

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Subsurface drainage placement, Shoring installation and monitoring, Verify fill material and compaction, etc.

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Retaining wall construction, Reinforcing steel and concrete placement, etc.

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Moment Frame construction, Structural steel erection, field welds and bolting, etc.

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Glass unit masonry installation, Masonry unit strength, Wall panel and veneer installation, etc.

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, etc.

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Stucco installation, Expansion anchor installations, Infiltration System, etc.

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Post tension layout, Exterior cladding, etc.

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Air Leakage Testing, Whole house ventilation, Duct Leakage Testing, Energy Credit Information, etc.

PROJECT ALERTS:

Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations, ROW restrictions, Additional Fire Code Requirements, etc.

TREE PROTECTION REQUIREMENTS:

Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

Fire Sprinkler, NFPA 13D, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler, Water Flow Alarm, etc.

WATER SUPPLY REQUIREMENTS:

Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, etc.

DRAINAGE REQUIREMENTS:

On site detention system required, Direct discharge into the lake, On site infiltration system required, No Storm Water permit required, etc.

SIDE SEWER REQUIREMENTS:

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.

APPROVED CODE ALTERNATIVES:

Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot.

Surveyor, Building height survey, Building setback survey, Impervious surface survey, etc.

GEOTECHNICAL INFORMATION:

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.

Permit number, Approved by, Date

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "*" require a separate permit. It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

Inspector Date Approved, Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, etc.

Final Inspection: Tree Restoration, Fire protection, Fuel Tank Installation, Fire Extinguishing System, Fire Alarm System, etc.

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable, Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first.

PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents. Building, Planning, Engineering, Tree, Fire

TO BE COMPLETED BY APPLICANT

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TO BE COMPLETED BY DSG

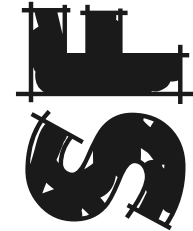
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CERTIFICATE OF OCCUPANCY issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

GENERAL NOTES

- 1. SEE CONSTRUCTION PLAN, POWER AND DATA PLAN, REFLECTED CEILING PLAN AND FINISH PLAN NOTES FOR ADDITIONAL NOTES RELATED TO EACH SPECIFIC PLAN.
2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MIGHT NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE.
3. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION.
4. IT IS INTENDED THAT THE CONTRACTOR PROVIDE COMPLETE CONSTRUCTION AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR THE ITEMS SPECIFICALLY NOTED.
5. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE NOT TO BE FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
6. THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION.
8. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED BY THE CONTRACTOR, TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK.
9. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK.
10. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE AND REFERENCE STANDARDS.
11. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
12. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED.
13. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN.
15. VERIFY LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.
17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
18. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION.
20. THE CONTRACTOR SHALL PROVIDE STRICT CONTROL AND JOB CLEANING TO PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL ACCESS INTO ADJACENT PROPERTY WITH THE PROPERTY OWNERS AS REQUIRED FOR PRICING AND CONSTRUCTION.
22. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES REMAINING.
23. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
24. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED.
25. "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.
26. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
27. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS/HER BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.
28. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT.
29. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
30. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE AND COMMUNICATION, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT.
31. THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION FOR ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, FINISH MATERIAL AND ANY ADDITIONAL SELECTIONS FOR APPROVAL PRIOR TO ORDERING.

CONSTRUCTION PLAN NOTES

- 1. SEE GENERAL NOTES.
2. THE CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION.
3. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON THE CONSTRUCTION PLAN.
4. UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
5. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL PARTITIONS ARE DIMENSIONED FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD.
7. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING WITH NO JOINTS VARYING MORE THAN 1/8 INCH OVER 6'-0" AND NO JOINTS GREATER THAN 3/16 INCH.
8. PROVIDE METAL CORNER OR EDGE BEADS AT ALL GWB TERMINATION.
9. REFER TO REFLECTED CEILING PLANS FOR GYPSUM BOARD SOFFITS, CEILINGS AND PLENUM BARRIER LOCATIONS.
10. FOR DOORS THAT ARE NOT LOCATED BY SPECIFIC PLAN DIMENSIONS, REFER TO TYPICAL DOOR JAMB DIMENSIONS.
11. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR BY 3/8 INCH MAXIMUM.
12. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
13. ALL GLASS SHALL BE CLEAR GLASS, U.N.O.
14. ALL MILLWORK ABOVE 4'-0" SHALL BE BOLTED TO PARTITION.
15. INSTALL ALL NEW OR RELOCATED APPLIANCES SPECIFIED AND ALL EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
16. PROVIDE BLOCKING FOR ALL "IN CONTRACT" WALL MOUNTED SHELVES, FIXTURES, AND MILLWORK.
17. DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O.
18. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, U.N.O.
19. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
20. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.

POWER & DATA PLAN NOTES

- 1. SEE GENERAL NOTES.
2. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN.
3. ARCHITECTURAL DRAWINGS DETERMINE THE LOCATION OF OUTLETS AND SUPERSEDE CONSULTANTS DRAWINGS.
4. ELECTRICAL DESIGN TO BE HANDLED AS DESIGN/BUILD, WHERE APPLICABLE.
5. FURNITURE AND EQUIPMENT IS SHOWN FOR COORDINATION OF OUTLETS AND DEVICES ONLY.
6. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE.
7. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.
8. ALL ELECTRICAL AND COMMUNICATION OUTLETS AND SWITCHES SHALL BE THE SAME COLOR AS THE COVER PLATE.
9. STANDARD MOUNTING HEIGHTS: ELECTRICAL AND COMMUNICATION OUTLETS +18" A.F.F. TO CENTER OF BOX.
10. ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 6" FROM THE LATCH SIDE OF THE DOORFRAME, U.N.O.
11. SPECIAL OUTLET MOUNTING HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.
12. AT ALL VOICE AND DATA LOCATIONS PROVIDE MUD RING AND PULL STRING OR CONDUIT IF REQUIRED BY LOCAL BUILDING OFFICIAL.
13. ALL ELECTRICAL, MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR.
14. OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0".
15. COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS.
16. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED.
17. UPON COMPLETION OF OUTLET LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
18. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
19. MAINTAIN 4 INCH HORIZONTAL CLEARANCE IN BOTH DIRECTION MINIMUM FROM EDGE OF COVER PLATE.
21. WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 6" FROM THE CORNER.

REFLECTED CEILING PLAN NOTES

- 1. SEE GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC.
3. REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY.
5. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE GOVERNING AUTHORITY.
6. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES.
7. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED, U.N.O.
8. ALL SWITCHES, OUTLETS, THERMOSTATS OR ANY OTHER ELECTRICAL ITEMS SHOWN ON PLAN SIDE BY SIDE BUT CALLED OUT AT DIFFERENT HEIGHTS SHOULD BE STACKED VERTICALLY.
9. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE.
10. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.
11. ACCESS PANEL TYPE AND LOCATION SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.
12. ALL ELECTRICAL AND MECHANICAL THERMOSTATS, AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR.
13. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTER OF SWITCH.
14. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES AND ASSOCIATED ITEMS.
15. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, AND FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS, AND SPECIFICATIONS.
16. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH MAIN RUNNER, DUCTS, STRUCTURAL, HVAC (E) CONDUIT PRIOR TO FRAMING FOR LIGHTS.
17. SUBMIT GRILLE, THERMOSTAT AND OTHER FIXTURES AND ELEMENT LAYOUT TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
18. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS.
19. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
20. INSTALL LIGHT FIXTURES WITH PROTECTIVE MYLAR OR SIMILAR COVER OVER LOUVER LENS, BAFFLE, AND THE LIKE.
21. WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 6" FROM THE CORNER.

ELECTRICAL PLAN NOTES

- 1. SEE GENERAL NOTES.
2. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN.
3. DESIGNER'S DRAWINGS DETERMINE THE LOCATION OF OUTLETS AND SUPERSEDE CONSULTANTS DRAWINGS.
4. ELECTRICAL DESIGN TO BE HANDLED AS DESIGN/BUILD.
5. FURNITURE AND EQUIPMENT IS SHOWN FOR COORDINATION OF OUTLETS AND DEVICES ONLY.
6. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE.
7. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER, INSTALL BOTH ALIGNED VERTICALLY.
8. ALL ELECTRICAL AND COMMUNICATION OUTLETS AND SWITCHES SHALL BE THE SAME COLOR AS THE COVER PLATE.
9. STANDARD MOUNTING HEIGHTS:
A. ELECTRICAL AND COMMUNICATION OUTLETS @ 18" A.F.F. TO CENTER OF BOX.
B. WALL-MOUNTED TELEPHONES @ 50" A.F.F. TO CENTER OF BOX.
C. SWITCHES @ 44" A.F.F.
10. ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 6" FROM THE LATCH SIDE OF THE DOOR FRAME, U.N.O.
11. SPECIAL OUTLET MOUNTING HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.
12. AT ALL VOICE AND DATA LOCATIONS PROVIDE MUD RING AND PULL STRING OR CONDUIT IF REQUIRED BY LOCAL BUILDING OFFICIAL.
13. ALL ELECTRICAL, MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR.
14. OUTLETS SHOWN BACK-TO-BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0".
15. COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS.
16. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED.
17. UPON COMPLETION OF OUTLET LAYOUT, THE CONTRACTOR SHALL NOTIFY THE DESIGNER.
18. FURNISH AND INSTALL UNDERWRITER'S LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
19. MAINTAIN 4 INCH HORIZONTAL CLEARANCE IN BOTH DIRECTION MINIMUM FROM EDGE OF COVER PLATE.
20. INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE OF MONUMENT.
21. WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 6" FROM THE CORNER.

FINISH PLAN NOTES

- 1. SEE GENERAL NOTES.
2. PAINTING - NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS, WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
3. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS AND CARPET.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FINISHES WITHIN THE CONSTRUCTION SCHEDULE.
5. THE CONTRACTOR SHALL MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS.
6. SEE FINISH PLAN, INTERIOR ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH.
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A CARPET SEAMING DIAGRAM AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
8. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR COLOR FINISH OF ALL WALL-MOUNTED DEVICES ON ACCENT COLORED WALLS SUCH THAT DEVICES SHALL MATCH THE COLOR OF THE WALL.
PAINT SCHEDULE FOR INTERIOR SURFACES
BENJAMIN MOORE OR EQUAL. REFER TO FINISH PLAN FOR COLOR SELECTIONS.
1. GYPSUM WALLBOARD: WALLS AND CEILINGS
A. LATEX, EGGSHELL, CLEAN AND ROLL ON THREE-COAT SYSTEM.
1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
2. FERROUS METAL: HOLLOW METAL DOORS AND FRAMES, HANDRAILS, EXPOSED MISCELLANEOUS METALS.
A. ACRYLIC SEMI-GLOSS, SAND EXISTING METAL AND BRUSH ON THREE-COAT SYSTEM.
1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. WOOD: WOOD TRIM, WOOD DOORS AND FRAMES
A. ACRYLIC SEMI-GLOSS, SAND EXISTING WOOD AND BRUSH ON THREE-COAT SYSTEM.
1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
GENERAL LIGHTING NOTES
1. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC.
2. REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY.
3. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE-RATED ELEMENTS AS REQUIRED BY THE GOVERNING AUTHORITY.
4. PERIMETER CEILING ANGLE WHERE OCCURS SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES.
5. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED.
6. ALL SWITCHES, OUTLETS, THERMOSTATS OR ANY OTHER ELECTRICAL ITEMS SHOWN ON PLAN SIDE BY SIDE BUT CALLED OUT AT DIFFERENT HEIGHTS SHOULD BE STACKED VERTICALLY.
7. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE.
8. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER, INSTALL BOTH ALIGNED VERTICALLY.
9. ACCESS PANEL TYPE AND LOCATION SHALL BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR APPROVAL PRIOR TO COMMENCING WORK.
10. ALL ELECTRICAL AND MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18 INCHES OF THE END OF A WALL OR A DOOR.
11. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48 INCHES ABOVE FINISHED FLOOR TO CENTER OF SWITCH.
12. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES AND ASSOCIATED ITEMS.
13. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING AND FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS.
14. CONTRACTOR TO NOTIFY ARCHITECT/DESIGNER OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH MAIN RUNNER, DUCTS, STRUCTURAL, HVAC (E) CONDUIT PRIOR TO FRAMING FOR LIGHTS.
15. SUBMIT GRILLE, THERMOSTAT AND OTHER FIXTURES AND ELEMENT LAYOUT TO THE ARCHITECT/DESIGNER FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
16. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS.
17. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
18. INSTALL LIGHT FIXTURES WITH PROTECTIVE MYLAR OR SIMILAR COVER OVER LOUVER LENS, BAFFLE, AND THE LIKE.



SUZANNE ZAHR INC.

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM

NIEDERMAN RESIDENCE

REMODEL / ADDITION

6800 96TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

16017

9221

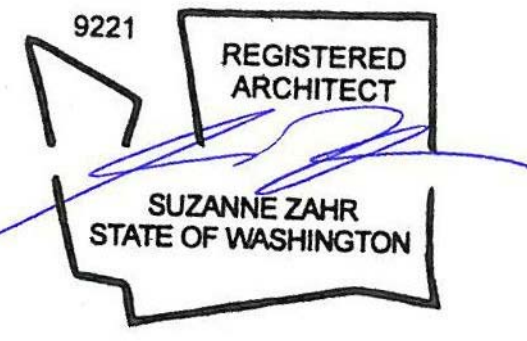


Table with 2 columns: ISSUED / REVISIONS, DATE. PERMIT SET, 07/18/17.

GENERAL NOTES

SHEET NUMBER

A0.1

PERMIT SET



TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 89°59'33" EAST, ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 185 FEET, THENCE NORTHERLY AT RIGHT ANGLES TO A POINT ON A LINE WHICH IS PARALLEL TO AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE EASTERLY AT RIGHT ANGLES TO A POINT ON A LINE WHICH IS PARALLEL TO AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE PRESENT SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG SHORELINE, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, THENCE WESTERLY, ALONG SAID SOUTHERLY LINE 311.94 FEET MORE OR LESS, TO A POINT WHICH IS 10 FEET EASTERLY, MEASURED ALONG SOUTHERLY LINE

BASIS OF BEARINGS

ACCEPTED A BEARING OF N89°59'33"E ALONG THE CENTERLINE OF CURTIS ST

REFERENCES

- ROS, VOL42, PG150; REC# 8411159007
- ROS, VOL88, PG248; REC# 9208249018
- ROS, VOL101, PG185; REC# 9412229001
- UNRECORDED SURVEY BY HBRANK, STEADMAN

LEGEND

	ASPHALT SURFACE		GUY POLE
	BUILDING		HEDGE ROW
	CONCRETE SURFACE		LINE STAKE POST
	CONCRETE WALL		POWER (UNDERGROUND)
	CONTOUR (MAJOR)		POWER POLE
	CONTOUR (MINOR)		POWER VAULT
	FENCE LINE (WOOD)		STORM CATCH BASIN
	INLET (TYPE 250A)		STORM DRAIN LINE
	ROCKERY		UTILITY LINE
	REBAR AS NOTED (FOUND)		WATER LINE
	REBAR & CAP (SET, LS# 15025)		WATER METER
	NAIL AS NOTED		WATER VALVE
	TEL SENTRY		YARD LIGHT
	TREE (AS NOTED)		
	GAS METER		
	IRON PIPE (FOUND)		
	FIRE HYDRANT		
	GAS LINE		
	GAS VALVE		

VERTICAL DATUM

CITY OF MERCER ISLAND=4135
ELEV=158.465
1/4" BRASS PIN IN CONC
INTERSECTION OF E MERCER WAY & SE 68TH ST

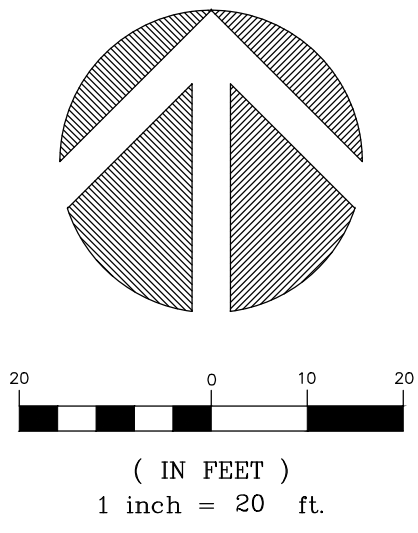
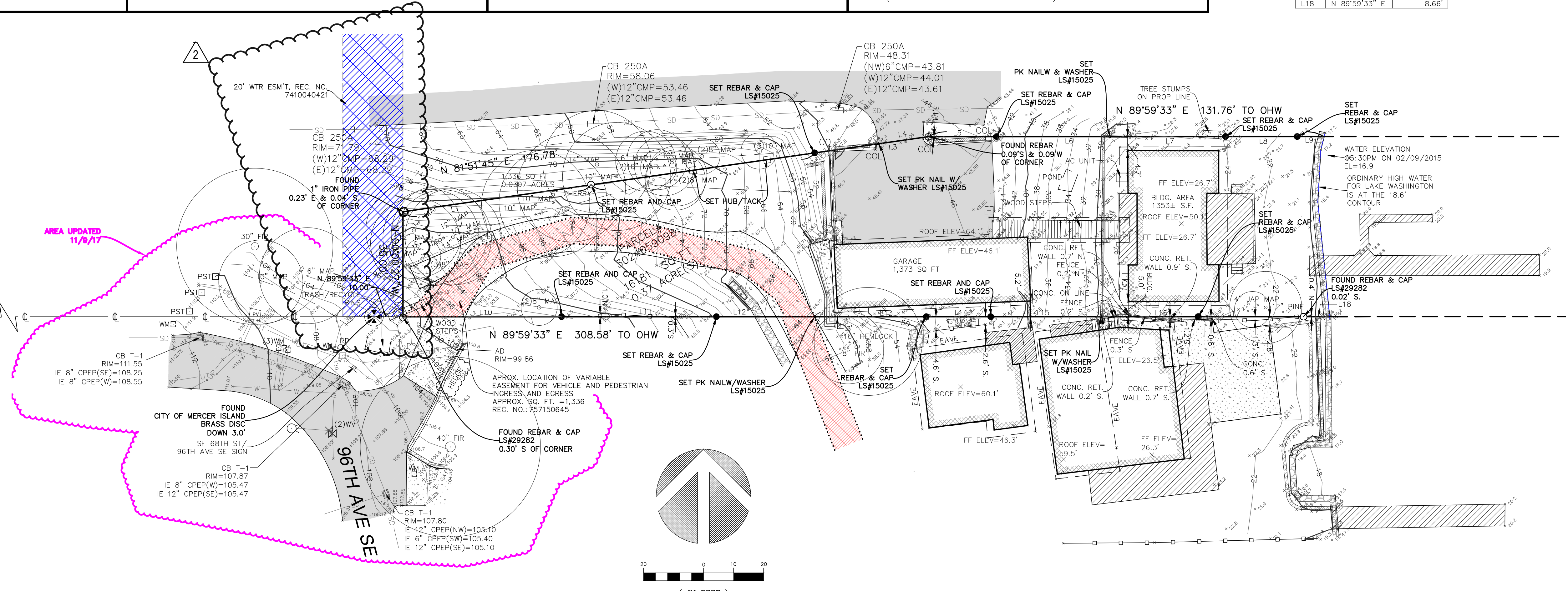
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- TOTAL SITE UPLAND AREA TO OHW IS 16181± SQUARE FEET OR 0.37± ACRES.
- SUBJECT PROPERTY TAX PARCEL NO. 3024059098
- INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

SCHEDULE B ITEMS

- PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 611089776, EFFECTIVE DATE: NOVEMBER 17, 2014 AT 8:00AM
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: MERCER ISLAND SEWER DISTRICT PURPOSE: PIPELINE RECORDING DATE: JUNE 19, 1969 RECORDING NO.: 57509033 AFFECTS: A PORTION OF THE SECOND CLASS SHORELANDS "AS CONSTRUCTED"
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: VEHICLE AND PEDESTRIAN INGRESS AND EGRESS RECORDING DATE: JULY 15, 1975 RECORDING NO.: 7507150645 AFFECTS: A PORTION OF THE PROPERTY HEREIN DESCRIBED PLOTTED APPROXIMATE LOCATION. DESCRIPTION IS ERRONEOUS.
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: GAS PIPELINE RECORDING DATE: OCTOBER 2, 1992 RECORDING NO.: 9210020323 AFFECTS: A PORTION OF THE PROPERTY HEREIN DESCRIBED (NOT PLOTTABLE-AS CONSTRUCTED)

LINE	BEARING	DISTANCE
L1	N 81°51'45" E	63.27'
L2	N 81°51'45" E	75.23'
L3	N 81°51'45" E	21.47'
L4	N 81°51'45" E	16.81'
L5	N 89°59'05" W	22.60'
L6	N 89°58'33" E	37.84'
L7	N 89°59'49" E	38.49'
L8	N 89°57'50" E	23.89'
L9	N 89°56'13" W	8.94'
L10	N 89°58'35" E	52.85'
L11	N 89°59'48" E	51.54'
L12	N 89°59'33" E	32.85'
L13	N 89°59'33" E	37.03'
L14	N 89°59'33" E	21.49'
L15	N 89°59'33" E	36.81'
L16	N 89°59'33" E	32.29'
L17	N 89°59'33" E	35.06'
L18	N 89°59'33" E	8.66'

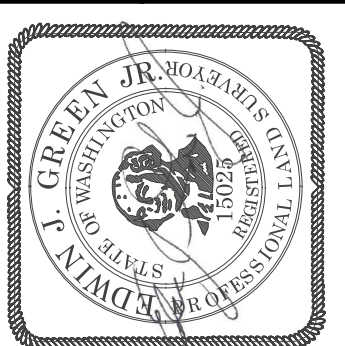


VICINITY MAP



TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE NE 1/4 OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
TAX PARCEL NO. 3024059098

NIEDRMAN RESIDENCE
6800 96TH AVE SE
MERCER ISLAND, WA

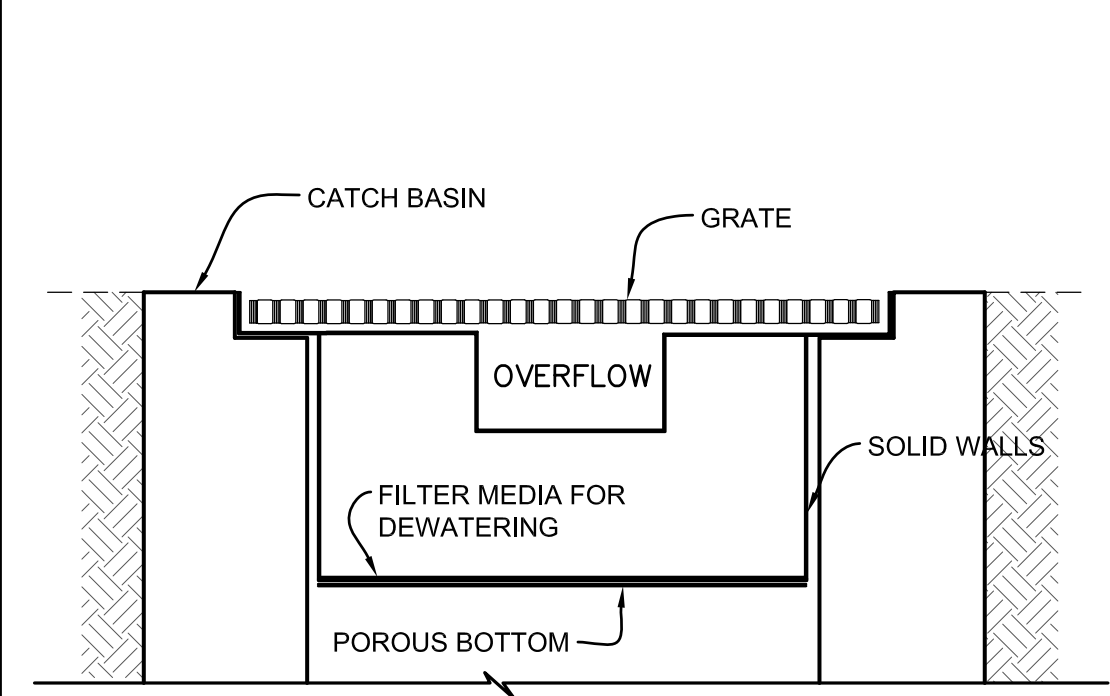
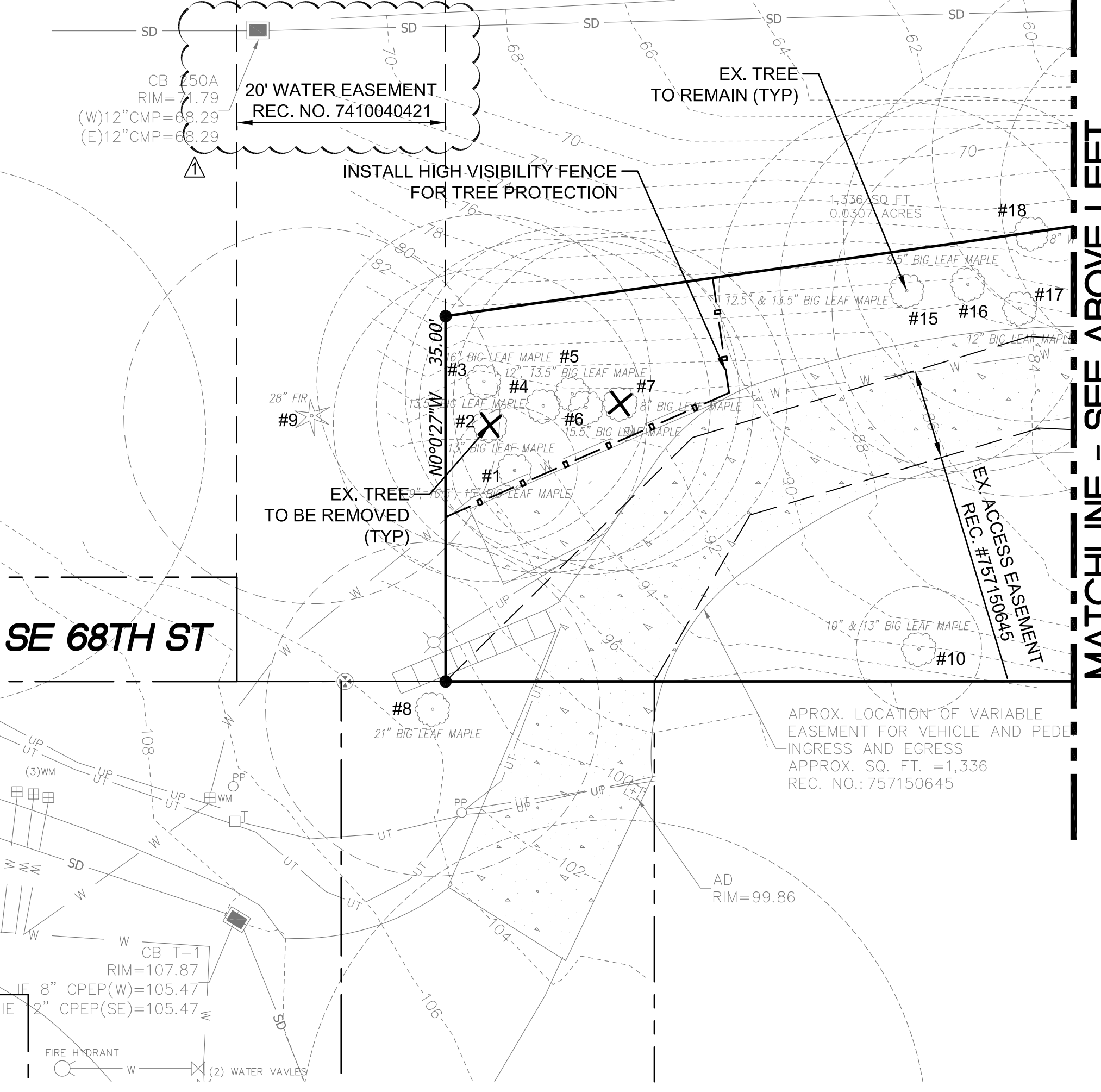
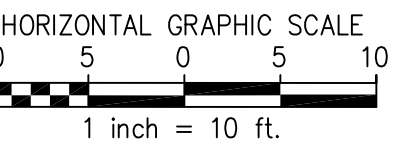
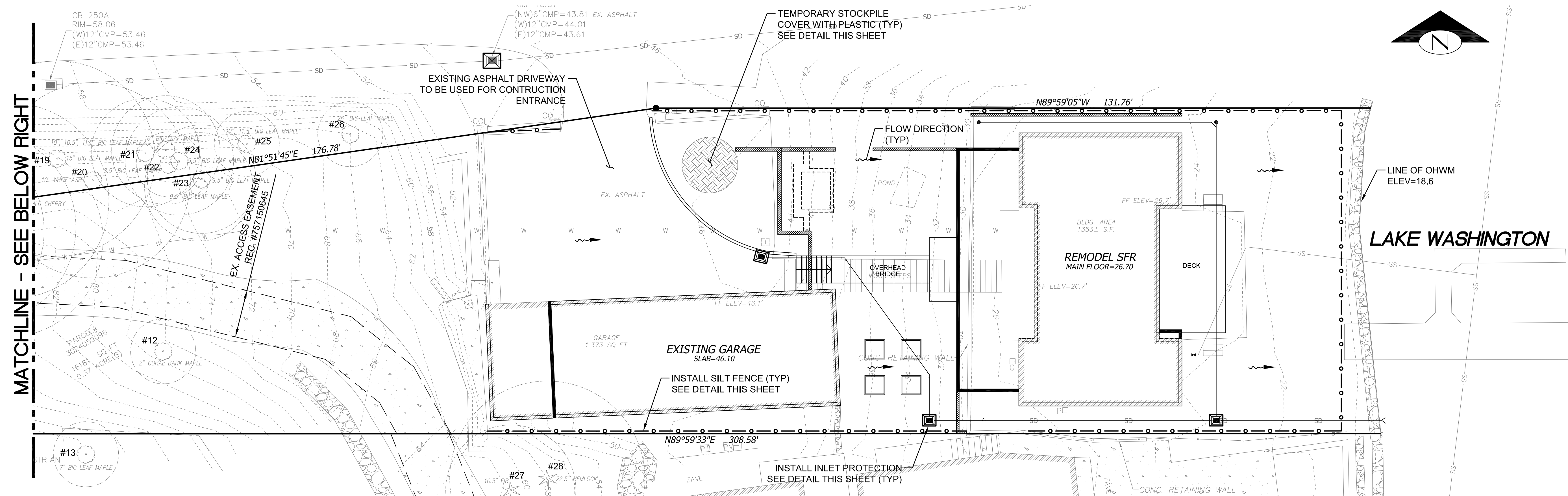


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4498 support@terrane.net
www.terrane.net

JOB NUMBER:	150161
DATE:	3/30/15
DRAFTED BY:	AB
CHECKED BY:	EJG/JGM
SCALE:	1"= 20'
REVISION HISTORY	
9/13/16	ESMNT, SCHEDULE B
9/20/16	UPDATE DRAWING
11/9/17	ADDTL TOPO
12/01/17	TITLE BLOCK
1/22/18	WTR ESMT
SHEET NUMBER	
1 OF 1	

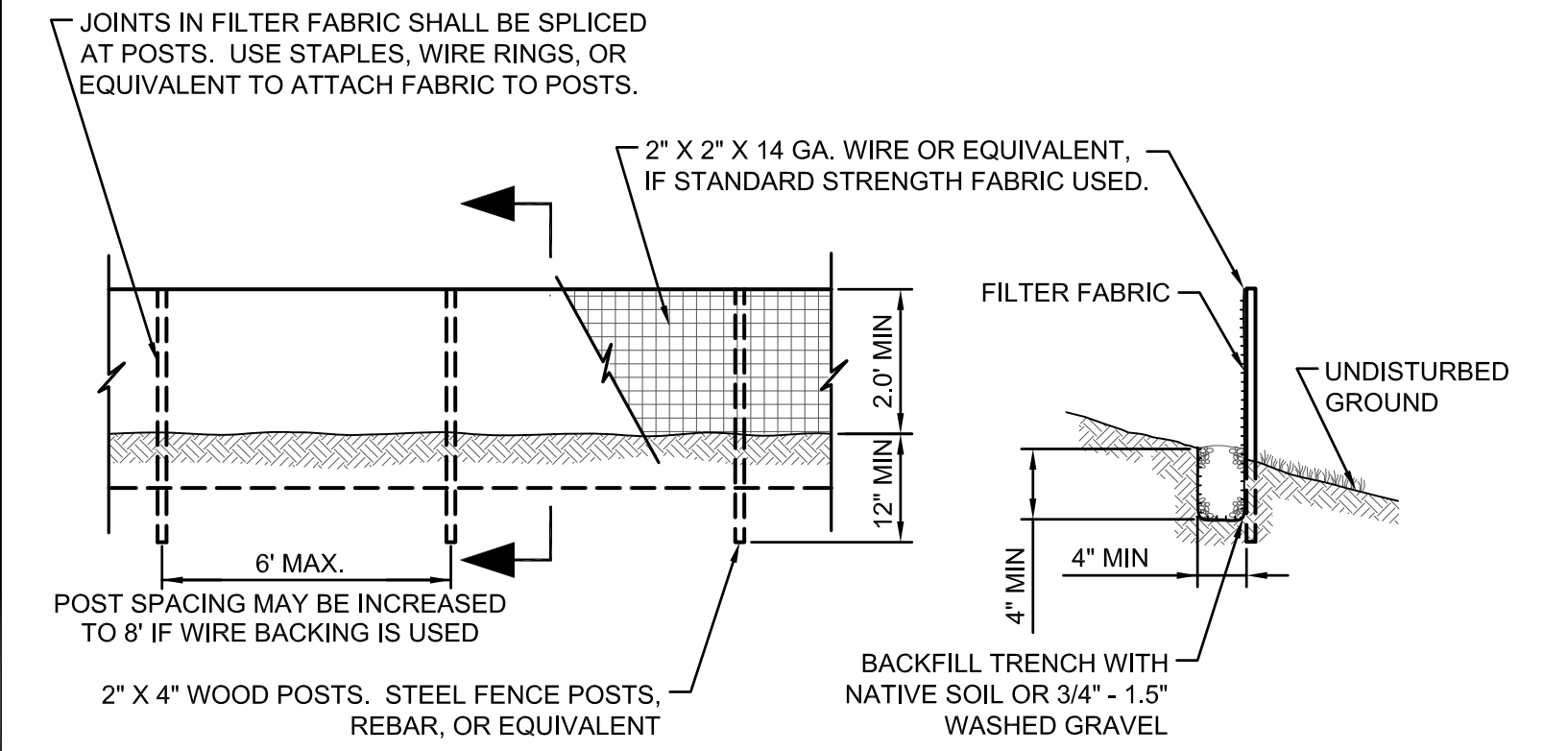


Jan 22, 2018 8:17pm Han Phan L:\Working\17460 - 6800 96th Ave SE (Niedermerman Residence)\CADD\Drawings\17460-PS-CI.dwg Layout Name: Layout1



NOTES:
 THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 CUBIC FEET OF STORAGE WITH THE MEANS TO DEWATER THE STORED SEDIMENT, PROVIDE AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

INLET PROTECTION DETAIL
 PER 2016 KCSWDM FIGURE C.3.9.B
 SCALE: NONE



NOTES:
 FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL
 PER 2016 KCSWDM FIGURE C.3.6.A
 SCALE: NONE

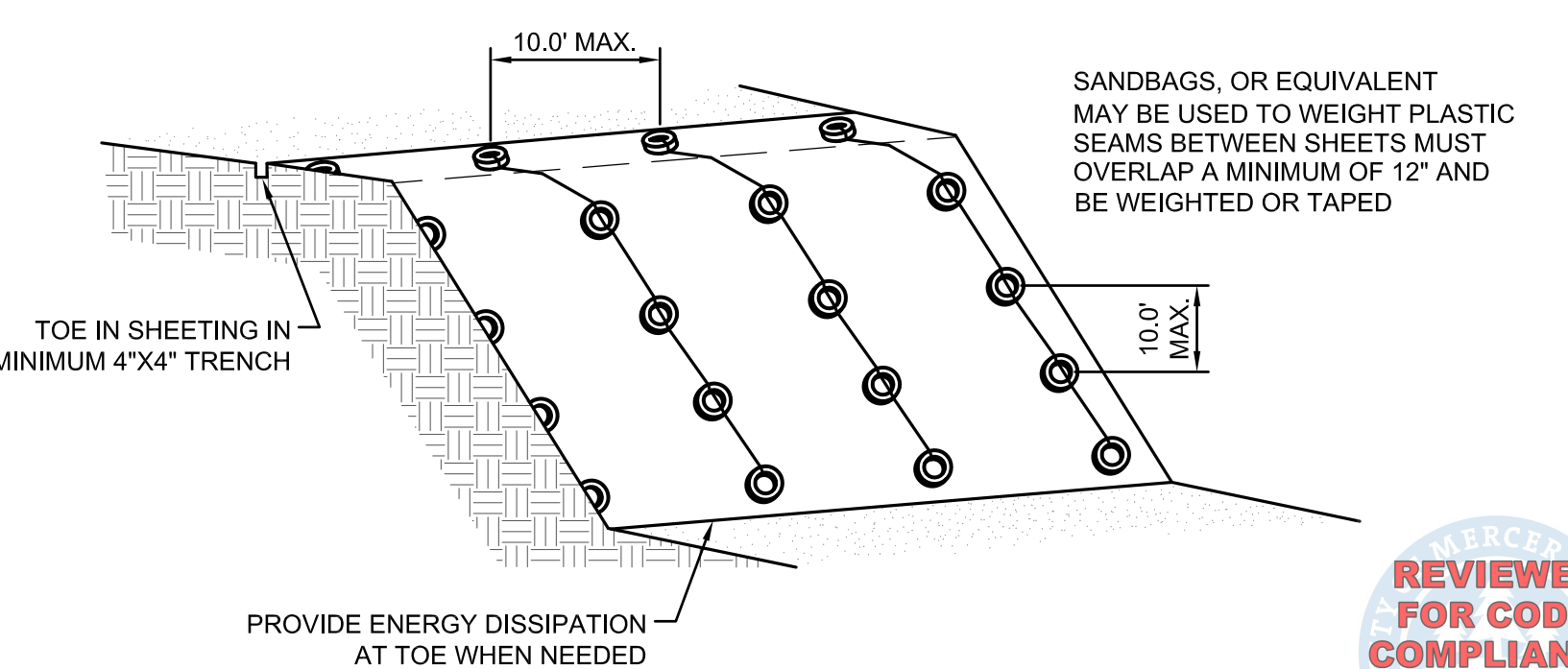
- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - RIGHT OF WAY LINE
 - - - RIGHT OF WAY CENTERLINE
 - - - EASEMENT LINE
 - ▭ PROPOSED ADDITION STRUCTURE



Know what's below.
 Call before you dig.

TREE INVENTORY:

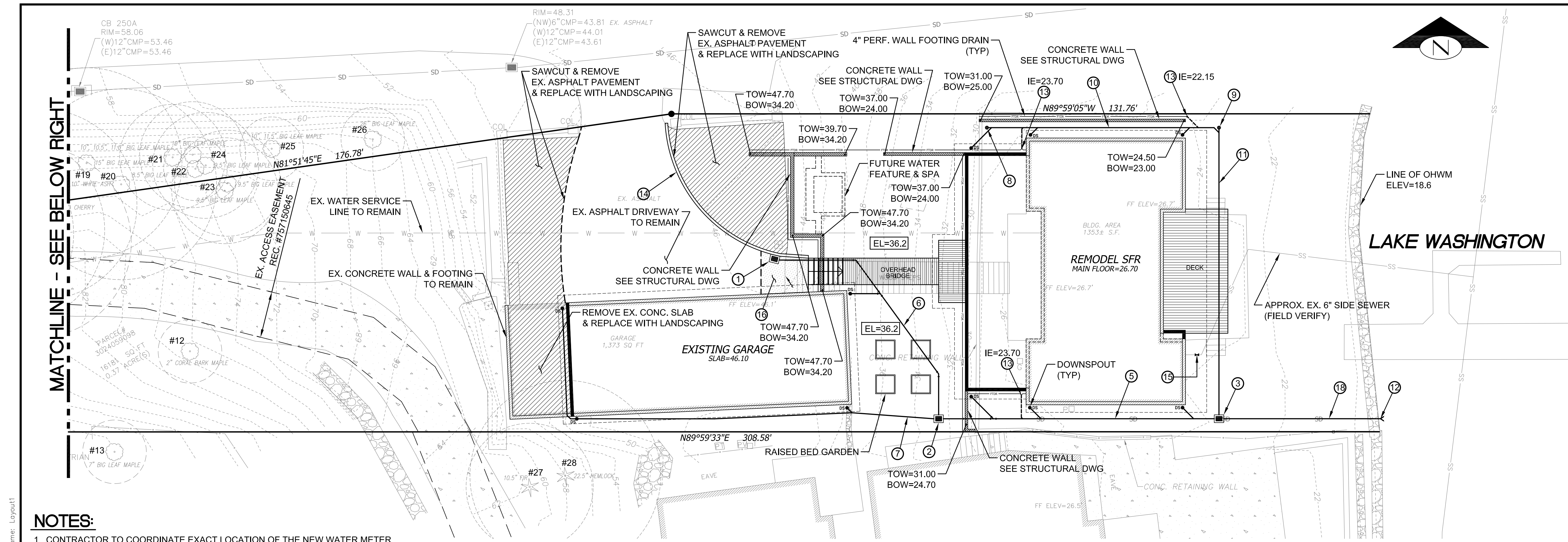
Tree ID	Tree Size	Tree Species	Regulation Status
#1	9", 10.5", 15"	BIG LEAF MAPLE	REGULATED-YES
#2	13"	BIG LEAF MAPLE	REGULATED-YES
#3	16"	BIG LEAF MAPLE	REGULATED-YES
#4	13.5"	BIG LEAF MAPLE	REGULATED-YES
#5	12.5", 13.5"	BIG LEAF MAPLE	REGULATED-YES
#6	15.5"	BIG LEAF MAPLE	REGULATED-YES
#7	8"	BIG LEAF MAPLE	REGULATED-YES
#8	21"	BIG LEAF MAPLE	REGULATED-YES
#9	28"	DOUGLAS FIR	REGULATED-YES
#10	10", 13"	BIG LEAF MAPLE	REGULATED-YES
#12	2"	CORAL BARK MAPLE	REGULATED-NO
#13	7"	BIG LEAF MAPLE	REGULATED-YES
#15	12.5", 13.5"	BIG LEAF MAPLE	REGULATED-YES
#16	9.5"	BIG LEAF MAPLE	REGULATED-YES
#17	12"	BIG LEAF MAPLE	REGULATED-YES
#18	8"	WILD CHERRY	REGULATED-YES
#19	15"	BIG LEAF MAPLE	REGULATED-YES
#20	10"	WHITE ASH	REGULATED-YES
#21	10", 10.5", 11.5"	BIG LEAF MAPLE	REGULATED-YES
#22	8.5"	BIG LEAF MAPLE	REGULATED-YES
#23	9.5"	BIG LEAF MAPLE	REGULATED-YES
#24	9.5"	BIG LEAF MAPLE	REGULATED-YES
#25	10", 11.5"	BIG LEAF MAPLE	REGULATED-YES
#26	26"	BIG LEAF MAPLE	REGULATED-YES
#27	10.5"	GRAND FIR	REGULATED-YES
#28	22.5"	HEMLOCK	REGULATED-YES



PLASTIC COVERING DETAIL
 PER 2016 KCSWDM FIGURE C.3.4.A
 SCALE: NONE



REFERENCE SHEET NO. 	SHEET 1 OF 3 SHEETS																
NIEDERMAN RESIDENCE 6800 96TH AVE SE MERCER ISLAND, WA 98040																	
TREE PROTECTION PLAN TESC PLAN AND DETAILS																	
PGC, LLC Land Development and Civil Engineering Consultants 5130 South 166th Lane Seattle, WA 98188 T (206) 229-6422	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">JOB NO.</td> <td style="width: 25%;">ISSUE DATE</td> <td style="width: 25%;">DESIGNED BY:</td> <td style="width: 25%;">PROJ. MNGR:</td> </tr> <tr> <td>R17650</td> <td>1-22-2018</td> <td>L. VU</td> <td>H.H. PHAN</td> </tr> <tr> <td>DRAWN BY:</td> <td>L. VU</td> <td>CHECKED BY:</td> <td>H.H. PHAN</td> </tr> </table>	JOB NO.	ISSUE DATE	DESIGNED BY:	PROJ. MNGR:	R17650	1-22-2018	L. VU	H.H. PHAN	DRAWN BY:	L. VU	CHECKED BY:	H.H. PHAN				
JOB NO.	ISSUE DATE	DESIGNED BY:	PROJ. MNGR:														
R17650	1-22-2018	L. VU	H.H. PHAN														
DRAWN BY:	L. VU	CHECKED BY:	H.H. PHAN														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td>1</td> <td>1-22-18</td> <td>HPH</td> <td>SUB 2 PERMIT</td> </tr> </table>	NO.	DATE	BY	REVISION DESCRIPTION	1	1-22-18	HPH	SUB 2 PERMIT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>								
NO.	DATE	BY	REVISION DESCRIPTION														
1	1-22-18	HPH	SUB 2 PERMIT														



MATCHLINE - SEE BELOW RIGHT

MATCHLINE - SEE ABOVE LEFT

REFERENCE SHEET NO. **Q2**
 SHEET **2** OF **3** SHEETS

NIEDERMAN RESIDENCE
 6800 96TH AVE SE
 MERCER ISLAND, WA 98040
 STORMWATER / UTILITY
 PLAN AND DETAILS



PBC, LLC
 Land Development and Civil Engineering Consultants
 5130 South 166th Lane
 SeaTac, WA 98188
 T (206) 229-6422

- NOTES:**
- CONTRACTOR TO COORDINATE EXACT LOCATION OF THE NEW WATER METER WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.

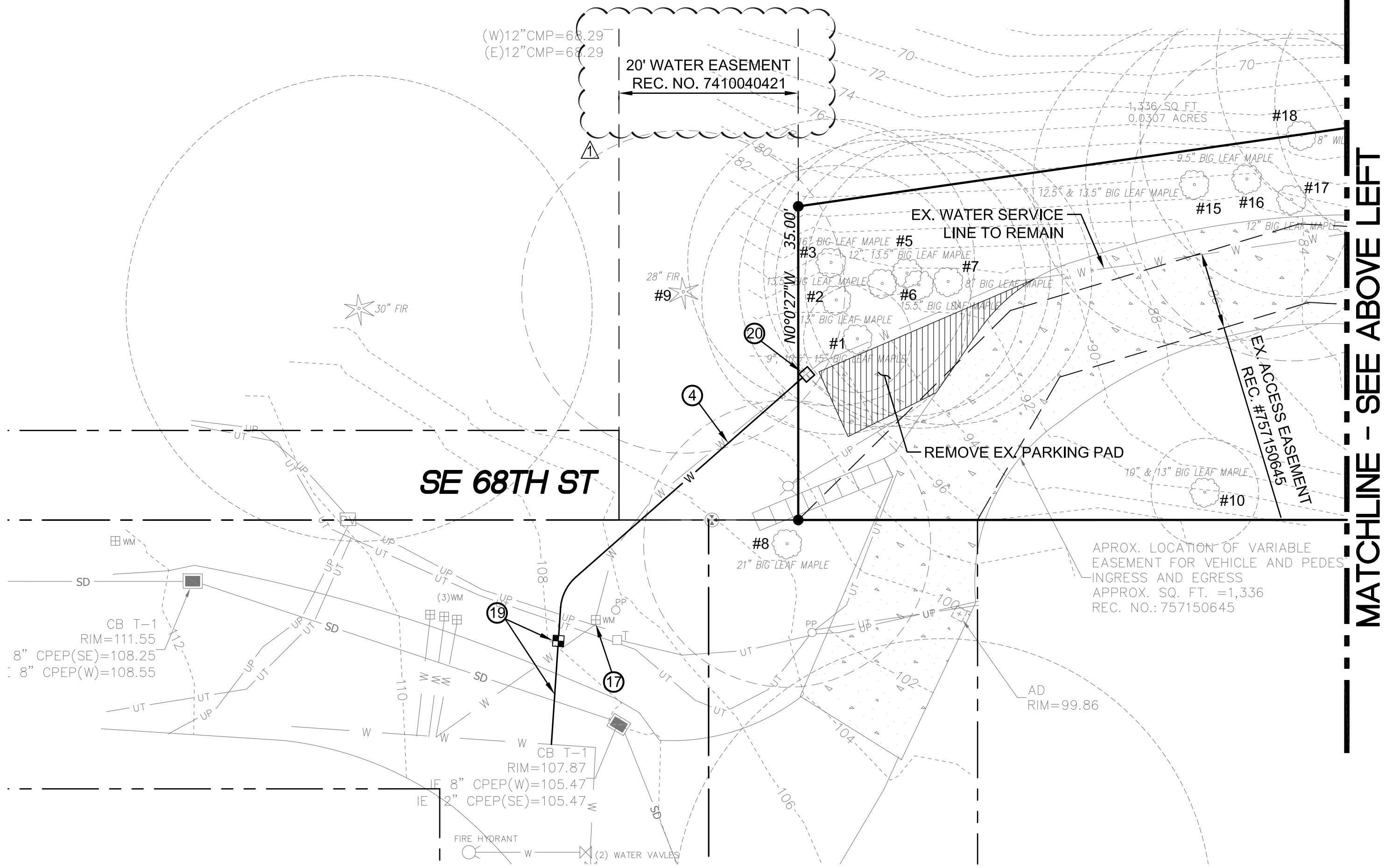
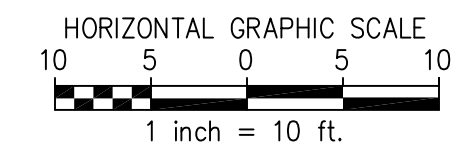
CONSTRUCTION NOTES:

- INSTALL CB #1-TYPE 40 WITH GRATE & OIL SEPARATOR (RISER TEE)
RIM=45.85
IE (E)=43.35
- INSTALL CB #2-TYPE 40 WITH GRATE
RIM=36.00
IE (N, W)=33.75
IE (E)=33.65
- INSTALL CB #3-TYPE 40 WITH GRATE
RIM=23.75
IE (N, W)=20.90
IE (E)=20.80
- INSTALL 40 LF 1 1/2" - 200 PSI HDPE WATER SERVICE LINE
- REMOVE EX. STORM DRAIN & INSTALL 51 LF 6" SDR 35 PVC SD COLLECTOR @ 2.00% MIN. WITH VERTICAL BENDS AS REQUIRED.
- INSTALL 50 LF 4" SDR 35 PVC SD @ 19.00% WITH VERTICAL BENDS AS REQUIRED
- INSTALL 4" SDR 35 PVC ROOF DRAIN COLLECTOR @ 3.00% WITH VERTICAL BENDS AS REQUIRED
- INSTALL 6" SDCO #1
IE=22.88
- INSTALL 6" SDCO #2
IE=22.00
- INSTALL 44 LF 6" SDR 35 PVC SD COLLECTOR @ 2.00%
- INSTALL 54 LF 6" SDR 35 PVC SD COLLECTOR @ 2.00%
- OUTFALL TO ROCK SEAWALL (SAME LOCATION AS EXISTING)
IE=19.00. REMOVE & RESTORE SEAWALL TO PROVIDE OUTFALL PENETRATION
- INSTALL 4" SDR 35 SOLID PVC FOOTING DRAIN STUB @ 2.00%
- INSTALL 6" CONCRETE EXTRUDED CURB
- INSTALL BACK WATER VALVE ASSEMBLY PER STD. DETAIL S-26
- CONSTRUCT 2" CLASS B ASPHALT CONCRETE OVER 4" CSBC SLOPE TOWARD CATCH BASIN

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- - - RIGHT OF WAY CENTERLINE
- - - EASEMENT LINE
- - - OVERHANG / EAVE
- [] PROPOSED ADDITION STRUCTURE

- REMOVE EXISTING WATER METER AND CAP & ABANDON WATER SERVICE LINE AT THE MAIN
- INSTALL 30 LF 6" DI @ 6.00%
- INSTALL 1" WATER METER WITH 12 LF 2" SERVICE WATER KEEP WATER METER 3' FROM EDGE OF PAVEMENT. SEE NOTE 1
- INSTALL REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) WITH FROST PROTECTION IN ACCORDANCE WITH THE PLUMBING CODE



Jan 22, 2018 - 8:15pm Han Phan L:\Working\1717460 - 6800 96th Ave SE (Niederman Residence)\CADD\Drawings\1717460-PS-C2.dwg Layout Name: Layout1

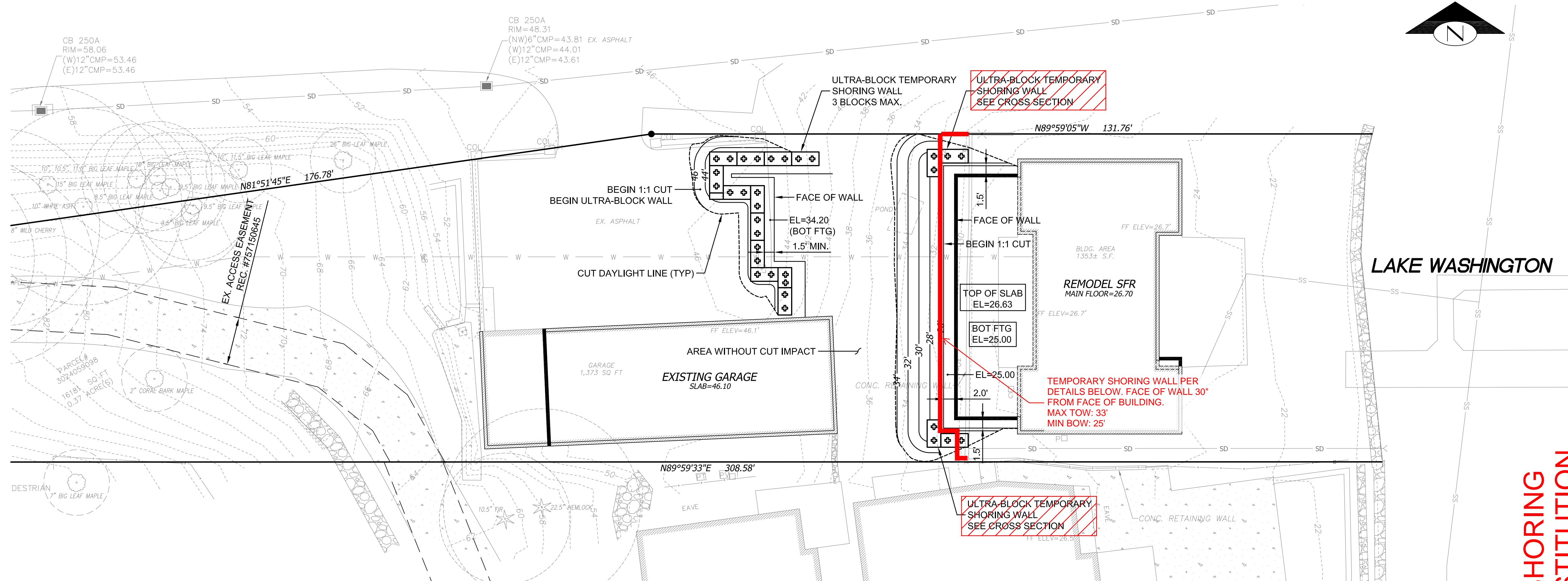


NO.	DATE	BY	REVISION DESCRIPTION
1	1-22-18	HPH	SUB 2 PERMIT

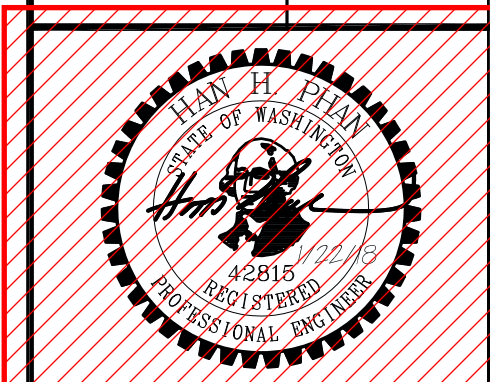
JOB NO.	ISSUE DATE
R17650	1-22-2018

DESIGNED BY:	L. VU
DRAWN BY:	L. VU
CHECKED BY:	H.H. PHAN
PROJ. MNGR:	H.H. PHAN

Jan 22, 2018 4:22pm Hon Phan L:\Working\17460 - 6800 96th Ave SE (Niedermon Residence)\CAD\Drawings\17460-PS-C3.dwg Layout Name: Layout1



NIEDERMAN RESIDENCE
6800 96TH AVE SE
MERCER ISLAND, WA 98040
EXCAVATION PLAN

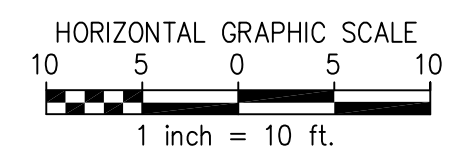
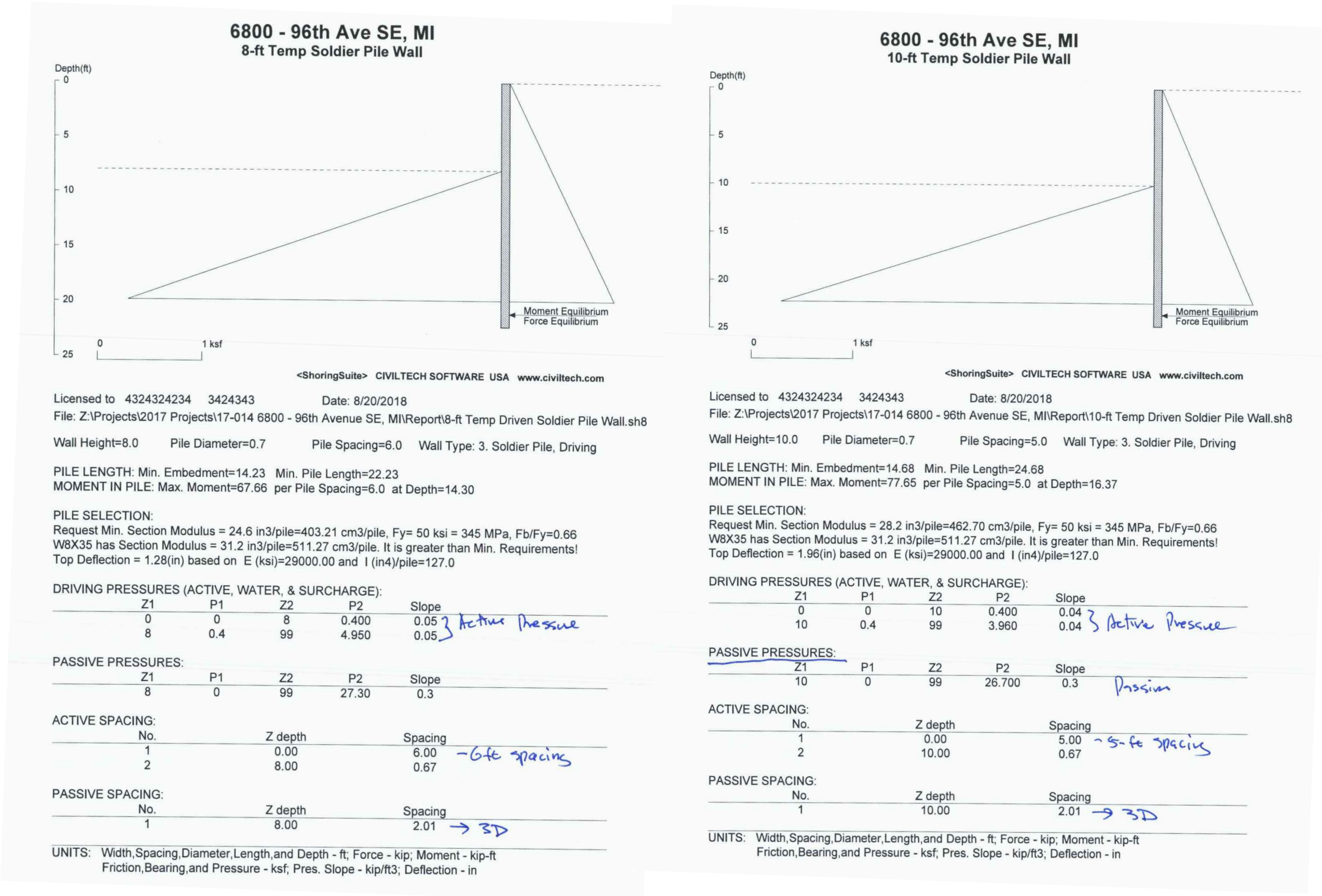


PBCG, LLC
 Land Development and Civil Engineering Consultants
 5130 South 166th Lane
 Seattle, WA 98188
 T: (206) 229-6422

JOB NO.	ISSUE DATE
R17650	1-22-2018
DESIGNED BY:	L. VU
DRAWN BY:	L. VU
CHECKED BY:	H.H. PHAN
PROJ. MGR:	H.H. PHAN

TEMPORARY SHORING PILE WALL SUBSTITUTION

NOTE: ADDITIONAL PROPOSED PERMANENT PILE WALL AND REVISIONS TO BUILDING FOUNDATION SYSTEM SHALL BE SUBMITTED FOR REVIEW



REVIEWED FOR CODE COMPLIANCE
 September 05, 2018
REVISION 1



NO.	DATE	BY	REVISION DESCRIPTION

Jan 22, 2018 4:22pm Hon Pham L:\Working\17460 - 6800 96th Ave SE (Niedermeran Residence)\CADD\Drawings\17460-PS-C3.dwg Layout Name: Layout1



REFERENCE SHEET NO. **3** SHEET **3** OF **3** SHEETS

NIEDERMAN RESIDENCE
6800 96TH AVE SE
MERCER ISLAND, WA 98040

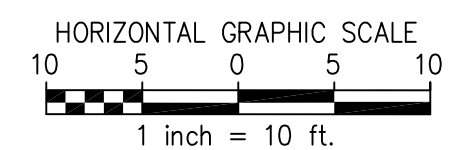
EXCAVATION PLAN



PBC, LLC
 Land Development and Civil Engineering Consultants
 5130 South 166th Lane
 Seattle, WA 98188
 T (206) 229-6422

ISSUE DATE	1-22-2018
JOB NO.	R17650
DESIGNED BY:	L. VU
DRAWN BY:	L. VU
CHECKED BY:	H.H. PHAN
PROJ. MGR:	H.H. PHAN

NO.	DATE	BY	REVISION DESCRIPTION

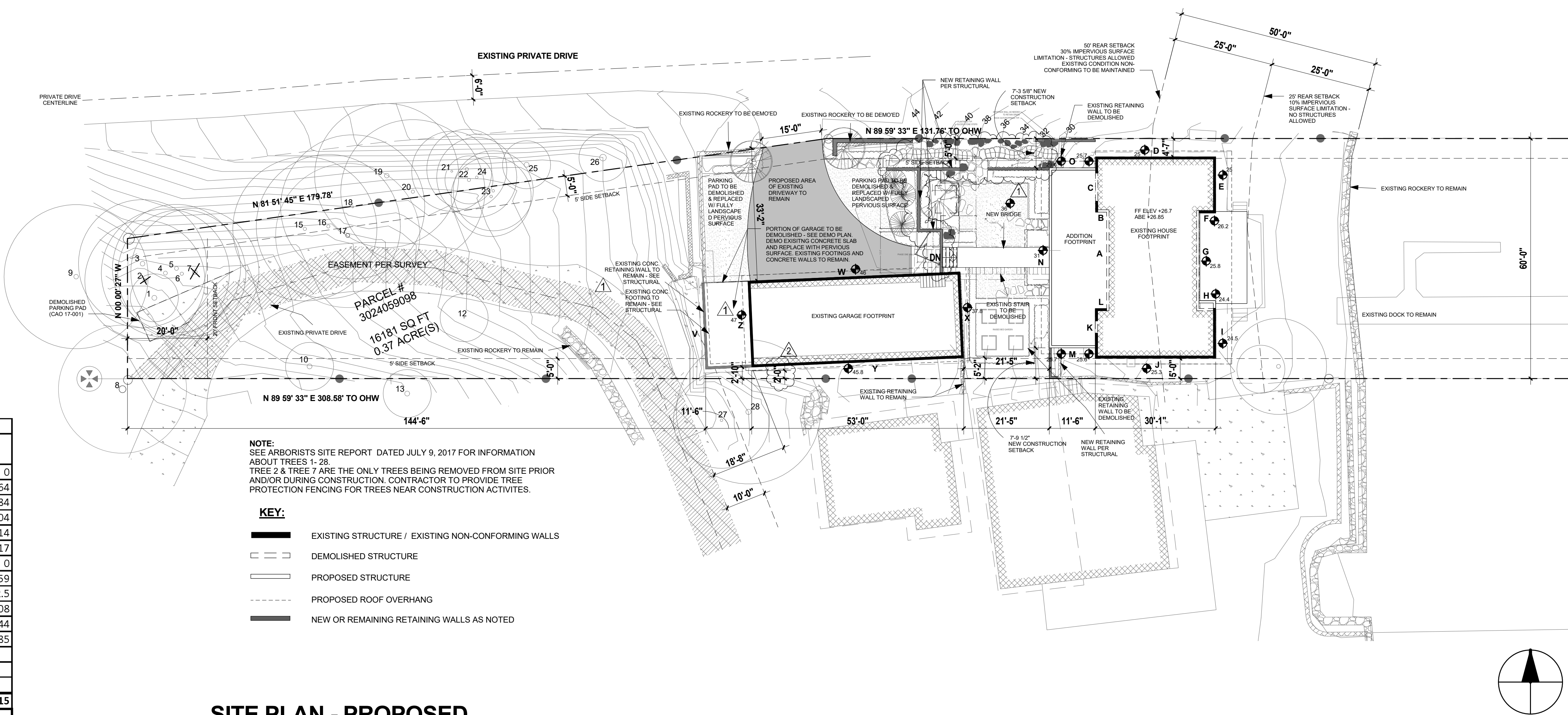


CROSS SECTION
 SCALE: NONE

Average Building Elevation-Main House			
Wall Segment	Elevation (A)	Length (a)	(A x a)
N	31	44.833	1389.823
O	29.6	11.541	341.6136
C	25.7	2.75	70.675
D	25	30.083	752.075
E	25	14.083	352.075
F	26.2	4.167	109.1754
G	25.8	22.167	571.9086
H	24.4	4.167	101.6748
I	24.5	14.083	345.0335
J	25.3	30.083	761.0999
K	25.6	2.75	70.4
M	25.7	11.541	296.6037
SUM OF (A x a) =		5162.158	
SUM OF LENGTH =		192.248	
AVERAGE BUILDING ELEVATION =		26.85155	
MAXIMUM BUILDING HEIGHT =		56.85155	

Average Building Elevation-Garage			
Wall Segment	Elevation (A)	Length (a)	(A x a)
Z	47	21.5	1010.5
W	46	32.4	1490.4
X	37.8	21.5	812.7
Y	45.8	32.4	1483.92
SUM OF (A x a) =		4797.52	
SUM OF LENGTH =		107.8	
AVERAGE BUILDING ELEVATION =		44.5039	
MAXIMUM BUILDING HEIGHT =		74.5039	

60 - 40 RULE				
Wall Segment	Existing Length (a)	Portion Demolished (b)	Remaining Existing (a-b)	
A	24.67	24.67	0	
B	2.85	2.21	0.64	
C	13.84	7	6.84	
D	30.04	0	30.04	
E	14	0	14	
F	4.17	0	4.17	
G	23.92	23.92	0	
H	4.17	3.58	0.59	
I	12.5	0	12.5	
J	30.08	0	30.08	
K	12.44	3	9.44	
L	2.85	0	2.85	
M				
N				
O				
Total Existing =		175.53	64.38	111.15
40% Max. Demo =		70.212	64.38 < 70.212	
60% Min to Remain =		105.318	111.15 > 105.318	



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

NOTE:
SEE ARBORISTS SITE REPORT DATED JULY 9, 2017 FOR INFORMATION ABOUT TREES 1-28
TREE 2 & TREE 7 ARE THE ONLY TREES BEING REMOVED FROM SITE PRIOR AND/OR DURING CONSTRUCTION. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING FOR TREES NEAR CONSTRUCTION ACTIVITIES.

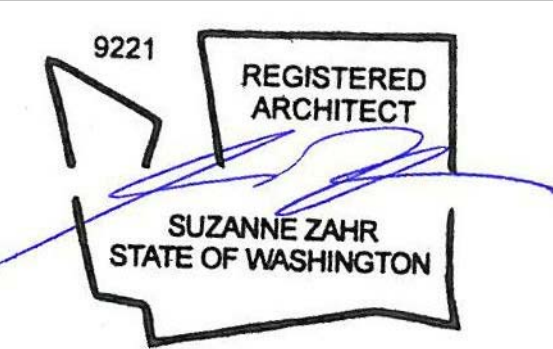
KEY:
 - - - - - EXISTING STRUCTURE / EXISTING NON-CONFORMING WALLS
 - - - - - DEMOLISHED STRUCTURE
 - - - - - PROPOSED STRUCTURE
 - - - - - PROPOSED ROOF OVERHANG
 - - - - - NEW OR REMAINING RETAINING WALLS AS NOTED



SUZANNE ZAHR INC.
2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM

NIEDERMAN RESIDENCE
REMODEL / ADDITION
6800 96TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
16017



ISSUED / REVISIONS	DATE
PERMIT SET	07/18/17
▲ CYCLE 1 REVISIONS	11/15/17
▲ CYCLE 2 REVISIONS	02/02/18

ISSUE DATE: 07.18.17
DRAWN BY: LT
CHECKED BY: SZ

SITE PLAN / LOT COVERAGE CALCS.

SHEET NUMBER
A0.2

PERMIT SET

LOT COVERAGE TRADE-OFF CALCULATIONS

Lot slope			
Highest Elevation Point of Lot	100.62		Ft
Lowest Elevation Point of Lot	18.6		Ft
Elevation Difference	82.02		Ft
Horizontal Distance Between High and Low Points	307.14		Ft
Lot Slope	26.70%		

Lot Coverage - Existing			
Allowable Lot Coverage	35%		% of lot
Gross Lot Area	16181		Sq. Ft.
Main Structure Roof Area	1875		Sq. Ft.
Accessory Building Roof Area	348		Sq. Ft.
	1592		Sq. Ft.
	0		Sq. Ft.
Vehicular Use	1612.74		Sq. Ft.
	1781.26		Sq. Ft.
	(-124)		Sq. Ft.
Total Existing Impervious Surface	7209	44.55%	

Lot Coverage - Proposed			
Ex. Impervious Surface to be Removed	753.5		Sq. Ft.
	348		Sq. Ft.
	210.5		Sq. Ft.
	1312	8.11%	
50% Trade-Off	656	4.1%	16181
Total New Impervious Surface	597		Sq. Ft.
Remaining Available Impervious Surface	59	0.4%	
	7209	44.55%	
	1312	8.11%	
	597	3.69%	
Total Proposed Impervious Surface	6494	40.13%	



2 SITE PLAN - EXISTING IMPERVIOUS SURFACE



3 SITE PLAN - ADD/REMOVE IMPERVIOUS SURFACE

LOT COVERAGE SUMMARY

LOT
16,181 SF

EXISTING
Main Structure Roof Area: 1,875 SF
Accessory Building Roof Area: 1,592 SF
Driveway: 1,625 SF
Access Easements: 1,769 SF
Covered Walk Way Area: 348 SF

TOTAL EXISTING LOT COVERAGE: 7,209 SF (45%)

PROPOSED
Main Structure Roof Area: 2,505 SF
Accessory Building Roof Area: 1,364 SF
Driveway: 912 SF
Access Easements: 1,769 SF

TOTAL PROPOSED LOT COVERAGE: 6,550 SF (40%)

ALTERATION / ADDITION SUMMARY

EXISTING HOUSE
Main Floor: 1,353 SF
2nd Floor: 535 SF

Demo 2nd Floor (535 SF)

PROPOSED HOUSE
Main Floor: 587 SF
2nd Floor: 1,705 SF
3rd Floor: 837 SF

HOUSE TOTAL: 4,482 SF

EXISTING GARAGE
Main Floor/Office/Storage: 1,597 SF

PROPOSED GARAGE
Main Floor/Office/Storage: 1,368 SF

GARAGE TOTAL: 1,368 SF

OWNER'S NAME:
CHRIS & NICOLE NIEDERMAN
6800 96TH AVE SE, MERCER ISLAND, WA 98040



SITE & OWNERS ADDRESS
6800 96TH AVE SE, MERCER ISLAND, WA 98040

LEGAL DESCRIPTION
BEG AT PT 185 FT E & 60 FT N OF SW COR OF GL 1 TH E TO SH OF LK TH SLY TO S LN SD GL TH W TO PT 10 FT E OF SW COR SD GL TH N 35 FT TH ELY TO BEG TGW SH LDS ADJ

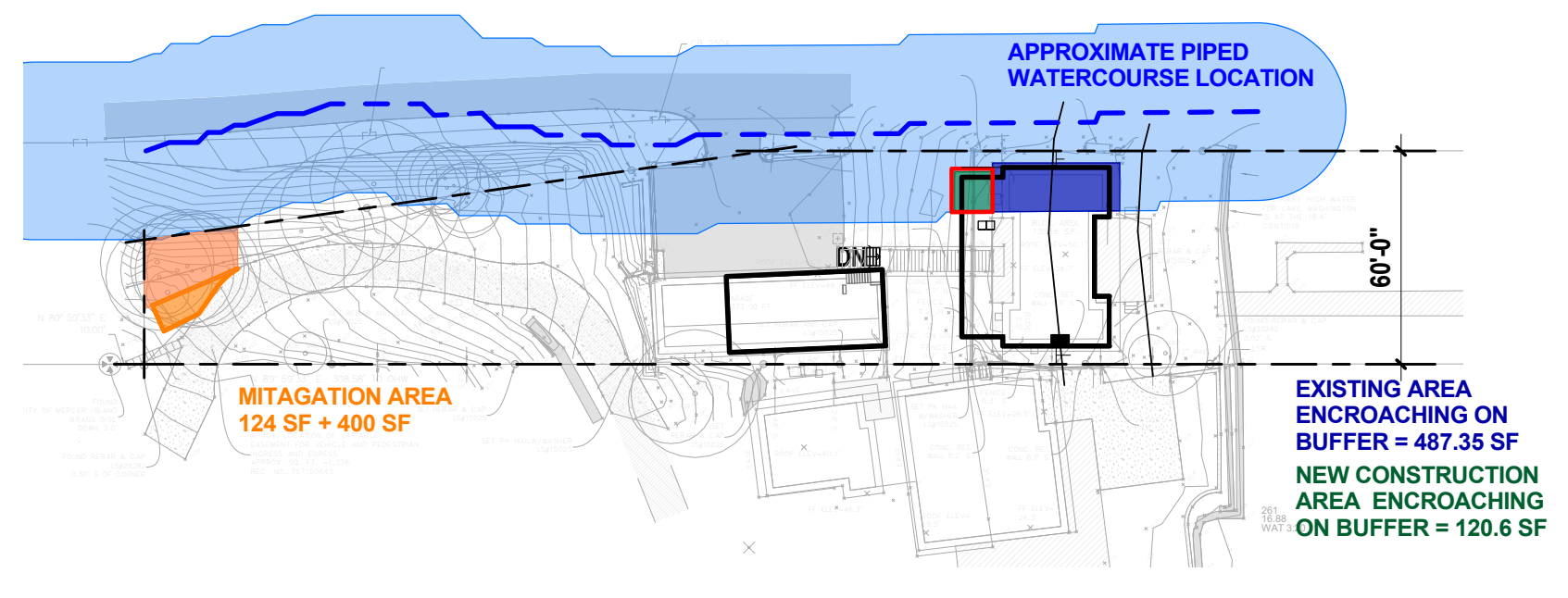
ASSESSOR'S PARCEL NUMBER
3024059098

ECA
- Landslide Area
- Steep Slope Area
- Shoreline Management Area
- Piped Watercourse on Property North of Site (25 foot Buffer)

ZONE
R-8.4 (Residential. Minimum 8,400 SF lot)
Unified Land Development Code 19.02

PROJECT DESCRIPTION
REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. EXISTING FOUNDATION, MAIN FLOOR, PARTIAL EXTERIOR WALLS AND PARTIAL ROOF FRAMING TO REMAIN. NEW CONSTRUCTION ADDITION OF 2ND AND 3RD STORIES WITH NEW CONSTRUCTION ADDITION TO WEST TO TIE INTO EXISTING FOOTPRINT. DETACHED GARAGE TO BE REDUCED IN SIZE AND RECEIVE A NEW ROOF WITH FAUX DORMER. ACCESS TO HOUSE FROM EXISTING DETACHED GARAGE PROVIDED BY UNCOVERED IMPERVIOUS SKY BRIDGE.

LAND USE PERMIT #
CA017-001



4 SITE PLAN - PIPED WATERCOURSE

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NIEDERMAN RESIDENCE

REMODEL / ADDITION

6800 96TH AVE SE
 MERCER ISLAND, WA 98040

PROJECT NUMBER

16017

9221

REGISTERED ARCHITECT

SUZANNE ZAHR
 STATE OF WASHINGTON

ISSUED / REVISIONS DATE

PERMIT REV / RFI 04 09.14.18

ISSUE DATE: 02.27.18

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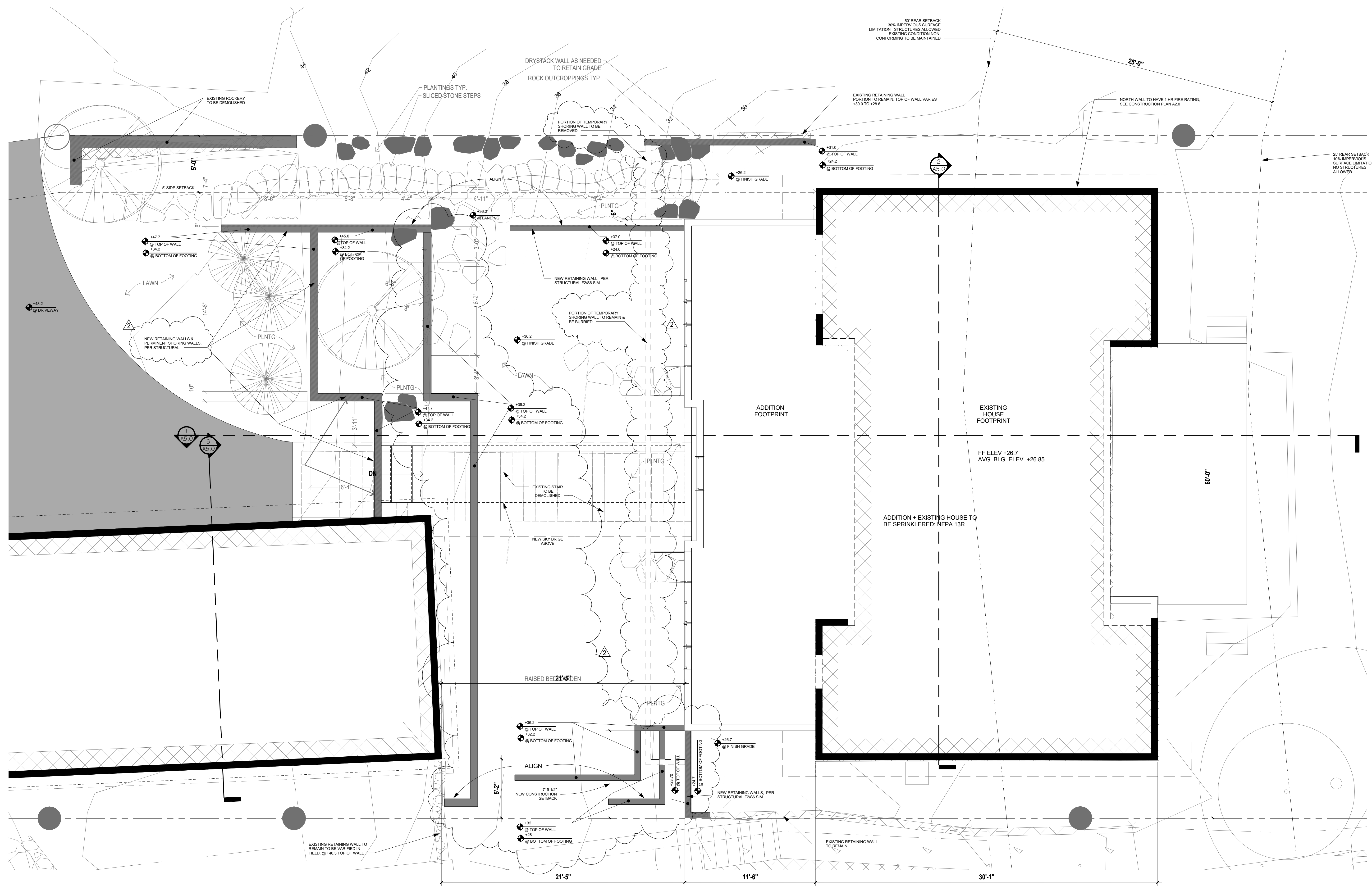
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ENLARGED SITE PLAN

SHEET NUMBER

A0.2b

CD SET



1 SITE PLAN - ENLARGED
 1/4" = 1'-0"



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REGISTERED ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS DATE

PERMIT SET 07/18/17

▲ CYCLE 1 REVISIONS 11/15/17

▲ CYCLE 2 REVISIONS 02/02/18

ISSUE DATE: 07.18.17

DRAWN BY: LT

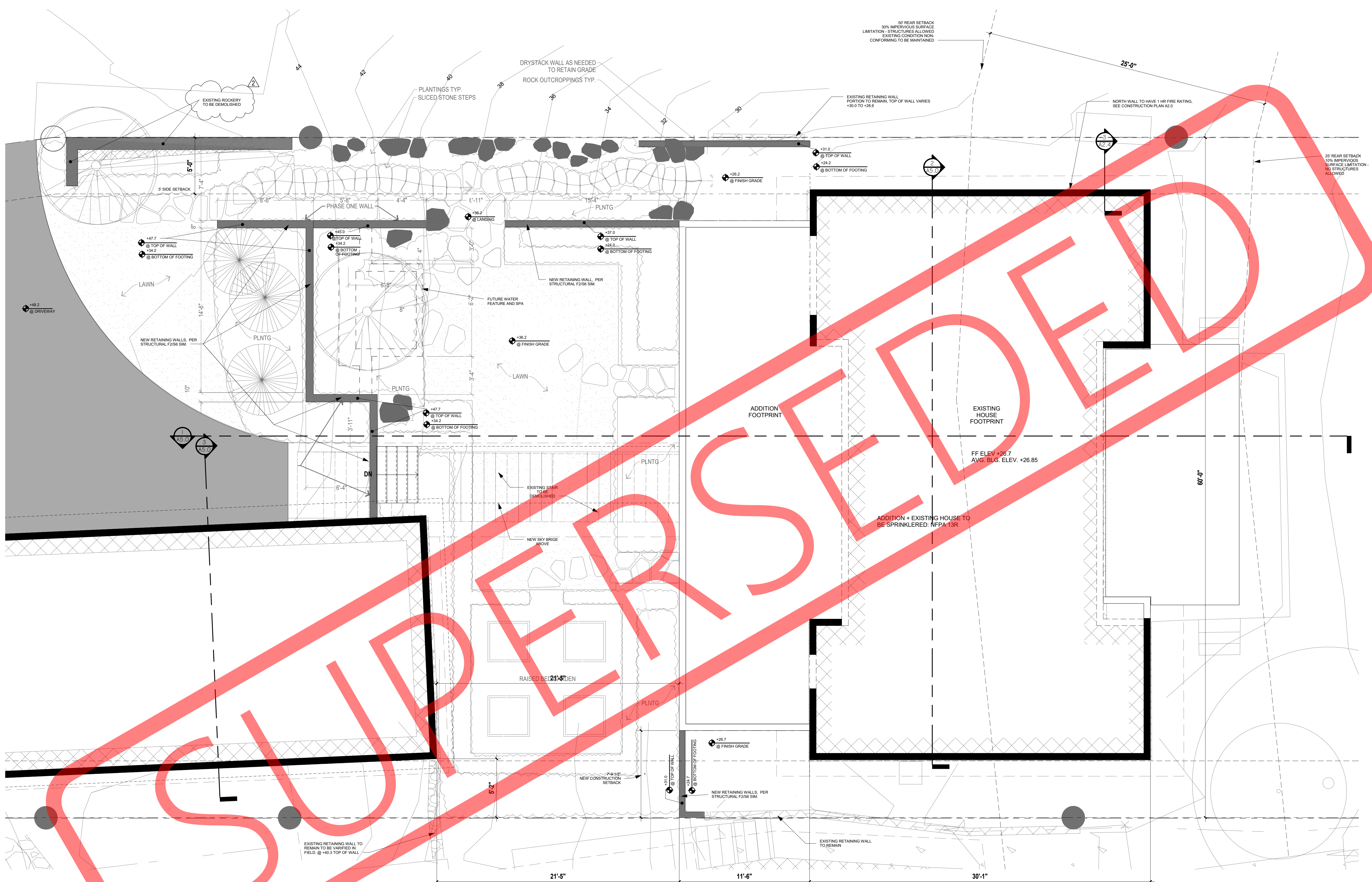
CHECKED BY: SZ

ENLARGED SITE PLAN

SHEET NUMBER

A0.2b

PERMIT SET



1 SITE PLAN - ENLARGED
1/4" = 1'-0"



DOOR SCHEDULE									
NUMBER	MANUF.	WIDTH	HEIGHT	SIZE	TYPE	SAFETY GLASS	U-VALUE	PHASE	NOTES
100.2	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood CLOSET			New	
100.2	PELLA	3' - 0"	6' - 8"	36" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
100.3	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood CLOSET			New	
102.1	PELLA	3' - 0"	7' - 0"	36" x 84"	Door-Interior-Single-Flush_Panel-Wood			New	
102.2	PELLA	2' - 8"	6' - 8"	32" x 80"	Single-Pocket			New	
104.1	PELLA	3' - 0"	8' - 0"	36" x 96"	Door-Interior-Single-Full Glass-Wood	SG		New	
104.2	PELLA	6' - 0"	8' - 0"	72" x 96"	Door-Exterior-Double-Full Glass-Wood_Clad	SG		New	
104.3	PELLA	3' - 0"	8' - 0"	36" x 96"	Door-Interior-Single-Full Glass-Wood	SG		New	
104.4	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood CLOSET			New	
106.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
107.1	PELLA	0"	0"	7' x 96"	Door-Opening			New	
107.2	PELLA	5' - 0"	8' - 0"	60" x 96"	Door-Exterior-Double-Full Glass-Wood_Clad	SG		New	
107.3	PELLA	9' - 0"	6' - 8"	108" x 80"	Sliding-Closet			New	
109.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
200.1	PELLA	2' - 8"	7' - 0"	32" x 84"	Door-Interior-Single-Full Glass-Wood	SG		New	
200.2	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood CLOSET			New	
200.6	PELLA	3' - 0"	6' - 8"	36" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
201.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
202.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
202.2	PELLA	6' - 0"	6' - 8"	72" x 80"	Sliding-Closet			New	
203.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
203.2	PELLA	6' - 0"	6' - 8"	72" x 80"	Sliding-Closet			New	
203.3	PELLA	2' - 8"	7' - 0"	32" x 84"	Door-Interior-Single-Full Glass-Wood	SG		New	
204.1	PELLA	5' - 0"	6' - 8"	60" x 80"	Door-Interior-Double-Pocket-2_Panel-Wood	SG		New	
204.2	PELLA	6' - 0"	7' - 0"	72" x 84"	Door-Exterior-Double-Full Glass-Wood_Clad	SG		New	
205.1	PELLA	5' - 0"	7' - 0"	60" x 84"	Door-Exterior-Double-Full Glass-Wood_Clad			New	
205.2	PELLA	2' - 8"	7' - 0"	32" x 84"	Door-Interior-Single-Full Glass-Wood	SG		New	
206.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
207.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
207.2	PELLA	3' - 11"	7' - 0"	48" x 80"	Single-Pocket			New	
207.3	PELLA	2' - 6"	6' - 8"	30" x 80"	Single-Pocket			New	
207.4	PELLA	2' - 8"	7' - 0"	32" x 84"	Door-Interior-Single-Full Glass-Wood	SG		New	
208.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
300.2	PELLA	3' - 0"	6' - 8"	36" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
300.3	PELLA	3' - 0"	6' - 8"	36" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	
301.1		3' - 0"	7' - 0"	36" x 84"	Single-Glass 1	SG		New	
302.1	PELLA	6' - 0"	7' - 0"	72" x 84"	Door-Exterior-Double-Full Glass-Wood_Clad	SG		New	
302.2	PELLA	6' - 0"	7' - 0"	72" x 84"	Door-Exterior-Double-Full Glass-Wood_Clad	SG		New	
302.3	PELLA	3' - 10"	7' - 0"	46" x 80"	Single-Pocket			New	
302.5	PELLA	3' - 0"	7' - 0"	36" x 84"	Door-Interior-Single-Flush_Panel-Wood			New	
303.1	PELLA	16' - 0"	7' - 0"	84" X 192"	Garage_Door_8x8_17883	SG		New	
303.7	PELLA	3' - 11"	7' - 0"	48" x 80"	Single-Pocket			New	
304.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Single-Pocket			New	
305.1	PELLA	3' - 0"	6' - 8"	36" x 80"	Single-Flush			New	
306.1	PELLA	2' - 6"	6' - 8"	30" x 80"	Door-Interior-Single-Flush_Panel-Wood			New	

WINDOW SCHEDULE											
TYPE	MANUF.	Family	QTY.	WIDTH	HEIGHT	TOTAL AREA	SAFETY GLASS	EGRESS	U-VALUE	PHASE	NOTES
A-92	PELLA	Casement no Trim	2	3' - 11"	2' - 11"	23 SF				Existing	
W-1	PELLA	Casement 2x3 with Trim	2	4' - 3"	5' - 0"	43 SF			.027	New	REPLACE WITH NEW
W-2	PELLA	Casement 2x3 with Trim	1	4' - 3"	5' - 0"	21 SF			.027	New	REPLACE WITH NEW
W-3	PELLA	Casement 2x3 with Trim	2	4' - 3"	5' - 8 1/2"	49 SF			.027	Existing	REPLACE WITH NEW
W-4	PELLA	Casement 2x3 with Trim	1	4' - 2"	5' - 8 1/2"	24 SF			.027	Existing	REPLACE WITH NEW
W-5	PELLA	Casement 2x3 with Trim	10	3' - 0"	6' - 0"	180 SF		YES	.027	New	
W-6	PELLA	Casement 2x4 with Trim	2	3' - 6"	8' - 0"	56 SF	SG			New	
W-7	PELLA	Casement 2x2 with Trim	1	3' - 0"	5' - 0"	15 SF				New	
W-9	PELLA	Casement 2x4 with Trim	2	3' - 6"	7' - 0"	49 SF	SG			New	
W-10	PELLA	Casement 2x3 with Trim	1	3' - 0"	4' - 0"	12 SF				New	
W-11	PELLA	Casement 2x2 with Trim	1	3' - 0"	3' - 0"	9 SF				New	
W-12	PELLA	Casement no Trim	1	3' - 0"	2' - 0"	6 SF				New	
W-16	PELLA	Casement 2x2 with Trim	6	2' - 0"	4' - 0"	48 SF		YES		New	
W-17	PELLA	Casement 2x3 with Trim	2	3' - 0"	5' - 0"	30 SF				Existing	REPLACE WITH NEW
W-20	PELLA	Casement 2x2 with Trim	2	3' - 6"	4' - 0"	28 SF	SG			New	
W-21	PELLA	Casement 2x4 with Trim	2	2' - 6"	7' - 0"	35 SF	SG			New	
W-25	PELLA	Casement no Trim	1	9' - 10"	2' - 10"	28 SF				Existing	REPLACE WITH NEW
W-26	PELLA	Casement no Trim	4	3' - 10 1/2"	2' - 10 1/2"	45 SF				Existing	REPLACE WITH NEW
W-27	PELLA	Casement no Trim	1	3' - 10"	2' - 10"	11 SF				Existing	
W-29		Casement 2x4 with Trim	2	1' - 3"	7' - 0"	18 SF				New	

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NIEDERMAN RESIDENCE

REMODEL / ADDITION

6800 96TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

16017

9221

REGISTERED ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS

DATE

PERMIT SET 07/18/17

ISSUE DATE: 07.18.17

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SCHEDULES

SHEET NUMBER

A0.3

PERMIT SET



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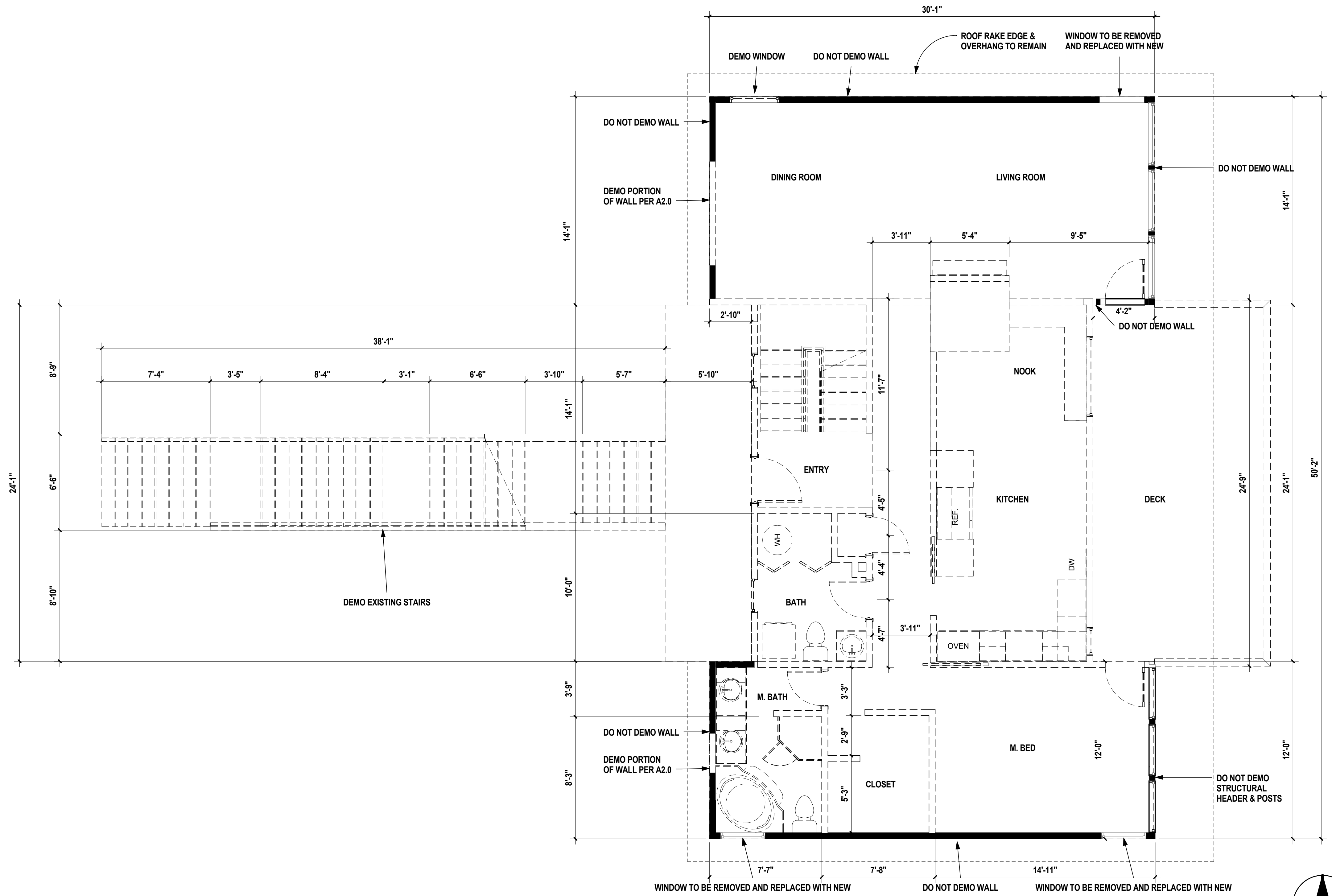
ISSUE DATE: 07.18.17
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CHECKED BY: SZ

MAIN FLOOR DEMO PLAN

SHEET NUMBER

A1.0

PERMIT SET



1 MAIN FLOOR DEMO PLAN
1/4" = 1'-0"

LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.
	REPRESENTS WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

- REPLACE ALL EXISTING WINDOWS WITH NEW
- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN



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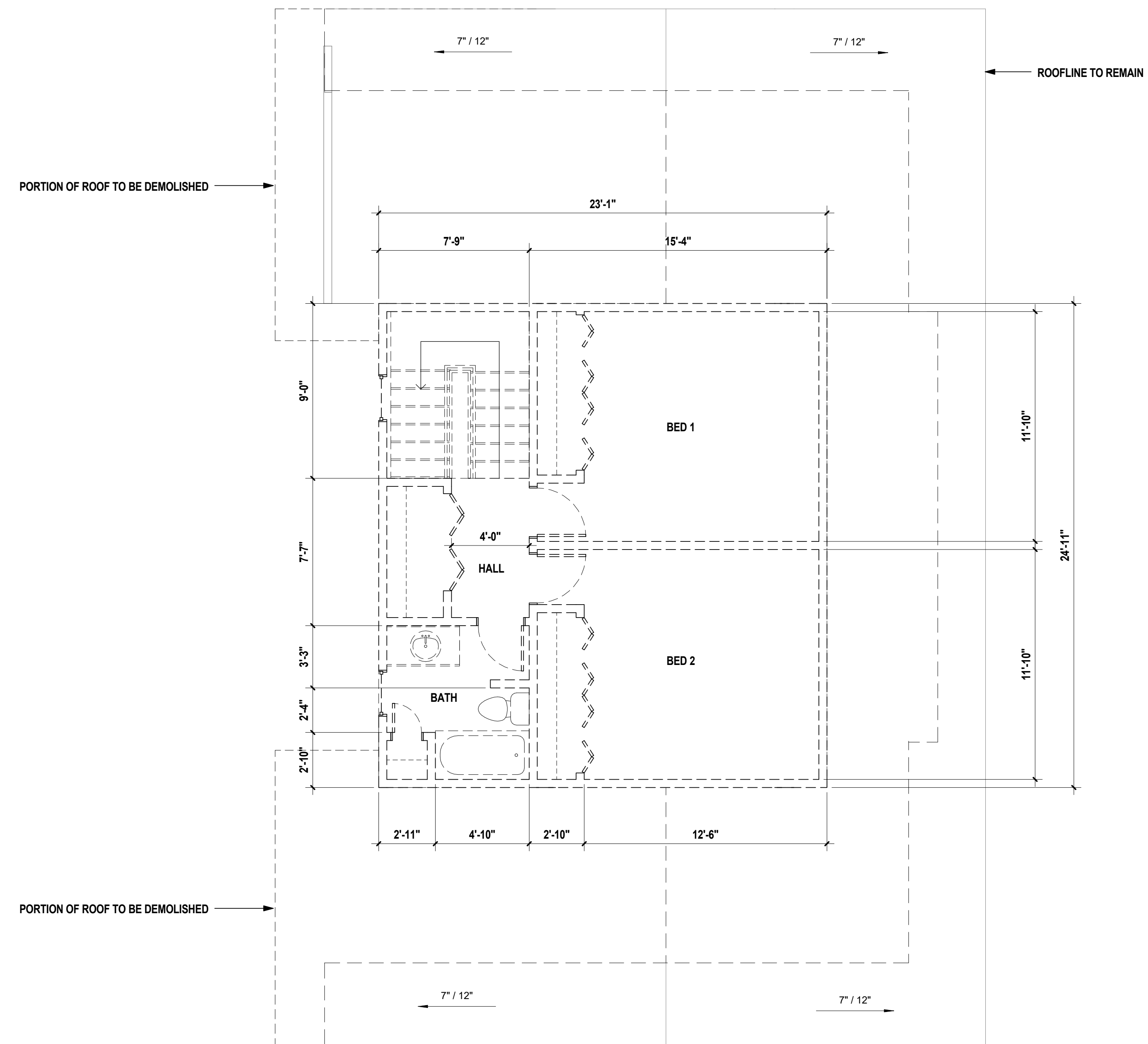
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UPPER FLOOR DEMO PLAN

SHEET NUMBER

A1.1

PERMIT SET



1 UPPER FLOOR DEMO PLAN
 1/4" = 1'-0"

LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.
	REPRESENTS WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN



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▲ CYCLE 1 REVISIONS	11/15/17

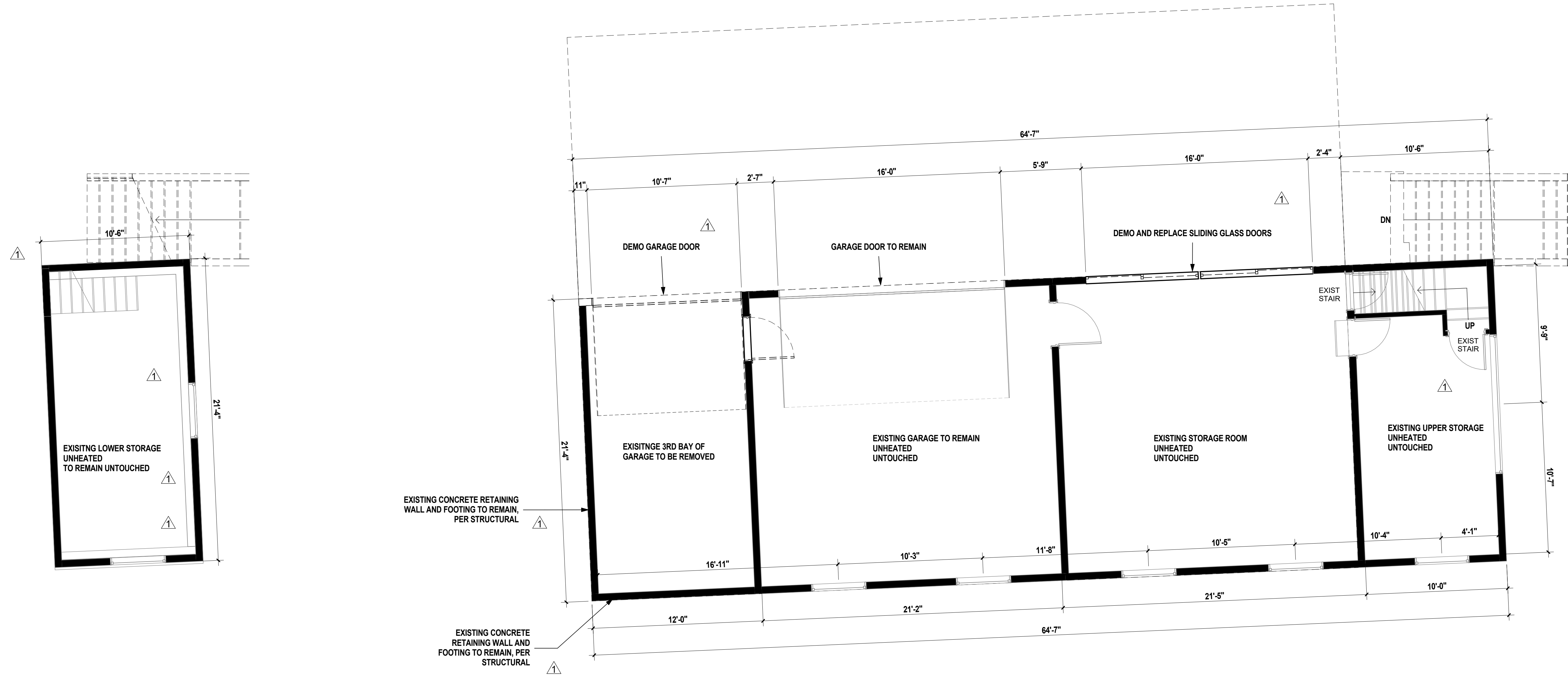
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GARAGE DEMO PLAN

SHEET NUMBER

A1.2

PERMIT SET



2 LOWER STORAGE DEMO PLAN

1/4" = 1'-0"

1 GARAGE AND STORAGE DEMO PLAN

1/4" = 1'-0"

LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.
	REPRESENTS WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN



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SUZANNE ZAHR
 STATE OF WASHINGTON

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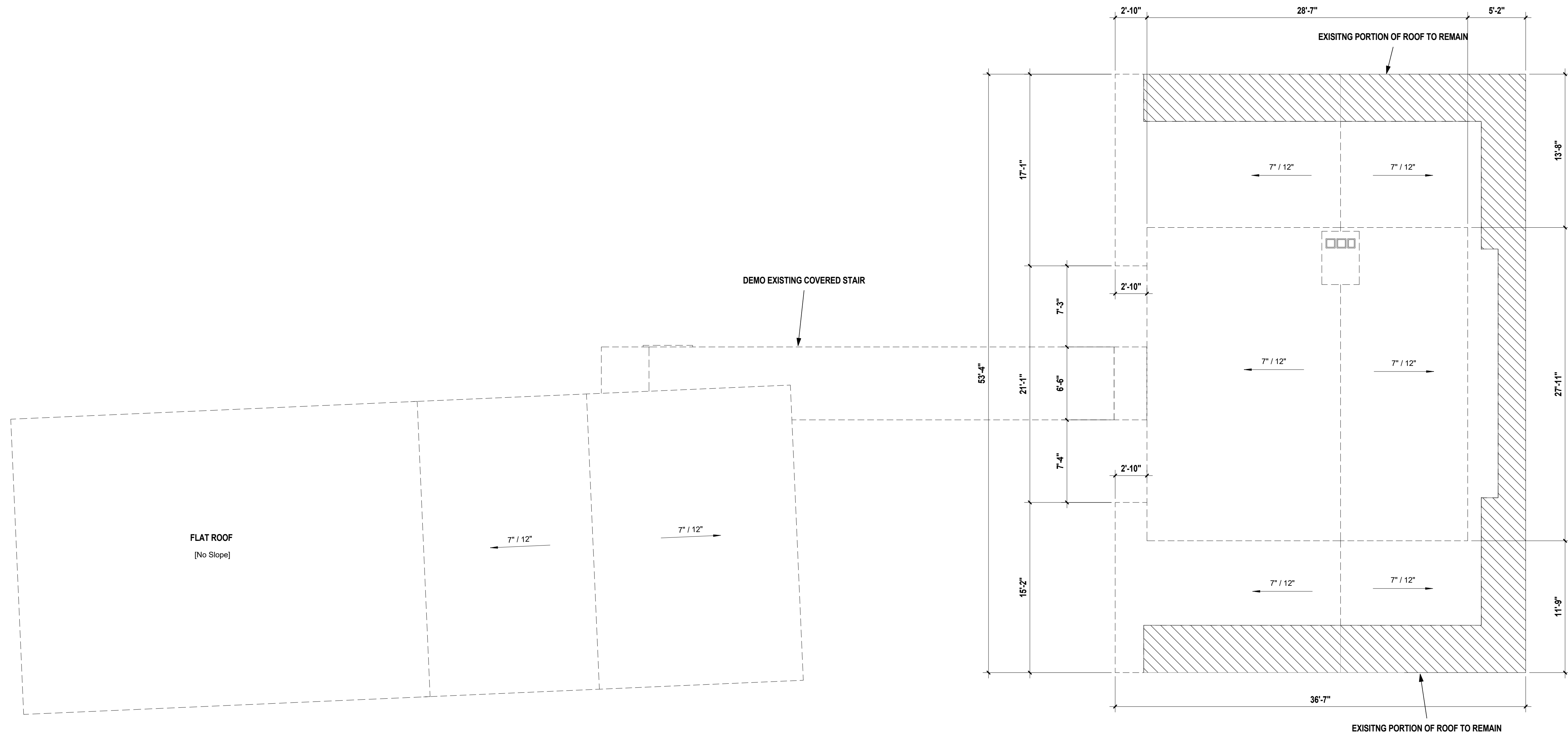
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ROOF DEMO PLAN

SHEET NUMBER

A1.3

PERMIT SET



1 ROOF DEMO PLAN
 3/16" = 1'-0"

LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.
	REPRESENTS WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN



CARBON MONOXIDE DETECTORS

IRC R315.1 CARBON MONOXIDE ALARMS.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

SMOKE DETECTORS

IRC R314.3 SMOKE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING

BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R314.4.

VENTILATION SCHEDULE

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTIONS M1507.3.1 THROUGH M1507.3.3.

INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM (IRC M1507.3.5) - 90 CFM.

- 100 CFM ON SWITCH
- 50 CFM ON SWITCH
- 90 CFM CONTINUOUSLY OPERATING WHOLE HOUSE FAN, SIZED PER TABLE IRC M1507.3.3(1)
- MIN 4 SI SCREENED OUTDOOR c4 AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED

MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING PER IRC 1502.3

WHOLE HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED 4' OR LESS FROM THE INTERIOR GRILLE PER IMC 403.8.6.5/ IRC M1507.3.4.2

PER TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS ARE:

DWELLING UNIT FLOOR AREA 3,001-4,500 WITH 4-5 BEDROOMS REQUIRING 90 CFM AIRFLOW

ENERGY EFFICIENCY CREDITS

EFFICIENT BUILDING ENVELOPE 1a: - 0.5 CREDITS

Vertical fenestration U = 0.28
Floor R = 38
Slab on grade R = 10 perimeter and under entire slab Below grade slab R = 10 perimeter and under entire slab.

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a: - 0.5 CREDITS

Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum AND All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a high efficiency fan (maximum 0.35 wats/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

HIGH EFFICIENCY HVAC EQUIPMENT 3b: - 1.0 CREDIT

Air source heat pump with minimum HSPF of 9.0. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit.

HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: - 1.0 CREDIT

All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion. For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8. Locating system components in conditioned crawl spaces is not permitted under this option. Electric resistance heat and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 90% is not permitted under this option.

EFFICIENT WATER HEATING 5a: - 0.5 CREDITS

All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less. Plumbing Fixtures Flow Ratings. Low flow plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following requirements:

1. Residential bathroom lavatory sink faucets: Maximum flow rate \square 3.8 L/min (1.0 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
2. Residential kitchen faucets: Maximum flow rate \square 6.6 L/min (1.75 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
3. Residential showerheads: Maximum flow rate \square 6.6 L/min (1.75 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.

CRAWLSPACE VENTILATION

WHOLE HOUSE VENTILATION TO CONFORM TO IRC R408

CRAWLSPACE AREA: 1,423 sq ft
VENTILATION REQUIRED: (1,423 sq/300)x144 sq/ft = 683 sq ft
16"x8" CRAWLSPACE VENT: 128 sq ft ea.
TOTAL VENTILATION REQUIRED: 683 sq ft / 128 sq ft = 5.33 VENTS

PROVIDE: (6) 16"x8" CRAWLSPACE VENTS

REQUIRED OPENINGS SHALL BE EVENLY SPACED TO PROVIDE CROSS VENTILATION OF THE SPACE EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS.

1607.8 Loads on handrails, guards, grab bars, seats and vehicle barriers. Handrails, guards, grab bars, accessible seats, accessible benches and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

1607.8.1 Handrails and guards. Handrails and guards shall be designed to resist a linear load of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1 of ASCE 7. Glass handrail assemblies and guards shall also comply with Section 2407.

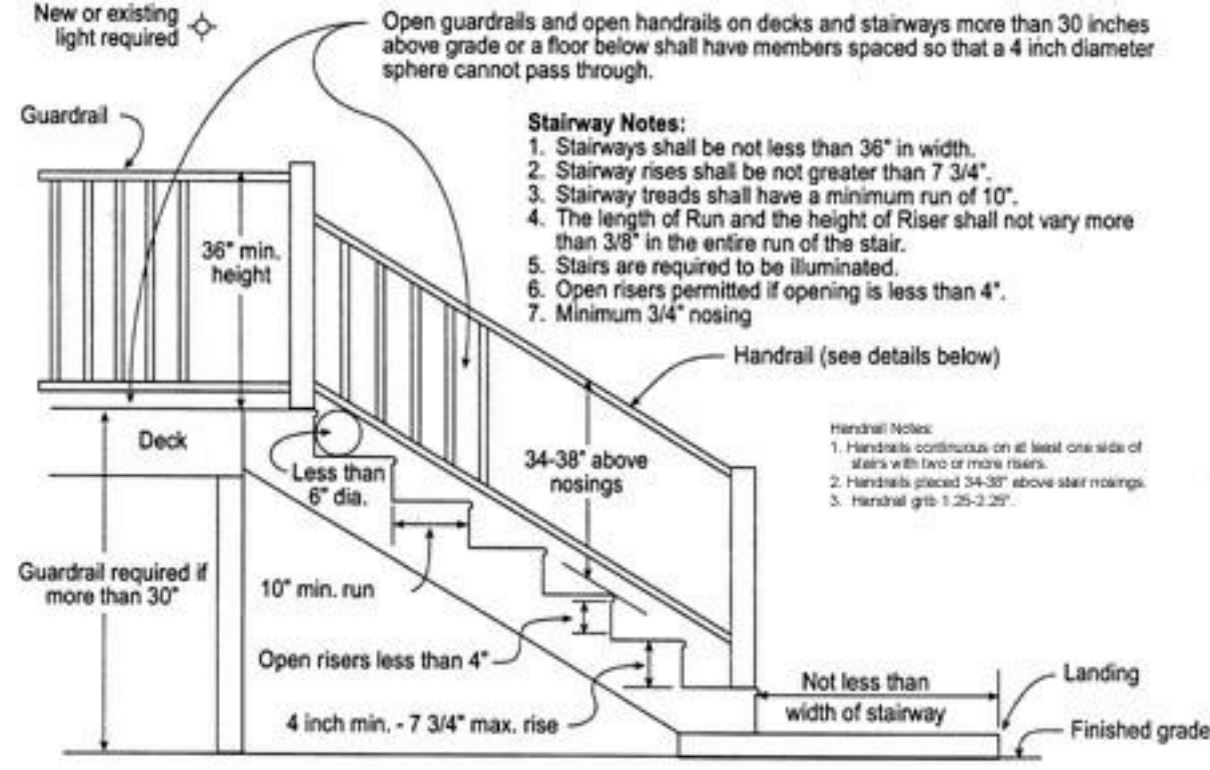
Exceptions:

1. For one- and two-family dwellings, only the single concentrated load required by Section 1607.8.1.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an occupant load less than 50, the minimum load shall be 20 pounds per foot (0.29 kN/m).

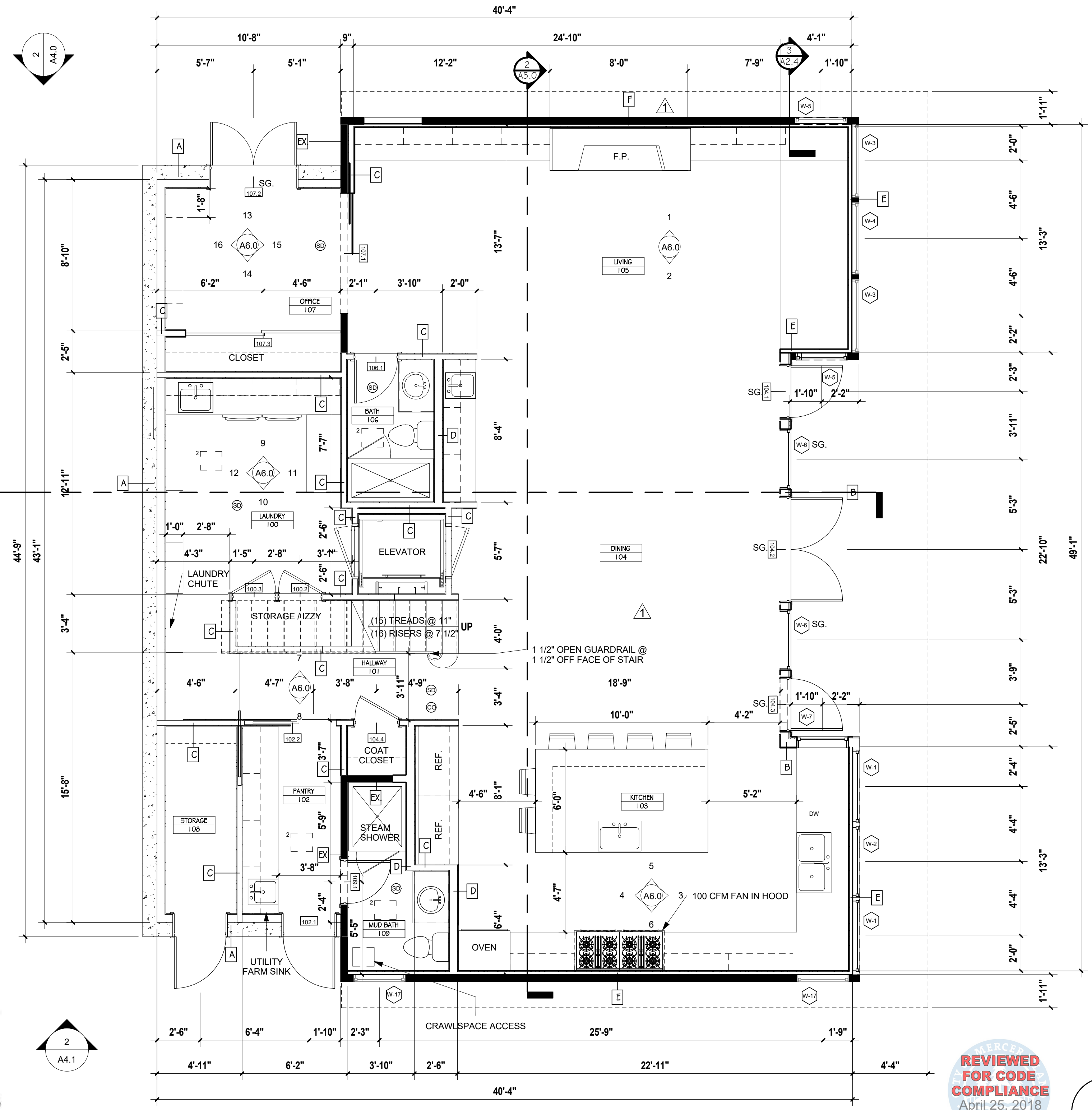
1607.8.1.1 Concentrated load. Handrails and guards shall also be designed to resist a concentrated load of 200 pounds (0.89 kN) in accordance with Section 4.5.1 of ASCE 7.

1607.8.1.2 Intermediate rails. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to resist a concentrated load of 50 pounds (0.22 kN) in accordance with Section 4.5.1 of ASCE 7.

NOTE: PROVIDE BLOCKING FOR ALL HANDRAILS AND GUARDRAILS AS NECESSARY TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAL FOOT AND A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. - SEE SECTION 1607.8 OF IBC



2 GUARDRAIL DETAIL NOT TO SCALE



1 MAIN FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"

LEGEND

	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STORERFRONT, STRUCTURE, ETC.)		REPRESENTS A WINDOW TAG.
	REPRESENTS NEW WALL.		REPRESENTS A ROOM TAG.
	REPRESENTS INSULATION		REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS A WALL TAG.		REPRESENTS A SMOKE DETECTOR.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE		REPRESENTS A CEILING 100 OR 50 CFM FAN AS NOTED.
	REPRESENTS A DOOR TAG.		REPRESENTS A CARBON MONOXIDE DETECTOR.

NOTES

FLOOR PLAN NOTES

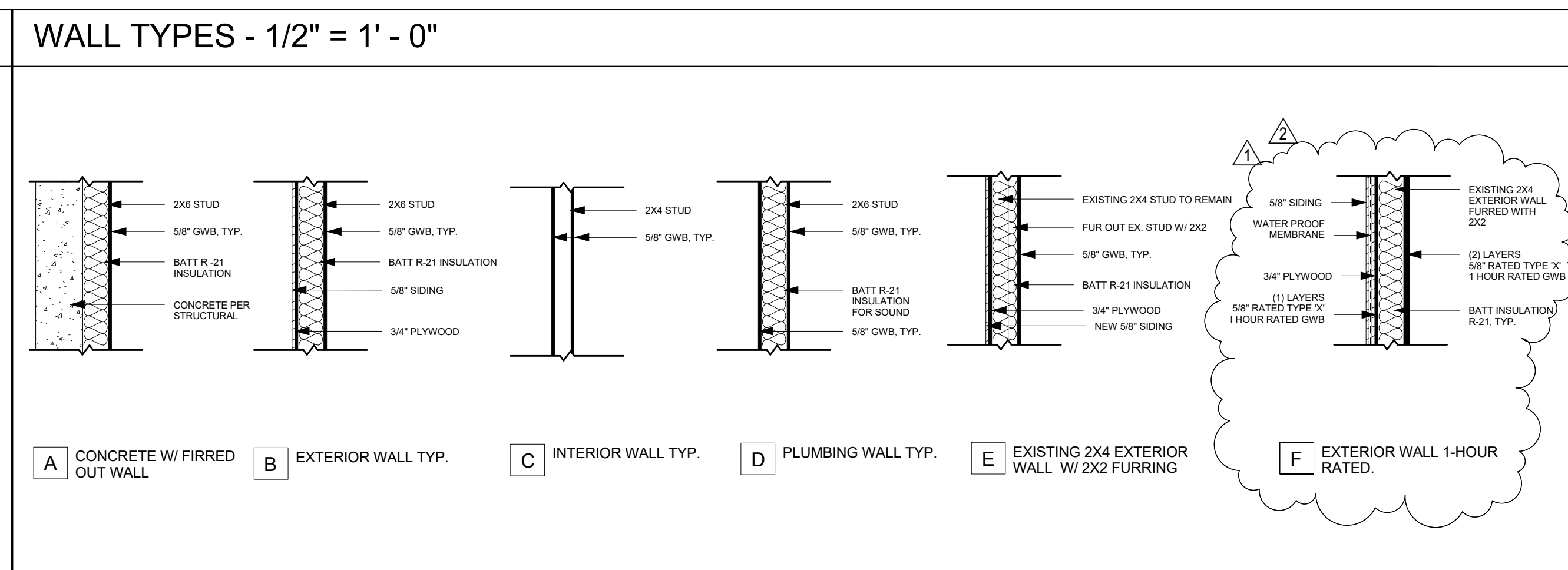
- ALL INTERIOR WALLS TO BE 2x4@ 24" O.C. (U.N.O.)
- ALL EXTERIOR WALLS 2x6 PER STRUCTURAL HEADERS PER STRUCTURAL
- WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- IN SEISMIC ZONES DO, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER IRC R802.11
- PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER IRC G2407.6.

STAIRS

1. OPEN GUARDRAILS AND OPEN HANDRAILS ON DECKS AND STAIRWAYS MORE THAN 30" ABOVE GRADE OR A FLOOR BELOW SHALL HAVE MEMBERS SPACED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH.
2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH
3. STAIRWAY RISES SHALL NOT BE GREATER THAN 7 3/4"
4. STAIRWAY TREAD SHALL HAVE A MINIMUM RUN OF 10"
5. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF THE STAIR
6. MINIMUM 3/4" NOSING

PRESCRIPTIVE ENERY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

COMPONENT	FENESTRATION		CEILING W/ ATTIC	VAULTED CEILING	WOOD FRAMED WALL (INT.)	MASS WALL (ABOVE GRADE)	BELOW-GRADE WALL	FRAMED FLOOR	SLAB R-VALUE & DEPTH
	VERTICAL	OVERHEAD							
PRESCRIPTIVE VALUE	U, 0.30 MAX.	U, 0.50 MAX.	R-9 MIN.	R-38 MIN.	R-21 MIN.	R-21 MIN.	R-10/15/21 INT. + TB	R-30 MIN.	R-10, MIN. 2"



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NIEDERMAN RESIDENCE
REMODEL / ADDITION
6800 96TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
16017

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE
PERMIT SET	07/18/17
▲ CYCLE 1 REVISIONS	11/15/17
▲ CYCLE 2 REVISIONS	02/02/18

ISSUE DATE: 07.18.17
DRAWN BY: LT
CHECKED BY: SZ

MAIN FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.0

PERMIT SET

SZ

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STATE OF WASHINGTON

ISSUED / REVISIONS DATE

PERMIT SET 07/18/17

▲ CYCLE 1 REVISIONS 11/15/17

ISSUE DATE: 07.18.17

DRAWN BY: LT

CHECKED BY: SZ

UPPER FLOOR CONSTRUCTION PLAN

SHEET NUMBER

A2.1

PERMIT SET

CARBON MONOXIDE DETECTORS

IRC R315.1 CARBON MONOXIDE ALARMS.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

SMOKE DETECTORS

IRC R314.3 SMOKE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING

BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R314.4.

VENTILATION SCHEDULE

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTIONS M1507.3.1 THROUGH M1507.3.3.

INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM (IRC M1507.3.5) - 90 CFM.

100 CFM ON SWITCH

50 CFM ON SWITCH

90 CFM CONTINUOUSLY OPERATING WHOLE HOUSE FAN, SIZED PER TABLE IRC M1507.3.3(1)

MIN 4 SI SCREENED OUTDOOR c.4 AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED

MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING PER IRC 1502.3

WHOLE HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED 4' OR LESS FROM THE INTERIOR GRILLE PER IMC 403.8.6.5/ IRC M1507.3.4.2

PER TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS ARE:

DWELLING UNIT FLOOR AREA 3,001-4,500 WITH 4-5 BEDROOMS REQUIRING 90 CFM AIRFLOW

ENERGY EFFICIENCY CREDITS

EFFICIENT BUILDING ENVELOPE 1a: - 0.5 CREDITS

Vertical fenestration U = 0.28

Floor R=38

Slab on grade R=10 perimeter and under entire slab Below grade slab R=10 perimeter and under entire slab.

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a: - 0.5 CREDITS

Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum AND All whole house ventilation requirements as determined by Section M1507.3 of the *International Residential Code* shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

HIGH EFFICIENCY HVAC EQUIPMENT 3b: - 1.0 CREDIT

Air source heat pump with minimum HSPF of 9.0. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit.

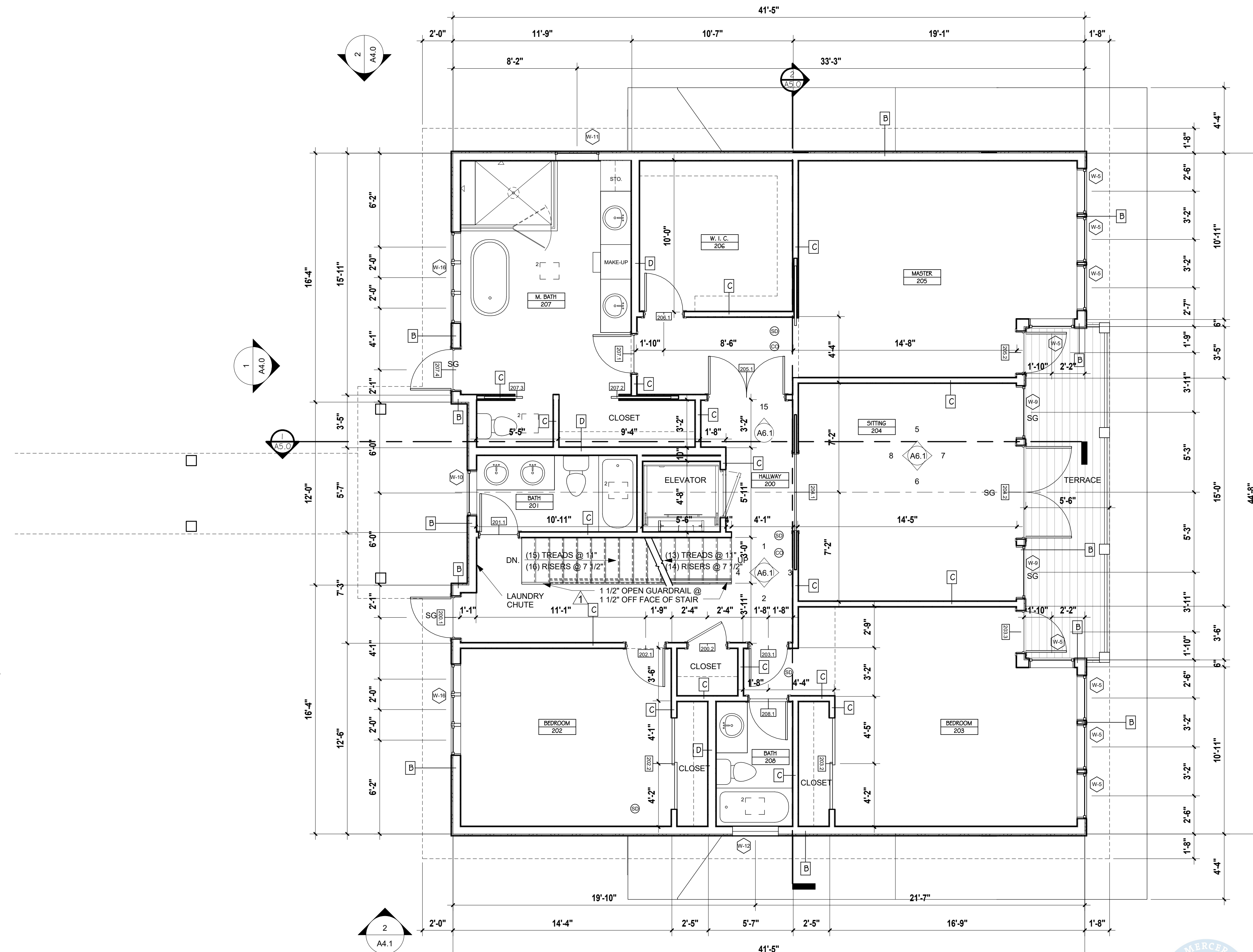
HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: - 1.0 CREDIT

All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion. For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-5. Locating system components in conditioned crawl spaces is not permitted under this option. Electric resistance heat and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.

EFFICIENT WATER HEATING 5a: - 0.5 CREDITS

All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less. Plumbing Fixtures Flow Ratings: Low flow plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following requirements:

1. Residential bathroom lavatory sink faucets: Maximum flow rate □ 3.8 L/min (1.0 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
 2. Residential kitchen faucets: Maximum flow rate □ 6.6 L/min (1.75 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
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- OPENINGS.

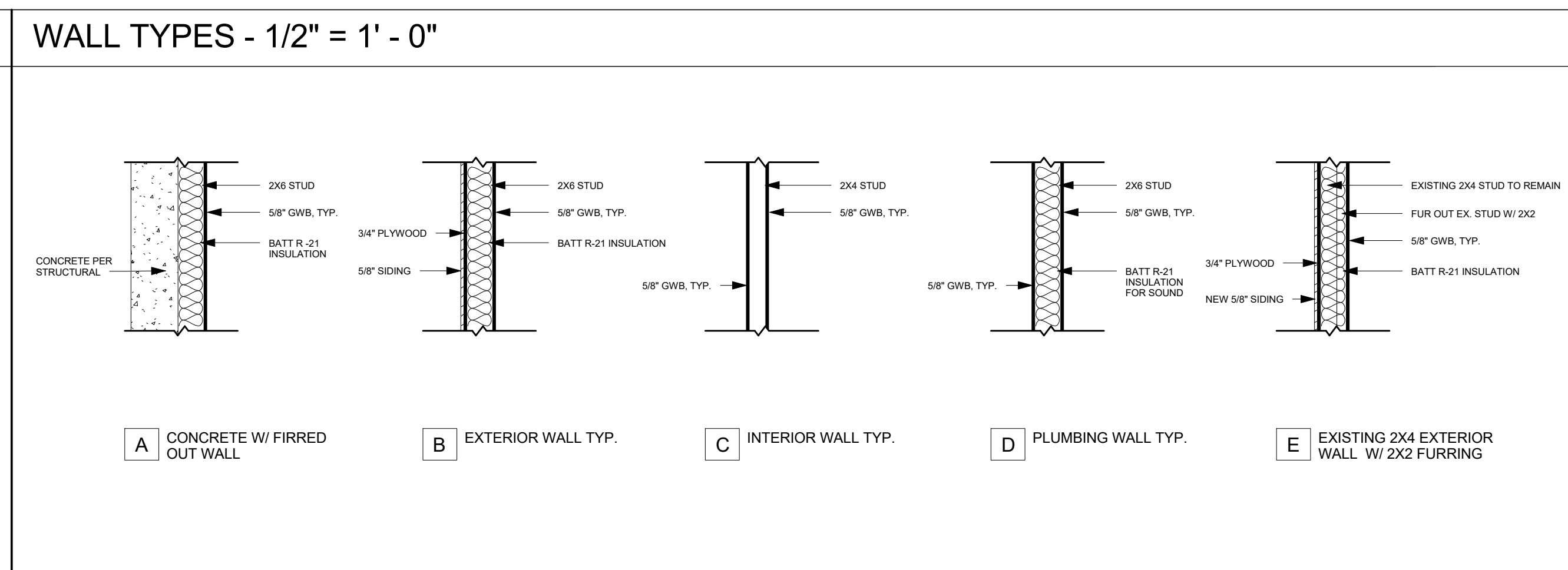


1 UPPER FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
April 25, 2018
SITE COPY

LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS INSULATION
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS A WALL TAG.
	REPRESENTS A SMOKE DETECTOR.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A CARBON MONOXIDE DETECTOR.

NOTES								
FLOOR PLAN NOTES								
<ul style="list-style-type: none"> • ALL INTERIOR WALLS TO BE 2x4@ 24" O.C. (U.N.O.) • ALL EXTERIOR WALLS 2x6 PER STRUCTURAL HEADERS PER STRUCTURAL • WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT. • PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS. • PROVIDE SOLID BLOCKING OVER SUPPORTS. • IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER IRC R802.11 • PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER IRC G2407.6. 								
STAIRS								
<ol style="list-style-type: none"> 1. OPEN GUARDRAILS AND OPEN HANDRAILS ON DECKS AND STAIRWAYS MORE THAN 30" ABOVE GRADE OR A FLOOR BELOW SHALL HAVE MEMBERS SPACED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH. 2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH 3. STAIRWAY RISES SHALL NOT BE GREATER THAN 7 3/4" 4. STAIRWAY TREAD SHALL HAVE A MINIMUM RUN OF 10" 5. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF THE STAIR 6. MINIMUM 3/4" NOSING 								
PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4								
COMPONENT	FENESTRATION	CEILING W/ ATTIC	VAULTED CEILING	WOOD FRAMED WALL (INT.)	MASS WALL (ABOVE GRADE)	BELOW-GRADE WALL	FRAMED FLOOR	SLAB R-VALUE & DEPTH
PRESCRIPTIVE VALUE	U: 0.30 MAX. U: 0.50 MAX.	R-49 MIN.	R-38 MIN.	R-21 MIN.	R-21 MIN.	R-10/15/21 INT. + TB	R-30 MIN.	R-10 MIN. 2"



CARBON MONOXIDE DETECTORS

IRC R315.1 CARBON MONOXIDE ALARMS.

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2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
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BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

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INTERMITTENT WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM (IRC M1507.3.5) - 90 CFM.

- 100 CFM ON SWITCH
- 50 CFM ON SWITCH
- 90 CFM CONTINUOUSLY OPERATING WHOLE-HOUSE FAN, SIZED PER TABLE IRC M1507.3.3(1)
- MIN 4 SI SCREENED OUTDOOR c.4 AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED

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ENERGY EFFICIENCY CREDITS

EFFICIENT BUILDING ENVELOPE 1a: - 0.5 CREDITS

Vertical fenestration U = 0.28
Floor R = 38
Slab on grade R = 10 perimeter and under entire slab Below grade slab R = 10 perimeter and under entire slab.

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a: - 0.5 CREDITS

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AND All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

HIGH EFFICIENCY HVAC EQUIPMENT 3b: - 1.0 CREDIT

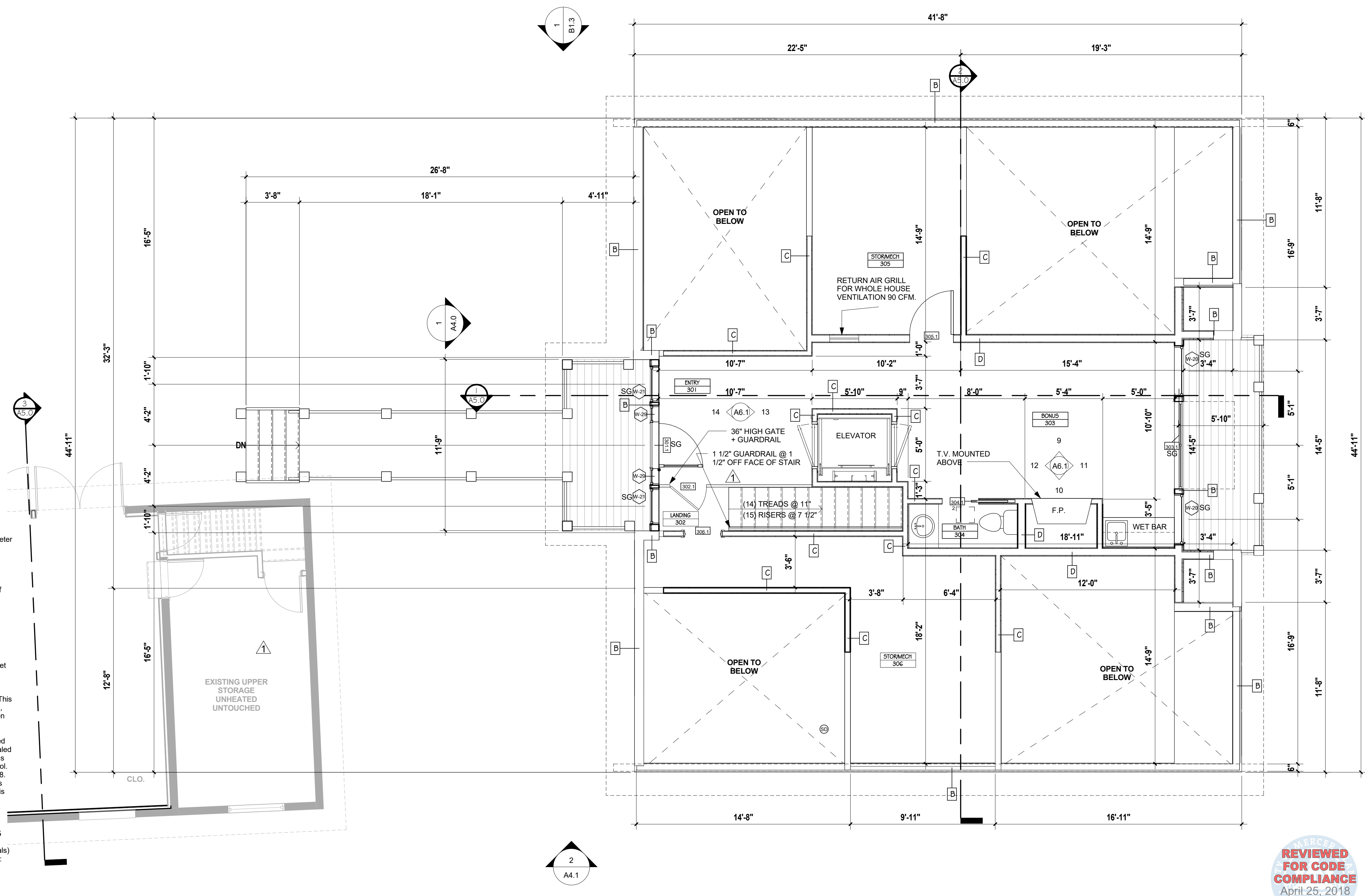
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3. Residential showerheads: Maximum flow rate \square 6.6 L/min (1.75 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
OPENINGS.



1 ATTIC FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
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	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS A SMOKE DETECTOR.
	REPRESENTS A CEILING 100 OR 50 CFM FAN AS NOTED.
	REPRESENTS A CARBON MONOXIDE DETECTOR.

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FLOOR PLAN NOTES	
<ul style="list-style-type: none"> ALL INTERIOR WALLS TO BE 2x4@ 24" O.C. (U.N.O.) ALL EXTERIOR WALLS 2x6 PER STRUCTURAL HEADERS PER STRUCTURAL WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT. PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS. PROVIDE SOLID BLOCKING OVER SUPPORTS. IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER IRC R802.11 PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER PER IRC G2407.6. 	
STAIRS	
<ol style="list-style-type: none"> 1. OPEN GUARDRAILS AND OPEN HANDRAILS ON DECKS AND STAIRWAYS MORE THAN 30" ABOVE GRADE OR A FLOOR BELOW SHALL HAVE MEMBERS SPACED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH. 2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH 3. STAIRWAY RISES SHALL NOT BE GREATER THAN 7 3/4" 4. STAIRWAY TREAD SHALL HAVE A MINIMUM RUN OF 10" 5. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF THE STAIR 6. MINIMUM 3/4" NOSING 	
PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4	
COMPONENT	FENESTRATION
	VERTICAL OVERHEAD
PRESCRIPTIVE VALUE	U, 0.30 MAX. U, 0.50 MAX.
	CEILING W/ ATTIC
	VAULTED CEILING
	WOOD FRAMED WALL (INT.)
	MASS WALL (ABOVE GRADE)
	BELOW-GRADE WALL
	FRAMED FLOOR
	SLAB R-VALUE & DEPTH
	R-49 MIN. R-38 MIN. R-21 MIN. R-21 MIN. R-10/15/21 INT. + TB R-30 MIN. R-10 MIN. 2"

WALL TYPES - 1/2" = 1' - 0"	
	A CONCRETE W/ FIRRED OUT WALL
	B EXTERIOR WALL TYP.
	C INTERIOR WALL TYP.
	D PLUMBING WALL TYP.
	E EXISTING 2X4 EXTERIOR WALL W/ 2X2 FURRING

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ISSUED / REVISIONS	DATE
PERMIT SET	07/18/17
▲ CYCLE 1 REVISIONS	11/15/17

ISSUE DATE: 07.18.17

DRAWN BY: LT

CHECKED BY: SZ

ATTIC FLOOR CONSTRUCTION PLAN

SHEET NUMBER

A2.2

PERMIT SET

NIEDERMAN RESIDENCE REMODEL / ADDITION 6800 96TH AVE SE MERCER ISLAND, WA 98040

PROJECT NUMBER
16017

9221 REGISTERED ARCHITECT
 SUZANNE ZAHR
 STATE OF WASHINGTON

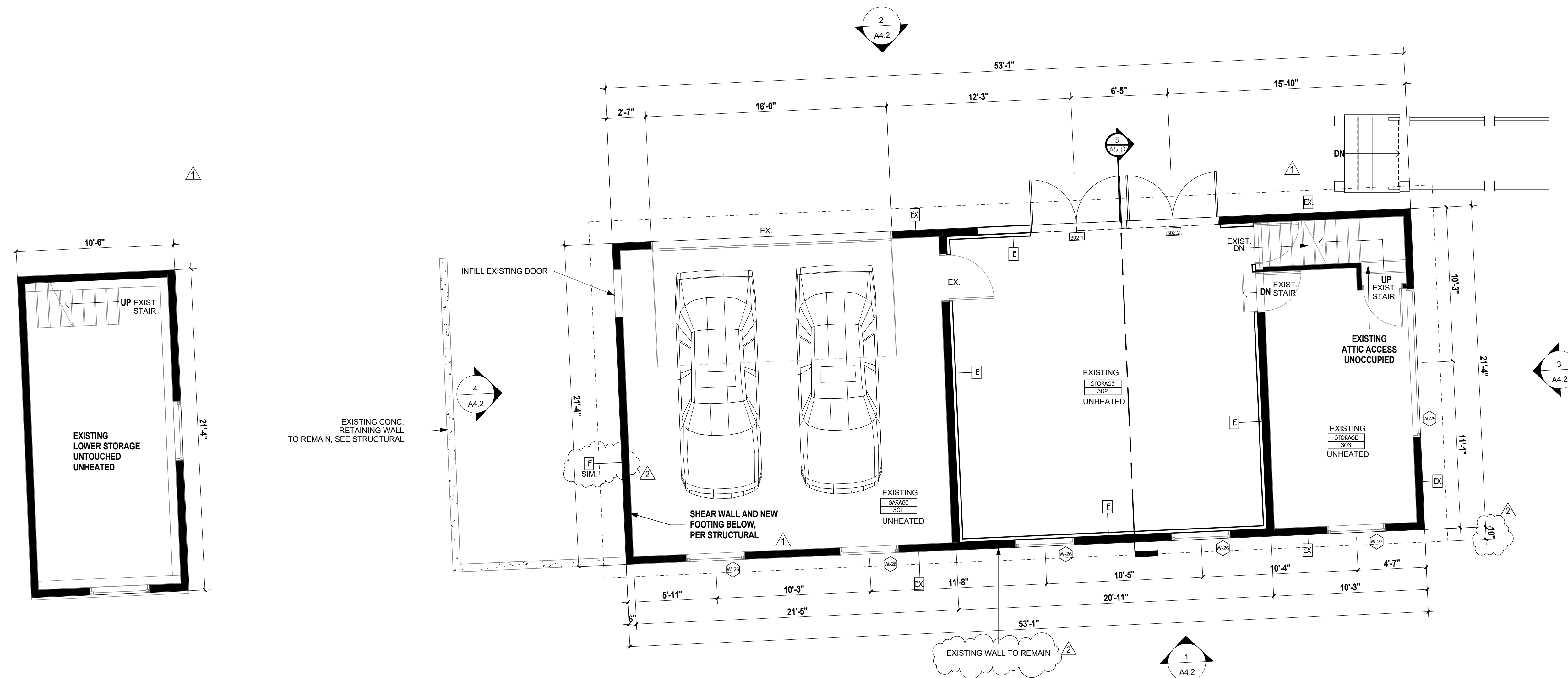
ISSUED / REVISIONS	DATE
PERMIT SET	07/18/17
▲ CYCLE 1 REVISIONS	11/15/17
▲ CYCLE 2 REVISIONS	02/02/18

ISSUE DATE: 07.18.17
 DRAWN BY: LT
 CHECKED BY: SZ

GARAGE CONSTRUCTION PLAN

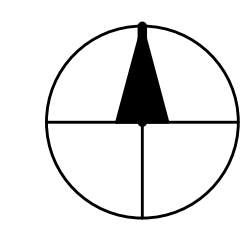
SHEET NUMBER
A2.3

PERMIT SET



2 LOWER STORAGE CONSTRUCTION PLAN
 1/4" = 1'-0"

1 GARAGE CONSTRUCTION PLAN
 1/4" = 1'-0"



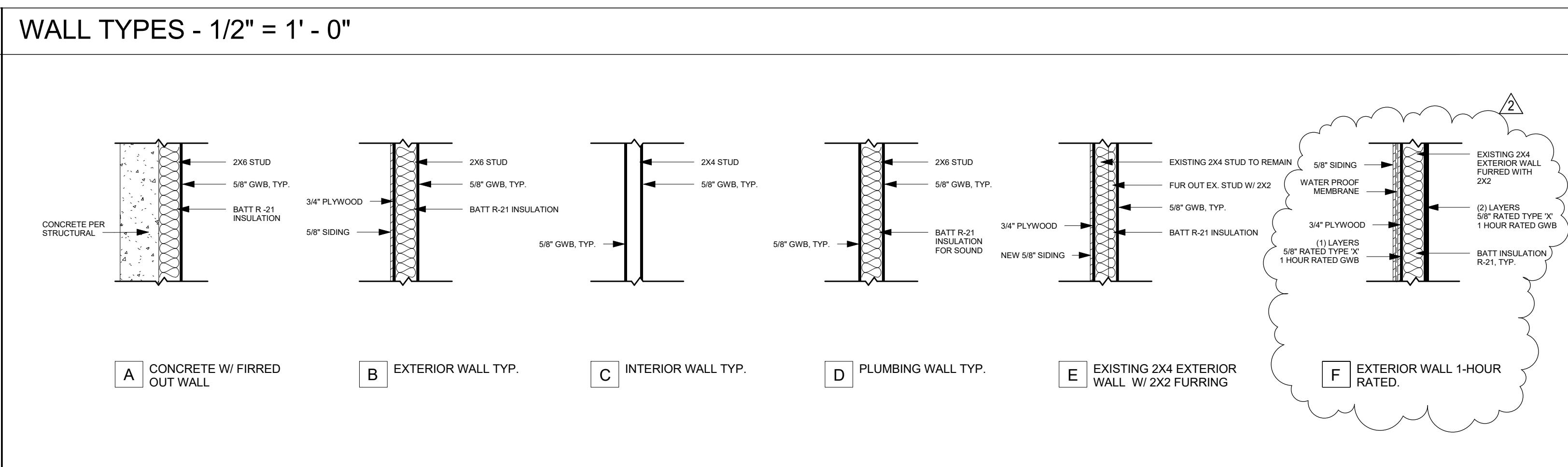
LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
	REPRESENTS A WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS A SMOKE DETECTOR.
	REPRESENTS A CEILING 100 OR 50 CFM FAN AS NOTED.
	REPRESENTS A CARBON MONOXIDE DETECTOR.

NOTES

SMOKE DETECTORS
 IRC R314.3 SMOKE ALARMS
 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R314.4.
 IRC M1507.3.4.2



NIEDERMAN RESIDENCE

REMODEL / ADDITION

6800 96TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

16017

9221

REGISTERED ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS DATE

PERMIT SET 07/18/17

▲ CYCLE 1 REVISIONS 11/15/17

▲ CYCLE 2 REVISIONS 01/30/18

ISSUE DATE: 07.18.17

DRAWN BY: LT

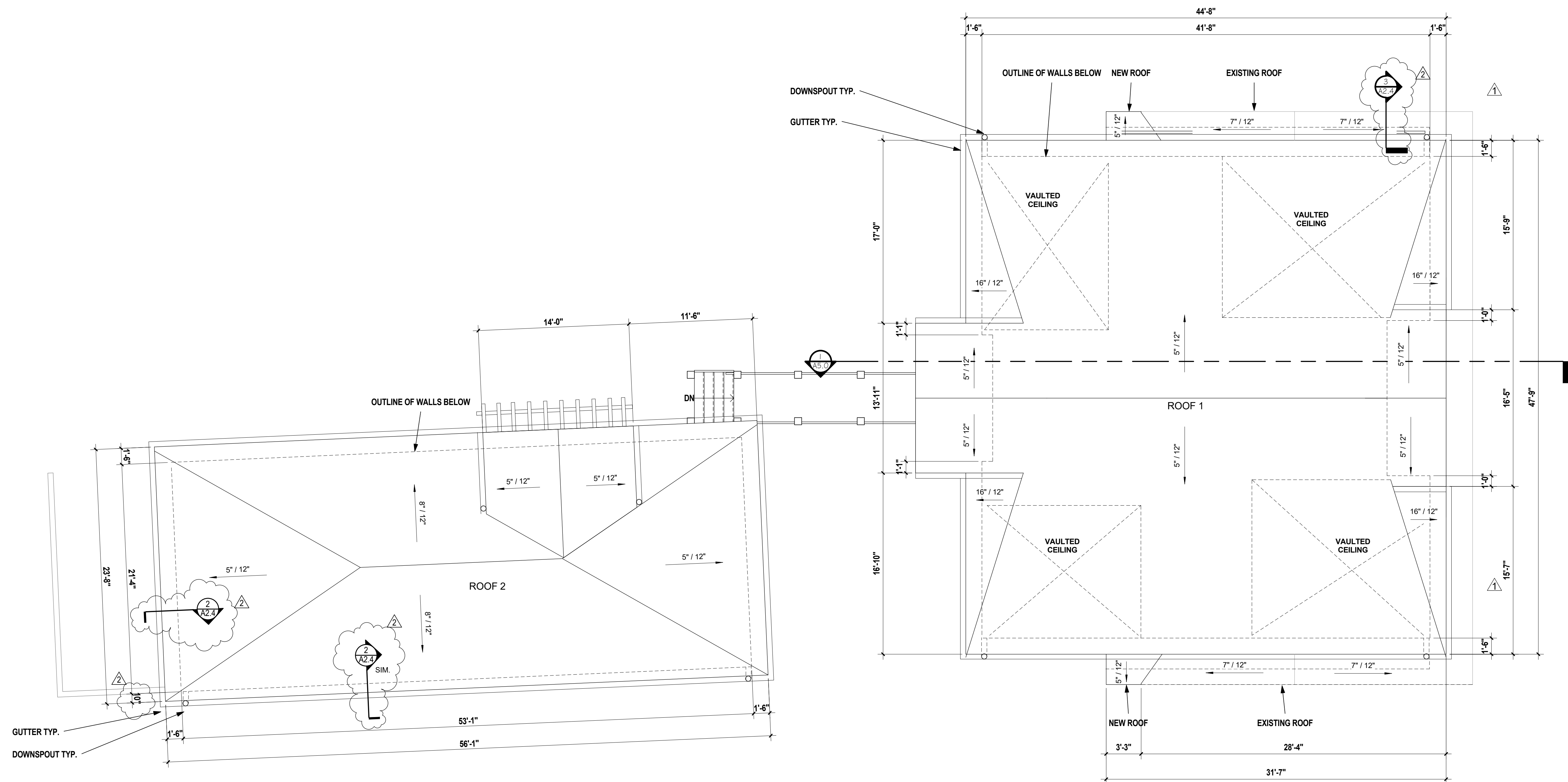
CHECKED BY: SZ

PROPOSED ROOF PLAN

SHEET NUMBER

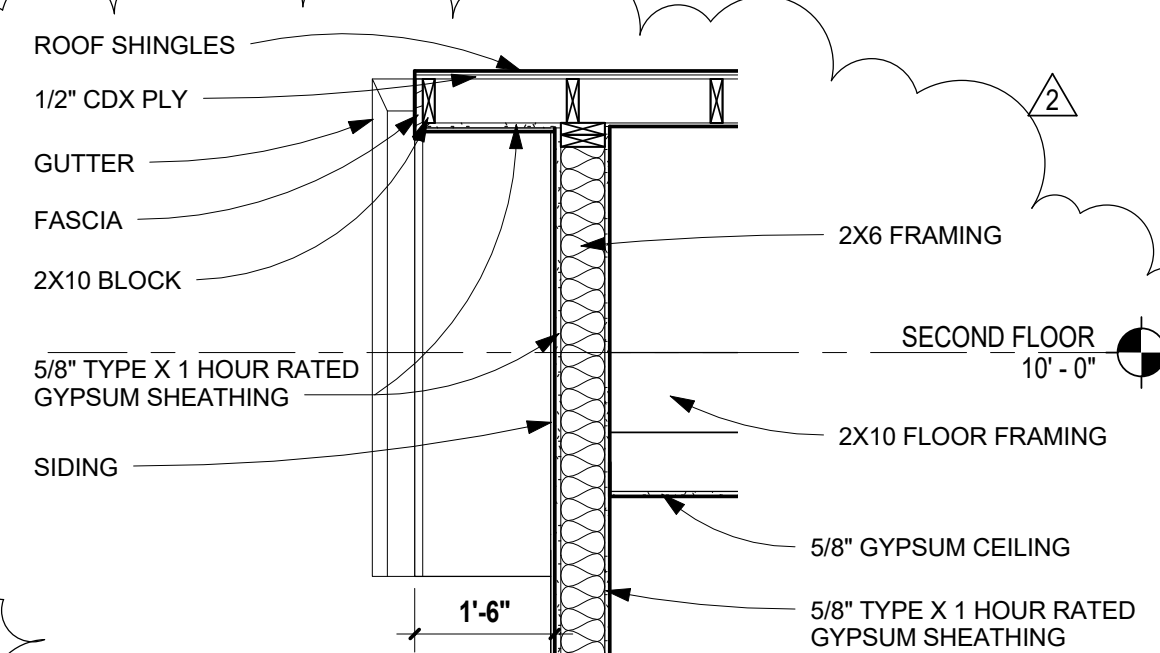
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PERMIT SET



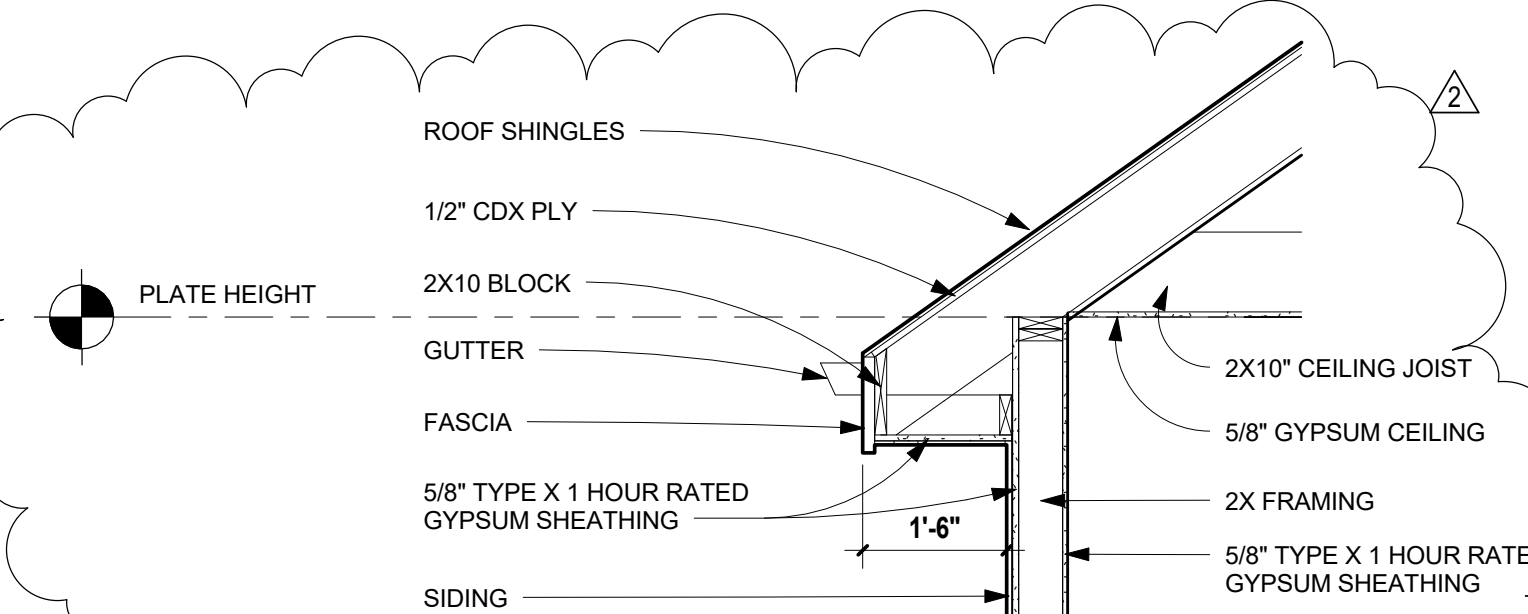
1 ROOF CONSTRUCTION PLAN

3/16" = 1'-0"



3 RATED SOFFIT DETAIL

1/2" = 1'-0"



2 RATED SOFFIT DETAIL

1/2" = 1'-0"

ROOF VENTILATION 2

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 1,364 sf
VENTILATION REQUIRED: (1,364 sf / 150) x 144 si/sf = 1,309 si
3" SCREENED VENT: 18 sim ea.
TOTAL VENTILATION REQUIRED: 1,309 si / 18 si/lf = 72.7 LF

PROVIDED: 105 LINEAL FEET OF 3" SCREENED VENT

ROOF VENTILATION 1

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 2,505 sf
VENTILATION REQUIRED: (2,505 sf / 150) x 144 si/sf = 2,405 si
3" SCREENED VENT: 18 sim ea.
TOTAL VENTILATION REQUIRED: 2,405 si / 18 si/lf = 133.6 LF

PROVIDED: 210 LINEAL FEET OF 3" SCREENED VENT



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 2441 SE 76TH AVE, SUITE 160
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 REMODEL / ADDITION
 6800 96TH AVE SE
 MERCER ISLAND, WA 98040

PROJECT NUMBER
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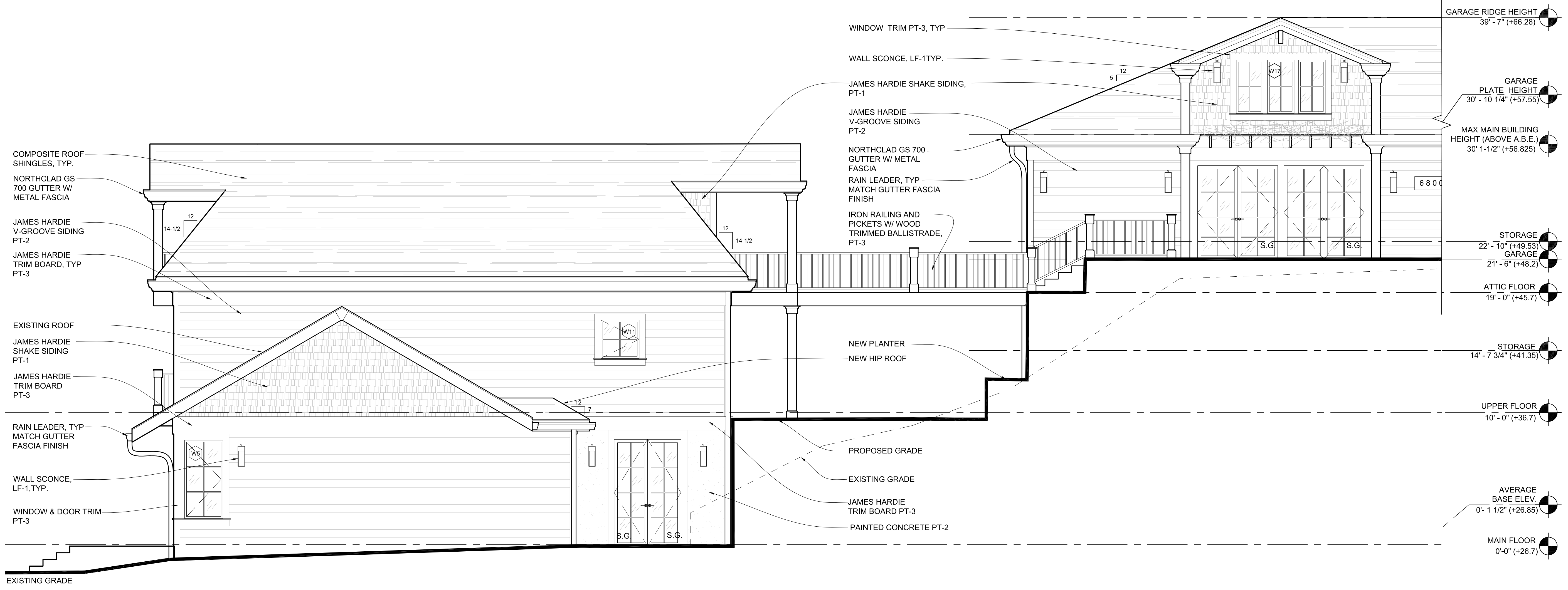
ISSUED / REVISIONS	DATE
PERMIT SET	07.18.17

ISSUED DATE: 07.18.17
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 CHECKED BY: SZ

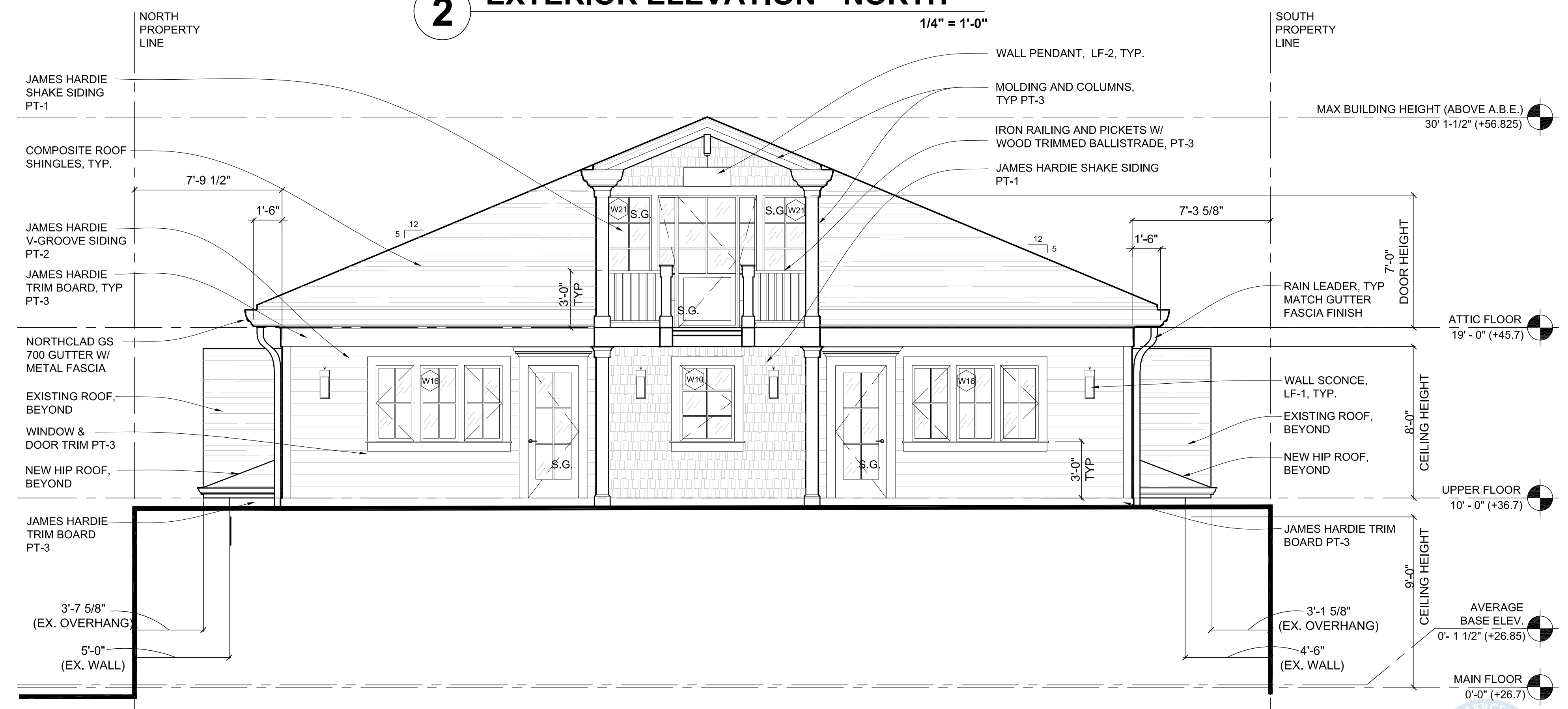
EXTERIOR ELEVATIONS

SHEET NUMBER
A4.0

PERMIT SET

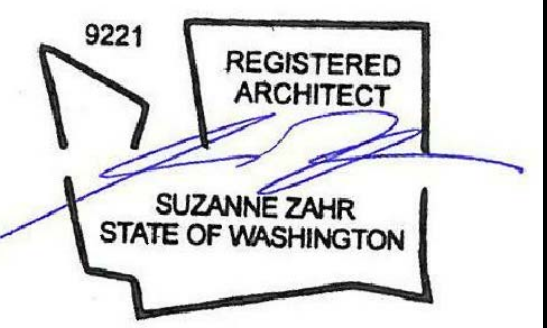


2 EXTERIOR ELEVATION - NORTH
 1/4" = 1'-0"



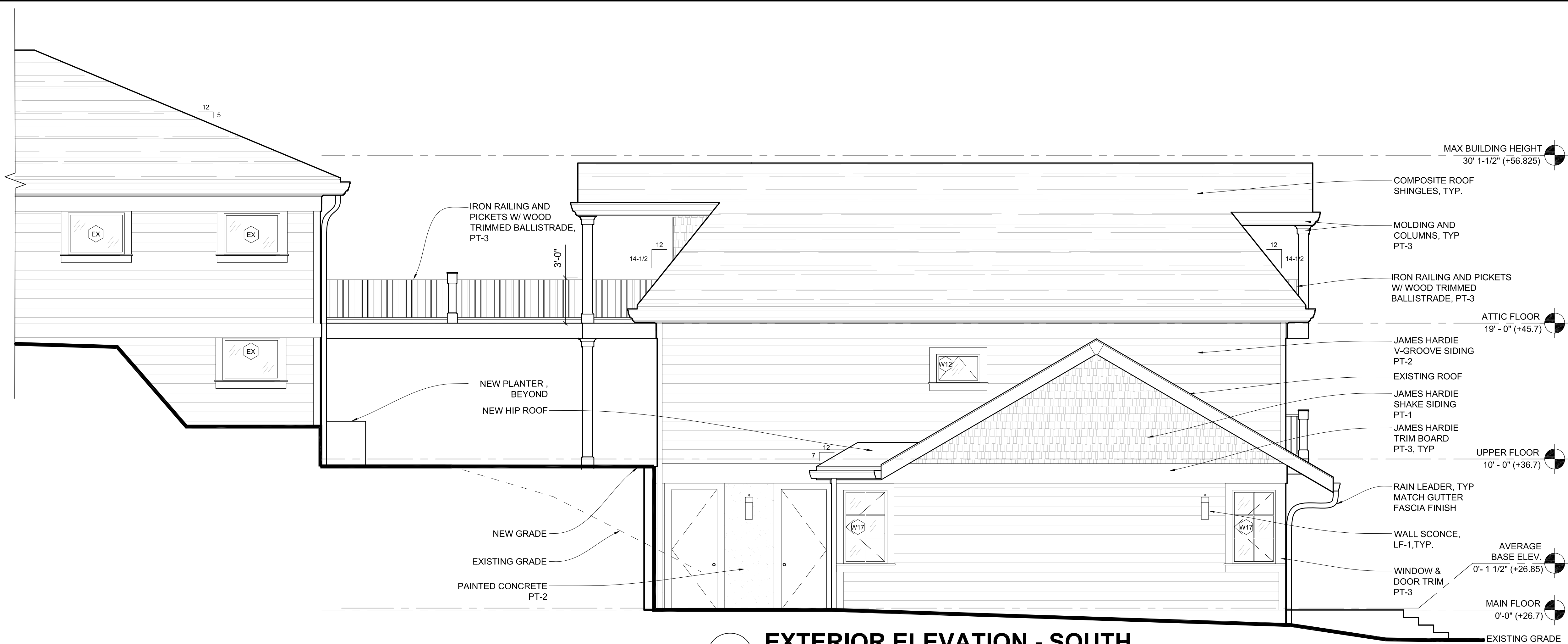
1 EXTERIOR ELEVATION - WEST
 1/4" = 1'-0"



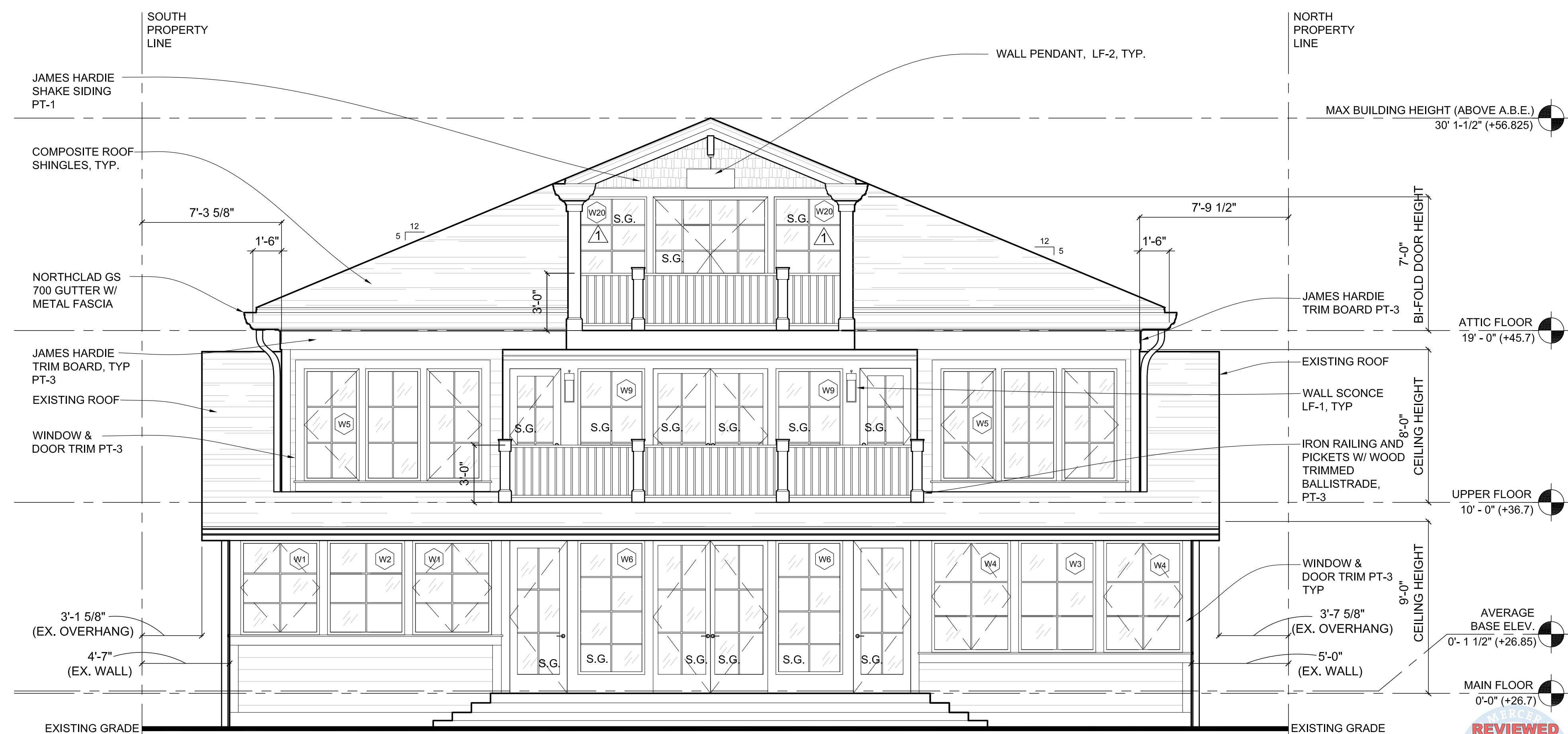


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PERMIT SET	07.18.17
▲ CYCLE 1 REV	11.15.17

ISSUED DATE:	07.18.17
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2 EXTERIOR ELEVATION - SOUTH
 1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST
 1/4" = 1'-0"

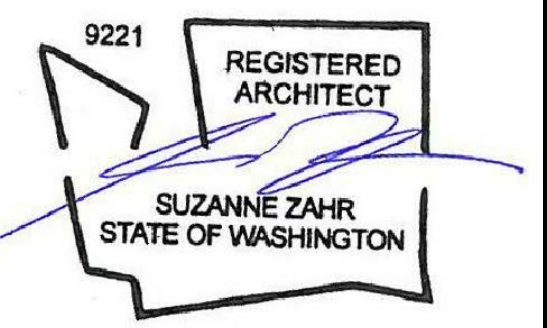


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 REMODEL / ADDITION
 6800 96TH AVE SE
 MERCER ISLAND, WA 98040

PROJECT NUMBER
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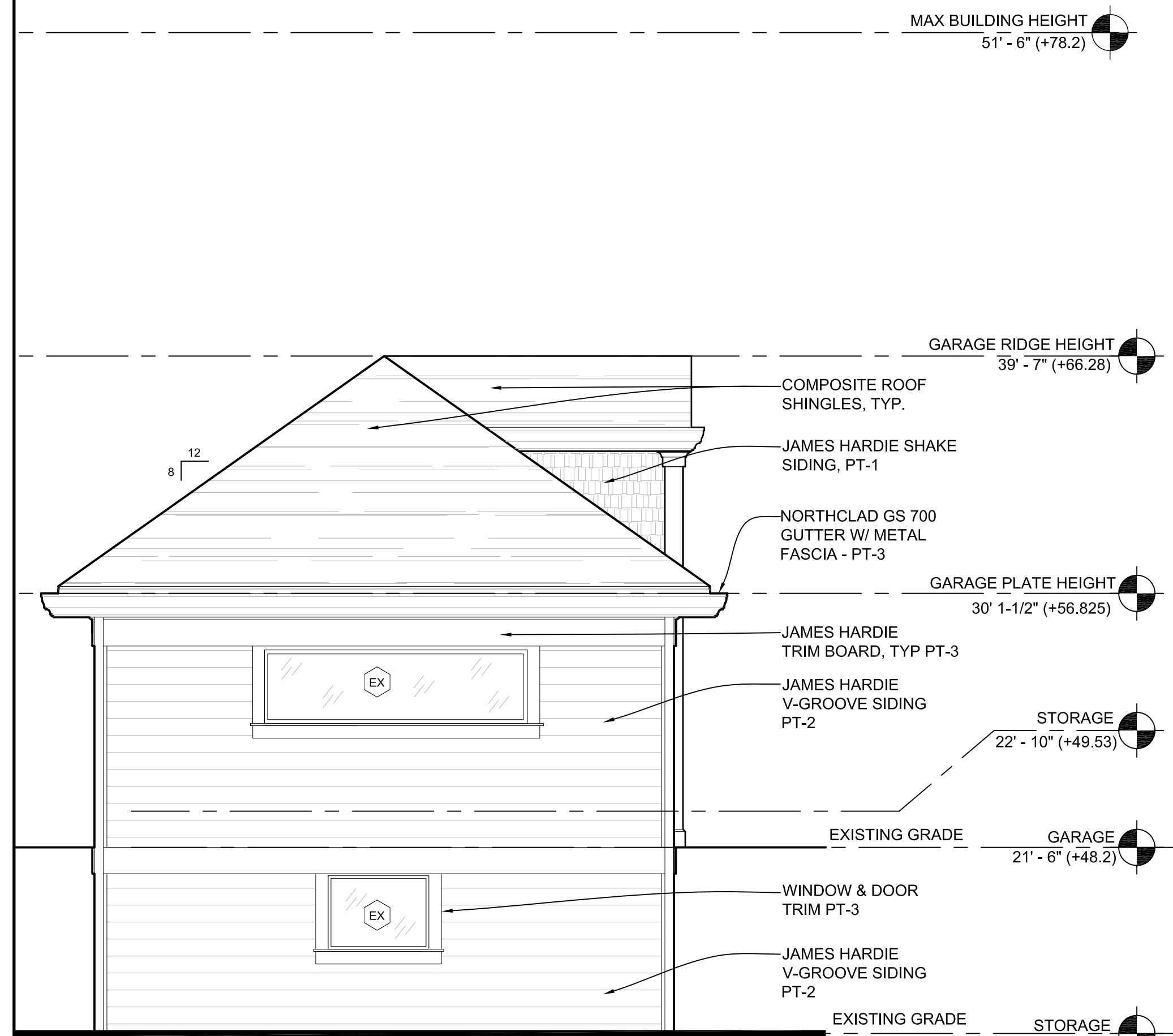
ISSUED / REVISIONS	DATE
PERMIT SET	07.18.17

ISSUEDATE: 07.18.17
 DRAWN BY: EW
 CHECKED BY: SZ

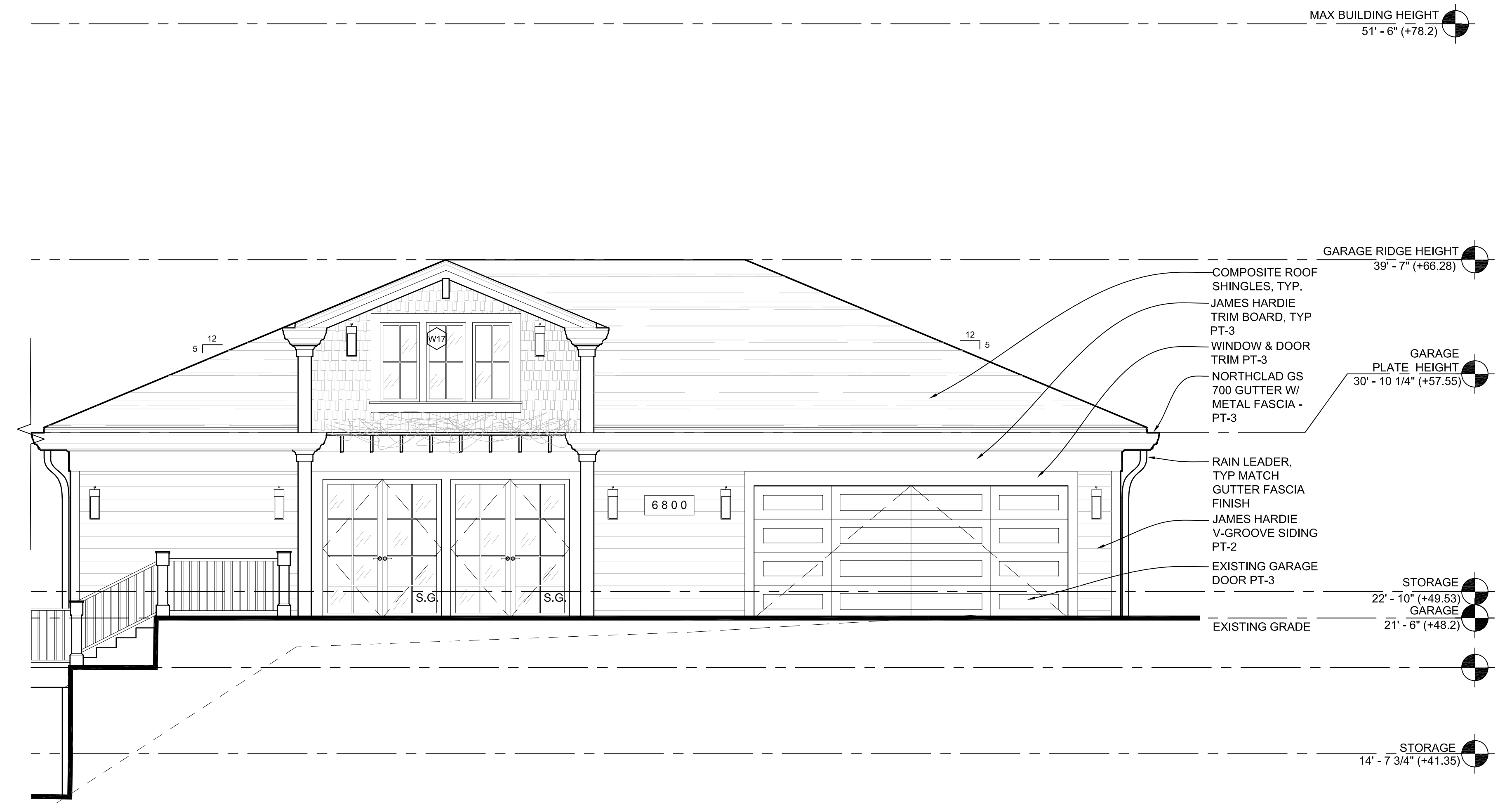
EXTERIOR ELEVATIONS

SHEET NUMBER
A4.2

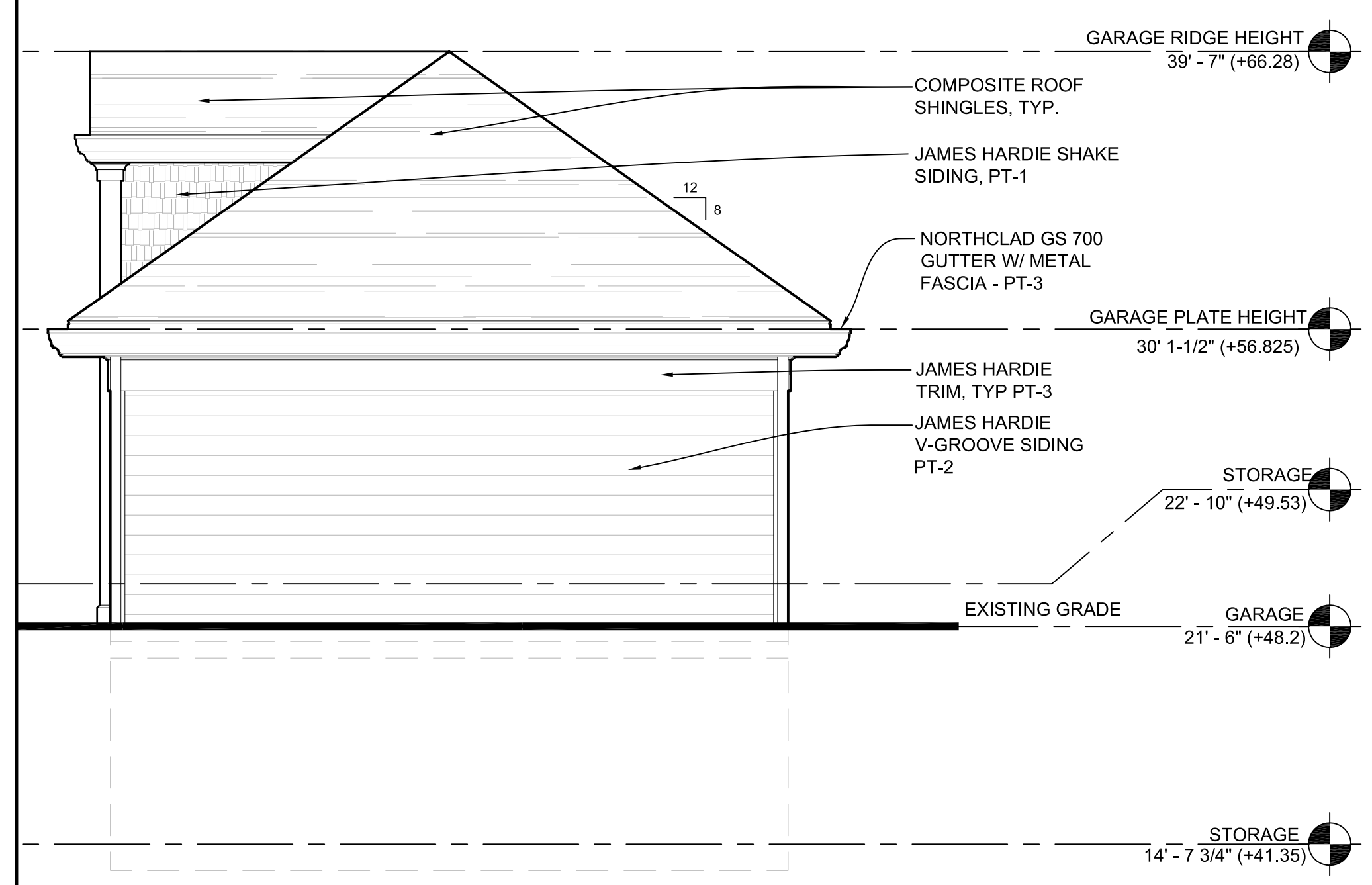
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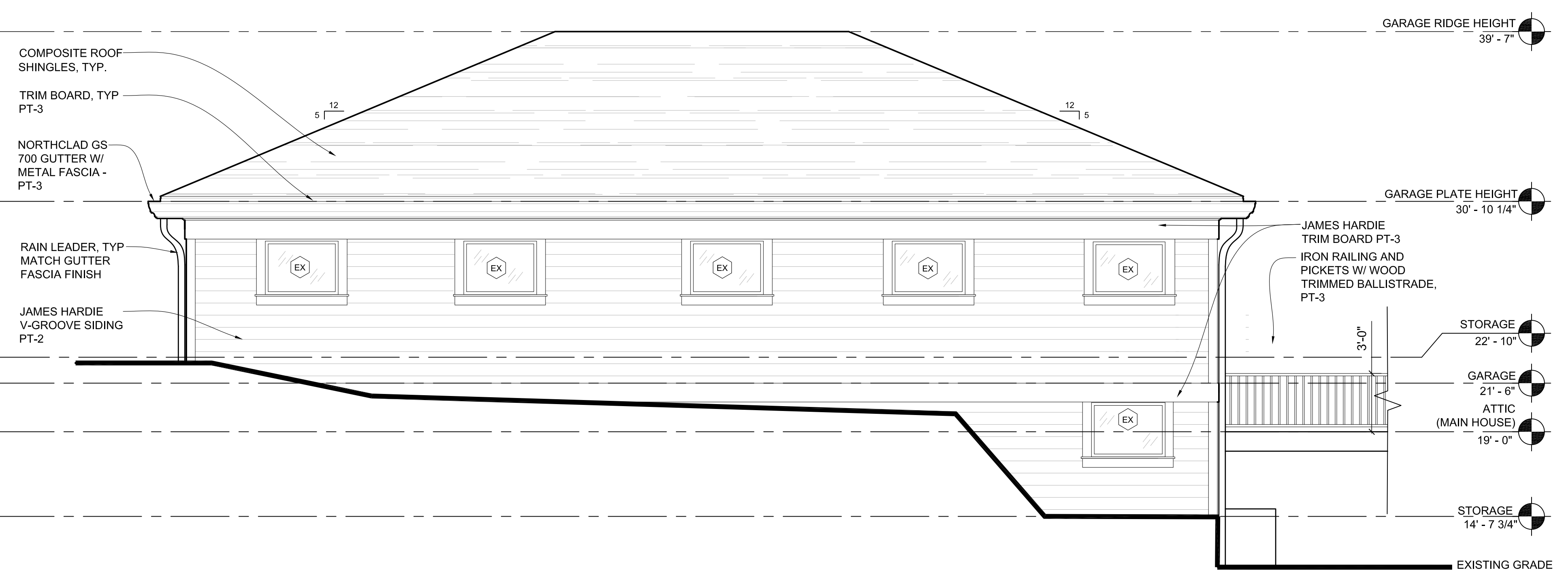
4 GARAGE ELEVATION - EAST
 1/4" = 1'-0"



2 GARAGE ELEVATION - NORTH
 1/4" = 1'-0"

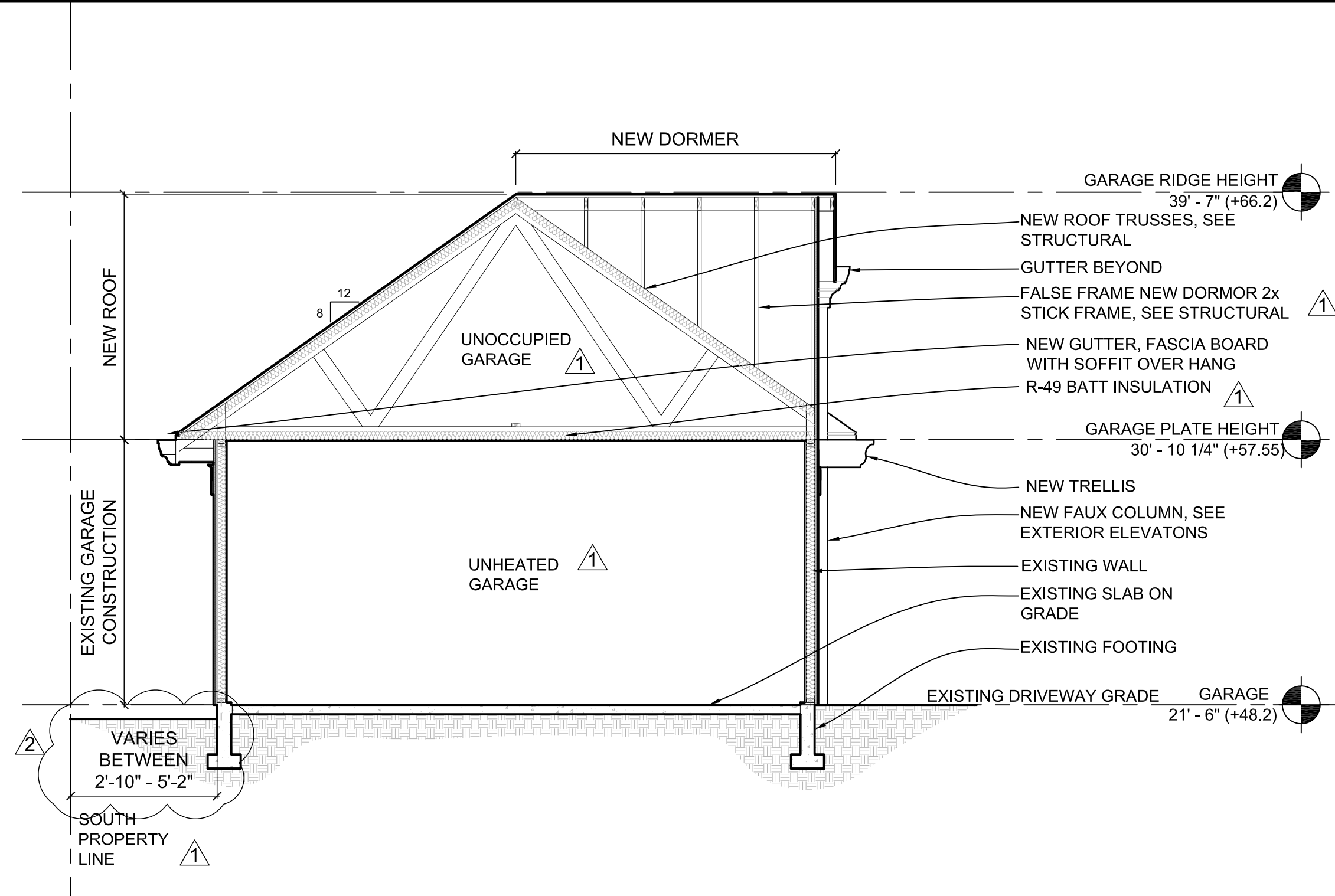


3 GARAGE ELEVATION - WEST
 1/4" = 1'-0"



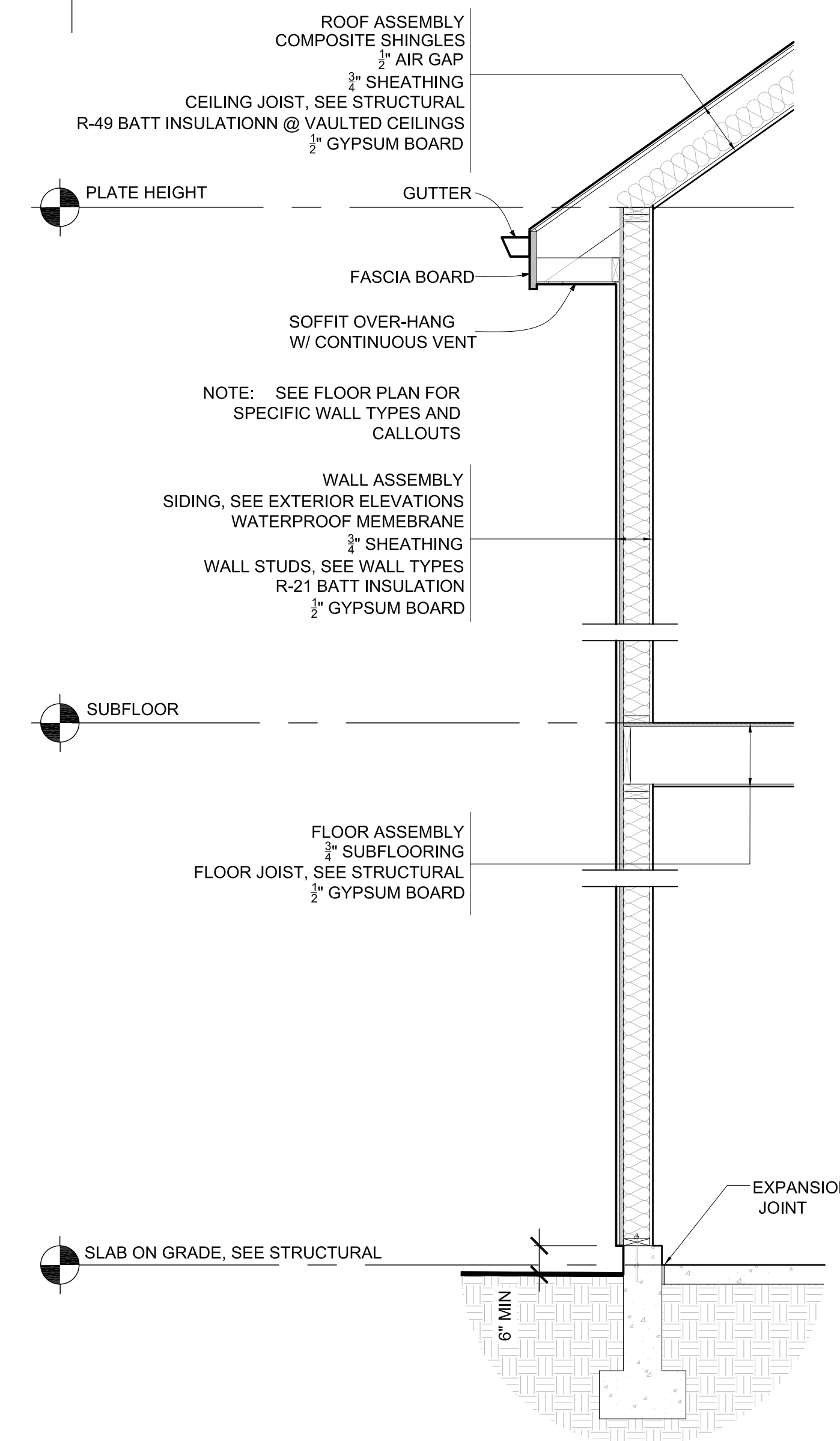
1 GARAGE ELEVATION - SOUTH
 1/4" = 1'-0"





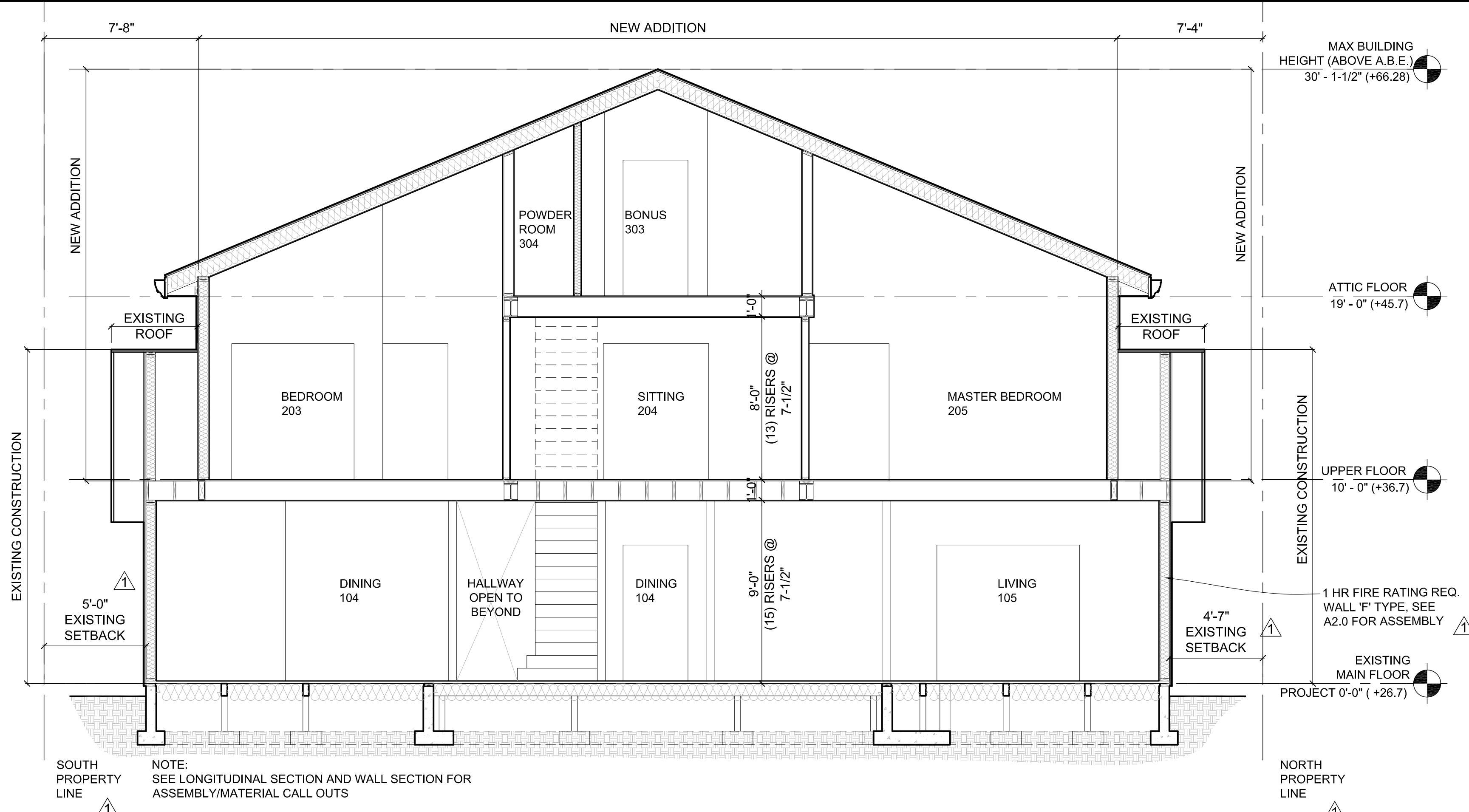
3 BUILDING SECTION @ GARAGE

1/4" = 1'-0"



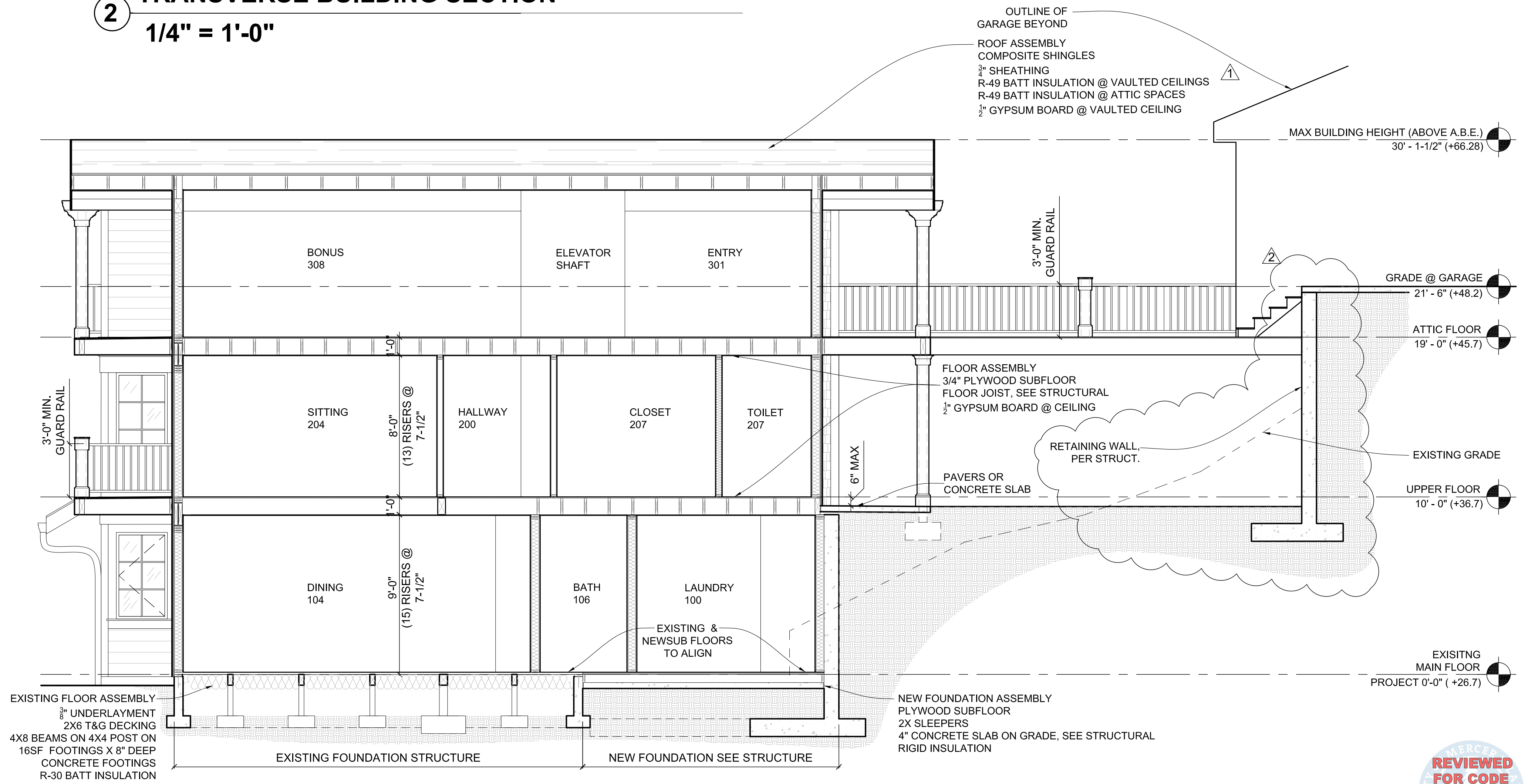
2 TYPICAL WALL SECTION

1/2" = 1'-0"



2 TRANSVERSE BUILDING SECTION

1/4" = 1'-0"



1 LONGITUDINAL BUILDING SECTION

1/4" = 1'-0"

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REMODEL / ADDITION
6800 96TH AVE SE
MERCER ISLAND, WA
98040

PROJECT NUMBER
16017

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE
PERMIT SET	07.18.17
▲ CYCLE 1 REV	11.15.17
▲ CYCLE 2 REV	02.02.18
ISSUED DATE:	07.18.17
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SECTIONS

SHEET NUMBER
A5.0

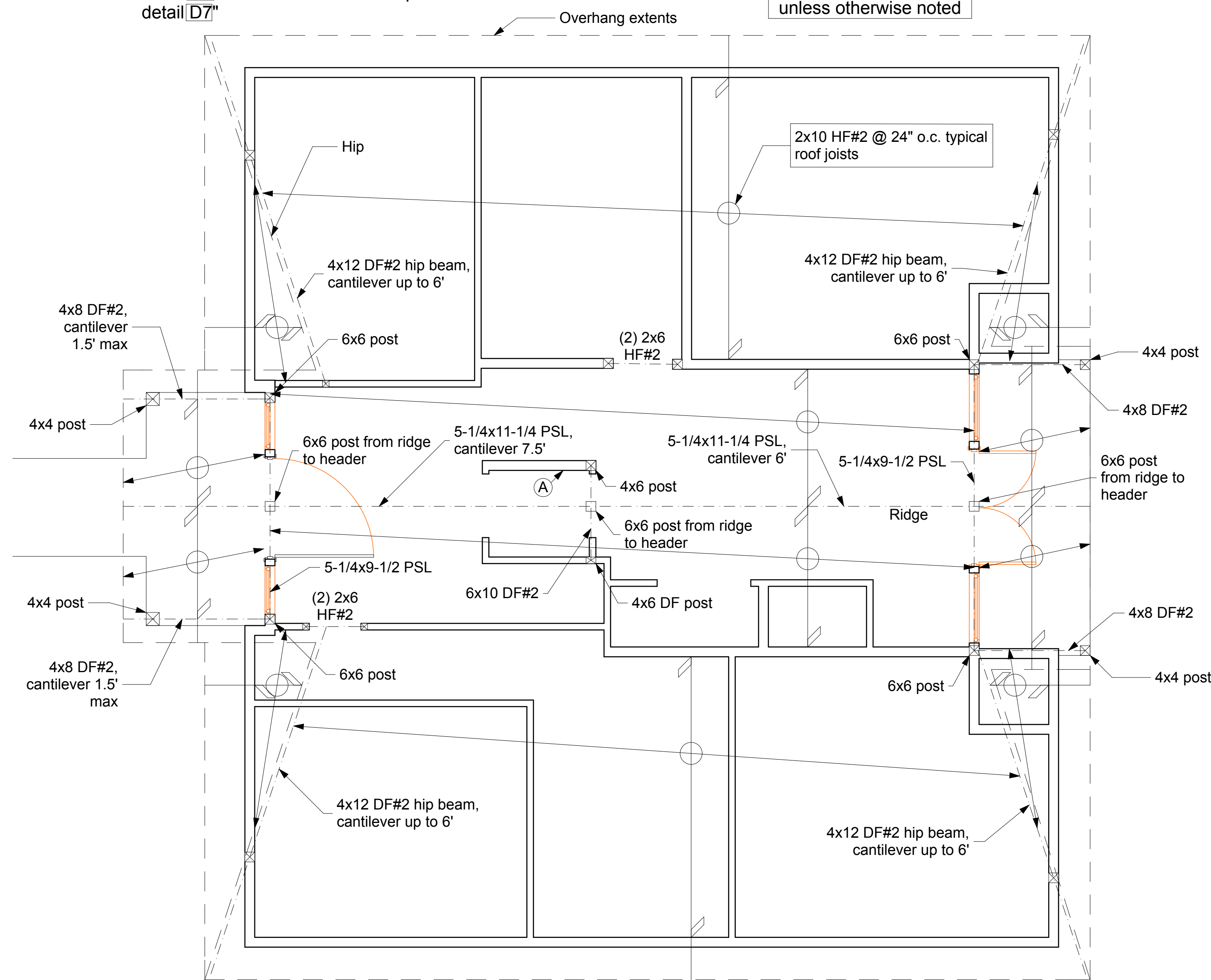
PERMIT SET



Ⓐ denotes "Frame elevator shaft per the manufacturer's specifications, in detail D6 and connect to the roof per detail D7"

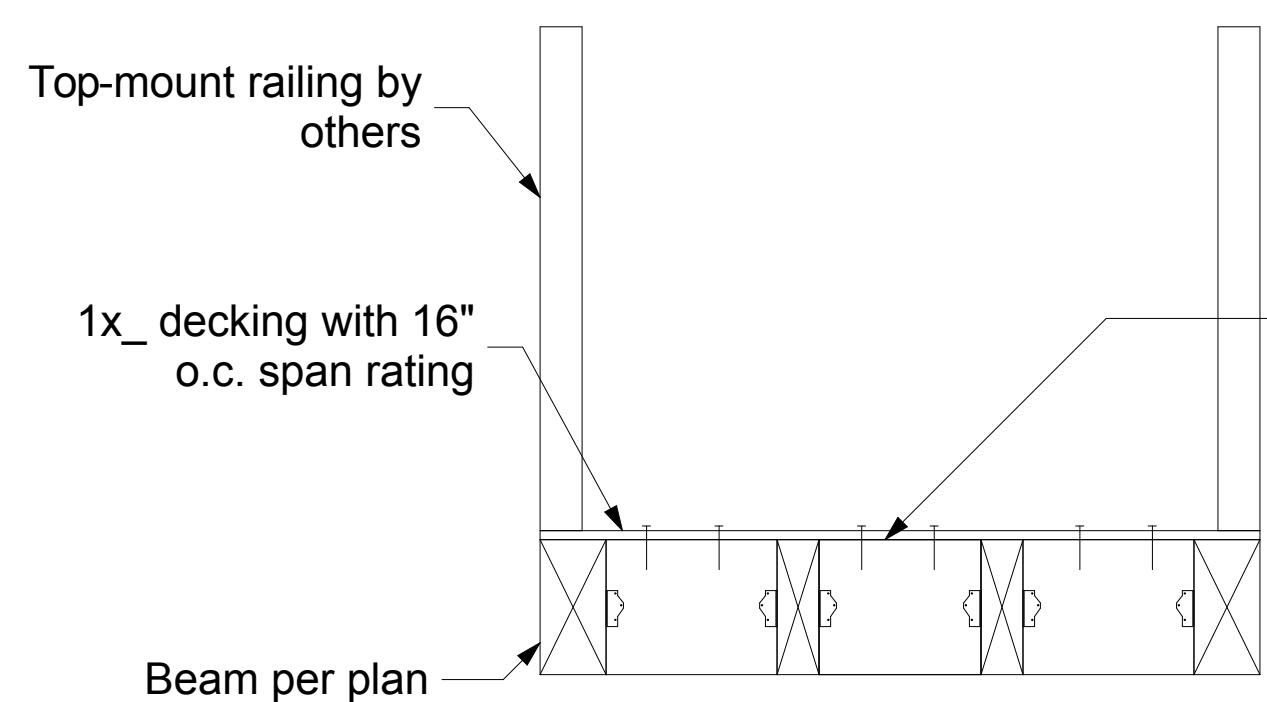
⊠ Denotes (2) 2x6 or (3) 2x4 stud post, typical, unless otherwise noted

Garage roof outline was removed



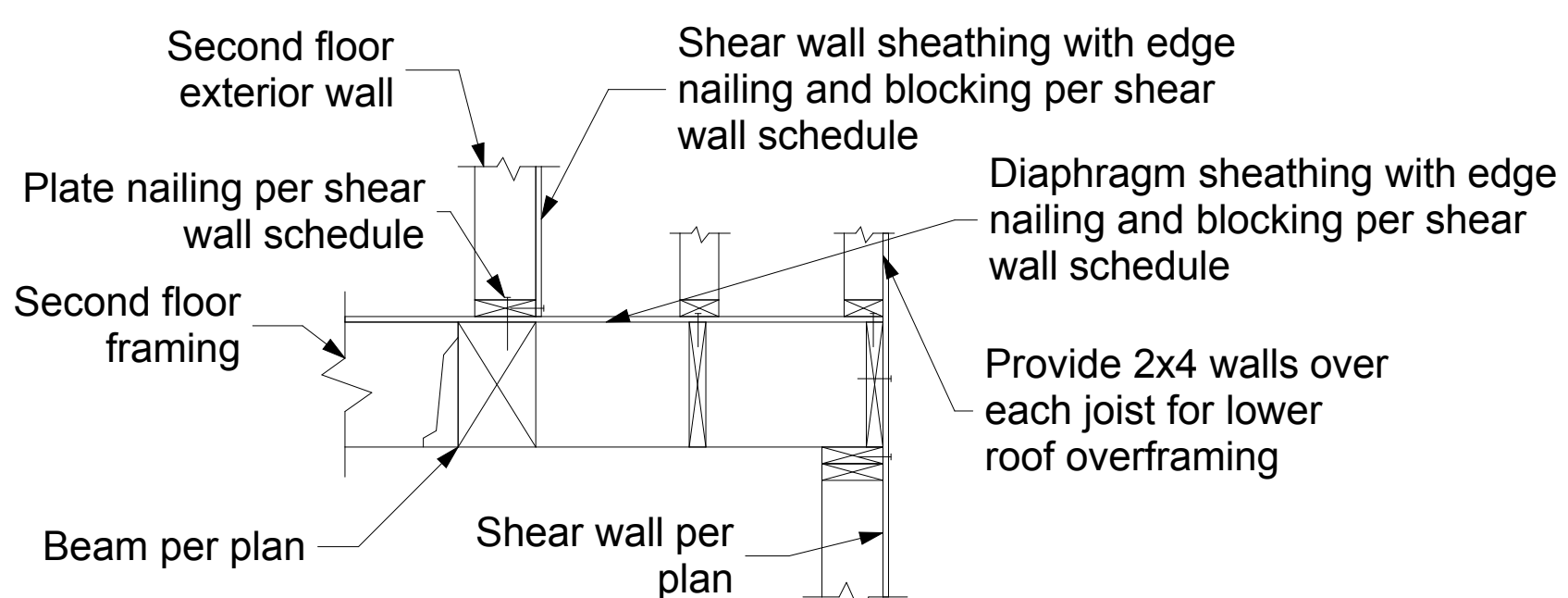
Roof Framing and 3rd Floor Wall Plan

1/4" = 1'-0"



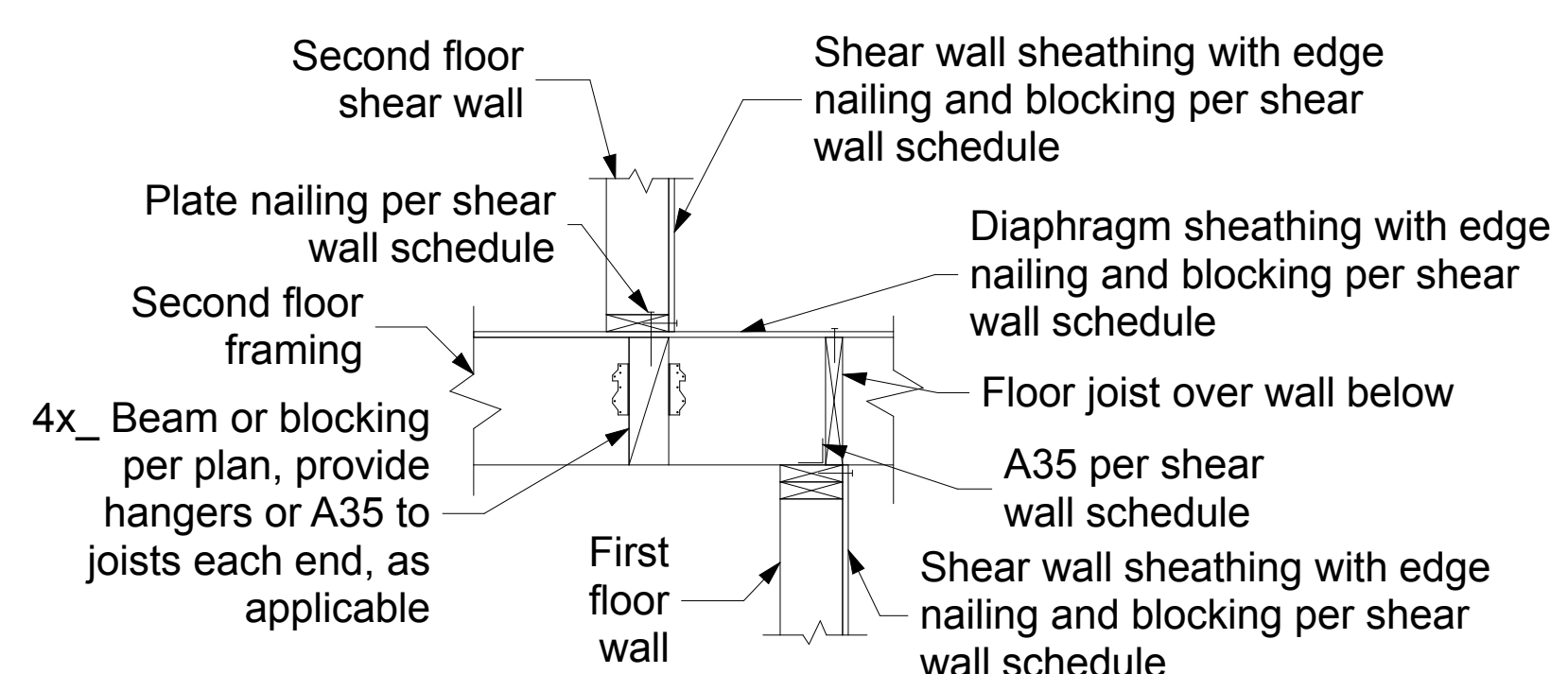
Skyway Detail

3/4" = 1'-0"



Discontinuous Shear Wall Detail

3/4" = 1'-0"



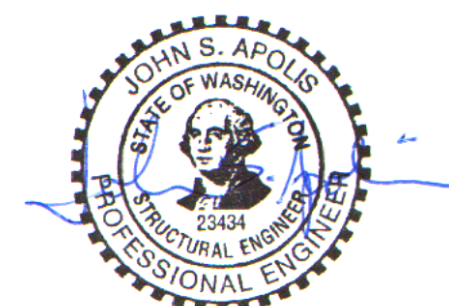
Shear Wall Offset Detail

3/4" = 1'-0"

D1

D2

D3



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Phone: 206-327-1286
email: john@cses-engineering.com

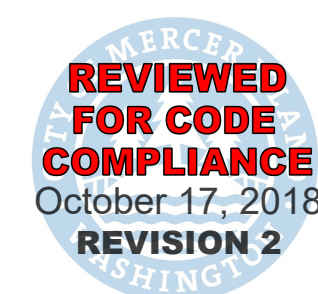
Niederman Residence
6800 96th Ave SE
Mercer Island, WA 98040

Revisions:
2 Permit
Rev/RFI04
10-05-18

Date:
07/18/17

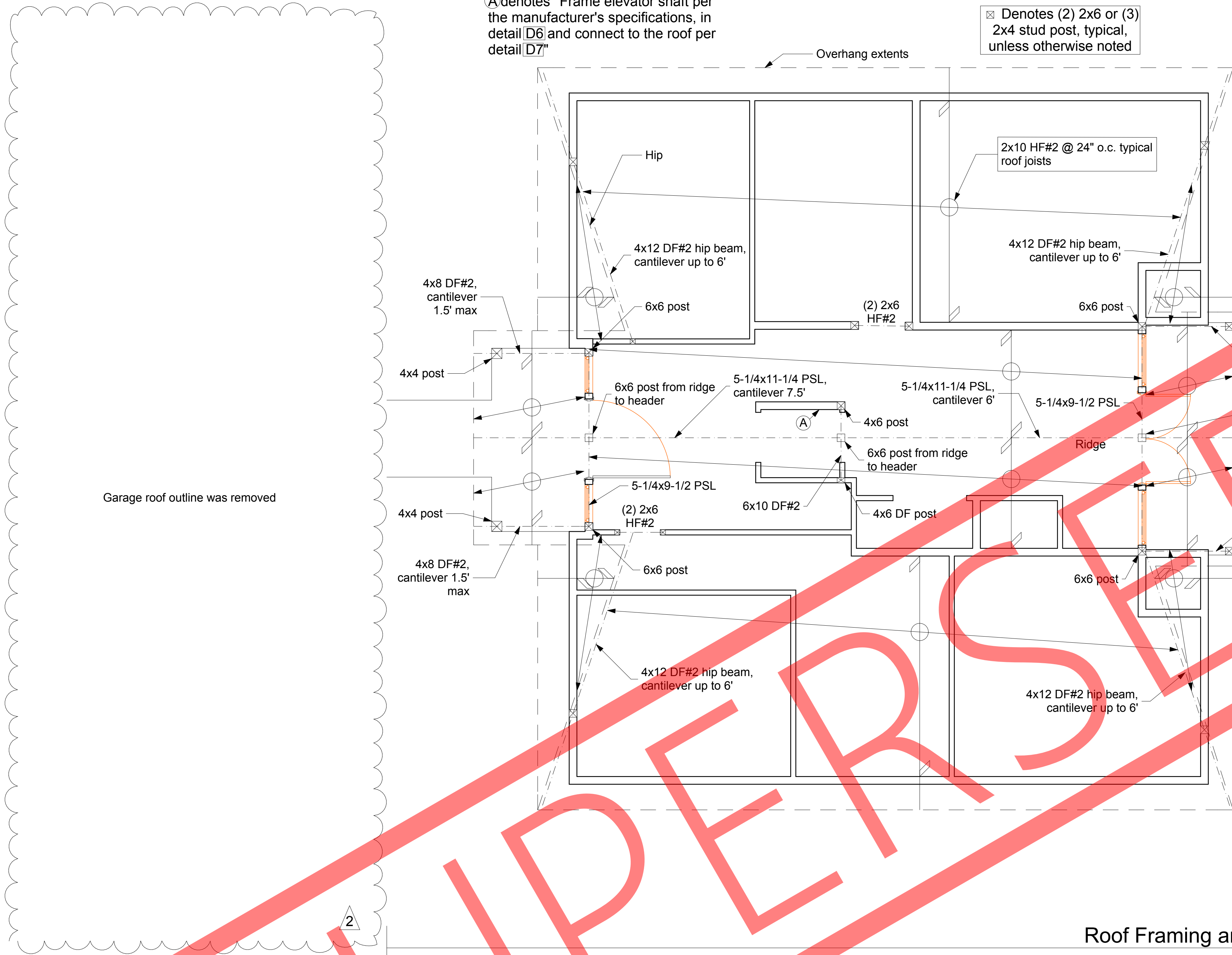
Sheet:

S1



Ⓐ denotes "Frame elevator shaft per the manufacturer's specifications, in detail D6 and connect to the roof per detail D7"

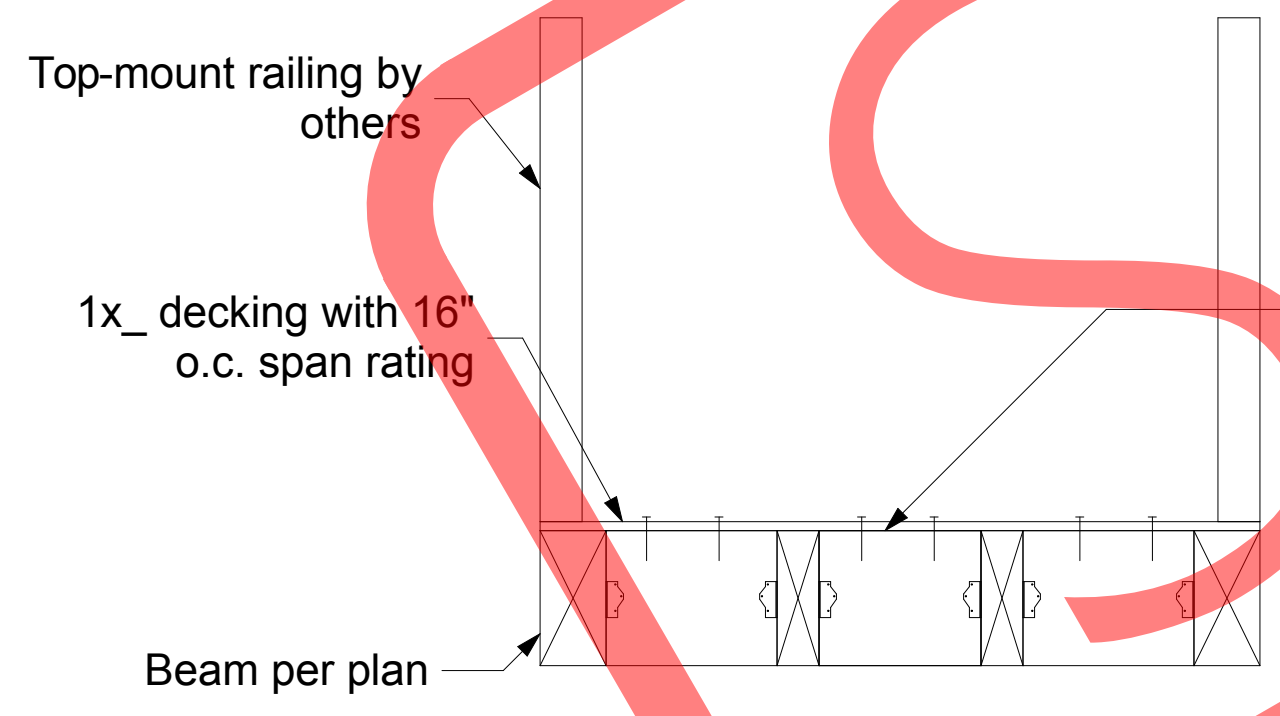
☒ Denotes (2) 2x6 or (3) 2x4 stud post, typical, unless otherwise noted



Garage roof outline was removed

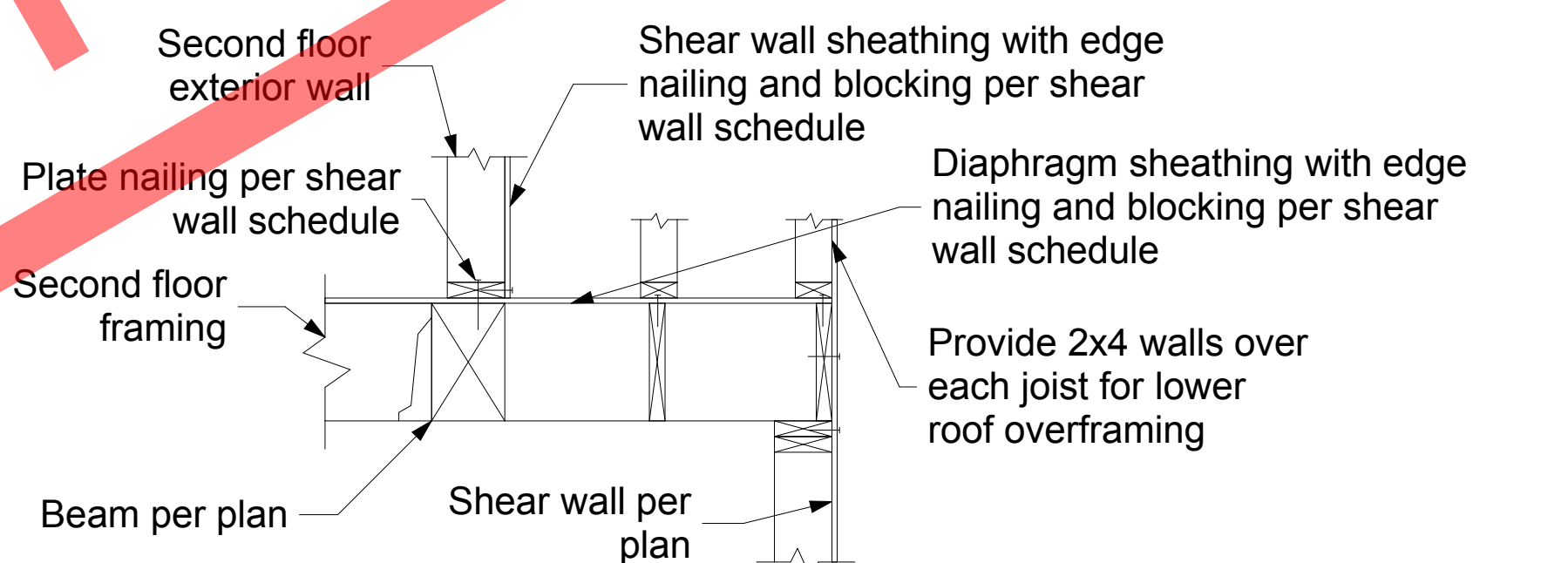
Roof Framing and 3rd Floor Wall Plan

1/4" = 1'-0"



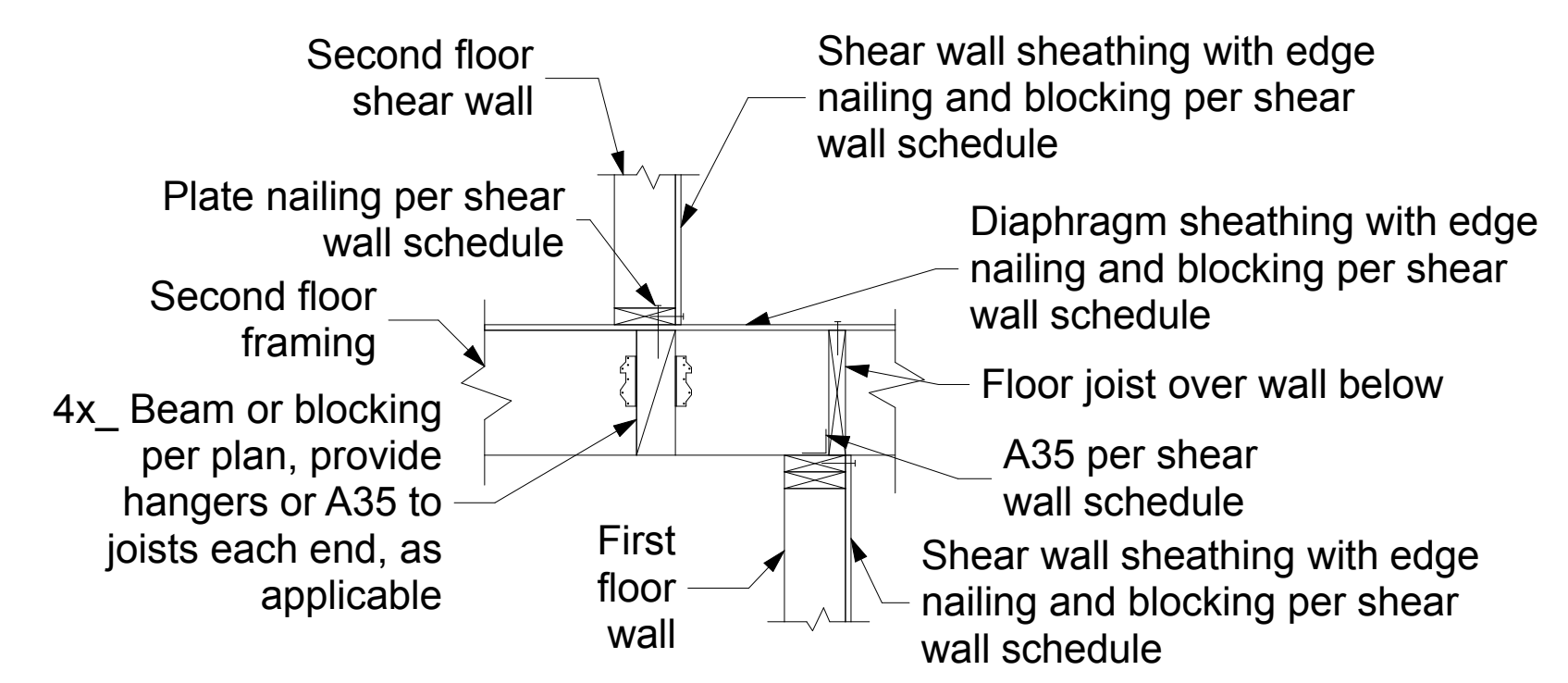
Skyway Detail

3/4" = 1'-0"



Discontinuous Shear Wall Detail

3/4" = 1'-0"



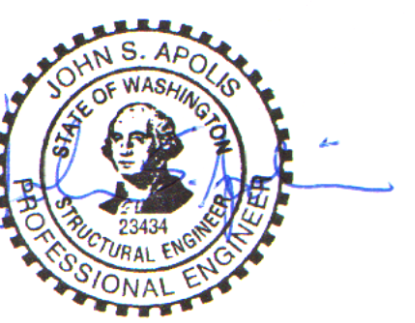
Shear Wall Offset Detail

3/4" = 1'-0"

D1

D2

D3



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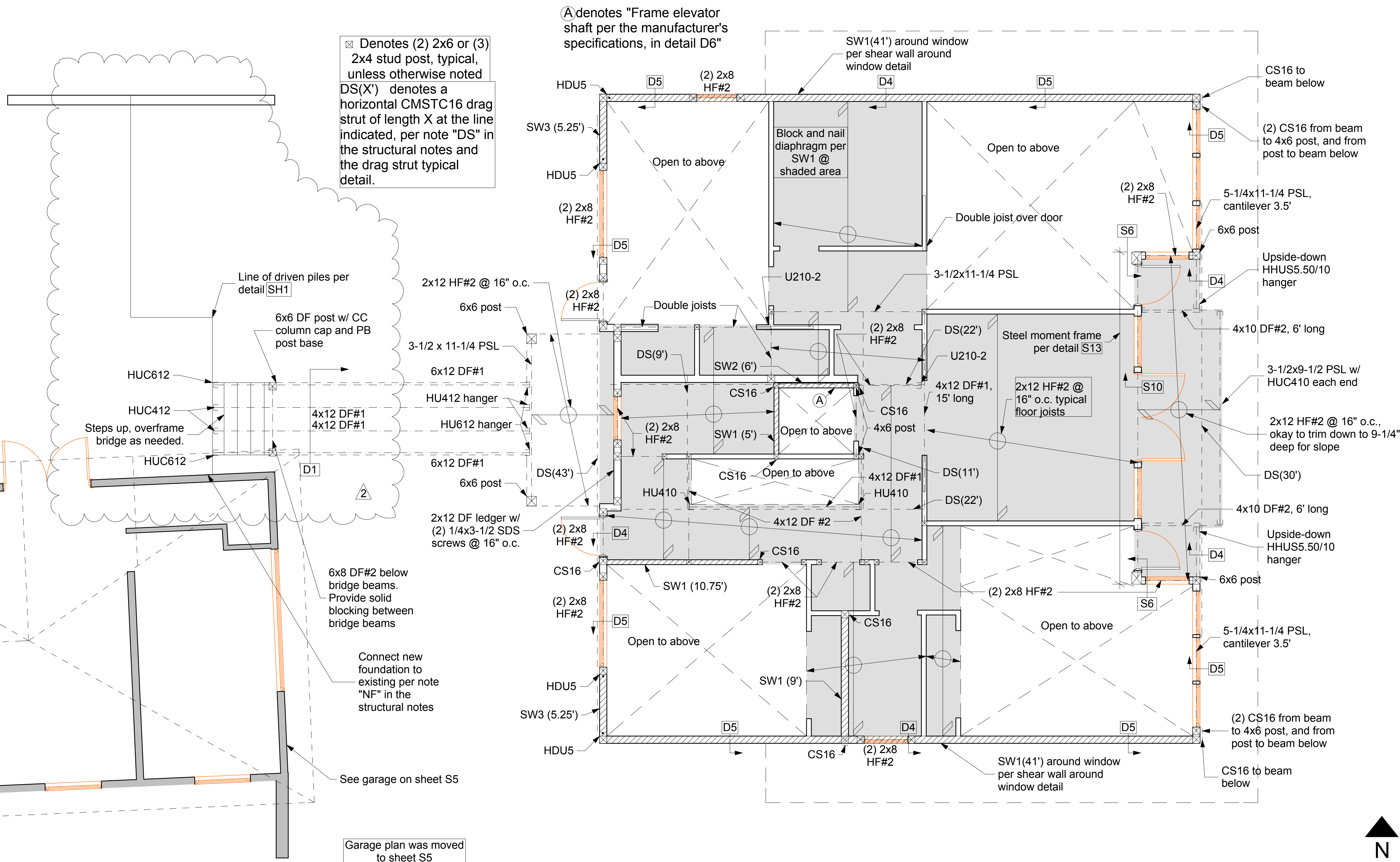
Revisions: 2, 02-01-18

Date: 07/18/17

Sheet:

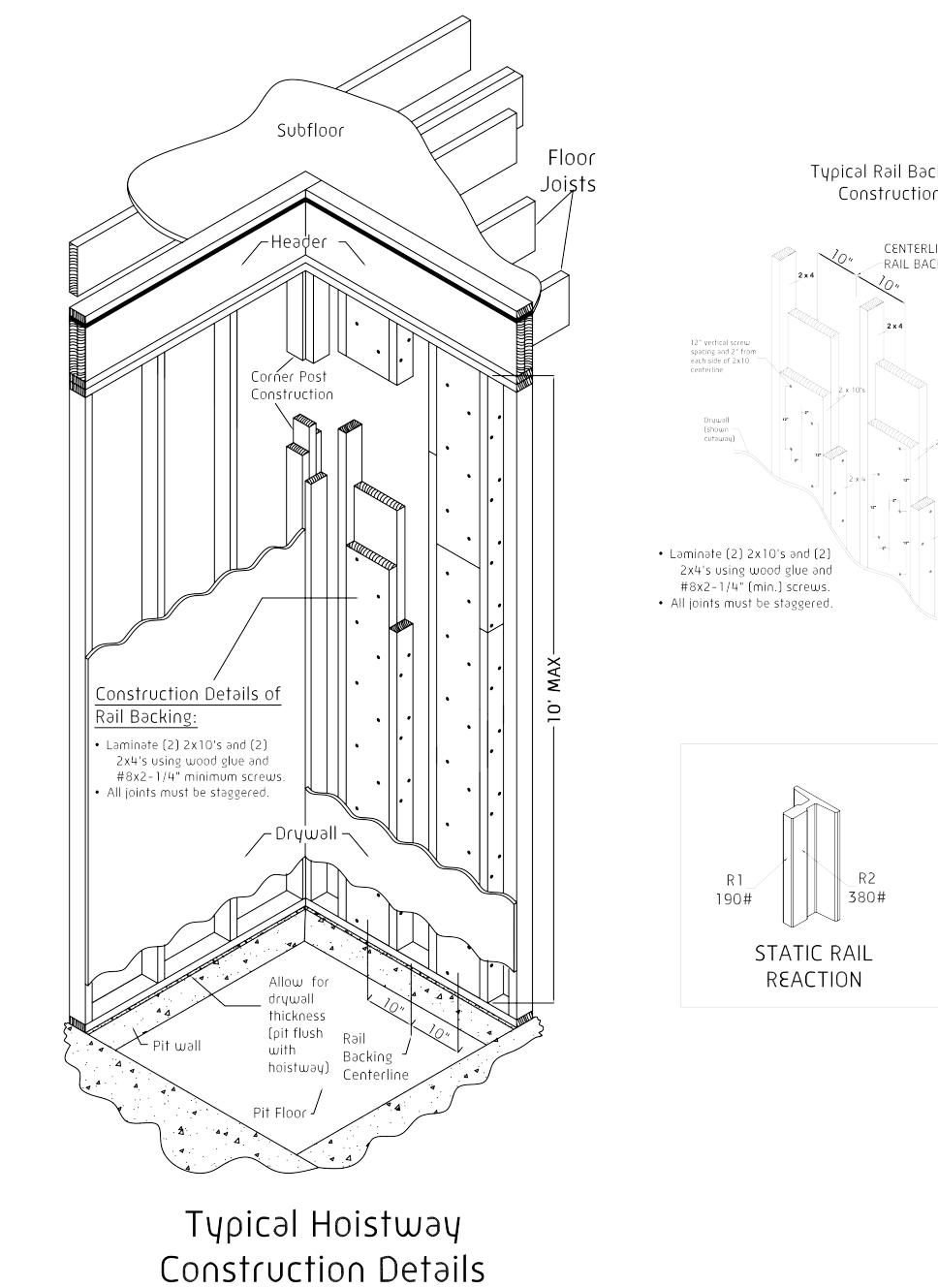
S1





Typical Hoistway Construction

Construction & Rail Backing Details - Hydraulic Drive, In-Line Gear Drive, and Winding Drum Drive (Winding Drum Under 30' of Travel)



Note: Detail is from the manufacturer's product documentation. Refer to the manufacturer's specifications for further information.

Elevator Shaft Detail

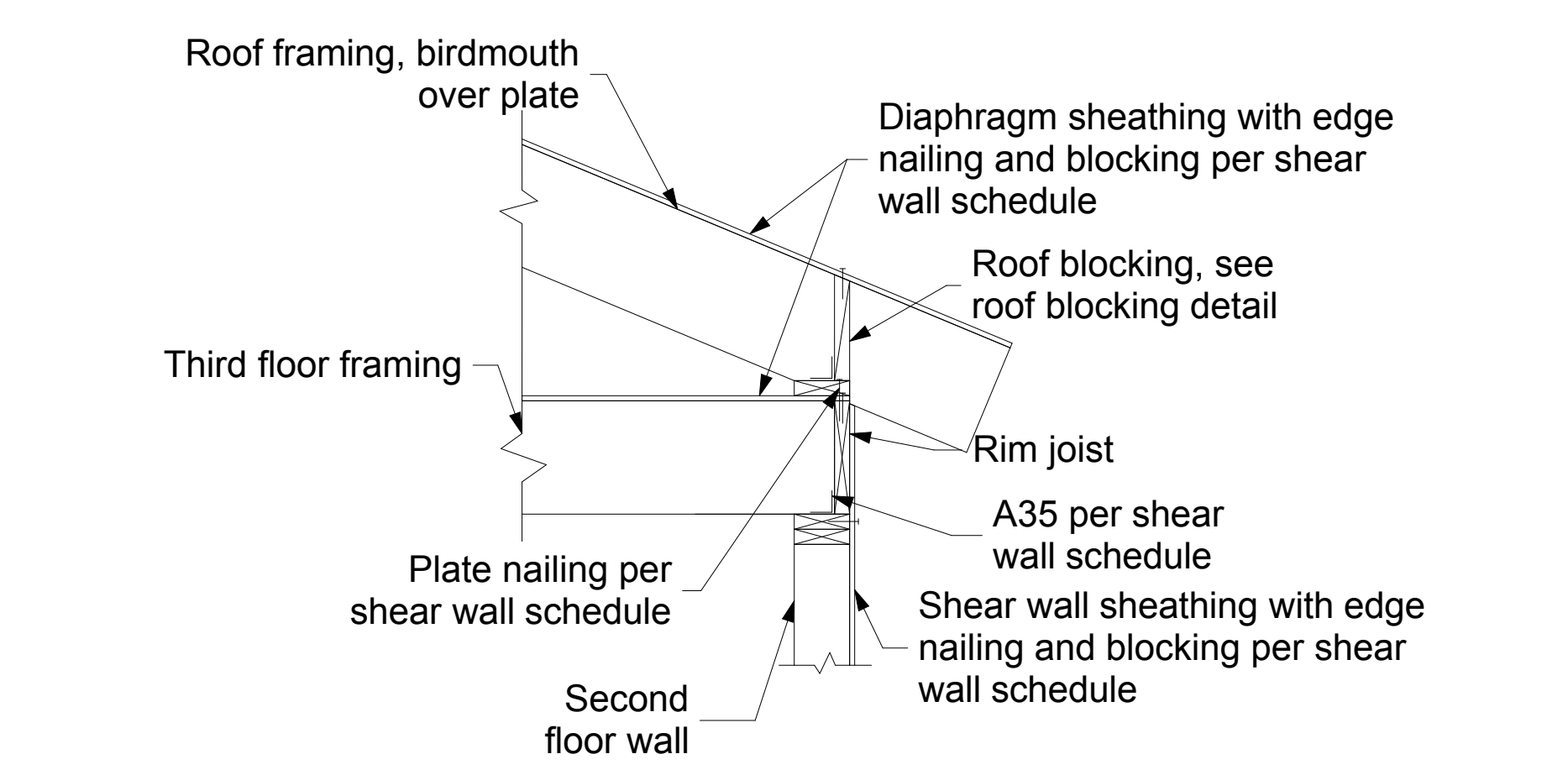
D6

1' = 1'-0"

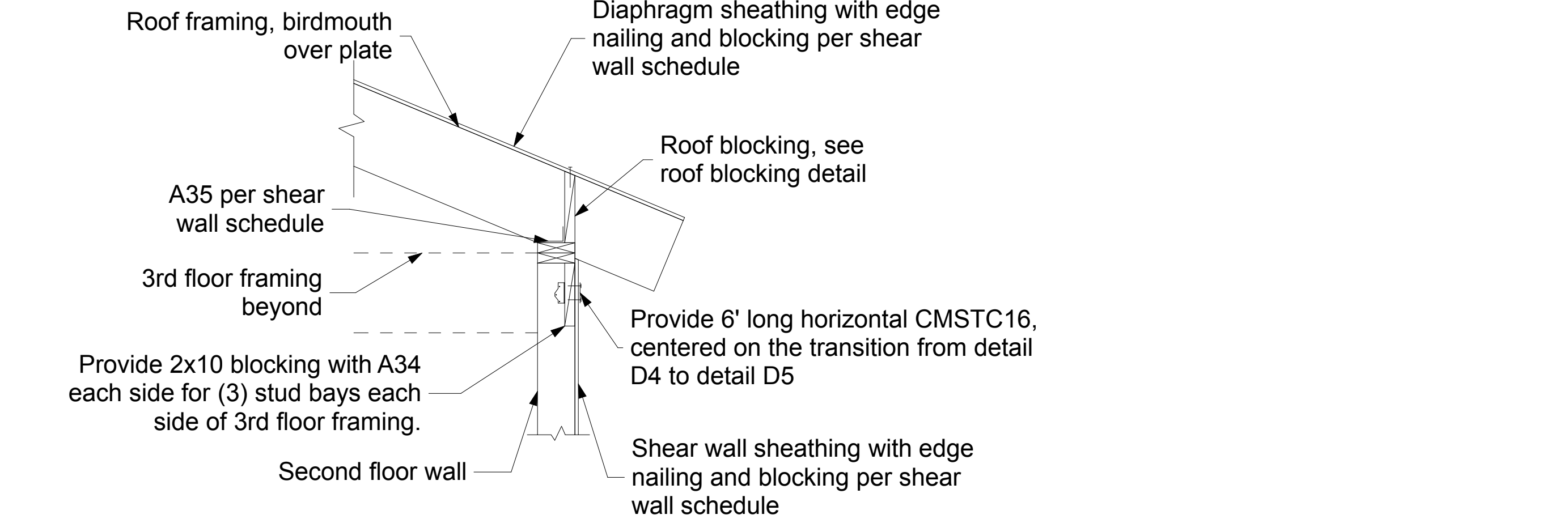


3rd Floor Framing and 2nd Floor Wall Plan

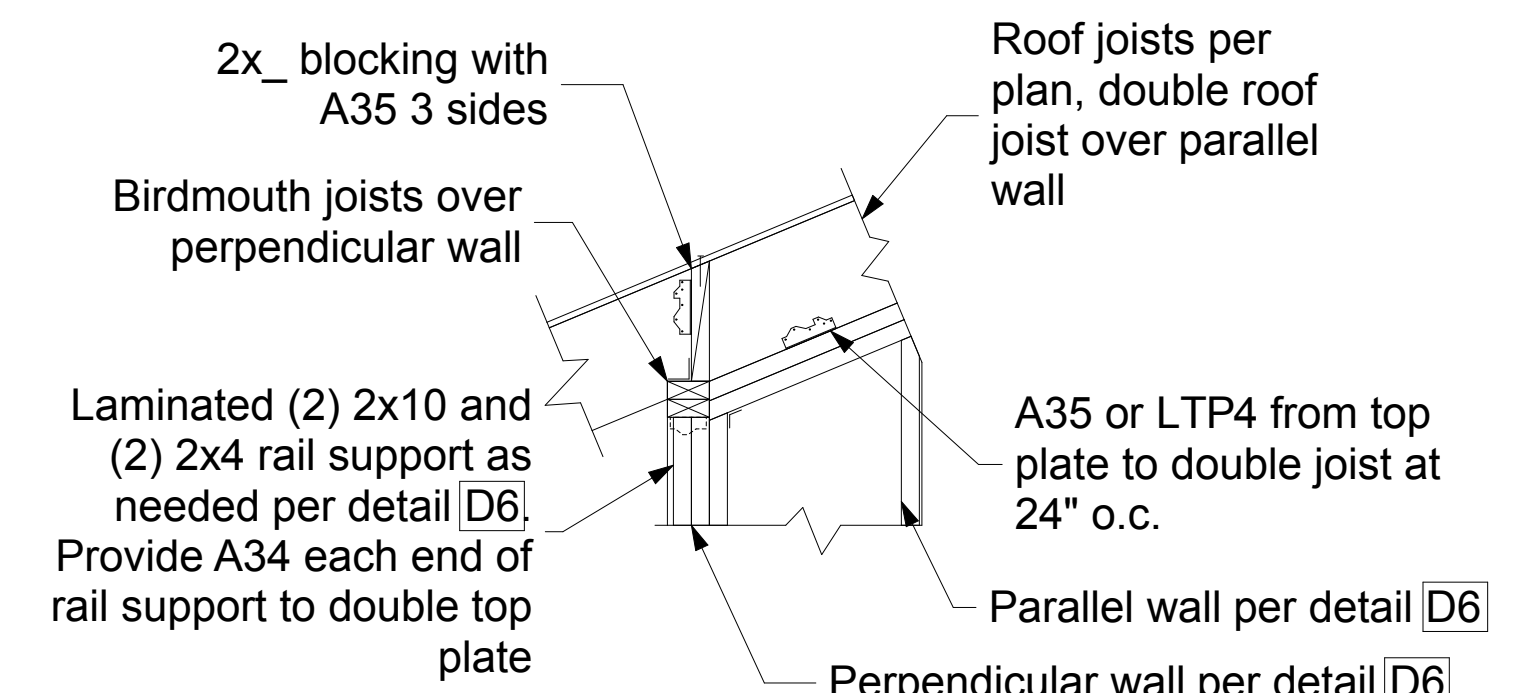
1/4" = 1'-0"



D4 Roof To Wall Detail 1
3/4" = 1'-0"



D5 Roof To Wall Detail 2
3/4" = 1'-0"



D7 Elevator To Roof Connection Detail
3/4" = 1'-0"

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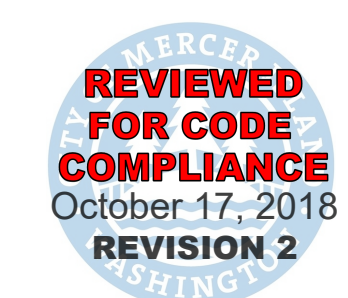
Niederman Residence
6800 96th Ave SE
Mercer Island, WA 98040

Revisions:
2 Permit
Rev/RFI04
10-05-18

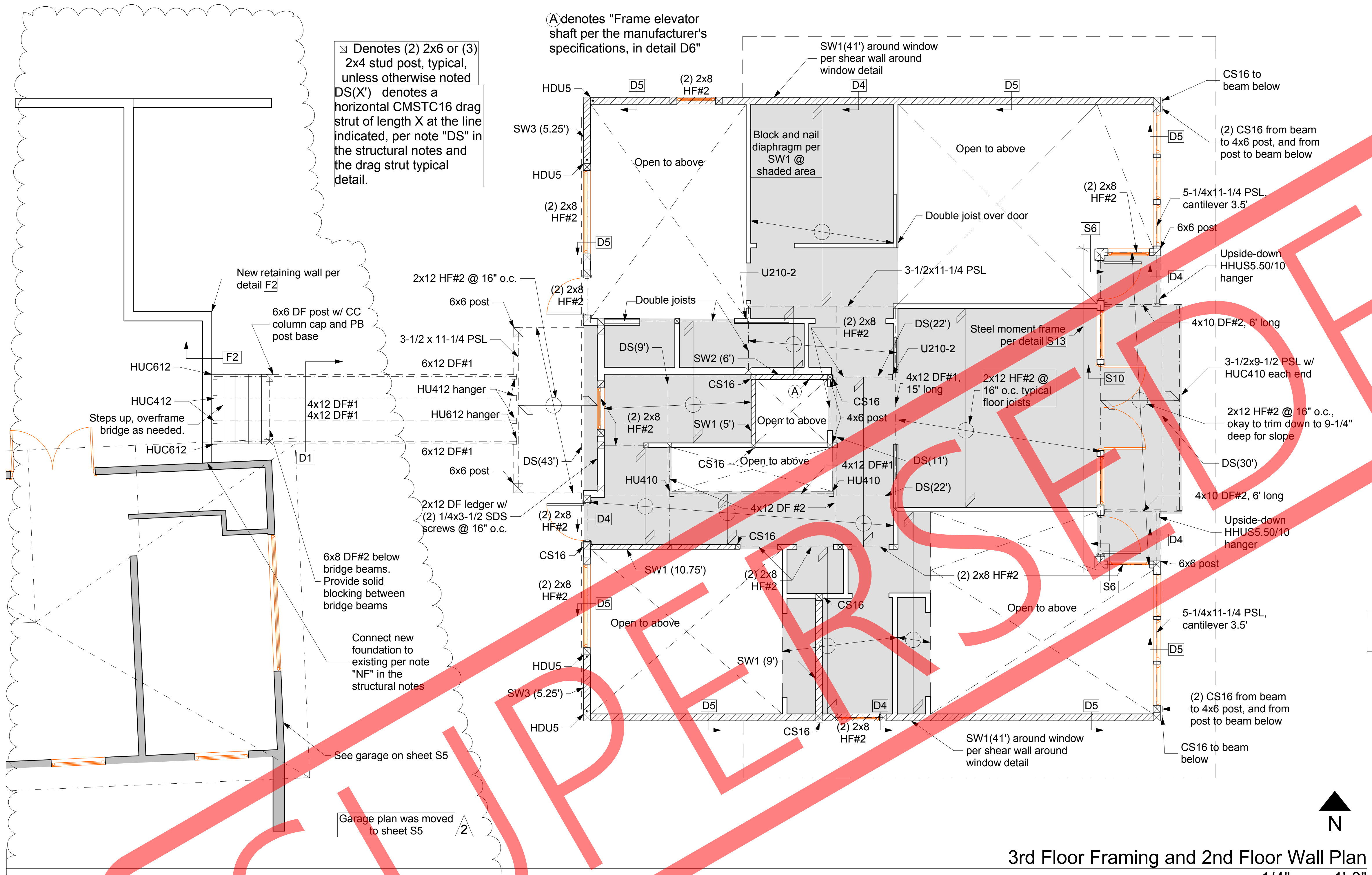
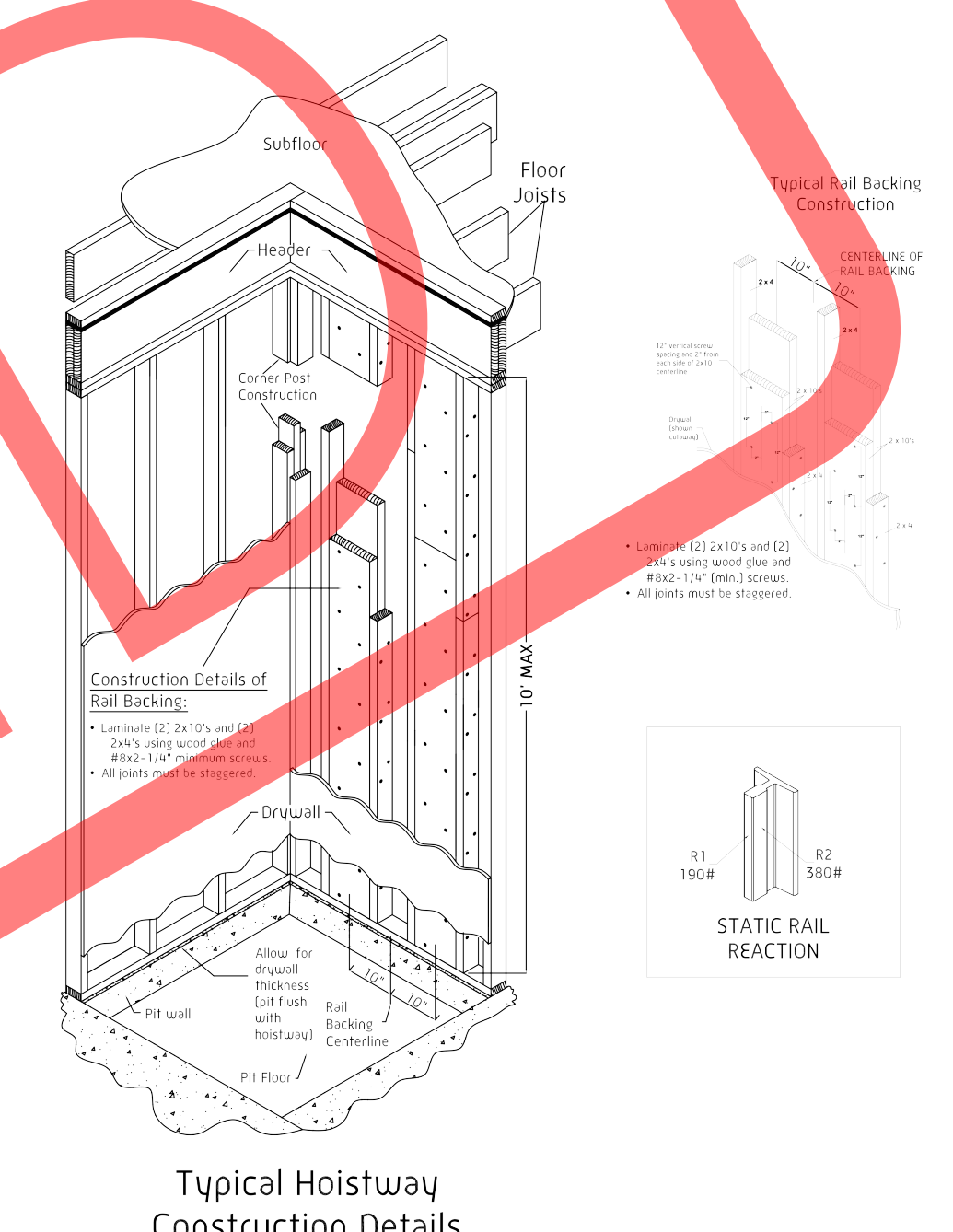
Date: 07/18/17

Sheet:

S2



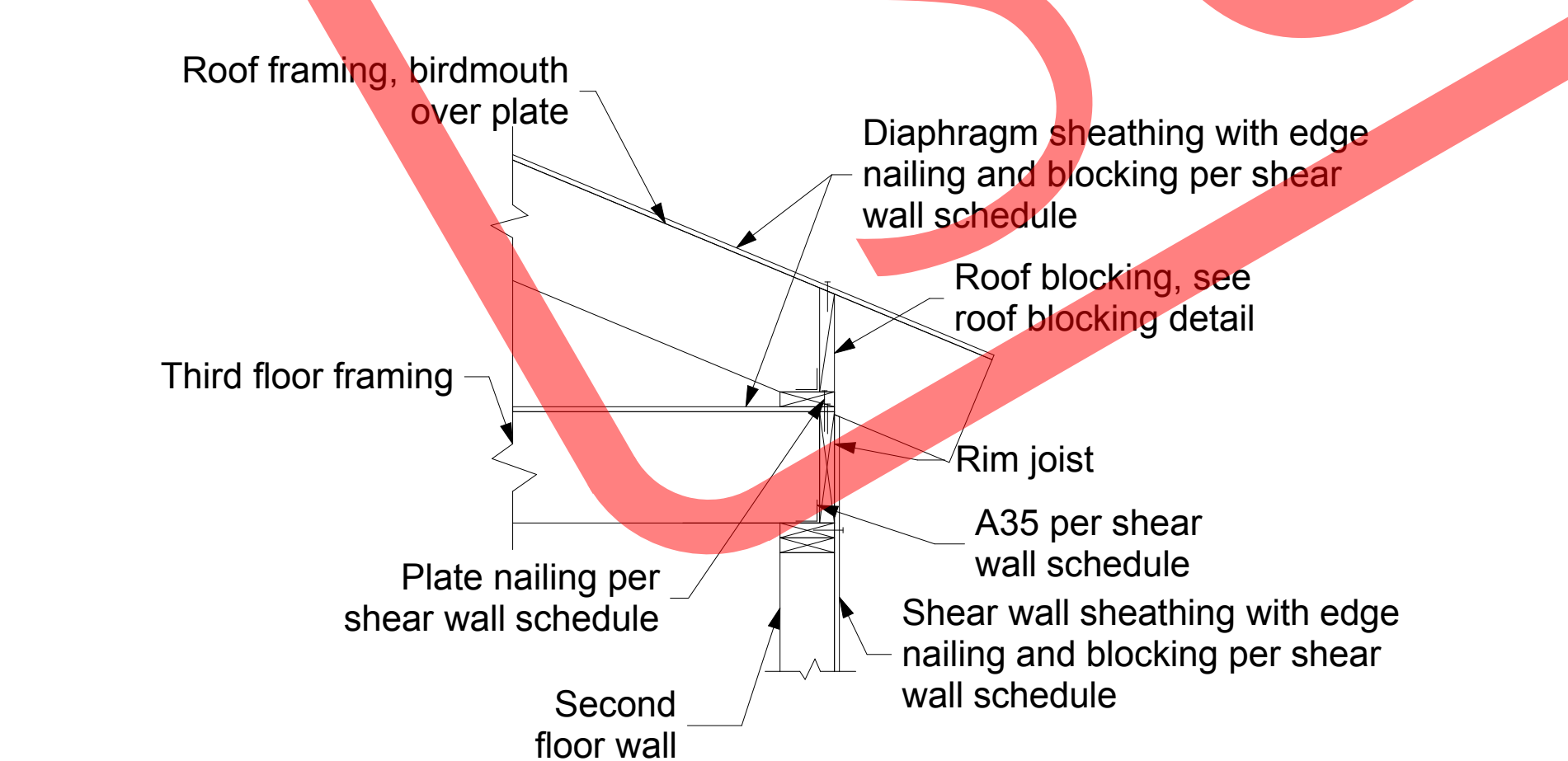
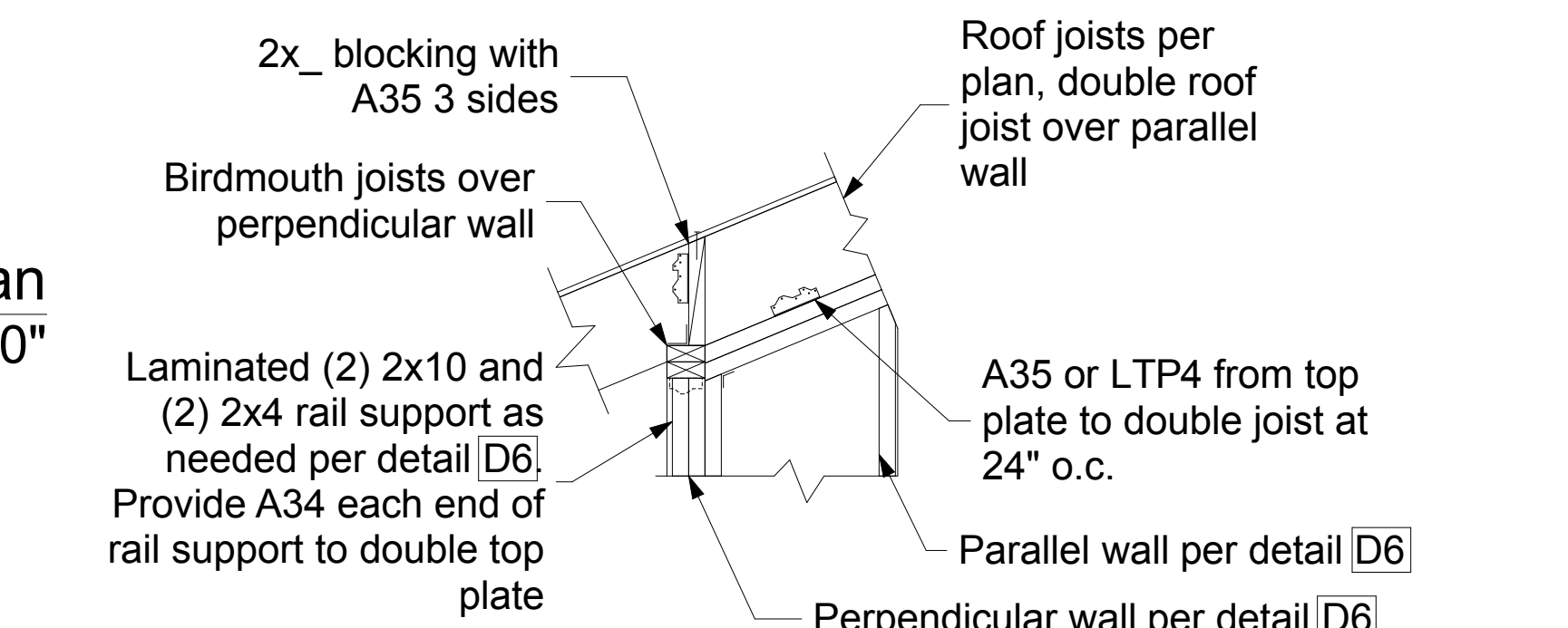
Typical Hoistway Construction
Construction & Rail Backing Details -
Hydraulic Drive, In-Line Gear Drive, and Winding Drum Drive (Winding Drum Under 30' of Travel)



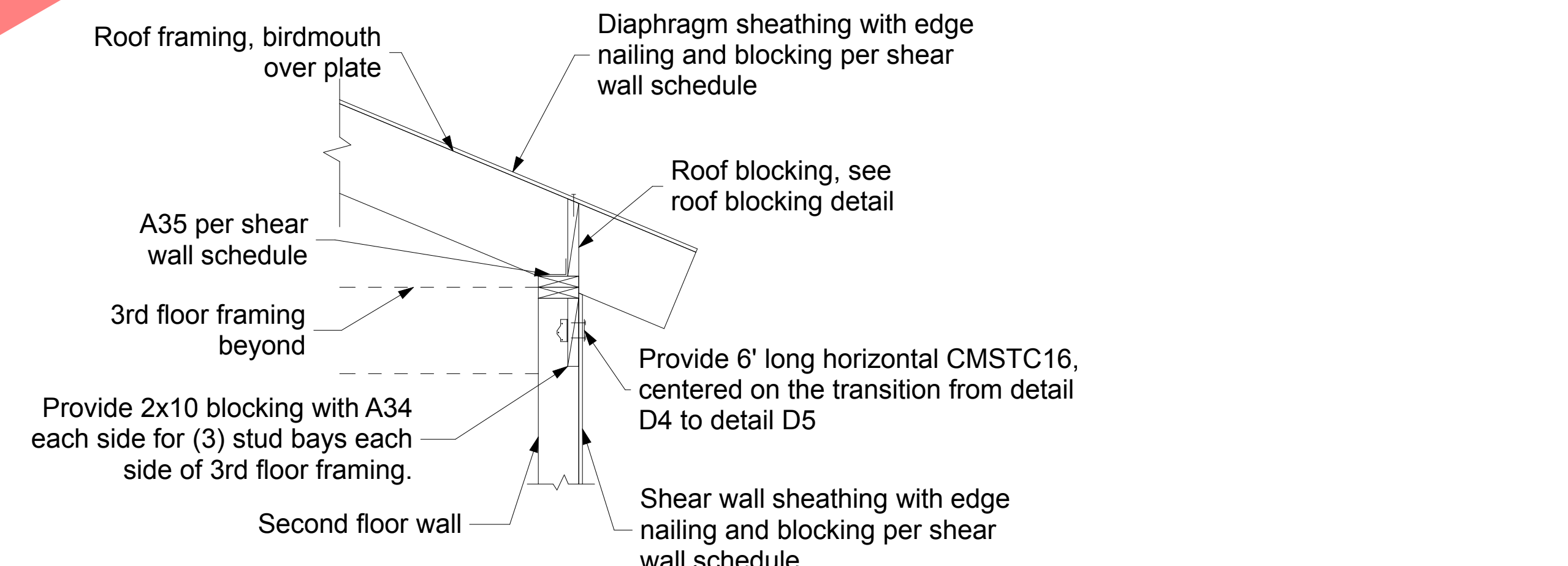
⊠ Denotes (2) 2x6 or (3) 2x4 stud post, typical, unless otherwise noted
DS(X') denotes a horizontal CMSTC16 drag strut of length X at the line indicated, per note "DS" in the structural notes and the drag strut typical detail.

(A) denotes "Frame elevator shaft per the manufacturer's specifications, in detail D6"

D6 Elevator Shaft Detail
1' = 1'-0"

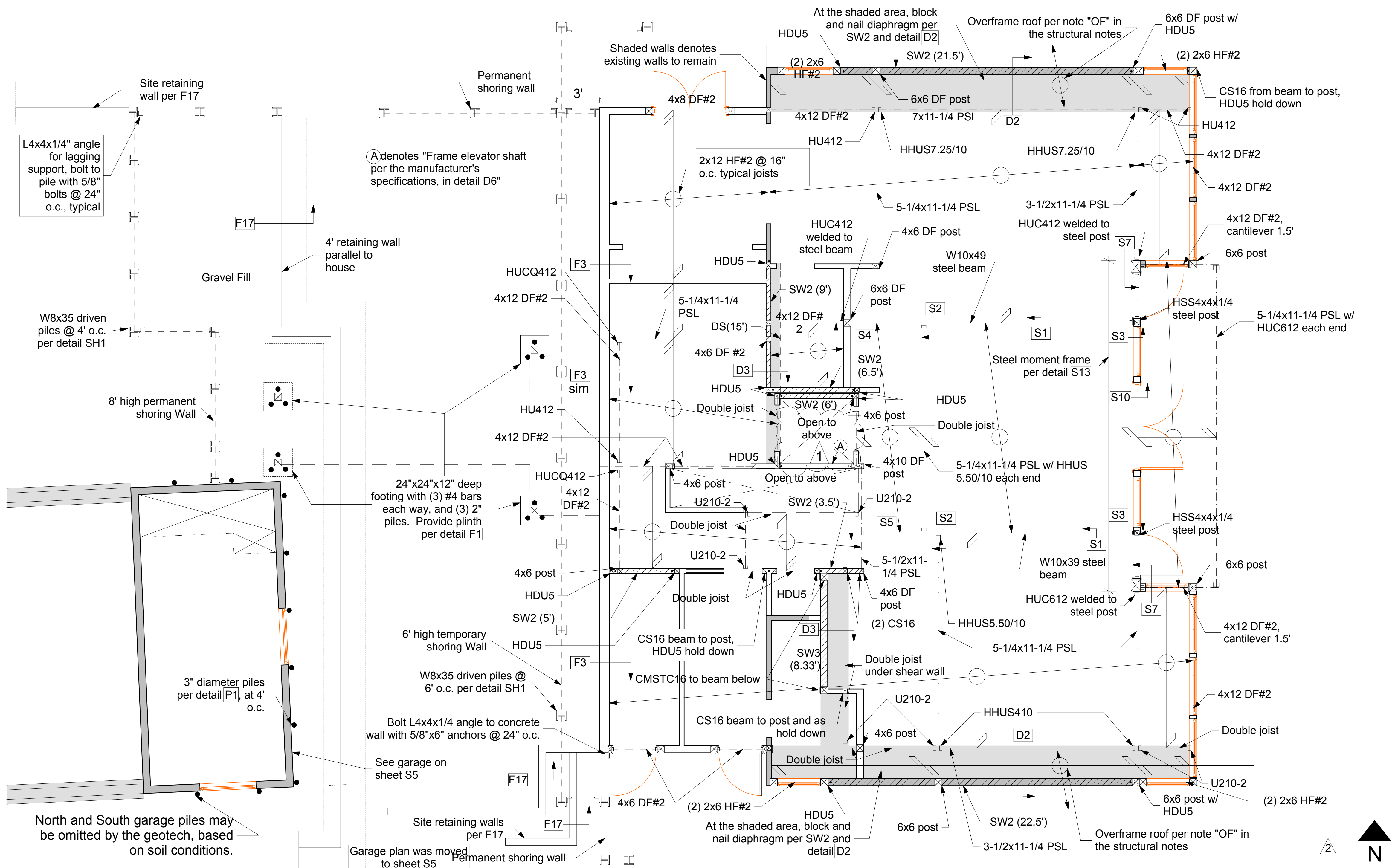


D4 Roof To Wall Detail 1
3/4" = 1'-0"



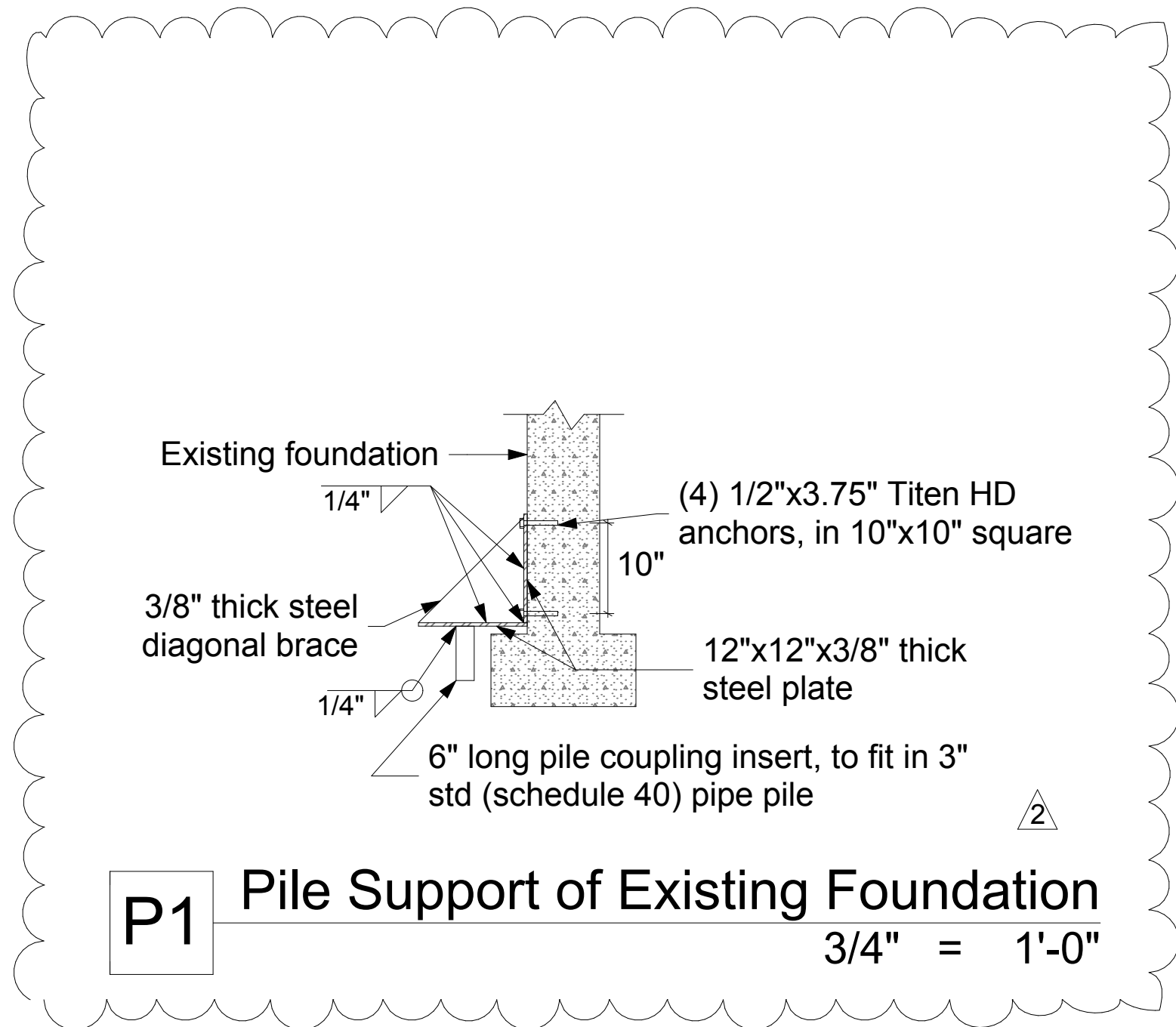
D5 Roof To Wall Detail 2
3/4" = 1'-0"



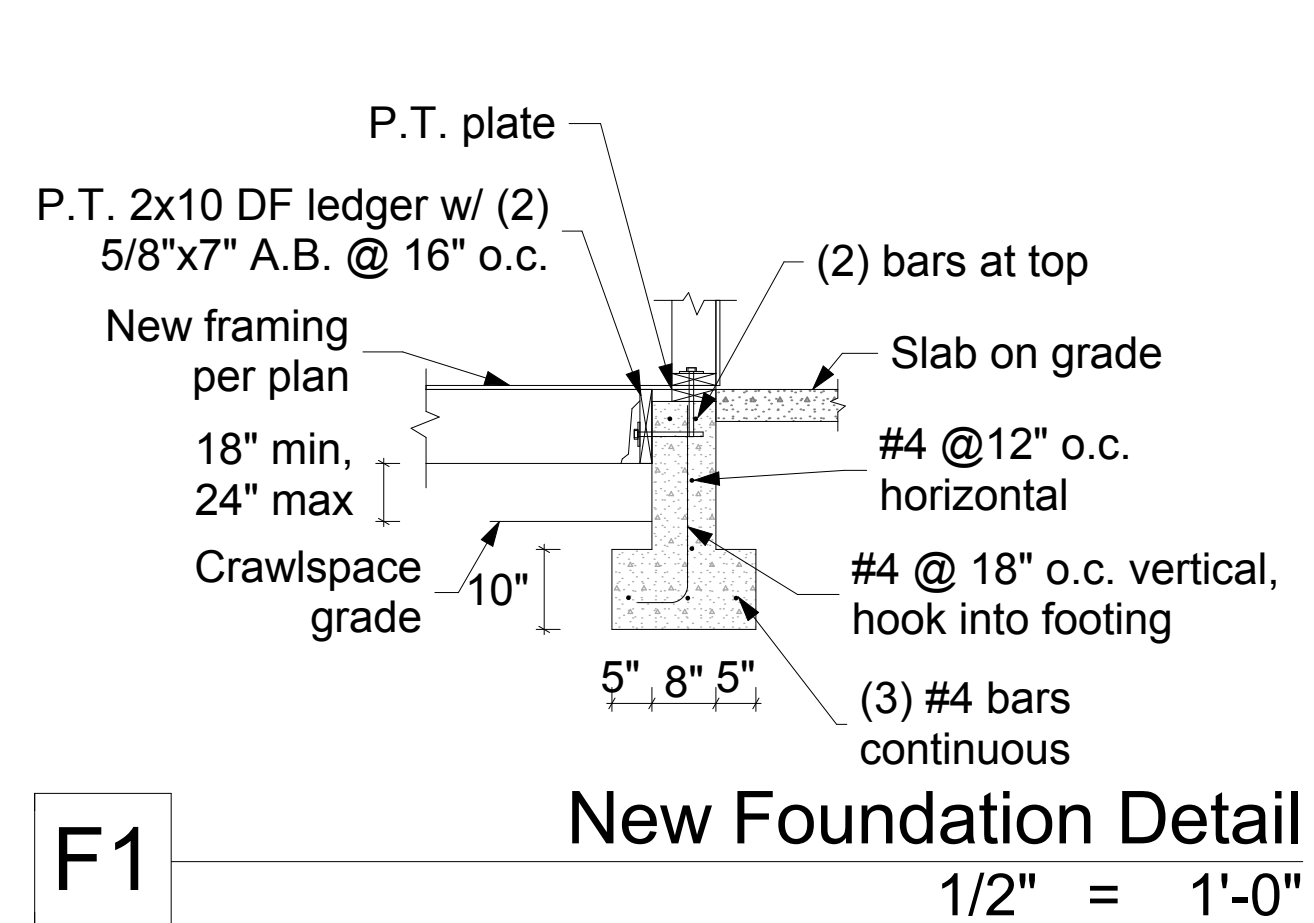


2nd Floor Framing and 1st Floor Wall Plan
1/4" = 1'-0"

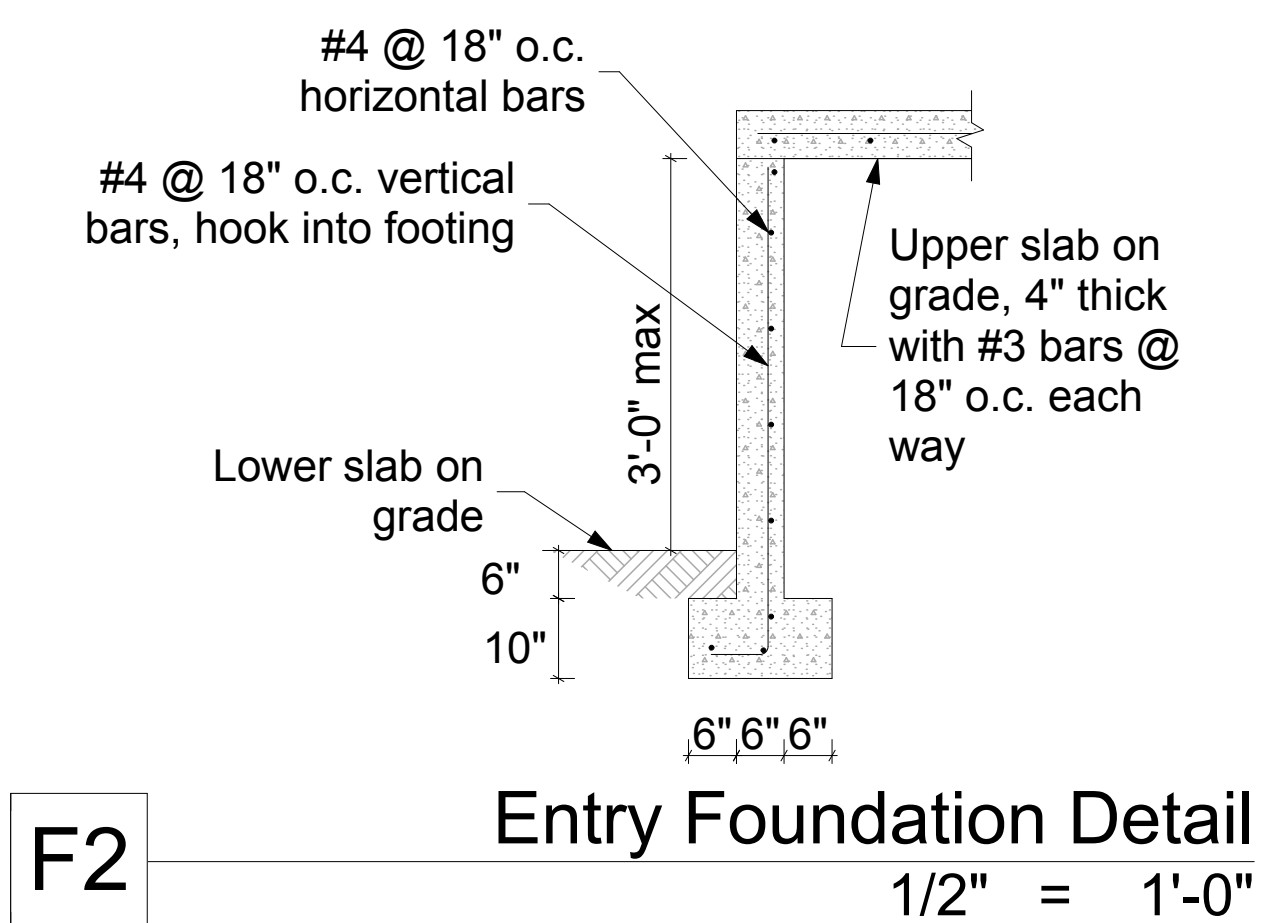
☒ Denotes (2) 2x6 or (3) 2x4 stud post, typical, unless otherwise noted
 DS(X) denotes a horizontal CMSTC-16 drag strut of length X at the line indicated, per note "DS" in the structural notes and the drag strut typical detail.



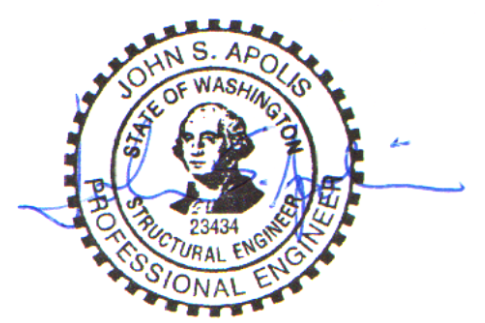
P1 Pile Support of Existing Foundation
3/4" = 1'-0"



F1 New Foundation Detail
1/2" = 1'-0"



F2 Entry Foundation Detail
1/2" = 1'-0"



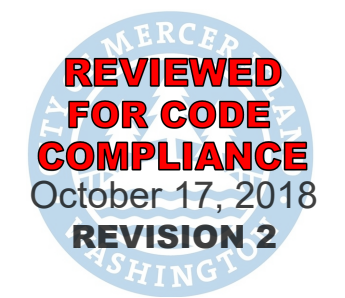
Consulting Structural Engineering Services
 6311 17th Ave NE, Seattle, WA 98115
 Phone: 206-327-1286
 email: john@cses-engineering.com

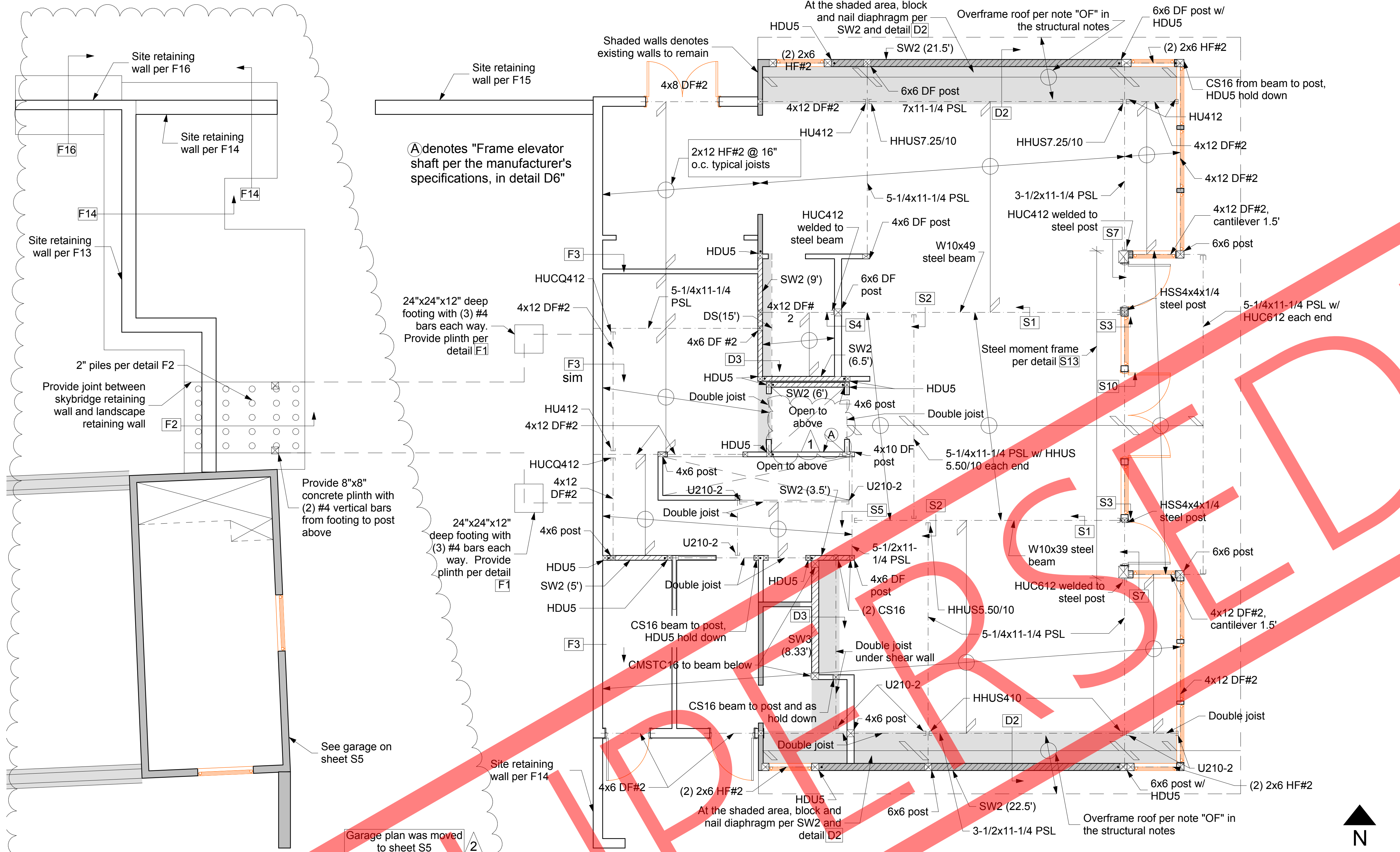
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 Mercer Island, WA 98040

Revisions:
 2 Permit
 Rev/RFI/04
 10-05-18

Date: 07/18/17
 Sheet:

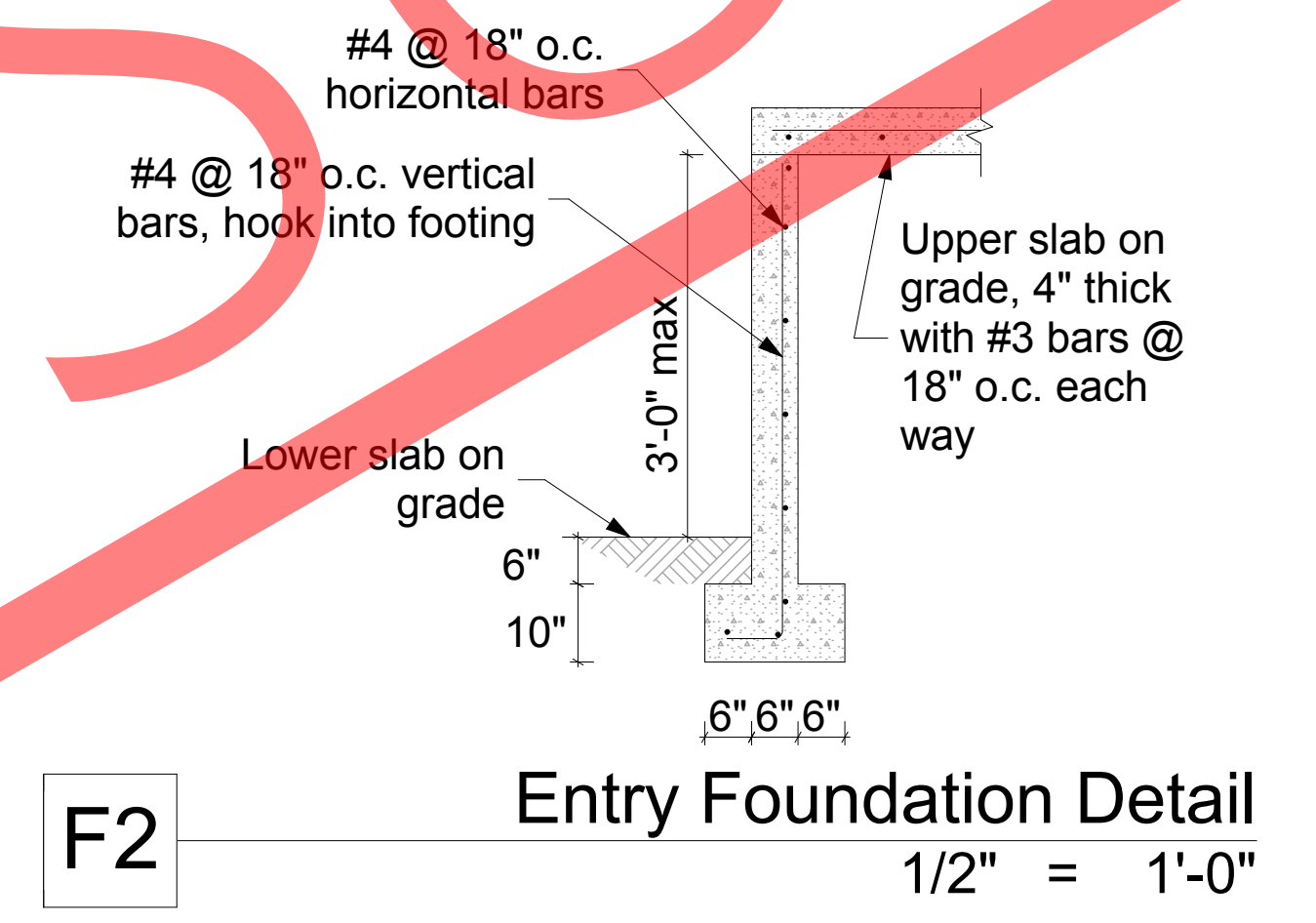
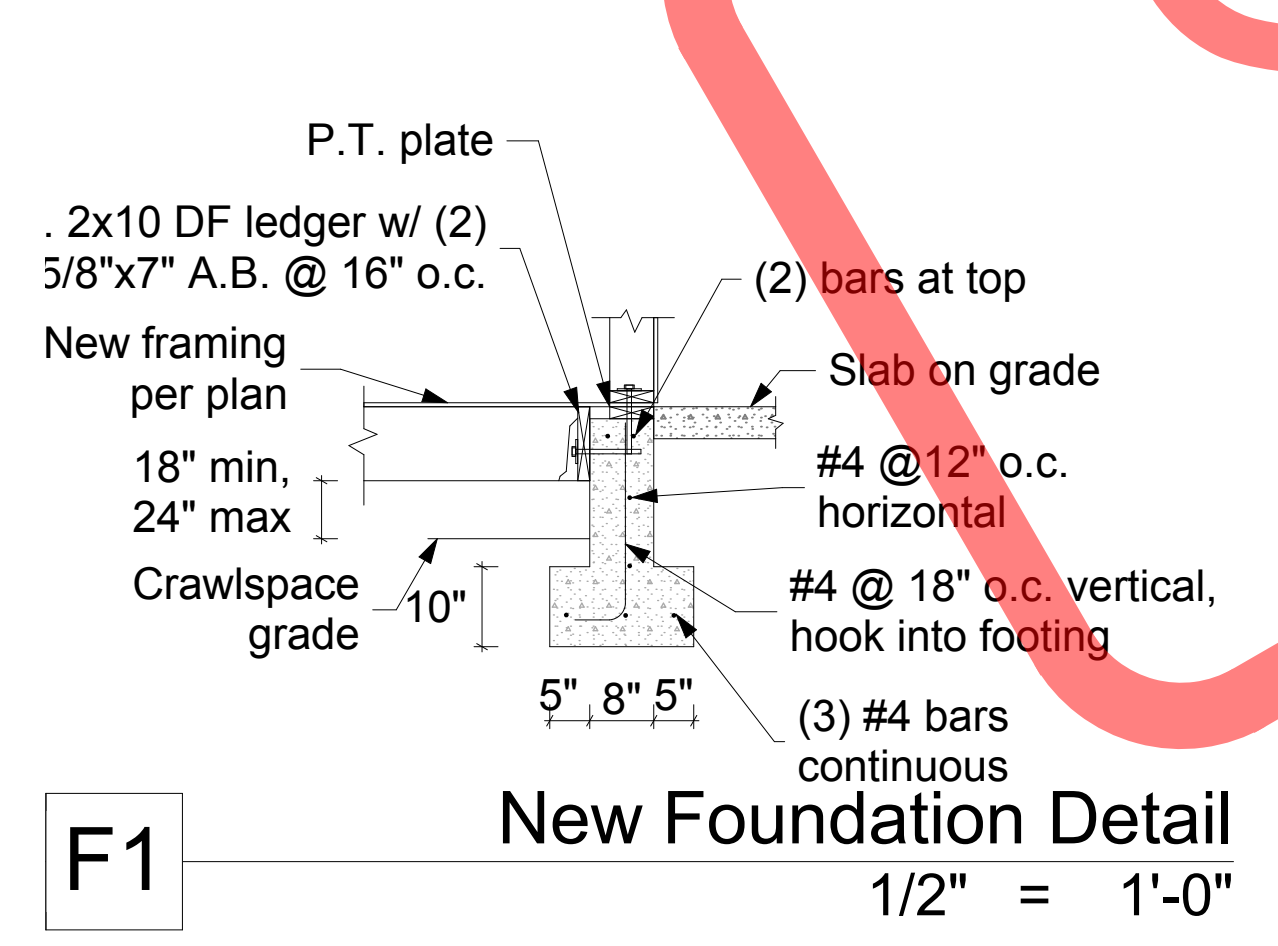
S3





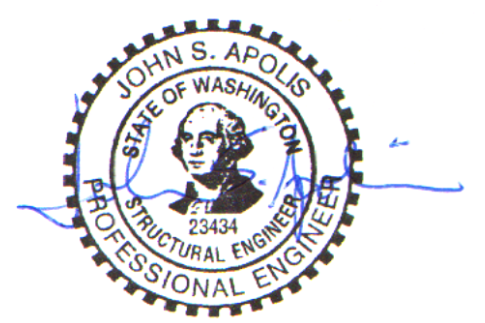
☒ Denotes (2) 2x6 or (3) 2x4 stud post, typical, unless otherwise noted
 DS(X') denotes a horizontal CMSTC-16 drag strut of length X at the line indicated, per note "DS" in the structural notes and the drag strut typical detail.

2nd Floor Framing and 1st Floor Wall Plan
 1/4" = 1'-0"



F1 New Foundation Detail
 1/2" = 1'-0"

F2 Entry Foundation Detail
 1/2" = 1'-0"



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 email: john@cases-engineering.com

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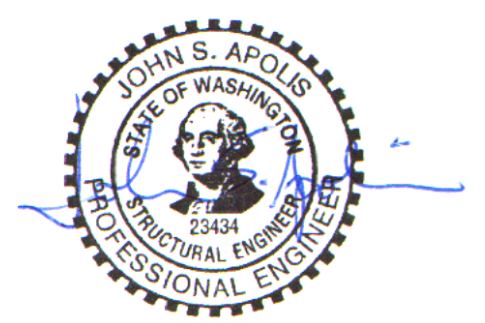
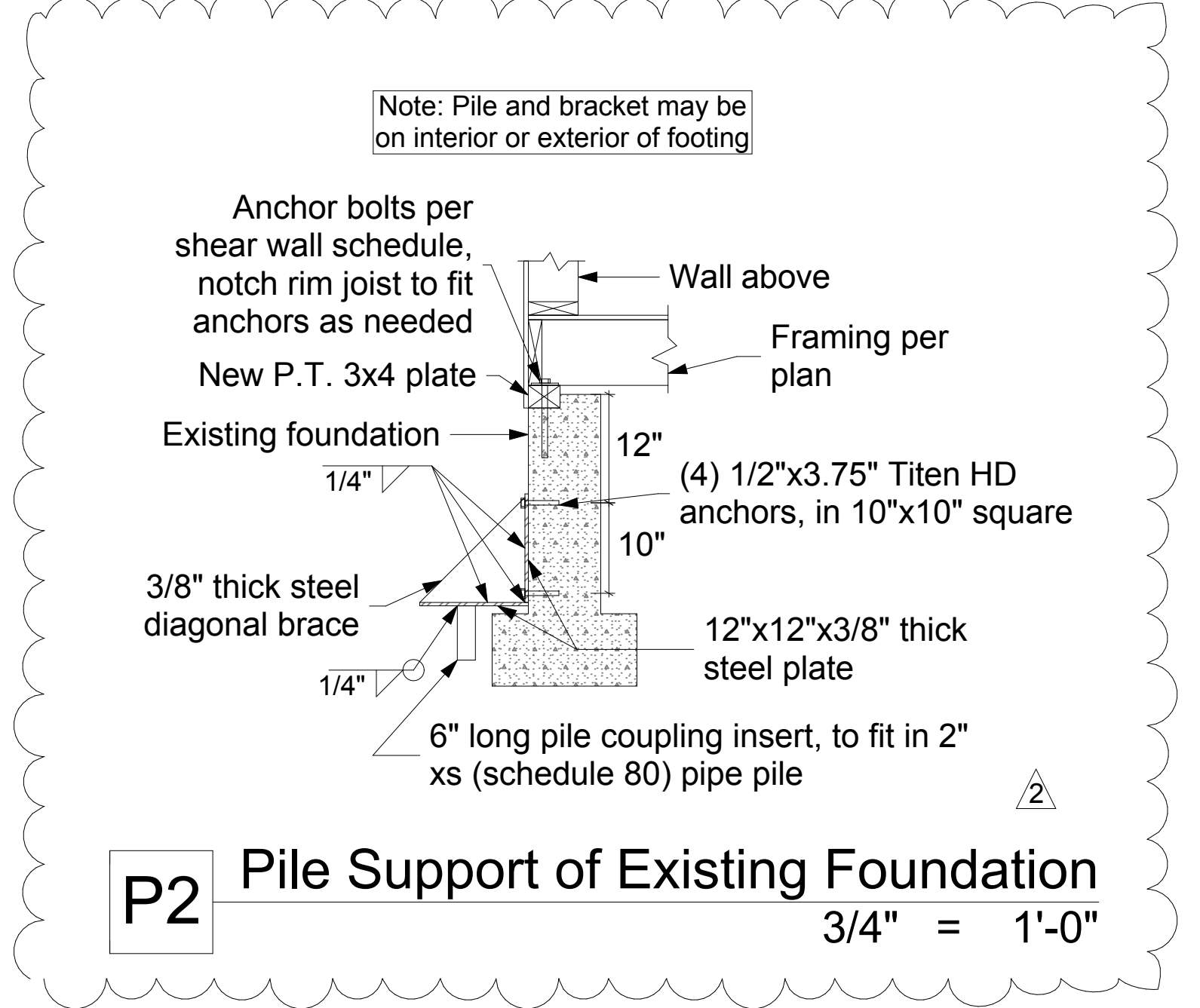
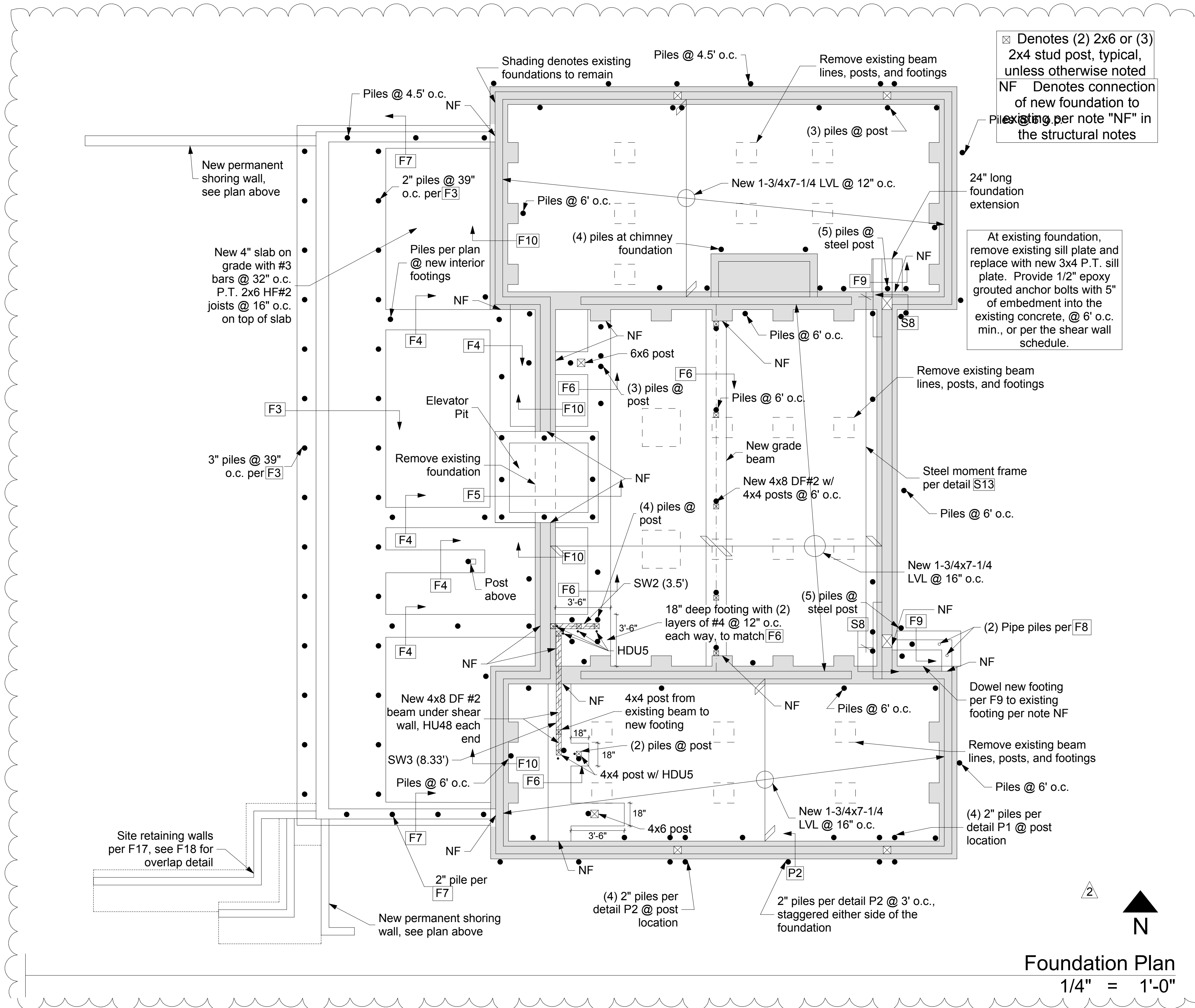
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☒ Denotes (2) 2x6 or (3) 2x4 stud post, typical, unless otherwise noted
 NF Denotes connection of new foundation to existing per note "NF" in the structural notes

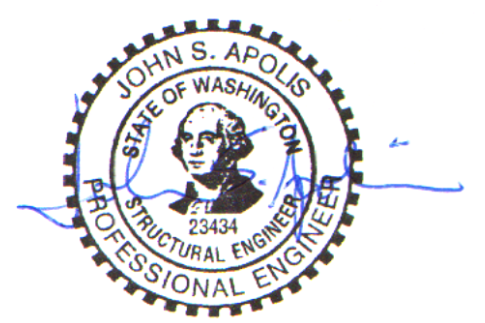
New 4" slab on grade with #3 bars @ 32" o.c. P.T. 2x6 HF#2 joists @ 16" o.c. on top of slab

At steel post location, underpin existing foundation with 42"x42"x12" deep footing with centered #4 bars @ 9" o.c. each way

At steel post location, underpin existing foundation with 42"x42"x12" deep footing with centered #4 bars @ 9" o.c. each way

18" deep footing with (2) layers of #4 @ 12" o.c. each way, to match F6

Foundation Plan
 1/4" = 1'-0"



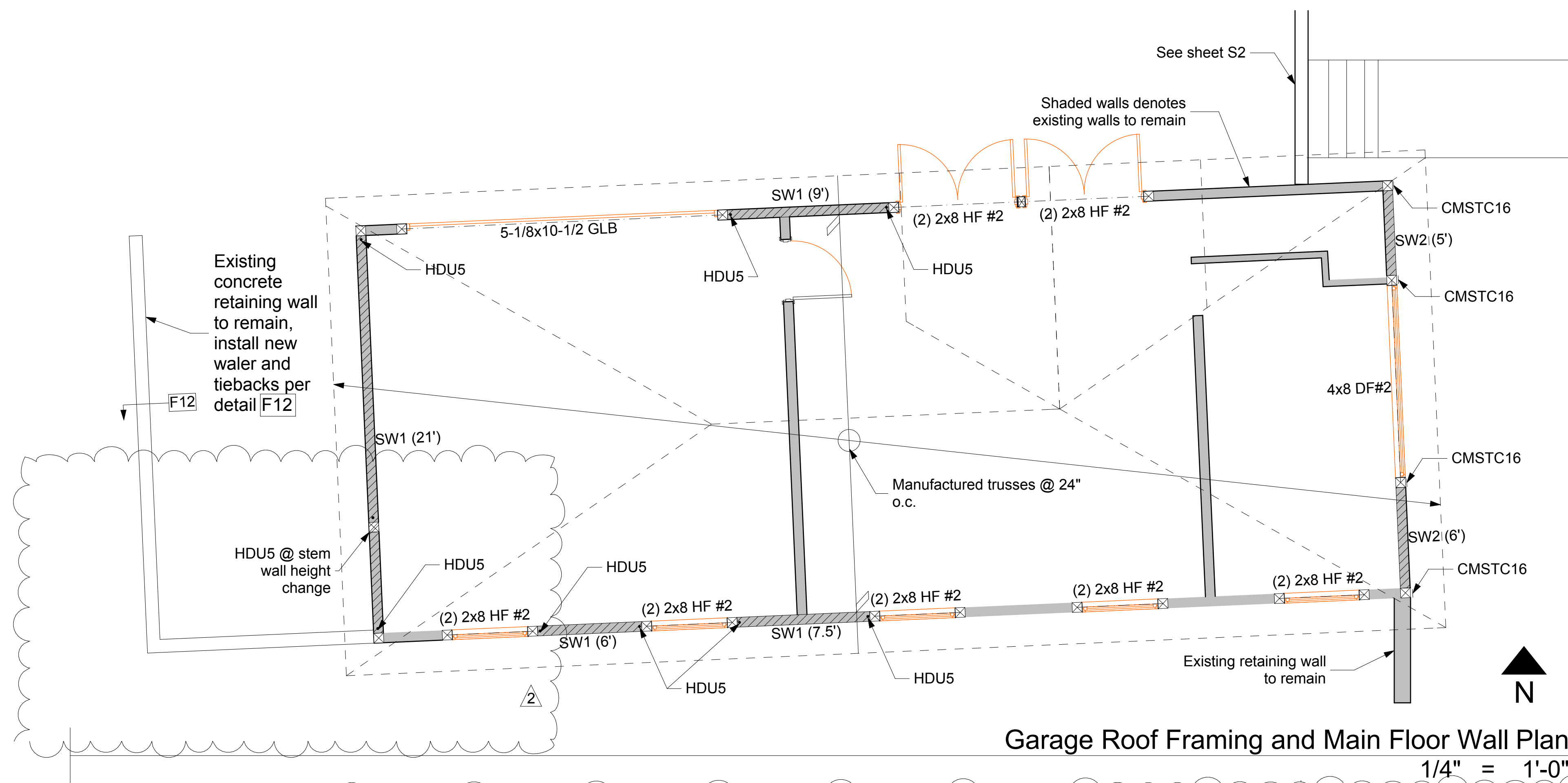
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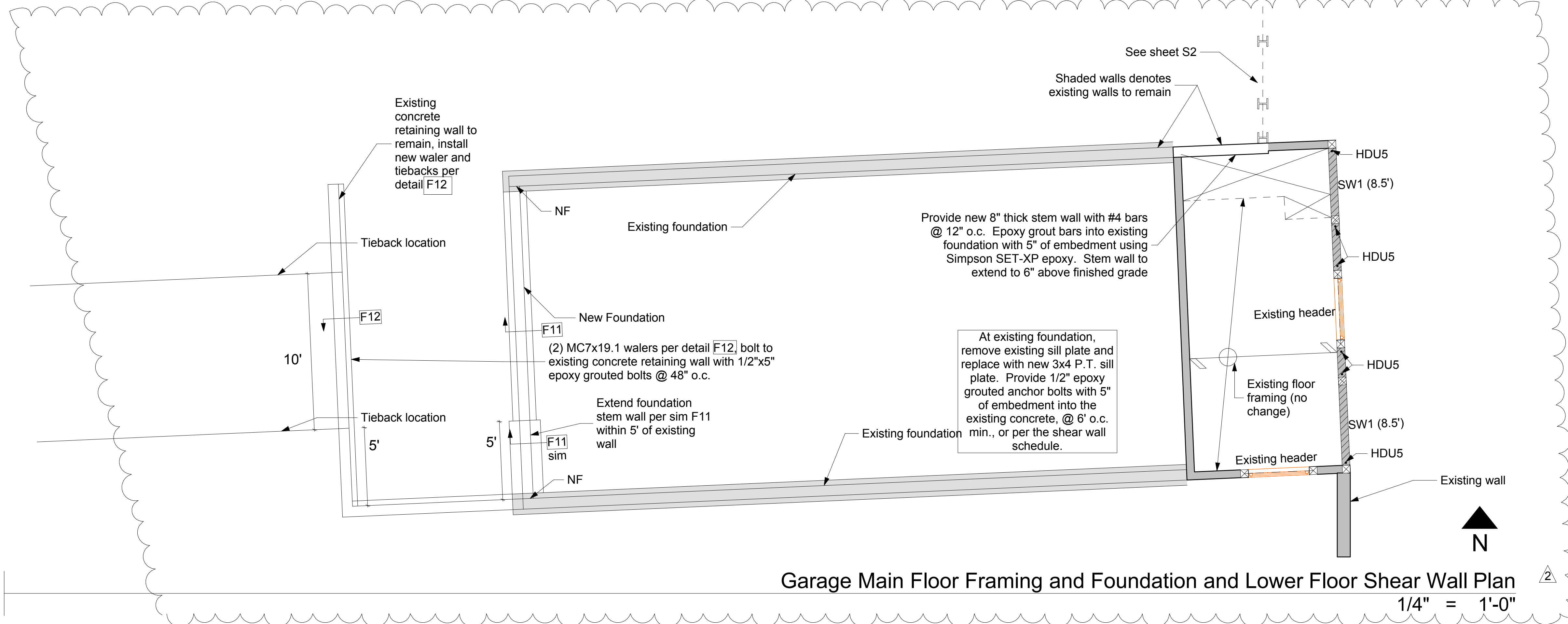
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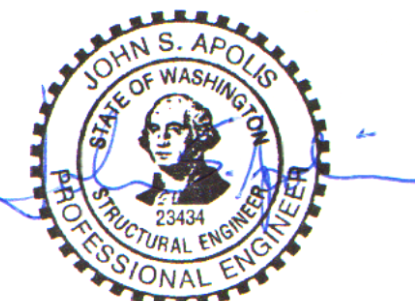
Garage Roof Framing and Main Floor Wall Plan

1/4" = 1'-0"



Garage Main Floor Framing and Foundation and Lower Floor Shear Wall Plan

1/4" = 1'-0"



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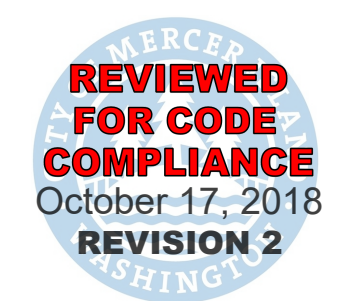
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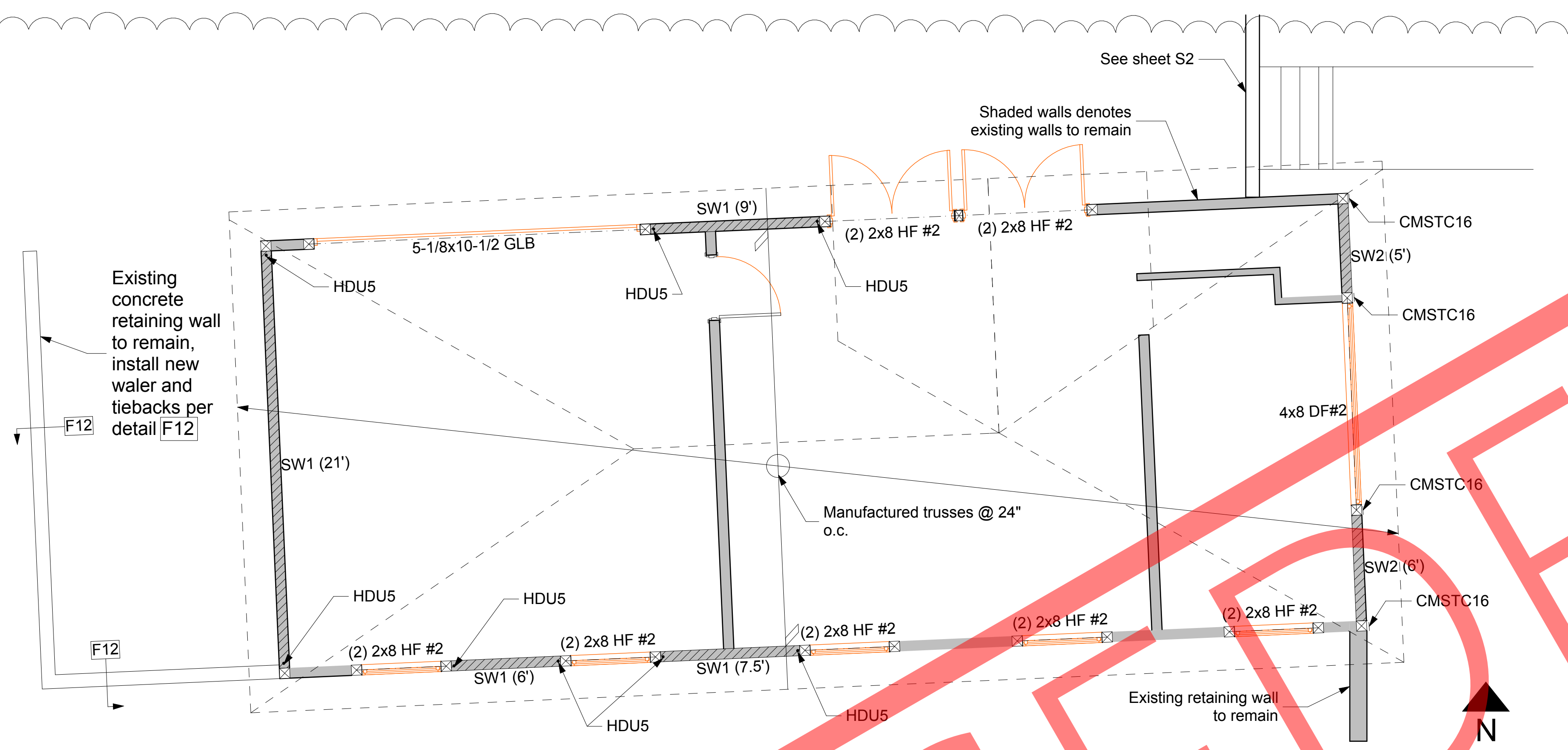
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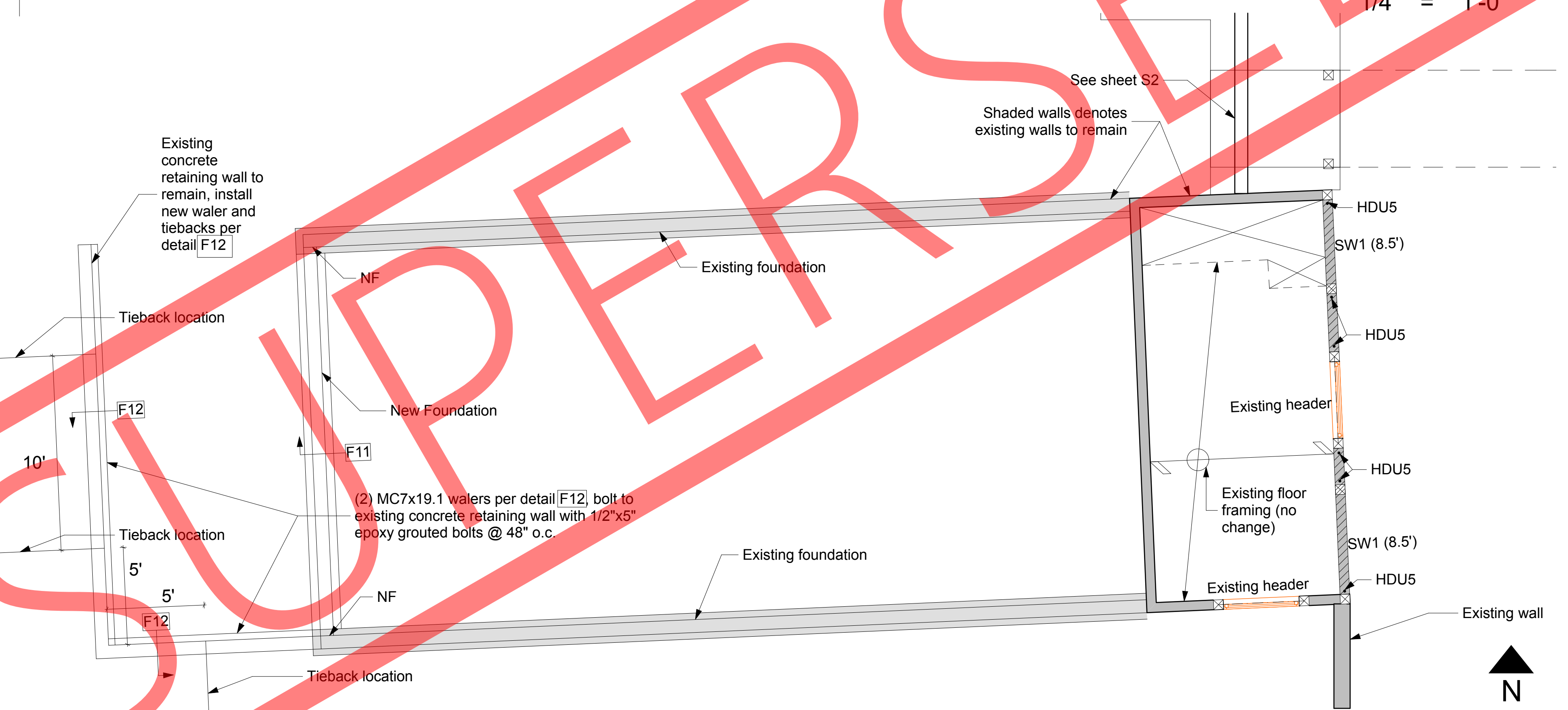
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Garage Roof Framing and Main Floor Wall Plan
1/4" = 1'-0"



Garage Main Floor Framing and Foundation and Lower Floor Shear Wall Plan
1/4" = 1'-0"



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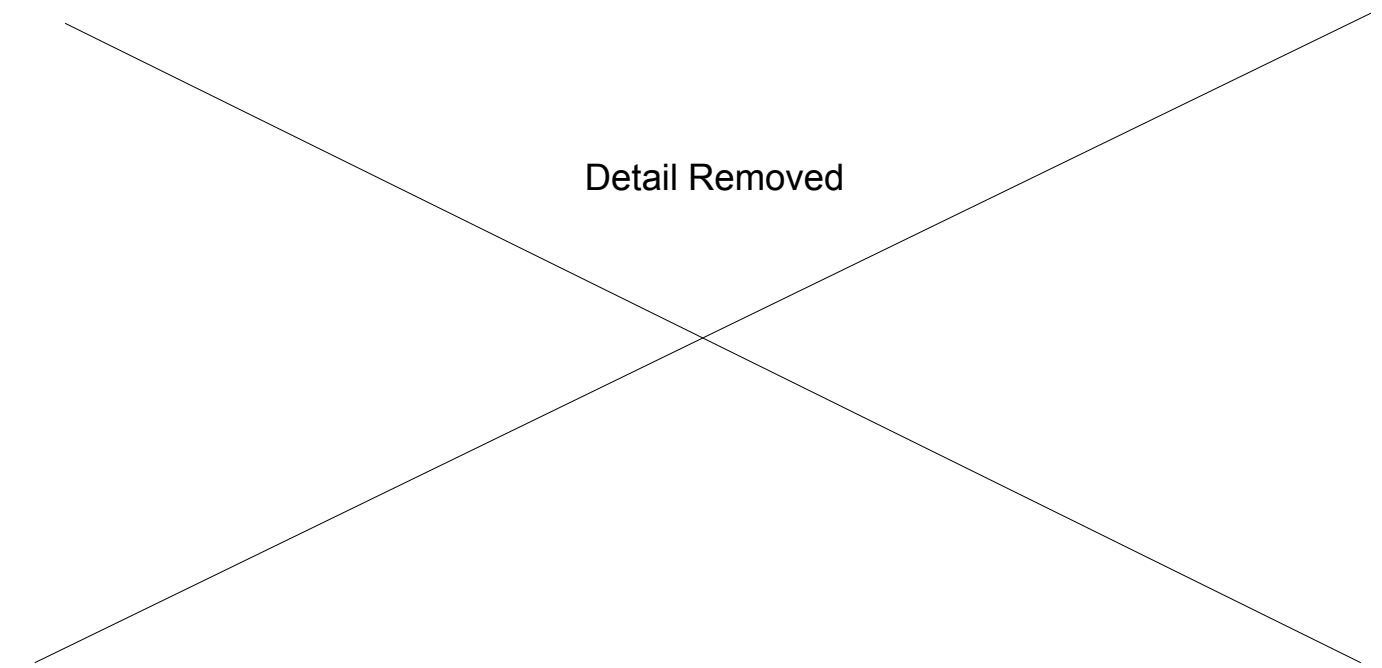
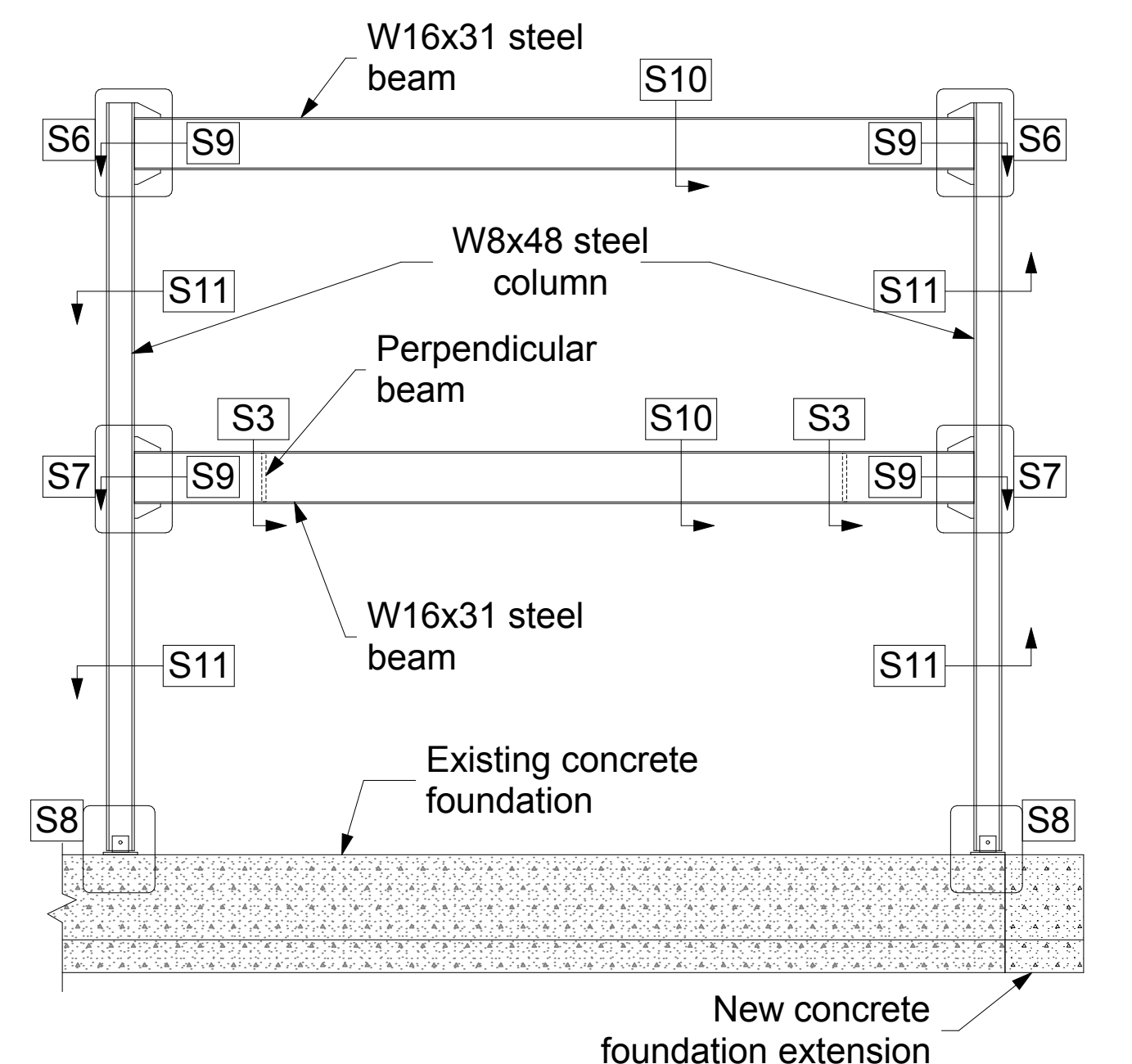
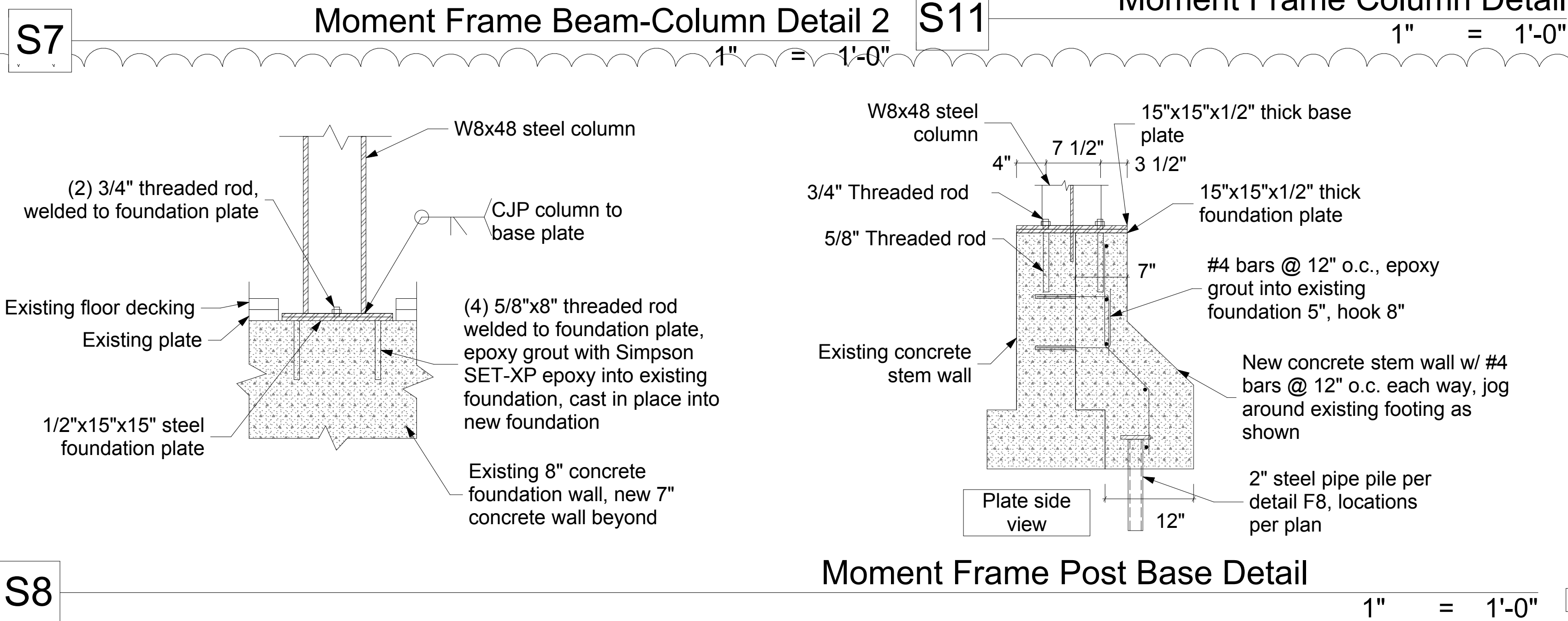
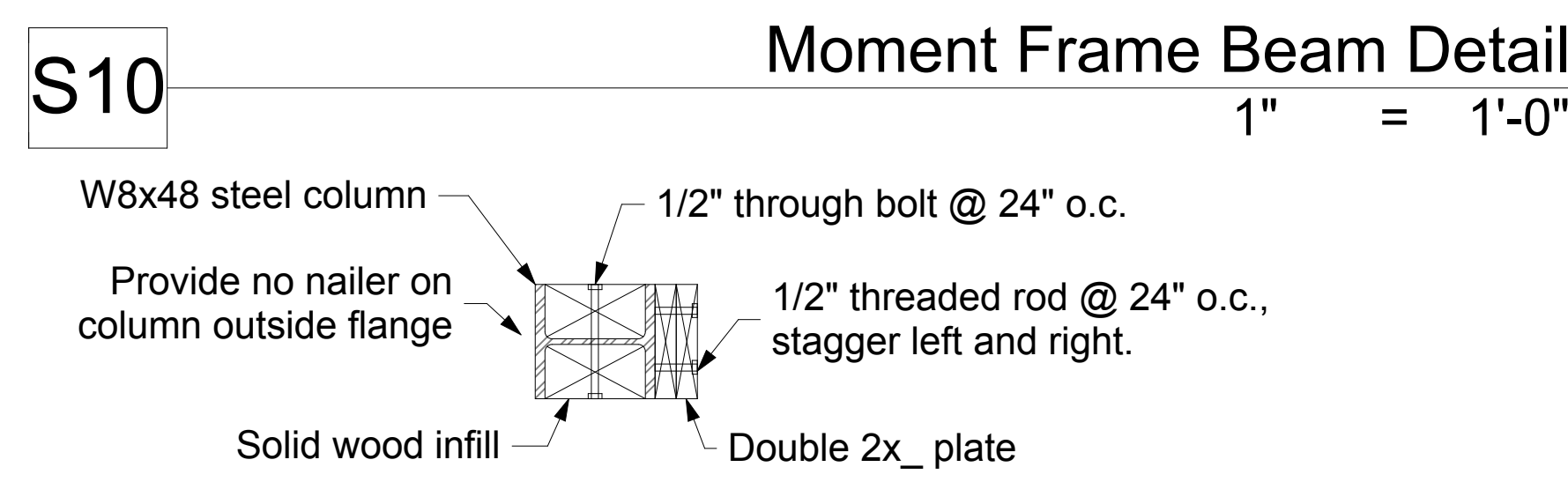
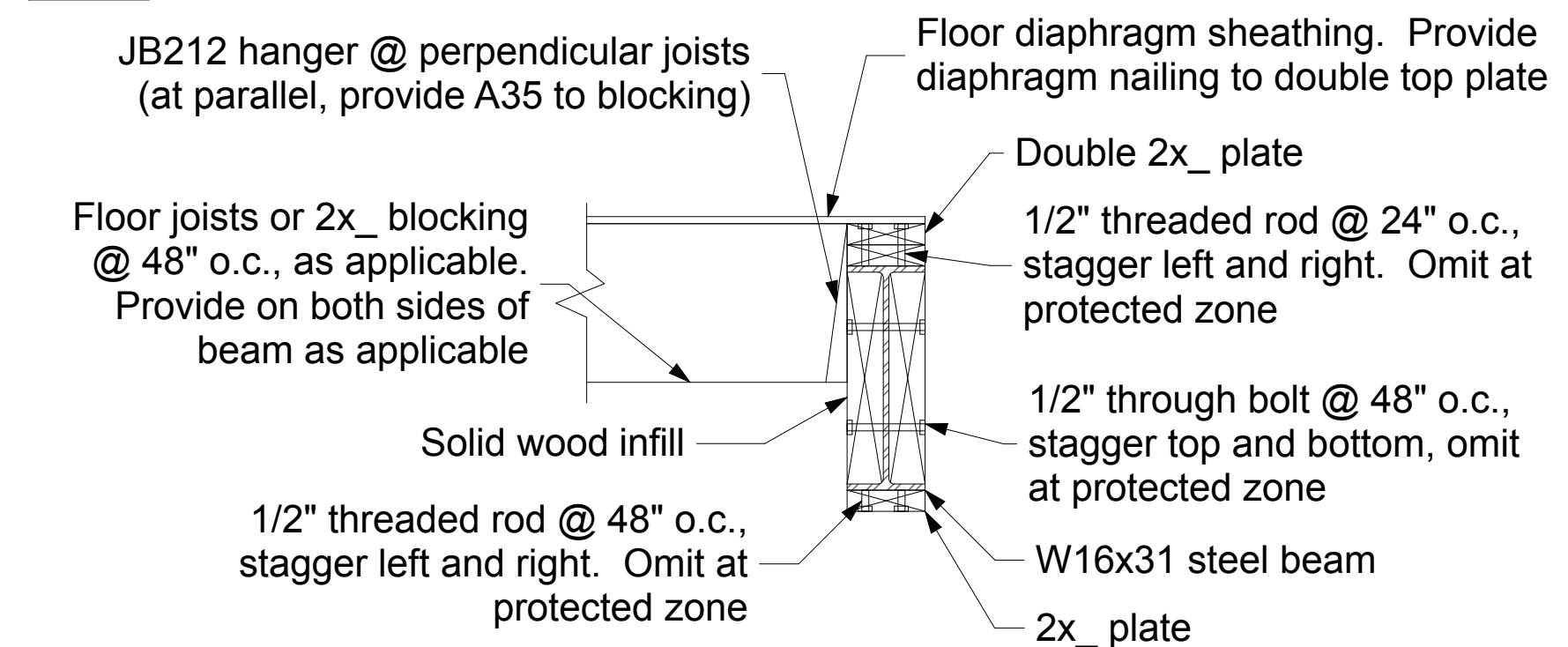
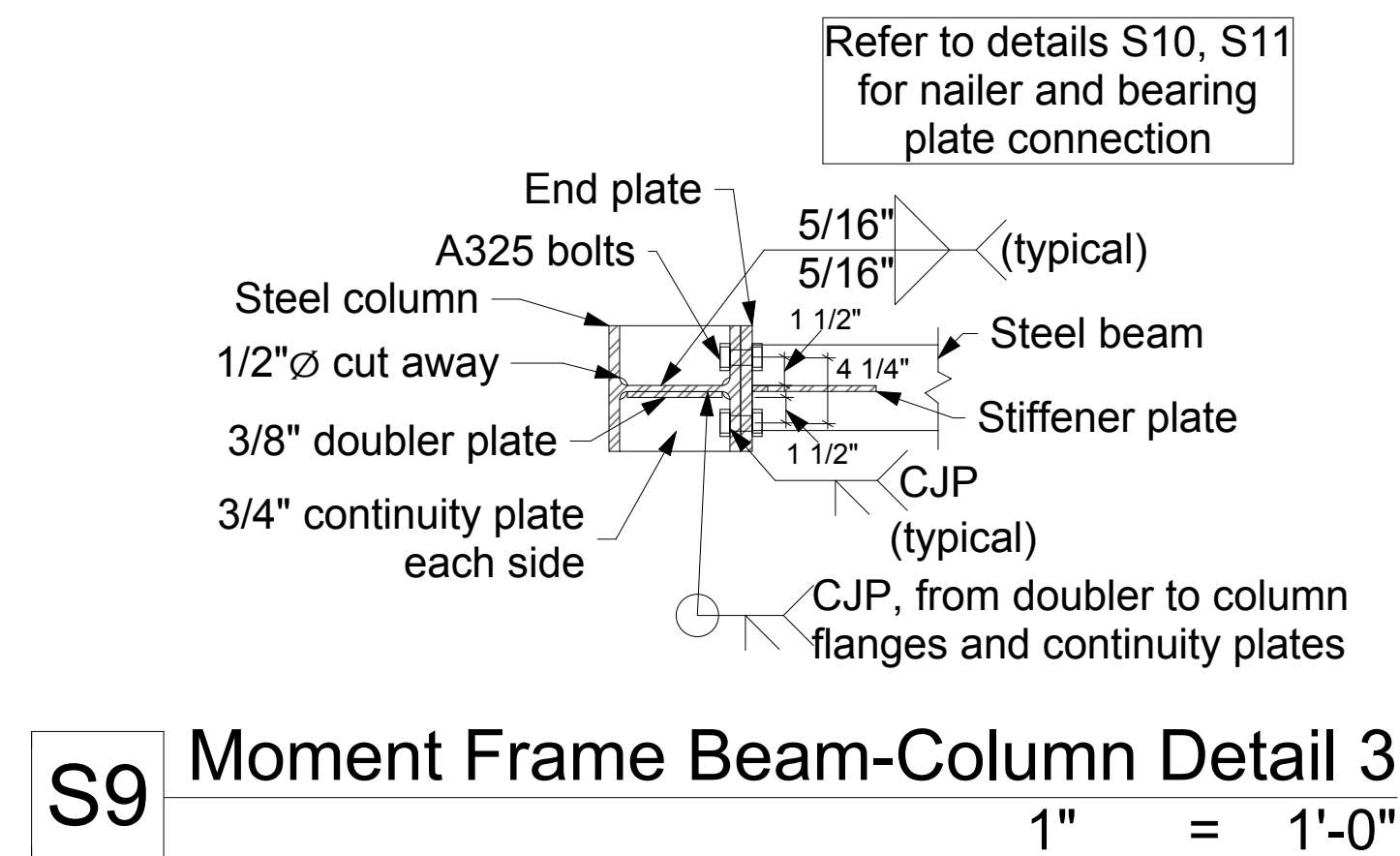
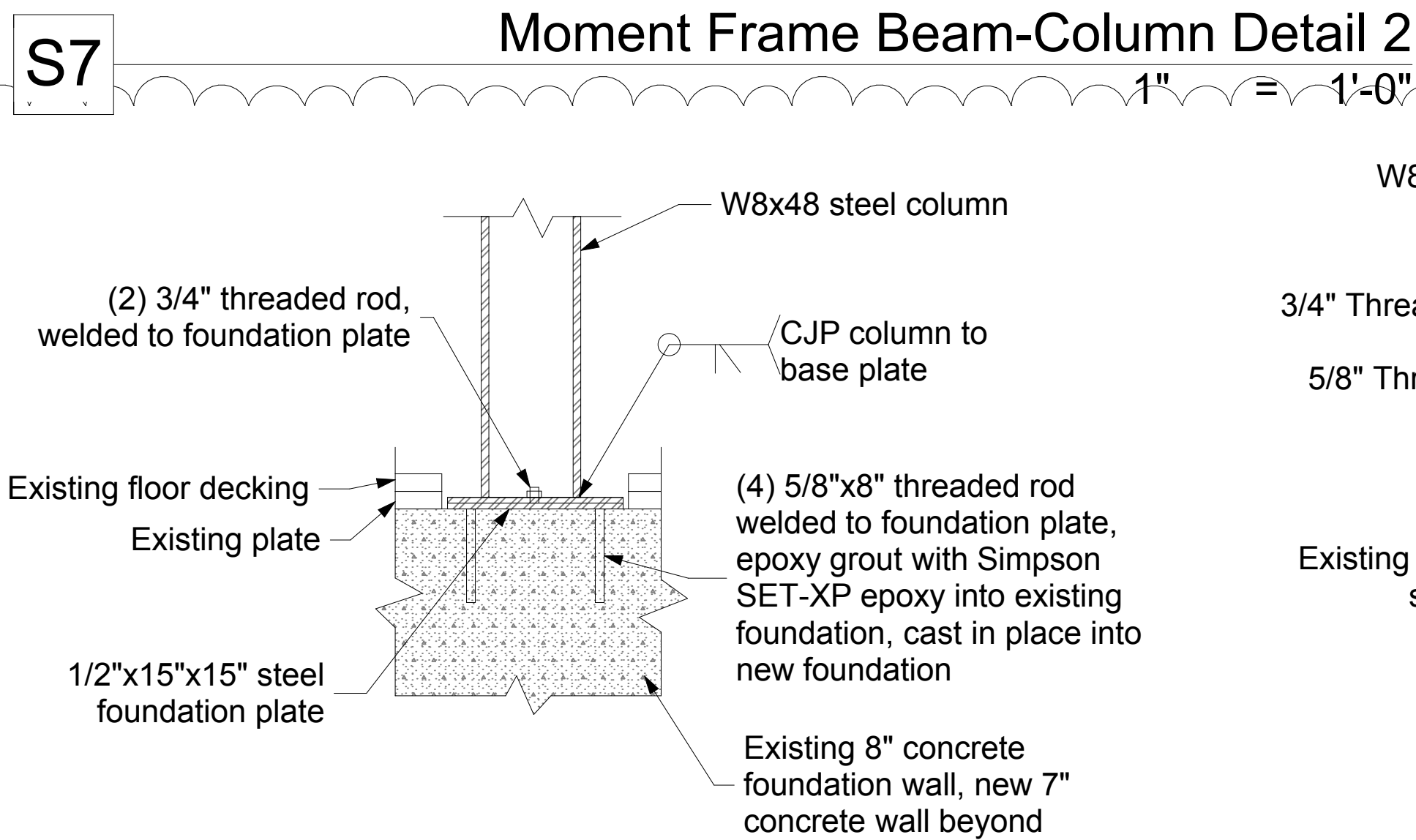
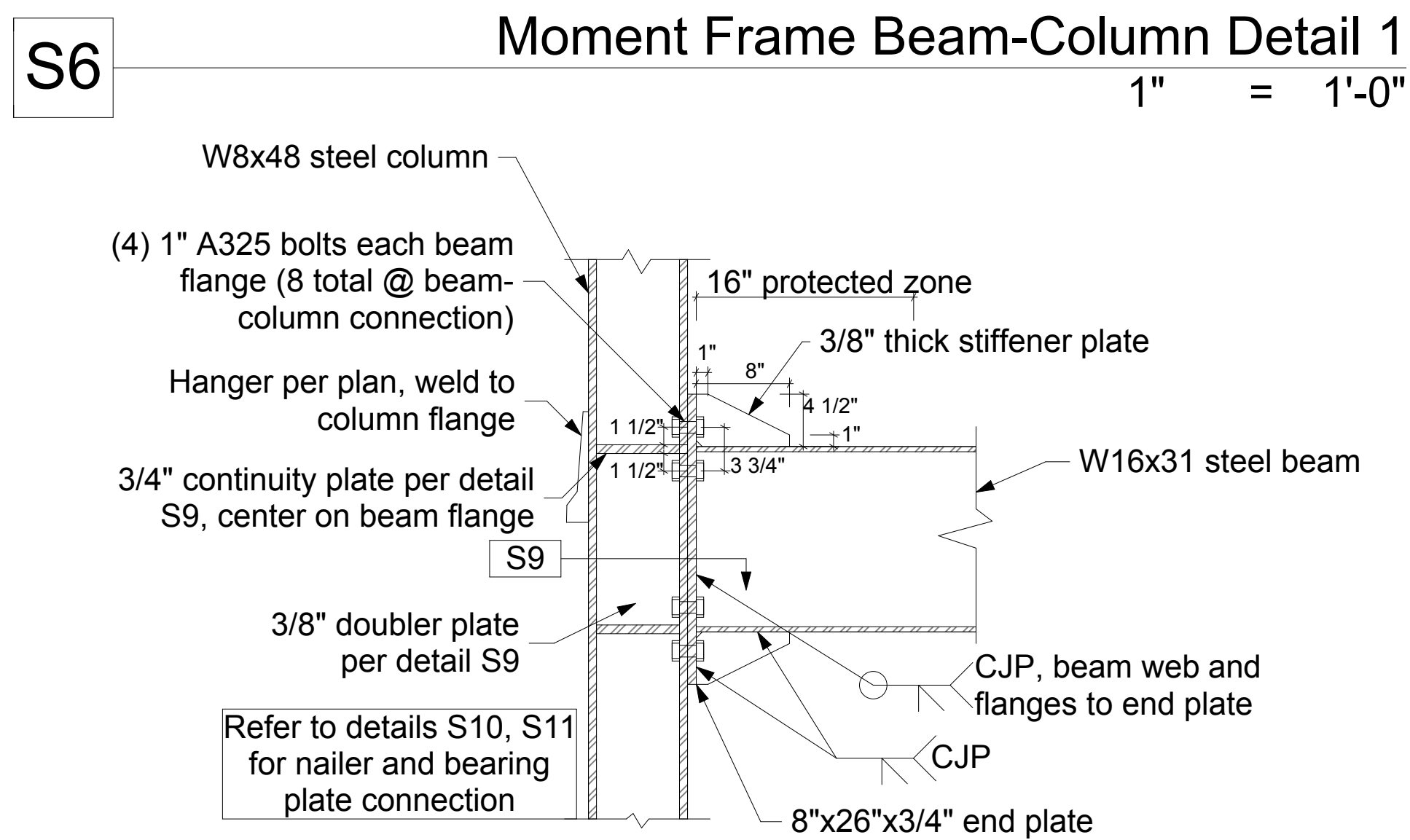
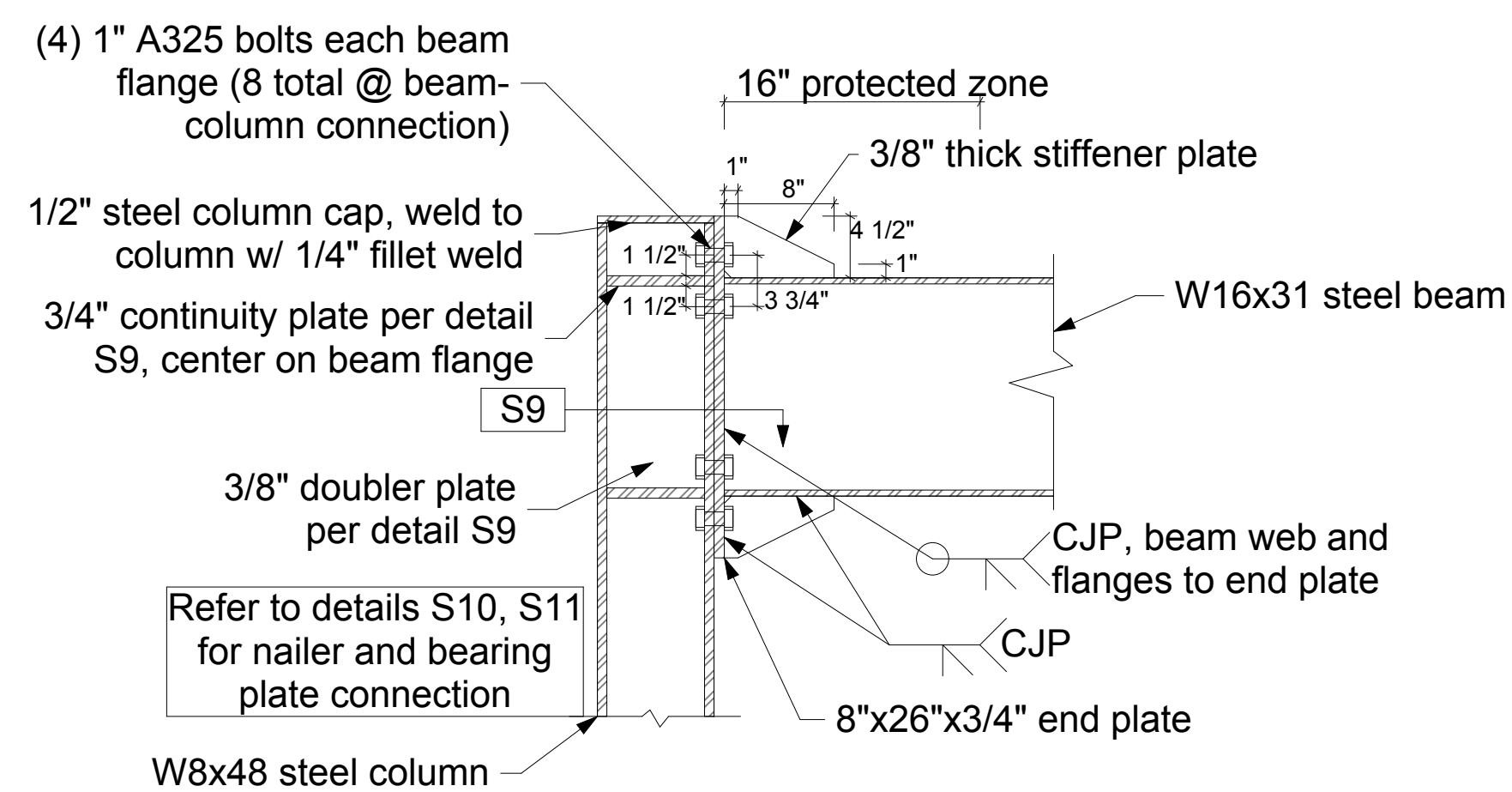
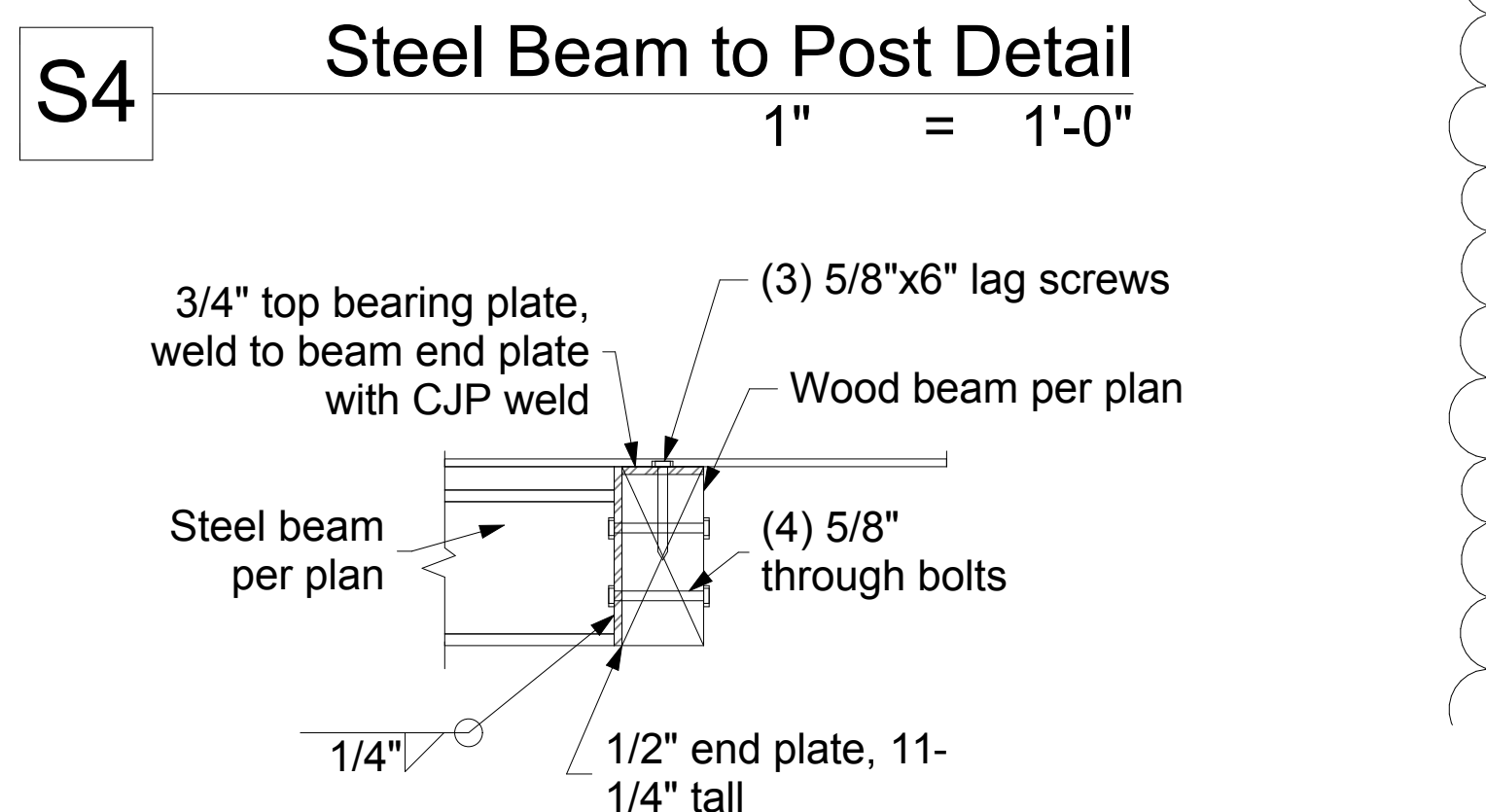
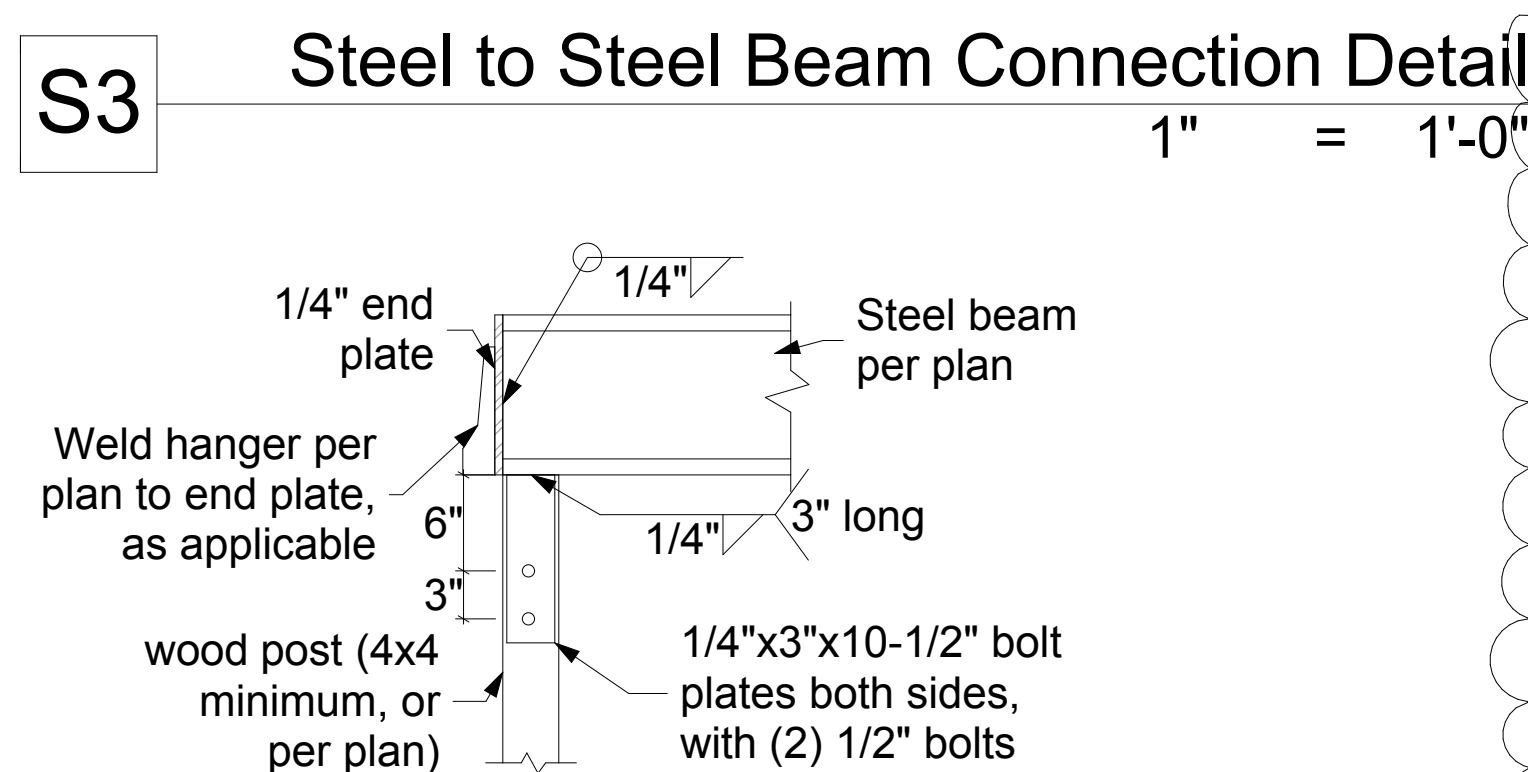
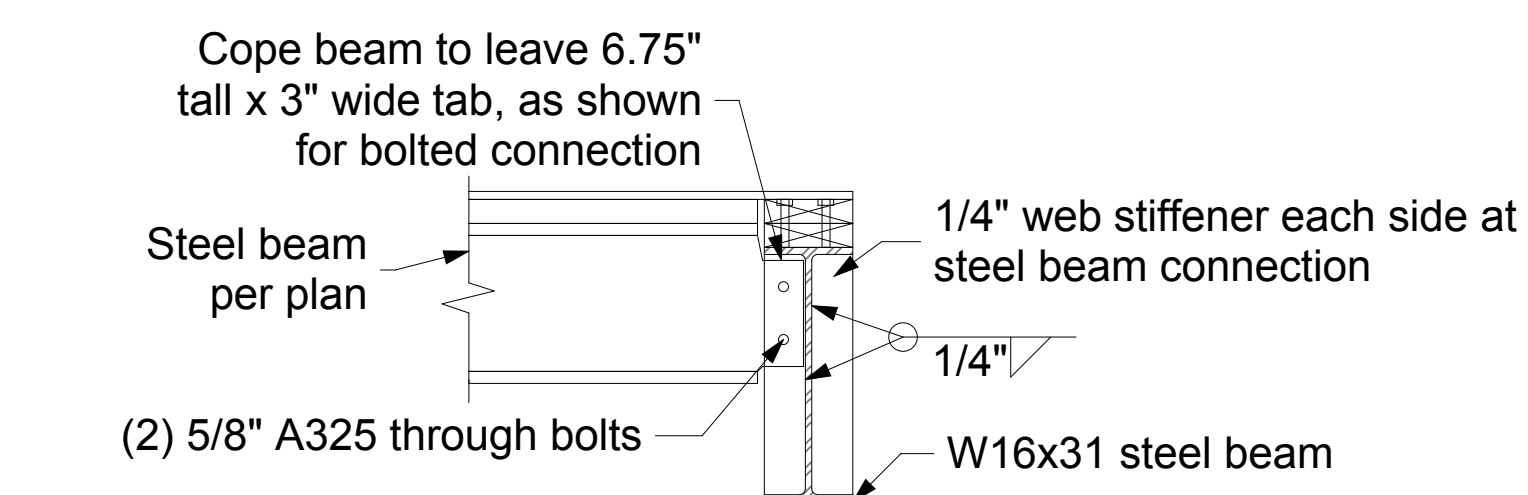
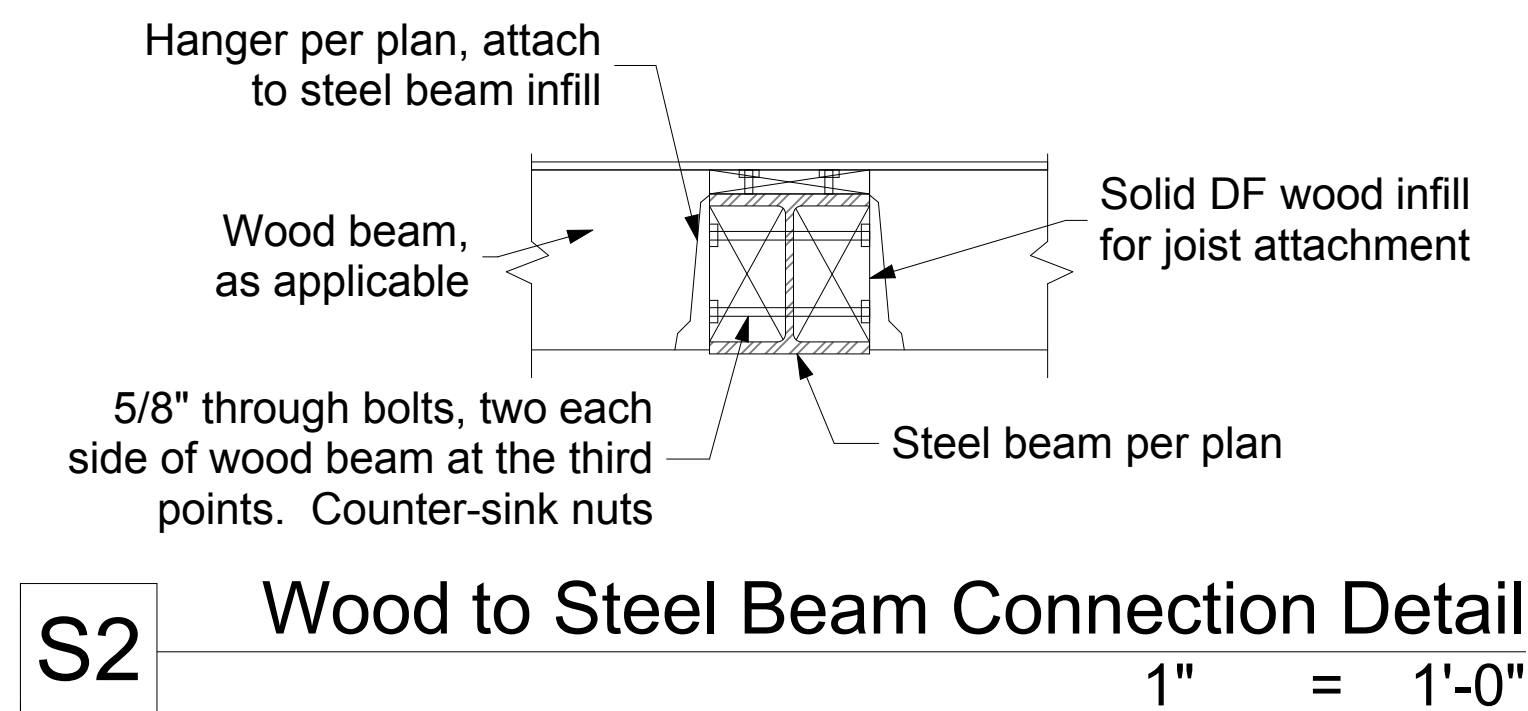
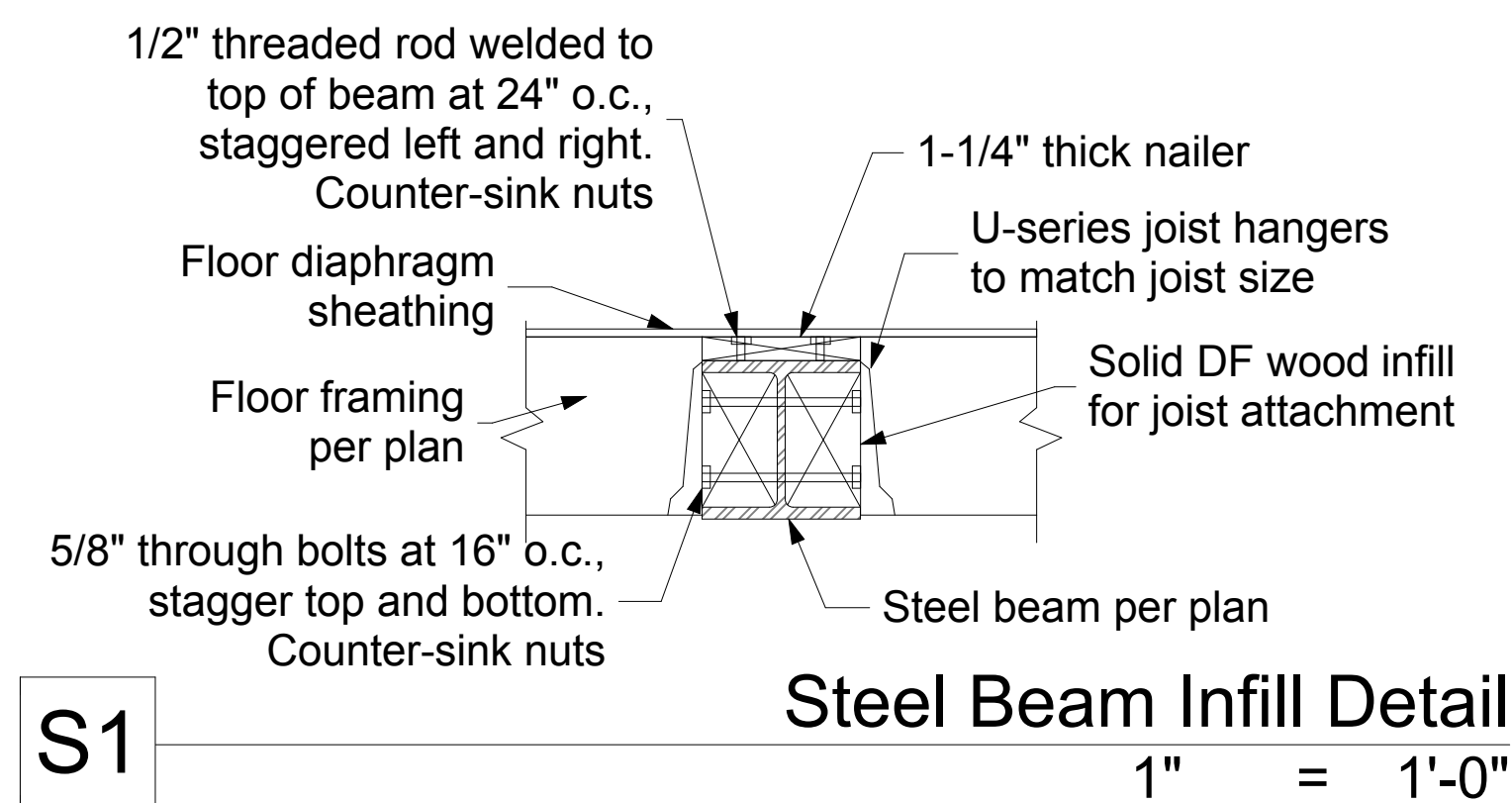
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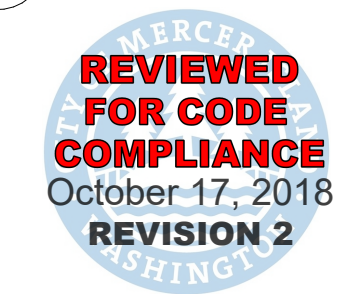
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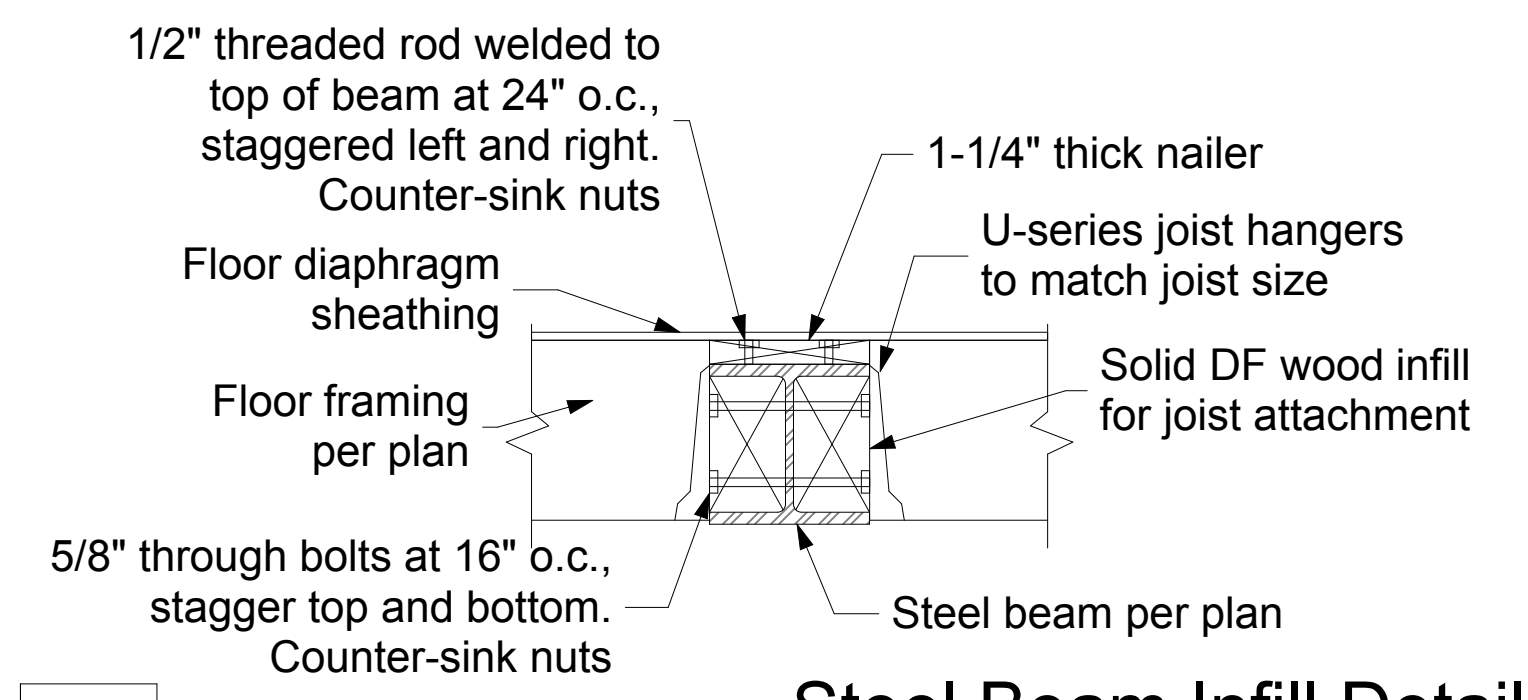
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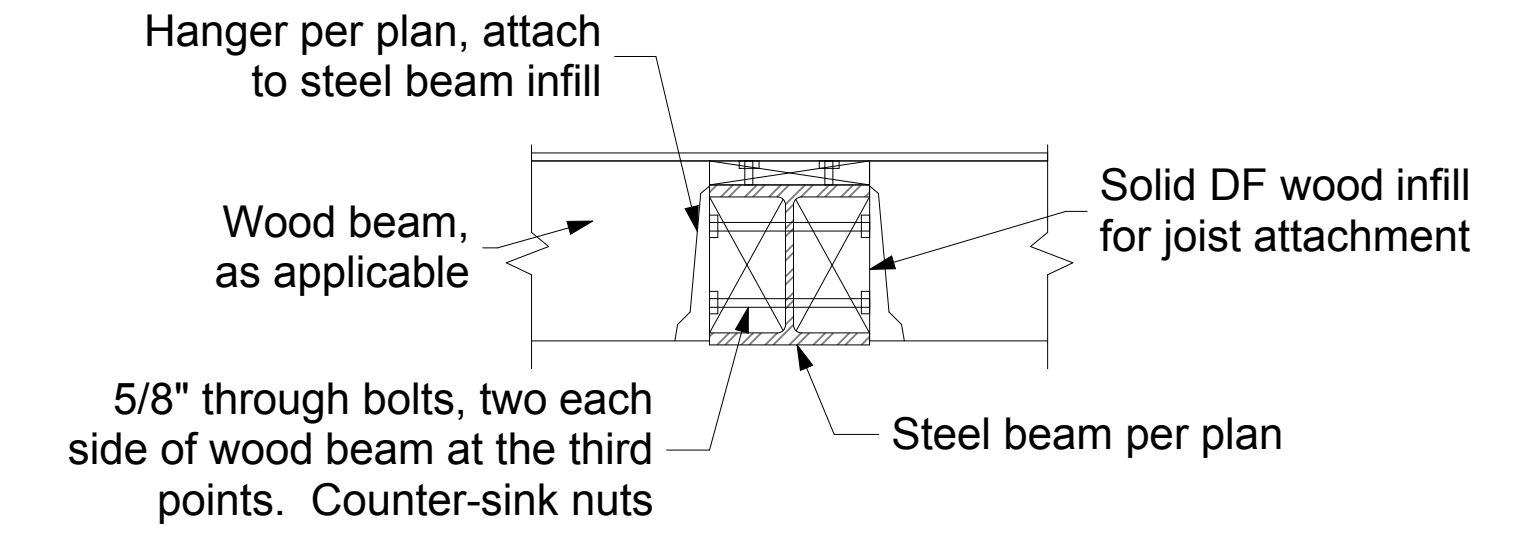
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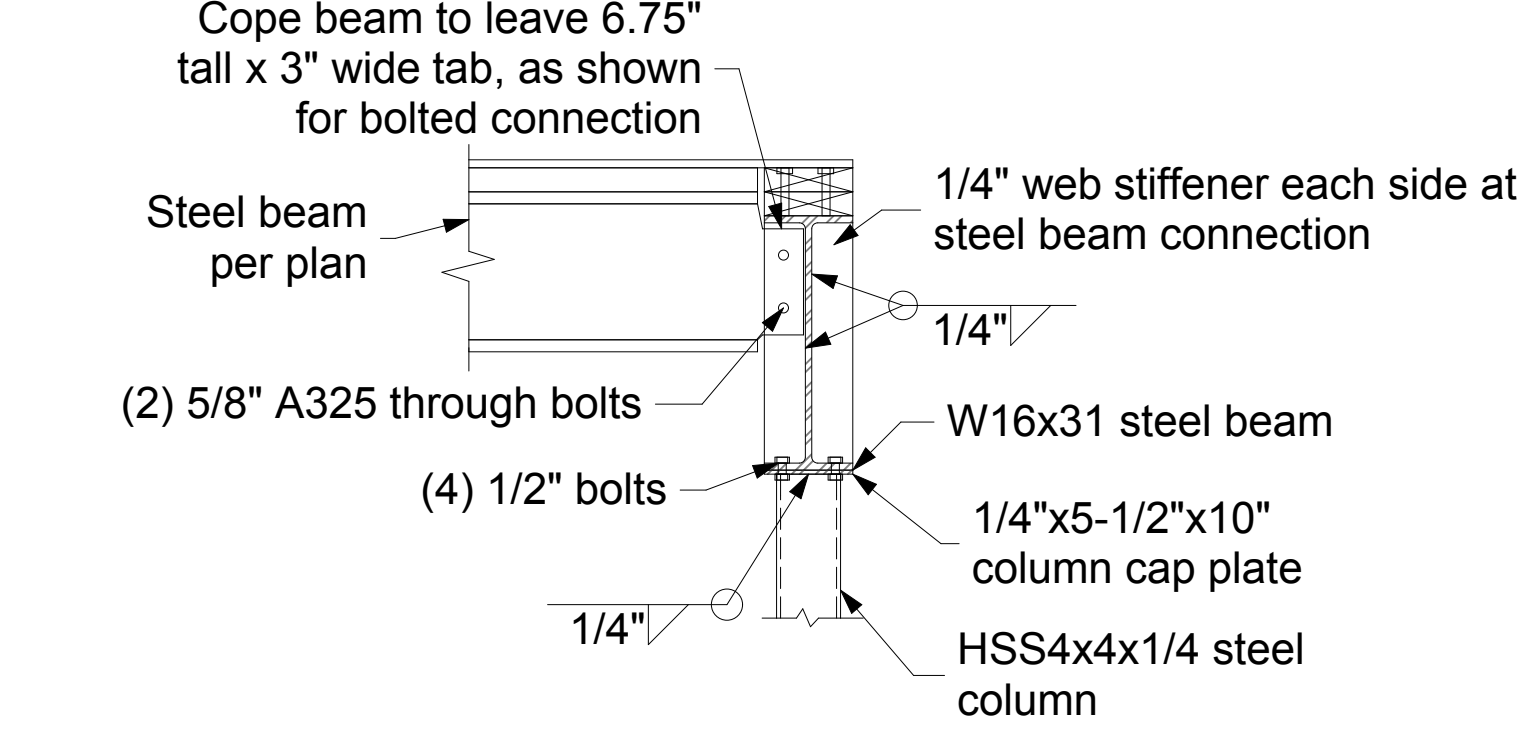




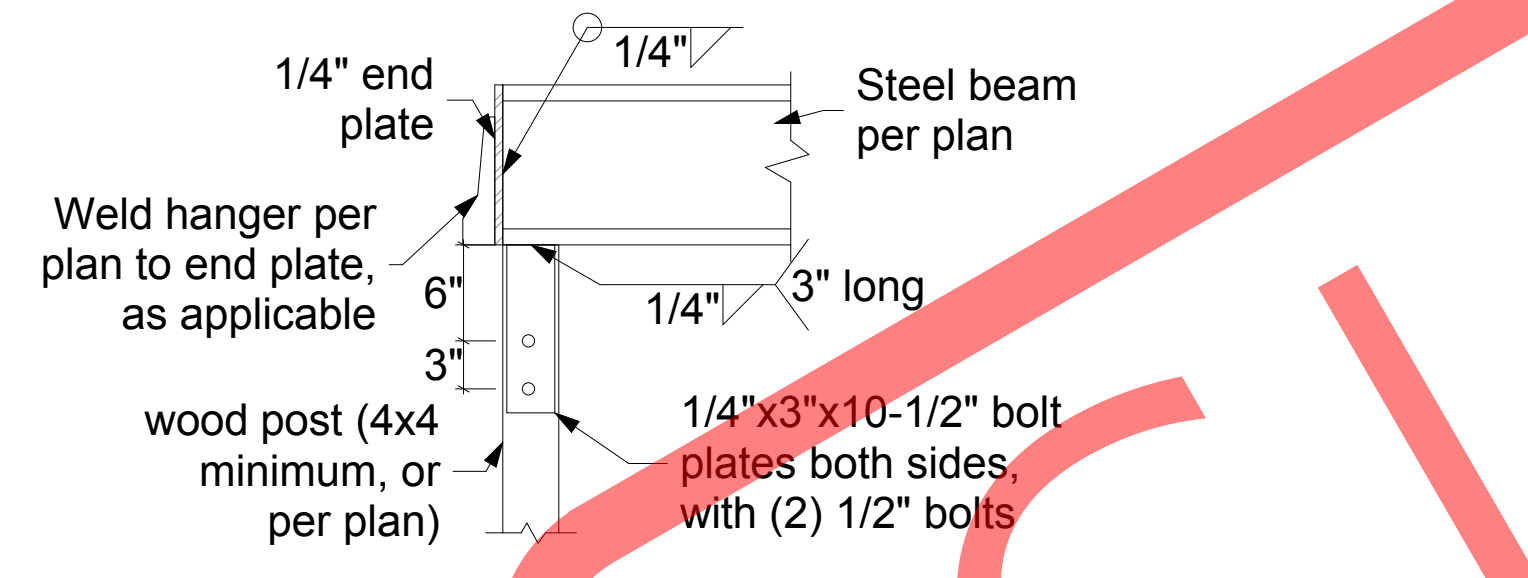
S1 Steel Beam Infill Detail
1" = 1'-0"



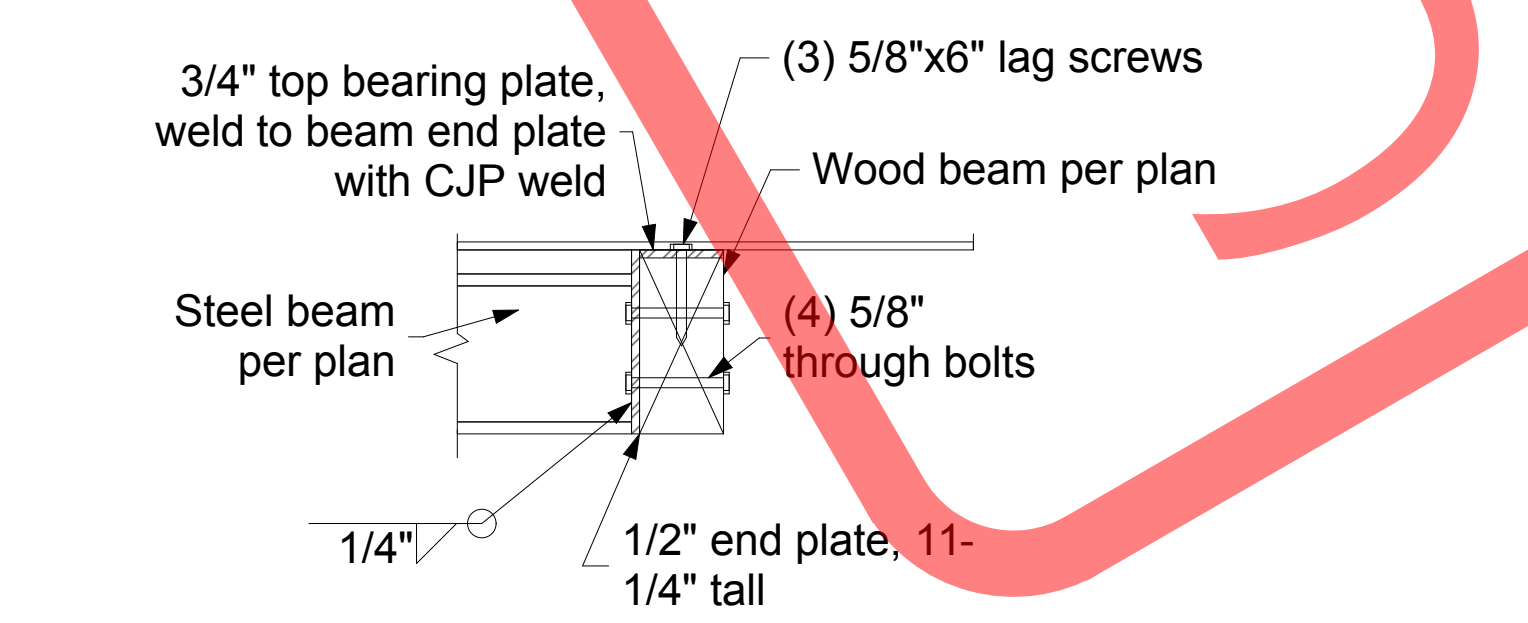
S2 Wood to Steel Beam Connection Detail
1" = 1'-0"



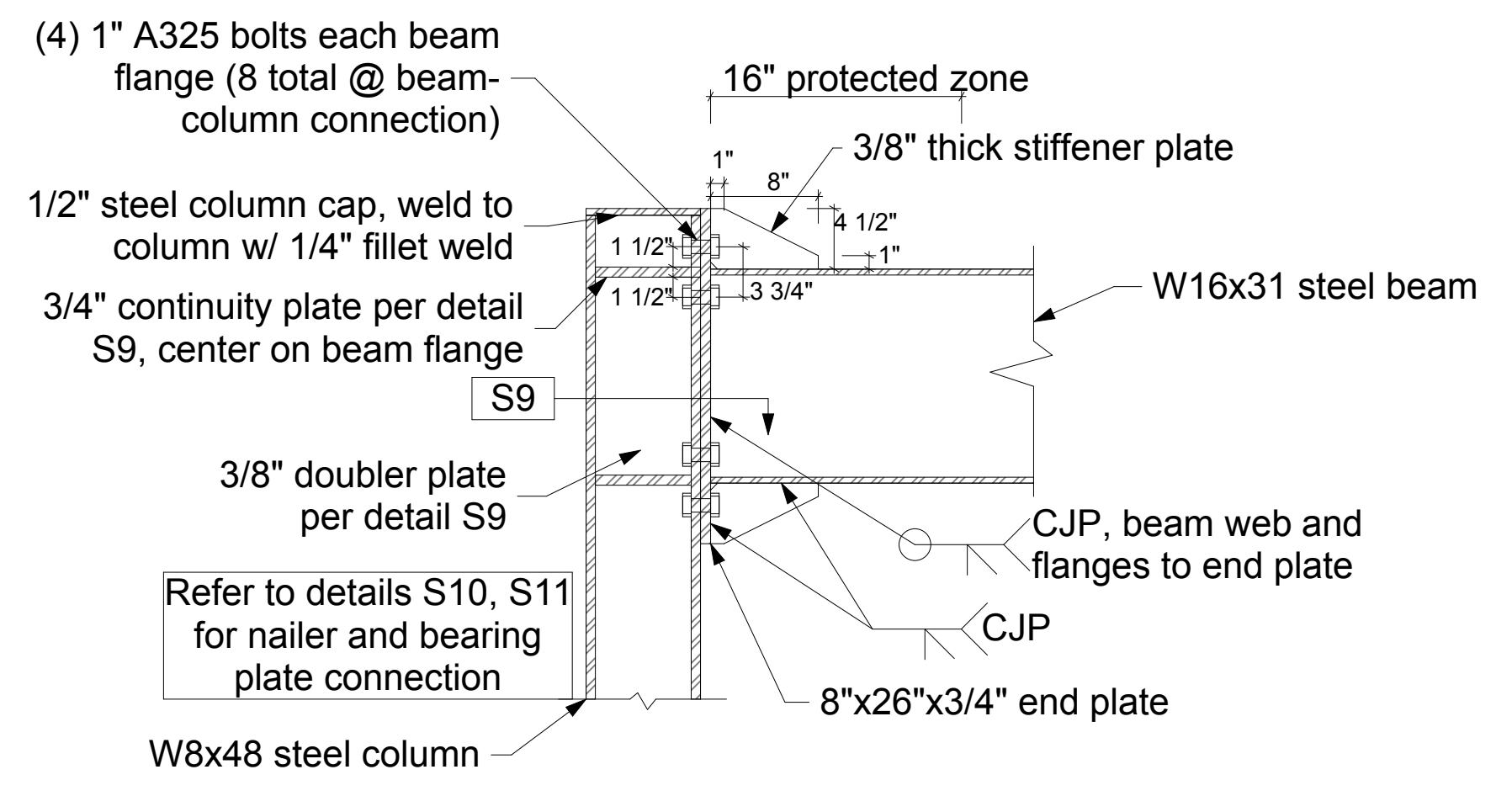
S3 Steel to Steel Beam Connection Detail
1" = 1'-0"



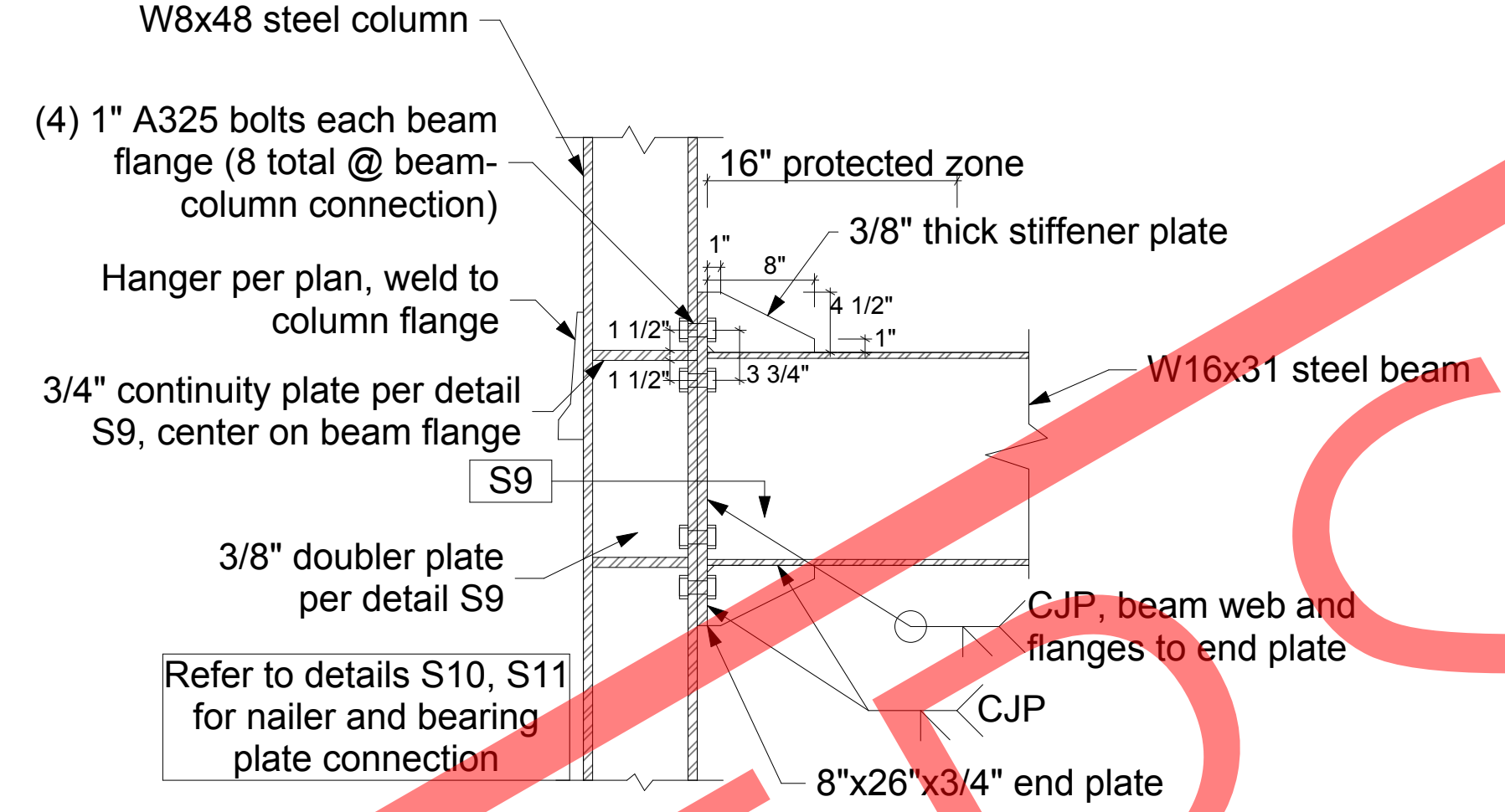
S4 Steel Beam to Post Detail
1" = 1'-0"



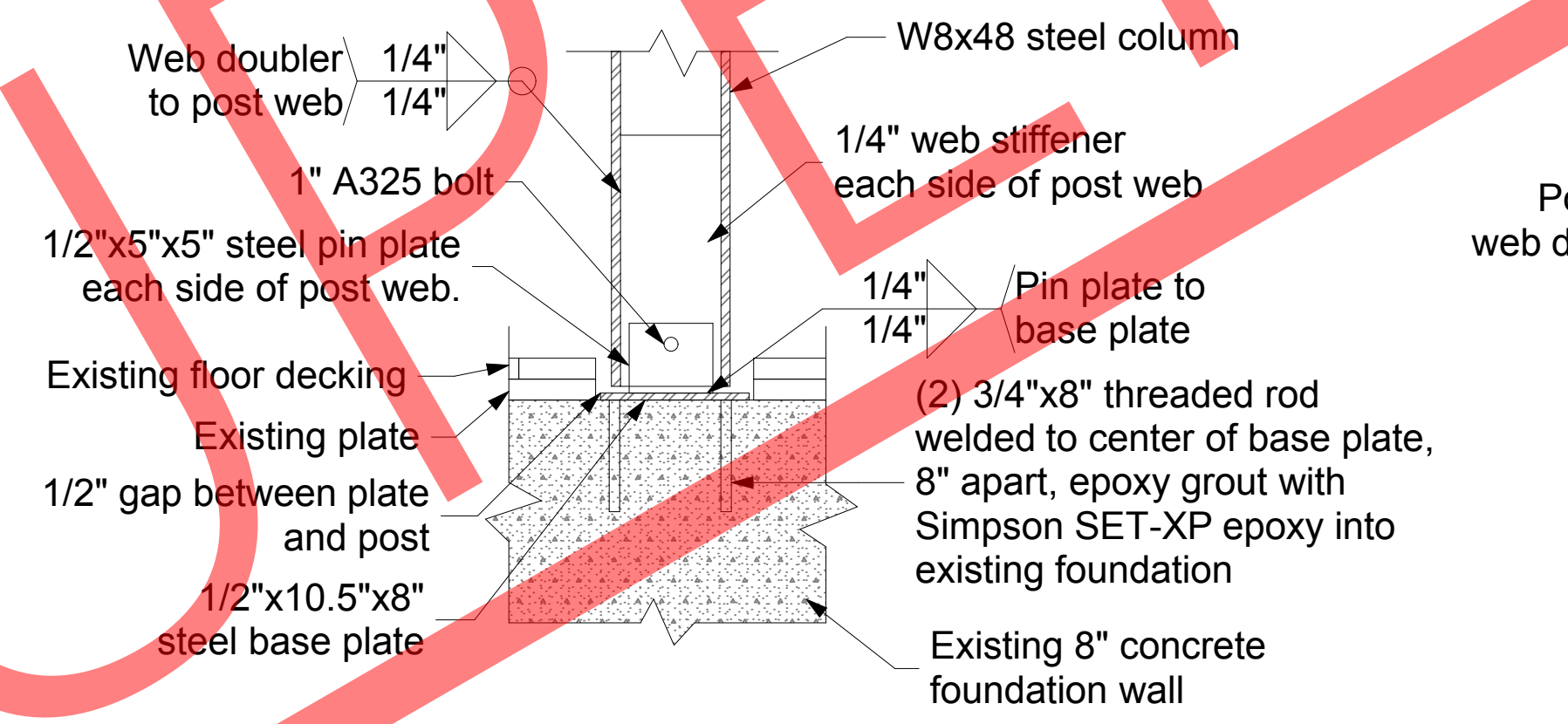
S5 Steel to Wood Beam Connection Detail
1" = 1'-0"



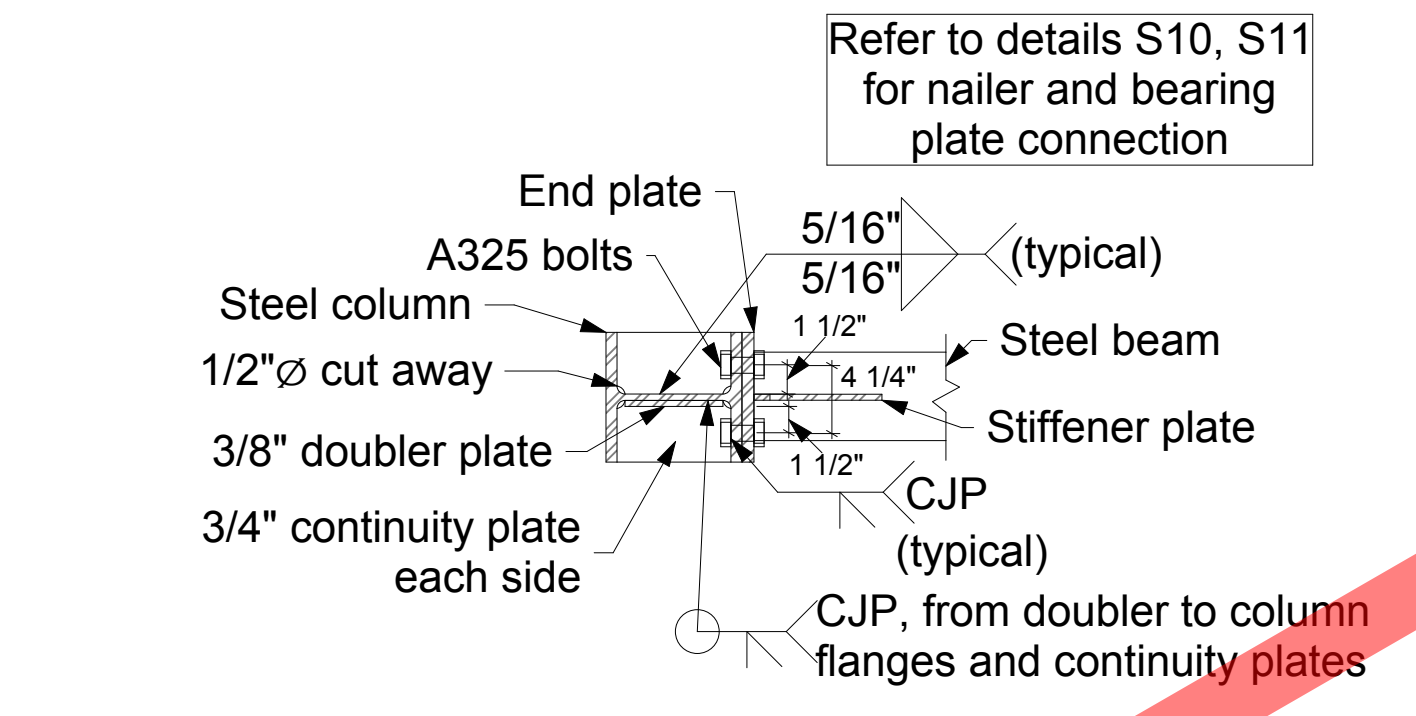
S6 Moment Frame Beam-Column Detail 1
1" = 1'-0"



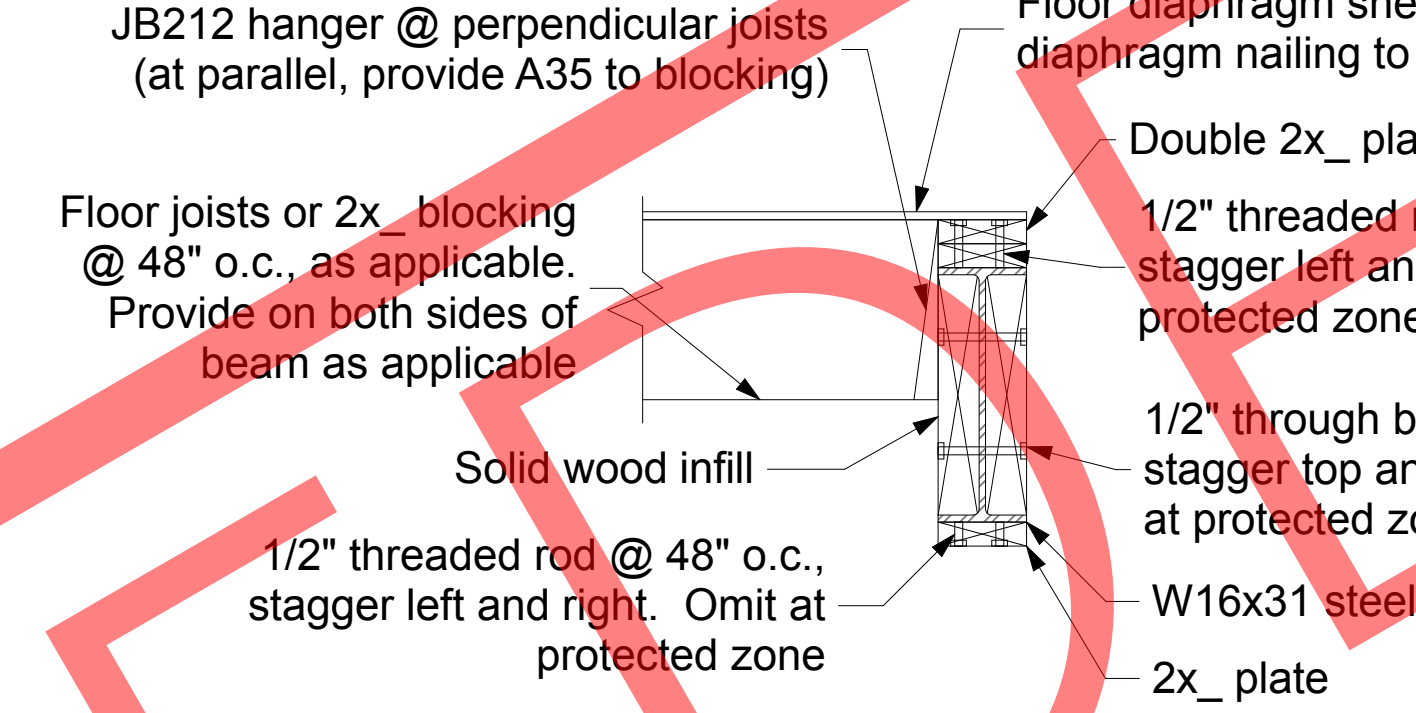
S7 Moment Frame Beam-Column Detail 2
1" = 1'-0"



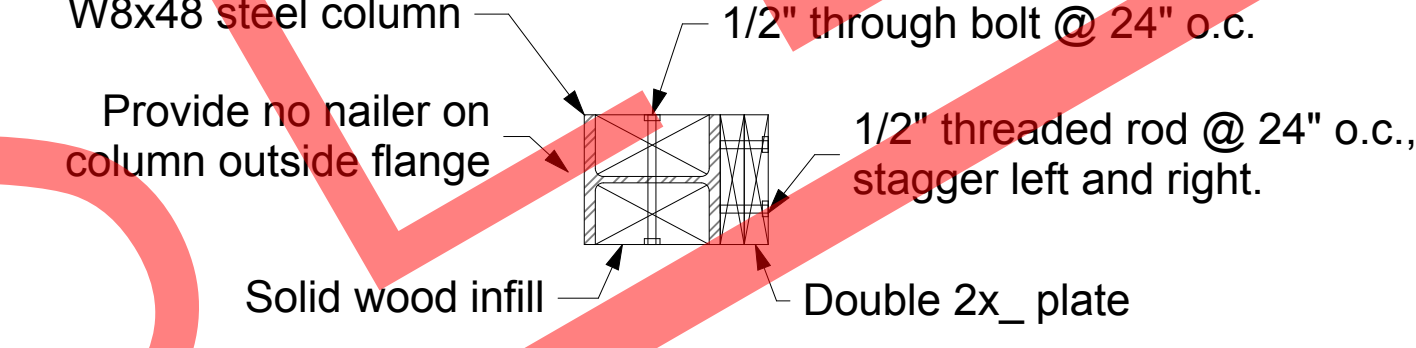
S8 Moment Frame Post Base Detail
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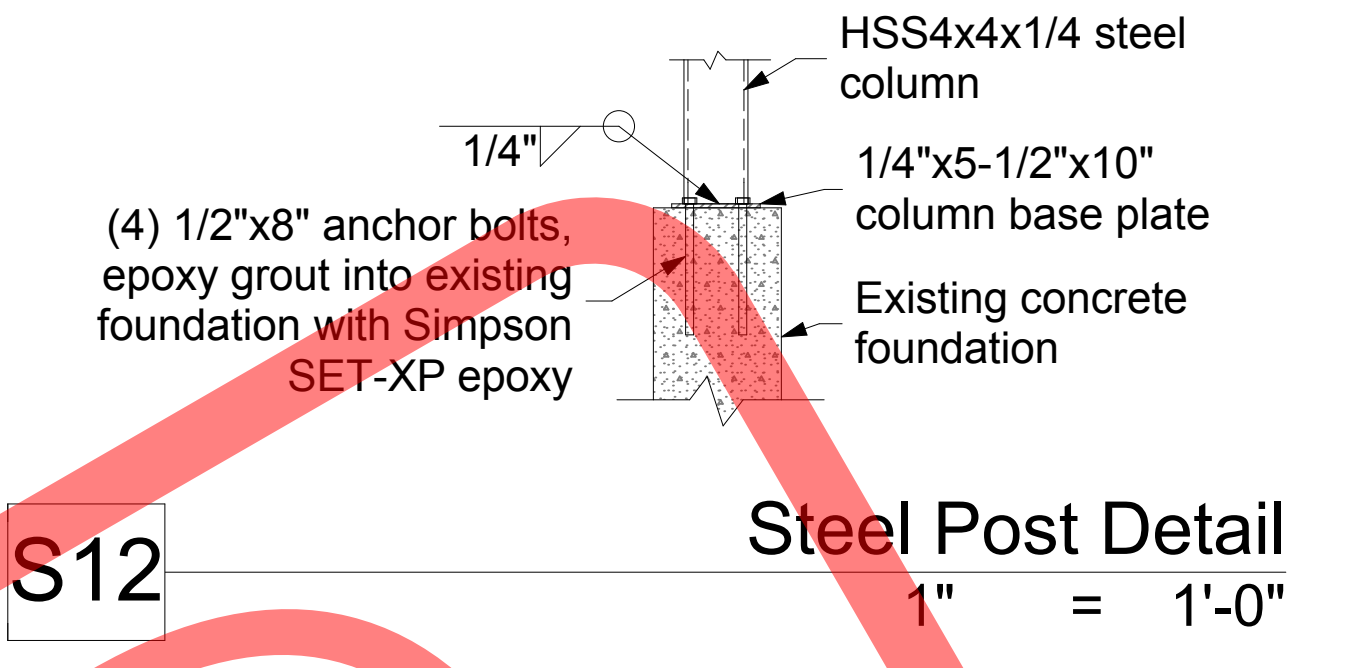
S9 Moment Frame Beam-Column Detail 3
1" = 1'-0"



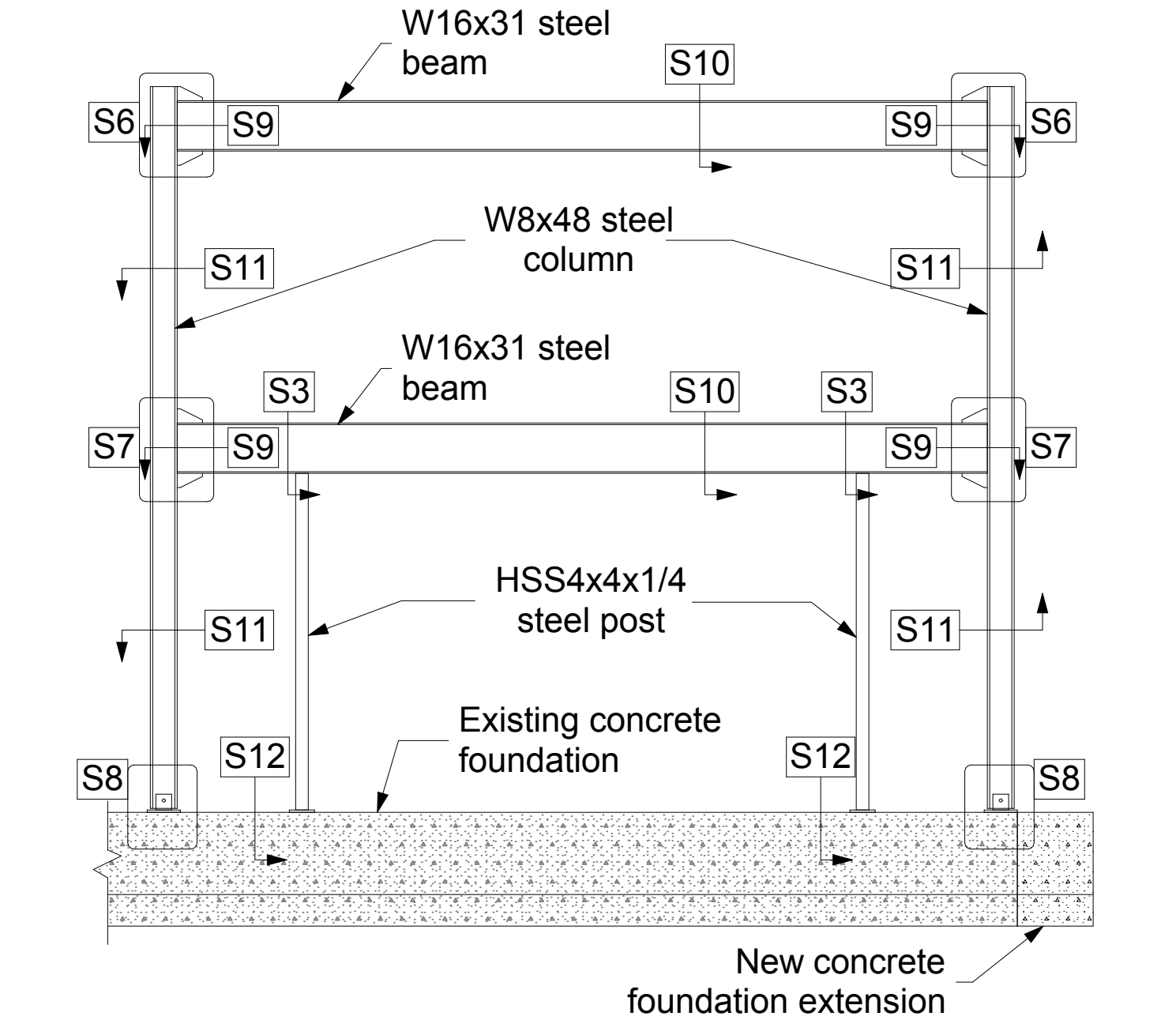
S10 Moment Frame Beam Detail
1" = 1'-0"



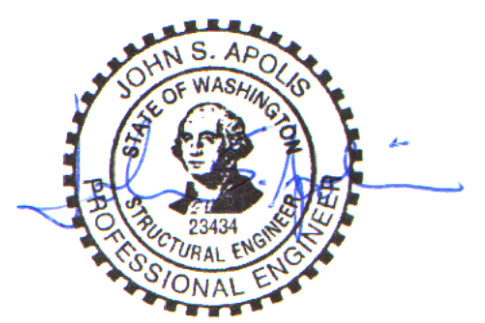
S11 Moment Frame Column Detail
1" = 1'-0"



S12 Steel Post Detail
1" = 1'-0"



S13 Moment Frame Elevation Detail
1/4" = 1'-0"



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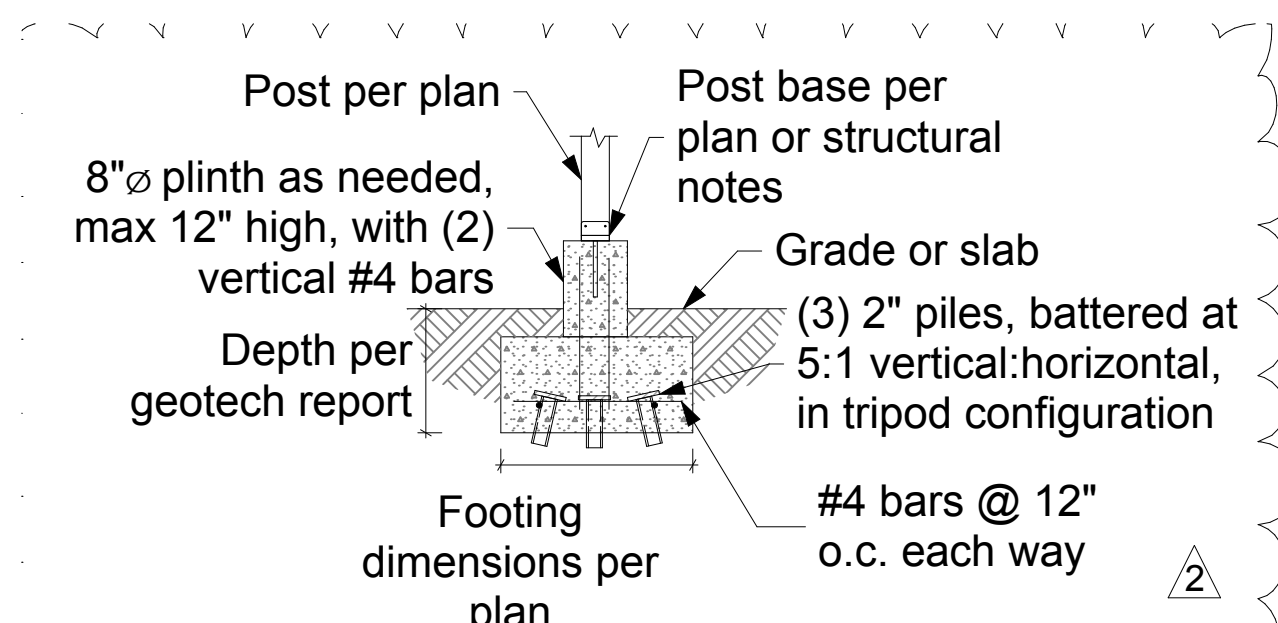
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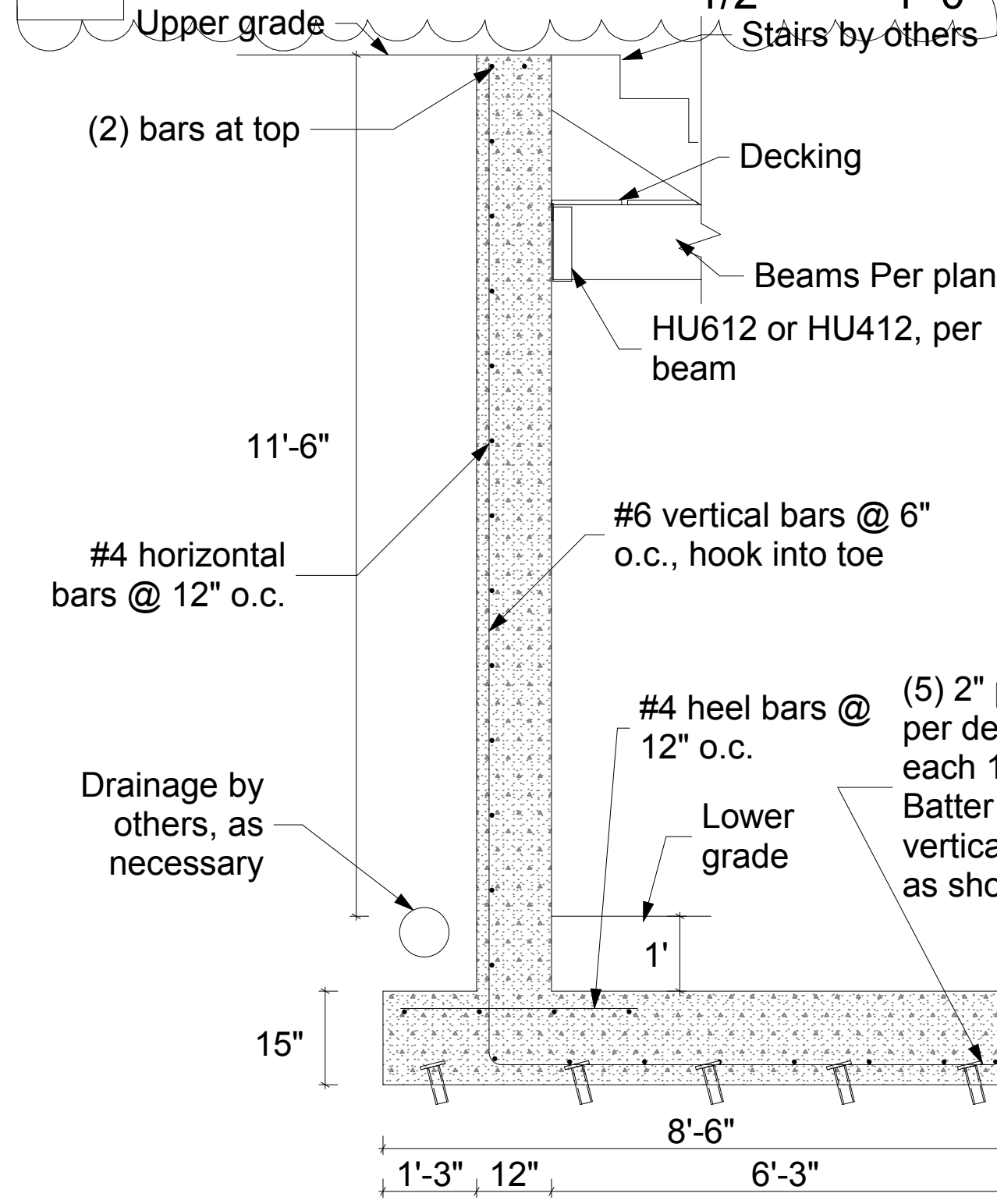
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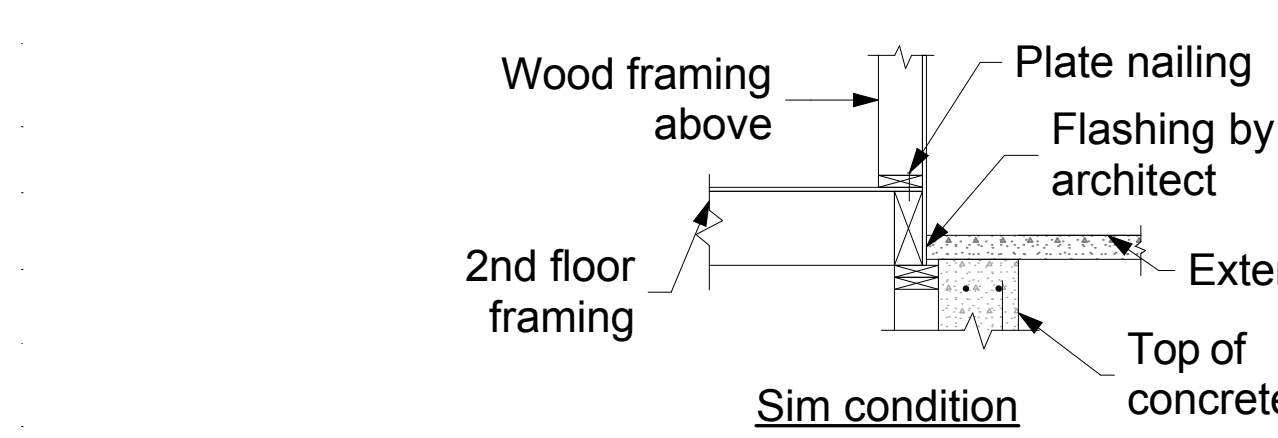
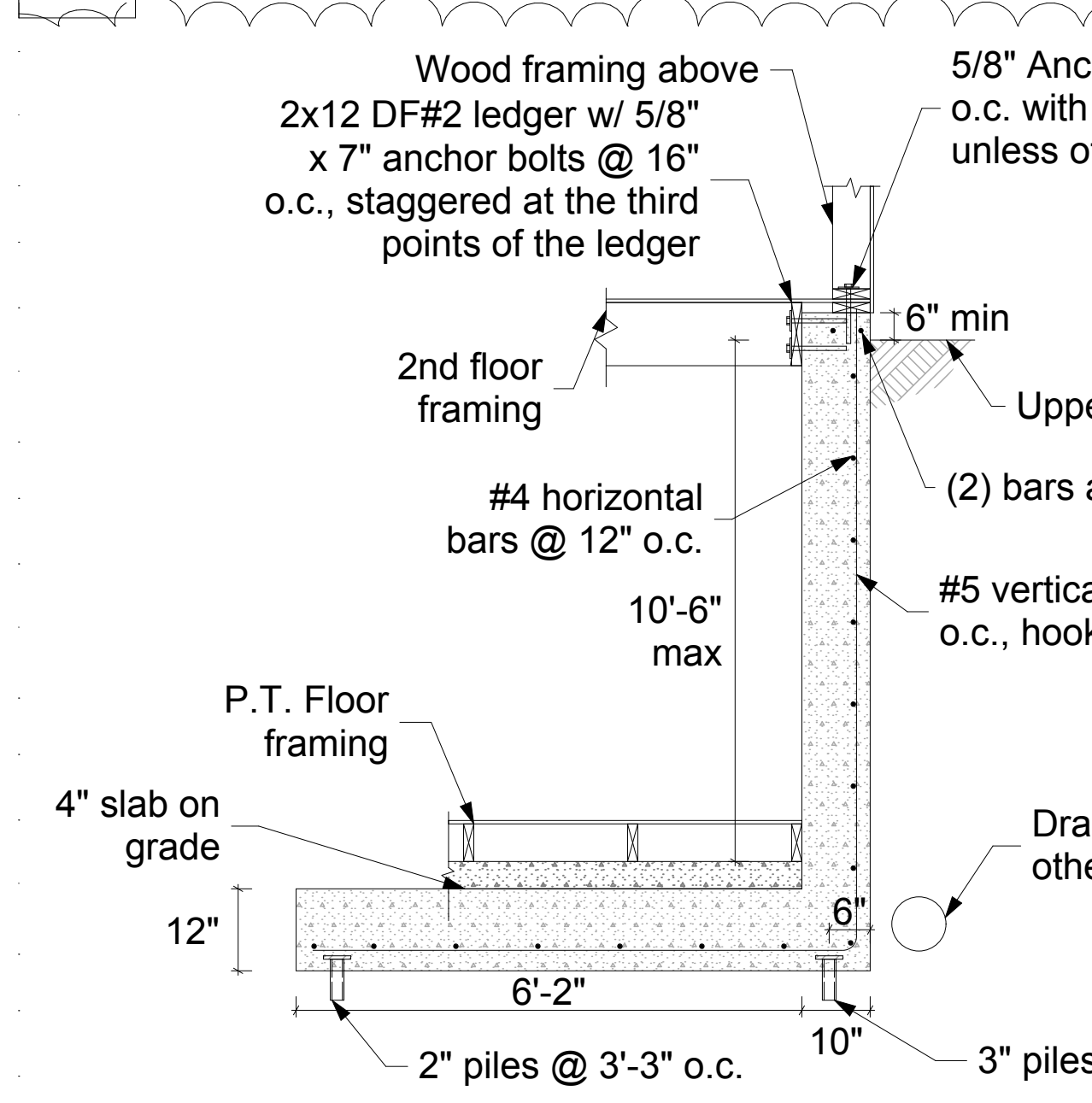




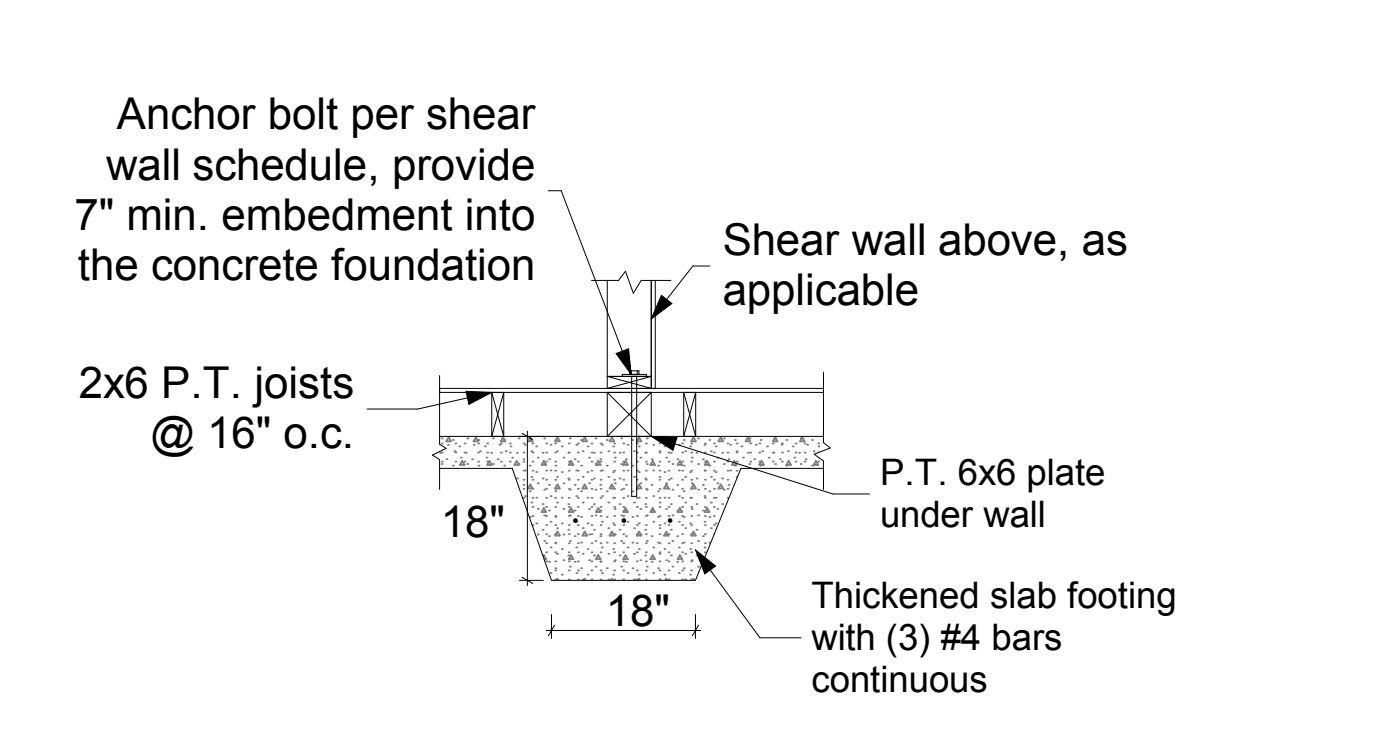
F1 Pad Footing Plinth Detail
1/2" = 1'-0"



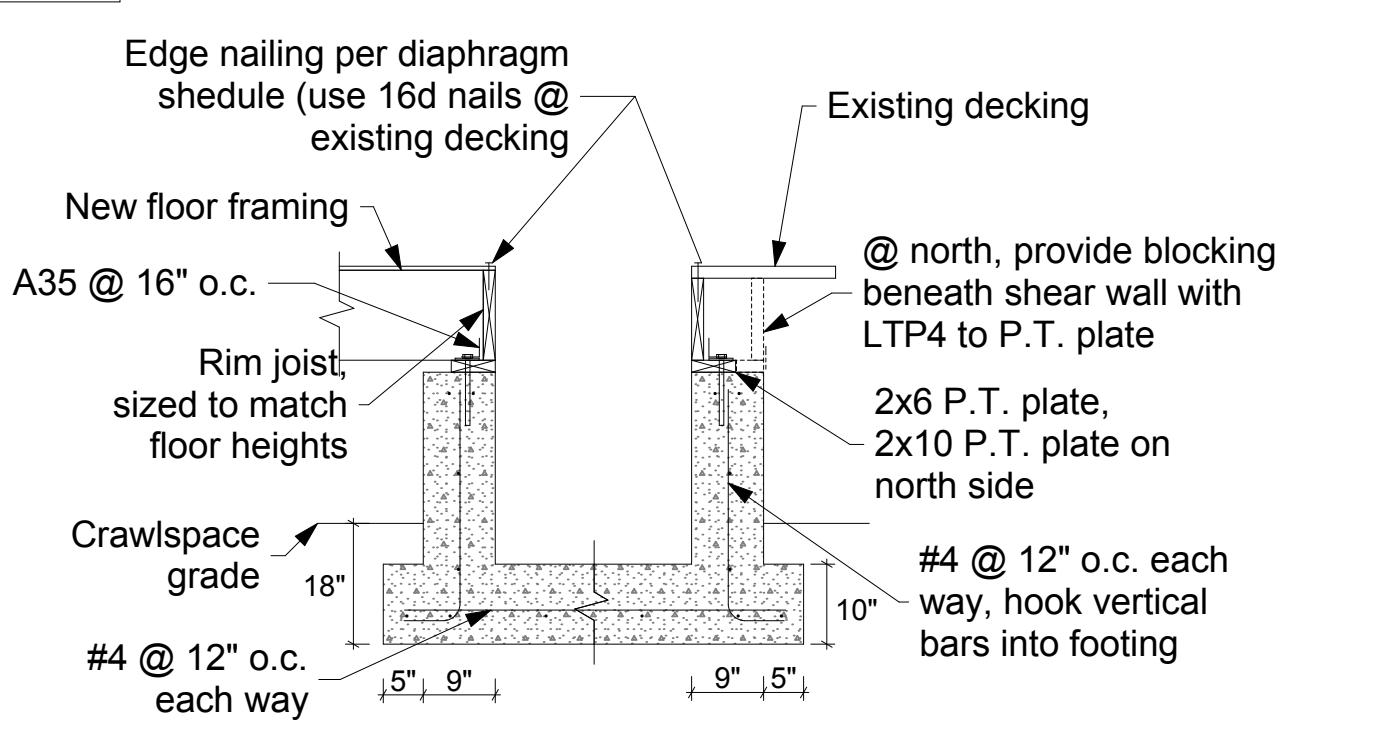
F2 Skybridge Retaining Wall Detail
1/2" = 1'-0"



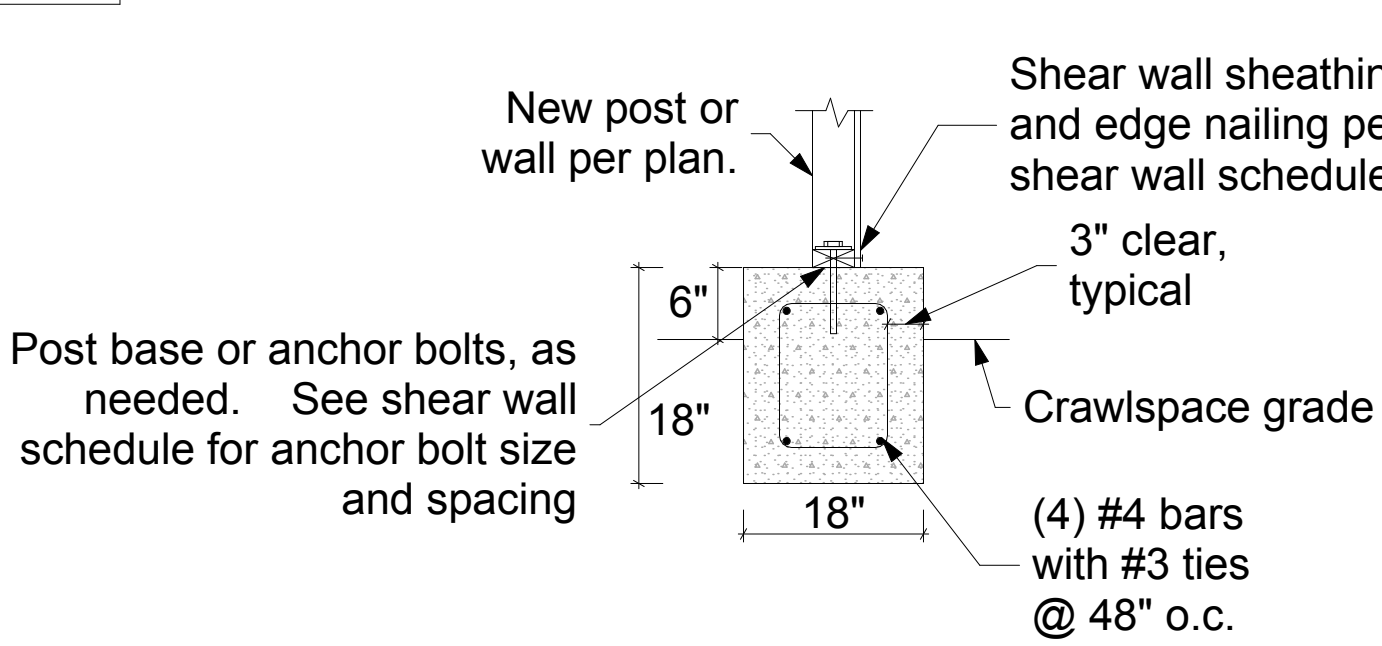
F3 West Retaining Wall Detail
1/2" = 1'-0"



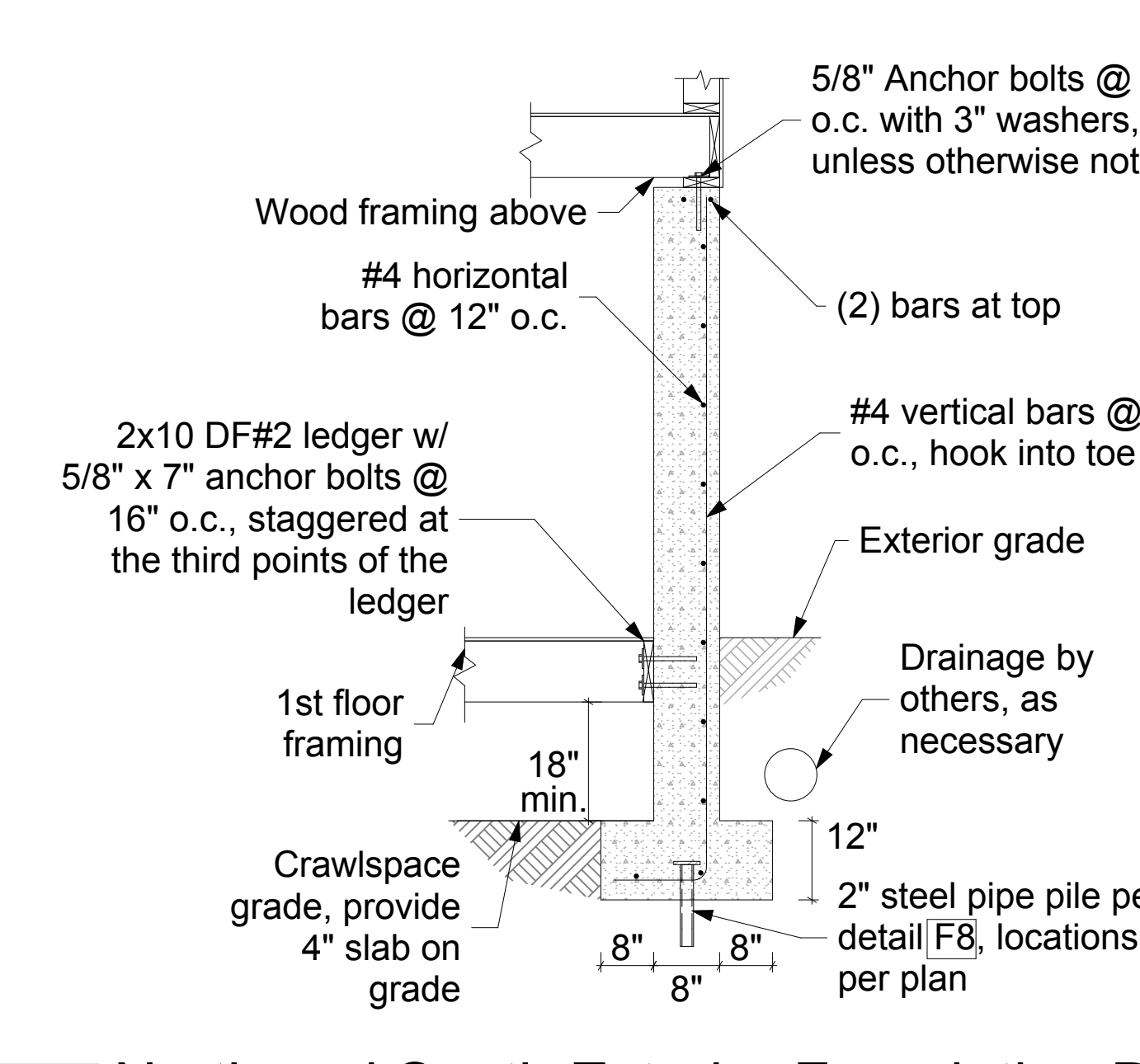
F4 New Interior Foundation Detail 1
1/2" = 1'-0"



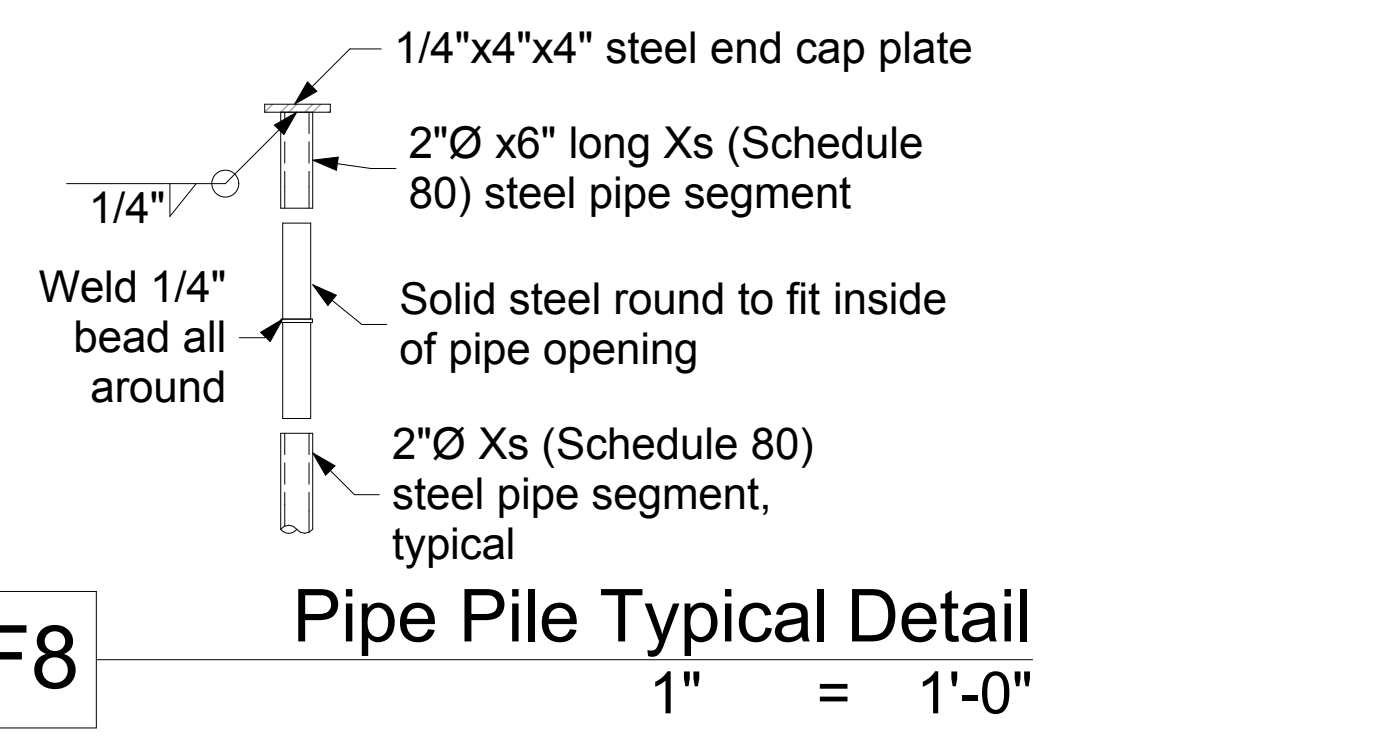
F5 Elevator Pit Detail
1/2" = 1'-0"



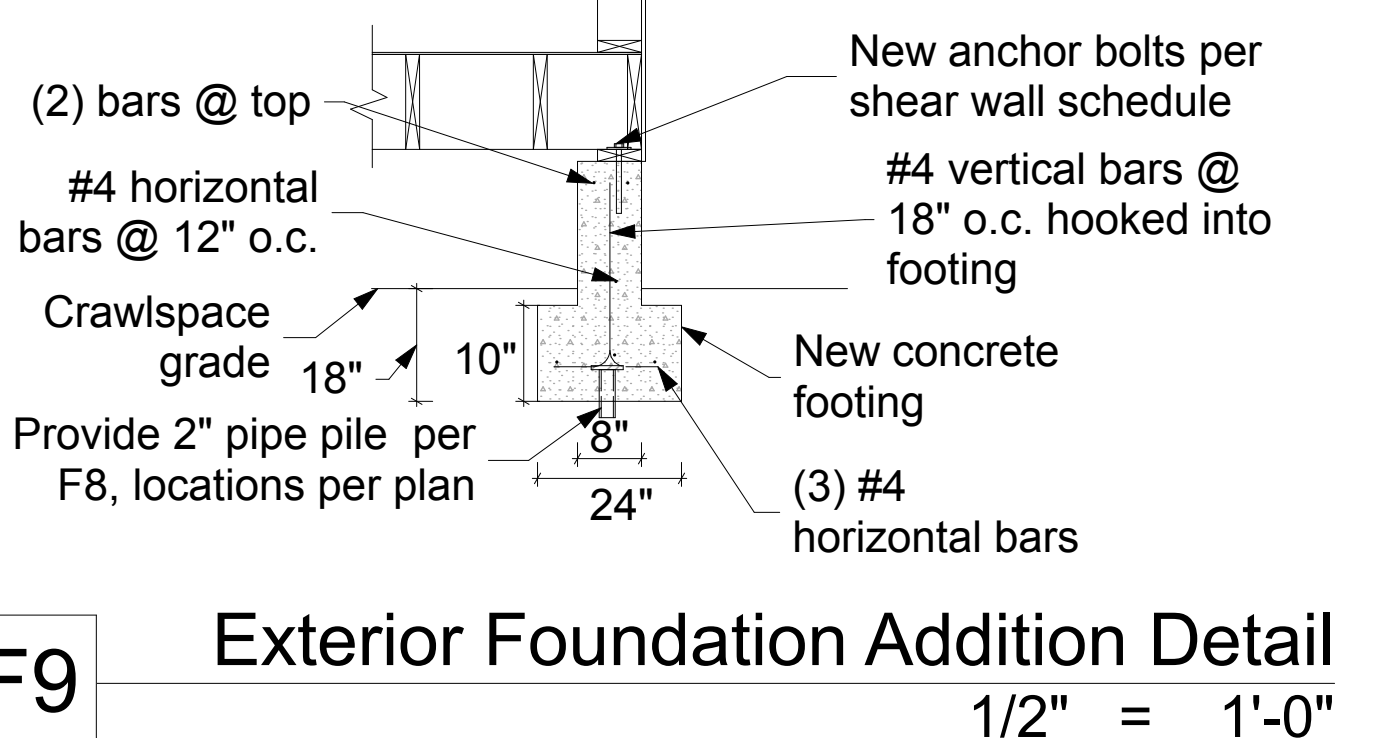
F6 New Interior Foundation Detail 2
3/4" = 1'-0"



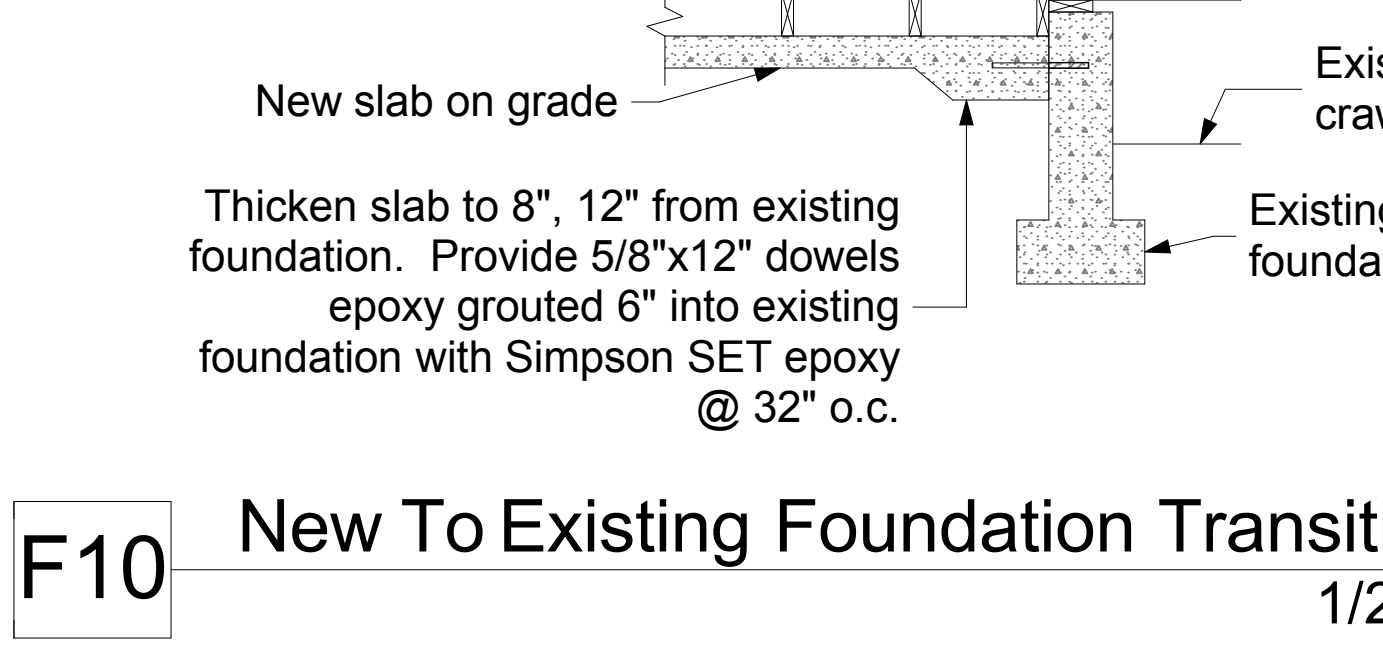
F7 North and South Exterior Foundation Detail
1/2" = 1'-0"



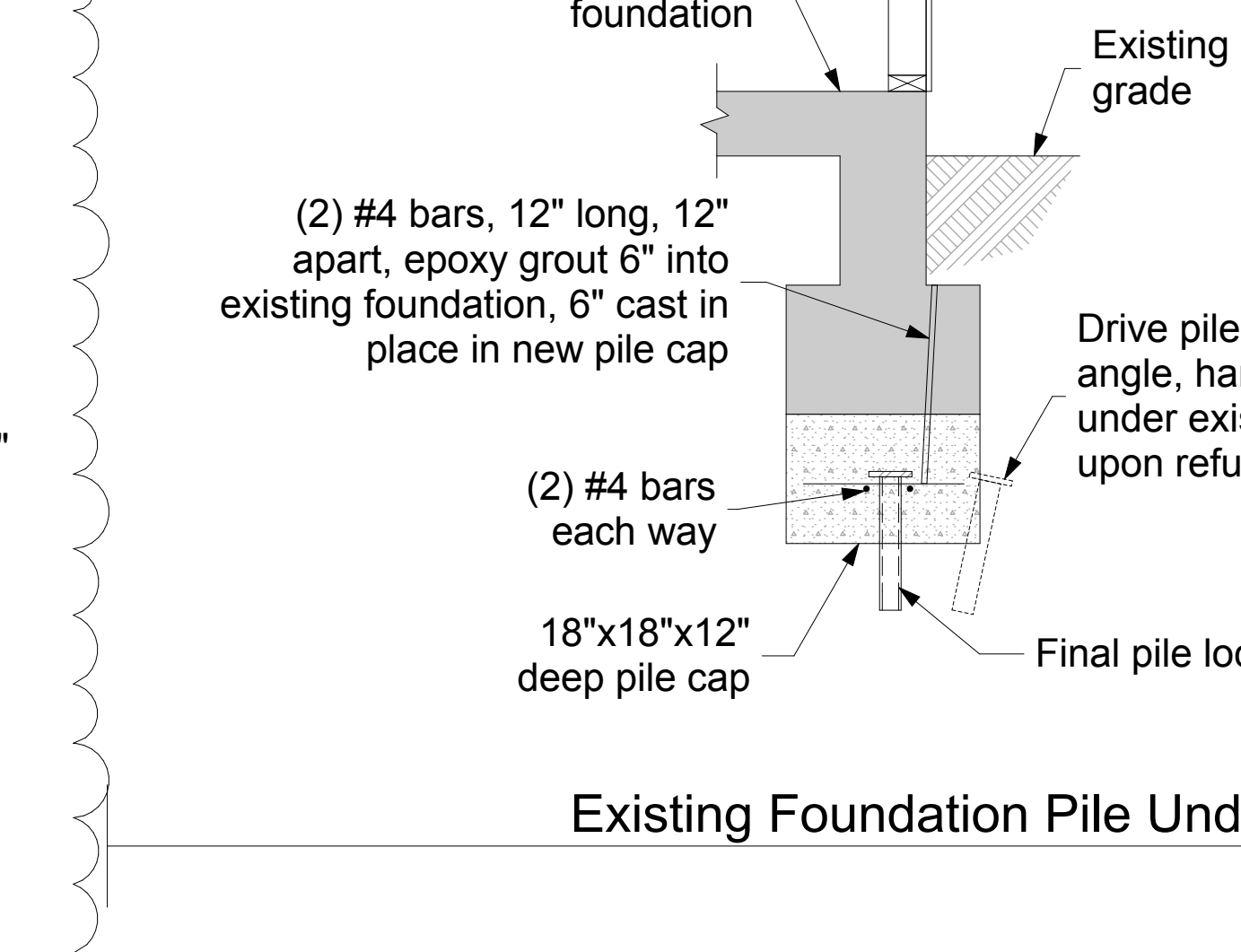
F8 Pipe Pile Typical Detail
1" = 1'-0"



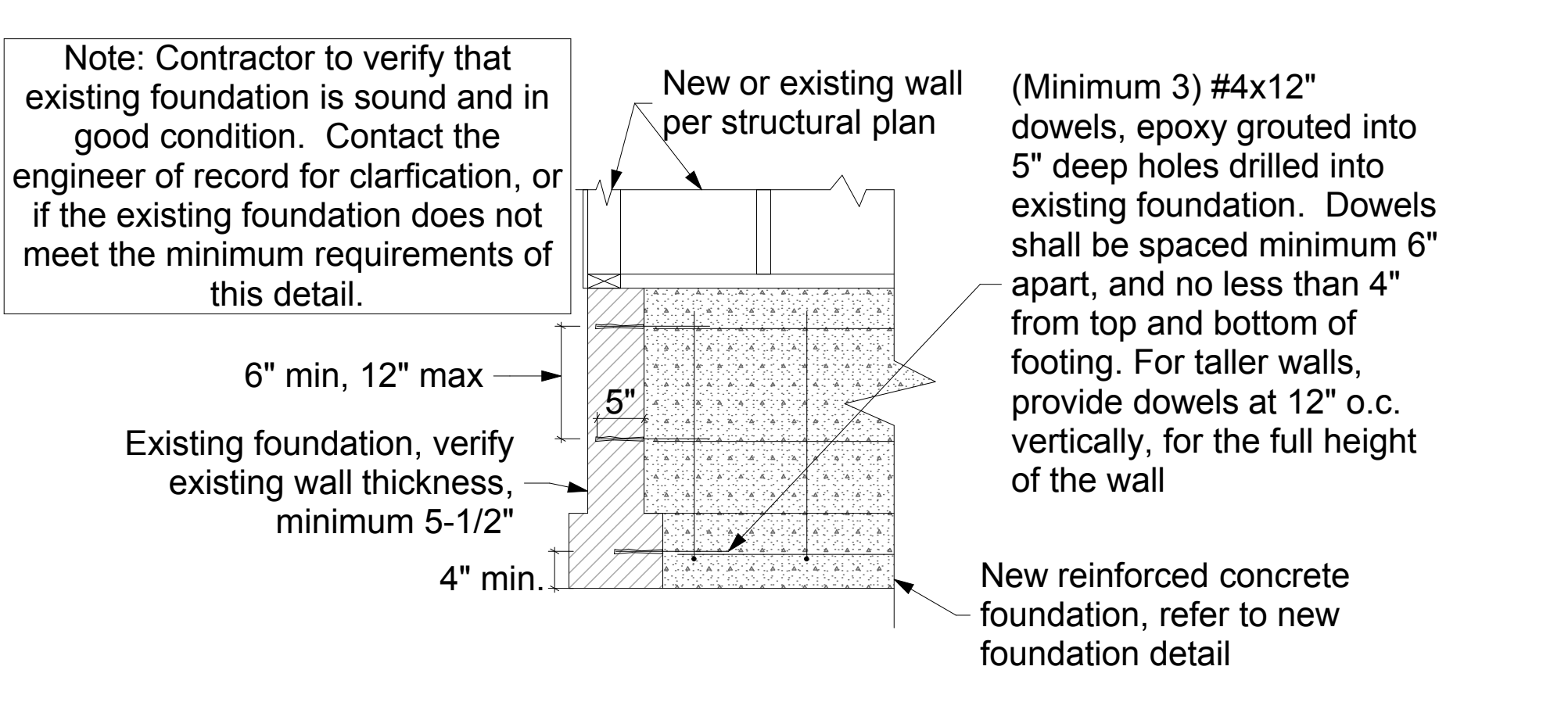
F9 Exterior Foundation Addition Detail
1/2" = 1'-0"



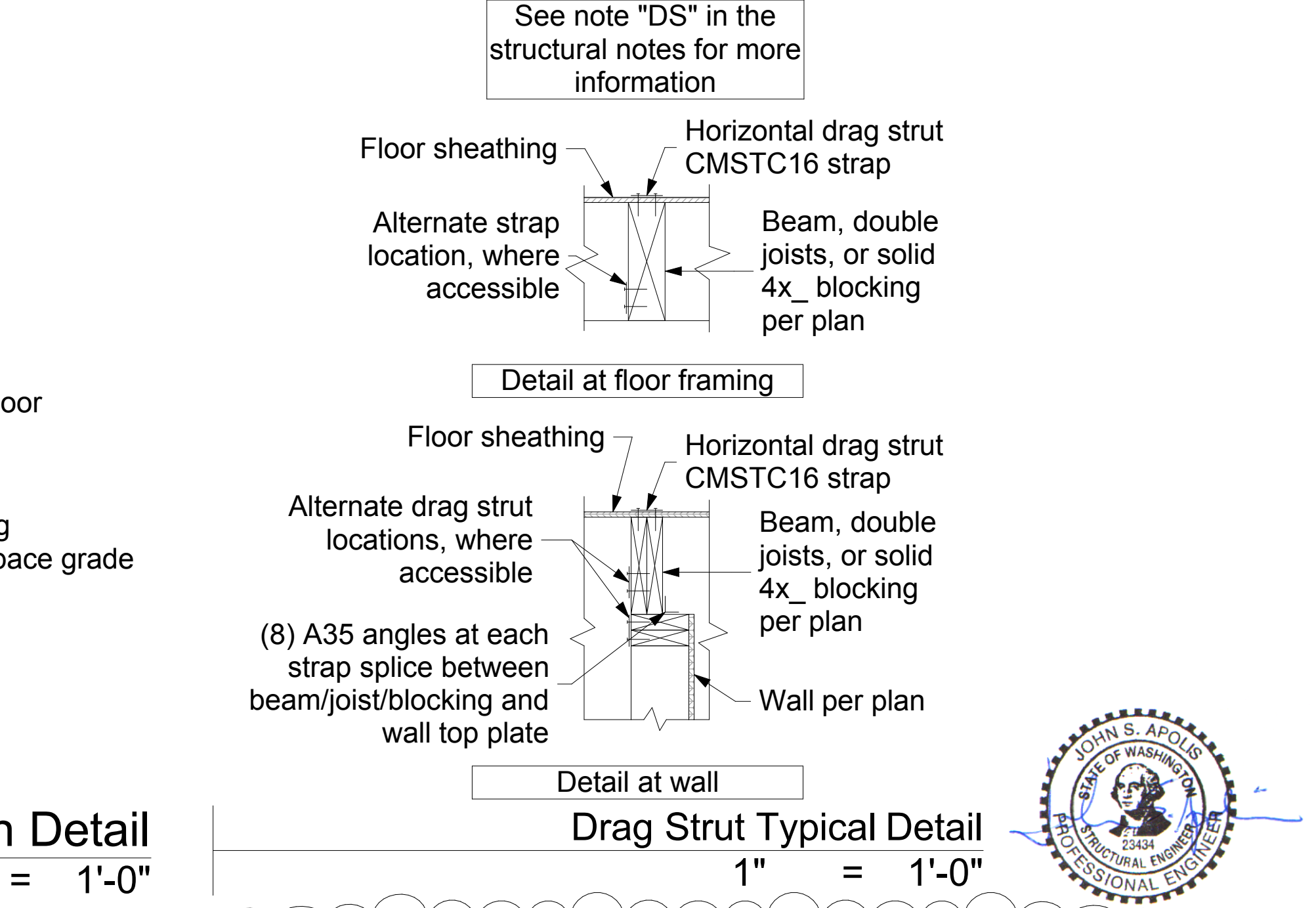
F10 New To Existing Foundation Transition Detail
1/2" = 1'-0"



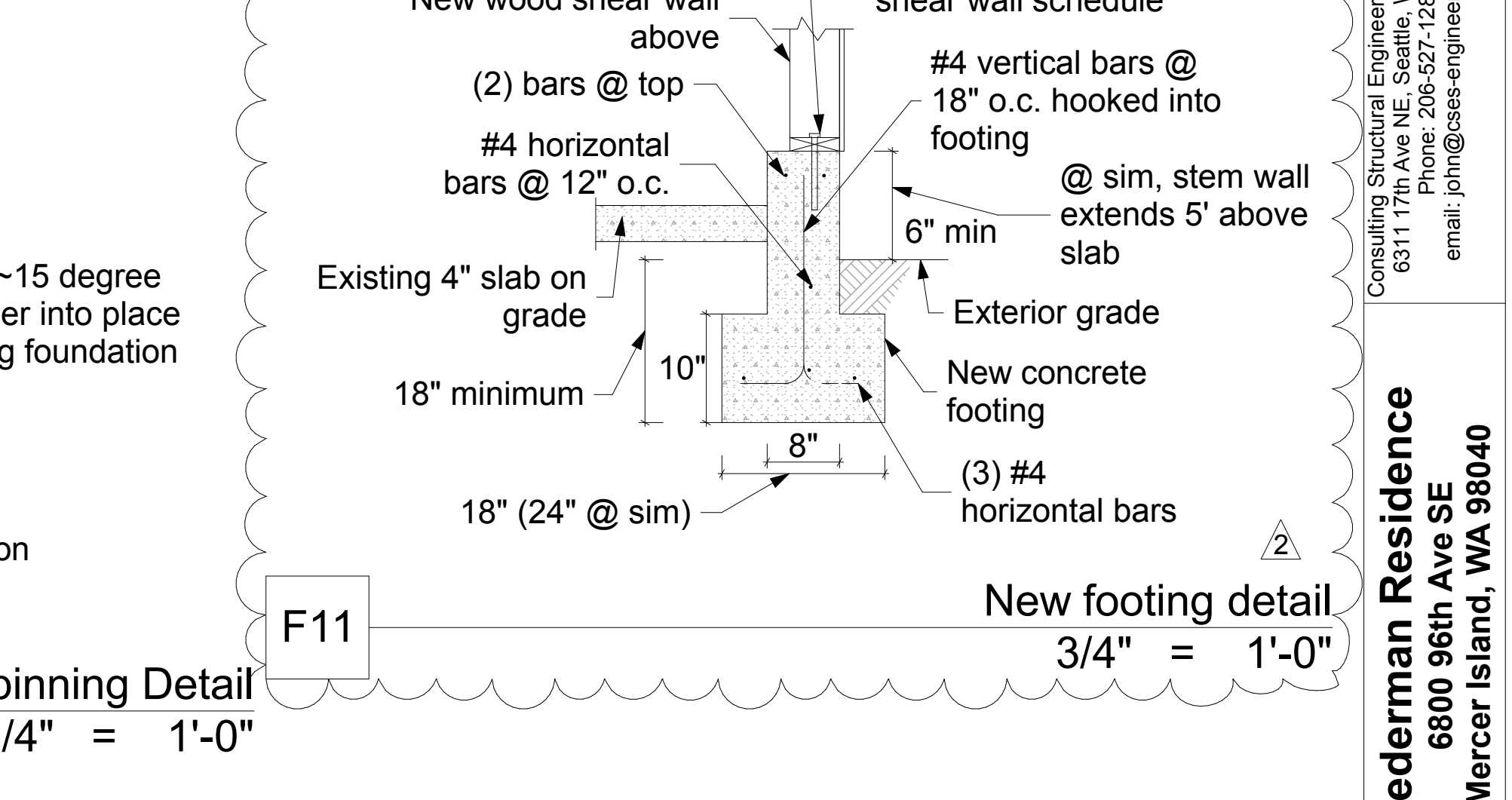
F11 Existing Foundation Pile Underpinning Detail
3/4" = 1'-0"



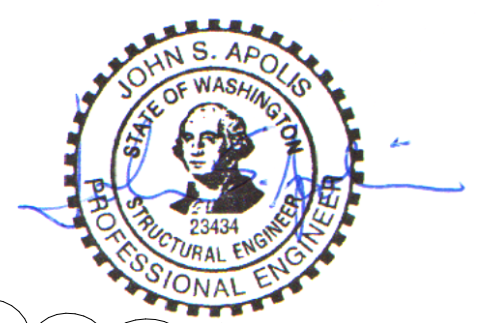
NF New Foundation Connection to Existing Detail "NF"
3/4" = 1'-0"



NF Drag Strut Typical Detail
1" = 1'-0"



NF New footing detail
3/4" = 1'-0"



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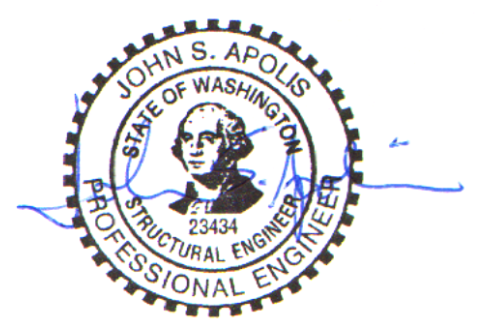
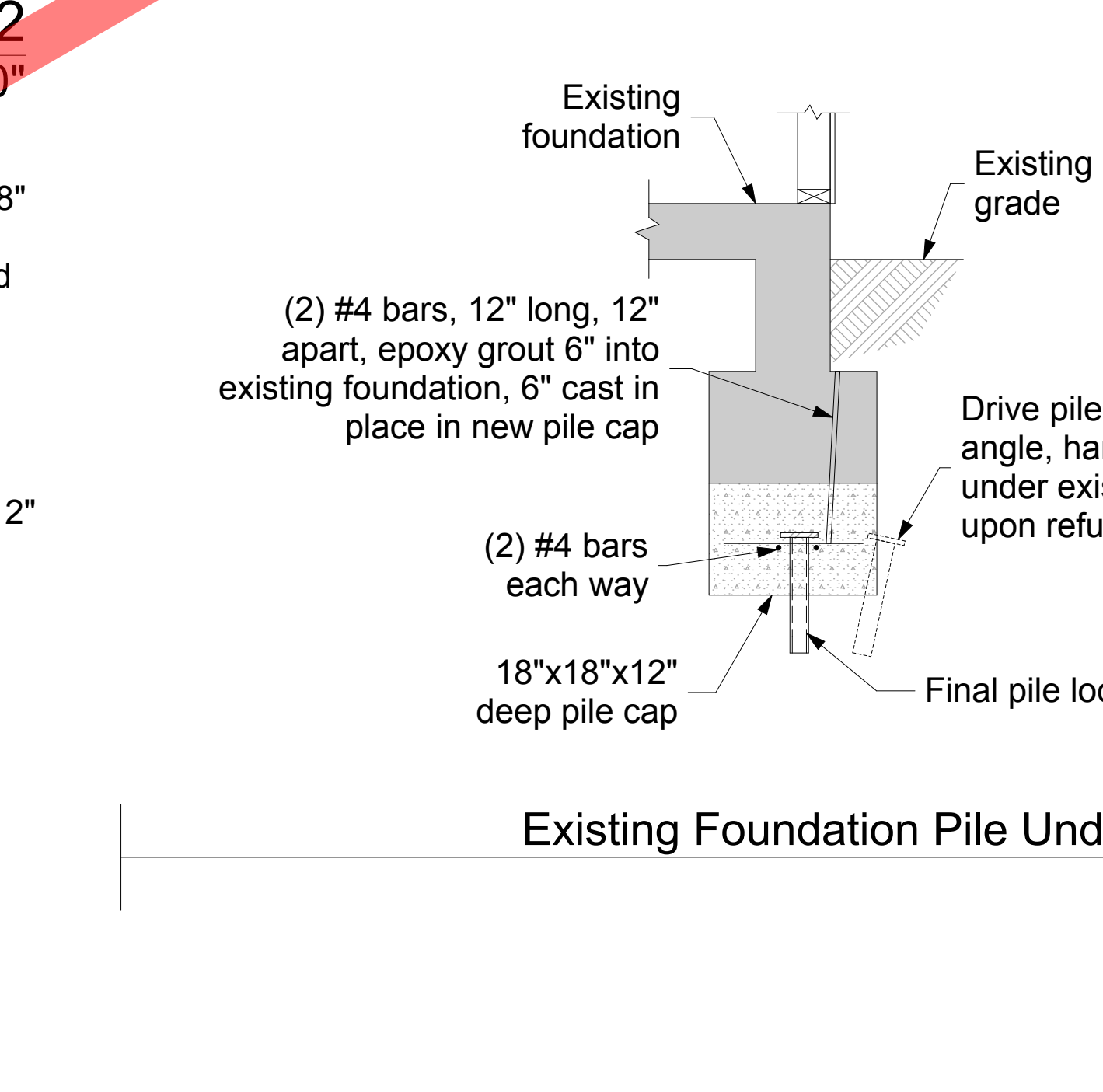
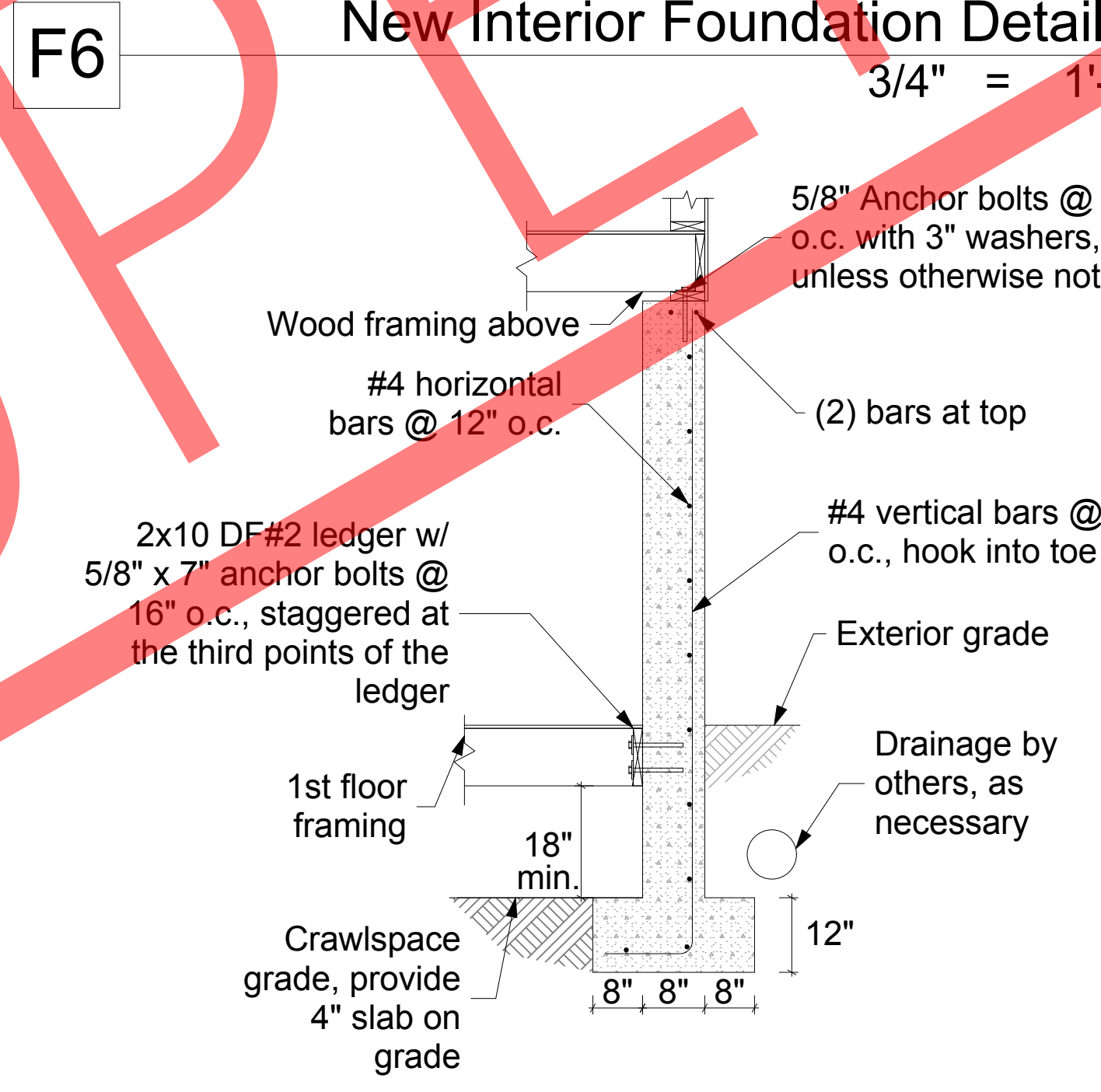
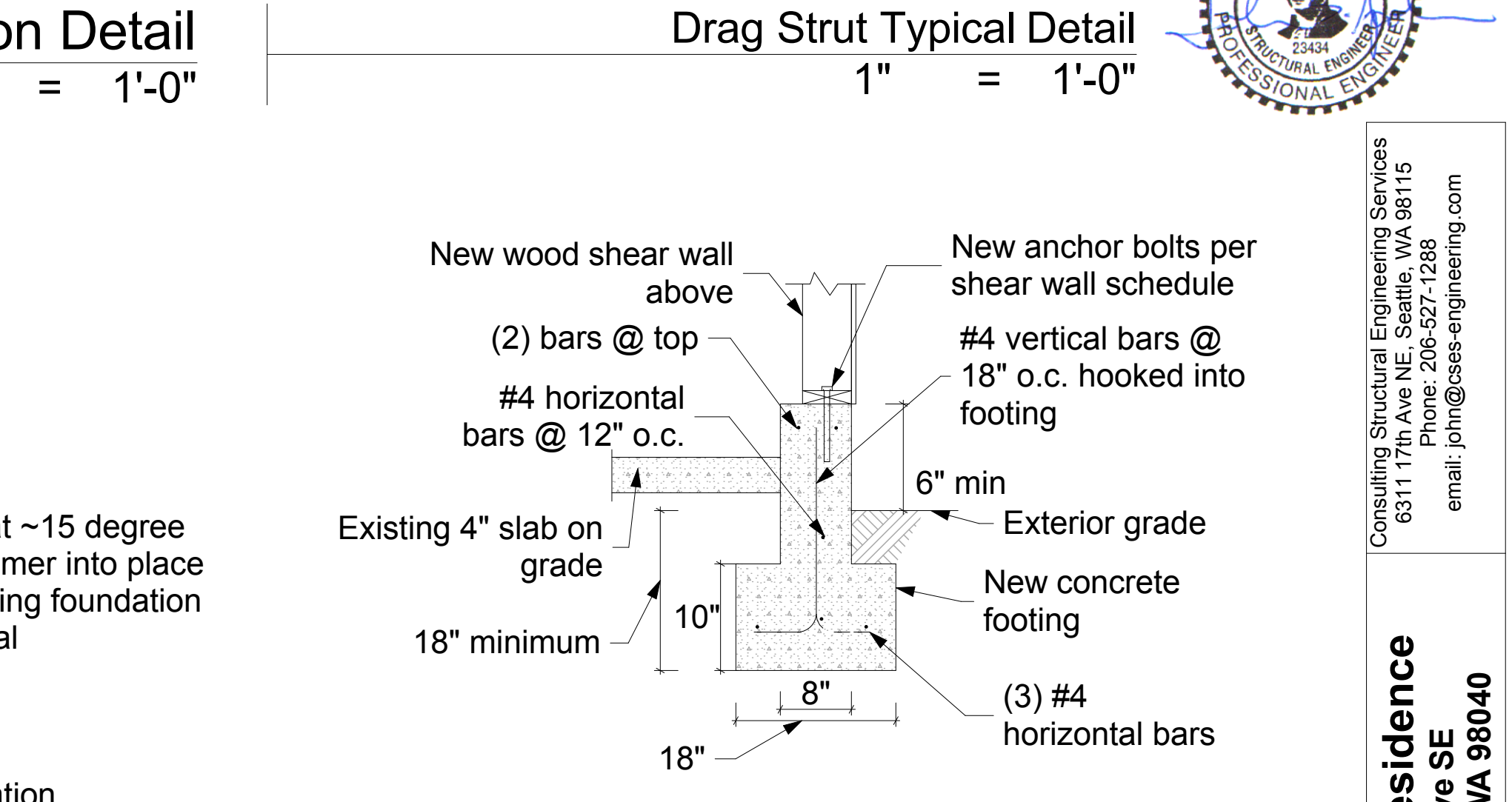
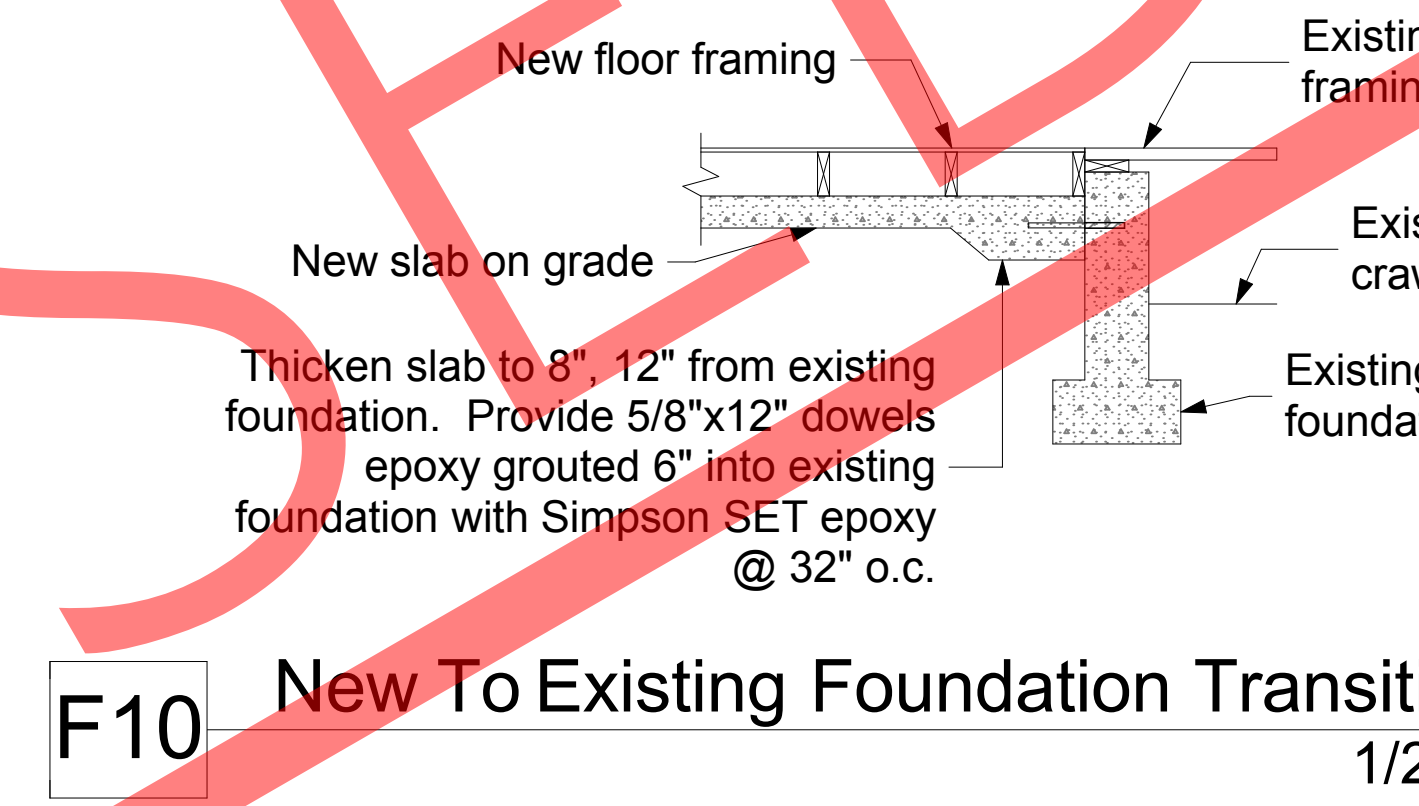
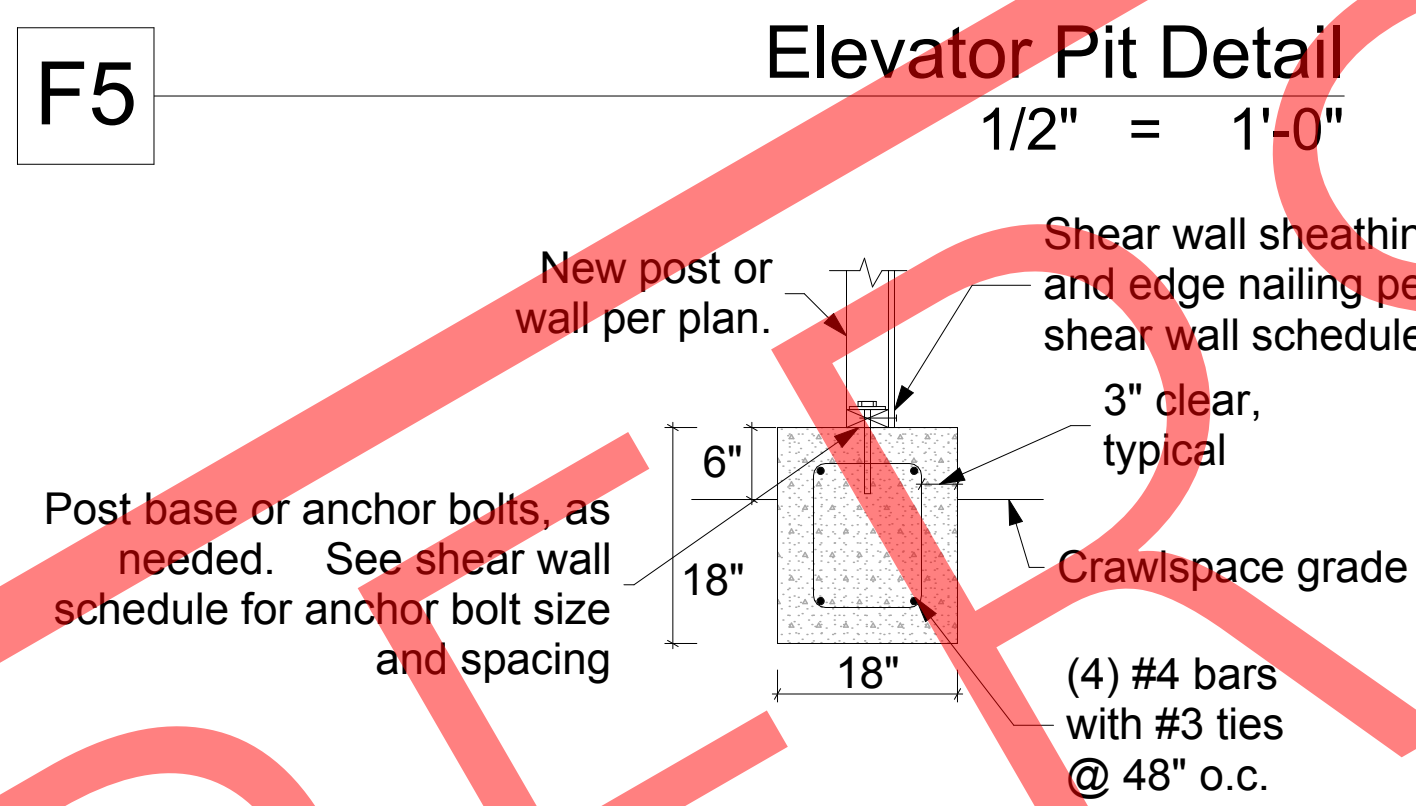
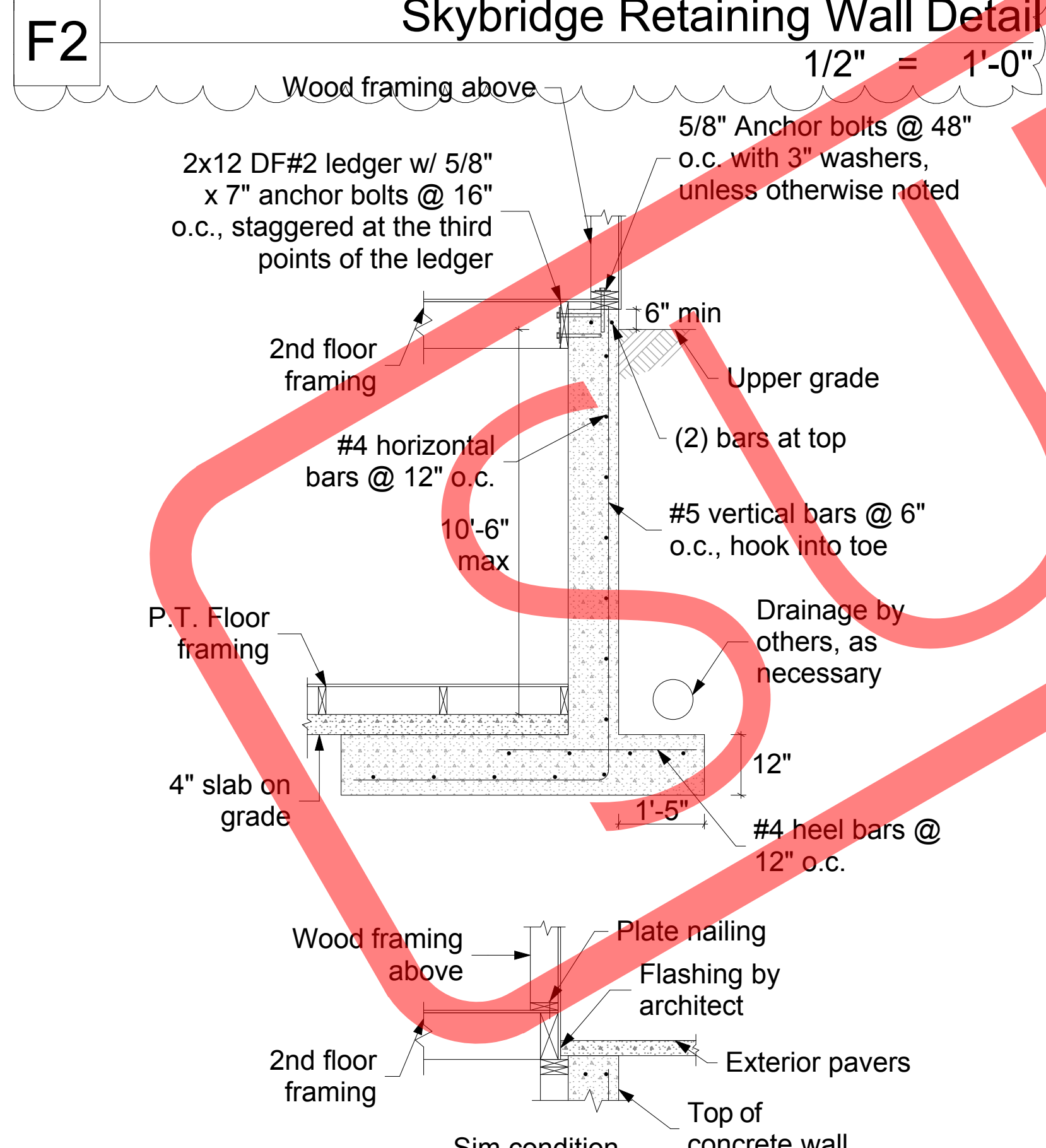
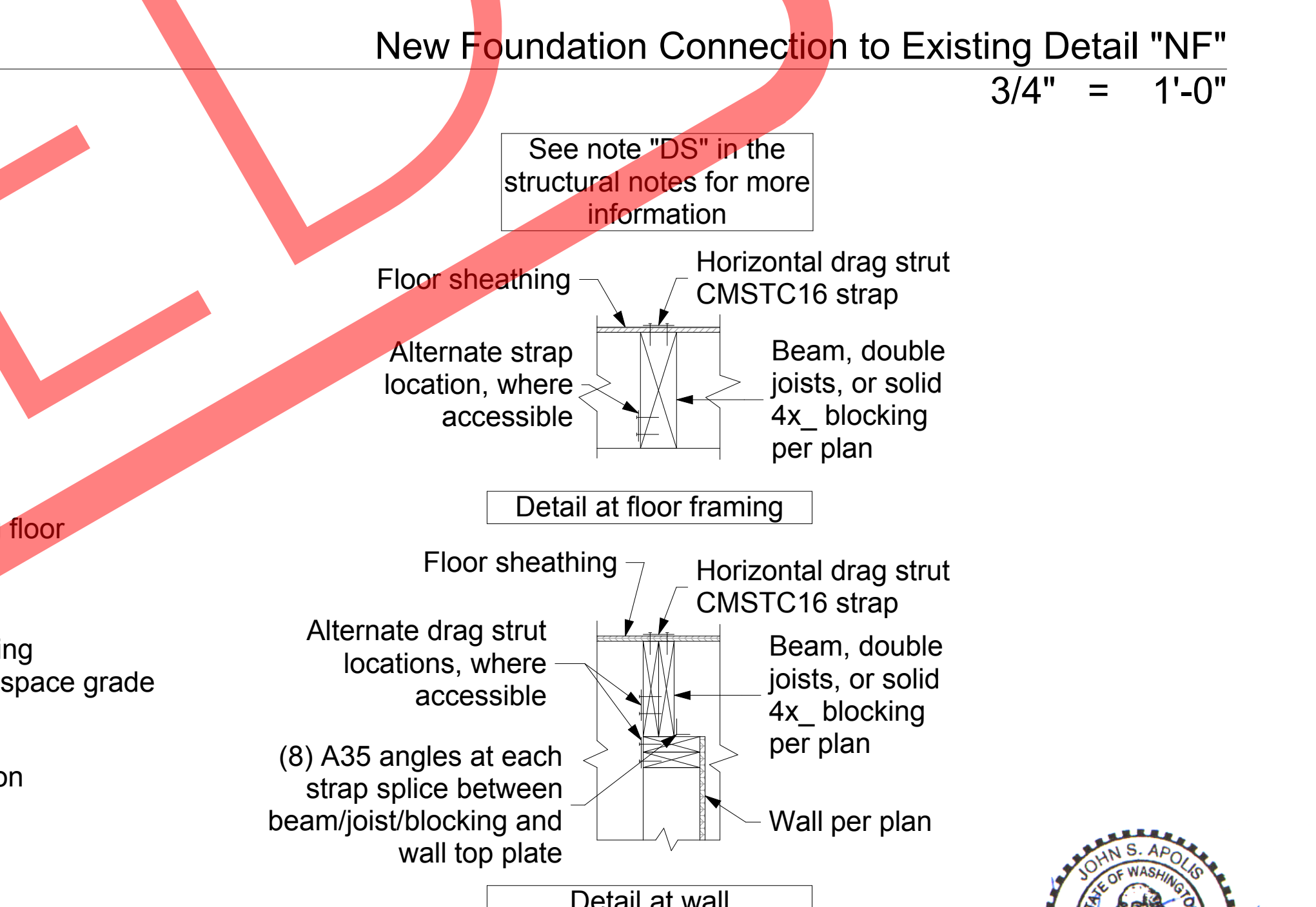
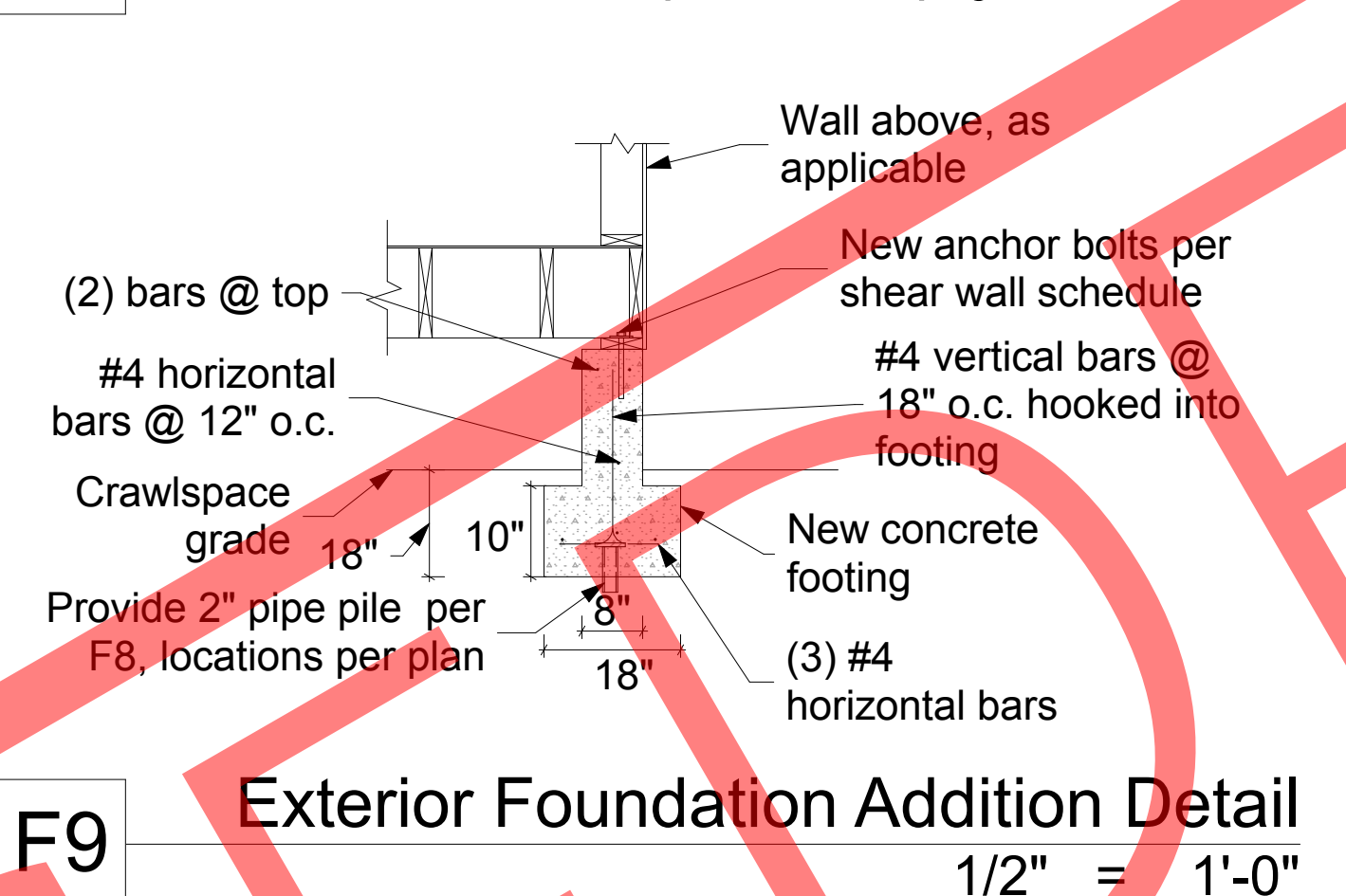
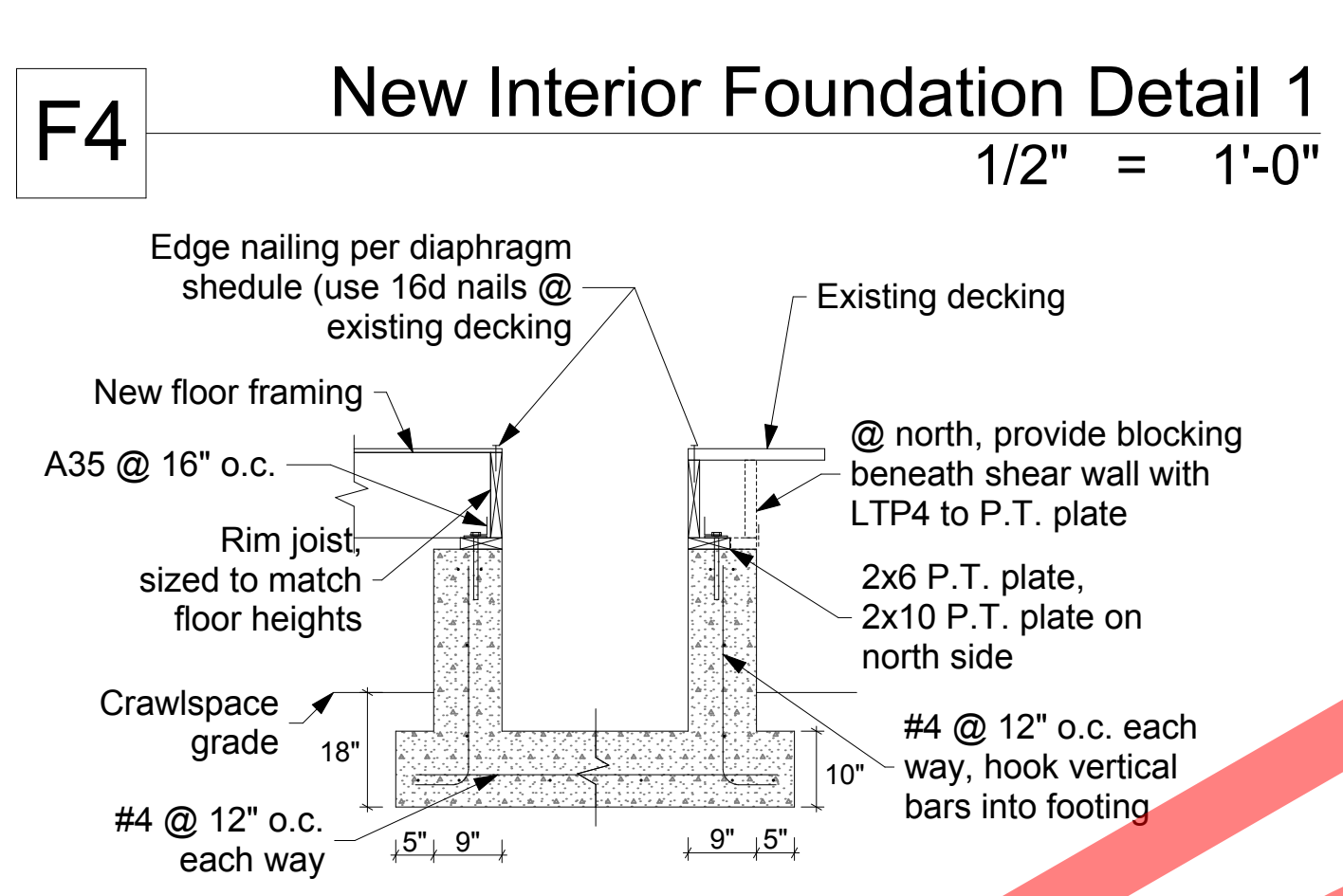
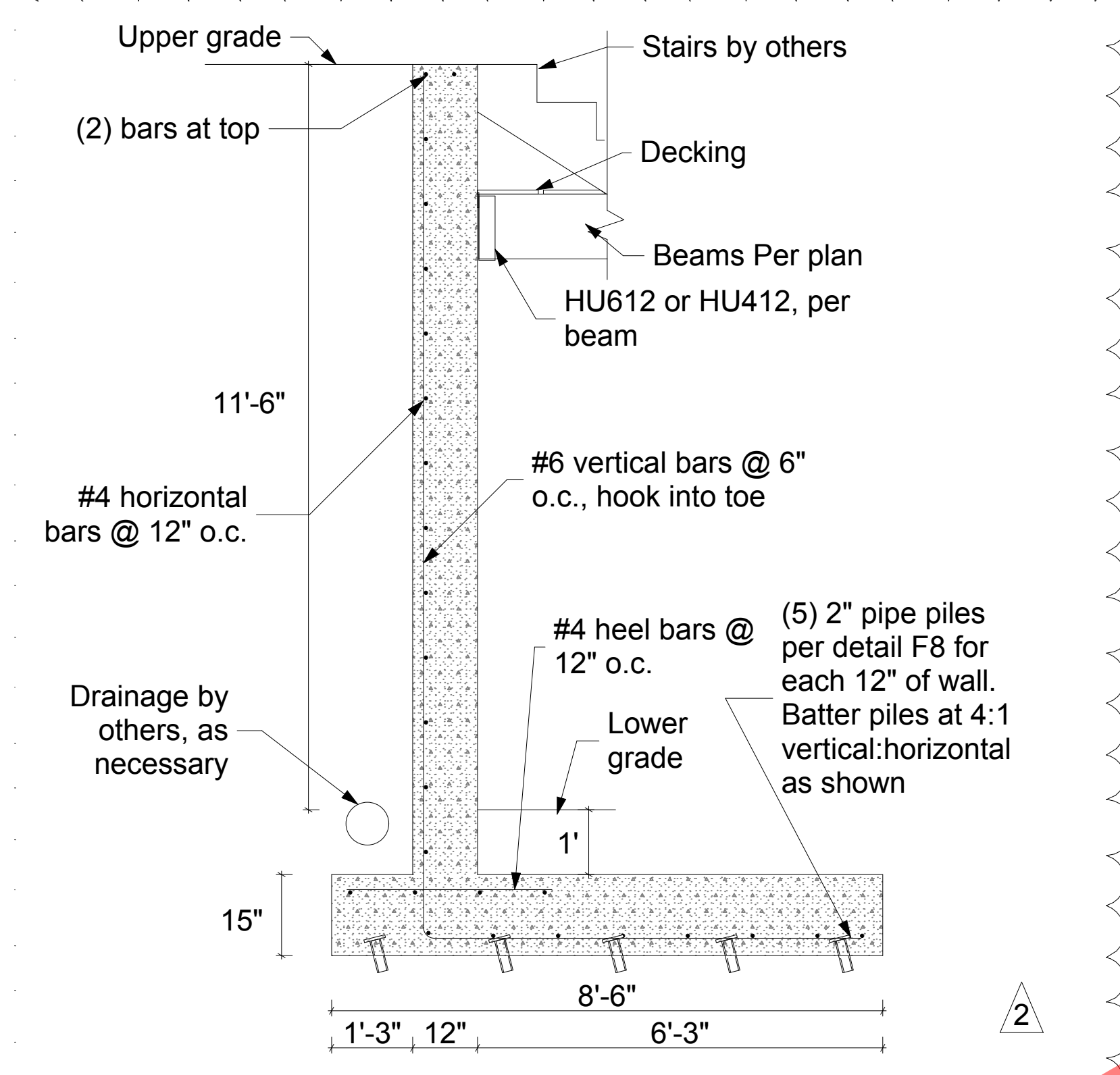
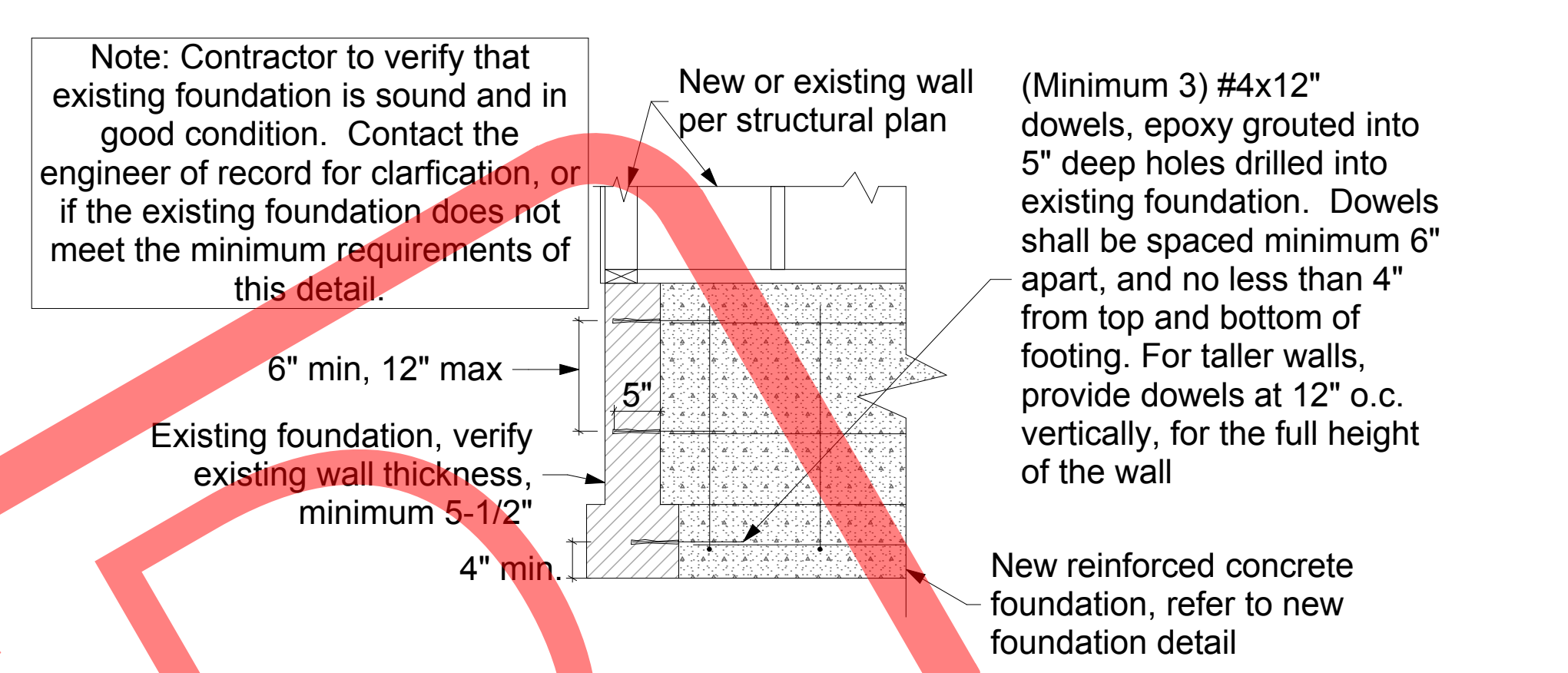
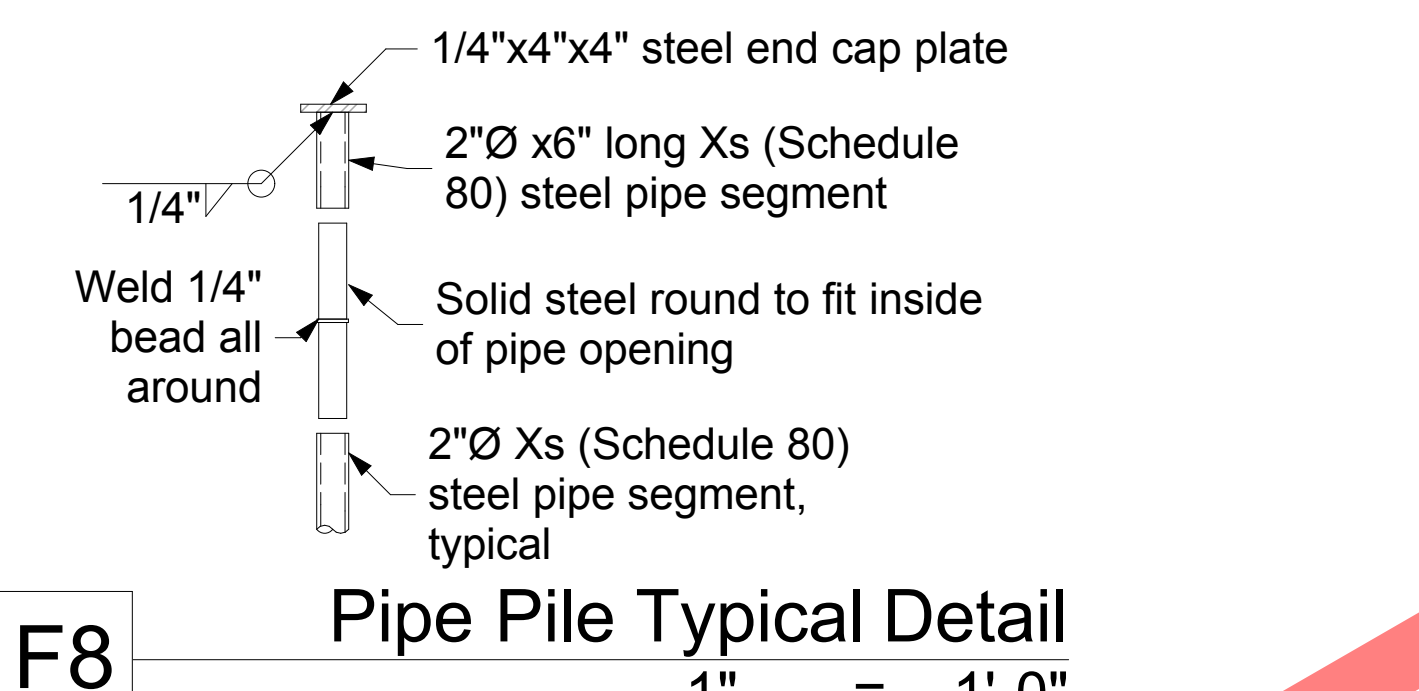
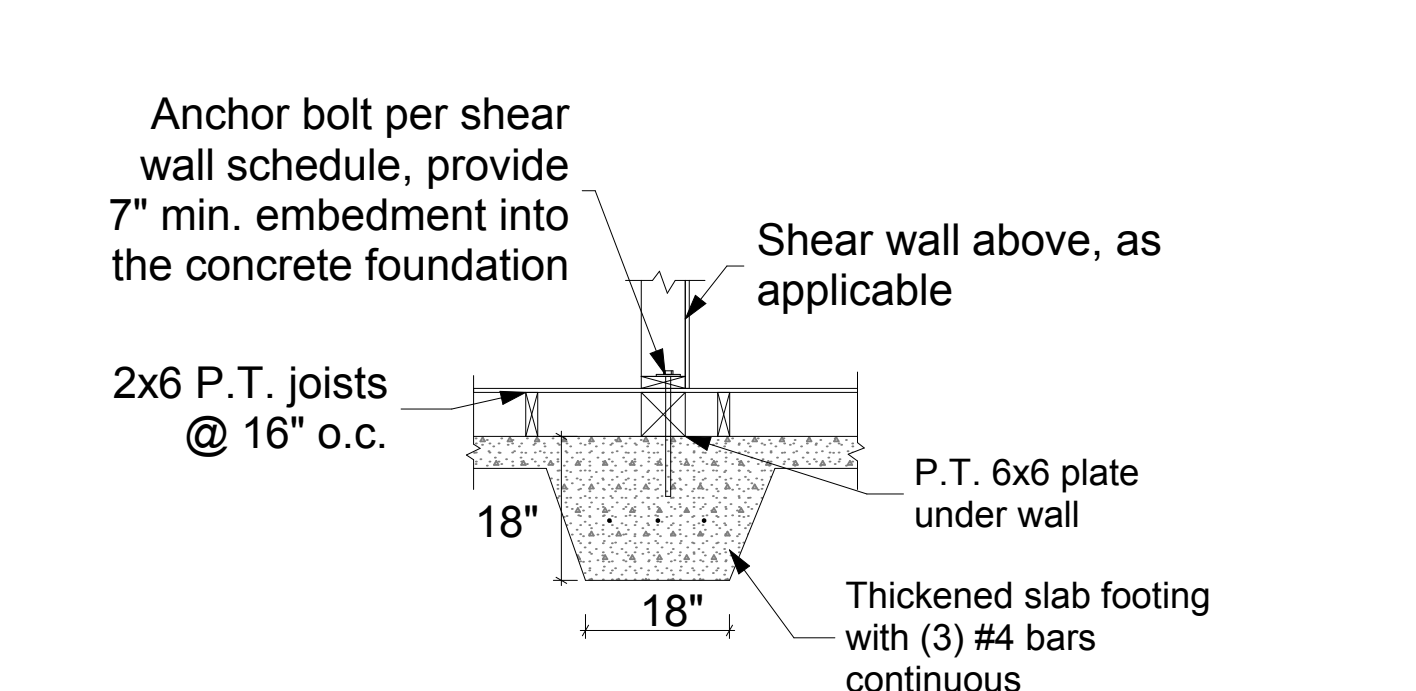
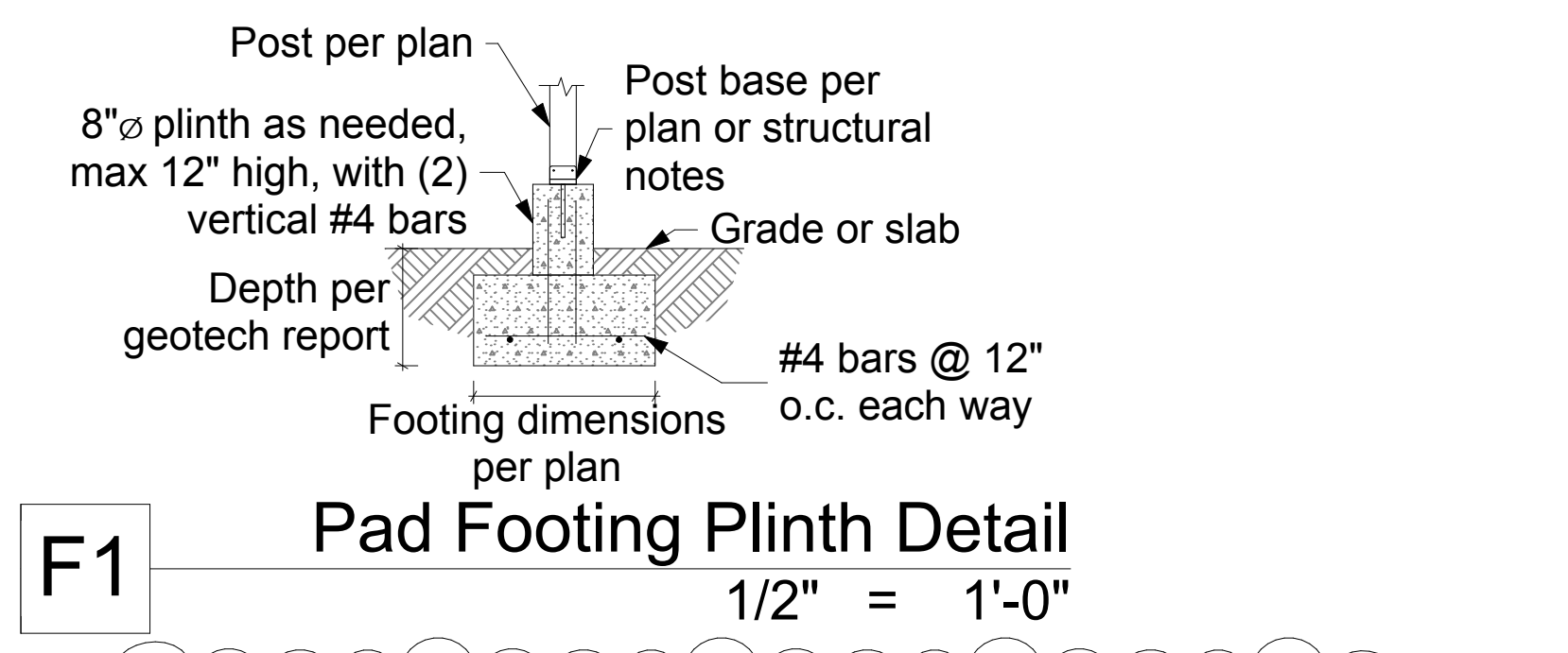
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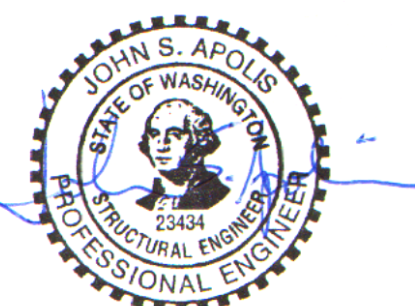
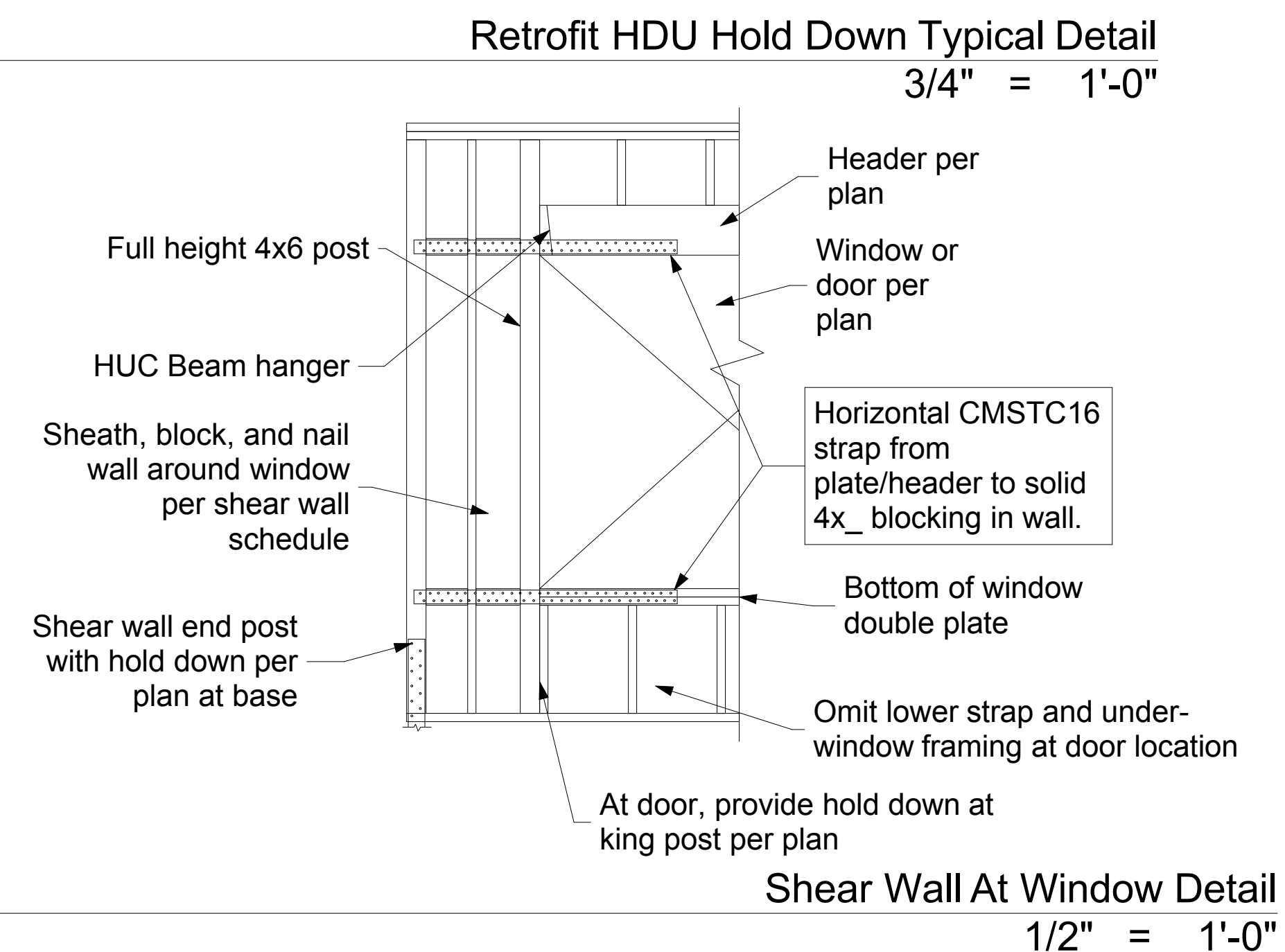
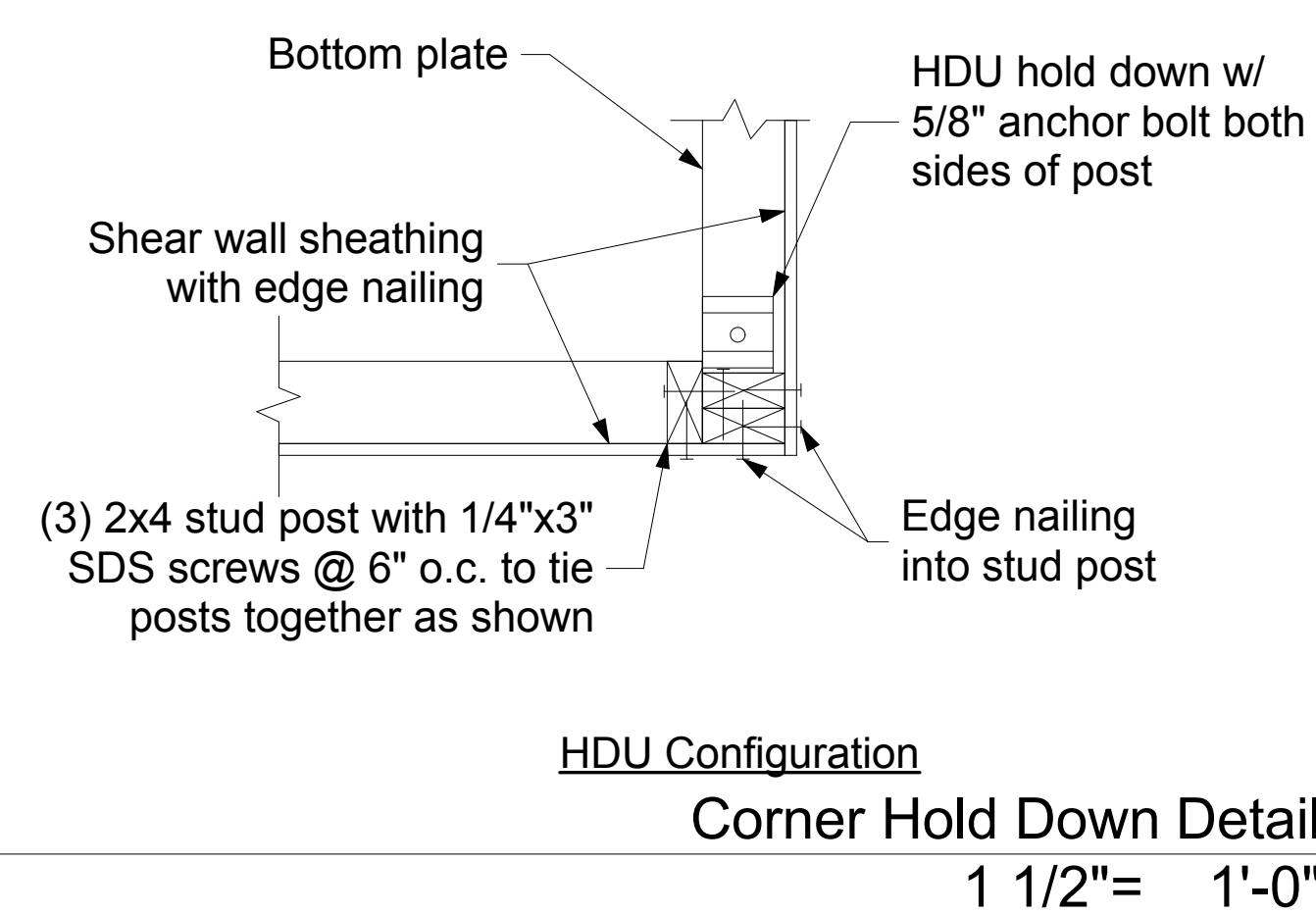
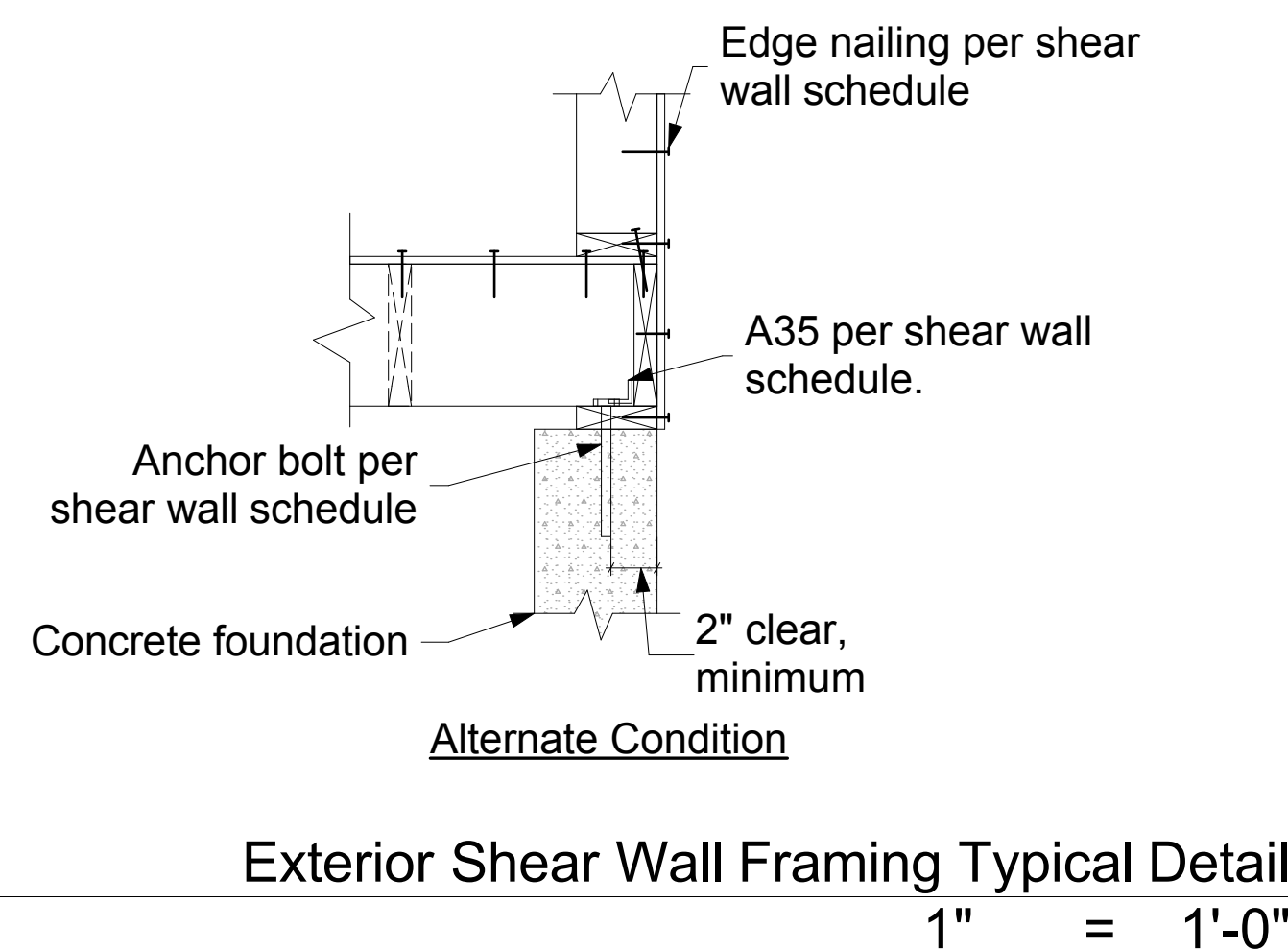
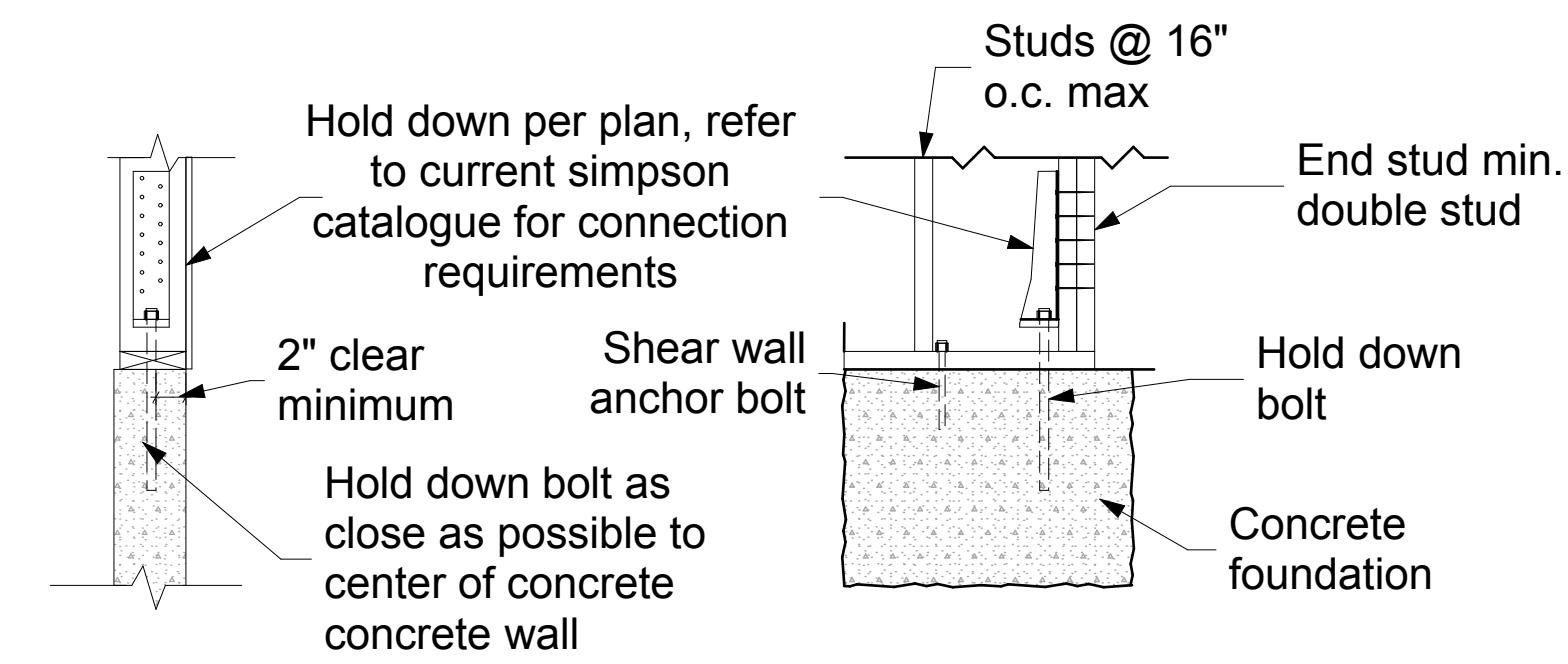
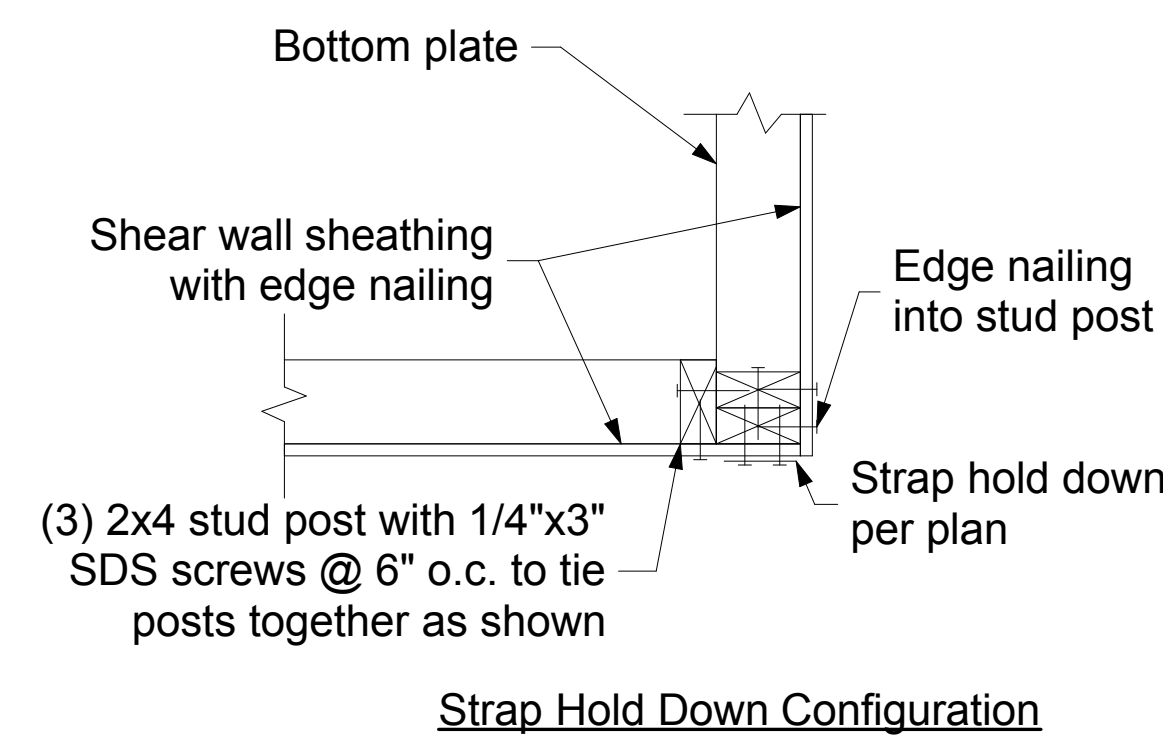
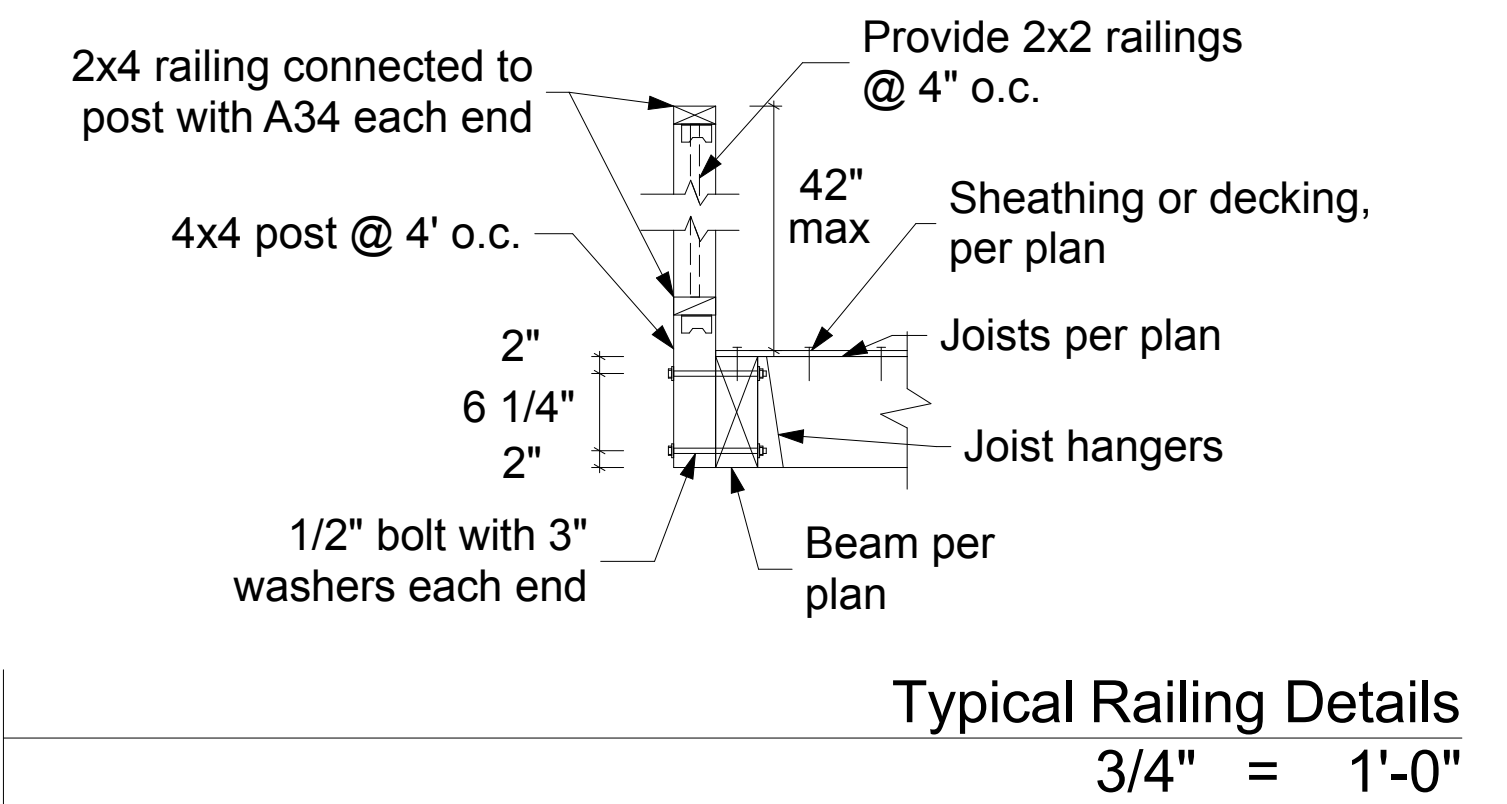
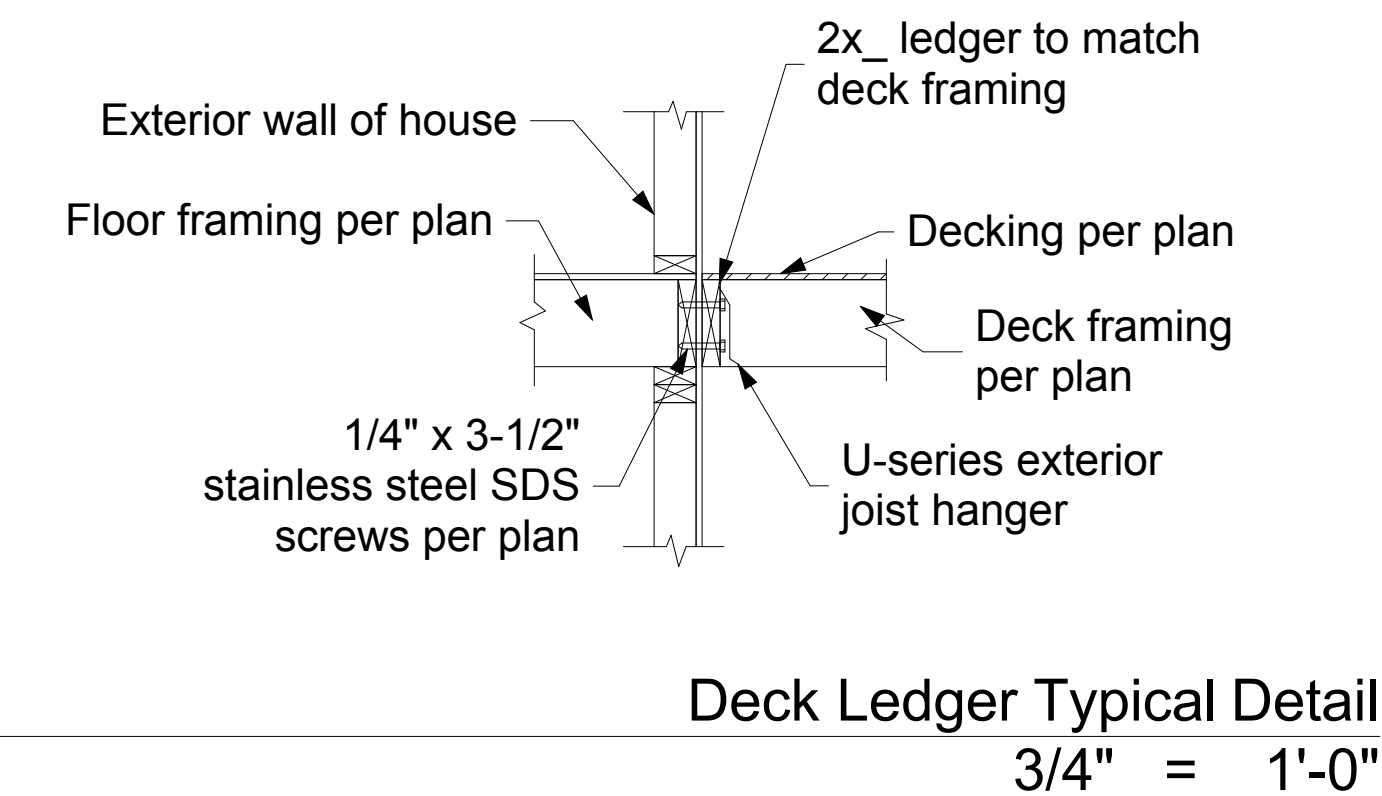
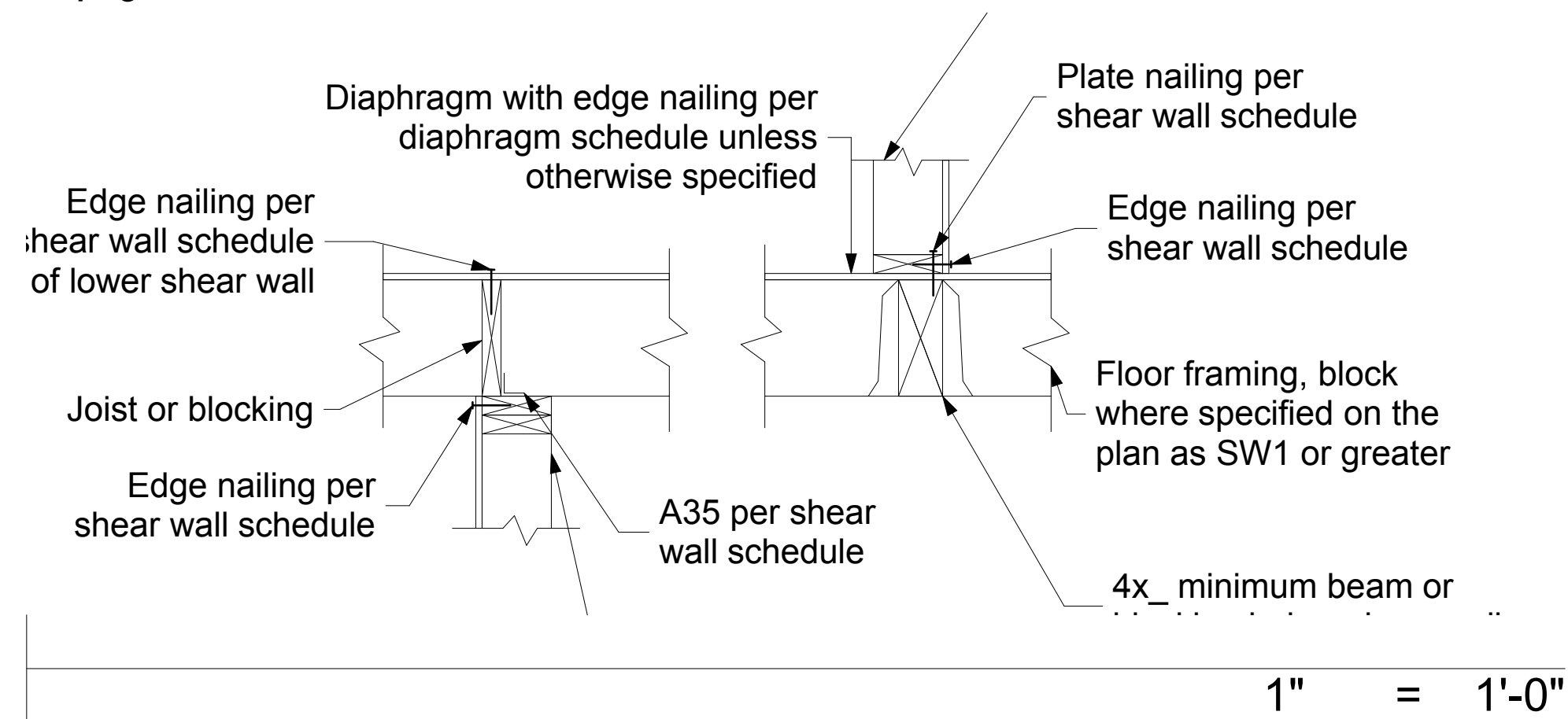
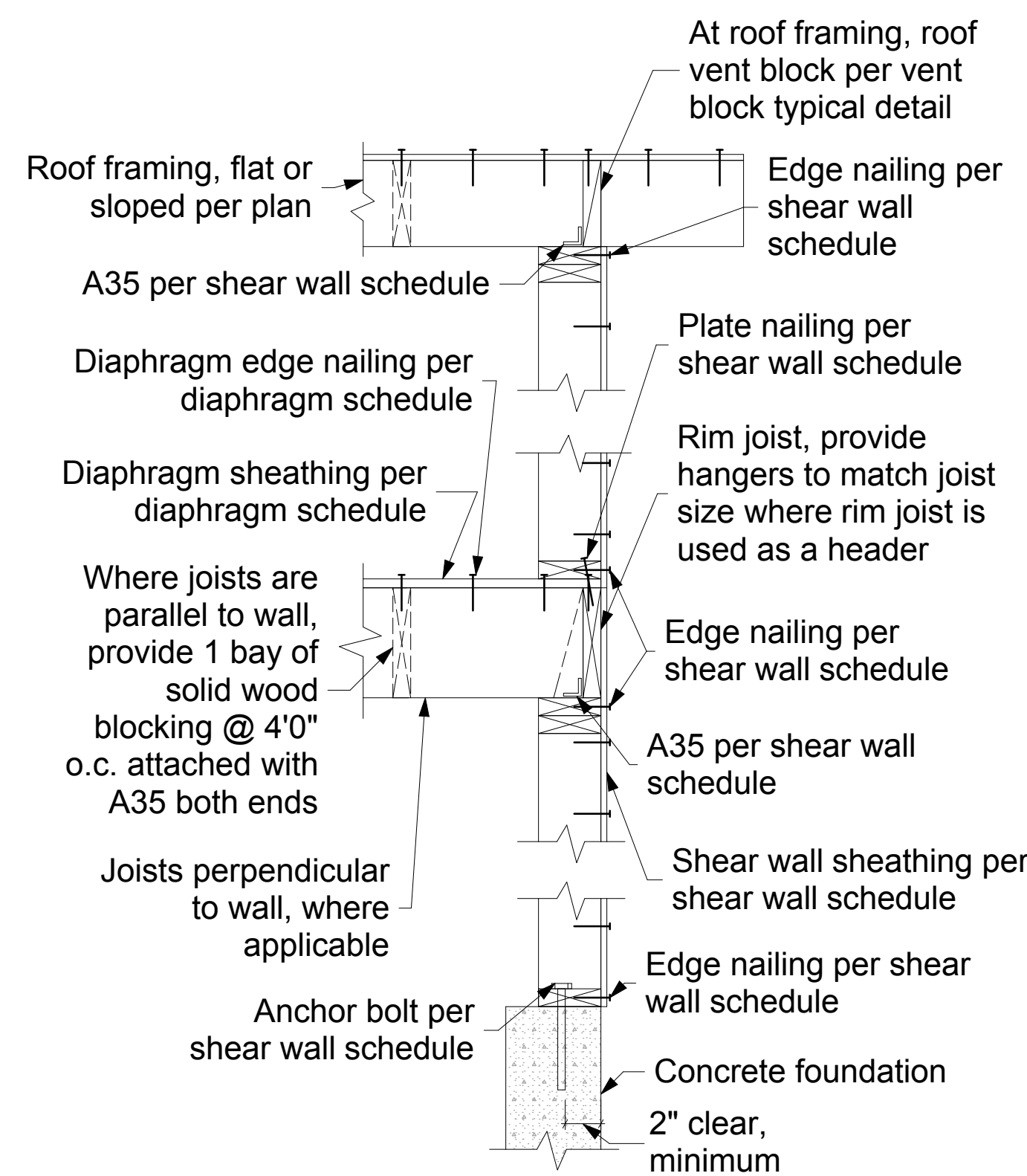
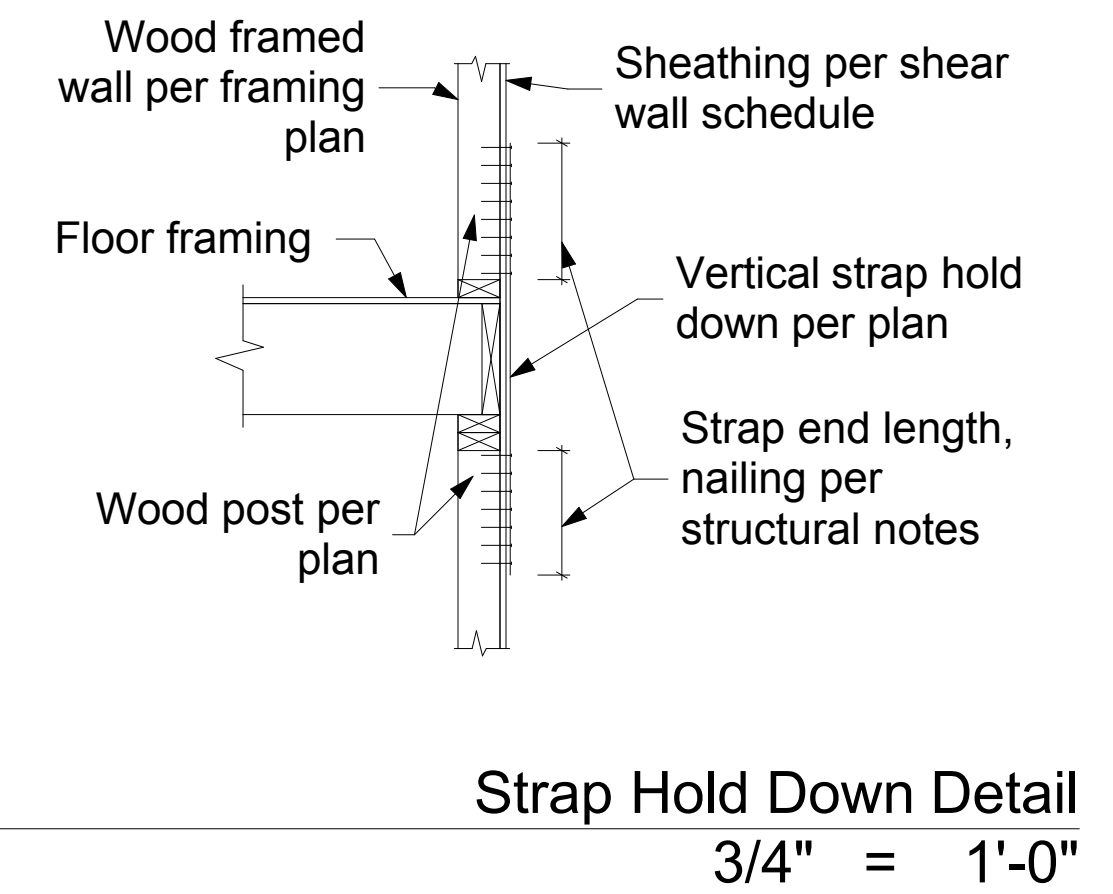
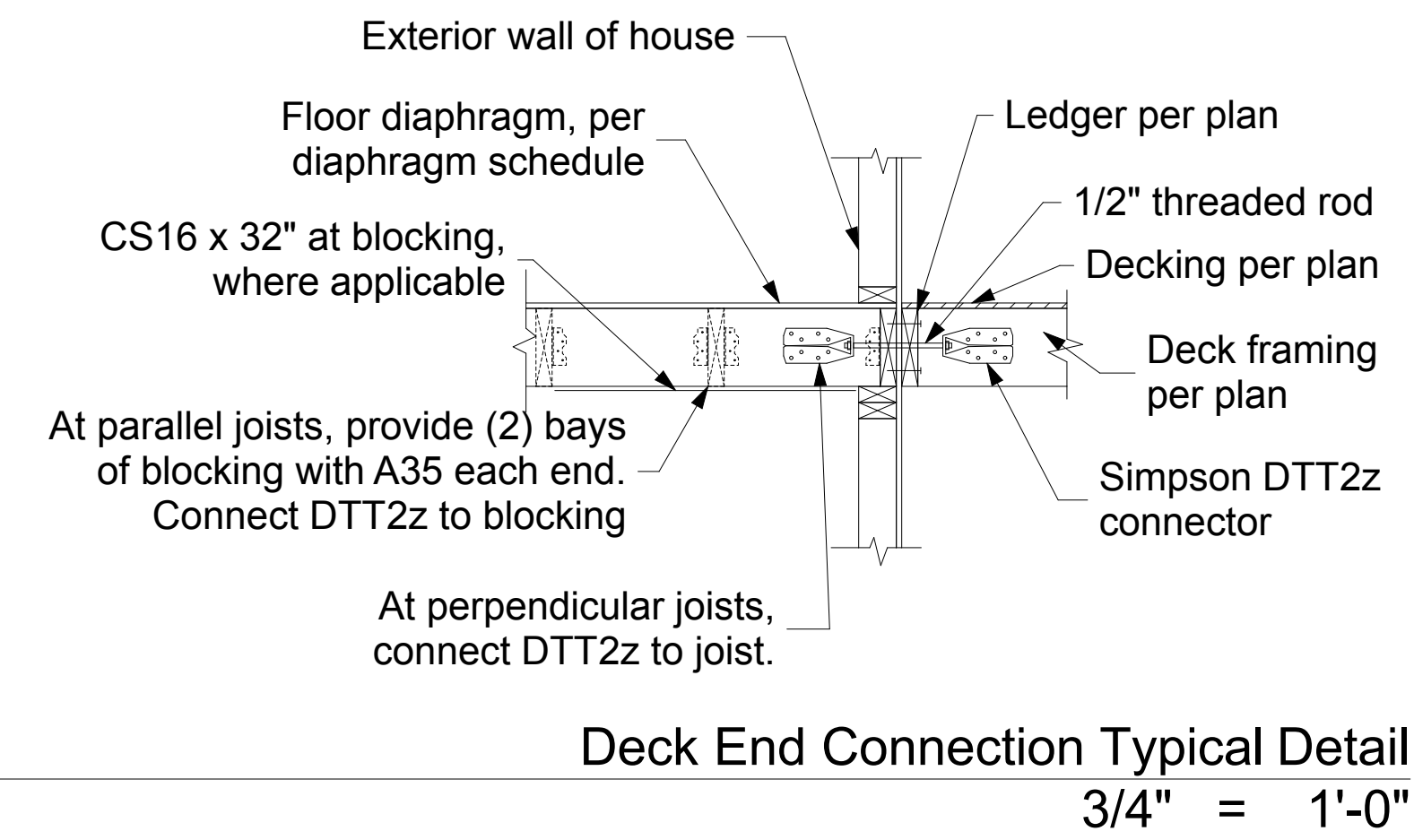
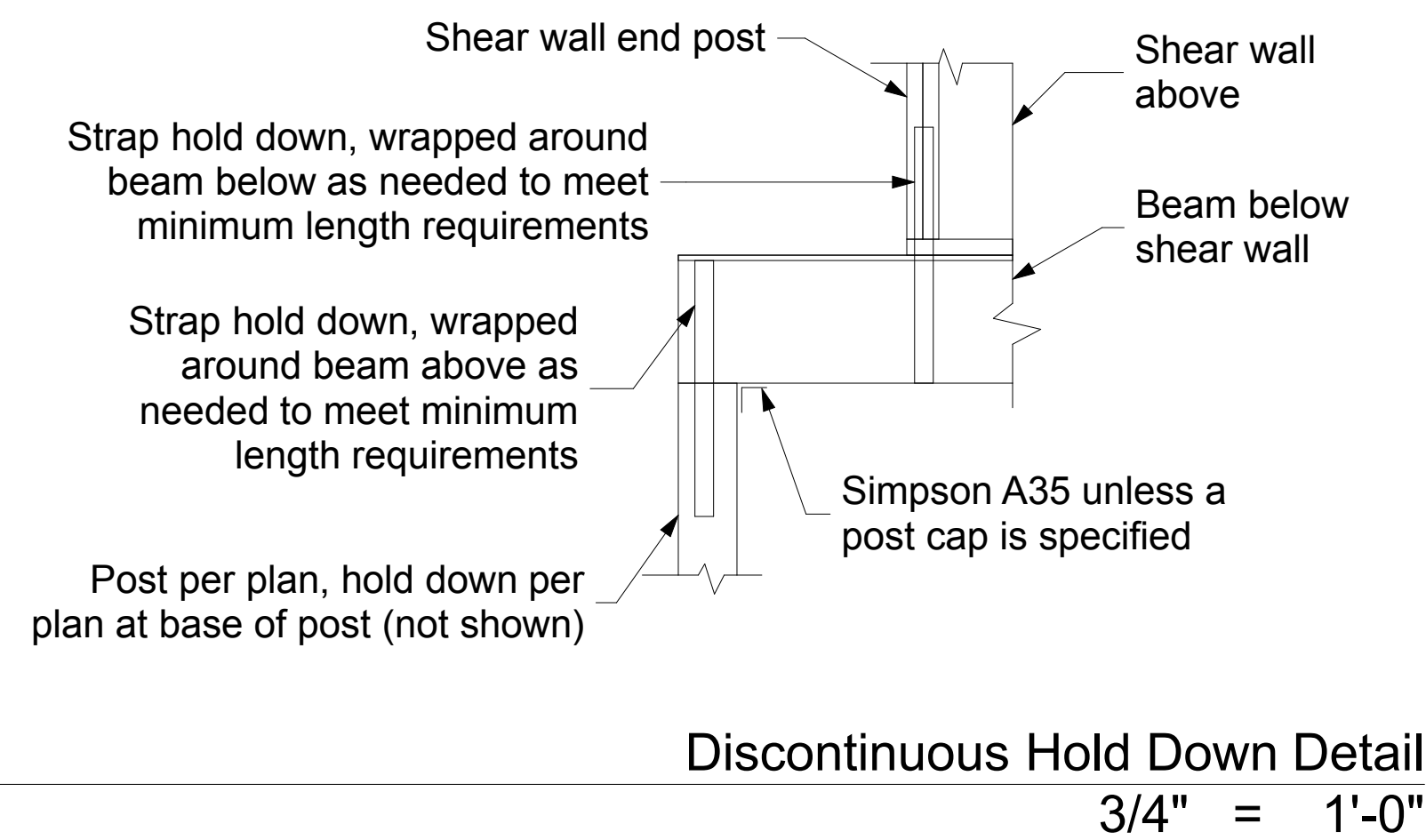
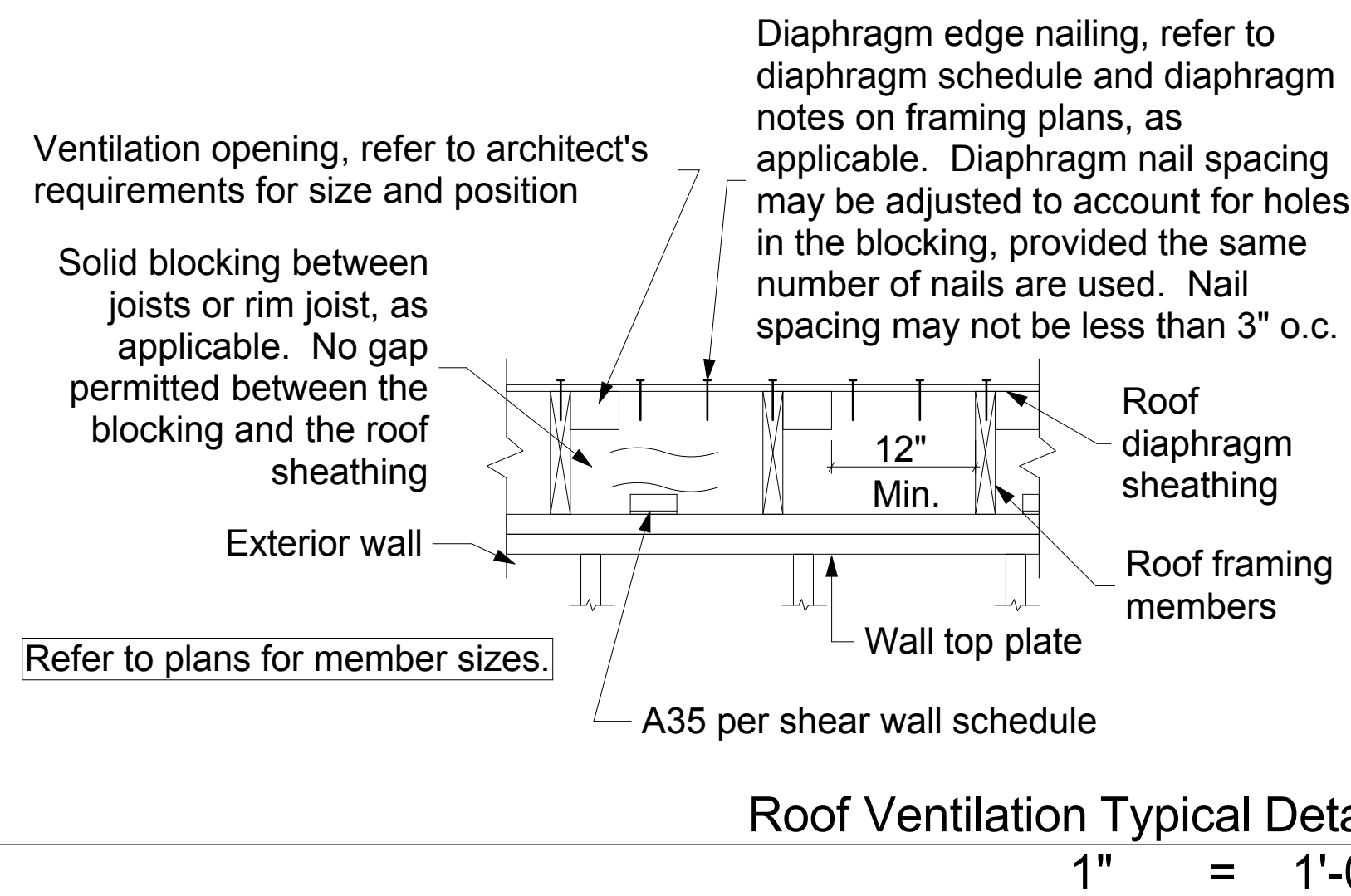




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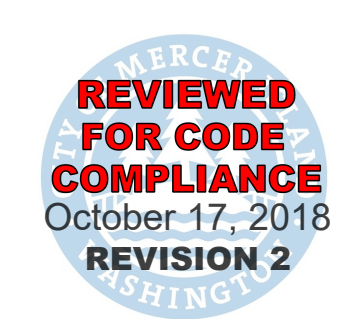
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Mercer Island, WA 98040

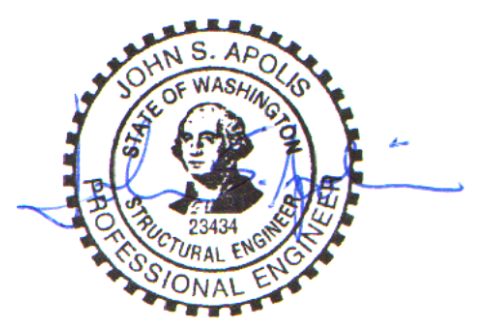
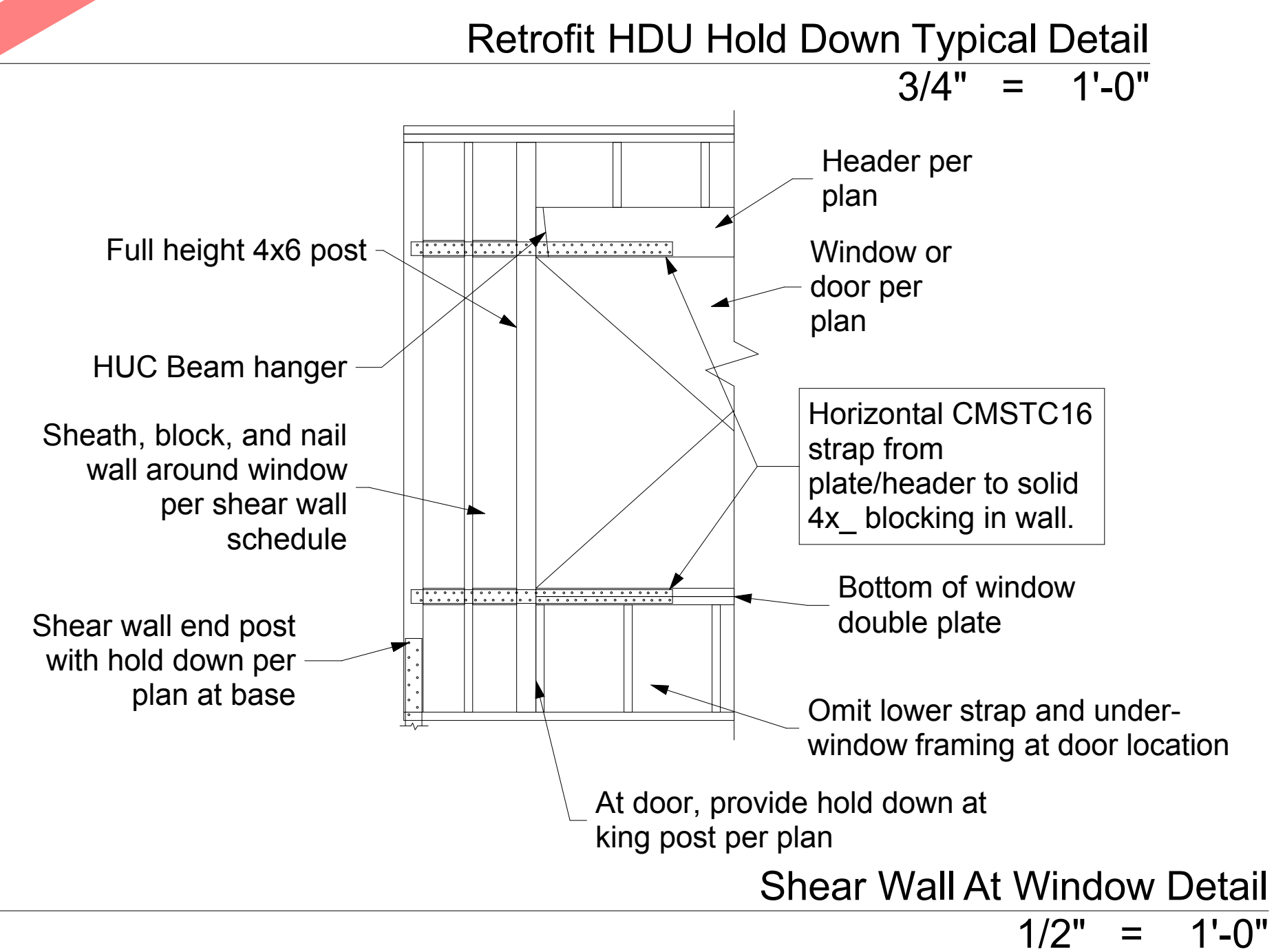
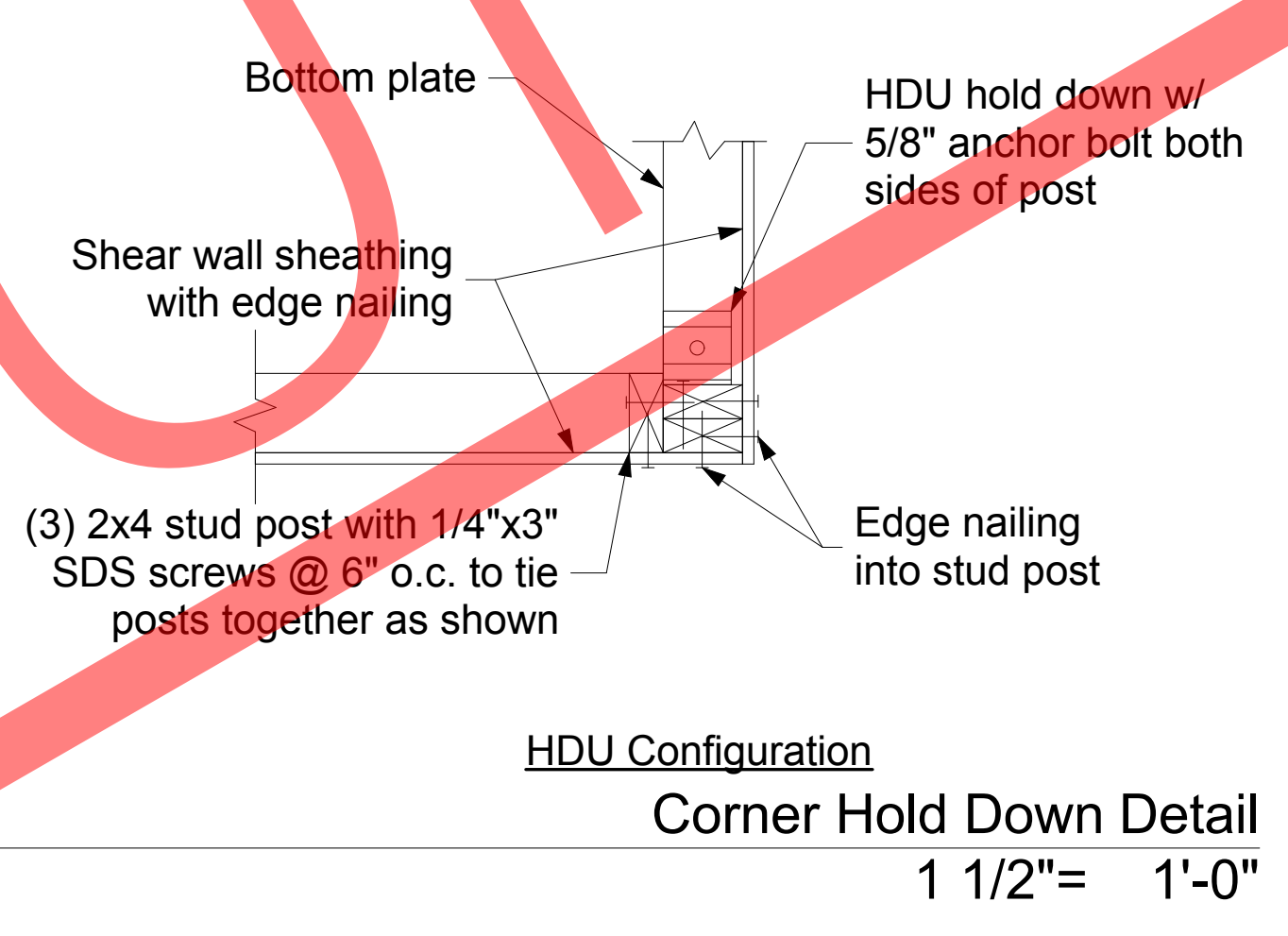
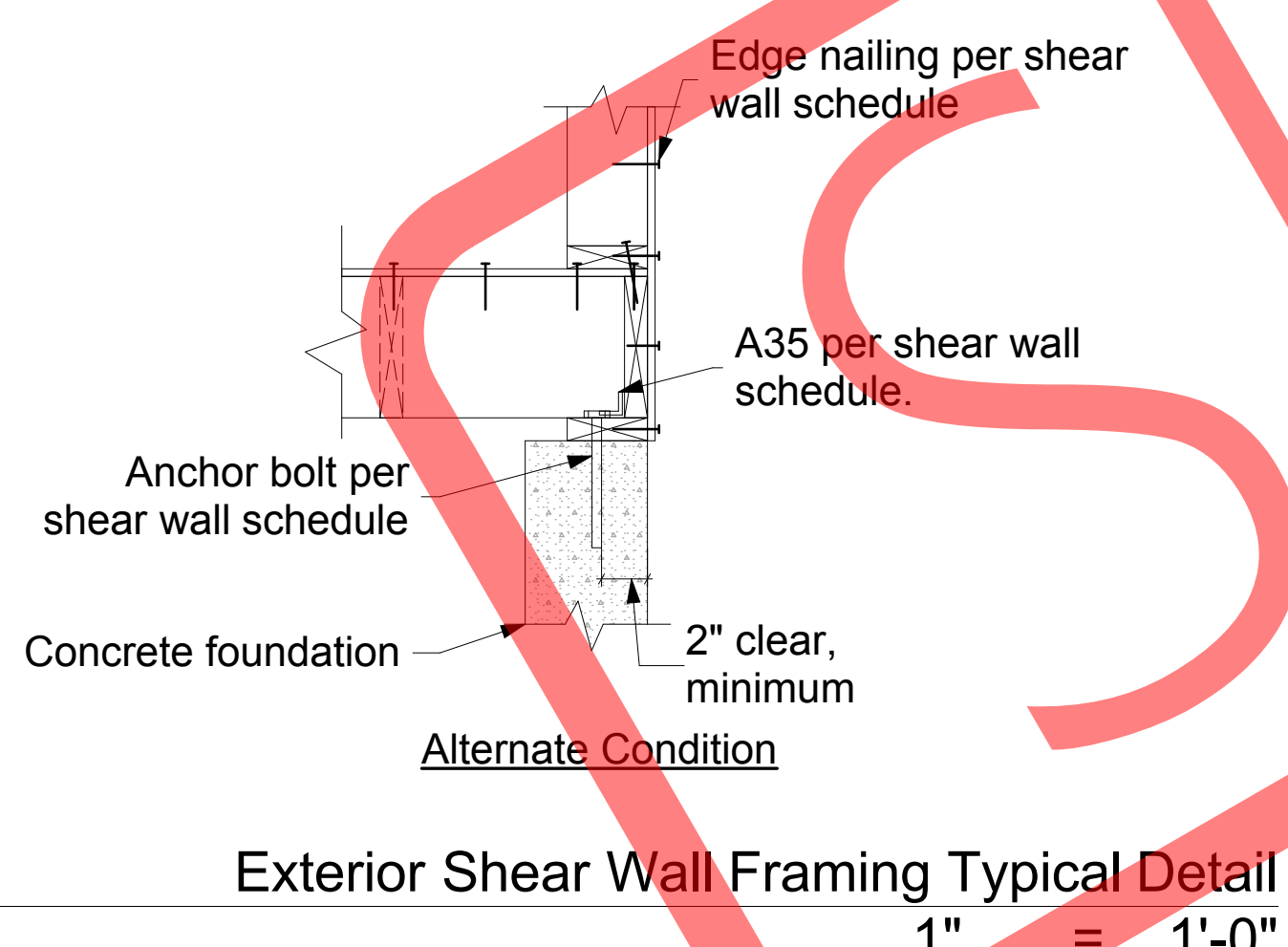
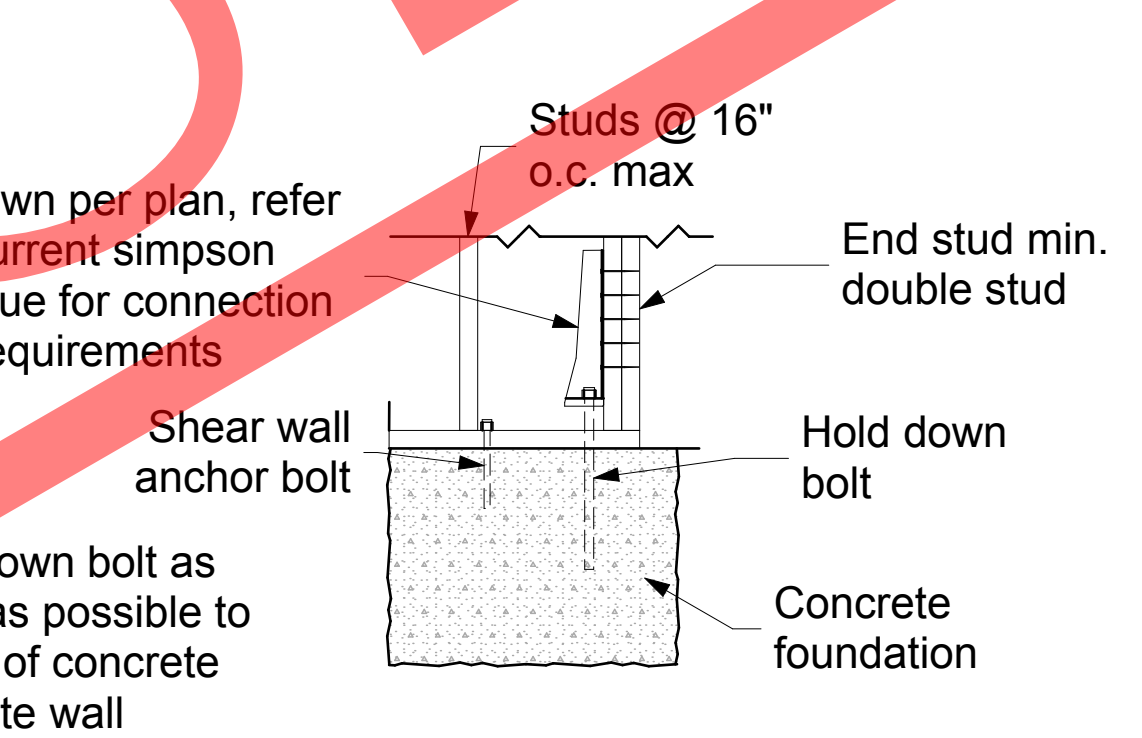
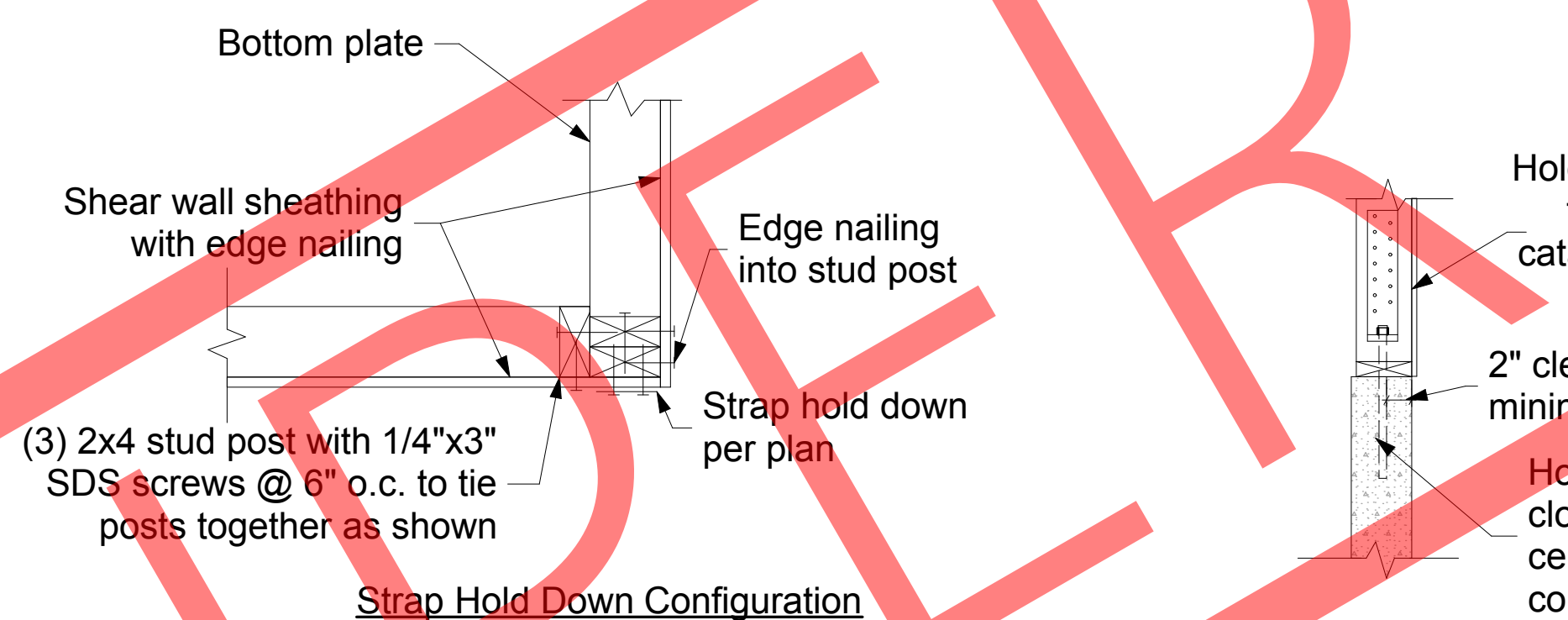
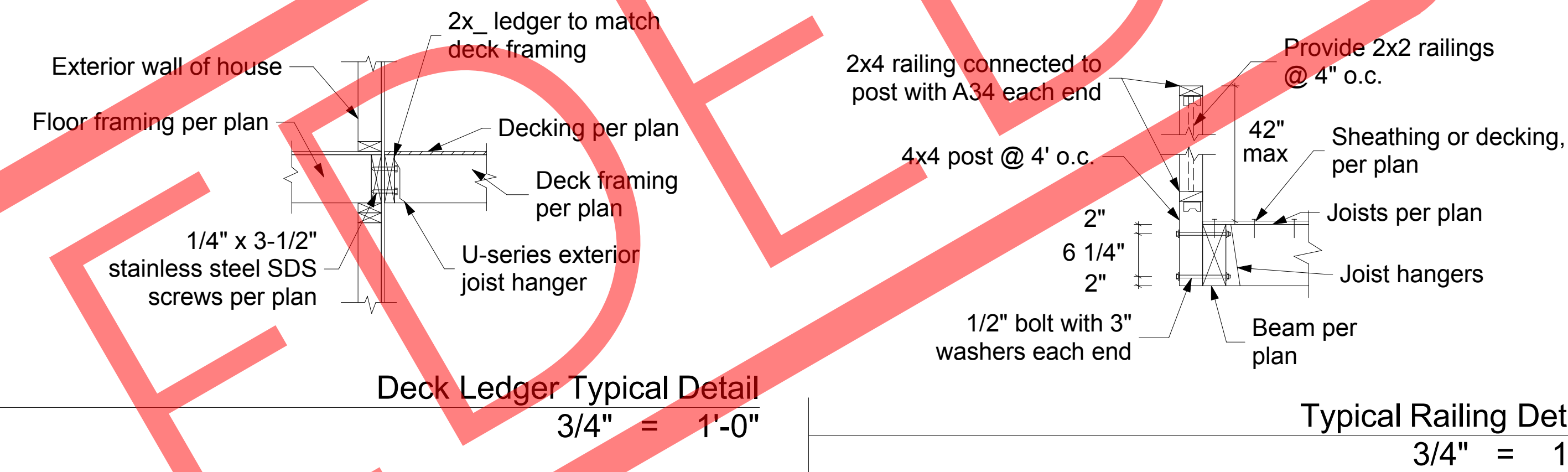
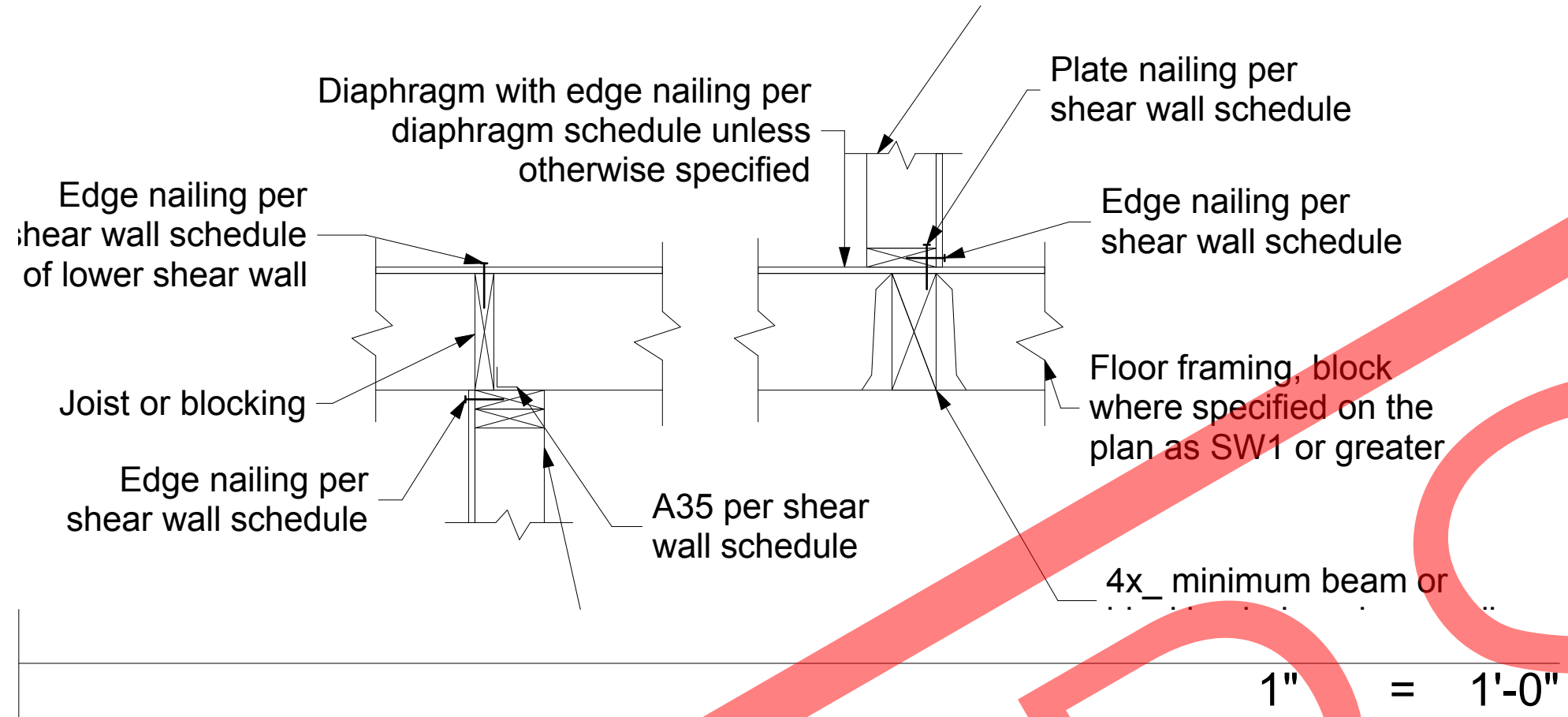
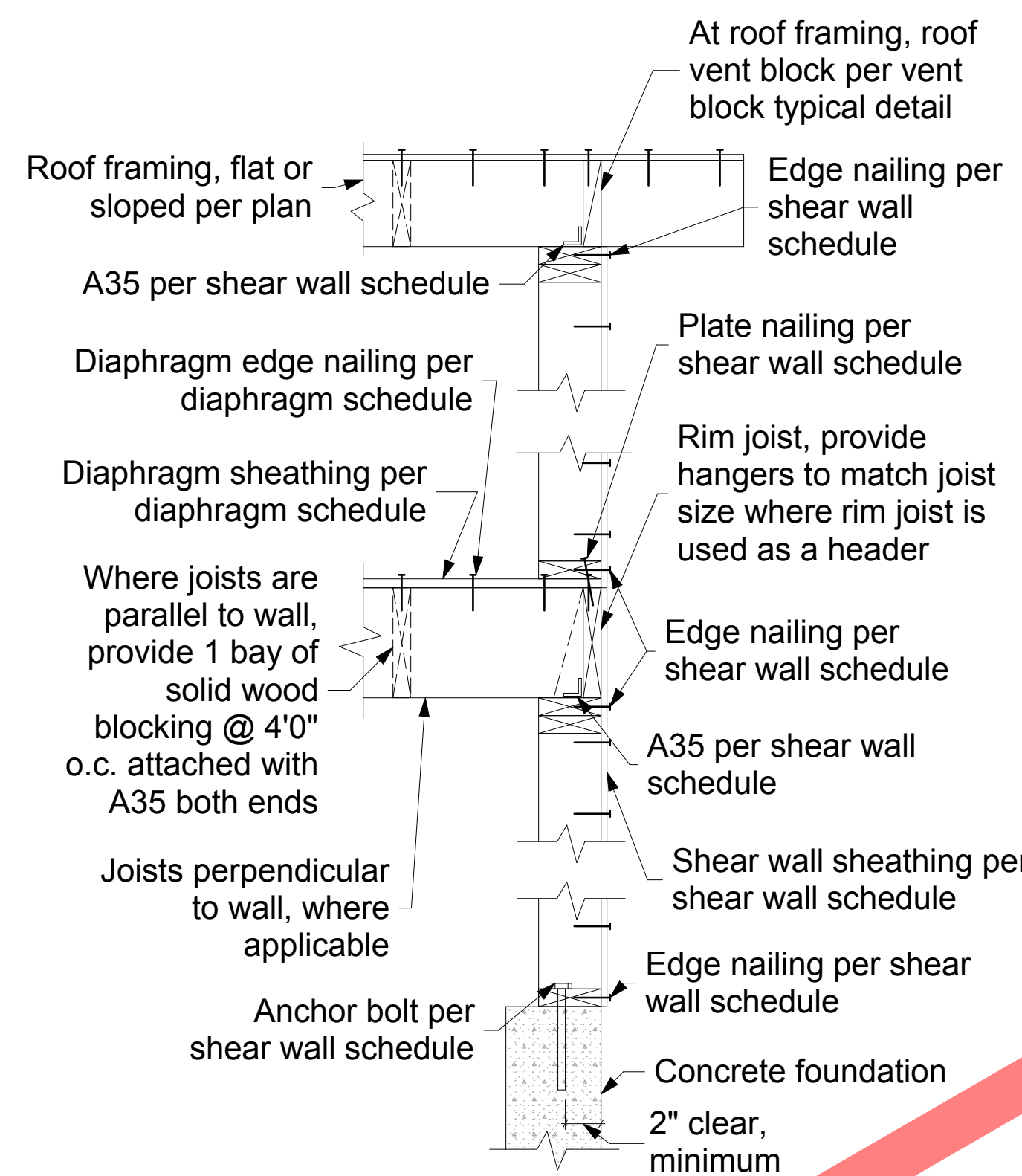
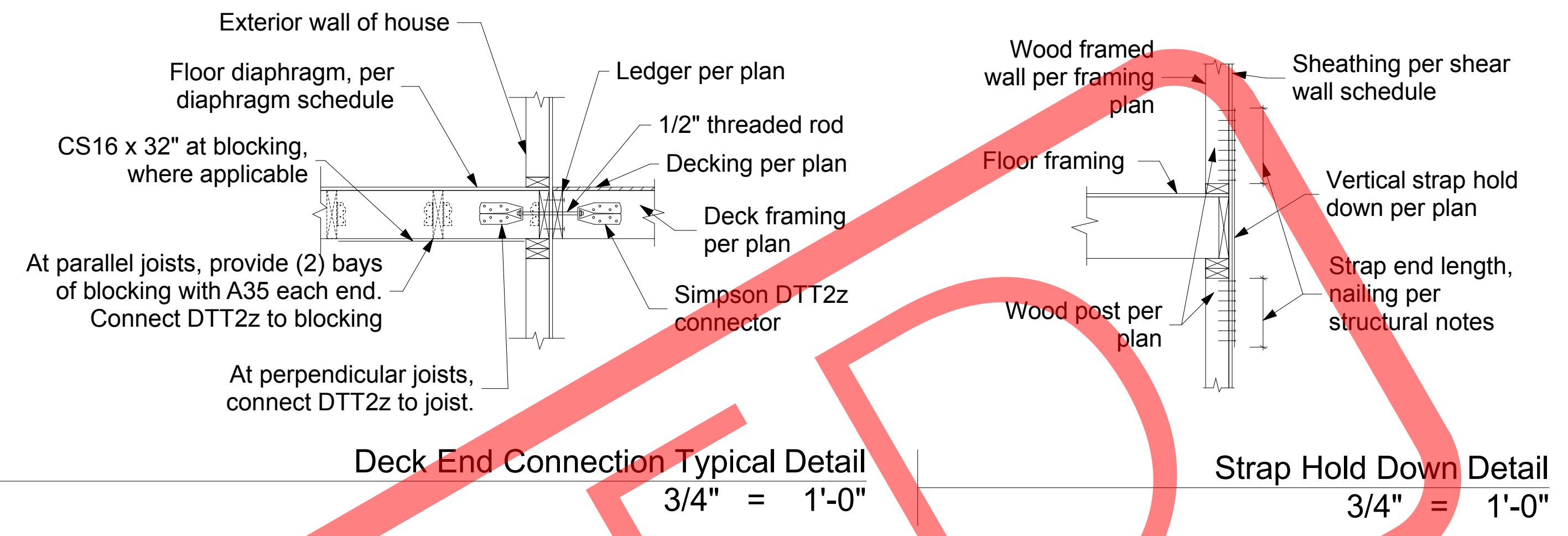
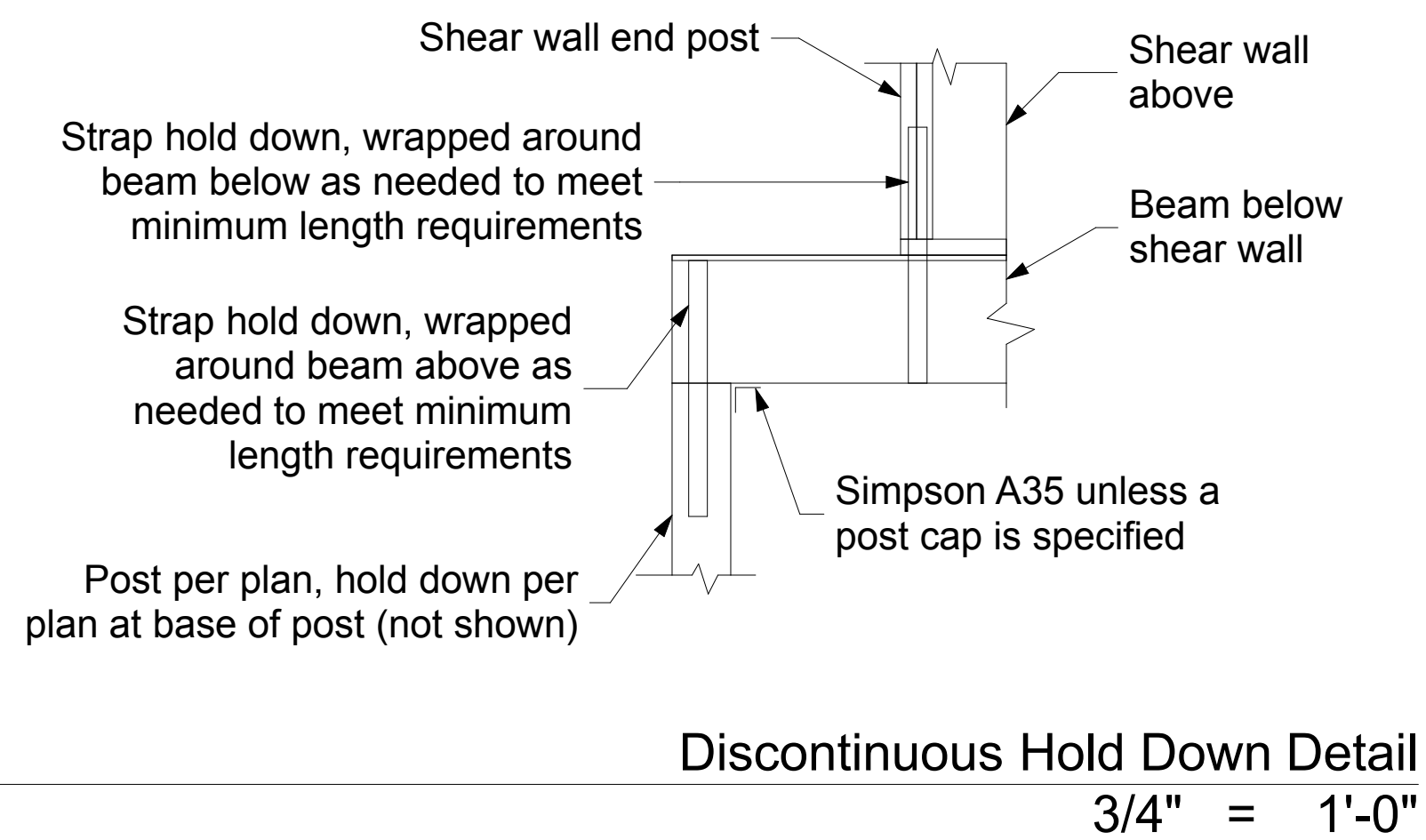
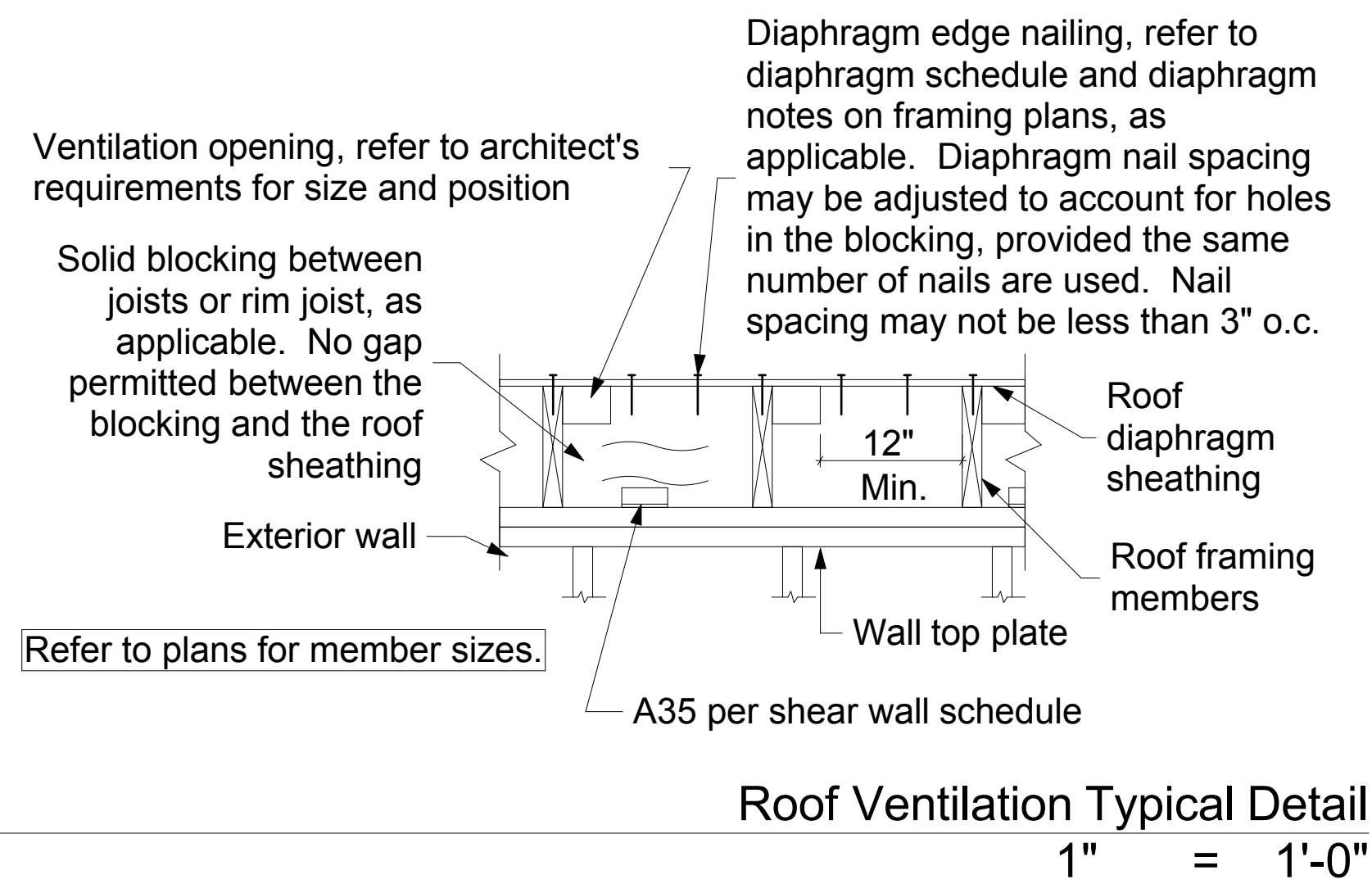
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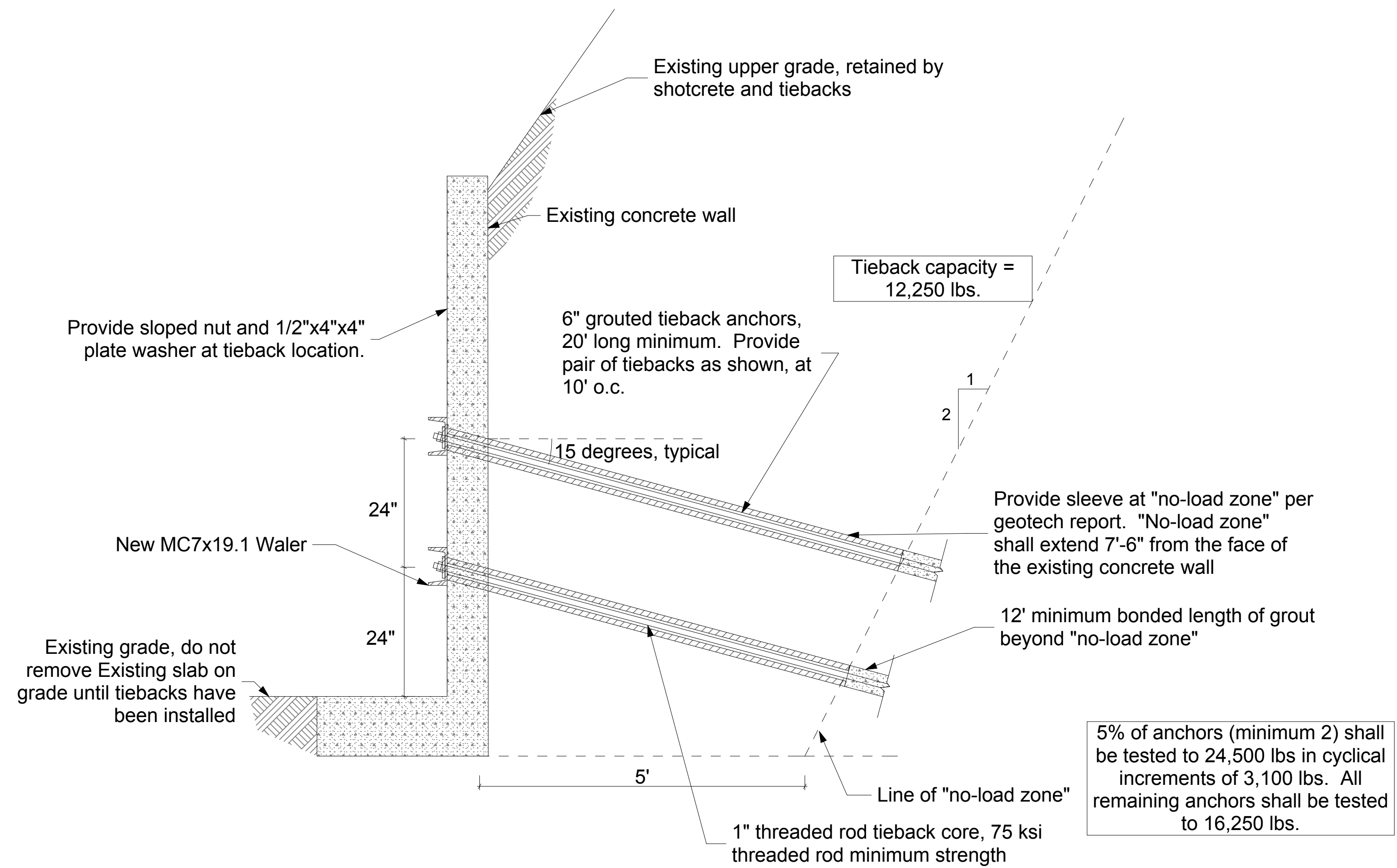
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Date:
07/18/17

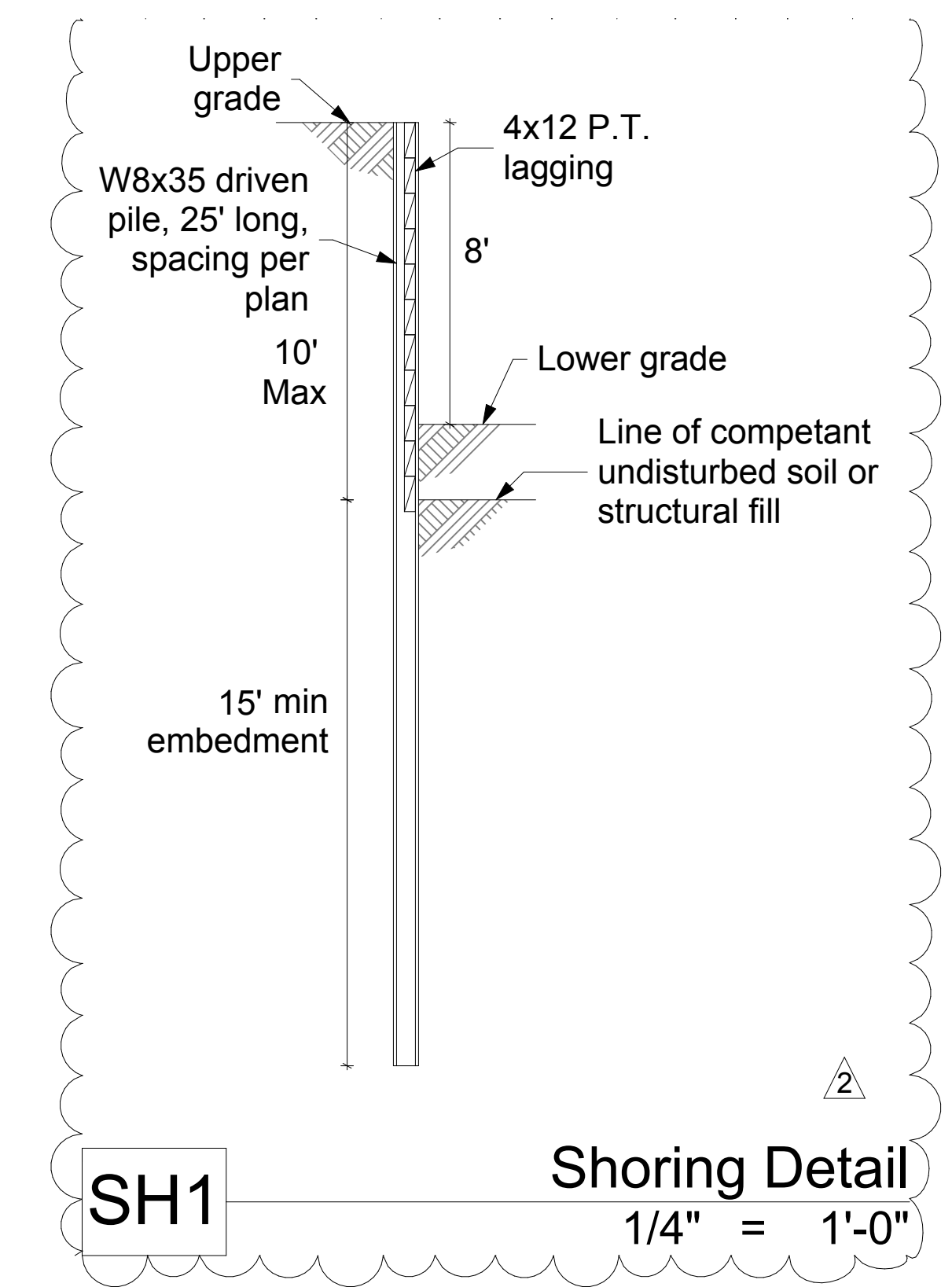
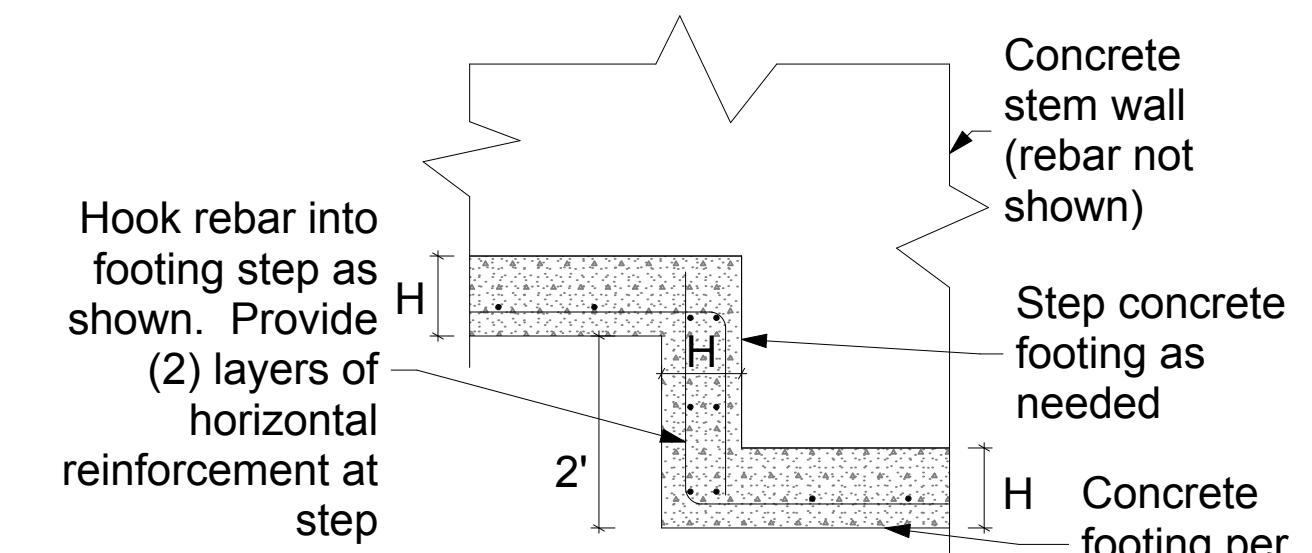
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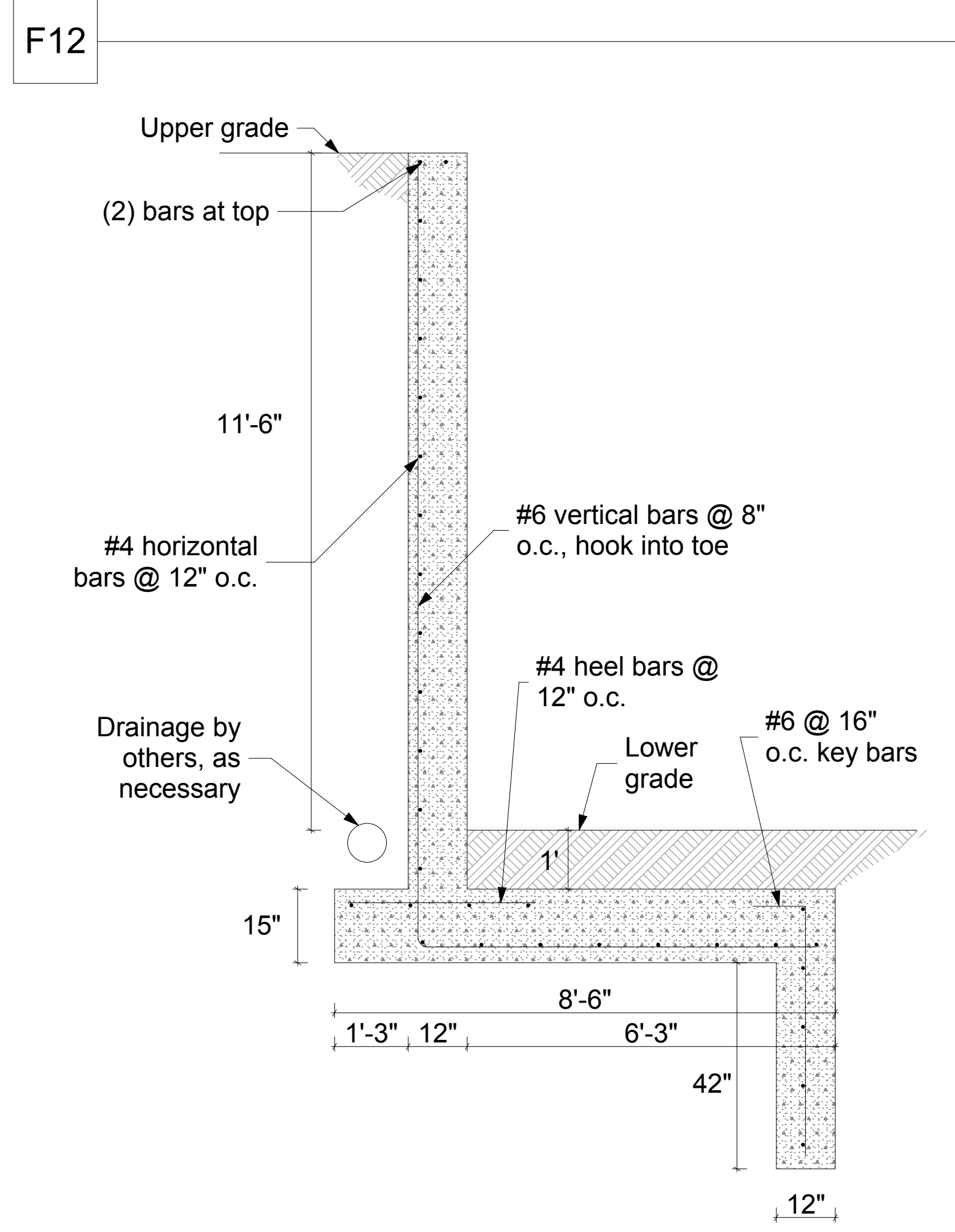


Retaining Wall Tieback Detail
3/4" = 1'-0"

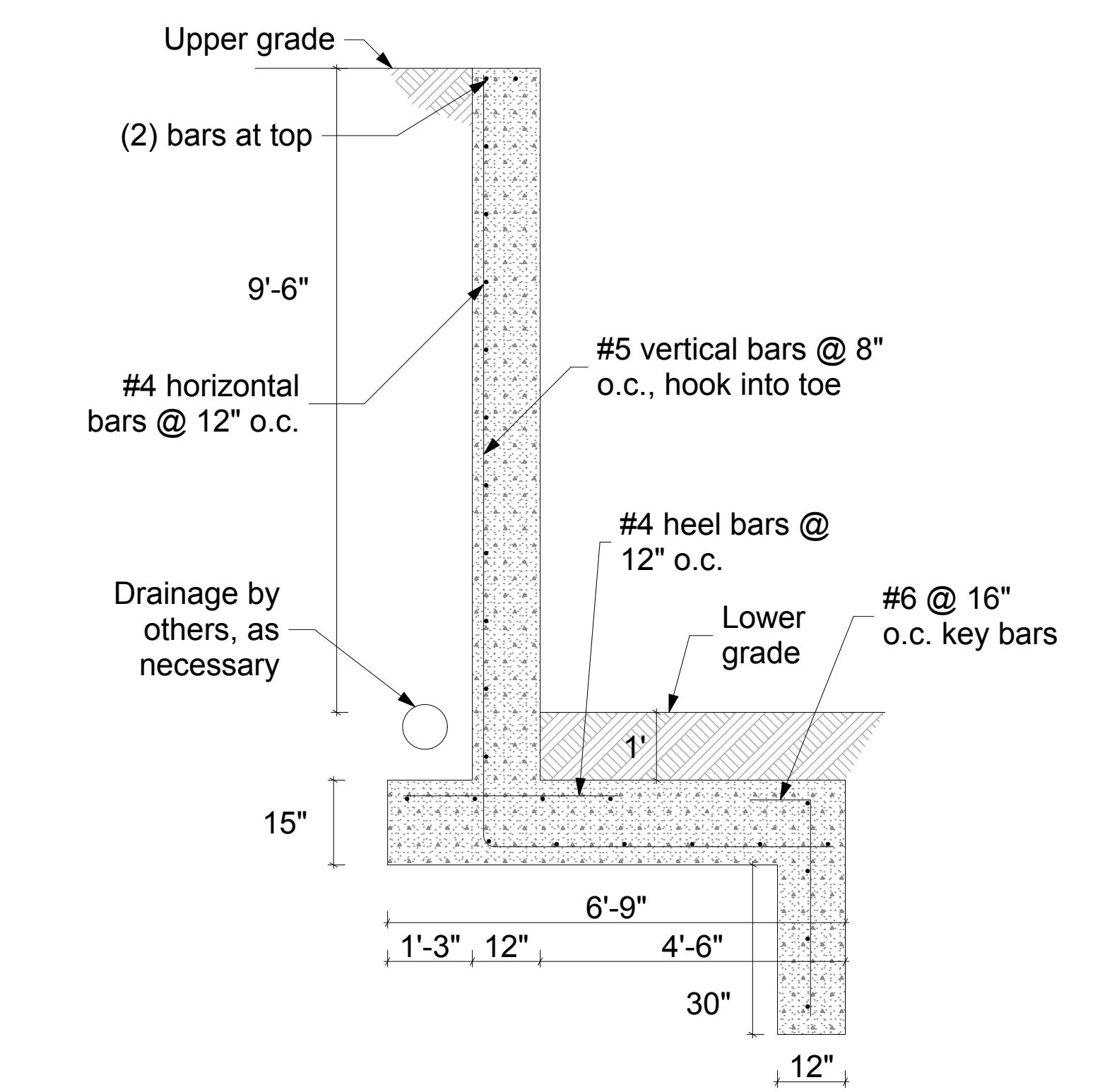
Stepped Footing Typical Detail
1/2" = 1'-0"



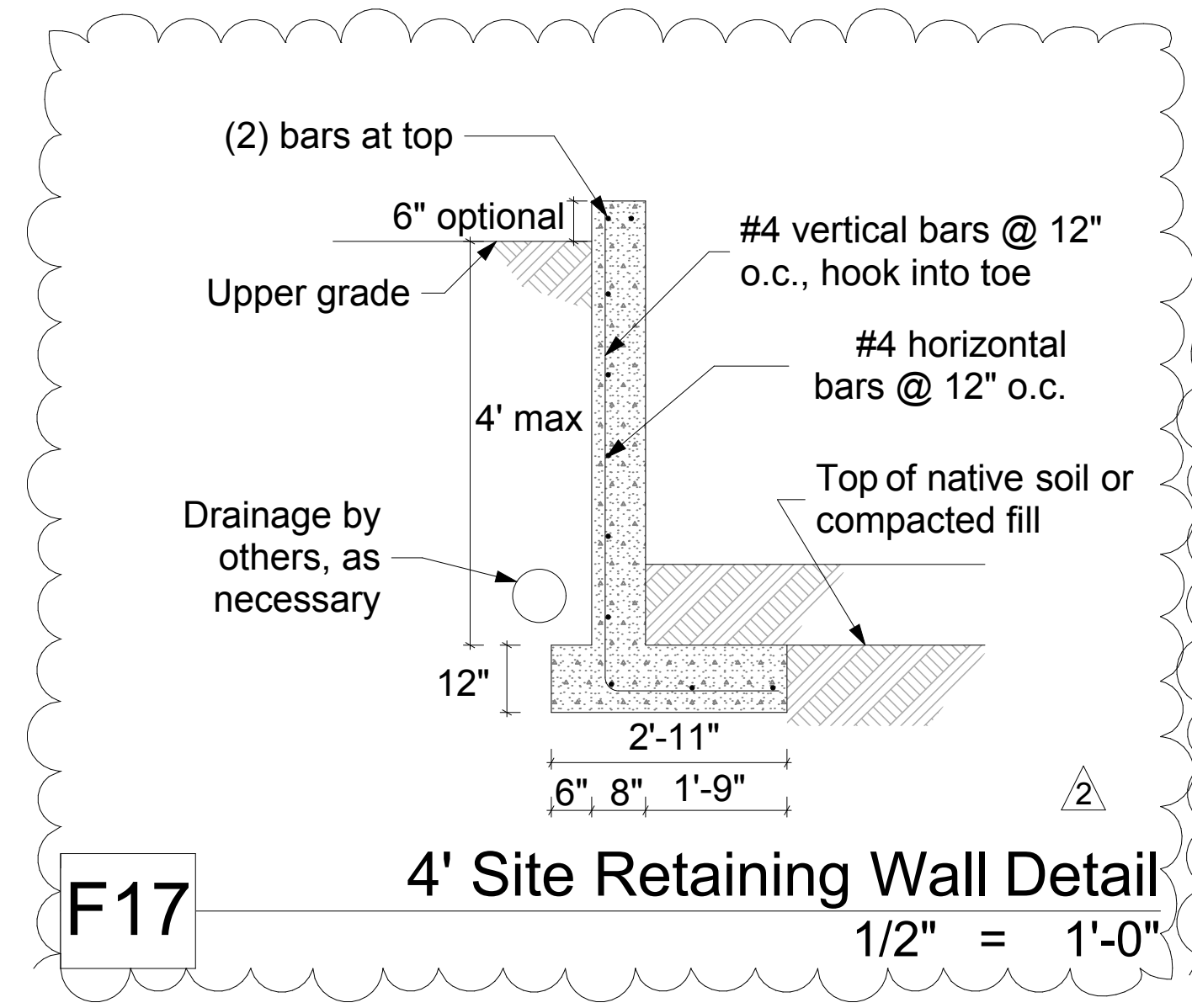
Shoring Detail
1/4" = 1'-0"



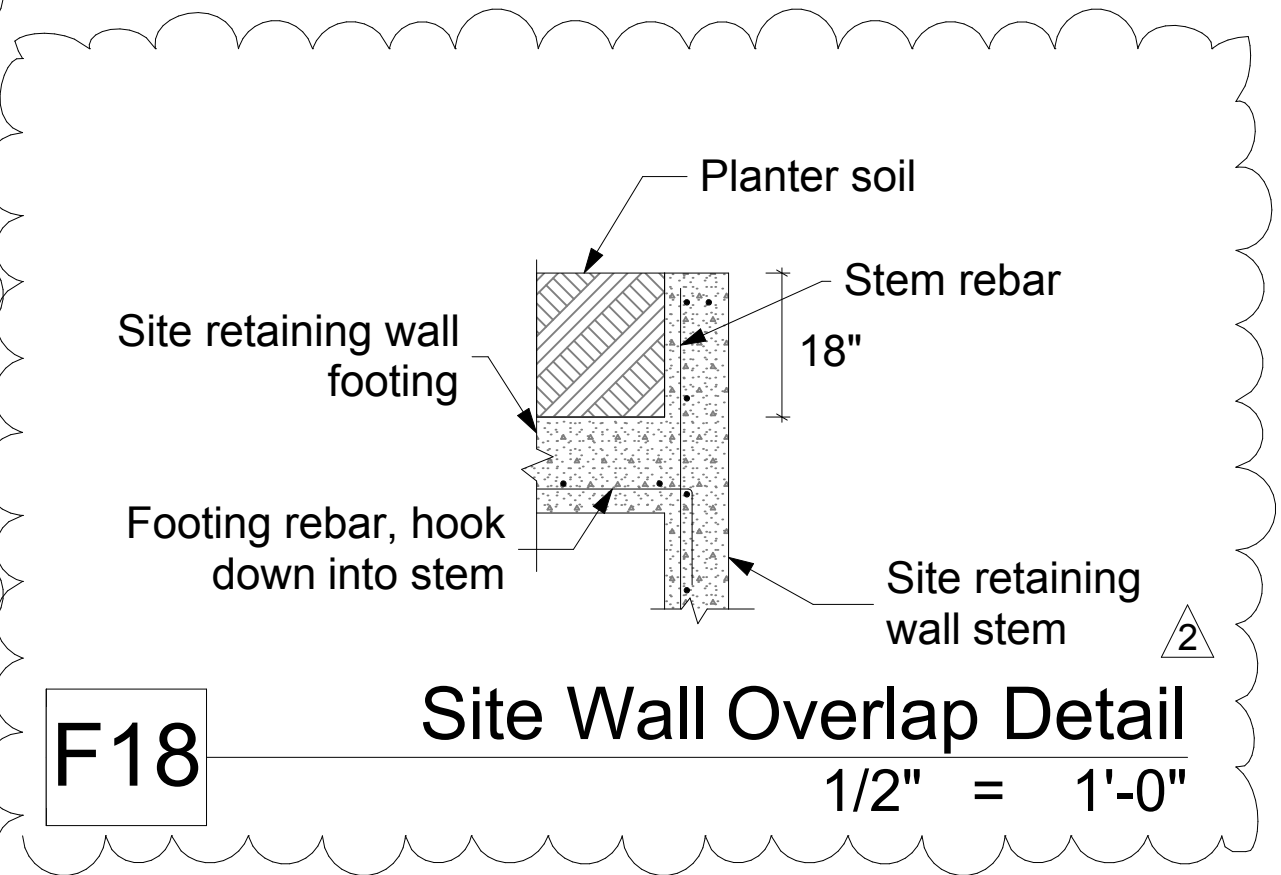
11.5' Retaining Wall Detail
1/2" = 1'-0"



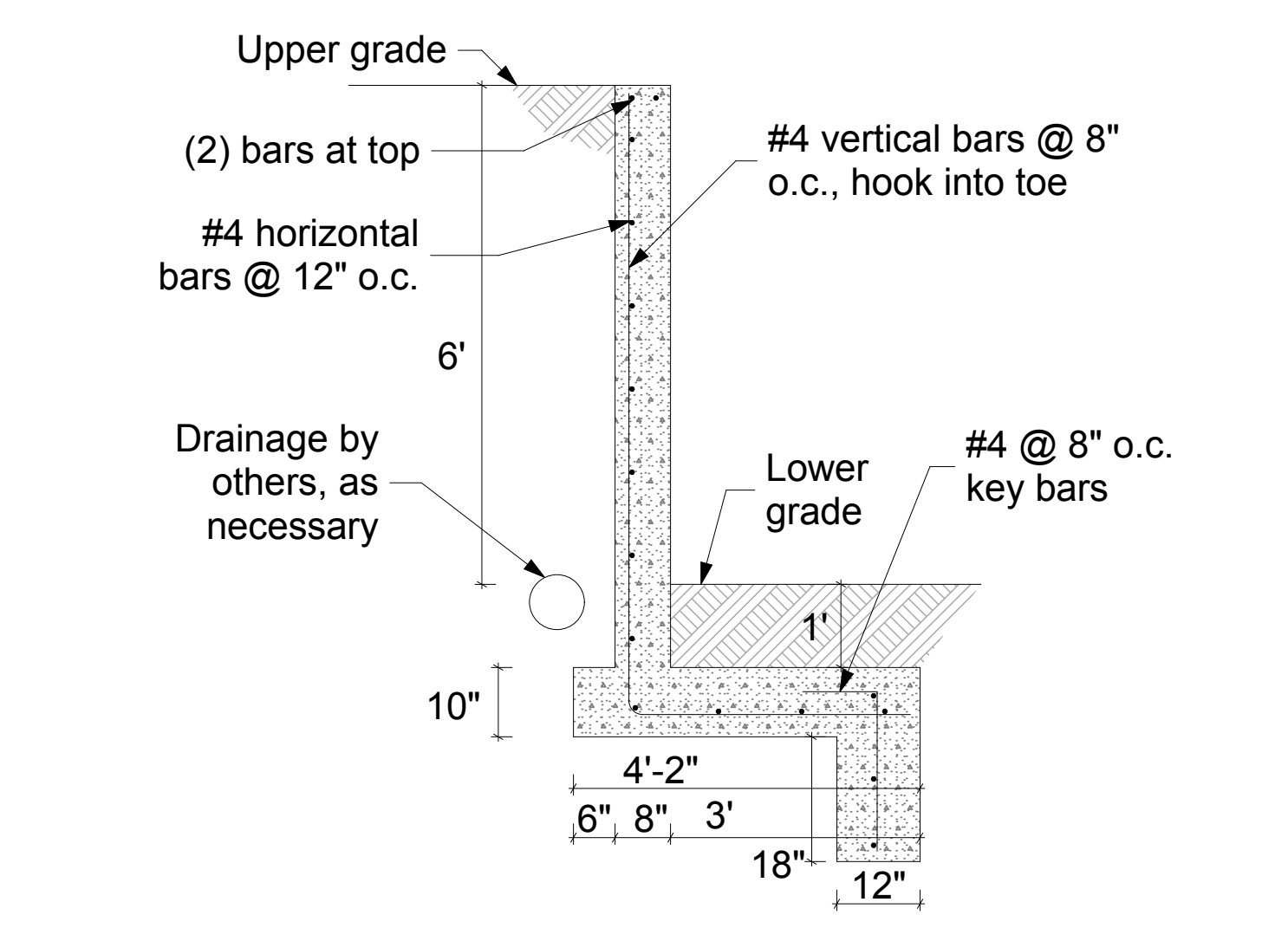
9.5' Retaining Wall Detail
1/2" = 1'-0"



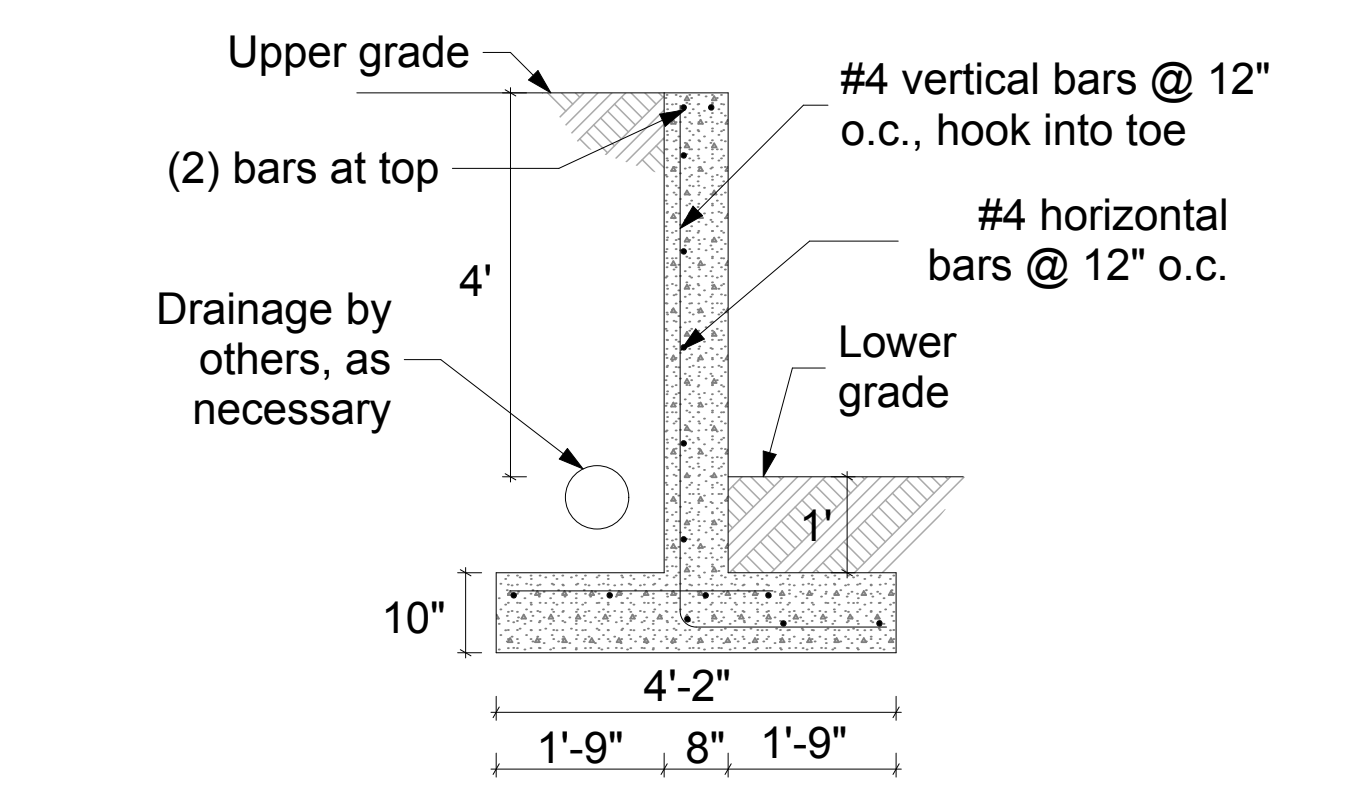
4' Site Retaining Wall Detail
1/2" = 1'-0"



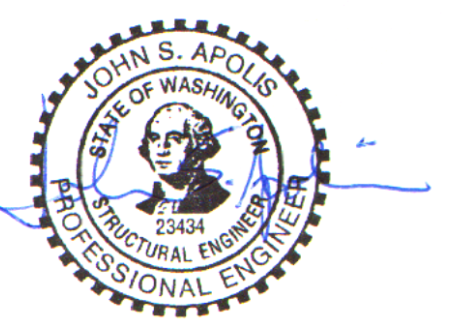
Site Wall Overlap Detail
1/2" = 1'-0"



6' Retaining Wall Detail
1/2" = 1'-0"



4' Retaining Wall Detail
1/2" = 1'-0"

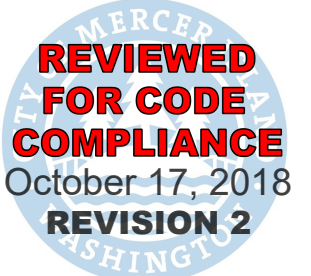


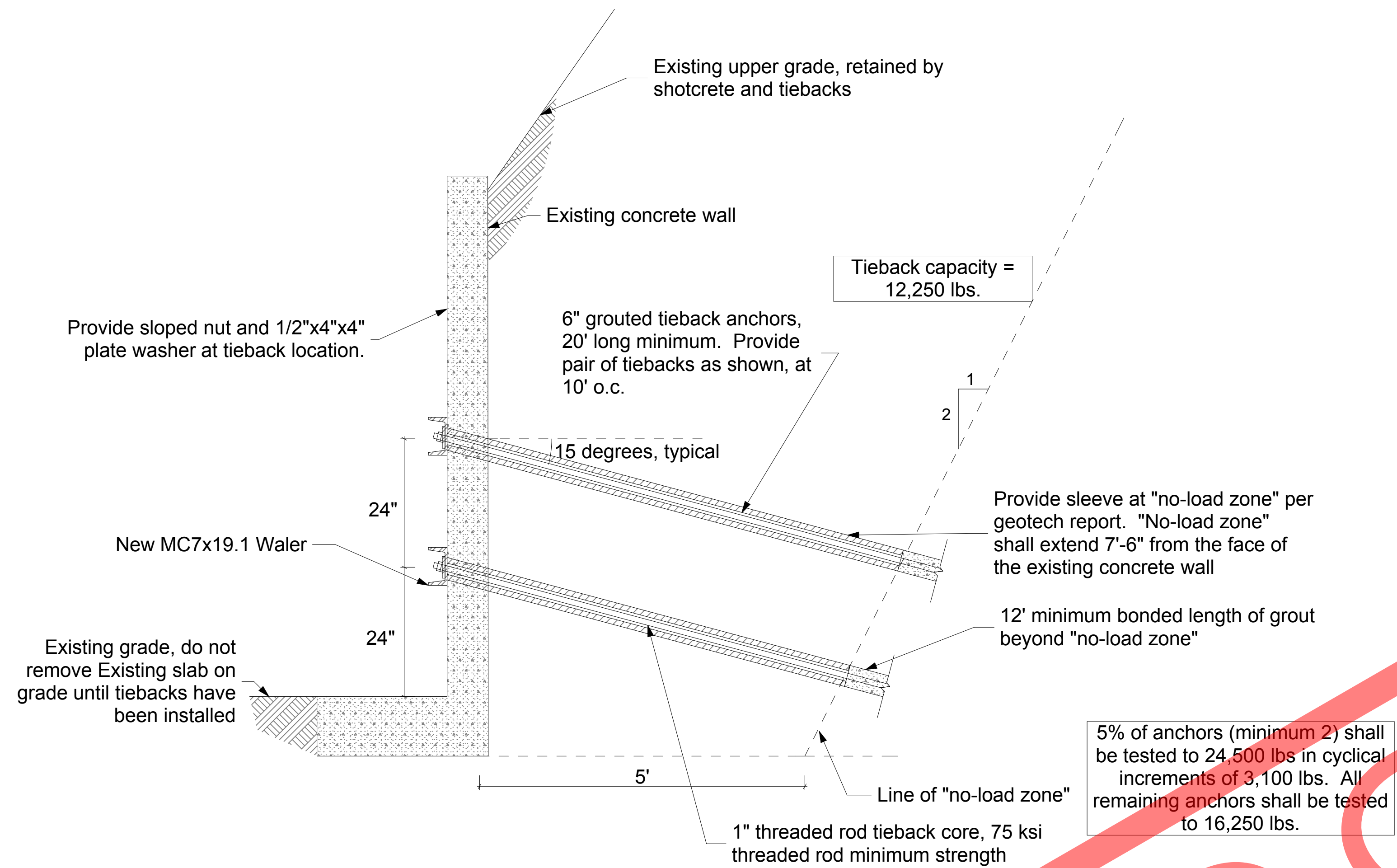
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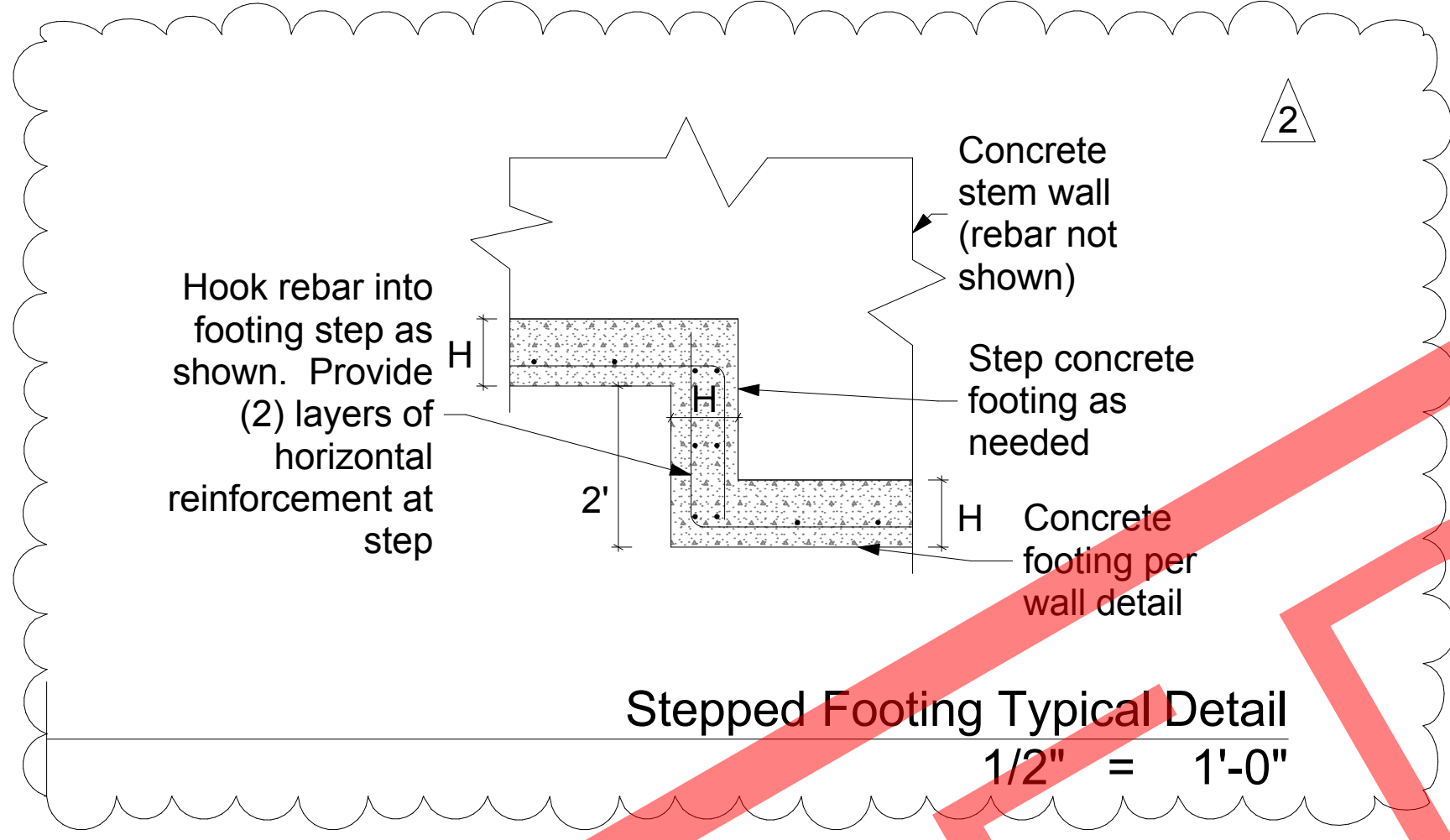
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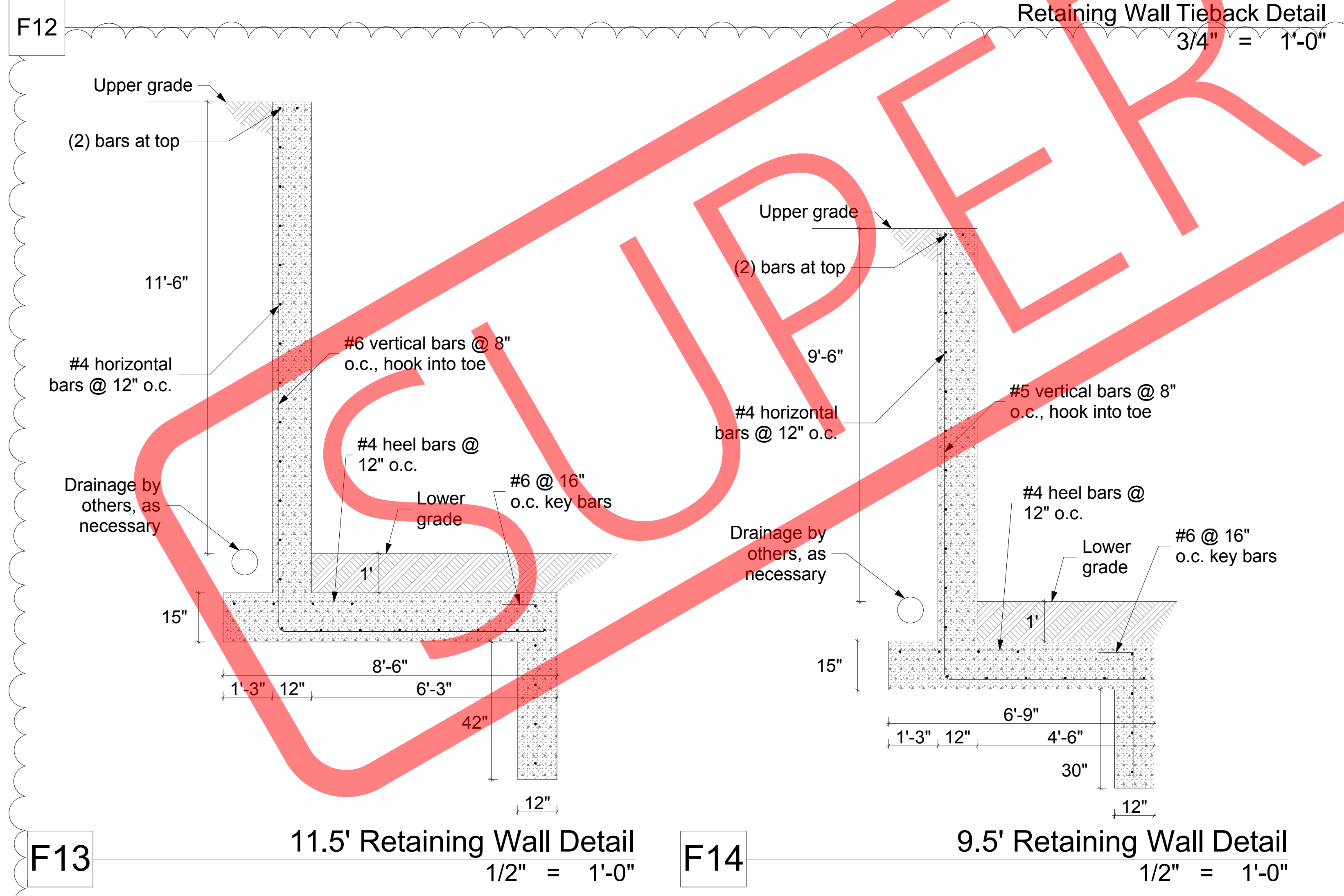




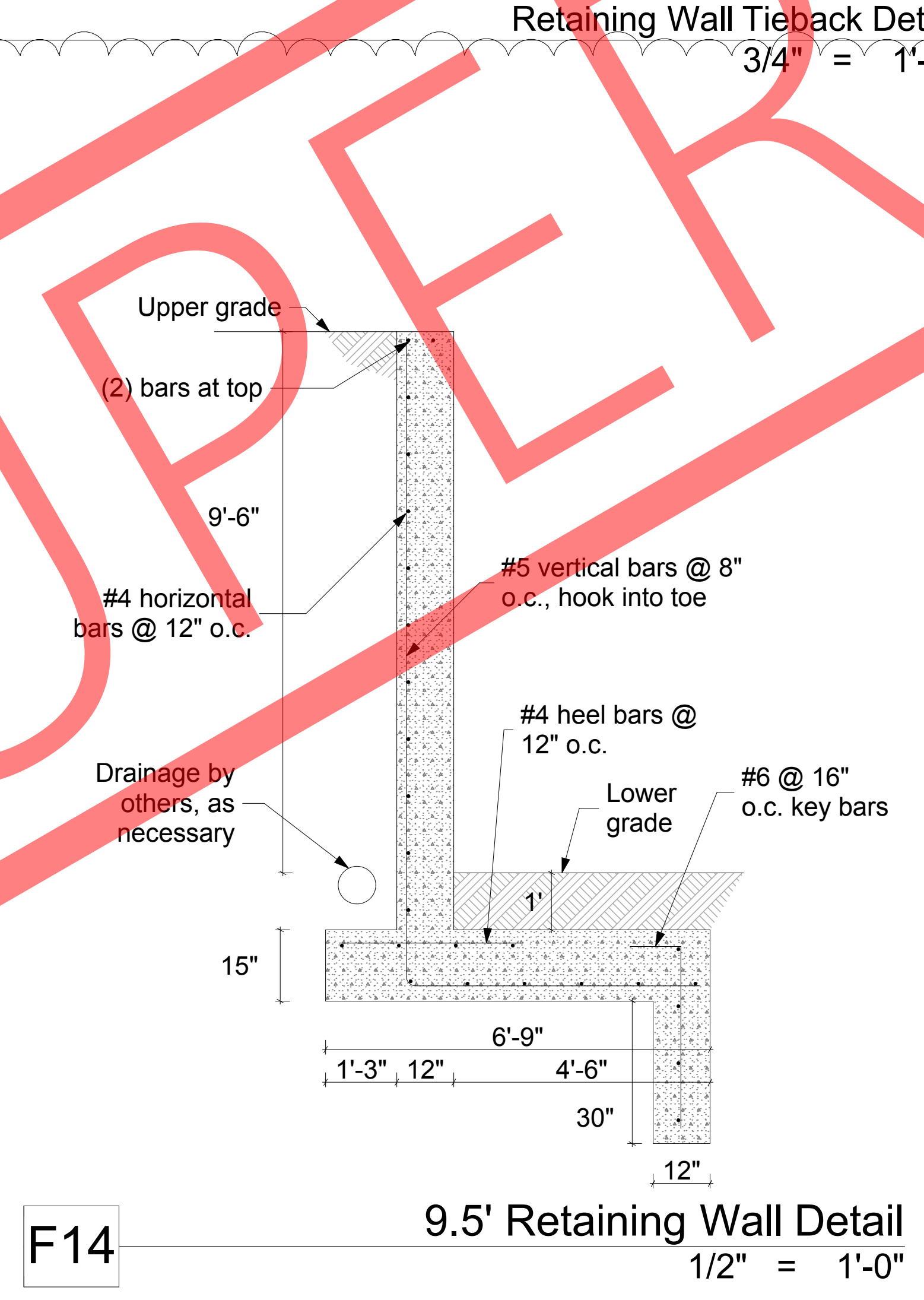
5% of anchors (minimum 2) shall be tested to 24,500 lbs in cyclical increments of 3,100 lbs. All remaining anchors shall be tested to 16,250 lbs.



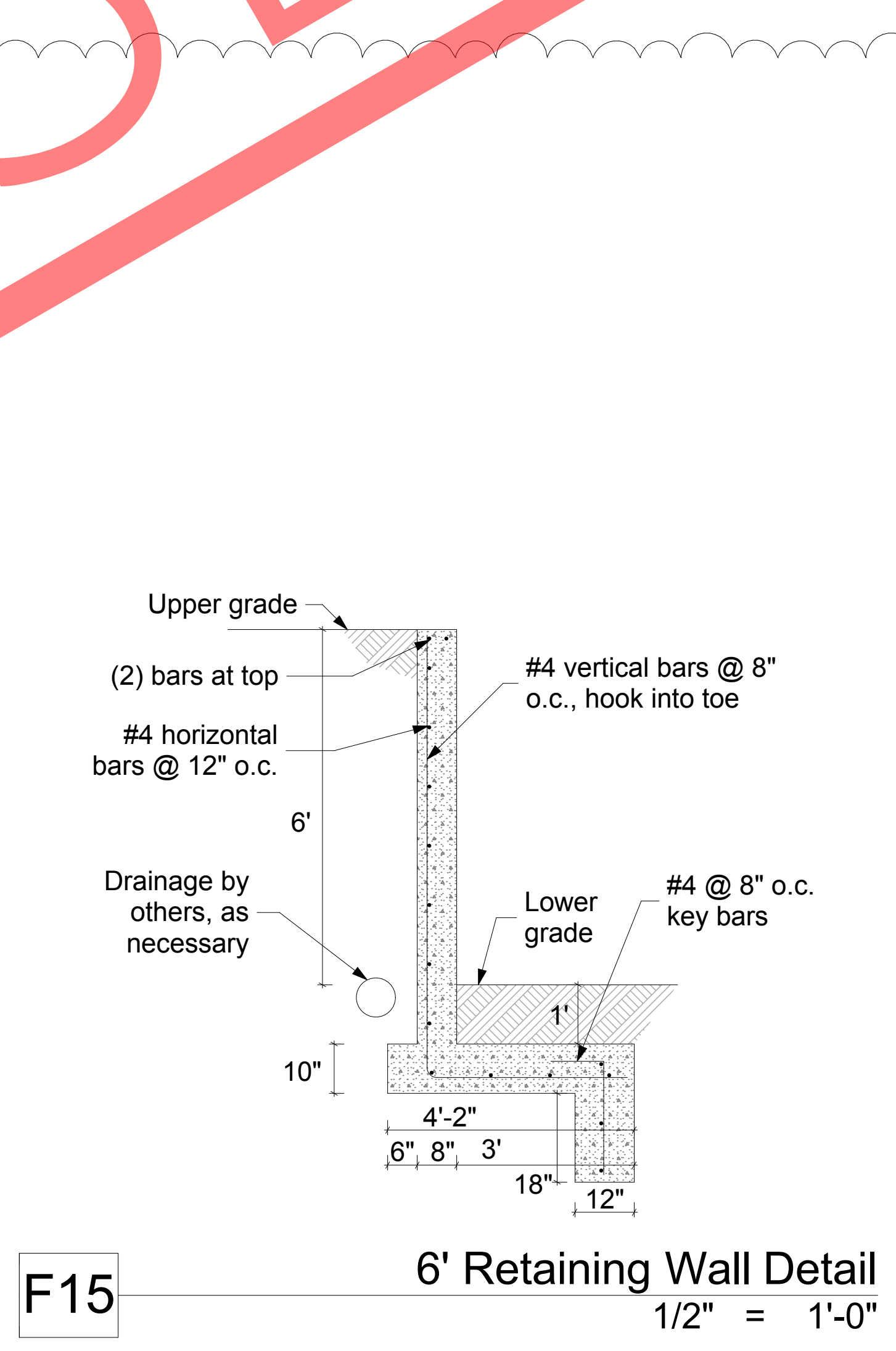
Stepped Footing Typical Detail
1/2" = 1'-0"



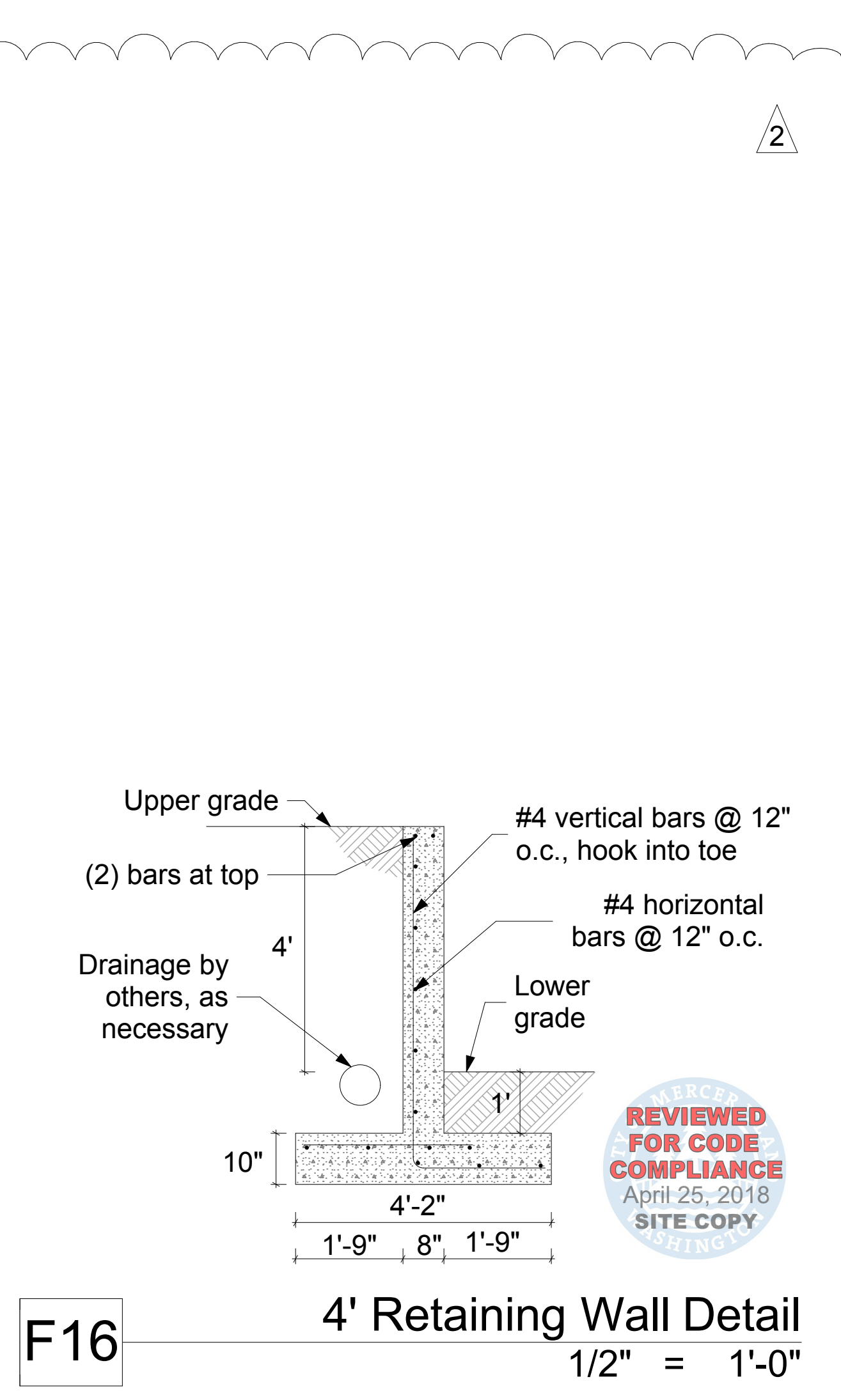
11.5' Retaining Wall Detail
1/2" = 1'-0"



9.5' Retaining Wall Detail
1/2" = 1'-0"

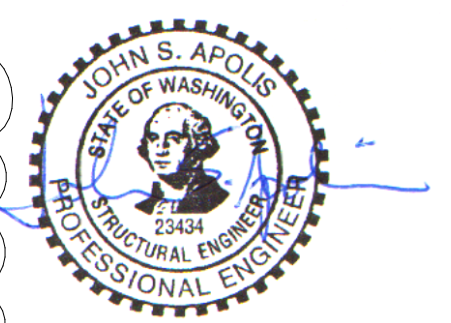


6' Retaining Wall Detail
1/2" = 1'-0"



4' Retaining Wall Detail
1/2" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
April 25, 2018
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