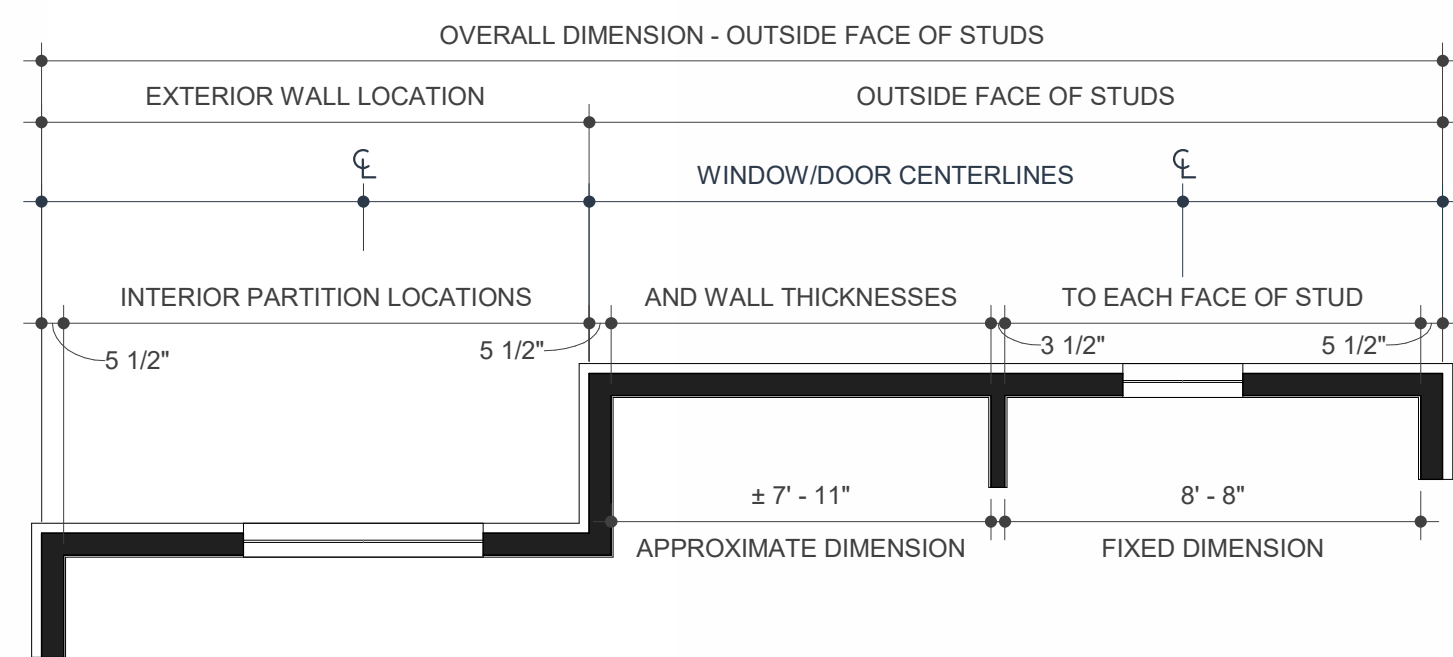


ABBREVIATIONS

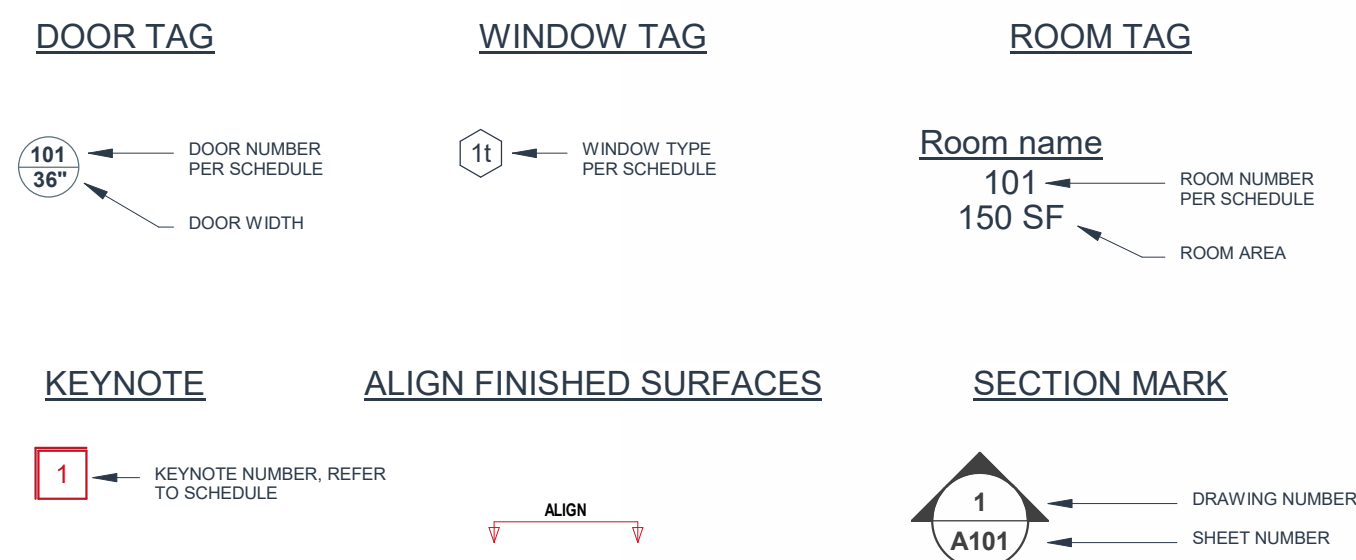
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
AD	AREA DRAWING
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHJ	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ARCHITECTURAL
ARCH	ARCHITECTURAL
BLDG	BOARD
BLKG	BLOCKING
BLV	BELCH
B.O.	BOTTOM OF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLF	CLEAR
CMU	CONCRETE MASONRY UNIT
COND	CONDENSING UNIT
CO	CARBON MONOXIDE DETECTOR
COLL	COLLUM
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CR	CENTER
D	DEEP
DBL	DOUBLE
DIA	DIAMETER
DN	DOWN
DN	DOWN
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
EA	EACH
EAF	EXHAUST FAN
ELEV	ELEVATION
EL	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
EQ	ELECTRIC PANEL
EQ	EQUAL
EW	EACH WAY
EXP	EXPANSION
EXST	EXISTING
EXT	EXTERIOR
F.F.	FINISHED FLOOR
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FT	FEET
FTG	FOOTING
FURR	FURRING
GA	GAS
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GRM	GALLONS PER MINUTE
GR	GRADE
GWB	GYPSPUM WALL BOARD
H	HIGH
HB	HOSE BIBB
HD	HEAD
HDW	HARDWARE
HDW	HARDWARE
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWH	HOT WATER HEATER
IRC	INTERNATIONAL RESIDENTIAL CODE
IN	INCHES
ID	INSIDE DIAMETER
INCL	INCLUDED/INCLUDING
INSUL	INSULATION
INT	INTERIOR
J	JACK
JT	JOINT
L	LENGTH
LBS	POUNDS
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
M.O.	MASONRY OPENING
MTL	METAL
N	NEW
N/A	NOT APPLICABLE
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OVHD	OVERHEAD
PAINTD	PAINT/PAINTED
PL	PLATE
PLUM	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PSD	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
R	RISER
RAD	RADIUS
REF	REFRIGERATOR
REFR	REFRIGERATOR
REIN	REINFORCED
REQD	REQUIRED
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SLVG	SALVAGE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE
T	TREAD
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
THRESH	THRESHOLD
T.O.	TOP OF
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UNDR	UNDERWRITERS LABORATORIES
VAN	VANITY
V.B.	VAPOR BARRIER
VTR	VENT THROUGH ROOF
W	WIDE
W.C.	WATER CLOSET
WD	WOOD
W/D	WASHER / DRYER
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF

DRAWING STANDARDS

DIMENSION METHOD



DRAWING SYMBOLS

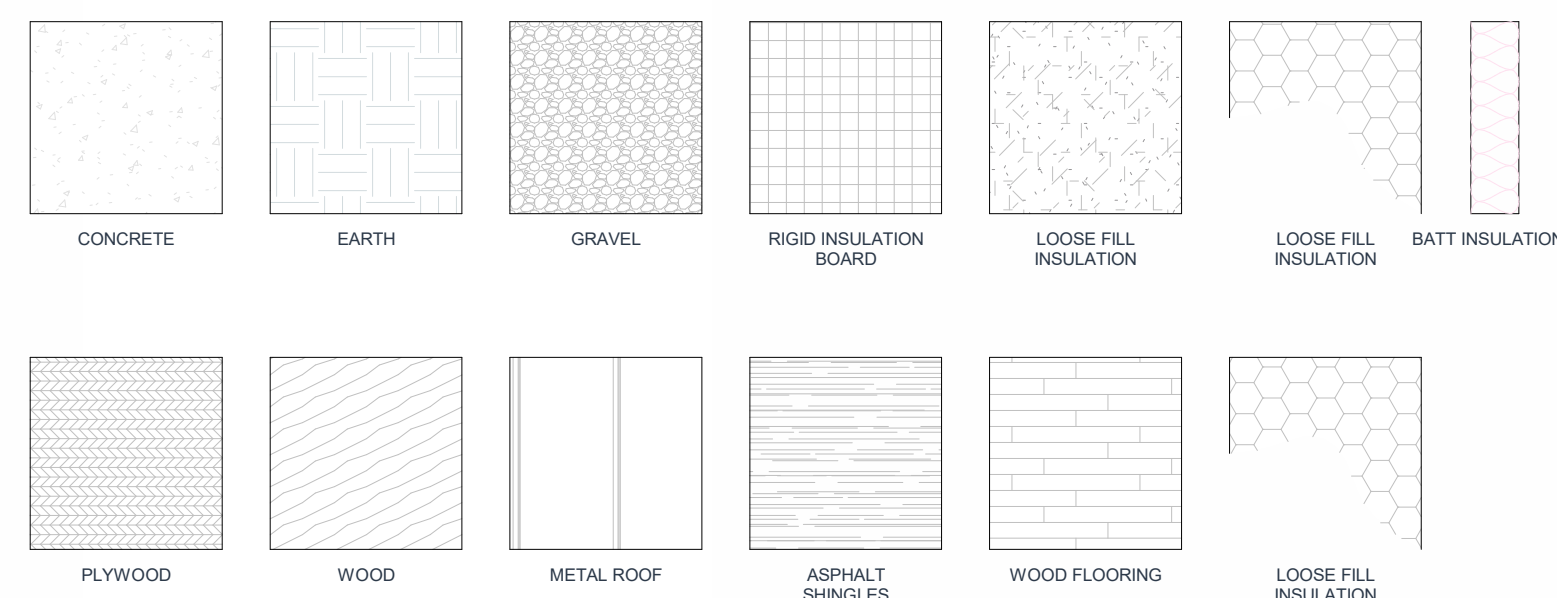


STORY ELEVATION

Name Elevation



COMMON MATERIALS



SCOPE OF WORK

NEW ADDITION AND INTERIOR REMODEL OF MERCER ISLAND RESIDENCE. NO STRUCTURAL WALLS BEING REMOVED. SEE STRUCTURAL MEMO AND NOTES FOR CONFIRMATION. EXTERIOR WINDOWS BEING ADDED. SEE STRUCTURAL NOTES.

CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 WASHINGTON STATE ENERGY CODE

CODES

CONSTRUCTION TYPE: 5B (EXISTING)
5B (PROPOSED)
SPRINKLERS: NONE EXISTING. TO BE ADDED WITH NEW CONSTRUCTION.

CODE ANALYSIS

GENERAL NOTES:
1. ALL NOTES UNDER THIS CONTRACT SHALL COMPLY WITH THE CURRENT EDITIONS OF THE IRC 2021, WASHINGTON STATE ENERGY CODE 2021, IMC 2021, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AND WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REGULATIONS.
2. GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING AND NEW UTILITIES AND SITE CONDITIONS BEFORE AND DURING CONSTRUCTION. INFORM ARCHITECT OF VARIATIONS BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
3. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON THE JOB.
4. DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND FACE OF ROUGH FRAMING UNLESS OTHERWISE NOTED. FOR DIMENSIONS TO EXISTING STRUCTURE, ASSUME FACE OF (E) FINISHED SURFACE.
5. FLOOR-TO-FLOOR DIMENSIONS FROM TOP OF SUBFLOOR TO TOP PLATES, UNLESS NOTED OTHERWISE.
6. PROVIDE SOLID BLOCKING BEHIND ALL WALL HUNG FIXTURES AND ACCESSORIES.

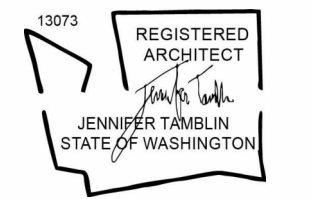
CODE NOTES:
1. OPENINGS SHALL BE CALLED, OR WEATHER STRIPPED.
2. SEAL TEARS AND JOINTS IN INSULATION WITH TAPE.
3. MOISTURE CONTROL TO BE PROVIDED PER WA STATE ENERGY CODE.
4. HOT WATER HEATERS SHALL COMPLY WITH THE NATIONAL APPLIANCES CONSERVATION ACT.
5. SERVICES WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED PER WA STAR ENERGY CODE.
6. ALL NAILING PER IRC.
7. PROVIDE SMOKE DETECTORS PER IRC - IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA. CONTRACTOR TO VERIFY SDS ARE PROPERLY INSTALLED IN EXISTING HOME.
8. SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP.
9. CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. CONTRACTOR TO VERIFY.
10. PROVIDE FIRE BLOCKING, DRAFTSTOPS, AND FIRESTOPS PER THE IRC.
11. PROVIDE APPROVED SECURITY AND LOCKING DEVICES AT NEW DOORS AND WINDOWS PER IRC.

A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COM STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED. NOTE THAT THIS SYSTEM REQUIRES A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY LINE.

DRIFT INTERIOR ARCHITECTURE

103 91st Ave SE, Lake Stevens, WA 98258 4254780327

www.drift-ia.com



Registered Architect in WA State

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DRAWING INDEX

Sheet No.	Sheet Name	Revision Date
G001	COVER SHEET	
G002	INTERNATIONAL RESIDENTIAL CODE	
G003	ENERGY CODE COMPLIANCE	
G004	SURVEY PLAN	
Z002	ZONING CODE COMPLIANCE	
A000	AS-BUILT PLAN	
A001	DEMO PLAN	
A100	FLOOR PLAN	
A101	ROOF PLAN	
A200	BUILDING ELEVATION	
A201	BUILDING ELEVATION	
A300	BUILDING SECTIONS	
A302	3D VIEW	
A500	WALL, FLOOR, ROOF & FOUNDATION DETAILS	
A501	EXTERIOR ENVELOPE DETAILS	
A502	EXTERIOR DETAILS	
A503	DETAILS	
A600	DOOR TYPES & SCHEDULE	
A601	WINDOW TYPES & SCHEDULE	
S1.0	GENERAL STRUCTURAL NOTES/ SHEET INDEX	
S1.1	GENERAL STRUCTURAL NOTES	
S2.0	MAIN FLOOR & FOUNDATION PLAN	
S2.1	ROOF FRAMING PLAN	
S3.0	FOUNDATION DETAILS	
S4.0	WOOD FRAMING SCHEDULES	

NIKKI HURKADLI HOUSE

PROJECT TEAM

NIKKI HURKADLI
3325 84TH AVE SE MERCER ISLAND WA 98040 CLIENT NAME

DRIFT INTERIOR ARCHITECTURE
14526 107TH ST NE LAKE STEVENS, WA (E): JEN@DRIFT-IA.COM (P): 425-478-0327 CONTACT: JEN TAMBLIN ARCHITECT NAME

BUILDER
BUILDER ADDRESS BUILDER NAME

STRUCTURAL ENGINEER
ENGINEER ADDRESS ENGINEER ADDRESS

OTHER CONSULTANT
OTHER ADDRESS OTHER CONSULTANT

BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS
CLIENT NAME
NIKKI HURKADLI
PROJECT ADDRESS
3325 84th Ave SE Mercer Island WA 98040

PROJECT LOCATION

ADDRESS: 3325 84TH AVE SE MERCER ISLAND WA 98040
PARCEL: 122404-9107
LOT AREA: 9701 SQ FT
LEGAL: S 89.31 FT OF E 138.50 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 LESS CO RD
PRESENT USE: SINGLE FAMILY (RES USE/ZONE)
ZONING: R-9.6



SITE



REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY:

SHEET NAME

COVER SHEET

SHEET NO.

G001

Scale 1/4" = 1'-0"

PROJECT GENERAL AND CODE NOTES

GENERAL:

ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE STATE OF WASHINGTON AND BE IN ACCORDANCE WITH ALL WASHINGTON STATE LAWS, REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

DO NOT SCALE DRAWINGS OR DETAILS - USE DIMENSIONS SHOWN.

- DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF FRAMING OR CONCRETE, OR TO THE CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE PLANS.
- DOORS AND CASSED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4 1/2" FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS, UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

THE CONTRACTOR SHALL COORDINATE THE LOCATION OF MECHANICAL WORK, ELECTRICAL WORK, AND OTHER SUBCONTRACTOR WORK TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND ALL CODES. CONTACT THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE FRAMING LAYOUT WITH MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR INCONSISTENCIES WITH THE CODES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE ALL CHANGES WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

ALL STRUCTURAL SYSTEM SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

SOILS: (REFER TO GEOTECH PERMIT REVIEW COMMENT RESPONSE LETTER)

SEE THE SOILS REPORT PROVIDED BY THE GEOTECHNICAL CONSULTANT FOR ALL SOILS RELATED STRUCTURAL CRITERIA PERTAINING TO FOUNDATION DESIGN. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

CLEARING & GRADING (T.E.S.C.MEASURES): (REFER TO SHEET C2)

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITH THESE PLANS HAVE BEEN REVIEWED TO THESE REQUIREMENTS. ANY VARIANCE FROM THE ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD. THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE WORK.

FINAL SITE DRAINAGE MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM SLOPE OF 6 INCHES WITHIN THE FIRST 10 FEET,

IRC R317.1.2. ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 8" OF SOILS SHALL BE PRESSURE TREATED WOOD IN COMPLIANCE WITH IRC R317.

IRC R317.3. ALL METAL FRAMING CONNECTORS AND FASTENERS USED WITH PRESSURE TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE TREATED MATERIAL.

SEE INSULATION REQUIREMENTS FOR FLOORS AND WALLS IN **1/A3.10.**

FIREPLACES: (REFER TO SHEET A2.10)

IRC CHAPTER 10. MASONRY FIREPLACES, BARBECUES, SMOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE IN ACCORDANCE WITH **IRC CHAPTER 10.**

UL 127. IRC R1004. FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, AND TESTED IN ACCORDANCE WITH **UL 127. IRC R1004.**

IRC G2425 thru G2430. FACTORY-BUILT FIREPLACES SHALL BE VENTED IN ACCORDANCE WITH **IRC G2425 thru G2430.**

FACTORY-BUILT FIREPLACES OR WOOD STOVES SHALL BEAR THE STAMP OF THE TESTING LAB AND BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. MANUFACTURER'S INSTRUCTIONS SHALL BE ON SITE AT TIME OF INSPECTION.

CEILING HEIGHTS: (REFER TO SHEETS A3.10 & A3.11)

IRC R305. HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 50% OF REQUIRED FLOOR AREA OF A SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION LOWER THAN 5'-0", BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" OVER SHOWERHEAD AND A TUB OR SHOWER ENCLOSURE.

ROOFING: (REFER TO SHEET A2.11)

IRC R905. APPLY ROOF COVERING IN ACCORDANCE WITH **IRC R905.**

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER 12" (2% SLOPE) FOR DRAINAGE.

ATTIC: (REFER TO SHEET A2.14)

IRC R806. PROVIDE ATTIC VENTILATION USING CONTINUOUS RIDGE VENT AND VENTED BIRDBLOCKING. AT CLOSED SOFFITS PROVIDE CONTINUOUS 2 1/2" VENT SLOT. (**SEE DETAIL 2/A7.02**) THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVES OR CORNICE VENTS.

IRC R302.12. DRAFT STOPS, WHERE REQUIRED, SHALL BE INSTALLED PER **IRC R302.12.**

IRC R807.1. PROVIDE READILY ACCESSIBLE ATTIC ACCESS, MINIMUM 22" X 30" WITH MINIMUM 30" UNOBSTRUCTED HEADROOM IN ATTIC. SEE INSULATION REQUIREMENTS FOR ROOFS AND CEILINGS IN THE **ENERGY** SECTION BELOW.

GLAZING: (REFER TO SHEET A9.10)

IRC R308. ALL GLASS AND GLAZING IS TO BE IN COMPLIANCE WITH **IRC R308** AND THE WASHINGTON STATE SAFETY GLASS LAW.

IRC R308.4. GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS ON DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, OPENINGS WITHIN 60" VERTICAL AND 60" HORIZONTAL OF THE BOTTOM LANDING OF A STAIRWAY, STORM DOORS, RAILINGS, SHOWER DOORS, SLIDING GLASS DOORS AND TUB ENCLOSURES SHALL BE SAFETY GLAZING MATERIAL.

ALL EXTERIOR GLAZING SHALL COMPLY WITH THE LATEST EDITION OF THE WASHINGTON STATE ENERGY CODE.

IRC R308.6. SKYLIGHT SHALL BE HERMETICALLY SEALED, INSULATED, HEAT STRENGTHENED, OR FULLY TEMPERED GLASS. SKYLIGHTS SHALL MEET THE REQUIREMENTS OF **IRC R308.6.**

GLASS BLOCK SHALL BE 3" MINIMUM. THE MORTARED SURFACES SHALL BE TREATED FOR MORTAR BONDING. **IRC R610.**

EGRESS: (REFER TO SHEET A2.10)

IRC R310. EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A CLEAR OPENING HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. ALL EMERGENCY ESCAPE OPENINGS SHALL FULLY COMPLY WITH **IRC R310.**

IRC R311. PROVIDE MEANS OF EGRESS IN ACCORDANCE WITH **IRC R311.**

IRC R311.3.1. EVERY EXTERIOR EXIT DOOR SHALL HAVE A LANDING ON EACH SIDE. MAXIMUM STEP AT THRESHOLD SHALL BE 1 1/2".

FIRE PROTECTION: (REFER TO SHEETS A2.10 & A2.11)

IRC R314. PROVIDE SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A CENTRAL LOCATION IN CORRIDORS OR AREAS ACCESSING SLEEPING AREAS AS WELL AS ONE ON EACH STORY. SMOKE DETECTORS ARE TO RECEIVE PRIMARY POWER FROM BUILDING WIRING WITH A BATTERY BACKUP. SMOKE DETECTORS SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.

IRC R314. IRC R314.4. SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH **IRC R314.** ALL ALARM DEVICES SHALL BE INTERCONNECTED PER **IRC R314.4.**

IRC R315. PROVIDE CARBON MONOXIDE DETECTOR OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY AND WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTORS ARE TO RECEIVE PRIMARY POWER FROM BUILDING WIRING WITH A COMMERCIAL SOURCE AND WITH A BATTERY BACKUP. BATTERY OPERATED DETECTORS ARE PERMITTED IF COMMERCIAL POWER IS NOT AVAILABLE. CARBON MONOXIDE DETECTORS SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.

IRC R315. IRC R315.5. CARBON MONOXIDE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH **IRC R315.** ALL ALARM DEVICES SHALL BE INTERCONNECTED PER **IRC R315.5.**

IRC R302.11. INSTALL FIREBLOCKING PER **IRC R302.11.**

IRC R302.12. INSTALL DRAFTSTOPPING PER **IRC R302.12.**

BATHROOMS:

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STUDS.

HINGED SHOWER DOORS SHALL OPEN OUTWARD.

IRC R308.4. ALL GLAZING USED FOR DOORS OR ENCLOSURES IN BATHROOMS SHALL BE SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLONG A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING.

IRC R307.2. SHOWER STALL WAINSCOT SHALL BE A MINIMUM OF 72 INCHES ABOVE THE FLOOR. RUN CEMENT BACKER BOARD TO CEILING, TYPICAL.

IRC R307.1. WATERCLOSETS SHALL HAVE MIN. 30" CLEAR WIDTH AND MIN. 21" FRONT CLEARANCE.

GAS APPLIANCES: (REFER TO SHEET A2.10)

HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70° FEET ABOVE FLOOR IN HABITABLE ROOMS WHEN OUTSIDE TEMP. IS AS SHOWN IN **SECTION 302 WSEC.**

IRC G2407.6. FUEL BURNING EQUIPMENT LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN COMBUSTION AIR FROM OUTDOORS PER **IRC G2407.6. DO NOT USE CRAWL SPACE AIR!**

IRC G2407. EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM PER **IRC G2407.**

PROVIDE READILY ACCESSIBLE AUTOMATIC OR MANUAL SHUT-OFF SWITCH THERMOSTAT. PROVIDE AT LEAST ONE THERMOSTAT FOR REGULATING SPACE TEMPERATURES FOR EACH HEATING/COOLING UNIT.

IRC G2404 & IRC M1307.2. GAS APPLIANCES SHALL BE INSTALLED AND SECURELY FASTENED IN PLACE IN ACCORDANCE WITH **IRC G2404 & IRC M1307.2.**

IRC G2408.5. PROVIDE CLEARANCE FROM COMBUSTIBLE MATERIALS PER **IRC G2408.5.**

SEE **FIREPLACES** SECTION ABOVE FOR ADDITIONAL INFORMATION REGARDING GAS FIREPLACES.

EXTERIOR FINISHES: (REFER TO SHEETS A7.11 & A7.12)

IRC R703. IRC SECTION 703.8. IRC SECTION 703.2. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN (IRC) SECTION 703.4. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY (IRC) SECTION 703.2.

- UNDERLAYMENT:** APPLY TWO (2) LAYERS OF 60 MIN. BUILDING PAPER OVER SHEATHING PRIOR TO INSTALLATION OF WINDOWS, WRAP INTO OPENINGS. AFTER INSTALLATION OF WINDOWS, APPLY SELF-ADHESIVE 'BLUESKIN' PER MANUFACTURER'S INSTRUCTIONS.

- ADHERED STONE VENEER: USE PRESSURE-TREATED SHEATHING BEHIND ADHERED STONE VENEER, TYP.** APPLY ADHERED STONE VENEER OVER UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATION. **DO NOT BACKFILL OR POUR CONCRETE AGAINST STONE VENEER.**

IRC R703.5.

- WOOD SIDING:** INSTALL OVER UNDERLAYMENT IN ACCORDANCE WITH **IRC R703.3.**

IRC R703.6.

- WOOD SHINGLES:** INSTALL OVER UNDERLAYMENT IN ACCORDANCE WITH **IRC R703.5.**

IRC R703.10.

- FIBER CEMENT SIDING:** INSTALL OVER UNDERLAYMENT IN ACCORDANCE WITH **IRC R703.10.**

IRC R703.4.

- FLASHING:** INSTALL FLASHINGS IN ACCORDANCE WITH **IRC R703.4.** VERTICAL LEG OF FLASHING SHALL BE 4" MIN. 'KICK-OUT' FLASHING TO GUTTERS SHALL EXTEND 3" MIN. BEYOND WALL.

DECKS & EXTERIOR STAIRWAYS: (REFER TO SHEETS A7.11 & A7.12)

IRC R317. WOODEN STRUCTURAL SUPPORTS AND MEMBERS THAT ARE EXPOSED TO WEATHER WITHOUT PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE MEMBER SURFACE SHALL BE PRESSURE TREATED OR CEDAR LUMBER.

IRC 317.3. ALL METAL FRAMING CONNECTORS AND FASTENERS USED WITH PRESSURE TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE TREATED MATERIAL.

VENTILATION (VIAQ) & LIGHTING: (REFER TO SHEETS A2.10, & A2.11)

COMPLY WITH **2021 WASHINGTON ENERGY CODE (WSEC)** USING **PRESCRIPTIVE METHOD** FOR GROUP R OCCUPANCIES UNLESS OTHERWISE DETECTED.

INSTALL WHOLE HOUSE VENTILATION SYSTEM IN ACCORDANCE WITH **THE CURRENT WSEC WORKSHEET PREPARED FOR THIS PROJECT.**

IN HABITABLE ROOMS NOT PROVIDED WITH AN OPENABLE EXTERIOR OPENING OF AT LEAST 4% OF THE FLOOR AREA, A MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED THAT PROVIDES A MINIMUM OF .35 AIR CHANGES PER HOUR. **IRC R303.1.**

IRC R303.1. NATURAL LIGHTING IN ALL HABITABLE SPACES SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF EACH SPACE.

IRC M1505.4.4. LAUNDRY, BATH AND UTILITY ROOM FANS TO BE **50 CFM MIN.** AND KITCHEN, RANGE/OVEN FANS TO BE **100 CFM** MINIMUM. ALL VENTILATION DUCTS SHALL VENT TO THE OUTSIDE OF THE BUILDING AND TERMINATE A MINIMUM OF 3 FEET FROM ANY OPENINGS IN THE BUILDING. INSTALL BACK DRAFT DAMPERS IN SYSTEMS DESIGNED TO OPERATE INTERMITTENTLY. ALL DUCTWORK SHALL HAVE A SMOOTH NONCOMBUSTIBLE, NONABSORBENT SURFACE. EXHAUST DUCTS IN UNCONDITIONED SPACES & SUPPLY DUCTS IN CONDITIONED SPACES SHALL BE INSULATED TO R-4 MIN.

WSEC TABLE R402.4.1.1. PROVIDE TIGHT FITTING GLASS OR METAL DOORS ON SOLID FUEL BURNING APPLIANCES.

ENERGY: (REFER TO SHEETS A2.10, A3.10 & A3.11)

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, CLIMATE ZONE - **MARINE 4,** TABLE R402.1.1.

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF **THE INTERNATIONAL RESIDENTIAL CODE (IRC)** AND THE **WASHINGTON STATE ENERGY CODE, LATEST EDITION.** VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL INSULATION MATERIALS, INCLUDING FACING AND VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.

(R-21)

- WALLS:** INSULATED PER TABLE R402.1.1. **(R-21)**

(R-49) (R-38)

- ROOF & CEILING:** INSULATED PER TABLE R402.1.1. PROVIDE INSULATION IN ROOF AND CEILING: ABOVE CEILING **(R-49)** WHERE POSSIBLE AND IN 2X12 RAFTERS **(R-38)** IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE. PROVIDE INSULATION Baffles EAVE VENTS AT CEILINGS/ATTICS TO MAINTAIN 2" MIN. OF VENTILATION ABOVE INSULATION. EXTEND Baffles 6" VERTICALLY ABOVE BATT INSULATION AND 12" VERTICALLY ABOVE LOOSE-FILL INSULATION. WEATHERSTRIP AND INSULATE ATTIC ACCESS DOORS AND PANELS TO THE R-VALUE OF THE SURROUNDING SURFACES.

R402.1.1. (R-30)

- FLOORS:** INSULATE PER TABLE R402.1.1. PROVIDE INSULATION IN ROOF AND CEILING: ABOVE CEILING **(R-49)** WHERE POSSIBLE AND IN 2X12 RAFTERS **(R-38)** IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE. PROVIDE INSULATION Baffles EAVE VENTS AT CEILINGS/ATTICS TO MAINTAIN 2" MIN. OF VENTILATION ABOVE INSULATION. EXTEND Baffles 6" VERTICALLY ABOVE BATT INSULATION AND 12" VERTICALLY ABOVE LOOSE-FILL INSULATION. WEATHERSTRIP AND INSULATE ATTIC ACCESS DOORS AND PANELS TO THE R-VALUE OF THE SURROUNDING SURFACES.

R402.1.1. (R-10), WSEC 402.2.9 (OR 402.2.9.1 FOR HEATED FLOORS).

- SLAB ON GRADE:** INSULATE PER TABLE R402.1.1. PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION **(R-10).** INSULATION MAY BE INSTALLED ON EITHER THE OUTSIDE FACE OR THE INSIDE FACE OF THE FOUNDATION WALL IN ACCORDANCE WITH **WSEC 402.2.9 (OR 402.2.9.1 FOR HEATED FLOORS).**

IRC R702.7 & R703.

- VAPOR BARRIERS:** VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION. FLOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR KRAFT FACED MATERIAL. ROOF/CEILING ASSEMBLIES WHERE THE VENTILATION SPACE ABOVE THE INSULATION IS LESS THAN AN AVERAGE OF 12 INCHES SHALL BE PROVIDED WITH A VAPOR RETARDER. WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE A VAPOR RETARDER INSTALLED. FACED BATT INSULATION SHALL BE FACE STAPLED. A GROUND COVER OF MIN. 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES W/ JOINTS LAPPED MIN. 12".

IRC R702.7 & R703.

- CAULKING & SEALANTS:** EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES; OPENINGS BETWEEN WALLS AND FOUNDATION; OPENINGS BETWEEN ROOF AND WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS & ROOFS; AND ALL OTHER OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED.

WSEC R303.

- WINDOWS AND DOORS:** ALL VERTICAL FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR OF .30. OVERHEAD GLAZING SHALL HAVE A MAXIMUM U-FACTOR OF .50. GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED AND DISPLAYED IN ACCORDANCE WITH **WSEC R303.**

IRC N1103.2 & M1601.3.

- DUCTWORK:** INSULATE HEATING DUCTS IN UNCONDITIONED SPACES TO R-8 MINIMUM. DUCTWORK SEAMS & JOINTS SHALL BE TAPED, SEALED, AND FASTENED WITH A MINIMUM NUMBER OF FASTENERS.

IRC P2603.

- PIPING:** INSULATE NON-CIRCULATING HOT AND COLD WATER PIPES IN UNCONDITIONED SPACES TO R-3 MINIMUM.

WAC 51-56 SECTION 402.

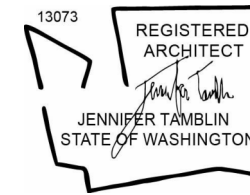
- WATER FLOW:** FLOW RATES FRO PLUMBING FIXTURES SHALL COMPLY WITH **WAC 51-56 SECTION 402.**: TOILETS @ 1.6 GALLONS PER FLUSH MAXIMUM; SHOWERS, TUBS AND LAVATORIES @ 2.5 GPM, MAXIMUM.

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103 91st Ave SE, Lake Stevens, WA 98298

4254780327

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NIKKI HURKADLI HOUSE

BUILDER NAME

NIKKI HURKADLI

BUILDER CONTACT

3325 84th Ave SE Mercer Island WA 98040

CLIENT NAME

NIKKI HURKADLI

PROJECT ADDRESS

3325 84th Ave SE Mercer Island WA 98040

REVISION LOG

REV # DATE DESCRIPTION

STATUS:

PERMIT

DPS PERMIT NUMBER:

BNA Project number:

XXXXXX

DRAWN BY:

SHEET NAME

INTERNATIONAL RESIDENTIAL CODE

SHEET NO.

G002

Scale

3/32" = 1'-0"

ENERGY NOTES

- ALL SLEEPING ROOMS AND EACH FLOOR SHALL BE PROVIDED WITH HEAT AND WALL-MOUNTED THERMOSTATIC CONTROLS. HEATED SPACE SHALL MAINTAIN A TEMPERATURE OF 70 DEGRESS FAHRENHEIT AT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- ALL CRACKS SHALL BE CAULKED TO PREVENT AIR INFILTRATION FROM EXTERIOR CLIMATE AND INTER-UNIT AIR EXCHANGE.
- EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE INLET THAT HAS A MINIMUM OF 4 SQ. INCHES OF NET FREE AREA PER SMC 403.8.6.1 .
- A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SEC R404.1.

WINDOW & DOOR HEADER INSULATION

PER TABLE R402.1.1. PROVIDE MINIMUM OF R-10 INSULATION AT ALL WINDOW AND DOOR HEADERS

VENTILATION REQUIREMENTS

MINIMUM FAN CFM - M1505.4.4

KITCHEN	100 CFM INTERMITTENT
BATHROOM	50 CFM INTERMITTENT
TOILET	50 CFM INTERMITTENT

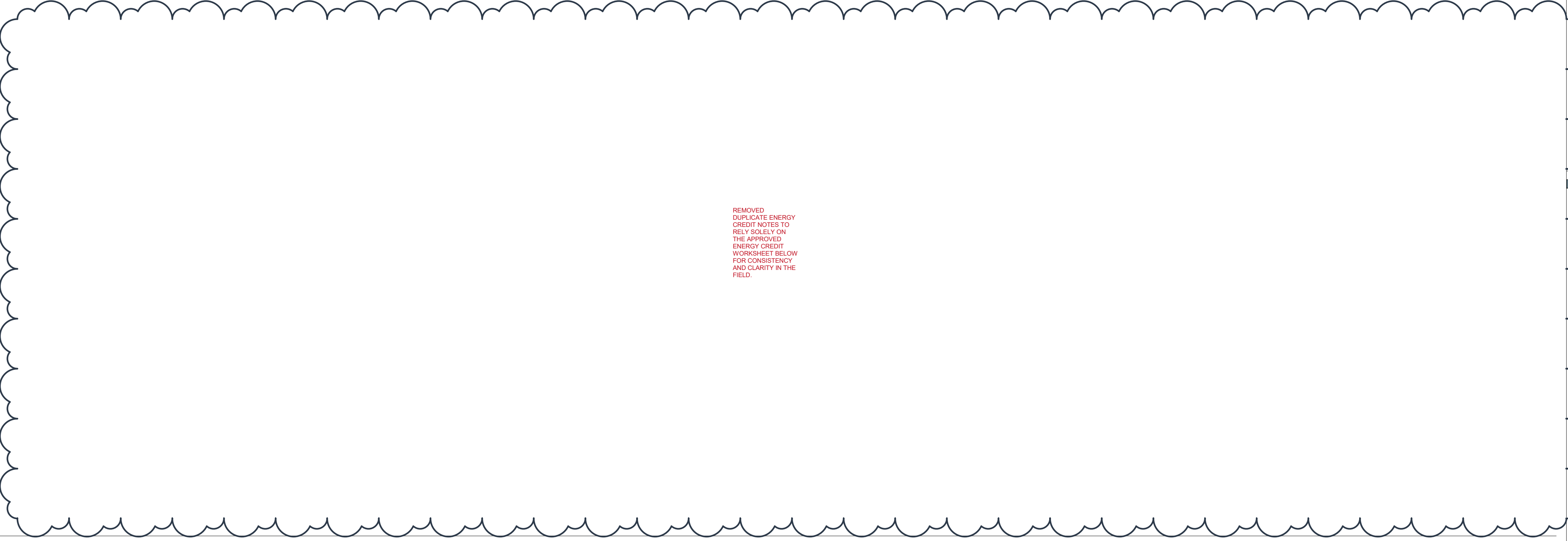
- NEW CONSTRUCTION TO CONFROM TO THE REQUIREMENTS OF 2021 SRC & 2021 SEC.
- EXHAUST DUCTS TO TERMINATE OUTSIDE THE BUILDING WITH BACKDRAFT DAMPERS. VENT DUCTS SHOWN THROUGH CEILING OR SOFFIT.
- ALL FANS TO BE SWITCHED INTERMITTENTLY.
- ENVIRONMENTAL AIR EXHAUST VENTS ON BUILDING EXTERIOR TO COMPLY WITH SMC 501.3.1 #3 CLEARANCE. SEE EXTERIOR ELEVATIONS WITH IDENTIFIED CLEARANCES.

WHOLE HOUSE FAN

- M1505.4.3 REQUIRES 60 CFM CONTINUOUS AIRFLOW RATE FOR A 3 BEDROOM HOME OF 2,501-3,000SF. THIS FAN SHALL BE CONNECTED TO A TIMER SET TO RUN THE FAN AT A FACTOR OF 50% OF EACH DAY IN 4-HOUR INCREMENTS THERFORE REQUIRING A FAN OF 120 CFM.
- WHOLE-HOUSE FANS NOT TO EXCEED MAXIMUM SONE RATING OF 1.0.

ENERGY CODE PATH

SEC R406.2 PRESCRIPTIVE PER TABLE R406.2.
SEC R406.3 ITEM 2 AND ACHIEVE 8.0 ENERGY CREDITS



2021 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective March 15, 2024)

2021 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
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2021 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective March 15, 2024)

Each dwelling unit in **a residential building** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: **5.0 credits**
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.
- Medium Dwelling Unit: **8.0 credits**
All dwelling units that are not included in #1, #3 or #4.
- Large Dwelling Unit: **9.0 credits**
Dwelling units exceeding 5000 square feet of conditioned floor area.
- Dwelling units serving Group R-2 occupancies: **6.5 credits**
Section R401.1 and residential building Section R202 for Group R-2.
- Additions 150 square feet to 500 square feet: **2.0 credits**

The drawings included with the building permit application shall identify which options have been selected and the point value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

System Type	Description of Primary Heating Source	Credits - select ONE system type
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	0 <input type="checkbox"/>
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5)b found in the 2021 WSEC-COMMERCIAL ENERGY CODE	1.5 <input type="checkbox"/>
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5 <input type="checkbox"/>
4 ^c	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0 <input checked="" type="checkbox"/>
5	For heating system based on electric resistance with:	2.0 <input type="checkbox"/>
	1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	

- See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
- Additional points for the HVAC system are included in Table R406.3.

Options	Energy Credit Option Descriptions	Credits - limited to one energy option from each category ^d	Comments:
1.1	Efficient Building Envelope	0.5 <input type="checkbox"/>	
1.2	Efficient Building Envelope	1.0 <input type="checkbox"/>	
1.3	Efficient Building Envelope	1.5 <input type="checkbox"/>	
1.4	Efficient Building Envelope	2.5 <input type="checkbox"/>	
2.1	Air Leakage Control and Efficient Ventilation	1.0 <input type="checkbox"/>	
2.2	Air Leakage Control and Efficient Ventilation	1.5 <input type="checkbox"/>	
2.3	Air Leakage Control and Efficient Ventilation	2.0 <input type="checkbox"/>	
3.1 ^a	High Efficiency HVAC	1.0 <input type="checkbox"/>	
3.2 ^a	High Efficiency HVAC	0.5 <input type="checkbox"/>	
3.3 ^{a,d}	High Efficiency HVAC	0.5 <input type="checkbox"/>	
3.4 ^{a,d}	High Efficiency HVAC	1.5 <input type="checkbox"/>	
3.5 ^a	High Efficiency HVAC	1.5 <input type="checkbox"/>	
3.6 ^a	High Efficiency HVAC	1.0 <input type="checkbox"/>	
3.7 ^{a,d,e}	High Efficiency HVAC	2.0 <input type="checkbox"/>	
3.8 ^{a,d}	High Efficiency HVAC	1.0 <input type="checkbox"/>	
3.9	High Efficiency HVAC	1.5 <input type="checkbox"/>	
3.10 ^f	High Efficiency HVAC	2.5 <input type="checkbox"/>	
3.11 ^f	High Efficiency HVAC	0.5 <input type="checkbox"/>	
4.1	High Efficiency HVAC Distribution System	0.5 <input type="checkbox"/>	
5.1	Efficient Water Heating	0.5 <input type="checkbox"/>	
5.2	Efficient Water Heating	0.5 <input type="checkbox"/>	
5.3	Efficient Water Heating	0.5 <input type="checkbox"/>	
5.4	Efficient Water Heating	1.0 <input type="checkbox"/>	
5.5	Efficient Water Heating	1.5 <input type="checkbox"/>	
5.6	Efficient Water Heating	2.0 <input type="checkbox"/>	
5.7	Efficient Water Heating	2.5 <input type="checkbox"/>	
5.8	Efficient Water Heating	2.5 <input type="checkbox"/>	
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5 <input type="checkbox"/>	
7.1	Appliance Package	0.5 <input type="checkbox"/>	
Total Credits		8.0	<input type="button" value="Calculate Total"/>

- An alternative heating source sized at a maximum of 0.5 Watts/R2 (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
- See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump systems. Variable capacity heat pumps are ineligible from claiming this option.
- This option may only be claimed if serving System Type 4 or 5 from Table R406.2.
- Primary living areas include living, dining, kitchen, family rooms, and similar areas.
- Options 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.



Permit#	
Address or Lot & Block	
3325 84th Ave SE	
City	Mercer Island
Zip	98040

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditioned floor area of the structure, the number of required additional credits must be selected by the permit applicant.

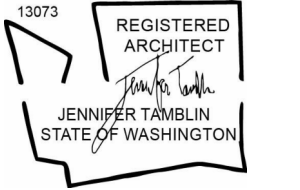
Provide all information from the following tables in building permit drawings: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits.

Authorized Representative Signature	Jennifer Tamblin	Digitally signed by Jennifer Tamblin Date: 2024.07.26 11:30:52 -0700	Date	July 26, 2024
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All Climate Zones Table 402.1.3		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^{b,j}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^e	60	n/a
Wood Frame Wall ^{k,l}	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall ^{k,h}	10/15/21 int + 5TB	n/a
Slab ^{k,l} R-Value & Depth	10, 4 ft	n/a
^a R-values are minimums. U-factors and SMC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table		
^b The fenestration U-factor column excludes skylights.		
^c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.		
^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.		
^e For single rafter- or just-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.		
^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.		
^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.		
^h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.		
ⁱ The first value in cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.		
^j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.		

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NIKKI HURKADLI HOUSE

BUILDER NAME
NIKKI HURKADLI
BUILDER CONTACT
3325 84th Ave SE Mercer Island WA 98040
BUILDER ADDRESS

REVISION LOG

REV #	DATE	DESCRIPTION
1	02242026	Revision 1

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY:

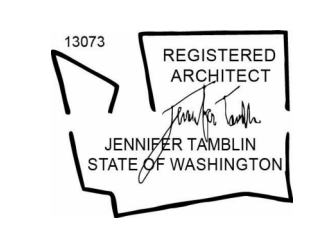
SHEET NAME

ENERGY CODE COMPLIANCE

SHEET NO.

G003

Scale



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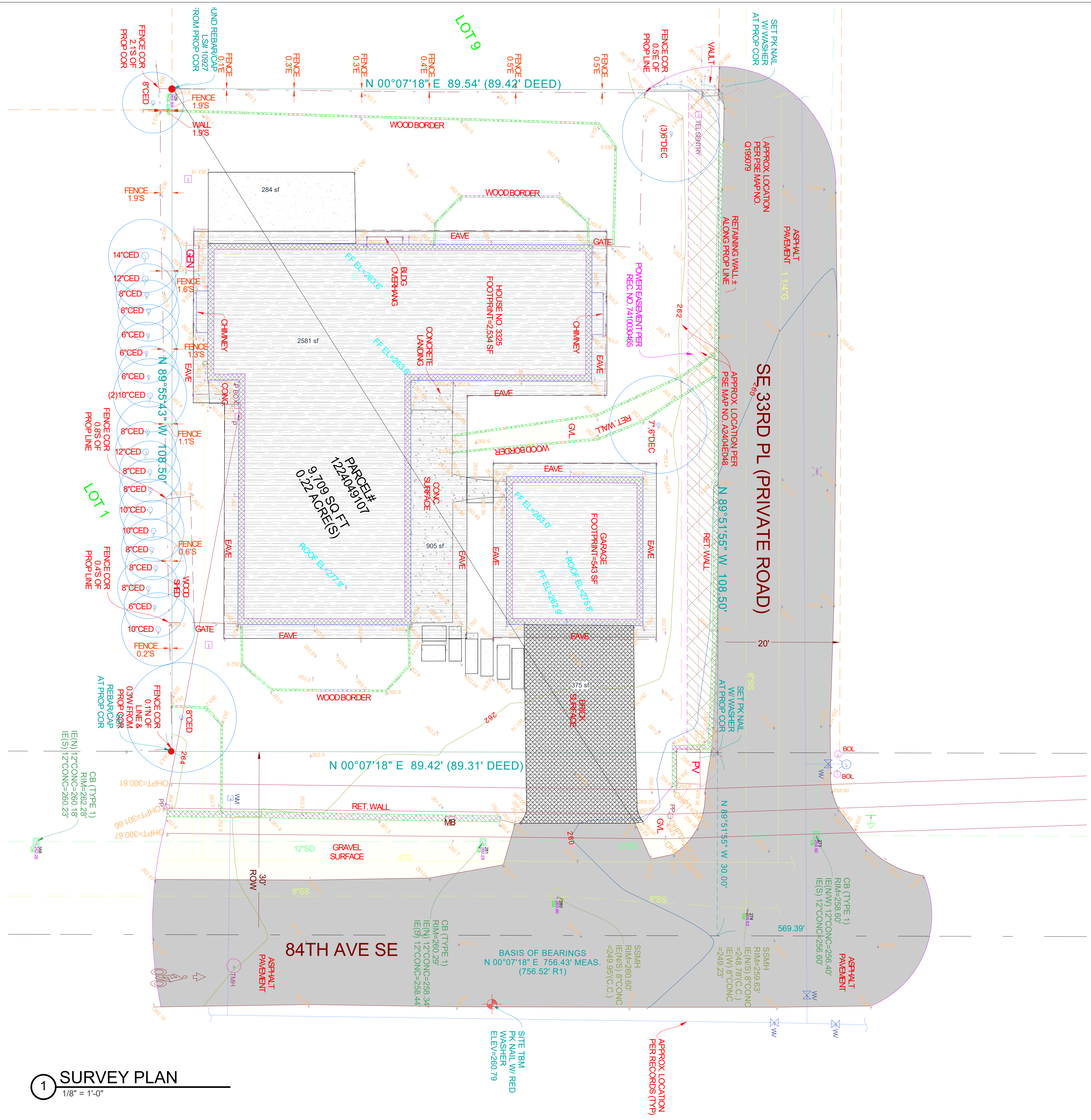
NIKKI HURKADLI HOUSE

CLIENT NAME: **NIKKI HURKADLI**
 BUILDER NAME: _____
 PROJECT ADDRESS: **3325 84th Ave SE Mercer Island WA 98040**
 BUILDER CONTACT: _____
 BUILDER ADDRESS: _____

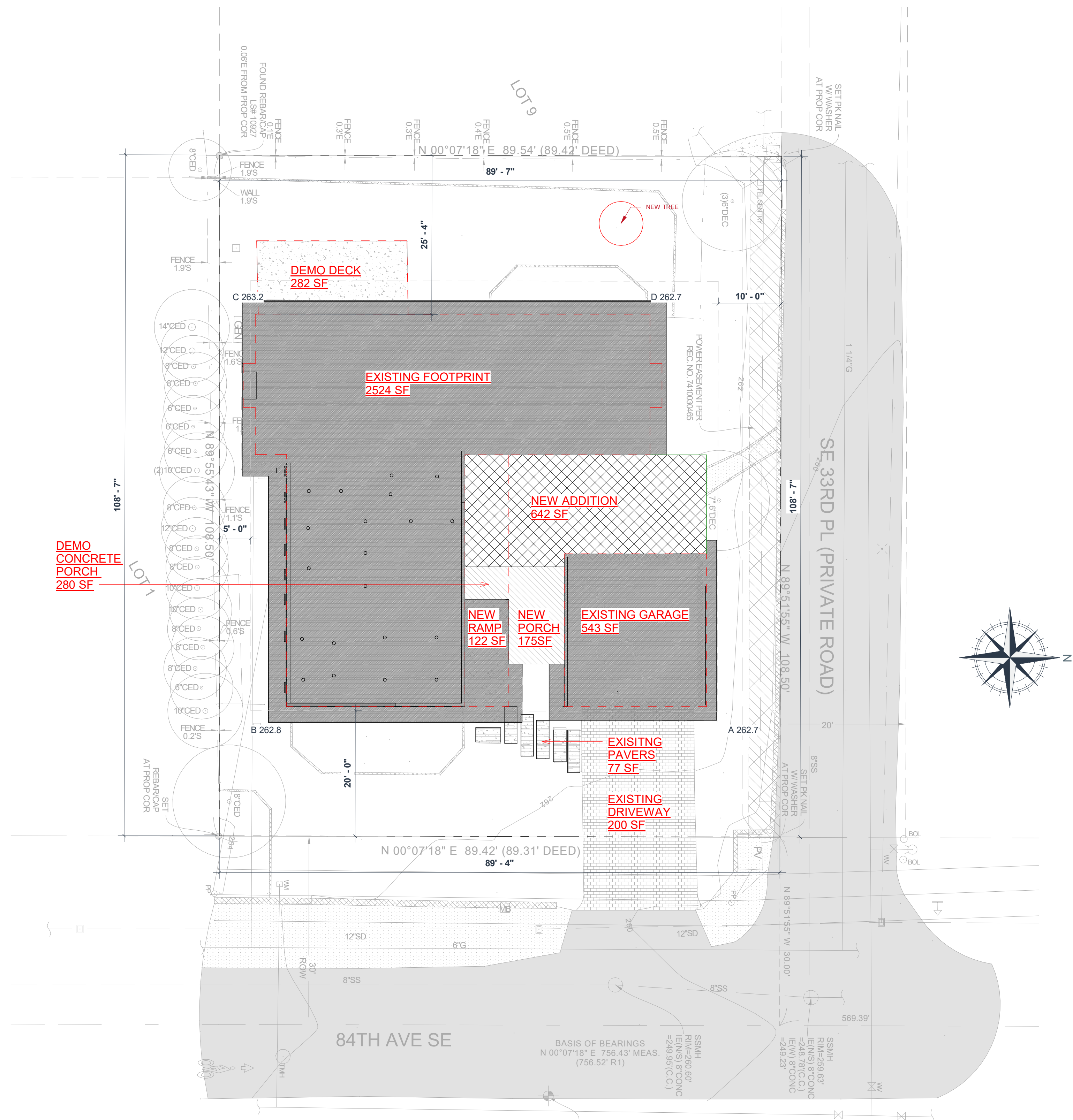
REV #	DATE	DESCRIPTION

STATUS:	PERMIT
DPS PERMIT NUMBER:	
BNA Project number:	XXXXXX
DRAWN BY:	
SHEET NAME:	SURVEY PLAN

SHEET NO. **G004**
 Scale: 1/8" = 1'-0"



1 SURVEY PLAN
 1/8" = 1'-0"



1 SITE PLAN EXISITNG + NEW
3/32" = 1'-0"

ADDRESS: 3325 84TH AVE SE MERCER ISLAND WA 98040
 PARCEL: 122404-9107
 LOT AREA: 9701 SQ FT
 LEGAL: S 89.31 FT OF E 138.50 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 LESS CO RD SINGLE FAMILY (RES USE/ZONE)
 PRESENT USE: R-9.6
 ZONING: R-9.6

HARDSCAPE CALCULATIONS

EXISTING	
EXISTING BUILDING	2524 SF
DETACHED GARAGE	543 SF
CONCRETE PORCH	280 SF
CONCRETE DECK	282 SF
CONCRETE PAVERS	77 SF
DRIVEWAY	200 SF
TOTAL	3916 SF
PROPOSED	
NEW CONSTRUCTION L1	642 SF
NEW FRONT PORCH	235 SF
NEW ADA RAMP	122 SF
DEMO OF EX. CONCRETE PORCH	-280 SF
DEMO OF EX. CONCRETE DECK	-282 SF
TOTAL	4353 SF
NET IMPERVIOUS INCREASE	
NET IMPERVIOUS INCREASE	437 SF
LOT AREA	9709 SF
HARDSCAPE COVERAGE PERCENTAGE (TOTAL / LOT AREA *100)	44.8%

- NET INCREASE: 4,353 SF - 3,916 SF = 437 SF < 500 SF
- THEREFORE, BASED ON THE CALCULATION, A FULL DRAINAGE DESIGN BY A LICENSED CIVIL ENGINEER IS NOT REQUIRED.

- LOT COVERAGE CALCULATIONS: ALLOWED 40%**
- TOTAL GROSS FLOOR AREA: 3,067 HOUSE/GARAGE+ 642 ADDITION+ 175 SF PORCH = 3,884 SF
 - LOT AREA: 9,709 SF
 - FAR = 3,884 SF / 9,709 SF = 0.40 COVERAGE, COMPLIES

- SETBACKS:**
- FRONT YARD: 20' COMPLIES
 - REAR YARD: 25' COMPLIES
 - SIDE YARD: 5' MIN -15' TOTAL COMPLIES

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NIKKI HURKADLI HOUSE

CLIENT NAME: NIKKI HURKADLI
 BUILDER NAME: NIKKI HURKADLI
 PROJECT ADDRESS: 3325 84th Ave SE Mercer Island WA 98040
 BUILDER CONTACT: [Redacted]
 BUILDER ADDRESS: [Redacted]

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT
 DPS PERMIT NUMBER: [Redacted]
 BNA Project number: XXXXXX
 DRAWN BY: Author
 SHEET NAME: SITE AND ZONING
 SHEET NO: Z000
 Scale: 3/32" = 1'-0"

TEMPORARY EROSION & SEDIMENT CONTROL (TESC)

THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 500 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

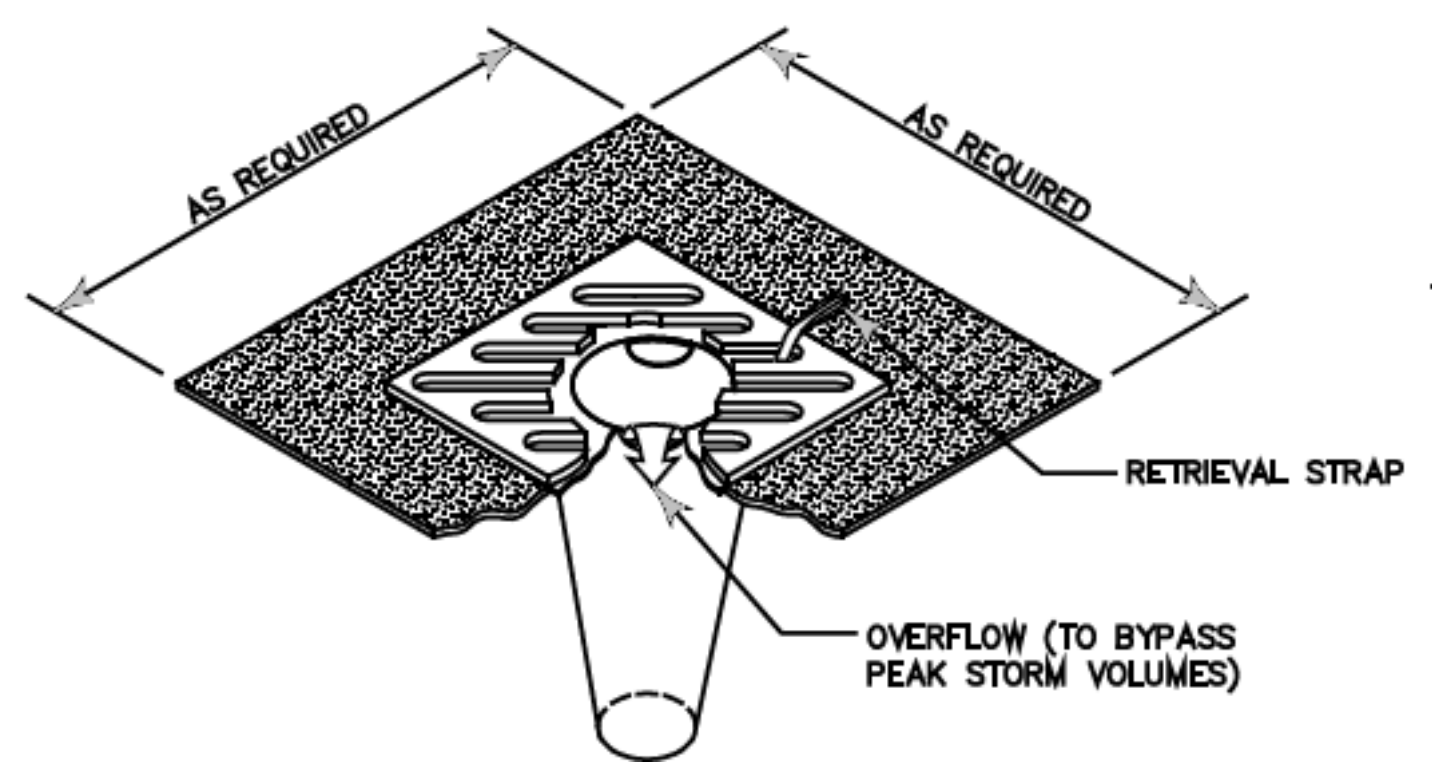
A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.

TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) SHALL BE USED TO ACCOMPLISH THE FOLLOWING MINIMUM REQUIREMENTS. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

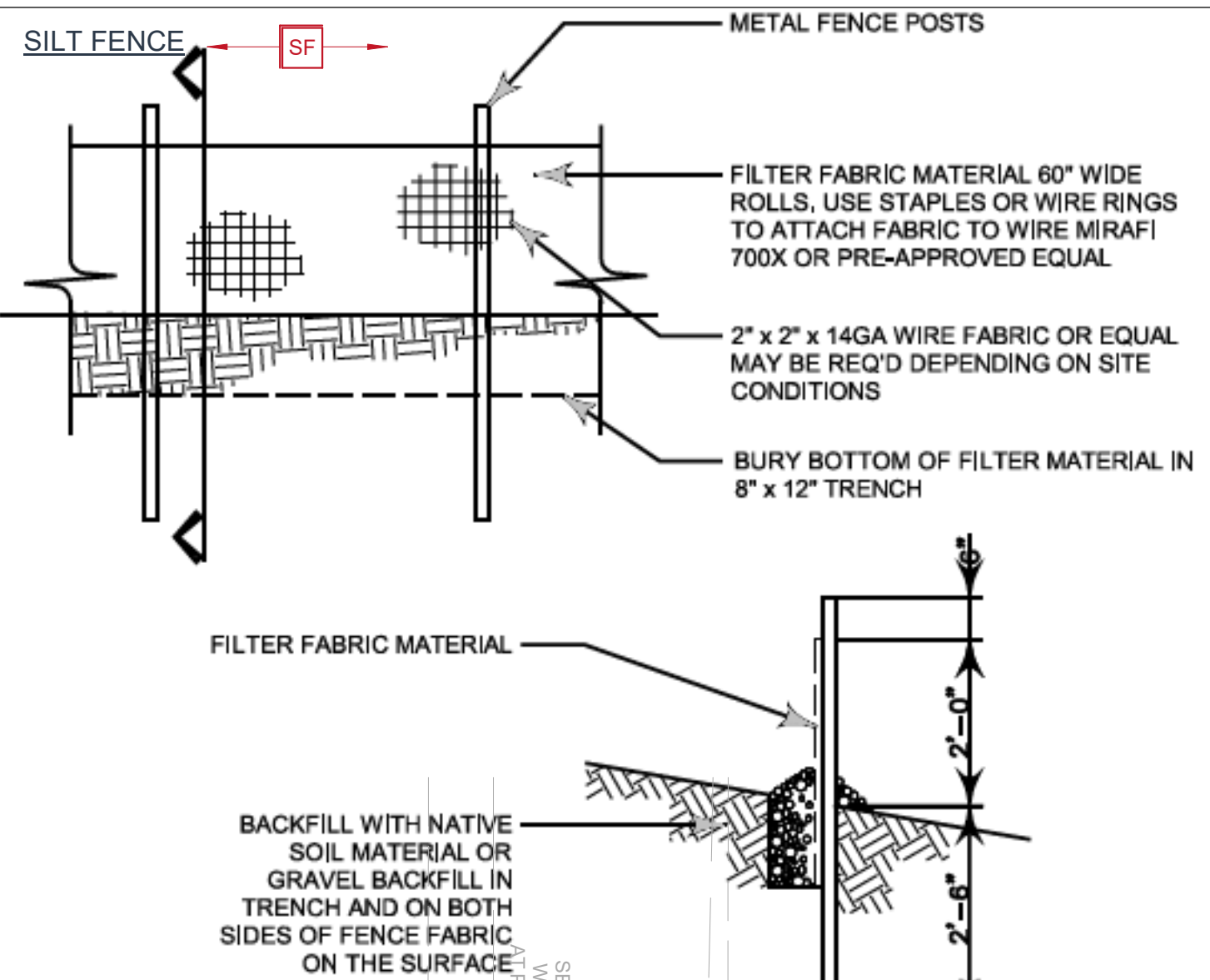
- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE/OPEN TRENCHES
- PHASE/THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES

COMPLETE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE PROVIDED IN "KING COUNTY SURFACE WATER DESIGN MANUAL, APPENDIX C: SMALL PROJECT DRAINAGE REQUIREMENTS". BE USED TO ACHIEVE THE REQUIREMENTS ABOVE. SHOW ALL BMPs ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIREMENTS ABOVE.

STORM DRAIN INSERT E.3.3

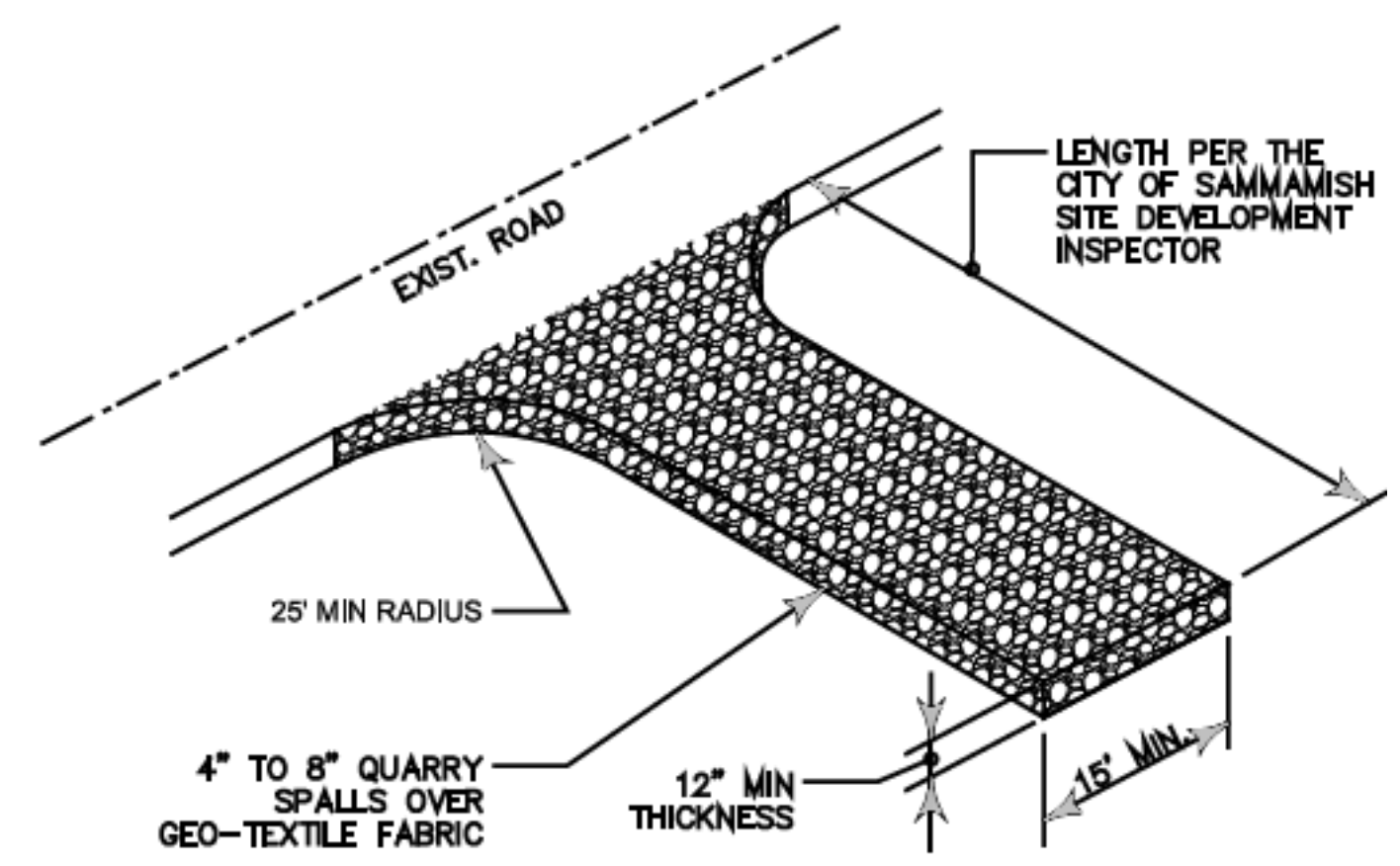


- NOTES:
- STORM DRAIN INSERTS NEED TO BE REMOVED AT THE END OF THE PROJECT
 - STORM DRAIN INSERTS ARE ONLY TO BE INSTALLED IN DRAINAGE DEVICES PER THE MFR. RECOMMENDATIONS. CATCH BASIN INSERTS ARE NOT TO BE INSTALLED CURB INLETS.
 - INSERTS SHALL BE INSPECTED AND MAINTAINED WHEN A 1/2 INCH RAIN ACCUMULATES WITHIN A 24 HOUR PERIOD. CLEAN OR REPLACE INSERT WHEN HALF OF THE TRAP IS FILLED WITH SEDIMENT.



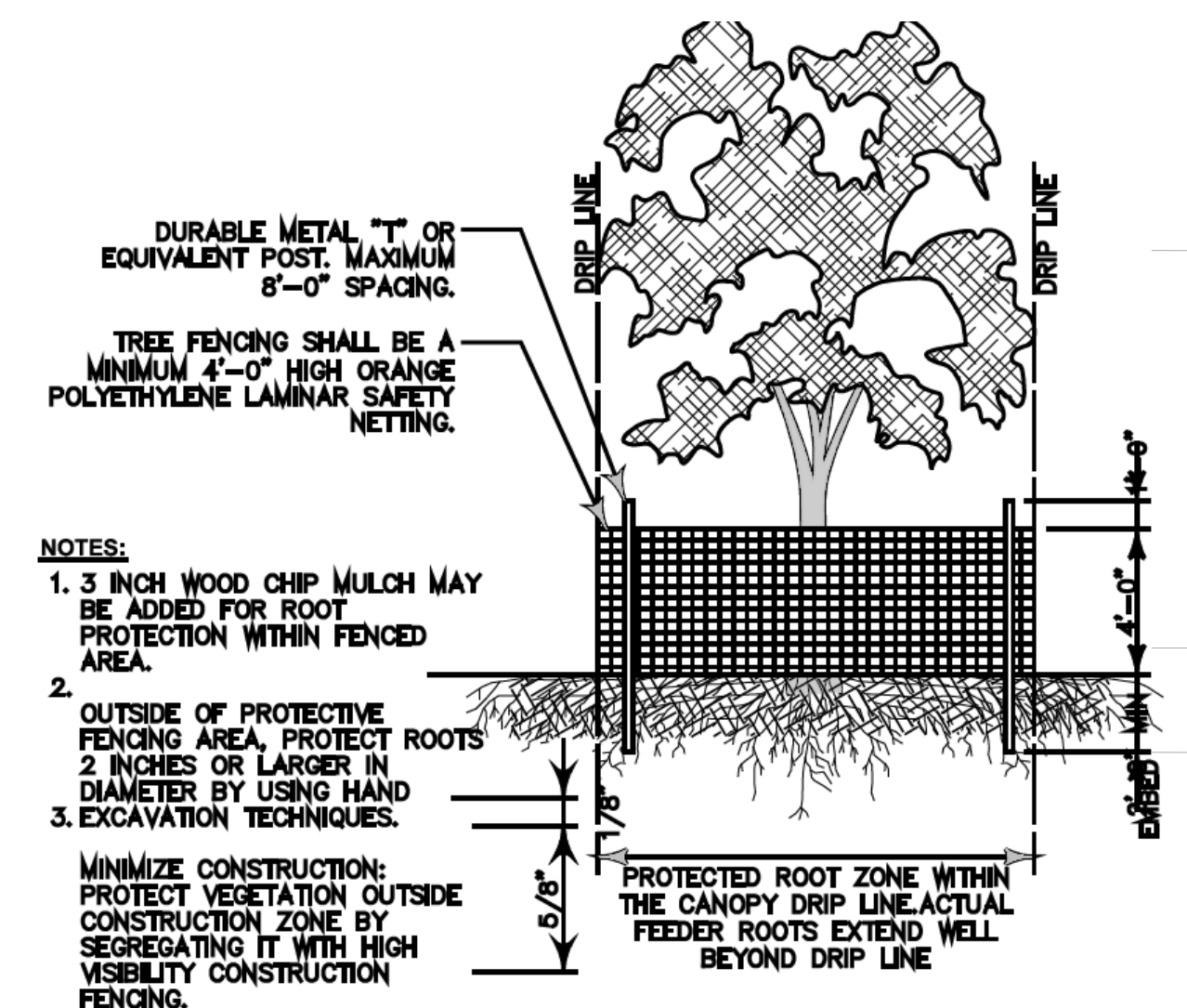
NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN

STABILIZED CONSTRUCTION ACCESS

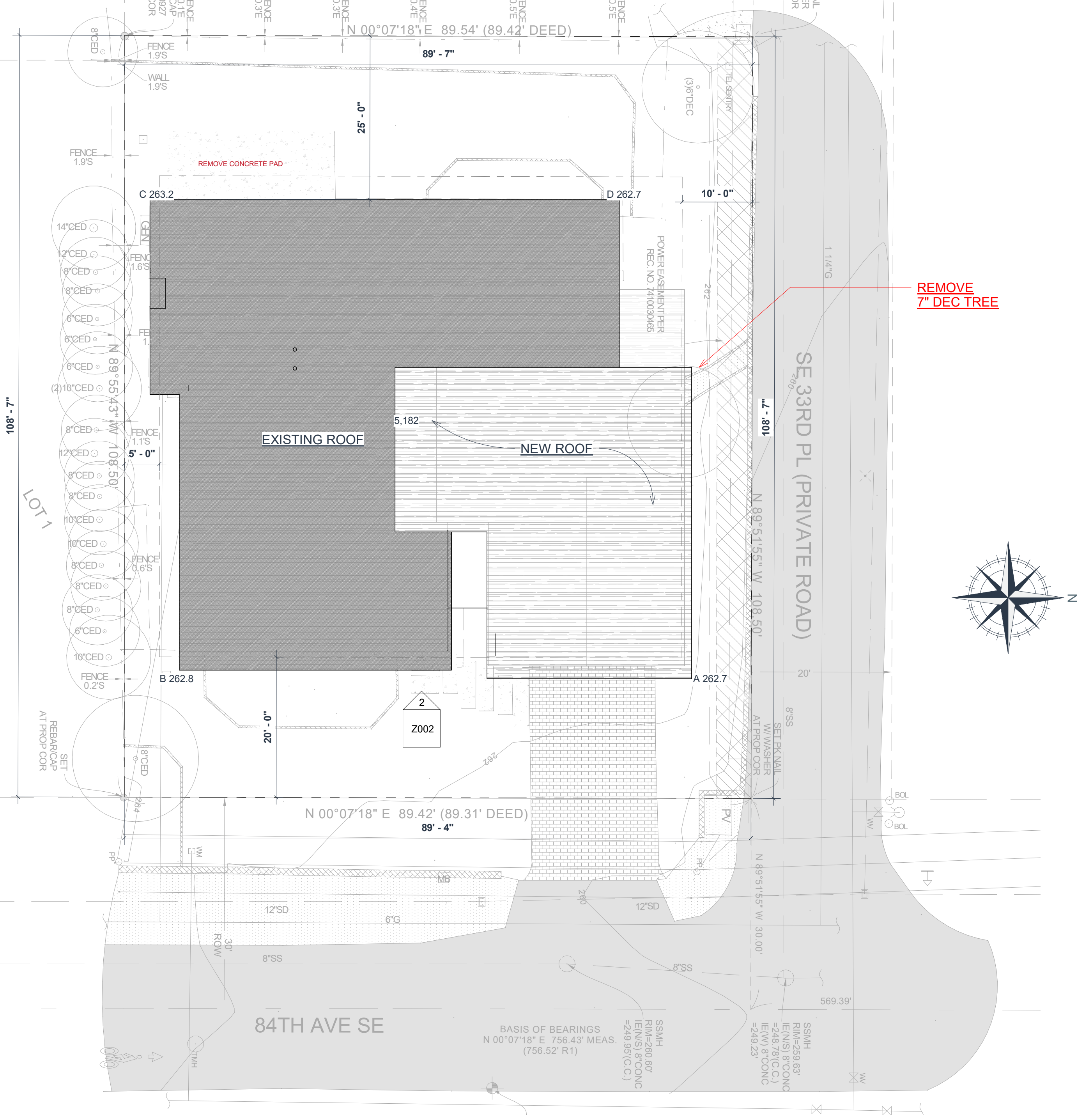


STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.

CLEARING LIMITS



- NOTES:
- 3 INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.
 - OUTSIDE OF PROTECTIVE FENCING AREA, PROTECT ROOTS 2 INCHES OR LARGER IN DIAMETER BY USING HAND EXCAVATION TECHNIQUES.
 - MINIMIZE CONSTRUCTION: PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.



ADDRESS: 3325 84TH AVE SE MERCER ISLAND WA 98040
 PARCEL: 122404-9107
 LOT AREA: 9701 SQ FT
 LEGAL: S 89.31 FT OF E 138.50 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 LESS CO RD
 PRESENT USE: SINGLE FAMILY (RES USE/ZONE)
 ZONING: R-9.6

SITE PLAN NOTES:

- THE NEW ROOF GUTTER SHALL BE CONNECTED TO EXISTING ROOF GUTTER LINES
- ALL CONSTRUCTION ACTIVITIES SHALL BE LOCATED OUTSIDE OF THE DRIPLINE OF TREES IDENTIFIED FOR RETENTION. NO GRADING IS PERMITTED IN TREE DRIPLINES AND TREE PROTECTION BARRIERS SHALL BE INSTALLED 5 FEET BEYOND THE DRIPLINE OF SIGNIFICANT TREES TO BE PROTECTED PRIOR TO ANY LAND DISTURBANCE.

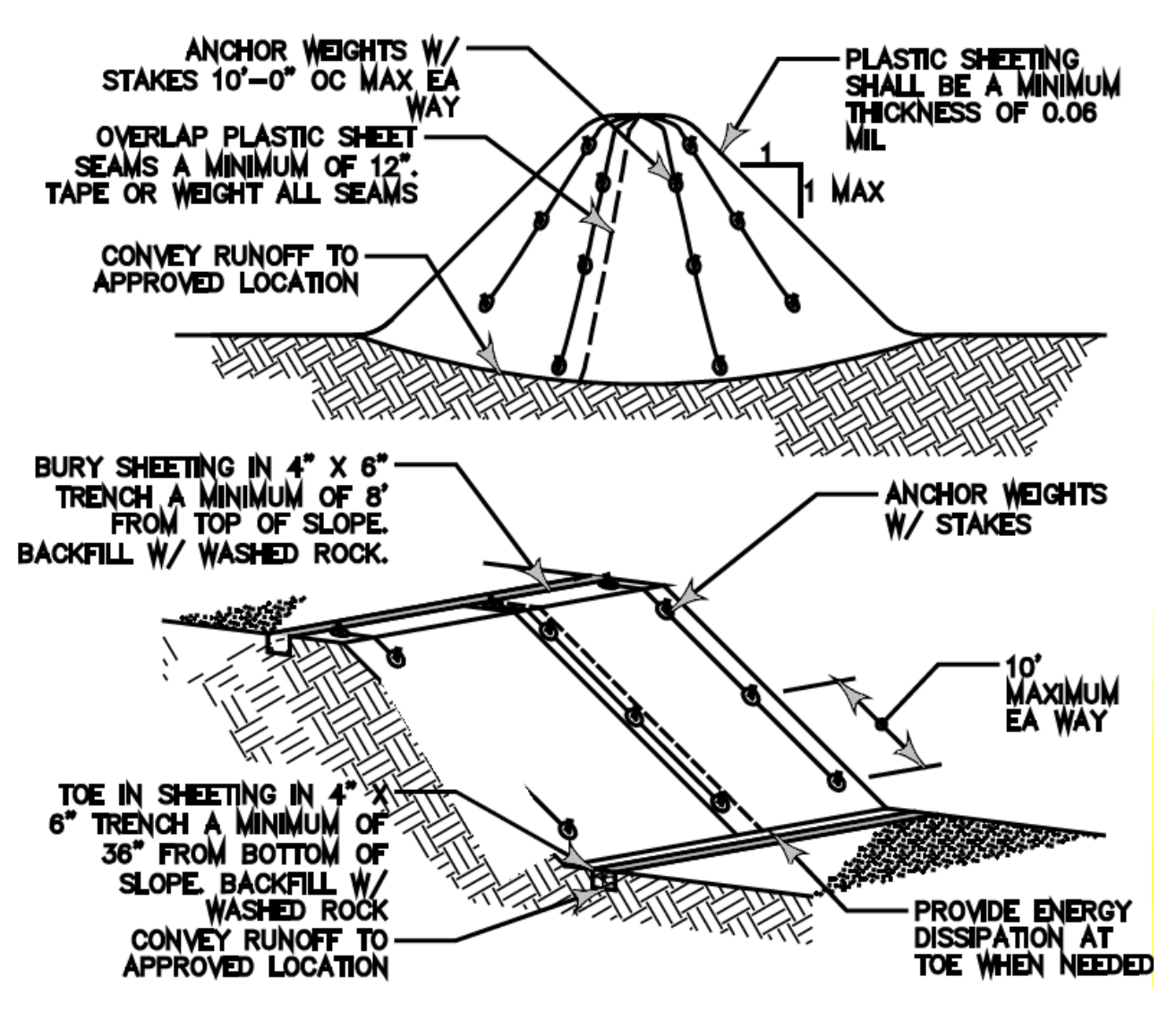
SEE Z001 FOR COVERAGE AND IMPERVIOUS CALCULATIONS

ALLOWED ADJUSTMENTS. A ONE-TIME REDUCTION IN REQUIRED LANDSCAPING AREA AND AN INCREASE IN THE MAXIMUM LOT COVERAGE ARE ALLOWED, PROVIDED:

- THE TOTAL REDUCTION IN THE REQUIRED LANDSCAPING AREA SHALL NOT EXCEED FIVE PERCENTAGE POINTS, AND THE TOTAL INCREASE IN THE MAXIMUM LOT COVERAGE SHALL NOT EXCEED FIVE PERCENTAGE POINTS; AND
 - THE REDUCTION IN REQUIRED LANDSCAPING AREA AND INCREASE IN MAXIMUM LOT COVERAGE ARE ASSOCIATED WITH:
 - A DEVELOPMENT PROPOSAL THAT WILL RESULT IN A SINGLE-STORY SINGLE-FAMILY DWELLING WITH A WHEELCHAIR ACCESSIBLE ENTRY PATH, AND MAY ALSO INCLUDE A SINGLE-STORY ACCESSORY BUILDING
- AVERAGE GRADE CALCULATIONS:
 A 262.7
 B 262.8
 C 263.2
 D 262.7
 TOTAL: 262.85 AVERAGE GRADE

- LOT SLOPE CALCULATIONS:
- HIGHEST ELEVATION POINT OF LOT: 263.80'
 - LOWEST ELEVATION POINT OF LOT: 259.75'
 - ELEVATION DIFFERENCE: 4.05'
 - HORIZONTAL DISTANCE B/W HIGH & LOW POINTS: 141.50'
- LOT SLOPE: 2.86% [4.05/141.5]*100

PLASTIC COVERED STOCKPILE C.3.4



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NIKKI HURKADLI HOUSE

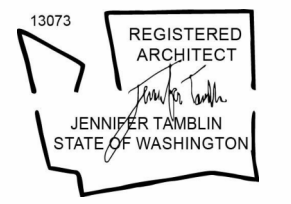
CLIENT NAME
NIKKI HURKADLI

PROJECT ADDRESS
3325 84th Ave SE Mercer Island WA 98040

REV #	DATE	DESCRIPTION

STATUS: **PERMIT**
 DPS PERMIT NUMBER:
 BNA Project number: XXXXXX
 DRAWN BY: Author
 SHEET NAME: **SITE AND ZONING**
 SHEET NO: **Z001**

Scale: 3/32" = 1'-0"
 PLOT DATE: 2/24/2026 1:00:11 PM



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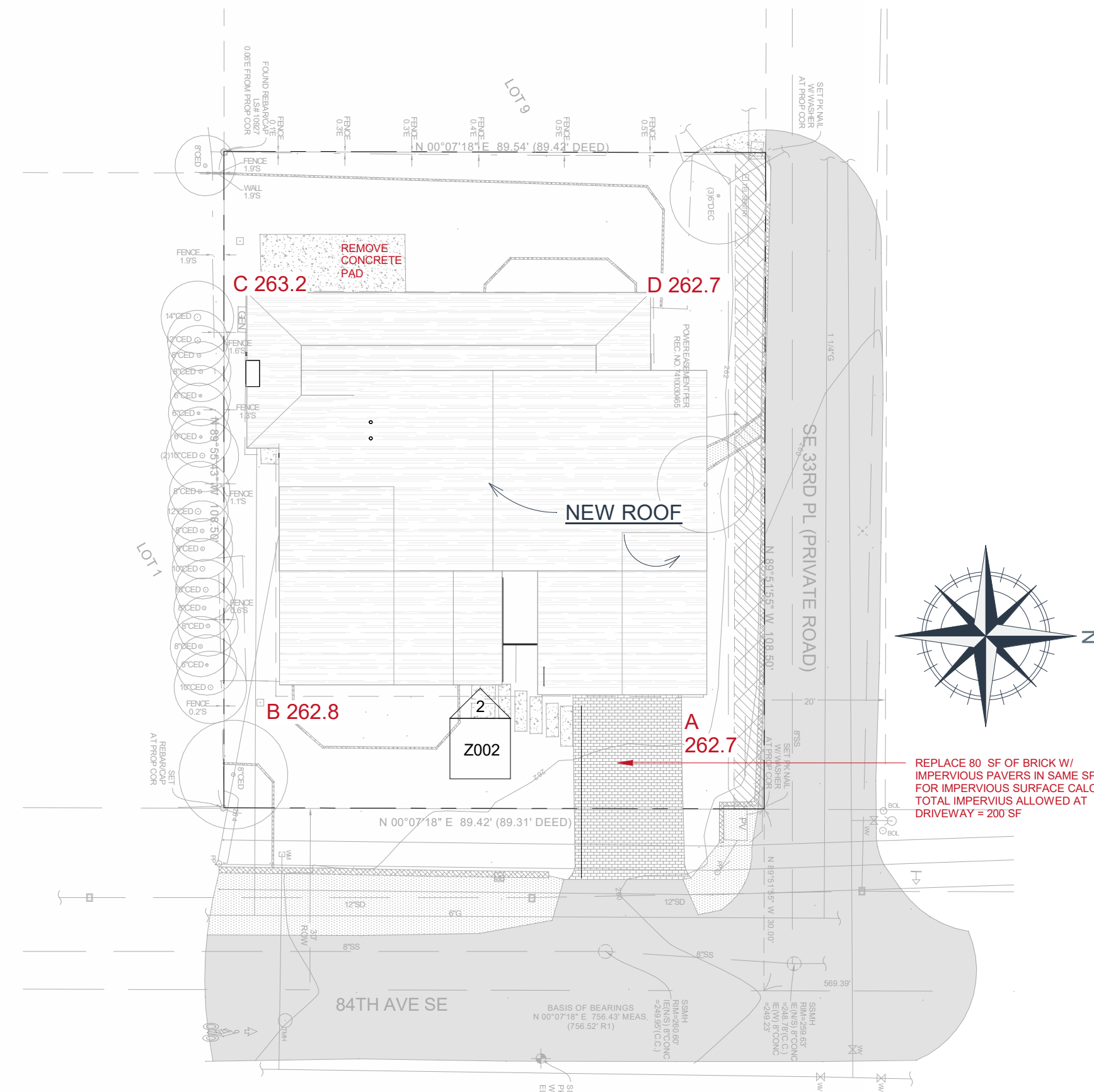
BUILDING HEIGHT CALCULATION	
	AREA (SF)
AVERAGE BASE GRADE	(262.7 + 262.8 + 263.2+ 262.7) / 4
AVERAGE BASE GRADE	262.85'
MAX. ALLOWED BUILDING HEIGHT	262.85' + 30' = 292.85'
PROPOSED BUILDING HEIGHT	279.50'
BUILDING HEIGHT	OK

HARDSCAPE CALCULATIONS	
EXISTING	
EXISTING BUILDING	2524 SF
DETACHED GARAGE	543 SF
CONCRETE PORCH	280 SF
CONCRETE DECK	282 SF
CONCRETE PAVERS	77 SF
DRIVEWAY	200 SF
TOTAL	3916 SF
PROPOSED	
NEW CONSTRUCTION L1	642 SF
NEW FRONT PORCH	235 SF
NEW ADA RAMP	122 SF
DEMO OF EX. CONCRETE PORCH	-280 SF
DEMO OF EX. CONCRETE DECK	-282 SF
TOTAL	4353 SF
NET IMPERVIOUS INCREASE	437 SF
LOT AREA	9709 SF
HARDSCAPE COVERAGE PERCENTAGE (TOTAL / LOT AREA *100)	44.8%

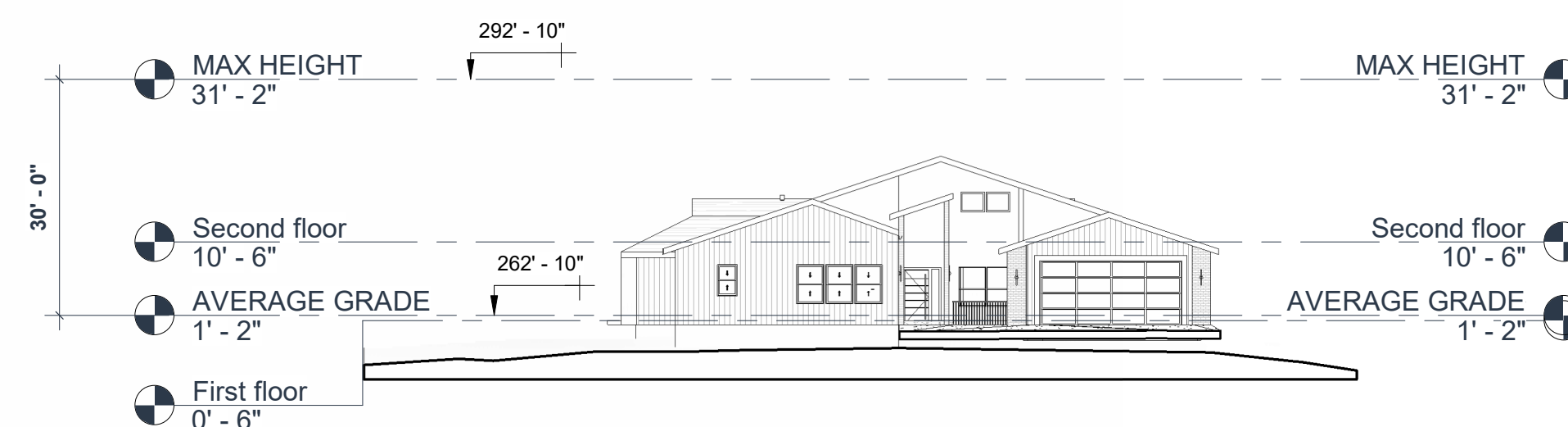
- NET INCREASE: 4,353 SF - 3,916 SF = **437 SF < 500 SF**
- THEREFORE, BASED ON THE CALCULATION, A FULL DRAINAGE DESIGN BY A LICENSED CIVIL ENGINEER IS **NOT REQUIRED**.

- LOT COVERAGE CALCULATIONS: ALLOWED, 40%**
- TOTAL GROSS FLOOR AREA: 3,067 HOUSE/GARAGE+ 642 ADDITION+ 175 SF
 - PORCH = 3,884 SF
 - LOT AREA: 9,709 SF
 - FAR = 3,884 SF / 9,709 SF = 0.40 COVERAGE, COMPLIES

- SETBACKS:**
- FRONT YARD: 20' COMPLIES
 - REAR YARD: 25' COMPLIES
 - SIDE YARD: 5' MIN -15' TOTAL COMPLIES



1 AVERAGE GRADE PLAN
1" = 20'-0"



2 AVERAGE GRADE ELEVATION
1" = 20'-0"

NIKKI HURKADLI HOUSE

BUILDER NAME: NIKKI HURKADLI
BUILDER CONTACT: 3325 84th Ave SE Mercer Island WA 98040
BUILDER ADDRESS:

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY:

SHEET NAME:

ZONING CODE COMPLIANCE

SHEET NO. Z002

Scale 1" = 20'-0"



1 FIRST FLOOR AS-BUILT
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

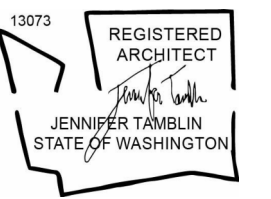
- A. EXISTING EXTERIOR AND FOUNDATION WALLS AND CONCRETE FOOTINGS TO REMAIN. EXISTING BASEMENT SLAB, TO REMAIN WHERE INDICATED
- B. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- C. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES NOT INDICATED ON DEMO/CONSTRUCTION PLANS THAT MAY INTERFERE WITH THE COMPLETION OF PROPOSED WORK.

--- TO BE REMOVED
 ■ EXISTING TO REMAIN

DEMOLITION KEYNOTES

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NIKKI HURKADLI HOUSE

CLIENT NAME: NIKKI HURKADLI
 PROJECT ADDRESS: 3325 84th Ave SE Mercer Island WA 98040
 BUILDER NAME: _____
 BUILDER CONTACT: _____
 BUILDER ADDRESS: _____

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **PERMIT**

DPS PERMIT NUMBER: _____

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME

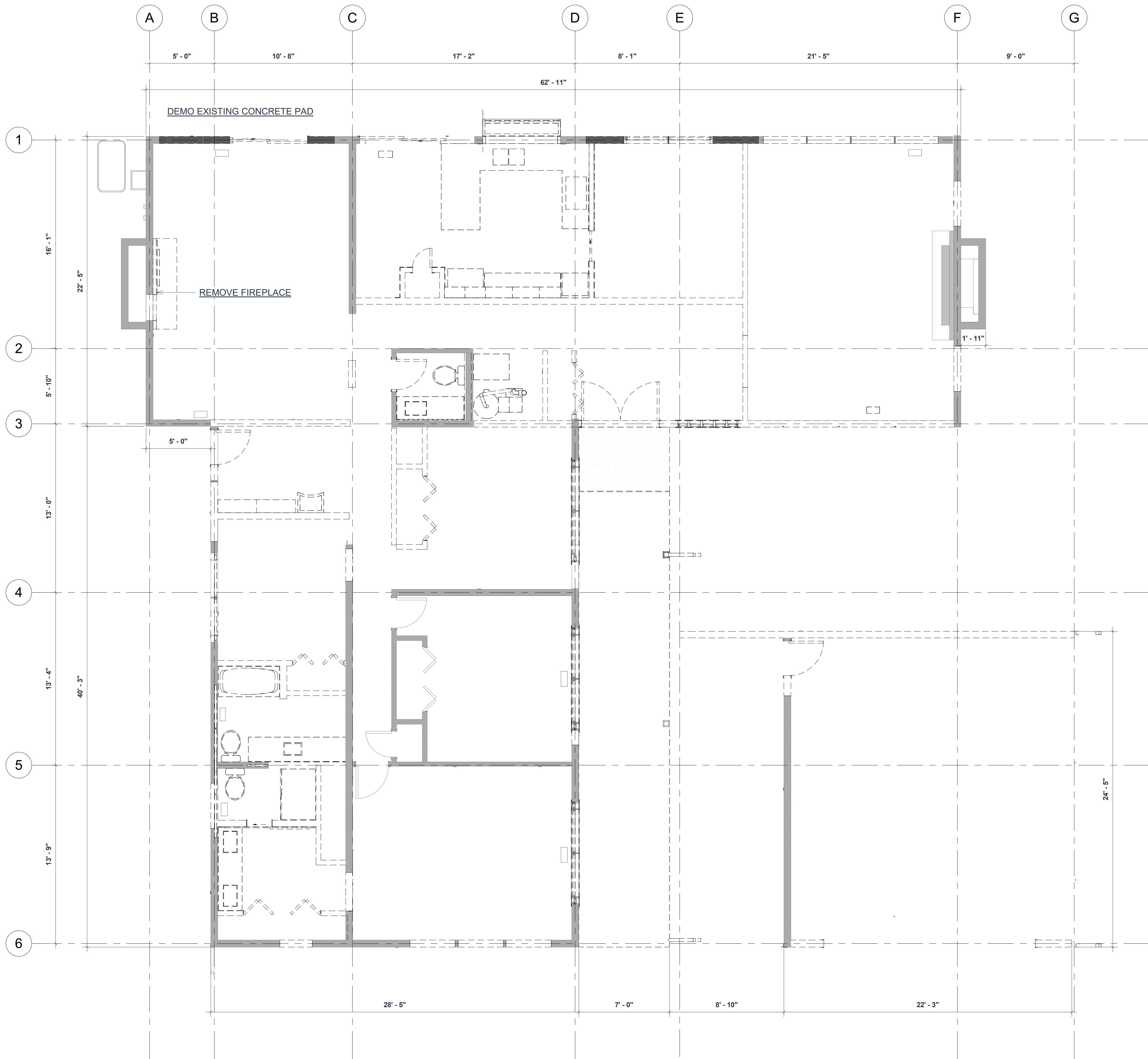
AS-BUILT PLAN

SHEET NO.

A000

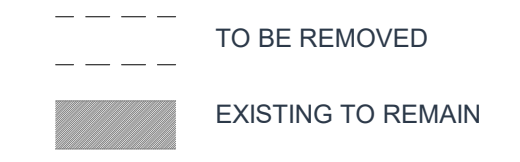
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 PLOT DATE: 2/24/2026 1:00:16 PM



DEMOLITION GENERAL NOTES

- A. EXISTING EXTERIOR AND FOUNDATION WALLS AND CONCRETE FOOTINGS TO REMAIN. EXISTING BASEMENT SLAB, TO REMAIN WHERE INDICATED
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DEMOLITION KEYNOTES

REV #	DATE	DESCRIPTION

STATUS: **PERMIT**

DPS PERMIT NUMBER: **XXXXXX**

BNA Project number: **XXXXXX**

DRAWN BY: **Author**

SHEET NAME: **DEMO PLAN**

SHEET NO.: **A001**

Scale: **1/4" = 1'-0"**

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NIKKI HURKADLI HOUSE

CLIENT NAME: **NIKKI HURKADLI**

PROJECT ADDRESS: **3325 84th Ave SE Mercer Island WA 98040**

BUILDER NAME: _____

BUILDER CONTACT: _____

BUILDER ADDRESS: _____

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **PERMIT**

DPS PERMIT NUMBER: **XXXXXX**

BNA Project number: **XXXXXX**

DRAWN BY: **Author**

SHEET NAME: **DEMO PLAN**

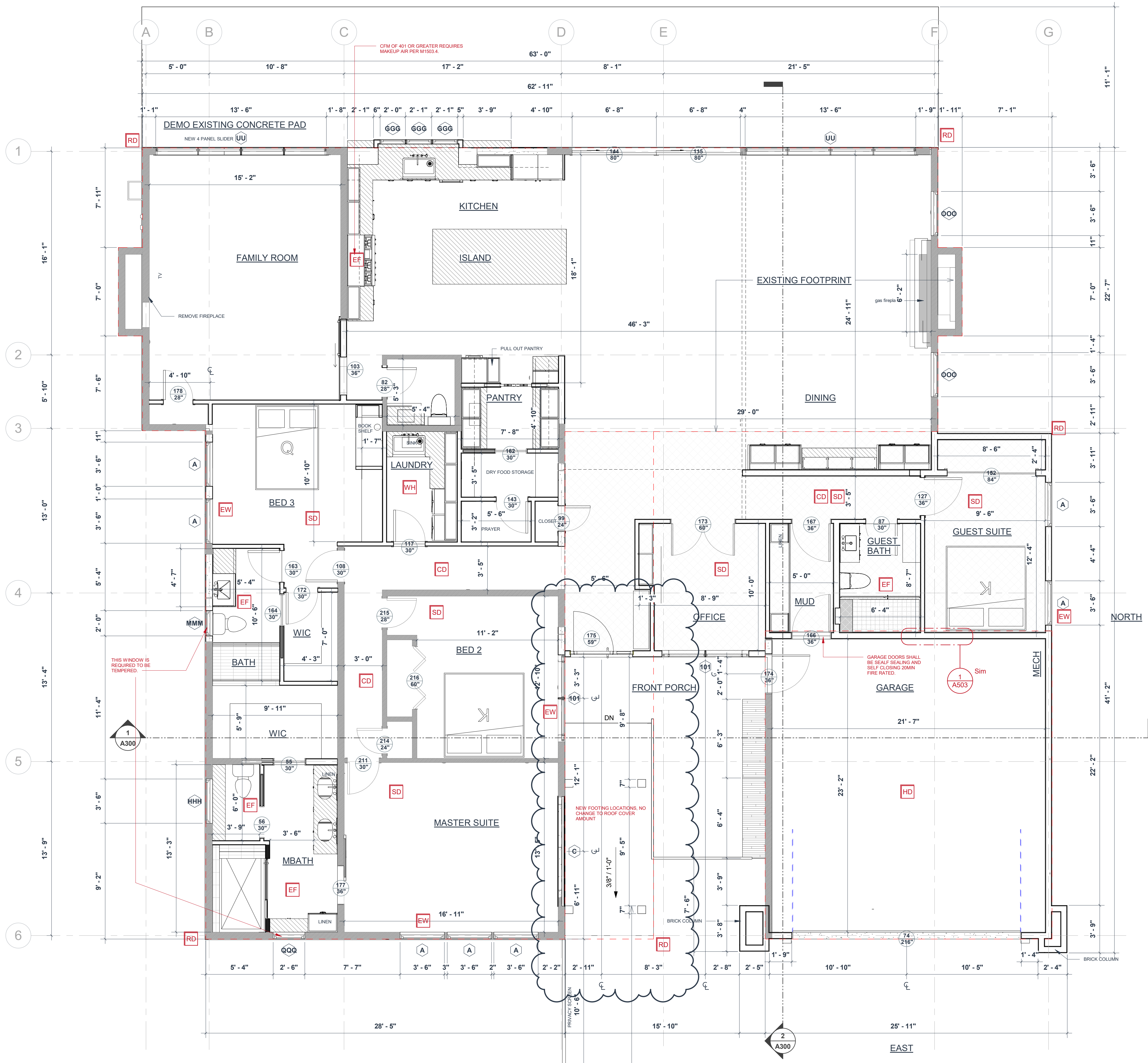
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Scale: **1/4" = 1'-0"**

FILE PATH: C:\Users\jenifer Tamblin\Drift Interior Architecture\Projects - Residential\Nikki Hurkadli\03 Revit\01 Work\IA-Nikki Hurkadli\SD-R0-V24- Final.rvt

PLOT DATE: 2/24/2026 1:00:16 PM

1 FIRST FLOOR DEMO
1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS. USE 2x6 STUDS AT PLUMBING WALLS.
- 50 CFM EXHAUST FAN AT ALL NEW BATHROOMS
- CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATELY.
- WHOLE HOUSE FAN SHALL BE LOCATED/ASSOCIATED WITH THE MAIN FLOOR LAUNDRY FAN (CONTRACTOR TO VERIFY). THIS FAN TO BE EQUIPPED WITH CONTROLS CAPABLE OF MANUAL AND AUTOMATIC OPERATION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER SRC M1507.3.3
 3.1 IN NEW MASTER BATH AND W.C ON MAIN FLOOR, INSTALL PANASONIC WHISPERQUIET FAN SIZED PER SPACE (75 CFM, 1.0 SONES OR BETTER) FANS SHALL TERMINATE HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.
 3.2 NEW KITCHEN HOOD TO BE SELECTED- MIN 100 CFM, 1.5 SONES OR BETTER, FANS SHALL TERMINATE HORIZONTALLY OR VERTICALLY TO THE EXTERIOR OF THE HOUSE.
- DOOR JAMBS SHALL BE 3 1/2" TYPICAL UNLESS OTHERWISE NOTES
- CONTRACTOR TO VERIFY TO INSPECTOR PRIOR TO FINAL DEMO INSPECTION, LOCATION, AND CONFIRMATION OF NON-STRUCTURAL DEMOED WALLS.
- ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED AND COMPLY WITH HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. CONTRACTOR TO PULL FIRE ALARM PERMIT FOR APPROPRIATE FIRE ALARM SYSTEM INSTALLER.
- KITCHEN EXHAUST FAN TO BE A MINIMUM OF 100 CFM
- BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM

NEW CONSTRUCTION
 EXISTING TO REMAIN

FLOOR PLAN KEYNOTES

- CD CARBON MONOXIDE DETECTOR
- EF EXHAUST FAN
- EW EGRESS WINDOW
- HD HEAT DETECTOR
- RD ROOF DRAIN
- SD SMOKE DETECTOR
- WH WHOLE HOUSE FAN
- WHF EXHAUST FAN

1 FIRST FLOOR
1/4" = 1'-0"

WHEELCHAIR ACCESSIBLE ENTRY RAMP

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REGISTERED ARCHITECT
JENNIFER TAMBLIN
STATE OF WASHINGTON

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NIKKI HURKADLI HOUSE

BUILDER NAME
NIKKI HURKADLI

BUILDER CONTACT
3325 84th Ave SE Mercer Island WA 98040

BUILDER ADDRESS

REVISION LOG		
REV #	DATE	DESCRIPTION
1	02242026	Revision 1

STATUS: **PERMIT**

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME: **FLOOR PLAN**

SHEET NO: **A100**

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

ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS


FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
- TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS. USE 2x6 STUDS AT PLUMBING WALLS.
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- KITCHEN EXHAUST FAN TO BE A MINIMUM OF 100 CFM
- BATHROOM EXHAUST FAN TO BE A MINIMUM OF 50 CFM

NEW CONSTRUCTION
 EXISTING TO REMAIN

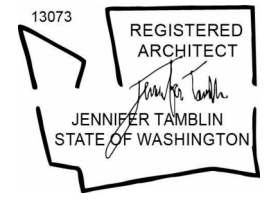
FLOOR PLAN KEYNOTES

CD	CARBON MONOXIDE DETECTOR
EF	EXHAUST FAN
EW	EGRESS WINDOW
HD	HEAT DETECTOR
RD	ROOF DRAIN
SD	SMOKE DETECTOR
WH	WHOLE HOUSE FAN
WHF	EXHAUST FAN



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NIKKI HURKADLI HOUSE

CLIENT NAME
NIKKI HURKADLI

PROJECT ADDRESS
3325 84th Ave SE Mercer Island WA 98040

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

REVISION LOG		
REV #	DATE	DESCRIPTION
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STATUS: **PERMIT**

DPS PERMIT NUMBER:

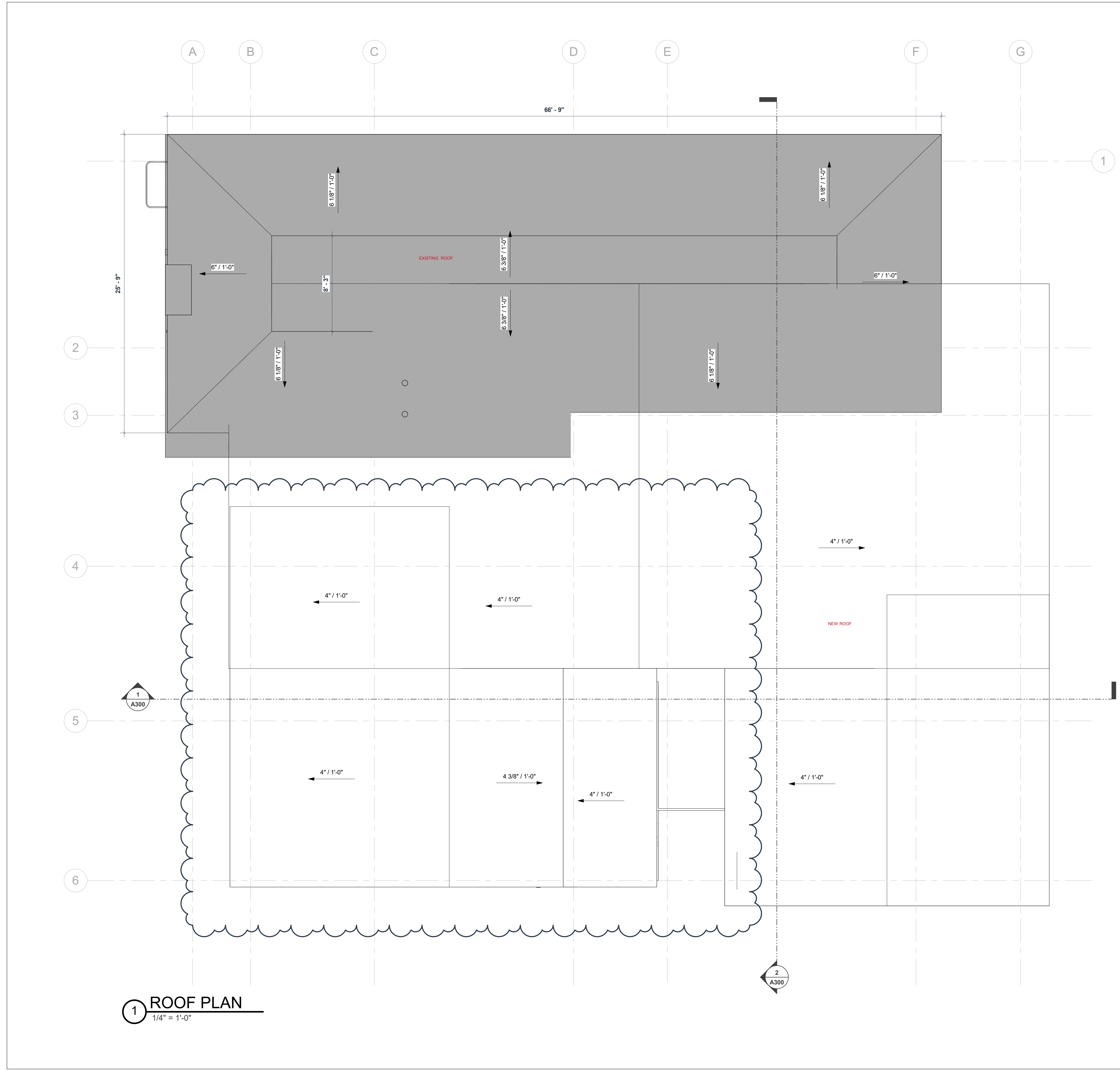
BNA Project number: XXXXXX

DRAWN BY: **KRB**

SHEET NAME: **ROOF PLAN**

SHEET NO.: **A101**

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



1 ROOF PLAN
1/4" = 1'-0"



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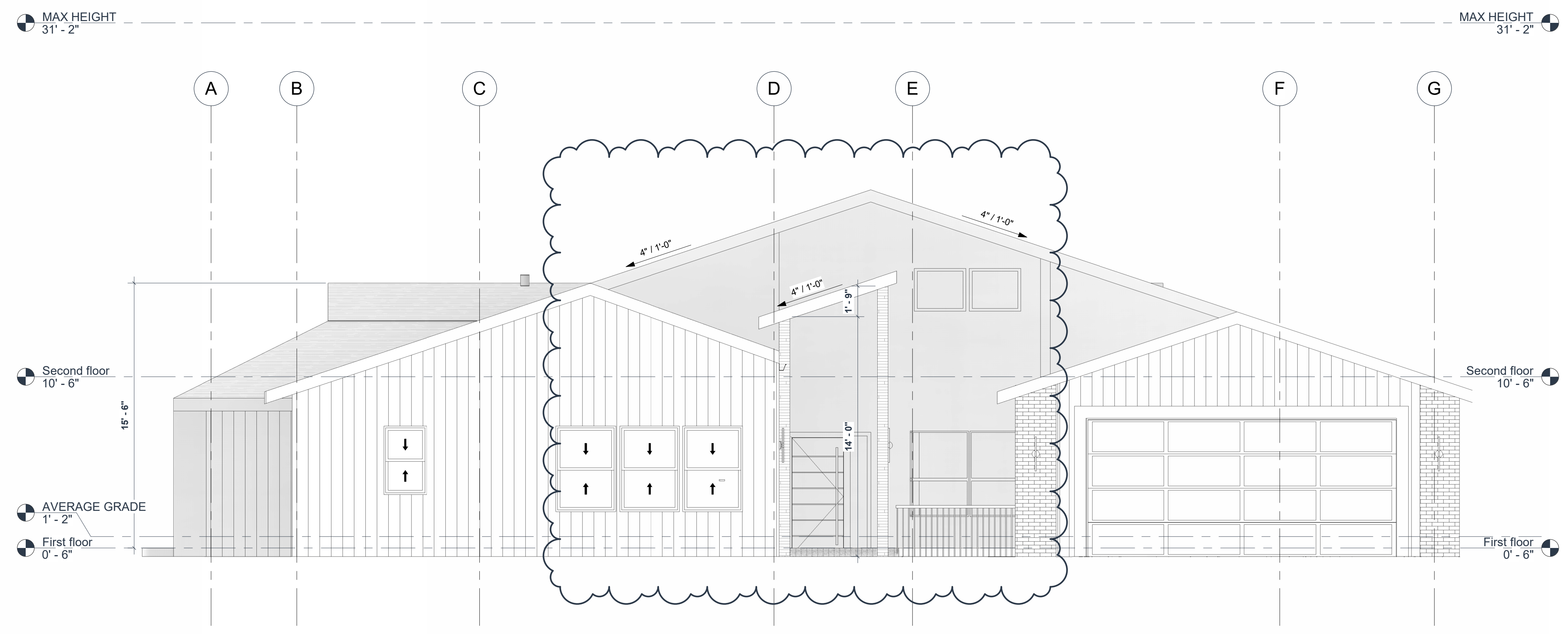
NIKKI HURKADLI HOUSE

CLIENT NAME: NIKKI HURKADLI
 PROJECT ADDRESS: 3325 84th Ave SE Mercer Island WA 98040
 BUILDER NAME: [Blank]
 BUILDER CONTACT: [Blank]
 BUILDER ADDRESS: [Blank]

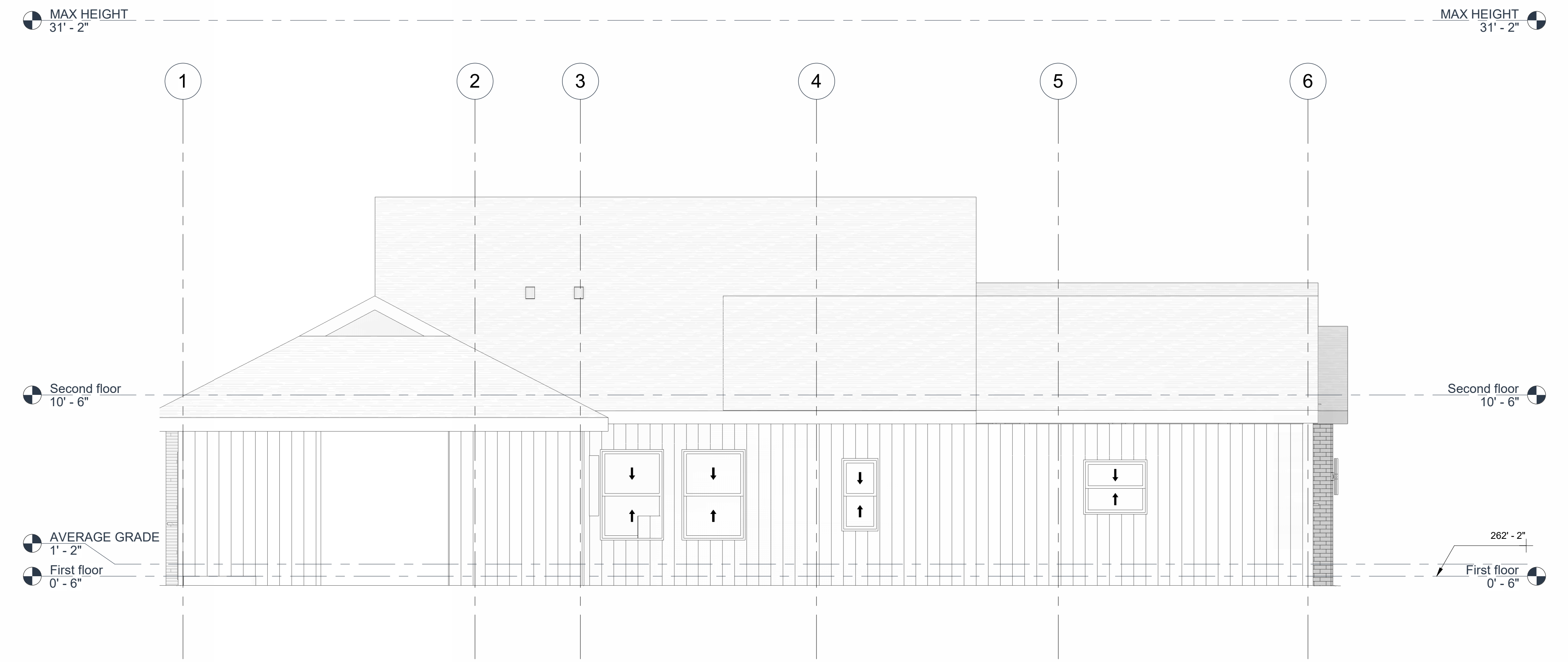
REV #	DATE	DESCRIPTION
1	02242026	Revision 1

STATUS: PERMIT
 DPS PERMIT NUMBER: [Blank]
 BNA Project number: XXXXXX
 DRAWN BY: Author

SHEET NAME: BUILDING ELEVATION
 SHEET NO.: A200
 Scale: 1/4" = 1'-0"



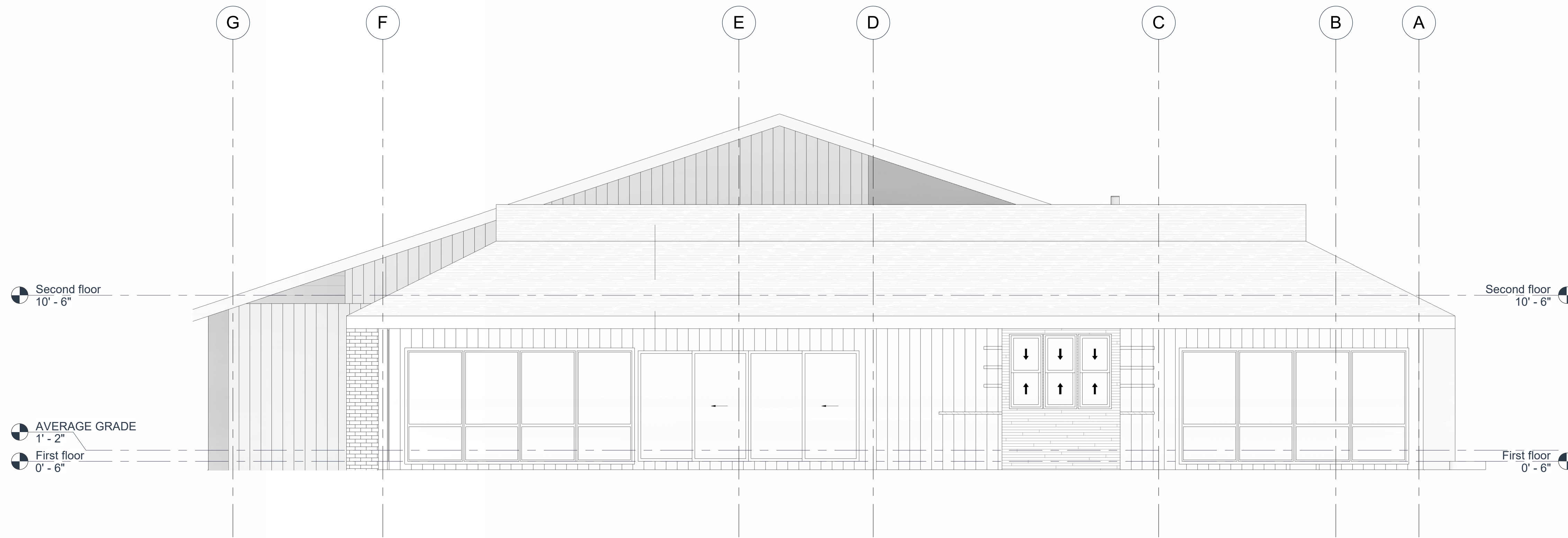
1 FRONT ELEVATION
1/4" = 1'-0"



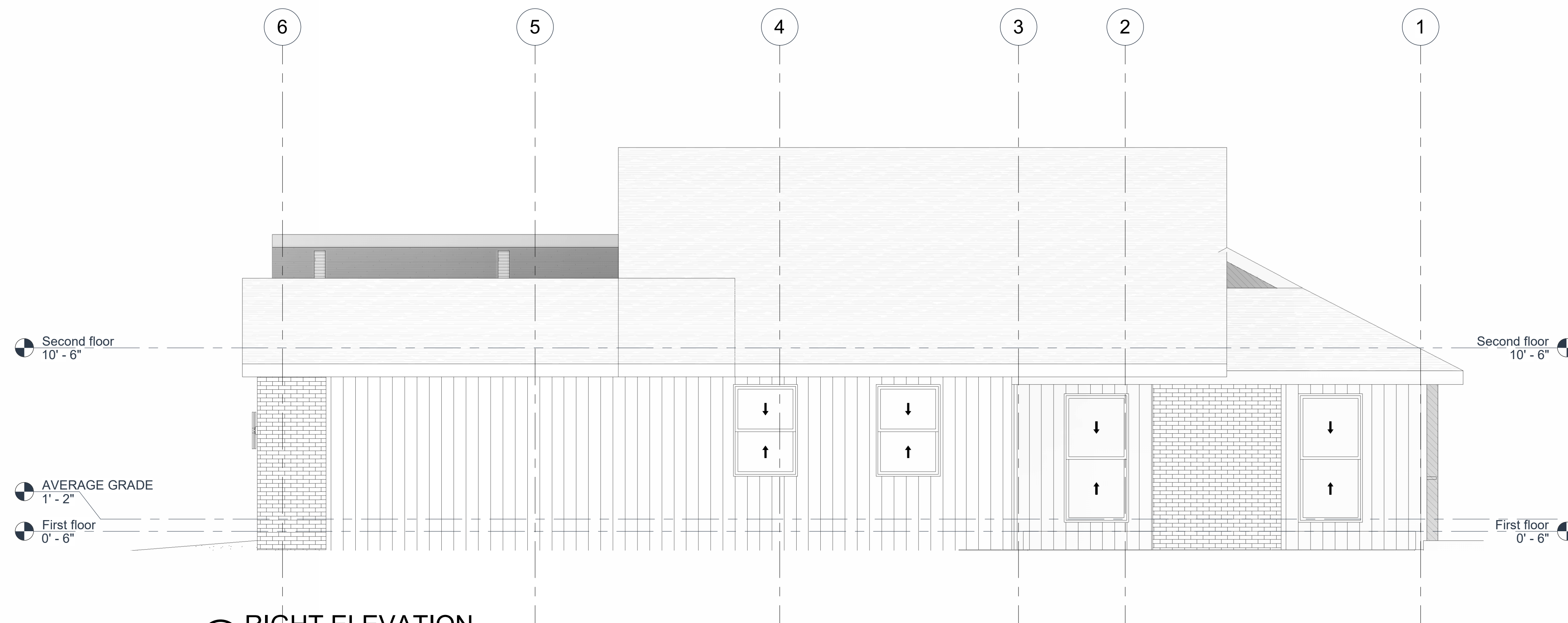
2 LEFT ELEVATION
1/4" = 1'-0"

MAX HEIGHT
31' - 2"

MAX HEIGHT
31' - 2"



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



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NIKKI HURKADLI HOUSE

BUILDER NAME

BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME
NIKKI HURKADLI

PROJECT ADDRESS
3325 84th Ave SE Mercer Island WA 98040

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME

BUILDING ELEVATION

SHEET NO.

A201

Scale 1/4" = 1'-0"



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REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **PERMIT**

DPS PERMIT NUMBER:

BNA Project number: **XXXXXX**

DRAWN BY: **Author**

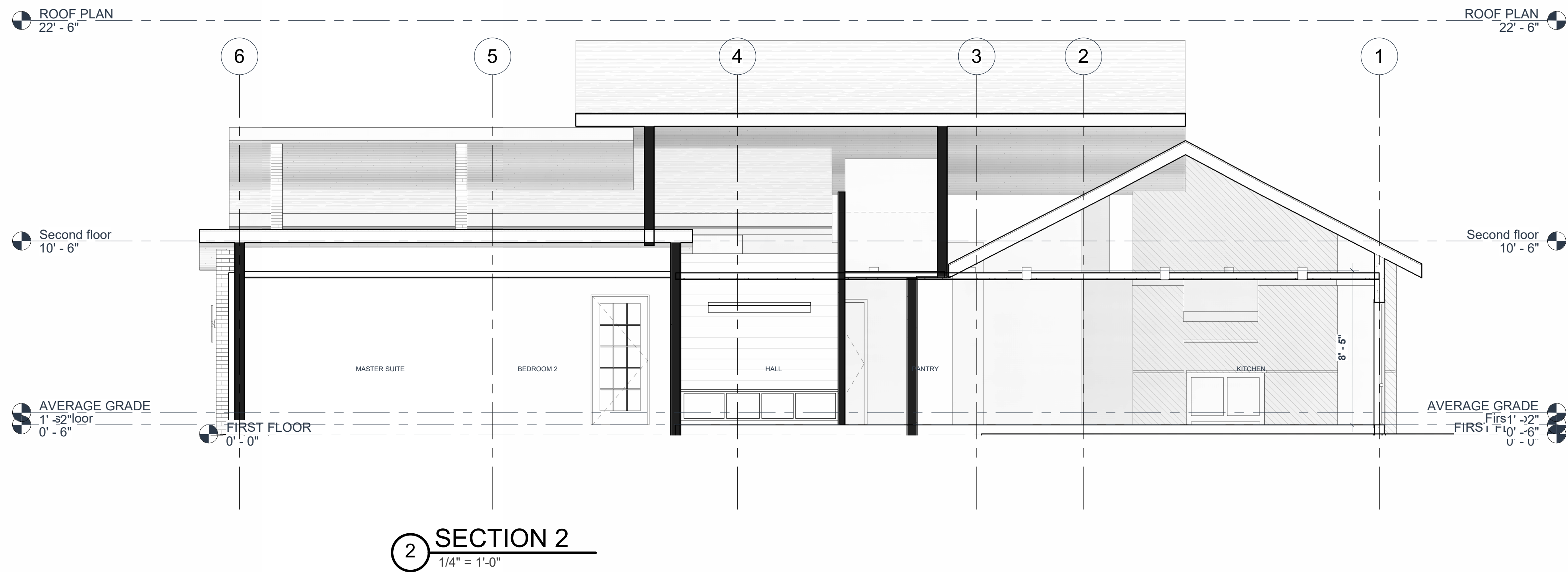
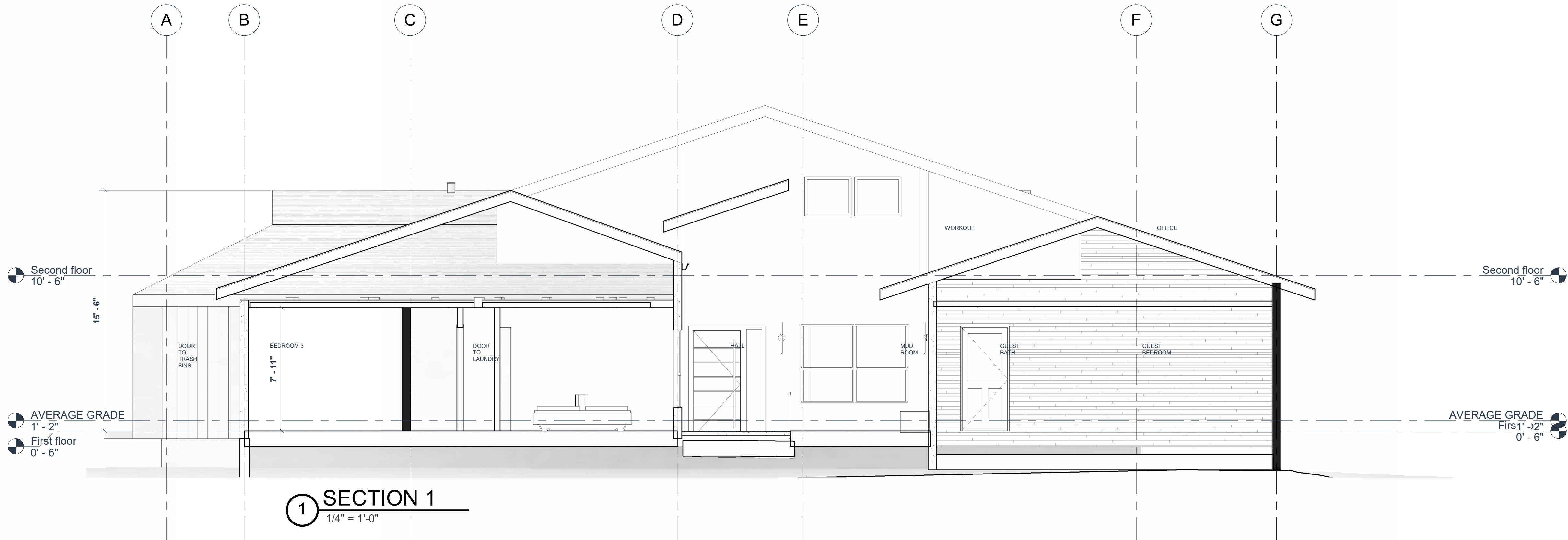
SHEET NAME

BUILDING SECTIONS

SHEET NO.

A300

Scale **1/4" = 1'-0"**





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DRAWN BY: **Author**

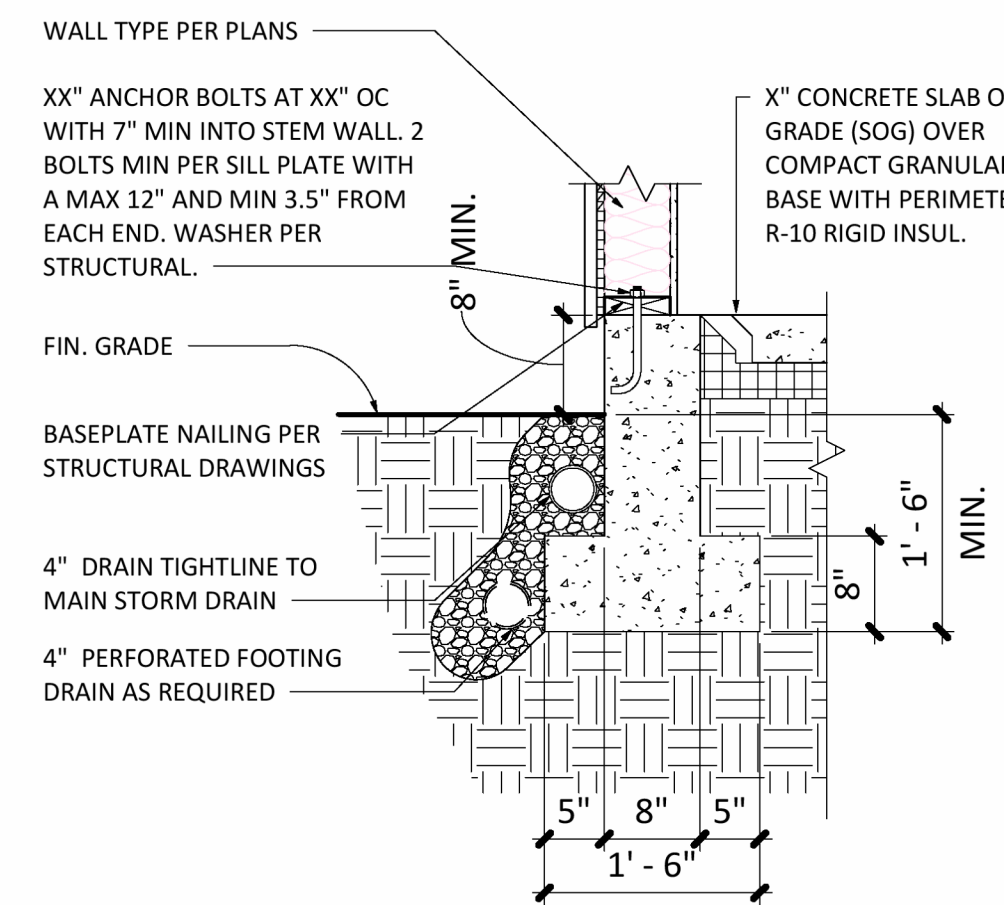
SHEET NAME

3D VIEW

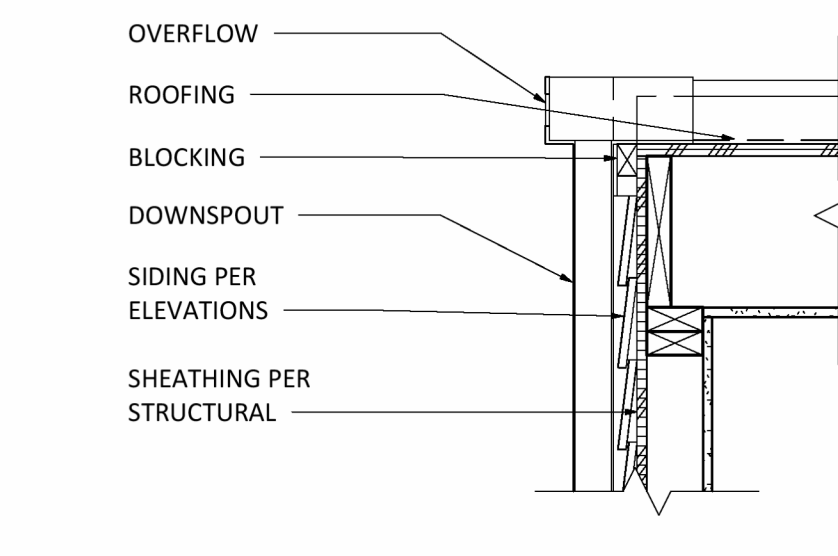
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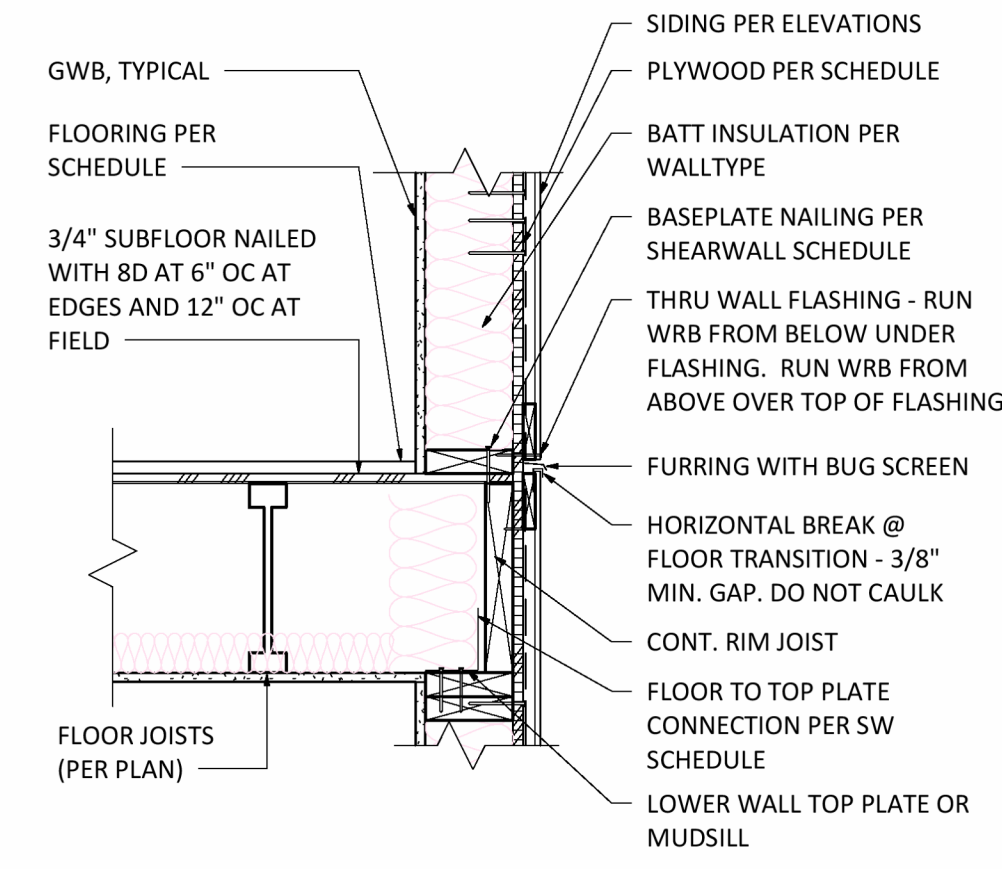
Scale



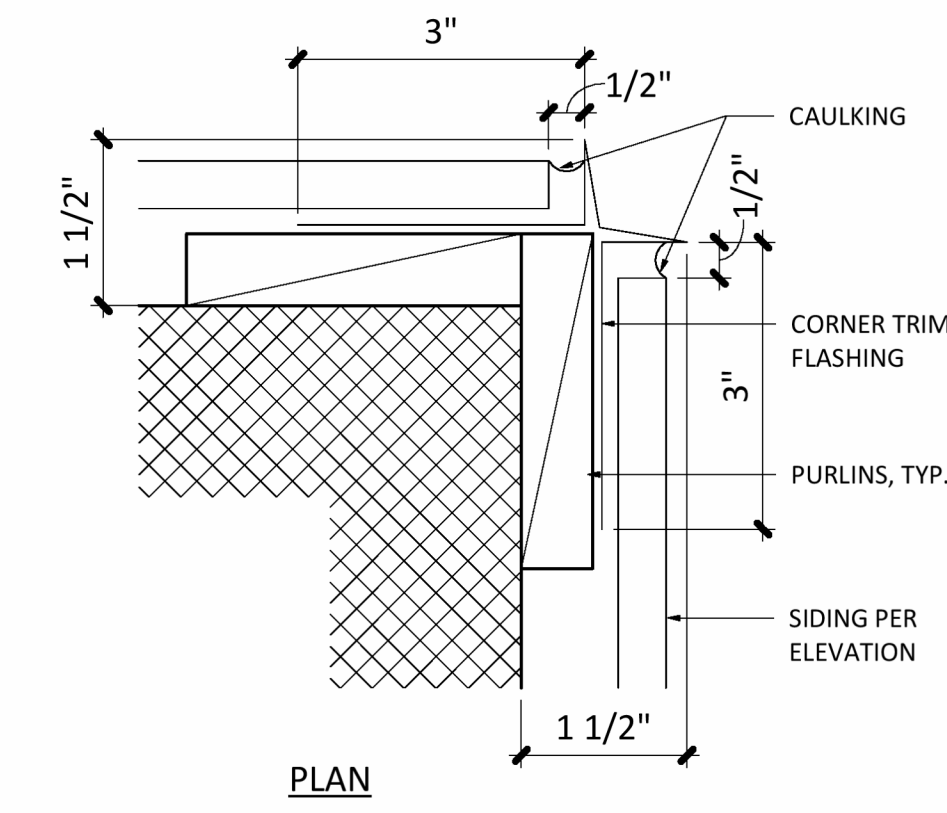
2 FOUNDTN @ SLAB ON GD
 3/4" = 1'-0"



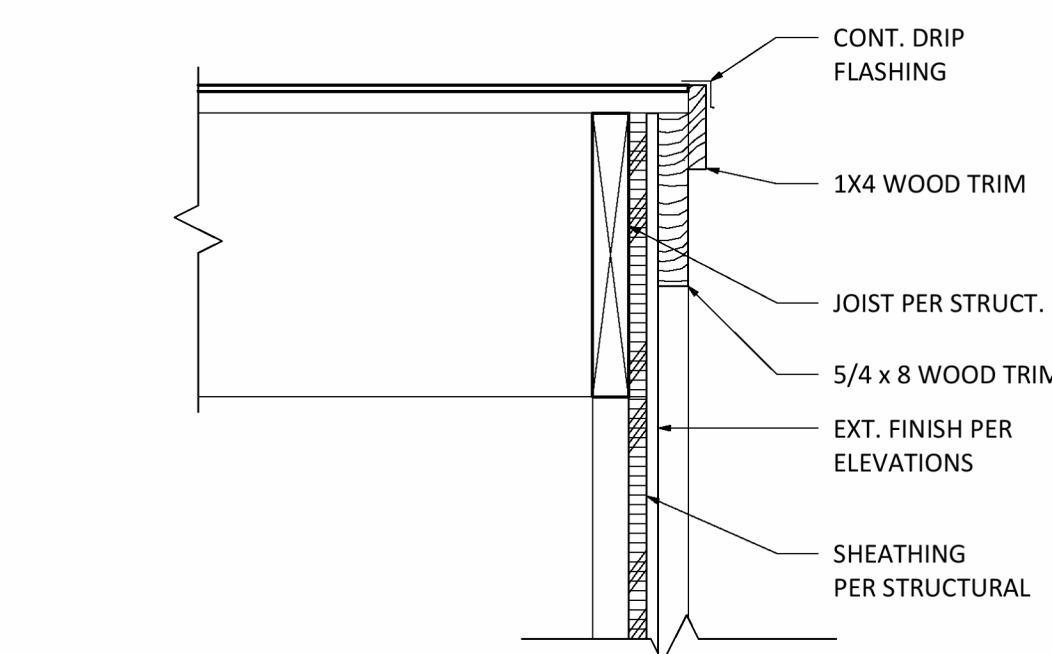
3 TYP. SCUPPER
 1" = 1'-0"



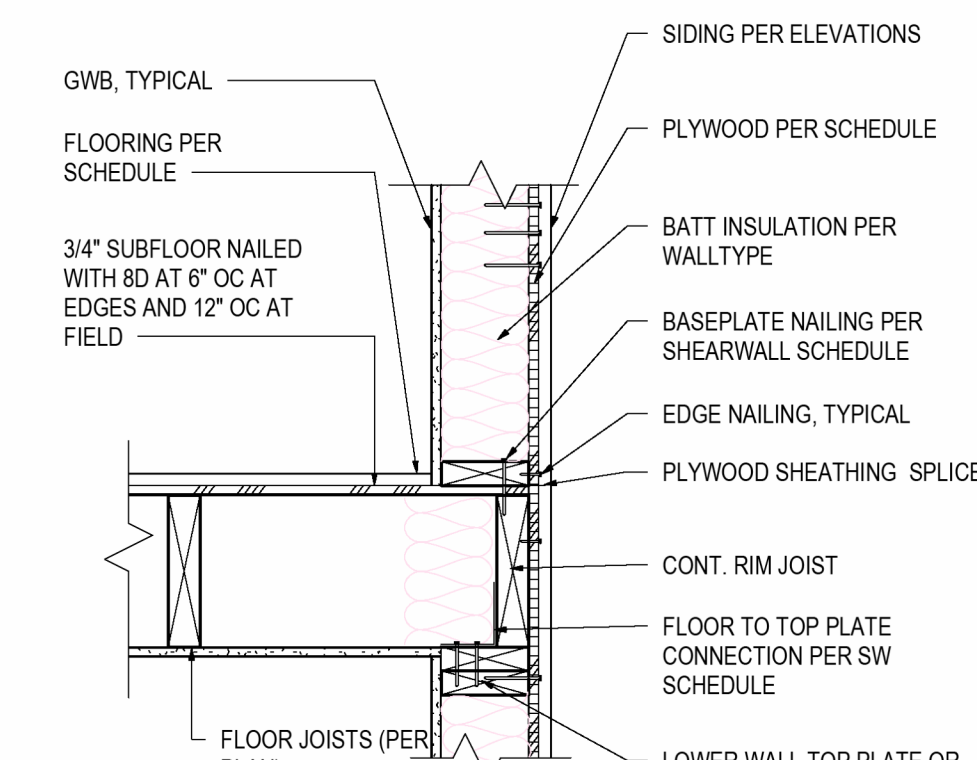
4 TYP. FLOOR LEVEL
 1" = 1'-0"



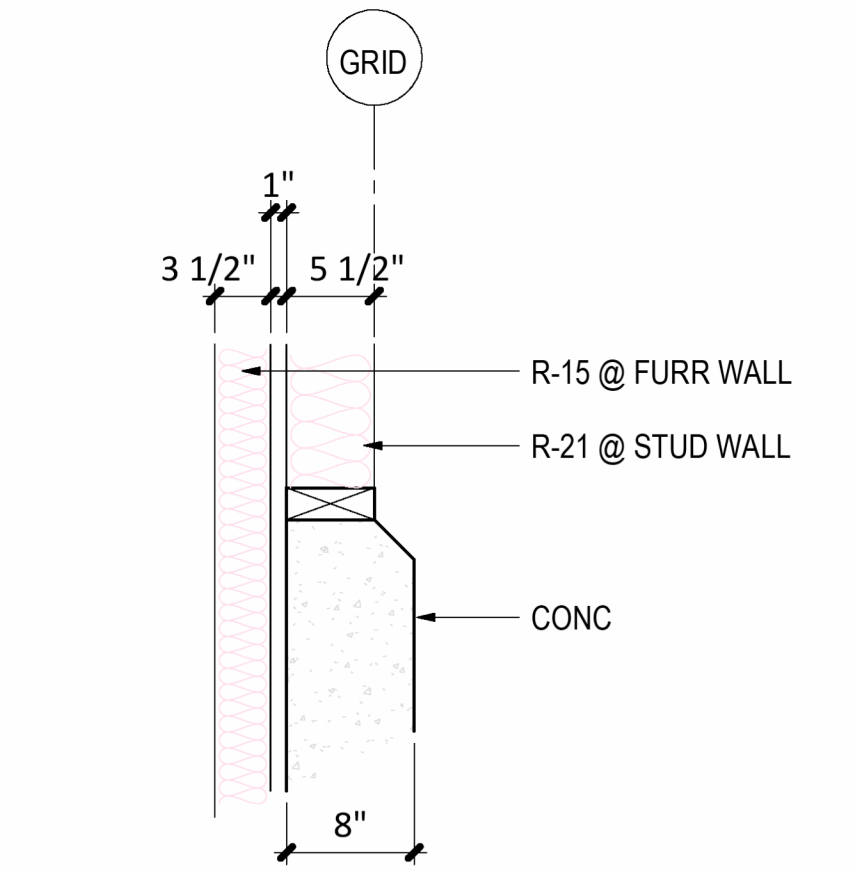
5 FLASHING @ EXT CORNER
 6" = 1'-0"



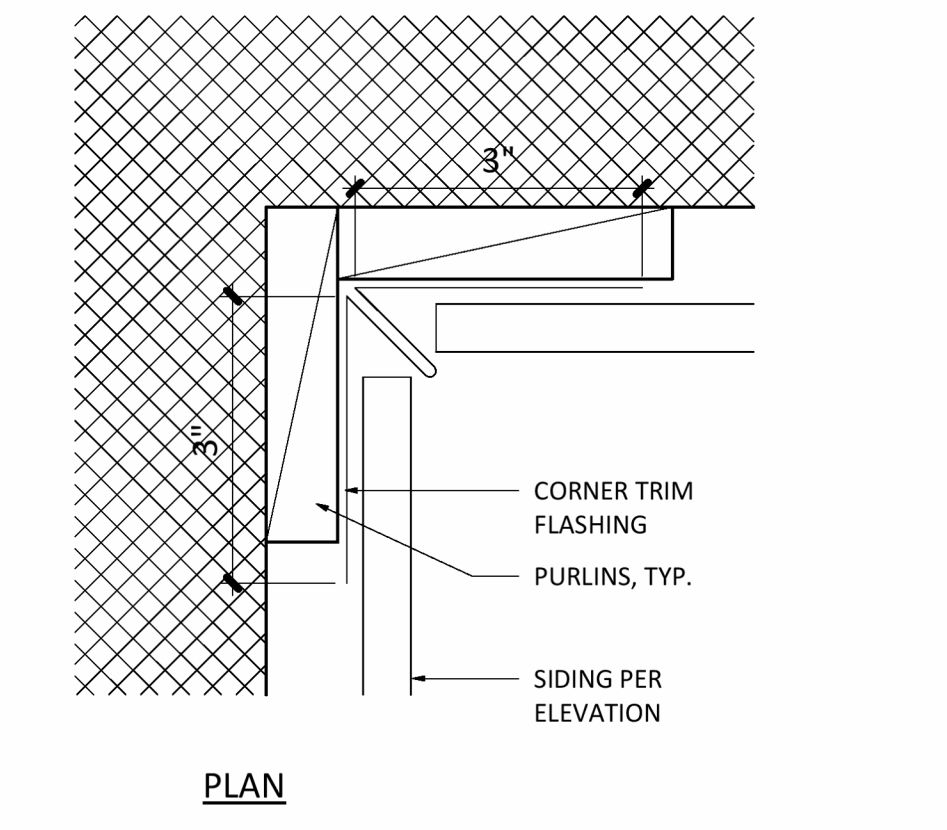
7 TYP. FLAT RAKE
 1 1/2" = 1'-0"



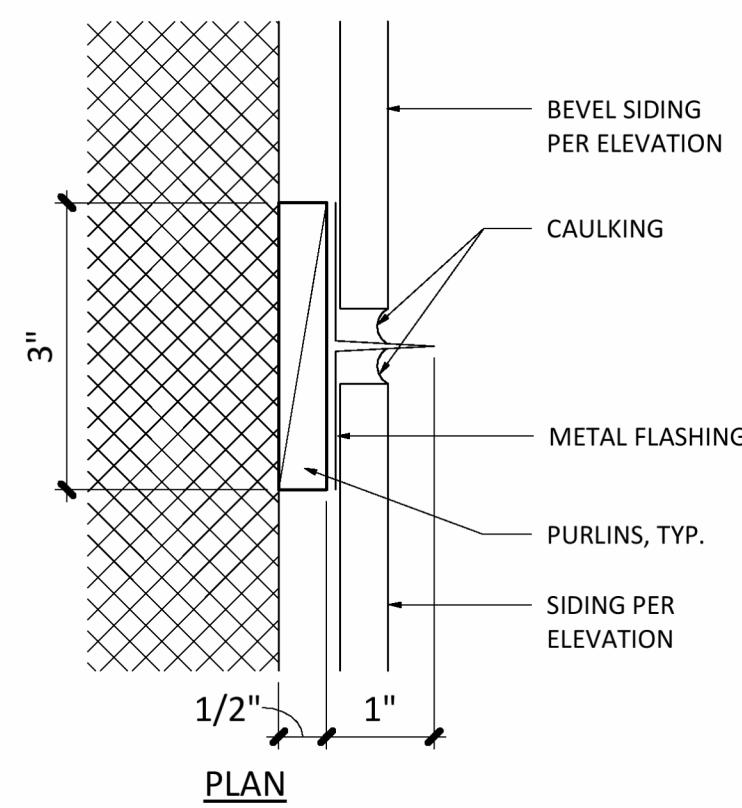
8 TYP. PERP. JOIST TO WALL
 1" = 1'-0"



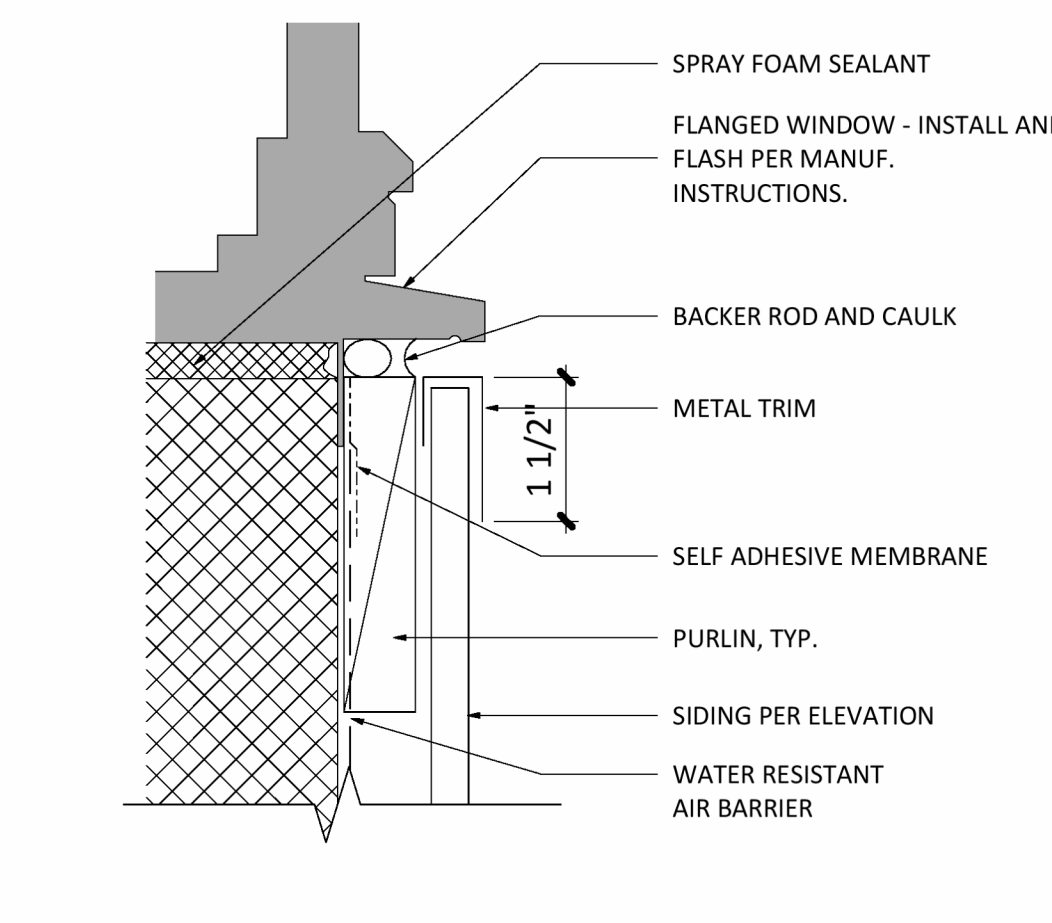
9 FOUNDATION WALL DTL.
 1" = 1'-0"



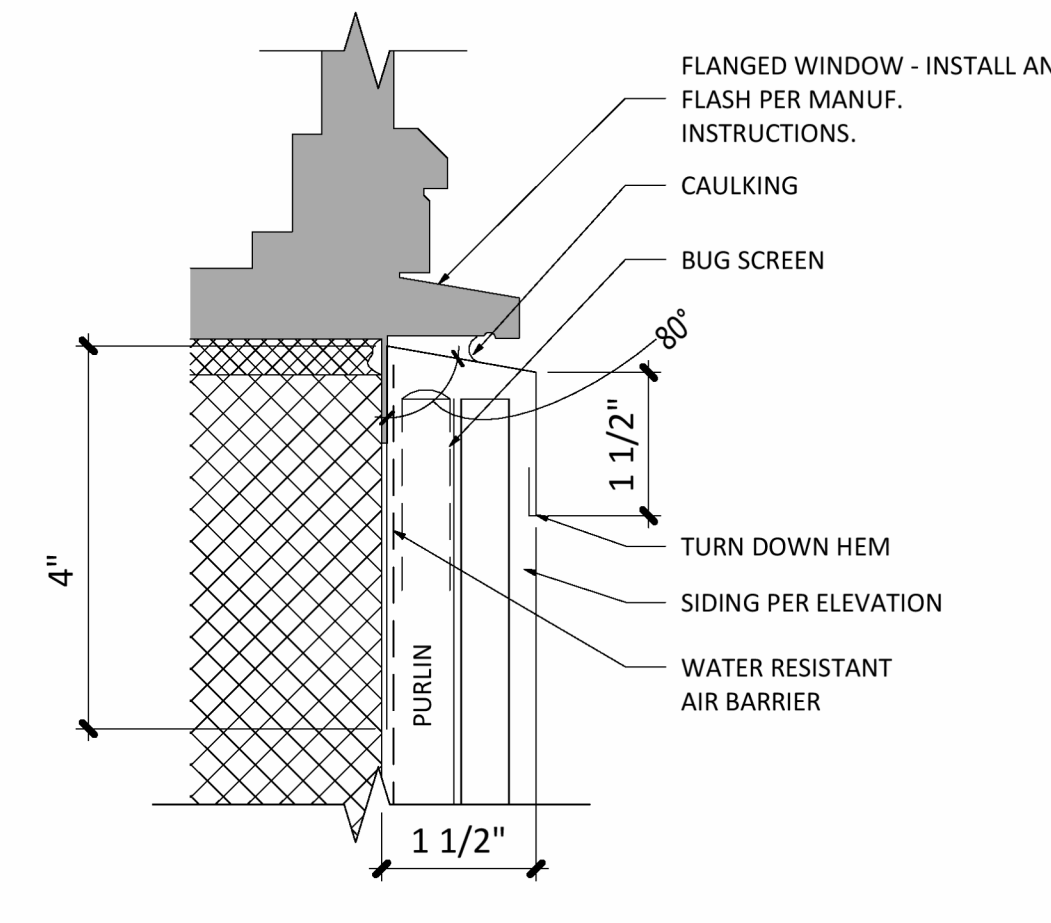
10 FLASHING @ INT CORNER
 6" = 1'-0"



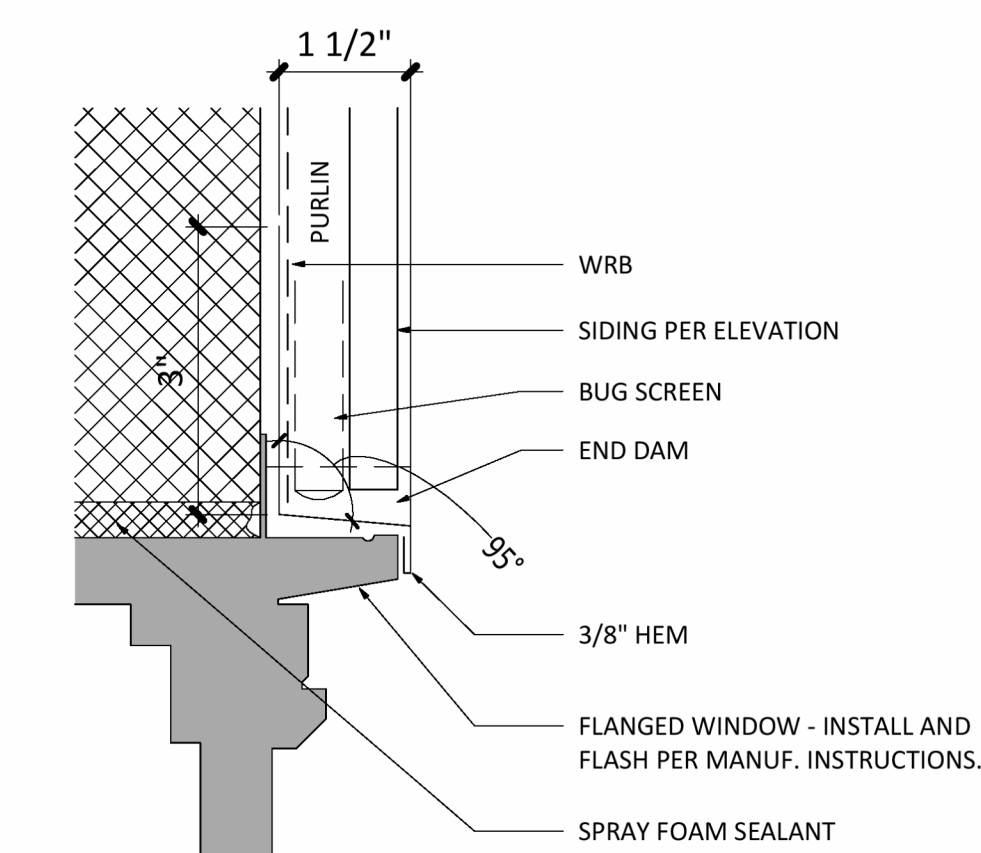
11 FLASHING @ SDG TRANSITION
 6" = 1'-0"



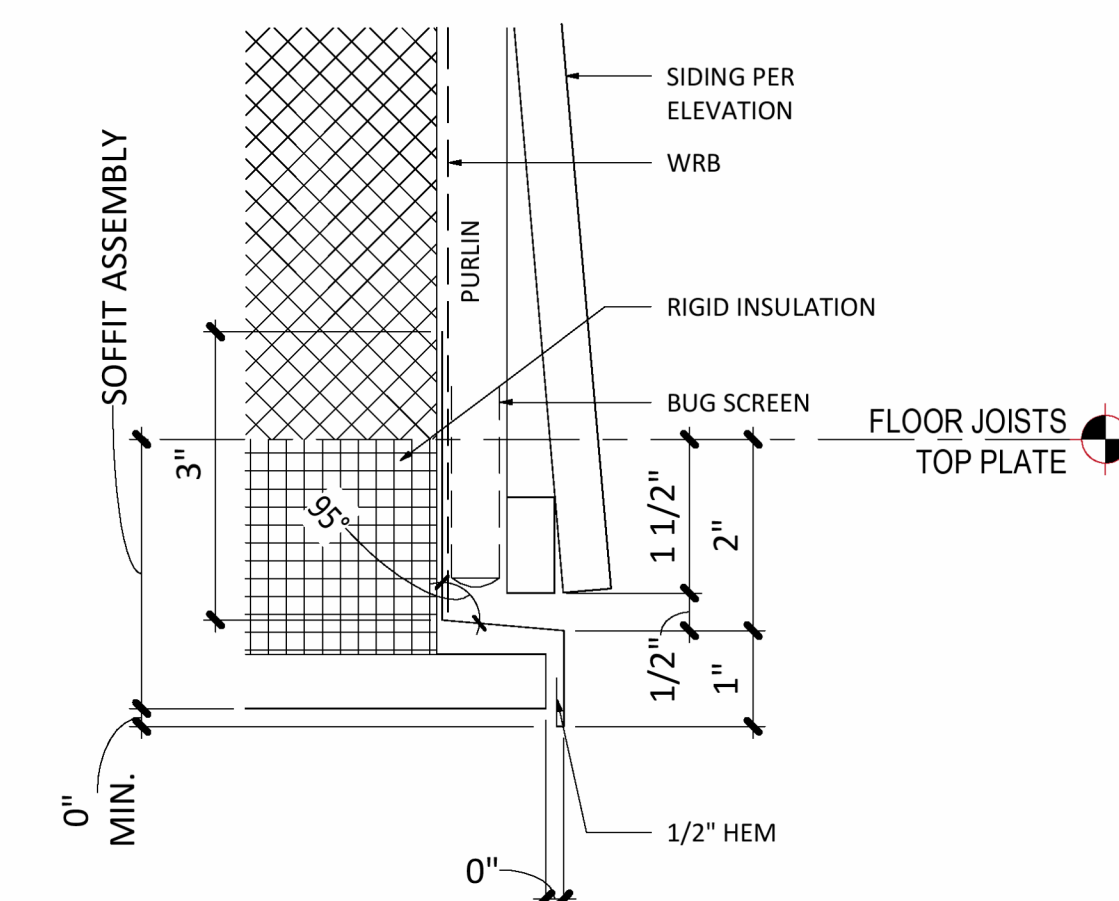
12 FLASHING @ WINDOW JAMB
 6" = 1'-0"



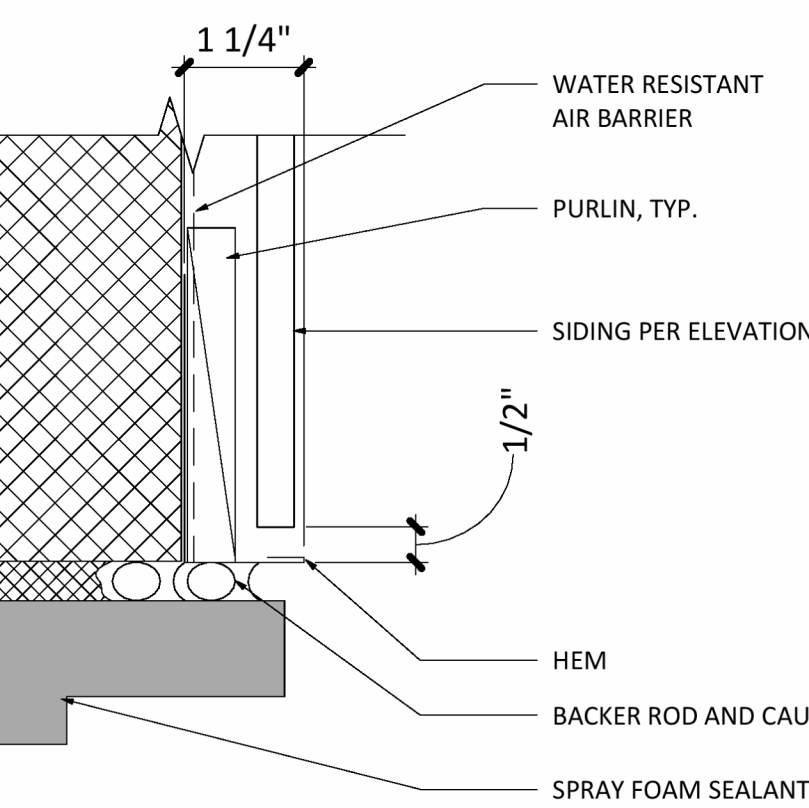
13 FLASHING @ WINDOW SILL
 6" = 1'-0"



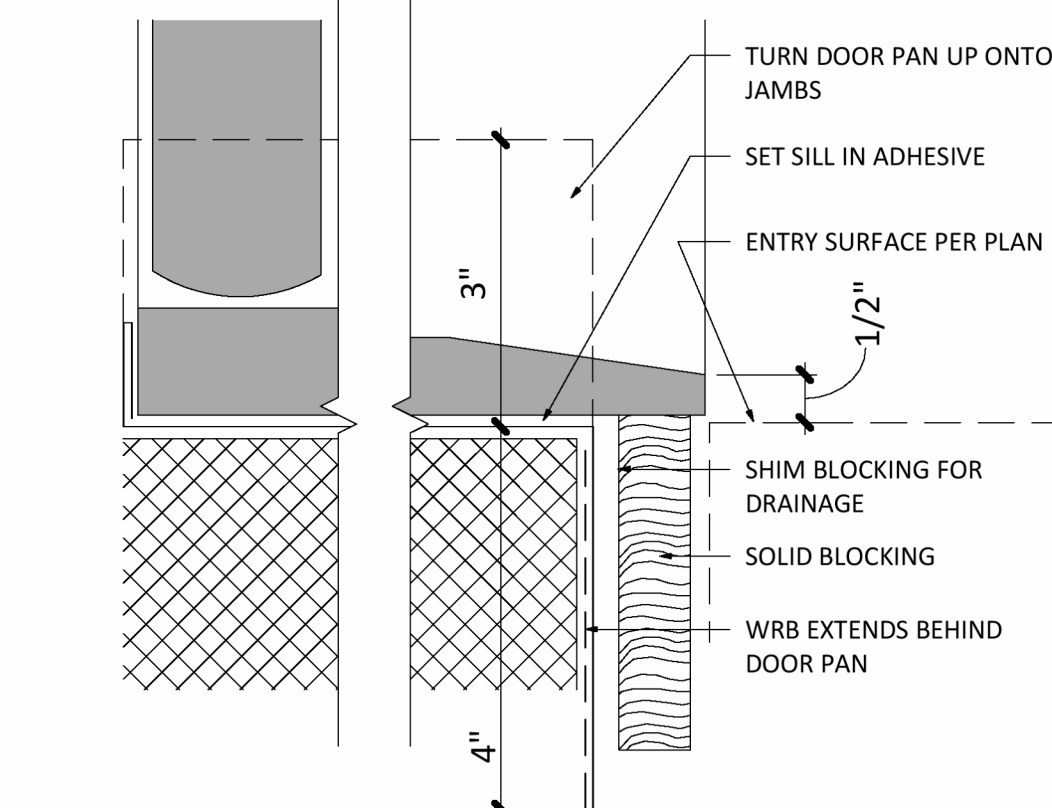
14 FLASHING @ WINDOW HEAD
 6" = 1'-0"



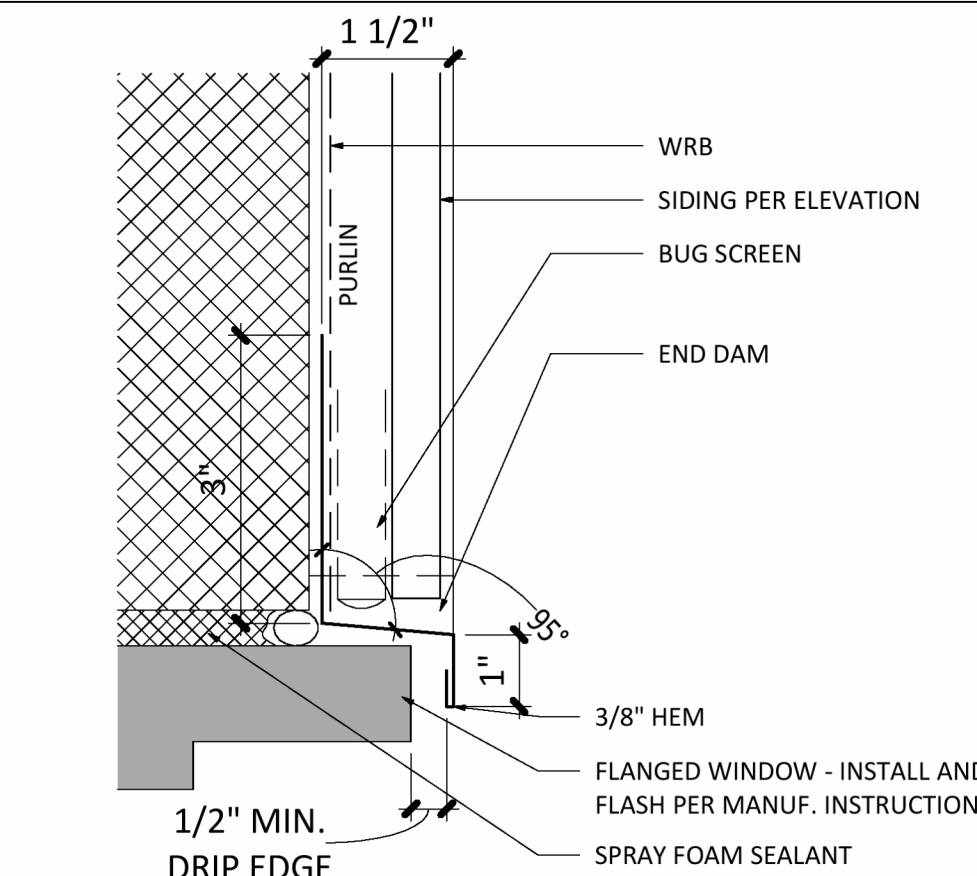
15 FLASHING @ SOFFIT
 6" = 1'-0"



16 FLASHING @ DOOR JAMB
 6" = 1'-0"



17 FLASHING @ DOOR SILL
 6" = 1'-0"



18 FLASHING @ DOOR HEAD
 6" = 1'-0"

EMERGENCY ESCAPE AND RESCUE:
 ONE WINDOW (OR DOOR) IN THE BASEMENT, A HABITABLE ATTIC, AND IN EACH BEDROOM, MUST MEET THESE REQUIREMENTS (SRC R310):
 THE MINIMUM NET CLEAR OPEN AREA IS 5.7 SQUARE FEET (HOWEVER, OPENINGS AT GRADE FLOOR MAY BE A MINIMUM OF 5 SQUARE FEET)
 THE MINIMUM CLEAR OPEN WIDTH IS 20"
 THE MINIMUM CLEAR OPEN HEIGHT IS 24"
 THE MAXIMUM ALLOWED SILL HEIGHT IS 44"
 THE INSIDE OF THE WINDOW WELLS MUST BE A MINIMUM OF 9 SQUARE FEET IN AREA, WITH A MINIMUM 3' WIDTH, AND MUST ALLOW THE WINDOW TO OPEN ALL THE WAY. A LADDER IS REQUIRED IF THE BOTTOM OF THE WINDOW WELL IS MORE THAN 44" BELOW THE ADJACENT GROUND.



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BUILDER ADDRESS

CLIENT NAME

NIKKI HURKADLI

PROJECT ADDRESS

3325 84th Ave SE Mercer Island WA 98040

REVISION LOG

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BNA Project number: XXXXXX

DRAWN BY: Author

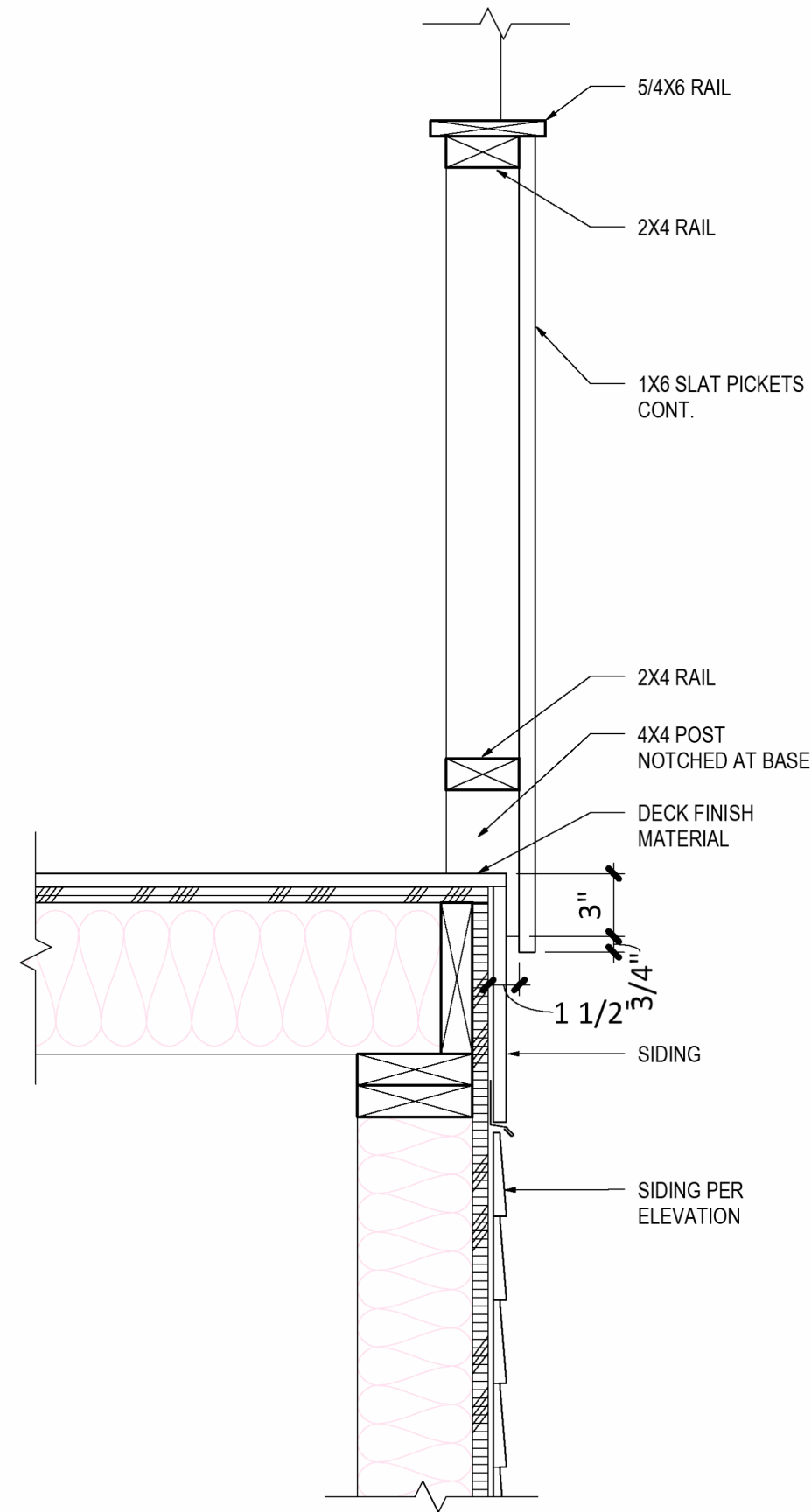
SHEET NAME

EXTERIOR ENVELOPE DETAILS

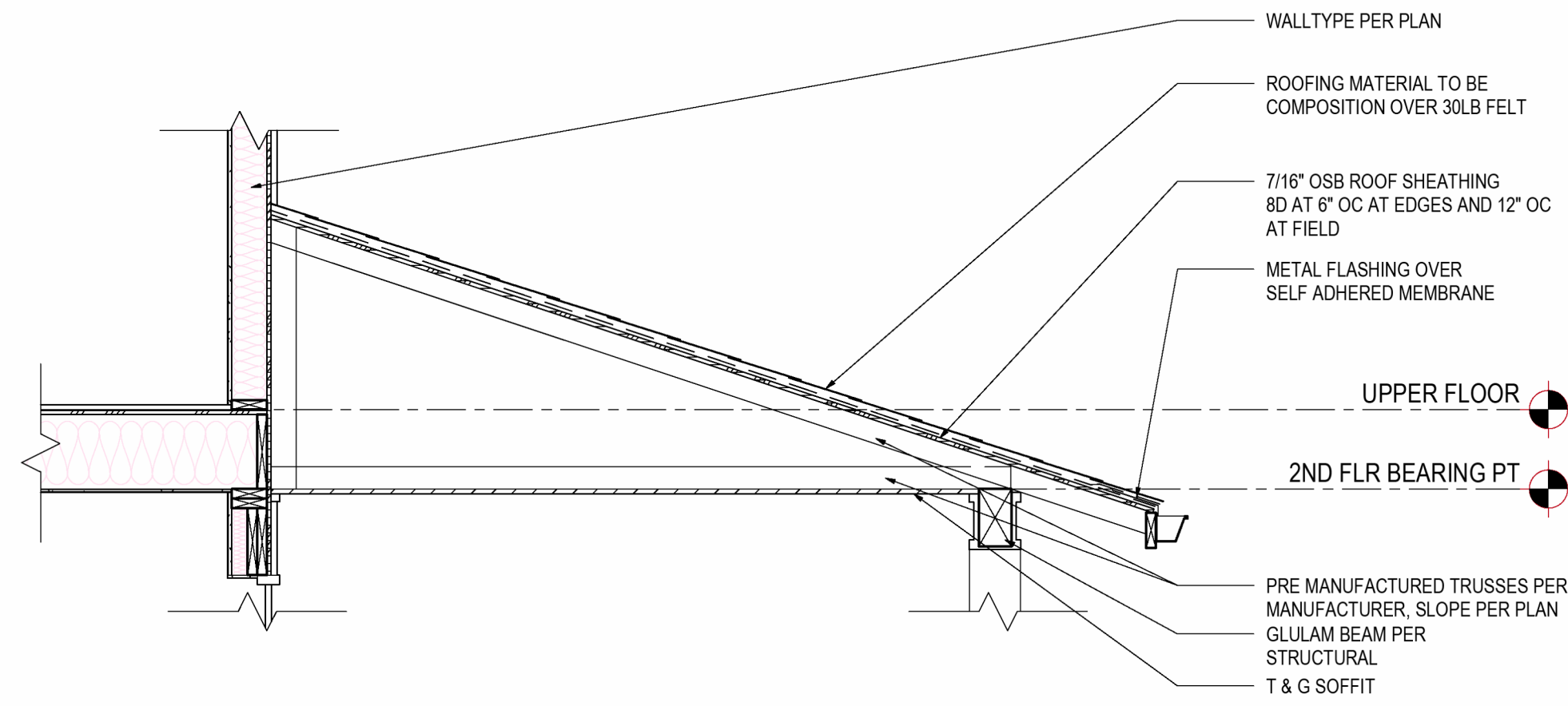
SHEET NO.

A501

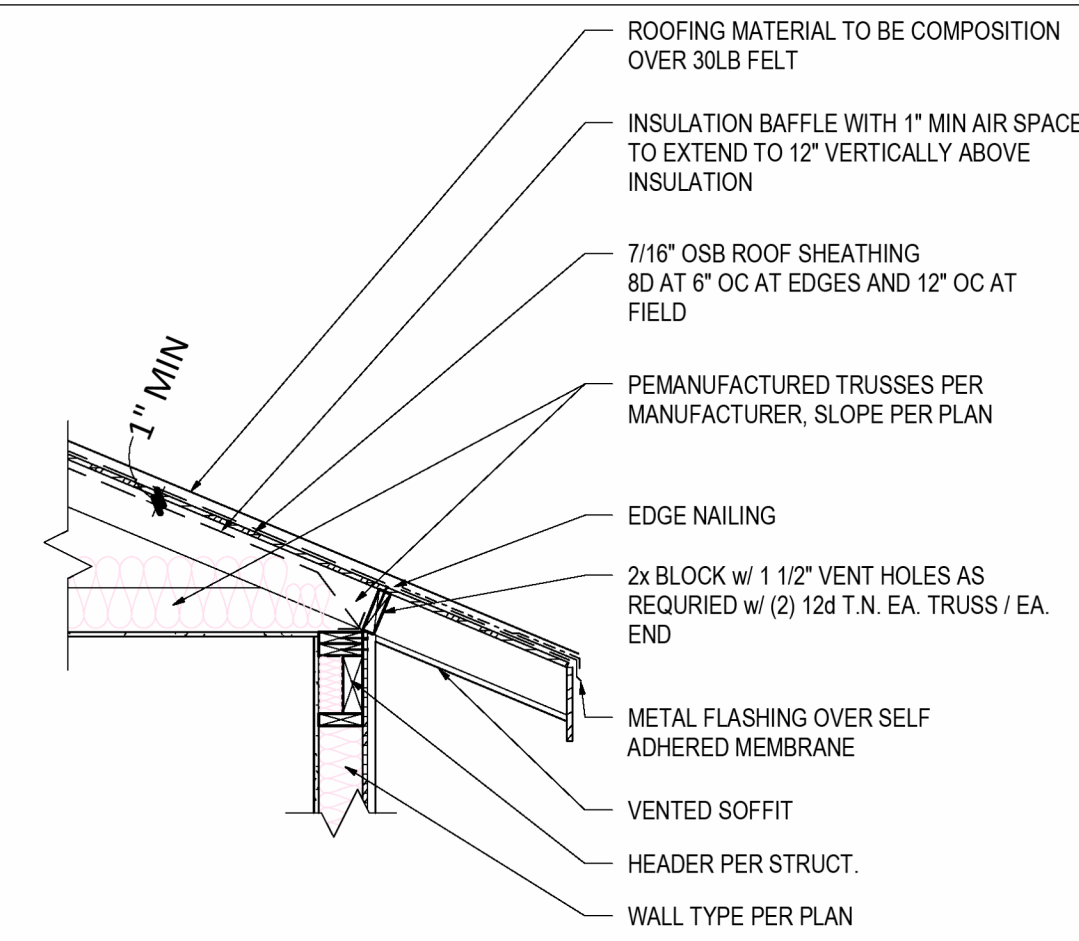
Scale 3/8" = 1'-0"



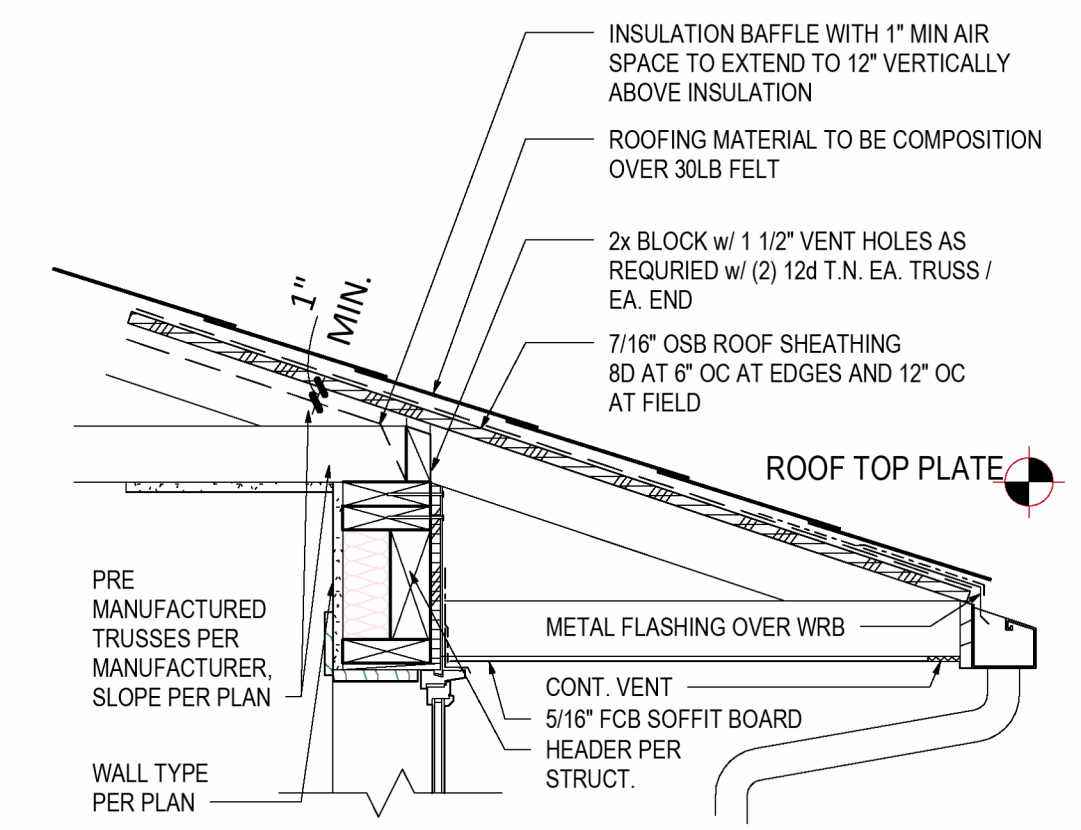
1 TYP. EXT. STAIR RAILING
1 1/2" = 1'-0"



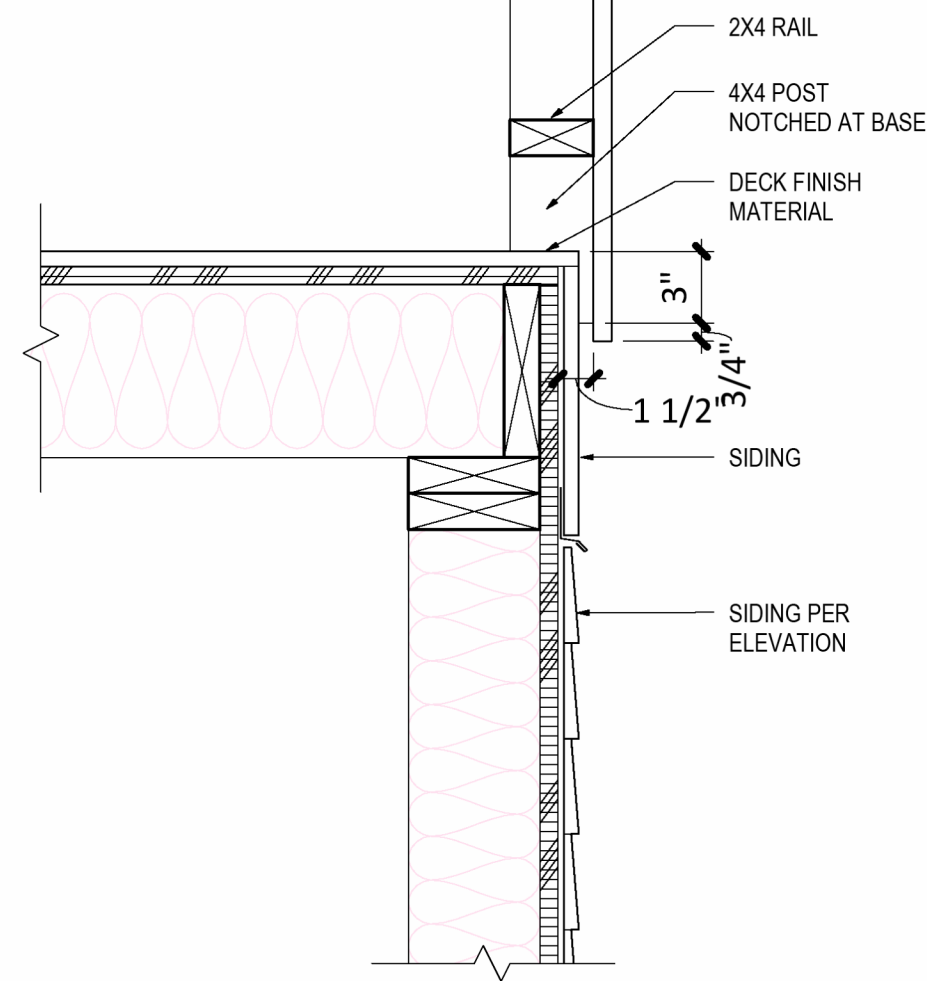
2 TYP. TRUSS ROOF @ DECK
1/2" = 1'-0"



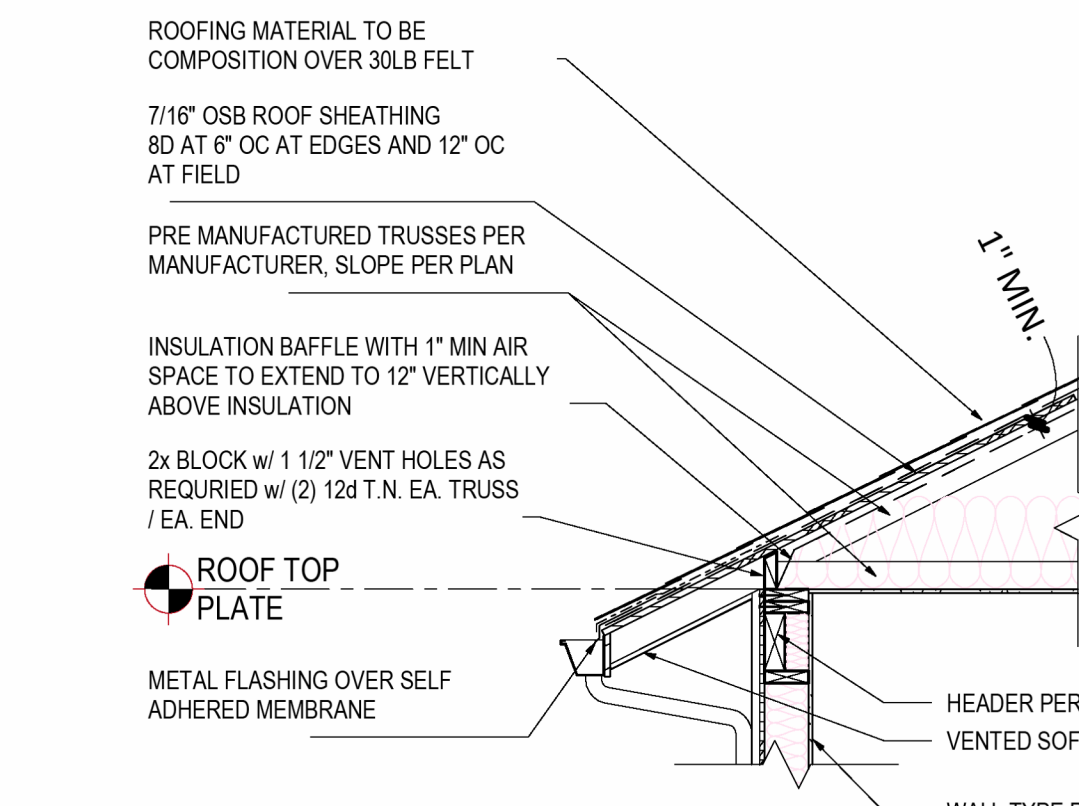
9 TYP. EAVE @ TRUSSES
1/2" = 1'-0"



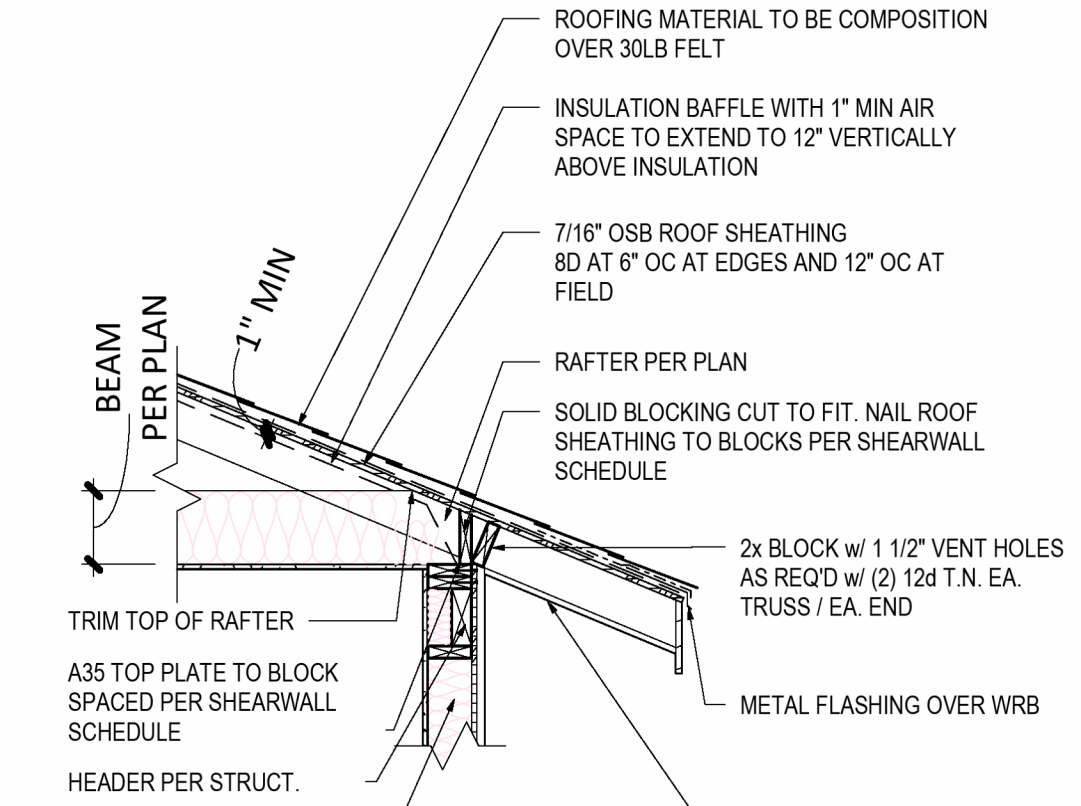
10 TYP. TRUSS RF @ EAVE
1" = 1'-0"



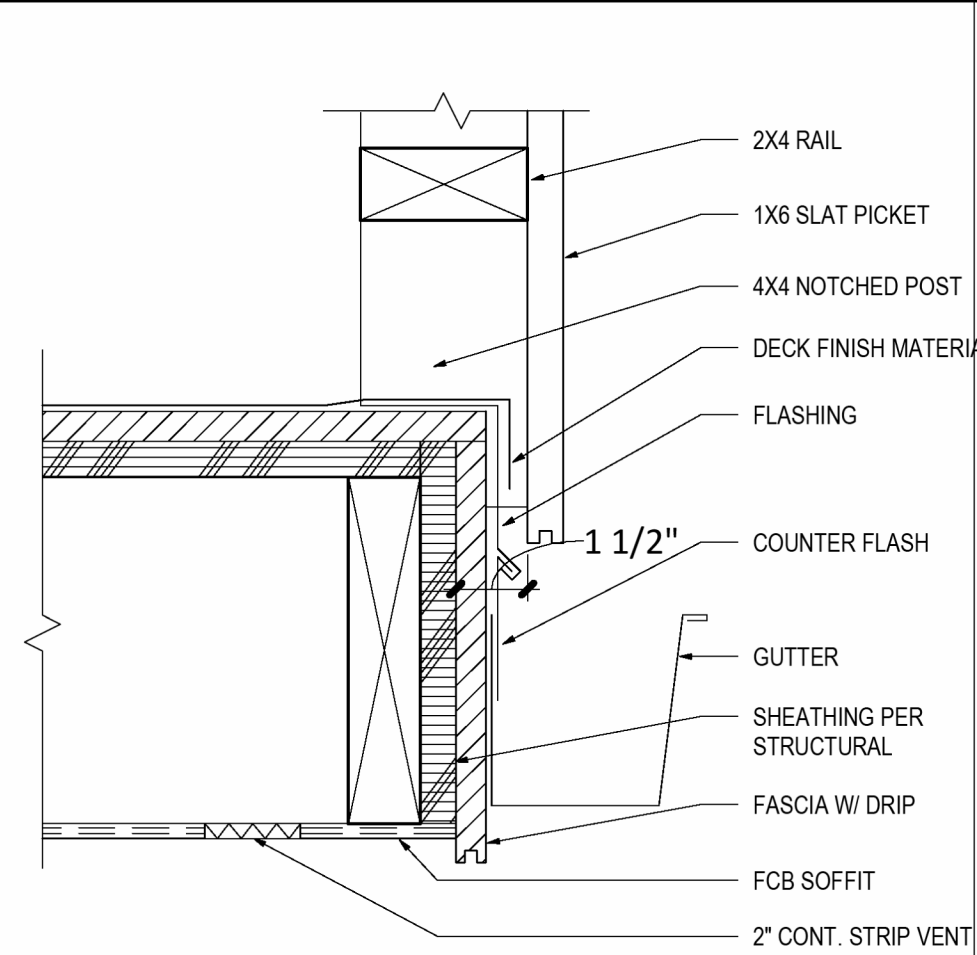
2 TYP. TRUSS ROOF @ DECK
1/2" = 1'-0"



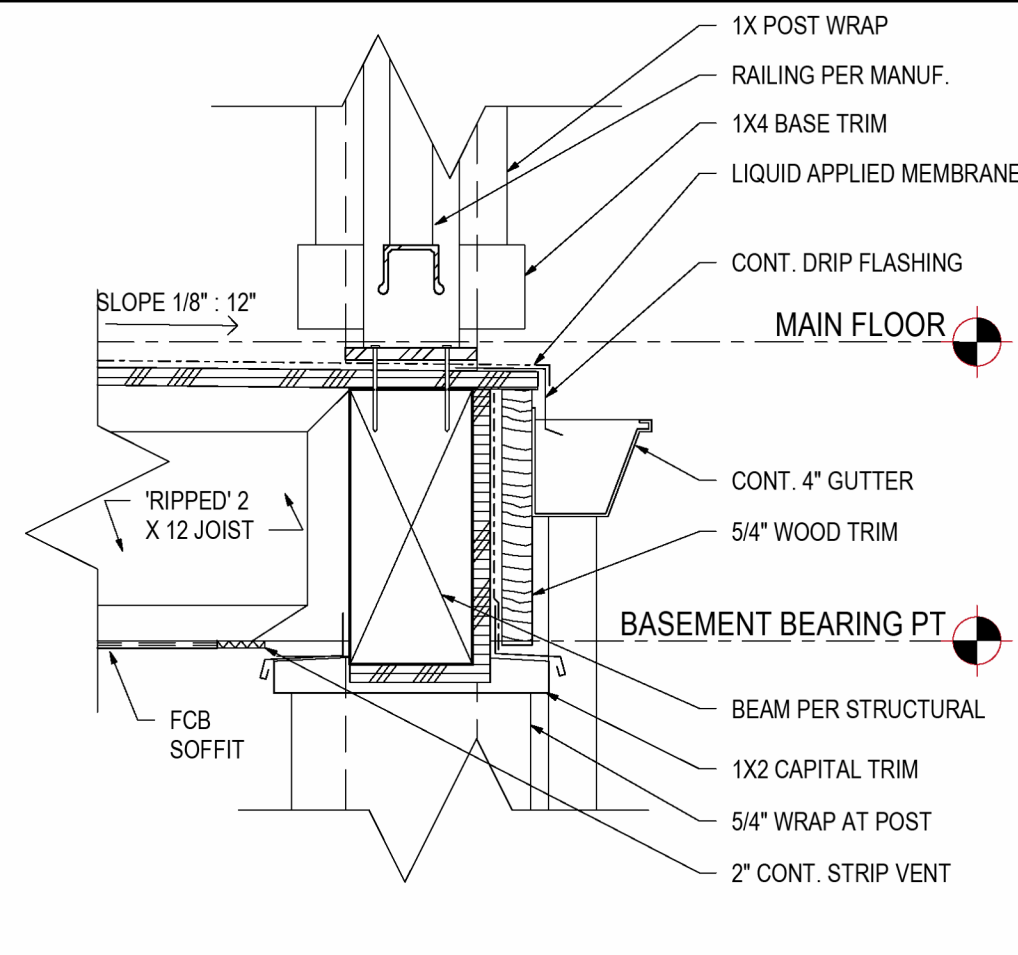
11 TYP. TRUSS ROOF @ EAVE 2
1/2" = 1'-0"



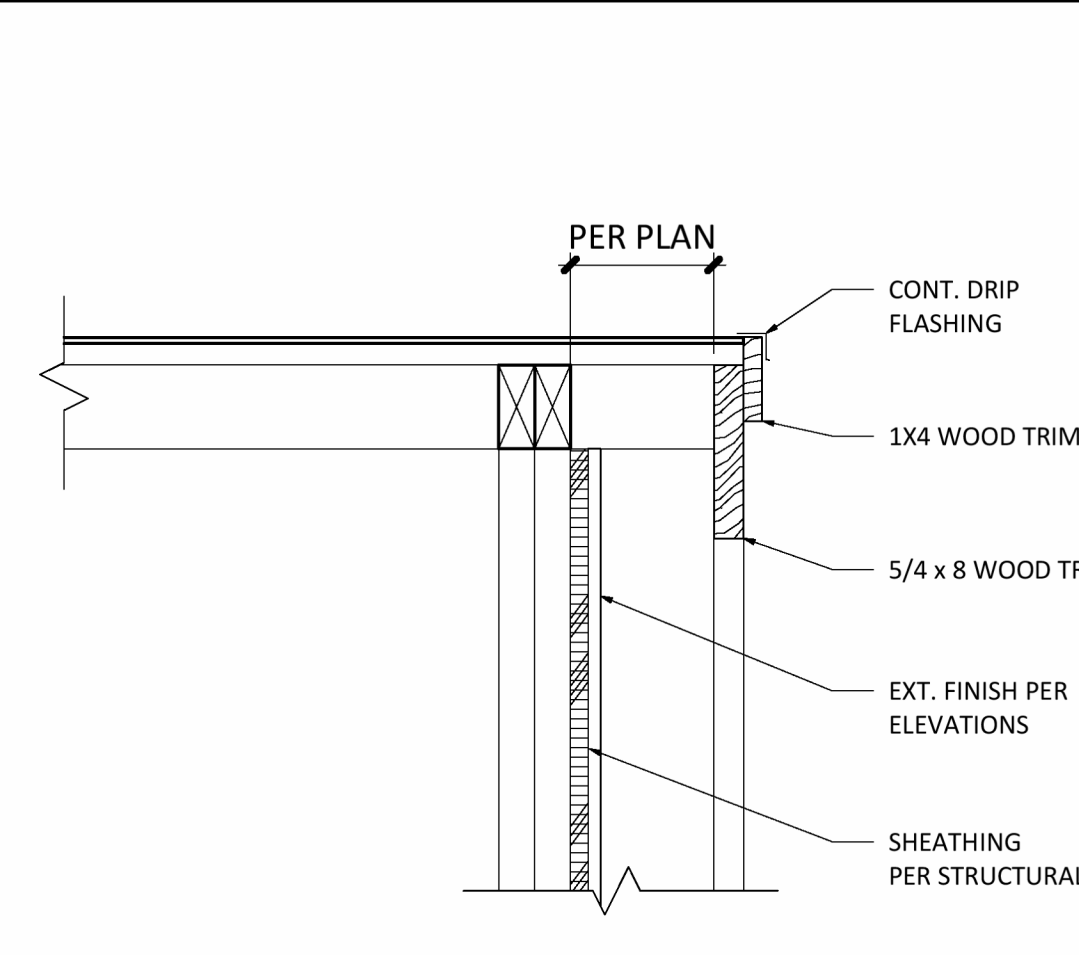
12 TYP. EAVE @ RAFTERS
1/2" = 1'-0"



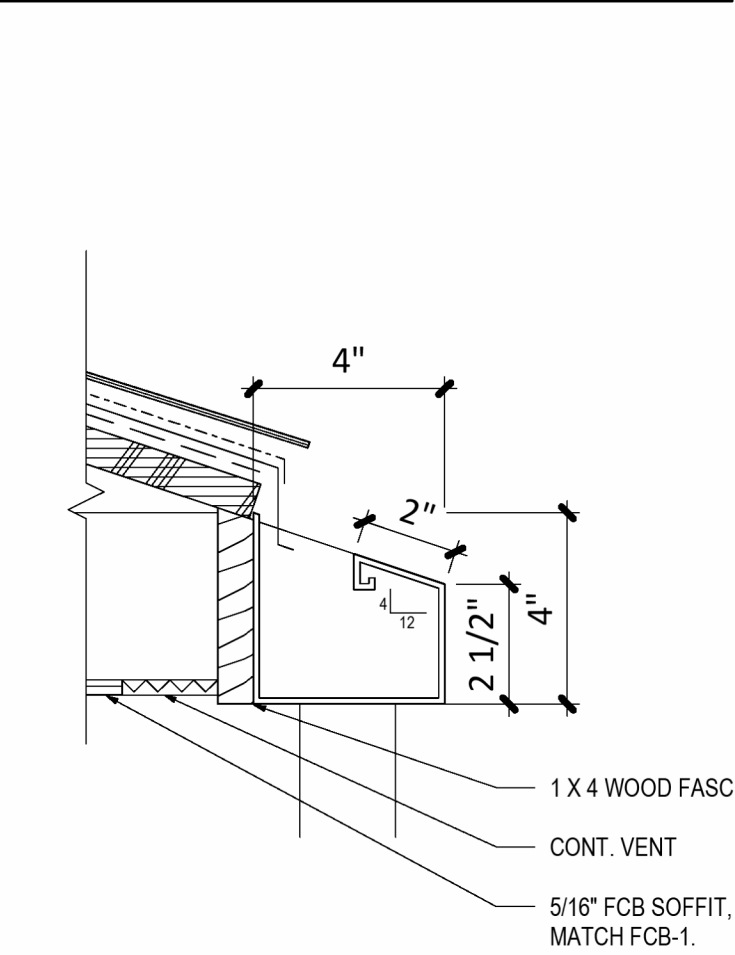
5 TYP. PICKET BASE
3" = 1'-0"



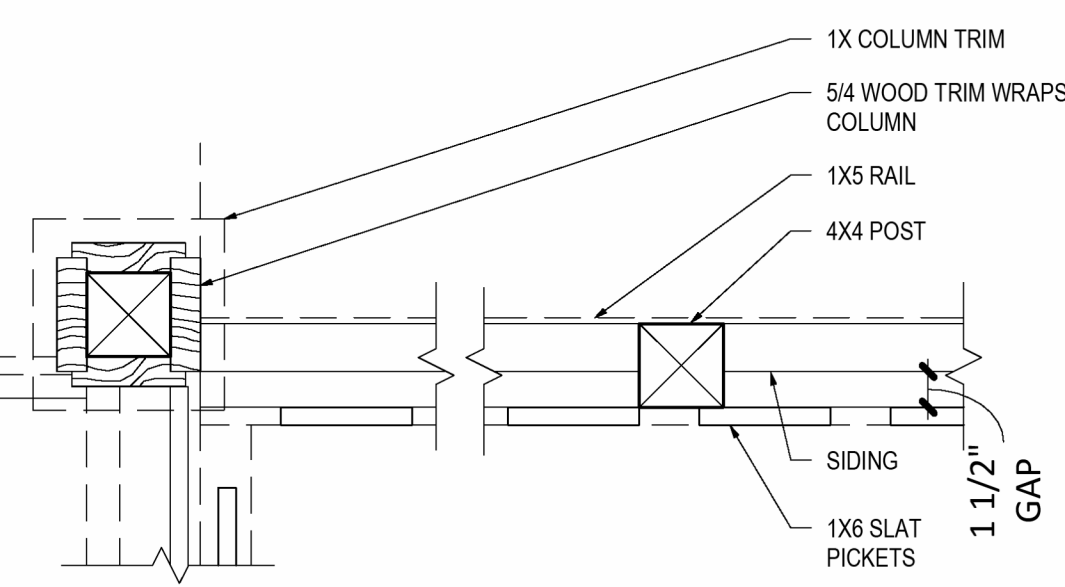
6 TYP. DECK RIM
1 1/2" = 1'-0"



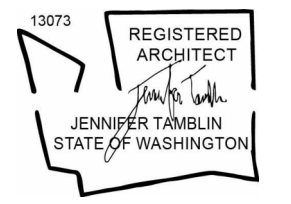
13 TYP. RAKE
1 1/2" = 1'-0"



14 TYP. GUTTER
3" = 1'-0"



7 TYP. RAILING PLAN
1 1/2" = 1'-0"



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NIKKI HURKADLI HOUSE

CLIENT NAME: NIKKI HURKADLI
PROJECT ADDRESS: 3325 84th Ave SE Mercer Island WA 98040
BUILDER NAME: [blank]
BUILDER CONTACT: [blank]
BUILDER ADDRESS: [blank]

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER: [blank]

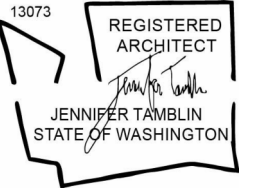
BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME: EXTERIOR DETAILS

SHEET NO. A502

Scale: 3/8" = 1'-0"



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DOOR SCHEDULE - EXTERIOR											
NUMBER	DOOR				FRAME		FIRE RATING	HARDWARE		GLAZING AREA	NOTES
	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		GROUP	CLOSER		

DOOR SCHEDULE - INTERIOR										
NUMBER	DOOR				FRAME		FIRE RATING	HARDWARE		NOTES
	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		GROUP	CLOSER	
55	2'-6"	6'-8"								
56	2'-6"	6'-8"								
74	18'-0"	8'-0"								
82	2'-4"	6'-8"								
87	2'-6"	6'-8"								
99	2'-0"	6'-8"								
103	3'-0"	6'-8"								
108	2'-6"	6'-8"								
115	6'-8"	6'-8"								
117	2'-6"	6'-8"								
127	3'-0"	6'-10"								
143	2'-6"	6'-8"								
144	6'-8"	6'-8"								
152	7'-0"	7'-0"								
162	2'-6"	6'-8"								
163	2'-6"	6'-8"								
164	2'-6"	6'-8"								
166	3'-0"	6'-8"								
167	3'-0"	7'-0"								
172	2'-6"	6'-8"								
173	5'-0"	7'-0"								
174	3'-0"	7'-0"								
175	4'-11 7/128"	7'-3 47/256"								
177	3'-0"	6'-8"								
178	2'-4"	6'-8"								
D8EEE	2'-6"	8'-0"								
Grand total: 26										

1. EXISTING DOORS ARE NOT IN THE SCHEDULE. ONLY NEW DOORS ARE IN THE TABLE.
2. EXTERIOR DOORS ARE MARKED WITH PREFIX 'E'. REST ALL DOORS IN THE TABLE ARE INTERIOR DOORS.

DOOR AND WINDOW GENERAL NOTES

- DOORS AND WINDOWS ARE TYPICALLY CENTERED IN WALL UNLESS DIMENSIONED OTHERWISE.
- DOOR HINGE JAMB TO BE 4 1/2" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- DOOR AND WINDOW SIZES ARE NOMINAL, CONFIRM R.O. WITH MANUFACTURER.
- ALL DOOR AND WINDOW HEADERS TO ALIGN AT HEADER LEVEL.
- PROVIDE SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY CODE (IRC R308.4)
- ALL EXTERIOR FENESTRATION TO MEET REQUIREMENTS OF CURRENT WASHINGTON STATE ENERGY CODE (W.S.E.C.) AS INDICATED IN ENERGY WORKSHEET.

DOOR SCHEDULE NOTES

- PROVIDE LOCKS
- PROVIDE KICK PLATE
- PROVIDE HOLD OPEN
- PROVIDE PULL AND PUSH PLATE
- INSULATED DOOR

GLAZING TYPE SCHEDULE:

- GL-1: TINTED
- GL-2: TEMPERED/ INSULATED
- GL-3: TEMPERED/FIRE RATED
- GL-4: TEMPERED

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DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME

DOOR TYPES & SCHEDULE

SHEET NO.

A600

Scale 1/4" = 1'-0"



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EXTERIOR GLAZING SCHEDULE									
TYPE MARK	COUNT	HEIGHT	WIDTH	U VALUE	WINDOW AREA	UA	OPERATION	FRAME MATERIAL	REMARKS
101	2	5' - 0"	6' - 0"		60 SF	18 SF			
A	4	5' - 0"	3' - 6"		70 SF	21 SF			
A	3	5' - 0"	3' - 6"		53 SF	16 SF			
C	1	1' - 10"	8' - 8"		16 SF	5 SF			
E	1	2' - 6"	3' - 0"		8 SF	2 SF			
E	1	2' - 6"	3' - 0"		8 SF	2 SF			
GGG	3	4' - 6"	2' - 0"		27 SF	8 SF			
HHH	1	3' - 0"	3' - 6"		11 SF	3 SF			
MMM	1	4' - 0"	2' - 0"		8 SF	2 SF			
OOO	2	7' - 0"	3' - 6"		49 SF	15 SF			
QQQ	1	4' - 0"	2' - 6"		10 SF	3 SF			
UU	1	6' - 8"	13' - 6"		90 SF	27 SF			
UU	1	6' - 8"	13' - 6"		90 SF	27 SF			
TOTAL	22				498 SF	149 SF			

GENERAL NOTES:

A.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ OWNER.

B.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.

C.) ALL OPERABLE WINDOWS TO HAVE SCREENS.

D.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED OR PROVIDE SAFETY GLASS. SEE EXTERIOR DOOR AND WINDOW TYPES FOR SAFETY GLASS LOCATION. SEE SCHEDULES FOR LOCATIONS OF EGRESS WINDOWS/DOORS.

E.) ALL FACTORY FINISH DOORS & FRAMES TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

F.) ALL INTERIOR & EXTERIOR DOORS ARE 1 3/4" THICK, UNLESS NOTED OTHERWISE

G.) EMERGENCY & ESCAPE OPENINGS (FROM IRC R310), WHERE EMERGENCY & ESCAPE OPENINGS ARE PROVIDED, THEY SHALL:

- HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- HAVE A MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET.
- HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24 INCHES.
- HAVE A MIN. NET CLEAR OPENING WIDTH OF 20 INCHES.
- BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.

H.) WHOLE HOUSE VENTILATION TO INCLUDE OUTDOOR AIR INLETS (FROM IRC M1508.4.5): OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. PROVIDE NOT LESS THAN 4 SQUARE INCHES (0.003 m2) OF NET FREE AREA OF OPENING FOR EACH HABITABLE SPACE. ANY INLET OR COMBINATION OF INLETS WHICH PROVIDE 10 CFM AT 10 PASCALS AS DETERMINED BY THE HOME VENTILATING INSTITUTE AIR FLOW TEST STANDARD (HVI 901 NOVEMBER 1996) ARE DEEMED EQUIVALENT TO 4 SQUARE INCHES NET FREE AREA.

I.) ALL PRODUCTS SHALL BE NFRC CERTIFIED AND NFRC (CPD) NUMBERS PER R303.1.3 SHALL BE PROVIDED - FROM ENERGY CORRECTION COMMENT.

GLAZING SCHEDULE NOTES:

- SEE EXTERIOR DOOR & WINDOW ELEVATIONS FOR OPERATION, LAYOUT, & DIMENSION.
- EMERGENCY EGRESS OPENING.
- SUITABLE TO INCLUDE OUTDOOR AIR INLET PER ITEM (H) IN DOOR & WINDOW NOTES.

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DRAWN BY: Author

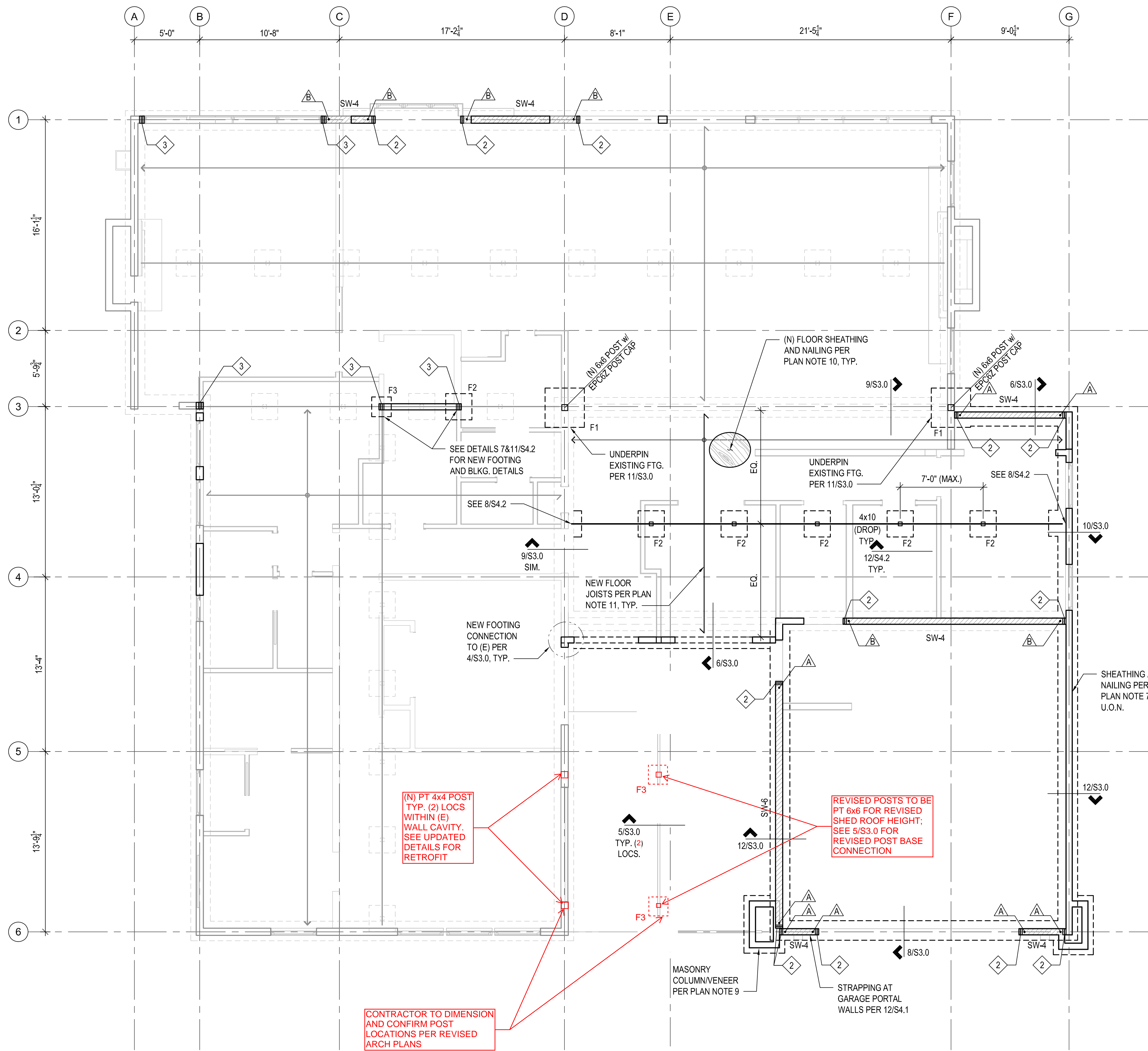
SHEET NAME

WINDOW TYPES & SCHEDULE

SHEET NO.

A601

Scale 3" = 1'-0"



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

FOOTING SCHEDULE	
MARK	SIZE
F1	36" SQ. x 10" DEEP CONC. FOOTING w/ (4) #4 E.W. BOTTOM
F2	24" SQ. x 10" DEEP CONC. FOOTING w/ (3) #4 E.W. BOTTOM
F3	18" SQ. x 10" DEEP CONC. FOOTING w/ (3) #4 E.W. BOTTOM

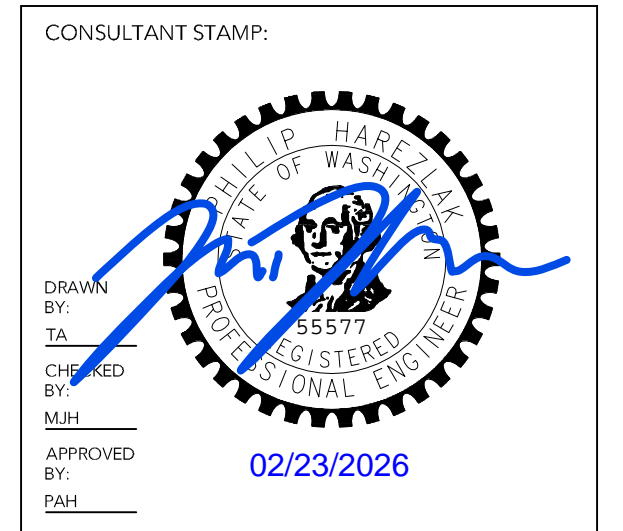
- SEISMIC FORCE RESISTING SYSTEM LEGEND**
- SW-X SHEAR WALL TYPE 'X' PER SCHEDULE 8/S4.0
 - △ HOLDOWN TYPE 'X' PER SCHEDULE 10/S4.0 AND 12/S4.0
 - ▨ EXTENT OF SHEAR WALL SHEATHING
- LEGEND**
- 4" SLAB-ON-GRADE PER PLAN NOTE 5
 - X NUMBER OF BUILT-UP STUDS

FOUNDATION & MAIN FLOOR FRAMING PLAN NOTES:

1. TOPS OF ALL EXTERIOR FOOTINGS ON THIS PLAN SHALL BE BURIED BELOW FINISHED GRADE AS SHOWN IN THE DETAILS. FOOTINGS SHALL BEAR ON DENSE NATIVE MATERIAL. ALL EARTHWORK AND PREPARATION TO BE COMPLETED PER THE SPECIFICATIONS NOTED IN THE GEOTECH REPORT, SEE STRUCTURAL PLAN NOTE 17.
2. FINAL SITE GRADES TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE UNDERSLAB PIPING REQUIREMENTS AS SHOWN IN 7/S3.0.
3. POSTS AND STUD PACKS SHALL BE CONTINUOUS TO FOUNDATION. TYPICAL STUD WALLS SHALL BE FRAMED USING HEM-FIR #2 2x STUDS @ 16" O.C., U.O.N. POST LOADS FROM ABOVE TO BE BLOCKED PER 7/S4.1.
4. TYPICAL FOOTING TO BE 18"W x 8" DP. CONC. STRIP FTG. w/ (2) #4 CONT. BOTTOM AND #4 @ 16" O.C. TRANS. TYP. STEM WALL TO BE 8" STEM WALL w/ #4 @ 12" O.C. HORIZ. AND 16" O.C. VERT.
5. SLAB-ON-GRADE SHALL BE 4" THICK w/ WWF 6x6-W2.1xW2.1 MID-DEPTH OR #4 @ 16" O.C. E.W. MID-DEPTH, U.O.N. PROVIDE VAPOR BARRIER BELOW SLAB AS REQUIRED AND PER 2/S3.0. INSTALL CONSTRUCTION AND CONTROL JOINTS PER 2/S3.0.
6. ALL CONNECTIONS AND CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL, PER GENERAL STRUCTURAL NOTES.
7. ALL EXTERIOR WALLS TO BE SHEATHED AND NAILED PER SW-6, U.O.N.
8. (E) FOUNDATION SYSTEM IS UNKNOWN. CONTRACTOR TO FIELD VERIFY EXISTING STEM WALL IS MINIMUM 6" THICK WITH 14" WIDE x 6" DEEP FOOTING. CONTRACTOR TO CONFIRM CONDITIONS PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO CLARIFY PROPOSED DESIGN WITH ARCHITECT PRIOR TO CONSTRUCTION. DETAILS WERE NOT PROVIDED. SEE GENERAL STRUCTURAL NOTES FOR MASONRY AND VENEER SPECIFICATIONS.
10. FLOOR SYSTEM SHALL CONSIST OF 2 3/4" PERFORMANCE CATEGORY, APA RATED SHEATHING, 3/4" EXPOSURE 1, NOMINAL 4x8" (T&G OR SQUARE EDGE) PERMANENT OUTDOOR SHEATHING GRADE SHALL BE "EXTERIOR". NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING AND EXTERIOR SHEAR WALLS BELOW WITH 10d @ 6" O.C. PROVIDE 1/8" GAP AT ALL PANEL EDGE. FASTENER EDGE DISTANCE TO PANEL EDGE OF 3/8" MINIMUM. NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW WITH 10d @ 3" O.C. STAGGERED. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS WITH 10d @ 12" O.C. GLUE SHEATHING AT ALL SUPPORTS WITH ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
11. NEW FLOOR JOISTS TO BE MIN. 2x8 @ 16" O.C. w/ LUS HANGER. CONTRACTOR TO FIELD VERIFY FLOOR DEPTH TO MATCH EXISTING CONDITIONS AS NOTED PER PLAN.

TYPICAL REMODEL CONSTRUCTION NOTES:

- CONTRACTOR MUST REVIEW STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION & NOTIFY DESIGN TEAM/OWNER OF ANY DISCREPANCY IN COMPARISON WITH ARCHITECTURAL DOCUMENTS OR FIELD CONDITIONS.
- CONTRACTOR MUST FIELD VERIFY & NOTIFY DESIGN TEAM/OWNER OF EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL LINES THAT MAY INTERFERE WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS MAY NOT REFLECT ALL EXISTING FRAMING CONDITIONS DUE TO LIMITED AVAILABILITY OF INFORMATION.
- CONTRACTOR IS SOLELY RESPONSIBLE IN PROVIDING PROPER TEMPORARY SHORING PRIOR TO REMOVING ANY STRUCTURAL ELEMENTS.
- ENGINEER IS NOT RESPONSIBLE FOR WATERPROOFING SYSTEM OR DETAILS. CONTRACTOR/OWNER SHALL CONSULT WITH QUALIFIED PROFESSIONALS AS REQUIRED.
- ALL CONDITIONS NOTED ON PLAN SHOULD BE FIELD VERIFIED PRIOR TO BIDDING THE PROJECT.



PROJECT INFORMATION:
NIKKI H HOUSE
PROJECT ADDRESS:
**3325 84TH AVE SE
MERCER ISLAND, WA 98040**

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER:	23-125
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PERMIT	

SHEET NAME:
MAIN FLOOR & FOUNDATION PLAN

SHEET NUMBER:
S2.0

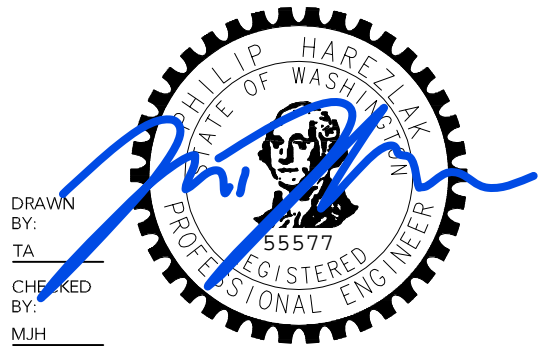


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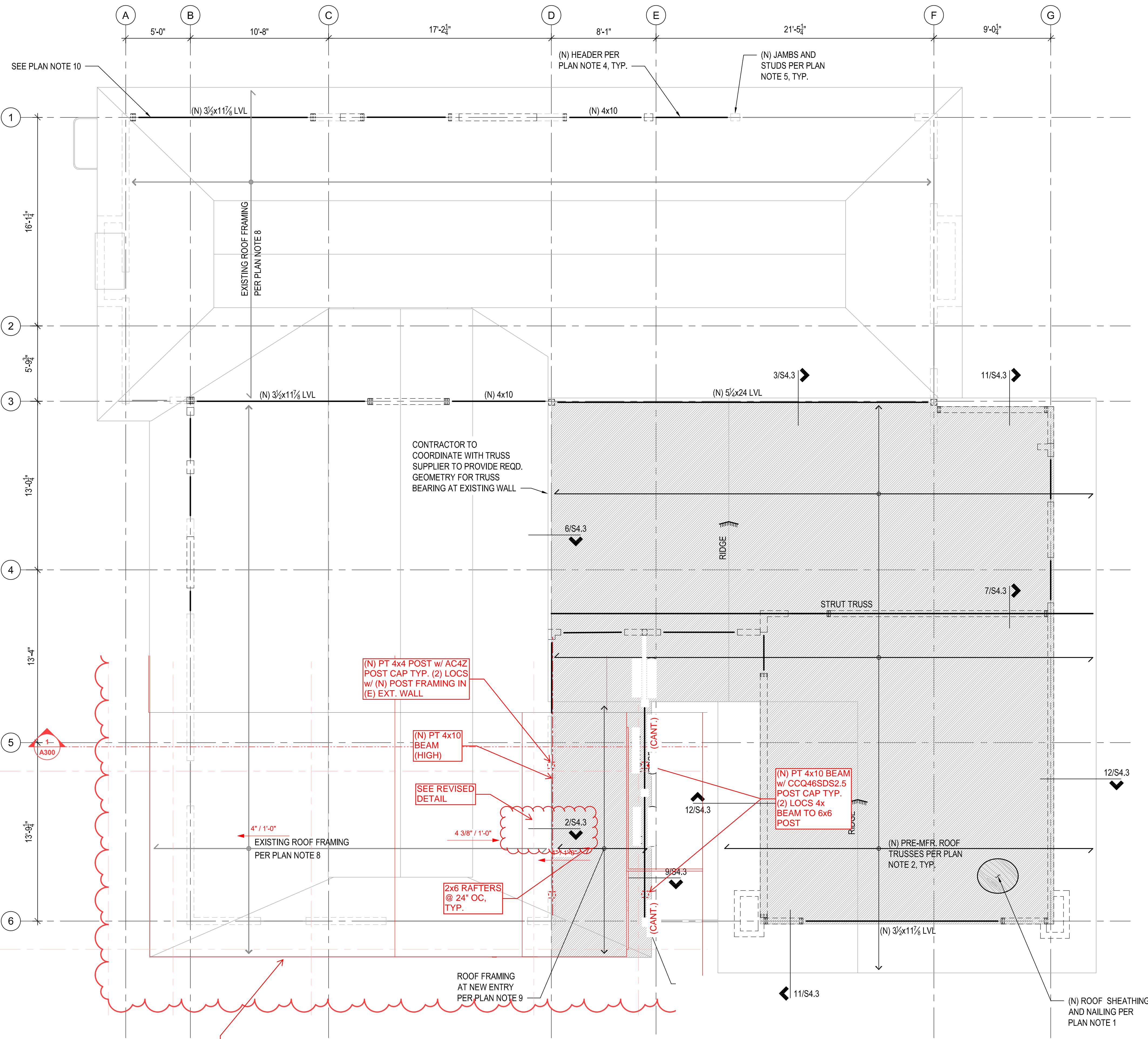
HAREZLAK ENGINEERING
COVINGTON, VA

PH: 360.224.0627
E: phil@harezlakengineering.com

CONSULTANT STAMP:



APPROVED BY: PAH
DATE: 02/23/2026



SEISMIC FORCE RESISTING SYSTEM LEGEND

STRUT FRAMING MEMBER NAILED AS STRUT PER PLAN NOTE 1

LEGEND

- STRUCTURAL WALL BELOW
- SPAN DIRECTION OF FRAMING MEMBERS (SEE PLAN NOTE 2)
- NEW ROOF EXTENT INSTALLED PER PLAN

ROOF FRAMING PLAN NOTES:

- ROOF SYSTEM SHALL CONSIST OF 1/2" PERFORMANCE CATEGORY, APA RATED SHEATHING, 3/16" EXPOSURE 1, NOMINAL 4x8" (T&G OR SQUARE EDGE), NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, STRUTS, BLOCKING, AND SHEAR WALLS BELOW w/ 10d @ 6" O.C. PROVIDE 1/2" GAP AT ALL PANEL EDGE. FASTENER EDGE DISTANCE TO PANEL EDGE OF 3/8" MINIMUM. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS WITH 10d @ 12" O.C. U.O.N. INSTALL PANEL EDGE CLIPS PER GENERAL STRUCTURAL NOTES AT ALL UNFRAMED, UNBLOCKED PANEL EDGES
- ROOF FRAMING SHALL BE CONNECTOR PLATE TRUSSES @ 24" O.C. TRUSS MANUFACTURER SHALL INSTALL ALL TEMPORARY AND PERMANENT TRUSS BOTTOM CHORD BRACING AND BRIDGING, RELATED CONNECTIONS, AND ATTACHMENT DETAILS. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS & ARCHITECTURAL DRAWINGS FOR HEIGHTS AND CONFIGURATIONS. TRUSSES SHALL BE DESIGNED FOR TYPICAL TRUSS LOADING AS SHOWN IN THE GENERAL STRUCTURAL NOTES.
- CONNECTOR PLATE TRUSS SHOP DRAWINGS TO BE APPROVED BY HAREZLAK ENGINEERING PRIOR TO MANUFACTURING AND INSTALLATION.
- ALL EXT. HEADERS TO BE 4x8 HF#2 UNLESS OTHERWISE NOTED, SEE 10/S4.1.
- POST OR JAMB STUDS AT END OF SUPPORTING BEAMS, GIRDER TRUSSES, OR BELOW POSTS SHALL BE (3) STUDS AT A MINIMUM. TYPICAL HEADER STUDS WILL BE (2) CRIPPLE STUDS AND (1) KING STUD.
- FLAT BLOCKING IS REQUIRED AT ALL UNFRAMED RIDGES, HIPS, AND VALLEYS, FOR SHEATHING CONNECTION.
- NON-STRUCTURAL WALL CONNECTION TO TRUSS PER 4/S4.3.
- (E) ROOF FRAMING IS UNKNOWN. CONTRACTOR TO FIELD VERIFY FRAMING CONDITIONS, SPANS, SIZES AND FRAMING DIRECTION PRIOR TO CONSTRUCTION. (E) ROOF FRAMING IS ASSUMED TO BE PRE-MFR ROOF TRUSSES SPANNING.
- CONTRACTOR TO CLARIFY PROPOSED ROOF HEIGHT WITH ARCH. AND VERIFY THAT PROPOSED DETAIL WILL ACCOMMODATE PRIOR TO CONSTRUCTION. INSTALL RAFTERS PER DETAIL 2/S4.3.
- NEW HEADER INSTALLED DOES NOT ASSUME SPECIFIC DEFLECTION CRITERIA. NANOWALL TYPE SYSTEM IS TO BE INSTALLED WITH MORE STRINGENT DEFLECTION CRITERIA. CONTRACTOR TO CONFIRM WITH ARCHTECT PRIOR TO BIDDING AND CONSTRUCTION.

REVISED ROOF PLAN OVERLAY PER ARCH: CONTRACTOR TO DIMENSION AND CONFIRM POST LOCATIONS PER REVISED ARCH PLANS.

ROOF FRAMING PLAN

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

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NIKKI H HOUSE
PROJECT ADDRESS:
**3325 84TH AVE SE
MERCER ISLAND, WA 98040**

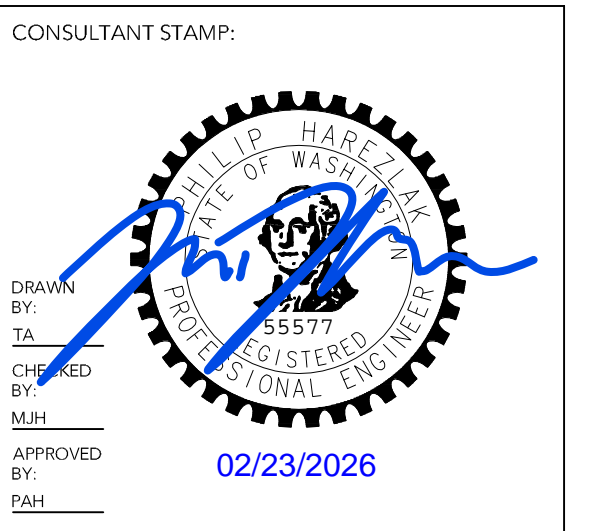
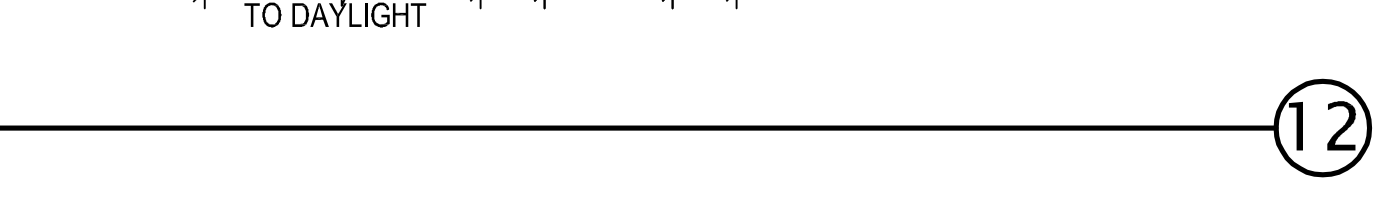
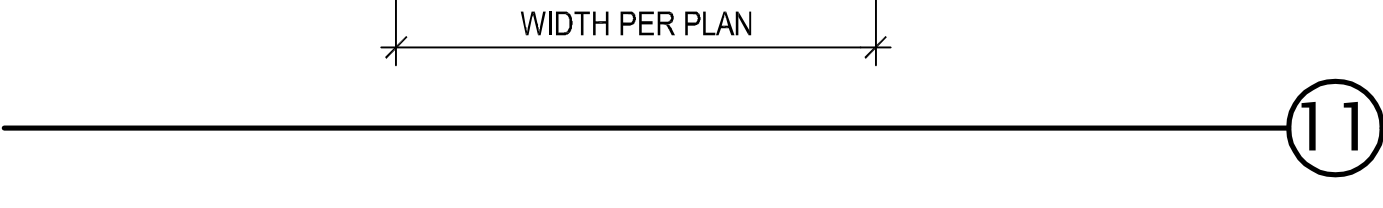
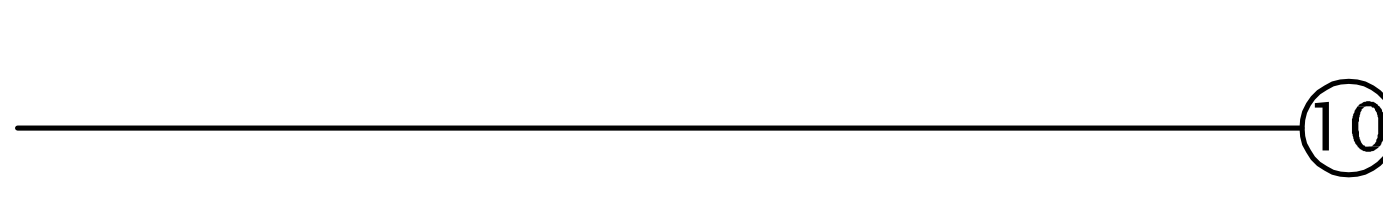
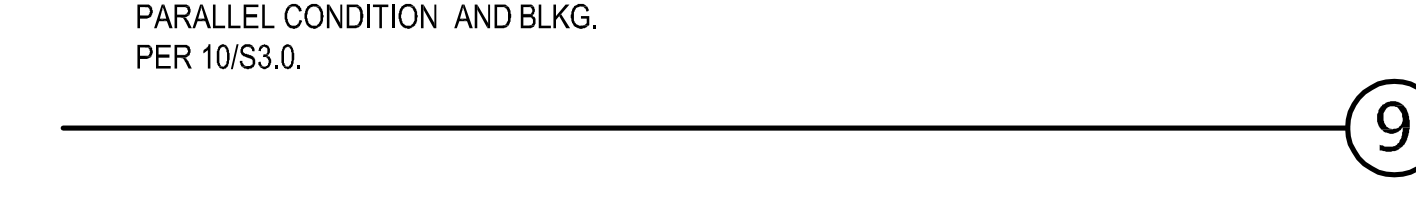
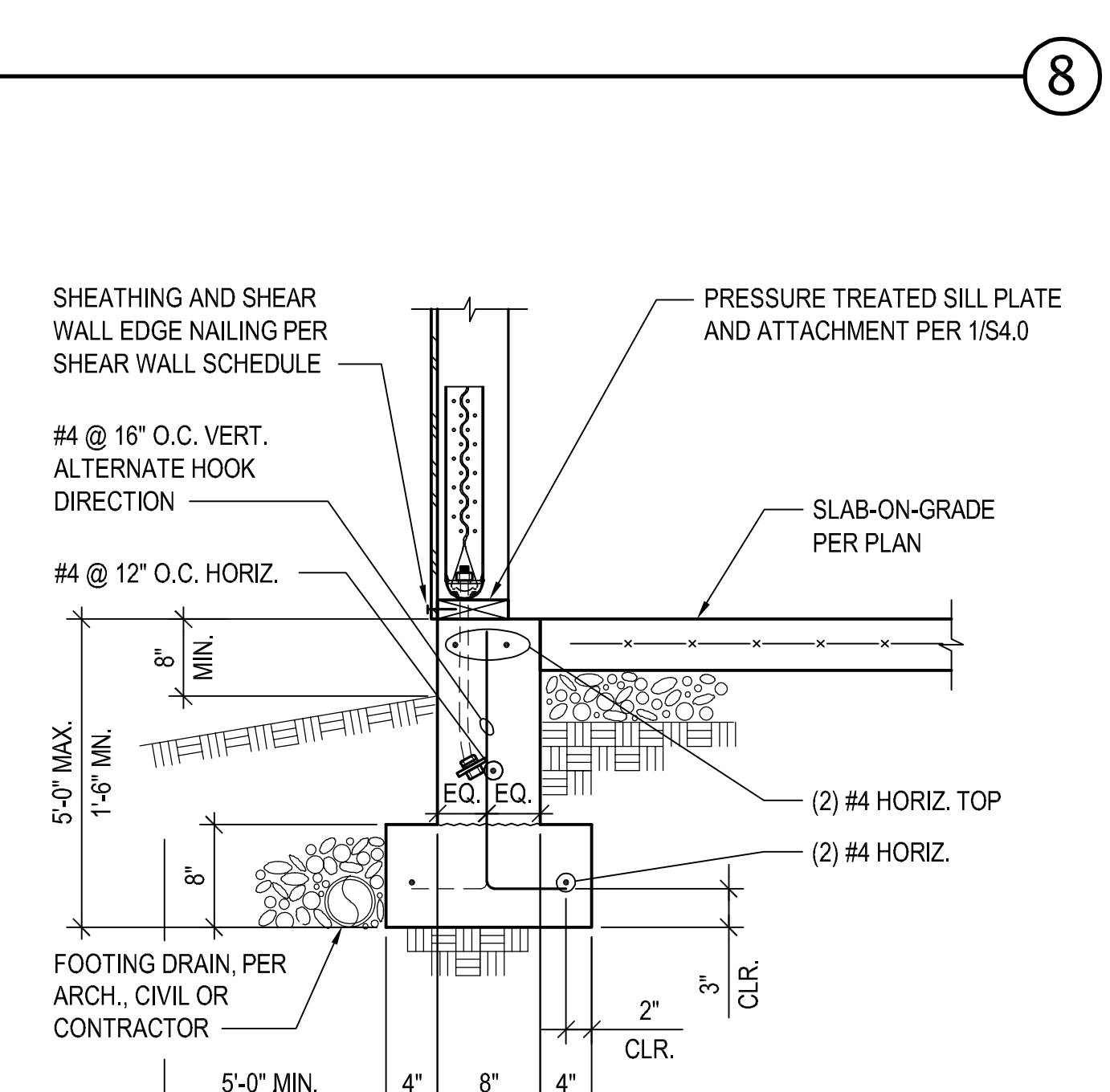
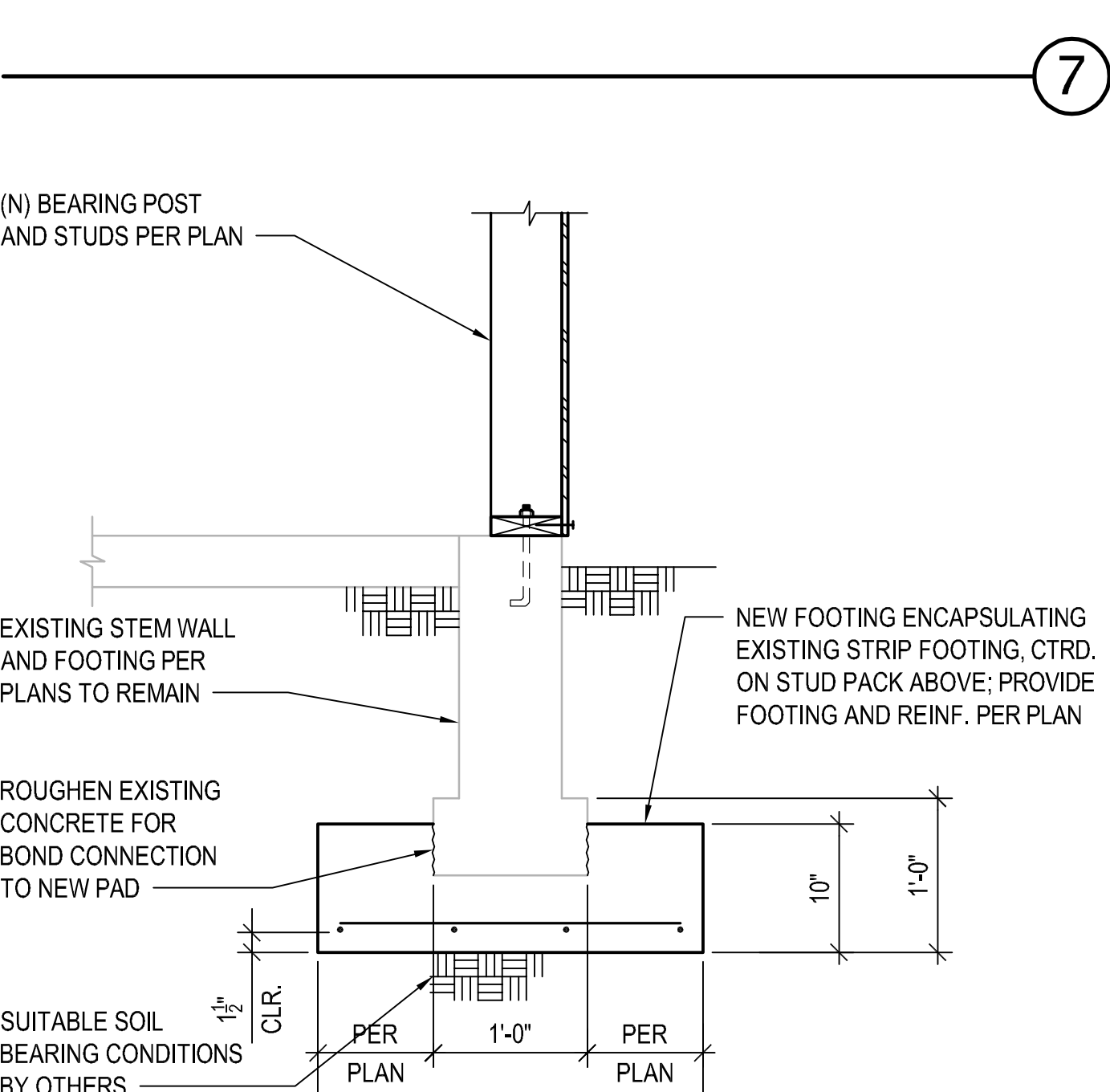
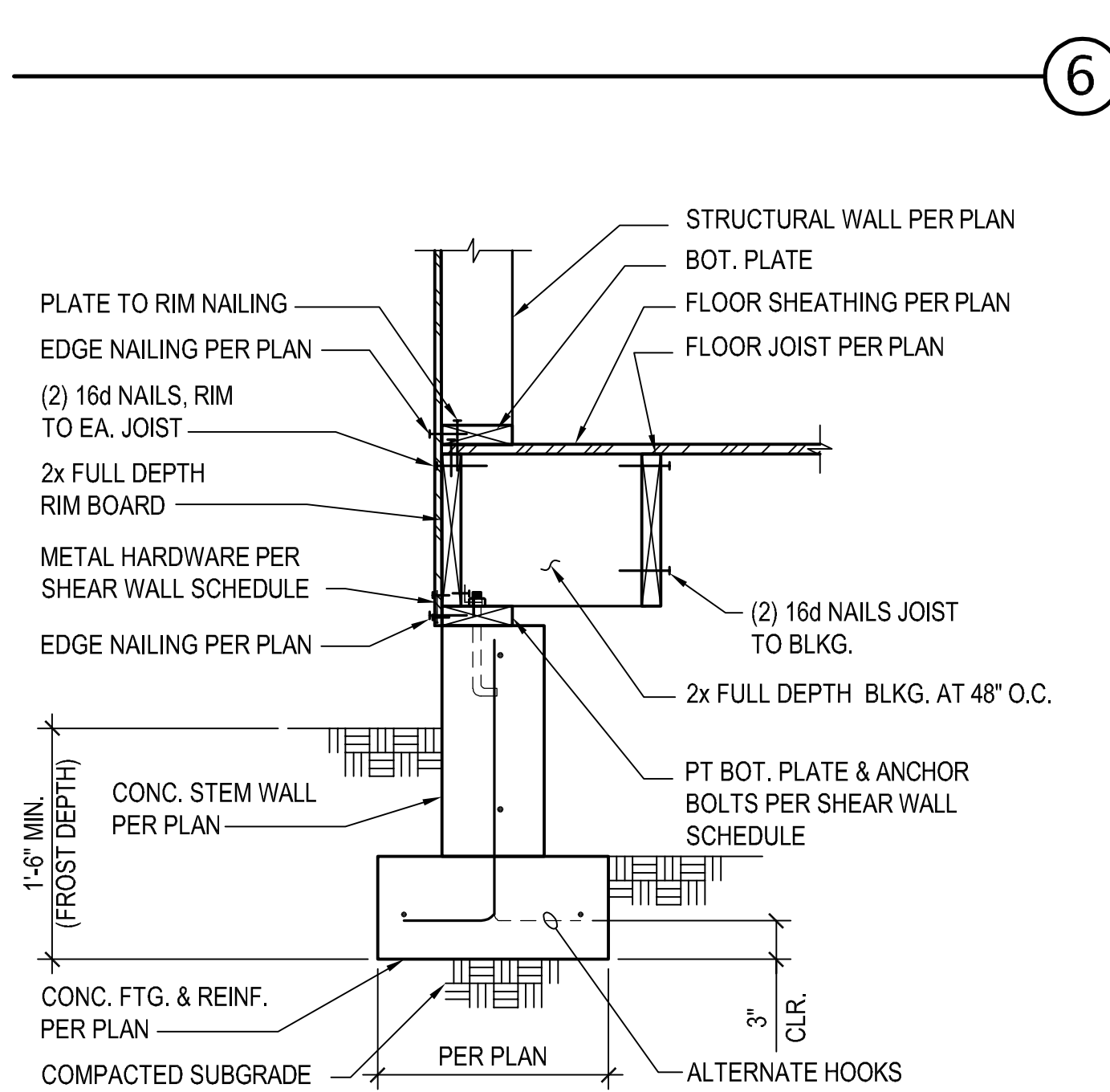
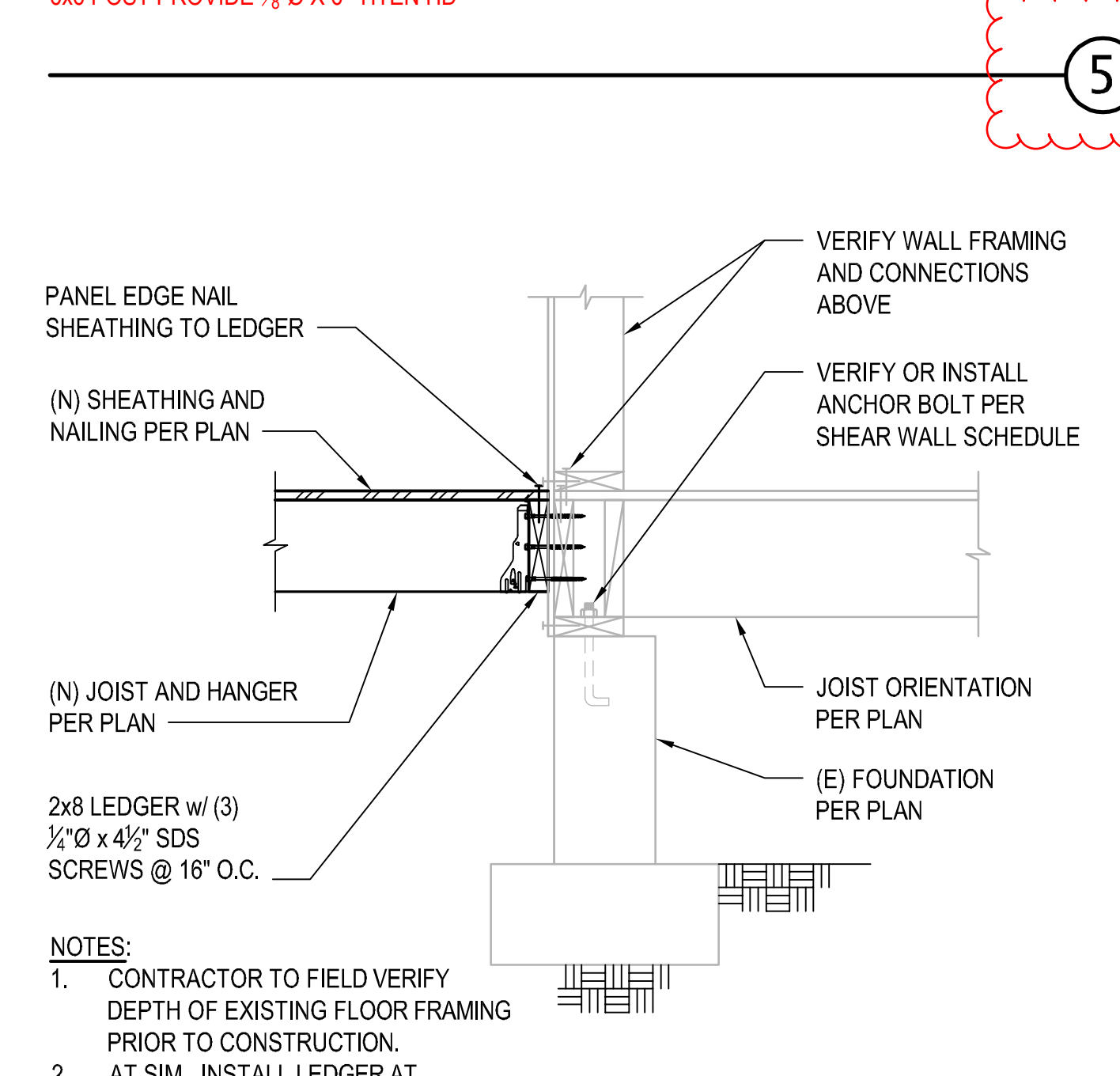
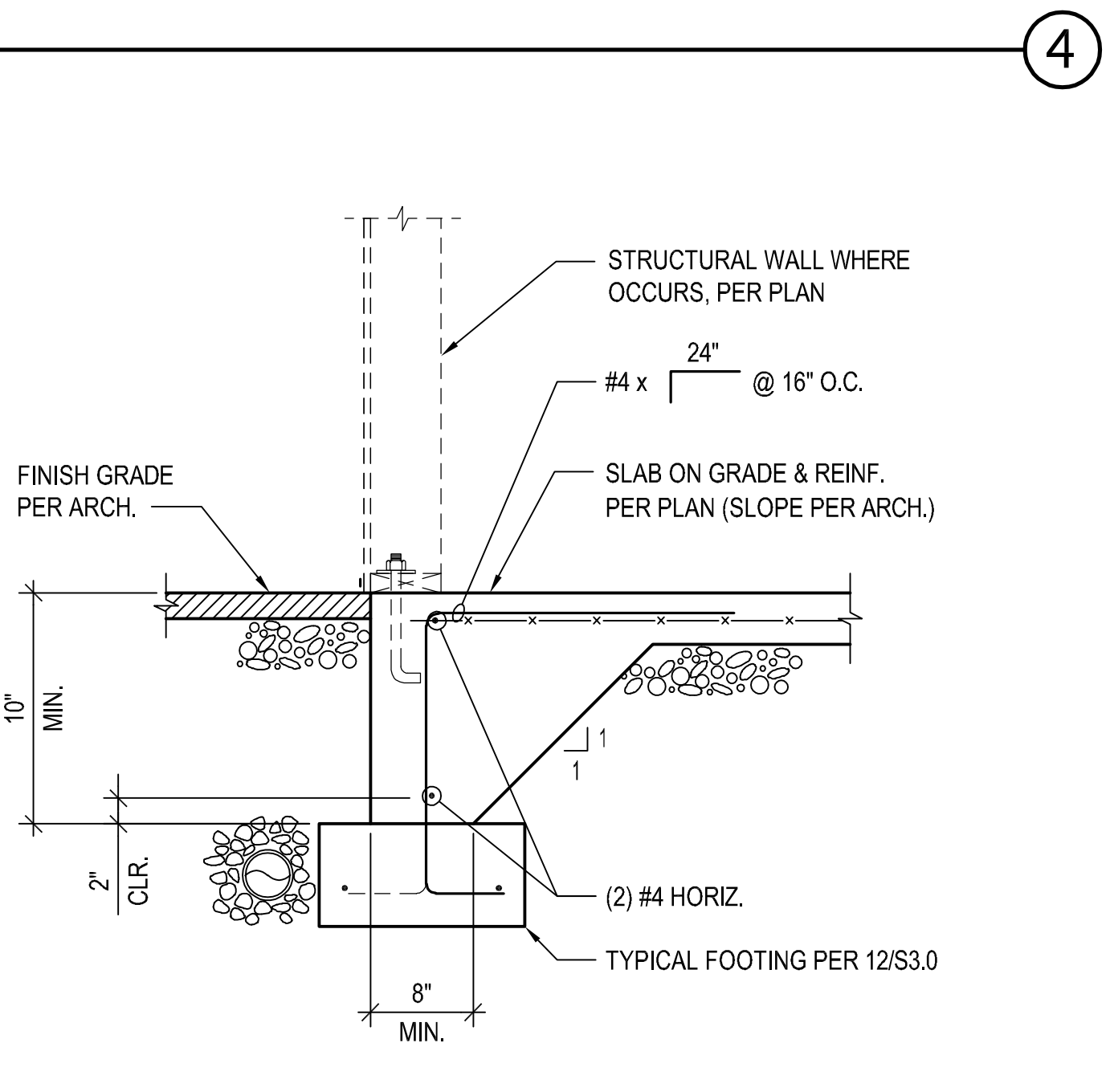
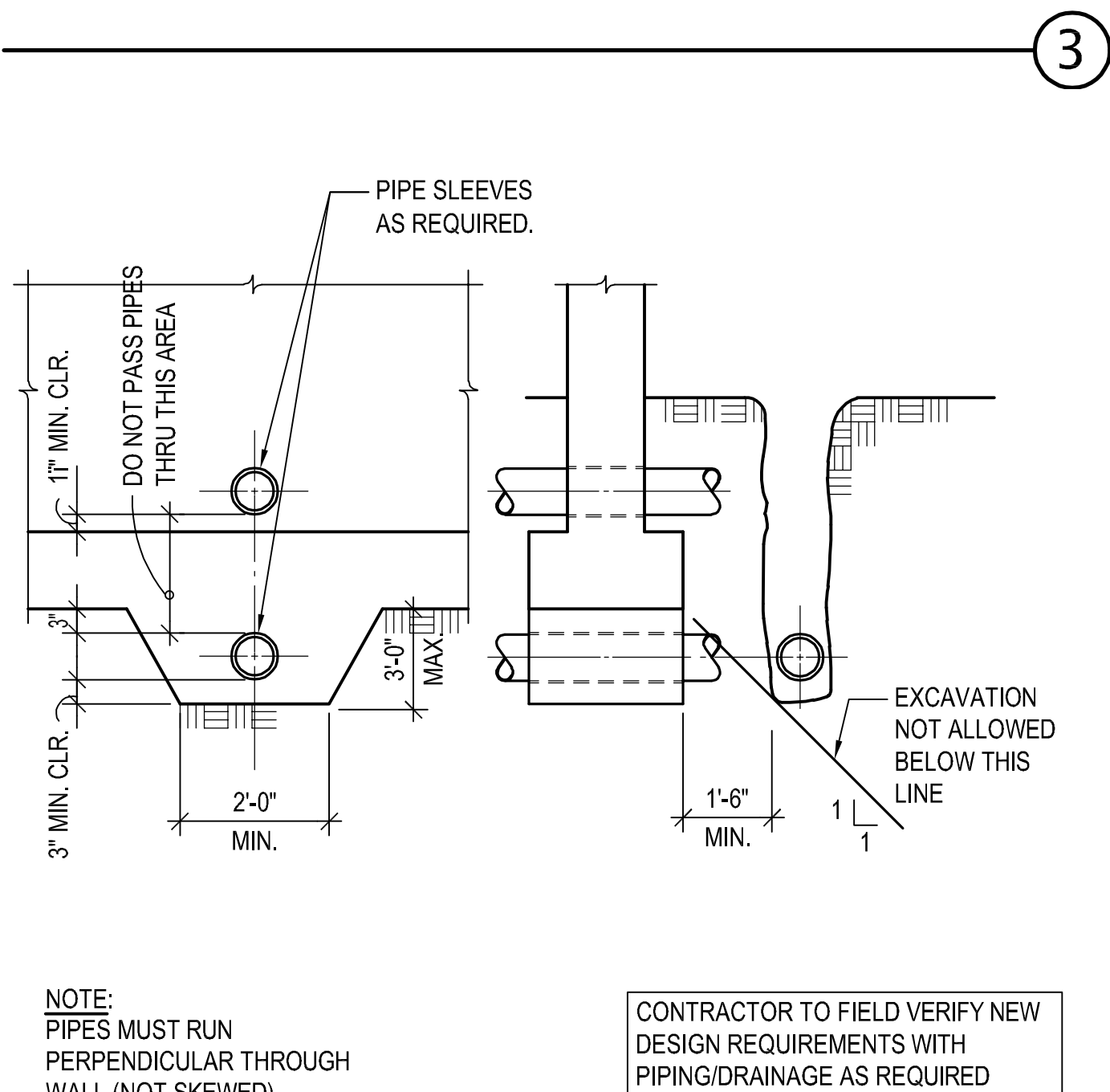
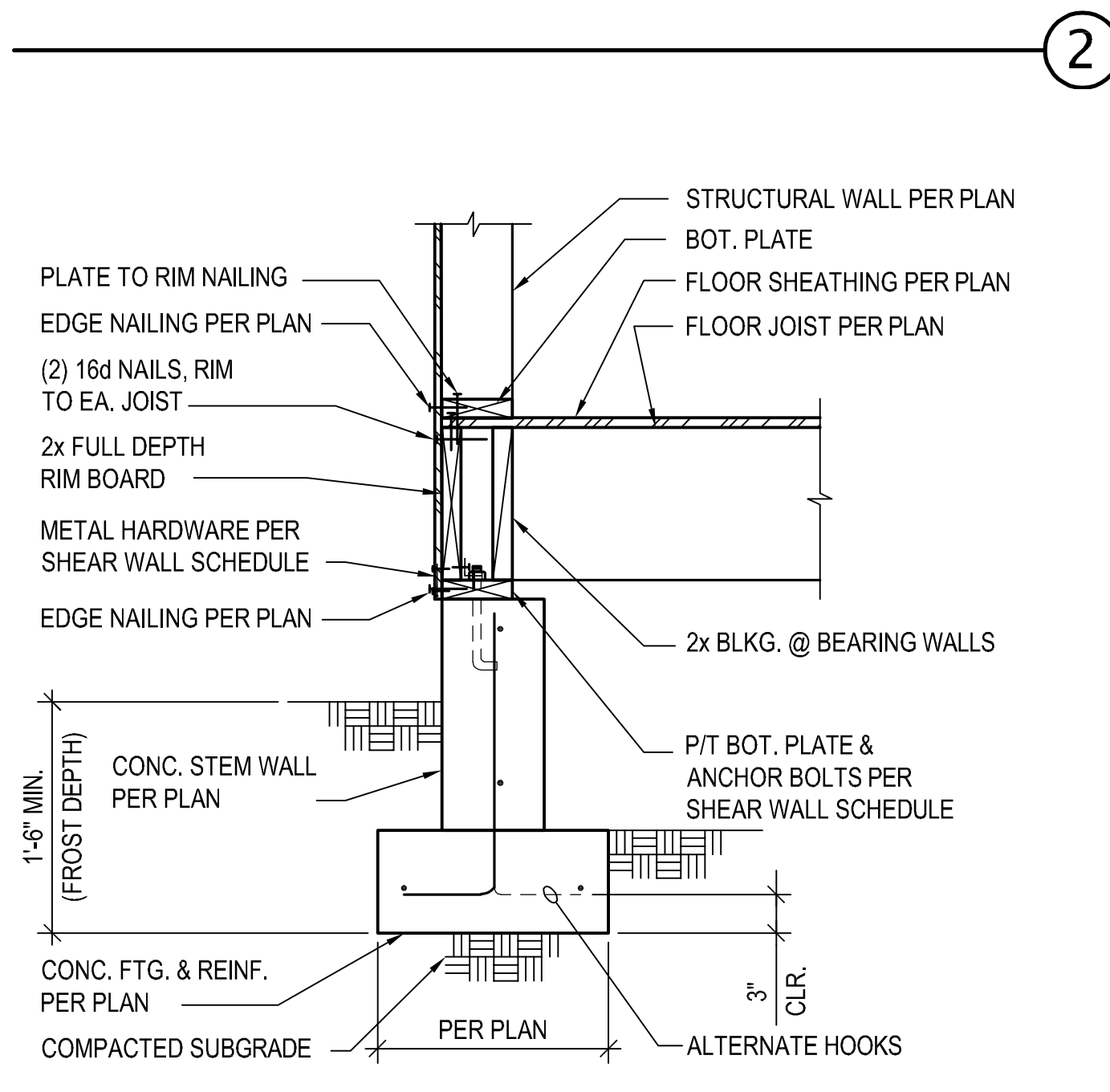
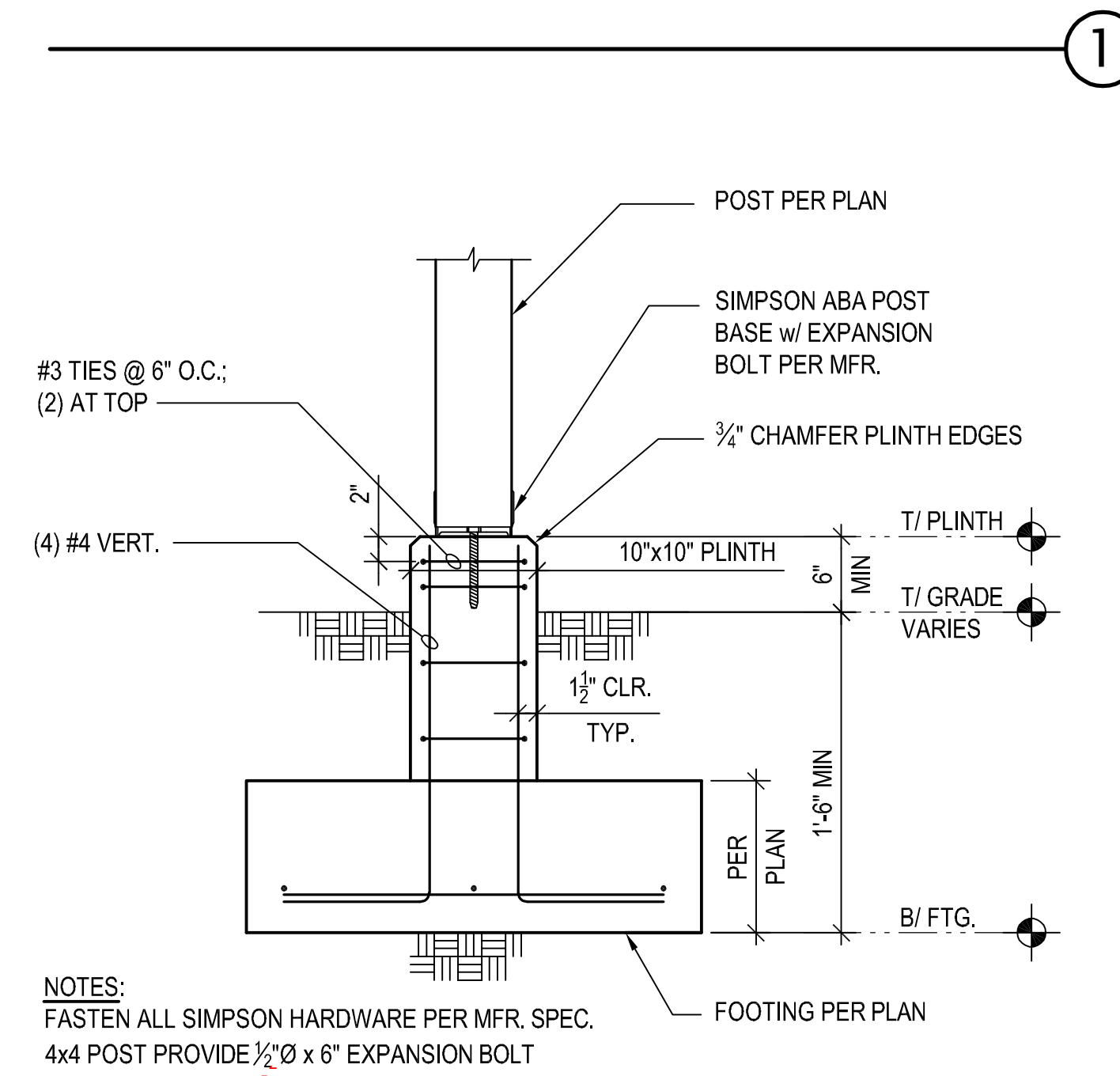
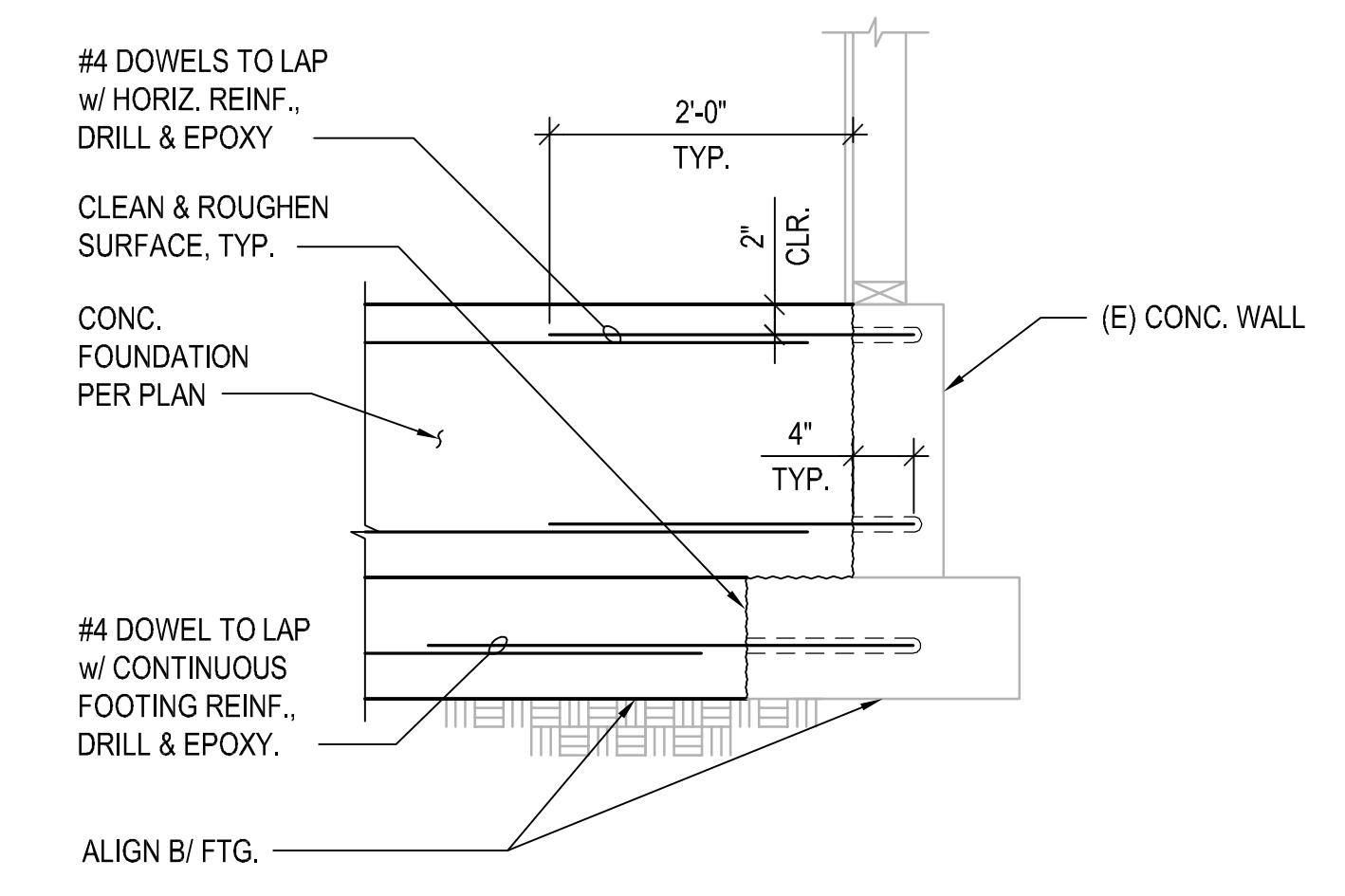
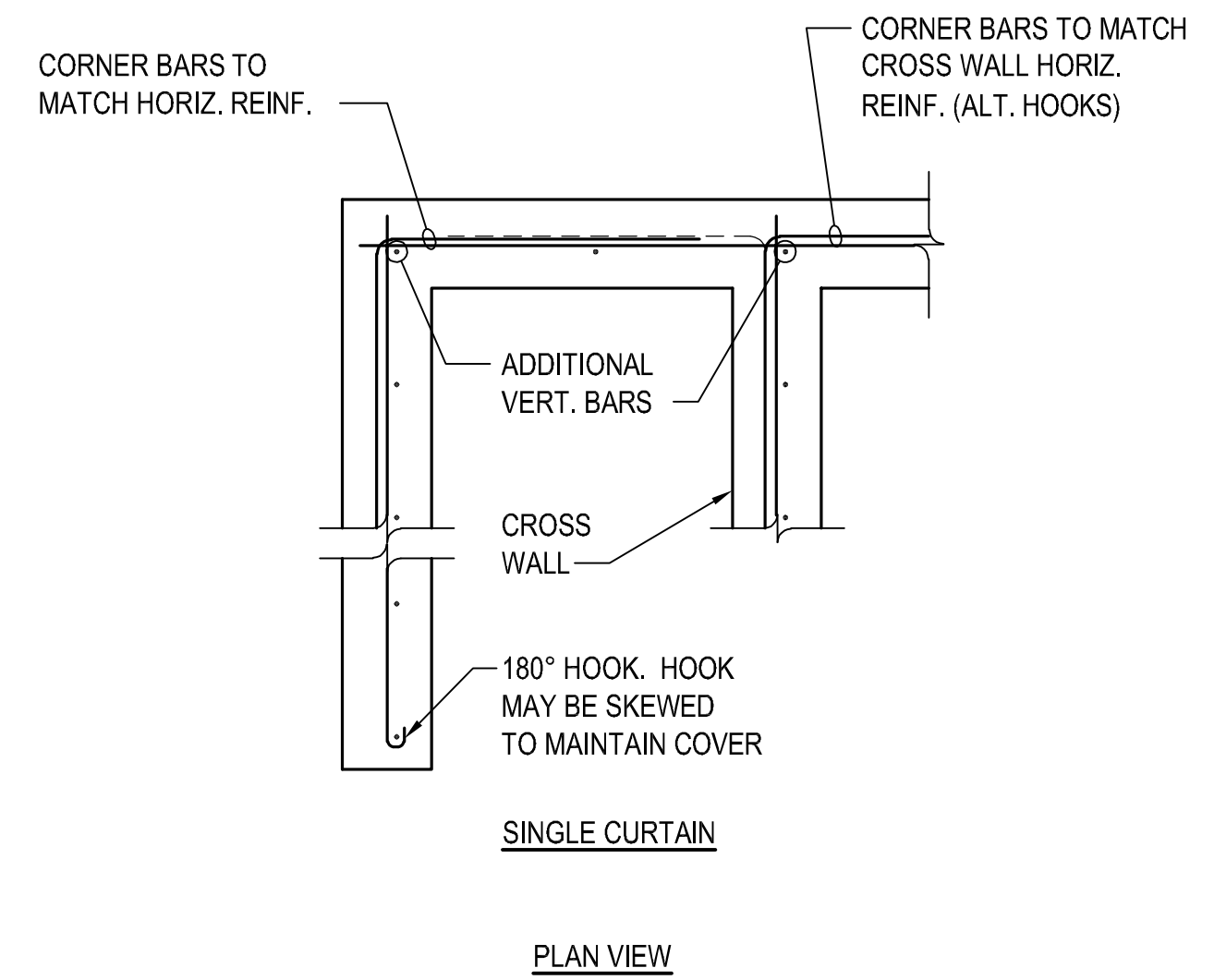
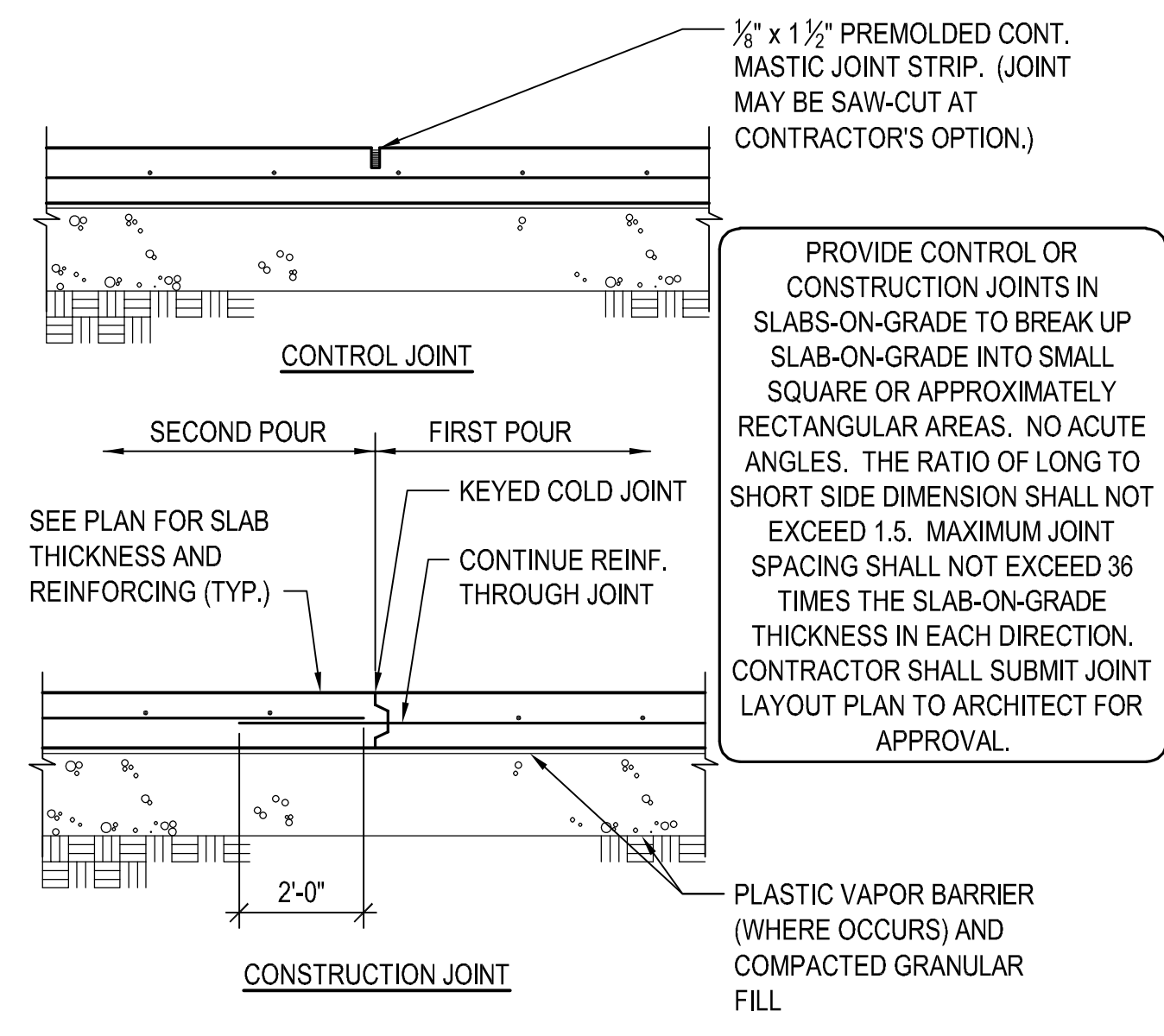
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PROJECT NUMBER: 23-125
ISSUE DATE: 07.18.2024
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ROOF FRAMING PLAN

SHEET NAME:
S2.1



NIKKI H HOUSE
 PROJECT ADDRESS:
**3325 84TH AVE SE
 MERCER ISLAND, WA 98040**

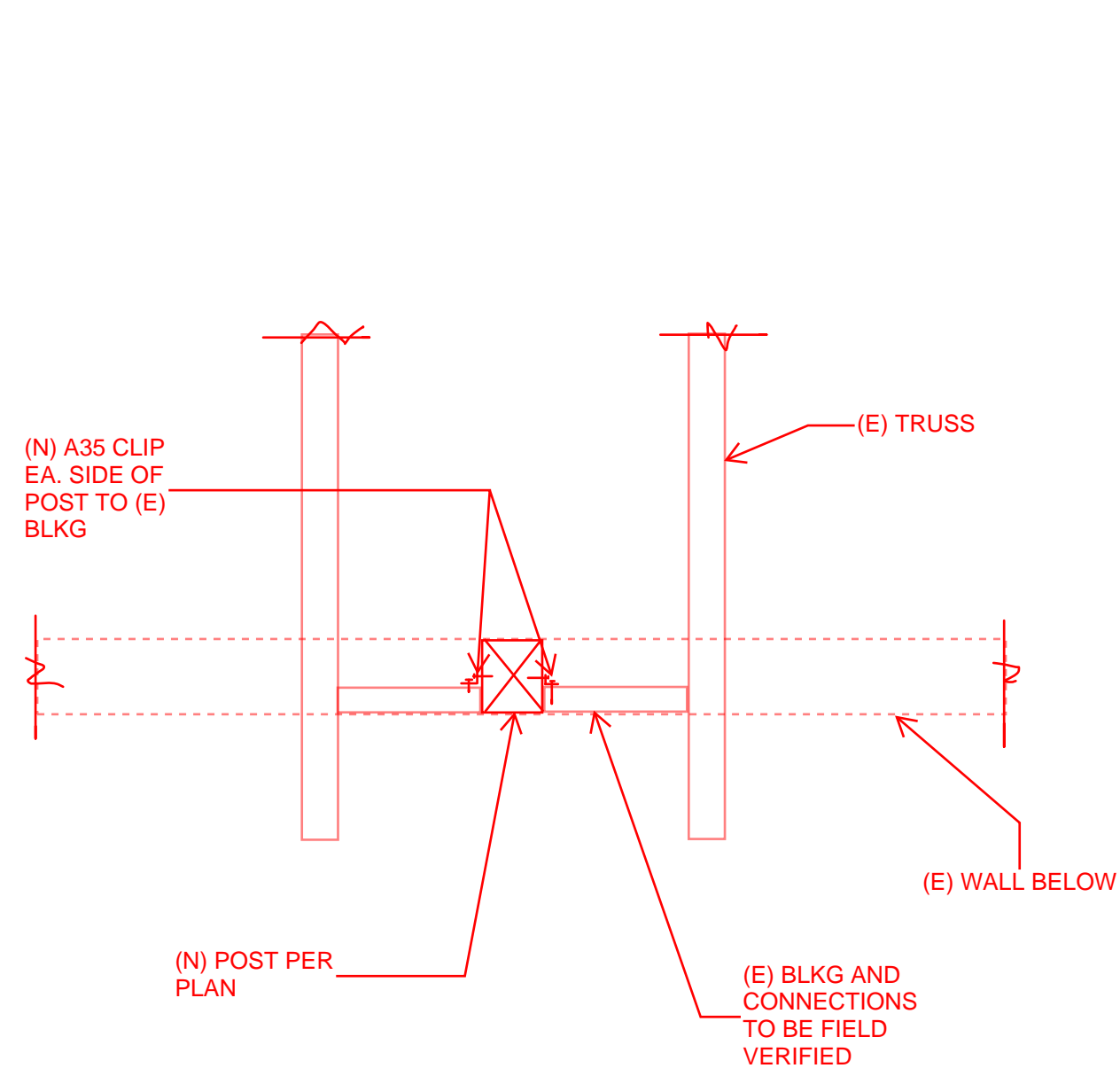
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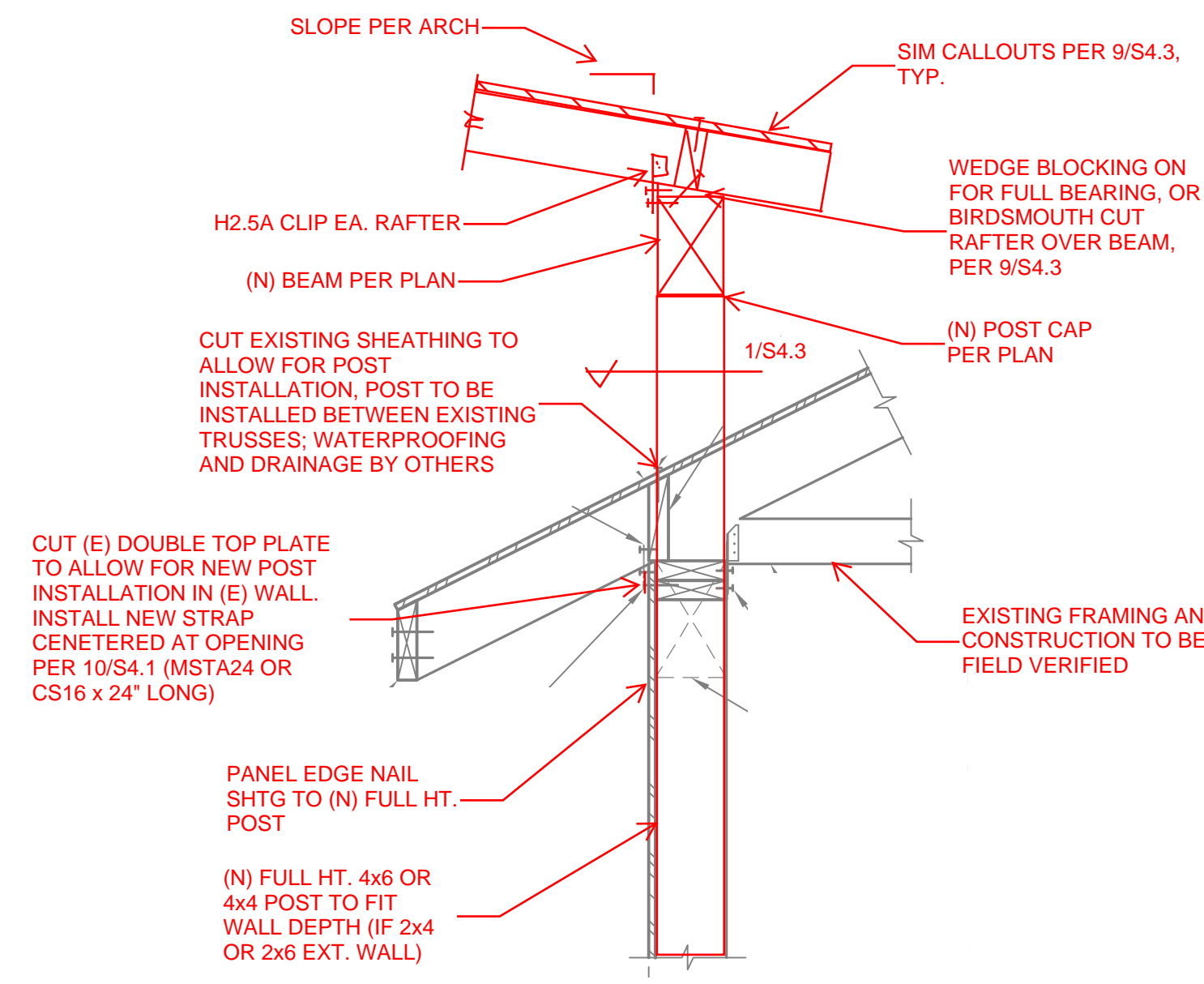
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FOUNDATION DETAILS

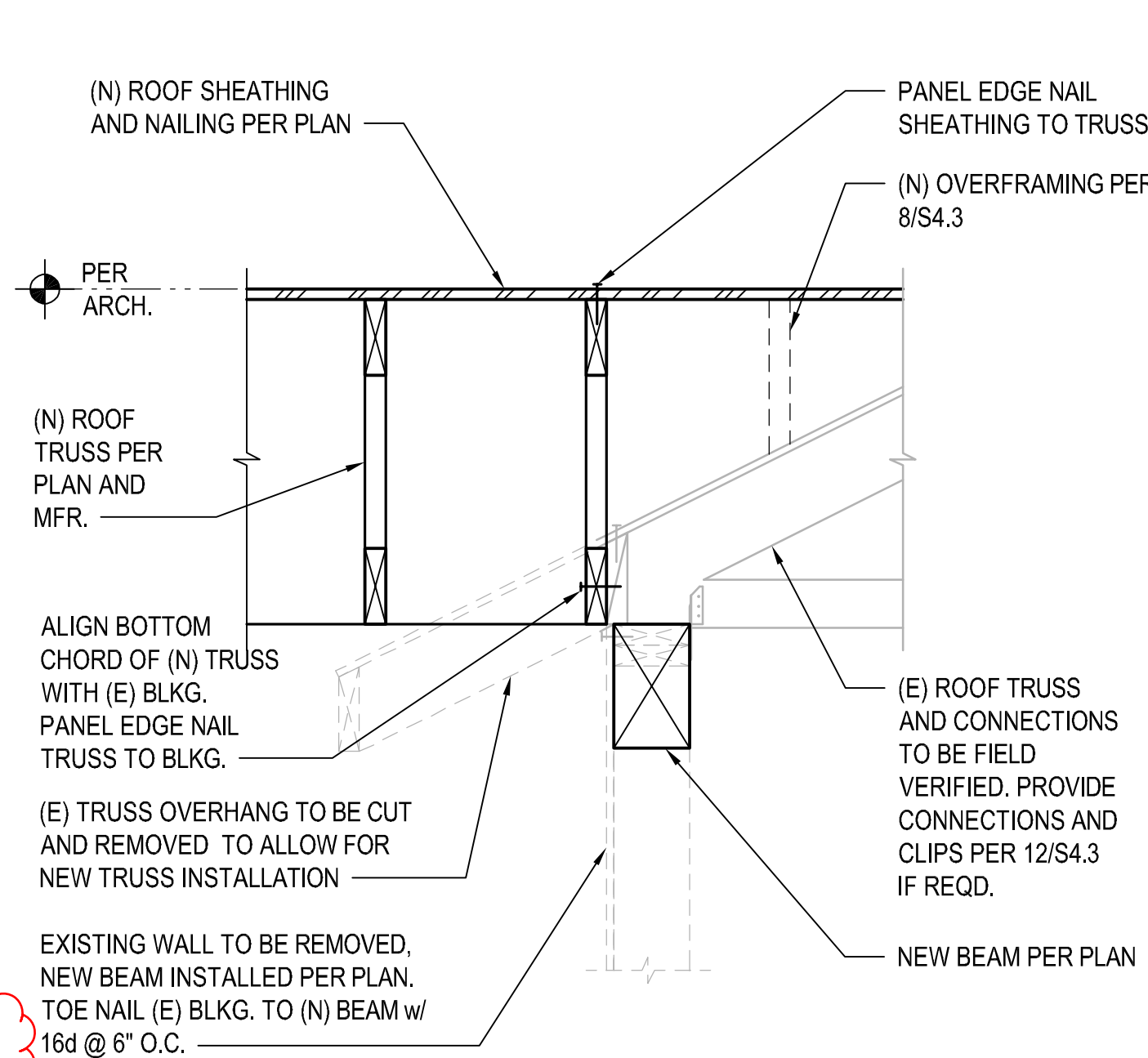
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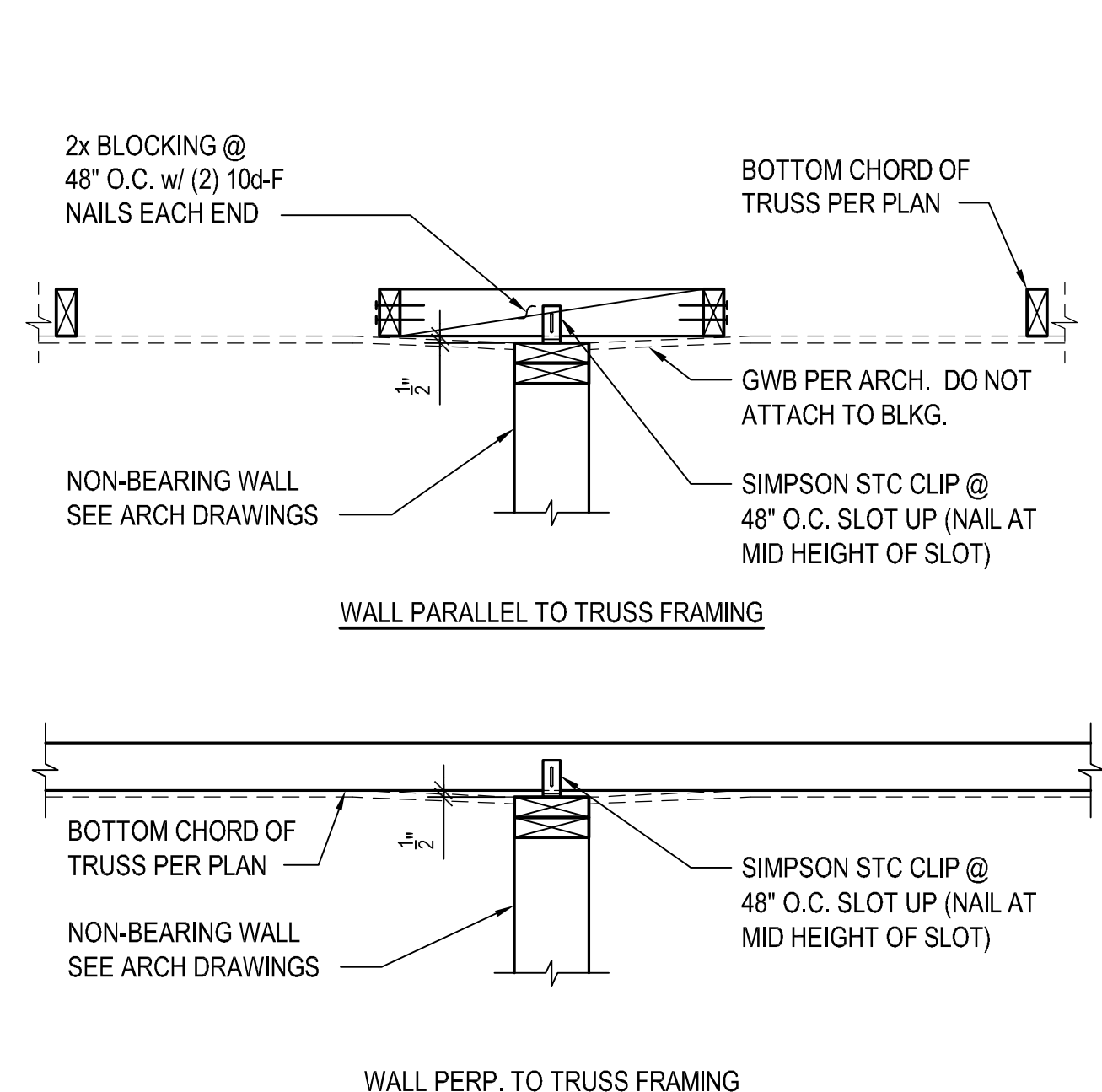
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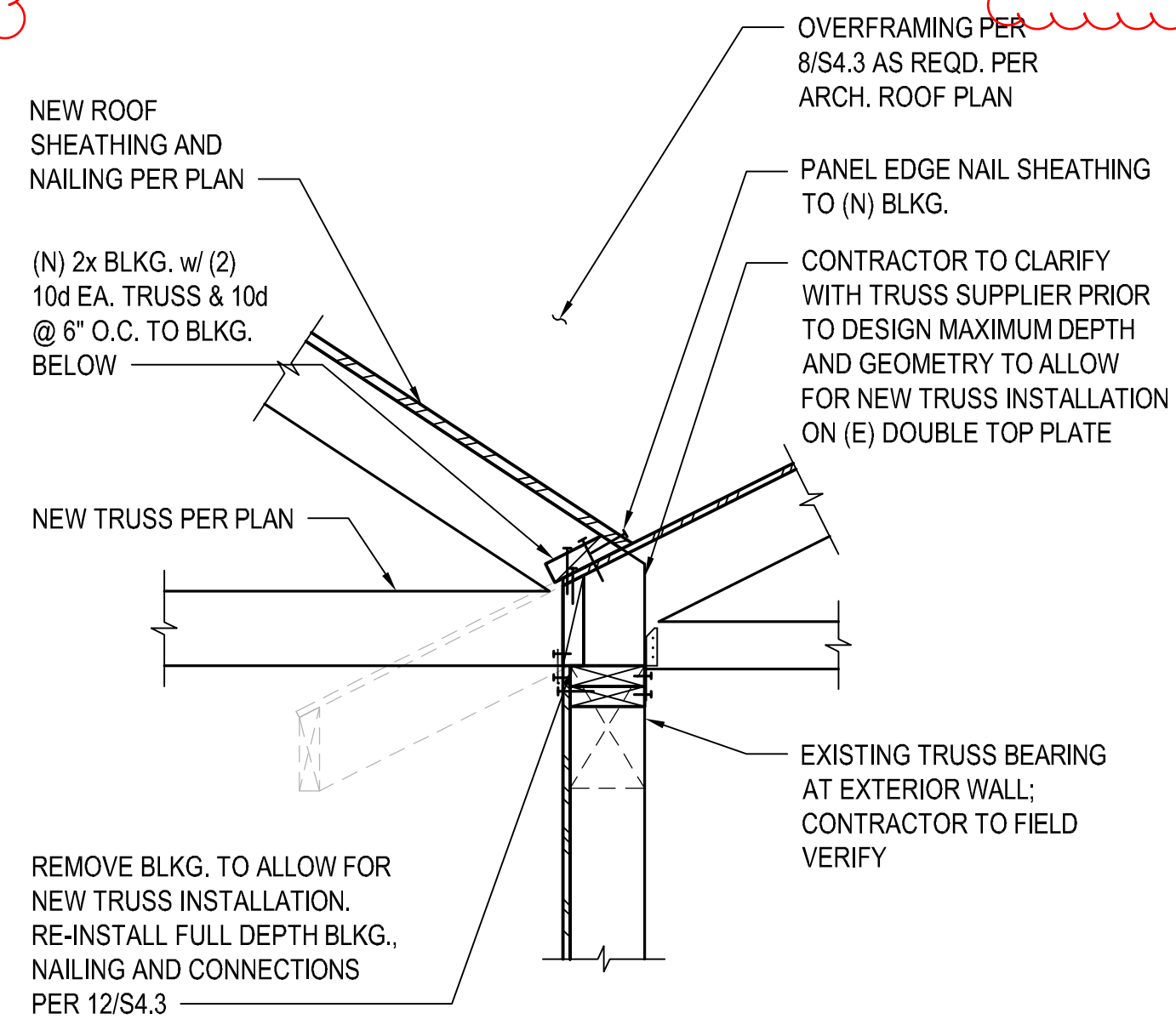
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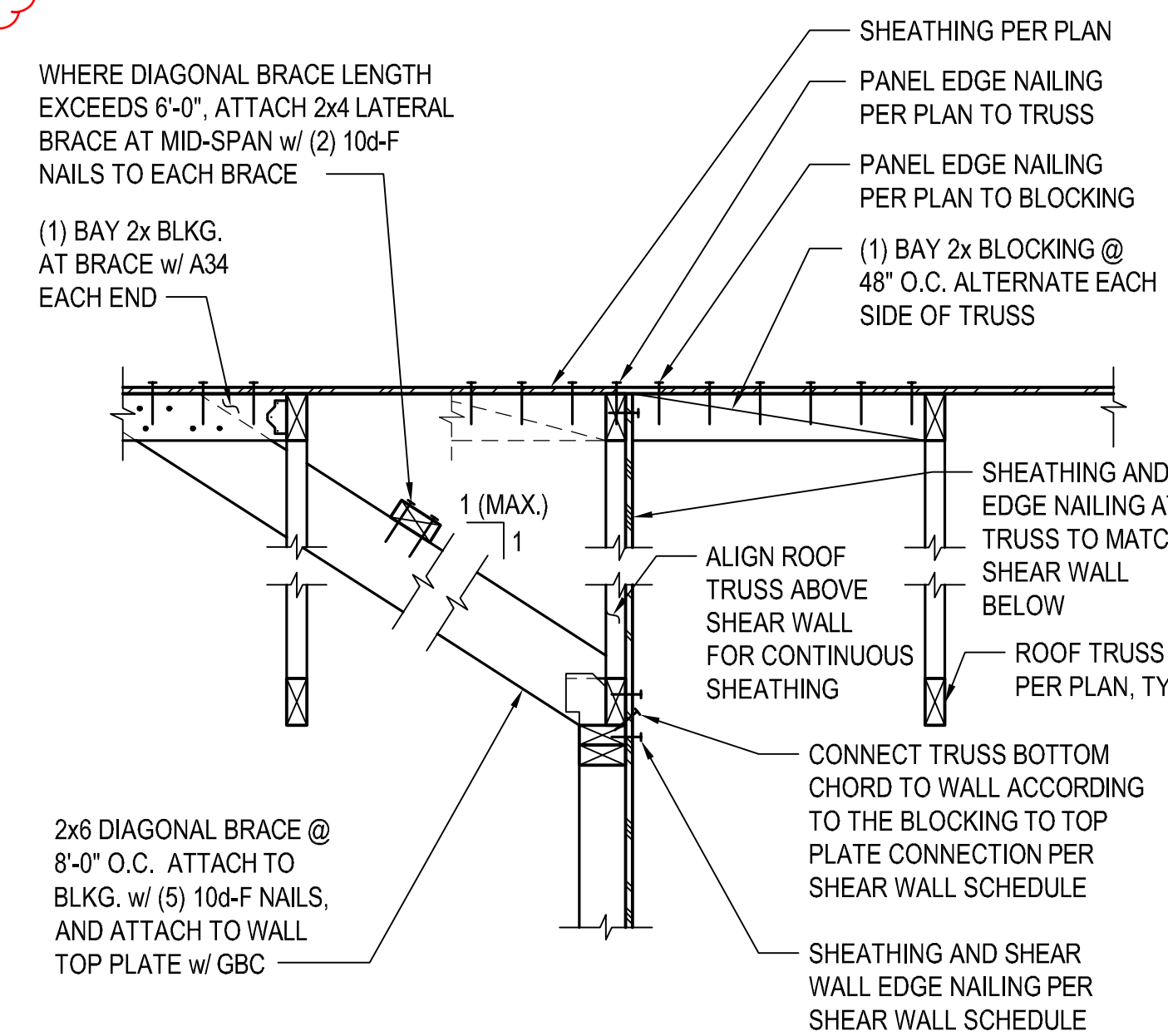
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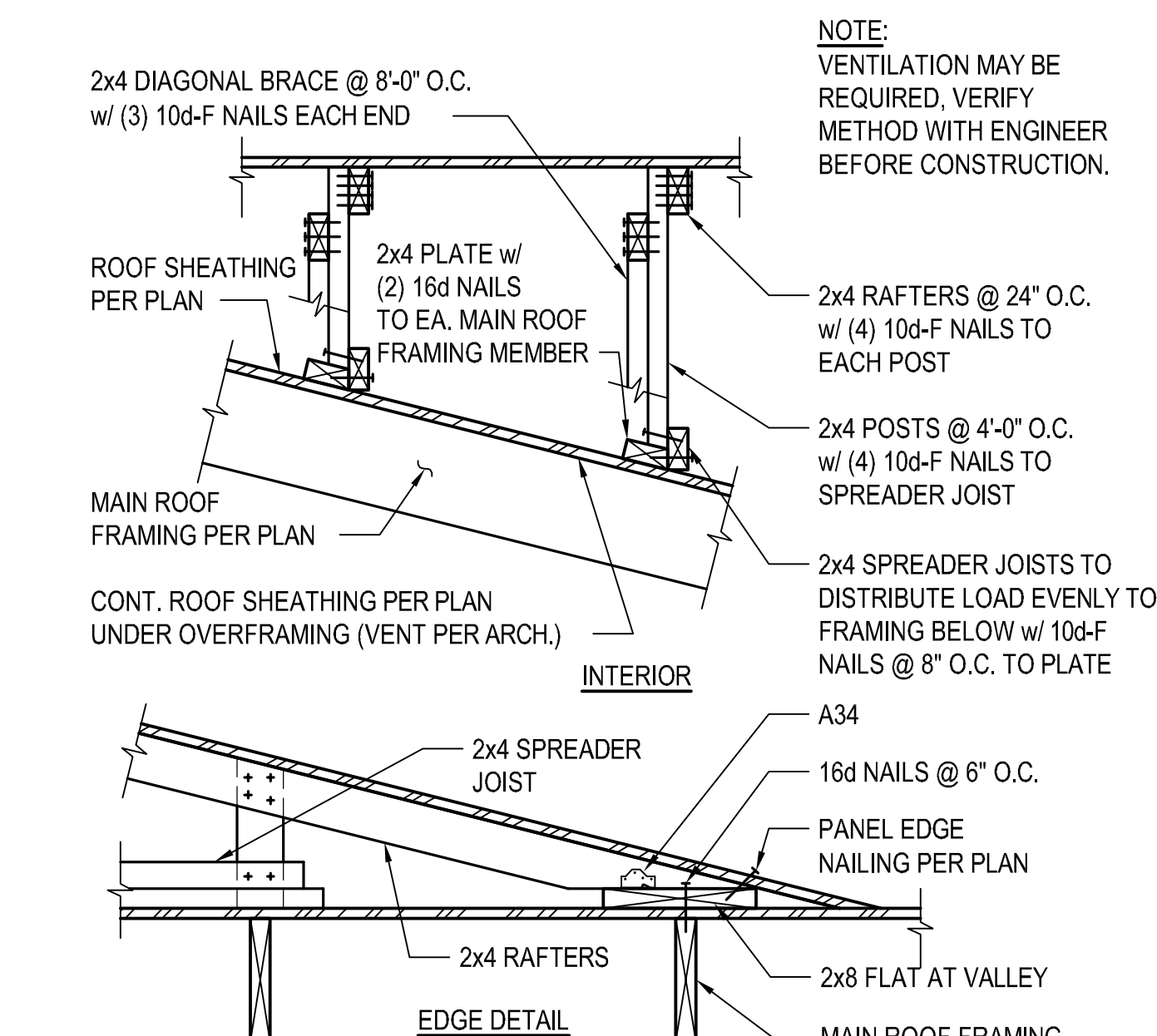
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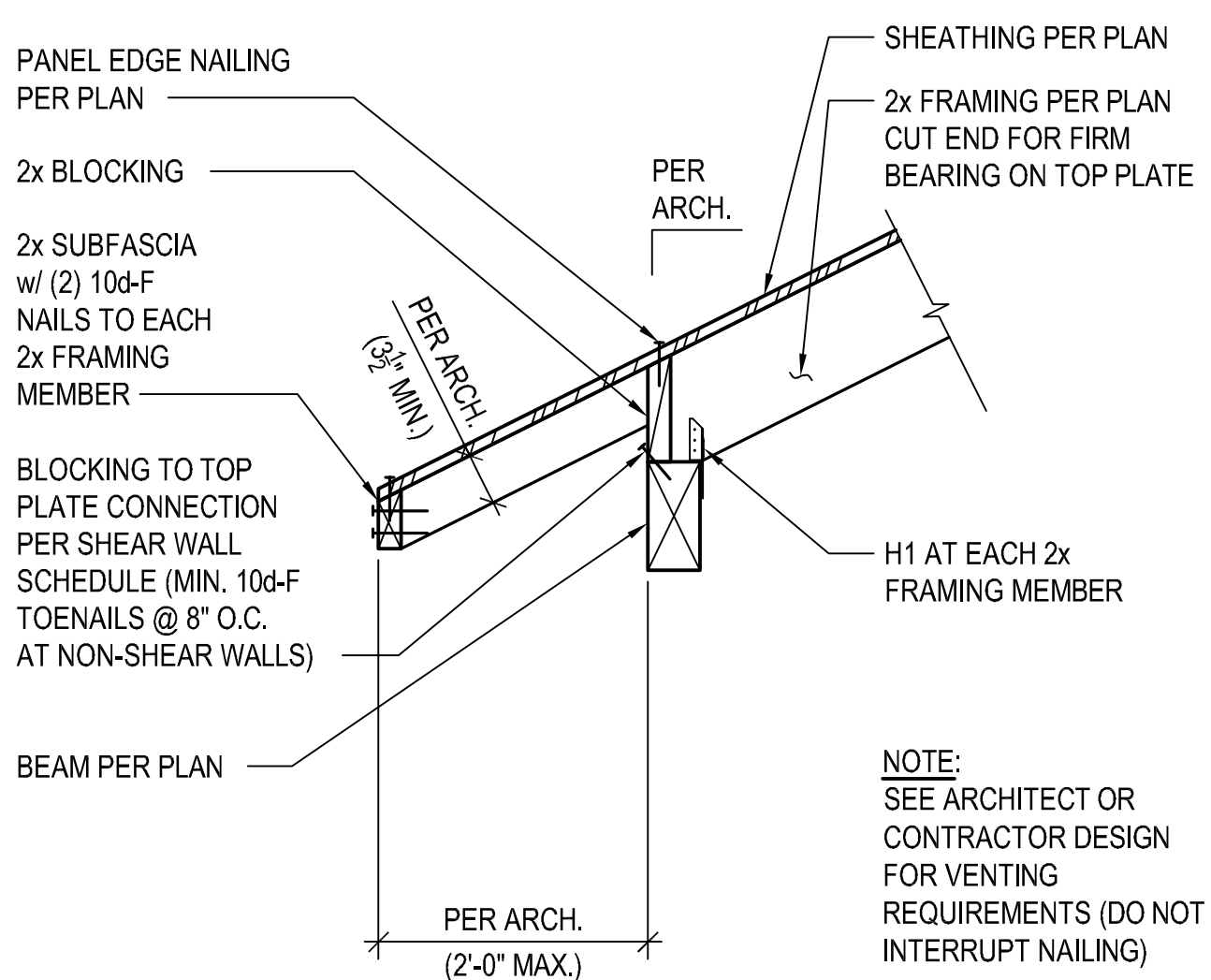
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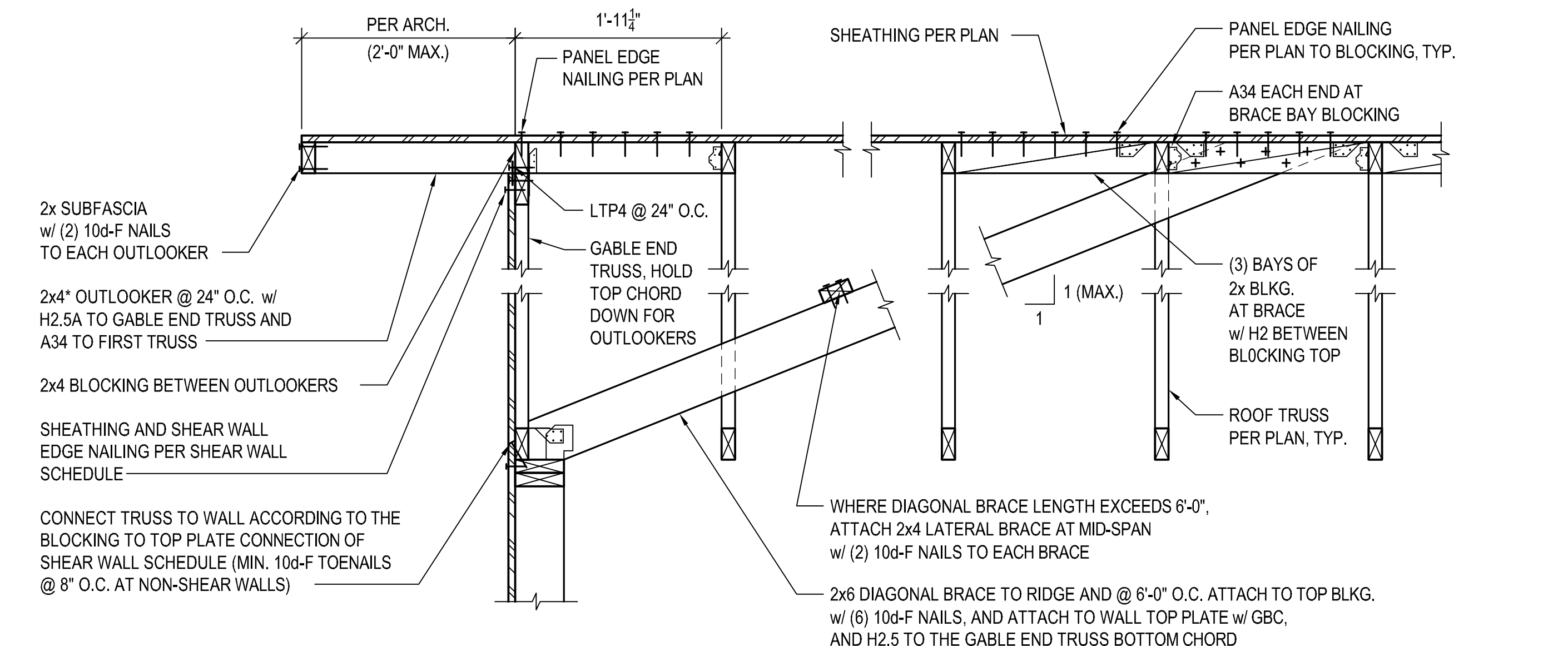
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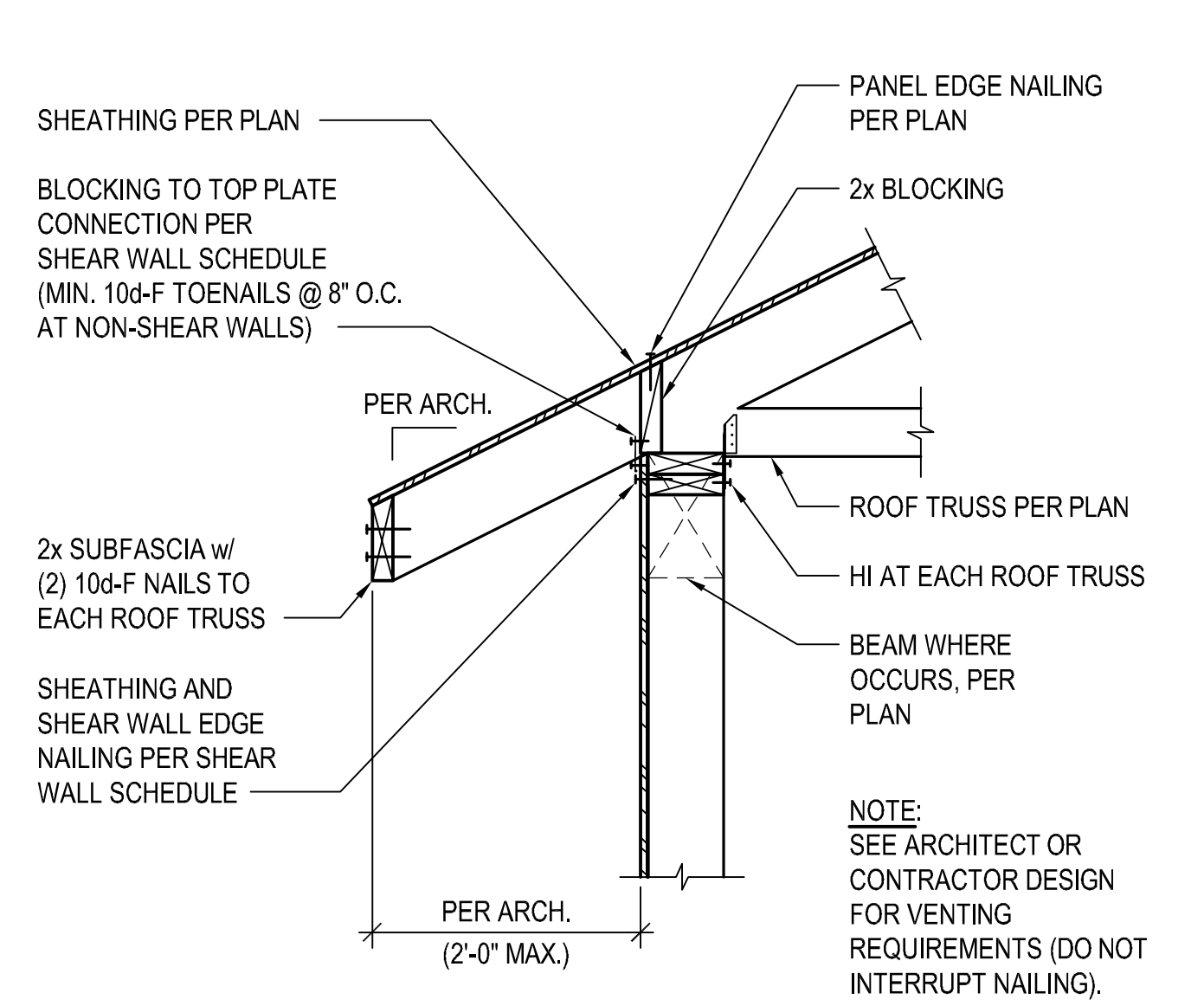
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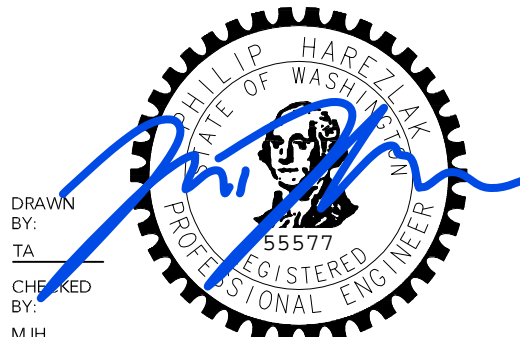


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HAREZLAK ENGINEERING
COVINGTON, WA
PH: 360.224.0627
E: phil@harezlakengineering.com

CONSULTANT STAMP:



02/23/2026

PROJECT INFORMATION:
NIKKI H HOUSE

PROJECT ADDRESS:
**3325 84TH AVE SE
MERCER ISLAND, WA 98040**

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SHEET NAME:

ROOF FRAMING DETAILS

SHEET NUMBER:

S4.3