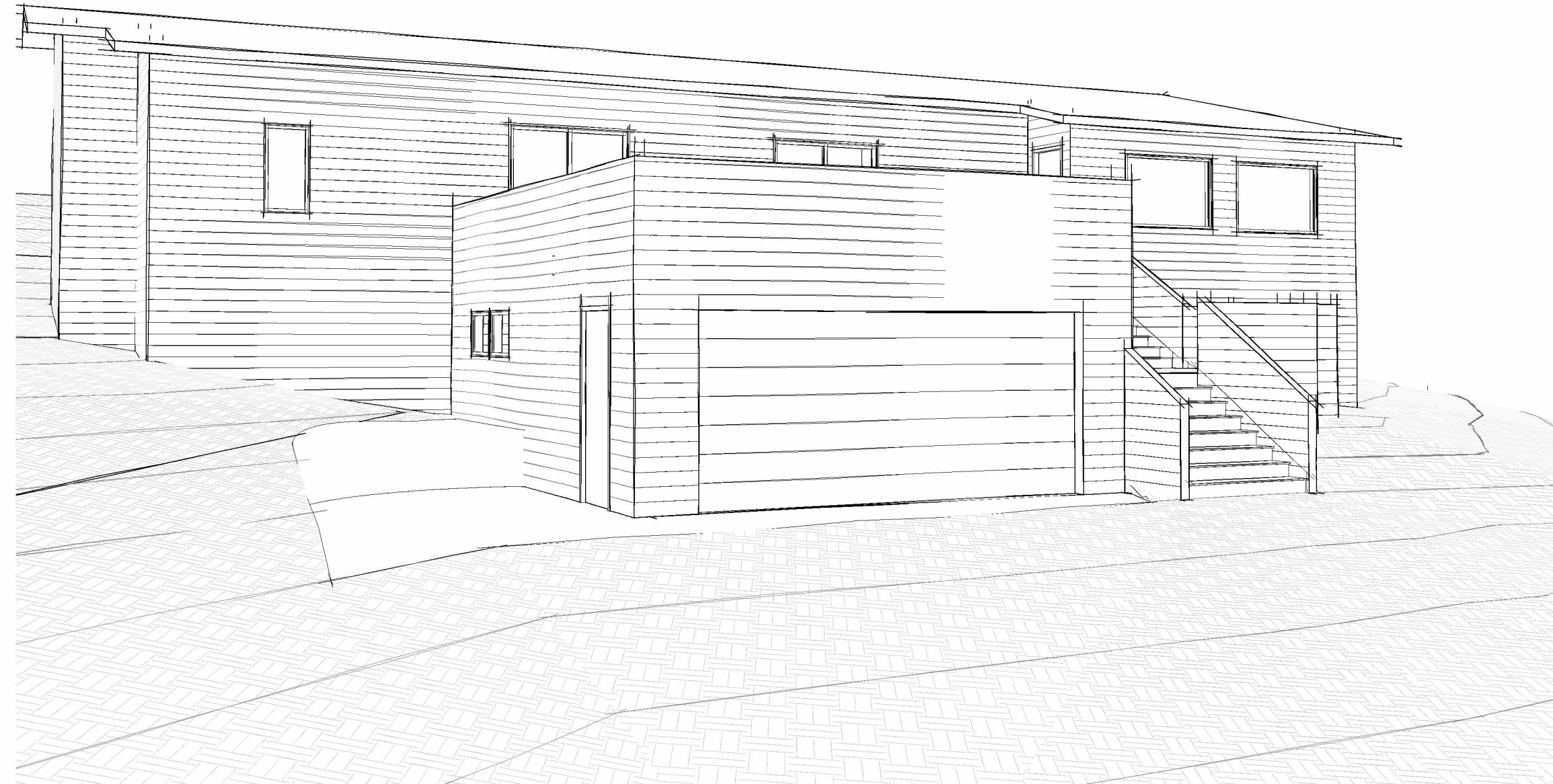


# ROTHOLTZ GARAGE CONVERSION

9825 SE 40TH STREET  
MERCER ISLAND, WA 98040

## BUILDING PERMIT SUBMITTAL

02.26.2025



### PROJECT DATA

PROJECT ADDRESS: 9825 SE 40TH STREET  
MERCER ISLAND, WA 98040

PROJECT DESCRIPTION: CONVERSION AND EXPANSION OF EXISTING  
CARPORT TO GARAGE

PARCEL NO: 1824059067

LEGAL DESCRIPTION: BEG 254.44 FT W OF NE COR OF NE 1/4 OF  
NE 1/4 TH S 130 FT TO TPOB TH W 110 FT  
TH S 110 FT TH E 135 FT TH N 11-41-38 W  
112.96 FT TO TPOB

TYPE OF CONSTRUCTION: TYPE V-B

SPRINKLERED: NO

APPLICABLE BUILDING CODES: 2021 IRC (ARCH) W/ LOCAL & STATE AMENDMENTS  
2021 IBC (STRUCT) W/ LOCAL & STATE AMENDMENTS

AHJ: MERCER ISLAND

LAND USE CODE CONFORMANCE: NO CHANGE PROPOSED

DESIGN CRITERIA: REFER TO STRUCTURAL CALCULATIONS

### SHEET INDEX

SHEET NUMBER	ISSUE DATE	SHEET NAME
00 - GENERAL		
G-000	02.26.2025	COVER
G-001	02.26.2025	GENERAL NOTES
02 - ARCHITECTURAL		
D-201	02.26.2025	DEMOLITION PLANS
A-101	02.26.2025	SITE PLAN
A-301	02.26.2025	ELEVATIONS, SECTIONS, DETAILS
A-801	02.26.2025	DETAILS
03 - STRUCTURAL		
S1.0	02.04.2025	STRUCTURAL NOTES
S2.0	02.04.2025	FOUNDATION / LEVEL 1 PLAN

### PROJECT TEAM

OWNER: LYNNE AND BEN ROTHOLTZ  
9825 SE 40TH STREET  
MERCER ISLAND, WA 98040

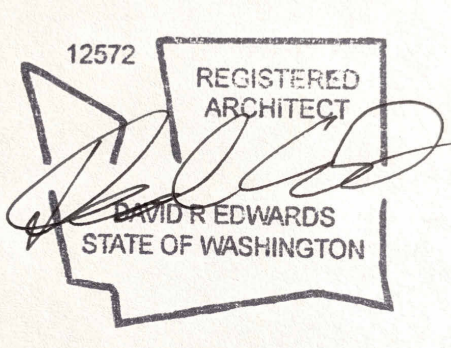
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CONTRACTOR: TBD



ARGYLE STREET PARTNERS



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PROJECT:

ROTHOLTZ GARAGE CONVERSION

9825 SE 40TH STREET  
MERCER ISLAND, WA 98040  
PARCEL # 1824059067

PROJECT ISSUES:  
ISSUE #1 PERMIT SUBMITTAL DATE 02.26.2025

SHEET DATE: 02.26.2025  
REVISIONS △

DRAWN: DRE  
CHECKED: ASP  
PROJECT No. 2102

SHEET TITLE:  
COVER

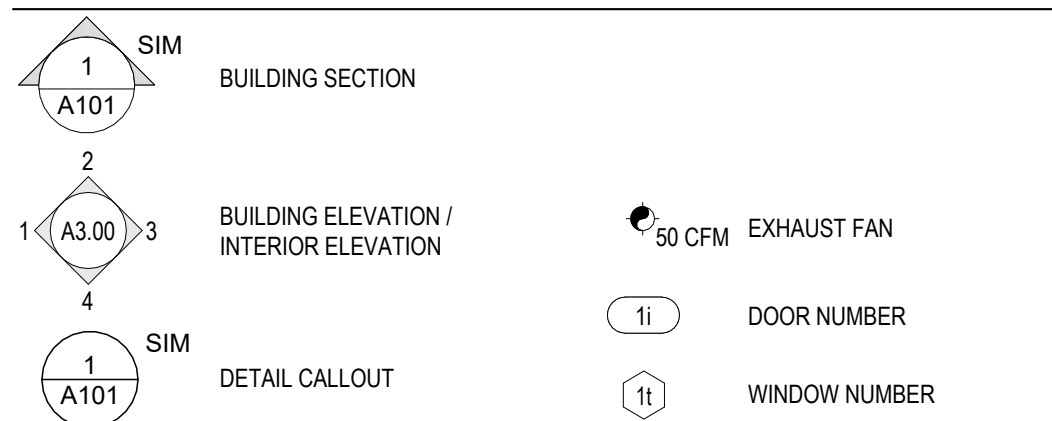
ISSUE: BUILDING PERMIT SUBMITTAL

G-000

## ABBREVIATIONS

ABV	ABOVE	LF	LINEAL FEET
ADJ	ADJUSTABLE	LVL	LAMINATE VENEER LUMBER
AGG	AGGREGATE	LVR	LOUVER
AHJ	AUTHORITY HAVING JURISDICTION	MFR	MANUFACTURER
ALT	AIR CONDITIONING	MO	MAXIMUM OPENING
ALC	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MAS	MASONRY
ANC	ANCHOR, ANCHORAGE	MECH	MECHANIC (AL)
AB	ANCHOR BOLT	MC	MEDICINE CABINET
ANOD	ANODIZED	MED	MEDIUM
APX	APPROXIMATE	MDF	MEDIUM DENSITY FIBERBD.
ARCH	ARCHITECT (URAL)	MDO	MEDIUM DENSITY OVERLAY
ASPH	ASPHALT	MBR	MEMBER
AUTO	AUTOMATIC	MMB	MEMBRANE
AWN	AWNING	MTL	METAL
BSMT	BASEMENT	MWK	MILLWORK
BM	BEAM	MIN	MINIMUM
BVL	BEVELED	MIR	MIRROR
BLK	BLOCK	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLD	MOULDING
BLW	BELOW	MLB	MICRO LAMINATED BEAM
BTW	BETWEEN	NOM	NOMINAL
BD	BOARD	N	NORTH
BO	BOTTOM	NI	NOT IN CONTRACT
BLDG	BUILDING	NCS	NOT TO SCALE
BUR	BUILT UP ROOFING	NO#	NUMBER
B/O	BY OTHERS	NO	NON-OPERABLE WINDOW SECTION
CB	CABINET	OBS	OBSCURE
CC	CARPET	OC	ON CENTER
CLK	CAULK (ING)	OP	OPAQUE
CAS	CASEMENT	OPG	OPENING
CB	CATCH BASIN	OSB	ORIENTATED STRAND BOARD
CLG	CEILING	OD	OUTSIDE DIAMETER
CT	CERAMIC TILE	PNT	PAINT (ED)
CR	CARPET BOARD	PBD	PARTICLE BOARD
CLR	CLEAR (ANCE)	PRT	PARTITION
COL	COLUMN	PVMT	PAVEMENT
CONC	CONCRETE	PERF	PERFORATE (D)
CMU	CONCRETE MASONRY UNIT	PLAS	PLASTER
CONT	CONTINUE OR CONTINUE	PLM	PLASTIC LAMINATE
CTL	CONTROL JOINT	PLT	PLATE
CORR	CORRUGATED	PLYWD	PLYWOOD
CUFT	CUBIC FOOT	PCC	PRECAST CONCRETE
CYUD	CUBIC YARD	PCF	POUNDS PER CUBIC FOOT
CP	DAMP/PROOFING	PLF	POUNDS PER LINEAL FOOT
DTL	DETAIL	PSF	POUNDS PER SQUARE FOOT
DM	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIA	DIMENSION	PPB	PREFABRICATED
DW	DISHWASHER	PRF	PREFORMED
DIV	DIVISION	PT	PRESSURE TREATED
DR	DOOR	PRTY	PROPERTY LINE
DR	DRAWABLE HUNG	PH	PHOTOGRAPH
DS	DOWN SPOUT	QTY	QUANTITY
DRWR	DRAWER	QT	QUARRY TILE
DT	DRAIN TILE	RAD	RADIUS
DWG	DRAWING	REF	REFERENCE
HW	HALL SIZE	REFR	REFLECT (ED), (IVE), (OR)
EW	EACH WAY	REFR	REFRIGERATOR
E	EAST	REG	REGISTER
E	ELEVATION	RE	REINFORCED
EQ	EQUAL	REQ	REQUIRED
EQUIP	EQUIPMENT	RD	RETURN AIR
EXCV	EXCAVATE	RS	REVISION (S), REVISED
EXH	EXHAUST	R	RISER
EXIST	EXISTING	RD	ROOF
EXT	EXTERIOR	RFG	ROOFING
FOC	FACE OF CONCRETE	RM	ROOM
FOF	FACE OF FRAM OPENING	RO	ROUGH OPENING
FOM	FACE OF MASONRY	SCH	SCHEDULE
FOW	FACE OF WALL	SCN	SCREEN
FBD	FIBERBOARD	SECT	SECTION
FGL	FIBERGLASS	SG	SAFETY GLASS
FIN	FINISH (ED)	SGD	SLIDING GLASS DOOR
FLR	FLOOR	SHD	SHEDDING
FA	FIRE ALARM	SHT	SHEET
FE	FIRE EXTINGUISHER	SH	SHELF, SHELVING
FL	FIRE PLACE	SIM	SIMILAR
FLSH	FLASHING	SKL	SKYLIGHT
FLR	FLOOR (ING)	SLD	SLIDING
FLOR	FLOURESCENT	SLB	SLAB
FT	FOOT, FEET	SLD	SLIDER (ING)
FTG	FOOTING	SPEC	SPECIFICATION
FND	FOUNDATION	SQ	SQUARE
FRM	FRAME (D), (ING)	STD	STANDARD
CHV	CHRYSTAL BOARD	STO	STOVE
HDW	HARDWARE	TOC	TOP OF CONCRETE
HDR	HEADER	TOW	TOP OF WALL
HTG	HEATING	TB	TOWEL BAR
HVAC	HEATING/VENTILATION-AIR CONDITIONING	T	TREAD
		TS	TUBULAR STEEL
HT	HOLLOW CORE	TYP	TYPICAL
HOR	HORIZONTAL	UL	UNDERWRITERS LABORATORY
HB	HOSE BIB	UNF	UNFINISHED
IN	INCH	UNO	UNLESS NOTED OTHERWISE
INCL	INCLUDE (D), (ING)	VAR	VAPOR BARRIER
ID	INSIDE DIAMETER	VRN	VENEER
INS	INSULATE (D), (ION)	VERT	VERTICAL
INT	INTERIOR	VG	VERTICAL GRAIN
INV	INVERT	VIN	VINYL SHEET
JNT	JOINT	WL	WALL
JST	JOIST	WCL	WATER CLOSET
KD	KILN DRIED	WH	WATER HEATER
KIT	KITCHEN	WP	WATER PROOFING
KB	POUND	WR	WATER RESISTANT
LAM	LAMINATE (D)	WWF	WELDED WIRE FABRIC
LAV	LAVATORY	WWM	WET WALL
LH	LEFT HAND	W	WEST
L	LENGTH	WIN	WINDOW
LOA	LENGTH OVER ALL	W/O	WITHOUT
LT	LIGHT	W/	WITH
		WD	WOOD
		X	OPERABLE WINDOW SECTION

## LEGEND



## GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE THE GENERAL NOTES WITH THE WORK OF ALL TRADES, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, ELECTRICAL, PLUMBING, FLOOR SERVICE, AND ACOUSTICAL TRADES.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREOF. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER / ARCHITECT OF CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS OF VARIOUS DISCIPLINES, ARCHITECTURAL DRAWINGS SHALL GENERALLY BE ASSUMED TO GOVERN. IN SUCH INSTANCES, THE CONTRACTOR SHALL CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONDITIONS WHICH ARE NOT DETAILED SHALL BE ASSUMED TO BE SIMILAR IN CHARACTER TO THOSE WHICH ARE, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- CONSTRUCTION OF WORK INDICATED ON DRAWINGS AS (NIC) IS NOT IN CONTRACT. THE CONTRACTOR SHALL COORDINATE ALL TRADES OF HIS WORK, WHETHER DIRECTLY OR INDIRECTLY INVOLVED, WITH (NIC) WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES AND GOVERNING AUTHORITIES AND SHALL BE OF BEST PRACTICE OF EACH TRADE.
- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWN SPACE. DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- FINISHED FLOOR ELEVATIONS ARE TO TOP OF SUBFLOOR (WOOD / STEEL) OR TOP OF SLAB (CONCRETE) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS, OWNER-FURNISHED ITEMS, AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- THE FLAME SPREAD RATING FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES.
- REFER TO CERTIFIED MECHANICAL AND ELECTRICAL DRAWINGS AND MANUFACTURERS' TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOY SETUP TEMPLATES, SPRING AND VIBRATION ISOLATORS, ETC., NOT SHOWN ON DRAWINGS.
- PROVIDE PROPER ANCHORAGE OF ESSENTIAL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES.
- ALL PIPE DUCTS, BUSS DUCTS, AND CONDUITS THAT PENETRATE FLOOR SLABS AND/OR RATED WALLS SHALL BE INSTALLED IN A MANNER WHICH WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
- COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, AND CEILING INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO START OF WORK. ELECTRICAL 'J' BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS, AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GWB OR SIMILAR CEILING.
- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT PRIOR TO STARTING THE WORK COMPREHENSIVE LAYOUT DRAWINGS INDICATING DIMENSIONAL LOCATION OF ALL VISIBLE BUILDING ELECTRICAL, AUTOMATION, SECURITY, LIFE SAFETY, CONTROL, ETC. EQUIPMENT.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SLAB AND WALL OPENINGS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS.
- THE INSULATION CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE TO THE ARCHITECT / OWNER UPON COMPLETION OF WORK.
- CONTRACTOR SHALL VERIFY ALL CONCRETE / MASONRY OPENINGS PRIOR TO FABRICATION OF DOORS AND FRAMES.
- ALL DISSIMILAR METALS SHALL BE ISOLATED FROM ONE ANOTHER TO PREVENT GALVANIC ACTION AND/OR BREAKDOWN.
- ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNAS OR GUY WIRES SHALL NOT BE INSTALLED IN A MANNER OBSTRUCTING FIRE DEPARTMENT ACCESS OR EGRESS.
- PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT ALL CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE. CONSULT WITH ARCHITECT PRIOR TO INSULATING.
- ALL MASONRY DIMENSIONS ARE NOMINAL.
- CEILING HEIGHT DIMENSIONS ARE FROM DESIGNED FINISH FLOOR TO FINISHED CEILING SURFACES U.O.N.
- WHERE REQUIRED, DOORS OPENING INTO REQUIRED FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SELF-CLOSING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A RATING & S LABEL IN ACCORDANCE WITH WALL ASSEMBLY.
- PROVIDE FIRE DAMPERS OR DOORS WHERE DUCTS PENETRATE FIRE RATED WALLS OR CEILING U.O.N.
- ALL WOOD EXPOSED TO WEATHER, SUCH AS WOOD USED FOR DECK FRAMING INCLUDING CEDKING, RAILINGS, JOISTS, BEAMS, AND POSTS SHALL BE PRESSURE TREATED OR CEDAR PER I.R.C.
- ELEVATOR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. IF MODIFICATIONS ARE REQUIRED, THE CONTRACTOR SHALL BRING SUCH MODIFICATIONS TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE (MAXIMUM OCCUPANT LOAD, BUILDING ASSEMBLY, ETC.) AS REQUIRED BY LOCAL BUILDING CODE AUTHORITY IN ORDER TO RECEIVE PERMANENT PROJECT OCCUPANCY.
- ALL SURFACES EXPOSED TO VIEW SHALL BE PROVIDED WITH A FINISHED CONDITION (PAINTED, SEALED, ETC).
- DEMOLITION / CONSTRUCTION SHALL CONFORM WITH CHAPTERS 33 IFC AND 33 IBC.
- SEE DRAWINGS FOR NOTES REGARDING WALL TYPES AND PARTITIONS.

## ARCHITECTURAL NOTES

- CODES**  
ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2021 EDITION, AND ANY LOCAL OR STATE AMENDMENTS TO THE CODE. IN ADDITION THE CURRENT VERSIONS OF THE CODES COVERING PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CONSERVATION SHALL BE FOLLOWED. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE BUILDING CODES. WORK SHALL BE DONE TO CURRENT AREA WIDE STANDARDS AND PRACTICES BY EXPERIENCED CRAFTSMEN.
- SCOPE**  
THESE DOCUMENTS ARE OF LIMITED SCOPE AND DO NOT COVER ALL CONSTRUCTION DETAILS, CONDITIONS, FINISHES OR PRACTICES. THE CONTRACTOR IS ASSUMED TO USE GOOD JUDGMENT IN THE EXECUTION OF THESE DOCUMENTS. ARGYLE STREET PARTNERS (THE ARCHITECT) SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE MISINTERPRETATIONS OF THESE DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND JOB CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- GRADING**  
GRADE ENTIRE CONSTRUCTION AREA OF PROPERTY TO REASONABLY TRUE AND EVEN SURFACES. SLOPE GROUND AWAY FROM BUILDING WALLS TO FACILITATE DRAINAGE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN JOISTS WHERE GRADES ARE NOTED ON DRAWINGS. ROUND SURFACES AT ABRUPT CHANGES IN LEVEL.
- BACKFILL BEHIND RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.
- CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SLOPES FOR PERMANENT FILLS SHALL BE NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS SUBSTANTIATING DATA JUSTIFYING STEEPER SLOPES ARE SUBMITTED.
- FOUNDATIONS**  
ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- FOUNDATION FOOTINGS SHALL BE PLACED UPON FIRM, UNDISTURBED NATIVE SOIL. NOTIFY ARCHITECT IF UNDISTURBED SOIL DEPTH IS DIFFERENT FROM DRAWINGS. MINIMUM FOOTING DEPTH 1'6" BELOW ADJACENT FINISH GRADE.
- FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 8 INCHES ABOVE THE ADJACENT FINISH GRADE.
- FOUNDATIONS FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1:12 HORIZONTAL SHALL BE LEVEL, OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL.
- INDIVIDUAL CONCRETE PIER FOOTINGS SHALL PROJECT A MINIMUM OF 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS IN WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD.
- COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS.
- WOOD**  
ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- ALL LUMBER, PLYWOOD, PARTICLEBOARD, STRUCTURAL GLUED-LAMINATED TIMBER, AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY), HARDBOARD SIDING (WHEN USED STRUCTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE I.R.C. AND SHALL BE SO IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
- ALL LUMBER, TIMBER, PLYWOOD, AND POLES REQUIRED TO BE TREATED WOOD UNDER SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY WHICH MAINTAINS CONTINUED SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRODUCT AS SPECIFIED IN I.R.C.
- DELIVERY AND STORAGE: KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIALS.
- FRAME NAILING TO BE IN COMPLIANCE WITH TABLE 602.3(1), I.R.C.
- WOOD MEMBERS ENCOMPASSING MASONRY OR CONCRETE REQUIRES ONE-HALF INCH NET AIR SPACE ON TOP, SIDES, AND END.
- FOR CONVENTIONAL CONSTRUCTION, THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL, NOR LESS THAN 3 INCHES ON MASONRY EXCEPT WHERE SUPPORTED ON A 1 X 4 RIBBON STRIP NAILED TO ADJOINING STUD. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDETS, WALLS, OR PARTITIONS MORE THAN JOIST DEPTH.
- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
- SOLID BLOCKING SHALL BE PROVIDED OVER BEARING PARTITIONS, WALLS, AND BEAMS.
- FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AND EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER. FIRE BLOCKING SHALL BE REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH HORIZONTALLY AND VERTICALLY AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILING; BETWEEN STRAIN STAIRS AT TOP AND BOTTOM AND ALONG RUN BETWEEN STUDS; IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WITH AFFORD A PASSAGE FOR AIR AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- ALL WOOD EXPOSED TO WEATHER, SUCH AS WOOD USED FOR DECK FRAMING INCLUDING CEDKING, RAILINGS, JOISTS, BEAMS, AND POSTS SHALL BE PRESSURE TREATED OR CEDAR PER I.R.C.
- ROOF**  
ROOF SHEATHING SHALL BE IN ACCORDANCE WITH I.R.C. PLYWOOD ROOF SHEATHING EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH I.R.C.
- THE NET FREE VENTILATING AREA OF ENCLOSED RAFTER OR ATTIC SPACES OR OTHER ENCLOSED BUT UNHEATED SPACES SHALL BE NOT LESS THAN 1/150 OF THE AREA OF EACH SPACE TO BE VENTILATED. EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED THAT 50% OF THE REQUIRED VENTILATING AREA IS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS, OR IF A VAPOR RETARDER NOT EXCEEDING A 1 PERM RATING IS INSTALLED ON THE LOWER SIDE OF THE INSULATION, THE VENT AREA OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIAMETER.
- EGRESS**  
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 57 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL CORRIDORS SHALL BE NOT LESS THAN 36 INCHES WIDE.

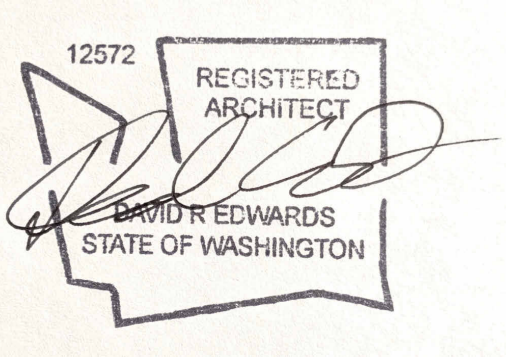
- STAIRWAYS & RAILS**  
ALL STAIRWAYS SHALL BE 36 INCHES MINIMUM RUN 10 INCHES; HEADROOM MINIMUM 6 FEET 8 INCHES; MINIMUM WIDTH 36 INCHES. HANDRAILS TO BE HANDS RETURNED AND PLACED MINIMUM 34 INCHES; MAXIMUM 38 INCHES ABOVE TREAD NOSING, UNLESS DESIGNATED FOR THE DISABLED, THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL BE ON BOTH SURFACES WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- A FLOOR OR LANDING IS REQUIRED ON EACH SIDE OF AN EXTERIOR DOOR. AN EXTERIOR DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4 INCHES LOWER THAN THE FLOOR LEVEL, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
- STAIRS AND EXIT BALCONIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AT 8 FEET ON CENTER MAX. OR BE DESIGNED FOR LATERAL FORCES. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.
- GLAZING**  
SAFETY GLASS COMPLYING WITH IS REQUIRED IN THE FOLLOWING LOCATIONS:  
A. GLAZING IN FIXTURES AND INGRESS DOORS EXCEPT JALOUSIES.  
B. GLAZING IN EXPOSED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.  
C. GLAZING IN STORM DOORS.  
D. GLAZING IN FORMED SWINGING DOORS.  
E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.  
F. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.  
F. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.  
G. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS E AND F ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:  
EXPOSED TOP EDGE OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.  
EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.  
EXPOSED AREA OF EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.  
ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.  
H. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE.
- EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATIONS AS LISTED IN ITEMS A THROUGH G:  
GLAZING IN ITEM F WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.  
GLAZING IN ITEM G WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, NOT LESS THAN 36 INCHES ABOVE THE FLOOR. THE BAR SHALL BE ABLE TO WITHSTAND A HORIZONTAL LOAD OF 50 PL.F. WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1-1/2 INCHES IN HEIGHT. OPENINGS THROUGH WHICH A 3-INCH SPHERE CANNOT PASS. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEMS A, B, F AND G WHEN USED FOR DECORATIVE PURPOSES.  
GLASS BLOCK PANELS COMPLYING WITH I.R.C.
- SKYLIGHT GLAZING TO BE CONSTRUCTED OF: LAMINATED GLASS WITH A MINIMUM 0.015-INCH (0.38 mm) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5 m<sup>2</sup>) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 mm) ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA. FOR HIGHER OR LARGER SIZES, THE MINIMUM INTERLAYER THICKNESS SHALL BE 0.030 INCH (0.76 mm); FULLY TEMPLATED GLASS; HEAT-STRENGTHENED GLASS; WIRED GLASS; APPROVED RIGID PLASTIC PER R308.6.2.
- ALL UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH FLATTER THAN THREE UNITS VERTICAL TO ONE HORIZONTAL SHALL BE SECURELY FASTENED TO THE ROOF. A CURB EXTENDING AT LEAST 4 INCHES (102 mm) ABOVE THE PLANE OF THE ROOF UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER R308.6.8.
- UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL INDICATING MANUFACTURER PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AIAA/WDMA 1011.S.2NAF'S PER R308.6.9.
- FINISH CARPENTRY**  
FASTENERS AND ANCHORAGES: PROVIDE NAILS, SCREWS AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL AND FINISH SUITABLE FOR INTENDED USE AND REQUIRED TO PROVIDE SECURE ATTACHMENT, CONCEALED WHERE POSSIBLE. HOT-DIP GALVANIZED FASTENERS FOR WORK EXPOSED TO EXTERIOR AND HIGH HUMIDITIES TO COMPLY WITH ASTM A 153.
- STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE. USE FULL-LENGTH PIECES FROM MAXIMUM LENGTH OF LUMBER AVAILABLE. COPE AT RETURNS, MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END-TO-END JOINTS.
- INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH-CARPENTRY WORK SECURELY TO SUPPORTS AND SUBSTRATES, USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISHING NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, COUNTERSUNK AND FILLED FINISH WITH FINISHED SURFACE.
- ACCESS HATCH AND DOORS**  
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FLOOR OR EQUIVALENT BAFFLE OR RETAINER MUST BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED. WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLES SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE. SECTION 502.1.4.4.
- CLEARANCES: WHERE REQUIRED, INSULATION SHALL BE INSTALLED WITH CLEARANCES ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSULATION SHALL BE INSTALLED SO THAT REQUIRED VENTILATION IS UNOBSTRUCTED. FOR BLOWN OR POURED LOOSE FILL, INSULATION CLEARANCES SHALL BE MAINTAINED THROUGH INSTALLATION OF A PERMANENT RETAINER.
- ALL INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BUILDING PAPERS, INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, CRAWL SPACES, OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH I.B.C. STANDARD NO.8-1. EXCEPTIONS: A) FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION 2606 OF THE INTERNATIONAL BUILDING CODE; AND B) WHEN SUCH INSULATION ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD AND SMOKE-DENSITY LIMITATIONS DO NOT APPLY TO THE FACING, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, FINISH.
- ROOFS / CEILINGS**  
MAINTAIN 1" VENTILATION ABOVE BATT & RIGID INSULATION. IF BAFFLES ARE USED THEY SHALL BE RESISTANT TO MOISTURE. BE OF RIGID MATERIAL, AND INSTALLED TO AND EXTEND 6" VERTICALLY ABOVE BATTS OR 12" VERTICALLY ABOVE LOOSE FILL.
- WALLS**  
ALL WALL INSULATION SHALL FILL THE ENTIRE CAVITY. EXTERIOR WALL CAVITIES ISOLATED DURING FRAMING (SUCH AS BEHIND BATHTUBS AND SHOWERS) SHALL BE FULLY INSULATED TO THE LEVELS OF SURROUNDING WALLS. ALL FACED INSULATION SHALL BE FACE STAPLED TO AVOID COMPRESSION. INSULATED HEADERS - RIGID INSULATED HEADERS REQUIRED FOR INTERMEDIATE AND ADVANCED FRAMING. OTHERWISE, FILL CAVITIES WITH REGULAR WALL INSULATION.

- FLOORS**  
ALL FLOOR INSULATION SHALL BE INSTALLED IN A PERMANENT MANNER IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24 INCHES ON CENTER. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
- SLABS**  
PERIMETER INSULATION INSTALLED ON THE INSIDE OF THE FOUNDATION WALL SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24 INCHES. INSULATION INSTALLED ON THE OUTSIDE OF THE FOUNDATION SHALL EXTEND DOWNWARD FROM THE TOP TO THE BOTTOM OF THE FOOTING. THERMAL BREAKS SHALL BE PLACED IN THE SLAB BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THE ENTIRE AREA OF A RADIANT SLAB SHALL BE THERMALLY ISOLATED FROM THE SOIL. THE INSULATION SHALL BE AN APPROVED PRODUCT FOR ITS INTENDED USE.  
A. BELOW GRADE EXTERIOR WALL INSULATION (COLD SIDE) OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW GRADE WALL TO THE TOP OF THE BELOW GRADE FLOOR AND SHALL BE APPROVED FOR BELOW-GRADE USE. ABOVE GRADE INSULATION SHALL BE PROTECTED.  
B. INSULATION USED ON THE INTERIOR (WARM SIDE) OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW-GRADE WALL TO THE BELOW-GRADE FLOOR LEVEL.
- FLASHINGS**  
ALL FLASHINGS TO BE 26 GA GALVANIZED METAL OR ALUMINUM ALLOY ANODIZED FINISH. INSTALL FLASHINGS IN ALL LOCATIONS TO MAKE BUILDING WATERTIGHT. THESE ARE TO INCLUDE BUT NOT BE LIMITED TO COPINGS, CAPS, GRAVEL STOPS, BEAM CAPS, DRIP CAPS OVER DOORS WINDOWS AND OTHER OPENINGS, AND ROOF AND WALL INTERSECTIONS.
- CAULKING AND SEALANT**  
THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT INFILTRATION AROUND GLAZING AND DOOR FRAMES, BETWEEN THE UNIT AND THE INTERIOR SEAL ROCK OR THE TOUGH FRAMING AS SHOWN IN DETAILS WITH SPRAY FOAM SEALER. BETWEEN ALL EXTERIOR WALL SOLE PLATES AND THE STRUCTURAL FLOOR, USING TWO ROWS OF CAULKING AS SHOWN IN DETAILS. OVER ALL FRAMING JOINTS WHERE FLOORS OVER CONDITIONED SPACES INTERSECT EXTERIOR WALLS (E.G. AT RIM AND BAND JOISTS) AS SHOWN IN DETAILS. AROUND OPENINGS IN THE BUILDING ENVELOPE FOR DUCTS, PLUMBING, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION LINES IN WALLS, CEILINGS AND FLOORS; AT OPENINGS IN THE CEILING (E.G. WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS, AT EXPOSED BEAMS; MASONRY FIREPLACES, WOODSTOVE FIREPLACES); AT PENETRATIONS. ALL OPENINGS IN THE AIR BARRIER INCLUDING GAPS AROUND PLUMBING, ELECTRIC CONDUITS AND BOXES, AND TELEPHONE SERVICE ENTRANCES. PENETRATIONS OF EXTERIOR CEILINGS AND WALLS BY METAL INSULATED FLUES SHALL BE SEALED ACCORDING TO MANUFACTURER'S SPECIFICATIONS; AT RECESSED LIGHTING FIXTURES IN UNHEATED AREAS, SEAL AROUND THE EXTERIOR CAN TO BE AIR TIGHT, THE SEALING JOINTS ON ALL LOCATIONS TO BE AT LEAST 1/2" TO THE GWB, AT ELECTRICAL OUTLETS, SEAL GAPS BETWEEN GWB AND OUTLET BOX.
- SUPPLEMENTAL CONDITIONS  
CONTRACTOR'S GENERAL COMMERCIAL LIABILITY INSURANCE SHALL CONTAIN NO EXCLUSION THAT WOULD DENY COVERAGE FOR ANY CLAIM FOR EITHER BODILY INJURY OR PROPERTY DAMAGE ARISING OUT OF OR OTHERWISE CAUSED, IN WHOLE OR IN PART, BY ANY FUNGUS, MILDEW, MOLD, OR RESULTING ALLERGENS. IF SUCH EXCLUSION EXISTS AND CANNOT BE REMOVED BY ENDORSEMENT, CONTRACTOR SHALL SUBMIT PROOF OF COVERAGE FOR MOLD CLAIMS UNDER A POLLUTION LEGAL LIABILITY OR CONTRACTOR'S POLLUTION LIABILITY POLICY.
- WHOLE HOUSE MECHANICAL VENTILATION**  
WHOLE HOUSE VENTILATION SYSTEM SHALL COMPLY WITH IRC CODE REQUIREMENTS, FOR SIZING, CONTROLS, DUCTING, NOISE AND OTHER REQUIREMENTS.
- EXHAUST FANS PROVIDING SOURCE SPECIFIC VENTILATION SHALL HAVE MINIMUM FAN FLOW RATING NOT LESS THAN 50 CFM AT 0.25 INCHES WATER GAUGE FOR BATHROOM LAUNDRIES OR SIMILAR ROOMS AND 100 CFM AT 0.25 INCHES WATER GAUGE FOR KITCHENS.
- WHOLE HOUSE VENTILATION SYSTEM IS A DEDICATED HEAT RECOVERY VENTILATION SYSTEM. WHOLE HOUSE EXHAUST SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS WITH A 30% REDUCTION IN RATES ALLOWED DUE TO SYSTEM BEING BALANCED:
- | DWELLING UNIT FLOOR AREA (square m) | NUMBER OF BEDROOMS |     |     |     |     |
|-------------------------------------|--------------------|-----|-----|-----|-----|
|                                     | ≥ 1                | 2-4 | 4-6 | 6-7 | ≥ 7 |
| < 1.00                              | 30                 | 45  | 60  | 75  | 90  |
| 1.001-1.500                         | 45                 | 60  | 75  | 90  | 105 |
| 1.501-2.000                         | 60                 | 75  | 90  | 105 | 120 |
| 2.001-3.000                         | 75                 | 90  | 105 | 120 | 135 |
| 3.001-5.000                         | 90                 | 105 | 120 | 135 | 150 |
| > 5.000                             | 105                | 120 | 135 | 150 | 165 |



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PROJECT:

ROTHOLTZ GARAGE CONVERSION

9825 SE 40TH STREET  
MERCER ISLAND, WA 98040  
PARCEL # 1824059067

PROJECT ISSUES:  
ISSUE #1 PERMIT SUBMITTAL DATE 02.26.2025

SHEET DATE: 02.26.2025  
REVISIONS  $\Delta$

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SHEET TITLE:

DEMOLITION PLANS

ISSUE: BUILDING PERMIT SUBMITTAL

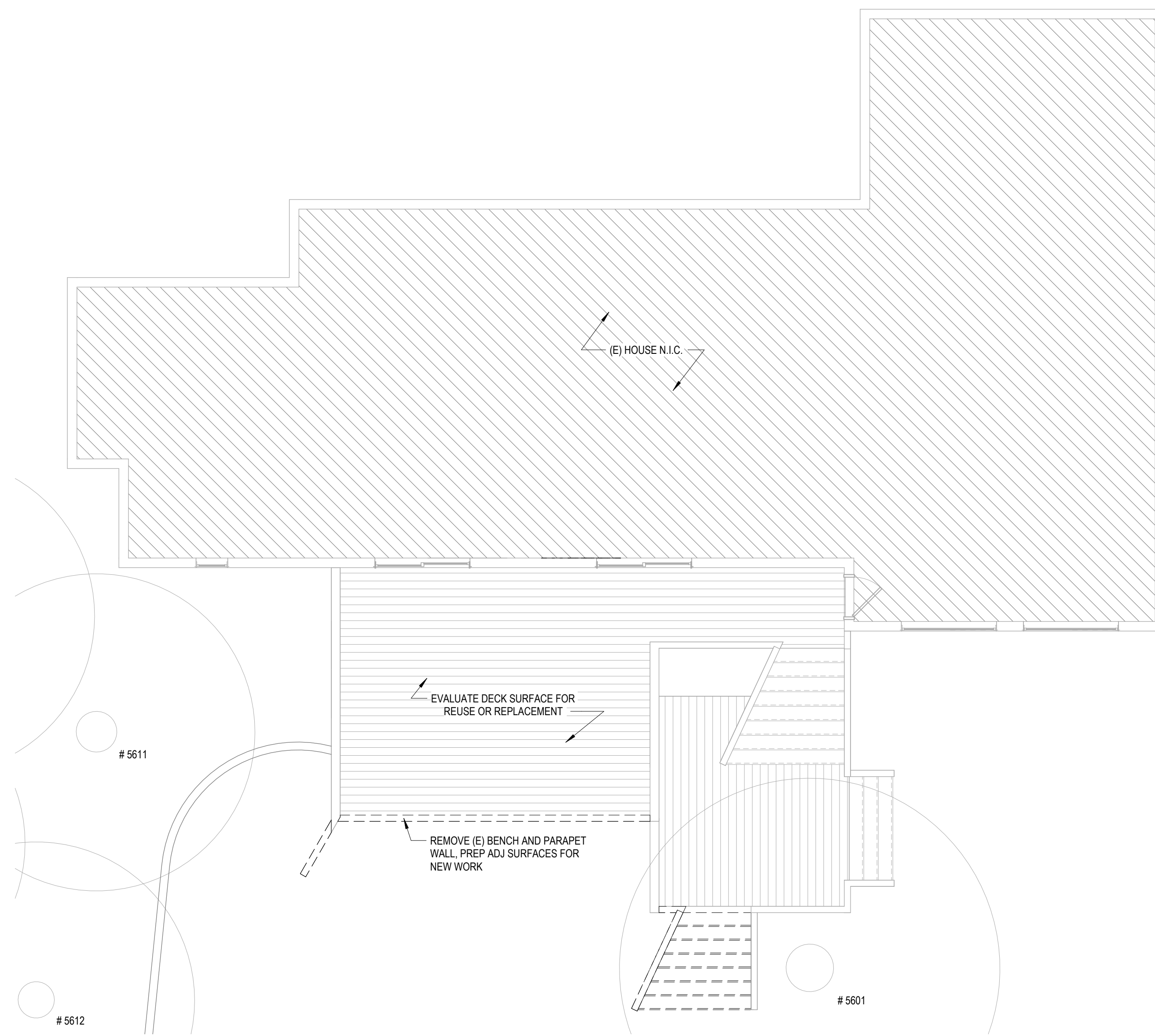
D-201

FLOOR PLAN LEGEND

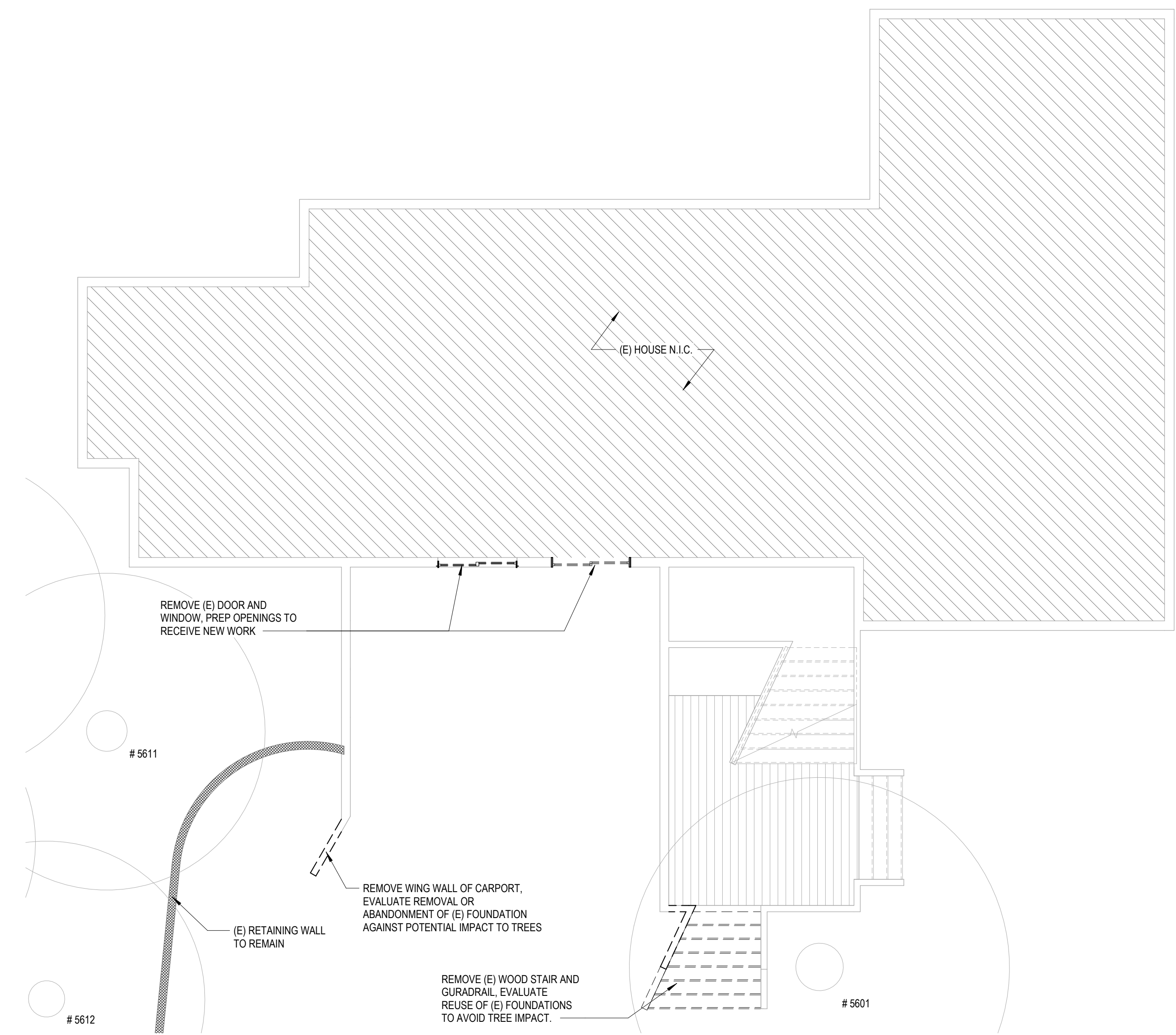
NEW WALL		NEW DOOR	
(E) WALL TO REMAIN		DEMO (E) DOOR	
DEMO (E) WALL / WINDOW		(E) DOOR TO REMAIN	
EXHAUST FAN			
HRV RETURN			
HRV SUPPLY			
COMBINED SMOKE & CO2 DETECTOR			
HEAT DETECTOR			
ASSEMBLY TAG			

GENERAL NOTES

1. UNO ALL DIMENSIONS ARE TO FACE OF FRAMING
2. UNO ALL OPENING DIMENSIONS ARE TO CENTER OF OPENING
3. VERIFY EDGE ALIGNMENTS OF OPENINGS AGAINST ELEVATIONS
4. THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED FOR FUTURE SOLAR ELECTRIC.



MAIN FLOOR - DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"



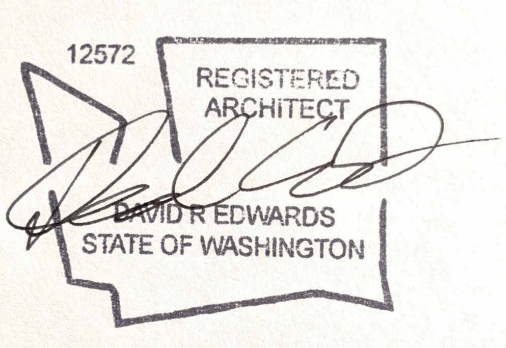
LOWER FLOOR - DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"





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SHEET TITLE:

SITE PLAN

ISSUE: BUILDING PERMIT SUBMITTAL

A-101

### SYMBOL LEGEND

WOOD BOARD FENCE	-X-X-X-
OVERHEAD POWER LINE	-OHP-OHP-OHP-
UNDERGROUND POWER LINE	-UPL-UPL-UPL-
GAS LINE	-GAS-GAS-GAS-
STORM DRAIN	-SD-SD-SD-
WATER LINE	-W-W-W-
SANITARY SEWER LINE	-SS-SS-SS-
TELEPHONE LINE	-T-T-T-

PM POWER METER	
GM GAS METER	
WM WATER METER	
DATA BOX	
PROPOSED ADDITION	
CONCRETE HATCH	
EXISTING HOUSE	
ASPHALT HATCH	
PLANTER HATCH	
TREE TO REMAIN	
TREE TO BE REMOVED	

### LEGAL DESCRIPTION

BEG 254.44 FT W OF NE COR OF NE 1/4 OF NE 1/4 TH S 130 FT TO TPOB TH W 110 FT TH S 110 FT TH E 135 FT TH N 11-41-38 W 112.96 FT TO TPOB

### GENERAL SITE PLAN NOTES

- UNO ALL EXISTING STRUCTURES INCLUDING TREES SHALL BE RETAINED.
- UTILITIES SHOWN ON THIS SITE PLAN ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST ON THIS SITE. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD.
- 

### TREE REQUIREMENTS

ALL TREES TO BE RETAINED ON SITE.

FOR WORK OCCURRING NEAR EXISTING TREES ARBORIST TO BE RETAINED AND ON SITE DURING EXCAVATION AND FOUNDATION SCOPE TO ADVISE ON RETENTION APPROACH.

PER FIELD OBSERVATIONS FOUNDATION SYSTEM MAY NEED TO BE ADJUSTED TO ACCOMMODATE WORK. CONTRACTOR SHALL CONFIRM APPROACH WITH ARBORIST & ARCHITECT PRIOR TO START OF WORK.

### AVERAGE GRADE HEIGHT CALC

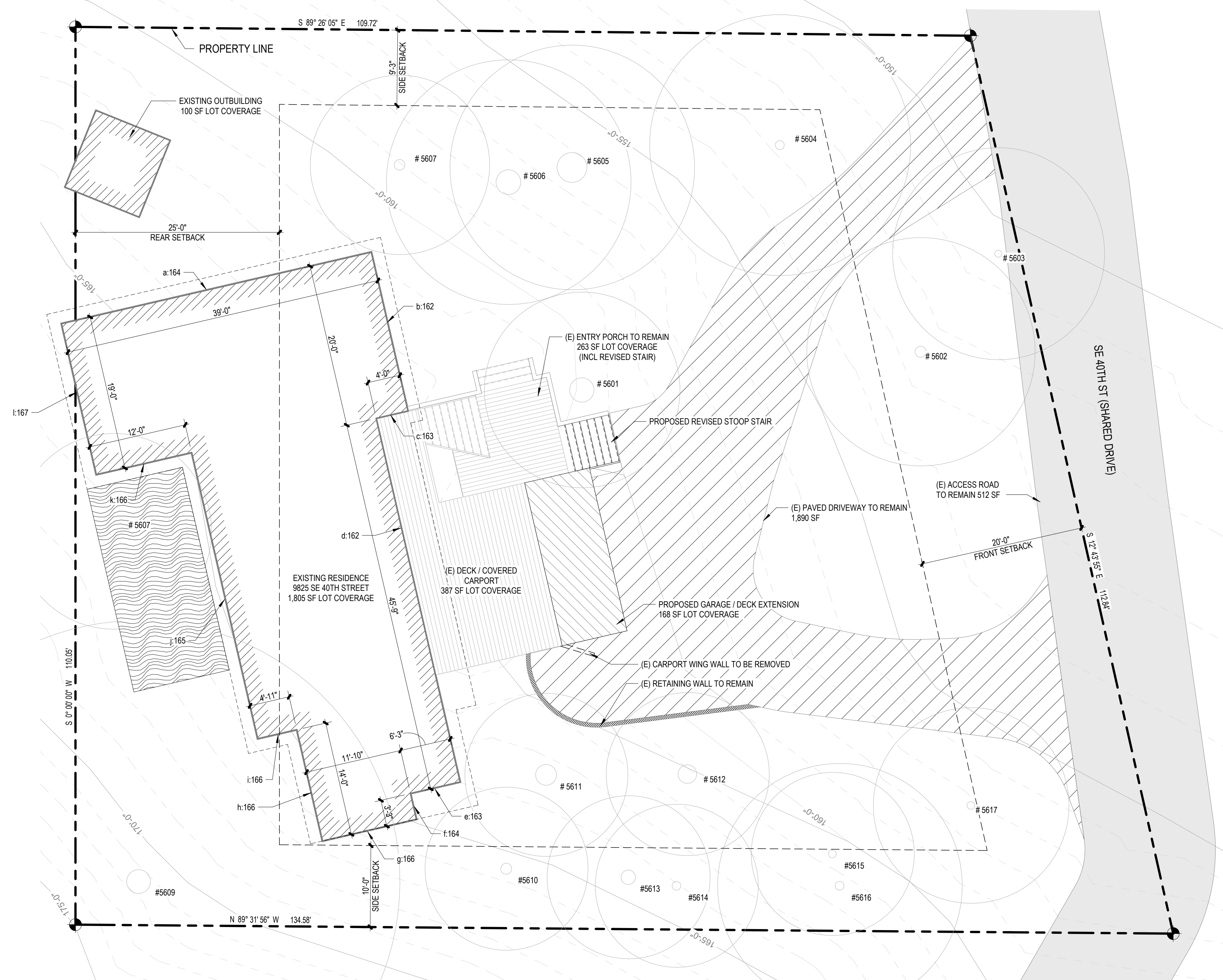
SEGMENT	LENGTH (L)	ELEVATION (E)	Lx E
A	30	164	6396
B	20	162	3240
C	4	163	652
D	45.75	162	7411.5
E	6.25	163	1016.75
F	3.25	164	533
G	11.83	166	1963.78
H	13.92	166	2310.72
I	4.92	166	816.72
J	36	165	5940
K	12	166	1992
L	19	167	3173
SUM L (C)	215.92	SUM Lx E (T)	35447.47
		AV GRADE (T/C)	164.1694809
		HEIGHT LIMIT AVG+30'	194.17

### BUILDING HEIGHT 19.02.020.E

AVERAGE GRADE (AG) = 164.17'  
HEIGHT LIMIT (AG+30') = 194.17'  
HEIGHT LIMIT OF DOWNHILL BUILDING FACADE = 30' ABV ADJACENT GRADE

### PROJECT CALCULATIONS

ZONING:	R - 9.6
LOT AREA:	13,457 SF PER SURVEY
ALLOWED STRUCTURAL LOT COVERAGE:	35% X 13,457 SF = 4,709 SF (MAX LOT SLOPE 26%)
PARKING:	3 SPACE REQ. (HOUSE OVER 3,000SF) 3 SPACE PROVIDED.
FRONT SIDE:	20 FT STANDARD SETBACK FOR LOTS OVER 90' WIDE 17%; 112'-10" x .17 = 19.18' (19'-2.23/128")
REAR:	25 FT STANDARD SETBACK
HEIGHT LIMIT:	30 FT + (30' ABV ADJ. DOWNHILL)
LOT COVERAGE CALCULATIONS:	
A. Gross Lot Area	13,457 Square Feet
B. Net Lot Area	13,457 Square Feet
C. Allowed Lot Coverage Area	4,709 Square Feet
D. Allowed Lot Coverage	35% % of Lot
E. Existing Lot Coverage:	
1. Main Structure Roof Area	1,805 Square Feet
2. Accessory Building Roof Area	187 Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	2079 Square Feet
4. Covered Patios and Covered Decks	0 Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	4,882 Square Feet
F. (Total Lot Coverage Area Removed)	198 Square Feet
G. Proposed Adjustment for Single Story (Area)	0 Square Feet
H. Proposed Adjustment for Flag Lot	0 Square Feet
I. Total New Lot Coverage Area:	
1. Main Structure Roof Area	0 Square Feet
2. Accessory Structure Roof Area	168 (REPLACING REMOVED AREA) Square Feet
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	0 Square Feet
4. Covered Patios and Covered Decks	0 Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	232 Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	4882 Square Feet
K. Proposed Lot Coverage Area = (J/8) x 100	61.025 % of Lot
HARDSCAPE CALCULATIONS:	
A. Gross Lot Area	13,457 Square Feet
B. Net Lot Area	13,457 Square Feet
C. Area Borrowed from Lot Coverage	0 Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	9 Square Feet
E. Allowed Hardscape Area	1211 Square Feet
F. Total Existing Hardscape Area:	
1. Uncovered Decks	243 Square Feet
2. Uncovered Patios	306 Square Feet
3. Walkways	0 Square Feet
4. Stairs	0 Square Feet
5. Rockeries and Retaining Walls	16 Square Feet
6. Other	0 Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	565 Square Feet
G. (Total Hardscape Area Removed)	0 Square Feet
H. Total New Hardscape Area:	
1. Uncovered Decks	0 Square Feet
2. Uncovered Patios	0 Square Feet
3. Walkways	0 Square Feet
4. Stairs	0 Square Feet
5. Rockeries and Retaining Walls	0 Square Feet
6. Other	0 Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	0 Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	565 Square Feet
J. Total Project Hardscape Area = (I/8)x100	4.1 % of lot



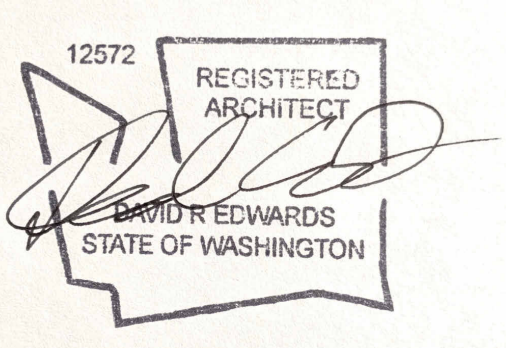
SITE PLAN  
SCALE: 1/8" = 1'-0"





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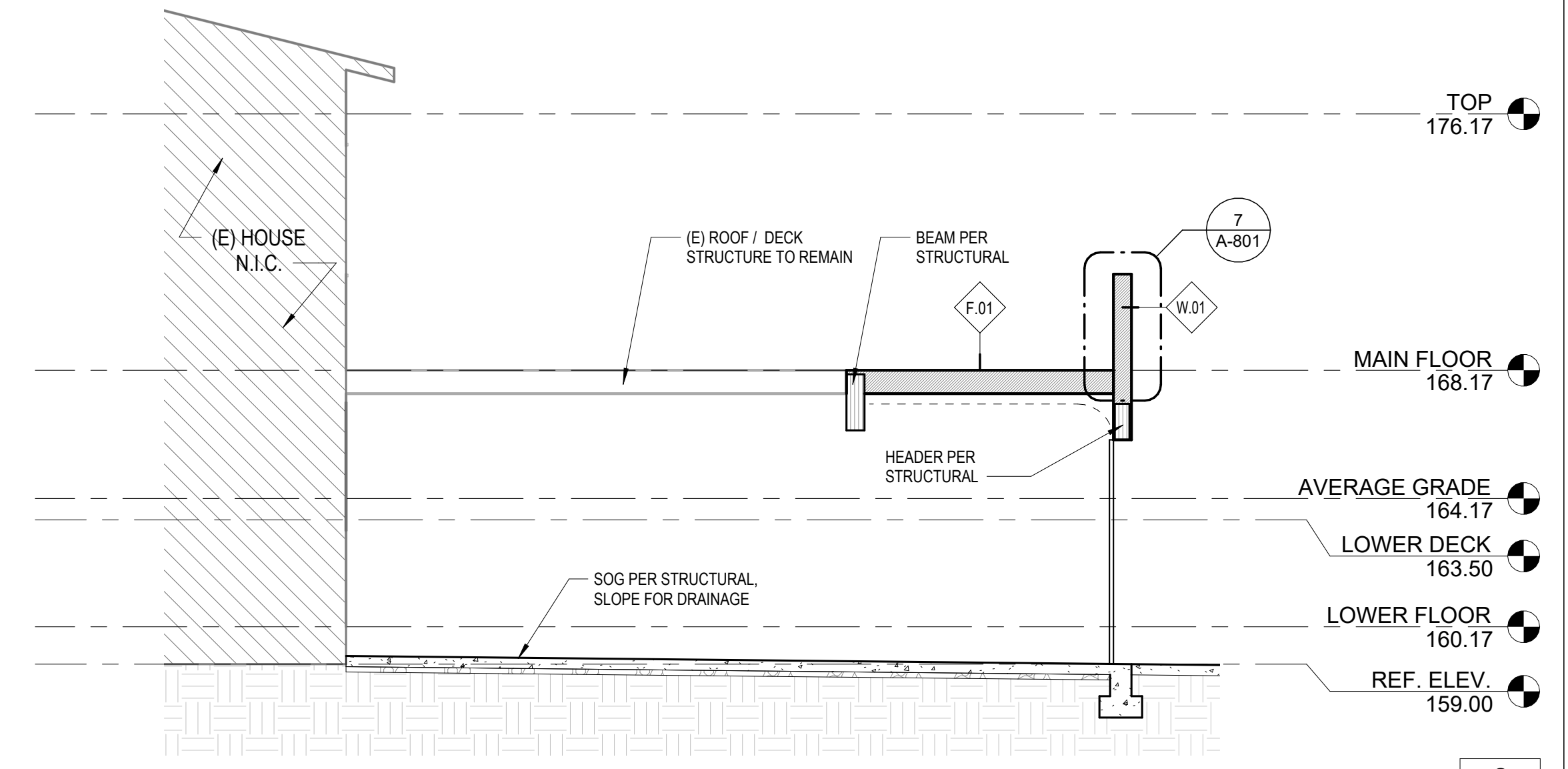
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REVISIONS:  $\Delta$

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CHECKED: ASP  
PROJECT No. 2102

SHEET TITLE:  
**ELEVATIONS,  
SECTIONS,  
DETAILS**

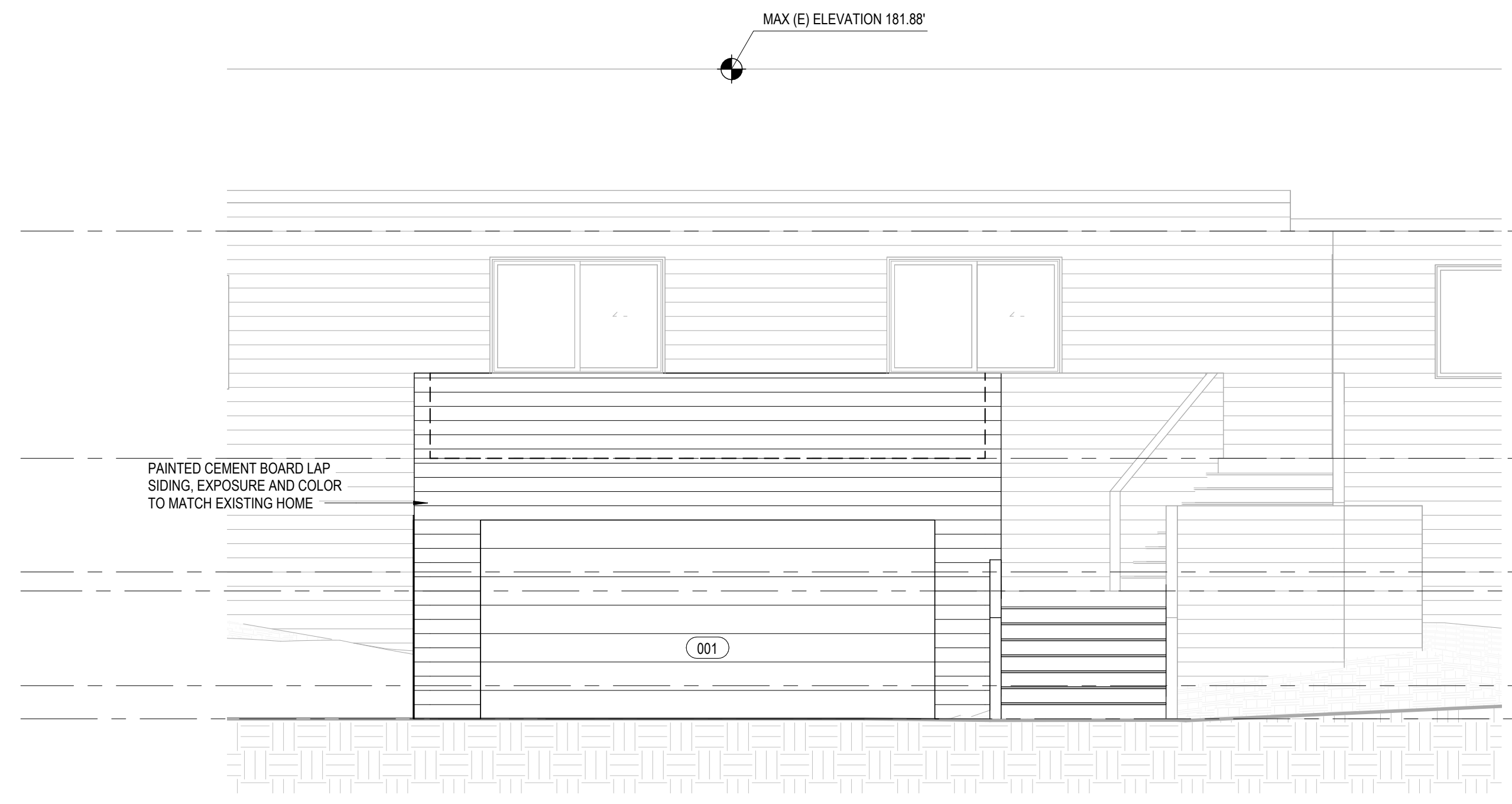
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**A-301**



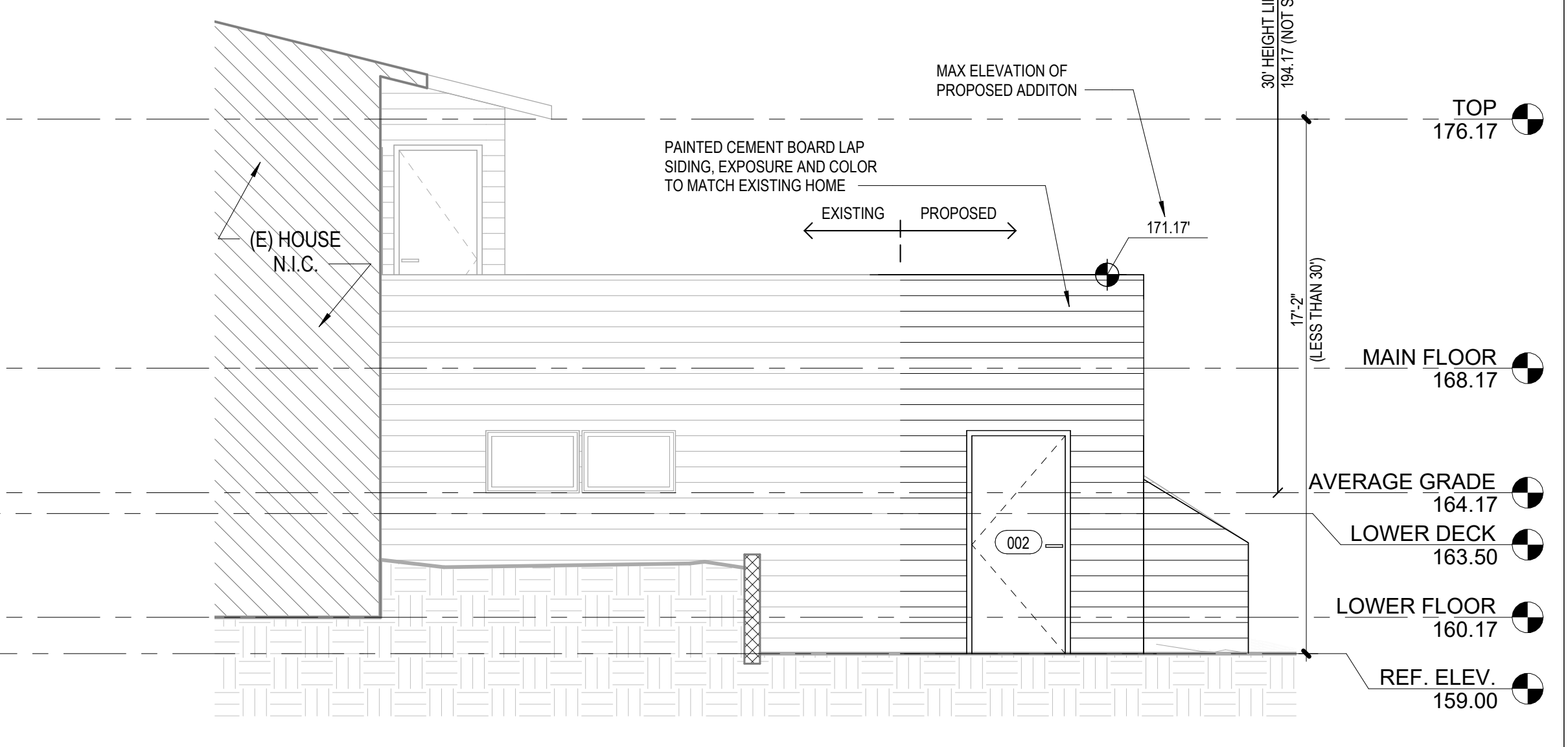
**GARAGE SECTION**  
SCALE: 1/4" = 1'-0"

**3**  
A-301



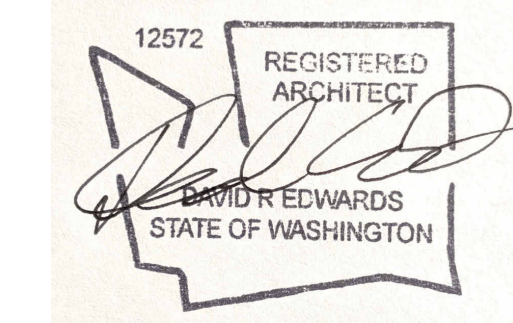
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**2**  
A-301



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**1**  
A-301



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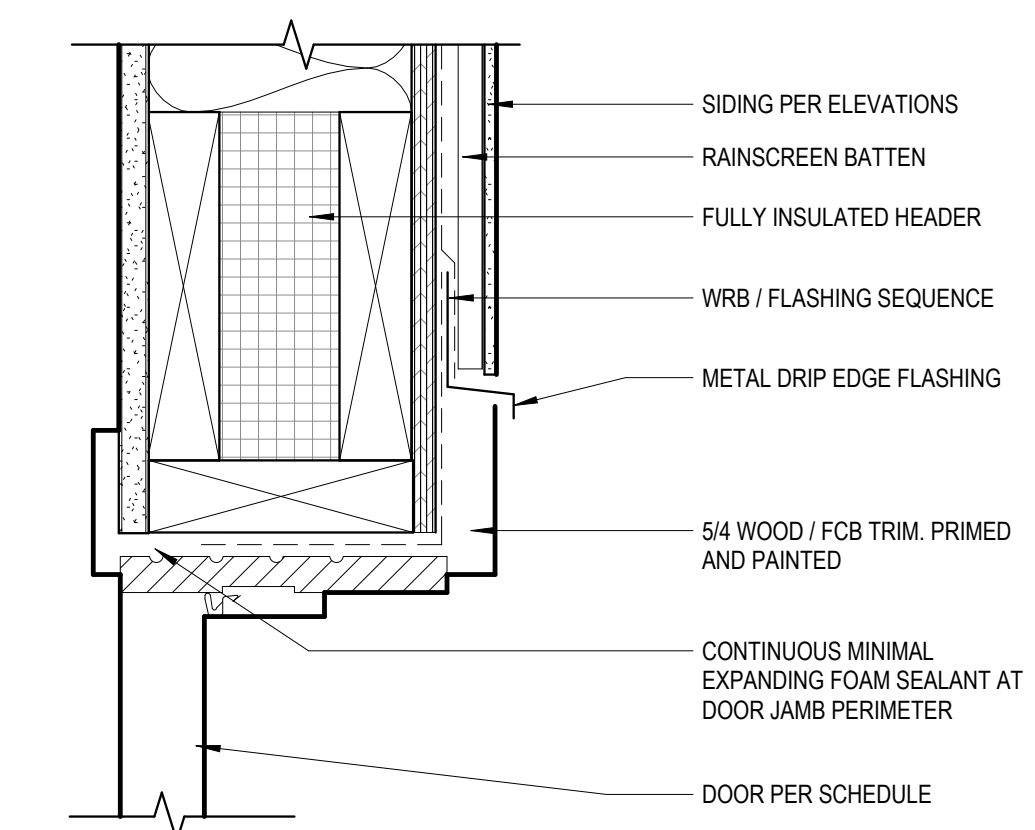
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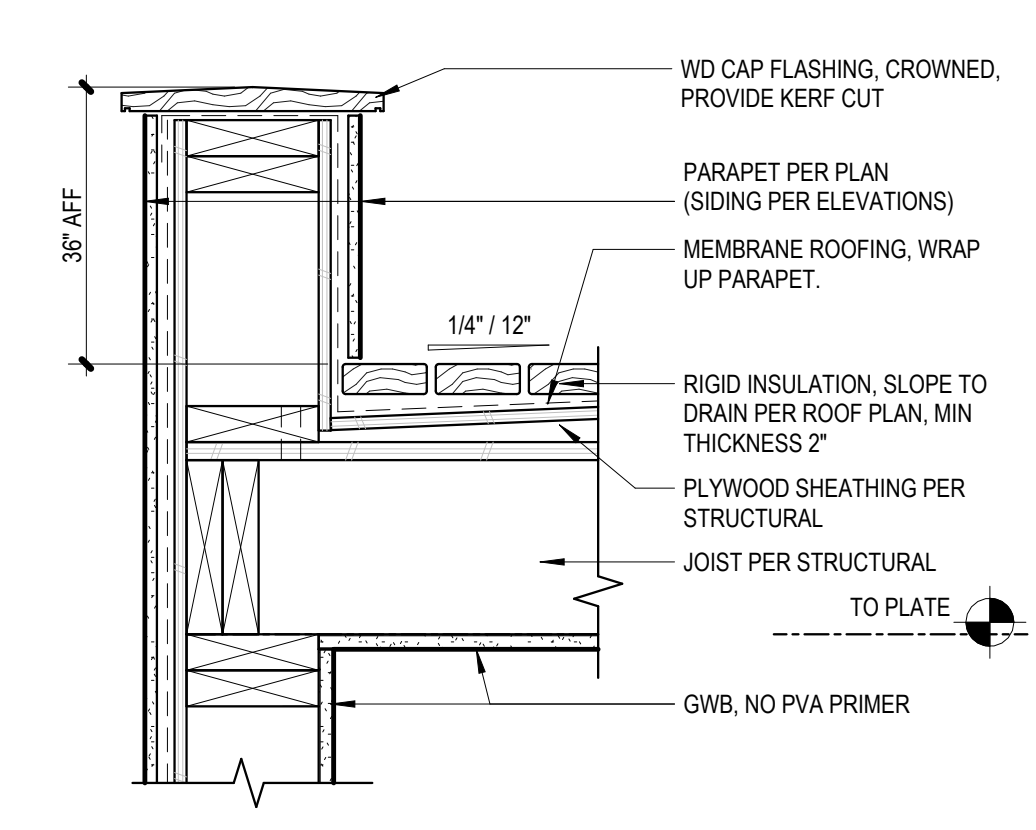
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PROJECT No. 2102

SHEET TITLE: DETAILS

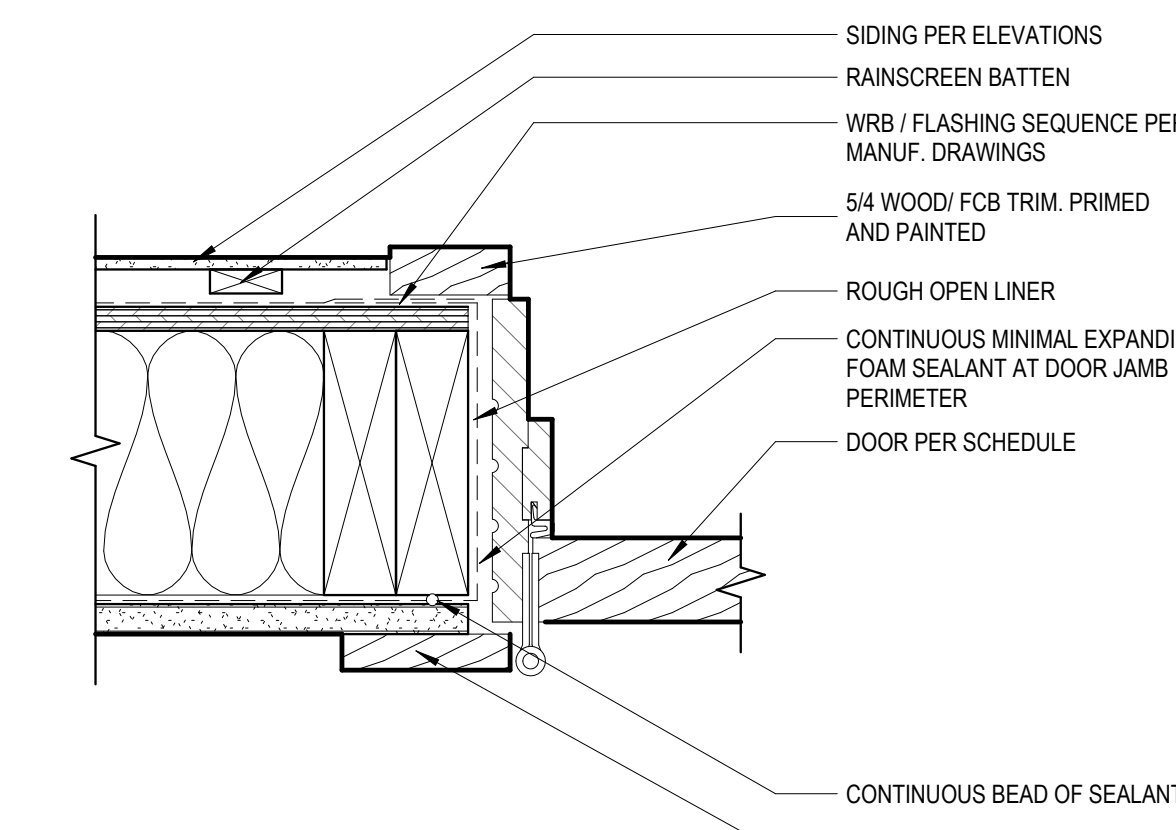
ISSUE: BUILDING PERMIT SUBMITTAL



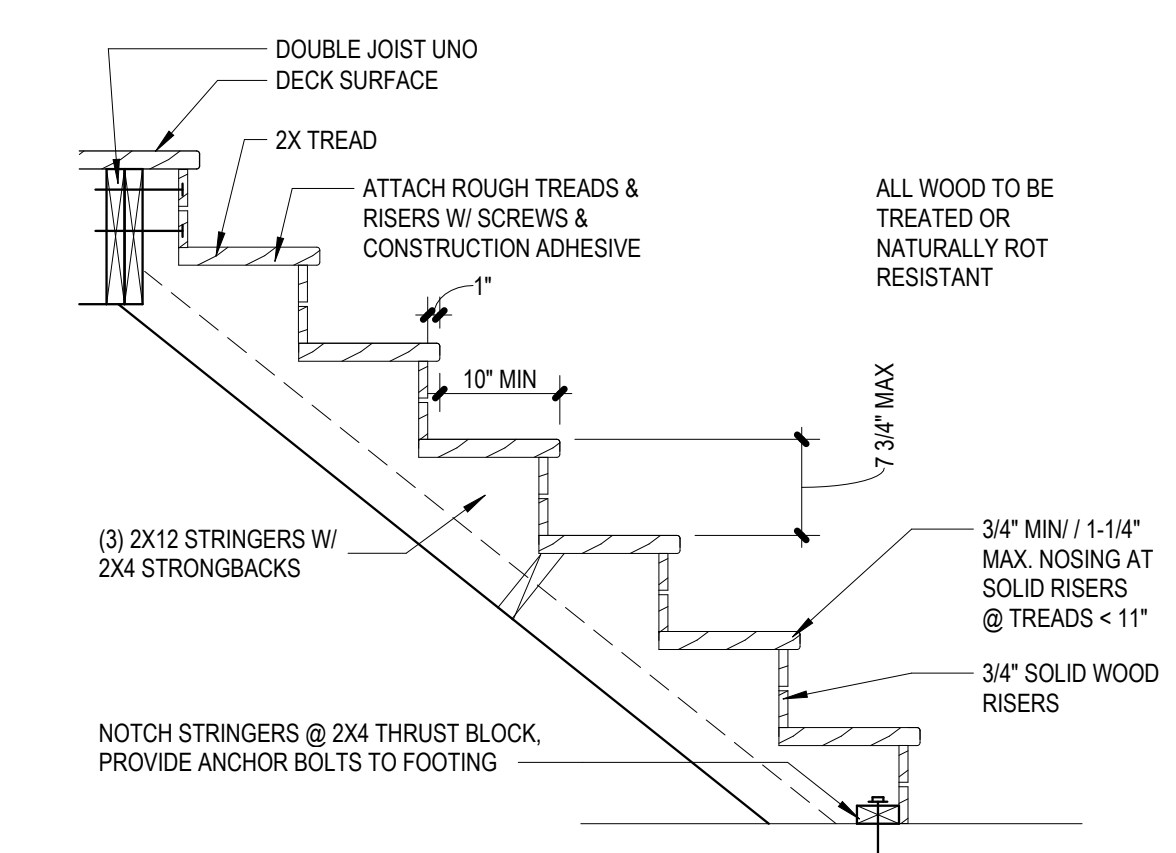
**11**  
HEAD - DOOR AT EXT. WALL  
SCALE: 3" = 1'-0"  
A-801



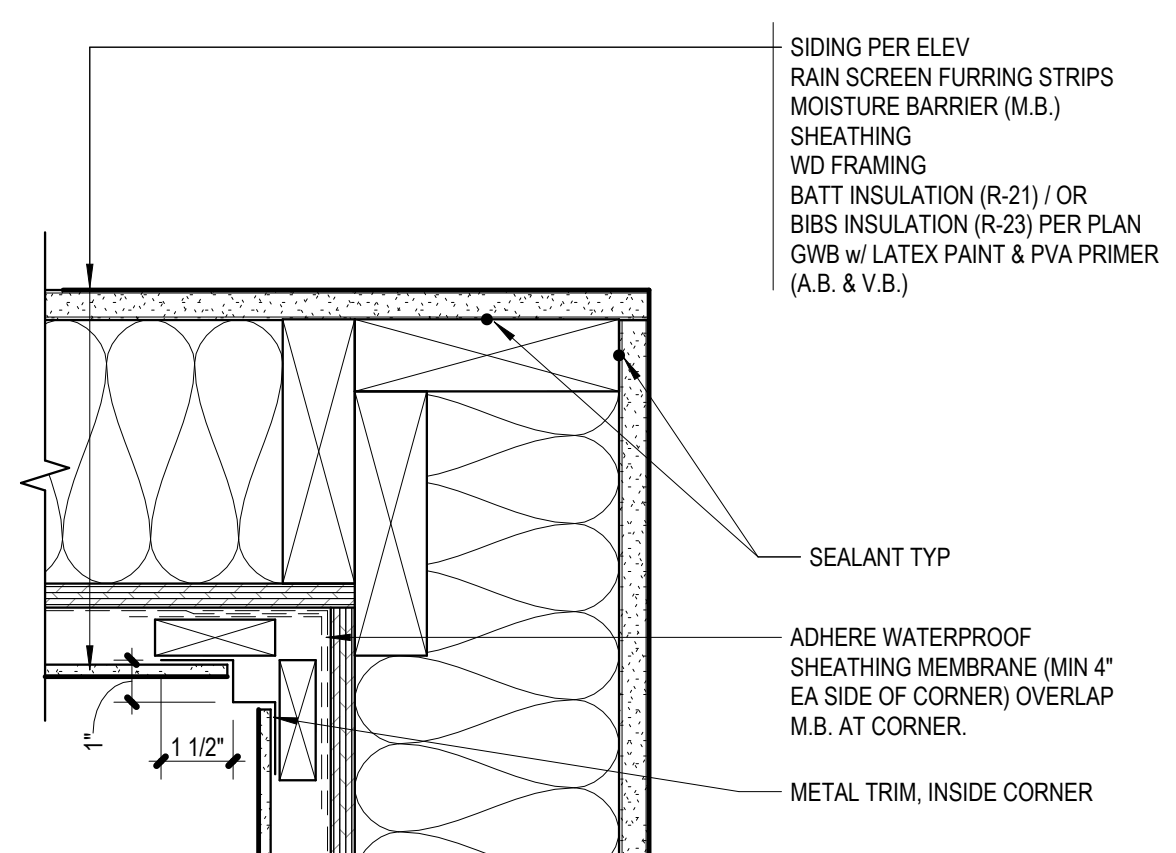
**7**  
PARAPET AT LOW SLOPE ROOF - UNVENTED  
SCALE: 1 1/2" = 1'-0"  
A-801



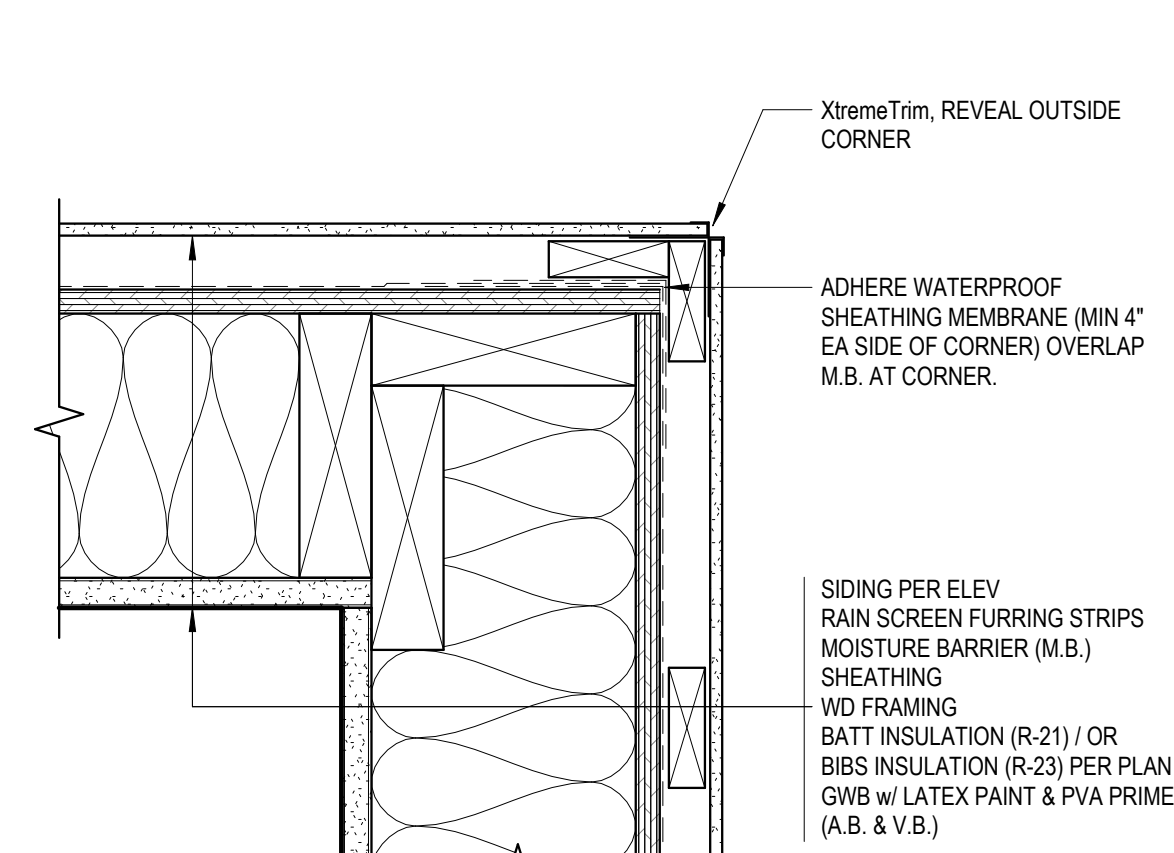
**6**  
JAMB - DOOR AT EXT. WALL  
SCALE: 3" = 1'-0"  
A-801



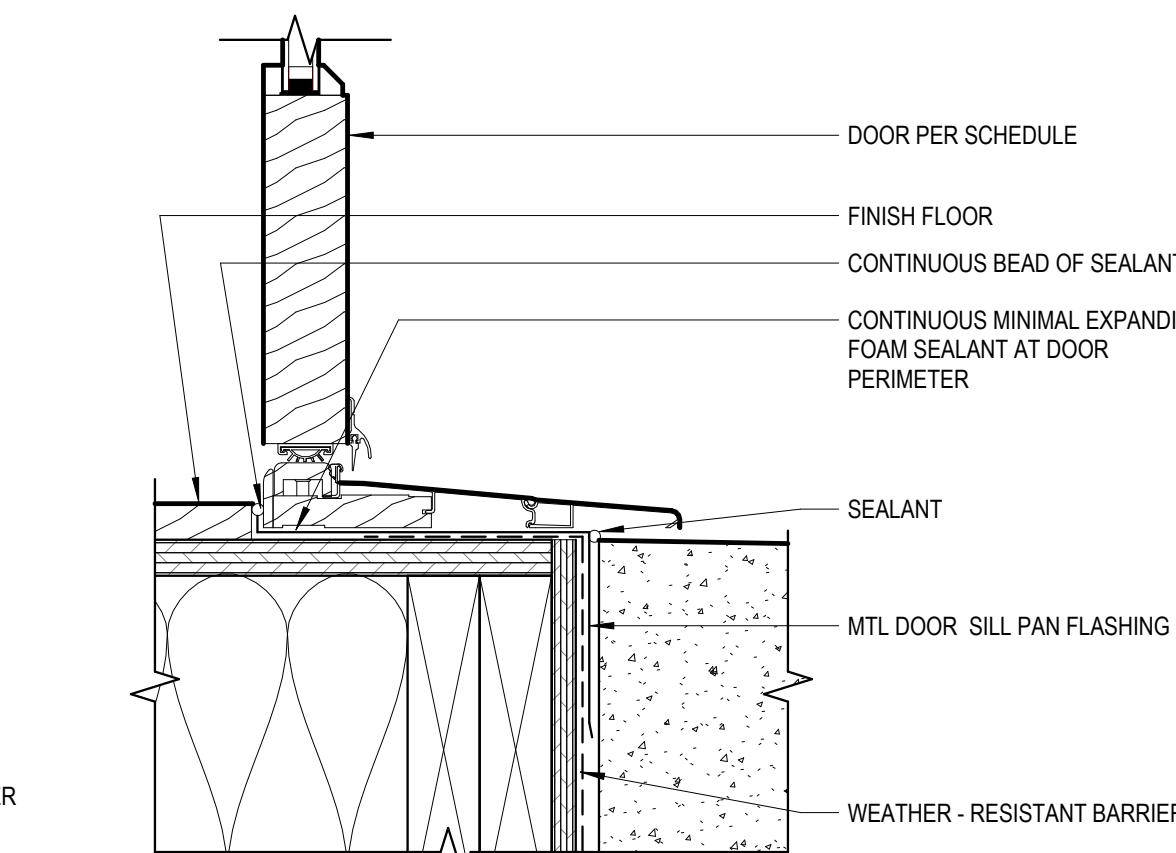
**4**  
DETAIL - STOOP STAIRS  
SCALE: 3/4" = 1'-0"  
A-801



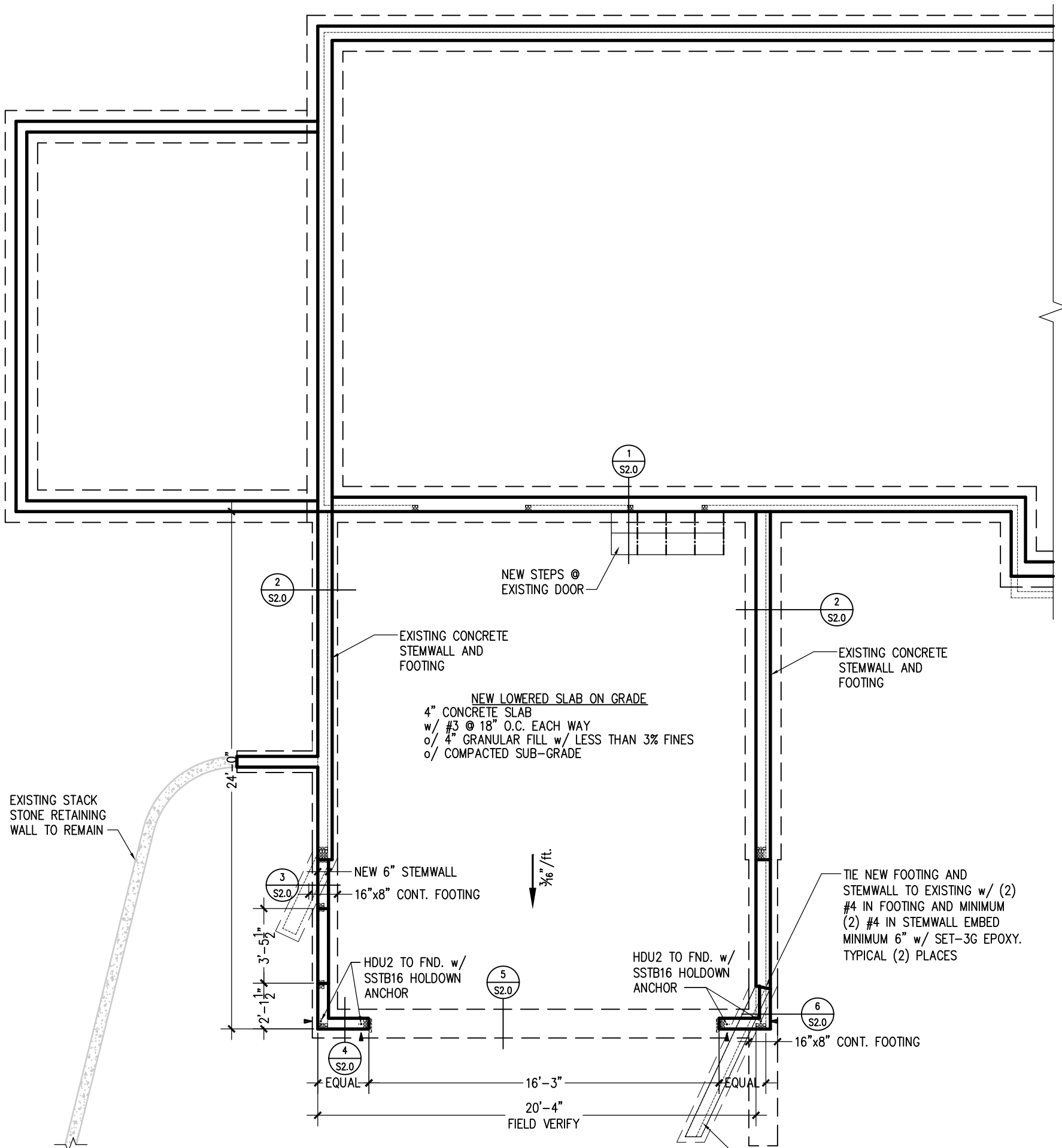
**3**  
DETAIL - INTERIOR CORNER  
SCALE: 3" = 1'-0"  
A-801



**2**  
DETAIL - EXTERIOR CORNER  
SCALE: 3" = 1'-0"  
A-801



**1**  
SILL - DOOR AT EXT. WALL  
SCALE: 3" = 1'-0"  
A-801



## FOUNDATION PLAN

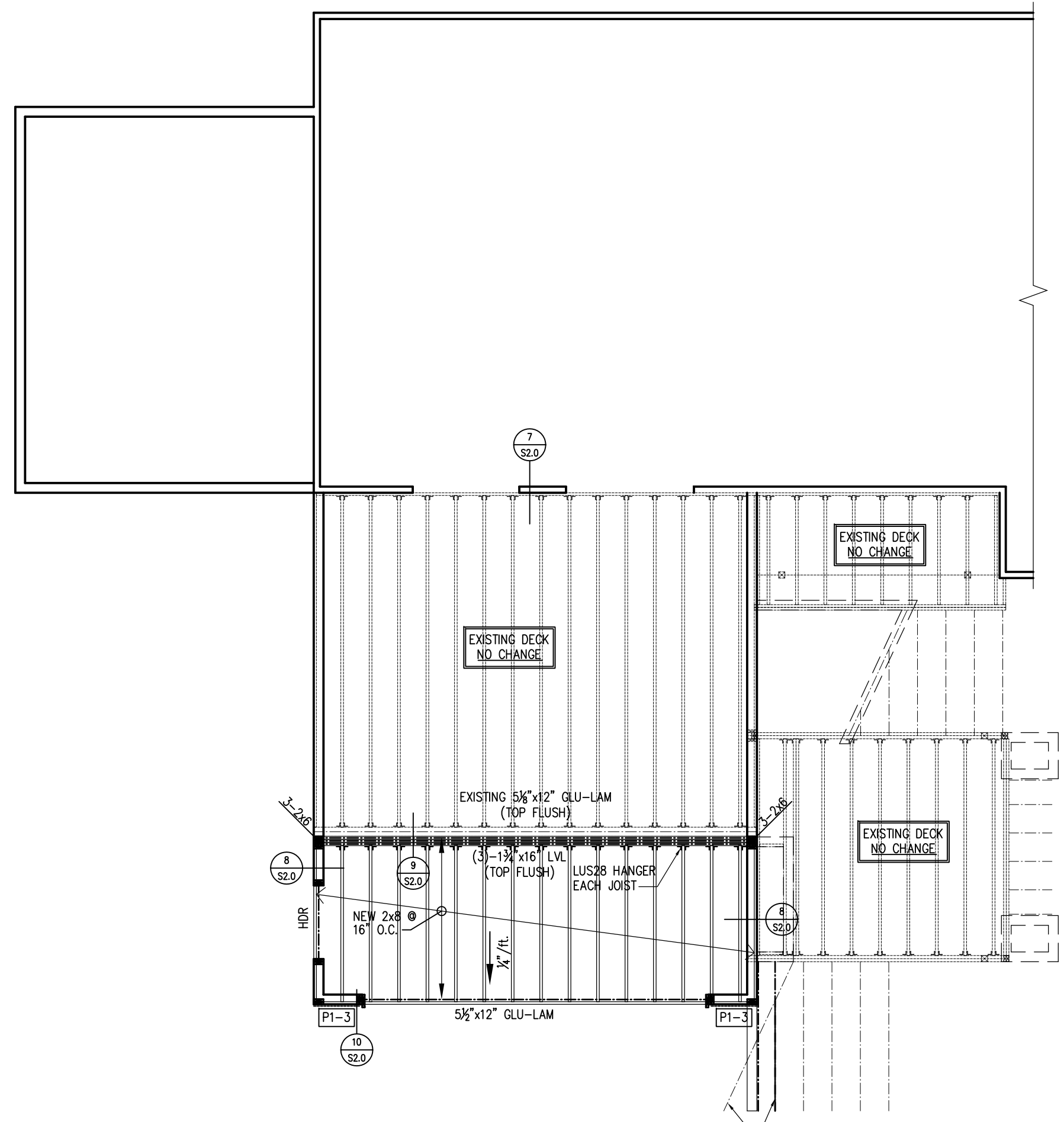
SCALE  $\frac{3}{16}'' = 1'-0''$

### FOUNDATION PLAN NOTES

- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
- ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE.
- STEP FOUNDATION PER SITE CONDITIONS.
- CONCRETE COMPRESSIVE STRENGTH  $f'c = 3,000$  PSI, GRADE 40 REINFORCEMENT.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
- CONCRETE PROTECTION FOR REINFORCEMENT:
  - 3" CAST AGAINST EARTH.
  - 1 1/2" EXPOSED TO EARTH OR WEATHER.
  - 3/4" NOT EXPOSED TO EARTH OR WEATHER.
- METAL FRAMING CONNECTORS SPECIFIED ARE MANUFACTURED BY THE SIMPSON COMPANY. SEE LATEST CATALOG EDITION. INSTALL PER SPECS. USE ONLY EQUIVALENT SUBSTITUTIONS.
- ALL METAL CONNECTORS SUPPORTED BY PRESSURE TREATED MATERIAL SHALL BE "ZMAX" (G185 HDG PER ASTM A653) OR EQUIVALENT AND FASTENERS SHALL BE PER ASTM A153.

### SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
- DENOTES LOCATION OF TIE STRAP PER PLAN
- DENOTES LOCATION HOLDOWN PER PLAN.
- SEE SHEETS S2.0, FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS



## DECK FRAMING PLAN

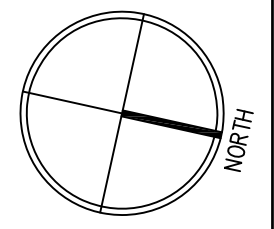
SCALE  $\frac{1}{4}'' = 1'-0''$

### DECK FRAMING PLAN NOTES

- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2021 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- ALL HDRS TO BE 4x8 D.F.#2 TYP. U.N.O.
- ALL FLOOR JOIST TO BE AS NOTED.
- DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
- ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S2.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

### SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
- DENOTES LOCATION OF TIE STRAP PER PLAN
- DENOTES LOCATION HOLDOWN PER PLAN.
- SEE SHEETS S2.0, FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS



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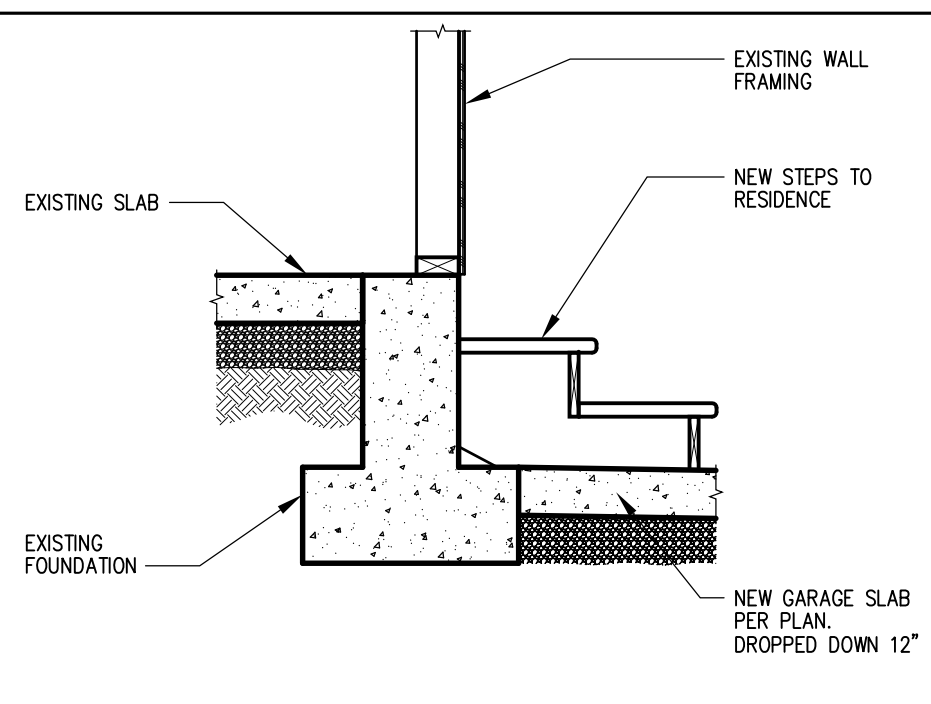
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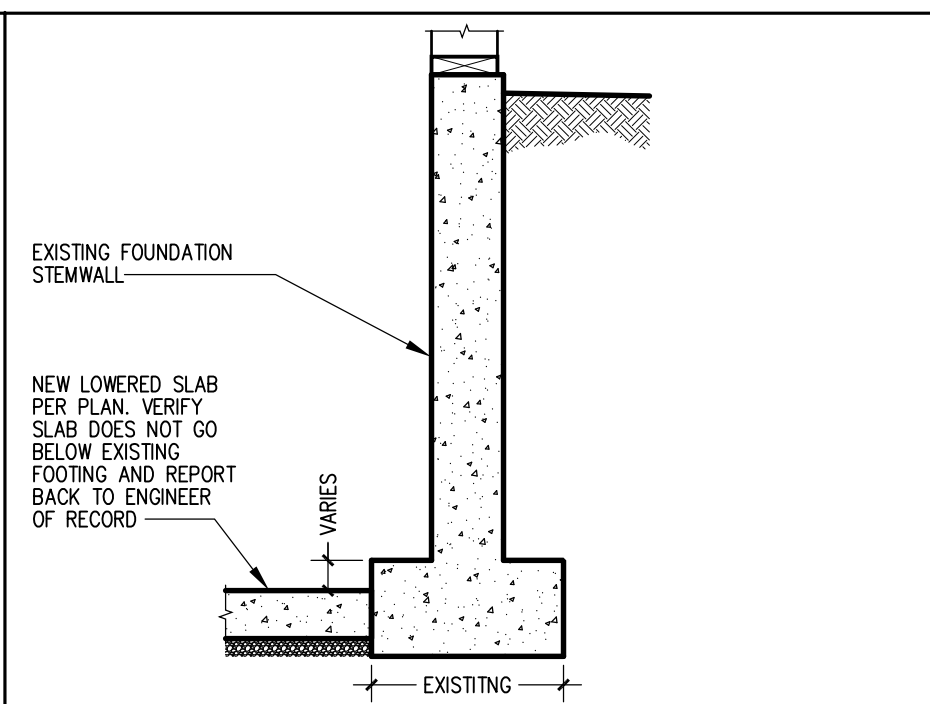
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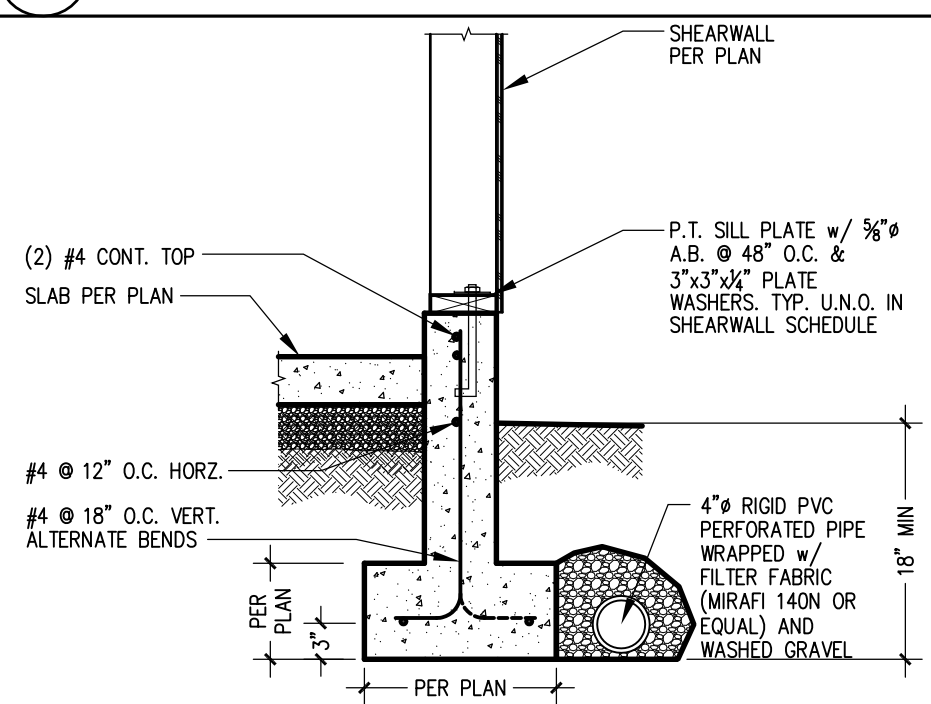
**S1.0**  
 FOUNDATION/DECK FRAMING PLAN



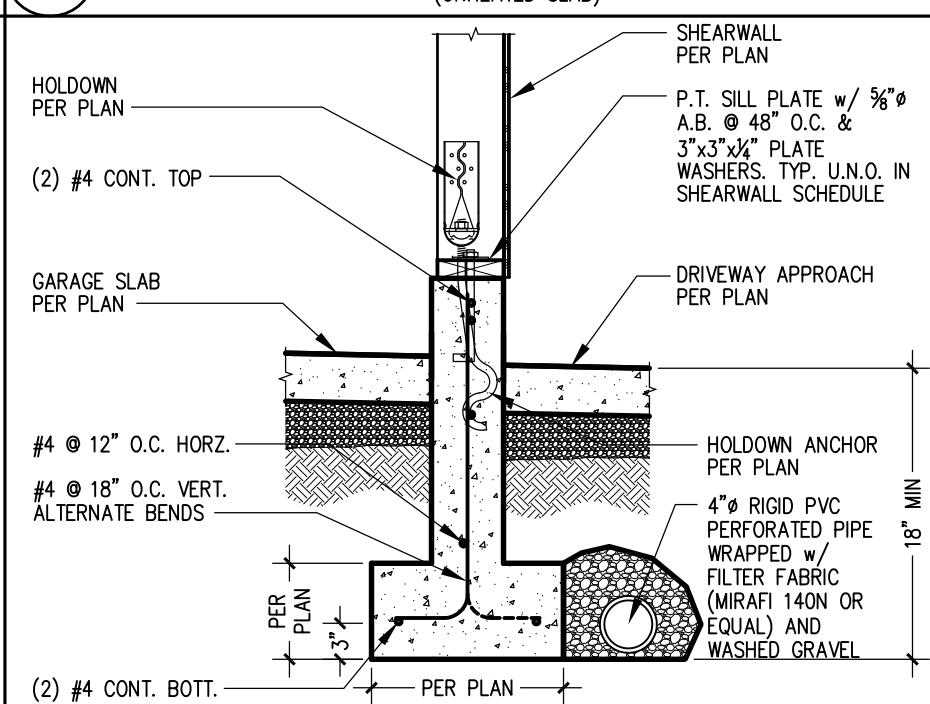
1 NEW SLAB @ EXISTING WALL



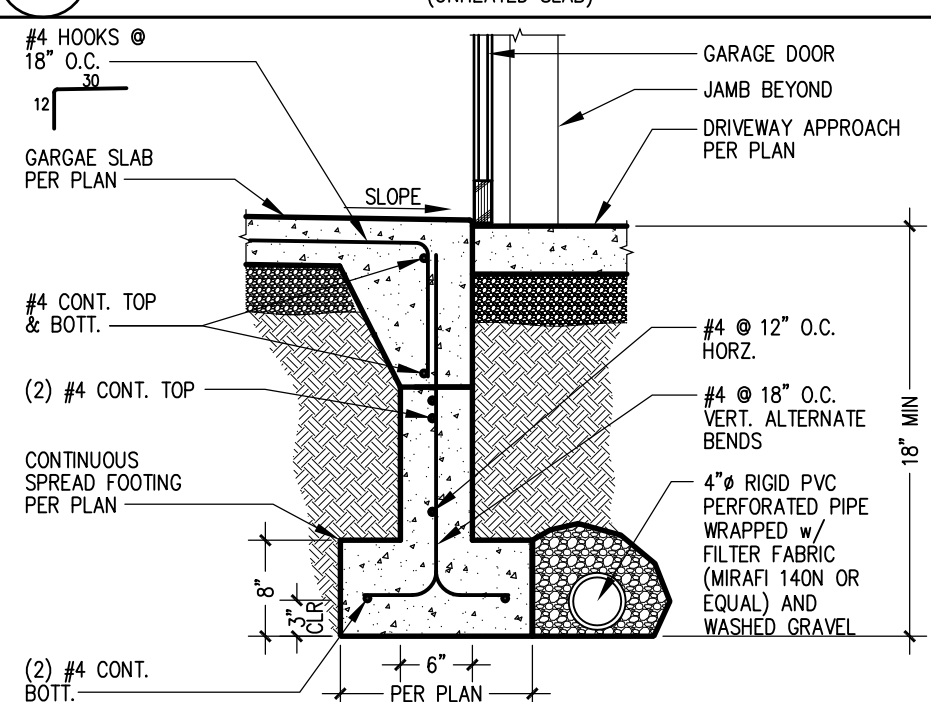
2 LOWERED SLAB @ GARAGE FOUNDATION (UNHEATED SLAB)



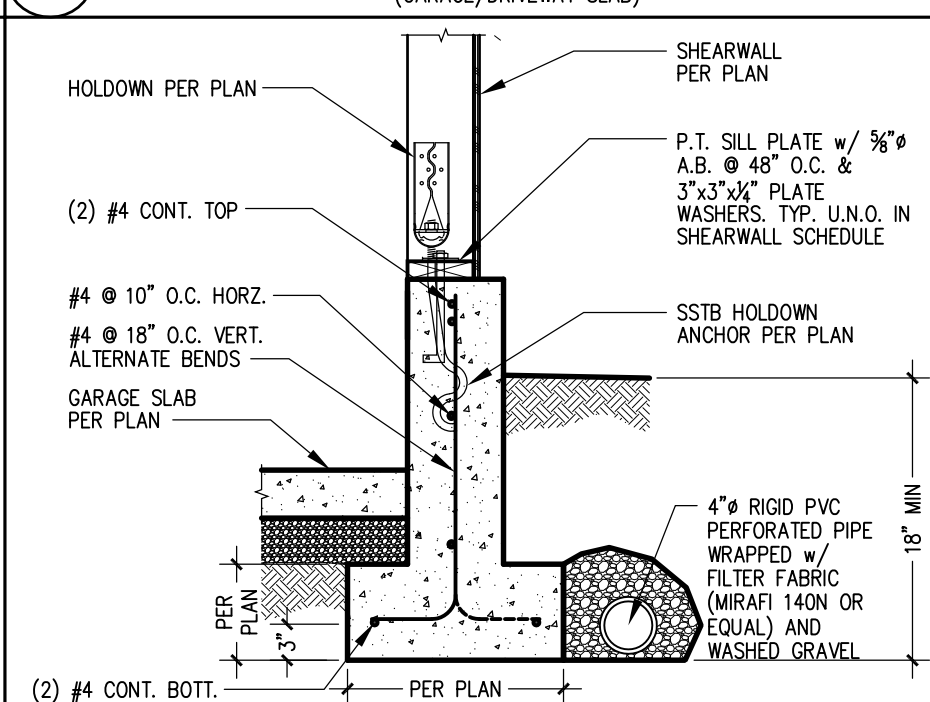
3 SHEAR TRANSFER @ GARAGE FOUNDATION (UNHEATED SLAB)



4 SSBT HOLDOWN ANCHOR TO FOUNDATION (GARAGE/DRIVEWAY SLAB)



5 TYP. FOOTING @ GARAGE DOOR WALL



6 HOLDOWN @ RAISED FOUNDATION (SSBT HOLDOWN ANCHOR)

STRUCTURAL NOTES

CODE: DESIGN IS IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (I.B.C.) AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

LIVE LOADS:  
DECKS..... 60 PSF

DEAD LOADS:  
DECKS..... 15 PSF

LATERAL:  
WIND..... BASIC WIND SPEED, 110 MPH EXPOSURE CATEGORY, C  $K_{zt} = 1.30$

SEISMIC.....  $S_s = 140.2$  (ASCE 7-16 Ch. 26-27) (DIRECTIONAL PROCEDURE)  $S_{ps} = 112.2$  SEISMIC DESIGN CATEGORY, D SITE CLASS, D SITE COEFFICIENT,  $F_o = 1.2$

FOUNDATIONS:  
ASSUMED BEARING CAPACITY OF 1500PSF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE.

CAST-IN-PLACE-CONCRETE:  
 $F'_c = 3000$  PSI @ 28 DAYS. MINIMUM 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6 1/2 GALLONS OF WATER PER 94# SACK OF CEMENT.  $F'_c = 3000$  PSI IS USED FOR EXPOSURE PURPOSES ONLY. MAXIMUM SIZED AGGREGATE IS 1" MAXIMUM SLUMP IS 4". ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCED STEEL DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONCRETE. ANCHOR BOLTS FOR SILL PLATES TO FOUNDATION WALLS SHALL BE A MINIMUM OF 5/8" WITH A MINIMUM OF 7" EMBEDMENT INTO CONCRETE AND A MAXIMUM SPACING OF 48" O.C. MINIMUM OF 2 BOLTS PER SILL PLATE. ONE BOLT TO BE PLACED WITHIN 12" OF EACH END OF THE SILL PLATE.

REINFORCING STEEL:  
ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI. DEFORMED REINFORCING STEEL BARS SHALL CONFORM TO ASTM GRADE 60. ALL REINFORCING BAR BENDS SHALL BE MADE COLD, WITH A MINIMUM RADIUS OF 6 BAR DIAMETERS. CORNER BARS (2'-0" BEND) SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP ALL BARS A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE ON THE DRAWINGS REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:  
CONCRETE CAST AGAINST EARTH..... 3"  
CONCRETE EXPOSED TO EARTH OR WEATHER  
#6 THRU #18 BARS..... 2"  
#5 BAR AND SMALLER..... 1 1/2"  
CONCRETE NOT EXPOSED TO EARTH OR WEATHER  
#11 BAR AND SMALLER..... 3/4"  
SLAB ON GRADE (FROM THE SURFACE)..... 1 1/2"

WELDED WIRE FABRIC (WWF):  
WWF SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED ONE CROSSWIRE PLUS 2" (i.e. 8" FOR 6X6 MESH). WWF SHALL BE CHAIRED IN POSITION WITH A MAXIMUM CHAIR SPACING OF 4"

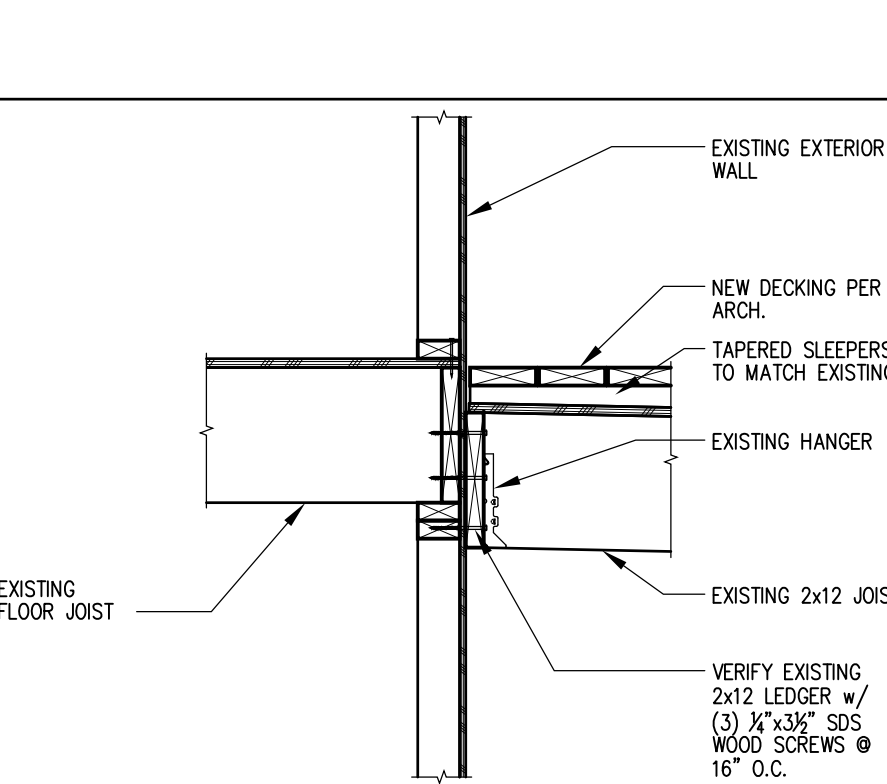
PRESSURE TREATED WOOD:  
ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.

MISCELLANEOUS HARDWARE:  
ALL MISCELLANEOUS HANGERS AND HARDWARE TO BE SIMPSON OR APPROVED EQUAL. ALL HANGERS SHALL BE FASTENED TO WOOD WITH PROPER NAILS AND ALL NAIL HOLES FILLED. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM STANDARD 153 AND I.B.C. SECTION 2304.9.5. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE ZMAX (HDG PER ASTM A653, CLASS G-185) OR EQUAL.

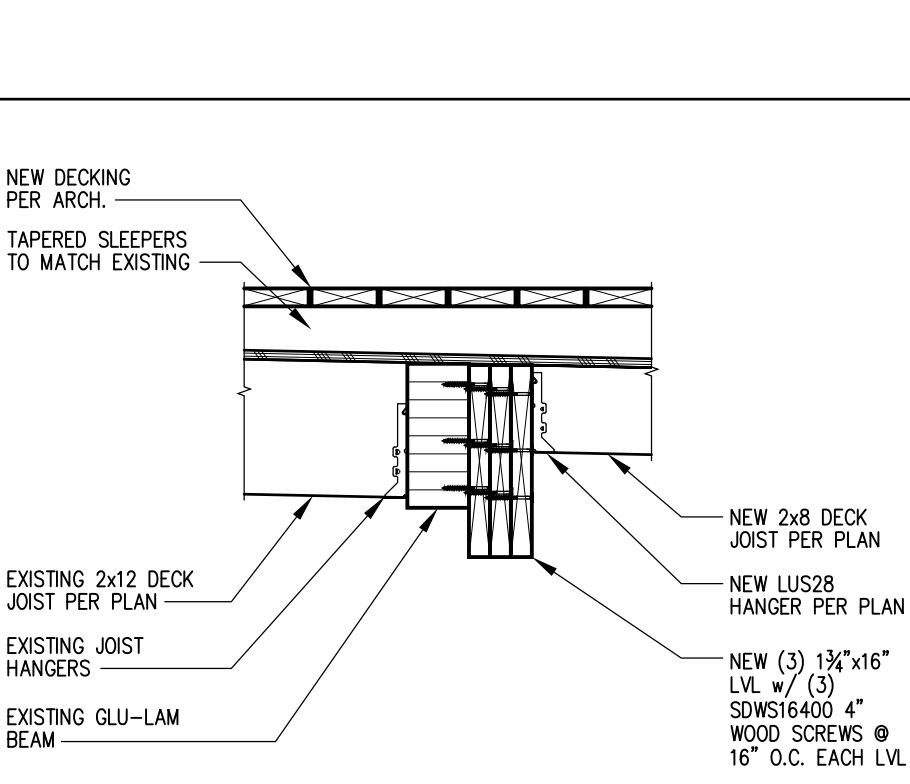
GLUED-LAMINATED TIMBERS:  
LAMINATED TIMBERS SHALL BE DOUGLAS-FIR/LARCH KILN DRIED STRESS GRADED COMBINATION 24F-V4 ( $F_y = 2400$  PSI,  $F_v = 109$  PSI) FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS BEAMS. A.I.T.C. CERTIFICATE OF PERFORMANCE REQUIRED. COLUMNS SHALL CONFORM TO A.I.T.C. STANDARDS 117.

STRUCTURAL TIMBERS:  
ALL GRADES SHALL CONFORM TO WMPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION. PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLTS BEARING AGAINST WOOD. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED. ALL STRUCTURAL LUMBER SHALL BE AS NOTED BELOW.

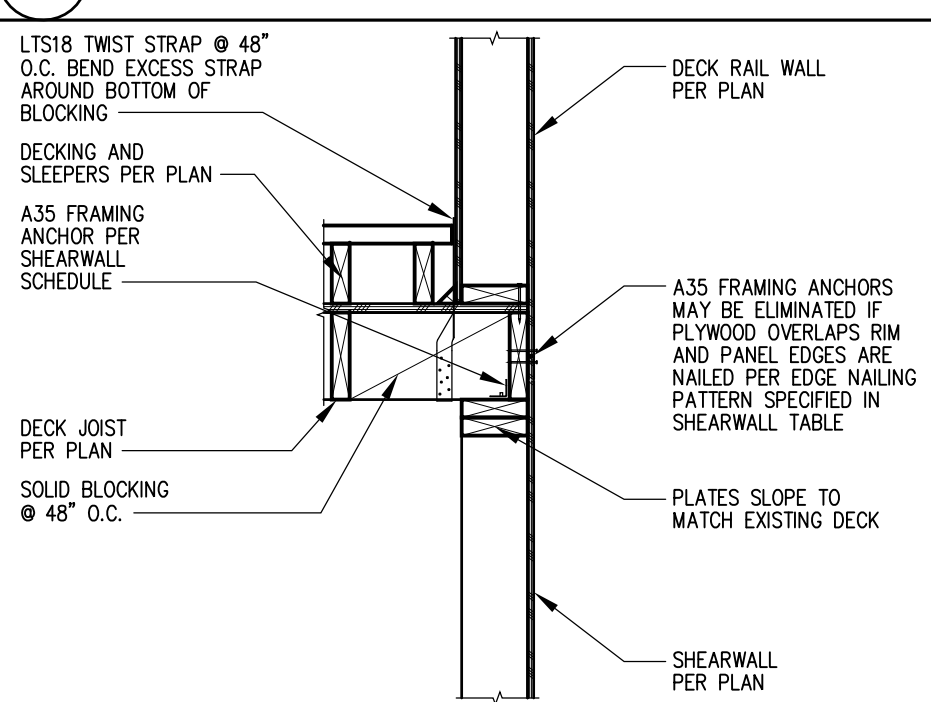
FRAMING GRADES:  
2x ROOF RAFTERS DOUG-FIR/LARCH #2.....  $F_b = 900$ PSI  
2x FLOOR/DECK JOIST DOUG-FIR/LARCH #2.....  $F_b = 900$ PSI  
4x BEAMS DOUG-FIR/LARCH #2.....  $F_b = 900$ PSI  
4x COLUMNS DOUG-FIR/LARCH #1.....  $F_c = 1000$ PSI  
6x COLUMNS DOUG-FIR/LARCH #1.....  $F_c = 1200$ PSI  
8x COLUMNS DOUG-FIR/LARCH #1.....  $F_c = 1350$ PSI  
8x BEAMS DOUG-FIR/LARCH #1.....  $F_b = 1350$ PSI  
2x STUDS HEM-FIR.....  $F_b = 675$ PSI  
GLU-LAM (24F-V4).....  $F_b = 2400$ PSI



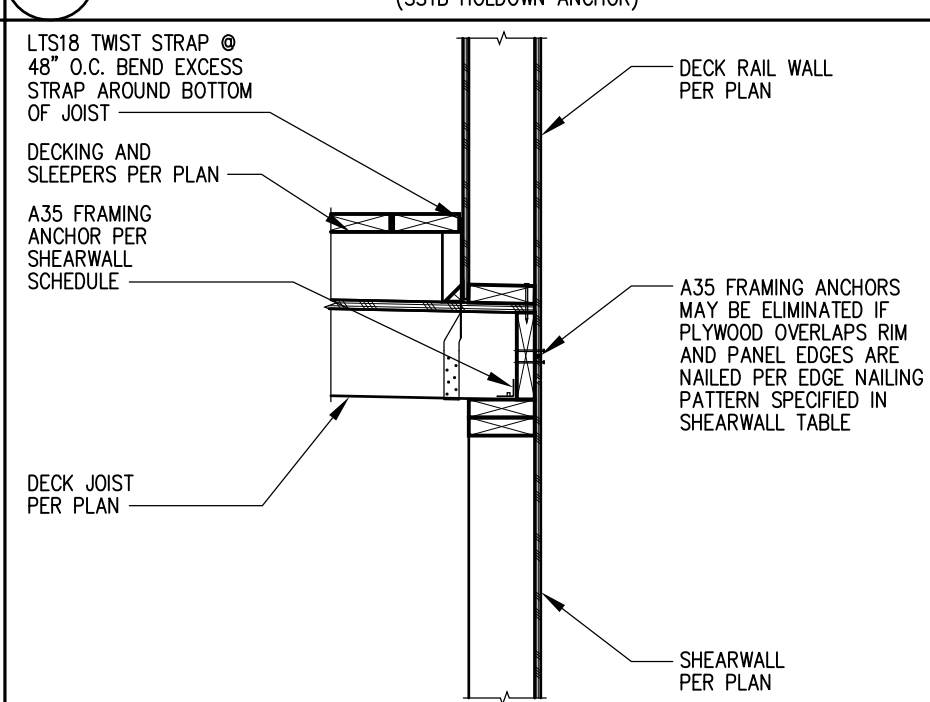
7 EXISTING DECK LEDGER CONNECTION (PERPENDICULAR JOIST)



8 EXISTING AUGMENTED DECK BEAM



9 SHEAR TRANSFER @ DECK FRAMING (2x8 PARALLEL JOIST)



10 SHEAR TRANSFER @ DECK FRAMING (2x8 PERPENDICULAR JOIST)

11 PLYWOOD/OSB SHEARWALL SCHEDULE (HEM FIR FRAMING) (1, 2, 3, 4, 5)

MARK	EDGE	FIELD	SILL PLATE ANCHORS	BOTTOM PLATE NAILING	TOP PLATE CONNECTION		BASE SHEAR (PLF)	
					JOIST (Ø)	RAFTER OR TRUSS	WIND	SEISMIC
P1-6	8d @ 6"	8d @ 12"	3/8" @ 48"	(1) 16d @ 4"	A35 @ 29"	RBC @ 18"	339	241
P1-4	8d @ 4"	8d @ 12"	3/8" @ 33"	(1) 16d @ 3"	A35 @ 20"	RBC @ 31"	495	353
P1-3 (Ø)	8d @ 3"	8d @ 12"	3/8" @ 25"	(1) 16d @ 3"	A35 @ 15"	RBC @ 18"	637	455
P1-2 (Ø)	8d @ 2"	8d @ 12"	3/8" @ 19"	(2) 16d @ 4"	A35 @ 12"	RBC @ 11"	832	595
P2-4 (6, 7)	8d @ 4"	8d @ 12"	3/8" @ 16"	(2) 16d @ 3 1/2"	A35 @ 10"	RBC @ 9"	990	706
P2-3 (6, 7)	8d @ 3"	8d @ 12"	3/8" @ 12"	(2) 16d @ 3"	A35 @ 7"	RBC @ 6"	1274	911
P2-2 (6, 7)	8d @ 2"	8d @ 12"	3/8" @ 8"	(3) 16d @ 3"	A35 @ 6"	RBC @ 5"	1662	1190
P1-2-10d (Ø)	10d @ 2"	10d @ 12"	3/8" @ 16"	(2) 16d @ 3 1/2"	A35 @ 10"	RBC @ 9"	1002	716

NOTES:  
1. ALL EXTERIOR WALLS TO BE "P1-6" SHEARWALL UNLESS NOTED OTHERWISE.  
2. NAILS TO HAVE A MINIMUM DIAMETER OF 0.131" FOR 8d, 0.148" FOR 10d and 16d.  
3. ALL PANEL EDGES TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.  
4. "P1" INDICATES PLYWOOD ON ONE SIDE OF SHEARWALL ONLY, "P2" INDICATES PLYWOOD ON BOTH SIDES.  
5. ANCHOR BOLTS SHALL HAVE A 3"x3"x1/4" STEEL PLATE WASHER THAT EXTENDS TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. WHERE 2x6 SHEARWALLS ARE SHEATHED ON BOTH SIDES, LARGER PLATE WASHERS WILL BE REQUIRED IN ORDER TO MEET THE 1/2" EDGE DISTANCE REQUIREMENT.  
6. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR A BUILT-UP MEMBER STITCH NAILED TOGETHER PER THE BOTTOM PLATE NAILING PATTERN IN THE SHEARWALL SCHEDULE.  
7. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER. NAILS ON EACH SIDE SHALL BE STAGGERED.  
8. AT CONTRACTORS DISCRETION LIP FRAMING ANCHORS MAY BE USED IN LIEU OF THE A35.

11 PLYWOOD/OSB SHEARWALL SCHEDULE (HEM FIR FRAMING) (1, 2, 3, 4, 5)

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S2.0  
STRUCTURAL DETAILS