CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
RESIDENTIAL CODE COVERSHEET

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS
CONSTRUCTION (206) 275-7730
FIRE INSPECTION eastsidefire-rescue.org

SF1 BUILDING PERMIT NUMBER

PROJECT NAME:

PROJECT ADDRESS:

PROJECT DESCRIPTION
This scope should match the Building Permit Application Form

Complete remodel of the home to include new entry design, new roof, kitchen reconfiguration, new bathroom configurations, and new bedroom configurations. New cabinets and countertops in kitchen, upstairs hall bath, primary bath, laundry area and downstairs bathroom. New windows, flooring, doors and millwork throughout the entire house. Project will include decommissioning and backfilling of pool, removal of pool shed, removal and building of a new garage outbuilding, and excavating lower level floor to increase ceiling height by 10-12"

PROJECT CONTACT INFORMATION
The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Phillip Oppen	Email: Phil@nwintdesign.com	Phone: 425-881-4073
Construction Contact: Phillip Oppen	Email: Phil@Nwintdesign.com	Phone: 425-881-4073
Engineer: Vector Engineering	Email: rmoore@vectorengineeringinc.com	Phone: 360-352-2477
Geotech:	Email:	Phone:

DEFERRED SUBMITTALS
The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

☒ No Deferred Submittals - all design included in these construction documents

☐ Connector plate wood roof trusses
☐ Metal joist / metal trusses
☐ Premanufactured structures (stairs, etc.)
☐ Exterior cladding
☐ Window wall / curtain wall construction
☐ Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-factors, insulation and moisture control *WSEC Table 402.1.2* Sheet:

Energy Credit Information- Include complete information on plan for options selected and equipment specified *WSEC Tables 406.2 and 406.3* Sheet:

☐ No Credits Required ☐ Small Dwelling Unit ☐ Medium Dwelling Unit ☐ Large Dwelling Unit ☐ < 500 sf addition

New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction

● Certificate of Energy Efficiency *WSEC R401.3* ● Duct Leakage Testing *WSEC R403.3.5* ● Air Leakage Testing *WSEC R402.4.1.2*
☐ Air Leakage test report not to exceed 5 changes per hour *WSRC 1505.4.1.2* ☐ Air Leakage per selected energy credits

Whole House Ventilation- Specify system type below and include all system requirements on sheet noted *WSRC Section M1505.4* Sheet:

☐ Exhaust fans *WSRC 1505.4.1.2* ☐ Supply fans *WSRC 1505.4.1.3* ☐ Balanced system *WSRC 1505.4.1.4* ☐ Other permitted system

REQUIRED SPECIAL INSPECTIONS
The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org **and** provided to the City Building Inspector at time of the City inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.
Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN
☐ This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IBC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK
☐ This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IBC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN
☒ This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercerisland.gov

Structural Observation for this project is required by the:
☐ Registered Design Professional ☐ Building Official *(City use only)*

GEOTECHNICAL INFORMATION
Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160 (B)(3) for statement of risk, and City GIS at https://www.mercerisland.gov/igs for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED
☐ No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL
☒ A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: Sage Geotechnical	Phone: 360-291-6883	Project or report #: 074002

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1
☐ An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.
☐ No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:
- Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.
- Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- Where liquifaction presents significant risk (at waterfront or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT
TO BE COMPLETED BY CITY

GENERAL REQUIREMENTS FOR ☐ NEW SINGLE FAMILY BUILD ☐ DEMOLITION/REBUILD ☒ ADDITION ☒ REMODEL ☐ REPAIR ☐ DOCK ☐ SITE IMPROVEMENTS ☐ SEISMIC RETRO
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.
Approved plans must be kept on site and maintained in good condition.

☑ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Access Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.
☑ Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

☐ This project includes modification of legally nonconforming structures - MICC 19.01.050
☒ This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS
TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10
☒ 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. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.
☐ Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.
For this project, ____ trees are authorized to be removed and replaced with ____ trees.
This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS
Separate Permits are required for ***ALL*** fire protection systems. Fire Inspections can be requested at eastsidefire-rescue.org using the QR above, and require 48 hour advanced notice. Do not request fire inspections via MBP or on the general inspection line.

☒ Fire Sprinkler
☐ NFPA 13D
☐ Full Coverage
☐ NFPA 13R
☐ NFPA 13
☐ Approved Fire Code Alternatives (FCA):
☐ FCA1 ☐ FCA2 ☐ FCA3 ☐ FCA4
☐ Monitored Household Fire Alarm per NFPA 72
☐ Monitored Sprinkler Water Flow Alarm
☐ Other:

WATER SERVICE REQUIREMENTS
☐ New or upsized water supply system required.
☐ Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit
☐ Applicant Installation.
☐ Minimum Service Line Size (main to meter): _____
☐ Minimum Supply Line Size (meter to house): _____
☐ Minimum Required Meter Size: _____
☐ Abandonment of existing service and meter required at main.
☒ City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

Additional water supply requirements:
- Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
- Pressure reducing valve required if water pressure exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercerisland.gov/backflow

For additional information about Water Service Inspection process: https://www.mercerisland.gov/cpd/page/water-service

STORMWATER MANAGEMENT
The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

☐ Dispersion / Infiltration system _____
☐ On-site detention system (MR #5) _____
☐ Direct discharge to lake _____
☐ Rain Garden / Bioretention / Permeable Pavement _____
☐ Flow control system (MR #7) _____
☐ Run-off treatment (MR #8) _____
☒ Connect / Extend public drainage system _____
☐ Full size storm drainage as-builts _____
☐ Drainage review not required _____
☐ Other: _____

SIDE SEWER REQUIREMENTS
☐ Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties
☐ Video tape of existing sewer required (see standard details)
☐ New connection ☒ Connect to existing ☐ Disconnect permit required ☐ Reconnect permit required
☐ Other: _____

APPROVED CODE ALTERNATIVES
Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

☐ CA1: _____ ☐ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE
-RESERVED FOR FUTURE USE-

TO BE COMPLETED BY APPLICANT
TO BE COMPLETED BY CITY

REQUIRED CONSTRUCTION INSPECTIONS
It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.
INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	N/A	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
		☐	☐	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	☐	☐	☐
		☐	☐	Tree protection	[TREE PROTECTION]	☐	☐	☐
		☐	☐	Erosion control	[EROSION CNTROL]	☐	☐	☐
	*	☐	☐	Sewer disconnect and cap	[SIDE SEWER DISCONNEC]	☐	☐	☐
	*	☐	☐	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]	☐	☐	☐
	*	☐	☐	Land clearing, grading and demolition	[FINAL DEMO]	☐	☐	☐
		☐	☐	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	☐	☐	☐
		☐	☐	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	☐	☐	☐
		☐	☐	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	☐	☐	☐
	*	☐	☐	Roof and footing drains	[CONVEYANCE FACILITIE]	☐	☐	☐
		☐	☐	Foundation dampproofing	[FOUND DAMP PROOFING]	☐	☐	☐
	*	☐	☐	Storm drainage, including (but not limited to) ◦ Connections to storm main in ROW ◦ Det systems / Conveyance / Flow control ◦ Infiltration systems / L.I.D. systems ◦ Catch basins ◦ Area drains ◦ Storm drain in ROW ◦ Pump systems ◦ Retaining wall drainage	[CONVEYANCE FACILITIE]	☐	☐	☐
	*	☐	☐	Water Service	[3. WATER SERVICE TAP]	☐	☐	☐
		☐	☐	Water Supply	[WATER SUPPLY LINE]	☐	☐	☐
	*	☐	☐	Side sewer installation, including (but not limited to) ◦ Connections to side sewer main ◦ Connections to existing side sewer ◦ Back-flow valves ◦ Grinder pump systems	[SIDE SEWER INSTALLAT]	☐	☐	☐
	*	☐	☐	Driveway / Access road	[ROW OR UTILITY IMPRO]	☐	☐	☐
		☐	☐	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	☐	☐	☐
		☐	☐	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATIO]	☐	☐	☐
		☐	☐	Underfloor framing	[UNDER-FLOOR FRAMING]	☐	☐	☐
		☐	☐	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	☐	☐	☐
		☐	☐	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	☐	☐	☐
		☐	☐	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]	☐	☐	☐
		☐	☐	Rough electric installation	[ROUGH ELECTRIC]	☐	☐	☐
	*	☐	☐	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	☐	☐	☐
		☐	☐	Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]	☐	☐	☐
		☐	☐	Rough mechanical	[ROUGH MECHANICAL/HVA]	☐	☐	☐
		☐	☐	Electrical service	[ELECTRICAL SERVICE]	☐	☐	☐
		☐	☐	Gas Piping & Test	[GAS PIPING/TEST]	☐	☐	☐
	*	☐	☐	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	☐	☐	☐
		☐	☐	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	☐	☐	☐
		☐	☐	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	☐	☐	☐
		☐	☐	Insulation installation	[INSULATION]	☐	☐	☐
		☐	☐	Stucco (paper and lath)	[STUCCO]	☐	☐	☐
		☐	☐	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	☐	☐	☐
		☐	☐	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	☐	☐	☐
		☐	☐	Code Alternative CA1	[CODE ALT 1]	☐	☐	☐
		☐	☐	Code Alternative CA2	[CODE ALT 2]	☐	☐	☐

FINAL INSPECTIONS

Inspector	Date		
		☐	**Final Tree Inspection:** Tree Restoration [FINAL_TREE]
		☐	**Final Fire Inspection:** Fire protection [FINAL FIRE_ALL SYSTEMS/ACCESS] ◦ Sprinkler ◦ Access Road ◦ Fire Code Alternatives (see below) ☐ FCA1 ☐ FCA2 ◦ Fuel Tank Installation ◦ Fire Extinguishing System ◦ Fire Alarm System ☐ FCA3: ☐ FCA4:
		☐	**Final Civil Inspection:** Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL] Water supply protection/Backflow devices for: ◦ Waterfront property ◦ Fire / lawn sprinkler ◦ Well water on property ◦ Boiler
		☐	**Final Building Inspection:** [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors. **Final MEP Inspections:** ☐ Mech ☐ Electrical ☐ Plumbing
		☐	**Impact Fees Paid** (If applicable)

TCO APPROVALS

Inspector	Date	
		☐ [TCO_TREE]
		☐ [TCO_FIRE]
		☐ [TCO_CIVIL]
		☐ [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
Applicant option. Additional fees required. All TCO Approvals above must be complete.

Approved *Start Date* *End Date*

ADDITIONAL REQUIRED CITY INSPECTIONS
Use the contact information below to arrange these additional inspections.

Required Inspection(s):	Contact:	Contact email:

IMPACT FEES
If required for the project but deferred beyond permit issuance.

☐ Impact fees apply and are due ***prior*** to Final Inspection or on _____, whichever occurs first.
Date

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

Building	*Planning*	*Engineering*	*Tree*	*Fire*
Date	*Date*	*Date*	*Date*	*Date*

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Approved *Date*

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
Approved *Date*

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
THIRD PARTY INSPECTIONS

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS
Request inspections online via QR code or voicemail
FIRE INSPECTION
(206) 275-7979
ALL OTHER INSPECTION
(206) 275-7730

REQUIRED SPECIAL INSPECTIONS

Indicate on the form below the required Special Inspections for this project. Special Inspections are regulated by IBC Section 1705. If the method of construction is included in project scope, the inspections are required.

REGISTERED DESIGN PROFESSIONAL

IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a *Statement of Special Inspections*. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: Collin McMaster | License Number: 54929 | License Type: Engineer | License Expiration:

SPECIAL INSPECTION DESCRIPTION		APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
ALTERNATIVE MATERIALS AND SYSTEMS (IBC 1705.1)			
Construction materials and systems that are alternatives to materials and systems prescribed by the IBC.	Notes:		
Unusual design applications of materials described in the code.	Notes:		
Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC.	Notes:		

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
STEEL CONSTRUCTION (IBC 1705.2)					
Structural Steel: Special Inspections for structural steel shall be in accordance with the inspection requirements of AISC 360 Chapter N.	AISC 360 Chapter N	☐	Per Standard		
Quality Control: Procedures specified by the fabricator and erector to ensure that work is performed in accordance with AISC specification and the construction documents	AISC 360 Section N5 (1)	☐	Per Standard		
Quality Assurance: Review and inspection performed by an agency hired by the owner to ensure work is performed in accordance with the construction documents	AISC 360 Section N5 (2)	☐	Per Standard		
Cold Formed Steel Deck: Special Inspections and qualifications or welding special inspectors for cold form set floor and roof deck shall be in accordance with Steel Deck Institute QA/QC.	Steel Deck Institute QA/QC	☐	Per Standard		
Open-Web Steel Joists and Joist Girders: *End connections: welding or bolting.*	SJI Specification per IBC 2207.1	☐	Periodic		
Bridging: horizontal or diagonal.	SJI Specification per IBC 2207.1	☐	Periodic		
Standard Bridging.	SJI Specification per IBC 2207.1	☐	Periodic		
Bridging that differs from SJI Specifications listed in Section 2207.1.	SJI Specification per IBC 2207.1	☐	Periodic		
Temporary and permanent restraint / bracing of cold-formed trusses over 60 feet.	IBC 1705.2.4	☐	Periodic		
CONCRETE CONSTRUCTION (IBC 1705.3) [a.]					
Inspect reinforcement, including prestressing tendons, and verify placement	ACI 318 Ch 20, 25.2, 25.3, 26.5.1-26.5.3	☐	Periodic		
Reinforcing bar welding: *Verify weldability of reinforcing bars other than ASTM A706.*	AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect single-pass fillet welds, maximum 5/16 inches.	AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect all other welds.	AWS D1.4 ACI 318 Ch 26.6.4	☐	Continuous		
Inspect anchors cast in concrete.	ACI 318 Ch 17.8.2	☐	Periodic		
Anchors post-installed in hardened concrete members: *Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.*	ACI 318 Ch 17.8.2.4	☒	Continuous		
All other post-installed mechanical and adhesive anchors.	ACI 318 Ch 17.8.2	☐	Periodic		
Verify use of required design mix.	ACI 318 Ch 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3	☒	Periodic		
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	ASTM C 172, ASTM C31 ACI 318 Ch 26.5, 26.12	☐	Continuous		
Inspect concrete and shotcrete placement for proper application techniques.	ACI 318 Ch 26.5	☐	Continuous		
Verify maintenance of specified curing temperature and techniques.	ACI 318 Ch 26.5-26.5.5	☐	Periodic		
Prestressed concrete: *Application of prestressing forces.*	ACI 318 Ch. 26.10	☐	Continuous		
Grouting of bonded prestressing tendons.	ACI 318 Ch. 26.10	☐	Continuous		
Inspect erection of precast concrete members.	ACI 318 Ch. 26.9	☐	Periodic		
Precast concrete diaphragm connections	ACI 318 Ch. 26.13.1.3	☐	Periodic		
Precast diaphragm installation tolerances	ACI 550.5	☐	Continuous		
Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	ACI 318 Ch. 26.11.2	☐	Periodic		
Inspect formwork for shape, location and dimensions of the concrete member being formed	ACI 318 Ch. 26.11.2(b)	☐	Periodic		
MASONRY CONSTRUCTION (IBC 1705.4) [b.]					
Empirically designed masonry, glass unit masonry, or masonry veneer as part of a Risk Category IV structure requiring Level B Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
Vertical masonry foundation elements requiring Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
WOOD CONSTRUCTION (IBC 1705.5)					
High-Load diaphragms: *Panel thickness, framing member sizes, and nail or staple diameters and patterns (includes any diaphragms utilizing more than one row of fasteners at edges designed per IBC Section 2306.2/SDPWS 4.2.7.1.2);*	IBC 1705.5.1	☐	Periodic		
Metal-plate-connected wood trusses spanning 60 feet or greater: *Verify temporary and permanent individual truss member restraint / bracing are installed in accordance with approved truss submittal package.*	IBC 1705.5.2	☐	Periodic		
Mass timber construction per IBC Table 1705.5.3	IBC 1705.5.3	☐	Periodic		
Mass timber (upwardly inclined adhesive anchors)	IBC 1705.5.3	☐	Continuous		

a. Concrete special inspection not required where work meets the exceptions listed in IBC Section 1705.3

b. Masonry special inspection not required where work meets the exceptions listed in IBC Section 1705.4

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SOILS (IBC 1705.6)					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Geotechnical Report	☐	Periodic		
Verify excavations are extended to proper depth and have reached proper material.	Geotechnical Report	☐	Periodic		
Perform classification and testing of compacted fill materials.	Geotechnical Report	☐	Periodic		
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Geotechnical Report	☐	Continuous		
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Geotechnical Report	☐	Periodic		
DRIVEN DEEP FOUNDATIONS (IBC 1705.7)					
Verify element materials, sizes and lengths comply with the requirements noted in the drawings and geotechnical report.	Geotechnical Report, Construction Documents	☐	Continuous		
Determine capacities of test elements and conduct additional load tests, as required.	Geotechnical Report, Construction Documents	☐	Continuous		
Inspect driving operations and maintain complete and accurate records for each element.	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	Geotechnical Report, Construction Documents	☐	Continuous		
For steel elements, perform additional Special Inspections in accordance with Section 1705.2.	Geotechnical Report, Construction Documents	☐			
For concrete elements and concrete-filled elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
For specialty elements, perform additional Special Inspections as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐			
CAST-IN-PLACE DEEP DRIVEN FOUNDATIONS (IBC 1705.8)					
Inspect drilling operations and maintain complete and accurate records for each element	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable), and adequate end-bearing strata capacity. Record concrete or grout volumes.	Geotechnical Report, Construction Documents	☐	Continuous		
For concrete elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
HELICAL PILE FOUNDATIONS (IBC 1705.9)					
Record installation equipment used, pile dimension, tip elevations, final depth, final installation torque and other pertinent installation information as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐	Continuous		
SPECIAL INSPECTION FOR WIND RESISTANCE (IBC 1705.11) [c.]					
Structural wood wind resistance elements: *Field gluing of wood elements of the windforce-resisting system.*	IBC 1705.11.1, Construction Documents	☐	Continuous		
Nailing, bolting, anchoring and other fastening of wood elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs. [d.]	IBC 1705.11.1, Construction Documents	☐	Periodic		
Cold-formed steel light-frame wind resistance elements: *Welding operations of cold-formed steel light-frame elements of the main windforce-resisting system.*	IBC 1705.11.2, Construction Documents	☐	Periodic		
Screw attachment, bolting, anchoring, and other fastening of elements of cold-formed steel light-frame elements of the main windforce-resisting system, including shear walls, braces, diaphragms, drag struts and hold-downs. [d.]	IBC 1705.11.2, Construction Documents	☐	Periodic		
Fastening of the following systems and components: *Roof covering, roof deck and roof framing connections.*	IBC 1705.11.3 (1), Construction Documents	☐	Periodic		
Exterior wall covering and wall connections to roof and floor diaphragms and framing.	IBC 1705.11.3 (2), Construction Documents	☐	Periodic		

c. Special inspection required in wind Exposure Category C or D per IBC Section 1705.11 (2).
d. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12) [e.]					
Structural steel seismic force-resisting systems: *Special Inspections of MLFRS shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.*	IBC 1705.12.1.1, AISC 341 *Seismic Provisions for Structural Steel Buildings*	☐	Per Standard		
Special inspection of structural steel elements shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.	IBC 1705.12.1.2, AISC 341 *Seismic Provisions for Structural Steel Buildings*	☐	Per Standard		
Structural wood seismic force-resisting systems: *Special inspection during field gluing operations for elements of the seismic force-resisting system.*	IBC 1705.12.2 (1)	☐	Continuous		
Special inspection required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs. [f.]	IBC 1705.12.2 (2)	☐	Periodic		
Cold-formed steel light-frame seismic force-resisting systems: *Special inspection during welding operations for elements of the seismic force-resisting system.*	IBC 1705.12.3 (1)	☐	Periodic		
Special inspection required for screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including shear walls, drag struts, braces, diaphragms and hold-downs.	IBC 1705.12.3 (2)	☐	Periodic		

e. Required where any of the following conditions exist (refer ASCE 7 Section 12.3): *Torsional or extreme torsional irregularity* *Nonparallel systems irregularity* *Stiffness (soft story) or extreme stiffness (extreme soft story) irregularity* *Discontinuity in lateral strength (weak story irregularity)*
f. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)					
Special inspection and testing shall be per IBC Sections 1705.14.1 through 1705.14.6 as applicable.	IBC 1705.14	☐			
MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)					
Special inspection is required for fire-resistant coatings applied to structural elements and decks.	AWCI 12-B, Construction Documents	☐			
EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)					
Special inspection and testing shall be provided for all EIFS applications. [g. h.]		☐			
Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.	ASTM E 570	☐			

g. Special inspection not required for EIFS applications where installed over water-resistive barrier with a means of draining moisture to the exterior.
h. Special inspection is not required for EIFS applications installed over masonry or concrete walls.

TO BE COMPLETED BY RDP
TO BE COMPLETED BY CITY

MERCER ISLAND REQUIRED AGENCY INSPECTIONS:

Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY	APPROVALS: Agency Inspector sign-off	APPROVALS: City Inspector sign-off
EXTERIOR PLASTER (IRC 703.7) [i.]					
Installation: *Lath and lath attachment.*	ASTM C 926, ASTM C 1063 IRC R703.7.1				
Portland Cement plaster mix, number of coats, thickness of coats.	IRC Tables R702.1(1), 702.1(3) IRC R703.7.2	☐	Periodic		
Weep screed material, attachment and location.	ASTM C 926, IRC R703.7.2.1				
Water resistive barrier installation, flashing installation, and drainage.	IRC R703.2, IRC R703.4, IRC R703.7.3				
Application of each coat and minimum curing.	ASTM C 926, IRC R703.7.4, IRC R703.7.5				
EXTERIOR INSULATION AND FINISH SYSTEM (IRC 703.7) [j.]					
Installation: *Installed in accordance with EIFS manufacturer's instructions.*	ASTM E 2568 IRC R703.9				
Drainage provided over all wall assemblies except substrates of masonry or concrete. Drainage shall have a 90 percent efficiency. EIFS and EIFS drainage shall terminate not less than 6 inches above finish grade.	ASTM 2273, ASTM E 2570, IRC R703.2	☐	Periodic		
Flashing shall be shall be provided per IRC R703.8. Decorative trim shall not be face-nailed through the EIFS.	IRC R703.8, IRC R703.4, IRC R703.7.3				
LATERAL RESISTING SYSTEM					
Installation: *Shearwall and diaphragm sheathing, panel edge and field nailing.*	Construction Documents				
Lateral load path continuity, i.e. roof and floor diaphragm to shearwall top plate below, shearwall to foundation.	Construction Documents	☐	Periodic		
Collector / drag strut nailing and connections. Holdown installation and location.	Construction Documents				
RESIDENTIAL WASHINGTON STATE ENERGY CODE					
Air Leakage Control: *Tested and verified as having an air leakage rate not exceeding 5 air changes per hour.*	WSEC R402.4.1.2	☐			
Tested and verified as having an air leakage rate not exceeding 3 air changes per hour as required by Energy Credit 2a.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 2 air changes per hour as required by Energy Credit 2b.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 1.5 air changes per hour as required by Energy Credit 2c.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Duct testing shall be provided in accordance with WSU RS-33 using the maximum duct leakage rates specified in WSEC R403.3.4. Written results shall be signed by the tester and provided to the code official.	WSEC R403.3.3, WSEC R403.3.4	☐			

i. Includes stucco installation.
j. Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry of concrete.

TO BE COMPLETED BY RDP
TO BE COMPLETED BY CITY

MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS:

The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

CIVIL ENGINEERING INSPECTIONS				APPROVALS: Agency Inspector sign-off	APPROVALS: City Inspector sign-off
Project Civil Engineer or Geotechnical Engineer shall inspect and certify that the lawn and landscape areas meet the specified post-construction soil quality and depth requirements.	Construction Documents BMP T5.13 (2017 DOE manual)	☐	Periodic		
Project Civil Engineer shall inspect and certify the construction of the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system and all LID systems for conformance to approved plans.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
Project Geotechnical Engineer shall observe and certify the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system, and all LID systems to verify suitablity of existing soil conditions.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
CIVIL ENGINEERING DOCUMENTATION					
The Declaration of Covenant for the inspection and maintenance of private stormwater facilities must be signed, recorded and received by the City prior to final inspection.		☐			
A Right-of-Way Encroachment Agreement must be recorded for all private improvements in the right-of-way prior to final inspection.		☐			
Other as Specified:		☐			

SURVEY REQUIREMENTS (The following survey information must be submitted to planner 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. The City reserves the right to request a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Land Use Planning Contact: _____ email: _____

☐ Building height survey _____ ☐ Hardscape survey _____
☐ Building setback survey _____ ☐ Gross floor area survey _____
☐ Lot coverage survey _____

☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.

TO BE COMPLETED BY RDP
FIELD USE ONLY

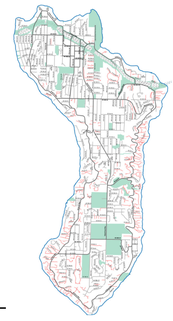
SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS:

Each inspector designated in the field to perform any of the above Special Inspections or City initiated Agency Inspections shall provide the following information:

INSPECTOR NAME	INITIALS	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS

SF2
BUILDING PERMIT NUMBER

PROJECT NAME:
PROJECT ADDRESS:



APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
Date
Approved



BEFORE PHOTO OF REAR

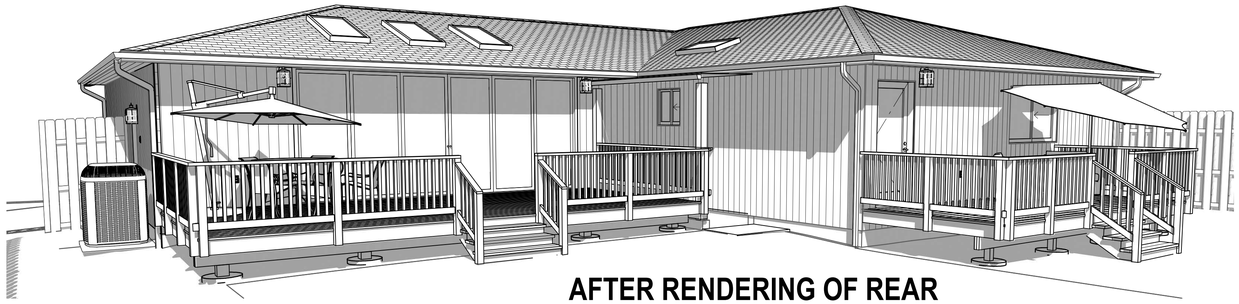


BEFORE PHOTO OF FRONT

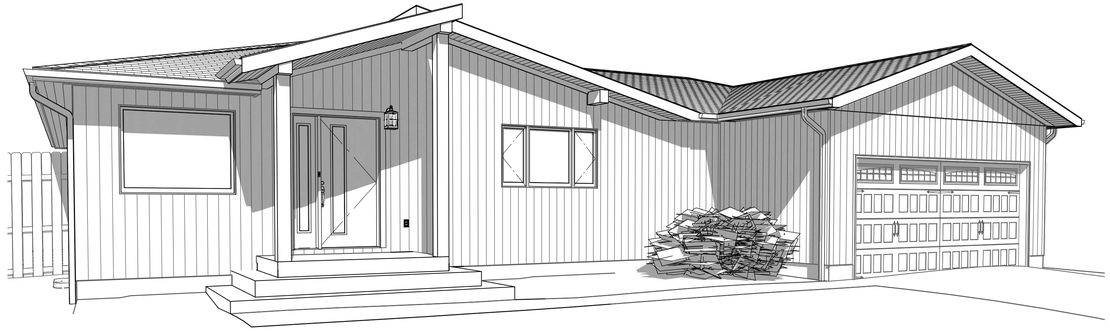
PERMIT DRAWINGS OF

ANKAPURA-GOWDA RENOVATION

PROJECT ADDRESS: 4249 92ND AVE SE, MERCER ISLAND, WA 98040
RENOVATION TO EXISTING 1-STORY SINGLE-FAMILY RESIDENCE WITH 6-BEDROOMS, 3-BATHS, & A FINISHED BASEMENT



AFTER RENDERING OF REAR



AFTER RENDERING OF FRONT

ABBREVIATIONS LEGEND

AB	ANCHOR BOLT
ABV	ABOVE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BO	BOTTOM OF
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS OR CONTINUE
CPT	CARPET
CT	CERAMIC TILE
CW	COLD WATER
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
DRY	DRYER
EA	EACH
EJ	EXPANSION JOINT
ELV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR (OR FLOORING)
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FRAMING
FTG	FOOTING
GWB	GYPSUM
HB	HOSE BIB
HDR	HEADER
HGT	HEIGHT
HR	HANDRAIL
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HW	HOT WATER
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
LAV	LAVATORY
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLDG	MOLDING
MO	MASONRY OPENING
NTS	NOT TO SCALE
O/	ON
OC	ON CENTER
OH	OVERHEAD
OSB	ORIENTED STRAND BOARD
PERF	PERFORATED
PGM	PLATE GLASS MIRROR
PL	PROPERTY LINE
PLY	PLYWOOD
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWD RM	POWDER ROOM
QTY	QUANTITY
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SD	SMOKE DETECTOR
SF	SQUARE FEET
SHTG	SHEATHING
SIM	SIMILAR
STD	STANDARD
T&G	TONGUE & GROOVE
TBS	TO BE SELECTED
TEL	TELEPHONE
TEMP	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOS	TOP OF SILL
TPL	TOP PLATE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VENT	VENTILATION
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WASH	WASHER
WD	WOOD
WIC	WALK-IN-CLOSET
WND	WINDOW
WP	WATER PROOFING
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER

NOTE:
IF AN ABBREVIATION IS FOUND IN THE SET OF PLANS, IS NOT LISTED ABOVE, AND THERE IS ANY QUESTIONS AS TO IT'S INTENDED MEANING, NOTIFY NORTHWEST INTERIORS & DESIGN, LLC IMMEDIATELY.

PROJECT INFORMATION

PROJECT NAME:
ANKAPURA-GOWDA RENOVATION

PROJECT DESCRIPTION:
RENOVATION TO EXISTING 1-STORY SINGLE-FAMILY RESIDENCE WITH 6-BEDROOMS, 3-BATHS, & A FINISHED BASEMENT

OWNER / CLIENT:
MADAN ANKAPURA &
AMRUTHA GOWDA

PROJECT ADDRESS:
4249 92ND AVE SE
MERCER ISLAND, WA 98040

DESIGNER & GENERAL CONTRACTOR:
NORTHWEST INTERIORS & DESIGN, LLC
CONTACT: MARCIE OLIVER
REDMOND, WA 98052
T: 425.881.4334
E: MARCIE@NWINTDESIGN.COM

BUILDING AREA:
OVERALL CONSTRUCTION SQUARE FOOTAGE MEASURED TO OUTSIDE SURFACE OF EXTERIOR WALLS, DECKS, PORCHES, OR PATIO SLAB. ***REFER TO AREA PLANS FOR AREA CALCULATIONS***

BUILDING CODE & ZONING

- 2018 WASHINGTON STATE RESIDENTIAL CODE
- KING COUNTY ZONING, LOT ZONED R-9.6
- CONSTRUCTION TYPE 5B

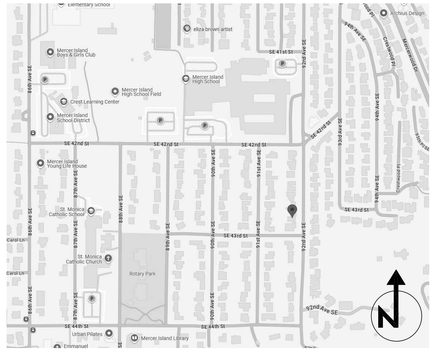
ONLINE 3D VIEWER FILE

(FOR ILLUSTRATION PURPOSES ONLY. FINAL SELECTIONS MAY NOT BE REFLECTED)

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL BUILDING AND OCCUPATIONAL SAFETY CODES PERTAINING TO THIS PROJECT.
2. PRIOR TO ANY SITE ACTIVITIES, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
3. PLANS AND SPECIFICATIONS IN SOME INSTANCES, DO NOT CONTAIN SPECIFIC INSTRUCTIONS FOR INSTALLATION OR PREPREPATION METHODS. CONTRACTOR AND SUBS ARE RESPONSIBLE FOR FOLLOWING ASTM STANDARDS AND APPLICABLE CODES.
4. INTERIOR WALLS AT POCKET DOORS TO BE 2x6 STUD FRAMING, U.N.O.. ALL OTHER INTERIOR WALLS TO BE 2x4 STUD FRAMING, U.N.O.. REFER TO WALL TAGS AND LEGEND.
5. ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. WITH R-20 MINERAL WOOL CAVITY INSULATION, SELF-ADHERING W.R.B. w/OVERLAPPED SEAMS OVER 1/2" PLYWOOD SHEATHING & EXTERIOR FINISH AS NOTED ON PLANS. FACE OF SHEATHING TO ALIGN w/ADJACENT EXISTING WALL (ASSUMED TO OVERLAP EXTERIOR FACE OF SILL PLATE).
6. ALL EXTERIOR FRAMING DIMENSIONS ARE SHOWN TO FACE OF STUD (2x4 WALL = 3-1/2", 2x6 WALL = 5-1/2"). ALL INTERIOR WALLS TO BE 2x4 WITH FRAMING DIMENSIONS TO FACE OF STUDS, U.N.O. WALL FINISHES ARE EXCLUDED UNLESS NOTED AS "FIN.". REFER TO WALL LEGEND, IF SHOWN, FOR ADDITIONAL WALL INFORMATION.
7. EXTERIOR DOORS TO HAVE MIN. 3'-0" X 3'-0" LANDING IF MORE THAN (3) RISERS ARE NEEDED TO REACH FINISHED GRADE, U.N.O.
8. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
9. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER LINE. AS-BUILT ONLY PLANS SHOW ALL WINDOW AND DOOR DIMENSIONS TO OPENING WIDTHS. ALL STRUCTURAL MEMBERS (FLOOR AND CEILING JOIST, RAFTERS, HEADERS, BEAMS) MUST NOT BE CHANGED WITHOUT VERIFICATION & APPROVAL, UNLESS TO MEET ENGINEERING REQUIREMENTS.
10. ALL INTERIOR OPENINGS 48" AND LARGER REQUIRE DOUBLE JACK STUDS. ALL HEADERS AT INTERIOR AND EXTERIOR LOAD-BEARING WALLS TO BE MIN. (2)2x8, U.N.O.. ALL HEADERS AT INTERIOR DOORS TO BE (2)2x6, U.N.O.. REFERENCE R602.7 AND/OR VERIFY w/LICENSED STRUCTURAL ENGINEER.
11. ALL LUMBER TO BE SPRUCE-PINE FIR #2 OR BETTER U.N.O..
12. INCREASE ENTRY DOOR ROUGH OPENING HEIGHT FOR THICKNESS OF FINISHED FLOOR (I.E. +5/8").
13. ALL INTERIOR WALLS TO BE FRAMED AT 16" O.C. WITH WALLS PERPENDICULAR TO FLOOR JOISTS TO HAVE STUDS STACKED OVER JOISTS. ALL FRAMED WALLS TO HAVE DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE.
14. DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES.
15. ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
16. HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK, FOAM, OR OTHER APPROVED W.R.B..
17. INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. U.N.O. ON PLANS.
18. REFER TO STRUCTURAL DRAWINGS (IF APPLICABLE) FOR ANY STRUCTURAL INFORMATION NOT INDICATED. VERIFY ALL STRUCTURAL ITEMS SHOWN THROUGHOUT DRAWINGS WITH LICENSED STRUCTURAL ENGINEER.

VICINITY MAP LOCATION



SHEET LIST

PAGE #	TITLE
A0.0	COVER SHEET
A0.1	AREA PLANS & SITE PLAN
A0.3	3D FLOOR OVERVIEWS
D1.0	DEMOLITION PLANS
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED MAIN LEVEL PLAN
A2.0	PROPOSED ROOF PLAN
A3.0	EXTERIOR ELEVATION AT FRONT
A3.1	EXTERIOR ELEVATION AT REAR
A3.2	EXTERIOR ELEVATIONS AT LEFT
A3.3	EXTERIOR ELEVATION AT RIGHT
A4.0	CROSS SECTIONS
E1.0	PROPOSED BASEMENT LEVEL ELECTRICAL PLAN
E1.1	PROPOSED MAIN LEVEL ELECTRICAL PLAN

DRAWING SYMBOL LEGEND

- PLAN # ON SHEET / VIEW TITLE / SCALE: 1/4 IN = 1 FT — VIEW TITLE (PLAN)
- SECTION/ELEVATION/DETAIL # / VIEW TITLE / SCALE: 1/4 IN = 1 FT — VIEW TITLE (SECTION/ ELEVATION/ DETAIL)
- DETAIL # / REFERENCING SHEET # — ELEVATION / SECTION CALLOUT TAG
- DETAIL # / REFERENCING SHEET # — DETAIL CALLOUT TAG WITH BOUNDARY
- ROOM NAME X'-X" x X'-X" / ROOM NAME XXX SF — ROOM NAME, ASSOCIATED w/ROOM SCHEDULE
- LEVEL NAME 0" — ELEVATION MARKER w/HEIGHT
- D01 — DOOR TAG, ASSOCIATED w/DOOR SCHEDULE
- W01 — WINDOW TAG, ASSOCIATED w/WINDOW SCHEDULE
- A — WALL TYPE TAG
- 1 / 1 (ELECTRICAL) — KEYNOTE TAG, ASSOCIATED w/ CORRESPONDING SCHEDULE
- WOOD FRAMING OR BLOCKING (SECTION)
- REVISION CLOUD (REFERENCE REVISION SCHEDULE)
- 2x10 P.T. JOISTS @ 16" O.C. — FRAMING SPAN DIRECTION INDICATOR
- 12" / 5" SLOPED 1/4"/1'-0" — PITCH / SLOPE INDICATOR
- BREAK LINE
- 1 — CONSTRUCTION LINE
- CENTER LINE
- LEVEL LINE
- PLAN NORTH
- BATT / CELLULOSE INSULATION
- RIGID INSULATION, U.N.O.
- OPEN OR CLOSED-CELL SPRAY FOAM INSULATION, U.N.O.
- CMU BLOCKS, U.N.O.
- BRICKS, U.N.O.
- CONCRETE, U.N.O.
- GRAVEL FILL, U.N.O.
- EARTH OR COMPACTED FILL, U.N.O.
- TILE OR VINYL FLOOR (GENERIC), U.N.O.
- DROPPED CEILING OR SOFFIT, U.N.O.
- ASPHALT SHINGLE ROOFING, U.N.O.
- DECK/PORCH PLANKING OR SIDING, U.N.O.

INSULATION MINIMUM *R*-VALUES & FENESTRATION REQUIREMENTS

REFER TO TABLE N1102.1.2 (R402.1.2)

- CLIMATE ZONE: 4C
- FENESTRATION U-FACTOR: 0.30
- SKYLIGHT U-FACTOR: 0.55
- GLAZED FENESTRATION SHGC: NOT REQUIRED
- ATTIC FLOOR/FLAT CEILING R-VALUE: 49
- ROOF/VAULTED CEILING R-VALUE: 30
- WOOD FRAME WALL R-VALUE: 20 (CAVITY) OR 13 (CAVITY) + 5 (CONTINUOUS)
- FLOOR R-VALUE: 19 (CAVITY)
- BASEMENT & CRAWL SPACE WALL R-VALUE: 19 (CAVITY) OR 15 (CONTINUOUS)
- HEATED SLAB R-VALUE & DEPTH: 10 (CONTINUOUS) @ 2'-0" DEEP

BASIC DESIGN CRITERIA

REFER TO TABLE R301.2.1

- FROST LINE DEPTH: 12", OR PER SOIL REPORT
- ULTIMATE DESIGN WIND SPEED: 110 MPH, EXPOSURE B
- SNOW LOAD: 25 PSF
- SEISMIC DESIGN CATEGORY: D2
- FOUNDATION: SEE GEOTECHNICAL REPORT BY OTHERS
- EXTERIOR WALL BRACING PER IRC R602.10
- OUTSIDE DESIGN TEMPERATURE: 24°F HEAT / 83°F COOL
- MEAN ANNUAL TEMPERATURE: 53°
- AIR FREEZING INDEX: 113
- ICE BARRIER UNDERLAYMENT REQUIRED: NO
- TERMITE: SLIGHT TO MODERATE
- WEATHERING: MODERATE

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

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REVISIONS:

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OWNER(S):
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AMRUTHA GOWDA

PROJECT ADDRESS:
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MERCER ISLAND, WA 98040

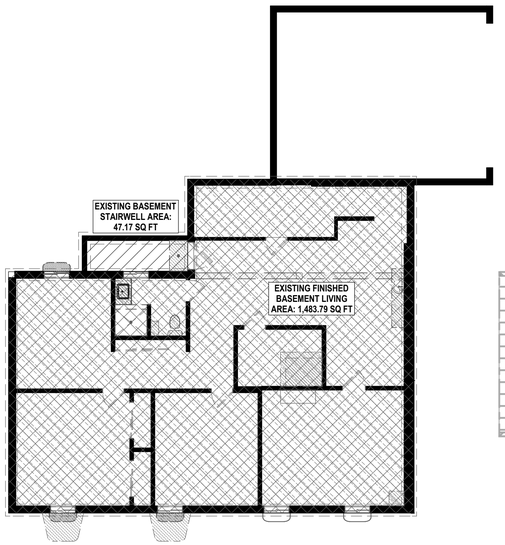
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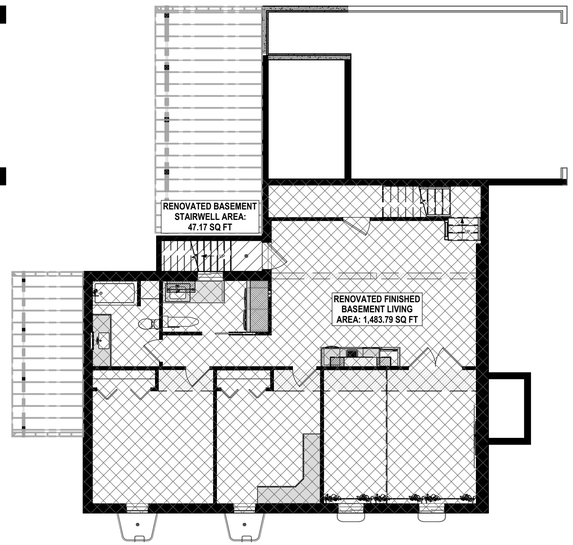
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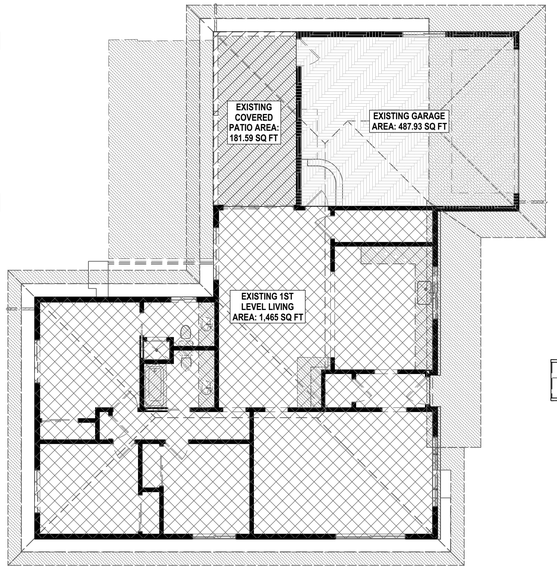
1 BASEMENT AREA PLAN (EXISTING)

SCALE: 1/8 IN = 1 FT



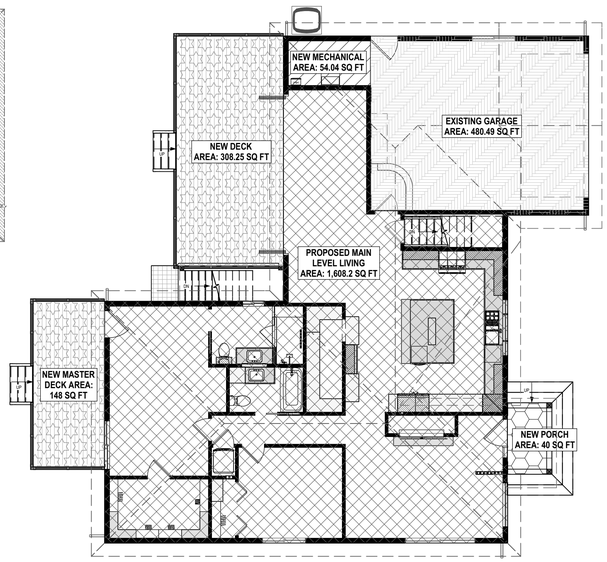
2 BASEMENT AREA PLAN (PROPOSED)

SCALE: 1/8 IN = 1 FT



3 MAIN LEVEL AREA PLAN (EXISTING)

SCALE: 1/8 IN = 1 FT



4 MAIN LEVEL AREA PLAN (PROPOSED)

SCALE: 1/8 IN = 1 FT

PROPOSED LIVING AREA SCHEDULE

DESCRIPTION	AREA	PERIMETER	AREA TYPE	LEVEL
RENOVATED FINISHED BASEMENT LIVING AREA	1484 SQ FT	165 FT	LIVING AREA	0
PROPOSED MAIN LEVEL LIVING AREA	1608 SQ FT	210 FT	LIVING AREA	1
TOTALS:	3092 SQ FT	375 FT		

PROPOSED NON-LIVING AREA SCHEDULE

DESCRIPTION	AREA	PERIMETER	AREA TYPE	LEVEL
RENOVATED BASEMENT STAIRWELL AREA	47 SQ FT	32 FT	NON-LIVING AREA	0
NEW MECHANICAL AREA	54 SQ FT	31 FT	NON-LIVING AREA	1
NEW PORCH AREA	40 SQ FT	26 FT	NON-LIVING AREA	1
NEW DECK AREA	308 SQ FT	75 FT	NON-LIVING AREA	1
NEW MASTER DECK AREA	148 SQ FT	53 FT	NON-LIVING AREA	1
EXISTING GARAGE AREA	480 SQ FT	89 FT	NON-LIVING AREA	1
TOTALS:	1077 SQ FT	306 FT		

PROPOSED TOTAL AREA SCHEDULE

DESCRIPTION	AREA	PERIMETER	AREA TYPE	LEVEL
RENOVATED BASEMENT STAIRWELL AREA	47 SQ FT	32 FT	NON-LIVING AREA	0
NEW PORCH AREA	40 SQ FT	26 FT	NON-LIVING AREA	1
NEW DECK AREA	308 SQ FT	75 FT	NON-LIVING AREA	1
NEW MECHANICAL AREA	54 SQ FT	31 FT	NON-LIVING AREA	1
NEW MASTER DECK AREA	148 SQ FT	53 FT	NON-LIVING AREA	1
EXISTING GARAGE AREA	480 SQ FT	89 FT	NON-LIVING AREA	1
RENOVATED FINISHED BASEMENT LIVING AREA	1484 SQ FT	165 FT	LIVING AREA	0
PROPOSED MAIN LEVEL LIVING AREA	1608 SQ FT	210 FT	LIVING AREA	1
TOTALS:	4169 SQ FT	681 FT		

EXISTING LIVING AREA SCHEDULE

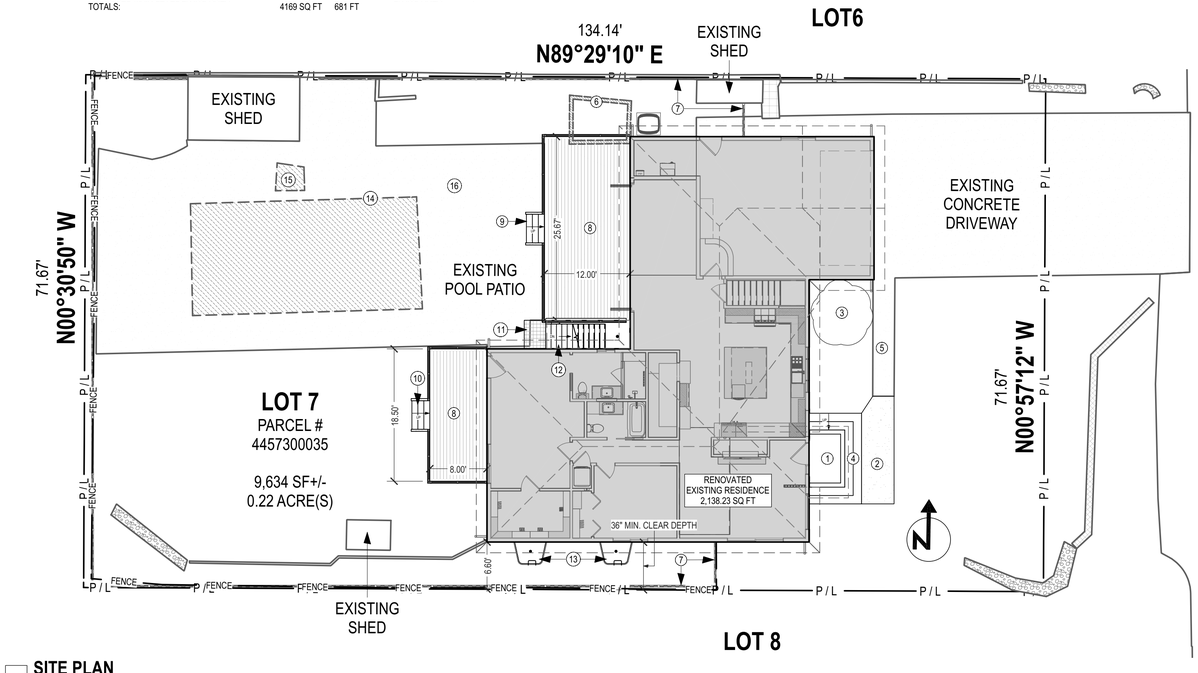
DESCRIPTION	AREA	PERIMETER	AREA TYPE	LEVEL
EXISTING 1ST LEVEL LIVING AREA	1465 SQ FT	167 FT	LIVING AREA	1
EXISTING FINISHED BASEMENT LIVING AREA	1484 SQ FT	165 FT	LIVING AREA	0
TOTALS:	2949 SQ FT	332 FT		

EXISTING NON-LIVING AREA SCHEDULE

DESCRIPTION	AREA	PERIMETER	AREA TYPE	LEVEL
EXISTING BASEMENT STAIRWELL AREA	47 SQ FT	32 FT	NON-LIVING AREA	0
EXISTING COVERED PATIO AREA	182 SQ FT	58 FT	NON-LIVING AREA	1
EXISTING GARAGE AREA	488 SQ FT	89 FT	NON-LIVING AREA	1
TOTALS:	717 SQ FT	179 FT		

EXISTING TOTAL AREA SCHEDULE

DESCRIPTION	AREA	PERIMETER	AREA TYPE	LEVEL
EXISTING BASEMENT STAIRWELL AREA	47 SQ FT	32 FT	NON-LIVING AREA	0
EXISTING COVERED PATIO AREA	182 SQ FT	58 FT	NON-LIVING AREA	1
EXISTING GARAGE AREA	488 SQ FT	89 FT	NON-LIVING AREA	1
EXISTING 1ST LEVEL LIVING AREA	1465 SQ FT	167 FT	LIVING AREA	1
EXISTING FINISHED BASEMENT LIVING AREA	1484 SQ FT	165 FT	LIVING AREA	0
TOTALS:	3666 SQ FT	511 FT		



SITE PLAN

SCALE: 1 IN = 10 FT

KEYNOTE LEGEND - SITE PLAN

1. NEW CONCRETE STOOP
2. NEW PORTION OF CONCRETE WALKWAY
3. NEW TREE PER SELECTIONS
4. NEW CONCRETE WRAP-AROUND STEPS TO GRADE
5. EXISTING PORTION OF CONCRETE WALKWAY
6. EXISTING PLANTER BED TO BE ADJUSTED FOR NEW DECK OR REMOVED
7. EXISTING FENCE
8. NEW DECK
9. NEW STEPS FROM DECK DOWN TO POOL PATIO
10. NEW STEPS FROM DECK DOWN TO GRADE
11. NEW PAVERS (OR CONCRETE TO MATCH POOL PATIO) AT TOP OF BASEMENT EGRESS STAIRS
12. NEW EGRESS STEPS (TO REPLACE EXISTING) DOWN TO BASEMENT
13. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 WSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE. BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
14. OUTLINE OF EXISTING POOL TO BE DECOMMISSIONED AND FILLED WITH DEMOLISHED CONCRETE & EXCAVATED EARTH
15. EXISTING PAVERS TO BE REMOVED & REPLACED WITH MATCHING PATIO MATERIAL
16. EXISTING CONCRETE POOL PATIO

IMAGE OF EXISTING LOT



SITE LINE LEGEND

SILT FENCE LINE	S/F	S/F	S/F
100-YEAR FLOOD PLANE LINE	100-YR	100-YR	100-YR
EASEMENT LINE	ESMT	ESMT	ESMT
FENCE LINE	FENCE	FENCE	FENCE
LIMITS OF DISTURBED AREA (LOD) LINE	LOD	LOD	LOD
PROPERTY LINE	P / L	P / L	P / L
SETBACK LINE	SB / L	SB / L	SB / L

GENERAL SITE PLAN & GRADING NOTES

1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
2. CALL BEFORE YOU DIG: 811 OR 1-800-522-7001. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
3. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
4. SITE PLAN SHOWN IS BASED ON SITE SURVEY CONDUCTED BY OTHERS. PURPOSE IS TO SHOW HOUSE LOCATION RELATIVE TO THE PROPERTY. REFER TO SITE SURVEY (BY OTHERS) TO VERIFY INFORMATION SHOWN IS ACCURATE.
5. PROPERTY LINES, IF SHOWN, ARE DUPLICATED FROM SITE SURVEY, BUT MAY VARY SLIGHTLY.
6. ELEVATION GRADE MARKERS ARE RELATIVELY ACCURATE, BUT MAY VARY SLIGHTLY FROM TRUE EXISTING OR PROPOSED CONDITIONS.

GENERAL EROSION CONTROL NOTES

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

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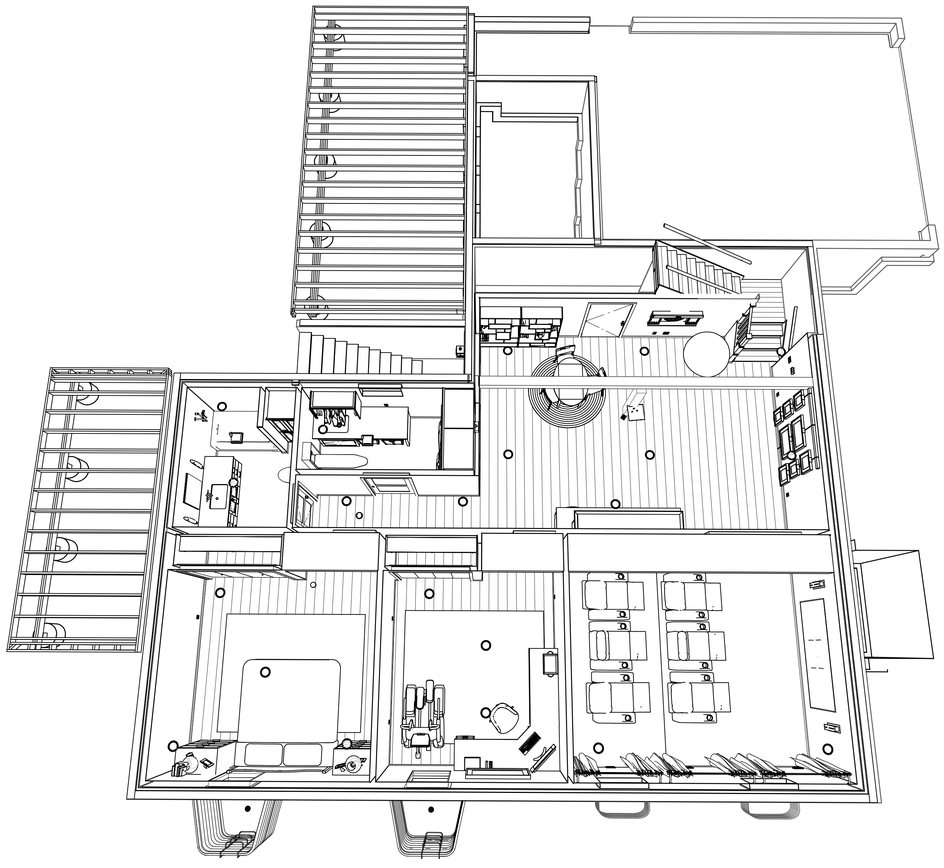
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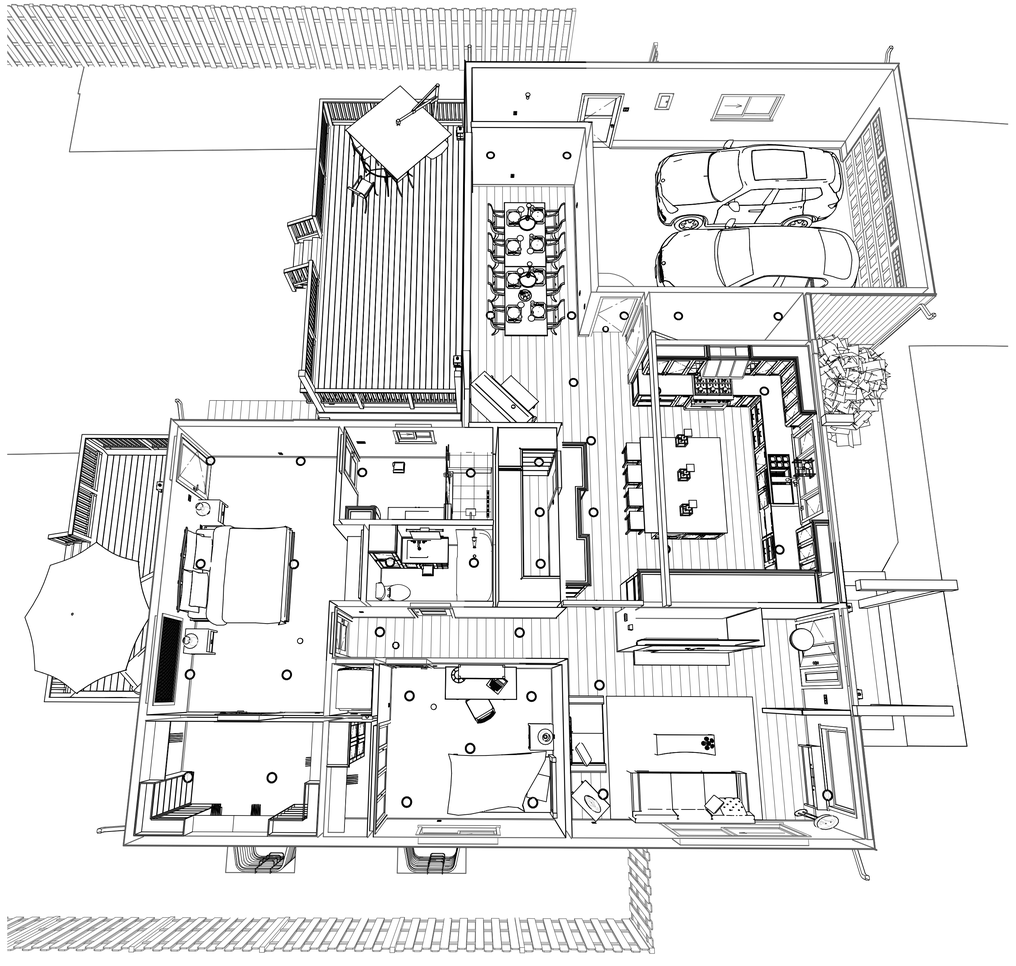
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AREA PLANS & SITE PLAN

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C13 3D OVERVIEW OF BASEMENT (PROPOSED)

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY



C5 3D OVERVIEW OF MAIN LEVEL (PROPOSED)

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

GENERAL ELEVATION & 3D NOTES

1. REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.
4. TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTOS OR SITE PLAN (BY OTHERS).
5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

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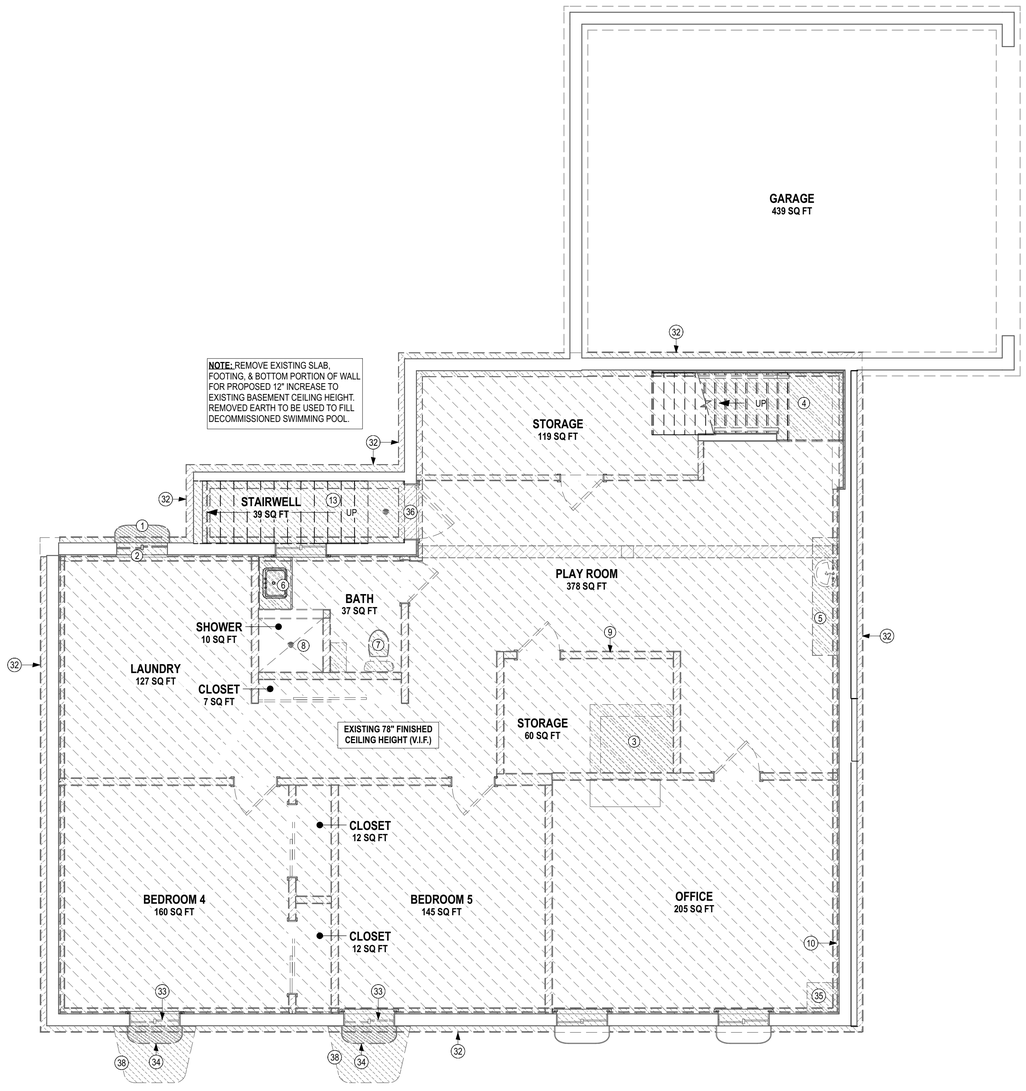
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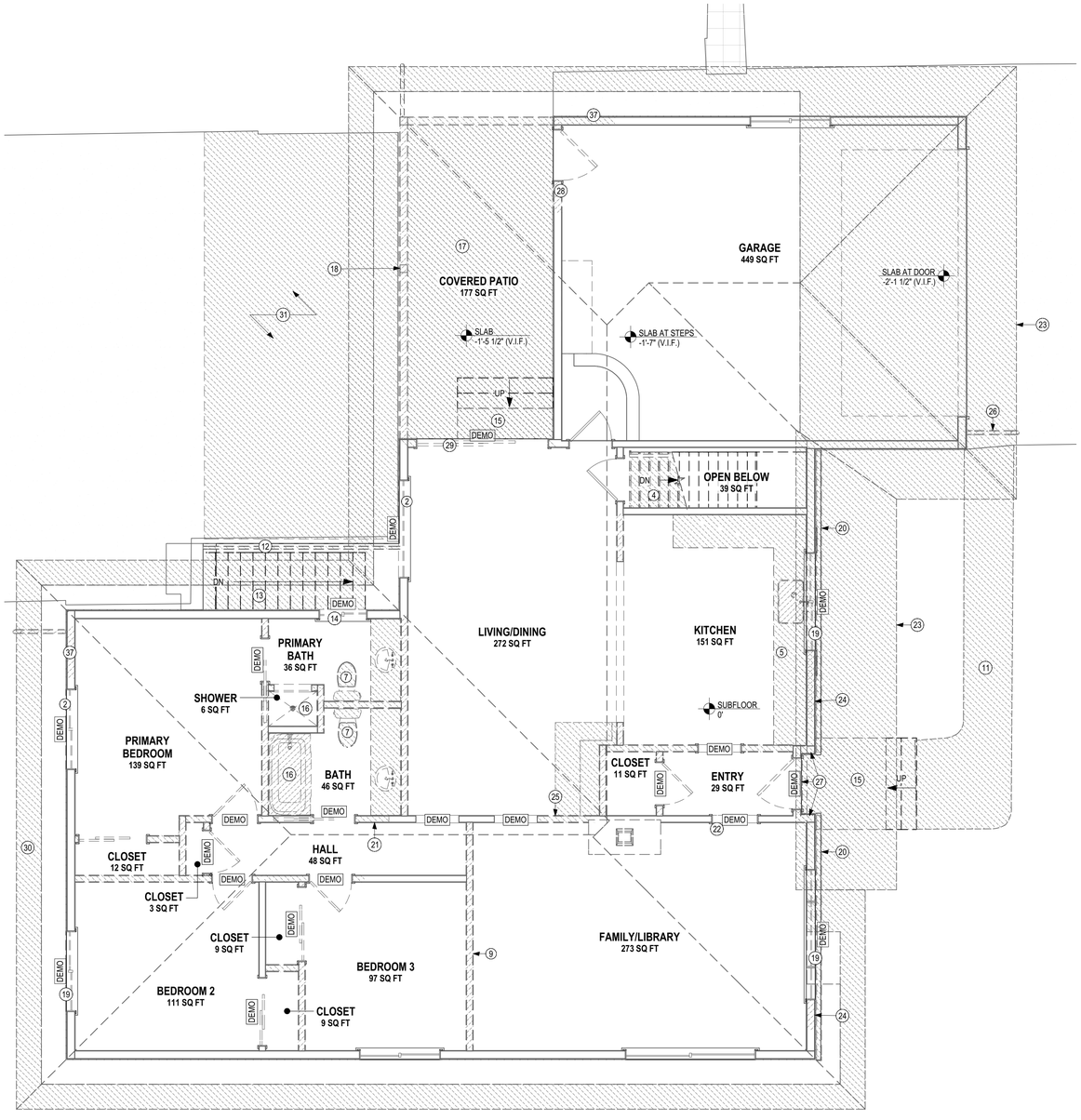
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3D FLOOR OVERVIEWS

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BASEMENT PLAN (DEMOLITION)

SCALE: 1/4 IN = 1 FT



MAIN LEVEL PLAN (DEMOLITION)

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - DEMOLITION PLAN(S)

1. REMOVE EXISTING WINDOW WELL
2. REMOVE EXISTING WINDOW & FILL-IN WALL W/LIKE MATERIAL
3. REMOVE EXISTING FIREPLACE FOUNDATION (V.I.F.)
4. REMOVE EXISTING STAIR & LANDING (SEE PROPOSED PLAN FOR NEW STAIR LAYOUT)
5. REMOVE EXISTING CABINETS
6. REMOVE EXISTING VANITY
7. REMOVE EXISTING TOILET
8. REMOVE EXISTING SHOWER
9. REMOVE EXISTING INTERIOR FRAMED WALLS WHERE INDICATED BY DEMOLITION FILL P & LINES
10. REMOVE EXISTING INTERIOR FURRING WALL
11. REMOVE EXISTING WALKWAY & REPLACE W/NEW
12. REMOVE EXISTING RAILING (TO BE REPLACED WITH RAILING FROM NEW DECK)
13. REMOVE EXISTING BASEMENT EGRESS STEPS & REPLACE W/NEW (V.I.F.)
14. LOWER EXISTING WINDOW PER PROPOSED PLAN
15. REMOVE EXISTING STOOP & STEPS
16. REMOVE EXISTING TUB/SHOWER
17. REMOVE EXISTING CONCRETE SLAB (PREPARE FOR NEW CRAWL SPACE FOUNDATION)
18. REMOVE EXISTING PORCH POSTS & BEAM ABOVE
19. REMOVE EXISTING WINDOW, REFER TO PROPOSED DESIGN FOR NEW WINDOW LOCATIO
20. REMOVE EXISTING BRICK WATER TABLE
21. REMOVE PORTION OF EXISTING WALL AT NEW OPENING
22. REMOVE EXISTING OPENING & IN-FILL W/NEW WALL MATERIAL
23. REMOVE PORTION OF EXISTING ROOF (SEE PROPOSED ROOF PLAN)
24. REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW
25. REMOVE PORTION OF EXISTING WALL
26. REMOVE EXISTING DOWNSPOUT & REPLACE/RELOCATE TO SIDE WALL
27. REMOVE EXISTING ENTRY DOOR & ADJACENT WALLS
28. REMOVE PORTION OF EXISTING WALL & FOUNDATION
29. REMOVE EXISTING WALL & SLIDING DOOR
30. REMOVE PORTION OF EXISTING ROOF EAVE (18")
31. REMOVE PORTION OF EXISTING CONCRETE SLAB UNDER NEW DECK
32. REMOVE EXISTING SLAB, FOOTING, & BOTTOM PORTION OF WALL FOR PROPOSED 12" INCREASE TO EXISTING BASEMENT CEILING HEIGHT. REMOVED EARTH TO BE USED TO DECOMMISSIONED SWIMMING POOL.
33. REMOVE EXISTING TRANSOM WINDOW & PORTION OF EXISTING WALL BELOW TO ENLAF OPENING TO ACCOMMODATE NEW EGRESS REQUIRED WINDOW
34. REMOVE EXISTING WINDOW WELL & EARTH TO ACCOMMODATE EGRESS WINDOW WELI REQUIREMENT
35. REMOVE EXISTING SUMP L& RELOCATE TO REAR YARD
36. REMOVE EXISTING EGRESS DOOR & EITHER REUSE OR REPLACE PER SELECTIONS
37. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR
38. OUTLINE OF NEW EGRESS WINDOW WELL

WALL TYPE LEGEND

- EXIST. WALL (ANY TYPE)
- EXIST. WALL DEMOLISHED (ANY TYPE)
- 2-HR FIRE-RATED ASSEMBLY "U336
- NEW 2X4 WALL
- NEW 2X4 PARTIAL HEIGHT WALL
- NEW 2X6 WALL
- NEW 2X6 PARTIAL HEIGHT WALL
- INTERIOR LOAD-BEARING WALL
- INTERIOR WALL W/SOUND-ATTENUATING INSULATION
- NEW GLASS PANEL
- NEW CONCRETE WALL
- NEW CMU WALL
- OPTIONAL/FUTURE PHASE WALL
- NEW LOAD BEARING POST

GENERAL DEMOLITION NOTES

1. ALL EXISTING WINDOWS AND DOORS SHOWN AS DASHED LINES TO BE REMOVED. OPENING TO BE FRAMED-IN FOR NEW FINISHED WALL OR NEW DOOR/ WINDOW.
2. ALL EXISTING WALLS SHOWN AS DASHED LINES TO BE REMOVED.
3. EXISTING ELECTRICAL RECEPTACLES, SWITCHES, AND LIGHTING TO BE REMOVED BASED ON NEW DESIGN LAYOUT. REFER TO NEW ELECTRICAL LAYOUT.
4. CONTRACTOR TO PROTECT ALL SURFACES AND STRUCTURES TO REMAIN DURING CONSTRUCTION.
5. CONTRACTOR TO COORDINATE EXTENT OF DEMOLITION WITH NEW CONSTRUCTION.
6. WHERE DEMOLITION EXPOSES SURFACES SCHEDULED TO RECEIVE NEW FINISHES, THOSE SURFACES SHALL BE PREPARED AS REQUIRED FOR THE APPLICATION OF NEW FINISH.
7. REFER TO AND COORDINATE DEMOLITION PLAN WITH CONSTRUCTION DRAWINGS FOR SIZE OF OPENINGS AND OTHER DESIGN CRITERIA WHICH AFFECTS THE DEMOLITION SHOWN ON THIS PAGE.

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

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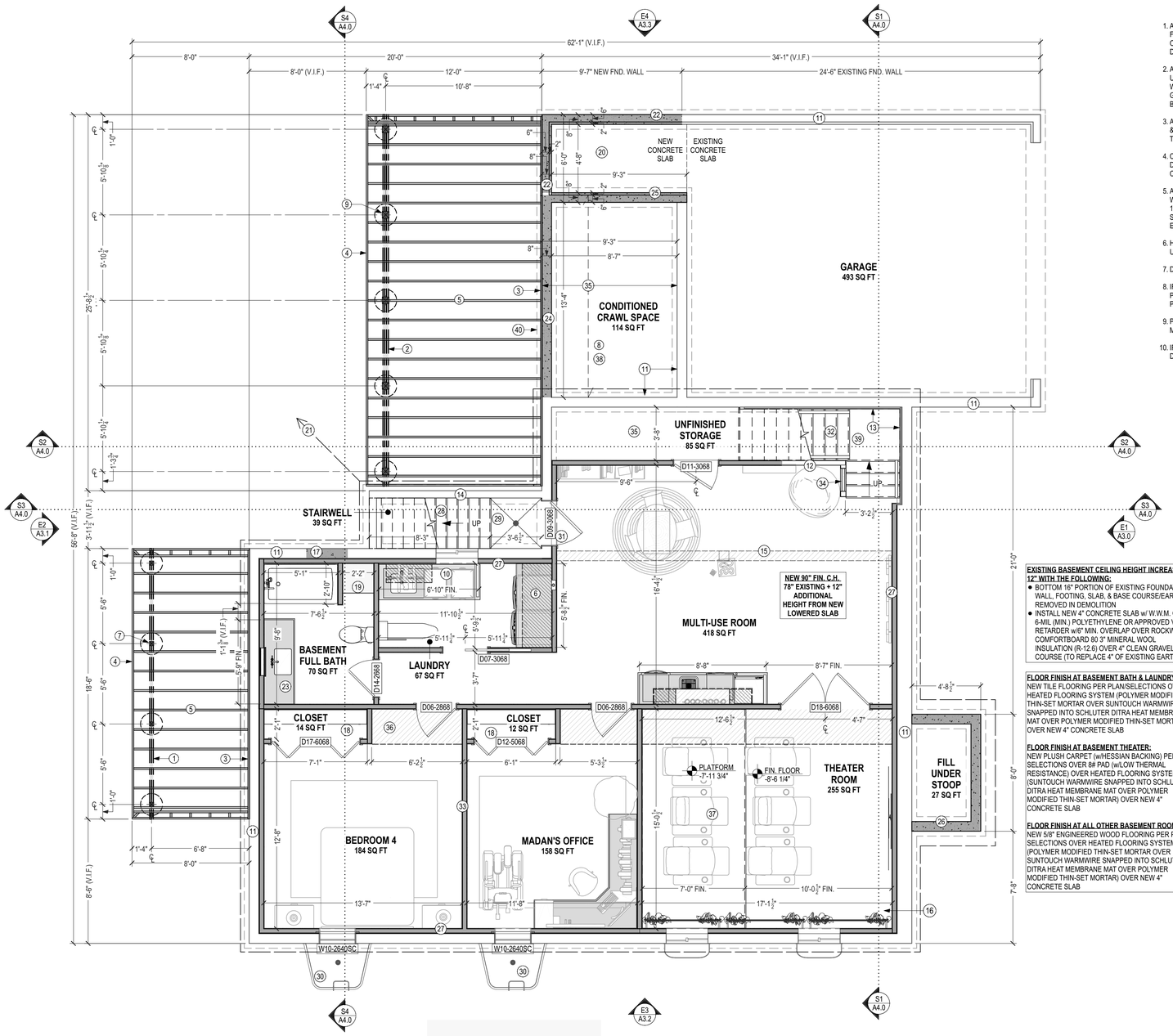
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DEMOLITION PLANS

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BASEMENT PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

EXISTING BASEMENT CEILING HEIGHT INCREASED 12" WITH THE FOLLOWING:

- BOTTOM 16" PORTION OF EXISTING FOUNDATION WALL, FOOTING, SLAB, & BASE COURSE/EARTH REMOVED IN DEMOLITION
- INSTALL NEW 4" CONCRETE SLAB w/ W.W.M. OVER 6-MIL (MIN.) POLYETHYLENE OR APPROVED VAPOR RETARDER w/6" MIN. OVERLAP OVER ROCKWOOL COMFORTBOARD 80 3" MINERAL WOOL INSULATION (R-12.6) OVER 4" CLEAN GRAVEL BASE COURSE (TO REPLACE 4" OF EXISTING EARTH)

FLOOR FINISH AT BASEMENT BATH & LAUNDRY:
NEW TILE FLOORING PER PLAN/SELECTIONS OVER HEATED FLOORING SYSTEM (POLYMER MODIFIED THIN-SET MORTAR OVER SUNTOUCH WARMWIRE SNAPPED INTO SCHLUTER DITRA HEAT MEMBRANE MAT OVER POLYMER MODIFIED THIN-SET MORTAR) OVER NEW 4" CONCRETE SLAB

FLOOR FINISH AT BASEMENT THEATER:
NEW PLUSH CARPET (w/HESSIAN BACKING) PER SELECTIONS OVER 8# PAD (w/LOW THERMAL RESISTANCE) OVER HEATED FLOORING SYSTEM (SUNTOUCH WARMWIRE SNAPPED INTO SCHLUTER DITRA HEAT MEMBRANE MAT OVER POLYMER MODIFIED THIN-SET MORTAR) OVER NEW 4" CONCRETE SLAB

FLOOR FINISH AT ALL OTHER BASEMENT ROOMS:
NEW 5/8" ENGINEERED WOOD FLOORING PER PLAN/ SELECTIONS OVER HEATED FLOORING SYSTEM (POLYMER MODIFIED THIN-SET MORTAR OVER SUNTOUCH WARMWIRE SNAPPED INTO SCHLUTER DITRA HEAT MEMBRANE MAT OVER POLYMER MODIFIED THIN-SET MORTAR) OVER NEW 4" CONCRETE SLAB

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL FLOOR PLAN NOTES

1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO FACE OF SHEATHING / FACE OF FOUNDATION. INTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O. THICKNESS OF 2x6 WALLS = 5-1/2", AND 2x4 WALLS = 3-1/2". EXTERIOR WALL THICKNESS DIMENSIONS EXCLUDE 1/2" FOR SHEATHING.
2. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, U.N.O. REFER TO EXTERIOR ELEVATIONS FOR WINDOW TOP HEIGHTS. ALL WINDOWS AT BEDROOMS TO MEET EGRESS SIZE REQUIREMENTS. TEMPERED GLAZING SHALL BE USED AT ALL WINDOW AND DOOR LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS R308.
3. ALL WINDOWS & ALL DOORS IN BEARING WALLS SHALL HAVE MIN. (2) JACK STUDS & (2)2x6 HEADERS, U.N.O. BY ENGINEER REVIEW. REFERENCE WINDOW & DOOR TAGS TO WINDOW AND DOOR SCHEDULES.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL WORK TO BE DONE SHALL COMPLY WITH ALL APPLICABLE CODES.
5. ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. WITH R-21 MINERAL WOOL CAVITY INSULATION, SELF-ADHERING W.R.B. w/OVERLAPPED SEAMS OVER 1/2" PLYWOOD SHEATHING & EXTERIOR FINISH AS NOTED ON PLANS. FACE OF SHEATHING TO ALIGN w/ADJACENT EXISTING WALL (ASSUMED TO OVERLAP EXTERIOR FACE OF SILL PLATE).
6. HATCHED AREAS INDICATE DROPPED CEILINGS, SOFFITS, OR WALL CABINETS, U.N.O..
7. DOORS TO BE CENTERED IN CLOSETS OR HALLWAYS, U.N.O.
8. IF I-JOISTS OR FLOOR TRUSSES ARE SPECIFIED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER. IF I-JOISTS OR FLOOR TRUSSES ARE SHOWN ON PLAN, THE LAYOUT IS "ASSUMED" U.N.O..
9. PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, SHELVING, MECHANICAL SYSTEMS, ECT. AS REQUIRED. G.C. TO COORDINATE.
10. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

WALL TYPE LEGEND

- EXIST. WALL (ANY TYPE)
- EXIST. WALL DEMOLISHED (ANY TYPE)
- 2-HR FIRE-RATED ASSEMBLY "U336
- NEW 2X4 WALL
- NEW 2X4 PARTIAL HEIGHT WALL
- NEW 2X6 WALL
- NEW 2X6 PARTIAL HEIGHT WALL
- INTERIOR LOAD-BEARING WALL
- INTERIOR WALL W/SOUND-ATTENUATING INSULATION
- NEW GLASS PANEL
- NEW CONCRETE WALL
- NEW CMU WALL
- OPTIONAL/FUTURE PHASE WALL
- NEW LOAD BEARING POST

KEYNOTE LEGEND - BASEMENT PLAN (PROPOSED)

1. (2)2X8 P.T. BEAM W/SST CONNECTORS AT EACH POST
2. (3)2X10 P.T. BEAM W/SST CONNECTORS AT EACH POST
3. 2X8 P.T. (SPF #2) LEDGER BOARD W/(2)1/2" GALV. THRU BOLTS STAGGERED AT 16" O.C. W/SELF-ADHERING MEMBRANE FLASHING
4. 2X8 P.T. (SPF #2) RIM JOIST
5. 2X8 P.T. (S.P.F. #2) DECK JOISTS AT 16" O.C.
6. 42"H COUNTER OVER WASHER & DRYER W/24"D WALL CABINETS ABOVE PER SELECTIONS
7. 4X4 P.T. POST W/SST BASE CONNECTOR ON 18" DIA. CONCRETE FOOTING 12" MIN. BELOW GRADE (OR PER SOIL REPORT); FOOTING SIZE BASED ON 2,000 PSF SOIL BEARING CAPACITY & AN APPROXIMATE 35 SF TRIBUTARY AREA, VERIFY W/LICENSED ENGINEER)
8. 6 MIL (MIN.) VAPOR BARRIER OVER ENTIRE CRAWL SPACE; OVERLAP SEAMS MIN. 6" & TAPE, RUN MIN. 6" UP FOUNDATION WALL & TAPE
9. 6X6 P.T. POST W/SST POST CAP CONNECTOR TO GIRDER BEAM & SST POST BASE CONNECTOR ON 18" DIA. CONCRETE FOOTING 12" MIN. BELOW GRADE (OR PER SOIL REPORT); FOOTING SIZE BASED ON A MAX. 2,000 PSF SOIL BEARING CAPACITY & A MAX 40 SF TRIBUTARY AREA, VERIFY W/LICENSED ENGINEER)
10. 82"W CABINETS PER SELECTIONS
11. EXISTING FOUNDATION WALL (V.I.F.)
12. EXISTING INTERIOR WALL: EXISTING 2X4 STUDS AT 16" O.C. W/NEW 1/2" DRYWALL BOTH SIDES (U.N.O.)
13. EXISTING OR NEW FURRING WALL AT BASEMENT STAIR WALLS
14. EXISTING RETAINING WALL AT BASEMENT EGRESS STAIRS (V.I.F.)
15. EXISTING SOFFIT & WRAPPED COLUMN TO REMAIN, APPLY NEW PAINT PER SELECTIONS
16. EXISTING SUMP PUMP RELOCATED TO REAR YARD
    EXISTING SUMP TO BE RELOCATED TO OUTSIDE OF HOUSE
17. EXISTING WINDOW & WELL REMOVED
18. LOWERED CEILING IN CLOSET TO MATCH SOFFIT HEIGHT
19. NEW 24"W LINEN CABINET PER SELECTIONS
20. NEW 4" CONCRETE SLAB (MATCH SLOPE OF EXISTING SLAB TOWARDS GARAGE DOOR) W/ W.W.M. OVER 6-MIL (MIN.) POLYETHYLENE OR APPROVED VAPOR RETARDER OVER 4" CLEAN GRAVEL BASE COURSE
21. NEW 4" PERFORATED PVC PERIMETER DRAIN PIPE SET IN CRUSHED STONE BED WRAPPED W/FILTER FABRIC, CONNECTED TO GUTTER DOWNSPOUTS & DRAINED TO RELOCATED SUMP PUMP IN REAR YARD
22. NEW 6" CONCRETE FOUNDATION STEM WALL UNDER NEW STUD-FRAMED WALL, 2" SLAB LEDGE, 1/2" ANCHOR BOLTS W/7" MINIMUM EMBEDMENT AT 6'-0" O.C. MAX., MIN. 2 ANCHORS PER WALL SEGMENT, & W/REINFORCEMENT PER ENGINEER (SEE DETAIL)
23. NEW 69"W VANITY PER SELECTIONS
24. NEW 8" CONCRETE FOUNDATION WALL W/1/2" ANCHOR BOLTS W/7" MINIMUM EMBEDMENT AT 6'-0" O.C. MAX., MIN. 2 ANCHORS PER WALL SEGMENT, & W/ REINFORCEMENT PER ENGINEER (SEE DETAIL)
25. NEW 8" CONCRETE FOUNDATION WALL W/8" STEM UNDER NEW FLOOR JOISTS, 2" SLAB LEDGE, 1/2" ANCHOR BOLTS W/7" MINIMUM EMBEDMENT AT 6'-0" O.C. MAX., MIN. 2 ANCHORS PER WALL SEGMENT, & W/REINFORCEMENT PER ENGINEER
26. NEW 8" CONCRETE FOUNDATION WALL W/REINFORCEMENT PER ENGINEER
27. NEW BASEMENT PERIMETER WALL: 2X4 STUDS AT 16" O.C. W/R-15 MINERAL WOOL CAVITY INSULATION, 1/2" DRYWALL ON FINISHED SIDE, & 1/2" CLEARANCE AGAINST FOUNDATION WALL
28. NEW CONCRETE BASEMENT STAIRS PER CODE (DUE TO 12" DEPTH INCREASE OF EXISTING BASEMENT SLAB
29. NEW CONCRETE SLAB SLOPED 1/4"/1'-0" TOWARDS CENTER DRAIN CONNECTED TO FOOTING DRAIN & RAN TO SUMP PUMP RELOCATED IN REAR YARD
30. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 WSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE, BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
31. NEW ENTRY DOOR & THRESHOLD (DUE TO NEW LOWERED SLAB) W/FRAMED WALL UP TO FLOOR ABOVE
32. NEW HARDWOOD STAIRS PER CODE & SELECTIONS: 14 RISERS X 7-3/8"H, 14 TREADS @ 10"D (3 TREADS TO LANDING, 9 TREADS TO MAIN FLOOR)
33. NEW INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" DRYWALL BOTH SIDES (U.N.O.)
34. NEW RAILING PER CODE & SELECTIONS OVER SLOPED SKIRT WALL W/CAP
35. NEW ROCKWOOL COMFORTBATT R-21 (5-1/2"), OR SIMILAR, CAVITY INSULATION INSTALLED UNDER NEW 2X12 FLOOR JOISTS AT 16" O.C.
36. NEW SOFFIT TO CONCEAL STRUCTURAL BEAM
37. NEW THEATER PLATFORM: CARPET PER SELECTIONS OVER 3/4" T&G SUBFLOOR GLUED & SCREWED TO 2X6 SLEEPERS AT 16" O.C. ON 6-MIL POLY VAPOR BARRIER OVER NEW CONCRETE SLAB
38. PROVIDE MECHANICAL VENTILATION IN SEALED & CONDITIONED CRAWL SPACE
39. STAIR LANDING PER CODE: HARDWOOD PER SELECTIONS OVER 3/4" T&G ADVANTECH SUBFLOOR GLUED & SCREWED OVER 2X6 JOISTS AT 16" O.C.
40. STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING, VERIFY W/ENGINEER

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REVISIONS:

#	DATE	DESCRIPTION

PROJECT NAME:
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OWNER(S):
MADAN ANKAPURA & AMRUTHA GOWDA

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MERCER ISLAND, WA 98040

DOCUMENT PHASE:
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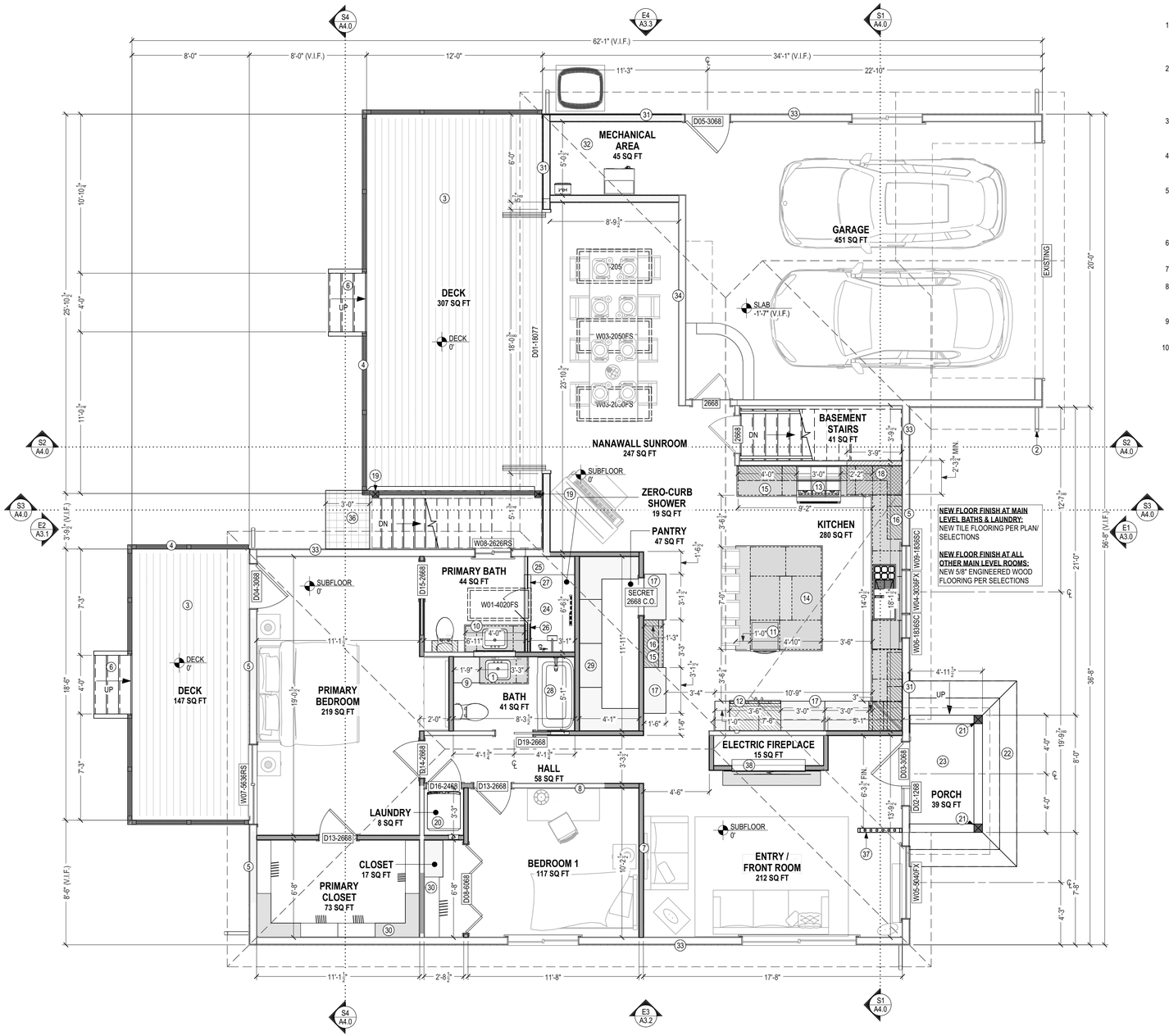
DRAWN BY:
DUSTIN HETRICK

TITLE:
PROPOSED BASEMENT PLAN

SHEET #
A1.0

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY



MAIN LEVEL PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL FLOOR PLAN NOTES

1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO FACE OF SHEATHING / FACE OF FOUNDATION. INTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O. THICKNESS OF 2x6 WALLS = 5-1/2", AND 2x4 WALLS = 3-1/2". EXTERIOR WALL THICKNESS DIMENSIONS EXCLUDE 1/2" FOR SHEATHING.
2. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, U.N.O. REFER TO EXTERIOR ELEVATIONS FOR WINDOW TOP HEIGHTS. ALL WINDOWS AT BEDROOMS TO MEET EGRESS SIZE REQUIREMENTS. TEMPERED GLAZING SHALL BE USED AT ALL WINDOW AND DOOR LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS R308.
3. ALL WINDOWS & ALL DOORS IN BEARING WALLS SHALL HAVE MIN. (2) JACK STUDS & (2)2x6 HEADERS, U.N.O. BY ENGINEER REVIEW. REFERENCE WINDOW & DOOR TAGS TO WINDOW AND DOOR SCHEDULES.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL WORK TO BE DONE SHALL COMPLY WITH ALL APPLICABLE CODES.
5. ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. WITH R-21 MINERAL WOOL CAVITY INSULATION, SELF-ADHERING W.R.B. w/OVERLAPPED SEAMS OVER 1/2" PLYWOOD SHEATHING & EXTERIOR FINISH AS NOTED ON PLANS. FACE OF SHEATHING TO ALIGN w/ADJACENT EXISTING WALL (ASSUMED TO OVERLAP EXTERIOR FACE OF SILL PLATE).
6. HATCHED AREAS INDICATE DROPPED CEILINGS, SOFFITS, OR WALL CABINETS, U.N.O..
7. DOORS TO BE CENTERED IN CLOSETS OR HALLWAYS, U.N.O.
8. IF I-JOISTS OR FLOOR TRUSSES ARE SPECIFIED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER. IF I-JOISTS OR FLOOR TRUSSES ARE SHOWN ON PLAN, THE LAYOUT IS "ASSUMED" U.N.O..
9. PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, SHELVING, MECHANICAL SYSTEMS, ECT. AS REQUIRED. G.C. TO COORDINATE.
10. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

WALL TYPE LEGEND

- EXIST. WALL (ANY TYPE)
- EXIST. WALL DEMOLISHED (ANY TYPE)
- 2-HR FIRE-RATED ASSEMBLY "U336
- NEW 2X4 WALL
- NEW 2X4 PARTIAL HEIGHT WALL
- NEW 2X6 WALL
- NEW 2X6 PARTIAL HEIGHT WALL
- INTERIOR LOAD-BEARING WALL
- INTERIOR WALL W/SOUND-ATTENUATING INSULATION
- NEW GLASS PANEL
- NEW CONCRETE WALL
- NEW CMU WALL
- OPTIONAL/FUTURE PHASE WALL
- NEW LOAD BEARING POST

KEYNOTE LEGEND - MAIN LEVEL PLAN (PROPOSED)

1. NEW 39"W VANITY PER SELECTIONS
2. NEW DOWNSPOUT
3. NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X8 P.T. JOISTS AT 16" O.C.
4. 36"H P.T. WOOD RAILING PER CODE W/5/4X6 COMPOSITE TOP RAIL, OFFSET FOR MOUNTING TO EXT. FACE OF DECK RIM BOARD
5. IN-FILL WALL AT REMOVED WINDOW
6. 2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS; VERIFY GRADE HEIGHT IN FIELD; SEE ENLARGED TYPICAL DETAIL)
7. NEW INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" DRYWALL BOTH SIDES (U.N.O.)
8. EXISTING INTERIOR WALL: EXISTING 2X4 STUDS AT 16" O.C. W/NEW 1/2" DRYWALL BOTH SIDES (U.N.O.)
9. NEW 21" LINEN CABINET PER SELECTIONS
10. NEW 48"W VANITY PER SELECTIONS
11. UNDER-COUNTER MICROWAVE PER SELECTIONS
12. NEW SIDE-BY-SIDE REFRIGERATOR & WALL CABINET ABOVE PER SELECTIONS
13. NEW 36"W GAS RANGE & HOOD PER SELECTIONS
14. NEW ISLAND CABINETS & COUNTER PER SELECTIONS
15. NEW BASE CABINETS & COUNTER PER SELECTIONS
16. NEW WALL CABINETS PER SELECTIONS
17. NEW TALL CABINETS PER SELECTIONS
18. NEW CUT-OUT IN EXISTING FLOOR/CEILING FOR HEAD CLEARANCE OF BASEMENT STAIRS
19. NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
20. NEW STACKED CLOTHES WASHER & DRYER PER SELECTIONS
21. NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
22. NEW WRAP-AROUND CONCRETE STEPS, 14"D TREADS, MAX. 7-3/4"H RISERS
23. NEW CONCRETE PORCH STOOP SLOPED 1/4"/1'-0" AWAY FROM HOUSE
24. NEW CUSTOM SHOWER W/TILE BASE & WALLS PER SELECTIONS
25. NEW 12"D X 18"H BENCH SHOWER SEAT W/TILE PER SELECTIONS
26. NEW 42"H 2X4 SHOWER HALF-WALL W/TILE, CAP, & GLASS PANEL ABOVE PER SELECTIONS
27. TILE SHOWER CURB W/GLASS PANEL ABOVE PER SELECTIONS
28. NEW TUB PER SELECTIONS
29. NEW PANTRY SHELVING PER SELECTIONS
30. CLOSET SHELVING PER SELECTIONS
31. NEW EXTERIOR WALL: PAINTED VERTICAL SIDING PER SELECTIONS OVER SELF-ADHERING W.R.B. W/OVERLAPPED SEAMS OVER 1/2" PLYWOOD SHEATHING OVER 2X6 STUDS AT 16" O.C. W/R-21 MINERAL WOOL INSULATION & 1/2" GYPSUM DRYWALL INTERIOR FINISH (U.N.O.)
32. NEW 4" CONCRETE SLAB (MATCH SLOPE OF EXISTING SLAB TOWARDS GARAGE DOOR)
33. EXISTING EXTERIOR WALL: EXISTING VERTICAL SIDING, W.R.B., & SHEATHING TO REMAIN AT UNCHANGED WALL LOCATIONS IF SALVAGEABLE (MATCH NEW EXTERIOR WALLS IF NECESSARY TO REPLACE) W/R-21 MINERAL WOOL INSULATION & 1/2" GYPSUM DRYWALL INTERIOR (U.N.O.)
34. EXISTING EXTERIOR WALL W/EXTERIOR VERTICAL SIDING, W.R.B., & SHEATHING TO BE REMOVED & REPLACED W/NEW 1/2" GYPSUM DRYWALL (CONVERTING EXISTING EXTERIOR WALL TO INTERIOR WALL)
35. NEW 4" CONCRETE SLAB
36. NEW PAVERS AT TOP OF BASEMENT EGRESS STAIRS
37. 24"D SEE-THROUGH DIVIDER WALL PER SELECTIONS
38. WIDE VIEW INSERT ELECTRIC FIREPLACE PER SELECTIONS

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DUSTIN HETRICK

TITLE:
PROPOSED MAIN LEVEL PLAN

SHEET #
A1.1

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY

GENERAL EXISTING CONDITIONS NOTES

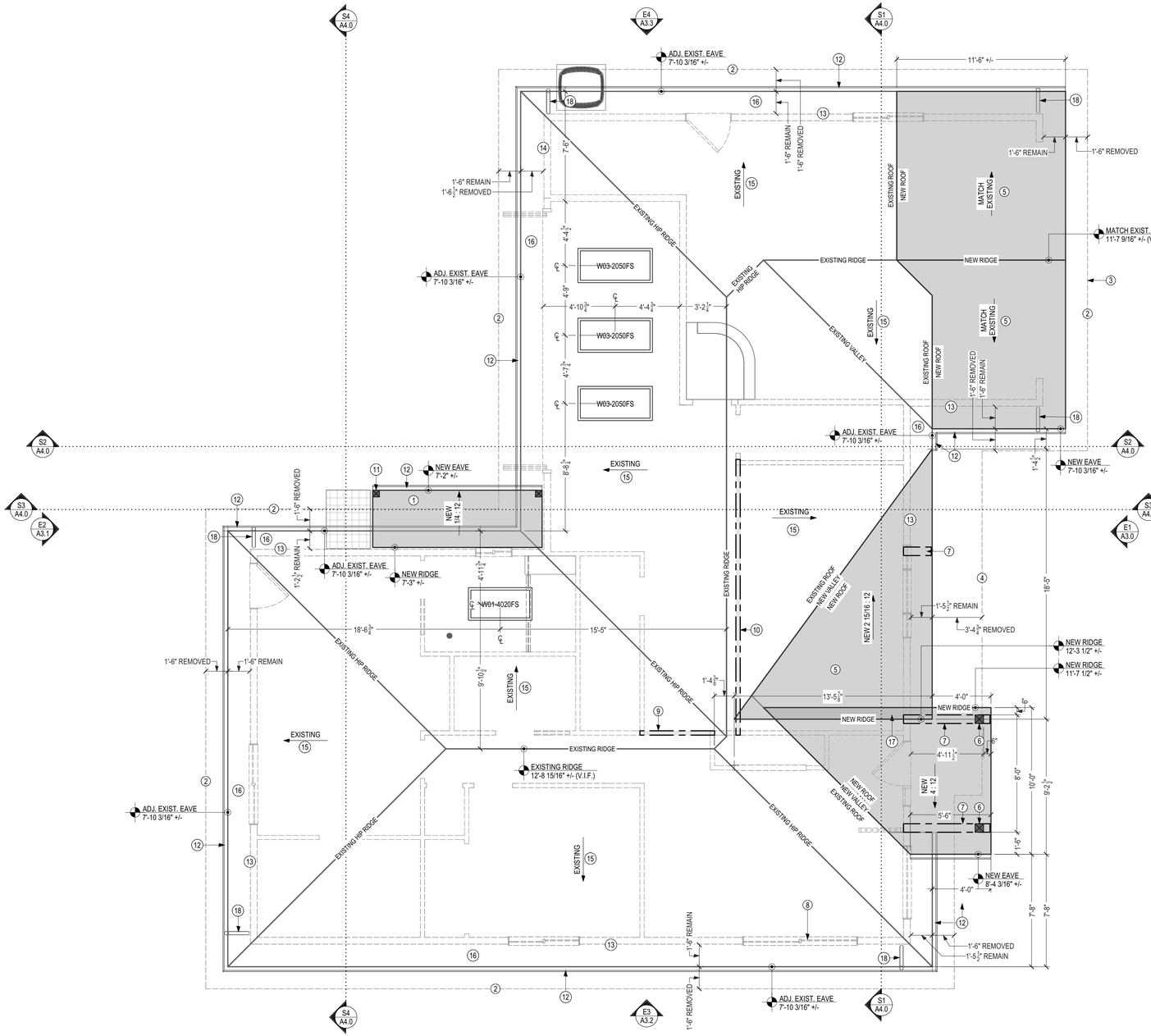
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2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL ROOF PLAN NOTES

1. ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
2. INSTALL ROOF COVERINGS, FLASHING, CRICKETS, AND ROOF DRAINAGE IN ACCORDANCE WITH CODE REQUIREMENTS.
3. ANY TRUSSES SHOWN ARE FOR ILLUSTRATION ONLY. REFERENCE TRUSS LAYOUT DRAWINGS BY OTHERS, IF TRUSSES ARE NOTED (IN LIEU OF RAFTERS).
4. RIDGE VENT AS REQ'D FOR ADEQUATE VENTILATION, UNLESS PLANS INDICATE SEALED AND CONDITIONED ATTIC SPACE.
5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
6. PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
7. THE US FHA REQUIRES A MIN. OF 1:300 NFVA, HOWEVER 1:150 IS RECOMMENDED FOR OPTIMAL PERFORMANCE, AND MAY BE REQUIRED DEPENDING ON LOCAL BUILDING CODES. BOTH OF THESE CALCULATIONS ARE BASED ON AN IDEALLY BALANCED SYSTEM (50% INTAKE, 50% EXHAUST). REFER TO R806.1 THRU R806.5.
8. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

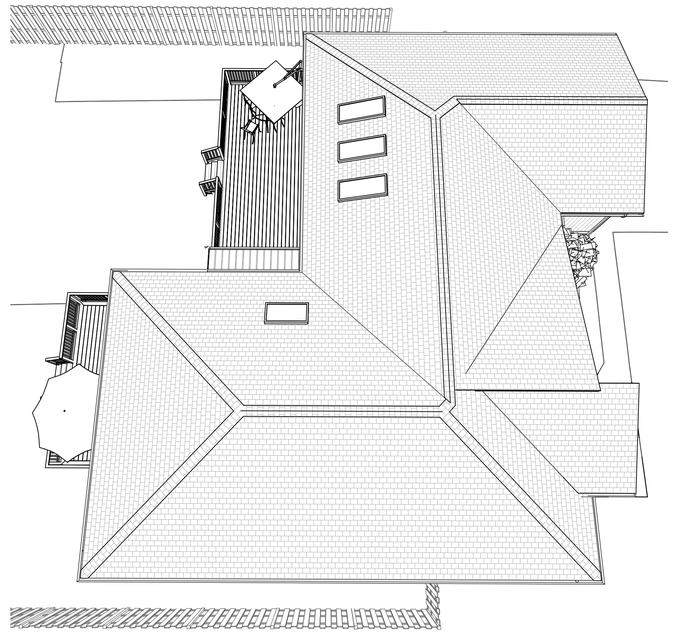
KEYNOTE LEGEND - ROOF PLAN

1. NEW METAL ROOF PER SELECTIONS OVER P.T. 1X4'S LAID TIGHT OVER KILN-DRIED P.T. & STAINED 2X6 EXPOSED RAFTERS
2. EXISTING 36"D +/- ROOF SOFFITS REDUCED BY 18"
3. OUTLINE OF EXISTING ROOF OVERHANGS TO BE REMOVED
4. EXISTING ROOF REMOVED
5. NEW ASPHALT SHINGLES PER SELECTIONS (TO MATCH EXISTING ROOF) OVER (2) LAYERS ICE & WATER SHIELD OVER 5/8" CDX PLYWOOD SHEATHING OVER 2X8 RAFTERS AT 16" O.C.
6. NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
7. (3)2X8 BEAM W/(2) LAYERS 1/2" PLYWOOD SPACERS (OR BEAM PER ENGINEER) W/1X PAINTED COMPOSITE WRAP ON BOTTOM & SIDES (7" W X 8"H)
8. FLUSH BEAM, WINDOW HEADER, & POST SIZE & LOCATION PER ENGINEER
9. NEW FLUSH HEADER PER ENGINEER
10. NEW GIRDER PER ENGINEER
11. NEW KILN-DRIED & STAINED 6X6 P.T. POSTS W/SST POST ANCHOR ON EXISTING CONCRETE WALL AT BASEMENT EGRESS STAIRS
12. NEW ALUMINUM GUTTER & DOWNSPOUT(S) CONNECTED TO FOOTING DRAIN AND RAN TO SUMP PUMP RELOCATED IN REAR YARD
13. EXISTING EXTERIOR WALL
14. NEW EXTERIOR WALL
15. EXISTING SHINGLES & UNDERLAYMENT TO REMAIN IF SALVAGEABLE & DESIRED
16. ADJUSTED (REDUCED DEPTH) EXISTING SOFFIT W/NEW T&G PINE W/NATURAL FINISH & CONTINUOUS SOFFIT VENTS
17. FLASH & SEAL NOOK BETWEEN (2) ROOF RIDGES
18. APPROXIMATE LOCATION OF NEW DOWNSPOUT, CONTRACTOR TO VERIFY EXACT LOCATION PER GUTTER DRAINAGE REQUIREMENT



ROOF PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT



C14 3D OVERVIEW OF ROOFS (PROPOSED)

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

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DUSTIN HETRICK

TITLE:
PROPOSED ROOF PLAN

SHEET #
A2.0

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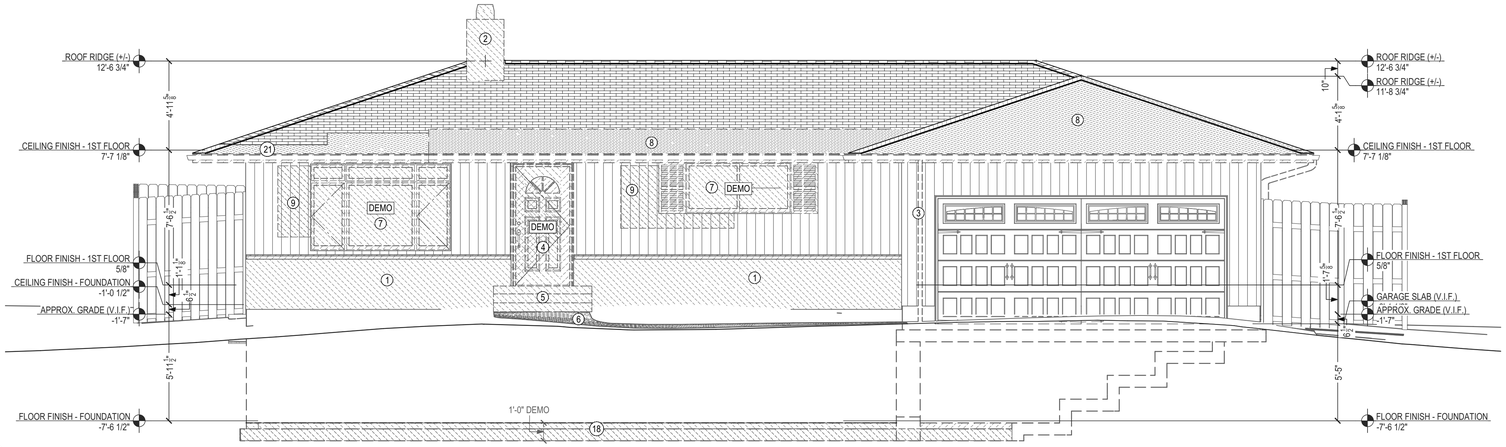
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2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE. GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

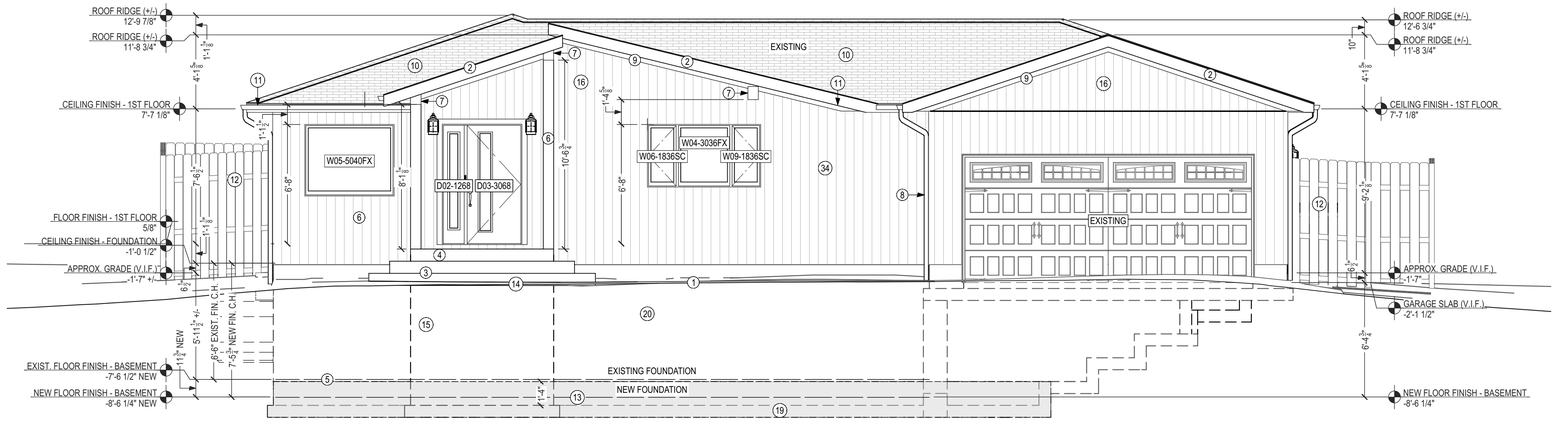
GENERAL ELEVATION & 3D NOTES

1. REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.
4. TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTOS OR SITE PLAN (BY OTHERS).
5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



E1 EXTERIOR ELEVATION AT FRONT (EXISTING/DEMO)

SCALE: 1/4 IN = 1 FT



E1 EXTERIOR ELEVATION AT FRONT (PROPOSED)

SCALE: 1/4 IN = 1 FT

NEW WINDOW SCHEDULE

LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	MANUFACTURER	U-FACTOR	COMMENTS
W01-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
	4	1					CEILING PLATFORM HOLE				TBD		U-FACTOR: 0.55
W03-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
W04-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
W05-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
W06-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL			1	MILGARD WINDOWS & DOORS	0.3	
W07-5636RS	1	1	5'-6"	3'-6"	6'-8"	3'-2"	TRINSIC SERIES V300 VINYL RIGHT SLIDING			1 / 1	MILGARD WINDOWS & DOORS	0.3	
W08-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINSIC SERIES V300 VINYL RIGHT SLIDING		YES	1 / 1	MILGARD WINDOWS & DOORS	0.3	NEW TEMPERED WINDOW TO REPLACE EXISTING OF SLIGHTLY LARGER SIZE
W09-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HR			1	MILGARD WINDOWS & DOORS	0.3	
W10-2640SC	2	0	2'-6"	4'-0"	7'-8 7/8"	3'-8 7/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	0.3	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	U-FACTOR	COMMENTS
D01-18077	18077 L/R EX	1	18'-0 1/4"	7'-7 1/4"	EXT. 3+3 DR. BIFOLD-SL60 PANEL	NANAWALL	0.3	
D02-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S60TXNSL 6'8"	TBD	0.3	ENTRY
D03-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8'	TBD	0.3	ENTRY
D04-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-GLASS PANEL	TBD	0.3	
D05-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	0.3	
D06-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D07-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D08-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	0	
D09-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	0.3	
D11-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	0.3	
D12-5068	5068 L/R	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D13-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D14-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D15-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D16-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D17-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D18-6068	6068 L/R IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	0	
D19-2668	2668 L	1	2'-6"	6'-8"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	0	

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (DEMOLITION)

1. REMOVE EXISTING BRICK WATER TABLE
2. REMOVE EXISTING CHIMNEY
3. REMOVE EXISTING DOWNSPOUT & REPLACE/RELOCATE TO SIDE WALL
4. REMOVE EXISTING ENTRY DOOR & ADJACENT WALLS
5. REMOVE EXISTING STOOP & STEPS
6. REMOVE EXISTING WALKWAY & REPLACE W/NEW
7. REMOVE EXISTING WINDOW, REFER TO PROPOSED DESIGN FOR NEW WINDOW LOCATION
8. REMOVE PORTION OF EXISTING ROOF (SEE PROPOSED ROOF PLAN)
9. REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW
10. REMOVE EXISTING PORCH POSTS & BEAM ABOVE
11. REMOVE EXISTING CONCRETE SLAB (PREPARE FOR NEW CRAWL SPACE FOUNDATION)
12. REMOVE EXISTING ENTRY DOOR & IN-FILL WALL
13. REMOVE EXISTING WINDOW & FILL-IN WALL W/LIKE MATERIAL
14. REMOVE EXISTING RAILING (TO BE REPLACED WITH RAILING FROM NEW DECK)
15. REMOVE EXISTING WINDOW WELL
16. REMOVE EXISTING WALL & SLIDING DOOR
18. REMOVE EXISTING SLAB, FOOTING, & BOTTOM PORTION OF WALL FOR PROPOSED 12" INCREASE TO EXISTING BASEMENT CEILING HEIGHT. REMOVED EARTH TO BE USED TO FILL DECOMMISSIONED SWIMMING POOL.
19. REMOVE EXISTING TRANSOM WINDOW & PORTION OF EXISTING WALL BELOW TO ENLARGE OPENING TO ACCOMMODATE NEW EGRESS REQUIRED WINDOW
20. REMOVE EXISTING WINDOW WELL & EARTH TO ACCOMMODATE EGRESS WINDOW WELL REQUIREMENT
21. REMOVE PORTION OF EXISTING ROOF EAVE (18")
22. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

1. EXISTING APPROXIMATE GRADE LINE (V.I.F.)
2. NEW 1X8 PAINTED COMPOSITE FASCIA TRIM
3. NEW WRAP-AROUND CONCRETE STEPS
4. NEW CONCRETE STOOP
5. ELEVATION OF EXISTING BASEMENT FINISHED FLOOR PRIOR TO INSTALLATION OF NEW LOWER SLAB
6. NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
7. (3)2X8 BEAM W/(2) LAYERS 1/2" PLYWOOD SPACERS (OR BEAM PER ENGINEER) W/1X PAINTED COMPOSITE WRAP ON BOTTOM & SIDES (7" W X 8"H)
8. NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
9. NEW PAINTED 1X4 COMPOSITE FREIZE TRIM
10. EXISTING SHINGLES & UNDERLAYMENT TO REMAIN IF SALVAGEABLE & DESIRED
11. NEW ALUMINUM GUTTER & DOWNSPOUT(S) CONNECTED TO FOOTING DRAIN AND RAN TO SUMP PUMP RELOCATED IN REAR YARD
12. EXISTING FENCE (V.I.F.)
13. NEW CONCRETE FOUNDATION & FOOTING CONSTRUCTED UNDER EXISTING FOUNDATION WALL (TO RAISE CEILING HEIGHT), VERIFY W/ENGINEER
14. NEW CONCRETE WALKWAY LEADING TO NEW STEPS
15. NEW 8" CONCRETE FOUNDATION WALL W/REINFORCEMENT PER ENGINEER
16. NEW SIDING (TO MATCH EXISTING) AT NEW GABLE WALL INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER NEW 1/2" PLYWOOD SHEATHING
17. NEW ASPHALT SHINGLES PER SELECTIONS (TO MATCH EXISTING ROOF)
18. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE OVER FOUNDATION WALL BELOW GRADE
19. NEW 4" PERFORATED PVC PERIMETER DRAIN PIPE SET IN CRUSHED STONE BED WRAPPED W/FILTER FABRIC, CONNECTED TO GUTTER DOWNSPOUTS & DRAINED TO RELOCATED SUMP PUMP IN REAR YARD
20. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
23. NEW HEAT PUMP PER HVAC CONTRACTOR
24. NEW LEAN-TO ROOF OVER EXISTING BASEMENT STAIRWELL: 1/4"/1'-0" PITCH METAL ROOF PER SELECTIONS OVER P.T. 1X4 HORIZONTAL LATH AT 16" O.C. OVER EXPOSED KILN-DRIED P.T. 2X6 RAFTERS AT 16" O.C., ALUMINUM GUTTER W/DOWNSPOUT CONNECTED TO FOUNDATION DRAIN PIPE AND SENT TO SUMP PUMP RELOCATED TO REAR YARD
25. NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
26. NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
27. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 WSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE, BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
28. NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X8 P.T. JOISTS AT 16" O.C.
29. DECK RAILING: 36"H MIN. W/5/4X6 COMPOSITE CAP, 2X4 RAIL NAILERS AT TOP & BOTTOM, 2X2 P.T. BALUSTERS SPACED LESS THAN 4" APART, W/4X4 P.T. POSTS SPACED 6'-0" O.C. MAX; STAIN P.T. WOOD PER SELECTIONS (SEE DETAIL)
30. NEW CONCRETE FOUNDATION W/REINFORCEMENT PER ENGINEER
31. 2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS; VERIFY GRADE HEIGHT IN FIELD)
32. STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING, VERIFY W/ENGINEER
33. EXISTING CONCRETE POOL PATIO
34. EXISTING VERTICAL SIDING, W.R.B., & SHEATHING TO REMAIN AT UNCHANGED WALL LOCATIONS IF SALVAGEABLE. ALL NEW SIDING TO MATCH EXISTING, INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER EXISTING OR NEW 1/2" PLYWOOD SHEATHING

Northwest interiors & design
Transforming Spaces, Enhancing Lifestyles.

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MARCIE@NWINTDESIGN.COM
CELL: 425.881.4334
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REVISIONS:

#	DATE	DESCRIPTION

PROJECT NAME:
ANKAPURA-GOWDA RENOVATION

OWNER(S):
MADAN ANKAPURA &
AMRUTHA GOWDA

PROJECT ADDRESS:
4249 92ND AVE SE
MERCER ISLAND, WA 98040

DOCUMENT PHASE:
PERMIT

PLOT DATE:
11/14/2024 1:16:25 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
EXTERIOR ELEVATION AT FRONT

SHEET #
A3.0

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

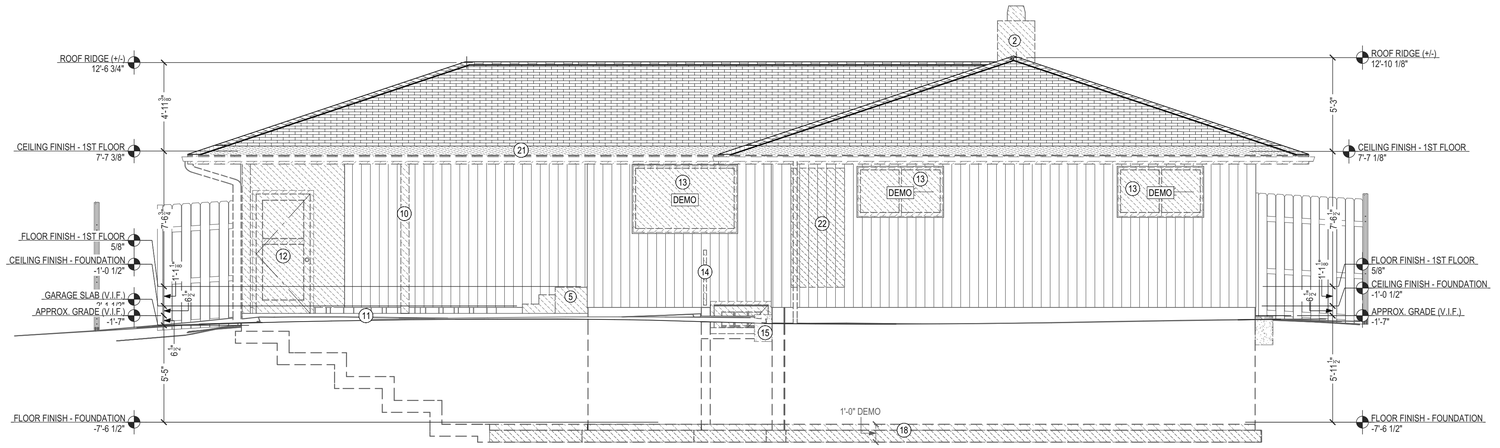
THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE. GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

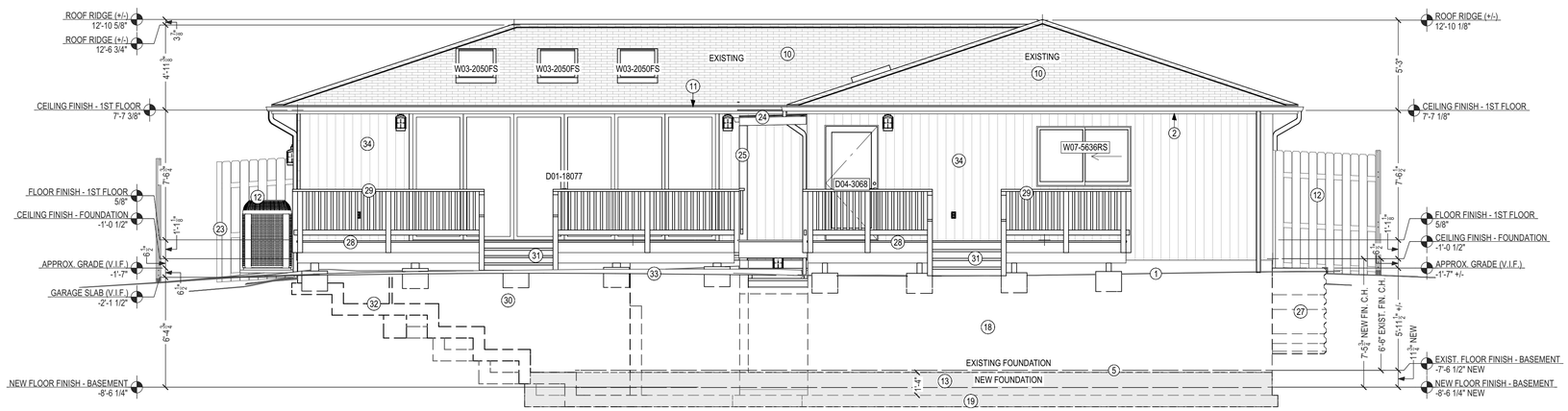
GENERAL ELEVATION & 3D NOTES

1. REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.
4. TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTOS OR SITE PLAN (BY OTHERS).
5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



E2 EXTERIOR ELEVATION AT REAR (EXISTING/DEMO)

SCALE: 1/4 IN = 1 FT



E2 EXTERIOR ELEVATION AT REAR (PROPOSED)

SCALE: 1/4 IN = 1 FT

NEW WINDOW SCHEDULE

LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	MANUFACTURER	U-FACTOR	COMMENTS
W01-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
	4	1					CEILING PLATFORM HOLE				TBD		U-FACTOR: 0.55
W03-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
W04-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
W05-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
W06-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL			1	MILGARD WINDOWS & DOORS	0.3	
W07-5636RS	1	1	5'-6"	3'-6"	6'-8"	3'-2"	TRINSIC SERIES V300 VINYL RIGHT SLIDING			1 / 1	MILGARD WINDOWS & DOORS	0.3	
W08-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINSIC SERIES V300 VINYL RIGHT SLIDING		YES	1 / 1	MILGARD WINDOWS & DOORS	0.3	NEW TEMPERED WINDOW TO REPLACE EXISTING OF SLIGHTLY LARGER SIZE
W09-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HR			1	MILGARD WINDOWS & DOORS	0.3	
W10-2640SC	2	0	2'-6"	4'-0"	7'-8 7/8"	3'-8 7/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	0.3	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	U-FACTOR	COMMENTS
D01-18077	18077 L/R EX	1	16'-0 1/4"	7'-7 1/4"	EXT. 3+3 DR. BIFOLD-SL60 PANEL	NANAWALL	0.3	
D02-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S601XNSL 6'8"	TBD	0.3	ENTRY
D03-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8'	TBD	0.3	ENTRY
D04-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-GLASS PANEL	TBD	0.3	
D05-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	0.3	
D06-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D07-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D08-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	0	
D09-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	0.3	
D11-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	0.3	
D12-5068	5068 L/R	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D13-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D14-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D15-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D16-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D17-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D18-6068	6068 L/R IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	0	
D19-2668	2668 L	1	2'-6"	6'-8"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	0	

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (DEMOLITION)

1. REMOVE EXISTING BRICK WATER TABLE
2. REMOVE EXISTING CHIMNEY
3. REMOVE EXISTING DOWNSPOUT & REPLACE/RELOCATE TO SIDE WALL
4. REMOVE EXISTING ENTRY DOOR & ADJACENT WALLS
5. REMOVE EXISTING STOOP & STEPS
6. REMOVE EXISTING WALKWAY & REPLACE W/NEW
7. REMOVE EXISTING WINDOW, REFER TO PROPOSED DESIGN FOR NEW WINDOW LOCATION
8. REMOVE PORTION OF EXISTING ROOF (SEE PROPOSED ROOF PLAN)
9. REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW
10. REMOVE EXISTING PORCH POSTS & BEAM ABOVE
11. REMOVE EXISTING CONCRETE SLAB (PREPARE FOR NEW CRAWL SPACE FOUNDATION)
12. REMOVE EXISTING ENTRY DOOR & IN-FILL WALL
13. REMOVE EXISTING WINDOW & FILL-IN WALL W/LIKE MATERIAL
14. REMOVE EXISTING RAILING (TO BE REPLACED WITH RAILING FROM NEW DECK)
15. REMOVE EXISTING WINDOW WELL
16. REMOVE EXISTING WALL & SLIDING DOOR
18. REMOVE EXISTING SLAB, FOOTING, & BOTTOM PORTION OF WALL FOR PROPOSED 12" INCREASE TO EXISTING BASEMENT CEILING HEIGHT. REMOVED EARTH TO BE USED TO FILL DECOMMISSIONED SWIMMING POOL.
19. REMOVE EXISTING TRANSOM WINDOW & PORTION OF EXISTING WALL BELOW TO ENLARGE OPENING TO ACCOMMODATE NEW EGRESS REQUIRED WINDOW
20. REMOVE EXISTING WINDOW WELL & EARTH TO ACCOMMODATE EGRESS WINDOW WELL REQUIREMENT
21. REMOVE PORTION OF EXISTING ROOF EAVE (18")
22. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

1. EXISTING APPROXIMATE GRADE LINE (V.I.F.)
2. NEW 1X8 PAINTED COMPOSITE FASCIA TRIM
3. NEW WRAP-AROUND CONCRETE STEPS
4. NEW CONCRETE STOOP
5. ELEVATION OF EXISTING BASEMENT FINISHED FLOOR PRIOR TO INSTALLATION OF NEW LOWER SLAB
6. NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
7. (3)2X8 BEAM W/(2) LAYERS 1/2" PLYWOOD SPACERS (OR BEAM PER ENGINEER) W/1X PAINTED COMPOSITE WRAP ON BOTTOM & SIDES (7" W X 8"H)
8. NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
9. NEW PAINTED 1X4 COMPOSITE FREIZE TRIM
10. EXISTING SHINGLES & UNDERLAYMENT TO REMAIN IF SALVAGEABLE & DESIRED
11. NEW ALUMINUM GUTTER & DOWNSPOUT(S) CONNECTED TO FOOTING DRAIN AND RAN TO SUMP PUMP RELOCATED IN REAR YARD
12. EXISTING FENCE (V.I.F.)
13. NEW CONCRETE FOUNDATION & FOOTING CONSTRUCTED UNDER EXISTING FOUNDATION WALL (TO RAISE CEILING HEIGHT), VERIFY W/ENGINEER
14. NEW CONCRETE WALKWAY LEADING TO NEW STEPS
15. NEW 8" CONCRETE FOUNDATION WALL W/REINFORCEMENT PER ENGINEER
16. NEW SIDING (TO MATCH EXISTING) AT NEW GABLE WALL INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER NEW 1/2" PLYWOOD SHEATHING
17. NEW ASPHALT SHINGLES PER SELECTIONS (TO MATCH EXISTING ROOF)
18. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE OVER FOUNDATION WALL BELOW GRADE
19. NEW 4" PERFORATED PVC PERIMETER DRAIN PIPE SET IN CRUSHED STONE BED WRAPPED W/FILTER FABRIC, CONNECTED TO GUTTER DOWNSPOUTS & DRAINED TO RELOCATED SUMP PUMP IN REAR YARD
20. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
23. NEW HEAT PUMP PER HVAC CONTRACTOR
24. NEW LEAN-TO ROOF OVER EXISTING BASEMENT STAIRWELL: 1/4"/1'-0" PITCH METAL ROOF PER SELECTIONS OVER P.T. 1X4 HORIZONTAL LATH AT 16" O.C. OVER EXPOSED KILN-DRIED P.T. 2X6 RAFTERS AT 16" O.C., ALUMINUM GUTTER W/DOWNSPOUT CONNECTED TO FOUNDATION DRAIN PIPE AND SENT TO SUMP PUMP RELOCATED TO REAR YARD
25. NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
26. NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
27. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 WSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE, BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
28. NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X8 P.T. JOISTS AT 16" O.C.
29. DECK RAILING: 36"H MIN. W/5/4X6 COMPOSITE CAP, 2X4 RAIL NAILERS AT TOP & BOTTOM, 2X2 P.T. BALUSTERS SPACED LESS THAN 4" APART, W/4X4 P.T. POSTS SPACED 6'-0" O.C. MAX, STAIN P.T. WOOD PER SELECTIONS (SEE DETAIL)
30. NEW CONCRETE FOUNDATION W/REINFORCEMENT PER ENGINEER
31. 2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS; VERIFY GRADE HEIGHT IN FIELD)
32. STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING, VERIFY W/ENGINEER
33. EXISTING CONCRETE POOL PATIO
34. EXISTING VERTICAL SIDING, W.R.B., & SHEATHING TO REMAIN AT UNCHANGED WALL LOCATIONS IF SALVAGEABLE. ALL NEW SIDING TO MATCH EXISTING, INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER EXISTING OR NEW 1/2" PLYWOOD SHEATHING

NORTHWEST INTERIORS & DESIGN, LLC
HTTPS:// WWW.NWINTDESIGN.COM/
MARCIE@NWINTDESIGN.COM
CELL: 425.881.4334
REDMOND, WA 98052

REVISIONS:

#	DATE	DESCRIPTION

PROJECT NAME:
ANKAPURA-GOWDA RENOVATION

OWNER(S):
MADAN ANKAPURA &
AMRUTHA GOWDA

PROJECT ADDRESS:
4249 92ND AVE SE
MERCER ISLAND, WA 98040

DOCUMENT PHASE:
PERMIT

PLOT DATE:
11/14/2024 1:16:26 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
EXTERIOR ELEVATION AT REAR

SHEET #
A3.1

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

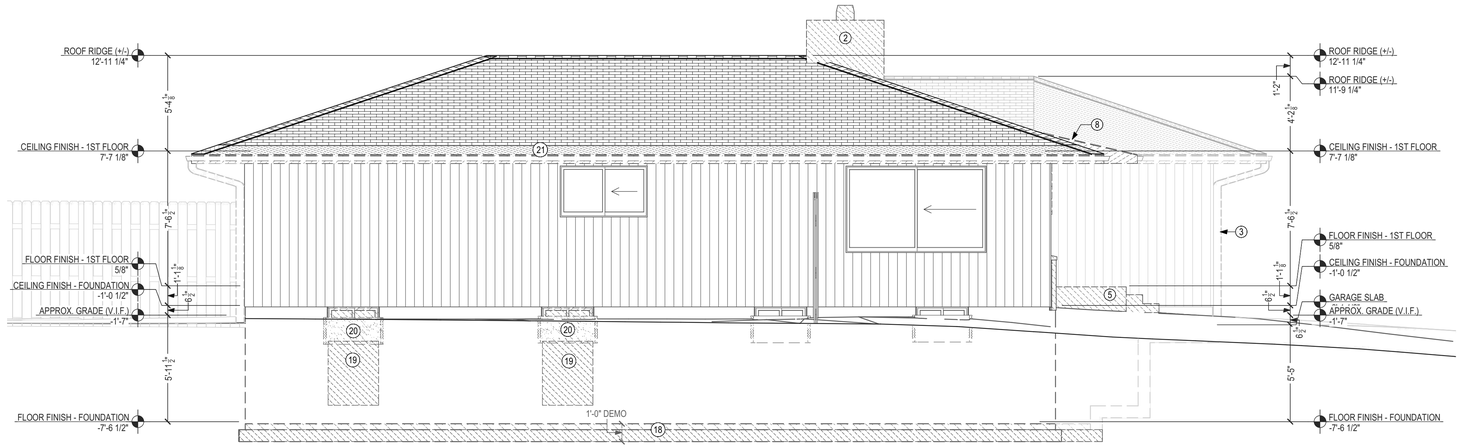
THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE. GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

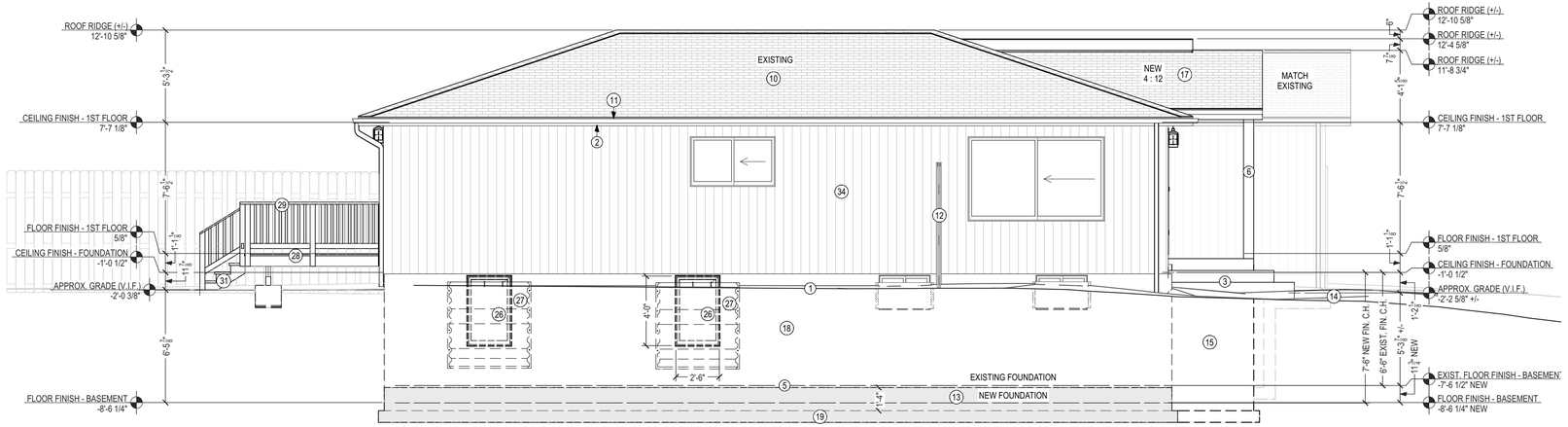
GENERAL ELEVATION & 3D NOTES

1. REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.
4. TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTOS OR SITE PLAN (BY OTHERS).
5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



E3 EXTERIOR ELEVATION AT LEFT (EXISTING/DEMO)

SCALE: 1/4 IN = 1 FT



E3 EXTERIOR ELEVATION AT LEFT (PROPOSED)

SCALE: 1/4 IN = 1 FT

NEW WINDOW SCHEDULE

LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	MANUFACTURER	U-FACTOR	COMMENTS
W01-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
	4	1					CEILING PLATFORM HOLE				TBD		U-FACTOR: 0.55
W03-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
W04-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
W05-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
W06-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL			1	MILGARD WINDOWS & DOORS	0.3	
W07-5636RS	1	1	5'-6"	3'-6"	6'-8"	3'-2"	TRINSIC SERIES V300 VINYL RIGHT SLIDING			1 / 1	MILGARD WINDOWS & DOORS	0.3	
W08-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINSIC SERIES V300 VINYL RIGHT SLIDING		YES	1 / 1	MILGARD WINDOWS & DOORS	0.3	NEW TEMPERED WINDOW TO REPLACE EXISTING OF SLIGHTLY LARGER SIZE
W09-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HR			1	MILGARD WINDOWS & DOORS	0.3	
W10-2640SC	2	0	2'-6"	4'-0"	7'-8 7/8"	3'-8 7/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	0.3	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	U-FACTOR	COMMENTS
D01-18077	18077 L/R EX	1	18'-0 1/4"	7'-7 1/4"	EXT. 3+3 DR. BIFOLD-SL60 PANEL	NANAWALL	0.3	
D02-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S60YXNSL 6'8"	TBD	0.3	ENTRY
D03-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8'	TBD	0.3	ENTRY
D04-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-GLASS PANEL	TBD	0.3	
D05-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	0.3	
D06-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D07-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D08-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	0	
D09-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	0.3	
D11-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	0.3	
D12-5068	5068 L/R	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D13-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D14-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D15-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D16-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D17-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D18-6068	6068 L/R IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	0	
D19-2668	2668 L	1	2'-6"	6'-8"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	0	

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (DEMOLITION)

1. REMOVE EXISTING BRICK WATER TABLE
2. REMOVE EXISTING CHIMNEY
3. REMOVE EXISTING DOWNSPOUT & REPLACE/RELOCATE TO SIDE WALL
4. REMOVE EXISTING ENTRY DOOR & ADJACENT WALLS
5. REMOVE EXISTING STOOP & STEPS
6. REMOVE EXISTING WALKWAY & REPLACE W/NEW
7. REMOVE EXISTING WINDOW, REFER TO PROPOSED DESIGN FOR NEW WINDOW LOCATION
8. REMOVE PORTION OF EXISTING ROOF (SEE PROPOSED ROOF PLAN)
9. REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW
10. REMOVE EXISTING PORCH POSTS & BEAM ABOVE
11. REMOVE EXISTING CONCRETE SLAB (PREPARE FOR NEW CRAWL SPACE FOUNDATION)
12. REMOVE EXISTING ENTRY DOOR & IN-FILL WALL
13. REMOVE EXISTING WINDOW & FILL-IN WALL W/LIKE MATERIAL
14. REMOVE EXISTING RAILING (TO BE REPLACED WITH RAILING FROM NEW DECK)
15. REMOVE EXISTING WINDOW WELL
16. REMOVE EXISTING WALL & SLIDING DOOR
18. REMOVE EXISTING SLAB, FOOTING, & BOTTOM PORTION OF WALL FOR PROPOSED 12" INCREASE TO EXISTING BASEMENT CEILING HEIGHT. REMOVED EARTH TO BE USED TO FILL DECOMMISSIONED SWIMMING POOL.
19. REMOVE EXISTING TRANSOM WINDOW & PORTION OF EXISTING WALL BELOW TO ENLARGE OPENING TO ACCOMMODATE NEW EGRESS REQUIRED WINDOW
20. REMOVE EXISTING WINDOW WELL & EARTH TO ACCOMMODATE EGRESS WINDOW WELL REQUIREMENT
21. REMOVE PORTION OF EXISTING ROOF EAVE (18")
22. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

1. EXISTING APPROXIMATE GRADE LINE (V.I.F.)
2. NEW 1X8 PAINTED COMPOSITE FASCIA TRIM
3. NEW WRAP-AROUND CONCRETE STEPS
4. NEW CONCRETE STOOP
5. ELEVATION OF EXISTING BASEMENT FINISHED FLOOR PRIOR TO INSTALLATION OF NEW LOWER SLAB
6. NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
7. (3)2X8 BEAM W/(2) LAYERS 1/2" PLYWOOD SPACERS (OR BEAM PER ENGINEER) W/1X PAINTED COMPOSITE WRAP ON BOTTOM & SIDES (7" W X 8"H)
8. NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
9. NEW PAINTED 1X4 COMPOSITE FREIZE TRIM
10. EXISTING SHINGLES & UNDERLAYMENT TO REMAIN IF SALVAGEABLE & DESIRED
11. NEW ALUMINUM GUTTER & DOWNSPOUT(S) CONNECTED TO FOOTING DRAIN AND RAN TO SUMP PUMP RELOCATED IN REAR YARD
12. EXISTING FENCE (V.I.F.)
13. NEW CONCRETE FOUNDATION & FOOTING CONSTRUCTED UNDER EXISTING FOUNDATION WALL (TO RAISE CEILING HEIGHT), VERIFY W/ENGINEER
14. NEW CONCRETE WALKWAY LEADING TO NEW STEPS
15. NEW 8" CONCRETE FOUNDATION WALL W/REINFORCEMENT PER ENGINEER
16. NEW SIDING (TO MATCH EXISTING) AT NEW GABLE WALL INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER NEW 1/2" PLYWOOD SHEATHING
17. NEW ASPHALT SHINGLES PER SELECTIONS (TO MATCH EXISTING ROOF)
18. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE OVER FOUNDATION WALL BELOW GRADE
19. NEW 4" PERFORATED PVC PERIMETER DRAIN PIPE SET IN CRUSHED STONE BED WRAPPED W/FILTER FABRIC, CONNECTED TO GUTTER DOWNSPOUTS & DRAINED TO RELOCATED SUMP PUMP IN REAR YARD
20. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
23. NEW HEAT PUMP PER HVAC CONTRACTOR
24. NEW LEAN-TO ROOF OVER EXISTING BASEMENT STAIRWELL: 1/4"/1'-0" PITCH METAL ROOF PER SELECTIONS OVER P.T. 1X4 HORIZONTAL LATH AT 16" O.C. OVER EXPOSED KILN-DRIED P.T. 2X6 RAFTERS AT 16" O.C., ALUMINUM GUTTER W/DOWNSPOUT CONNECTED TO FOUNDATION DRAIN PIPE AND SENT TO SUMP PUMP RELOCATED TO REAR YARD
25. NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
26. NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
27. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 WSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE, BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
28. NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X8 P.T. JOISTS AT 16" O.C.
29. DECK RAILING: 36"H MIN. W/5/4X6 COMPOSITE CAP, 2X4 RAIL NAILERS AT TOP & BOTTOM, 2X2 P.T. BALUSTERS SPACED LESS THAN 4" APART, W/4X4 P.T. POSTS SPACED 6'-0" O.C. MAX; STAIN P.T. WOOD PER SELECTIONS (SEE DETAIL)
30. NEW CONCRETE FOUNDATION W/REINFORCEMENT PER ENGINEER
31. 2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS; VERIFY GRADE HEIGHT IN FIELD)
32. STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING, VERIFY W/ENGINEER
33. EXISTING CONCRETE POOL PATIO
34. EXISTING VERTICAL SIDING, W.R.B., & SHEATHING TO REMAIN AT UNCHANGED WALL LOCATIONS IF SALVAGEABLE. ALL NEW SIDING TO MATCH EXISTING, INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER EXISTING OR NEW 1/2" PLYWOOD SHEATHING

NORTHWEST INTERIORS & DESIGN, LLC
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REDMOND, WA 98052

REVISIONS:

#	DATE	DESCRIPTION

PROJECT NAME:
ANKAPURA-GOWDA RENOVATION

OWNER(S):
MADAN ANKAPURA & AMRUTHA GOWDA

PROJECT ADDRESS:
4249 92ND AVE SE
MERCER ISLAND, WA 98040

DOCUMENT PHASE:
PERMIT

PLOT DATE:
11/14/2024 1:16:26 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
EXTERIOR ELEVATIONS AT LEFT

SHEET #
A3.2

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY

GENERAL WINDOW & DOOR NOTES

1. BEDROOM WINDOW SILL FINISHED HEIGHT MUST BE NO MORE THAN 44" A.F.F AND MUST PROVIDE MINIMUM EGRESS OPENINGS OF 5.7 SF WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20". REFERENCE R310.1 THROUGH R310.4.
2. VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER.
3. OWNER AND/OR CONTRACTOR TO SELECT EXACT CLADDING AND INTERIOR CASING STYLE AND FINISHES, AND HARDWARE.
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" THICK TIGHT FITTING SOLID CORE WITH A 60-MINUTE MIN. FIRE RATING. DOOR SHALL BE SELF-CLOSING (I.E. SPRING HINGES) & SELF-LATCHING. REFERENCE R302.5.1.
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN., NET CLEAR OPENING SHALL BE 32" MIN.. DOOR SHALL BE OPERABLE FROM INSIDE.
6. ANY GARAGE DOOR GLAZING SHALL BE TEMPERED. ALL GLAZING WITHIN 18" OF THE FLOOR AND/OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING. REFERENCE R308.
7. DOOR AND WINDOW SIZES AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR AND DOOR/WINDOW SALES REPRESENTATIVE PRIOR TO ORDERING AND INSTALLING.
8. THE "LABEL" COLUMN OF THE WINDOW SCHEDULE INDICATES THE SIZE AND TYPE IN THE FOLLOWING FORMAT: "WIDTH/HEIGHT/TYPE" = FEET-INCH WIDTH/FEET-INCH HEIGHT/WINDOW TYPE.FOR EXAMPLE, A WINDOW LABEL OF 2840DH IS A 2'-8" WIDE x 4'-0" TALL DOUBLE HUNG WINDOW.

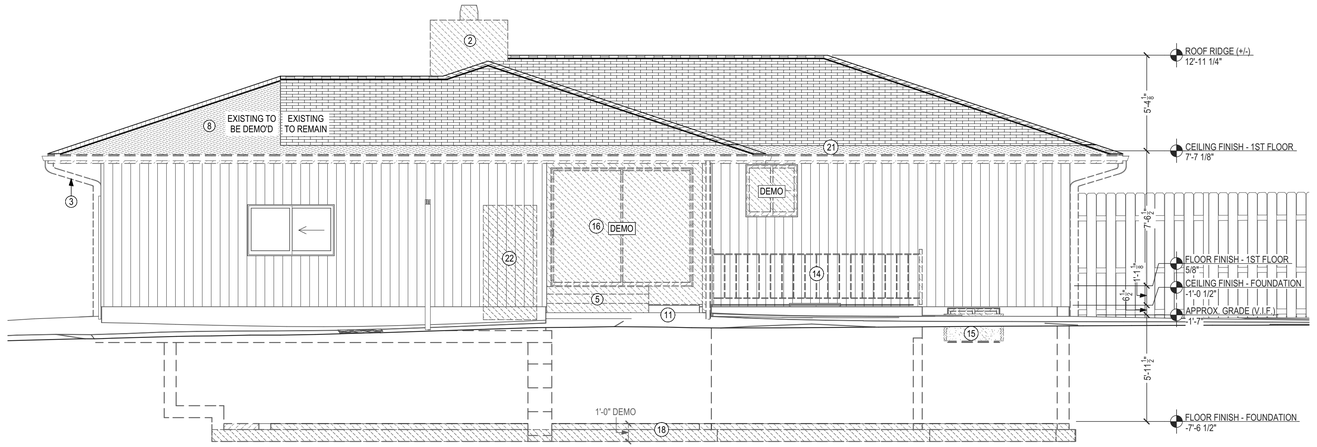
   THE FOLLOWING WINDOW TYPES INDICATE THE FOLLOWING: "AW" = SINGLE-AWNING, "FA" = DOUBLE-AWNING, "TA" = TRIPLE-AWNING, "SH" = SINGLE-HUNG, "DH" = DOUBLE-HUNG, "SC" = SINGLE-CASEMENT, "DC" = DOUBLE-CASEMENT, "TC" = TRIPLE CASEMENT, "FX" = FIXED, "LS" = LEFT SLIDING, "RS" = RIGHT SLIDING, "TS" = TRIPLE SLIDING, "HO" = SINGLE-HOPPER, "FH" = DOUBLE-HOPPER, "TH" = TRIPLE HOPPER, "LV" = SINGLE-LOUVER, "GL" = GLASS LOUVER, "PT" = PASS-THROUGH.
9. THE "LABEL" COLUMN OF THE DOOR SCHEDULE INDICATES THE FOLLOWING: "WIDTH/HEIGHT/HINGE SIDE/INTERIOR OR EXTERIOR" = FEET-INCH WIDTH/FEET-INCH HEIGHT, "L" = LEFT SWING, "R" = RIGHT SWING, "IN" = INTERIOR DOOR, "EX" = EXTERIOR DOOR. FOR EXAMPLE, A DOOR SIZE OF 2868 IS 2'-8" WIDE AND 6'-8" TALL.

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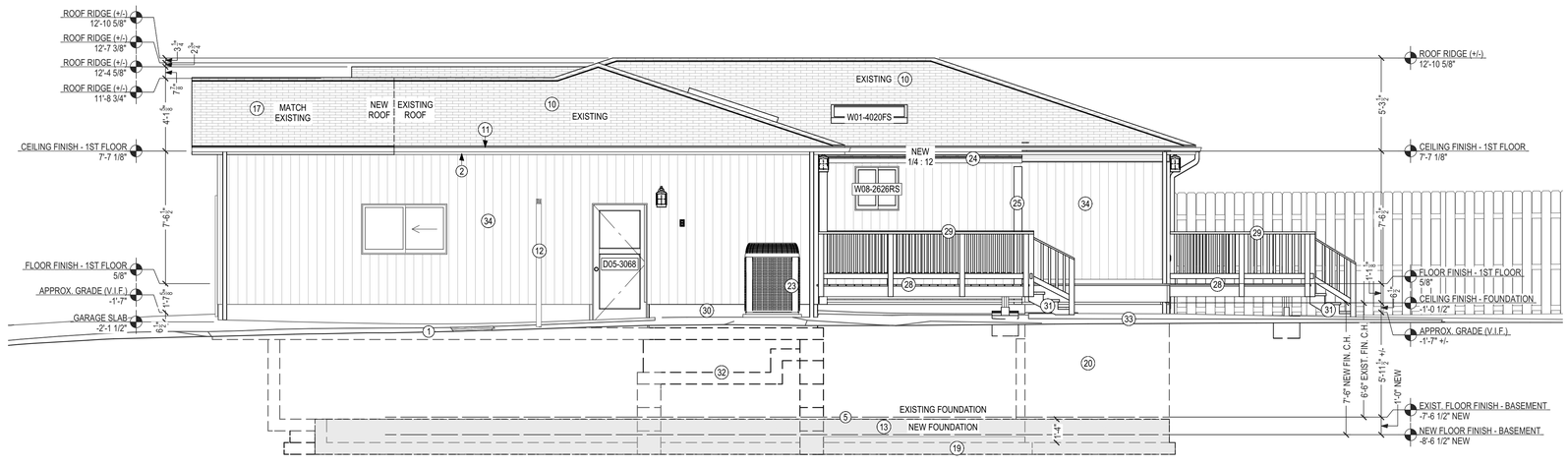
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E4 EXTERIOR ELEVATION AT RIGHT (EXISTING/DEMO)

SCALE: 1/4 IN = 1 FT



E4 EXTERIOR ELEVATION AT RIGHT (PROPOSED)

SCALE: 1/4 IN = 1 FT

NEW WINDOW SCHEDULE

LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	MANUFACTURER	U-FACTOR	COMMENTS
W01-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
	4	1					CEILING PLATFORM HOLE				TBD		U-FACTOR: 0.55
W03-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD		U-FACTOR: 0.55
W04-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	0.3	
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W06-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL			1	MILGARD WINDOWS & DOORS	0.3	
W07-5636RS	1	1	5'-6"	3'-6"	6'-8"	3'-2"	TRINSIC SERIES V300 VINYL RIGHT SLIDING			1 / 1	MILGARD WINDOWS & DOORS	0.3	
W08-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINSIC SERIES V300 VINYL RIGHT SLIDING		YES	1 / 1	MILGARD WINDOWS & DOORS	0.3	NEW TEMPERED WINDOW TO REPLACE EXISTING OF SLIGHTLY LARGER SIZE
W09-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HR			1	MILGARD WINDOWS & DOORS	0.3	
W10-2640SC	2	0	2'-6"	4'-0"	7'-8 7/8"	3'-8 7/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	0.3	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	U-FACTOR	COMMENTS
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D03-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8'	TBD	0.3	ENTRY
D04-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-GLASS PANEL	TBD	0.3	
D05-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	0.3	
D06-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D07-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D08-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	0	
D09-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	0.3	
D11-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	0.3	
D12-5068	5068 L/R	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D13-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D14-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D15-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D16-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	0	
D17-6068	6068 L/R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	0	
D18-6068	6068 L/R IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	0	
D19-2668	2668 L	1	2'-6"	6'-8"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	0	

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (DEMOLITION)

1. REMOVE EXISTING BRICK WATER TABLE
2. REMOVE EXISTING CHIMNEY
3. REMOVE EXISTING DOWNSPOUT & REPLACE/RELOCATE TO SIDE WALL
4. REMOVE EXISTING ENTRY DOOR & ADJACENT WALLS
5. REMOVE EXISTING STOOP & STEPS
6. REMOVE EXISTING WALKWAY & REPLACE W/NEW
7. REMOVE EXISTING WINDOW, REFER TO PROPOSED DESIGN FOR NEW WINDOW LOCATION
8. REMOVE PORTION OF EXISTING ROOF (SEE PROPOSED ROOF PLAN)
9. REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW
10. REMOVE EXISTING PORCH POSTS & BEAM ABOVE
11. REMOVE EXISTING CONCRETE SLAB (PREPARE FOR NEW CRAWL SPACE FOUNDATION)
12. REMOVE EXISTING ENTRY DOOR & IN-FILL WALL
13. REMOVE EXISTING WINDOW & FILL-IN WALL W/LIKE MATERIAL
14. REMOVE EXISTING RAILING (TO BE REPLACED WITH RAILING FROM NEW DECK)
15. REMOVE EXISTING WINDOW WELL
16. REMOVE EXISTING WALL & SLIDING DOOR
18. REMOVE EXISTING SLAB, FOOTING, & BOTTOM PORTION OF WALL FOR PROPOSED 12" INCREASE TO EXISTING BASEMENT CEILING HEIGHT. REMOVED EARTH TO BE USED TO FILL DECOMMISSIONED SWIMMING POOL.
19. REMOVE EXISTING TRANSOM WINDOW & PORTION OF EXISTING WALL BELOW TO ENLARGE OPENING TO ACCOMMODATE NEW EGRESS REQUIRED WINDOW
20. REMOVE EXISTING WINDOW WELL & EARTH TO ACCOMMODATE EGRESS WINDOW WELL REQUIREMENT
21. REMOVE PORTION OF EXISTING ROOF EAVE (18")
22. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

1. EXISTING APPROXIMATE GRADE LINE (V.I.F.)
2. NEW 1X8 PAINTED COMPOSITE FASCIA TRIM
3. NEW WRAP-AROUND CONCRETE STEPS
4. NEW CONCRETE STOOP
5. ELEVATION OF EXISTING BASEMENT FINISHED FLOOR PRIOR TO INSTALLATION OF NEW LOWER SLAB
6. NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
7. (3)2X8 BEAM W/(2) LAYERS 1/2" PLYWOOD SPACERS (OR BEAM PER ENGINEER) W/1X PAINTED COMPOSITE WRAP ON BOTTOM & SIDES (7" W X 8"H)
8. NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
9. NEW PAINTED 1X4 COMPOSITE FREIZE TRIM
10. EXISTING SHINGLES & UNDERLAYMENT TO REMAIN IF SALVAGEABLE & DESIRED
11. NEW ALUMINUM GUTTER & DOWNSPOUT(S) CONNECTED TO FOOTING DRAIN AND RAN TO SUMP PUMP RELOCATED IN REAR YARD
12. EXISTING FENCE (V.I.F.)
13. NEW CONCRETE FOUNDATION & FOOTING CONSTRUCTED UNDER EXISTING FOUNDATION WALL (TO RAISE CEILING HEIGHT), VERIFY W/ENGINEER
14. NEW CONCRETE WALKWAY LEADING TO NEW STEPS
15. NEW 8" CONCRETE FOUNDATION WALL W/REINFORCEMENT PER ENGINEER
16. NEW SIDING (TO MATCH EXISTING) AT NEW GABLE WALL INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER NEW 1/2" PLYWOOD SHEATHING
17. NEW ASPHALT SHINGLES PER SELECTIONS (TO MATCH EXISTING ROOF)
18. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE OVER FOUNDATION WALL BELOW GRADE
19. NEW 4" PERFORATED PVC PERIMETER DRAIN PIPE SET IN CRUSHED STONE BED WRAPPED W/FILTER FABRIC, CONNECTED TO GUTTER DOWNSPOUTS & DRAINED TO RELOCATED SUMP PUMP IN REAR YARD
20. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
23. NEW HEAT PUMP PER HVAC CONTRACTOR
24. NEW LEAN-TO ROOF OVER EXISTING BASEMENT STAIRWELL: 1/4"/1'-0" PITCH METAL ROOF PER SELECTIONS OVER P.T. 1X4 HORIZONTAL LATH AT 16" O.C. OVER EXPOSED KILN-DRIED P.T. 2X6 RAFTERS AT 16" O.C., ALUMINUM GUTTER W/DOWNSPOUT CONNECTED TO FOUNDATION DRAIN PIPE AND SENT TO SUMP PUMP RELOCATED TO REAR YARD
25. NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
26. NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
27. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 WSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE, BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
28. NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X8 P.T. JOISTS AT 16" O.C.
29. DECK RAILING: 36"H MIN. W/5/4X6 COMPOSITE CAP, 2X4 RAIL NAILERS AT TOP & BOTTOM, 2X2 P.T. BALUSTERS SPACED LESS THAN 4" APART, W/4X4 P.T. POSTS SPACED 6'-0" O.C. MAX; STAIN P.T. WOOD PER SELECTIONS (SEE DETAIL)
30. NEW CONCRETE FOUNDATION W/REINFORCEMENT PER ENGINEER
31. 2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS; VERIFY GRADE HEIGHT IN FIELD)
32. STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING, VERIFY W/ENGINEER
33. EXISTING CONCRETE POOL PATIO
34. EXISTING VERTICAL SIDING, W.R.B., & SHEATHING TO REMAIN AT UNCHANGED WALL LOCATIONS IF SALVAGEABLE. ALL NEW SIDING TO MATCH EXISTING, INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER EXISTING OR NEW 1/2" PLYWOOD SHEATHING

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AMRUTHA GOWDA

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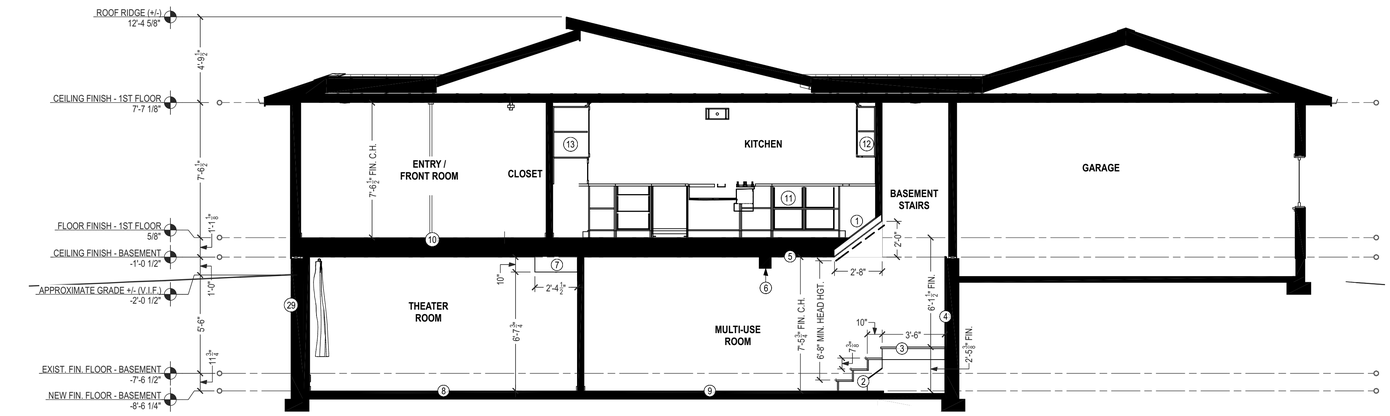
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DUSTIN HETRICK

TITLE:
EXTERIOR ELEVATION AT RIGHT

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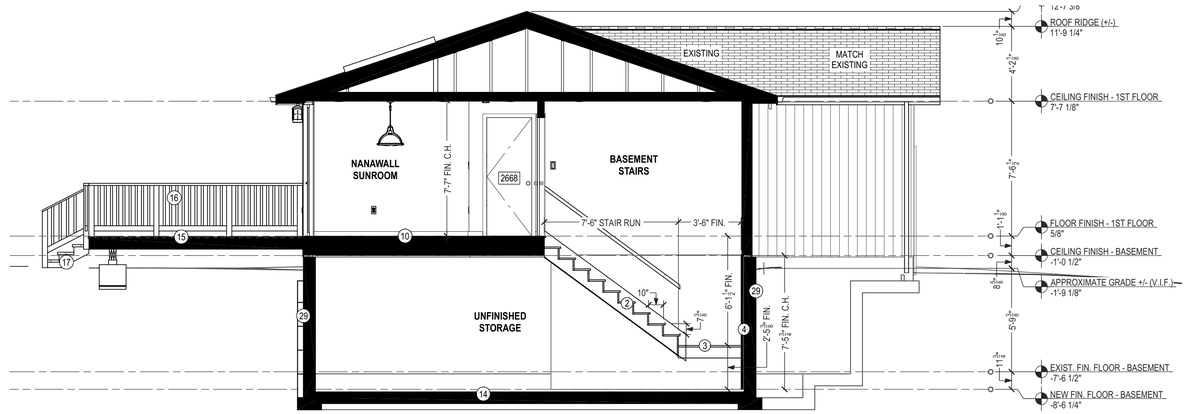
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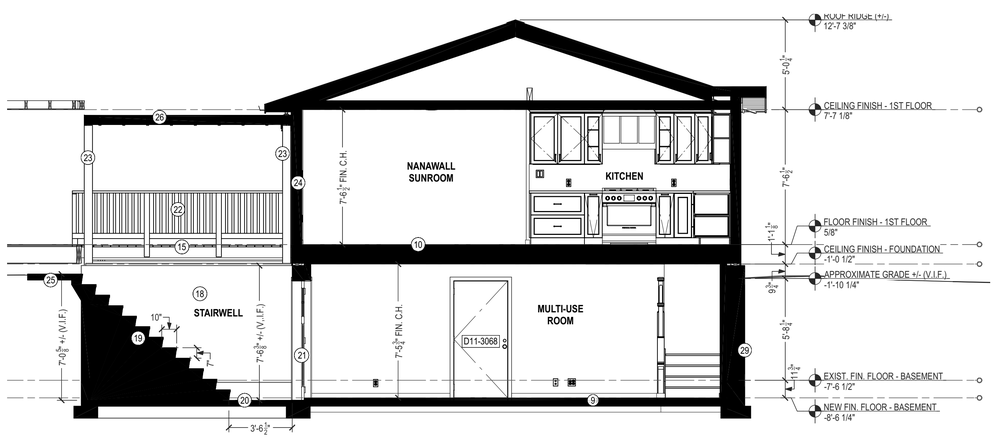
S1 **CROSS SECTION 1**

SCALE: 1/4 IN = 1 FT



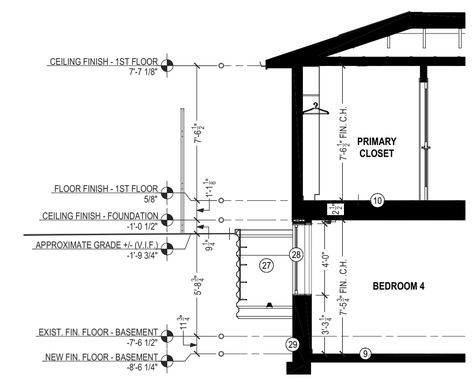
S2 **CROSS SECTION 2**

SCALE: 1/4 IN = 1 FT



S3 **CROSS SECTION 3**

SCALE: 1/4 IN = 1 FT



S4 **CROSS SECTION 4**

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - 1/4" SCALE SECTION(S)

1. NEW CEILING CUT-OUT FOR 80" MIN. HEAD HEIGHT CLEARANCE AT BASEMENT STAIRS PER CONTRACTOR'S BEST METHOD
2. NEW HARDWOOD STAIRS PER CODE & SELECTIONS: 14 RISERS X 7-3/8"H, 14 TREADS @ 10"D (3 TREADS TO LANDING, 9 TREADS TO MAIN FLOOR)
3. STAIR LANDING PER CODE: HARDWOOD PER SELECTIONS OVER 3/4" T&G ADVANTECH SUBFLOOR GLUED & SCREWED OVER 2X6 JOISTS AT 16" O.C.
4. EXISTING OR NEW FURRING WALL AT BASEMENT STAIR WALLS
5. NEW 1/2" GYPSUM DRYWALL CEILING
6. EXISTING SOFFIT & WRAPPED COLUMN TO REMAIN, APPLY NEW PAINT PER SELECTIONS
7. NEW SOFFIT TO CONCEAL STRUCTURAL BEAM
8. FLOOR FINISH AT BASEMENT THEATER: NEW PLUSH CARPET (W/HESSIAN BACKING) PER SELECTIONS OVER 8# PAD (W/LOW THERMAL RESISTANCE) OVER HEATED FLOORING SYSTEM (SUNTOUCH WARMWIRE SNAPPED INTO SCHLUTER DITRA HEAT MEMBRANE MAT OVER POLYMER MODIFIED THIN-SET MORTAR) OVER NEW 4" CONCRETE SLAB
9. NEW 5/8" ENGINEERED WOOD FLOORING PER PLAN/SELECTIONS OVER HEATED FLOORING SYSTEM (POLYMER MODIFIED THIN-SET MORTAR OVER SUNTOUCH WARMWIRE SNAPPED INTO SCHLUTER DITRA HEAT MEMBRANE MAT OVER POLYMER MODIFIED THIN-SET MORTAR) OVER NEW 4" CONCRETE SLAB
10. NEW 5/8" ENGINEERED WOOD FLOORING PER SELECTIONS
11. NEW BASE CABINETS & COUNTER PER SELECTIONS
12. NEW WALL CABINETS PER SELECTIONS
13. NEW TALL CABINETS PER SELECTIONS
14. NEW 4" CONCRETE SLAB
15. NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X8 P.T. JOISTS AT 16" O.C.
16. DECK RAILING: 36"H MIN. W/5/4X6 COMPOSITE CAP, 2X4 RAIL NAILERS AT TOP & BOTTOM, 2X2 P.T. BALUSTERS SPACED LESS THAN 4" APART, W/4X4 P.T. POSTS SPACED 6'-0" O.C. MAX. STAIN P.T. WOOD PER SELECTIONS (SEE DETAIL)
17. 2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS; VERIFY GRADE HEIGHT IN FIELD)
18. EXISTING RETAINING WALL AT BASEMENT EGRESS STAIRS (V.I.F.)
19. NEW CONCRETE BASEMENT STAIRS PER CODE (DUE TO 12" DEPTH INCREASE OF EXISTING BASEMENT SLAB
20. NEW CONCRETE SLAB SLOPED 1/4"/1'-0" TOWARDS CENTER DRAIN CONNECTED TO FOOTING DRAIN & RAN TO SUMP PUMP RELOCATED IN REAR YARD
21. NEW ENTRY DOOR & THRESHOLD (DUE TO NEW LOWERED SLAB) W/FRAMED WALL UP TO FLOOR ABOVE
22. 36"H P.T. WOOD RAILING PER CODE W/5/4X6 COMPOSITE TOP RAIL, OFFSET FOR MOUNTING TO EXT. FACE OF DECK RIM BOARD
23. NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
24. NEW EXTERIOR WALL: PAINTED VERTICAL SIDING PER SELECTIONS OVER SELF-ADHERING W.R.B. W/OVERLAPPED SEAMS OVER 1/2" PLYWOOD SHEATHING OVER 2X6 STUDS AT 16" O.C. W/R-21 MINERAL WOOL INSULATION & 1/2" GYPSUM DRYWALL INTERIOR FINISH (U.N.O.)
25. NEW PAVERS AT TOP OF BASEMENT EGRESS STAIRS
26. NEW METAL ROOF PER SELECTIONS OVER P.T. 1X4'S LAID TIGHT OVER KILN-DRIED P.T & STAINED 2X6 EXPOSED RAFTERS
27. NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2018 IWSR CODE R310.2.3 AT BASEMENT BEDROOM & OFFICE. BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
28. NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
29. NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL STAIR & RAILING NOTES

1. NOT BE MORE THAN A 3/8" VARIANCE BETWEEN ANY RISER HEIGHT. REFERENCE R311.7.5.1 OF THE 2018 IRC.
2. STAIR NOSING TO BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS. REFERENCE R311.7.5.3 OF THE 2018 IRC.
3. ALL DIMENSIONS ARE TO FINISHED FLOOR. CERAMIC TILE & HARDWOOD FLOOR = 3/4", UNLESS NOTED OTHERWISE.
4. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
5. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
6. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
7. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 1/2" GYPSUM BOARD (5/8" TYPE "X" FIRE-RATED GYPSUM BOARD IF ABOVE GARAGE).
8. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
9. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
10. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
11. 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
12. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
13. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
14. EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS, WITH A MIN. HEADROOM OF 6'-6".
15. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE), WITH A 3'x3' LANDING AT THE TOP & BOTTOM, WHERE DOORS OPEN ONTO RAMP, AND WHERE RAMP CHANGES DIRECTION.

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MERCER ISLAND, WA 98040

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TITLE:
CROSS SECTIONS

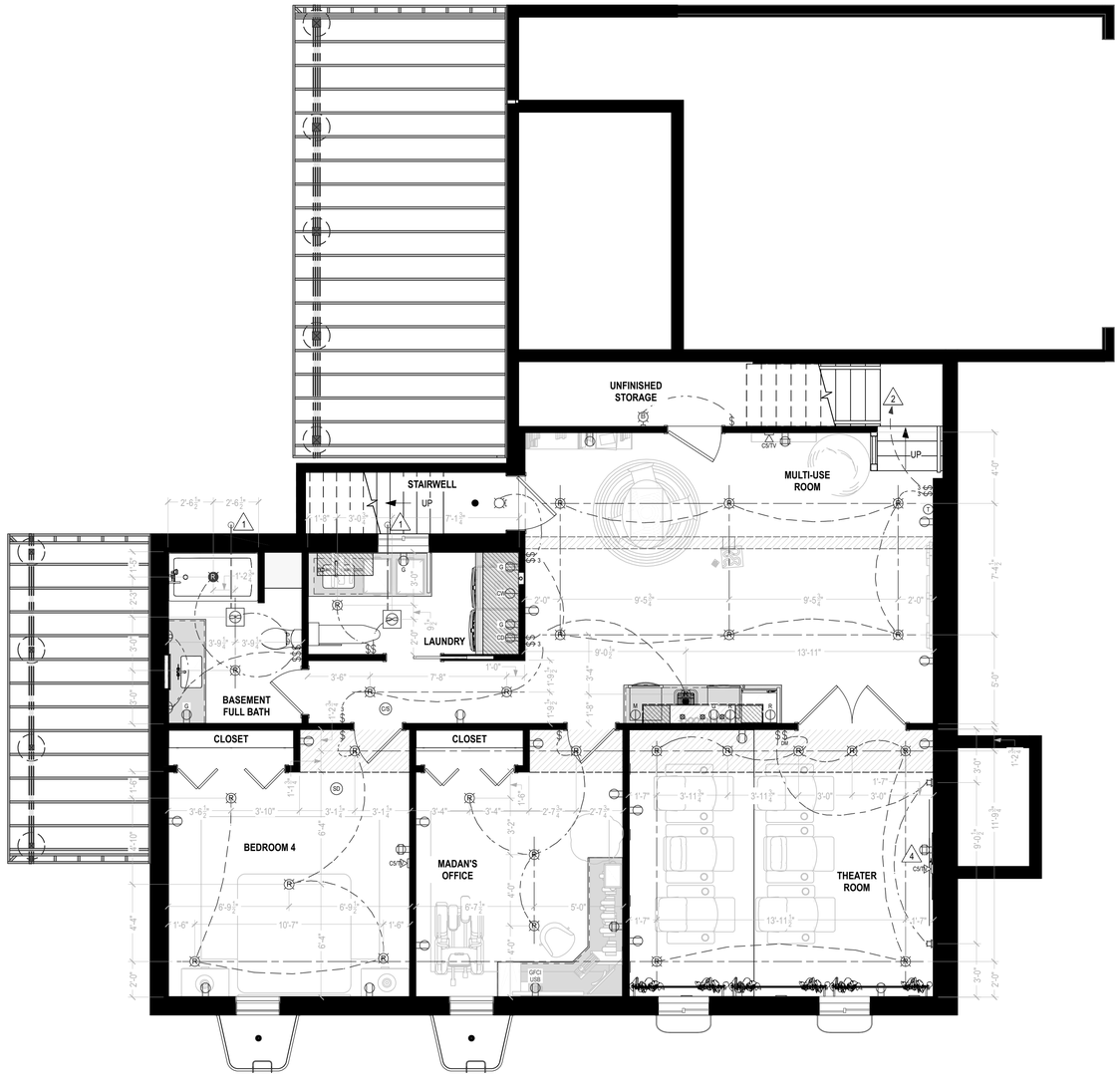
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NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY

ELECTRICAL LEGEND

2D	QTY	DESCRIPTION
DC	1	DOOR CHIME
T	2	THERMOSTAT
SD	3	SMOKE DETECTOR
C/S	3	CO/SMOKE DETECTOR
	1	DOORBELL (STANDARD)
C5/TV	5	JACK - CAT5 W/ TV
	2	LIGHTING - VANITY SCONCE TYPE 2
	4	BATH EXHAUST (CEILING MOUNTED)
	2	LIGHTING - UNDER-CABINET ROPE
	3	LIGHTING - PUCK ABOVE CABINET
	2	LIGHTING - VANITY SCONCE TYPE 1
	9	LIGHTING - LOUVERED AISLE
B	1	LIGHTING - BARE BULB PORCELAIN LAMPHOLDER
	7	LIGHTING - EXTERIOR SCONCE
	2	LIGHTING - OPEN-FRAME SEMI FLUSH
	2	LIGHTING - PENDANT OVER DINING/SUNROOM TABLE
	3	LIGHTING - PENDANT OVER KITCHEN ISLAND
B	1	LIGHTING - WALL-MOUNTED BARE BULB LAMPHOLDER W/PULLSTRING
	4	LIGHTING - UNDER CABINET PUCK
	1	LIGHTING - FLUSH CEILING PUCK
	1	LIGHTING - FLUSH CEILING AT ENTRY
R	65	LIGHTING - RECESSED LED
R	3	LIGHTING - RECESSED CAN W/SEALED LENS (WET LOCATION)
	2	LIGHTING - CAPA SCONCE AT THEATER
$	27	SWITCH - SINGLE POLE
$ DM	1	SWITCH - SINGLE POLE SLIDING DIMMER
$ 3	17	SWITCH - 3-WAY
$ GD	1	SWITCH - GARBAGE DISPOSAL
	38	OUTLET - DUPLEX
G	18	OUTLET - DUPLEX GFCI
G-WP	1	OUTLET - GFCI WEATHERPROOF
GFCI USB	1	OUTLET - GFCI & USB
CD	2	OUTLET - CLOTHES DRYER
CW	2	OUTLET - CLOTHES WASHER
R	3	OUTLET - REFRIGERATOR
M	2	OUTLET - MICROWAVE
WP	3	OUTLET - DUPLEX (WEATHERPROOF)
RA	1	OUTLET - GAS RANGE
H	1	OUTLET - HOOD W/ VENT
GD	1	OUTLET - GARBAGE DISPOSAL, HW
	6	OUTLET - QUADRUPLEX



BASEMENT ELECTRICAL PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - ELECTRICAL PLAN(S)

1. EXHAUST FAN VENTED TO EXTERIOR THROUGH RIM JOIST ABOVE
2. TO SWITCH ABOVE
3. EXHAUST FAN VENTED TO EXTERIOR THROUGH SOFFIT ABOVE
4. TV OUTLETS INSTALLED AT 60" +/- A.F.F.
5. CONNECT NEW LIGHT WIRING TO (2) EXISTING BARE-BULB LIGHT FIXTURES
6. CONTRACTOR TO DETERMINE BEST LOCATION OF ELECTRICAL METER
7. TO SWITCH BELOW
8. NEW HEAT PUMP, CONSULT W/HVAC CONTRACTOR
9. EXISTING ELECTRICAL PANEL, CONSULT W/ELECTRICIAN

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL ELECTRICAL NOTES

1. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
2. HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION AND TYPE FOR OUTLETS, LIGHTS, SWITCHES, DATA, PHONE, AUDIO, ECT.
3. FIXTURES TO BE SELECTED BY HOME OWNER.
4. CONTRACTOR TO VERIFY LOCATION OF ELECTRICAL SERVICE PANEL PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY METER LOCATION, CABLE SIZES, AND THEIR RESPECTIVE LOCATIONS. ALL ELECTRICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IRC. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, OR ANY OTHER WET LOCATION SHALL BE GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS. EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF COVERS.
5. ALL SWITCHES TO BE AT 48" A.S.F., OUTLETS TO BE 15" O.C. A.S.F., U.NO. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER COUNTER FROM BOTTOM. (A.S.F. = ABOVE SUBFLOOR).
6. SMOKE DETECTORS SHALL BE PROVIDED IN ALL ROOMS USED FOR SLEEPING PURPOSES, AND WITHIN 15'-0" AT ALL AREAS PROVIDING ACCESS TO EACH SLEEPING AREA. THEY SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS SHALL BE INTERCONNECTED TO ACTIVATE SIMULTANEOUSLY. REFERENCE 2018 IRC SECTION R314.3.
7. EXISTING SMOKE/CARBON DETECTORS NOT HARD-WIRED & INTERCONNECTED SHALL BE BROUGHT UP TO CURRENT CODE REQUIREMENTS AND INSTALLED IN EACH SLEEPING AREA, ADJACENT HALL, AND EACH LEVEL, INCLUDING THE BASEMENT. UPGRADED SMOKE/CARBON DETECTORS ARE PERMITTED TO BE BATTERY OPERATED AND SHALL BE WIRELESSLY INTERCONNECTED, REFERENCE 2018 IRC SECTION R314.3.
8. RECESSED LIGHTING ABOVE SHOWER AND IN CLOSETS TO HAVE SHOWER LENS PROTECTOR AS PER CODE. RECESSED LIGHTING OR OTHER FIXTURES SHALL BE AIR SEALED TO REDUCE AIR LEAKAGE. REFERENCE
9. LIGHTING IN CLOSET SHALL HAVE A MINIMUM DISTANCE OF 6" FROM SHELF EDGE FOR RECESSED LIGHTS AND 12" FOR SURFACE MOUNTED.
10. ALL ELECTRICAL BOXES INSTALLED ON EXTERIOR WALLS ENCLOSING CONDITIONED SPACES SHALL BE AIR SEALED TO REDUCE AIR LEAKAGE.

GENERAL PLUMBING & HVAC NOTES

1. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY METER LOCATIONS, SEWER LOCATIONS, PLUMBING SIZES, AND THEIR RESPECTIVE LOCATIONS.
3. ALL PLUMBING SYSTEMS INCLUDING HOT & COLD WATER, WASTE & VENT, AND GAS DISTRIBUTION PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IRC.
4. WATER CLOSETS SHALL BE OF THE TYPE NOT TO 1.6 GALLONS OF WATER MAXIMUM FLUSH.
5. SHOWER HEADS AND FAUCETS SHALL NOT EXCEED WATER FLOW OF 3 GALLONS PER MINUTE AT 80 PSI OPERATING PRESSURE.
6. GAS SUPPLY SHALL BE 3'-0" MIN. FROM WINDOW OPENING AND SOURCE OF ELECTRICAL IGNITION.
7. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
8. OUTSIDE HOSE BIBS SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PROTECTIVE DEVICE.
9. INSULATE WASTE LINES FOR SOUND CONTROL.
10. DRYER VENT LENGTH NOT TO EXCEED 25'-0". SUBTRACT 5'-0" FOR EACH 90-DEGREE ELBOW AND 2-1/2" FOR EACH 45-DEGREE ELBOW. LENGTH OF DUCT MAY EXCEED 25'-0" ONLY IF MANUFACTURER SPECIFICATIONS ALLOW AND ARE ON SITE AT TIME OF INSPECTION.
11. DO NOT DRILL OR CUT INTO ANY LVL FRAMING AND/OR ENGINEERED TRUSSES TO INSTALL MECHANICALS. REFER TO MANUFACTURERS SPECIFICATIONS FOR DRILLING /CUTTING HOLES IN ENGINEERED I-JOISTS.
12. MAKE-UP AIR SHALL BE PROVIDED WITH EXHAUST HOODS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM.

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TITLE:
PROPOSED BASEMENT LEVEL ELECTRICAL PLAN

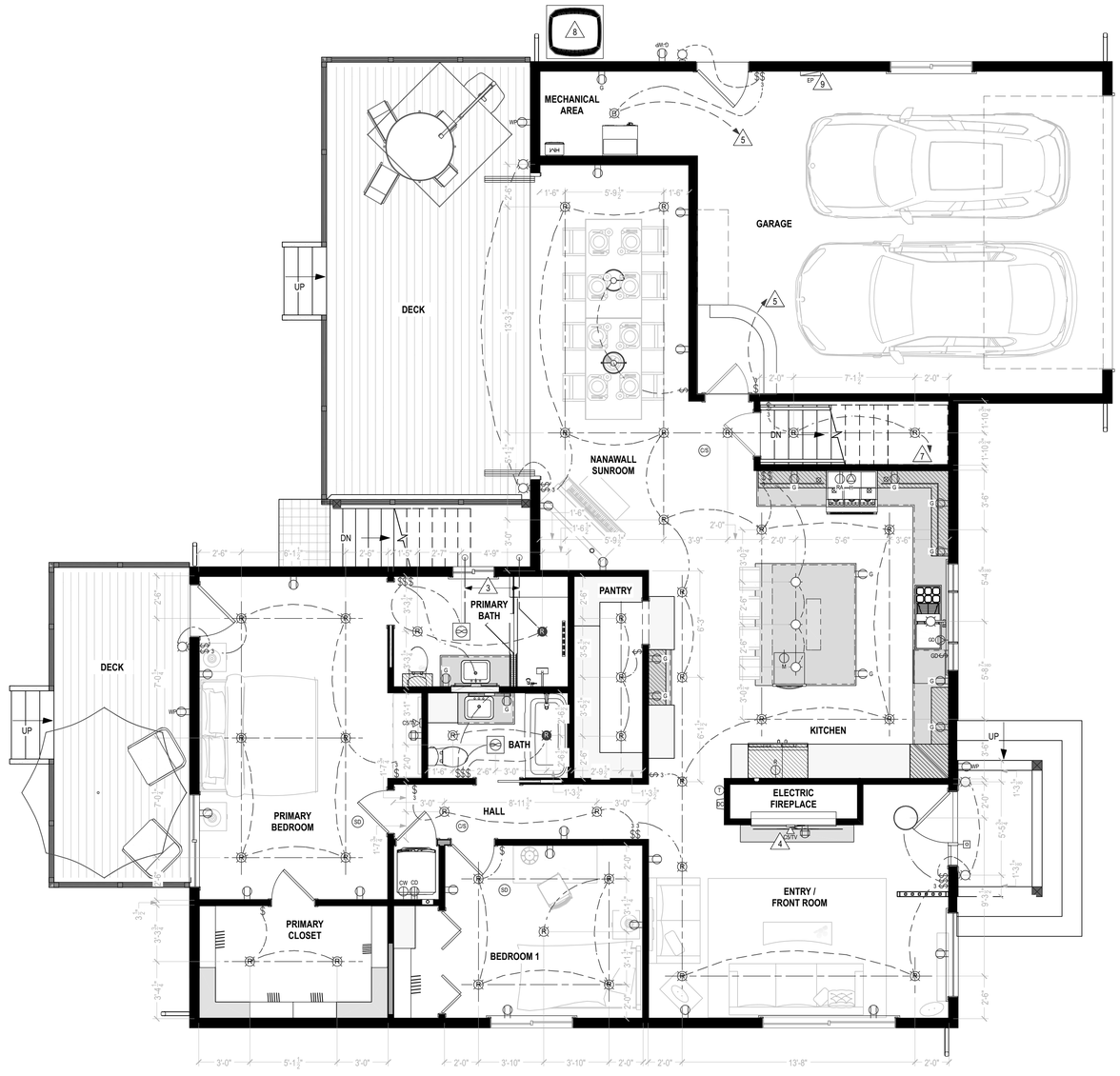
SHEET #
E1.0

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY

ELECTRICAL LEGEND

2D	QTY	DESCRIPTION
DC	1	DOOR CHIME
T	2	THERMOSTAT
SD	3	SMOKE DETECTOR
C/S	3	CO/SMOKE DETECTOR
	1	DOORBELL (STANDARD)
C5/TV	5	JACK - CAT5 W/ TV
	2	LIGHTING - VANITY SCONCE TYPE 2
	4	BATH EXHAUST (CEILING MOUNTED)
	2	LIGHTING - UNDER-CABINET ROPE
	3	LIGHTING - PUCK ABOVE CABINET
	2	LIGHTING - VANITY SCONCE TYPE 1
	9	LIGHTING - LOUVERED AISLE
B	1	LIGHTING - BARE BULB PORCELAIN LAMPHOLDER
	7	LIGHTING - EXTERIOR SCONCE
	2	LIGHTING - OPEN-FRAME SEMI FLUSH
	2	LIGHTING - PENDANT OVER DINING/SUNROOM TABLE
	3	LIGHTING - PENDANT OVER KITCHEN ISLAND
B	1	LIGHTING - WALL-MOUNTED BARE BULB LAMPHOLDER W/PULLSTRING
	4	LIGHTING - UNDER CABINET PUCK
	1	LIGHTING - FLUSH CEILING PUCK
	1	LIGHTING - FLUSH CEILING AT ENTRY
R	65	LIGHTING - RECESSED LED
R	3	LIGHTING - RECESSED CAN W/SEALED LENS (WET LOCATION)
	2	LIGHTING - CAPA SCONCE AT THEATER
	27	SWITCH - SINGLE POLE
DM	1	SWITCH - SINGLE POLE SLIDING DIMMER
3	17	SWITCH - 3-WAY
GD	1	SWITCH - GARBAGE DISPOSAL
	38	OUTLET - DUPLEX
G	18	OUTLET - DUPLEX GFCI
G-WP	1	OUTLET - GFCI WEATHERPROOF
GFCI USB	1	OUTLET - GFCI & USB
CD	2	OUTLET - CLOTHES DRYER
CW	2	OUTLET - CLOTHES WASHER
R	3	OUTLET - REFRIGERATOR
M	2	OUTLET - MICROWAVE
WP	3	OUTLET - DUPLEX (WEATHERPROOF)
RA	1	OUTLET - GAS RANGE
H	1	OUTLET - HOOD W/ VENT
GD	1	OUTLET - GARBAGE DISPOSAL, HW
	6	OUTLET - QUADRUPLEX



MAIN LEVEL ELECTRICAL PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - ELECTRICAL PLAN(S)

1. EXHAUST FAN VENTED TO EXTERIOR THROUGH RIM JOIST ABOVE
2. TO SWITCH ABOVE
3. EXHAUST FAN VENTED TO EXTERIOR THROUGH SOFFIT ABOVE
4. TV OUTLETS INSTALLED AT 60" +/- A.F.F.
5. CONNECT NEW LIGHT WIRING TO (2) EXISTING BARE-BULB LIGHT FIXTURES
6. CONTRACTOR TO DETERMINE BEST LOCATION OF ELECTRICAL METER
7. TO SWITCH BELOW
8. NEW HEAT PUMP, CONSULT W/HVAC CONTRACTOR
9. EXISTING ELECTRICAL PANEL, CONSULT W/ELECTRICIAN

GENERAL EXISTING CONDITIONS NOTES

1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED, AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL ELECTRICAL NOTES

1. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
2. HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION AND TYPE FOR OUTLETS, LIGHTS, SWITCHES, DATA, PHONE, AUDIO, ECT.
3. FIXTURES TO BE SELECTED BY HOME OWNER.
4. CONTRACTOR TO VERIFY LOCATION OF ELECTRICAL SERVICE PANEL PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY METER LOCATION, CABLE SIZES, AND THEIR RESPECTIVE LOCATIONS. ALL ELECTRICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IRC. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, OR ANY OTHER WET LOCATION SHALL BE GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS. EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF COVERS.
5. ALL SWITCHES TO BE AT 48" A.S.F., OUTLETS TO BE 15" O.C. A.S.F., U.NO. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER COUNTER FROM BOTTOM. (A.S.F. = ABOVE SUBFLOOR).
6. SMOKE DETECTORS SHALL BE PROVIDED IN ALL ROOMS USED FOR SLEEPING PURPOSES, AND WITHIN 15'-0" AT ALL AREAS PROVIDING ACCESS TO EACH SLEEPING AREA. THEY SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS SHALL BE INTERCONNECTED TO ACTIVATE SIMULTANEOUSLY. REFERENCE 2018 IRC SECTION R314.3.
7. EXISTING SMOKE/CARBON DETECTORS NOT HARD-WIRED & INTERCONNECTED SHALL BE BROUGHT UP TO CURRENT CODE REQUIREMENTS AND INSTALLED IN EACH SLEEPING AREA, ADJACENT HALL, AND EACH LEVEL, INCLUDING THE BASEMENT. UPGRADED SMOKE/CARBON DETECTORS ARE PERMITTED TO BE BATTERY OPERATED AND SHALL BE WIRELESSLY INTERCONNECTED, REFERENCE 2018 IRC SECTION R314.3.
8. RECESSED LIGHTING ABOVE SHOWER AND IN CLOSETS TO HAVE SHOWER LENS PROTECTOR AS PER CODE. RECESSED LIGHTING OR OTHER FIXTURES SHALL BE AIR SEALED TO REDUCE AIR LEAKAGE. REFERENCE
9. LIGHTING IN CLOSET SHALL HAVE A MINIMUM DISTANCE OF 6" FROM SHELF EDGE FOR RECESSED LIGHTS AND 12" FOR SURFACE MOUNTED.
10. ALL ELECTRICAL BOXES INSTALLED ON EXTERIOR WALLS ENCLOSING CONDITIONED SPACES SHALL BE AIR SEALED TO REDUCE AIR LEAKAGE.

GENERAL PLUMBING & HVAC NOTES

1. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY METER LOCATIONS, SEWER LOCATIONS, PLUMBING SIZES, AND THEIR RESPECTIVE LOCATIONS.
3. ALL PLUMBING SYSTEMS INCLUDING HOT & COLD WATER, WASTE & VENT, AND GAS DISTRIBUTION PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IRC.
4. WATER CLOSETS SHALL BE OF THE TYPE NOT TO 1.6 GALLONS OF WATER MAXIMUM FLUSH.
5. SHOWER HEADS AND FAUCETS SHALL NOT EXCEED WATER FLOW OF 3 GALLONS PER MINUTE AT 80 PSI OPERATING PRESSURE.
6. GAS SUPPLY SHALL BE 3'-0" MIN. FROM WINDOW OPENING AND SOURCE OF ELECTRICAL IGNITION.
7. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
8. OUTSIDE HOSE BIBS SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PROTECTIVE DEVICE.
9. INSULATE WASTE LINES FOR SOUND CONTROL.
10. DRYER VENT LENGTH NOT TO EXCEED 25'-0". SUBTRACT 5'-0" FOR EACH 90-DEGREE ELBOW AND 2-1/2" FOR EACH 45-DEGREE ELBOW. LENGTH OF DUCT MAY EXCEED 25'-0" ONLY IF MANUFACTURER SPECIFICATIONS ALLOW AND ARE ON SITE AT TIME OF INSPECTION.
11. DO NOT DRILL OR CUT INTO ANY LVL FRAMING AND/OR ENGINEERED TRUSSES TO INSTALL MECHANICALS. REFER TO MANUFACTURERS SPECIFICATIONS FOR DRILLING /CUTTING HOLES IN ENGINEERED I-JOISTS.
12. MAKE-UP AIR SHALL BE PROVIDED WITH EXHAUST HOODS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM.

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CELL: 425.881.4334
REDMOND, WA 98052

REVISIONS:

#	DATE	DESCRIPTION

PROJECT NAME:
ANKAPURA-GOWDA RENOVATION

OWNER(S):
MADAN ANKAPURA & AMRUTHA GOWDA

PROJECT ADDRESS:
4249 92ND AVE SE
MERCER ISLAND, WA 98040

DOCUMENT PHASE:
PERMIT

PLOT DATE:
11/14/2024 1:16:27 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
PROPOSED MAIN LEVEL ELECTRICAL PLAN

SHEET #
E1.1

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY

GENERAL

1- MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION THROUGHOUT SHALL BE IN ACCORD WITH THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL JURISDICTION.

2- THE WORK SHALL BE IN ACCORD WITH THESE APPROVED PLANS, DETAILS, NOTES & SPECIFICATIONS. UPON DISCOVERING CONFLICT, UNCERTAINTY OR OMISSION IN THESE DOCUMENTS THE CONTRACTOR SHALL PROMPTLY REQUEST CLARIFICATION OR DEFINITION FROM THE ENGINEER.

3- DESIGN LOADING CRITERIA FOR THIS WORK ARE IN ACCORD WITH ASCE 7-10 AND AS FOLLOWS:

ROOF LIVE LOAD = SNOW LOAD (30 PSF)
DEAD LOADS = ACTUAL

4- WIND DESIGN CRITERIA:
1- BASIC WIND SPEED: 110 MPH, WIND EXPOSURE B
2- RISK CAT II IW = 1.0
3- INTERNAL PRESSURE COEFFICIENT = +/- 0.18
4- COMPONENTS AND CLADDING: LOADS PER TABLE IBC 1609.2.1(2)

5- EARTH QUAKE DESIGN CRITERIA
1- RISK CAT II IE = 1.00
2- SS = 1.465 , S1 = 0.704
3- SITE CLASS D
4- SDS = 0.977, SDI = 0.704 , SDC = D
5- BASIC SEISMIC FORCE RES. SYSTEM = ASCE 7-16 TABLE 12.14-1 A.13. LIGHT FRAME (WOOD) ETC.
6- ANALYSIS PER 1617.4 "EQUIVALENT LATERAL FORCE PROCEDURE"

6- ENGINEERED COMPONENT SYSTEMS, DESIGNED PRIMARILY BY OTHERS, SUCH AS ROOF AND/OR FLOOR TRUSS AND/OR JOIST SYSTEMS, SHALL BE DESIGNED AND INSTALLED CODE COMPLIANT AND IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7- COMPONENT SYSTEMS SHALL BE APPROVED BY THE COMPONENT ENGINEER AND CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER-OF-RECORD (ENGINEER) FOR CURSORY REVIEW ONLY.

8- MEANS, METHODS AND PERSONNEL SAFETY ARE BEYOND THE SCOPE OF THIS ENGINEERING AND THE RESPONSIBILITY OF OTHERS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND IMPLEMENT ANY REQUIRED TEMPORARY STRUCTURES OR MONITORING DEVICES THE WORK MAY REQUIRE.

9- SPECIAL INSPECTIONS SHALL BE PERFORMED AS REQUIRED BY CHAPTER 17 OF THE 2021 IBC AND THESE DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL REQUIRED SPECIAL INSPECTIONS.

10- GEOTECHNICAL ANALYSIS AND DESIGN ARE BEYOND THE SCOPE OF THIS ENGINEERING. THE SUPPORTING SOIL IS ASSUMED STABLE AND TO MEET OR EXCEED SOILS CLASS 5 PER IBC TABLE 1804.2. FOUNDATION DESIGN FOR THIS WORK HAS BEEN DONE IN ACCORD WITH THIS ASSUMPTION.

TIMBER

1- DIMENSIONAL LUMBER FOR FRAMING TO BE DF #2 & BTR. PRESSURE TREATED LUMBER SHALL BE AWPA C2.25 #2 HEM-FIR OR BETTER. SAWN TIMBER FOR BEAMS & HEADERS SHALL BE DF #2. GLULAMS THROUGHOUT SHALL BE 24F-V4 FOR SIMPLE SPAN APPLICATIONS AND 24F-V8 FOR MULTI-SPAN OR CANTILEVER APPLICATIONS. ALL SIMPLE SPAN GLULAMS OVER TWELVE FEET SHALL BE FABRICATED WITH INDUSTRY STANDARD CAMBER. ENGINEERED WOOD PRODUCTS SUCH AS PSL, LVL , "I" SHAPED MEMBERS AND OTHERS SHALL BE AS SPECIFIED IN THE PLANS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. BEAMS & HEADERS OVER EIGHT FEET LONG SHALL BE SUPPORTED AT EACH END BY TWO TRIMMERS. THOSE OVER TWELVE FEET SHALL HAVE THREE TRIMMERS AT EACH END EXCEPT FOR THOSE NOTED OTHERWISE. GANGED TRIMMERS SHALL BE NAIL-LAMINATED WITH (2) 16d COMMON NAILS AT 16 INCHES OC MAXIMUM.

2- ROOF AND FLOOR CONSTRUCTION SHALL BE AS DESCRIBED IN THE DIAPHRAGM CONSTRUCTION SCHEDULE OR ON THE PLANS.

3- MINIMUM EXTERIOR WALL CONSTRUCTION SHALL BE 7/16" APA RATED (24/16) SHEATHING NAILED WITH 8D COMMON NAILS, 6" OC AT EDGES AND 12" OC IN THE FIELD. THE TOP MEMBER OF THE DOUBLE TOP PLATE OF ALL SHEAR WALLS SHALL BE NAILED TO THE BOTTOM MEMBER WITH (3) 16D COMMON NAILS AT 16 INCHES ON CENTER; AND MADE CONTINUOUS WITH A CS16 STRAP AT EACH BUTT OR TEE JOINT. TOP PLATE LAP SPLICES SHALL ENCOMPASS AT MINIMUM (9) 16d SPLICE NAILS EACH SIDE OF JOINT.

4- STEEL FRAMING CONNECTORS OF VARIOUS DESIGNATIONS SHALL BE AS SPECIFIED IN THE PLANS, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OR DETAILED DIFFERENTLY. STEEL FRAMING CONNECTORS SHALL BE SIMPSON STRONG TIE, OR EQUIVALENT APPROVED BY THE ENGINEER. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. SPECIAL STEEL TIMBER CONNECTORS SHALL BE FABRICATED IN ACCORD WITH SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

5- EACH ROOF MEMBER AT EACH BEARING POINT SHALL BE CLIPPED TO TOP PLATE WITH H1, H10 OR H10-2; UNLESS NOTED OTHER BY THE ROOF SYSTEM ENGINEER. CLIP ALL GABLE END TRUSSES TO TOP PLATE WITH A35 AT 16" O.C. UNLESS NOTED OTHER BY THE ROOF SYSTEM ENGINEER. TREATED PLATE SHALL BE CONNECTED TO FOUNDATION WALLS WITH 5/8" ANCHOR BOLTS AT FOUR FEET OC; OR AS NOTED ON THE PLAN AND SPECIFIED IN THE SHEAR WALL SCHEDULE.

6- SHEAR WALL DESIGNATIONS ARE AS DESCRIBED IN THE SHEAR WALL CONSTRUCTION SCHEDULE OR ON THE PLANS. HOLD-DOWN DESIGNATIONS ARE AS DESIGNATED IN THE HARDWARE SCHEDULE OR ON THE PLANS.

7- ALL HEADERS TO BE 6X8 DF #2 UNO ON PLANS. HEADERS MAY BE INSTALLED IMMEDIATELY BELOW BOTTOM MEMBER OF DOUBLE TOP PLATE.

CONCRETE

1- STRUCTURAL CONCRETE WORK SHALL BE IN ACCORD WITH CHAPTER 19 OF THE IBC AND ACI 301-10, "SPECIFICATIONS FOR STRUCTURAL CONCRETE".

2- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'C) OF 4000 PSI AT 28 DAYS AND SHALL CONTAIN A MINIMUM OF 564 LBS. OF PORTLAND CEMENT PER CUBIC YARD. WATER / CEMENT RATIO FOR CONCRETE SHALL NOT EXCEED . 45 . ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED IN PLACE WITH INTERNAL MECHANICAL CONCRETE VIBRATORS. PROVIDE AIR ENTRAINMENT PER IBC SECTION 1904.

3- DEFORMED STEEL REINFORCING BARS SHALL BE: ASTM A 615, A 616, OR A 706, GRADE 60. ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM F1554, GR 36 UNO. ANCHOR BOLTS SHALL BE TEMPLATE SET.

4- MINIMUM CONCRETE COVER OF REINFORCING STEEL SHALL BE:

CAST-IN-PLACE CONCRETE (JOBSITE CAST):

CONCRETE CAST AGAINST EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER 2"

STEEL

1- STRUCTURAL STEEL SHALL BE IN ACCORD WITH AISC 303-16 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS PUBLISHED BY THE AISC; AWS D1.1-06 "STRUCTURAL WELDING CODE, STEEL"; AND/OR THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

2- STRUCTURAL STEEL SHALL BE : ASTM A992 FOR W SHAPES; A36 FOR C, L, AND BAR; A500 GR B FOR HSS, A53 GR B FOR PIPE. FASTENERS SHALL BE: F1554 GR 55 FOR ANCHOR BOLTS CONNECTING STEEL TO CONCRETE; A325 FOR STEEL TO STEEL CONNECTION; A307 FOR - WOOD TO STEEL, WOOD TO CONCRETE, OR WOOD TO WOOD CONNECTIONS. ANCHOR BOLTS CONNECTING STEEL TO CONCRETE SHALL BE TEMPLATE SET. ANCHOR BOLTS CONNECTING TREATED PLATE TO CONCRETE MAY BE WET SET.

3- ANCHORAGE TO CONCRETE SHALL BE INSTALLED IN ACCORD WITH CHAPTER 17 OF ACI 318-14 IN ADDITION TO AISC 303-10. POST INSTALLED ANCHORAGE TO CONCRETE SHALL BE INSTALLED IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS, EXCEPTING CONFLICT WITH ABOVE-REFERENCED CODE REQUIREMENTS.

3- WELDING OF STRUCTURAL STEEL SHALL BE IN ACCORD WITH APPROVED WELDING PROCEDURES AND PERFORMED BY WABO CERTIFIED WELDERS.

DIAPHRAGM CONSTRUCTION SCHEDULE

MARK	SHEATHING (MIN)	FRAMING	NAIL SIZE	SPACING	BLOCKING / FASTENER ROWS
(R1)	7/16" APA RATED SHEATHING	2" NOMINAL @ 24" O.C. MAX	8D COMMON	6" O.C. AT PANEL EDGES 12" O.C. IN THE FIELD	UNBLOCKED / 1 ROW
(F1)	19/32" APA RATED SHEATHING	2" NOMINAL @ 24" O.C. MAX	10D COMMON	6" O.C. AT PANEL EDGES 12" O.C. IN THE FIELD	UNBLOCKED / 1 ROW

HARDWARE CONSTRUCTION SCHEDULE

MARK	SIMPSON PRODUCT	FRAMING REQUIREMENTS	FASTENERS	ANCHOR BOLTS	REMARKS
(1)	CS14	2" NOMINAL MINIMUM	(26) 10D COMMON NAILS	-	FILL FASTENER HOLES AS REQUIRED TO ACHIEVE MAXIMUM CAPACITY

SPECIAL INSPECTIONS

NOTE: THE AUTHORITY HAVING JURISDICTION (AHJ) SHALL INSPECT PER SECTION 110.3 OF THE 2015 IBC EXCEPT AS NOTED BELOW, OR IF REQUIRED BY THE AHJ.

CONCRETE				
TYPE	CONT.	PER	REFERENCE STANDARD	IBC REFERENCE
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
A- ADHESIVE ANCHORS INSTALLED IN HOR OR UPWARD INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSILE LOAD	X		ACI 318 17.8.2.4	
B- MECH AND ADH ANCHS NOT DEFINED IN A ABOVE		X	ACI 318 17.8.2	
VERIFY USE OF REQUIRED MIX DESIGN		X	ACI 318 CH 19 26.4.3 26.4.4	1904.1 1904.2 1908.2 1908.3

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DESIGNED BY: RLM	DATE	NO.	REVISION	BY	

2.25.25

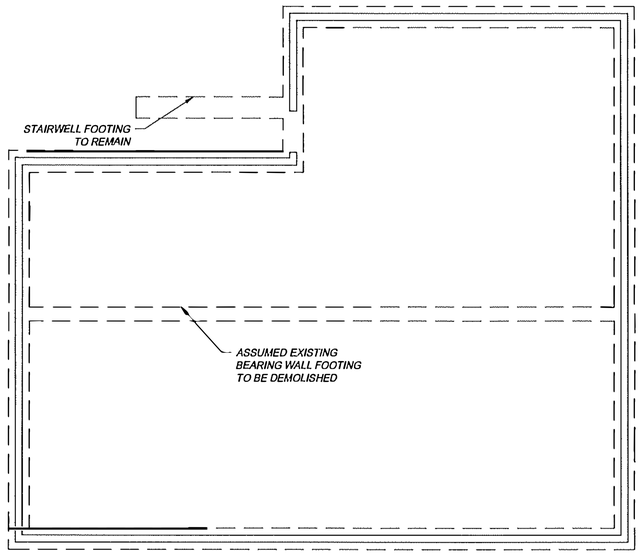
Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

ANKAPURA-GOWDA REMODEL
4249 92ND AVE SE
MERCER ISLAND, WA 98040

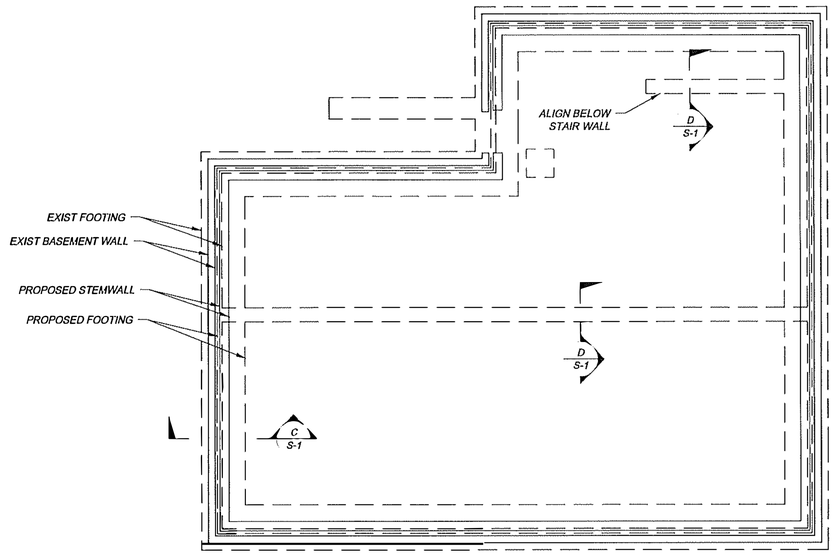
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MERCER ISLAND, WA 98040

S1
SPECIALS, STRUCTURAL AND SHEER WALL NOTES

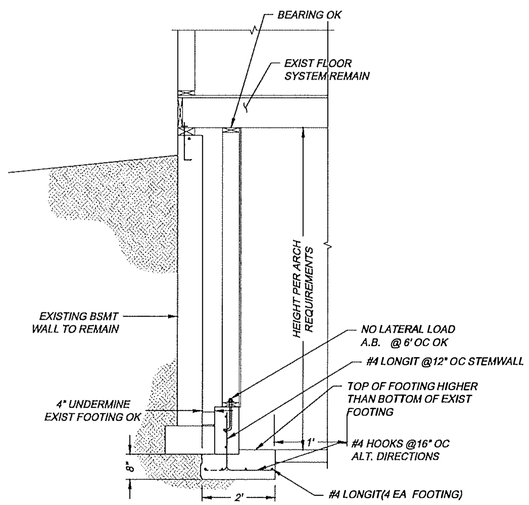
SHT 17 OF 29



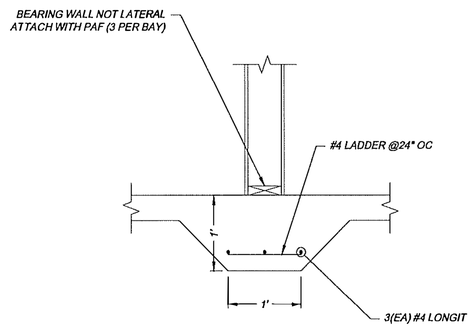
A / S1 EXISTING BASEMENT FOUNDATION
SCALE: 3/16" = 1'-0"



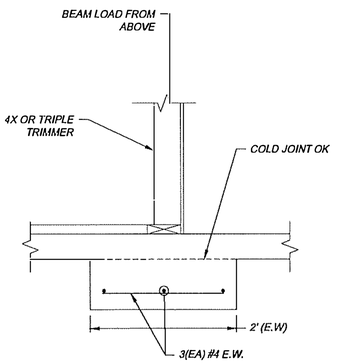
B / S1 PROPOSED BASEMENT FOUNDATION
SCALE: 3/16" = 1'-0"



C / S1 BASEMENT WALL SECTION
SCALE: 3/16" = 1'-0"



D / S1 DETAIL: MONPOUR FOOTING
SCALE: 1" = 1'-0"



E / S1 DETAIL: ISO FOOTING
SCALE: 1" = 1'-0"

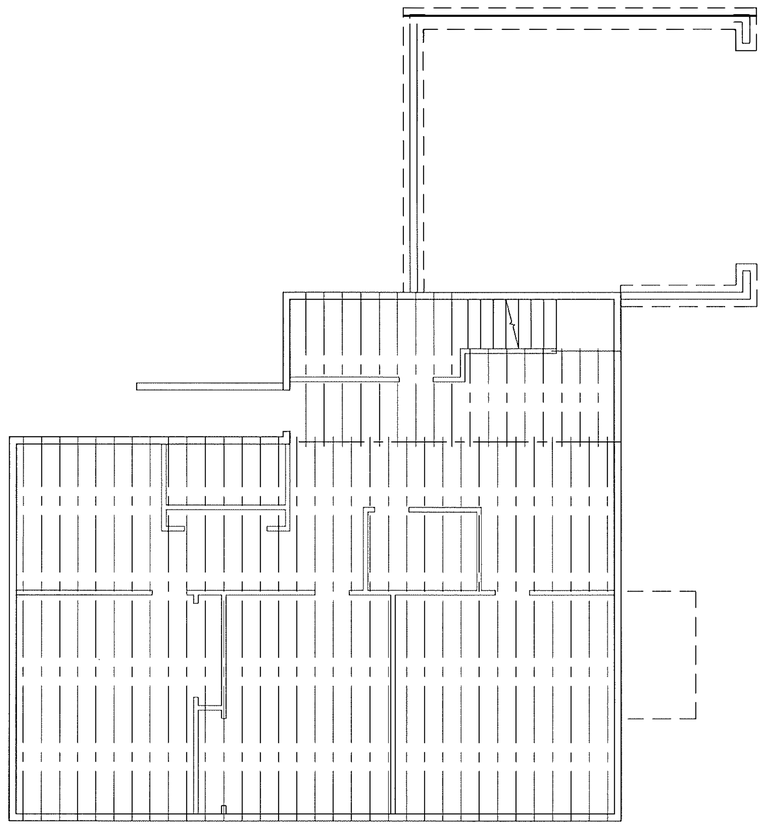
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CHECKED BY: RLM		2					ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com
DETAILED BY: EAE		1					
DESIGNED BY: RLM	DATE	NO.	REVISION	BY		2.25.25	

ANKAPURA-GOWDA REMODEL
4249 92ND AVE SE
MERCER ISLAND, WA 98040

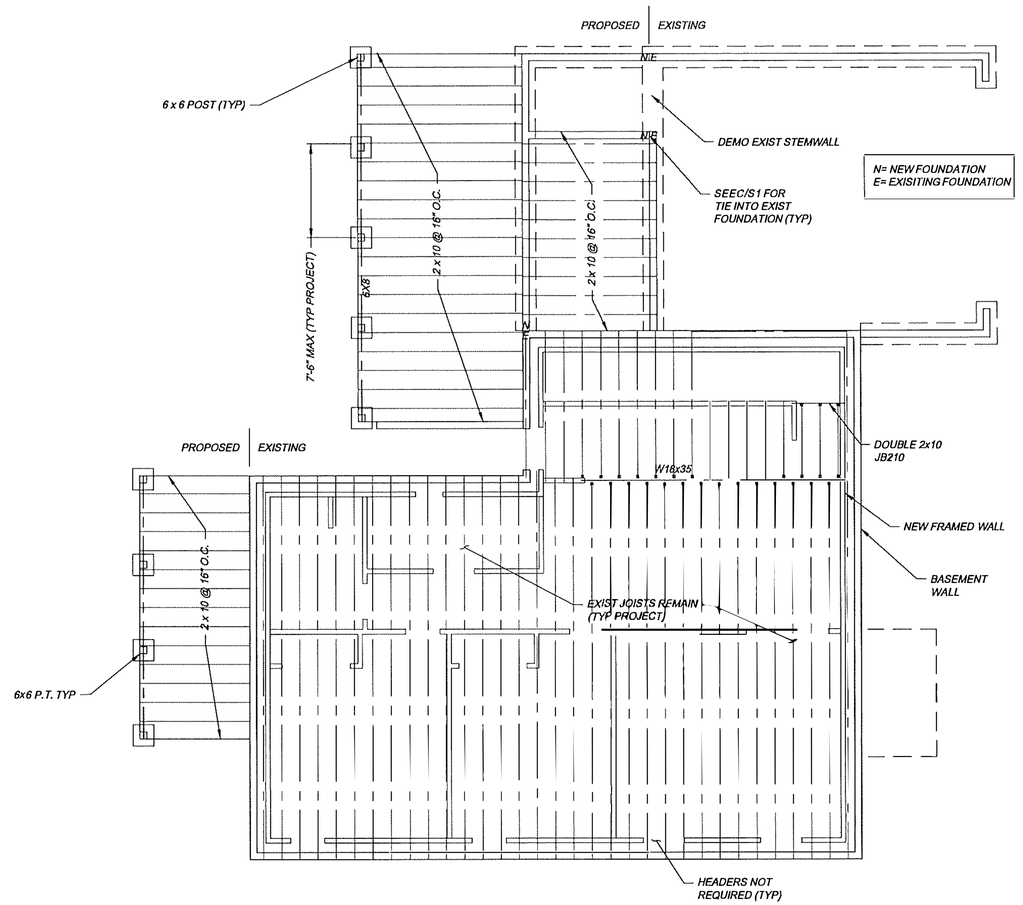
MADAN ANKAPURA & AMRUTHA GOWDA
4249 92ND AVE SE
MERCER ISLAND, WA 98040

S2
FIRST FLOOR FRAMING PLAN
SHT 18 OF 29

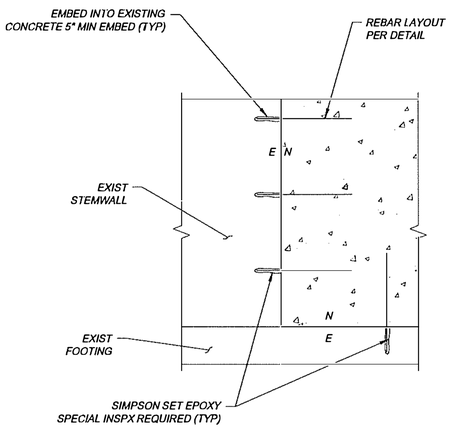
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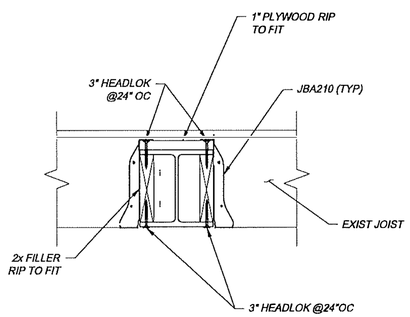
A S1 EXISTING FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



B S1 PROPOSED FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



C S1 DETAIL: FOUNDATION CONNECTION
SCALE: 1" = 1'-0"



D S1 HIDDEN STEEL BEAM
SCALE: 1-1/2" = 1'-0"

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		3			
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DETAILED BY: EAE		1			
DESIGNED BY: RLM	DATE	NO.	REVISION	BY	

2.25.25

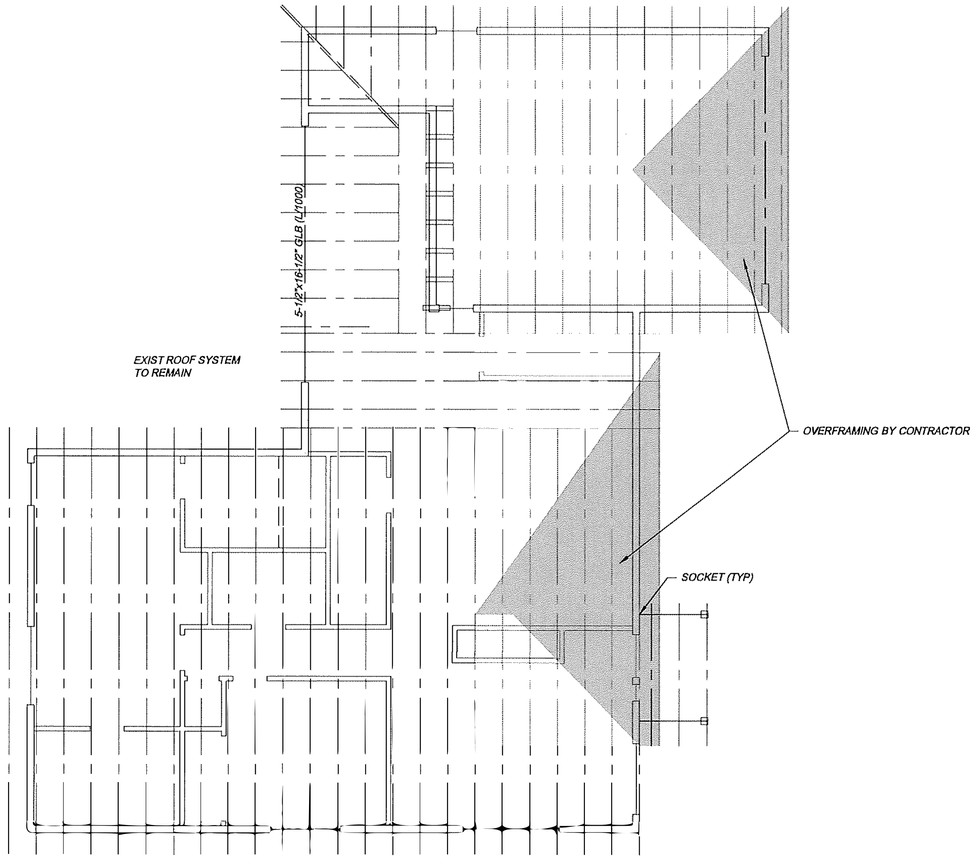
Vector ENGINEERING INC.
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ANKAPURA-GOWDA REMODEL
4249 92ND AVE SE
MERCER ISLAND, WA 98040

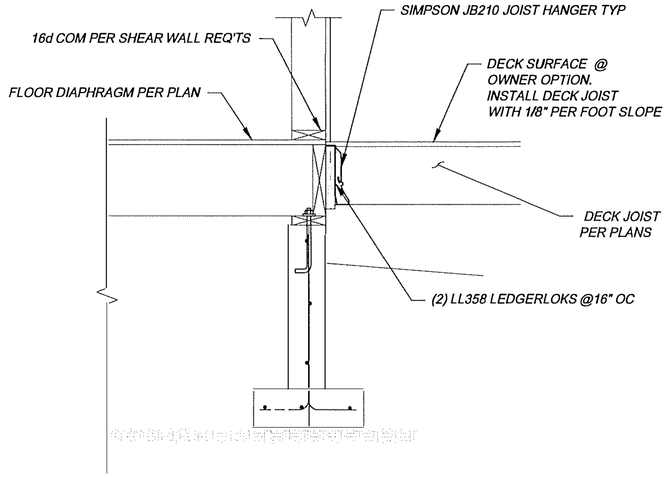
MADAN ANKAPURA & AMRUTHA GOWDA
4249 92ND AVE SE
MERCER ISLAND, WA 98040

S3
FIRST FLOOR FRAMING PLAN
SHT 19 OF 29

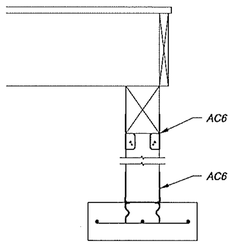
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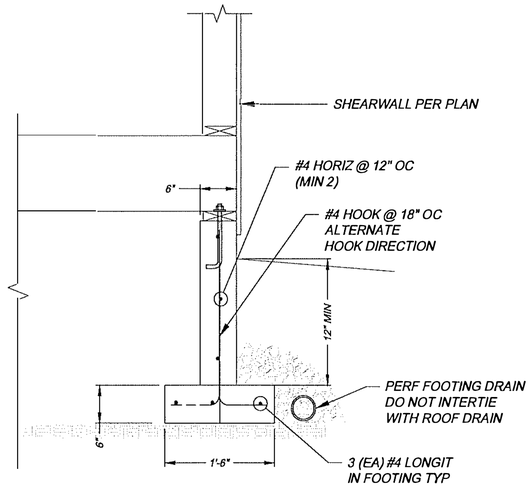
A S2 **ROOF FRAMING PLAN**
SCALE: 3/16" = 1'-0"



B S2 **DETAIL: LEDGER**
SCALE: 1" = 1'-0"



C S2 **DECK POST DETAIL**
SCALE: 1" = 1'-0"



D S2 **DETAIL: PERIMETER FOUNDATION**
SCALE: NTS

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		3			
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DETAILED BY: EAE		1			
DESIGNED BY: RLM	DATE	NO.	REVISION	BY	

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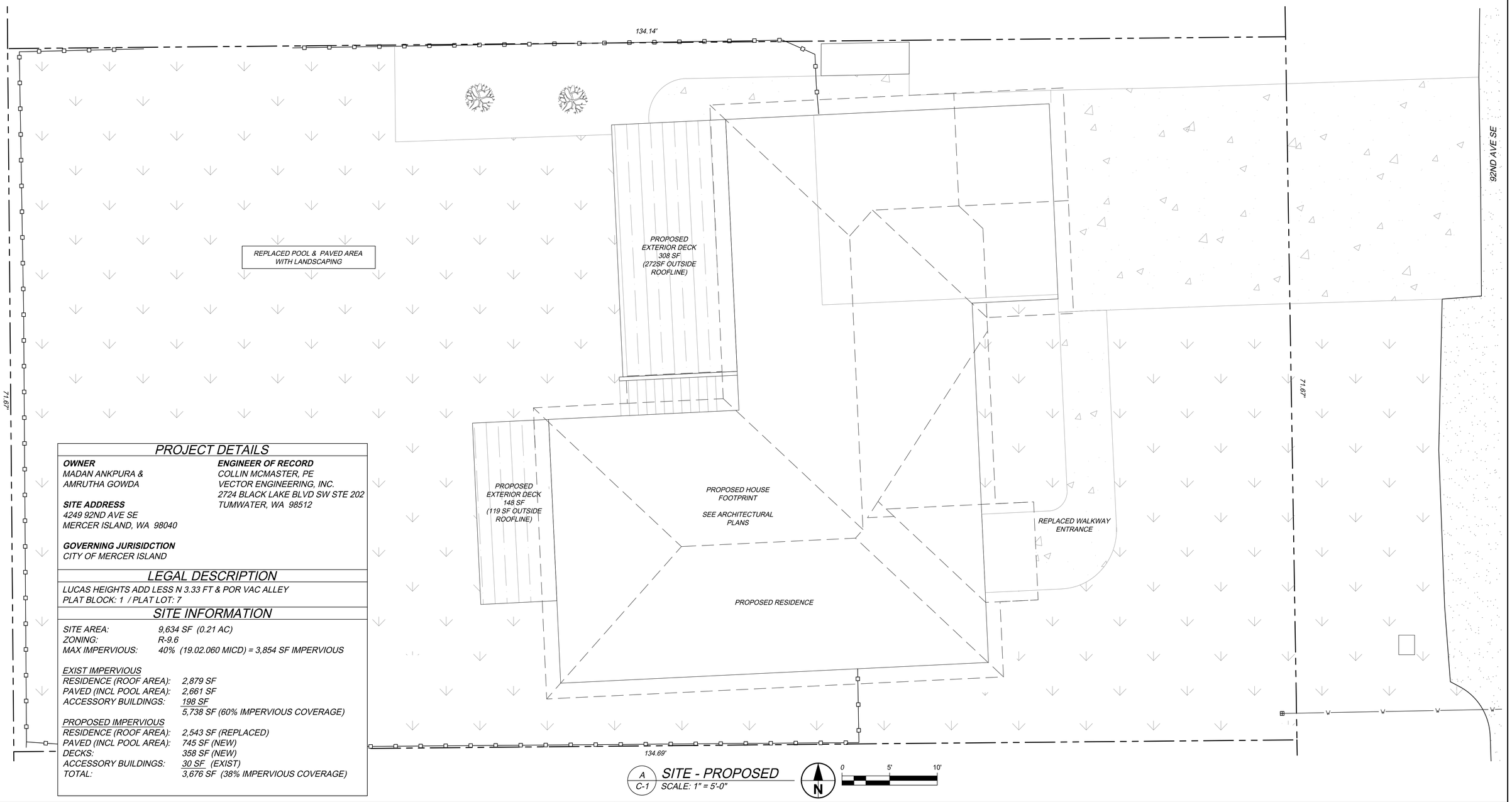
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MADAN ANKAPURA & AMRUTHA GOWDA
4249 92ND AVE SE
MERCER ISLAND, WA 98040

S4
ROOF PLAN, SECTION AND DETAILS

ANKPURA RESIDENCE
4249 92nd AVENUE SE
MERCER ISLAND, WA 98040

PARCEL NO. 445730-0035



PROJECT DETAILS

OWNER
MADAN ANKPURA &
AMRUTHA GOWDA

SITE ADDRESS
4249 92ND AVE SE
MERCER ISLAND, WA 98040

GOVERNING JURISIDCTION
CITY OF MERCER ISLAND

ENGINEER OF RECORD
COLLIN MCMASTER, PE
VECTOR ENGINEERING, INC.
2724 BLACK LAKE BLVD SW STE 202
TUMWATER, WA 98512

LEGAL DESCRIPTION

LUCAS HEIGHTS ADD LESS N 3.33 FT & POR VAC ALLEY
PLAT BLOCK: 1 / PLAT LOT: 7

SITE INFORMATION

SITE AREA:	9,634 SF (0.21 AC)
ZONING:	R-9.6
MAX IMPERVIOUS:	40% (19.02.060 MICD) = 3,854 SF IMPERVIOUS
EXIST IMPERVIOUS	
RESIDENCE (ROOF AREA):	2,879 SF
PAVED (INCL POOL AREA):	2,661 SF
ACCESSORY BUILDINGS:	198 SF
	5,738 SF (60% IMPERVIOUS COVERAGE)
PROPOSED IMPERVIOUS	
RESIDENCE (ROOF AREA):	2,543 SF (REPLACED)
PAVED (INCL POOL AREA):	745 SF (NEW)
DECKS:	358 SF (NEW)
ACCESSORY BUILDINGS:	30 SF (EXIST)
TOTAL:	3,676 SF (38% IMPERVIOUS COVERAGE)

A / C-1 SITE - PROPOSED
SCALE: 1" = 5'-0"

N

0 5' 10'

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FILE: Civil Design.dwg		5		
PROJECT: 25-NWID12		4		
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DETAILED BY: CJM		1		
DESIGNED BY: CJM	DATE	NO.	REVISION	BY

SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY

COLLIN J. MCMASTER — STATE OF WASHINGTON — 54929 — REGISTERED PROFESSIONAL ENGINEER
3/4/25

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4249 92ND AVENUE SE
MERCER ISLAND, WA 98040

NORTHWEST INTERIOR & DESIGN
8708 WILLOWS ROAD NE
REDMOND, WA 98052

C-1
PROPOSED SITE PLAN

134.14'

EXIST LANDSCAPE PLANTER
(TO BE REMOVED)

EXIST SHED
30 SF
(TO REMAIN)

EXIST SHED
142 SF
(TO BE RMOVED)

EXIST
LANDSCAPING
(TO REMAIN)

EXIST COVERED
PATIO AREA

EXIST DRIVEWAY
(TO REMAIN)

92ND AVE SE

EXIST POOL
(TO BE BACK FILLED)

SAW CUT
(IF NEEDED)

71.67'

EXISTING HOUSE FOOTPRINT
1945 SF
(INCL 480 SF GARAGE)

WALKWAY TO BE
REPLACED

BASIS OF BEARING
ACCEPTED THE BEARING OF N 00°57'12" W,
BETWEEN MONUMENTS FOUND IN CASE
ALONG THE CENTERLINE OF 92ND AVE SE,
PER REFERENCE NO. 1.

VERTICAL DATUM
NAVD 88 PER GPS OBSERVATIONS

134.69'

A / C-2 SITE - EXIST
SCALE: 1" = 5'-0"

0 5' 10'

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PROJECT: 25-NWID12		4		
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DETAILED BY: CJM		1		
DESIGNED BY: CJM	DATE	NO.	REVISION	BY

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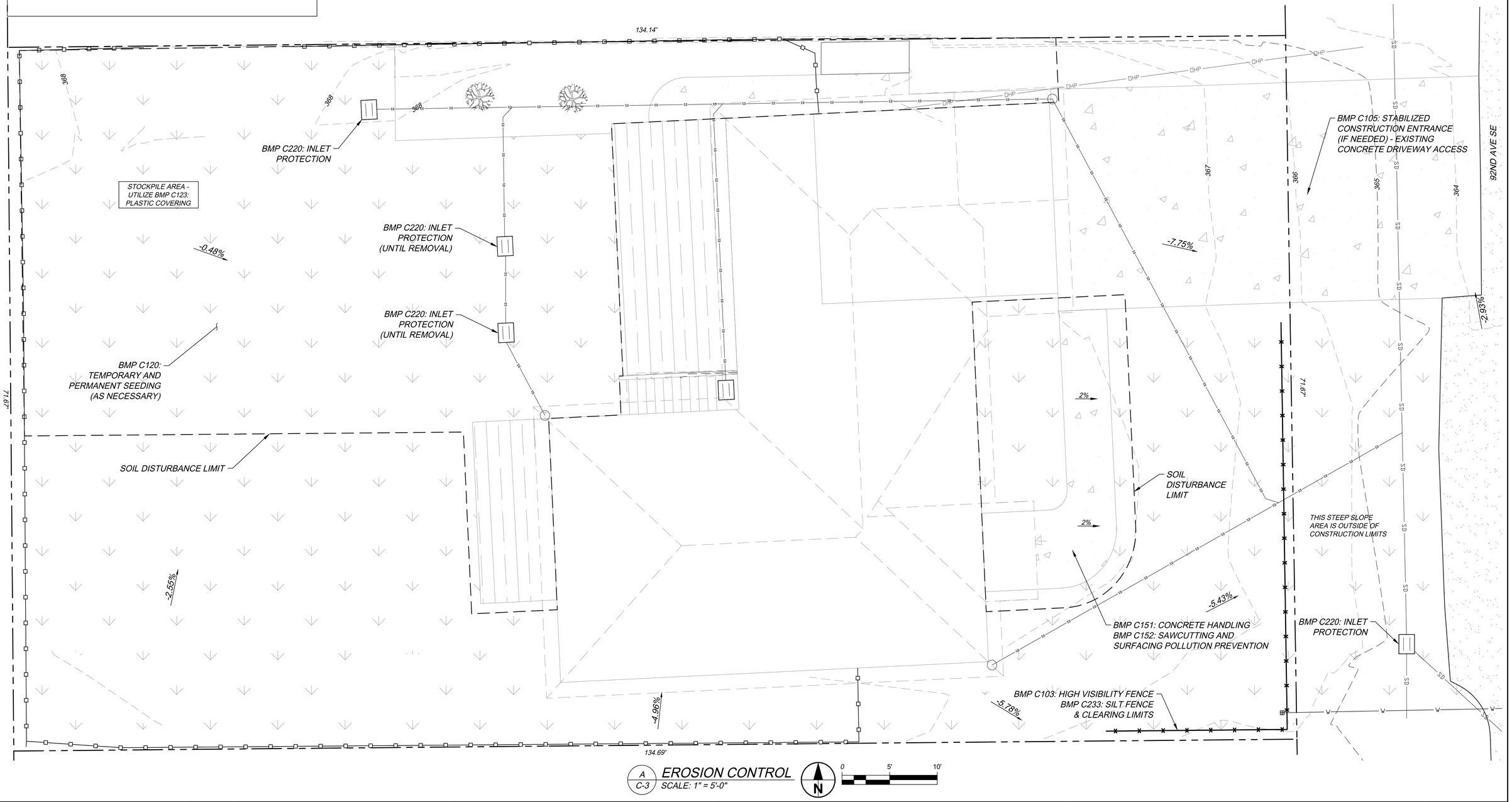
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NORTHWEST INTERIOR & DESIGN
8708 WILLOWS ROAD NE
REDMOND, WA 98052

C-2
EXISTING SITE
SHT 22 OF 29

SITE INFORMATION

SOIL DISTURBANCE: 3,500SF



A / C-3 EROSION CONTROL
SCALE: 1" = 5'-0"

N 0 5' 10'

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FILE: Civil Design.dwg		5		
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DESIGNED BY: CJM	DATE	NO.	REVISION	BY

SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY

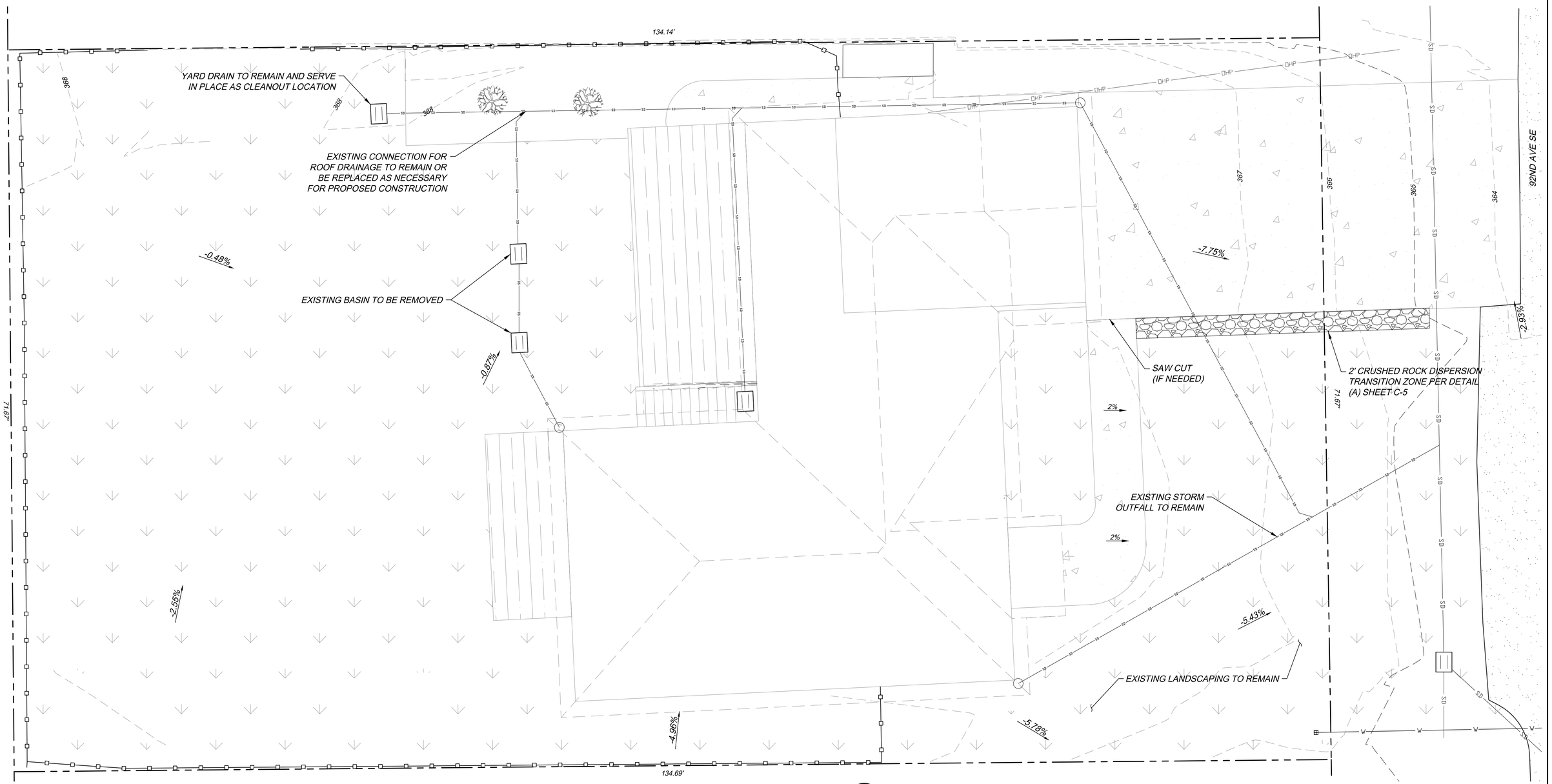
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C-3
CSWPP PLAN
SHT 23 OF 29



A / C-4 GRADING & DRAINAGE
SCALE: 1" = 5'-0"

N 0 5' 10'

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PROJECT: 25-NWID12		4		
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DETAILED BY: CJM		1		
DESIGNED BY: CJM	DATE	NO.	REVISION	BY

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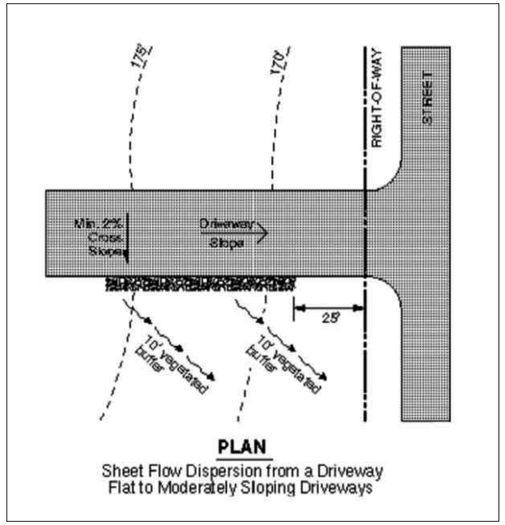
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C-4
DRAINAGE PLAN
SHT 24 OF 29

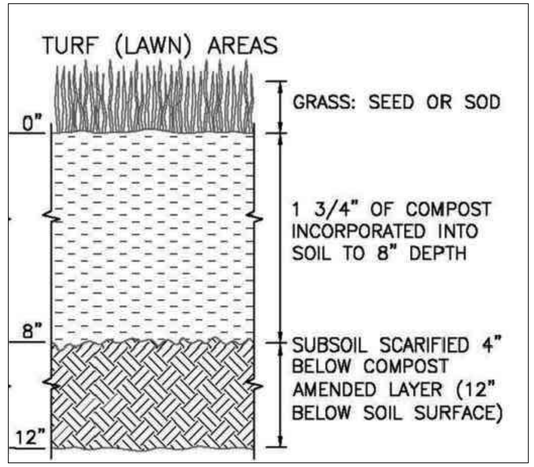
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A / C-5 *BMP T5.12: SHEET FLOW DISPERSION*
SCALE: N.T.S.

SHEET FLOW DISPERSION:

- *PROVIDE A 2-FOOT-WIDE TRANSITION ZONE TO DISCOURAGE CHANNELING BETWEEN THE EDGE OF THE IMPERVIOUS SURFACE (OR BUILDING EAVES) AND THE DOWNSLOPE VEGETATION.*
- *THIS TRANSITION ZONE MAY CONSIST OF AN EXTENSION OF SUBGRADE MATERIAL (CRUSHED ROCK), MODULAR PAVEMENT, DRAIN ROCK, OR OTHER MATERIAL ACCEPTABLE TO THE LOCAL PLAN APPROVAL AUTHORITY*



B / C-5 *SOIL AMENDMENT*
SCALE: N.T.S.

BMP T5.13: POST-CONSTRUCTION SOIL QUALITY AND DEPTH

SOIL QUALITY

- *ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCOR□PORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:*
  - *A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.*
- *MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.*
- *USE COMPOST AND OTHER MATERIALS THAT MEET THE FOLLOWING ORGANIC CONTENT REQUIREMENTS:*
  - *THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COM□POST MEETING THE COMPOST SPECIFICATION FOR BMP T7.30: BIORETENTION, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.*
  - *CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING THE ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TEST□ING PARAMETERS, IN WAC 173-350-220.*
- *THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.*

IMPLEMENTATION OPTIONS

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

MAINTENANCE

- *ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.*
- *PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.*
- *LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.*
- *REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.*

FILE: Civil Design.dwg		5		
PROJECT: 25-NWID12		4		
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DESIGNED BY: CJM	DATE	NO.	REVISION	BY

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C-5
DRAINAGE DETAILS
SHT 25 OF 29

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STANDARD CONSTRUCTION SWPPP NOTES

1. SITE INSPECTIONS SHALL BE CONDUCTED BY A PERSON WHO IS KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL. FOR PROJECT SITES THAT THAT REQUIRE A CONSTRUCTION SWPPP, A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL BE IDENTIFIED IN THE CONSTRUCTION SWPPP AND SHALL BE ON SITE OR ON CALL AT ALL TIMES.
2. APPROVAL OF THE CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/DETENTION/INFILTRATION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THE CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE CLEARING LIMIT BOUNDARIES SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE STANDARDS FOR SURFACE WATER QUALITY, GROUNDWATER QUALITY, OR SEDIMENT QUALITY.
6. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION SWPPP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE DURING THE COURSE OF CONSTRUCTION, INCLUDING CONSTRUCTION ON INDIVIDUAL LOTS.
7. THE CONSTRUCTION SWPPP FACILITIES ON ACTIVE SITES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR. THE FACILITIES SHALL BE MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
8. THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AT LEAST MONTHLY AND WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT (≥ 1" RAINFALL IN 24 HOURS) BY THE APPLICANT/CONTRACTOR. THE FACILITIES SHALL BE MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
9. STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. AT NO TIME SHALL MORE THAN 1 FOOT OR 1/3 OF THE BMP VOLUME (WHICHEVER IS LESS) OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A STORM DRAIN INLET PROTECTION BMP. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED AS PART OF PROJECT COMPLETION AND ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. ROADS SHALL BE INSPECTED DAILY AND CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
12. FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE CITY OF LACEY MAY DECREASE THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
13. CONTACT THE CITY FOR APPROVAL PRIOR TO ALL CLEARING, GRADING, AND OTHER SOILDISTURBING ACTIVITIES THAT OCCUR BETWEEN OCTOBER 1 AND APRIL 30. SUCH WORK SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE CITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED. THE CITY MAY REQUIRE SUPPLEMENTAL SWPPP DOCUMENTATION FOR WET SEASON WORK.
14. SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED FROM EROSION.
15. HANDLE AND DISPOSE OF ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS THAT OCCUR ON SITE IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
16. USE SPILL PREVENTION MEASURES, SUCH AS DRIP PANS, WHEN CONDUCTING MAINTENANCE AND REPAIR OF VEHICLES AND EQUIPMENT.
17. REPORT SPILLS MONDAY THROUGH FRIDAY, 7:00 A.M. TO 3:30 P.M. (360) 491-5644. AFTER HOURS, YOU CAN LEAVE A VOICEMAIL AT THE NUMBER ABOVE, OR SELECT THE OPTION TO BE CONNECTED TO THURSTON COUNTY CENTRAL DISPATCH, WHO WILL NOTIFY THE CITY'S STAND-BY SPILL RESPONSE STAFF.

BMP C120: TEMPORARY AND PERMANENT SEEDING

SEED MIXTURE AND APPLICATION RATE SHALL BE:

1. WHEN APPLIED WITH HYDROMULCH, APPLY IN TWO PHASES:
   A. PHASE 1 – INSTALL ALL SEED AND FERTILIZER WITH 25 TO 30 PERCENT MULCH AND TACKIFIER ONTO SOIL IN THE FIRST LIFT.
   B. PHASE 2 – INSTALL THE REST OF THE MULCH AND TACKIFIER IN THE SECOND LIFT.
2. IF FEASIBLE, SEED BETWEEN APRIL 1 AND JUNE 30 OR BETWEEN SEPTEMBER 1 AND OCTOBER 1.
3. SEED BEDS PLANTED BETWEEN JULY 1 AND AUGUST 30 SHALL BE IRRIGATED UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
4. SEED BEDS PLANTED BETWEEN OCTOBER 1 AND MARCH 30 SHALL BE MULCHED WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
5. CONFIRM THE INSTALLATION OF ALL REQUIRED SURFACE WATER CONTROL MEASURES PRIOR TO SEEDING.
6. SEED BEDS SHALL BE FIRM AND ROUGH PRIOR TO SEEDING. WHERE COMPACTION IS REQUIRED FOR ENGINEERING PURPOSES, SLOPES SHALL BE TRACK WALKED BEFORE SEEDING.
7. BACKBLADING OR SMOOTHING IS PROHIBITED ON SEED BEDS STEEPER THAN 4:1.
8. IT IS RECOMMENDED THAT AREAS BEING SEEDED FOR FINAL LANDSCAPING CONDUCT SOIL TESTS TO DETERMINE THE EXACT TYPE AND QUANTITY OF FERTILIZER NEEDED. MINIMIZE USE OF FERTILIZER ADJACENT TO WATER BODIES AND WETLANDS.

BMP C123: PLASTIC COVERING NOTES

INSTALLATION

- PLASTIC SLOPE COVER MUST BE INSTALLED AS FOLLOWS:
  - RUN PLASTIC UP AND DOWN THE SLOPE, NOT ACROSS THE SLOPE.
  - PLASTIC MAY BE INSTALLED PERPENDICULAR TO A SLOPE IF THE SLOPE LENGTH IS LESS THAN 10 FEET.
  - PROVIDE A MINIMUM OF 8-INCH OVERLAP AT THE SEAMS.
  - ON LONG OR WIDE SLOPES, OR SLOPES SUBJECT TO WIND, TAPE ALL SEAMS.
  - PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-INCH DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
  - PLACE SAND FILLED BURLAP OR GEOTEXTILE BAGS EVERY 3 TO 6 FEET ALONG SEAMS AND TIE THEM TOGETHER WITH TWINE TO HOLD THEM IN PLACE.
  - INSPECT PLASTIC FOR RIPS, TEARS, AND OPEN SEAMS REGULARLY AND REPAIR IMMEDIATELY. THIS PREVENTS HIGH VELOCITY RUNOFF FROM CONTACTING BARE SOIL, WHICH CAUSES EXTREME EROSION.
  - SANDBAGS MAY BE LOWERED INTO PLACE TIED TO ROPES. HOWEVER, ALL SANDBAGS MUST BE STAKED IN PLACE.
- PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 0.06 MILLIMETERS.
- IF EROSION AT THE TOE OF A SLOPE IS LIKELY, A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION SHALL BE INSTALLED AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.

MAINTENANCE STANDARDS

- TORN SHEETS MUST BE REPLACED AND OPEN SEAMS REPAIRED.
- COMPLETELY REMOVE AND REPLACE THE PLASTIC IF IT BEGINS TO DETERIORATE DUE TO ULTRAVIOLET RADIATION.
- COMPLETELY REMOVE PLASTIC WHEN NO LONGER NEEDED.
- DISPOSE OF OLD TIRES USED TO WEIGHT DOWN PLASTIC SHEETING APPROPRIATELY.

BMP C151: CONCRETE HANDLING

INSTALLATION

- WASH CONCRETE TRUCK DRUMS AT AN APPROVED OFF-SITE LOCATION OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND (INCLUDING FORMED AREAS AWAITING CONCRETE), OR INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. REFER TO BMP C154: CONCRETE WASHOUT AREA FOR INFORMATION ON CONCRETE WASHOUT AREAS.
  - RETURN UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP TO THE ORIGINATING BATCH PLANT FOR RECYCLING. DO NOT DUMP EXCESS CONCRETE ON SITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS AS ALLOWED IN BMP C154: CONCRETE WASHOUT AREA.
- WASH SMALL CONCRETE HANDLING EQUIPMENT (E.G. HAND TOOLS, SCREEDS, SHOVELS, RAKES, FLOATS, TROWELS, AND WHEELBARROWS) INTO DESIGNATED CONCRETE WASHOUT AREAS OR INTO FORMED AREAS AWAITING CONCRETE POUR.
- AT NO TIME SHALL CONCRETE BE WASHED OFF INTO THE FOOTPRINT OF AN AREA WHERE AN INFILTRATION FEATURE WILL BE INSTALLED.
- WASH EQUIPMENT DIFFICULT TO MOVE, SUCH AS CONCRETE PAVING MACHINES, IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCE OR POTENTIAL INFILTRATION AREAS.
- DO NOT ALLOW WASHWATER FROM AREAS, SUCH AS CONCRETE AGGREGATE DRIVEWAYS, TO DRAIN DIRECTLY (WITHOUT DETENTION OR TREATMENT) TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
- CONTAIN WASHWATER AND LEFTOVER PRODUCT IN A LINED CONTAINER WHEN NO DESIGNATED CONCRETE WASHOUT AREAS (OR FORMED AREAS, ALLOWED AS DESCRIBED ABOVE) ARE AVAILABLE. DISPOSE OF CONTAINED CONCRETE AND CONCRETE WASHWATER (PROCESS WATER) PROPERLY.
- ALWAYS USE FORMS OR SOLID BARRIERS FOR CONCRETE POURS, SUCH AS PILINGS, WITHIN 15-FEET OF SURFACE WATERS.
- REFER TO BMP C252: TREATING AND DISPOSING OF HIGH PH WATER FOR PH ADJUSTMENT REQUIREMENTS.
- REFER TO THE CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) FOR PH MONITORING REQUIREMENTS IF THE PROJECT INVOLVES ONE OF THE FOLLOWING ACTIVITIES:
  - SIGNIFICANT CONCRETE WORK (AS DEFINED IN THE CSWGP).
  - THE USE OF SOILS AMENDED WITH (BUT NOT LIMITED TO) PORTLAND CEMENT-TREATED BASE, CEMENT KILN DUST OR FLY ASH.
  - DISCHARGING STORMWATER TO SEGMENTS OF WATER BODIES ON THE 303(D) LIST (CATEGORY 5) FOR HIGH PH.

MAINTENANCE STANDARDS

- CHECK CONTAINERS FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPAIR THE SAME DAY.

BMP C152: SAWCUTTING AND SURFACE POLLUTION

INSTALLATION

- VACUUM SLURRY AND CUTTINGS DURING CUTTING AND SURFACING OPERATIONS.
- SLURRY AND CUTTINGS SHALL NOT REMAIN ON PERMANENT CONCRETE OR ASPHALT PAVEMENT OVERNIGHT.
- SLURRY AND CUTTINGS SHALL NOT DRAIN TO ANY NATURAL OR CONSTRUCTED DRAINAGE CONVEYANCE INCLUDING STORMWATER SYSTEMS. THIS MAY REQUIRE TEMPORARILY BLOCKING CATCH BASINS.
- DISPOSE OF COLLECTED SLURRY AND CUTTINGS IN A MANNER THAT DOES NOT VIOLATE GROUND WATER OR SURFACE WATER QUALITY STANDARDS.
- DO NOT ALLOW PROCESS WATER GENERATED DURING HYDRO-DEMOLITION, SURFACE ROUGHENING OR SIMILAR OPERATIONS TO DRAIN TO ANY NATURAL OR CONSTRUCTED DRAINAGE CONVEYANCE INCLUDING STORMWATER SYSTEMS. DISPOSE OF PROCESS WATER IN A MANNER THAT DOES NOT VIOLATE GROUND WATER OR SURFACE WATER QUALITY STANDARDS.
- HANDLE AND DISPOSE OF CLEANING WASTE MATERIAL AND DEMOLITION DEBRIS IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF WATER. DISPOSE OF SWEEPING MATERIAL FROM A PICK-UP SWEEPER AT AN APPROPRIATE DISPOSAL SITE.

MAINTENANCE STANDARDS

- CONTINUALLY MONITOR OPERATIONS TO DETERMINE WHETHER SLURRY, CUTTINGS, OR PROCESS WATER COULD ENTER WATERS OF THE STATE. IF INSPECTIONS SHOW THAT A VIOLATION OF WATER QUALITY STANDARDS COULD OCCUR, STOP OPERATIONS AND IMMEDIATELY IMPLEMENT PREVENTIVE MEASURES SUCH AS BERMS, BARRIERS, SECONDARY CONTAINMENT, AND/OR VACUUM TRUCKS.

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PROJECT: 25-NWID12		4		
		3		
CHECKED BY: CJM		2		
DETAILED BY: CJM		1		
DESIGNED BY: CJM	DATE	NO.	REVISION	BY

SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY

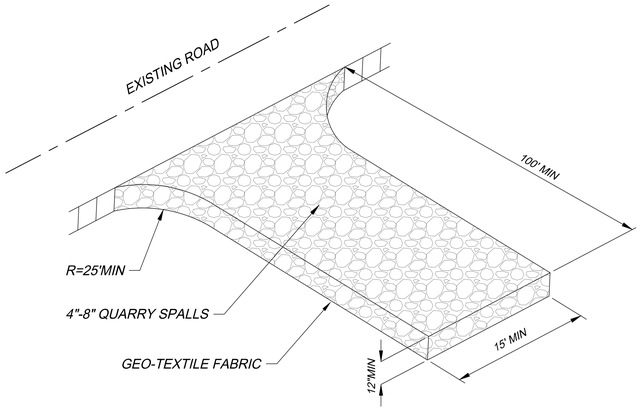
COLLIN J. MCMASTER — STATE OF WASHINGTON — 54929 — REGISTERED PROFESSIONAL ENGINEER — 3/4/25

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2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
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MERCER ISLAND, WA 98040

NORTHWEST INTERIOR & DESIGN
8708 WILLOWS ROAD NE
REDMOND, WA 98052

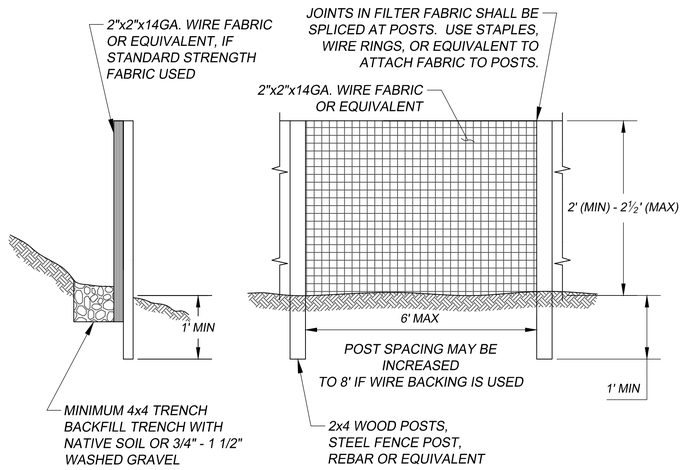
C-6
CSWPP DETAILS



BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT NOTES:

1. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE AT LEAST 15 FEET AND BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED WHERE REQUIRED SIZE IS IMPRACTICAL.
2. MATERIAL SHALL BE 4" TO 8" QUARRY SPALLS, A 4-INCH COURSE OF ASPHALT TREATED BASE (ATB), OR USE EXISTING PAVEMENT. DO NOT USE BROKEN/CRUSHED CONCRETE, CEMENT, OR CALCIUM CHLORIDE.
3. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:
   - GRAB TENSILE STRENGTH (ASTM D4751): 200 PSI MINIMUM
   - GRAB TENSILE ELONGATION (ASTM D4632): 30 PERCENT MAXIMUM
   - MULLEN BURST STRENGTH (ASTM D3786-80A): 400 PSI MINIMUM
   - AOS (ASTM D4751): 20 TO 45 (U.S. STANDARD SIEVE SIZE)
4. FOR SINGLE-FAMILY RESIDENTIAL LOTS PAD MAY BE REDUCED IN LENGTH TO FIT SITE, TO NO LESS THAN 20 FEET LONG, AND IN DEPTH, TO 6 INCHES THICK WITH 4-INCH TO 6-INCH QUARRY SPALLS.
5. ADDITIONAL QUARRY SPALLS SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
6. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE REPLACEMENT/CLEANING OF THE EXISTING QUARRY SPALLS, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.

1 / C-7 BMP C105: STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



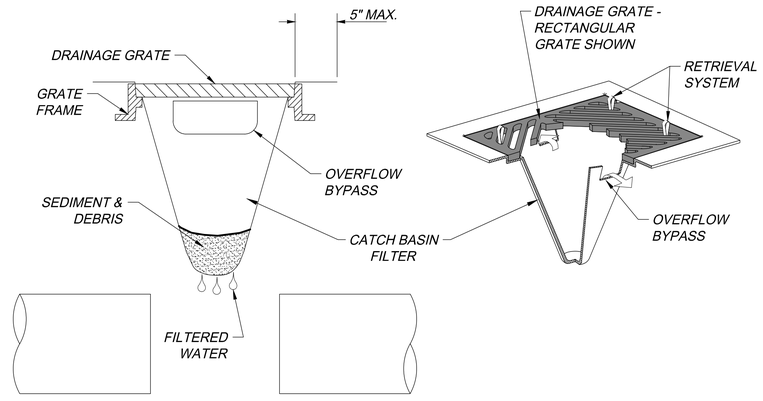
GEOTEXTILE SPECIFICATIONS	
POLYMERIC MESH AOS (ASTM D4751)	0.60 mm MAX. FOR SLIT FILM WOVEN (#30 SIEVE) 0.30 mm FOR ALL OTHER GEOTEXTILE TYPES (#50 SIEVE) 0.15 mm MIN. FOR ALL FABRIC TYPES (#100 SIEVE)
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC^{-1}
GRAB TENSILE STRENGTH (ASTM D4632)	180 LB. MIN. FOR EXTRA STRENGTH 100 LB. MIN. FOR STANDARD STRENGTH
GRAB TENSILE STRENGTH (ASTM D4632)	30% MAXIMUM
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MINIMUM

ALL GEOTEXTILE PROPERTIES LISTED ABOVE ARE MINIMUM AVERAGE ROLL VALUES

2 / C-7 BMP C233: SILT FENCE
SCALE: N.T.S.

BMP C233: SILT FENCE NOTES

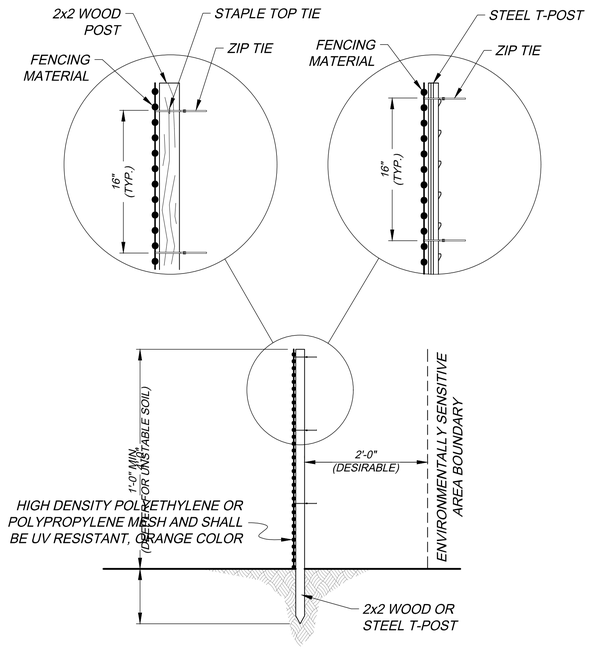
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
2. CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
3. THE SILT FENCE SHALL HAVE A 2-FEET MIN. AND A 2½-FEET MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
5. ATTACH THE FILTER FABRIC ON THE UP-SLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
6. SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UP-SLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UP-SLOPE OF THE MESH.
7. MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2-INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
8. BURY THE BOTTOM OF THE FILTER FABRIC 4-INCHES MIN. BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3-INCHES MIN.
9. DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18-INCHES MIN. A 12–INCH MIN. DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18- INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTHS BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.
10. USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6-FEET. POSTS SHALL CONSIST OF EITHER:
    - 10.1. WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3-FEET MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
    - 10.2. NO. 6 STEEL REBAR OR LARGER.
    - 10.3. ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
    - 10.4. U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
    - 10.5. OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
11. LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
12. IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, PLACE GRAVEL CHECK DAMS PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
    - 12.1. GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
    - 12.2. GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.



BMP C220: INLET PROTECTION NOTES:

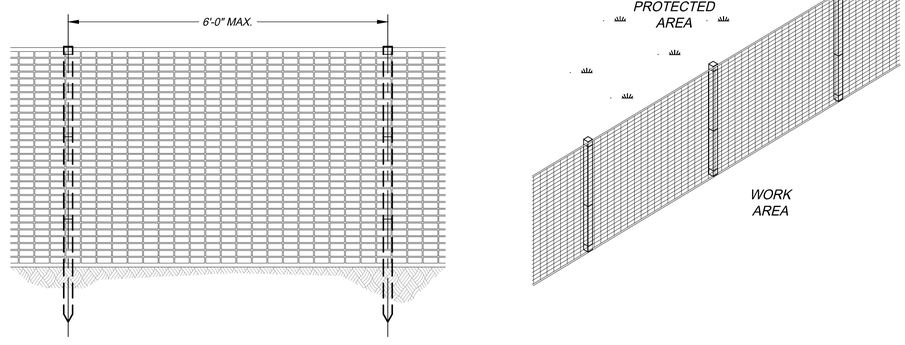
1. SIZE THE CATCH BASIN FILTER (CBF) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE CBF SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE CBF WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE WHEN DEPTH OF ACCUMULATED SEDIMENT AND DEBRIS REACHES APPROX. ⅓ THE HEIGHT OF THE FILTER (OR LESS WHEN SO SPECIFIED BY THE MANUFACTURER.
5. AT ALL PROPOSED CATCH BASINS, CATCH BASIN PROTECTION SHALL ABE INSTALLED IMMEDIATELY UPON CATCH BASIN INSTALLATION AND SHALL REMAIN UNTIL FINAL SITE STABILIZATION.

3 / C-7 BMP C220: STORM DRAIN INLET PROTECTION
SCALE: N.T.S.



BMP C103: HIGH VISIBILITY FENCE NOTES:

1. FENCING COLOR SHALL BE HIGH VISIBILITY ORANGE.
2. FENCING TENSILE STRENGTH SHALL BE 360 LB/FT (ASTM D4595).
3. POSTS SHALL HAVE SUFFICIENT STRENGTH AND DURABILITY TO SUPPORT THE FENCE THROUGH THE LIFE OF THE PROJECT.
4. IF APPROPRIATE, INSTALL FABRIC SILT FENCE IN ACCORDANCE WITH BMP C233 TO ACT AS HIGH VISIBILITY FENCE. EXCEPT THAT THE SILT FENCE SHALL BE AT LEAST 3 FEET HIGH AND MUST BE HIGHLY VISIBLE TO MEET THE REQUIREMENT OF THIS BMP.



4 / C-7 BMP C103: HIGH VISIBILITY FENCE
SCALE: N.T.S.

FILE: Erosion Control Details.dwg		5		
PROJECT: 25-NWID12		4		
		3		
CHECKED BY: CJM		2		
DETAILED BY: CJM		1		
DESIGNED BY: CJM	DATE	NO.	REVISION	BY

SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY

COLLIN J. MCMASTER — STATE OF WASHINGTON — 54929 — REGISTERED PROFESSIONAL ENGINEER
3/4/25

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REDMOND, WA 98052

C-7
CSWPP DETAILS
SHT 27 OF 29

X:\2025 Jobs\NWID12 Ankapura Residence\Engineering\Drawings\Preliminary Drawings\Erosion Control Details.dwg - Mar 05, 2025 - 9:29am

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20210809000771)

LOT 7 IN BLOCK 1 OF LUCAS HEIGHTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 5, RECORDS OF KING COUNTY AUDITOR; EXCEPT THE NORTH 3.33 FEET THEREOF;

TOGETHER WITH THE EAST HALF OF VACATED ALLEY ADJOINING;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 00°57'12" W , BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF 92ND AVE SE, PER REFERENCE NO. 1.

REFERENCES

R1. UNRECORDED SURVEY BY M. W. MARSHALL, JOB NO. 4627.
R2. RECORD OF SURVEY, VOL. 199, PG. 117, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

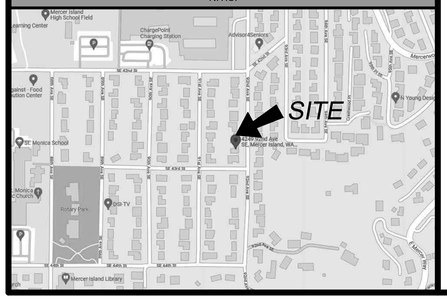
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 445730-0035
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,634 ±S.F. (0.22 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

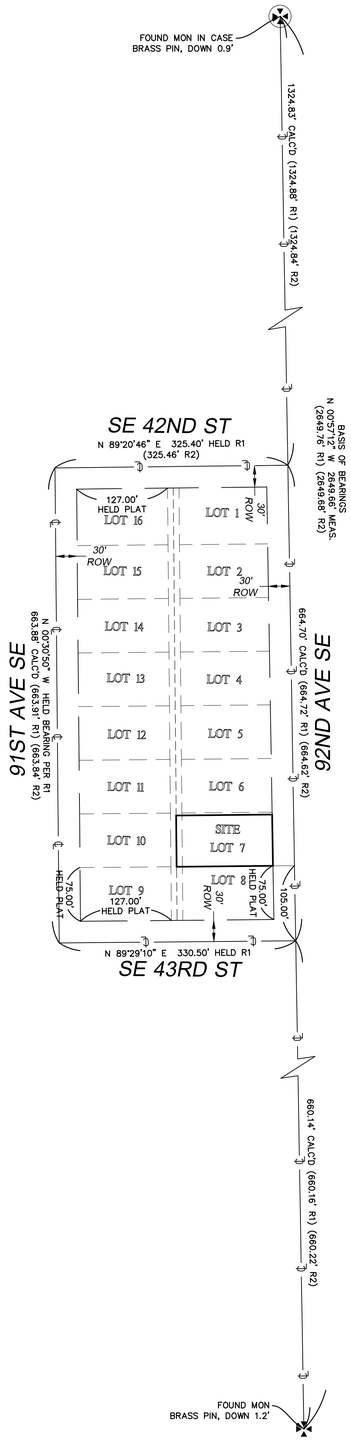
LEGEND

AREA DRAIN	PAVER SURFACE
ASPHALT SURFACE	POWER METER
BUILDING	POWER (OVERHEAD)
CENTERLINE ROW	POWER POLE
CONCRETE SURFACE	RETAINING WALL
FENCE LINE (WOOD)	ROCKERY
GAS LINE	SEWER LINE
GAS METER	SEWER MANHOLE
HEDGE FOLIAGE LINE	SIGN (AS NOTED)
INLET (TYPE 1)	STORM DRAIN LINE
IRON PIPE (FOUND)	TREE (AS NOTED)
MONUMENT (IN CASE, FOUND)	WATER LINE
MONUMENT (SURFACE, FOUND)	WATER METER
OHP TRANSMISSION ELEVATION	BENCHMARK

VICINITY MAP

N.T.S.





CONTROL MAP
N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

SE 1/4 NW 1/4
SECTION: 18
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4457300035

ANKAPURA/GOWDA RESIDENCE
4249 92ND AVE SE
MERCER ISLAND, WA 98040

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	211828
DATE:	12/23/21
DRAFTED BY:	IDV / RPM
CHECKED BY:	JGM / DRT
SCALE:	N.T.S.

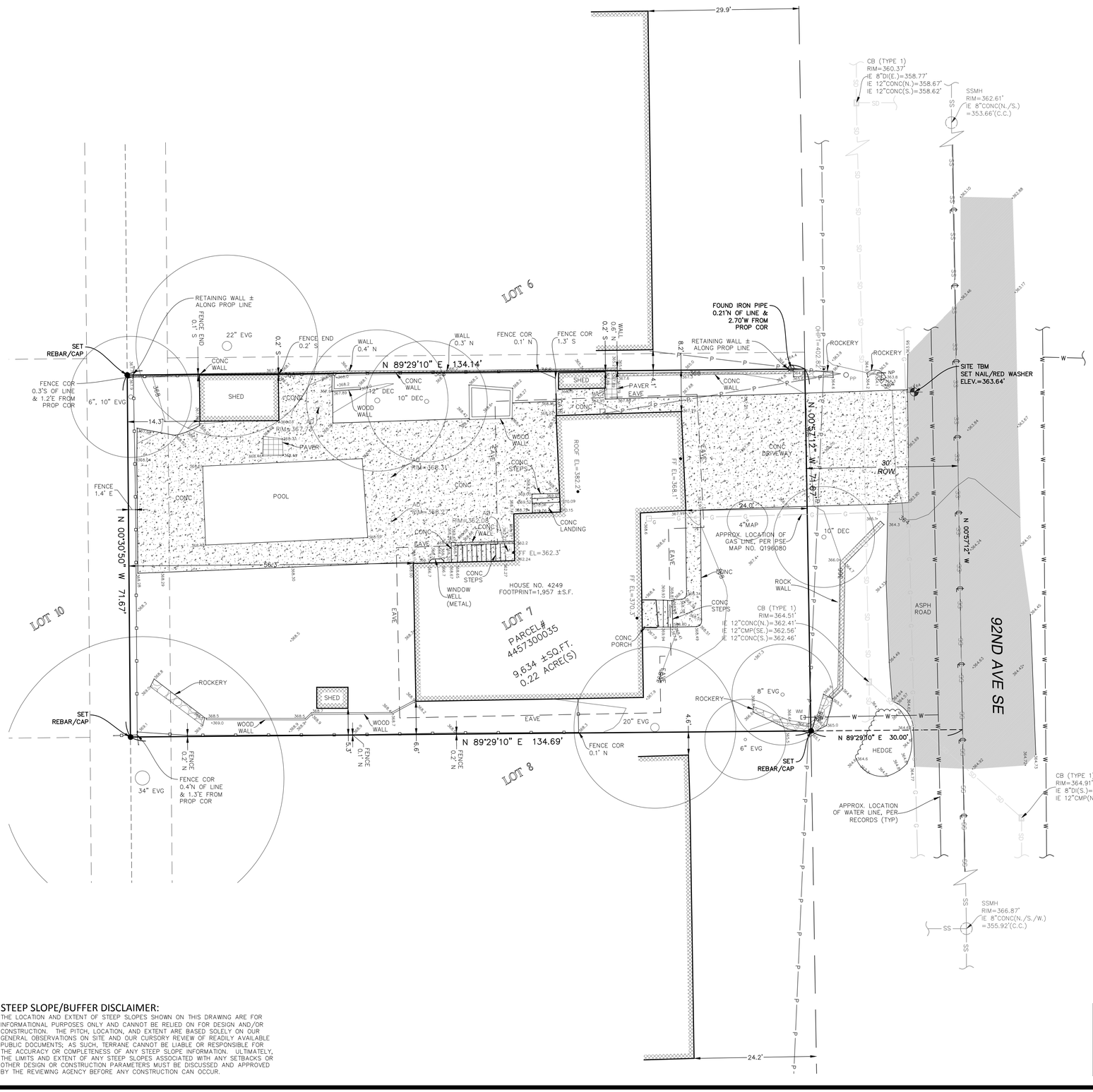
REVISION HISTORY

SHEET NUMBER
28 OF 29

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

AREA DRAIN	PAVER SURFACE
ASPHALT SURFACE	POWER METER
BUILDING	POWER (OVERHEAD)
CENTERLINE ROW	POWER POLE
CONCRETE SURFACE	RETAINING WALL
FENCE LINE (WOOD)	ROCKERY
GAS LINE	SEWER LINE
GAS METER	SEWER MANHOLE
HEDGE FOLIAGE LINE	SIGN (AS NOTED)
INLET (TYPE 1)	STORM DRAIN LINE
IRON PIPE (FOUND)	TREE (AS NOTED)
MONUMENT (IN CASE, FOUND)	WATER LINE
MONUMENT (SURFACE, FOUND)	WATER METER
OHP TRANSMISSION ELEVATION	BENCHMARK



(IN FEET)
1 INCH = 10 FT.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

SE 1/4 NW 1/4
SECTION: 18
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4457300035

ANKAPURA/GOWDA RESIDENCE
4249 92ND AVE SE
MERCER ISLAND, WA 98040

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	211828
DATE:	12/23/21
DRAFTED BY:	IDV / RPM
CHECKED BY:	JGM / DRT
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER
29 OF 29