



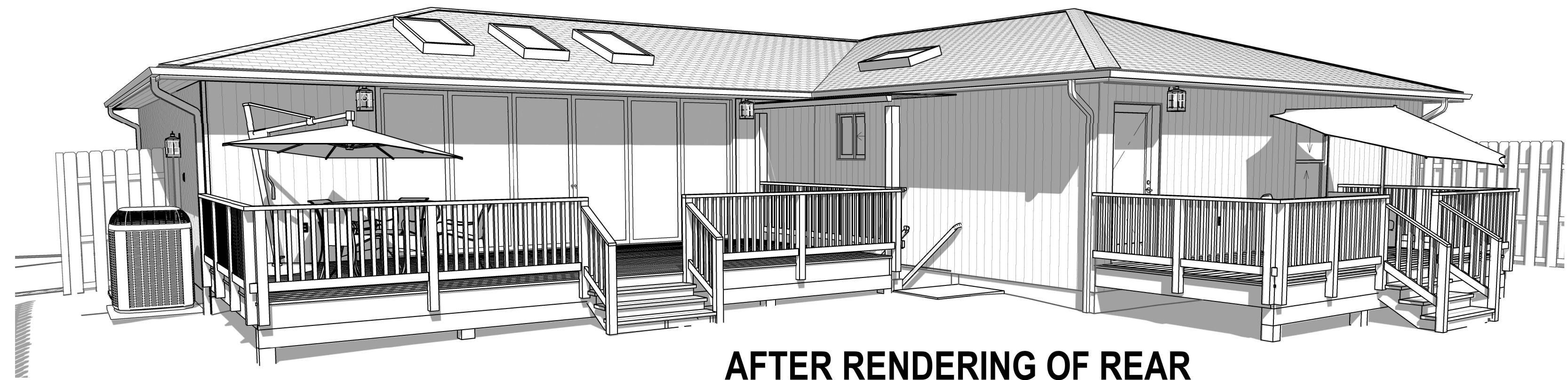
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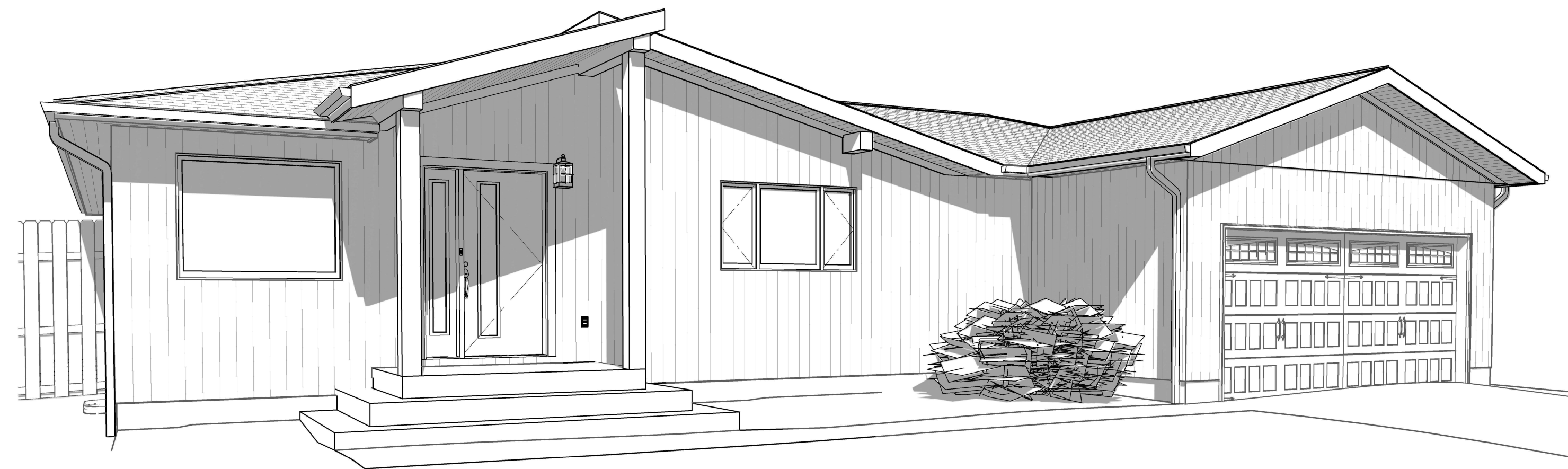
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PERMIT DRAWINGS OF ANKAPURA-GOWDA RENOVATION

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



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 REDMOND, WA 98052

REVISIONS:		
#	DATE	DESCRIPTION
1	7/18/2025	REVISIONS PER PLAN REVIEW

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
DM	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
FOC	FACE OF CONCRETE
FOR	FACE OF FRAMING
FTG	FOOTING
GWB	GYP SUM
HB	HOSE BIB
HDR	HEADER
HGT	HEIGHT
HR	HANDRAIL
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HW	HOT WATER
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JO	JOINT
LAV	LAVATORY
LVL	LAMINATED VENEER LUMBER

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

ZONING: KING COUNTY ZONING, LOT ZONED R2.6 CONSTRUCTION TYPE: S8

BUILDING CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) w/ WASHINGTON STATE & CITY OF MERCER ISLAND AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 INTERNATIONAL PLUMBING CODE (UPC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2021 INTERNATIONAL SWIMMING POOL & SPA GUIDE
- 2021 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IMPLEMENTATION OF WUI CODE DELAYED DUE TO DNR MAPPING)
- 2021 WASHINGTON STATE ENERGY CODE (WSEC)
- 2021 WASHINGTON STATE ELECTRICAL CODE
- 2021 WASHINGTON STATE FIRE CODE, AS AMENDED BY THE CITY OF MERCER ISLAND

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

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 PREPARATION 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. /WOVERLAPPED 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 STUD, 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.
19. NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

VICINITY MAP LOCATION

DRAWING SYMBOL LEGEND

1	VIEW TITLE	VIEW TITLE (PLAN)	2x10 P.T. JOISTS @ 16" O.C.	REVISION CLOUD (REFERENCE REVISION SCHEDULE)
E1	VIEW TITLE	VIEW TITLE (SECTION/ ELEVATION/ DETAIL)	5' 12" SLOPED 1/4"1'-0"	FRAMING SPAN DIRECTION INDICATOR
EL A21	DETAIL #	ELEVATION / SECTION CALLOUT TAG	—	PITCH / SLOPE INDICATOR
REF #	REFERENCING SHEET #		—	BREAK LINE
EL A31	DETAIL #	DETAIL CALLOUT TAG WITH BOUNDARY	—	CONSTRUCTION LINE
REF #	REFERENCING SHEET #		—	CENTER LINE
ROOM NAME	ROOM NAME	ROOM NAME, ASSOCIATED w/ ROOM SCHEDULE	—	LEVEL LINE
X'-X" x X'-X"	XXX SF		—	PLAN NORTH
LEVEL NAME		ELEVATION MARKER w/ HEIGHT	—	BATT / CELLULOSE INSULATION
0'			—	GRAVEL FILL, U.N.O.
D01		DOOR TAG, ASSOCIATED w/ DOOR SCHEDULE	—	RIGID INSULATION, U.N.O.
W01		WINDOW TAG, ASSOCIATED w/ WINDOW SCHEDULE	—	EARTH OR COMPACTED FILL, U.N.O.
A		WALL TYPE TAG	—	OPEN OR CLOSED-CELL SPRAY FOAM INSULATION, U.N.O.
1		KEYNOTE TAG, ASSOCIATED w/ CORRESPONDING SCHEDULE	—	CMU BLOCKS, U.N.O.
(ELECTRICAL)			—	BRICKS, U.N.O.
		WOOD FRAMING OR BLOCKING (SECTION)	—	CONCRETE, U.N.O.

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 ELEVATIONS AT RIGHT
A4.0	CROSS SECTIONS
A5.0	DETAILS
E1.0	PROPOSED BASEMENT LEVEL ELECTRICAL PLAN
E1.1	PROPOSED MAIN LEVEL ELECTRICAL PLAN

ONLINE 3D VIEWER FILE (FOR ILLUSTRATION PURPOSES ONLY. FINAL SELECTIONS MAY NOT BE REFLECTED)

INSULATION MINIMUM R-VALUES & FENESTRATION REQUIREMENTS

REFER TO TABLE R301.2 (R402.1.2)

- CLIMATE ZONE: 4C
- FENESTRATION U-FACTOR: 0.30
- SKYLIGHT U-FACTOR: 0.50
- GLAZED FENESTRATION SHGC: NOT REQUIRED
- ATTIC FLOOR/FLAT CEILING R-VALUE: 60
- ROOF/FLAT CEILING R-VALUE: 30
- WOOD FRAME WALL R-VALUE: 20 (CAVITY) + 5 (CONTINUOUS) Q2 R 13 (CAVITY) + 10 (CONTINUOUS)
- FLOOR ABOVE UNCONDITIONED AREA R-VALUE: 30 (CAVITY)
- BASEMENT & CRAWL SPACE WALL R-VALUE: 21 (CAVITY) Q2 R 13 (CAVITY) + 5 (CONTINUOUS) Q2 R 15 (CONTINUOUS)
- HEATED SLAB R-VALUE & DEPTH: 10 (CONTINUOUS) @ 4'-0" DEEP

BASIC DESIGN CRITERIA

REFER TO TABLE R301.2

- FROST LINE DEPTH: 12", OR PER SOIL REPORT
- ULTIMATE DESIGN WIND SPEED: 98 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
- FLOOR ABOVE UNCONDITIONED AREA R-VALUE: 30 (CAVITY)
- TERMITE: SLIGHT TO MODERATE
- WEATHERING: MODERATE

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 MADAN ANKAPURA & AMRUTHA GOWDA

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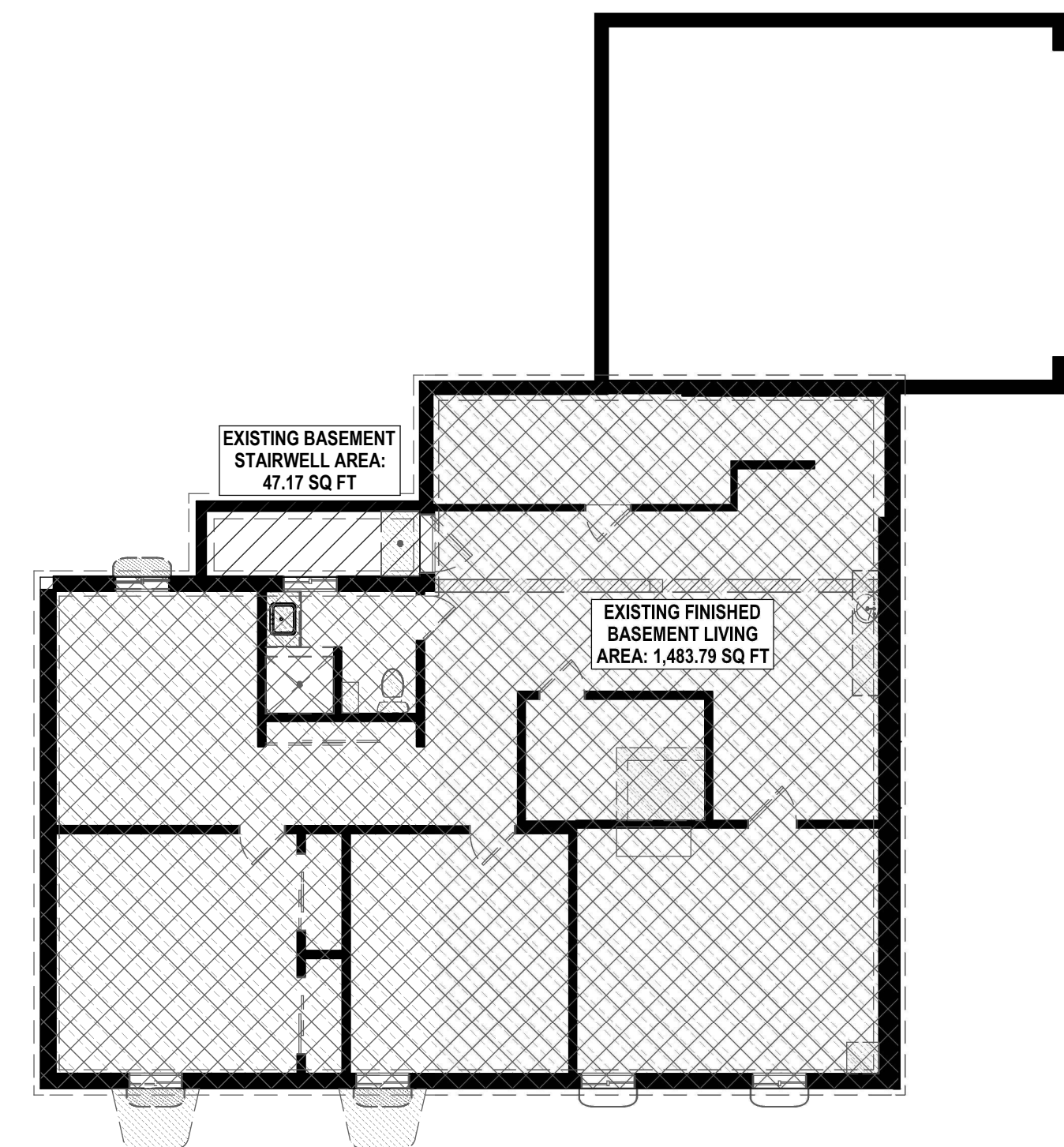
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 DUSTIN HETRICK
TITLE:
 COVER SHEET

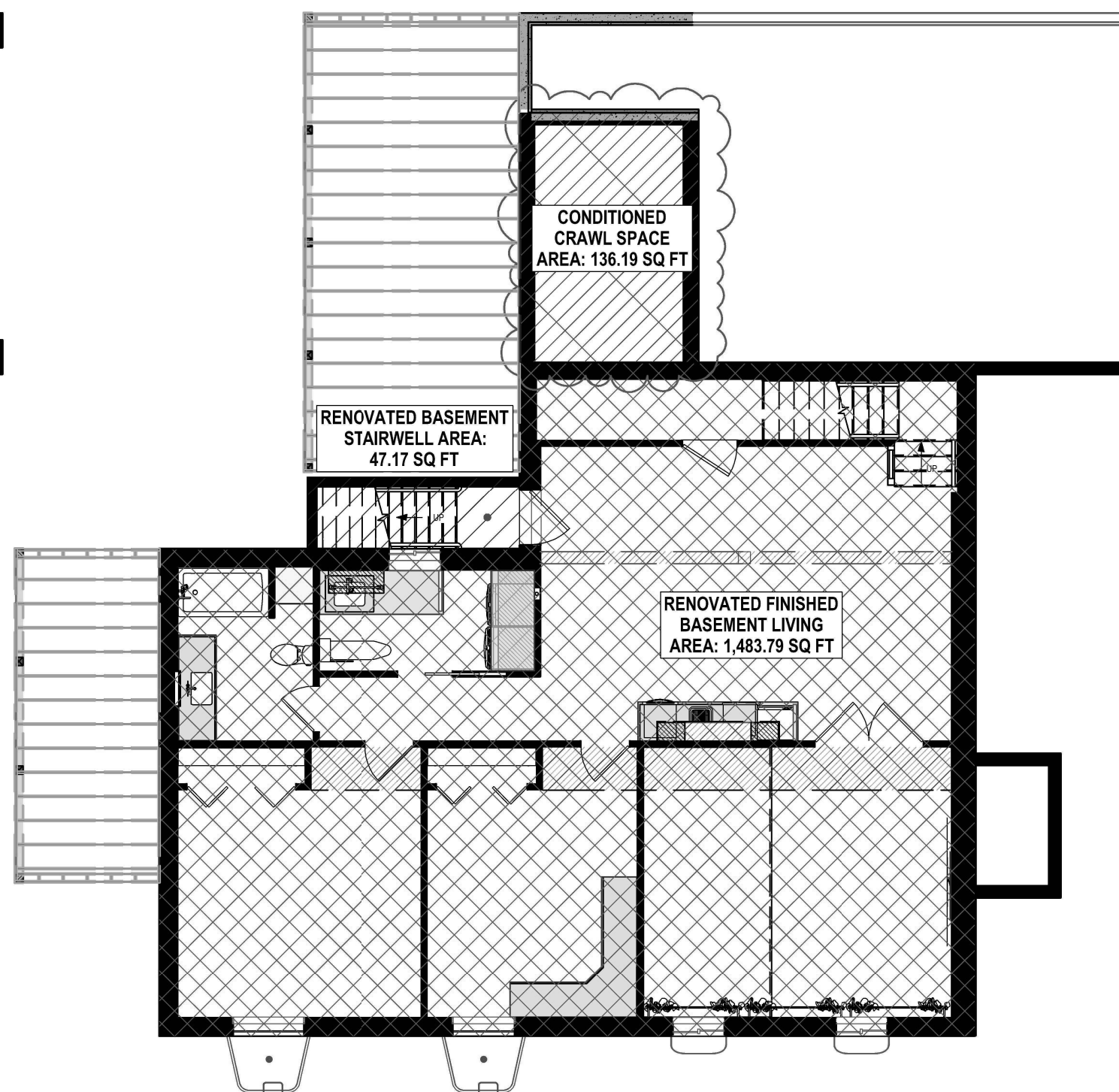
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REVISIONS:

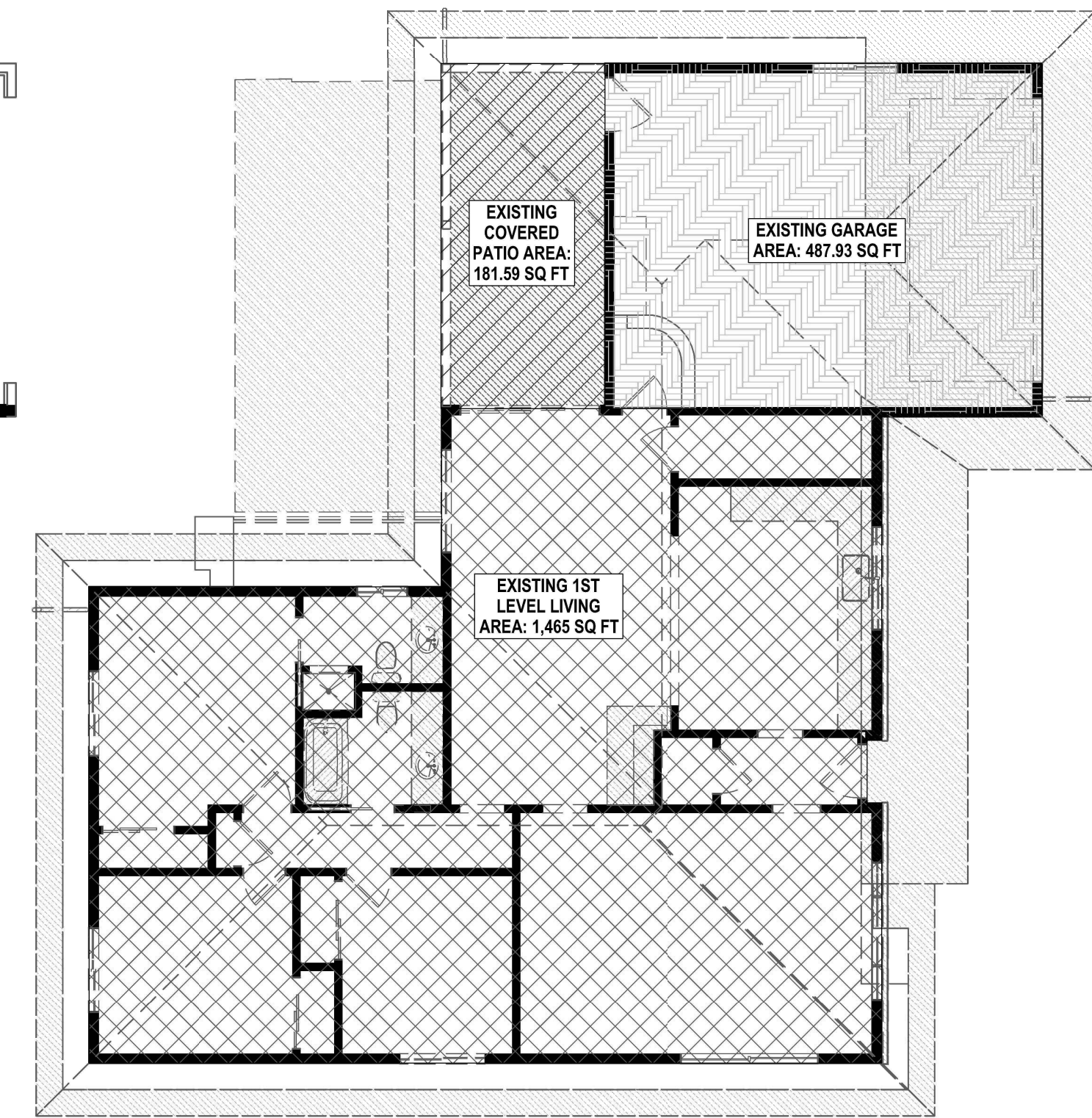
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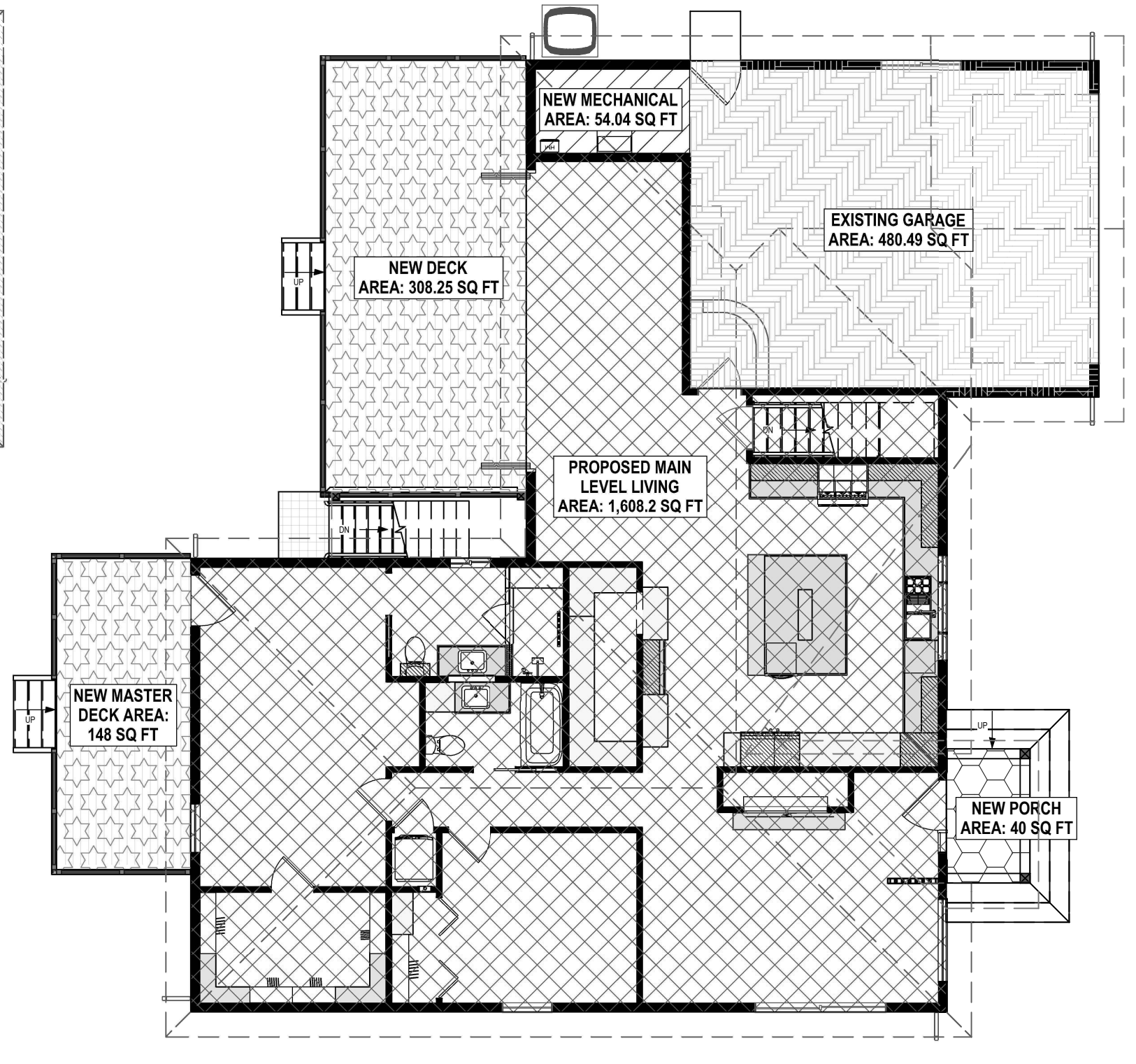
1 BASEMENT AREA PLAN (EXISTING)
SCALE: 1/8 IN = 1 FT



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
CONDITIONED CRAWL SPACE AREA	136 SQ FT	47 FT	NON-LIVING AREA	0
TOTALS:	1215 SQ FT	353 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
CONDITIONED CRAWL SPACE AREA	136 SQ FT	47 FT	NON-LIVING AREA	0
TOTALS:	4305 SQ FT	728 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		

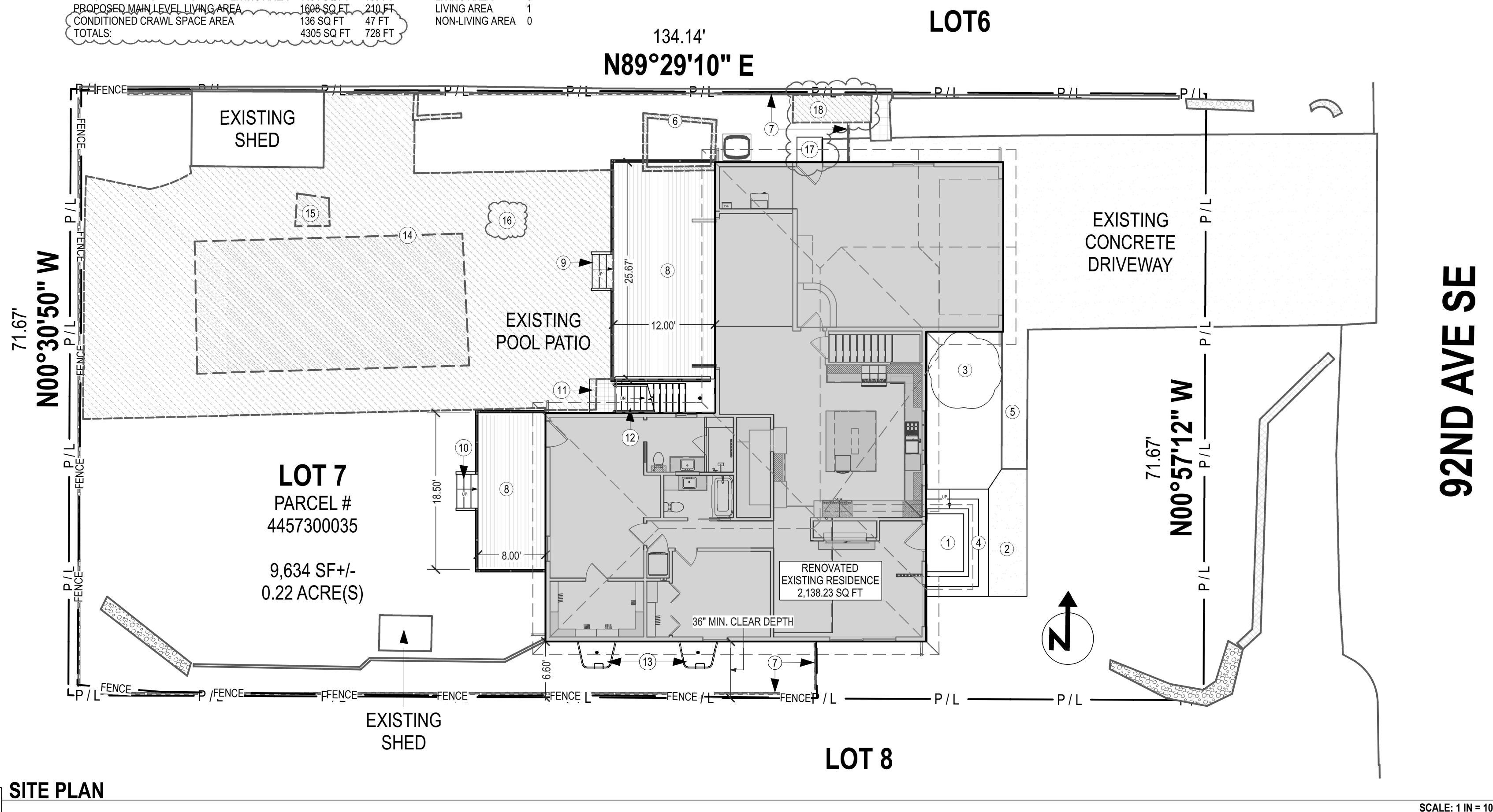
- KEYNOTE LEGEND - SITE PLAN**
- NEW CONCRETE STOOP
 - NEW PORTION OF CONCRETE WALKWAY
 - NEW TREE PER SELECTIONS
 - NEW CONCRETE WRAP-AROUND STEPS TO GRADE
 - EXISTING PORTION OF CONCRETE WALKWAY
 - EXISTING PLANTER BED TO BE ADJUSTED FOR NEW DECK OR REMOVED
 - EXISTING FENCE
 - NEW DECK
 - NEW STEPS FROM DECK DOWN TO POOL PATIO
 - NEW STEPS FROM DECK DOWN TO GRADE
 - NEW PAVERS (OR CONCRETE TO MATCH POOL PATIO) AT TOP OF BASEMENT EGRESS STAIRS
 - NEW EGRESS STEPS (TO REPLACE EXISTING) DOWN TO BASEMENT
 - NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2021 IRC R310.2.1 AT BASEMENT BEDROOM & OFFICE. BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
 - OUTLINE OF EXISTING POOL TO BE DECOMMISSIONED AND FILLED WITH DEMOLISHED CONCRETE & EXCAVATED EARTH
 - EXISTING PAVERS TO BE REMOVED & REPLACED WITH MATCHING PATIO MATERIAL
 - EXISTING CONCRETE POOL PATIO TO BE REMOVED & REPLACE WITH LANDSCAPING
 - NEW 3'-0" X 3'-0" CONCRETE SLAB ON GRADE AS LANDING FOR EXTERIOR DOOR, STEPS(S) REQUIRED IF MORE THAN 7'-3/4" BELOW DOOR SILL, SLOPED NO MORE THAN 1/4" PER 1'-0" AWAY FROM HOUSE
 - REMOVE EXISTING SHED

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**
- SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
 - CALL BEFORE YOU DIG: 811 OR 1-800-522-7001. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 - 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.
 - PROPERTY LINES, IF SHOWN, ARE DUPLICATED FROM SITE SURVEY, BUT MAY VARY SLIGHTLY.
 - ELEVATION GRADE MARKERS ARE RELATIVELY ACCURATE, BUT MAY VARY SLIGHTLY FROM TRUE EXISTING OR PROPOSED CONDITIONS.

- GENERAL EROSION CONTROL NOTES**
- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
 - 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.
 - HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2.00#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURER'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.
 - DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.



SITE PLAN

SCALE: 1 IN = 10 FT

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

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DOCUMENT PHASE:
PERMIT

PLOT DATE:
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DRAWN BY:
DUSTIN HETRICK

TITLE:
AREA PLANS & SITE PLAN

SHEET #

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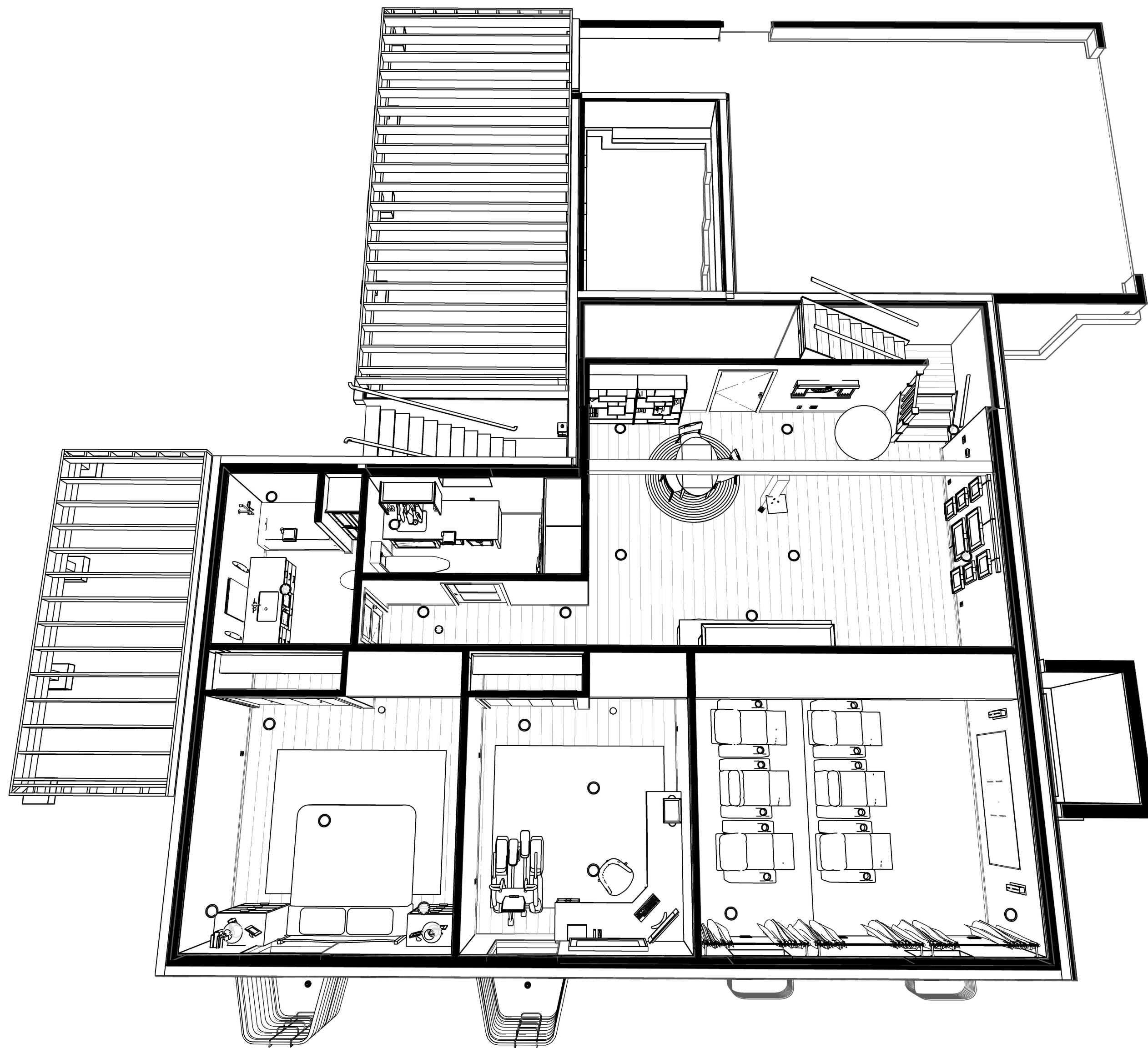
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 DUSTIN HETRICK

TITLE:
 3D FLOOR OVERVIEWS

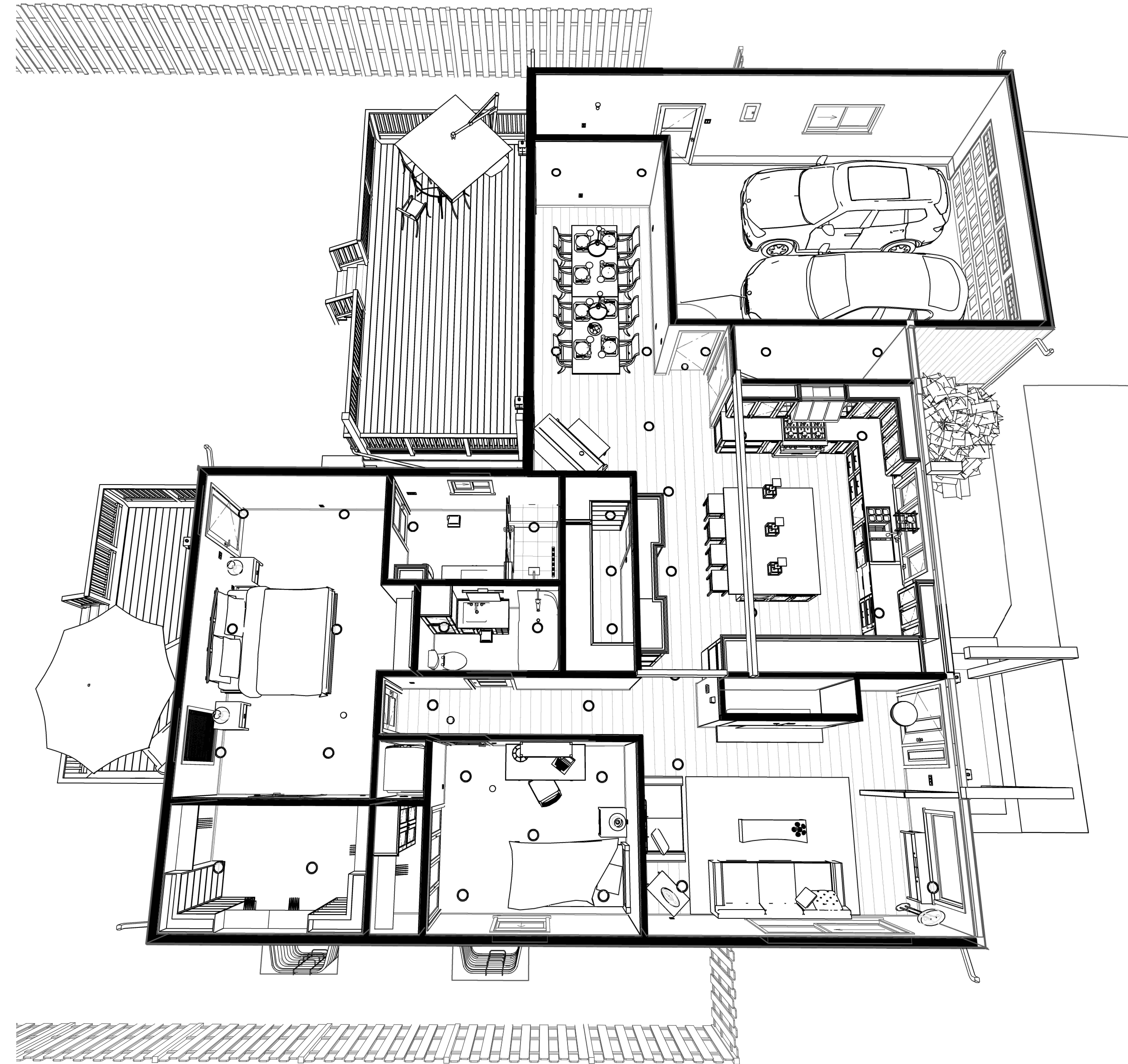
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C13 3D OVERVIEW OF BASEMENT (PROPOSED)

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.

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DOCUMENT PHASE:
PERMIT

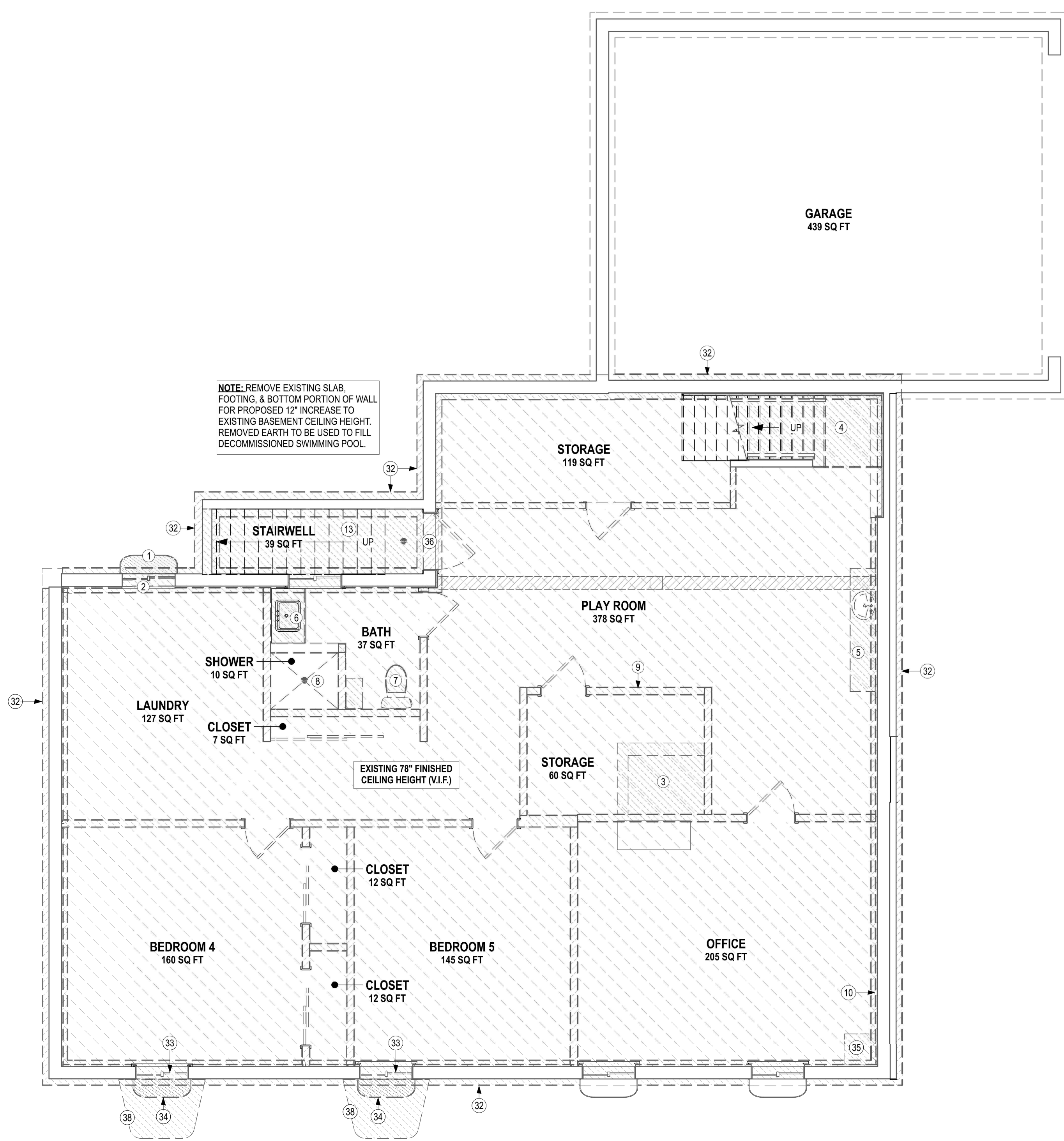
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DRAWN BY:
DUSTIN HETRICK

TITLE:
DEMOLITION PLANS

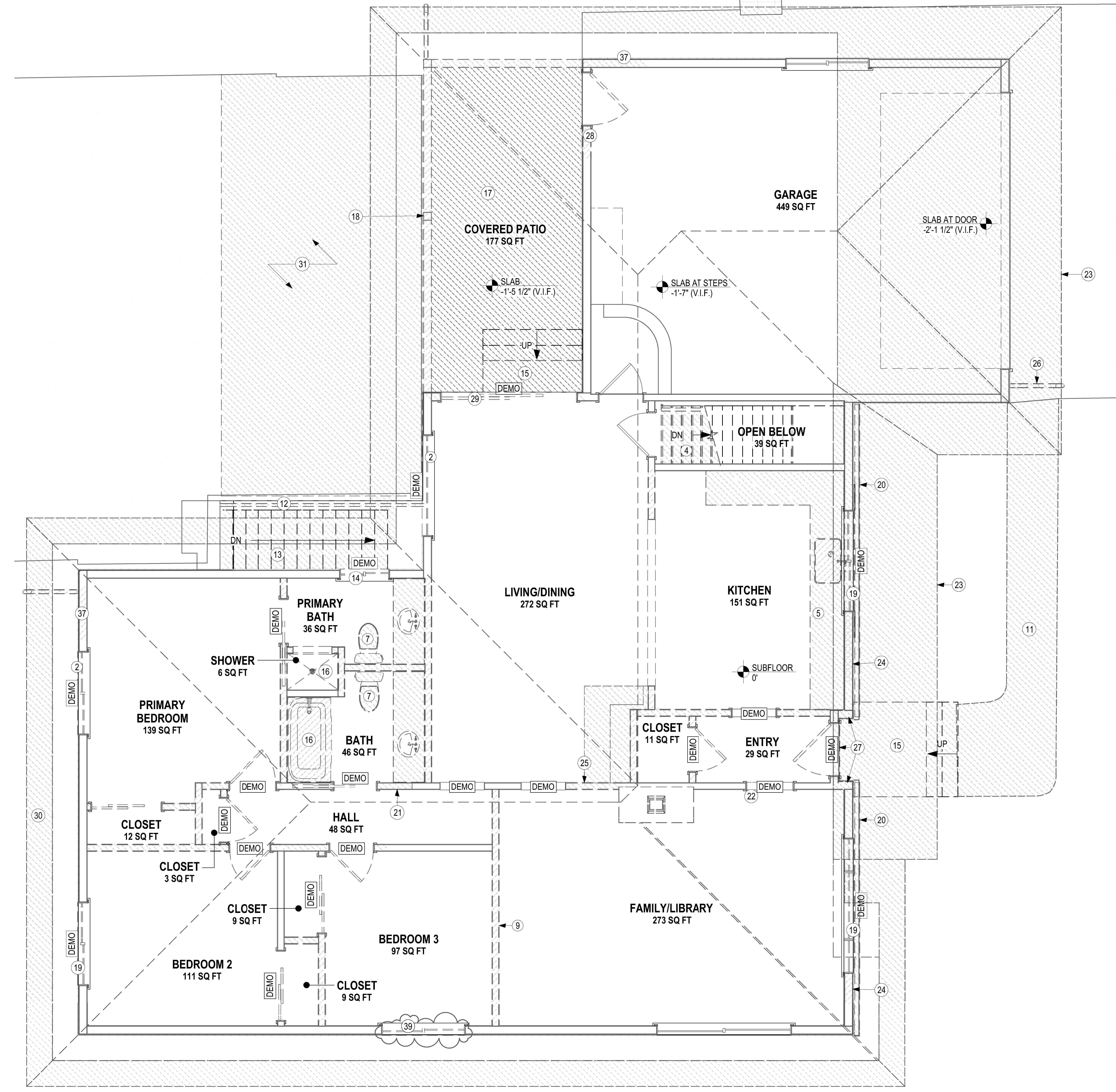
SHEET #

D1.0
4 OF 15



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 LOCATIC
- 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 FILL DECOMMISSIONED SWIMMING POOL.

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.

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

REVISIONS:

#	DATE	DESCRIPTION
1	7/18/2025	REVISIONS PER PLAN REVIEW

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:
 7/21/2025 7:39:03 PM

DRAWN BY:
 DUSTIN HETRICK

TITLE:
 PROPOSED BASEMENT PLAN

SHEET #

A1.0
 5 OF 15

KEYNOTE LEGEND - BASEMENT PLAN (PROPOSED)

- 1 PAINTED METAL HANDRAIL W/BRACKETS (TO WITHSTAND 200# CONCENTRATED LOAD) & END RETURNS PER CODE. 34-38" HIGH, MIN. 1-1/2" FROM WALL
- 2 6X8 P.T. BEAM W/SS/ CONNECTORS AT EACH POST
- 3 2X10 P.T. (SPF #2) LEDGER BOARD W/1/2" GALV. THRU BOLTS STAGGERED AT 16" O.C.
- 4 W/SELF-ADHERING MEMBRANE FLASHING
- 5 2X10 P.T. (SPF #2) RIM JOIST
- 6 2X10 P.T. (S.P.F. #2) DECK JOISTS AT 16" O.C.
- 7 42" H COUNTER OVER WASHER & DRYER W/24" D WALL CABINETS ABOVE PER SELECTIONS
- 8 6X6 P.T. POST W/SS/ CONNECTORS ON 18" SQUARE X 8" THICK CONCRETE FOOTING 12" MIN. BELOW GRADE W/3/4 BARS EACH WAY
- 9 10 MIL (MIN.) VAPOR BARRIER OVER ENTIRE CRAWL SPACE; OVERLAP SEAMS MIN. 6" & TAPE, RUN MIN. 6" UP FOUNDATION WALL & TAPE
- 10 3" R15 CONTINUOUS RIGID INSULATION OVER EXISTING BASEMENT WALLS AT UNFINISHED STORAGE
- 11 82" W CABINETS PER SELECTIONS
- 12 EXISTING FOUNDATION WALL (V.I.F.)
- 13 EXISTING INTERIOR WALL: EXISTING 2X4 STUDS AT 16" O.C. W/NEW 1/2" DRYWALL BOTH SIDES (U.N.O.)
- 14 NEW 1/2" DRYWALL OVER 1X3 VERTICAL FURRING AT 16" O.C. OVER 3" R15 CONTINUOUS RIGID INSULATION OVER EXISTING BASEMENT WALLS
- 15 EXISTING RETAINING WALL AT BASEMENT EGRESS STAIRS (V.I.F.)
- 16 EXISTING SOFFIT & WRAPPED COLUMN TO REMAIN, APPLY NEW PAINT PER SELECTIONS
- 17 EXISTING SUMP PUMP RELOCATED TO REAR YARD
- 18 EXISTING SUMP TO BE RELOCATED TO OUTSIDE OF HOUSE
- 19 EXISTING WINDOW & WELL REMOVED
- 20 LOWERED CEILING IN CLOSET TO MATCH SOFFIT HEIGHT
- 21 NEW 24" W LINEN CABINET PER SELECTIONS
- 22 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
- 23 NEW 4" PERFORATED PVC PERIMETER DRAIN PIPE SET IN CRUSHED STONE BED WRAPPED IN FILTER FABRIC, CONNECTED TO GUTTER DOWNSPOUTS & DRAINED TO RELOCATED SUMP PUMP IN REAR YARD
- 24 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)
- 25 NEW 89" W VANITY PER SELECTIONS
- 26 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)
- 27 NEW 8" CONCRETE FOUNDATION WALL W/6" 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
- 28 NEW 8" CONCRETE FOUNDATION WALL W/REINFORCEMENT PER ENGINEER
- 29 NEW BASEMENT PERIMETER WALL: 2X4 STUDS (P.T. BOTTOM PLATE) AT 16" O.C. W/15 MINERAL WOOL CAVITY INSULATION, 1/2" DRYWALL ON FINISHED SIDE (12" CLEARANCE BETWEEN STUDS & EXISTING FOUNDATION WALL)
- 30 NEW CONCRETE BASEMENT STAIRS PER CODE (DUE TO 12" DEPTH INCREASE OF EXISTING BASEMENT SLAB)
- 31 NEW CONCRETE SLAB SLOPED 1/4"/1'-0" TOWARDS CENTER DRAIN CONNECTED TO FOOTING DRAIN & RAN TO SUMP PUMP RELOCATED IN REAR YARD
- 32 NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2021 IRC R310.2.1 AT BASEMENT BEDROOM & OFFICE. BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
- 33 NEW ENTRY DOOR & THRESHOLD (DUE TO NEW LOWERED SLAB) W/FRAMED WALL UP TO FLOOR ABOVE
- 34 NEW HARDWOOD STAIRS PER CODE & SELECTIONS: 14 RISERS X 7-3/8" TH. 14 TREADS @ 10" D (3 TREADS TO LANDING, 9 TREADS TO MAIN FLOOR)
- 35 NEW INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" DRYWALL BOTH SIDES (U.N.O.)
- 36 NEW RAILING PER CODE & SELECTIONS OVER SLOPED SKIRT WALL W/CAP
- 37 NEW ROCKWOOL COMFORTBATT R-30 (7-1/4") OR SIMILAR, CAVITY INSULATION INSTALLED UNDER NEW 2X12 FLOOR JOISTS AT 16" O.C.
- 38 NEW SOFFIT TO CONCEAL STRUCTURAL BEAM
- 39 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
- 40 PROVIDE MECHANICAL VENTILATION IN SEALED & CONDITIONED CRAWL SPACE
- 41 STAIR LANDING PER CODE: HARDWOOD PER SELECTIONS OVER 3/4" T&G ADVANTECH SUBFLOOR GLUED & SCREWED OVER 2X6 JOISTS AT 16" O.C.
- 42 STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING. VERIFY W/ENGINEER
- 43 NEW BASEMENT PERIMETER WALL: 2X6 STUDS (P.T. BOTTOM PLATE) AT 16" O.C. W/12" MINERAL WOOL CAVITY INSULATION, 1/2" DRYWALL ON FINISHED SIDE (12" CLEARANCE BETWEEN STUDS & EXISTING FOUNDATION WALL)
- 44 NEW ROCKWOOL COMFORTBOARD 80 (1.5" RE-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 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/RS, 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 U/336
- 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

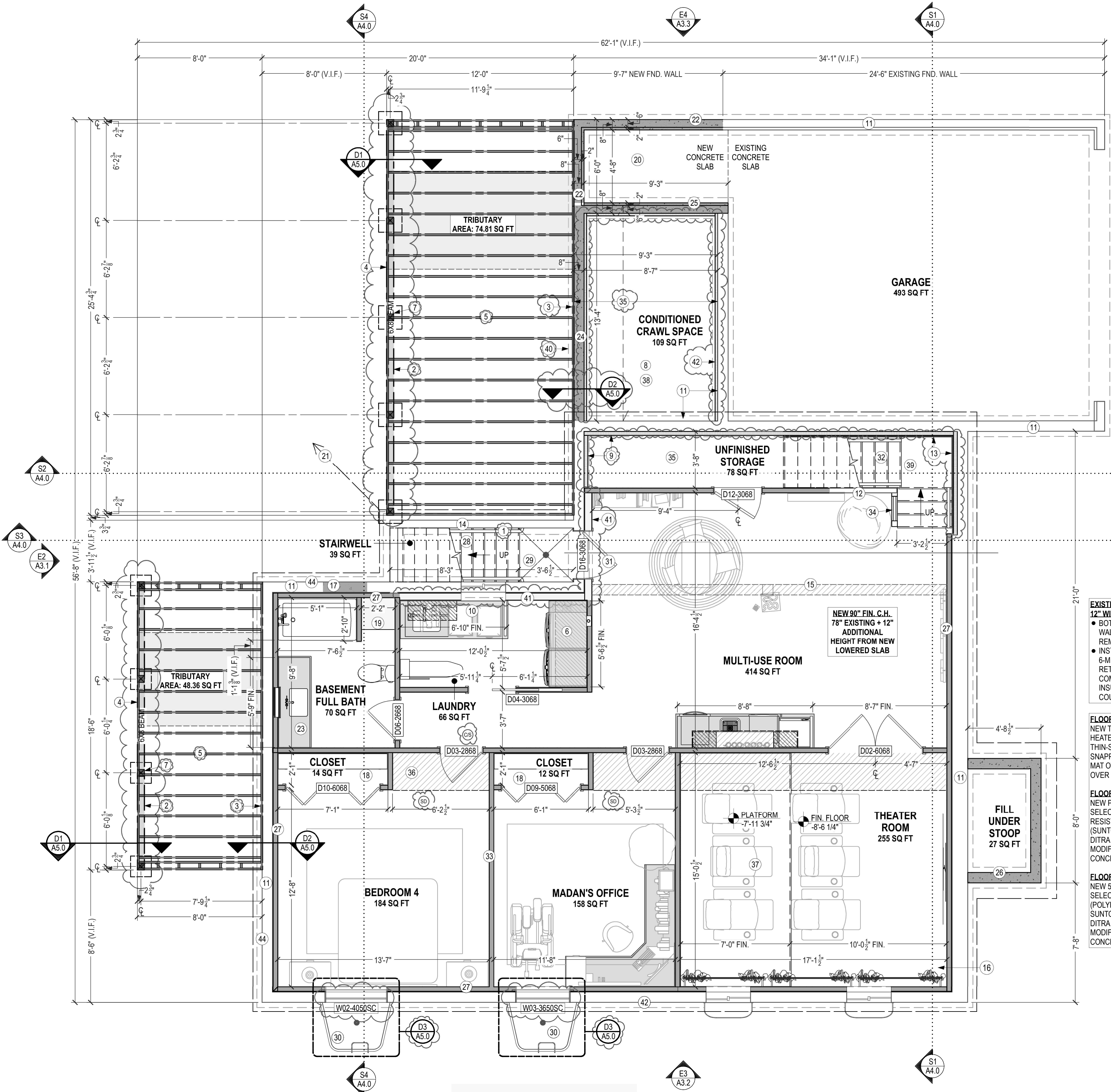
EXISTING BASEMENT CEILING HEIGHT INCREASED 12" WITH THE FOLLOWING:

- BOTTOM 18" 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" 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 PLYUSH CARPET (W/HESS 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



BASEMENT PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

REVISIONS:

#	DATE	DESCRIPTION
1	7/18/2025	REVISIONS PER PLAN REVIEW

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:
7/21/2025 7:39:09 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
PROPOSED MAIN LEVEL PLAN

SHEET #

A1.1
6 OF 15

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 2X10 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, IF EQUAL OR GREAT THAN 401 CFM, MAKE UP AIR IS REQUIRED PER M1503.6
- 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. 6X POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OR BASEMENT STAIRWELL
- 20 NEW STACKED CLOTHES WASHER & DRYER PER SELECTIONS
- 21 NEW P.T. 6X POST W/PAINTE 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
- 39 ENSURE EXISTING DOOR IS SELF-CLOSING, SELF SEALING, WEATHER STRIPPED, & 20-MIN FIRE RATED
- 40 CEILING-MOUNTED EXHAUST FAN (PROVIDING MIN. 50 CFM IF INTERMITTENT, OR 20 CFM IF CONTINUOUS OPERATION), VENTED TO EXTERIOR SOFFIT
- 41 NEW 3'4" X 3'0" CONCRETE SLAB ON GRADE AS LANDING FOR EXTERIOR DOOR. STEP(S) REQUIRED IF MORE THAN 7-3/4" BELOW DOOR SILL, SLOPED NO MORE THAN 1/4" PER 1'-0" AWAY FROM HOUSE
- 42 2" R10 CONTINUOUS RIGID INSULATION W/TAPED SEAMS, MINIMUM 4'-0" AS A COMBINATION OF VERTICAL & HORIZONTAL
- 43 NEW ROCKWOOL COMFORTBOARD 80 (1.5" R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
- 44 EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/ NEW DOUBLE HUNG EGRESS SIZED WINDOW

GENERAL EXISTING CONDITIONS NOTES

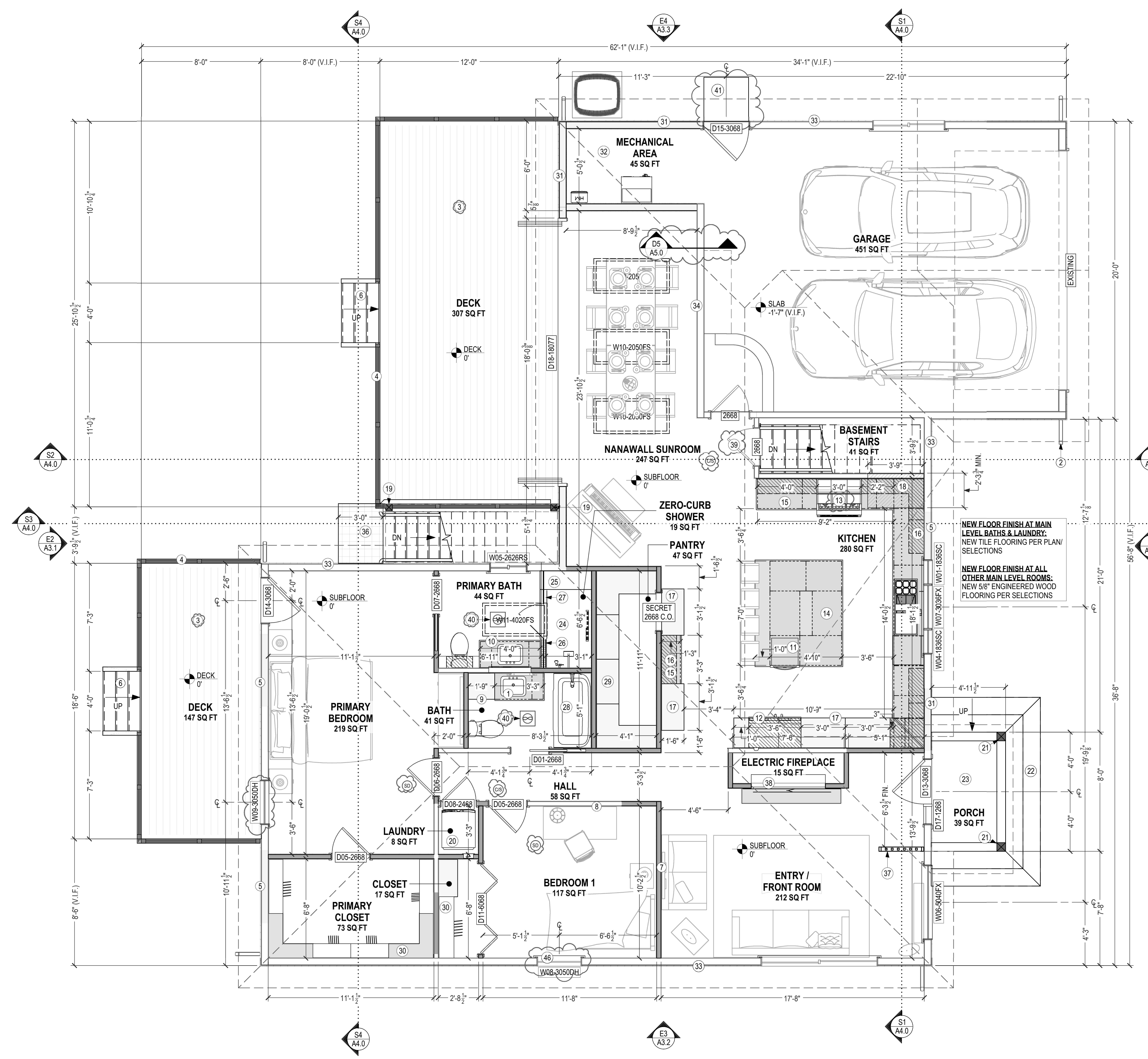
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2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE. GARAGE SLAB, AND BASEMENT CEILING HEIGHT. FOOTING TYPES AND SIZES ARE UNKNOWN, BUT MAY BE ASSUMED.
3. EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL 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.
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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 U/336
- 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



MAIN LEVEL PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

REVISIONS:

#	DATE	DESCRIPTION
1	7/18/2025	PLAN REVIEW

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:
7/21/2025 7:39:12 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
PROPOSED ROOF PLAN

SHEET #

A2.0
7 OF 15

GENERAL EXISTING CONDITIONS NOTES

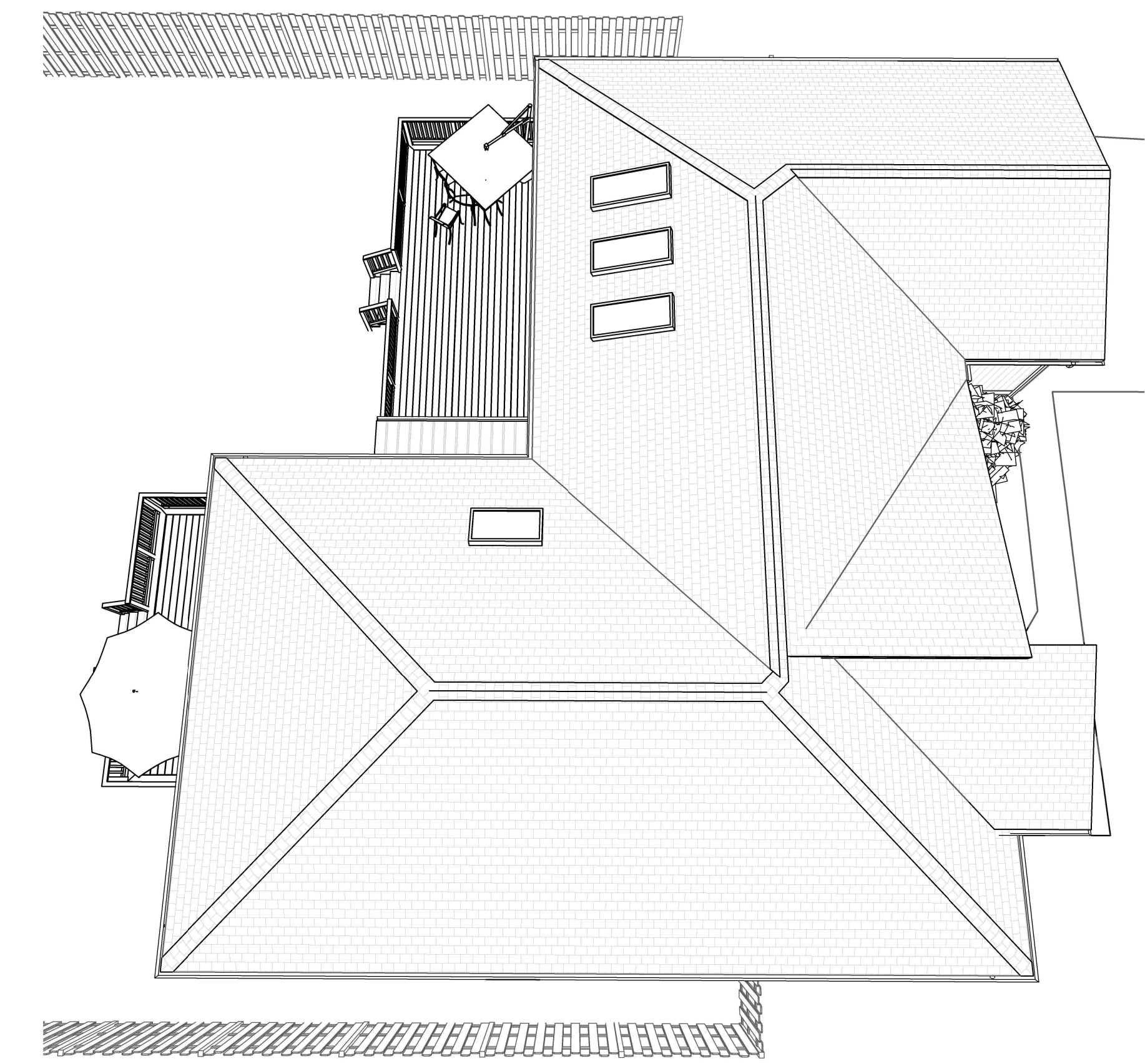
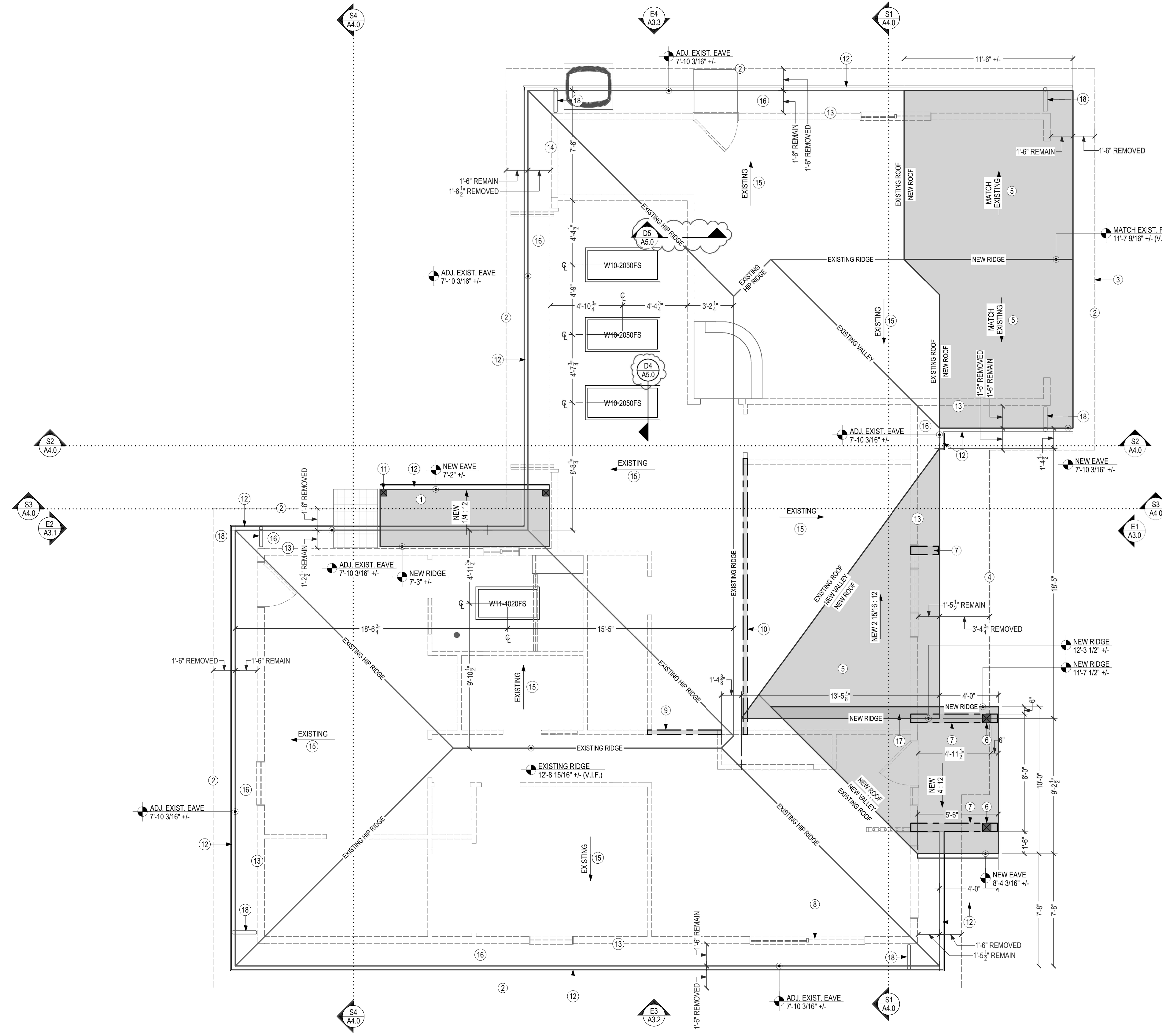
1. ALL EXISTING DIMENSIONS AND QUANTITIES ARE PROVIDED BASED ON SURVEY CONDUCTED AND ARE BELIEVED TO BE REASONABLY ACCURATE. SOME DIMENSIONS WERE ASSUMED BASED ON VISUAL CONDITIONS. FIELD VERIFY.
2. EXISTING FOUNDATION DEPTHS ARE UNKNOWN, OTHER THAN HEIGHT ABOVE GRADE, GARAGE SLAB AND BASEMENT CEILING 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 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 R006.1 THRU R006.5.
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 WSST 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



C14 3D OVERVIEW OF ROOFS (PROPOSED)

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

ROOF PLAN (PROPOSED)

SCALE: 1/4 IN = 1 FT

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1	7/18/2025	DESCRIPTION REVISIONS PER PLAN REVIEW

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DOCUMENT PHASE:
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PLOT DATE:
7/21/2025 7:39:15 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
EXTERIOR ELEVATION AT FRONT

SHEET #

A3.0
8 OF 15

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

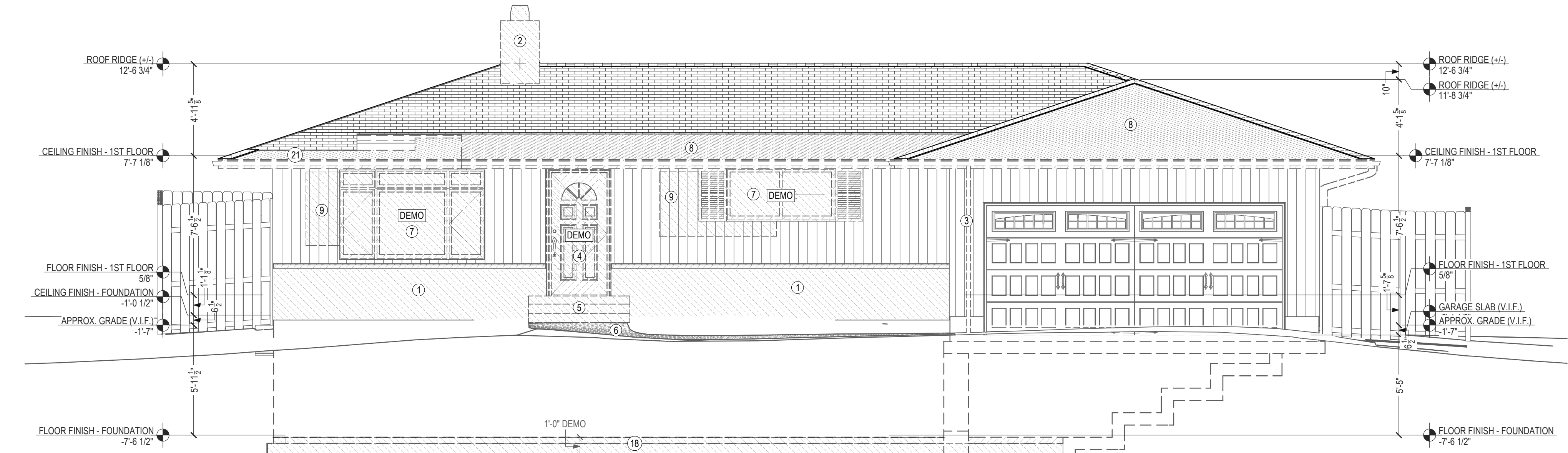
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2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT 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.

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
- 17 REMOVE EXISTING SLIDING WINDOW & REPLACE W/NEW DOUBLE HUNG (SIZE & SILL HEIGHT TO MEET EGRESS REQUIREMENTS), IN-FILL REMAINING ROUGH OPENING OF WALL
- 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

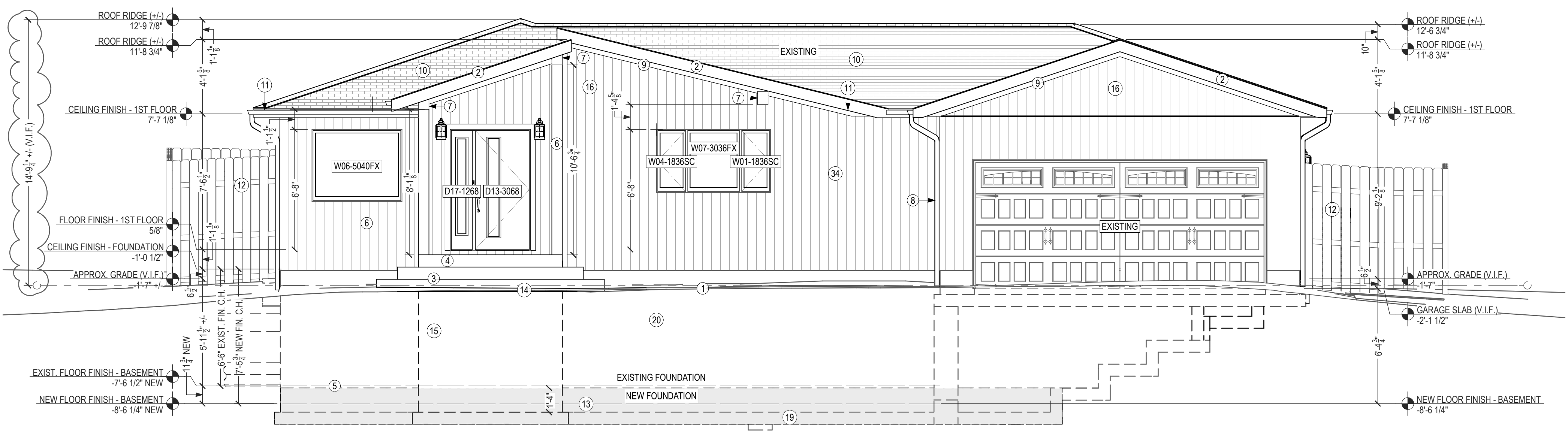
KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

- 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/PAINTE 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 6")
- 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 WIRE 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
- 21 NEW 3'-0" X 3'-0" CONCRETE SLAB ON GRADE AS LANDING FOR EXTERIOR DOOR, (STEP(S) REQUIRED IF MORE THAN 7'-3/4" BELOW DOOR SILL, SLOPED NO MORE THAN 1/4" PER 1'-0" AWAY FROM HOUSE)
- 22 4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
- 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 2021 IRC R310.2.1AT 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 2X10 P.T. JOISTS AT 16" O.C.
- 29 DECK RAILING: 36" 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 WIRE REINFORCEMENT PER ENGINEER
- 31 2X P.T. WOOD STEPS TO GRADE W/36" 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 EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS WINDOW



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	COMMENTS
W01-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HR			MILGARD WINDOWS & DOORS
W02-4050SC	1	0	4'-0"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W03-3650SC	1	0	3'-6"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W04-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HL			MILGARD WINDOWS & DOORS
W05-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINISC SERIES V300 VINYL RIGHT SLIDING		YES	NEW TEMPERED WINDOW TO REPLACE EXISTING OF SLIGHTLY LARGER SIZE
W06-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINISC SERIES V300 VINYL FIXED GLASS			MILGARD WINDOWS & DOORS
W07-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINISC SERIES V300 VINYL FIXED GLASS			MILGARD WINDOWS & DOORS
W08-3050DH	1	1	3'-0"	5'-0"	6'-9 1/8"	1'-9 1/8"	TRINISC SERIES V300 VINYL DOUBLE HUNG	YES		EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
W09-3050DH	1	1	3'-0"	5'-0"	6'-8 5/8"	1'-8 5/8"	TRINISC SERIES V300 VINYL DOUBLE HUNG	YES		EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
W10-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT			TBD
W11-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT			TBD

NEW DOOR SCHEDULE						
LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01-2668	2668 L	1	2'-6"	6'-9"	INT. POCKET 2-PANEL SHAKER STYLE	TBD
D02-6068	6068 LR IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD
D03-2868	2868 L IN	2	2'-8"	6'-9"	INT. HINGED 2-PANEL SHAKER STYLE	TBD
D04-3068	3068 L	1	3'-0"	6'-9"	INT. HINGED 2-PANEL SHAKER STYLE	TBD
D05-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD
D06-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD
D07-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD
D08-2468	2468 L IN	1	2'-4"	6'-9"	INT. HINGED 2-PANEL SHAKER STYLE	TBD
D09-5068	5068 LR	1	5'-0"	6'-9"	INT. 4 DR. BIFOLD-SLAB	TBD
D10-6068	6068 LR	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD
D11-6068	6068 LR	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD
D12-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD
D13-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD
D14-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-GLASS PANEL	TBD
D15-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD
D16-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD
D17-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S601XANSL 6/8"	ENTRY
D18-18077	18077 LR EX	1	18'-0 1/4"	7'-7 1/4"	EXT. 5-3 DR. BIFOLD-SLAB PANEL	NANAWALL

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

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GENERAL ELEVATION & 3D NOTES

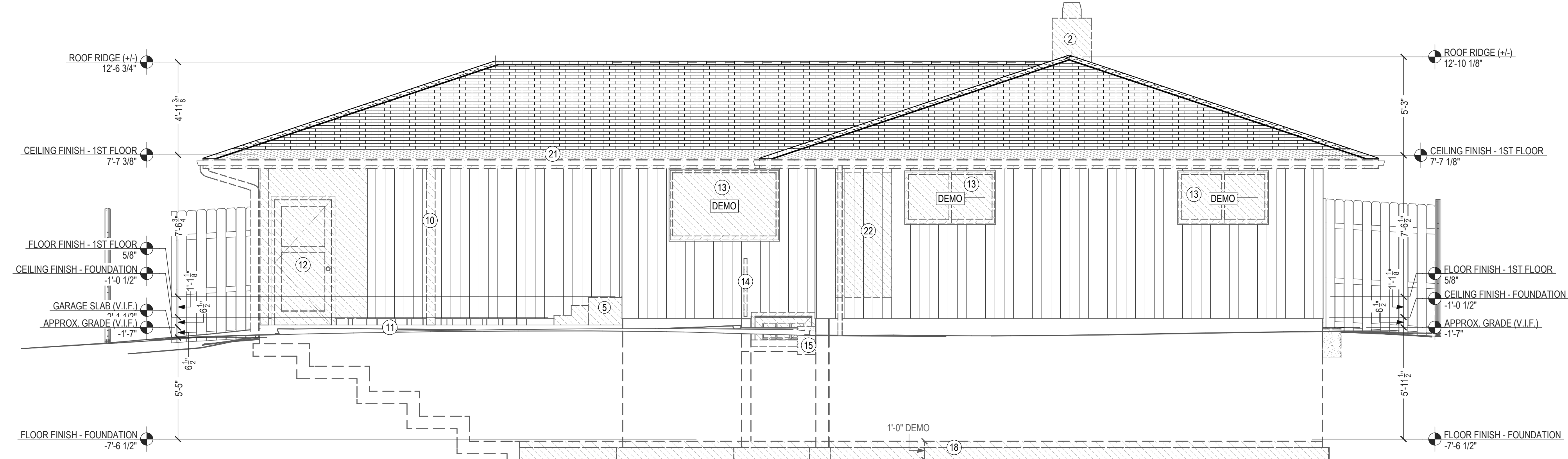
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS (DEMOLITION)

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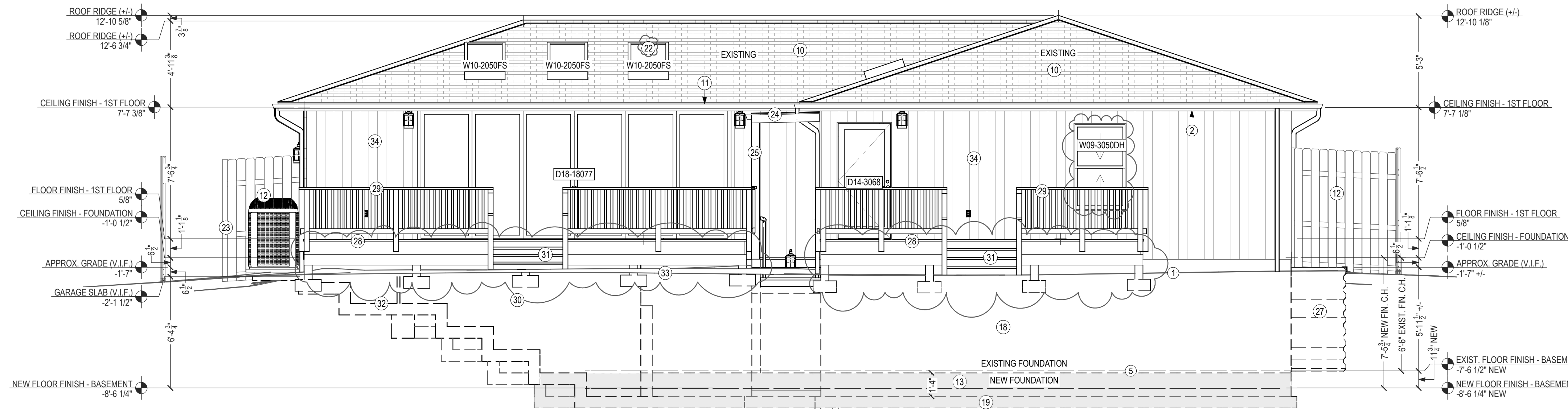
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- 2 NEW 1X8 PAINTED COMPOSITE FASCIA TRIM
- 3 NEW WRAP-AROUND CONCRETE STEPS
- 4 NEW CONCRETE STOOP
- 5 ELEVATION OF EXISTING BASEMENT FINISHED FLOOR PRIOR TO INSTALLATION OF NEW LOWER SLAB
- 6 NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED 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")
- 8 NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
- 9 NEW PAINTED 1X4 COMPOSITE FRIEZE TRIM
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- 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
- 21 NEW 3'-0" X 3'-0" CONCRETE SLAB ON GRADE AS LANDING FOR EXTERIOR DOOR, STEP(S) REQUIRED IF MORE THAN 7'-3/4" BELOW DOOR SILL, SLOPED NO MORE THAN 1/4" PER 1'-0" AWAY FROM HOUSE
- 22 4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
- 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 2021 IRC R310.2.1AT 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 2X10 P.T. JOISTS AT 16" O.C.
- 29 DECK RAILING: 36" 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 WIRE REINFORCEMENT PER ENGINEER
- 31 2X P.T. WOOD STEPS TO GRADE W/36" 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 EXISTING WINDOW 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
- 35



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	COMMENTS
W01-1836SC	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	
W02-4050SC	1	0	4'-0"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W03-3650SC	1	0	3'-6"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINSIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W04-1836SC	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	
W05-2626RS	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	NEW TEMPERED WINDOW TO REPLACE EXISTING ONE SLIGHTLY LARGER SIZE
W06-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	
W07-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINSIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	
W08-3050DH	1	1	3'-0"	5'-0"	6'-9 1/8"	1'-9 1/8"	TRINSIC SERIES V300 VINYL DOUBLE HUNG	YES		1/1	MILGARD WINDOWS & DOORS	EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
W09-3050DH	1	1	3'-0"	5'-0"	6'-8 5/8"	1'-8"	TRINSIC SERIES V300 VINYL DOUBLE HUNG	YES		1/1	MILGARD WINDOWS & DOORS	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
W10-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
W11-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
D01-2668	2668 L	1	2'-6"	6'-9"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	
D02-6068	6068 LR IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	
D03-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D04-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D05-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D06-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D07-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D08-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D09-5068	5068 LR	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	
D10-6068	6068 LR	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	
D11-6068	6068 LR	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	
D12-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	
D13-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD	
D14-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD	ENTRY
D15-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	
D16-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	
D17-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S601XNSL 6 3/8"	TBD	ENTRY
D18-18077	18077 LR EX	1	18'-0 1/4"	7'-7 1/4"	EXT. 5-3 DR. BIFOLD-SLAB PANEL	NANAWALL	

REVISIONS:

#	DATE	DESCRIPTION
1	7/18/2025	DESCRIPTION REVISIONS PER PLAN REVIEW

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

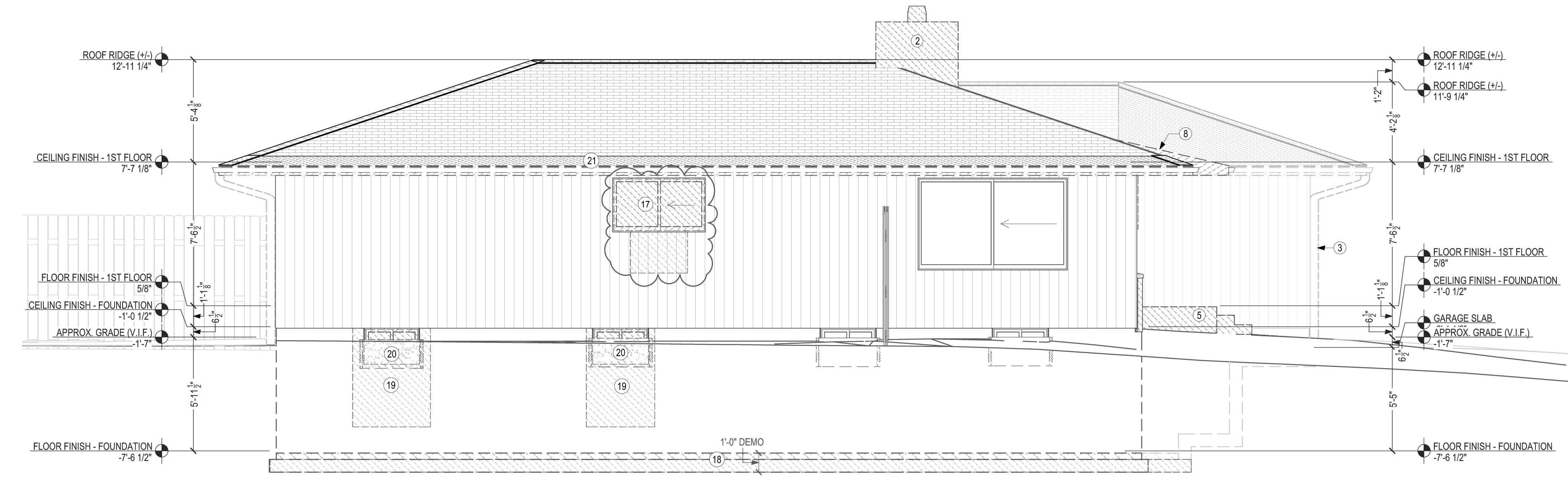
1. REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER 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.

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
- 17 REMOVE EXISTING SLIDING WINDOW & REPLACE W/NEW DOUBLE HUNG (SIZE & SILL HEIGHT TO MEET EGRESS REQUIREMENTS). IN-FILL REMAINING ROUGH OPENING OF WALL
- 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

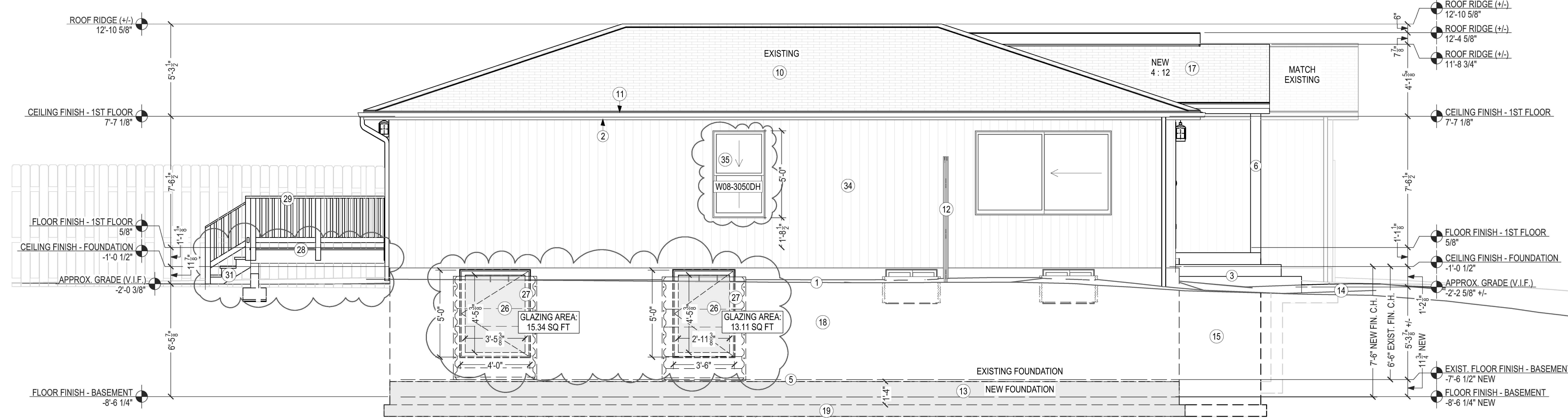
KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

- 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 6"H)
- 8 NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
- 9 NEW PAINTED 1X4 COMPOSITE FRIEZE 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 WIREINFORCEMENT 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
- 21 NEW 3'-0" X 3'-0" CONCRETE SLAB ON GRADE AS LANDING FOR EXTERIOR DOOR. STEPS/REQUIRED IF MORE THAN 7'-3/4" BELOW DOOR SILL, SLOPED NO MORE THAN 1/4" PER 1'-0" AWAY FROM HOUSE
- 22 4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
- 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 2021 IRC R310.2.1AT 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 2X10 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 WIREINFORCEMENT 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 EXISTING BEDROOM SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW



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	COMMENTS
W01-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINIC SERIES V300 VINYL SINGLE CASEMENT-HR			1	MILGARD WINDOWS & DOORS	
W02-4050SC	1	0	4'-0"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W03-3650SC	1	0	3'-6"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINIC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W04-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINIC SERIES V300 VINYL SINGLE CASEMENT-HL			1	MILGARD WINDOWS & DOORS	
W05-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINIC SERIES V300 VINYL RIGHT SLIDING		YES	1/1	MILGARD WINDOWS & DOORS	NEW TEMPERED WINDOW TO REPLACE EXISTING ONE SLIGHTLY LARGER SIZE
W06-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	
W07-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINIC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	
W08-3050DH	1	1	3'-0"	5'-0"	6'-9 1/8"	1'-9 1/8"	TRINIC SERIES V300 VINYL DOUBLE HUNG	YES		1/1	MILGARD WINDOWS & DOORS	EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
W09-3050DH	1	1	3'-0"	5'-0"	6'-8 5/8"	1'-8 5/8"	TRINIC SERIES V300 VINYL DOUBLE HUNG	YES		1/1	MILGARD WINDOWS & DOORS	EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
W10-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
W11-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
D01-2668	2668 L	1	2'-6"	6'-8"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	
D02-6068	6068 L R IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	
D03-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D04-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D05-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D06-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D07-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D08-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D09-5068	5068 L R	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	
D10-6068	6068 L R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	
D11-6068	6068 L R	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	
D12-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	
D13-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD	
D14-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD	ENTRY
D15-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	
D16-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	
D17-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S601XNSL 68"	TBD	ENTRY
D18-1807	1807 L R EX	1	18'-0 1/4"	7'-7 1/4"	EXT. 5-3 DR. BIFOLD-SLAB PANEL	NANAWALL	

GENERAL WINDOW & DOOR NOTES

- 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.
- VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER.
- OWNER AND/OR CONTRACTOR TO SELECT EXACT CLADDING AND INTERIOR CASING STYLE AND FINISHES, AND HARDWARE.
- 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.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR OPENING SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE.
- 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.
- DOOR AND WINDOW SIZES AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR AND DOOR/WINDOW SALES REPRESENTATIVE PRIOR TO ORDERING AND INSTALLING.
- 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, "TS" = 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.

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.

GENERAL EXISTING CONDITIONS NOTES

- 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.
- 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.
- EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

GENERAL ELEVATION & 3D NOTES

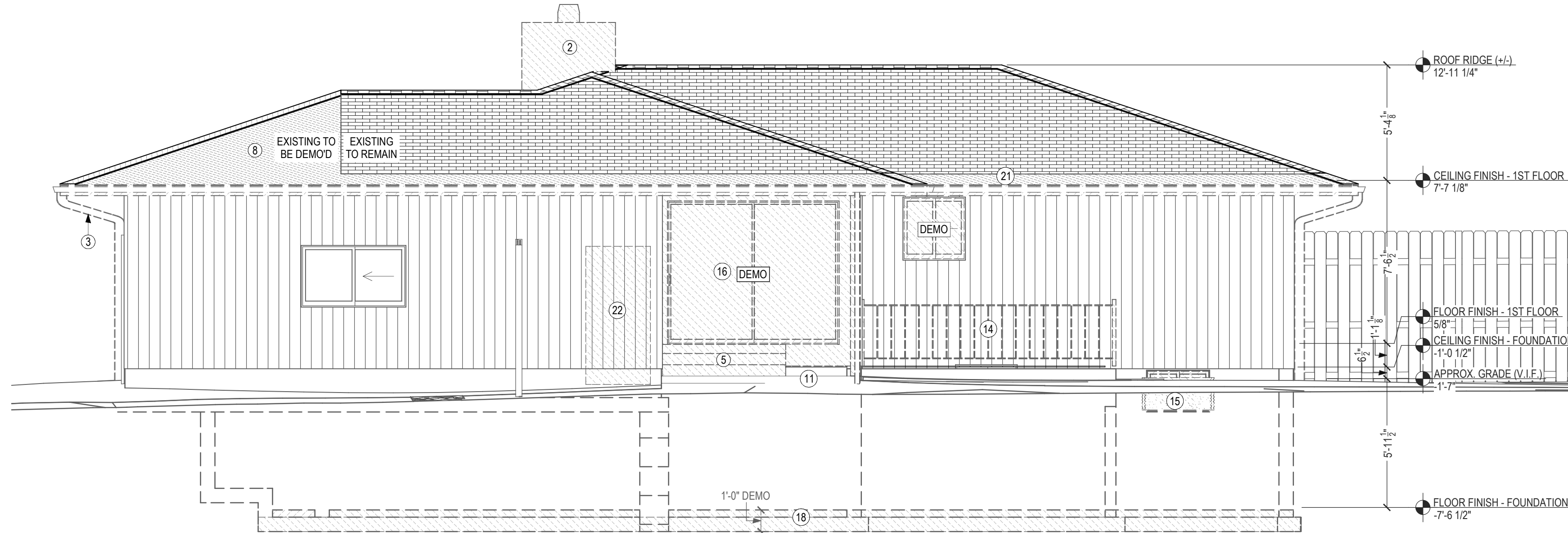
- REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
- ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
- ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES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

KEYNOTE LEGEND - EXTERIOR ELEVATIONS (DEMOLITION)

- REMOVE EXISTING BRICK WATER TABLE
- REMOVE EXISTING CHIMNEY
- REMOVE EXISTING DOWNSPOUT & REPLACE/RELOCATE TO SIDE WALL
- REMOVE EXISTING ENTRY DOOR & ADJACENT WALLS
- REMOVE EXISTING STOOP & STEPS
- REMOVE EXISTING WALKWAY & REPLACE W/NEW
- REMOVE EXISTING WINDOW, REFER TO PROPOSED DESIGN FOR NEW WINDOW LOCATION
- REMOVE PORTION OF EXISTING ROOF (SEE PROPOSED ROOF PLAN)
- REMOVE PORTION OF EXISTING WALL FOR NEW WINDOW
- REMOVE EXISTING PORCH POSTS & BEAM ABOVE
- REMOVE EXISTING CONCRETE SLAB (PREPARE FOR NEW CRAWL SPACE FOUNDATION)
- REMOVE EXISTING ENTRY DOOR & IN-FILL WALL
- REMOVE EXISTING WINDOW & FILL-IN WALL W/LIKE MATERIAL
- REMOVE EXISTING RAILING (TO BE REPLACED WITH RAILING FROM NEW DECK)
- REMOVE EXISTING WINDOW WELL
- REMOVE EXISTING WALL & SLIDING DOOR
- REMOVE EXISTING SLIDING WINDOW & REPLACE W/NEW DOUBLE HUNG (SIZE & SILL HEIGHT TO MEET EGRESS REQUIREMENTS). IN-FILL REMAINING ROUGH OPENING OF WALL
- 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.
- REMOVE EXISTING TRANSOM WINDOW & PORTION OF EXISTING WALL BELOW TO ENLARGE OPENING TO ACCOMMODATE NEW EGRESS REQUIRED WINDOW.
- REMOVE EXISTING WINDOW WELL & EARTH TO ACCOMMODATE EGRESS WINDOW WELL REQUIREMENT
- REMOVE PORTION OF EXISTING ROOF EAVE (18")
- REMOVE PORTION OF EXISTING WALL FOR NEW DOOR

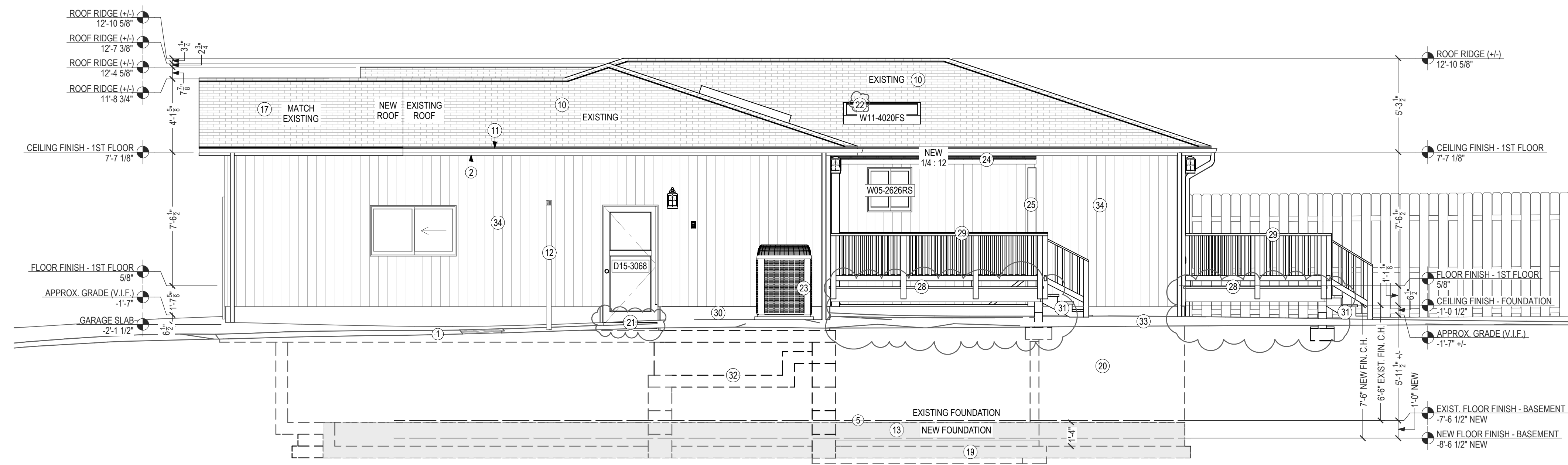
KEYNOTE LEGEND - EXTERIOR ELEVATIONS (PROPOSED)

- EXISTING APPROXIMATE GRADE LINE (V.I.F.)
- NEW 1X8 PAINTED COMPOSITE FASCIA TRIM
- NEW WRAP-AROUND CONCRETE STEPS
- NEW CONCRETE STOOP
- ELEVATION OF EXISTING BASEMENT FINISHED FLOOR PRIOR TO INSTALLATION OF NEW LOWER SLAB
- NEW P.T. 6X6 POST W/PAINTED 1X COMPOSITE WRAP (7" FINISHED WIDTH)
- (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 6")
- NEW DOWNSPOUT (RELOCATED FROM EXISTING LOCATION AT GARAGE FRONT)
- NEW PAINTED 1X4 COMPOSITE FRETZE TRIM
- EXISTING SHINGLES & UNDERLAYMENT TO REMAIN IF SALVAGEABLE & DESIRED
- NEW ALUMINUM GUTTER & DOWNSPOUT(S) CONNECTED TO FOOTING DRAIN AND RAN TO SUMP PUMP RELOCATED IN REAR YARD
- EXISTING FENCE (V.I.F.)
- NEW CONCRETE FOUNDATION & FOOTING CONSTRUCTED UNDER EXISTING FOUNDATION WALL (TO RAISE CEILING HEIGHT). VERIFY W/ENGINEER
- NEW CONCRETE WALKWAY LEADING TO NEW STEPS
- NEW 8" CONCRETE FOUNDATION WALL WIRE REINFORCEMENT PER ENGINEER
- NEW SIDING (TO MATCH EXISTING) AT NEW GABLE WALL INSTALLED OVER NEW SELF-ADHERING W.R.B. OVER NEW 1/2" PLYWOOD SHEATHING
- NEW ASPHALT SHINGLES PER SELECTIONS (TO MATCH EXISTING ROOF)
- NEW ROCKWOOL COMFORTBOARD 80 (1.5" R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE OVER FOUNDATION WALL BELOW GRADE
- 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
- NEW ROCKWOOL COMFORTBOARD 80 (1.5" R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
- NEW 3'-0" X 3'-0" CONCRETE SLAB ON GRADE AS LANDING FOR EXTERIOR DOOR. STEP(S) REQUIRED IF MORE THAN 7'-3/4" BELOW DOOR SILL, SLOPED NO MORE THAN 1/4" PER 1'-0" AWAY FROM HOUSE
- 4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
- NEW HEAT PUMP PER HVAC CONTRACTOR
- 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
- NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
- NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
- NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2021 IRC R310.2.1 AT BASEMENT BEDROOM & OFFICE. BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
- NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X10 P.T. JOISTS AT 16" O.C.
- DECK RAILING: 36" 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)
- NEW CONCRETE FOUNDATION WIRE REINFORCEMENT PER ENGINEER
- 2X P.T. WOOD STEPS TO GRADE W/36" P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS. VERIFY GRADE HEIGHT IN FIELD).
- STEP NEW FROST FOOTING PER CODE TO ALIGN WITH NEW BASEMENT FOOTING. VERIFY W/ENGINEER
- EXISTING CONCRETE POOL PATIO
- 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
- EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW



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	COMMENTS
W01-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HR			1	MILGARD WINDOWS & DOORS	
W02-4050SC	1	0	4'-0"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W03-3650SC	1	0	3'-6"	5'-0"	7'-8 7/8"	2'-8 7/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HL	YES		1	MILGARD WINDOWS & DOORS	NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
W04-1836SC	1	1	1'-8"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINISC SERIES V300 VINYL SINGLE CASEMENT-HL			1	MILGARD WINDOWS & DOORS	
W05-2626RS	1	1	2'-6"	2'-6"	6'-8 5/8"	4'-2 5/8"	TRINISC SERIES V300 VINYL RIGHT SLIDING	YES		1/1	MILGARD WINDOWS & DOORS	NEW TEMPERED WINDOW TO REPLACE EXISTING OF SLIGHTLY LARGER SIZE
W06-5040FX	1	1	5'-0"	4'-0"	6'-8 5/8"	2'-8 5/8"	TRINISC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	
W07-3036FX	1	1	3'-0"	3'-6"	6'-8 5/8"	3'-2 5/8"	TRINISC SERIES V300 VINYL FIXED GLASS			1	MILGARD WINDOWS & DOORS	
W08-3050DH	1	1	3'-0"	5'-0"	6'-9 1/8"	1'-9 1/8"	TRINISC SERIES V300 VINYL DOUBLE HUNG	YES		1/1	MILGARD WINDOWS & DOORS	EXISTING BEDROOM 1 SLIDING WINDOW REPLACED W/NEW DOUBLE HUNG EGRESS SIZED WINDOW
W09-3050DH	1	1	3'-0"	5'-0"	6'-8"	1'-8"	TRINISC SERIES V300 VINYL DOUBLE HUNG	YES		1/1	MILGARD WINDOWS & DOORS	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12
W10-2050FS	3	1	2'-0"	5'-0"			RECT. SKYLIGHT				TBD	
W11-4020FS	1	1	4'-0"	2'-0"			RECT. SKYLIGHT				TBD	4" HIGH CURB REQUIRED IF EXISTING ROOF PITCH IS LESS THAN 4:12

NEW DOOR SCHEDULE

LABEL	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
D01-2668	2668 L	1	2'-6"	6'-8"	INT. POCKET 2-PANEL SHAKER STYLE	TBD	
D02-6068	6068 LR IN	1	6'-0"	6'-8"	INT. HINGED FRENCH GLASS PANEL	TBD	
D03-2868	2868 L IN	2	2'-8"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D04-3068	3068 L	1	3'-0"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D05-2668	2668 R IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D06-2668	2668 L IN	2	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D07-2668	2668 L	1	2'-6"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D08-2468	2468 L IN	1	2'-4"	6'-8"	INT. HINGED 2-PANEL SHAKER STYLE	TBD	
D09-5068	5068 LR	1	5'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	
D10-6068	6068 LR	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-SLAB	TBD	
D11-6068	6068 LR	1	6'-0"	6'-8"	INT. 4 DR. BIFOLD-PANEL GLASS	TBD	
D12-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-SLAB	TBD	
D13-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD	
D14-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-LINEA S81LBS 8"	TBD	ENTRY
D15-3068	3068 R EX	1	3'-0"	6'-8"	EXT. HINGED-7008 THERMAL SASH	TBD	
D16-3068	3068 L EX	1	3'-0"	6'-8"	EXT. HINGED-1662 TRADITIONAL SASH	TBD	
D17-1268	1268 EX	1	1'-2"	6'-8"	EXT. FIXED-LINEA S601XNSL 6 3/8"	TBD	ENTRY
D18-1807	1807 LR EX	1	18'-0 1/4"	7'-9 1/4"	EXT. 5-3 DR. BIFOLD-SLAB PANEL	NANAWALL	

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



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 REDMOND, WA 98052

#	DATE	DESCRIPTION
1	7/18/2025	REVISIONS PER PLAN REVIEW

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:
 7/21/2025 7:39:23 PM

DRAWN BY:
 DUSTIN HETRICK

TITLE:
 EXTERIOR ELEVATION AT RIGHT

SHEET #

A3.3
 11 OF 15

REVISIONS:		
#	DATE	DESCRIPTION
1	7/18/2025	REVISIONS PER PLAN REVIEW

PROJECT NAME:
ANKAPURA-GOWDA RENOVATION

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DOCUMENT PHASE:
PERMIT
PLOT DATE:
7/21/2025 7:39:25 PM
DRAWN BY:
DUSTIN HETRICK
TITLE:
CROSS SECTIONS

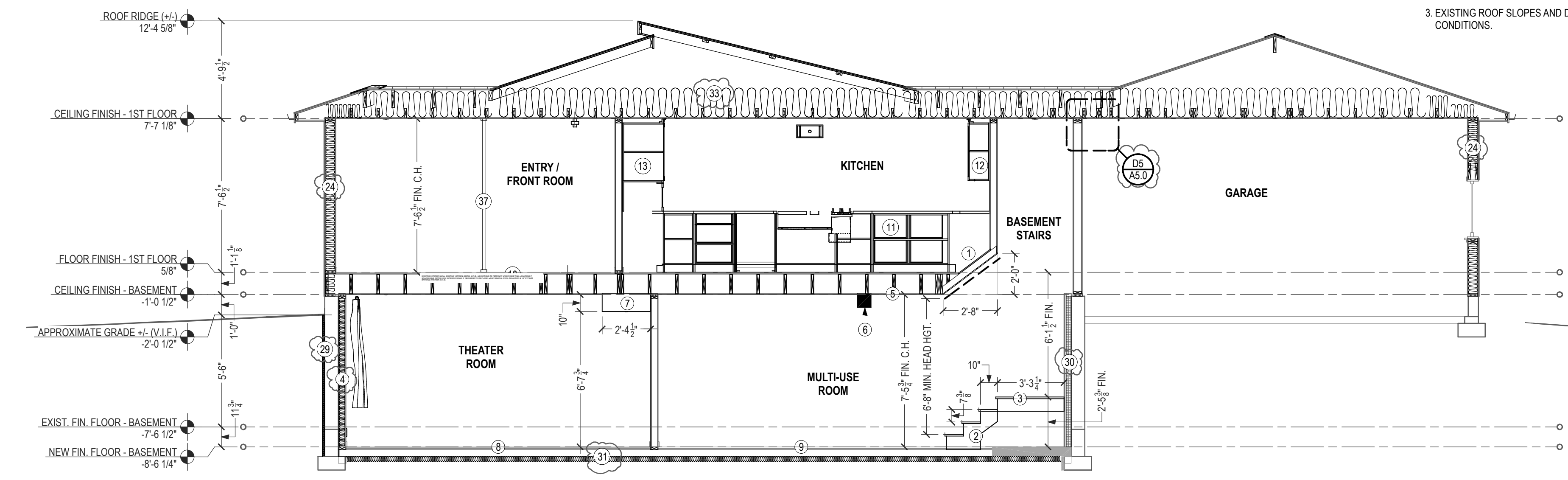
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A4.0
12 OF 15

GENERAL EXISTING CONDITIONS NOTES

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- 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.
- EXISTING ROOF SLOPES AND DIMENSIONS (IF SHOWN) ARE BASED ON VISUAL CONDITIONS.

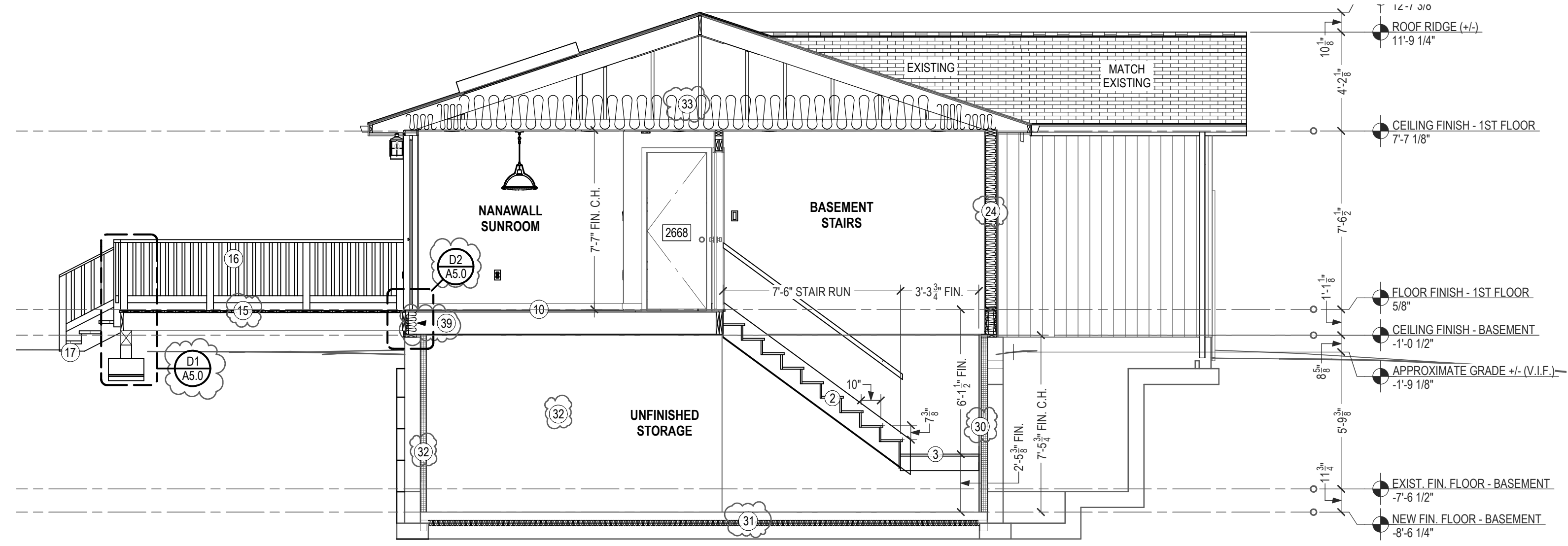
KEYNOTE LEGEND - 1/4" SCALE SECTION(S)

- NEW CEILING CUT-OUT FOR 80" MIN. HEAD HEIGHT CLEARANCE AT BASEMENT STAIRS PER CONTRACTOR'S BEST METHOD
- NEW HARDWOOD STAIRS PER CODE & SELECTIONS: 14 RISERS X 7-3/8", 14 TREADS @ 10"D (3 TREADS TO LANDING, 9 TREADS TO MAIN FLOOR)
- STAIR LANDING PER CODE: HARDWOOD PER SELECTIONS OVER 3/4" T&G ADVANTECH SUBFLOOR GLUED & SCREWED OVER 2X6 JOISTS AT 16" O.C.
- NEW BASEMENT PERIMETER WALL: 2X4 STUDS (P.T. BOTTOM PLATE) AT 16" O.C. W/ R-1 MINERAL WOOL CAVITY INSULATION, 1/2" DRYWALL ON FINISHED SIDE (1/2" CLEARANCE BETWEEN STUDS & EXISTING FOUNDATION WALL)
- NEW 1/2" GYPSUM DRYWALL CEILING
- EXISTING SOFFIT & WRAPPED COLUMN TO REMAIN, APPLY NEW PAINT PER SELECTIONS
- NEW SOFFIT TO CONCEAL STRUCTURAL BEAM
- FLOOR FINISH AT BASEMENT THEATER: NEW PLUSH CARPET (W/HESSIAN BACKING) PER SELECTIONS OVER 5/8" 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
- 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
- NEW 5/8" ENGINEERED WOOD FLOORING PER SELECTIONS
- NEW BASE CABINETS & COUNTER PER SELECTIONS
- NEW WALL CABINETS PER SELECTIONS
- NEW TALL CABINETS PER SELECTIONS
- PAINTED METAL HANDRAIL W/BRACKETS (TO WITHSTAND 200# CONCENTRATED LOAD) & END RETURNS PER CODE, 34-38" HIGH, MIN. 1-1/2" FROM WALL
- NEW DECK W/ 5/4X6 COMPOSITE DECKING BOARDS PER SELECTIONS OVER 2X10 P.T. JOISTS AT 16" O.C.
- DECK RAILING: 36" 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)
- 2X P.T. WOOD STEPS TO GRADE W/36" P.T. WOOD RAILING PER CODE (11" TREADS, MAX. 7-3/4" RISERS, VERIFY GRADE HEIGHT IN FIELD)
- EXISTING RETAINING WALL AT BASEMENT EGRESS STAIRS (V.I.F.)
- NEW CONCRETE BASEMENT STAIRS PER CODE (DUE TO 12" DEPTH INCREASE OF EXISTING BASEMENT SLAB)
- NEW CONCRETE SLAB SLOPED 1/4"1'-0" TOWARDS CENTER DRAIN CONNECTED TO FOOTING DRAIN & RAN TO SUMP PUMP RELOCATED IN REAR YARD
- NEW ENTRY DOOR & THRESHOLD (DUE TO NEW LOWERED SLAB) W/FRAMED WALL UP TO FLOOR ABOVE
- 36" P.T. WOOD RAILING PER CODE W/5/4X6 COMPOSITE TOP RAIL, OFFSET FOR MOUNTING TO EXT. FACE OF DECK RIM BOARD
- NEW KILN-DRIED P.T. 6X6 POST W/STAIN PER SELECTIONS ON SST POST ANCHOR ON EXISTING RETAINING WALL OF BASEMENT STAIRWELL
- 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.)
- NEW PAVERS AT TOP OF BASEMENT EGRESS STAIRS
- NEW METAL ROOF PER SELECTIONS OVER P.T. 1X4'S LAID TIGHT OVER KILN-DRIED P.T. & STAINED 2X6 EXPOSED RAFTERS
- NEW EGRESS WINDOW WELL (36" MIN. WIDE X 36" MIN. DEEP) & ESCAPE LADDER PER 2021 IRC R310.2.1 AT BASEMENT BEDROOM & OFFICE. BASE DRAIN CONNECTED TO FOUNDATION DRAIN PIPE AND RAN TO SUMP PUMP IN REAR YARD
- NEW EGRESS-SIZED WINDOW IN PLACE OF EXISTING TRANSOM WINDOW
- NEW ROCKWOOL COMFORTBOARD 80 (1.5", R6.3), OR SIMILAR, FASTENED PER MANUFACTURER INSTRUCTIONS AGAINST WATERPROOFING MEMBRANE APPLIED OVER FOUNDATION WALL BELOW GRADE
- NEW 1/2" DRYWALL OVER 1X3 VERTICAL FURRING AT 16" O.C. OVER 3" R15 CONTINUOUS RIGID INSULATION OVER EXISTING BASEMENT WALLS
- NEW 4" CONCRETE SLAB 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)
- NEW 3" R15 CONTINUOUS RIGID INSULATION OVER EXISTING BASEMENT WALLS AT UNFINISHED STORAGE
- NEW R60 BLOW-IN CELLULOSE INSULATION
- 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.)
- NEW R-21 MINERAL WOOL CAVITY INSULATION
- NEW R-15 MINERAL WOOL CAVITY INSULATION
- 24"D SEE-THROUGH DIVIDER WALL PER SELECTIONS
- IN-FILL WALL AT REMOVED WINDOW W/NEW R-21 MINERAL WOOL CAVITY INSULATION
- NEW R-21 MINERAL WOOL INSULATION AT RIM JOIST CAVITIES



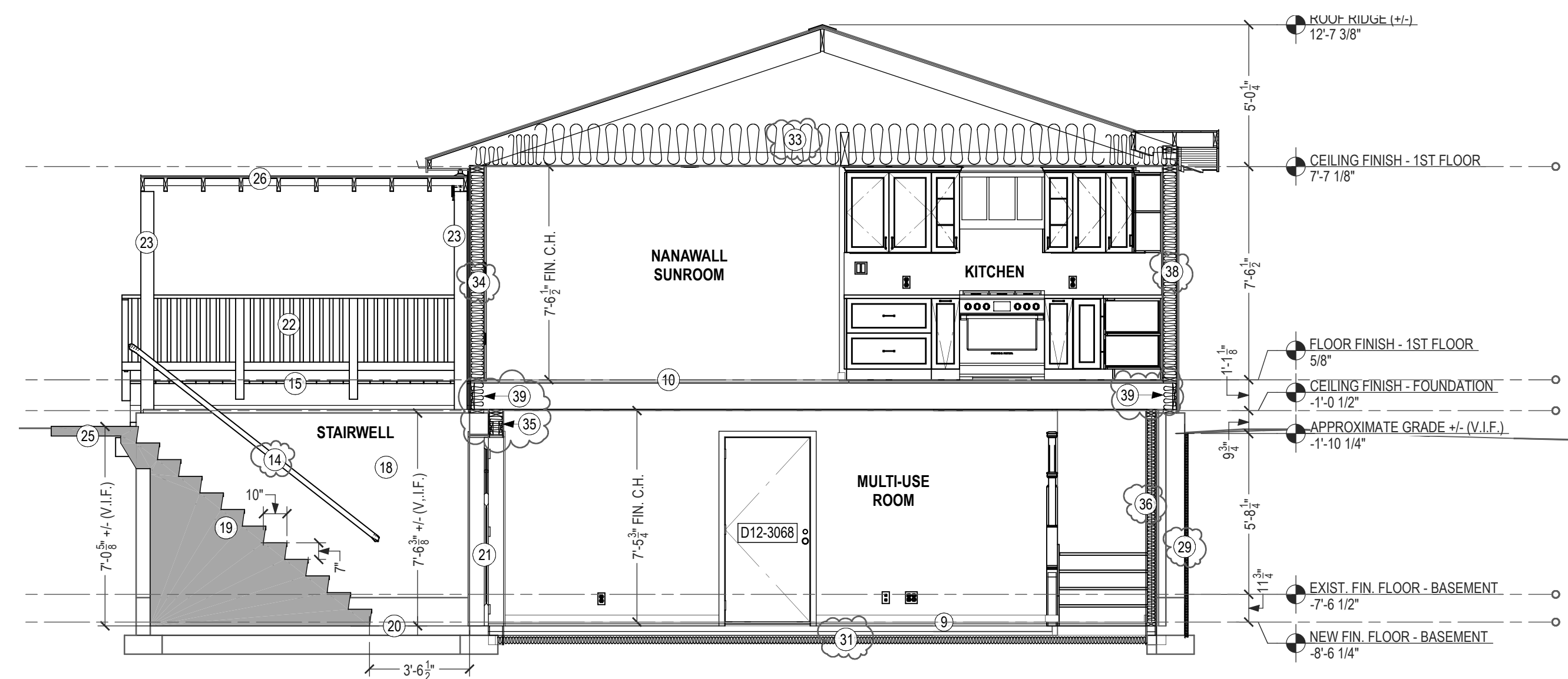
S1 CROSS SECTION 1

SCALE: 1/4 IN = 1 FT



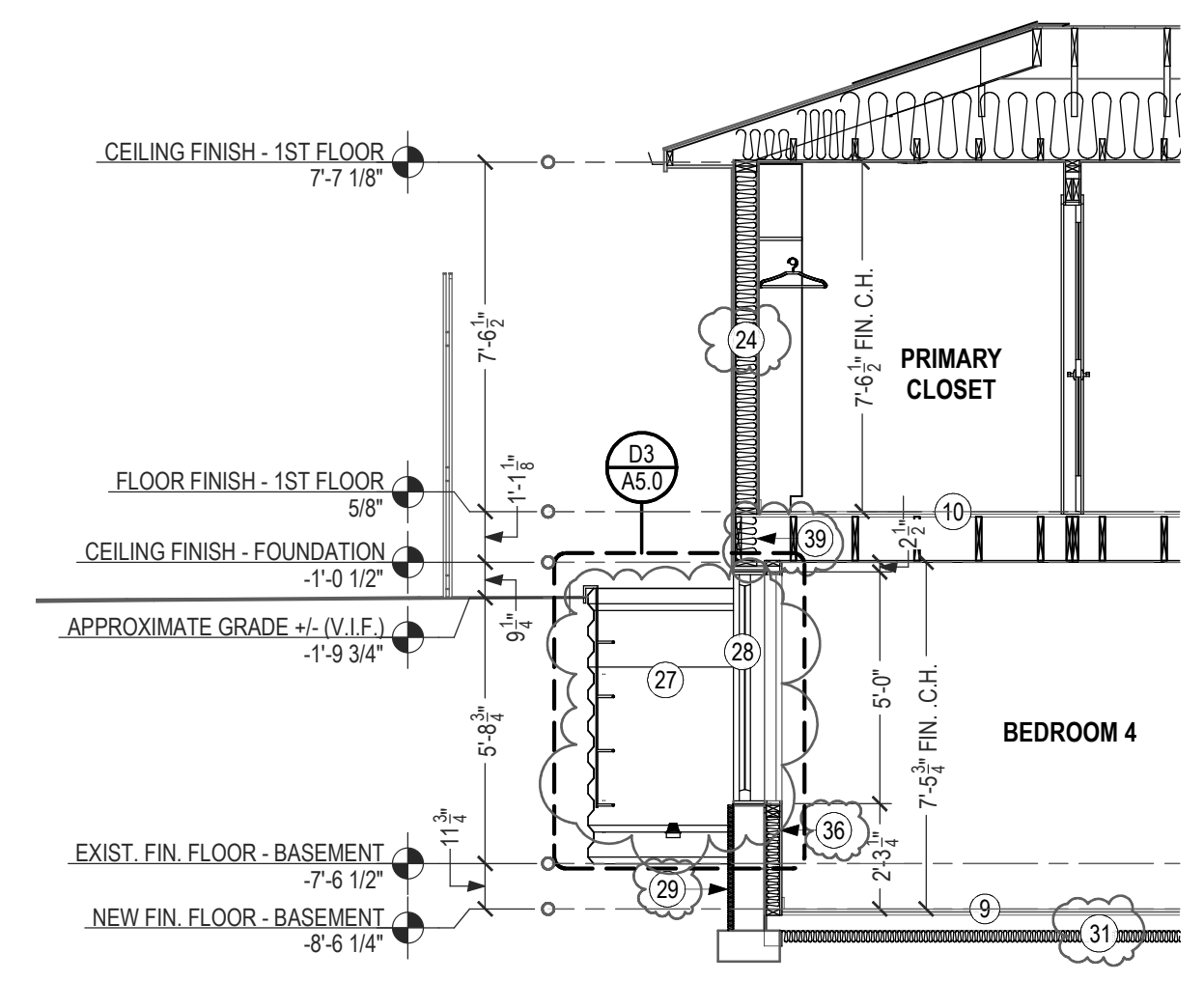
S2 CROSS SECTION 2

SCALE: 1/4 IN = 1 FT



S3 CROSS SECTION 3

SCALE: 1/4 IN = 1 FT



S4 CROSS SECTION 4

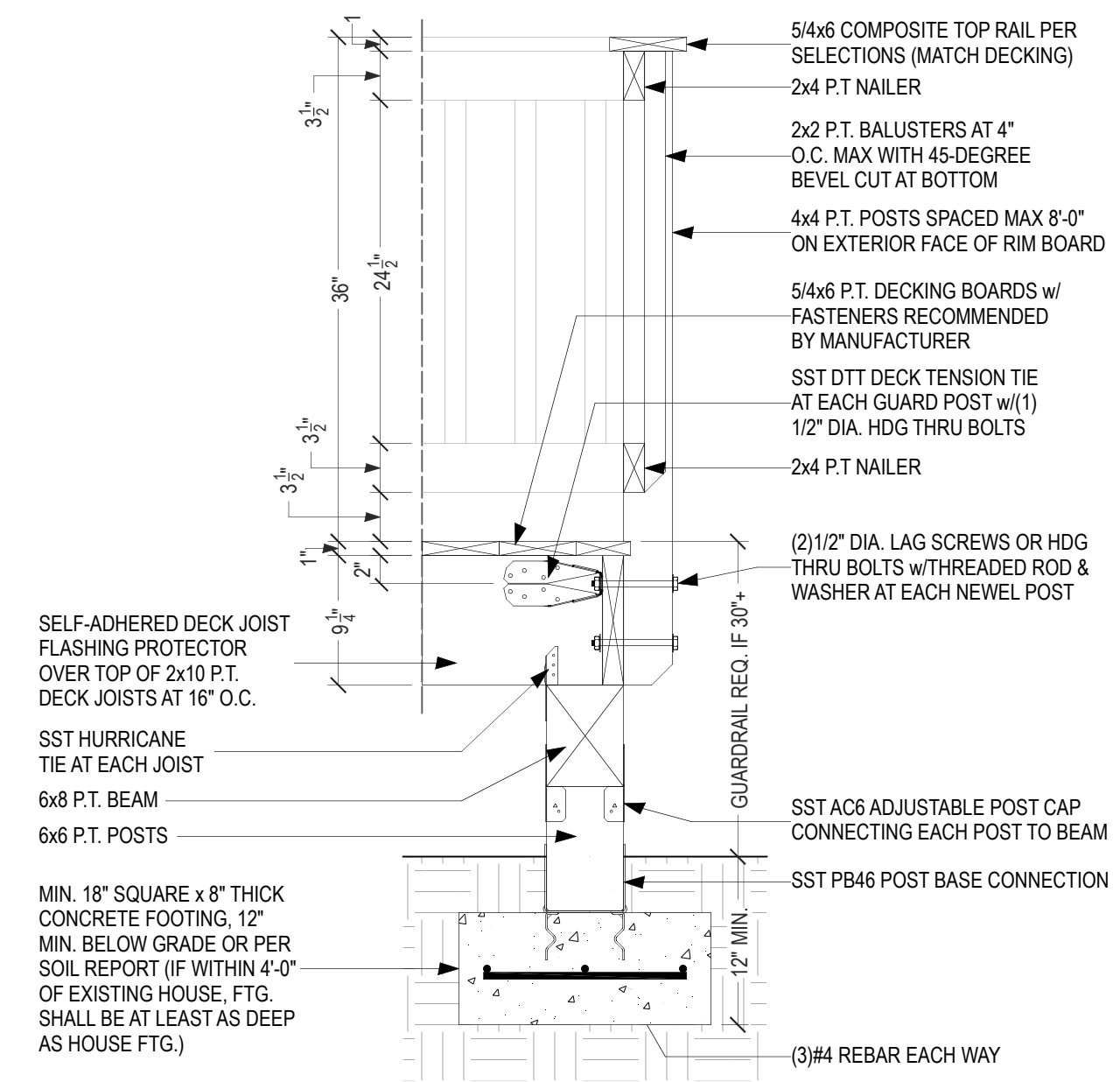
SCALE: 1/4 IN = 1 FT

GENERAL STAIR & RAILING NOTES

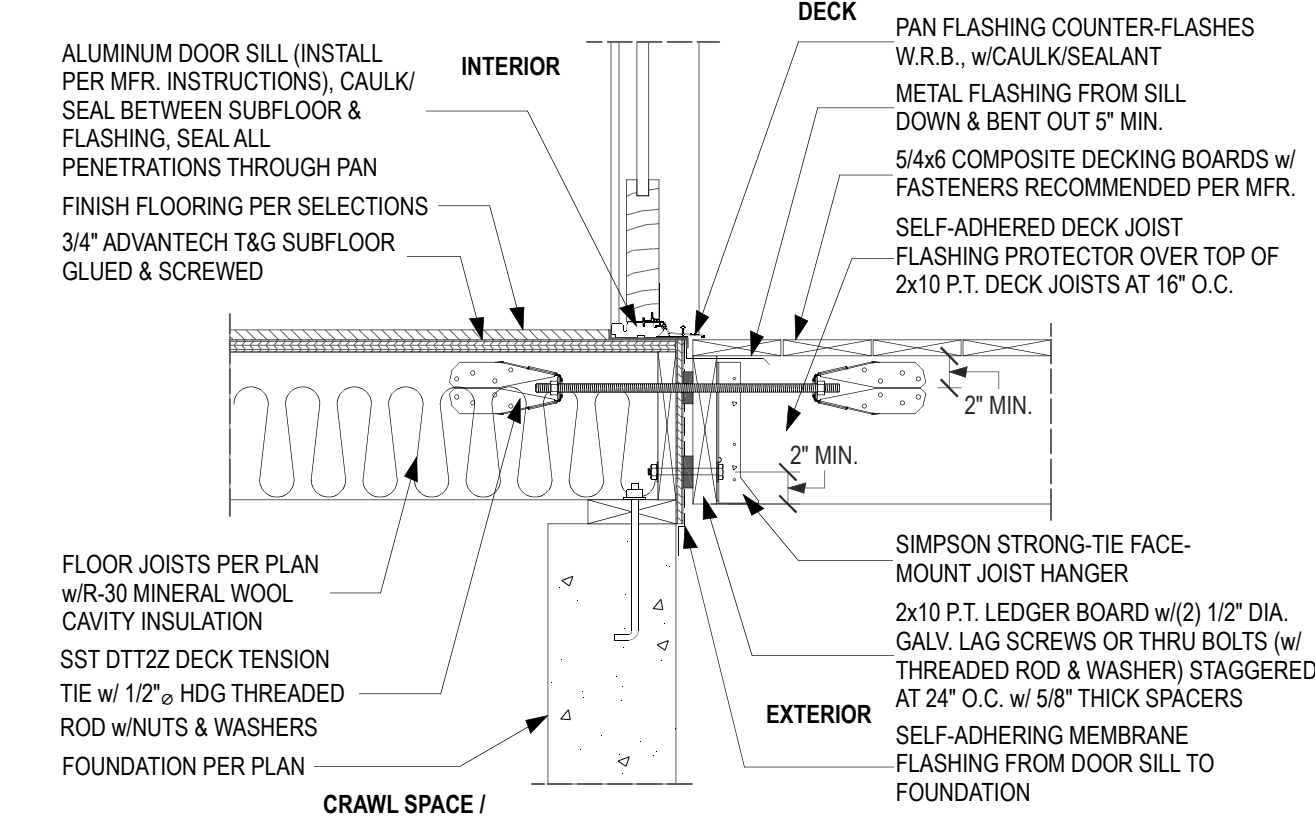
- NOT BE MORE THAN A 3/8" VARIANCE BETWEEN ANY RISER HEIGHT. REFERENCE R311.7.5.1 OF THE 2021 IRC.
- STAIR NOSING TO BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS. REFERENCE R311.7.5.3 OF THE 2021 IRC.
- ALL DIMENSIONS ARE TO FINISHED FLOOR. CERAMIC TILE & HARDWOOD FLOOR = 3/4", UNLESS NOTED OTHERWISE.
- STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
- 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".
- STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
- 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).
- 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.
- 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.
- STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
- 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
- RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
- EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS, WITH A MIN. HEADROOM OF 6'-6".
- RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE), WITH A 3X3' LANDING AT THE TOP & BOTTOM, WHERE DOORS OPEN ONTO RAMP, AND WHERE RAMP CHANGES DIRECTION.

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

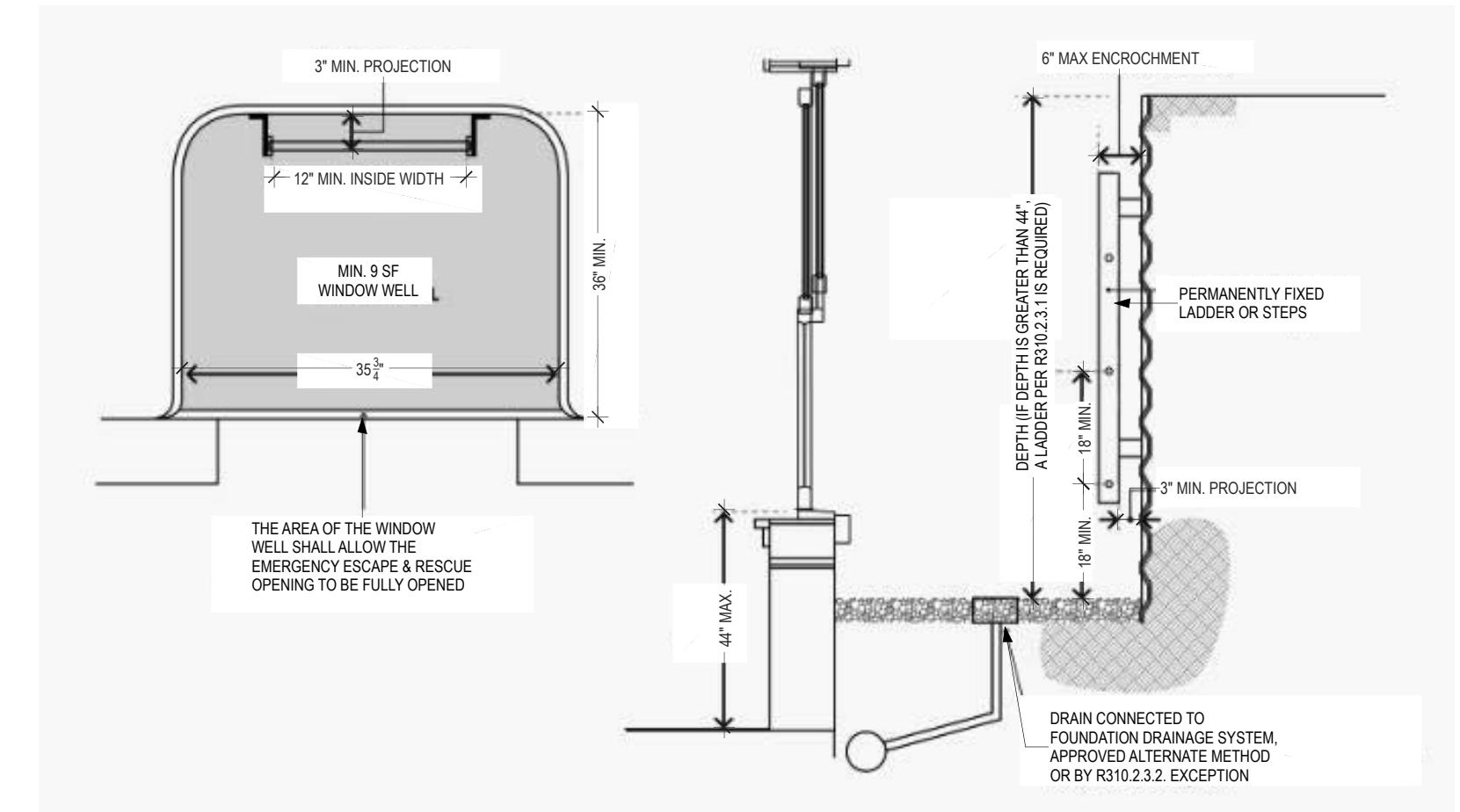
THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY



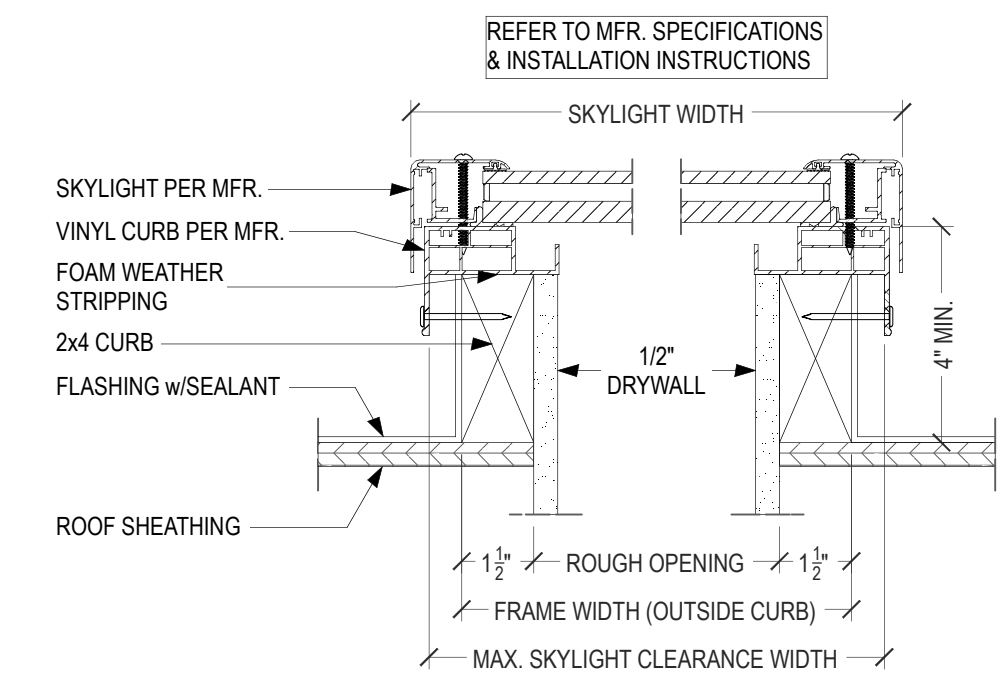
D1 DETAIL - DECK GUARD POST
SCALE: 1 IN = 1 FT



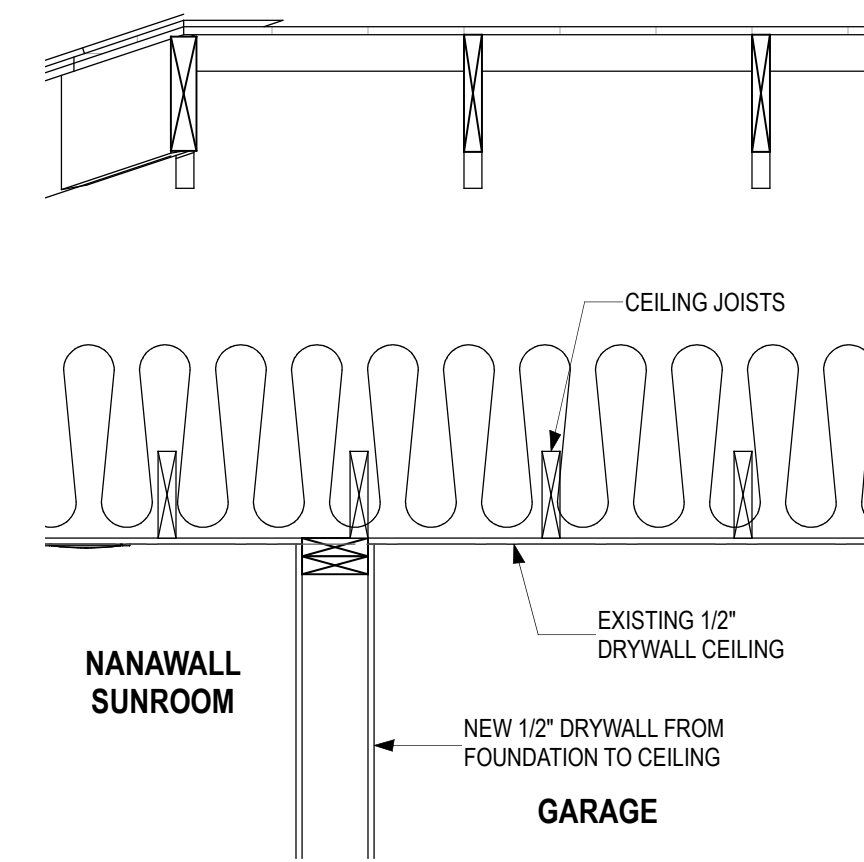
D2 DETAIL - DECK ATTACHMENT
SCALE: 1 IN = 1 FT



D3 DETAIL - TYPICAL EGRESS AREA WELL
SCALE: 3/4 IN = 1 FT



D4 DETAIL - SKYLIGHT CURB
SCALE: 3 IN = 1 FT



D5 DETAIL - DRYWALL AT GARAGE/LIVING AREA WALL
SCALE: 3/4 IN = 1 FT

REVISIONS:		
#	DATE	DESCRIPTION
1	7/18/2025	REVISIONS PER PLAN REVIEW

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:
7/21/2025 7:39:26 PM

DRAWN BY:
DUSTIN HETRICK

TITLE:
DETAILS

SHEET #

A5.0
13 OF 15

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.

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

WALL CONSTRUCTION NOTES

- 1- NEW WALLS SHALL BE CONSTRUCTED OF APA RATED SHEATHING OF THE THICKNESS SPECIFIED, AND INSTALLED PER THE EXPOSURE AND SPAN RATINGS SPECIFIED. FRAMING LUMBER SHALL BE DF #2 AND BETTER. PRESSURE TREATED LUMBER SHALL BE AWPA C2.25 HEM-FIR #2 AND BETTER.
- 2- BOUNDARY MEMBERS OF ALL SHEAR WALLS SHALL HAVE THEIR FULL CROSS SECTION BLOCKED TO THE PLATE BELOW (THROUGH THE DEPTH OF THE FLOOR STRUCTURE BENEATH THE SHEAR WALL).
- 3- 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- ANCHOR BOLTS CONNECTING TREATED PLATE TO FOUNDATION SHALL NOT BE COUNTERSUNK.
- 5- VERIFY THAT EXISTING WALLS ARE AT A MINIMUM 2x4 FRAMING, MAX STUD SPACING OF 24" OC, AND THAT THEY ARE NAILED TO 1/2" MIN LAP SHEETING, OR PLYFORM SHEETING AT A MINIMUM OF 8" ON CENTER EDGE AND 12" ON CENTER FIELD. PROVIDE PICTURE RESULTS TO EOR.

NEW WALL CONSTRUCTION SCHEDULE

MARK	SHEATHING	FRAMING	NAILS & SPACING	SDS PLATE ANCHORS	FOUNDATION ANCHOR BOLTS	REMARKS
1	7/16" APA RATED SHEATHING	2" NOMINAL @ 24" O.C. MAX	8D COMMON @ 6" O.C. EDGES & 6" O.C. IN FIELD	18 O.C.	5/8"Ø @ 4' O.C., USE BP 5/8"x3" WASHERS	SDS SHALL HAVE 2" MIN PEN INTO MEMBER SUPPORT DECK SHEATHING. TYP.

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.

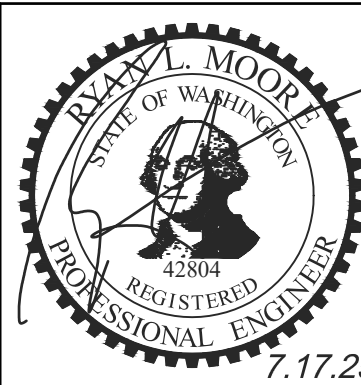
SPECIAL INSPECTIONS

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.

TYPE	CONCRETE			IBC REFERENCE
	CONT.	PER	REFERENCE STANDARD	
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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PROJECT: ENTER JOB TITLE FROM TIMESHEET					
CHECKED BY: RLM					
DETAILED BY: EAE	7.17.25		MERCER ISL REVIEW ADDITIONS	RLM	
DESIGNED BY: RLM	DATE	NO.	REVISION	BY	

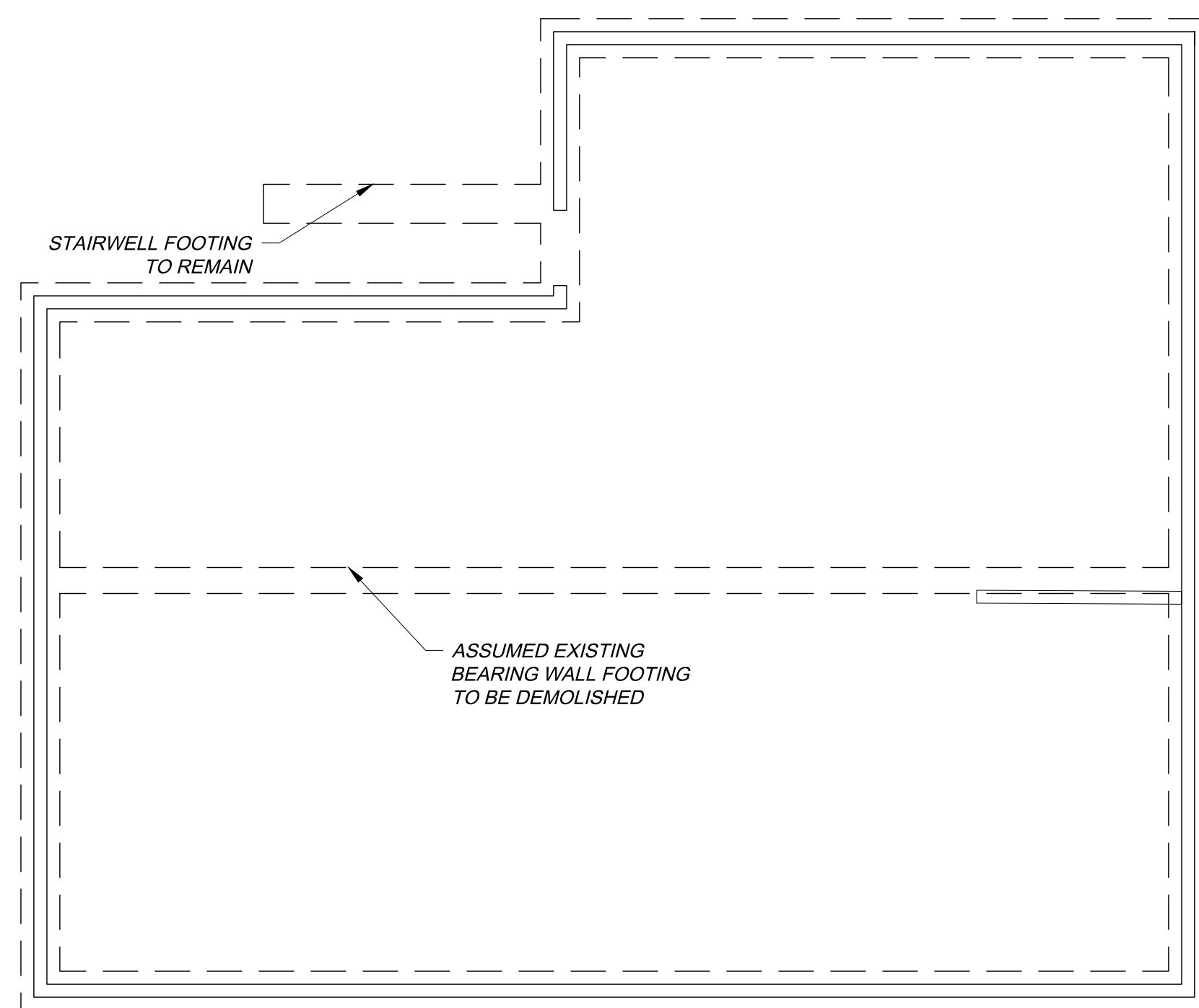


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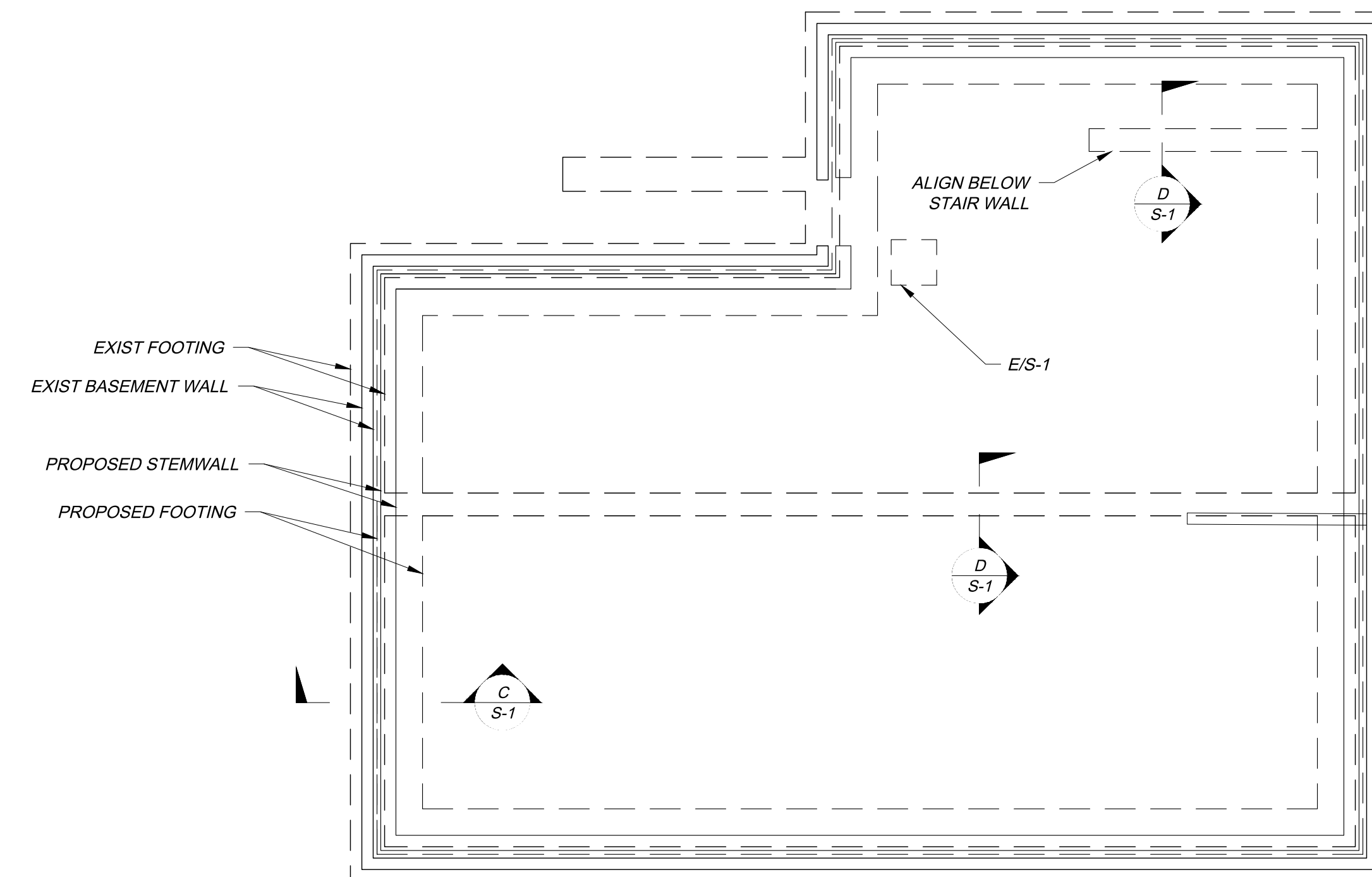
ANKAPURA-GOWDA REMODEL
4249 92ND AVE SE
MERCER ISLAND, WA 98040

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

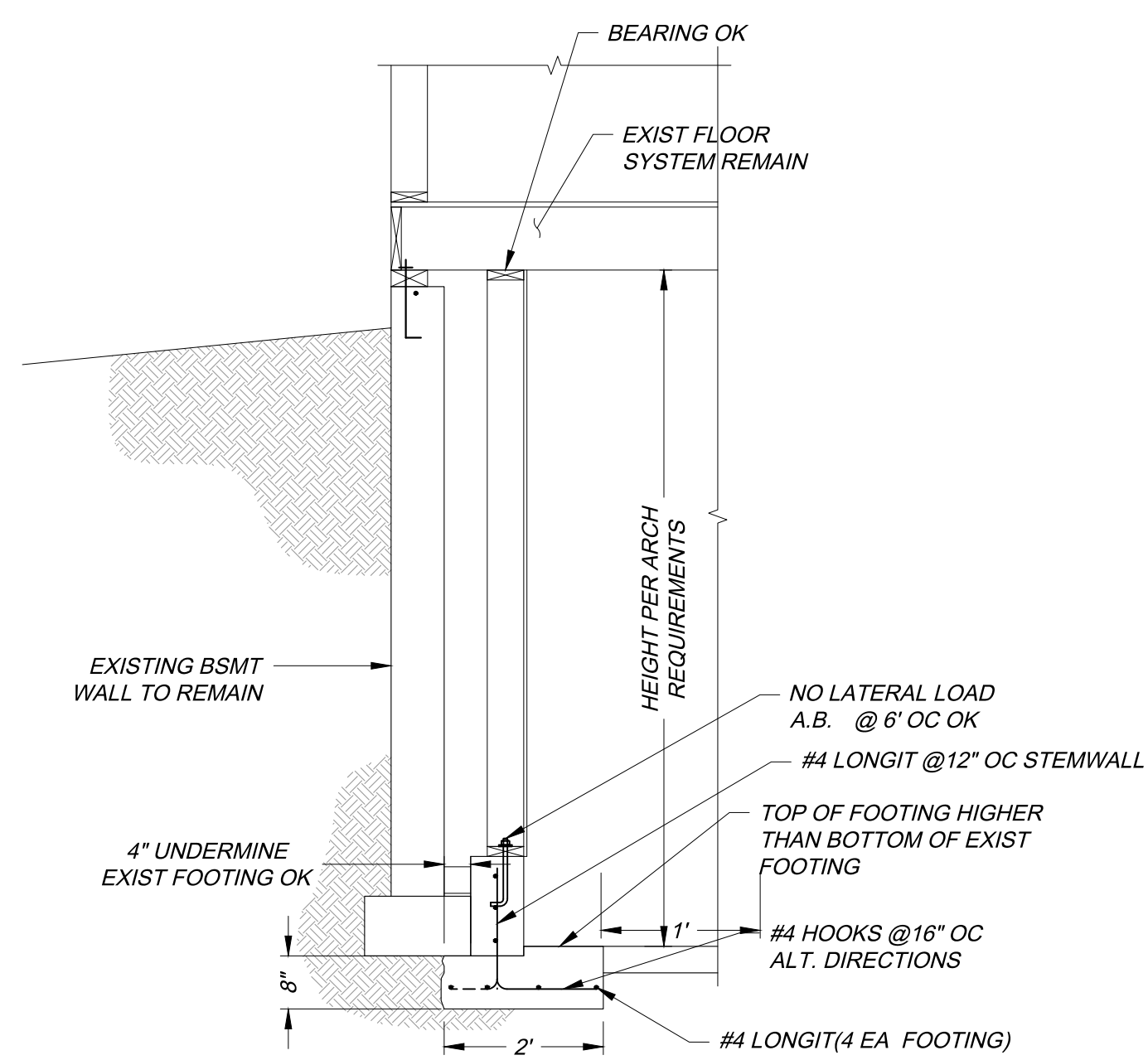
S0
SPECIALS,
STRUCTURAL AND
SHEER WALL
NOTES
Sh 14 of 24



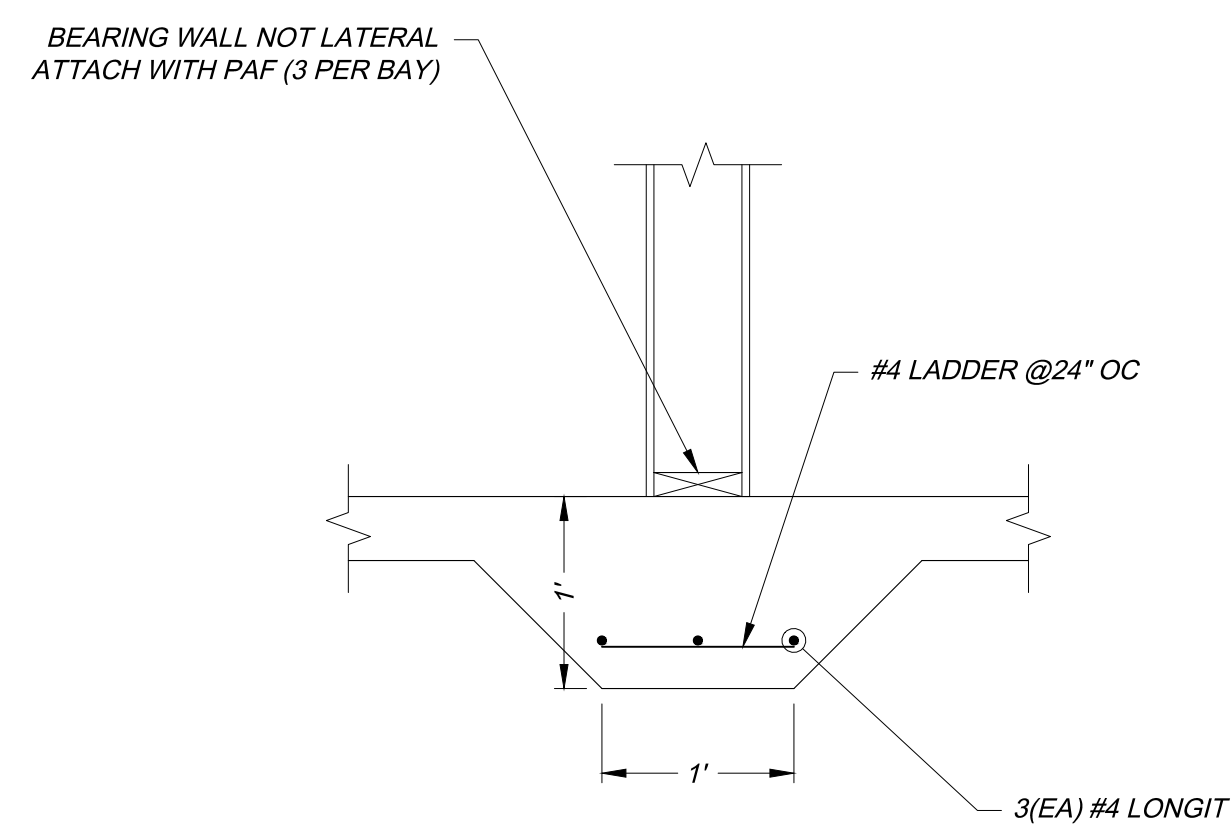
A EXISTING BASEMENT FOUNDATION
S1 SCALE: 3/16" = 1'-0"



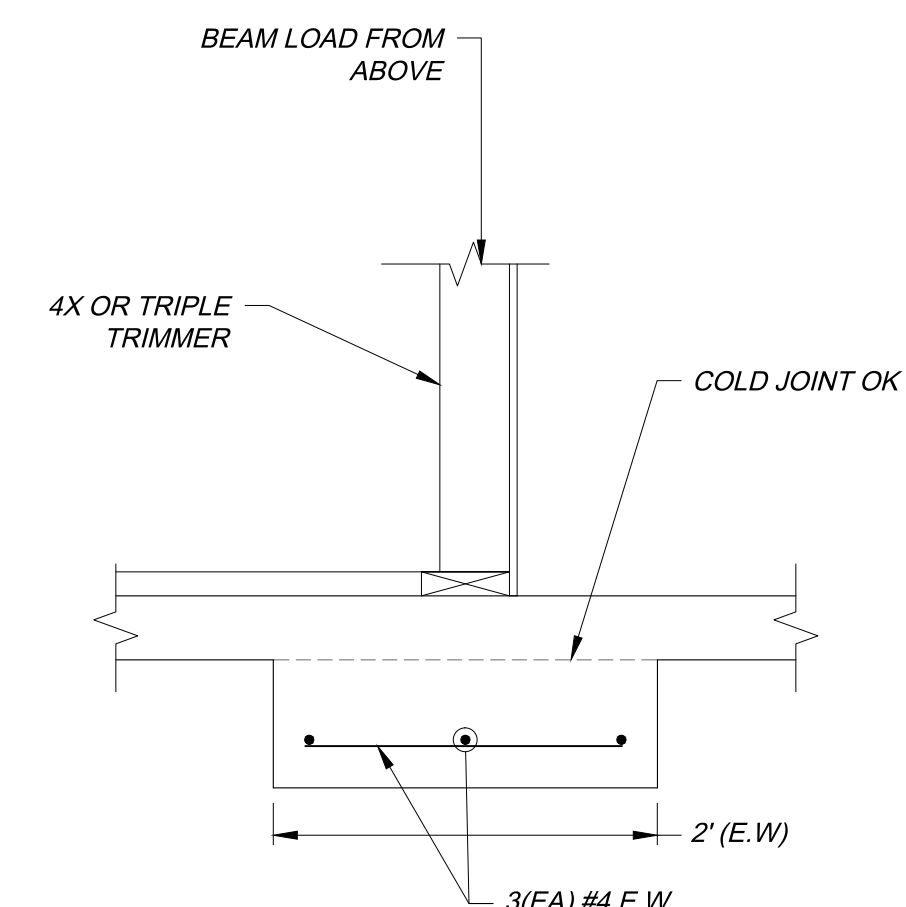
B PROPOSED BASEMENT FOUNDATION
S1 SCALE: 3/16" = 1'-0"



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



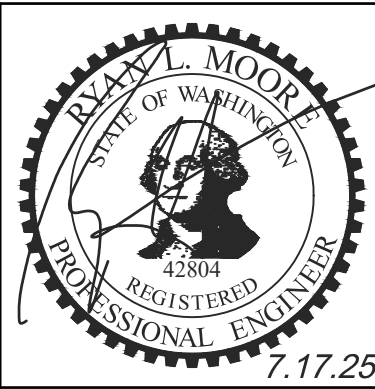
D DETAIL: MONPOUR FOOTING
S1 SCALE: 1" = 1'-0"



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

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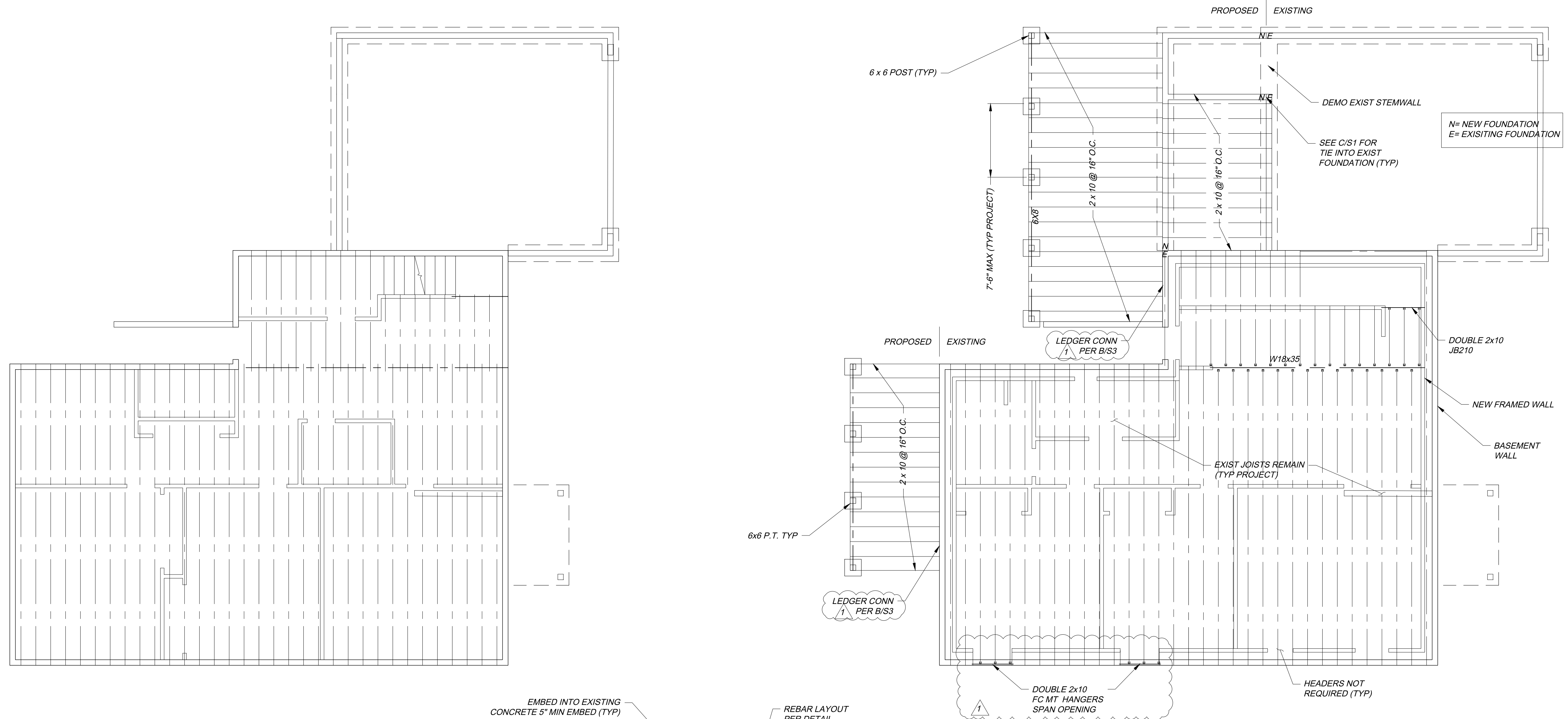
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PROJECT: ENTER JOB TITLE FROM TIMESHEET	4			
CHECKED BY: RLM	3			
DETAILED BY: EAE	2			
DESIGNED BY: RLM	1			
DATE	NO.	REVISION	BY	



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2724 Black Lake Boulevard SW Suite 202
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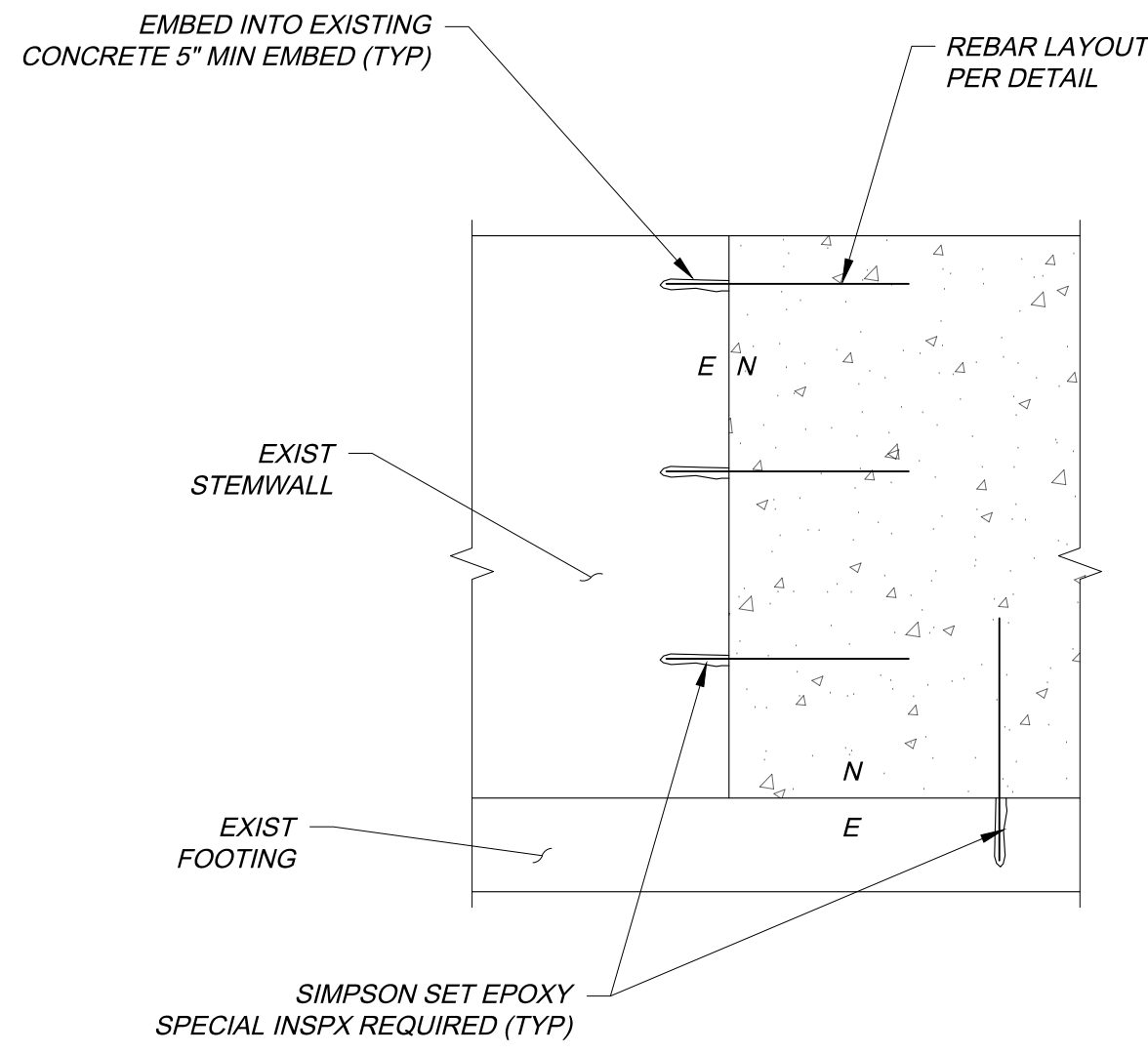
ANKAPURA-GOWDA REMODEL
4249 92ND AVE SE
MERCER ISLAND, WA 98040
MADAN ANKAPURA & AMRUTHA GOWDA
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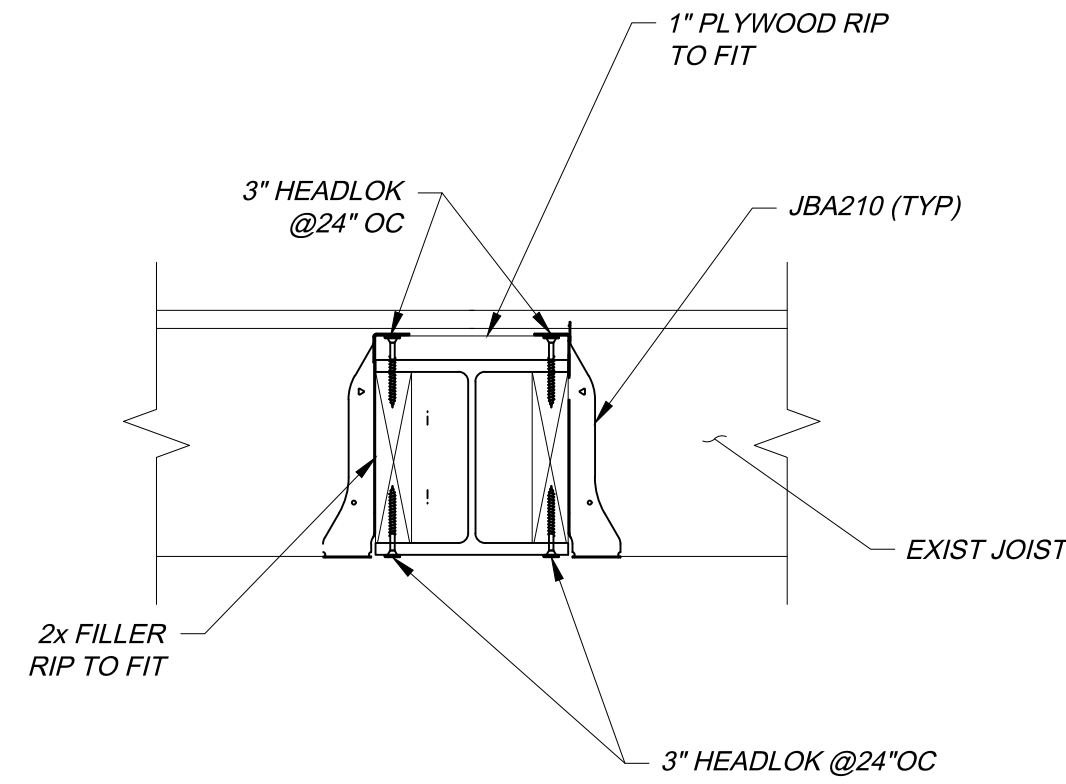


A
S2
EXISTING FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

B
S2
PROPOSED FIRST FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

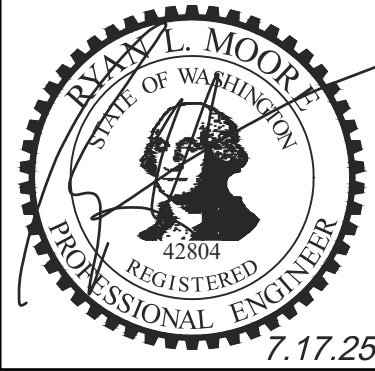


C
S2
DETAIL: FOUNDATION CONNECTION
SCALE: 1" = 1'-0"



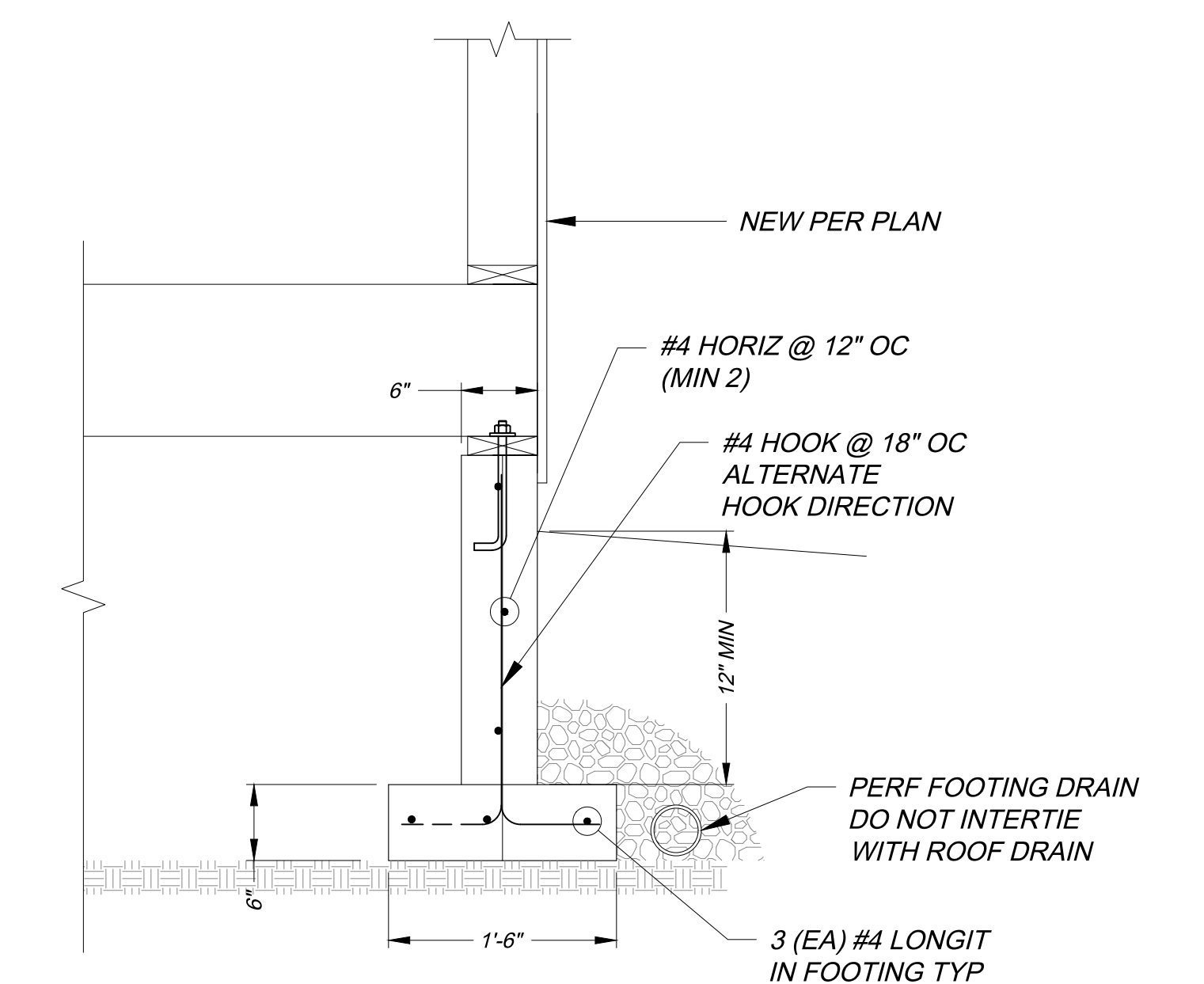
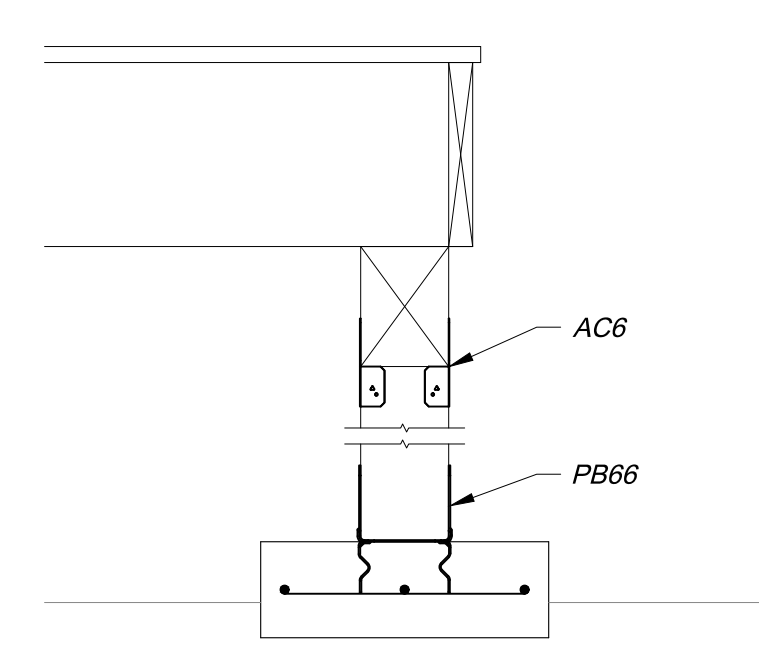
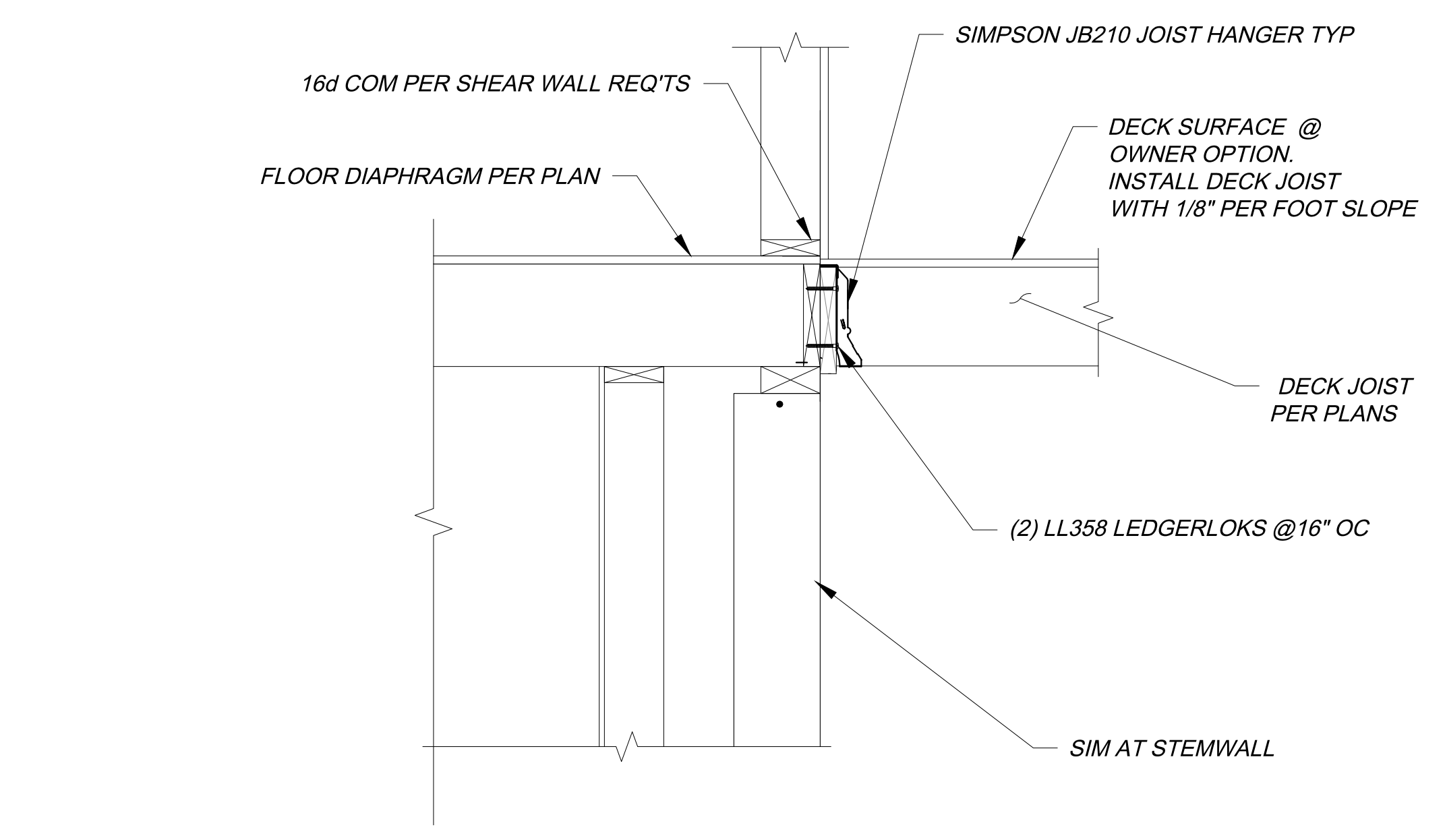
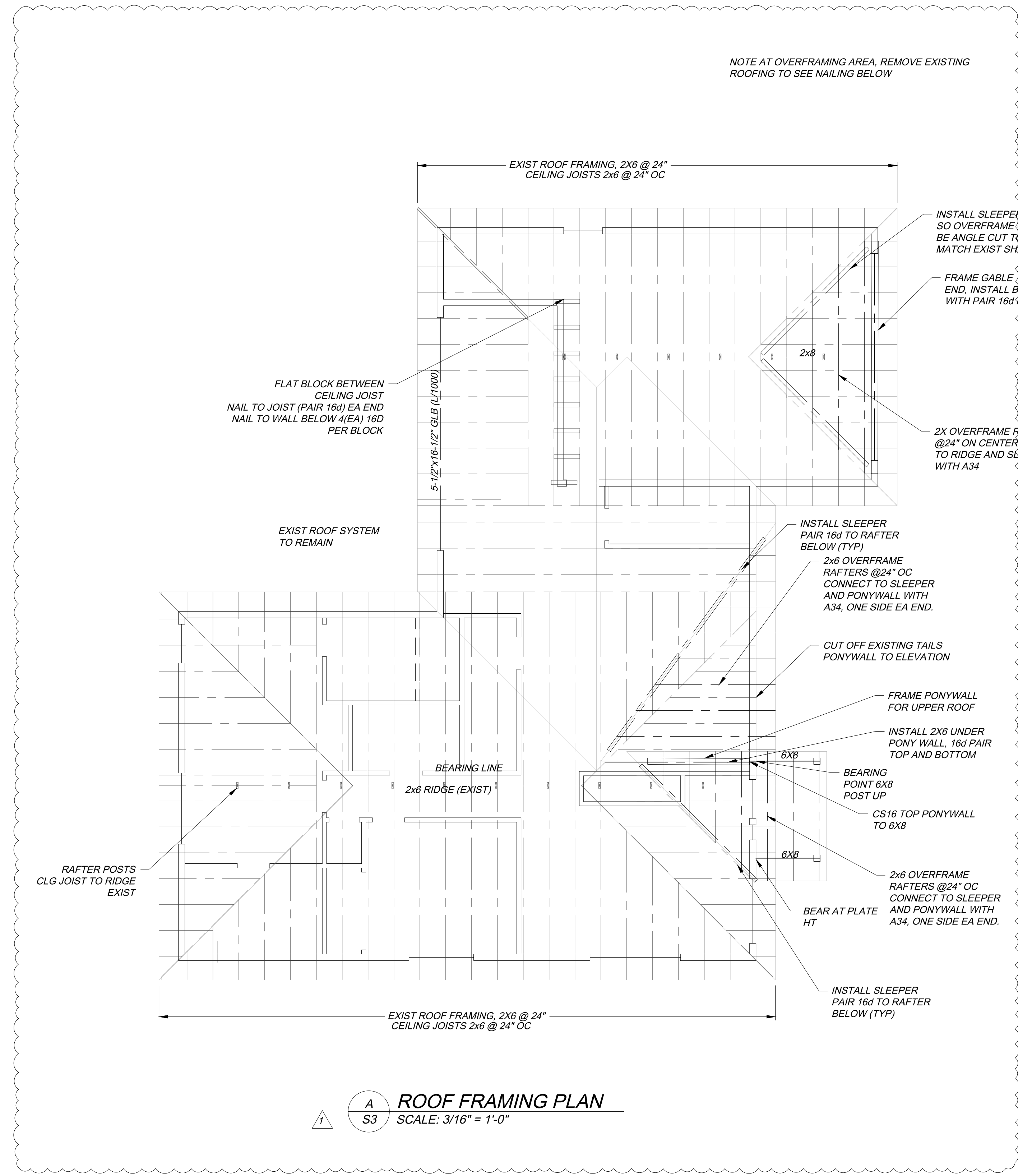
D
S2
HIDDEN STEEL BEAM
SCALE: 1-1/2" = 1'-0"

FILE: Ankapura_Struct.dwg	5			
PROJECT: ENTER JOB TITLE FROM TIMESHEET	4			
	3			
CHECKED BY: RLM	2			
DETAILED BY: EAE	1	MERCER ISL REVW COMMENTS	RLM	
DESIGNED BY: RLM		DATE	NO.	REVISION
				BY



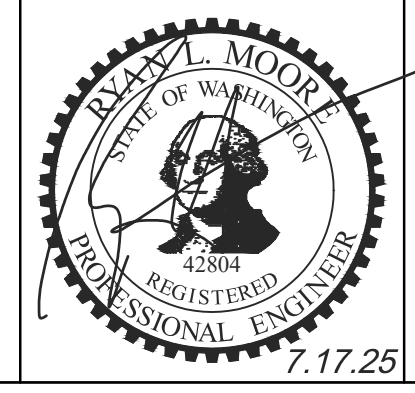
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FILE: Ankapura_Struct.dwg		5			
PROJECT: ENTER JOB TITLE FROM TIMESHEET		4			
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S3
ROOF PLAN,
SECTIONS AND
DETAILS
SHT 17 OF 24

PROJECT DETAILS

OWNER
MADAN ANKPURA &
AMRUTHA GOWDA

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

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

GOVERNING JURISDICTION
CITY OF MERCER ISLAND

LEGAL DESCRIPTION

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

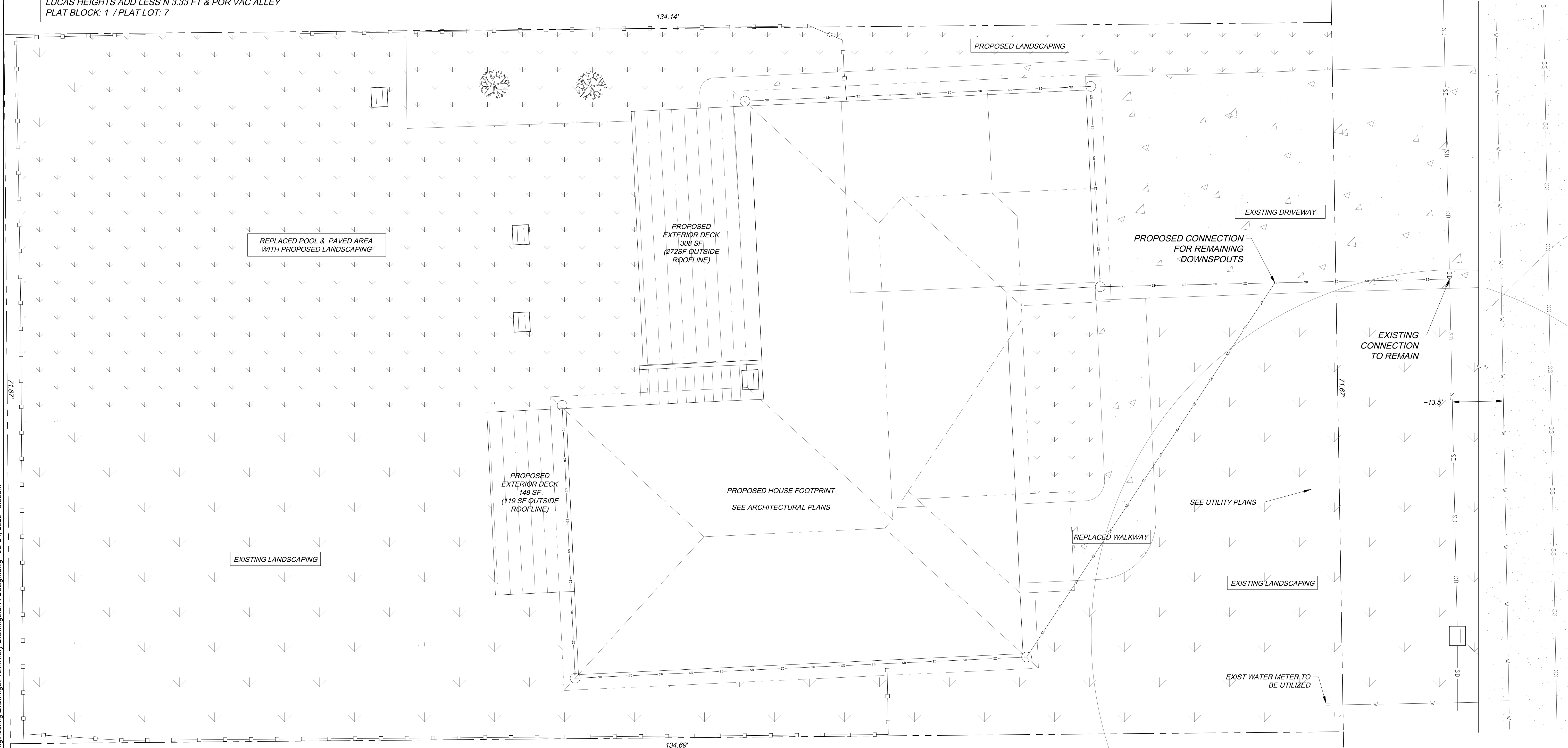
ANKPURA RESIDENCE
4249 92nd AVENUE SE
MERCER ISLAND, WA 98040
PARCEL NO. 445730-0035

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
TOTAL: 5,738 SF
(60% IMPERVIOUS COVERAGE)

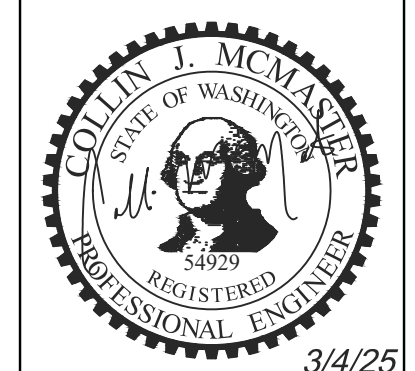
PROPOSED IMPERVIOUS
RESIDENCE (ROOF AREA): 2,543 SF (REPLACED)
PAVED (INCL POOL AREA): 745 SF (NEW)
DECKS: 358 SF (NEW)
ACCESSORY BUILDINGS: 30 SF (EXIST)
TOTAL: 3,676 SF
(38% IMPERVIOUS COVERAGE)



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SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY



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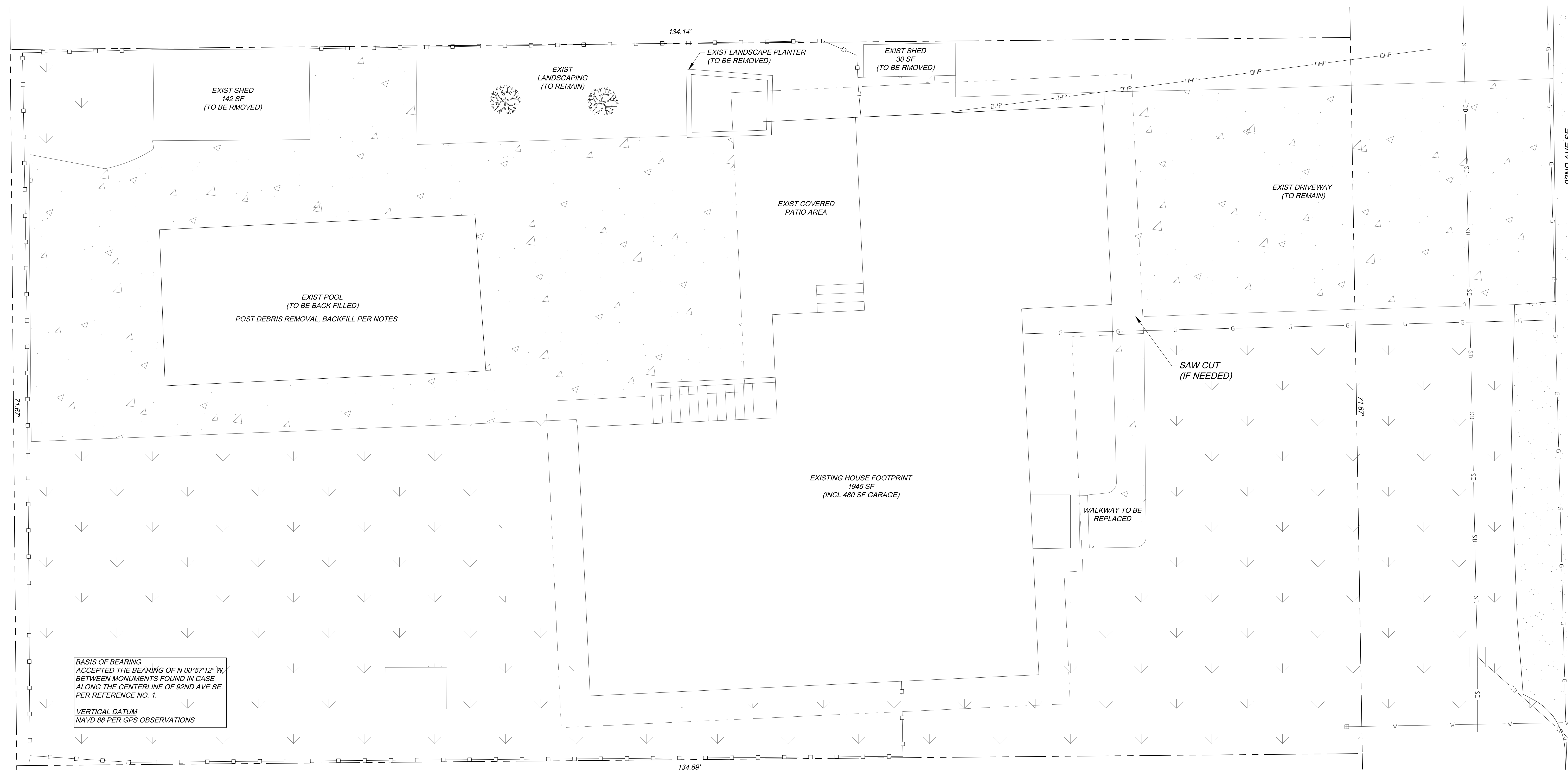
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C-1
PROPOSED SITE PLAN
SHT 18 OF 24

POOL BACKFILL NOTES:
 BACKFILL POOL AREA WITH BANK RUN GRAVEL IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS 9-03.19. BACKFILL IN 6" LIFTS TO 90% AASHTO COMPACTION, AND THEN AMENDED TOPSOIL FOR LANDSCAPING FOR THE LAST 12" IN ACCORDANCE WITH DETAILS AND NOTES FOR POST-CONSTRUCTION SOIL QUALITY AND DEPTH.



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.

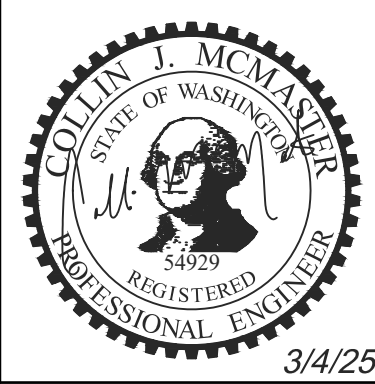
VERTICAL DATUM
 NAVD 88 PER GPS OBSERVATIONS

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

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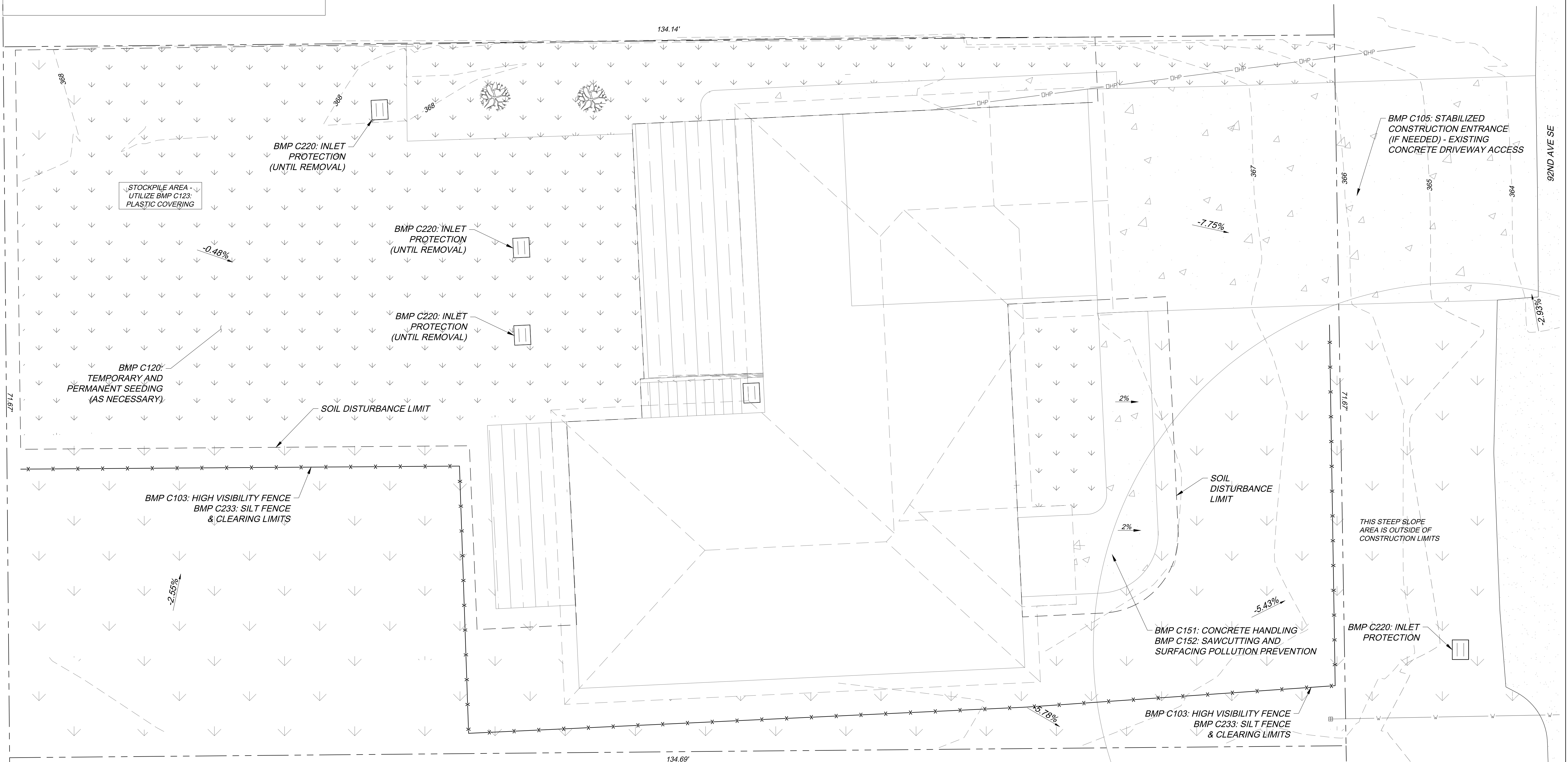
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C-2
 EXISTING SITE
SHT 19 OF 24

SITE INFORMATION

SOIL DISTURBANCE: 3,500SF

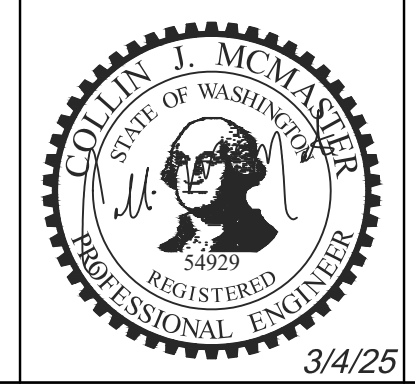


EROSION CONTROL
 SCALE: 1" = 5'-0"

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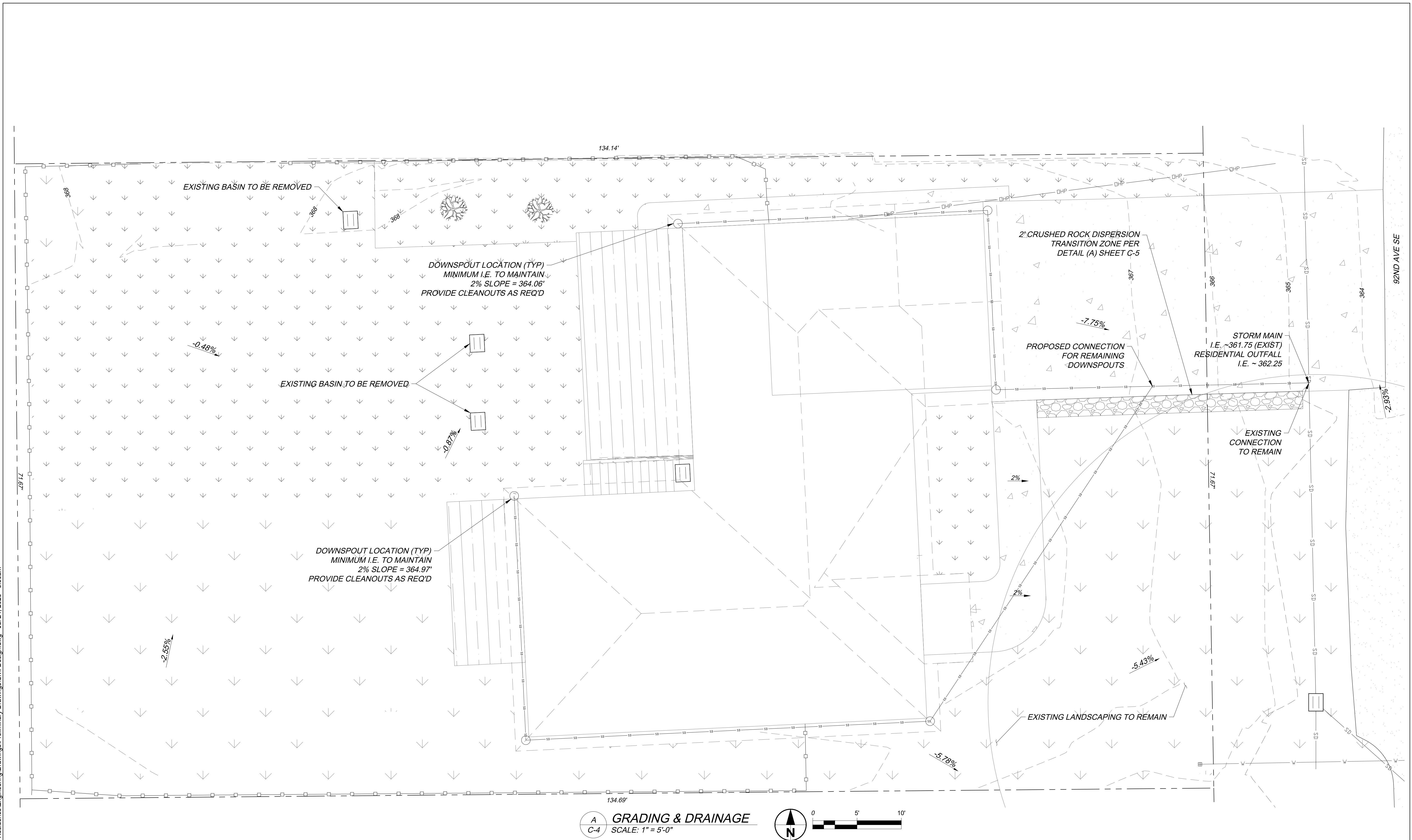


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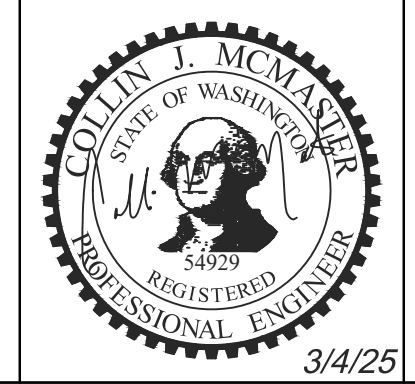
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A **GRADING & DRAINAGE**
C-4 **SCALE: 1" = 5'-0"**

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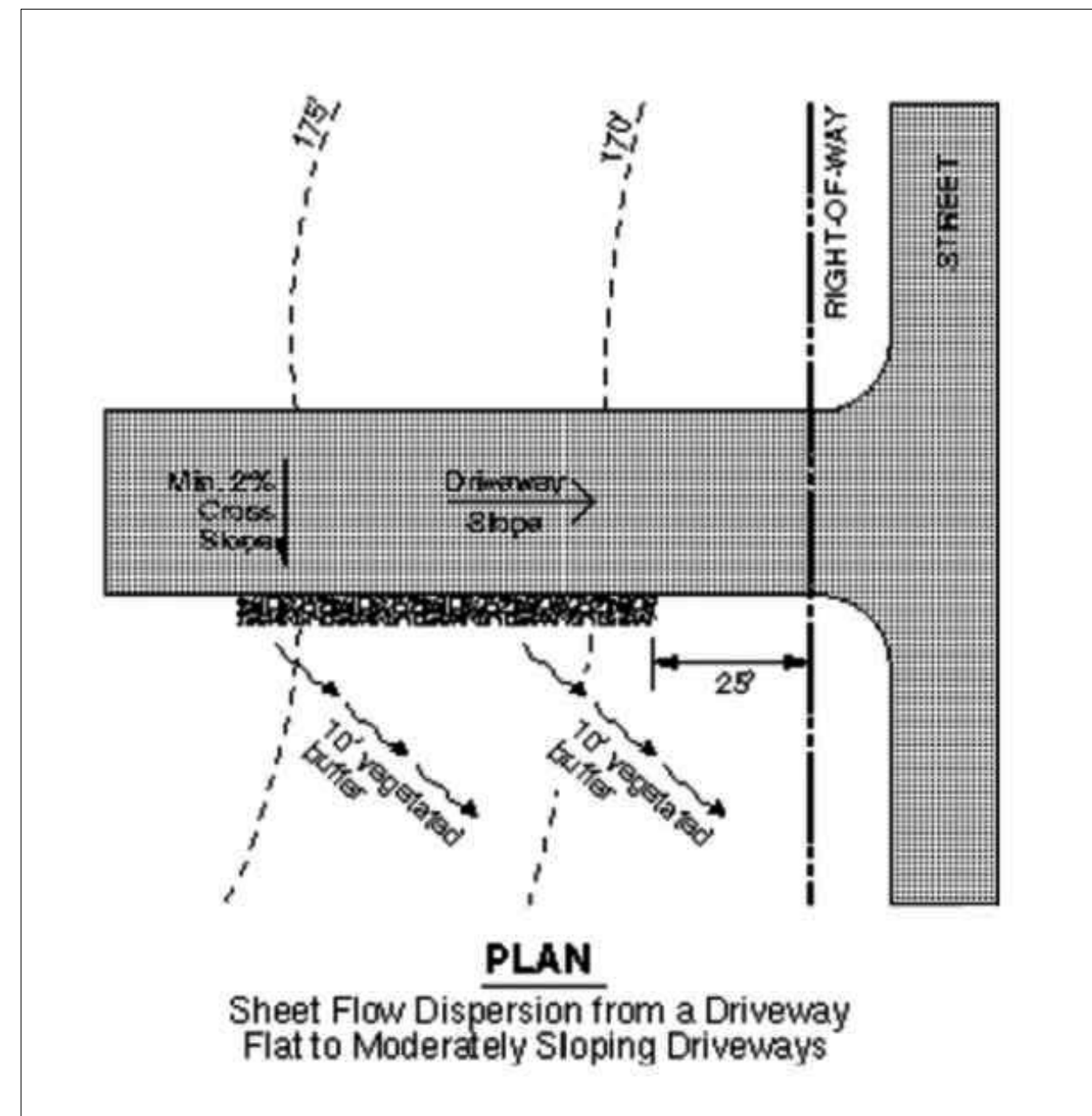
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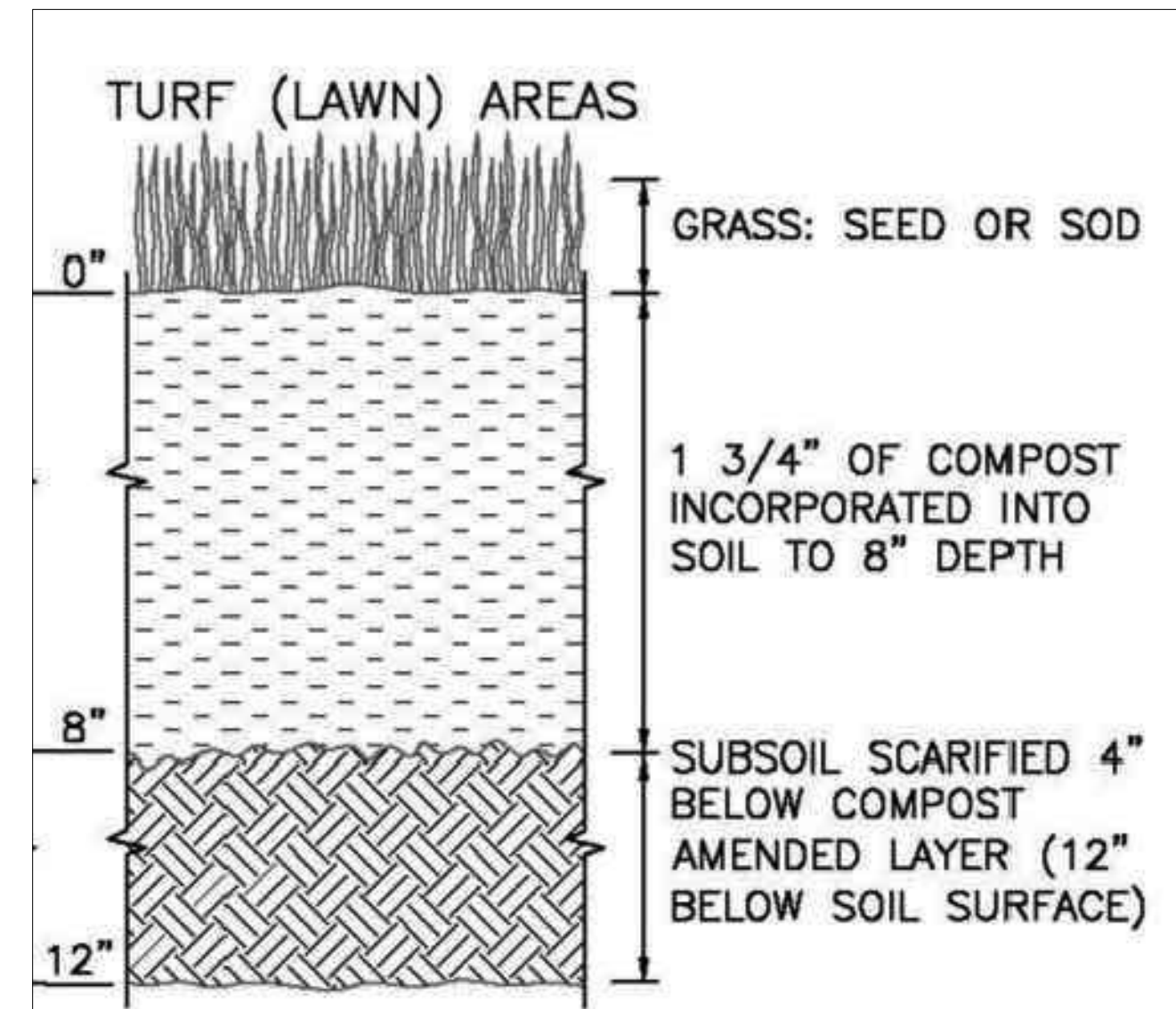
C-4
 DRAINAGE PLAN
SHT 21 OF 24



A **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 **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, INCORPORATED 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 COMPOST 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, TESTING 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 CONSTRUCTION.
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED 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.

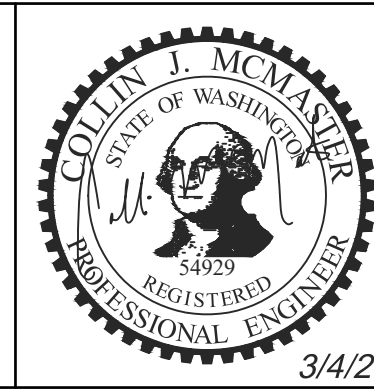
MAINTENANCE

- 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.

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NORTHWEST INTERIOR & DESIGN 8708 WILLOWS ROAD NE REDMOND, WA 98052	DRAINAGE DETAILS
	SHT 22 OF 24

STANDARD CONSTRUCTION SWPPP NOTES

- 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.
- 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.).
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AT LEAST MONTHLY AND WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT ($\geq 1"$ RAINFALL IN 24 HOURS) BY THE APPLICANT/CONTRACTOR. THE FACILITIES SHALL BE MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED FROM EROSION.
- 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.
- USE SPILL PREVENTION MEASURES, SUCH AS DRIP PANS, WHEN CONDUCTING MAINTENANCE AND REPAIR OF VEHICLES AND EQUIPMENT.
- 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:
- WHEN APPLIED WITH HYDROMULCH, APPLY IN TWO PHASES:
 - PHASE 1 – INSTALL ALL SEED AND FERTILIZER WITH 25 TO 30 PERCENT MULCH AND TACKIFIER ONTO SOIL IN THE FIRST LIFT.
 - PHASE 2 – INSTALL THE REST OF THE MULCH AND TACKIFIER IN THE SECOND LIFT.
 - IF FEASIBLE, SEED BETWEEN APRIL 1 AND JUNE 30 OR BETWEEN SEPTEMBER 1 AND OCTOBER 1.
 - SEED BEDS PLANTED BETWEEN JULY 1 AND AUGUST 30 SHALL BE IRRIGATED UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
 - 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.
 - CONFIRM THE INSTALLATION OF ALL REQUIRED SURFACE WATER CONTROL MEASURES PRIOR TO SEEDING.
 - SEED BEDS SHALL BE FIRM AND ROUGH PRIOR TO SEEDING. WHERE COMPACTION IS REQUIRED FOR ENGINEERING PURPOSES, SLOPES SHALL BE TRACK WALKED BEFORE SEEDING.
 - BACKBLADING OR SMOOTHING IS PROHIBITED ON SEED BEDS STEEPER THAN 4:1.
 - 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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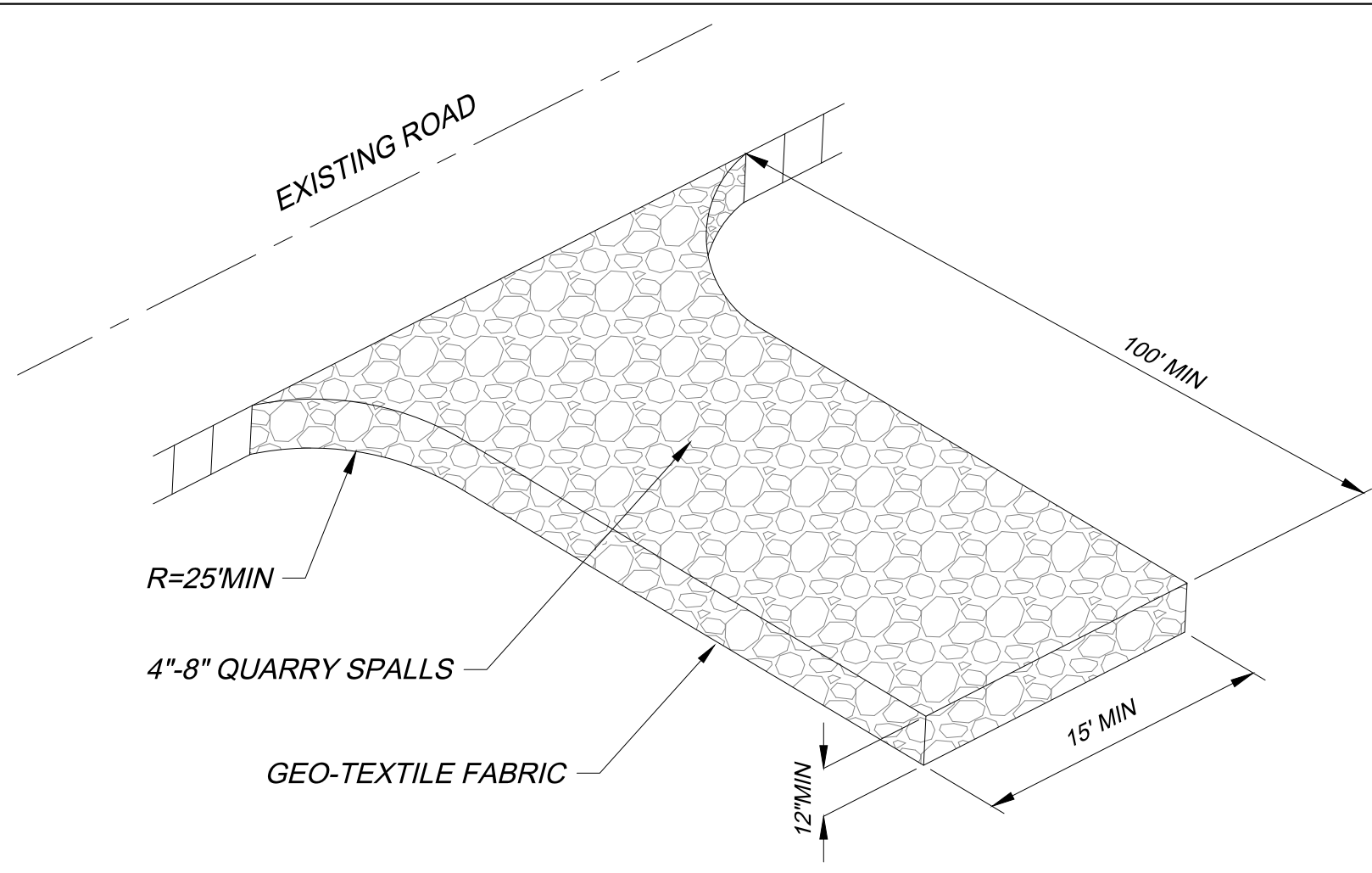
SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY



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NORTHWEST INTERIOR & DESIGN 8708 WILLOWS ROAD NE REDMOND, WA 98052	CSWPP DETAILS
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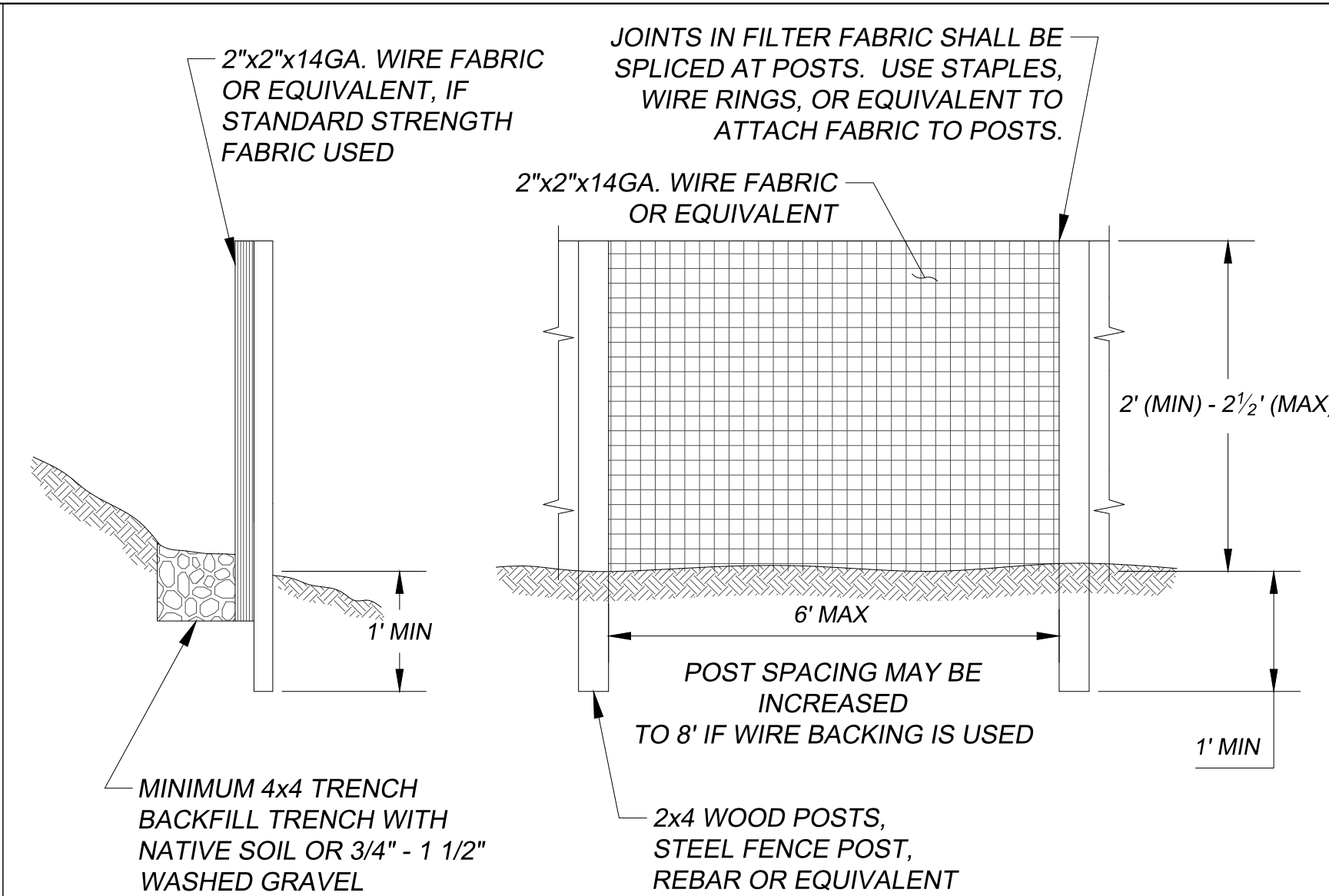
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BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT NOTES:

- 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.
- 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.
- 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)
- 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.
- ADDITIONAL QUARRY SPALLS SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- 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.

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



GEOTEXTILE SPECIFICATIONS

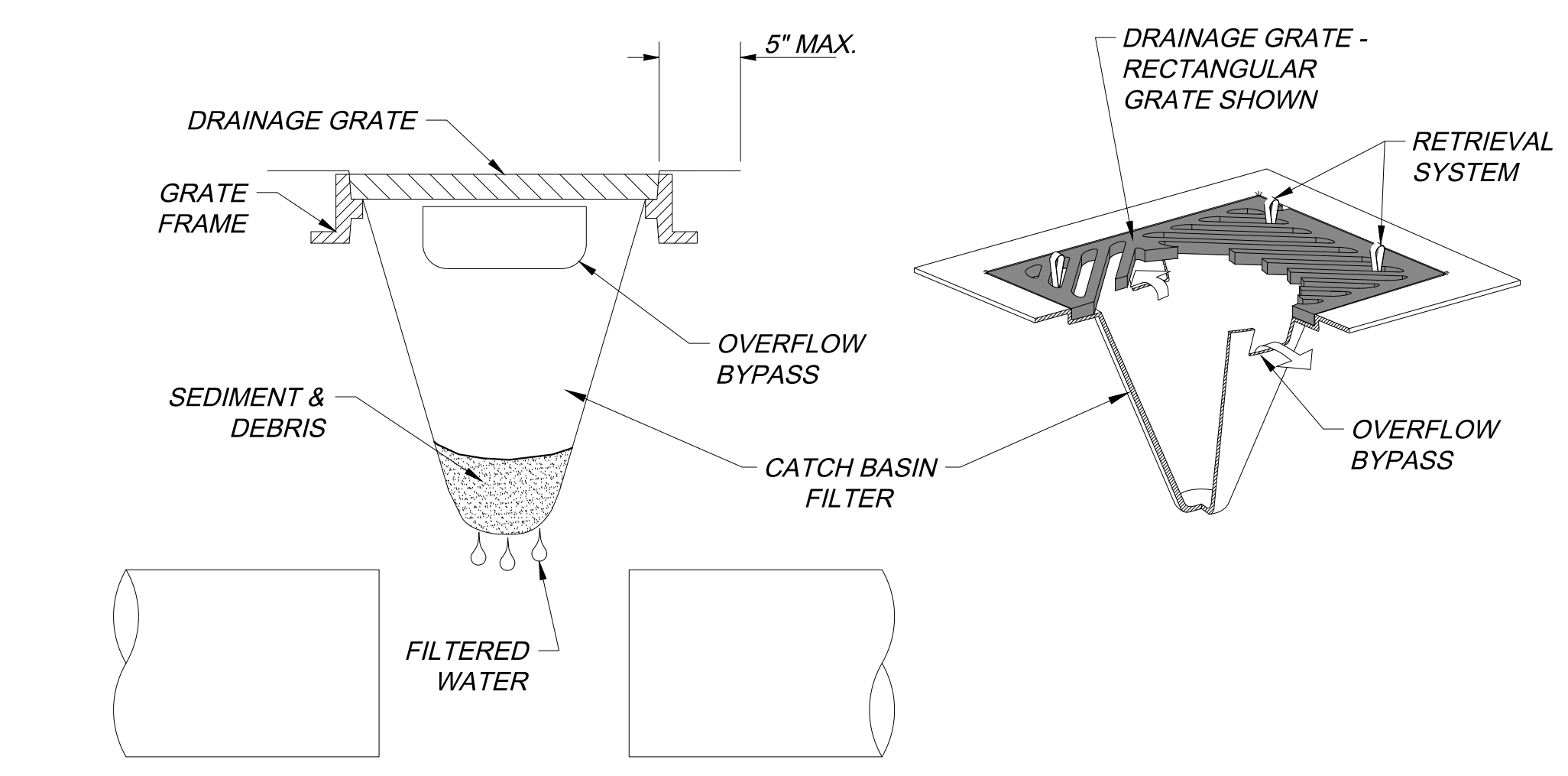
POLYMERIC MESH AOS (ASTM D4751)	0.60 mm MAX. FOR SLIT FILM WOVEN (#30 SIEVE) 0.30 mm FOR ALL OTHER GEOTEXTILE TYPES (#50 SIEVE) 0.15 mm MIN. FOR ALL FABRIC TYPES (#100 SIEVE)
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC ⁻¹
GRAB TENSILE STRENGTH (ASTM D4632)	180 LB. MIN. FOR EXTRA STRENGTH 100 LB. MIN. FOR 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

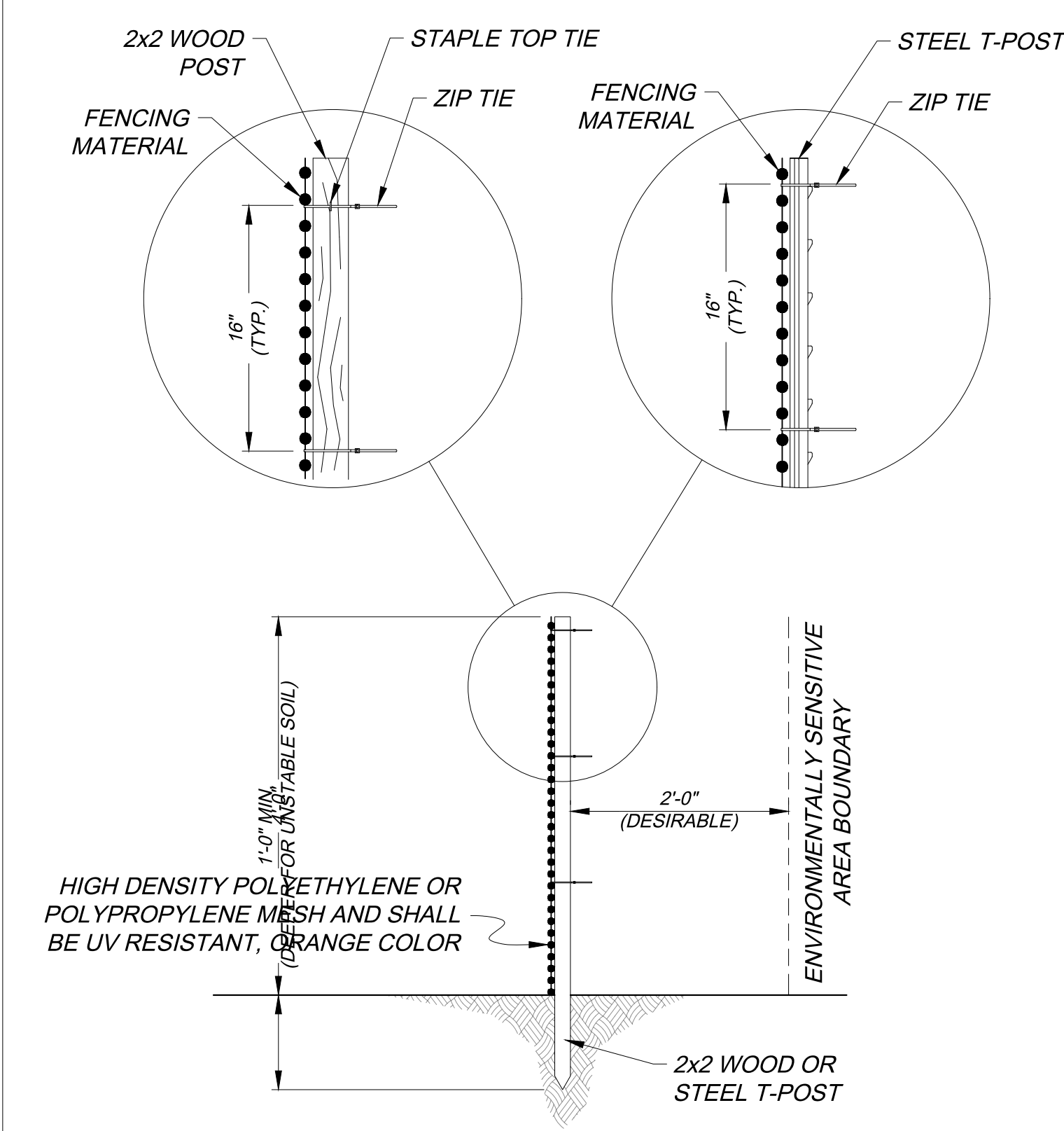
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
- CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
- THE SILT FENCE SHALL HAVE A 2-FOOT MIN. AND A 2 1/2-FOOT MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6-FEET. POSTS SHALL CONSIST OF EITHER:
 - WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3-FOOT MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
 - NO. 6 STEEL REBAR OR LARGER.
 - ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
 - U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
 - OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
- 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.
- 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.
 - 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.
 - 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:

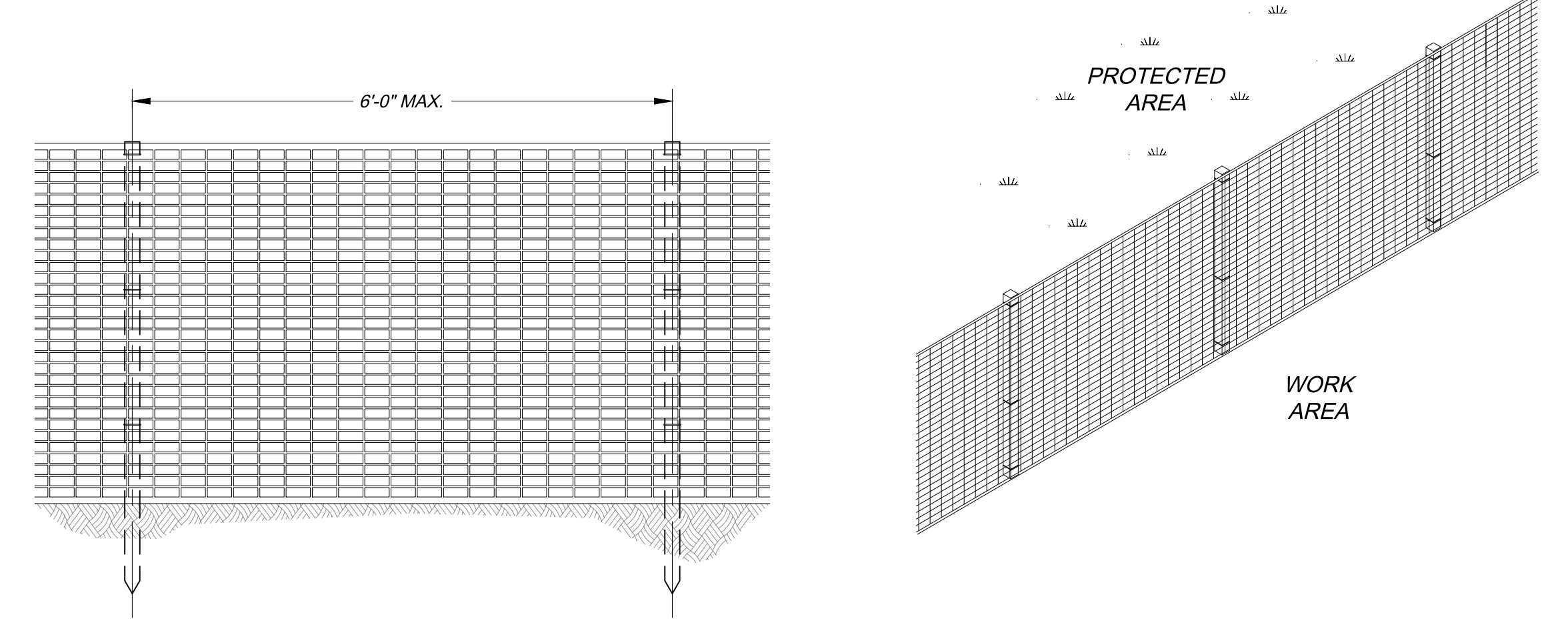
- SIZE THE CATCH BASIN FILTER (CBF) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
- THE CBF SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE CBF WITHOUT SPILLING THE COLLECTED MATERIAL.
- PERFORM MAINTENANCE WHEN DEPTH OF ACCUMULATED SEDIMENT AND DEBRIS REACHES APPROX. 1/2 THE HEIGHT OF THE FILTER (OR LESS WHEN SO SPECIFIED BY THE MANUFACTURER).
- 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:

- FENCING COLOR SHALL BE HIGH VISIBILITY ORANGE.
- FENCING TENSILE STRENGTH SHALL BE 360 LB/FT (ASTM D4595).
- POSTS SHALL HAVE SUFFICIENT STRENGTH AND DURABILITY TO SUPPORT THE FENCE THROUGH THE LIFE OF THE PROJECT.
- 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

PROJECT: 25-NWID12

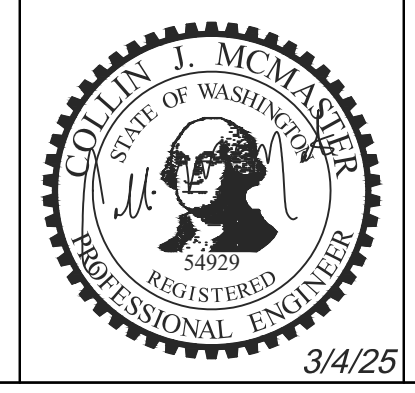
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SCALES ARE FOR FULL SIZE PLANS. ADJUST ACCORDINGLY



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