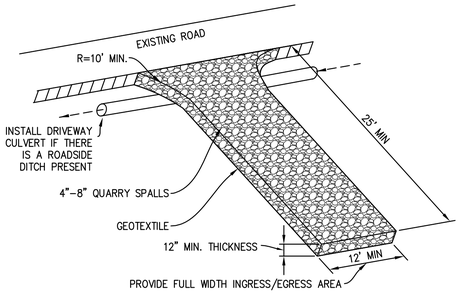
NOTE: FILTER FABRIC FENCE SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE

SCALE: NTS — 2

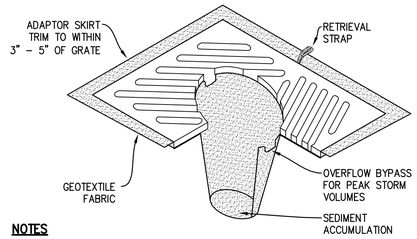


MAINTENANCE STANDARDS

1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS — 3

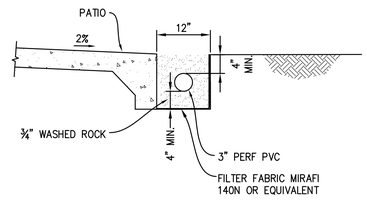


NOTES

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CB INSERT

SCALE: NTS — 4

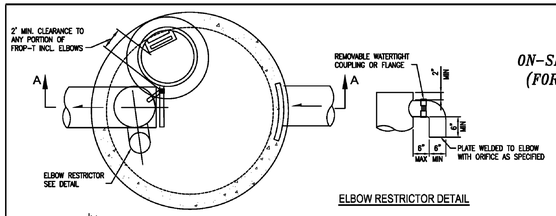


PATIO DRAIN

SCALE: NTS — 5

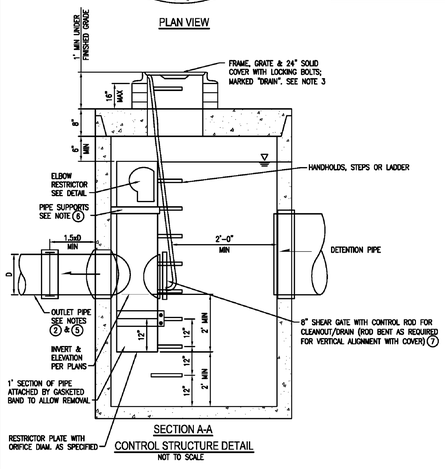
ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

OWNER: KNOTZ	ADDRESS: 6024 94TH AVE SE	PREPARED BY: NICK BOSSOFF ENG	
PERMIT #:	MERCER ISLAND	PHONE: (425) 881-5904	
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 1,631 ⚠1	DETENTION PIPE DIA (INCH): 48"	DETENTION PIPE LENGTH (FT): 23'	DATE: 11/16/23 ⚠1
SOIL TYPE: C	PIPE MATERIAL: ADS N-12		ORIFICE #1 DIA 0.5 INCH, ELEV 224.50 ORIFICE #2 DIA 1.2 INCH, ELEV 229.80



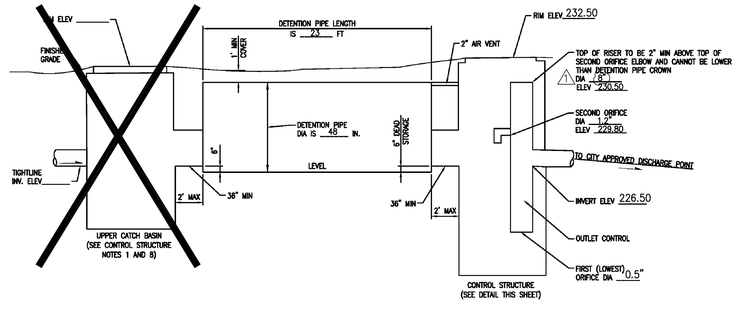
PLAN VIEW

ELBOW RESTRICTOR DETAIL



SECTION A-A

CONTROL STRUCTURE DETAIL
NOT TO SCALE



ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION Z032A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
   THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED.
   A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE.
   INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED.
   THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT.
   ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LDPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

Nick Bossoff Engineering, Inc.
191 NE Tarl Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

NICHOLAS A. BOSSOFF — STATE OF WASHINGTON — 29631 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 7/2/25

NO.	DATE	REVISION
1	08/21/23	PERMIT SUBMITTAL
2	11/16/23	CITY COMMENTS

N. BOSSOFF, P.E. — PROJECT MANAGER:
NB — DESIGNED:
TKB — DRAWN:
SARC-2204 — JOB NUMBER:
SARC-2204pln.dwg — FILE NAME:

KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND WASHINGTON

TITLE: DETAILS

SHEET: C-3

WALL PARTITION TYPES:

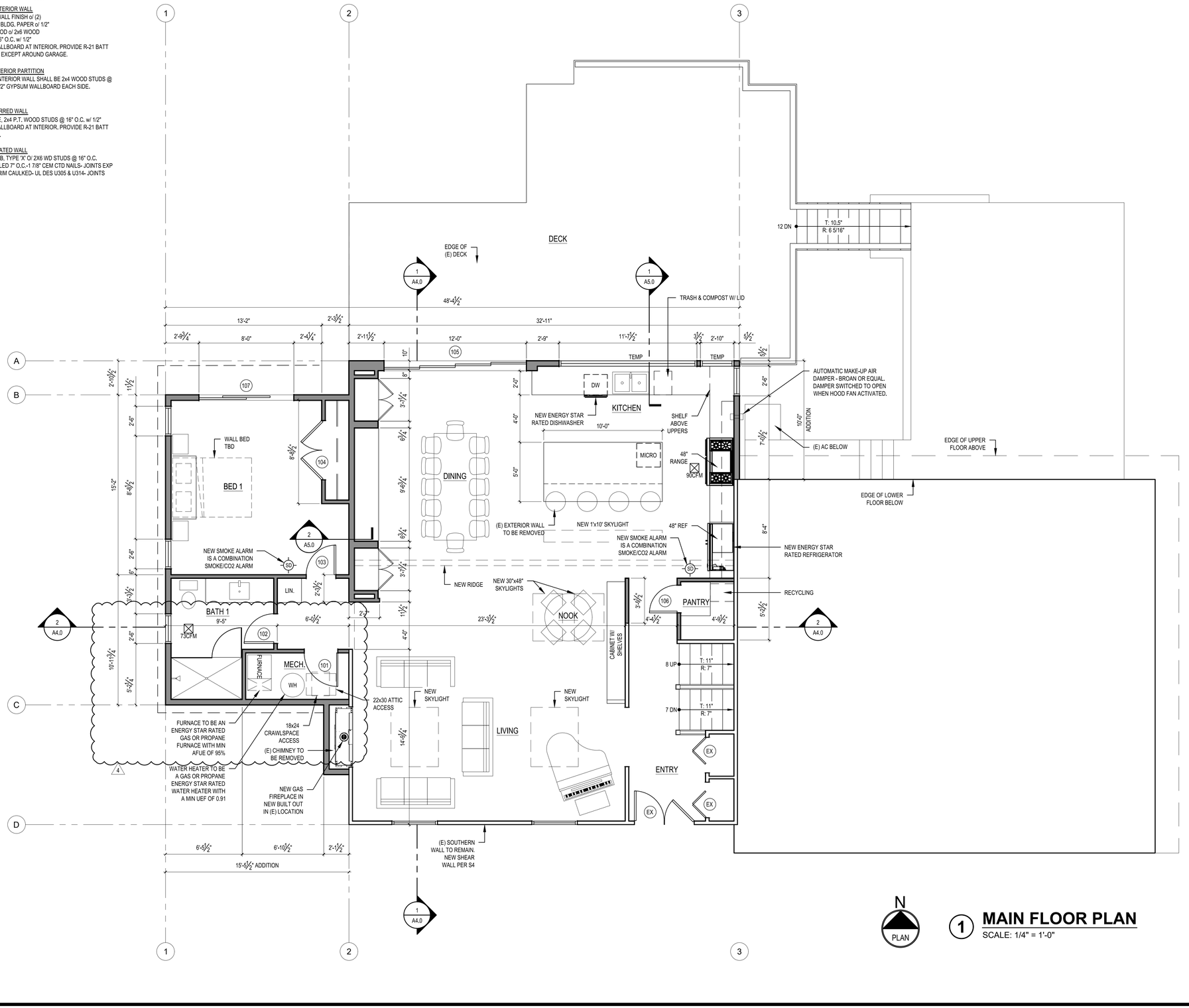
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH o/ (2) LAYERS 60# BLDG. PAPER o/ 1/2" CDX PLYWOOD o/ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

TYPICAL FURRED WALL
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

1 1HR. FIRE RATED WALL
5/8" THK GWB. TYPE 'X' O/ 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



N
PLAN

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

STURMAN ARCHITECTS
9— 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
9582

www.sturmanarchitects.com

KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND, WA 98040

MAIN FLOOR PLAN

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A2.0

WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH o/ (2) LAYERS 60# BLDG. PAPER o/ 1/2" CDX PLYWOOD o/ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.

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U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

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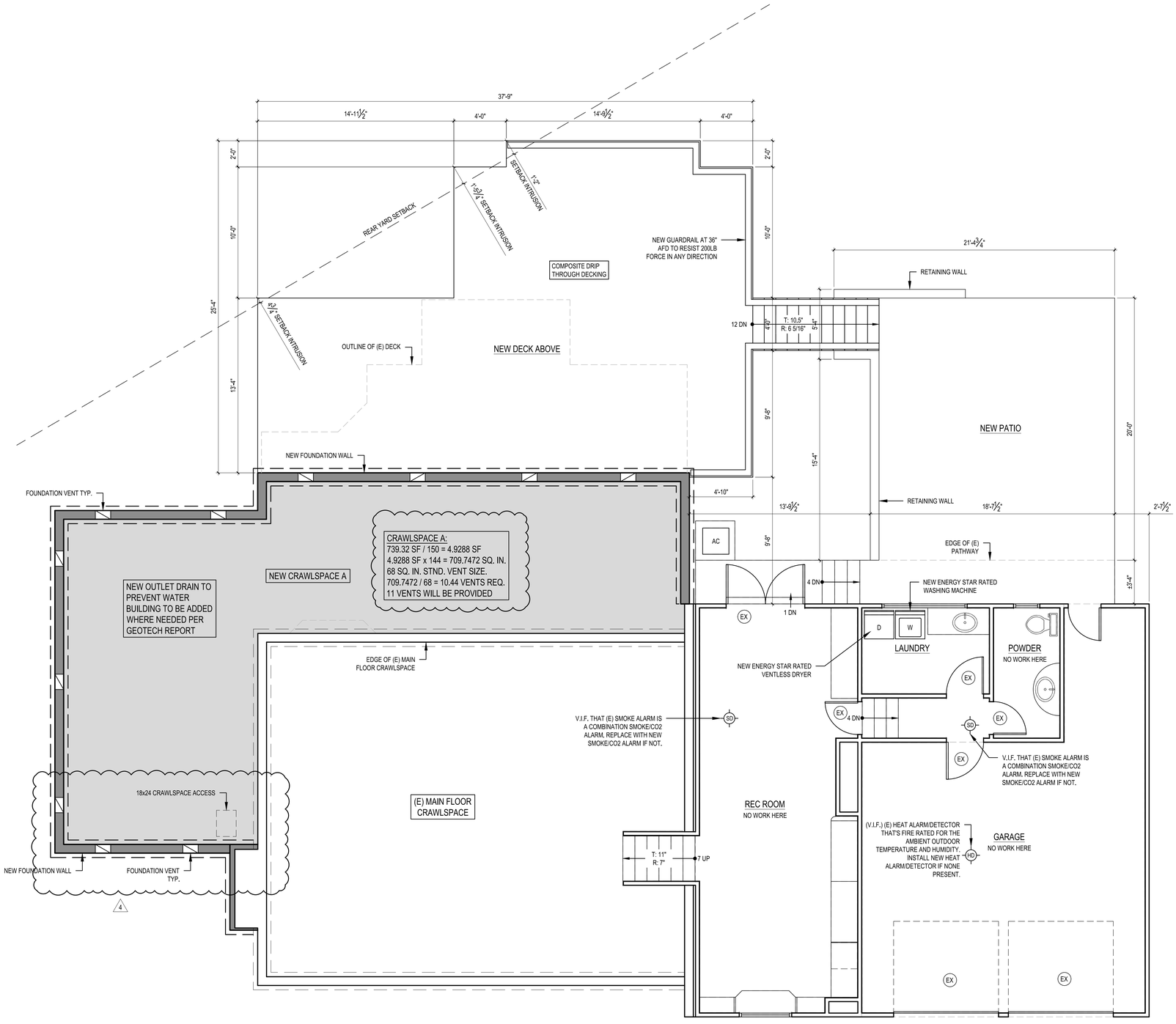
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

1 1HR. FIRE RATED WALL
5/8" THK GWB, TYPE 'X' O/ 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



N
PLAN

1 LOWER FLOOR PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

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REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
6582

KNOTZ REMODEL

6020 94TH AVE SE
MERCER ISLAND, WA 98040

MAIN FLOOR CRAWLSPACE
MAIN UPPER DECK
LOWER FLOOR AND PATIO

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

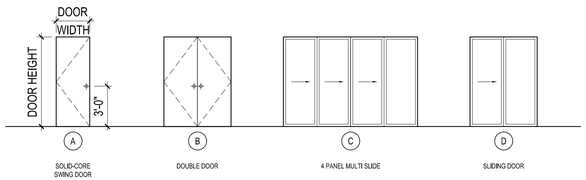
SHEET A2.1

ROOF VENT CALCULATIONS

CODE REQUIREMENT				CALCULATIONS										ACTUAL	
DESCRIPTION	SF AREA	REQ. VENTING PER SF AREA		VENT TYPE			X	VENT L.F.	=	TOTAL VENT AREA SQ. IN.	X	SF CONVERT. 1/144	X	80% EFF FACTOR	TOTAL
		150	300	RIDGE	GABLE	EAVE									
ROOF A	3,123	20.82				18 SQ.IN./FT.		133.9		2410.2		16.74		13.39	21.25
						1.5x1.0" VENT									
				12 SQ.IN/FT.				75.2		902.4		6.27		5.01	
				CONTINUOUS											
					256 SQ. IN			2		512		3.56		2.84	
					24x24" VENT										
ROOF B	472	3.15				10 SQ.IN./FT.		28.9		520.2		3.61		2.89	3.96
						1.5x1.0" VENT									
				12 SQ.IN/FT.				16.1		193.2		1.34		1.07	
				CONTINUOUS											
										0		0.00		0.00	

4

DOOR TYPES:

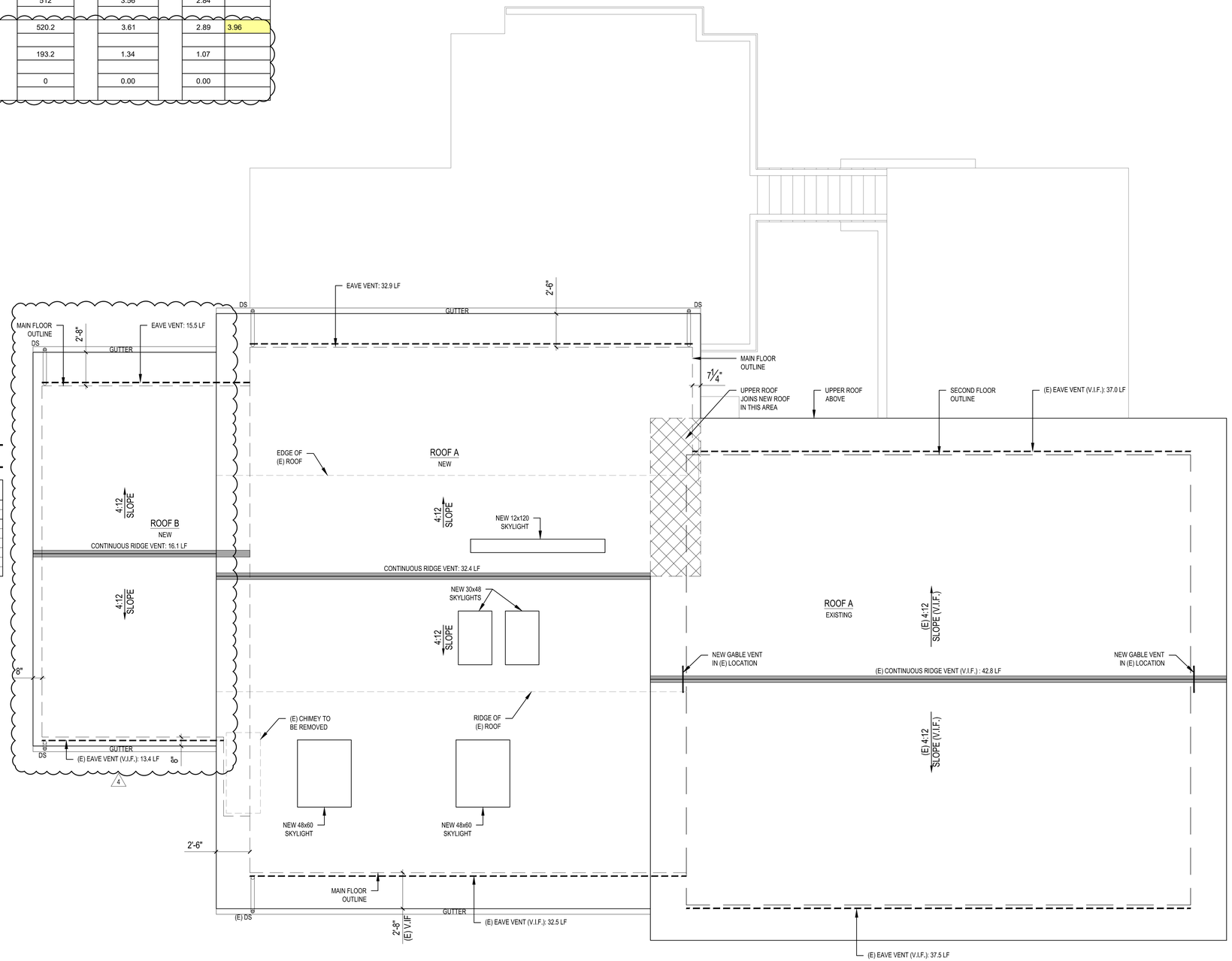


DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	NFRC CERT.	REMARKS
MAIN FLOOR										
101	MECH ROOM	2'-10"	8'-0"	A	-	-	1-1/4"	-	Y	
102	BATH 1	2'-6"	8'-0"	A	-	-	1-1/4"	-	Y	
103	BEDROOM 1	2'-6"	8'-0"	A	-	-	1-1/4"	-	Y	
104	BEDROOM 1	5'-0"	8'-0"	B	-	-	1-1/4"	-	Y	
105	DINING ROOM	12'-0"	8'-0"	C	Y	-	1-3/4"	.28	Y	
106	PANTRY	2'-6"	8'-0"	A	-	-	1-1/4"	-	Y	
107	BEDROOM 1	8'-0"	8'-0"	D	Y	-	1-1/4"	.28	Y	

WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	NFRC CERT.	GLAZING	REMARKS & NOTES
A	CASEMENT	2'- 10"	4'- 8"	Y	2	26.4'	.28	Y	LOW E / CLEAR	-
B	FIXED	11'- 7 1/2"	4'- 8"	Y	1	48.2'	.28	Y	LOW E / CLEAR	-
C	CASEMENT	2'- 6"	4'- 6"	Y	3	33.8'	.28	Y	LOW E / CLEAR	TEMPERED IN 1 LOCATION
D	CASEMENT	2'- 6"	4'- 8"	Y	1	11.7'	.28	Y	LOW E / CLEAR	-
E	SKYLIGHT	2'- 6"	4'- 0"	Y	2	20.0'	.28	Y	LOW E / CLEAR	-
F	SKYLIGHT	4'- 0"	5'- 0"	Y	2	40.0'	.28	Y	LOW E / CLEAR	-
G	SKYLIGHT	10'- 0"	1'- 0"	Y	1	10.0'	.28	Y	LOW E / CLEAR	-



1 ROOF PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

STURMAN ARCHITECTS
9— 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
5560

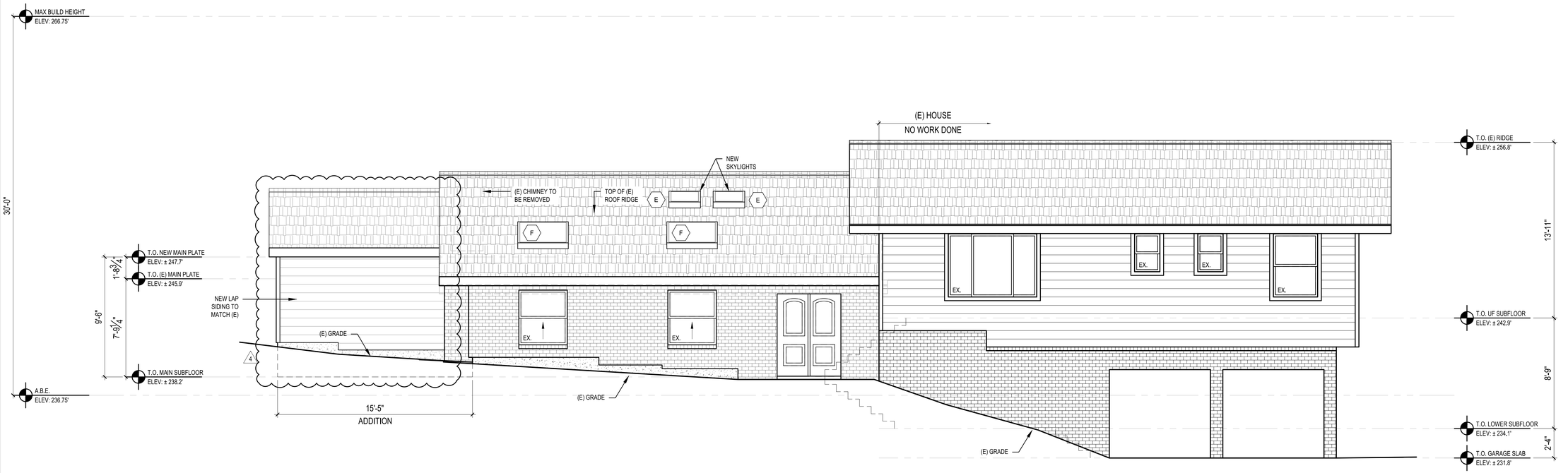
KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND, WA 98040

ROOF PLAN
ROOF VENT CALCULATION
DOOR/WINDOW SCHEDULE

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

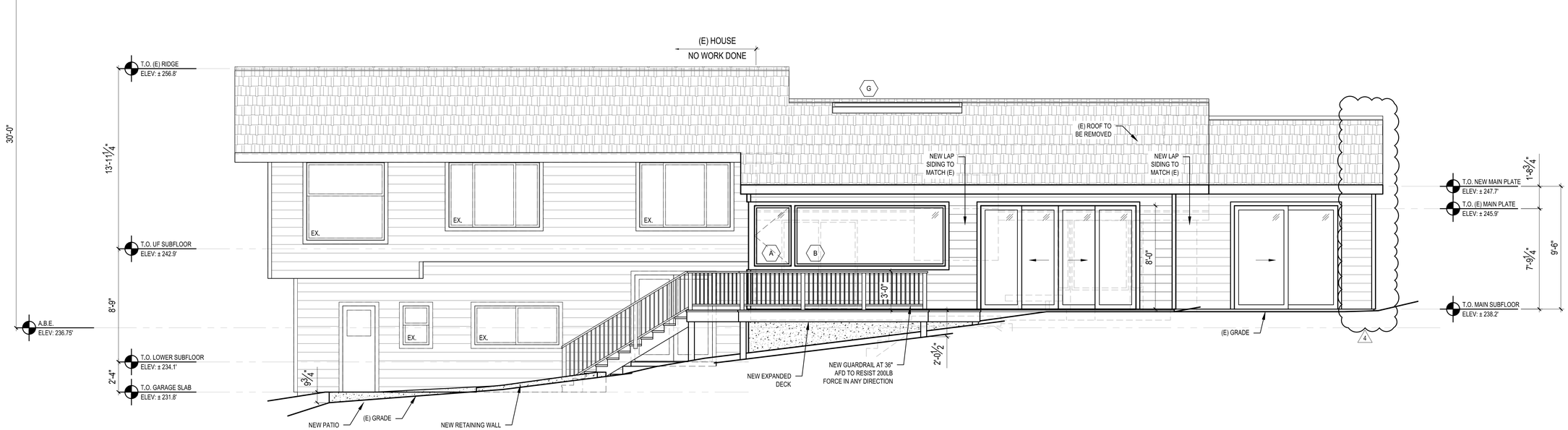
PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET **A2.2**



1 SOUTH ELEVATION

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



2 NORTH ELEVATION

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

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REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
5563

KNOTZ REMODEL

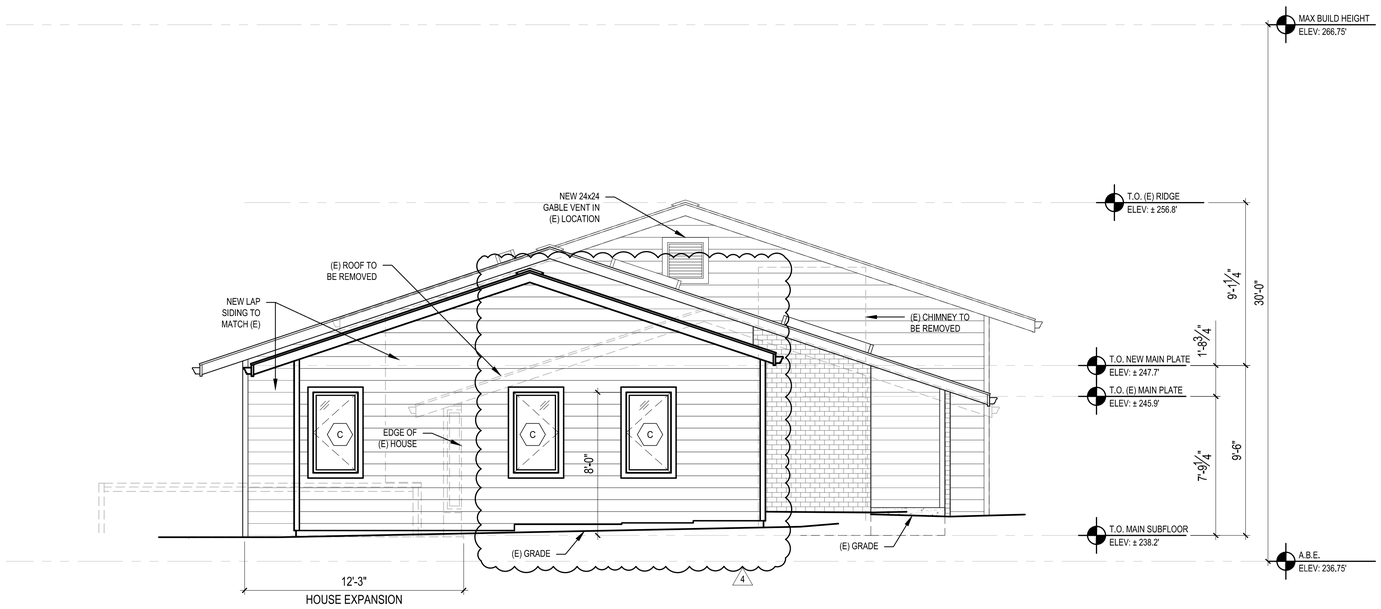
6020 94TH AVE SE
MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

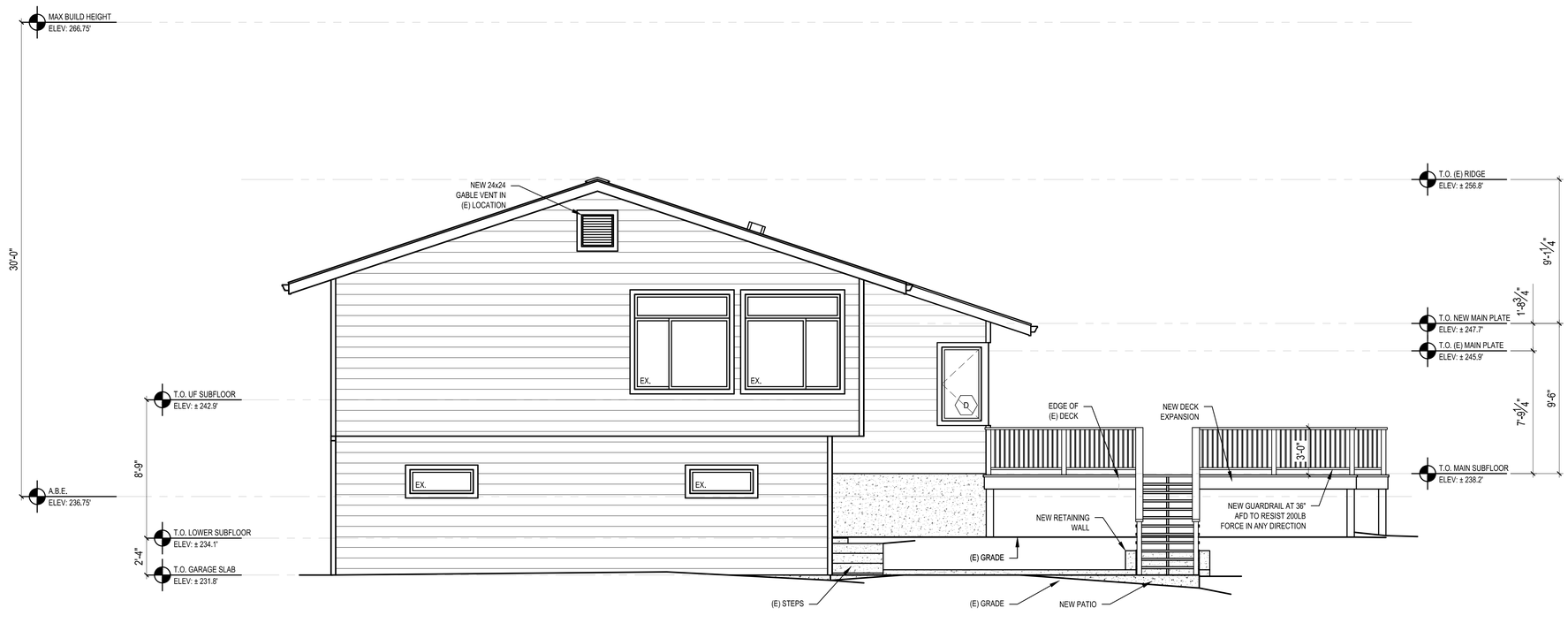
PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A3.0



3 WEST ELEVATION

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



4 EAST ELEVATION

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

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CORRECTION 4 SET 11/16/2023

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REGISTERED ARCHITECT
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STATE OF WASHINGTON
5563

KNOTZ REMODEL

6020 94TH AVE SE
MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS

REVISIONS:
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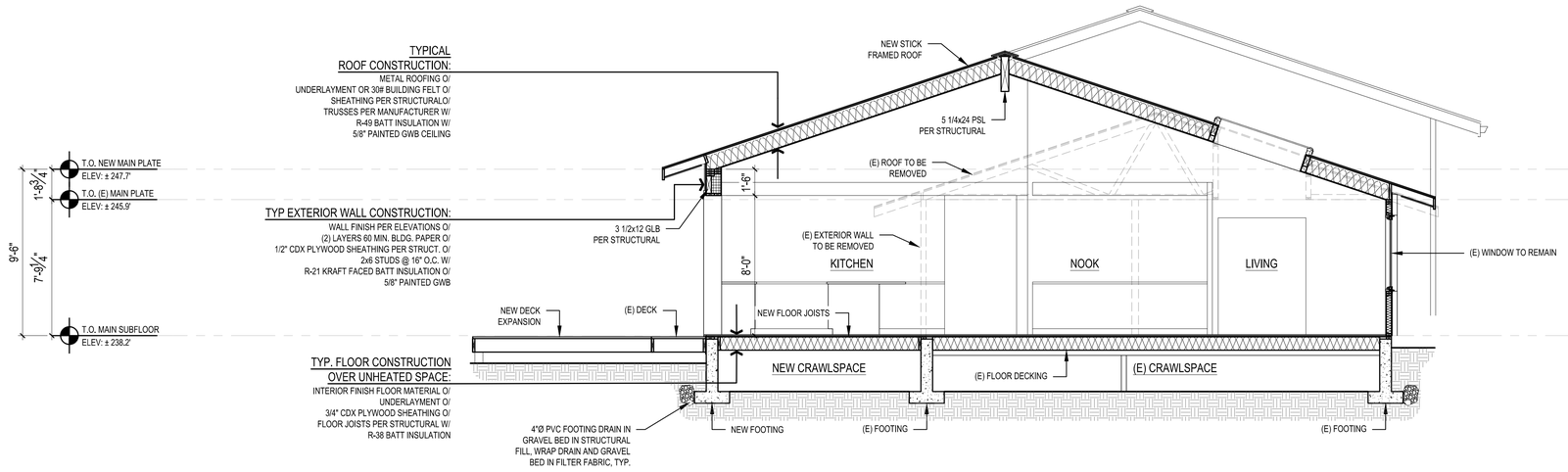
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

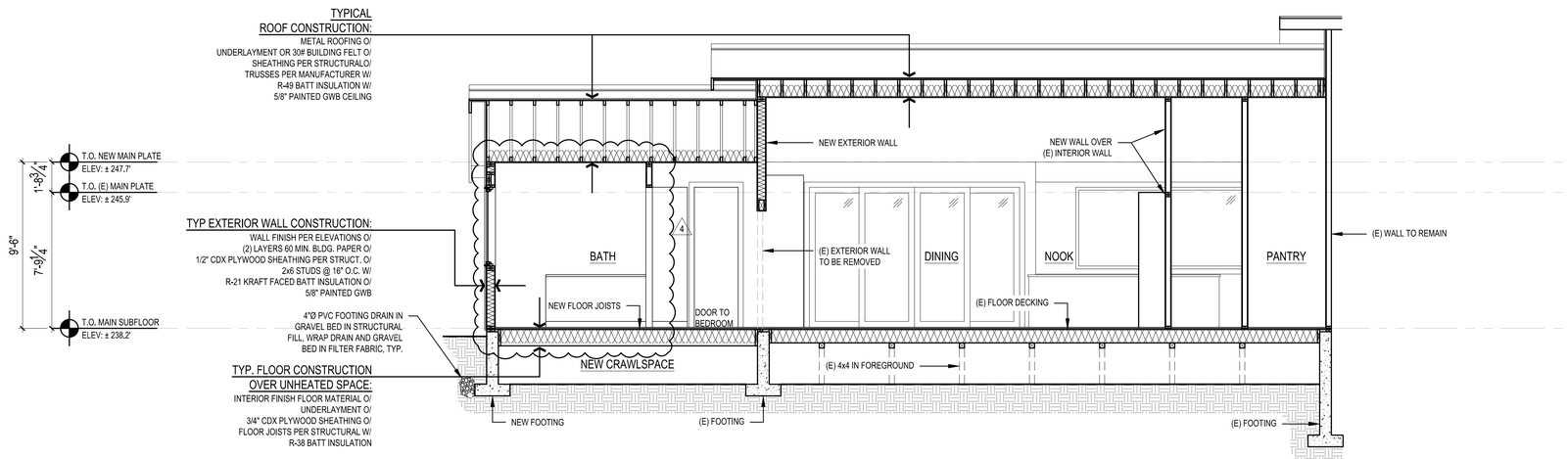
PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET **A3.1**



1 BUILDING SECTION

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



2 BUILDING SECTION

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

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REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
6982

KNOTZ REMODEL

6020 94TH AVE SE
MERCER ISLAND, WA 98040

BUILDING SECTION

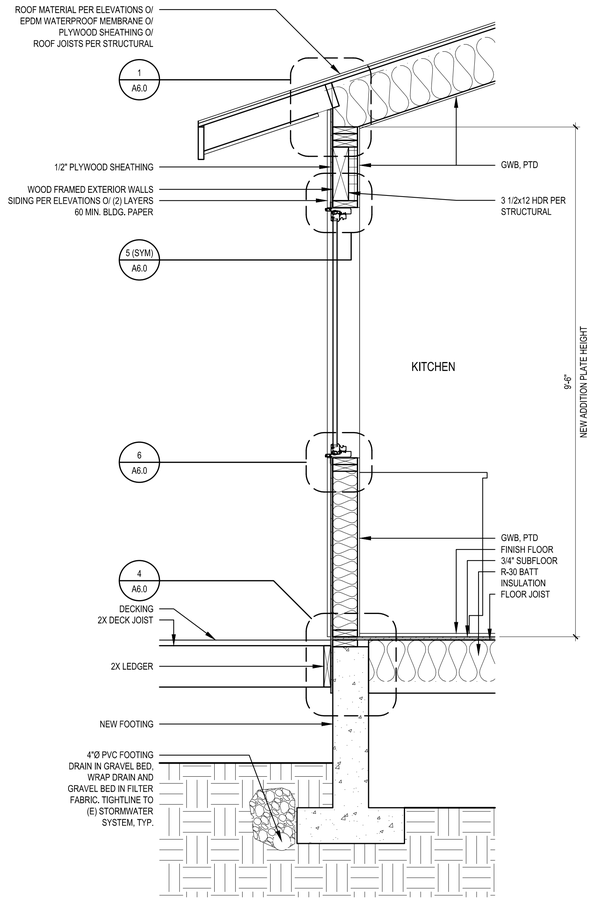
REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A4.0

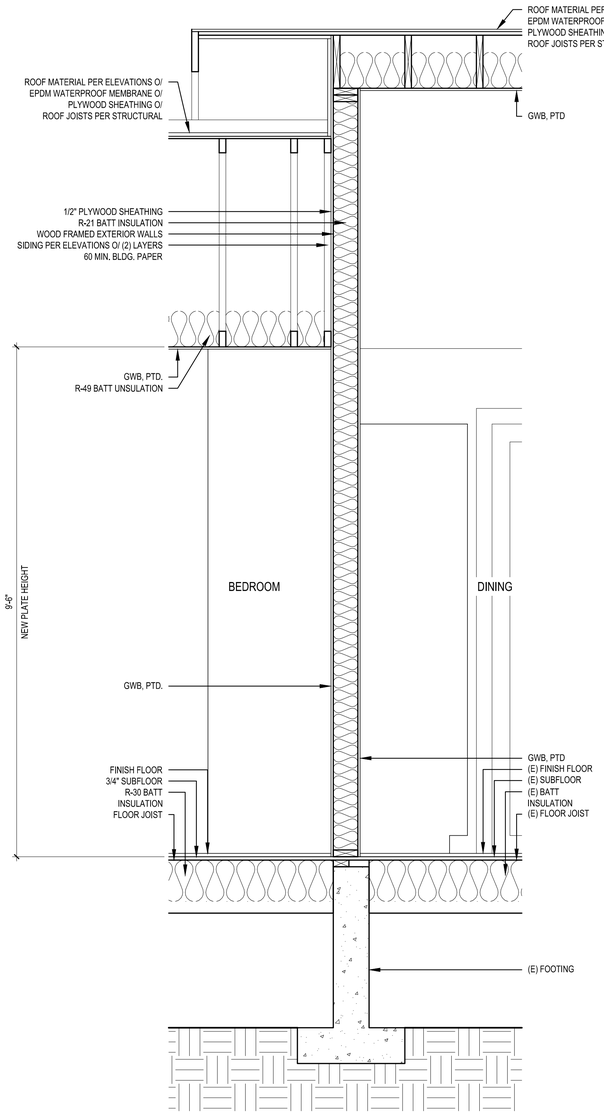
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023



1 WALL SECTION

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



2 WALL SECTION

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

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STATE OF WASHINGTON
9582

KNOTZ REMODEL

6020 94TH AVE SE
MERCER ISLAND, WA 98040

WALL SECTIONS

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1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
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PLOT DATE: 11/16/2023
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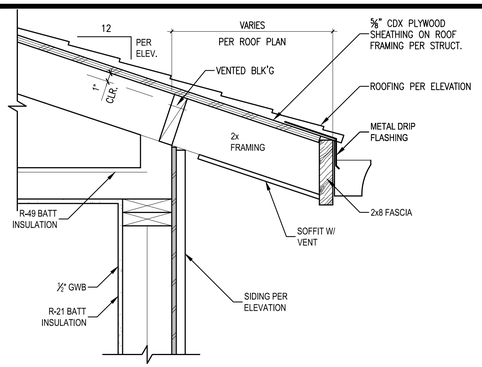
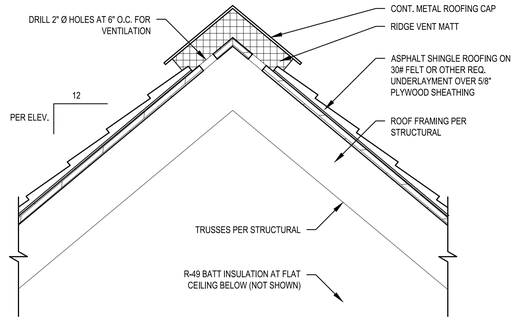
SHEET
A5.0



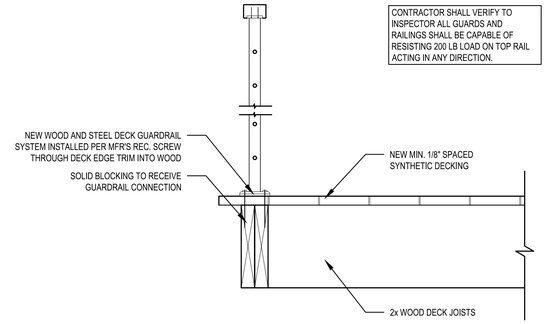
1 TYPICAL ROOF EAVE DETAIL

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



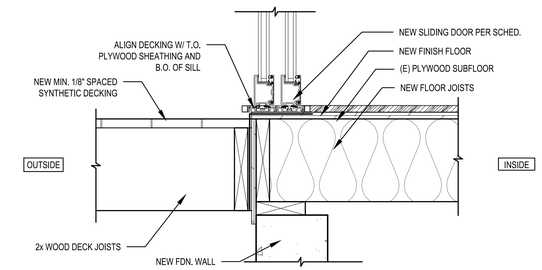
2 TYPICAL ROOF RIDGE VENT DETAIL

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



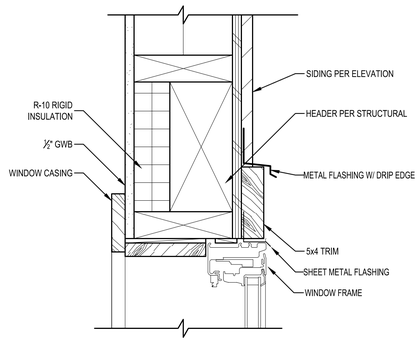
3 DECK RAILING ATTACHEMENT

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



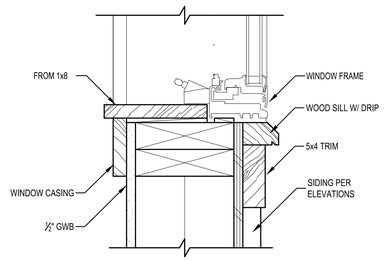
4 DECK/HOUSE THRESHOLD

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



5 TYPICAL WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



6 TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

STURMAN ARCHITECTS
9– 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT BRADLEY J. STURMAN STATE OF WASHINGTON 9582

KNOTZ REMODEL

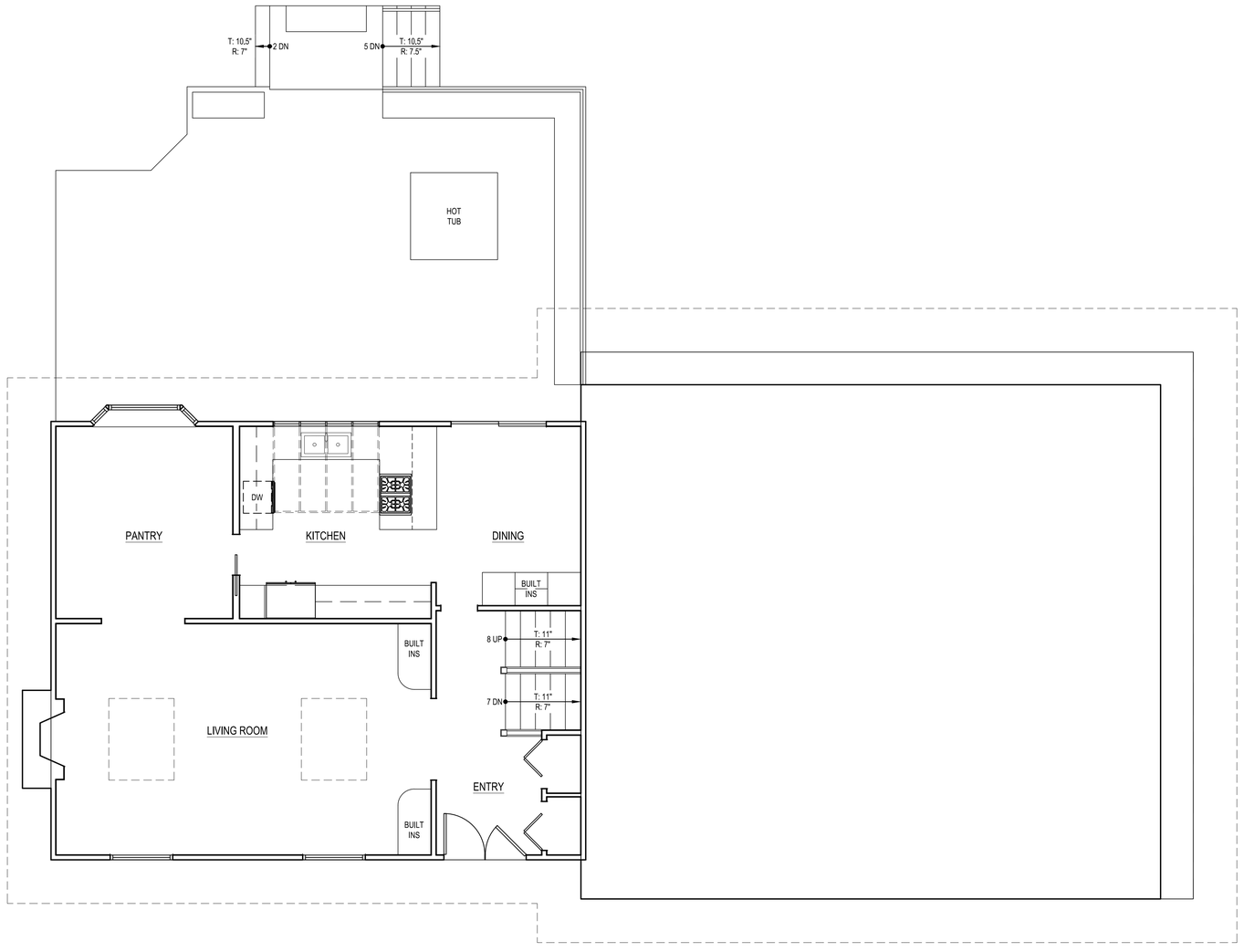
6020 94TH AVE SE
MERCER ISLAND, WA 98040

DETAILS

REVISIONS:
1 8-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET A6.0



1 AS BUILT MAIN FLOOR PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

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BRADLEY J. STURMAN
STATE OF WASHINGTON
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KNOTZ REMODEL

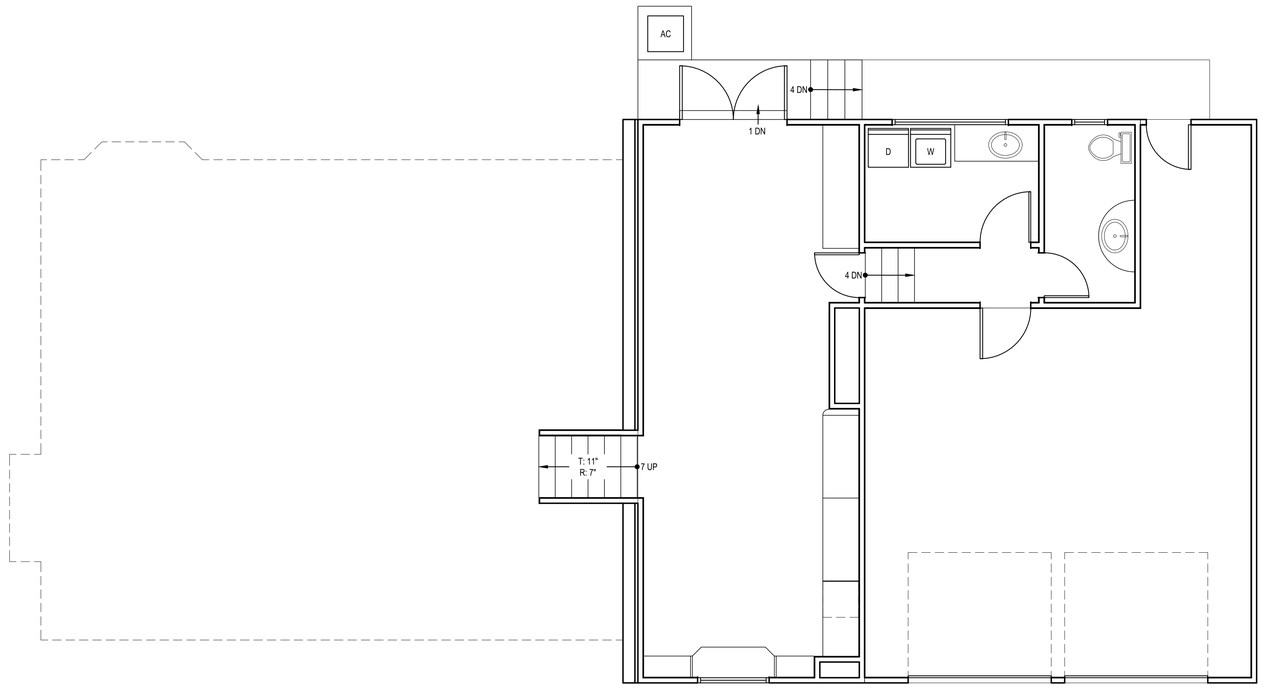
6020 94TH AVE SE
MERCER ISLAND, WA 98040

AS BUILT MAIN FLOOR PLAN

REVISIONS:
1 6-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
AB1



1 **AS BUILT**
LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 4 SET 11/16/2023

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REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
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AS BUILT LOWER FLOOR PLAN

REVISIONS:
1 9-23-2023 CORRECTION 1
2 9-12-2023 CORRECTION 2
3 9-27-2023 CORRECTION 3
4 10-10-2023 CORRECTION 4
5
6

PLOT DATE: 11/16/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
AB2

GENERAL NOTES

1.0 GENERAL

1.1 Construction shall conform to the 2018 INTERNATIONAL RESIDENTIAL CODE and all other requirements of authorities having jurisdiction.

1.2 These drawings are the property of O.G. Engineering, PLLC ("Engineer"). These drawings and the information contained herein shall not be used for completion of or revisions to this project by others, extensions of this project or any other project without Engineer's express written permission.

1.3 Refer to Architectural Plans for all dimensions and elevations not shown. Do not scale drawings. The contractor shall verify all pertinent dimensions and existing conditions prior to beginning construction. Conflicts, differences in information, and omissions in drawings shall be brought to the attention of the Engineer for resolution prior to construction. Changes from the drawings shall be made only with the prior approval of the Engineer. All work is subject to review and approval by the local building department. All work shall conform to all permit and building department requirements. All details shall be considered typical at similar conditions. Details shall be used where applicable, unless otherwise noted. Details intend to show concepts that may not exactly match specific site conditions. All work shown on these drawings is new unless noted as existing.

1.4 The contractor shall be solely responsible for jobsite and construction safety and compliance with all current safety regulations. Jobsite visits performed by the Engineer do not include a review of the adequacy of the contractor's safety measures. The Engineer has no authority to exercise any control over any construction contractor or their employees in connection with their work or any health or safety precautions. Only the final, permanent structure is shown on these drawings. The contractor shall be solely responsible for the means and methods of construction, including but not limited to construction sequencing and providing all necessary shoring, bracing and other temporary supports during construction. The contractor shall be solely responsible for obtaining all necessary independent engineering reviews of all temporary conditions and support systems during construction.

1.5 Utility information is not shown on these drawings. The contractor shall be solely responsible for locating and protecting utilities prior to and during construction. The contractor shall be solely responsible for all damage to utilities resulting from their work, and all damage to utilities shall be repaired solely at the contractor's expense.

1.6 All waterproofing and drainage information shown on these drawings is for illustrative purposes only. Waterproofing and drainage are the design responsibility of others.

2.0 DESIGN BASIS – BUILDING STRUCTURES

2.1 Vertical Loads (psf)	Dead	Live	Snow
Roof	18*		25
Main Floor	10	40	
Deck	10	60	

*Includes 4psf for solar-ready zones

2.2 Seismic Design Data (per the 2018 IBC)
Risk Category: II
Importance Factor: Ie=1.0
Site Coordinates: 47.5493°N, 122.2138°W
Mapped Spectral Response Acceleration: Ss=1.45, S1=0.50
Site Class: Default D
Spectral Response Coefficients: Sds=1.16
Seismic Design Category: D
Main Seismic Force-Resisting System: Wood Structural Panel Shear Walls
Response Modification Factor: R=6.5
Seismic Response Coefficient: Cs=0.18
Redundancy Factor: ρ=1.3
Over-strength Factor: Ω=2.5
Analysis Procedure Used: Equivalent Lateral Force Procedure

2.3 Wind Design Data (per the 2018 IBC)
Risk Category: II
Basic Wind Speed: 97 mph
Exposure Category: C
Topographic Factor: 1.00 (Per Mercer Island Wind Load Map)

3.0 INSPECTIONS

The construction work shall be inspected as required by the SRC Section R106. The contractor is solely responsible for understanding the requirements of and coordinating all inspections, observations and testing and ensuring that all work is performed to the satisfaction of the inspector.

4.0 FOUNDATIONS

4.1 The following foundation & retaining wall design criteria are assumed, have not been verified by a geotechnical engineer and therefore must be approved by the building official. If design criteria are found to be different than assumed, notify Engineer for additional requirements prior to construction:

*Allowable Vertical Bearing Pressure: 2000 psf

4.2 Footing & Slab on Grade Excavations

Remove any deleterious, loose or softened material from footing & slab on grade excavations and compact sub-grades to a firm and unyielding condition. If loose sub-grades can not be adequately compacted, over-excavate loose material to competent soil and replace with properly compacted structural fill. Do not allow water to stand in excavations; if sub-grades become softened before concrete is cast, excavate softened material and replace with properly compacted structural fill at no additional cost to the owner. Structural fill and compaction requirements are the design responsibility of others.

5.0 MATERIALS

5.1 Wood:

5.1.1 All 2x & 3x sawn lumber shall be Hem Fir grade number 2, and all 4x and larger lumber shall be Doug Fir grade number 1, U.O.N. Mudsills and all sawn lumber in contact with concrete, masonry, ground, exposed to weather or moisture, shall be P.T. Preservative retention levels in P.T. wood shall meet the requirements of the applicable use category in accordance with AWPA U1-16, and shall not exceed those required to comply with AWPA Use Category UC4A. Do not use wood treated with ACZA. Field-cut ends, notches and drilled holes of P.T. wood shall be treated in the field in accordance with AWPA M4. P.T. is not required at naturally decay-resistant (i.e. redwood, cedar etc.) sawn lumber members.

5.1.2 Engineered Wood Framing Members shall be TrusJoist® or approved equal. 'PSL' denotes Parallam 2.2E for beams and 1.8E for posts. 'LSL' denotes Timberstrand 1.55E for members with depth equal to or greater than 9½", and 1.3E for members with depth less than 9½". 'LVL' denotes Microllam 2.0E.

5.1.3 Glulam framing members shall be DF/DF, stress class 24F-1.8E, combination symbol 24F-V8, U.O.N. Glulam framing members exposed to weather shall be treated with HI-CLEAR II wood preservative or approved equal. Field-cut ends, notches and drilled holes of treated glulam framing shall be re-treated in the field in accordance with AWPA M4. Surfaces, ends, notches and drilled holes in glulam framing exposed to weather shall be sealed in accordance with the recommendations of the manufacturer, APA and AITC after preservative treatment.

5.1.4 All wood framing members shall have 19% maximum moisture content at time of installation.

5.2 Concrete:

Hardrock, normal-weight concrete with a minimum 28-day compressive strength of 3,000 psi for concrete exposed to weather and 2,500psi for concrete not exposed to weather. Slump range shall be 3-5 inches. Maximum aggregate size shall be 1". Maximum water/cement ratio shall be 0.5. Concrete exposed to weather shall be air-entrained with total air content between 5%-7% of total concrete volume.

5.3 Reinforcing Steel Bars:

ASTM A615, Grade 60

5.4 Post-Installed Dowels & Anchors into Existing Concrete & CMU

Epoxy: Simpson SET-3G (Installed & inspected per ICC No. ESR-4057)

5.5 Bolts and Threaded Rods:

5.5.1 Threaded Rod: ASTM F1554 Grade 36

5.5.2 Sill Anchor Bolts: ASTM A307
Bent bar "J" anchor bolts shall have a hook with a 90-degree bend with an inside diameter of three bolt diameters, plus an extension of one and one half bolt diameters at the free end.

5.5.3 Bolts in Timber Connections: ASTM A307

5.5.4 Bolts in Steel Connections: ASTM A325-N (High-Strength)

5.6 Structural Steel:

Wide Flange (W):	A992 (Fy = 50 ksi)
Rectangular Tube (HSS):	A500 Gr. B (Fy = 46 ksi)
Plate and Bar:	A36 (Fy = 36 ksi)

6.0 CONCRETE CONSTRUCTION

6.1 Concrete elements shall be constructed in single continuous pours, without construction joints, unless otherwise approved by the Engineer. Reinforcement shall be the longest lengths practical. Splices in rebar are not allowed in footings or walls less than 20 feet long. Lap splices shall be staggered at least 2 ft. in adjacent bars. Where reinforcement or anchor edge distances are noted on the drawings as "clear", the distance shall be taken from the face of reinforcement or anchor to edge of concrete. Cast-in-place reinforcement and anchor bolts shall be installed prior to concrete placement and shall not be "wet-set" into freshly poured concrete.

6.2 Reinforcement installation details, including rebar bends, hooks, splices and development lengths shall be in accordance with the requirements of IRC Section R608.5.4, U.O.N. Concrete materials, forms, mixing and delivery shall be in accordance with the requirements of the IRC Section R404.1.3.3.

6.3 Concrete Coverage over Reinforcing Steel

Unless otherwise noted, maintain the minimum concrete cover to face of reinforcement or anchors as follows:

1) 3" Where concrete is cast against and permanently exposed to earth except slab on grade.
2) 2" Where concrete is exposed to earth but formed, or exposed to weather.
3) 1½" Where concrete is not exposed to earth or weather.

7.0 WOOD CONSTRUCTION

7.1 General Framing

Connections not specified on these drawings shall conform to the IRC fastening schedule, refer to Table R602.3(1). Depth of all posts in walls shall match stud depth, U.O.N. Block floor joist space solid under posts and cripple studs supporting headers and continue support to foundation. Face nail all plies of multi-ply studs with 10d@6"o.c. Obtain approval from engineer prior to ripping or creating notches or holes in framing members, U.O.N. Install double joists below all new interior walls parallel to floor joists and solid blocking below all new interior walls perpendicular to floor joists (NSFC on plan), U.O.N. All beams shall be continuous across supports unless explicitly shown as multiple pieces. Install full depth blocking between framing members over supports, unless otherwise noted. Install 2x4 blkg btwn adjacent framing members @24"o.c. over interior partitions. All flush beams framing into walls shall continue to back edge of supporting dbl top plate; stop rim joist each side of beam where occurs.

7.2 Engineered Wood Framing

See TrusJoist "Installation Guide for Floor and Roof Framing" (TJ-9001) for allowable holes in engineered wood beams. Grade stamp info must be maintained on ripped engineered wood members; refer to TrusJoist Technical Bulletin TB-305 for requirements pertaining to re-sawn engineered wood.

7.3 Fasteners

Nails specified on these drawings are common nails, U.O.N. Fasteners in contact with P.T. wood, exposed to weather or in contact with ground shall be hot-dipped galvanized per SRC Section 317.3, or shall have equivalent corrosion resistance. Dissimilar metals & coatings shall not be in contact. Bolt holes shall be a minimum of $\frac{1}{32}$" to a maximum of $\frac{1}{16}$" larger than the bolt diameter. Bolts shall not be forcibly driven, and shall be tightened to the snug-tight condition. Install standard cut washers under all bolt heads and nuts bearing against wood.

7.4 Connectors

Connectors specified on these drawings are manufactured by the SIMPSON STRONG-TIE® Company. Refer to latest catalog for information not specifically noted herein. Connectors in contact with P.T. wood, exposed to weather or in contact with ground shall be ZMAX or HDG galvanized. All connectors shall receive the maximum number of fasteners, U.O.N. Dissimilar metals & coatings shall not be in contact. Shim gaps in connectors for different framing sizes with plywood as required. Non-field-adjustable hangers specified as sloped or skewed shall be manufactured sloped or skewed.

7.5 Wood Structural Panels

WSPs shall bear the APA trademark and shall meet the requirements of the latest edition of USDOC PS1 or PS2. Use 10d common wire nails to fasten panels with 1½" minimum penetration into framing at all panel edge and field nailing, U.O.N. Nails shall be located at least ⅜" from panel ends and edges. Stagger nails at adjoining panel edges. Drive nail heads flush with panel surface. Maintain ⅛" gap between all adjoining panel edges. Center interior panel joints on framing members or blocking. Provide ½" space between untreated panel and concrete or masonry. Minimum panel dimension shall be 2'-0". Panel storage and handling during transport and construction shall be in accordance with APA recommendations and shall protect the panels from prolonged exposure to moisture from rain, snow, ground or other sources. WSPs permanently exposed to weather shall be exterior grade.

7.6 Shear Walls and Exterior Wall Sheathing

7.6.1 Shear walls are noted on the plans. Shear walls shall be sheathed with ½" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $^{32}/_{16}$, U.O.N. Panels shall not be less than 4'-0" x8'-0", except at boundaries and changes in framing. Panels shall be laid with strength axis vertical. Install 2x blkg under all unsupported panel edges; all panel edges shall be supported by and fastened to min. 2x common studs or blocking, U.O.N. on shear wall schedule. Edge nail panels to posts within shear walls. Install double stud or min. 4x post at the ends of all shear walls. Provide solid blocking under double studs & posts between floors and continue support to foundation. See shear wall schedule for more information.

7.6.2 WSP Wall Nailing, U.O.N.:

Panel Edge Nailing: 10d@6"o.c. maximum.
Intermediate (Field) Nailing: 10d@12"o.c. maximum.

7.6.3 All new exterior walls not called out as shear walls shall be sheathed on their exterior face with ½" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $^{32}/_{16}$ and nailing per note 7.6.2., U.O.N. All other fasteners & requirements shall conform to the shear wall schedule for wall type (1).

7.7 Holdowns and Tiedown Straps

Holdowns and tiedown straps shall be attached to double studs or min. 4x posts, U.O.N. See latest Simpson Catalog for additional requirements not noted herein. See holdown schedule for anchor bolt sizes and additional specifications. Refer to note 7.1 for nailing and framing requirements at holdown/tiedown posts. Install solid post at shear wall corners or intersections where holdowns/tiedowns occur. All holdowns/tiedowns shall have the maximum number of fasteners.

7.8 Sill Anchor Bolts

There shall be a minimum of two sill anchor bolts per piece with one bolt located not more than 12" or less than 4½" from each end of each piece. Holes in sills for bolts shall not be oversized. Sill anchor bolts shall be ⅝"ø with 7" min. embed. into concrete. Sill anchor bolts into existing concrete shall be all-thread rod, drill and epoxy. See shear wall schedule for spacing of sill anchor bolts in shear walls. Maximum sill anchor bolt spacing at non-shear-walls shall be 6'-0"o.c. at interior walls and 4'-0"o.c. at exterior walls. All sill anchor bolts at shear walls and mudsills shall be installed with 0.229"x3"x3" steel plate washers. Edge of sill anchor bolt plate washers shall be located ½" max. from inside face of wall sheathing or rim joist where occurs.

7.9 Floor and Roof Sheathing

7.9.1 Wood structural panel sheets at floors and roofs shall be laid with strength axis perpendicular to supports and continuous over two or more spans, unless otherwise noted on drawings. Stagger adjacent panels 4'-0"o.c. lengthwise.

7.9.2 Unless otherwise noted, typical roof sheathing shall be unblocked ⅜" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $^{40}/_{20}$. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. intermediate (field) nailing. Install 'PSCL' sheathing clips (one mid-way between each support) at all unsupported panel joints.

7.9.3 Unless otherwise noted, typical floor sheathing shall be unblocked ¾" APA RATED STURD-I-FLOOR EXPOSURE 1 WSPs with a span rating of $^{48}/_{24}$ and T&G edges. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. field nailing. Glue sheathing to all supports (including blocking) with ¼" minimum beads of approved adhesive meeting APA specification AFG-01.

7.10 Metal-Plate-Connected Wood Trusses

7.10.1 The design, manufacture and installation of trusses shall be in accordance with the requirements of ANSI/TPI 1 and the IRC Section R502.11.

7.10.2 Trusses, structural fascia, their connections to other trusses/fascias, and truss eave blocking are the design responsibility of the supplier, and shall be designed by a civil or structural engineer licensed in the State of Washington ("Truss Designer"). Trusses shall be designed to support the following specific unfactored loads in addition to their self-weight:

Vertical Roof Loads - Top Chord
*Dead: 14 psf (Does not include truss self-weight)
*Snow: 25 psf
*Wind: -40 psf (uplift)

Vertical Ceiling Loads - Bottom Chord
*Dead: 5 psf (Does not include truss self-weight)
*Live: 10 psf (Does not act concurrently with roof live load)

7.10.3 Trusses shall not rely on interior walls for support, U.O.N.; trusses shall be designed to span between exterior bearing walls.

7.10.4 Trusses shall be braced to provide lateral stability and prevent rotation in accordance with the SBCA BCSI "Guide to Good Practice for Handling, Installing and Bracing of Metal-Plate-Connected Wood Trusses". Bracing shall be designed and specified by the truss designer.

7.10.5 Trusses and their connections shall not be notched, cut, spliced or otherwise altered or damaged in any way without the prior written consent of both the E.O.R. and truss designer.

7.10.6 Truss design drawings and calculations, prepared by a civil or structural engineer licensed in the State of Washington in accordance with the SRC Section R502.11.4, shall be submitted to the contractor, architect, engineer and local building official for review and acceptance prior to fabrication, and shall be provided with the shipment of trusses to the job site.

7.10.7 Attach top plates of interior, non-bearing partition walls to truss bottom chords with 'STC' clips, leaving a ¼" to ½" vertical gap between bottom of truss and top of plate. Attach adjacent gypsum board ceiling to top plate with 'DS' clips. Do not fasten gypsum board ceiling to truss bottom chord within 16" of top plate.

ABBREVIATIONS

@	AT
ADJ.	ADJACENT
ALT.	ALTERNATE
ARCH.	ARCHITECT
A.T.R.	ALL-THREAD ROD
B.F.	BALLOON-FRAMED
BLKG	BLOCKING
BLW.	BELOW
BM	BEAM
BOTT.	BOTTOM
C.I.P.	CAST-IN-PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTERLINE
CLR.	CLEAR
CONT.	CONTINUOUS
CSK.	COUNTERSINK
ø	DIAMETER
DBL.	DOUBLE
DF	DOUGLAS FIR
DIM	DIMENSION
D.J.	DOUBLE JOIST
D.R.	DOUBLE RAFTER
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
EMBED.	EMBEDMENT
ENGR.	ENGINEER
E.N.	EDGE NAILING
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E/W	EACH WAY
(E)	EXISTING
F.J.	FLOOR JOIST
F.N.	FIELD NAILING
FTG	FOOTING
G.L.	GRID LINE
GLB	GLULAM BEAM
G.C.	GENERAL CONTRACTOR
H.D.G.	HOT-DIPPED GALVANIZED
HDR	HEADER
HF	HEM FIR
IBC	2018 INTERNATIONAL BUILDING CODE®
INV.	INVERTED
IRC	2018 INTERNATIONAL RESIDENTIAL CODE®
K.D.	KILN-DRIED LUMBER
LOCN	LOCATION
MAX.	MAXIMUM
MANUF.	MANUFACTURER
M.B.	MACHINE BOLT
MIN.	MINIMUM
NSFC	NOT SHOWN FOR CLARITY
N.T.S.	NOT TO SCALE
o/	OVER
o.c.	ON CENTER
O/H	OPPOSITE HAND
OPNG	OPENING
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE-PRESERVATIVE-TREATED
QUAD.	QUADRUPLE
REQ'D	REQUIRED
RFT	RETROFIT
R.R.	ROOF RAFTER
R.W.	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.O.G.	SLAB ON GRADE
SIM.	SIMILAR
SQ.	SQUARE
STD	STANDARD
S.W.S.	SHEAR WALL SCHEDULE
T.B.D.	TO BE DETERMINED
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TYP.	TYPICAL
TRPL.	TRIPLE
T.O.	TOP OF
U.O.N.	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
u/	UNDER
V.I.F.	VERIFY IN FIELD
W.R.C.	WESTERN RED CEDAR
W.P.	WATERPROOFING
WSP	WOOD STRUCTURAL PANEL

PERMIT SET

REV.	DATE	DESCRIPTION
2	10-25-23	2ND CORRECTION CYCLE RESPONSE
	09-27-23	1ST CORRECTION CYCLE RESPONSE
	02-07-23	PERMIT SET

PROJECT: ADDITIONS & ALTERATIONS
6020 94th Ave SE
Mercer Island, WA 98040

CLIENT: HADRIAN & SINDHU KNOTZ
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OWEN REMICK COLE
STATE OF WASHINGTON
52797
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
ENGINEER OF RECORD

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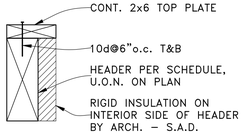
SHEET TITLE: GENERAL NOTES

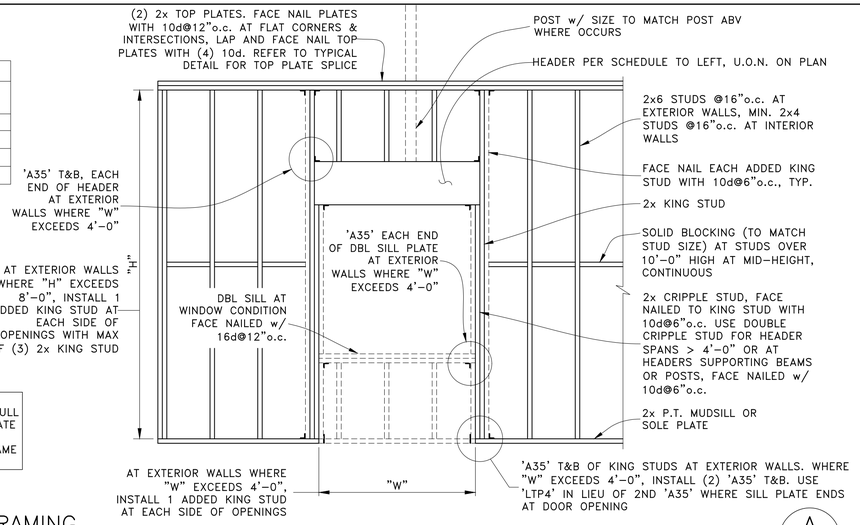
SCALE: AS NOTED
JOB NO. 22050
SHEET NO. S1

HEADER SCHEDULE, U.O.N.	
"W" MAX. OPENING	MIN. HEADER
4'–0"	4x6
6'–0"	4x8
8'–0"	4x10
10'–0"	4x12



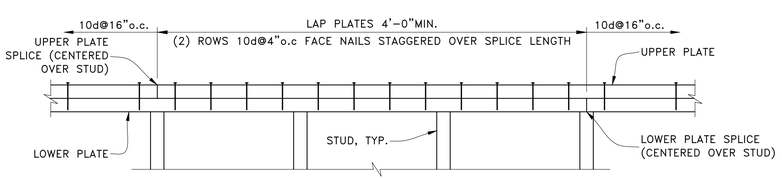
EXTERIOR HEADER @ 2x6 WALLS

NOTE: RAKE AND GABLE END WALL STUDS SHALL BE B.F. FULL HEIGHT FROM FLOOR SOLE PLATE TO SLOPED ROOF DBL TOP PLATE. DO NOT PLATFORM FRAME RAKE OR GABLE END WALLS



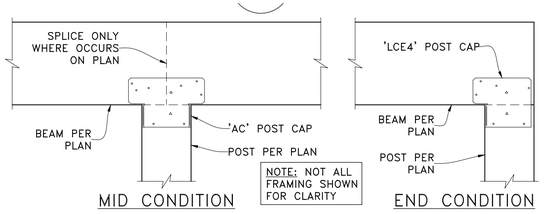
TYPICAL STUD WALL FRAMING (A)

SCALE: NTS



TYPICAL DOUBLE TOP PLATE SPLICE (D)

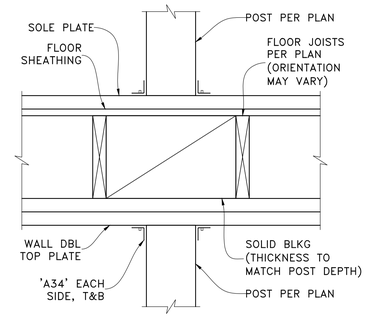
SCALE: NTS



NOTE: NOT ALL FRAMING SHOWN FOR CLARITY

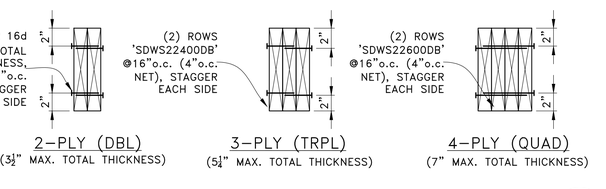
BEAM TO ISOLATED POST (E)

SCALE: NTS



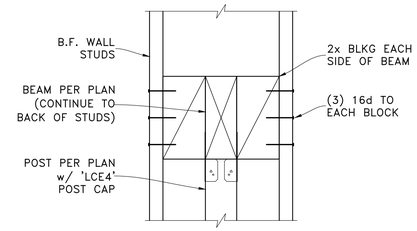
POST IN WALL AT FLOOR (F)

SCALE: NTS



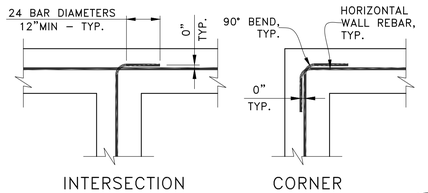
TYPICAL MULTI–PLY BEAM FASTENING (C)

SCALE: NTS



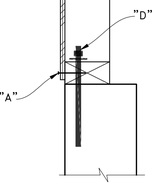
POST IN BALLOON–FRAMED WALL (G)

SCALE: NTS

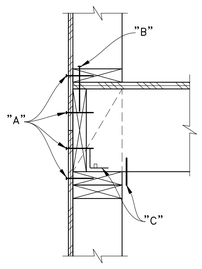


TYPICAL FOOTING AND WALL CORNERS (H)

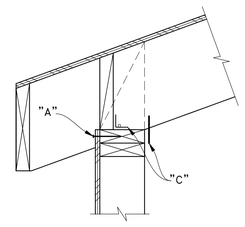
SCALE: NTS



FOUNDATION LEGEND



UPPER FLOOR LEGEND



ROOF LEGEND

SHEAR WALL SCHEDULE (1/2" SHEATHING–RATED WOOD STRUCTURAL PANELS)							
SHEAR WALL MARK	CAPACITY (PLF)	EDGE NAILING "A"	FIELD NAILING[2]	FRAMING AT ADJOINING PANEL EDGES	SOLE PLATE FASTENERS "B"	FRAMING CLIPS "C"	SILL ANCHOR BOLT SPACING – "D"
①	310	10d@6"o.c.	10d@12"o.c.	2x NOMINAL	'SDS25600' @ 8"o.c.[4]	'A34' OR 'LTP4' @ 16"o.c.[5]	4'–0"o.c.[6]
②	460	10d@4"o.c.	10d@12"o.c.	2x NOMINAL	'SDS25600' @ 8"o.c.[4]	'A34' OR 'LTP4' @ 8"o.c.[5]	2'–8"o.c.[6]
③	600	10d@3"o.c.[1]	10d@12"o.c.	3x OR 2–2x NOMINAL[3]	'SDS25600' @ 8"o.c.[4]	'A34' OR 'LTP4' @ 8"o.c.[5]	2'–8"o.c.[6]
④	770	10d@2"o.c.[1]	10d@12"o.c.	3x OR 2–2x NOMINAL[3]	'SDS25600' @ 4"o.c.[4]	'A34' OR 'LTP4' @ 8"o.c.[5]	1'–4"o.c.[6]
DBL SIDED ②	920	10d@4"o.c.[1]	10d@12"o.c.	3x OR 2–2x NOMINAL[3]	'SDS25600' @ 4"o.c.[4]	'A34' OR 'LTP4' @ 4"o.c.[5]	1'–4"o.c.[6]
DBL SIDED ③	1200	10d@3"o.c.[1]	10d@12"o.c.	3x OR 2–2x NOMINAL[3]	'SDS25600' @ 4"o.c.[4]	'A34' OR 'LTP4' @ 4"o.c.[5]	1'–4"o.c.[6]
DBL SIDED ④	1540	10d@2"o.c.[1]	10d@12"o.c.	3x OR 2–2x NOMINAL[3]	'SDS25600' @ 3"o.c.[4]	'A34' OR 'LTP4' @ 4"o.c.[5]	8"o.c.[6]

NOTES

1) STAGGER ROWS OF EDGE NAILING ½" APART. ON DBL SIDED WALLS, STAGGER EDGE NAILS ON PANELS ON OPPOSITE SIDES OF WALL.

2) NAILING TO ALL INTERMEDIATE FRAMING MEMBERS IN FIELD OF PANEL

3) PANEL EDGE NAILING SHALL BE STAGGERED. 2–2x FRAMING MEMBERS SUPPORTING PANEL EDGES SHALL BE FACE NAILED WITH 10d, SPACING TO MATCH PANEL EDGE NAILING, STAGGERED. STAGGER PANEL EDGES IN OPPOSITE PANELS MIN. 2'–0" APART ON DBL SIDED SHEAR WALLS.

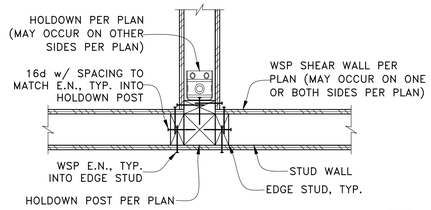
4) SCREWS SHALL HAVE MIN. 2" PENETRATION INTO RIM JOIST/ BLOCKING – USE LONGER SCREWS IF NECESSARY.

5) FRAMING CLIPS ARE ONLY REQUIRED WHERE SPECIFIED ON FRAMING DETAILS.

6) SEE GENERAL NOTES 7.6 & 7.8 FOR MORE INFORMATION.

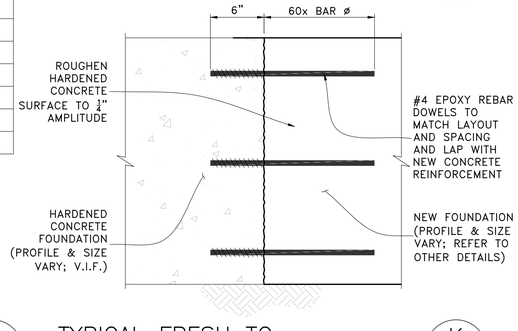
SHEAR WALL SCHEDULE (S.W.S.) (I)

SCALE: NTS



HOLDOWN AT CORNER (J)

SCALE: NTS

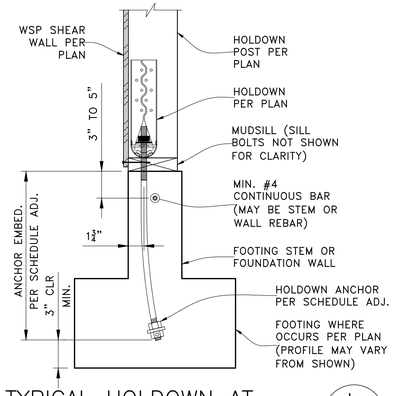


TYPICAL FRESH TO HARDENED CONCRETE (K)

SCALE: NTS

HOLDOWN SCHEDULE		
HOLDOWN	ANCHOR	ANCHOR EMBEDMENT
HDU2	SB⅝x24	18"
HDU4	SB⅝x24	18"
HDU5	SB⅝x24	18"
HDU8	SB⅞x24	18"
HDU14	SB1x30	24"

NOTES:
1) SEE GENERAL NOTE 7.7 FOR ADDITIONAL HOLDOWN SPECIFICATIONS NOT NOTED HEREIN.
2) NOT ALL FOUNDATION REINFORCEMENT SHOWN FOR CLARITY (REFER TO OTHER DETAILS)

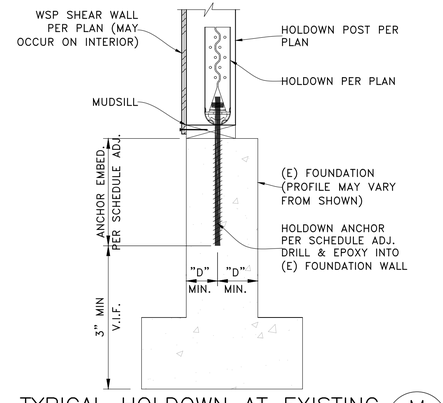


TYPICAL HOLDOWN AT FOUNDATION (L)

SCALE: NTS

HOLDOWN SCHEDULE			
HOLDOWN	ANCHOR	ANCHOR* EMBEDMENT	MIN. EDGE DISTANCE*
HDU2	⅝"ø A.T.R.	18"	3"
HDU4	⅝"ø A.T.R.	18"	3"
HDU5	⅝"ø A.T.R.	18"	3"
HDU8	⅞"ø A.T.R.	24"	4"

*V.I.F. & NOTIFY ENGINEER FOR ADDITIONAL REQUIREMENTS IF MIN. EDGE DISTANCES, EMBEDMENT OR ANCHOR CLEARANCE TO BOTTOM OF FOOTING ARE NOT ACHIEVABLE (THROUGH BOLTING WILL BE REQUIRED)



TYPICAL HOLDOWN AT EXISTING FOUNDATION (M)

SCALE: NTS

PERMIT SET

REV.	DATE	DESCRIPTION
2	10–25–23	2ND CORRECTION CYCLE RESPONSE
	09–27–23	1ST CORRECTION CYCLE RESPONSE
	02–07–23	PERMIT SET

PROJECT: ADDITIONS & ALTERATIONS
6020 94th Ave SE
Mercer Island, WA 98040

CLIENT: HADRIAN & SINDHU KNOTZ
6020 94th Ave SE
Mercer Island, WA 98040

OWEN REMICK GOLDEN — STATE OF WASHINGTON — 62797 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

ENGINEER OF RECORD

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SHEET TITLE: TYPICAL DETAILS

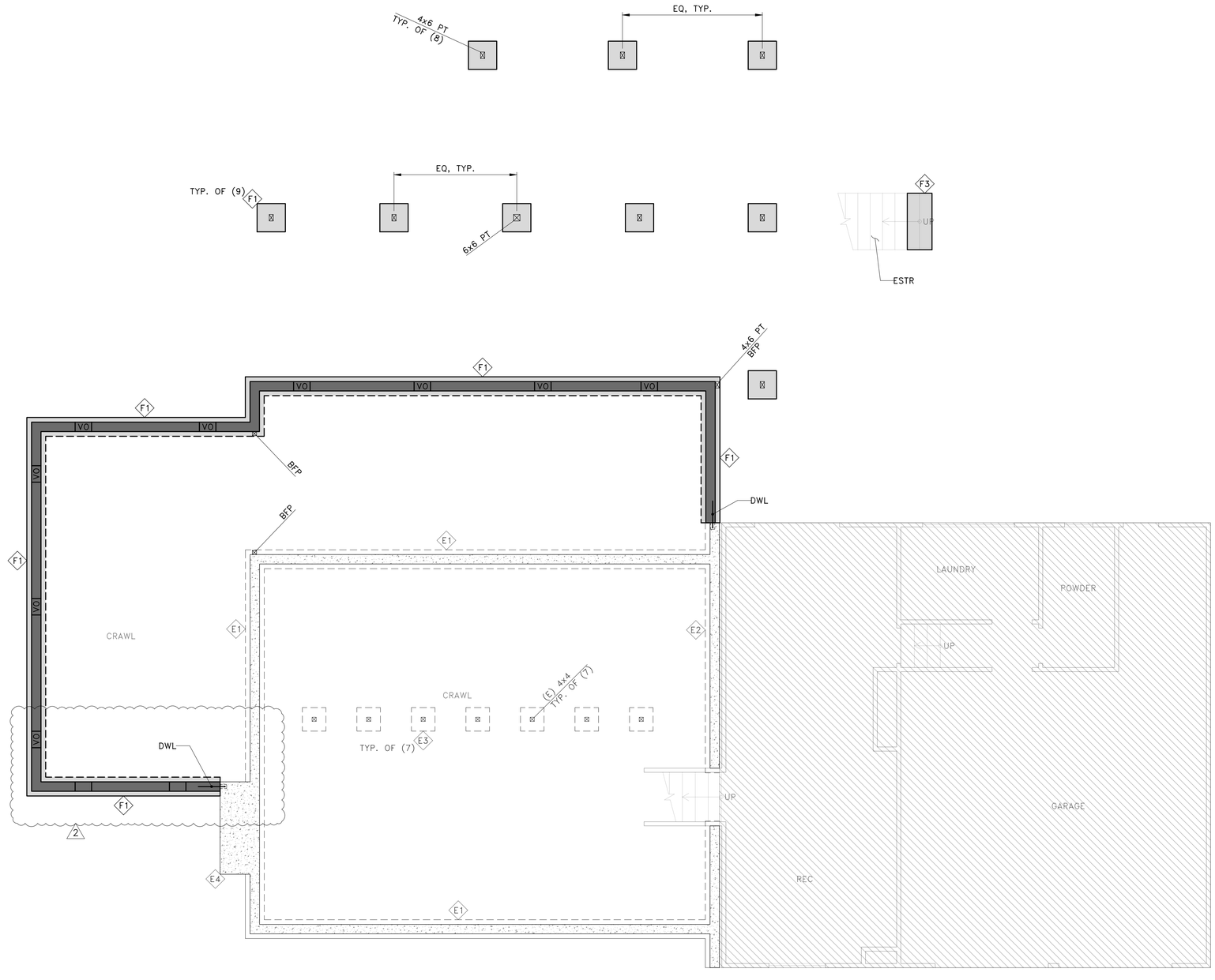
SCALE: AS NOTED
JOB NO. 22050
SHEET NO. S2

PLAN LEGEND

	CONCRETE FOUNDATION WALL PER FOUNDATION SCHEDULE BELOW
	CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE BELOW
	(E) CONCRETE FOUNDATION WALL PER FOUNDATION SCHEDULE BELOW
	(E) CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE BELOW
	NEW OR (E) STUD WALL ABOVE FLOOR
	WINDOW BY ARCH (S.A.D.)
4x4	POST ABOVE FOUNDATION PER B/S6
DWL	EPOXY REBAR DOWEL NEW TO (E) FOUNDATION PER K/S2
	NOT IN CONTRACT/ NOT IN SCOPE; (E) STRUCTURAL INFO NSFC
BFP	4x4 PT POST (U.O.N.) PER PLAN FROM T.O. FOOTING TOE TO U/S MAIN FLOOR OR DECK BEAM w/ 'LCE4Z' TO BEAM & ½"ø EPOXY ANCHORS w/ 5" EMBED. INTO CONCRETE STEM WALL PLACED 6" FROM T.O. POST & @12"o.c. VERTICAL SPACING BTWN. CENTER VERTICAL ANCHOR ROW ON POST. PLACE W.P. BARRIER (BY OTHERS) BTWN UNTREATED WOOD AND CONCRETE
VO	MAX. 14" WIDE VENT OPNG @ T.O. FNDN WALL BY ARCH. MUDSILL SHALL BE CONT. o/ T.O. OPNG & FOR 12" BEYOND EACH SIDE

FOUNDATION SCHEDULE

F1	8" CRAWLSPACE FOUNDATION WALL w/ 16"WIDE FOOTING PER A/S6
F2	2'-0"SQ. DECK PAD FOOTING PER B/S6
F3	STAIR PAD PER D/S6
E1	(E) 8" CRAWLSPACE FOUNDATION WALL w/ 16" WIDE T-FOOTING
E2	(E) 8" BASEMENT FOUNDATION WALL w/ 16" WIDE T-FOOTING
E3	(E) 20"SQ. CRAWLSPACE PAD FOOTING
E4	(E) CONCRETE CHIMNEY PAD (V.I.F.)



NORTH

PERMIT SET

REV.	DATE	DESCRIPTION
2	10-25-23	2ND CORRECTION CYCLE RESPONSE
	09-27-23	1ST CORRECTION CYCLE RESPONSE
	02-07-23	PERMIT SET

PROJECT:
ADDITIONS & ALTERATIONS
6020 94th Ave SE
Mercer Island, WA 98040

CLIENT:
HADRIAN & SINDHU KNOTZ
6020 94th Ave SE
Mercer Island, WA 98040

OWEN REMICK COLE
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62797
STRUCTURAL ENGINEER
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SHEET TITLE:
LOWER FLOOR FOUNDATION PLAN

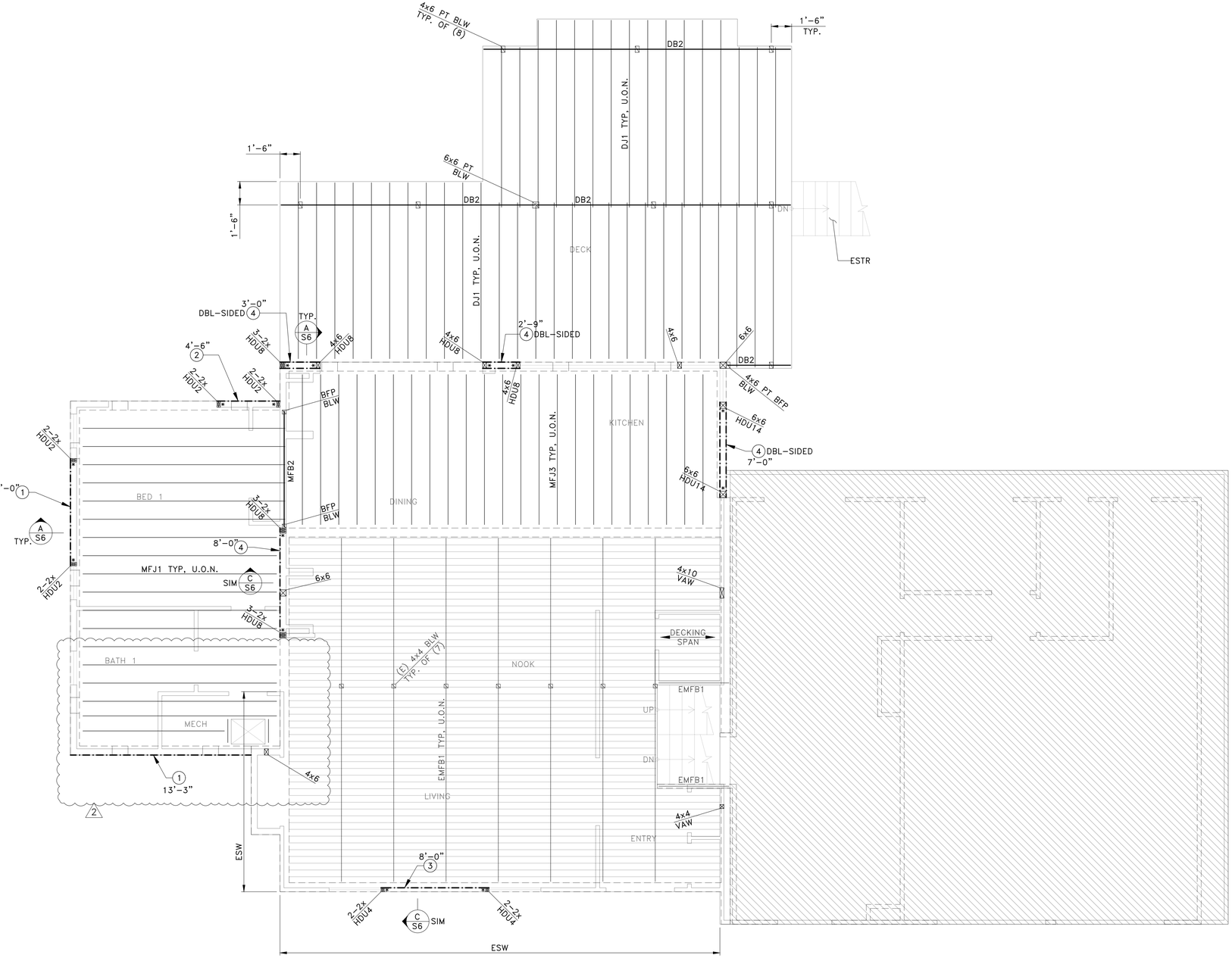
SCALE: AS NOTED
JOB NO. 22050
SHEET NO. S3

PLAN LEGEND

	NEW OR (E) STUD WALL ABOVE FLOOR
	WALL BELOW FLOOR
	WINDOW BY ARCH (S.A.D.)
(X) 'L'	½" W.S.P. SHEAR WALL TYPE (X) (I / S2) AND DETAIL w/ MIN. LENGTH 'L', PER CALLOUTS ON PLAN
4x4 OR 4x4 BLW	POST ABOVE OR BELOW FLOOR PER (E–F / S2) (B / S8)
* 2–2x HDU2	POST & HOLDOWN PER (L–M / S2)
DECKING SPAN	(E) 2x CAR DECKING SPANNING IN INDICATED DIRECTION
	NOT IN CONTRACT/ NOT IN SCOPE; (E) STRUCTURAL INFO NSFC
BFP	SEE SHEET S3 PLAN LEGEND
ESTR	EXTERIOR STAIR PER (D / S6)
ESW	EXTEND (E) STUD WALL BY REMOVING (E) TOP PLATES, SISTER–IN–KIND NEW FULL–HEIGHT STUDS TO (E) w/ 10d@6"o.c. AND PLACING NEW TOP PLATES ON TOP OF SISTER STUDS
VAW	V.I.F. THAT POST ALIGNS WHOLLY OVER (E) FOUNDATION WALL BLW. IF DIFFERENT, NOTIFY ENGR FOR ADD'L REQUIREMENTS PRIOR TO CONSTRUCTION
EHDR	(E) DROPPED HEADER OVER WALL OPENING BELOW
BEAM HANGER	FLUSH–FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)
	JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL–DEPTH BLKG EACH SIDE OF JOIST OR BEAM OVER SUPPORT

FRAMING SCHEDULE

CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
MFJ1	2x12 @16"o.c.	JB212A	(A / S6) (E / S6)
MFB2	4x10 (DROPPED)	N/A	N/A
MFJ3	2x10 @16"o.c.	JB210A	(A / S6) (E / S6)
DJ1	2x10 PT @16"o.c.	LUS210Z	(B / S6) (J / S6)
DB2	5½x9 PT GLB (DROPPED)	N/A	(B / S6)
EMFB1	(E) 4x10 @48"o.c. (DROPPED)	N/A	N/A



NORTH

PERMIT SET

REV.	DATE	DESCRIPTION
2	10–25–23	2ND CORRECTION CYCLE RESPONSE
	09–27–23	1ST CORRECTION CYCLE RESPONSE
	02–07–23	PERMIT SET

PROJECT: ADDITIONS & ALTERATIONS
6020 94th Ave SE
Mercer Island, WA 98040

CLIENT: HADRIAN & SINDHU KNOTZ
6020 94th Ave SE
Mercer Island, WA 98040

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ENGINEER OF RECORD

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SHEET TITLE: MAIN FLOOR FRAMING PLAN

SCALE: AS NOTED
JOB NO. 22050
SHEET NO. S4

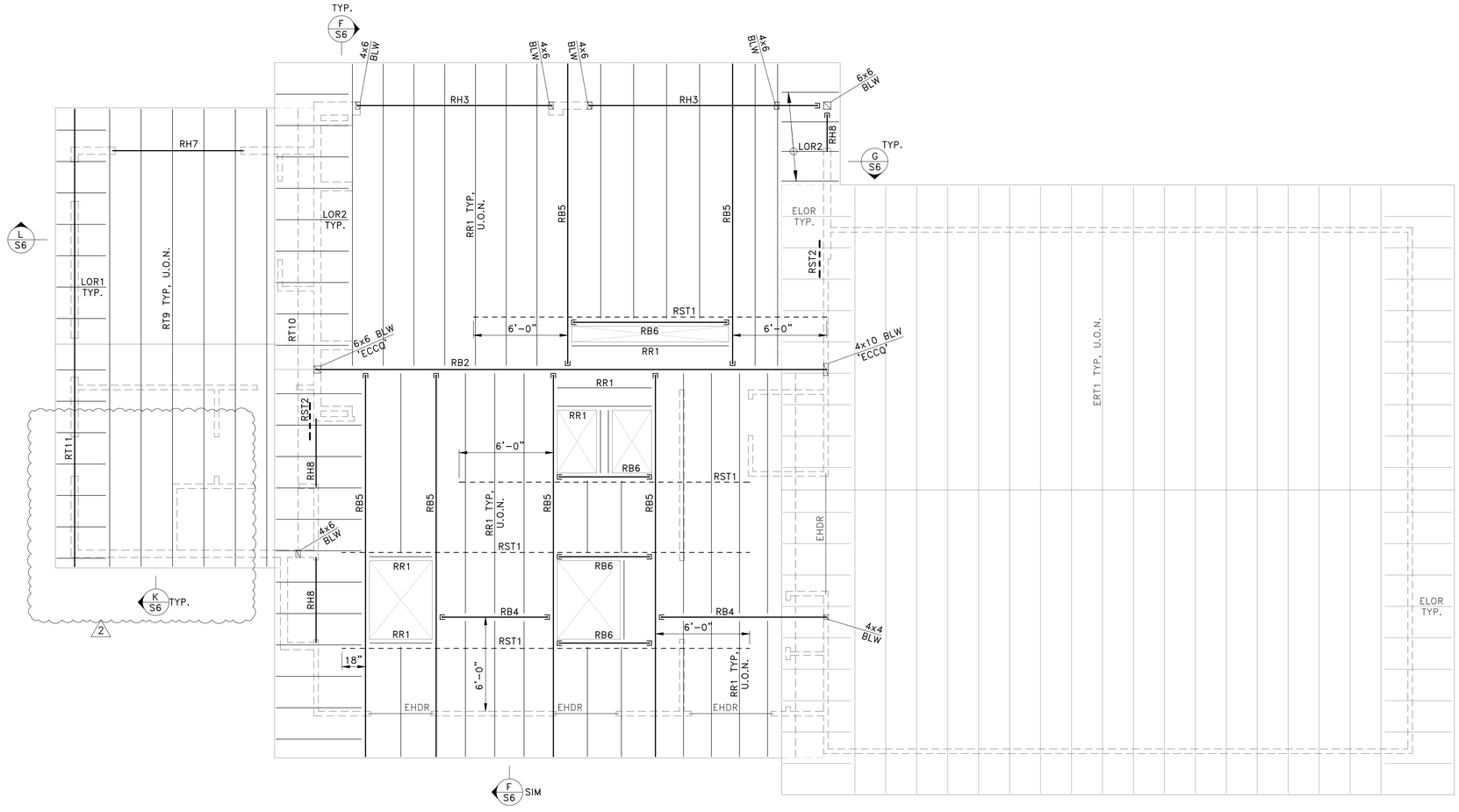
PLAN LEGEND

⊏⊐⊏⊐⊏⊐	WALL BELOW ROOF
4x4 BLW	POST BELOW ROOF PER (E–F / S2) U.O.N.
--------	METAL STRAP ON OR BELOW ROOF PER PLAN
RST1	CONT. 'CS20' STRAP o/ ROOF SHEATHING CENTERED o/ PARALLEL BEAM/ JOIST OR 2x4 FLAT BLKG. ADD FRAMING MEMBERS & BLKG AS REQ'D TO ALIGN BLW STRAP. NAIL EVERY 3RD HOLE IN STRAP.
RST2	'MSTC28' STRAP ACROSS SIDE FACE OF NEW TO (E) DBL TOP PLATE. PLACE OVER WALL SHEATHING WHERE OCCURS. SHIM w/ PLYWOOD WHERE REQ'D FOR FLUSH UNDERLAY
LOR1	TRUSS ROOF LOOKOUT RAFTERS PER (L / S6)
LOR2	STICK ROOF LOOKOUT RAFTERS PER (G / S6)
EHDR	(E) DROPPED HEADER OVER WALL OPENING BELOW
ELOR	(E) LOOKOUT RAFTERS
BEAM HANGER	FLUSH–FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)
	JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL–DEPTH BLKG EACH SIDE OF JOIST OR BEAM OVER SUPPORT

FRAMING SCHEDULE

CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
RR1	2x12 @24"o.c.	LRU212Z (SLOPED) LUS210 (STRAIGHT)	(F–G / S6) (M–N / S6)
RB2	5¼x24 PSL (RIDGE BEAM, TOP FLUSH w/ T.O. RR1)	N/A	(H / S6)
RH3	3½x12 GLB (DROPPED HEADER)	HUCQ412 (TO CORNER POST WHERE OCCURS)	(A / S2) SIM
RB4	4x12 (FLUSH w/ RR1)	HUS412	N/A
RB5	3½x11¼ PSL (FLUSH w/ RR1)	HU412 (MANUFACTURED SLOPED)	N/A
RB6	4x12 (FLUSH w/ RR1)	LUS410	N/A
RH7	4x10 (DROPPED HEADER)	N/A	(A / S2)
RH8	4x8 (DROPPED HEADER)	HUC48 (TO CORNER POST WHERE OCCURS)	(A / S2)
RT9*	COMMON GABLE TRUSSES @24"o.c.	N/A	(K / S6)
RT10*	TRUNCATED GABLE TRUSS	N/A	(I / S6) (K / S6)
RT11*	STRUCTURAL GABLE END TRUSS	N/A	(L / S6) SPANS OVER WALL OPENINGS BELOW
ERT1	(E) COMMON GABLE TRUSSES @24"o.c.	N/A	N/A

*ALL METAL–PLATE CONNECTED WOOD TRUSSES, STRUCTURAL FASCIA MEMBERS, THEIR CONNECTIONS TO OTHER TRUSSES/FASCIAS AND TRUSS EAVE BLKG ARE DESIGN–BUILD BY TRUSS SUPPLIER. REFER TO SHEET S1, GENERAL NOTE 7.10 FOR TRUSS DESIGN CRITERIA AND OTHER INFO.



NORTH

PERMIT SET

REV.	DATE	DESCRIPTION
	10–25–23	2ND CORRECTION CYCLE RESPONSE
	09–27–23	1ST CORRECTION CYCLE RESPONSE
	02–07–23	PERMIT SET

PROJECT:
ADDITIONS & ALTERATIONS
6020 94th Ave SE
Mercer Island, WA 98040

CLIENT:
HADRIAN & SINDHU KNOTZ
6020 94th Ave SE
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(206) 290–4608
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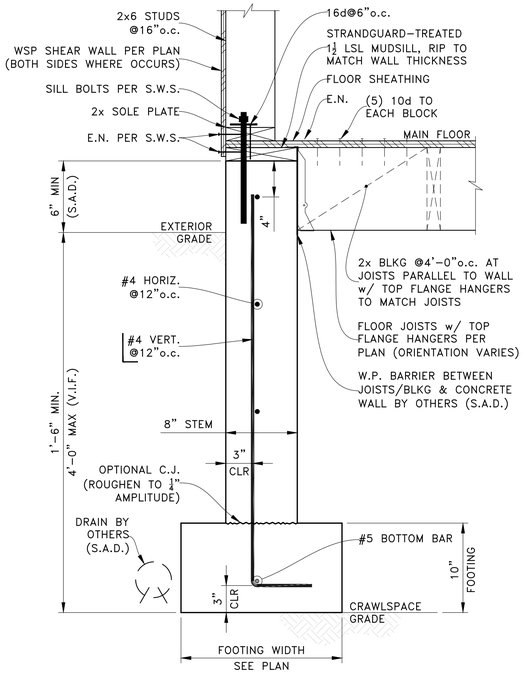
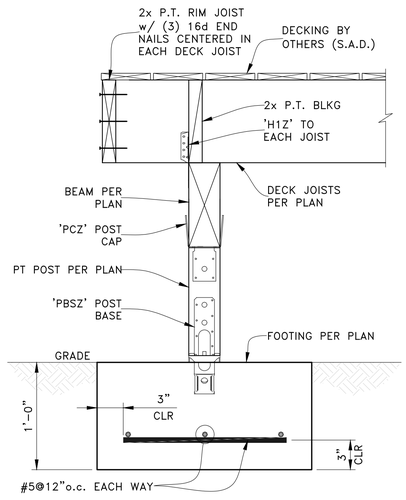
SHEET TITLE:
ROOF FRAMING PLAN

SCALE: AS NOTED
JOB NO. 22050
SHEET. NO. S5



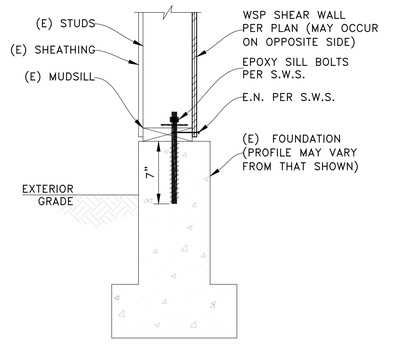
EXTERIOR CRAWLSPACE FOUNDATION WALL — A

SCALE: NTS



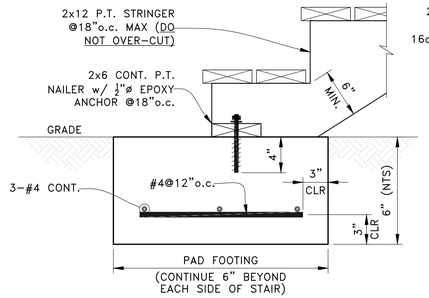
DECK PAD FOOTING — B

SCALE: NTS

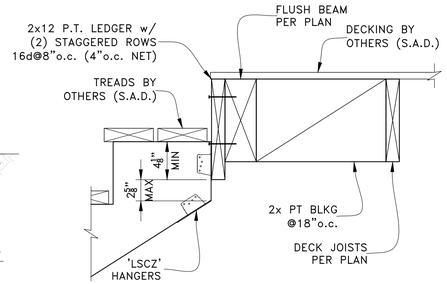


SHEAR WALL ON EXISTING FOUNDATION — C

SCALE: NTS



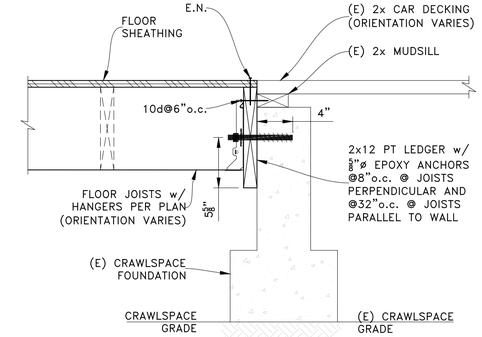
BOTTOM OF RUN



TOP OF RUN

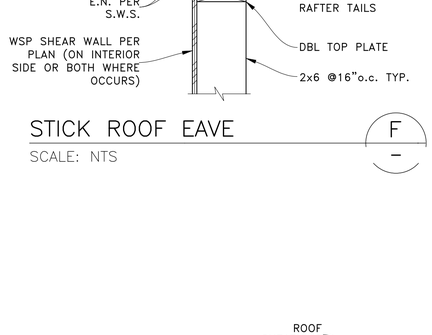
EXTERIOR STAIR — D

SCALE: NTS



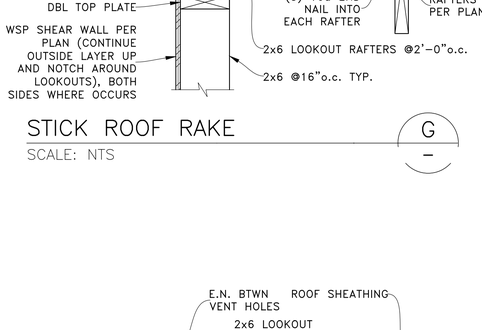
FLOOR TO EXISTING FOUNDATION — E

SCALE: NTS



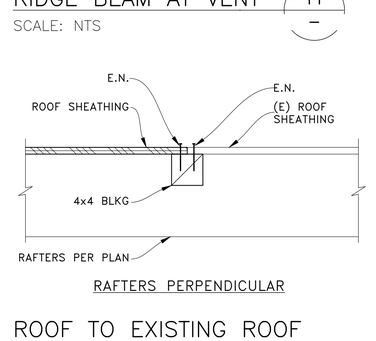
STICK ROOF EAVE — F

SCALE: NTS



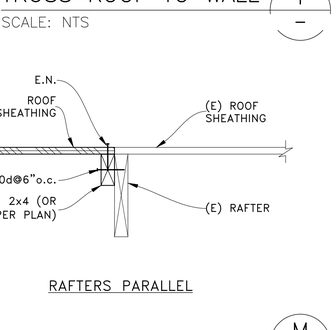
STICK ROOF RAKE — G

SCALE: NTS



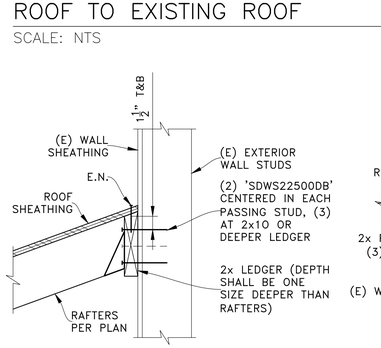
RIDGE BEAM AT VENT — H

SCALE: NTS

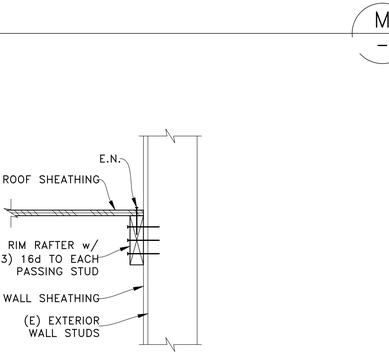


TRUSS ROOF TO WALL — I

SCALE: NTS



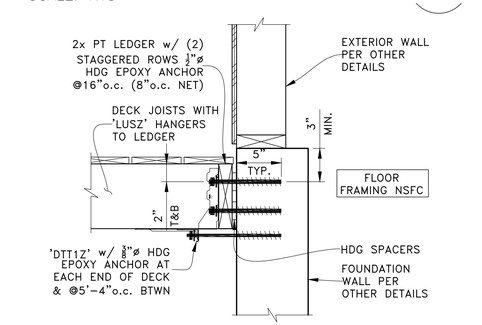
RAFTERS PERPENDICULAR



RAFTERS PARALLEL

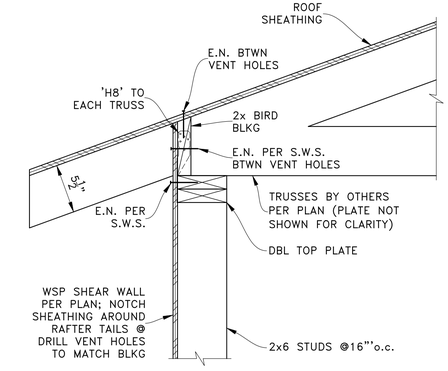
ROOF TO EXISTING ROOF — M

SCALE: NTS



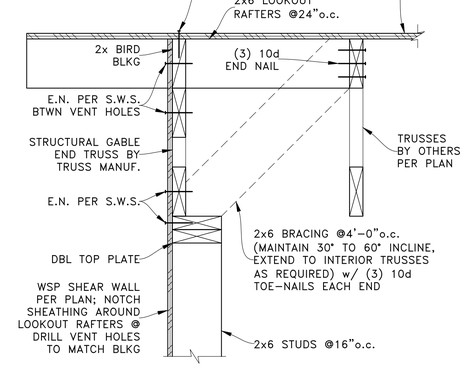
DECK TO FOUNDATION — J

SCALE: NTS



TRUSS ROOF EAVE — K

SCALE: NTS



TRUSS ROOF RAKE — L

SCALE: NTS

RAFTERS PERPENDICULAR

RAFTERS PARALLEL

ROOF TO EXISTING EXTERIOR WALL — N

SCALE: NTS

PERMIT SET

REV.	DATE	DESCRIPTION
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	09-27-23	1ST CORRECTION CYCLE RESPONSE
	02-07-23	PERMIT SET

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ADDITIONS & ALTERATIONS
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Mercier Island, WA 98040

CLIENT:
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SHEET TITLE:
SECTIONS & DETAILS

SCALE: AS NOTED
JOB NO. 22050
SHEET. NO. S6