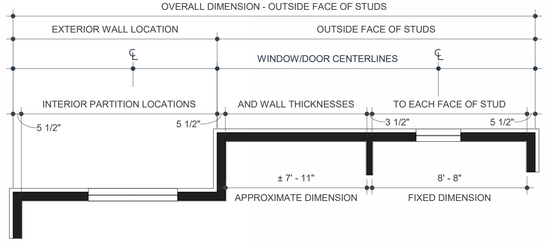
ABBREVIATIONS

&	AND
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADD'L	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
B.O.	BOTTOM OF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CU	CONDENSING UNIT
CO	CARBON MONOXIDE DETECTOR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTR	CENTER
D	DEEP
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
EA	EACH
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRIC PANEL
EQ	EQUAL
EW	EACH WAY
EXP	EXPANSION
EXIST/EX	EXISTING
EXT	EXTERIOR
F.F.	FINISHED FLOOR
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FT	FEET
FTG	FOOTING
FURR	FURRING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GPM	GALLONS PER MINUTE
GR	GRADE
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIBB
HD	HEAD
HDW	HARDWARE
HDWD	HARDWOOD
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
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OVHD	OVERHEAD
PNT/PTD	PAINT / PAINTED
PL	PLATE
PLUM	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PSD	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
R	RISER
RAD	RADIUS
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	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
UL	UNDERWRITERS LABORATORIES
VAN	VANITY
V.B.	VAPOR BARRIER
VTR	VENT THROUGH ROOF
W	WIDE
W.	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER / DRYER
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF

DRAWING STANDARDS

DIMENSION METHOD



DRAWING SYMBOLS

DOOR TAG



WINDOW TAG



ROOM TAG



KEYNOTE



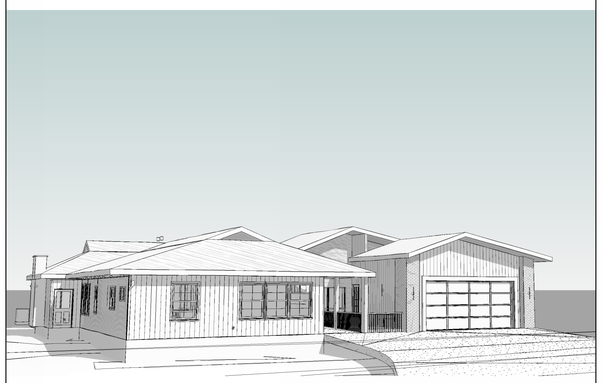
ALIGN FINISHED SURFACES

SECTION MARK

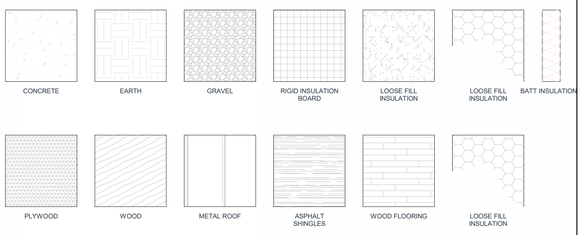


STORY ELEVATION





COMMON MATERIALS



SCOPE OF WORK

NEW ADDITION AND INTERIOR REMODEL OF MERCER ISLAND RESIDENCE. 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 UNIFORM 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.

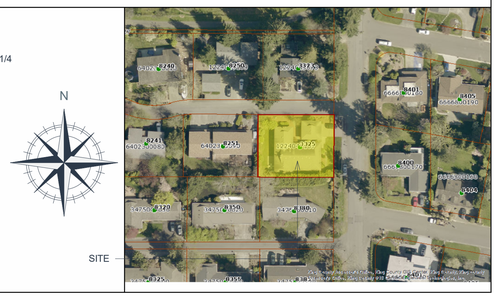
CODE ANALYSIS

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 CAULKED, 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 SD'S ARE PROPERLY INSTALLED IN EXITING 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.

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



DRAWING INDEX

Sheet No.	Sheet Name	Revision Date
G001	COVER SHEET	•
G002	INTERNATIONAL RESIDENTIAL CODE	•
G003	ENERGY CODE COMPLAINCE	•
G004	SURVEY PLAN	•
Z002	ZONING CODE COMPLAINCE	•
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	
A600	DOOR TYPES & SCHEDULE	
A601	WINDOW TYPES & SCHEDULE	
S1.0	GENERAL STRUCTURAL NOTES/ SHEET INDEX	
S1.1	GENERAL STRUCTURAL NOTES	
S2.0	MAIN FLOOR FOUNDATINO PLAN	
S2.1	ROOF FRAMING PLAN	
S3.0	FOUNDATION DETAILS	
S4.0	FRAMING SCHEDULES	
S4.1	WOOD FRAMING DETAILS	
S4.2	FLOOR FRAMING DETAILS	
S4.3	ROOF FRAMING DETAILS	

PROJECT TEAM

NIKKI HURKADLI
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LAKE STEVENS, WA
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CONTACT: JEN TAMBLIN
— ARCHITECT NAME

BUILDER
BUILDER ADDRESS — BUILDER NAME

STRUCTURAL ENGINEER
ENGINEER ADDRESS — ENGINEER ADDRESS

OTHER CONSULTANT
OTHER ADDRESS — OTHER CONSULTANT

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13073 REGISTERED ARCHITECT JENNIFER TAMBLIN STATE OF WASHINGTON

Registered Architect in WA State

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NIKKI HURKADLIHOUSE

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:
SHEET NAME: COVER SHEET
SHEET NO.: G001
Scale: 1/4" = 1'-0"

PLOT DATE: 10/18/2024 7:04:04 PM
FILE PATH: C:\Users\jennifertamblin\Drift Interior Architecture\Projects - Residential\Nikki Hurkadli\03 Revit\01 Work\DJA-Nikki Hurkadli-SD-R0-V24- Final File.rvt

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

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 CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4½" 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 ERECTED 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 ENCLOUSER.

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 ¼" 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 2¼" 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 1½".

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 ENCLOSING 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) 1½" 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) 1½" 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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13073 REGISTERED ARCHITECT JENNIFER TAMBLIN STATE OF WASHINGTON

Registered Architect in WA State

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NIKKI HURKADLIHOUSE

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:

SHEET NAME: INTERNATIONAL RESIDENTIAL CODE

SHEET NO.: G002

Scale: 3/32" = 1'-0"

FILE PATH: C:\Users\jennifertamblin\Drift Interior Architecture\Projects - Residential\Nikki Hurkadli\03 Revit\01 WorkDJA-Nikki Hurkadli-SD-R0-V24- Final FileM

PLOT DATE: 10/18/2024 7:04:06 PM

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

ENERGY NOTES

1. 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.

2. ALL CRACKS SHALL BE CAULKED TO PREVENT AIR INFILTRATION FROM EXTERIOR CLIMATE AND INTER-UNIT AIR EXCHANGE.

3. 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 .

4. 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

1. NEW CONSTRUCTION TO CONFROM TO THE REQUIREMENTS OF 2021 SRC & 2021 SEC.

2. EXHAUST DUCTS TO TERMINATE OUTSIDE THE BUILDING WITH BACKDRAFT DAMPERS. VENT DUCTS SHOWN THROUGH CEILING OR SOFFIT.

3. ALL FANS TO BE SWITCHED INTERMITTENTLY.

4. 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

1. 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.

2. 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

ENERGY CREDITS

MECHANICAL NOTES - RESIDENCE (8 CREDITS)

HEATING OPTIONS (2): HEAT PUMP

WSEC EFFICIENT BUILDING ENVELOPE CREDIT (1.3)

ADVANCE FRAMING AND RAISED HEEL TRUSSES OR RAFTERS VERTICAL GLAZING U - 0.28 R-49 ADVANCED (U - 0.020) AS LISTED IN SECTION A102.2.1, CEILINGS BELOW A VENTED ATTIC

AND

R-49 VAULTED CEILINGS WITH FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDING OVER THE WALL TOP PLATE AT THE EAVES.

VENTILATION CREDIT (2.1)

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2.1: COMPLIANCE BASED ON R402.4.1.1: INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION.

R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1505.4 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.

M1505.4 INTEGRATED WHOLE-HOUSE VENTILATION SYSTEMS. INTEGRATED WHOLE-HOUSE VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M1505.4.3.1.

HIGH EFFICIENCY HVAC EQUIPMENT CREDIT (3.5.1):

Air-source, centrally ducted heat pump with minimum HSPF of 11.0.

EFFICIENT WATER HEATING CREDIT (5.5)

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION OR FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

APPLIANCE PACKAGE CREDIT (7.1):

ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS:

DISHWASHER - ENERGY STAR RATED BOSCH - 800 SERIES 24 IN. STAINLESS STEEL TOP CONTROL TALL TUB DISHWASHER WITH STAINLESS STEEL TUB, CRYSTAL DRY, 42DBA

REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED JENNAIR - 36 INCH WIDE 20.9 CU. FT. ENERGY STAR RATED BUILT-IN RIGHT SWING REFRIGERATOR

WASHING MACHINE - ENERGY STAR RATED WHIRLPOOL - 4.5 CU. FT. HIGH EFFICIENCY WHITE FRONT LOAD WASHING MACHINE WITH STEAM AND LOAD AND GO DISPENSER.

DRYER - ENERGY STAR RATED, VENTLESS DRYER WITH MIN. CEF RATING OF 5.2 WHIRLPOOL - 7.4 CU. FT. 240 VOLT STACKABLE WHITE ELECTRIC VENTLESS DRYER WITH INTUITIVE TOUCH CONTROLS, ENERGY STAR

INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED-AIR SYSTEM DUCTS. INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED-AIR SYSTEM, AT A POINT WITHIN 4 FEET UPSTREAM OF THE AIR HANDLER.

THE OUTDOOR AIR INLET DUCT CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY INTO A FURNACE CABINET TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER. THE SYSTEM WILL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1505.4.2. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

M1601.4.6 VENTILATION DUCT INSULATION. ALL SUPPLY DUCTS IN THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-8. M1602.2 RETURN AIR OPENINGS. OPENINGS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY LEAVES OR OTHER MATERIAL. OUTDOOR RETURN AIR OPENINGS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:

CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR RETURN AIR OPENINGS.

WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS.

A HAZARDOUS OR UNSANITARY LOCATION.

A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN.

CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE RETURN AIR OPENING.

ATTIC, CRAWL SPACES, OR GARAGES.

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NIKKI HURKADLIHOUSE

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:
SHEET NAME: ENERGY CODE COMPLAINCE
SHEET NO.: G003
Scale

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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)

WASHINGTON STATE UNIVERSITY Energy Program

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 -07'00' **Date** July 26, 2024

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 [g,j]	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall [c,h]	10/15/21 int + 5TB	n/a
Slab [d,f] R-Value & Depth	10, 4 ft	n/a

a. R-values are minimums. U-factors and SHGC 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 joist-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 is 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.

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.

1. 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.
2. Medium Dwelling Unit: ..... **8.0 credits**
   All dwelling units that are not included in #1, #3 or #4.
3. Large Dwelling Unit: ..... **9.0 credits**
   Dwelling units exceeding 5000 square feet of conditioned floor area.
4. Dwelling units serving Group R-2 occupancies: ..... **6.5 credits**
   Section R401.1 and residential building Section R202 for Group R-2.
5. 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.

Table R406.2 ENERGY EQUALIZATION CREDITS

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	☐
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	☐
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5	☐
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	◉
5	For heating system based on electric resistance with: 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	2.0	☐

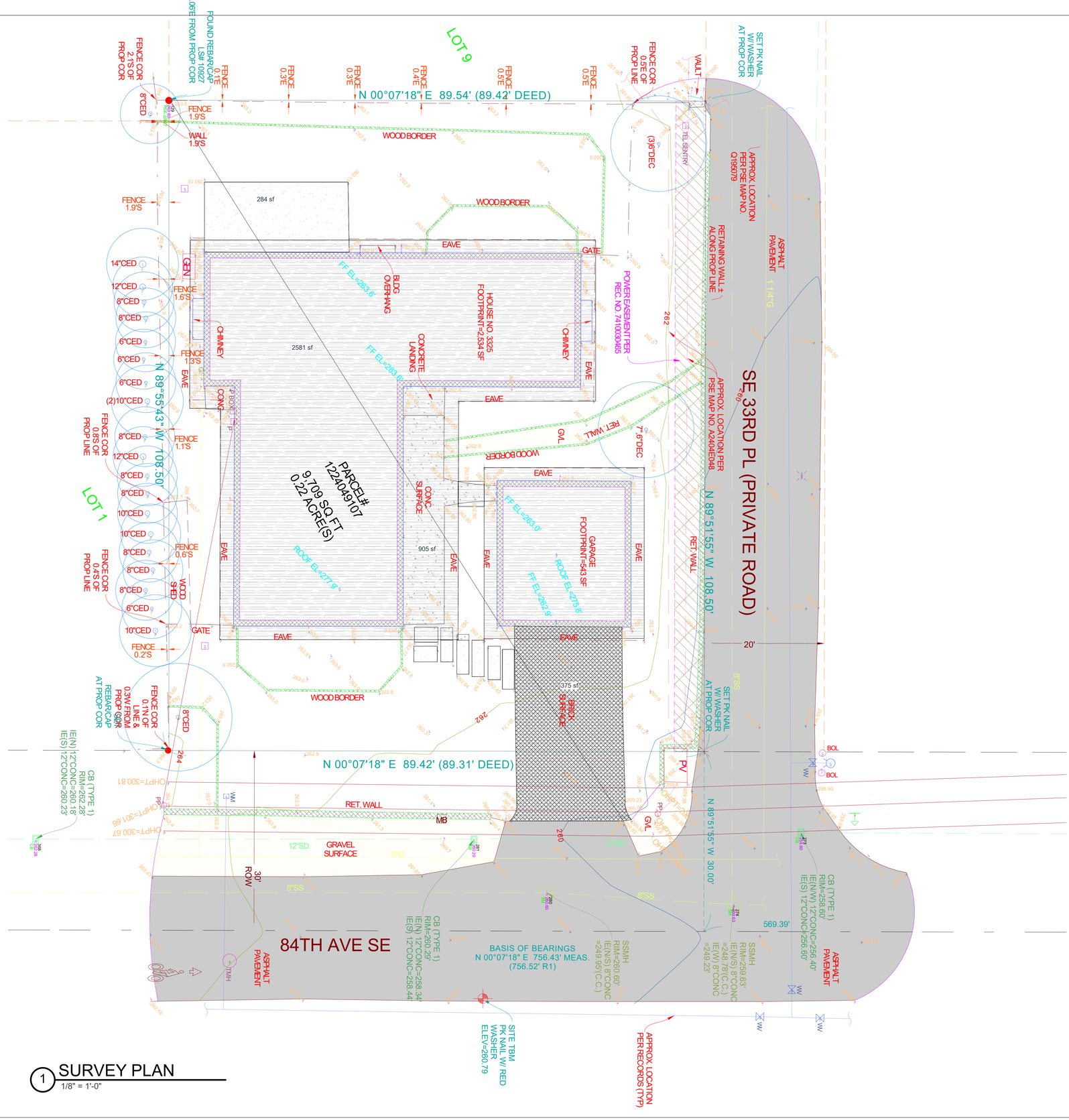
a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would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

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

Summary of 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	☐	
1.2	Efficient Building Envelope	1.0	◉	
1.3	Efficient Building Envelope	1.5	☐	
1.4	Efficient Building Envelope	2.5	☐	
2.1	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.2	Air Leakage Control and Efficient Ventilation	1.5	◉	
2.3	Air Leakage Control and Efficient Ventilation	2.0	☐	
3.1[e]	High Efficiency HVAC	1.0	☐	
3.2[e]	High Efficiency HVAC	0.5	☐	
3.3[e,c,f]	High Efficiency HVAC	0.5	☐	
3.4[e,f]	High Efficiency HVAC	1.5	◉	
3.5[f]	High Efficiency HVAC	1.5	☐	
3.6[e]	High Efficiency HVAC	1.0	☐	
3.7[e,d,f]	High Efficiency HVAC	2.0	☐	
3.8[e,d]	High Efficiency HVAC	1.0	○	
3.9	High Efficiency HVAC	1.5	☐	
3.10[f]	High Efficiency HVAC	2.5	○	
3.11[c]	High Efficiency HVAC	0.5	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
5.1	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	0.5	☐	
5.4	Efficient Water Heating	1.0	◉	
5.5	Efficient Water Heating	1.5	☐	
5.6	Efficient Water Heating	2.0	☐	
5.7	Efficient Water Heating	2.5	☐	
5.8	Efficient Water Heating	2.5	☐	
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5	0.0	
7.1	Appliance Package	0.5	☐	
	Total Credits	8.0	Calculate Total	

a. An alternative heating source sized at a maximum of 0.5 Watts/ft2 (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
b. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
c. 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 system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 4 or 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.10 may only be taken with Efficent 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.



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

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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:

SHEET NAME: SURVEY PLAN

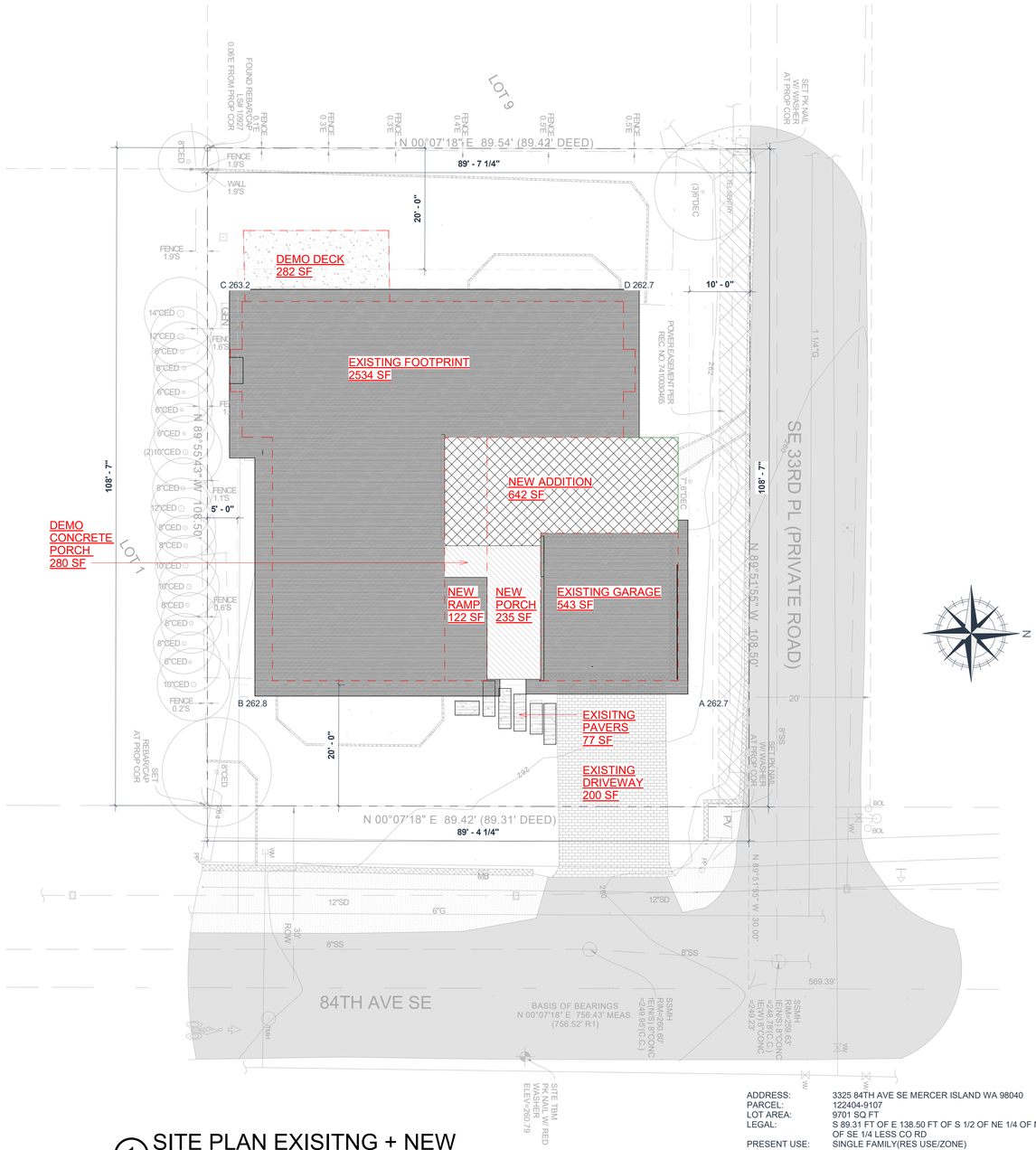
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PLOT DATE: 10/18/2024 7:04:13 PM

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



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
PRESENT USE: SINGLE FAMILY(RES USE/ZONE)
ZONING: R-9.6

SITE INFORMATION:
- LOT AREA: 9,709 SF

EXISTING IMPERVIOUS SURFACE CALCULATIONS:
- HOUSE FOOTPRINT: 2,534 SF
- TOTAL FINISHED AREA: 2,480 SF
- DETACHED GARAGE: 543 SF
- CONCRETE PORCH: 280 SF
- CONCRETE DECK: 282 SF
- CONCRETE PAVERS: 77 SF
- DRIVEWAY: 200 SF
- EXISTING IMPERVIOUS SURFACE: **3,916 SF** (2,534+543+280+282+77+200)

NEW IMPERVIOUS SURFACE CALCULATIONS:
- NEW CONSTRUCTION (L1): 642 SF
- NEW FRONT PORCH (L1): 235 SF
- NEW ADA RAMP: 122 SF
- REMOVAL OF CONCRETE DECK: -282 SF
- REMOVAL OF CONCRETE PORCH: -280 SF
- NEW IMPERVIOUS SURFACE: **4,353 SF** (3,916 + 642 + 235 - 282 - 280)

ALLOWED IMPERVIOUS SURFACE (40% ALLOWED + 5% FOR ACCESSIBLE ENTRY PER 19.02.020):
- 45% OF LOT AREA = 4,369 SF ALLOWED

PROVIDED IMPERVIOUS SURFACE:
- 4,353 SF = 44.8 % IMPERVIOUS SURFACE PROVIDED, COMPLIES

NET INCREASE OF IMPERVIOUS SURFACE:
- EXISTING IMPERVIOUS SURFACE: 3,916 SF
- NEW IMPERVIOUS SURFACE: 4,353 SF
- 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 + 500 SF GARAGE = 3,567 SF
- LOT AREA: 9,709 SF
- FAR = 3,567 SF / 9,709 SF =.38% COVERAGE, COMPLIES

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

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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: SITE AND ZONING

SHEET NO. Z000

Scale 3/32" = 1'-0"

PLOT DATE: 10/18/2024 7:04:15 PM

FILE PATH: C:\Users\jennifertambli\nDrift Interior Architecture\Projects - Residential\Nikki Hurkadli\03 Revit\01 Work\D-IA-Nikki Hurkadli-SD-R0-V24- File: nH

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

TEMPORARY EROSION & SEDIMENT CONTROL (TESC)

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

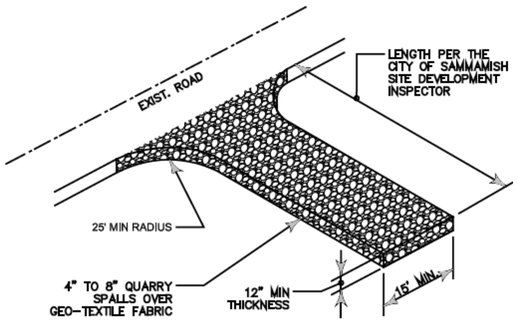
A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.

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

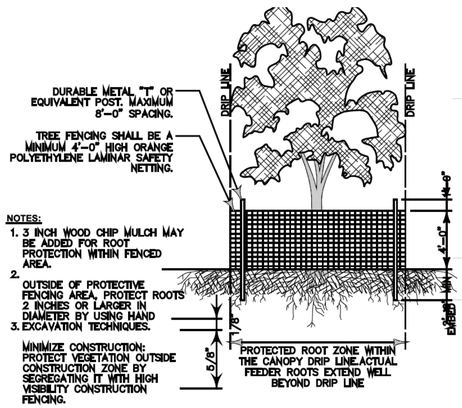
COMPLÉTE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE PROXIDED IN "KING COUNTY SURFACE WATER DESIGN MANUAL, APPENDIX C: SMALL PROJECT DRAINAGE REQUIREMENTS*.
BE USED TO ACHIEVE THE REQUIREMENTS ABOVE.
SHOW ALL BMPS ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIRENTS ABOVE.

STABILIZED CONSTRUCTION ACCESS

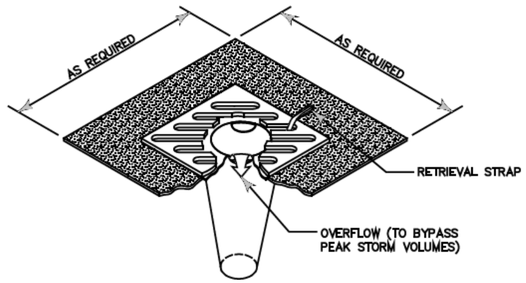


STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.

CLEARING LIMITS CL

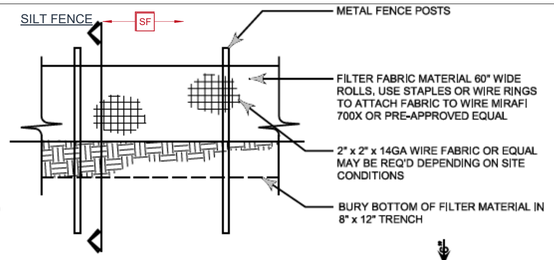


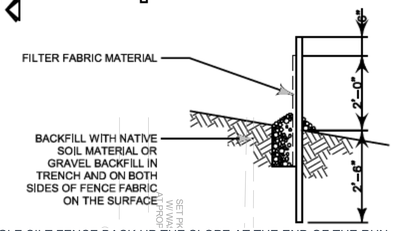
STORM DRAIN INSERT E.3.3 SD



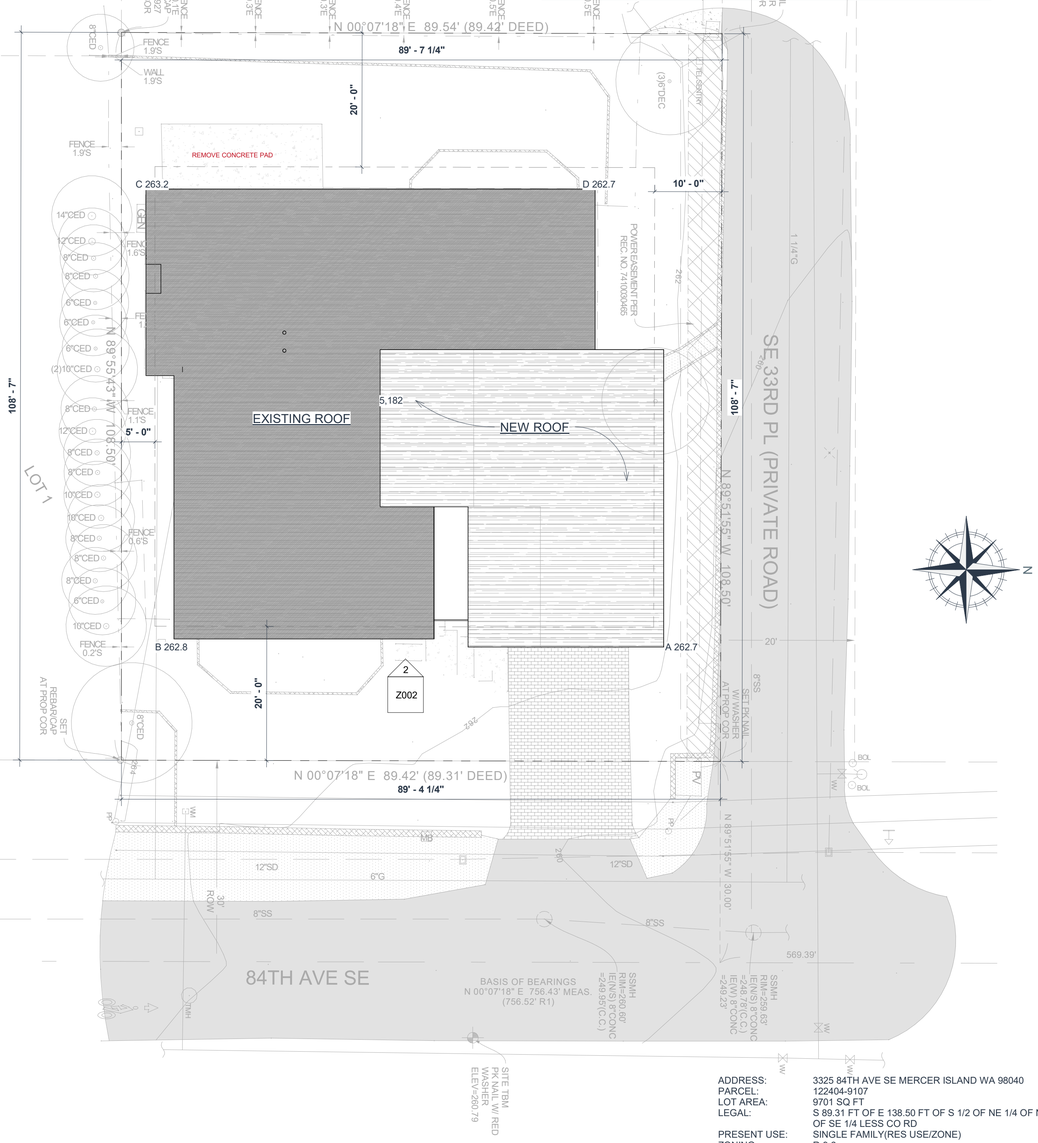
NOTES:
1. STORM DRAIN INSERTS NEED TO BE REMOVED AT THE END OF THE PROJECT
2 STORM DRAIN INSERTS ARE ONLY TO BE INSTALLED IN DRAINAGE DEVICES PER THe MFR. RECOMMENDATIONS.
CATCH BASIN INSERTS ARE NOT TO BE INSTALLED
CURB INLETS.
3.INSERTS SHALL BE INSPECTED AND MAINTAINED WHEN A 1/2 INCH RAIN ACCUMULATES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

SILT FENCE SF





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



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 LOCTATED 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 DRIIP LINE OF SIGNITICANT TREES TO BE PROTECTED PRIOR TO ANY LAND DISTURBANCE.

SEE Z001 FOR COVERAGE AND IMPERVIOUS CALCULATIONS

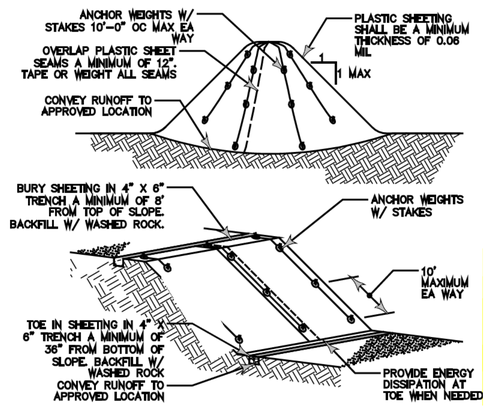
ALLOWED ADJUSTMENTS. A ONE-TIME REDUCTION IN REQUIRED LANDSCAPING AREA AND AN INCREASE IN THE MAXIMUM LOT COVERAGE ARE ALLOWED, PROVIDED:
I. THE TOTAL REDUCTION IN THE REQUIRED LANDSCAPING AREA SHALL NOT EXCEED FIVE PERCENTAGE POINTS, AND THE TOTAL INCREASE IN THE MAXIMUM LOT COVERAGE SHALL NOT EXCEED FIVE PERCENTAGE POINTS; AND
II. THE REDUCTION IN REQUIRED LANDSCAPING AREA AND INCREASE IN MAXIMUM LOT COVERAGE ARE ASSOCIATED WITH:
(A)
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'
- HORIZONAL DISTANCE B/W HIGH & LOW POINTS: 141.50'

LOT SLOPE: 2.86% [4.05/141.5]*100

PLASTIC COVERED STOCKPILE C.3.4 PC



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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: SITE AND ZONING
SHEET NO.: Z001
Scale: 3/32" = 1'-0"

PLOT DATE: 10/18/2024 7:04:17 PM
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ORIGINAL DRAWING SIZE IS 36" X 24" DO NOT SCALE DRAWINGS FOR MEASUREMENTS

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

SITE INFORMATION:
- LOT AREA: 9,709 SF

EXISTING IMPERVIOUS SURFACE CALCULATIONS:
- HOUSE FOOTPRINT: 2,534 SF
- TOTAL FINISHED AREA: 2,480 SF
- DETACHED GARAGE: 543 SF
- CONCRETE PORCH: 280 SF
- CONCRETE DECK: 282 SF
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- NEW FRONT PORCH (L1): 235 SF
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- NEW IMPERVIOUS SURFACE: **4,353 SF** (3,916 + 642 + 235 - 282 - 280)

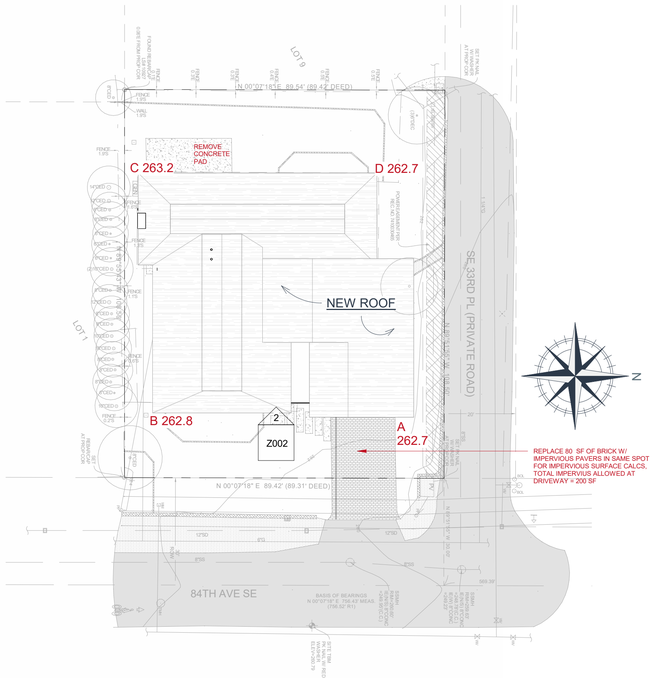
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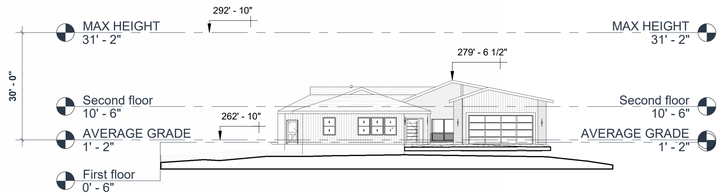
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- TOTAL GROSS FLOOR AREA: 3,067 HOUSE + 500 SF GARAGE = 3,567 SF
- LOT AREA: 9,709 SF
- FAR = 3,567 SF / 9,709 SF =.38% COVERAGE, COMPLIES

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



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



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

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BUILDER ADDRESS

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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: ZONING CODE COMPLAINCE

SHEET NO.: Z002

Scale: 1" = 20'-0"

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PLOT DATE: 10/18/2024 7:04:23 PM

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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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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

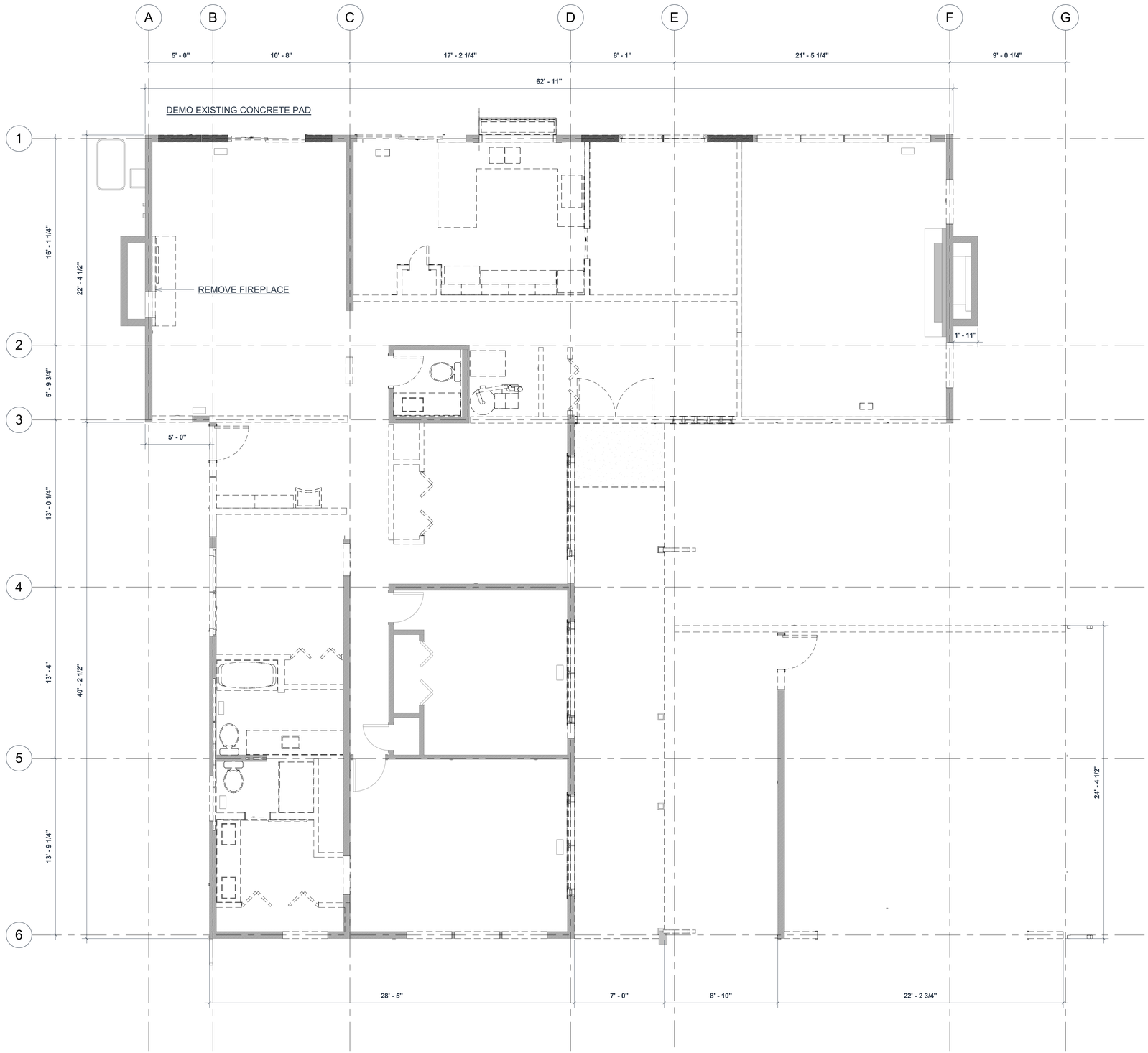
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1 FIRST FLOOR DEMO
1/4" = 1'-0"

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REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

DPS PERMIT NUMBER:

BNA Project number: XXXXXX

DRAWN BY: Author

SHEET NAME
DEMO PLAN

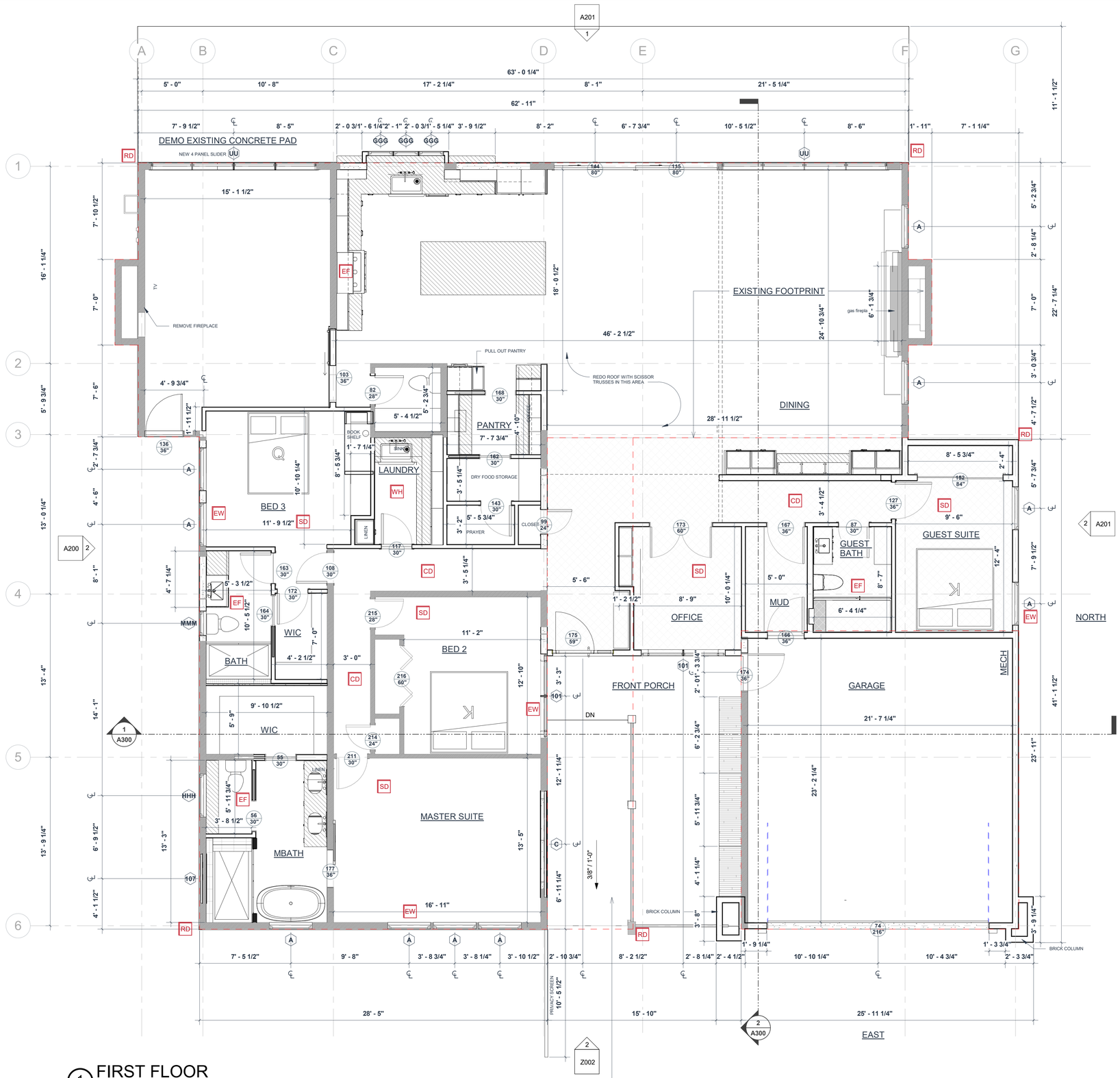
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A001

Scale 1/4" = 1'-0"

PLOT DATE: 10/18/2024 7:04:28 PM

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



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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
2. 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.
3. 50 CFM EXHAUST FAN AT ALL NEW BATHROOMS
4. CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATLY.
5. 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 OPERTION, 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.
6. DOOR JAMBS SHALL BE 3 1/2" TYPICAL UNLESS OTHERWISE NOTES
7. CONTRACTOR TO VERIFY TO INSPECTOR PRIOR TO FINAL DEMO INSPECTION, LOCATION, AND CONFIRMATION OF NON-STRUCTURAL DEMOED WALLS.
8. 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.
9. KITCHEN EXHAUST FAN TO BE A MINIMUM OF 100 CFM
10. 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
RD	ROOF DRAIN
SD	SMOKE DETECTOR
WH	WHOLE HOUSE FAN

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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: FLOOR PLAN

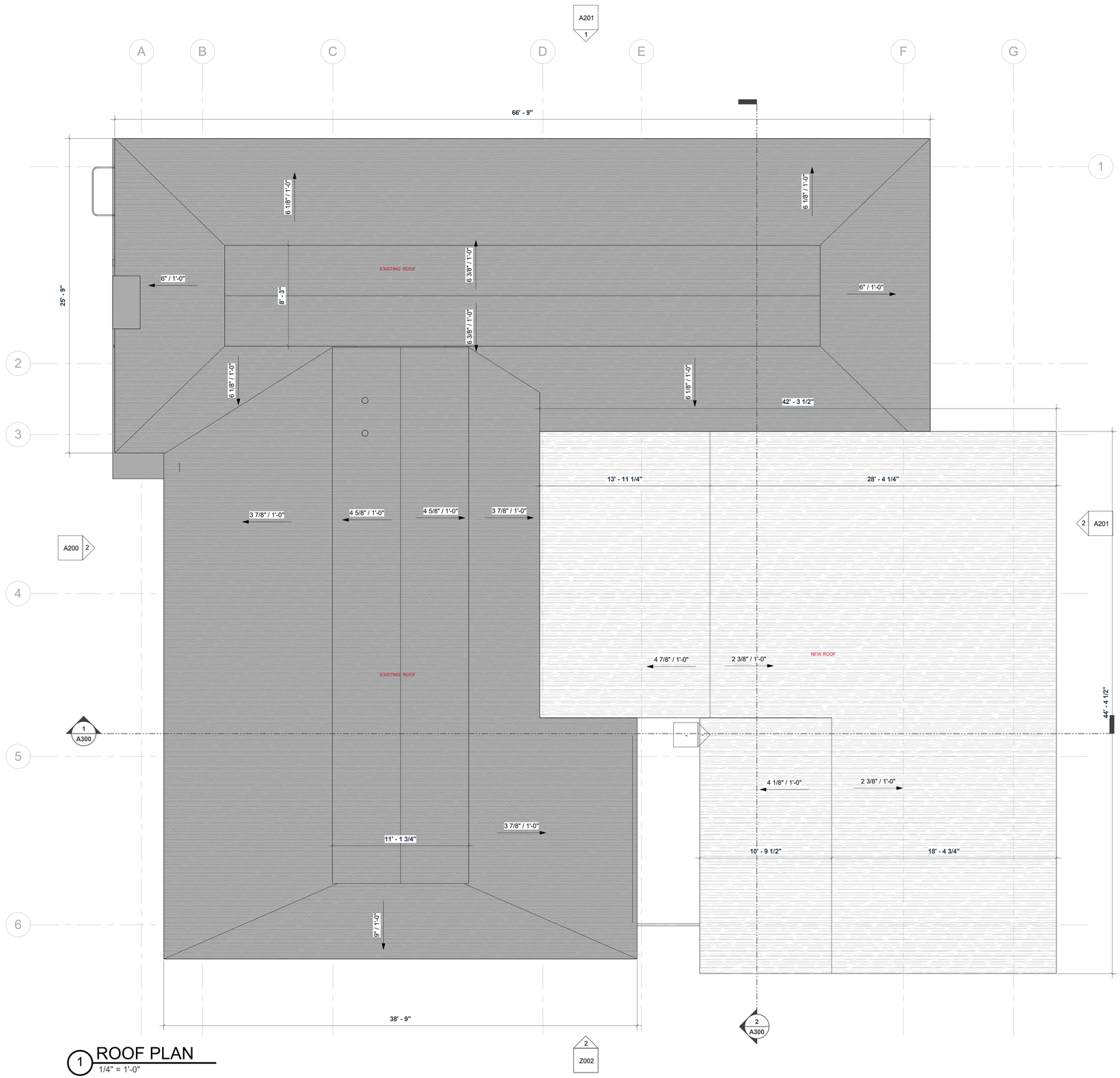
SHEET NO.: A100

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

PLOT DATE: 10/18/2024 7:04:31 PM

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

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1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
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   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.
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7. CONTRACTOR TO VERIFY TO INSPECTOR PRIOR TO FINAL DEMO INSPECTION, LOCATION, AND CONFIRMATION OF NON-STRUCTURAL DEMOED WALLS.
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NEW CONSTRUCTION

EXISTING TO REMAIN

FLOOR PLAN KEYNOTES

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EF	EXHAUST FAN
EW	EGRESS WINDOW
RD	ROOF DRAIN
SD	SMOKE DETECTOR
WH	WHOLE HOUSE FAN

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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: KRB

SHEET NAME: ROOF PLAN

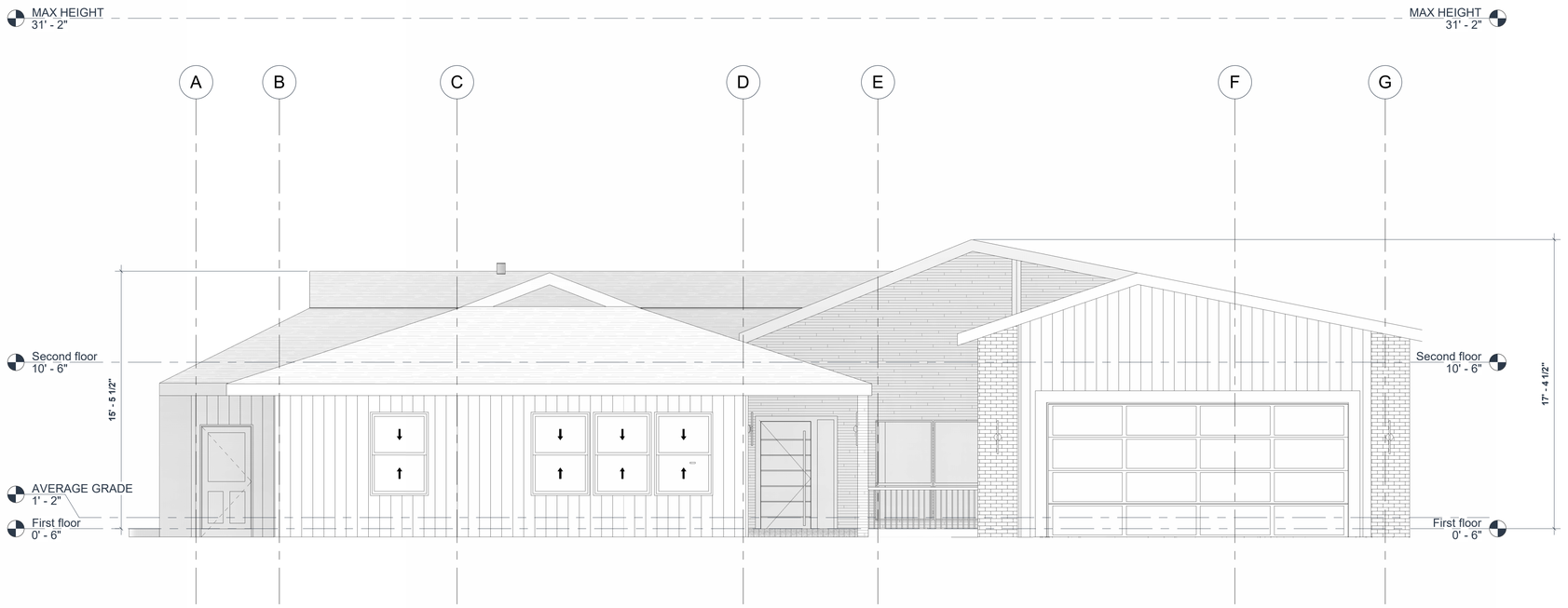
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Scale 1/4" = 1'-0"

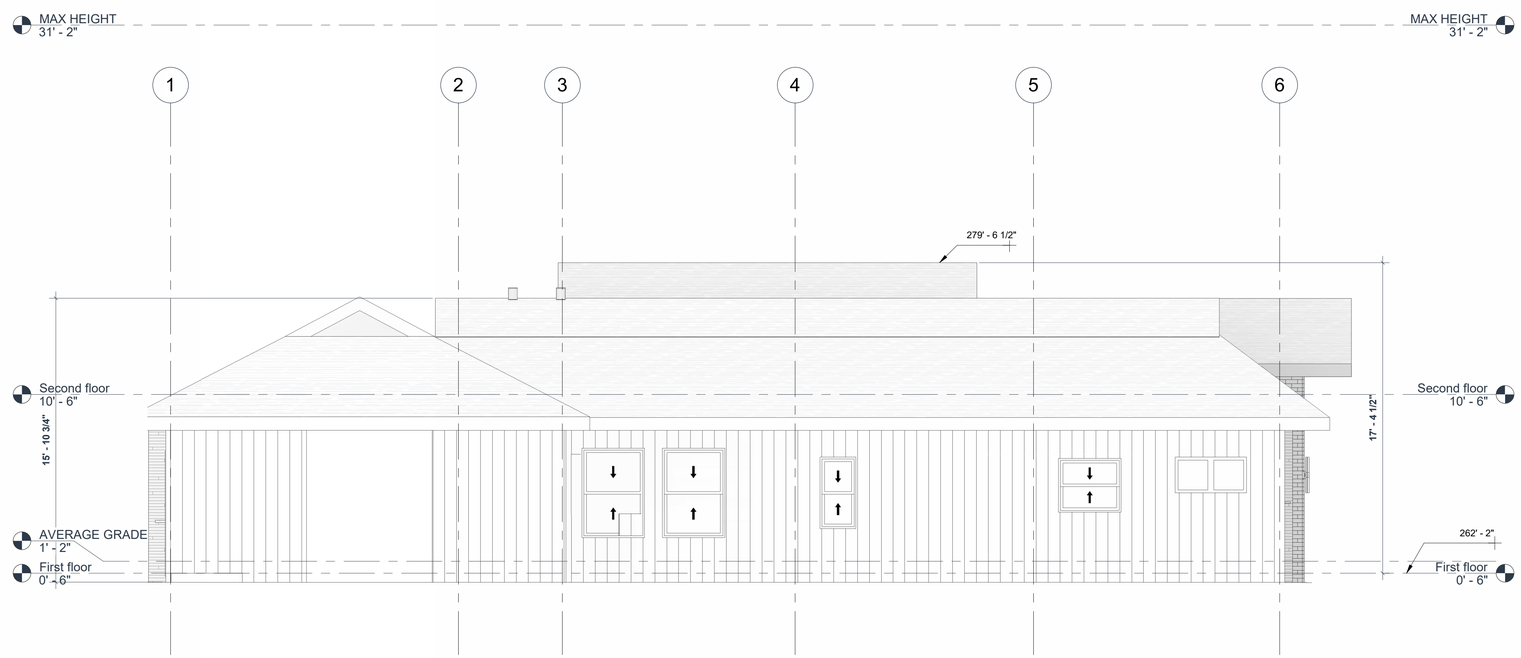
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PLOT DATE: 10/18/2024 7:04:34 PM

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



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

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CLIENT NAME
NIKKI HURKADLI

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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

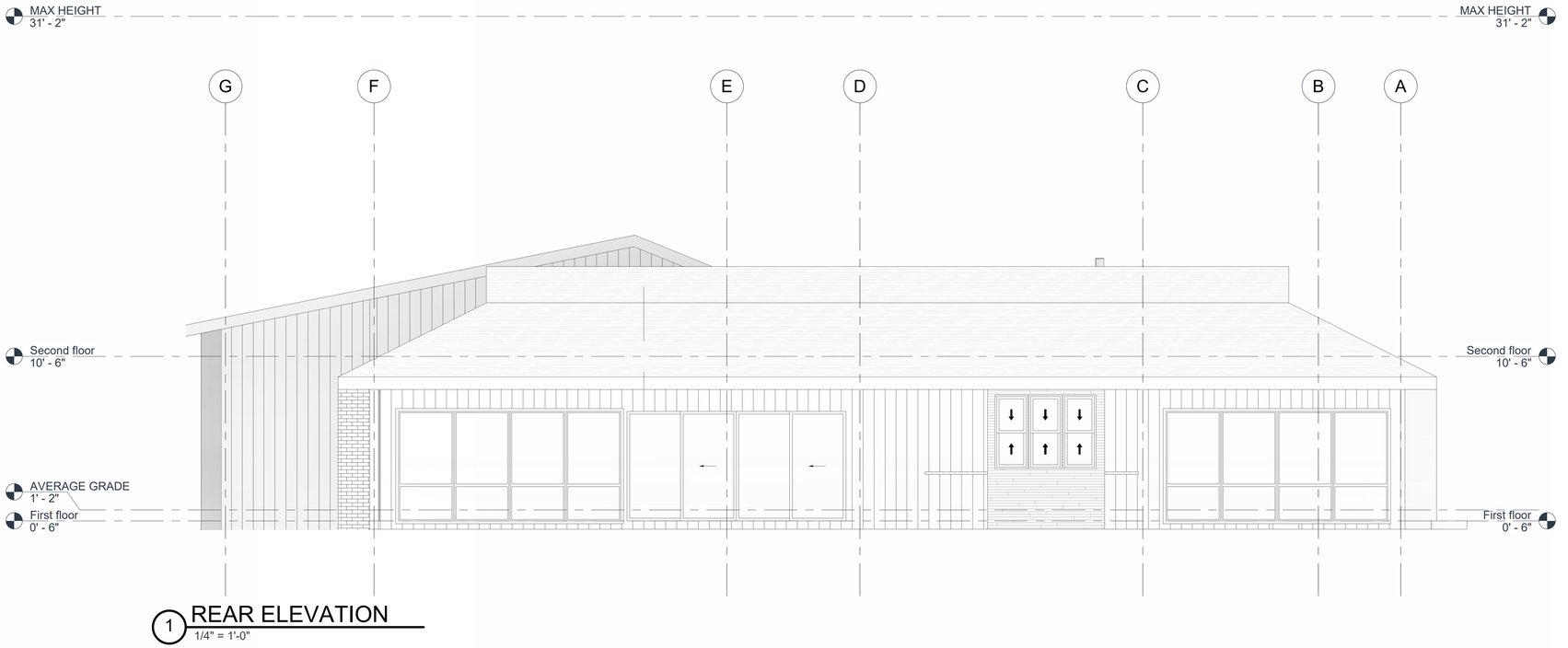
SHEET NO.
A200

Scale 1/4" = 1'-0"

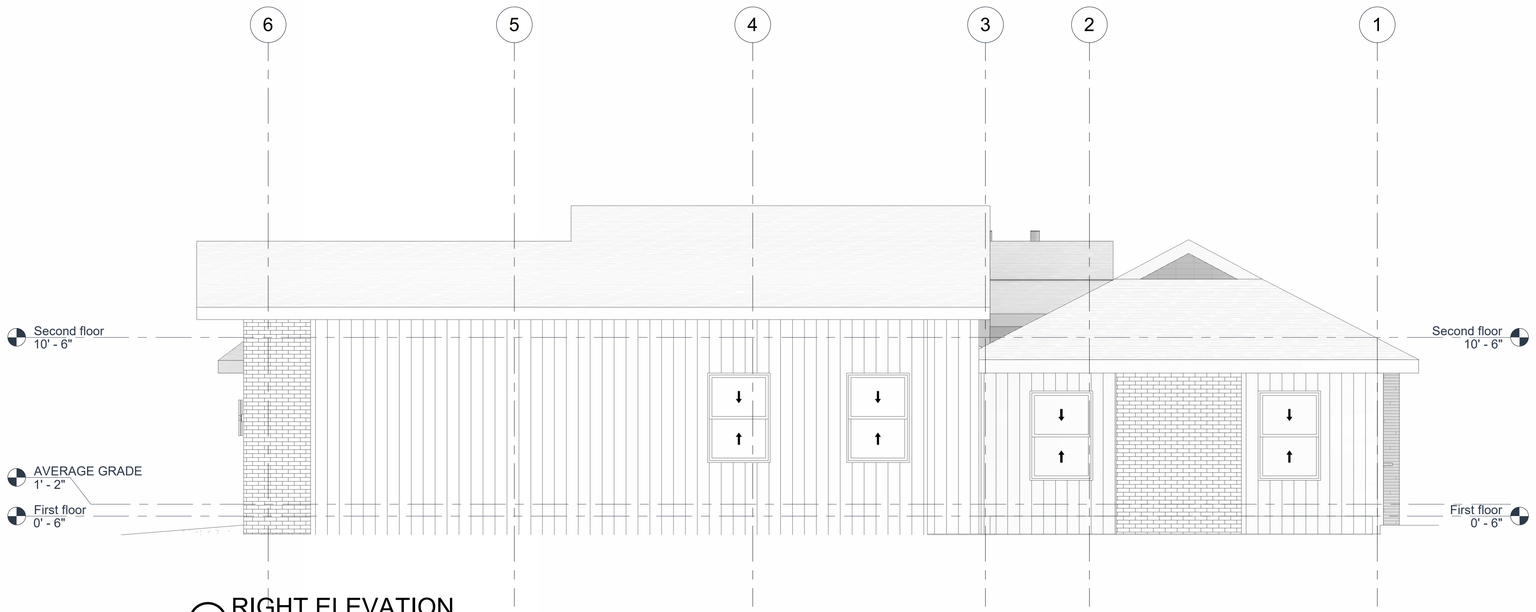
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PLOT DATE: 10/18/2024 7:04:42 PM

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



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



2 RIGHT ELEVATION
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 ELEVATION

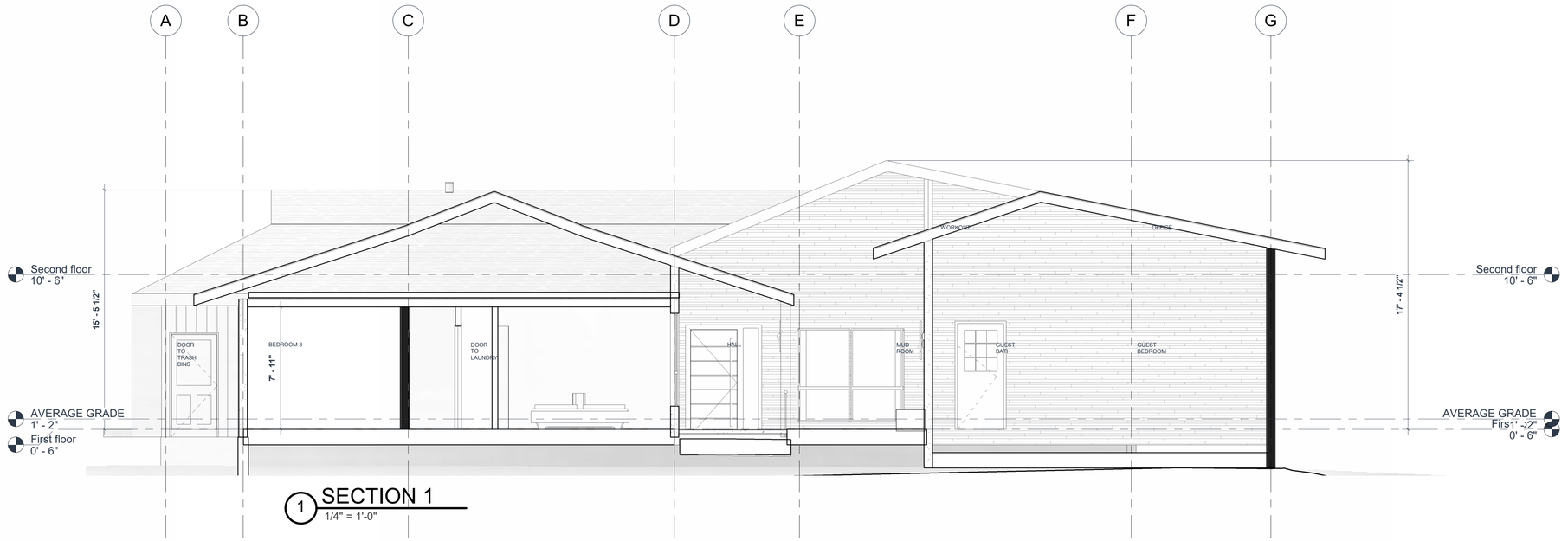
SHEET NO.
A201

Scale 1/4" = 1'-0"

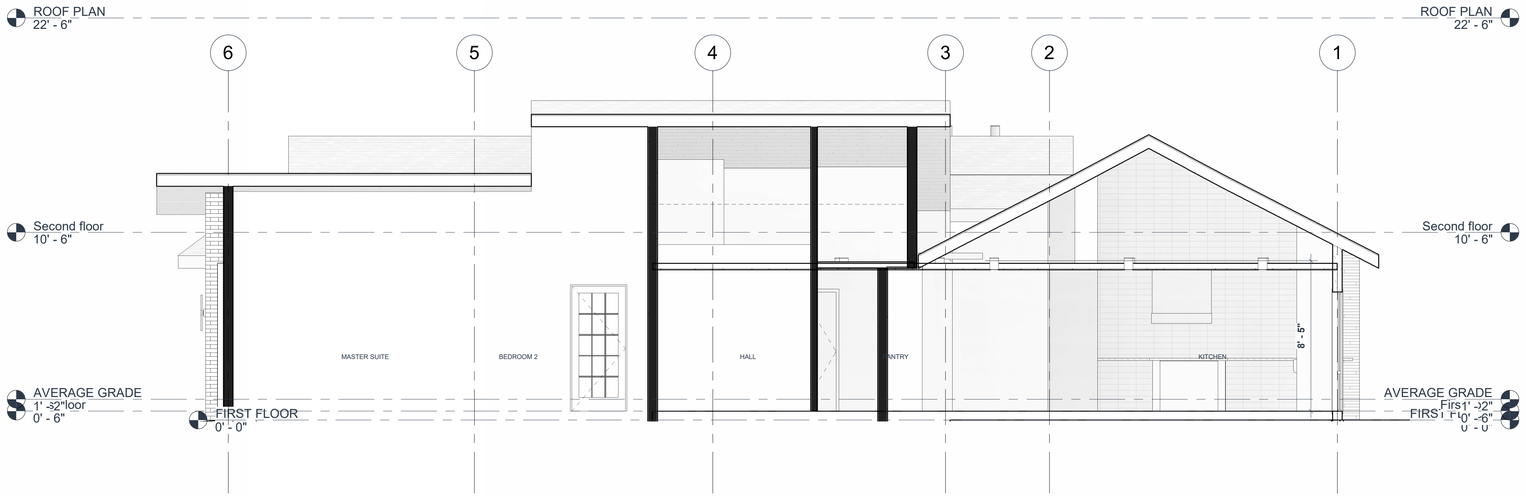
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PLOT DATE: 10/18/2024 7:04:50 PM

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



1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
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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BUILDER CONTACT

BUILDER ADDRESS

CLIENT NAME
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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
3D VIEW

SHEET NO.
A302

Scale

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

PLOT DATE: 10/18/2024 7:05:32 PM

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

ROOF

SPRAY FOAM INFORMATION:

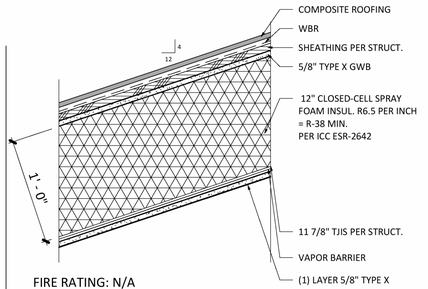
PRODUCT NAME: SPRAYTITE, 158, 178, 81205 AND 81206

MANUFACTURER: BASF CORPORATION

ICC-ES REPORT ISSUE: ESR-2642

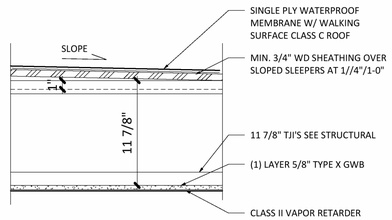
ADDITIONAL NOTES:

1. CONFIRM THAT THE APPLICATION OF SPRAY FOAM IS CONSISTANT WITH THE "CONDITIONS OF USE" AND COMPLIES WITH IRC R806.5.5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSUALTION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
2. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
3. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.



FIRE RATING: N/A
TESTED ASSEMBLY: N/A
INSUL.: R-51.7, COMPLIANT PER SBC 1203.3.4.1.1
STC: N/A

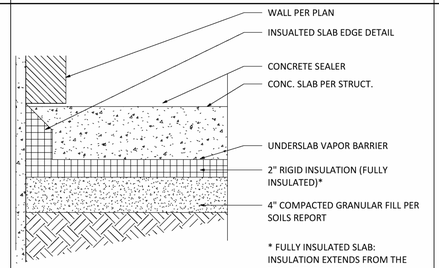
R1 ROOF/CLG @ SLOPED ROOF
1 1/2" = 1'-0"



FIRE RATING: N/A
TESTED ASSEMBLY: N/A
INSUL.: BATT = N/A
STC: N/A

R2 ROOF/CEILING @ DECK
1 1/2" = 1'-0"

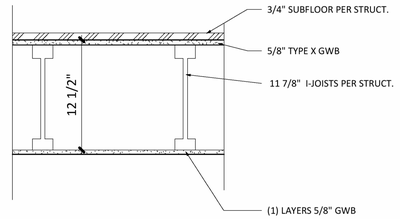
FLOOR



* FULLY INSULATED SLAB: INSULATION EXTENDS FROM THE TOP OF THE SLAB, ALONG THE ENTIRE PERIMETER AND COMPLETELY COVERS THE AREA UNDER SLAB.

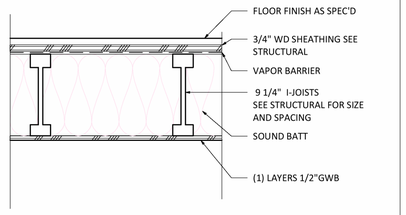
FIRE RATING: N/A
INSUL.: PER TABLE A104.1 @ 3.5', R-11
W/ TB = F0.57 / U 0.064; @ 7', R-11 W/
TB = F0.42 / U 0.056
STC: N/A

F1 FLOOR @ SLAB ON GRADE1
1 1/2" = 1'-0"



FIRE RATING: N/A
TESTED ASSEMBLY: N/A
INSUL.: N/A
STC: N/A

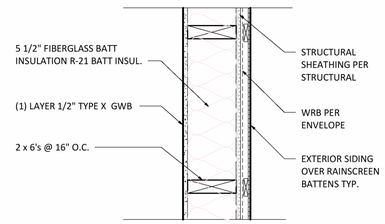
F2 TYP FLOOR/CEILING @ UNITS
1 1/2" = 1'-0"



FIRE TEST: 1 HR
TEST ASSEMBLY: 1 HR, SBC TABLE 721.1(3) #21-1.1
INSUL: R-30 MIN.
STC: N/A

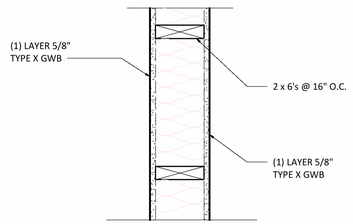
F3 TYP FLOOR/CEILING
1 1/2" = 1'-0"

WALL



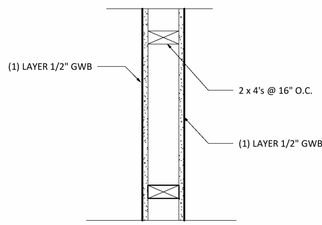
FIRE RATING: N/A
TESTED ASSEMBLY: CALC. PER SEC. 721.6
INSUL.: R-21, BATT INSUL.
STC: N/A

W1 TYP. EXT. WALL @ 2X6
1 1/2" = 1'-0"



FIRE RATING: 1 HR
TEST: NA
INSUL.: BATT
STC: NA

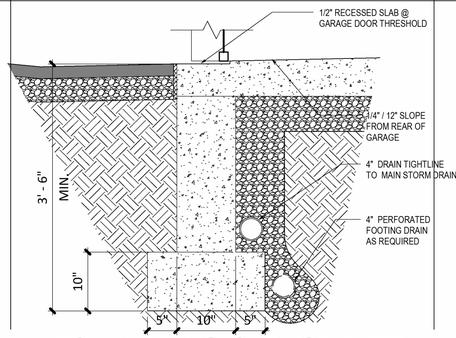
W2 TYP INTERIOR WALL @ 2X6
1 1/2" = 1'-0"



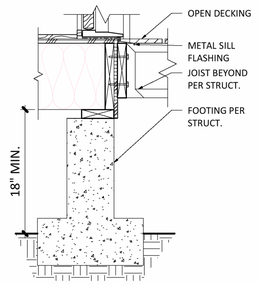
FIRE RATING: NA
TEST: NA
INSUL.: NA
STC: NA

W3 TYP INTERIOR WALL @ 2X4
1 1/2" = 1'-0"

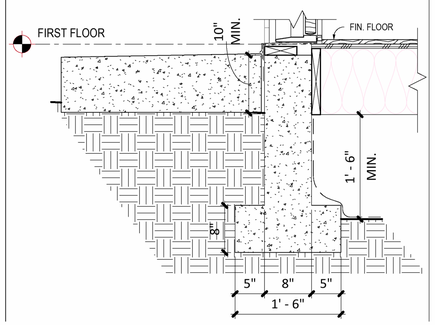
FOUNDATION



1 FOUNDATN @ GARAGE ENTRY



2 FOUNDATION @ DECK



3 FOUNDATION @ ENTRY

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BUILDER NAME
BUILDER CONTACT
BUILDER ADDRESS

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

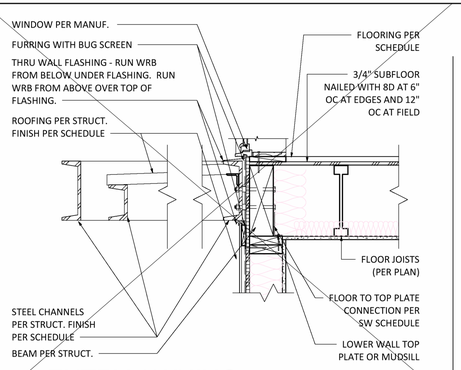
REVISION LOG

REV #	DATE	DESCRIPTION

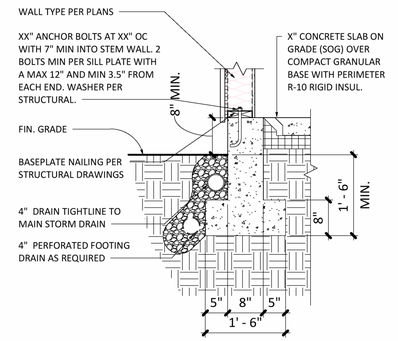
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DPS PERMIT NUMBER:
BNA Project number: XXXXXX
DRAWN BY: Author
SHEET NAME: WALL,FLOOR,ROOF & FOUNDATION DETAILS
SHEET NO.: A500
Scale

PLOT DATE: 10/18/2024 7:05:37 PM
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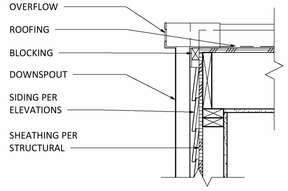
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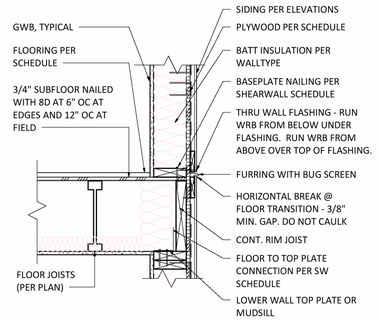
1 ENTRY AWNING
1" = 1'-0"



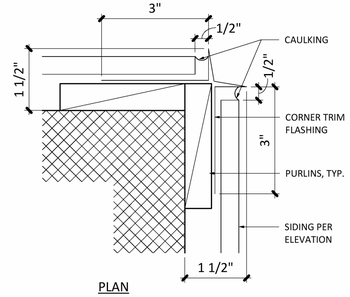
2 FOUNDTN @ SLAB ON GD
3/4" = 1'-0"



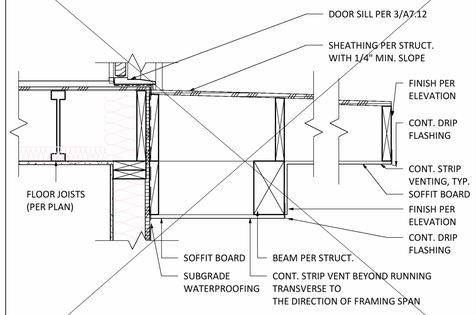
3 TYP. SCUPPER
1" = 1'-0"



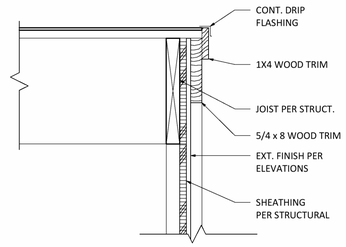
4 TYP. FLOOR LEVEL
1" = 1'-0"



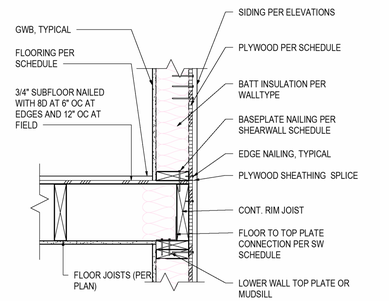
5 FLASHING @ EXT CORNER
6" = 1'-0"



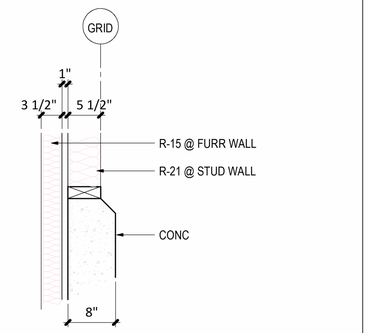
6 SECTION @ DECK
1" = 1'-0"



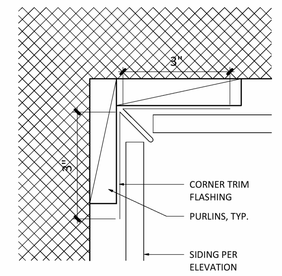
7 TYP. FLAT RAKE
1 1/2" = 1'-0"



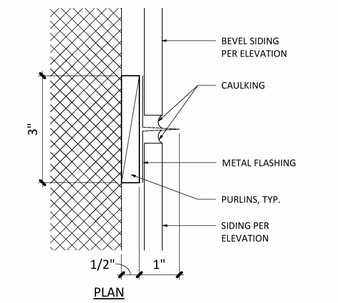
8 TYP. PERP. JOIST TO WALL
1" = 1'-0"



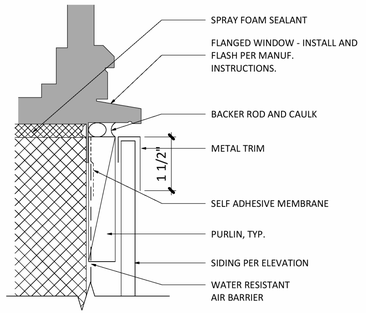
9 FOUNDATION WALL DTL.
1" = 1'-0"



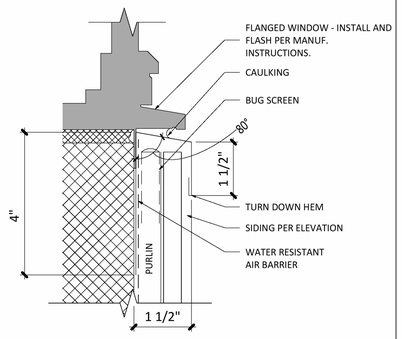
10 FLASHING @ INT CORNER
6" = 1'-0"



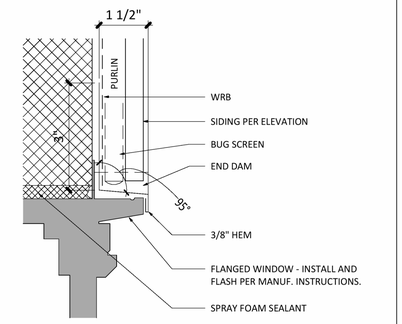
11 FLASHING @ SDG TRANSITION
6" = 1'-0"



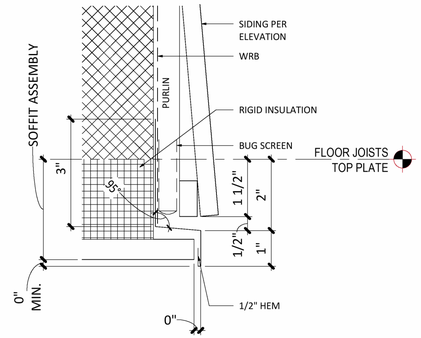
12 FLASHING @ WINDOW JAMB
6" = 1'-0"



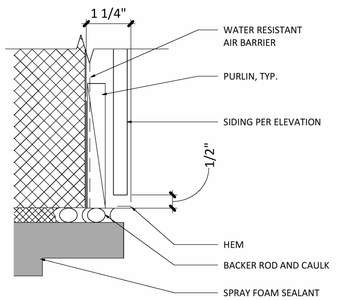
13 FLASHING @ WINDOW SILL
6" = 1'-0"



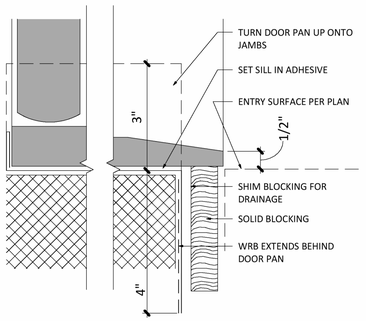
14 FLASHING @ WINDOW HEAD
6" = 1'-0"



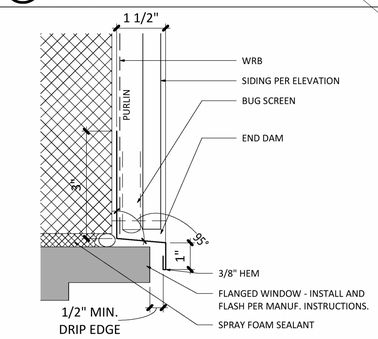
15 FLASHING @ SOFFIT
6" = 1'-0"



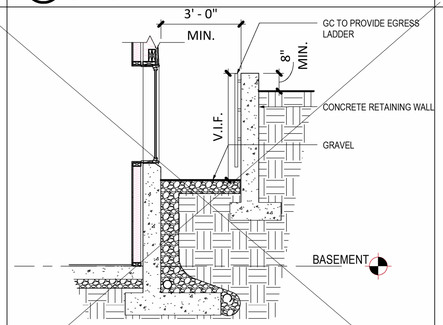
16 FLASHING @ DOOR JAMB
6" = 1'-0"



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



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



19 TYPICAL WINDOW WELL - SECTION
3/8" = 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 CONTACT
BUILDER ADDRESS

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PROJECT ADDRESS: 3326 84th Ave SE Mercer Island WA 98040

REVISION LOG

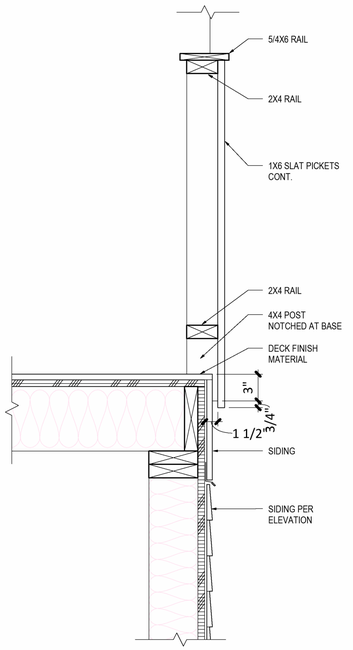
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SHEET NO.: A501
Scale

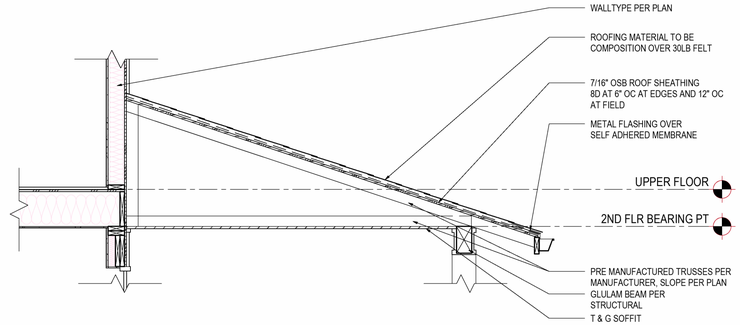
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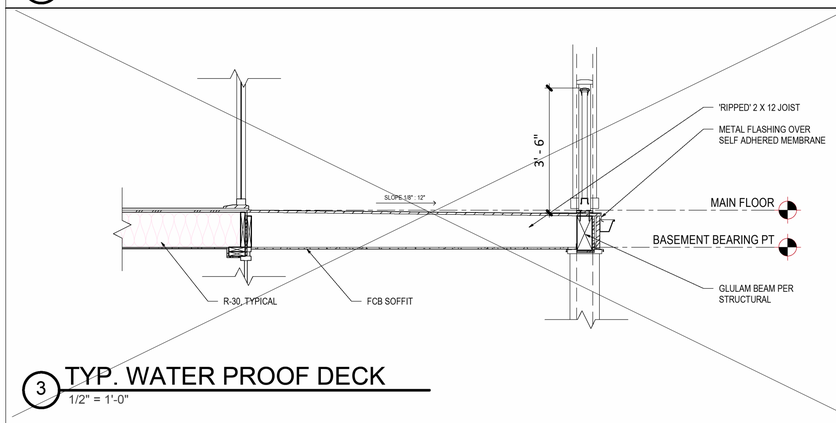
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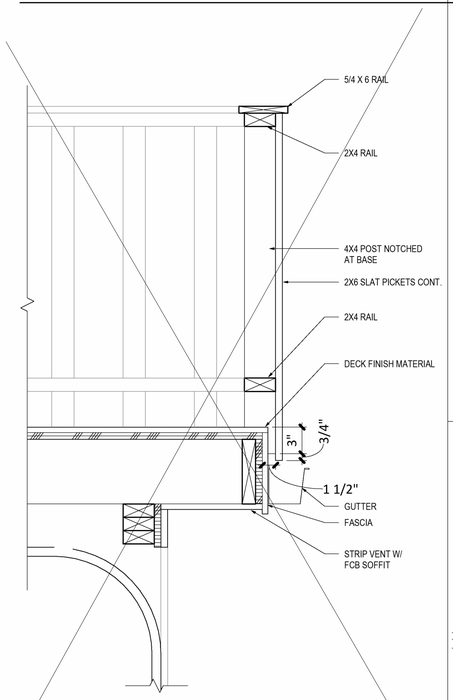
1 TYP. EXT. STAIR RAILING
1 1/2" = 1'-0"



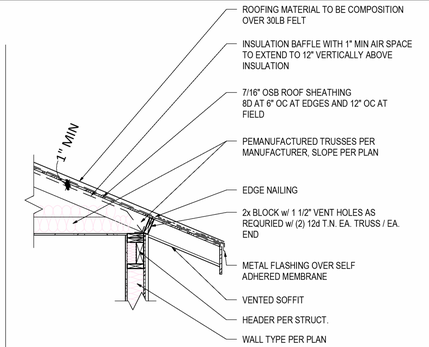
2 TYP. TRUSS ROOF @ DECK
1/2" = 1'-0"



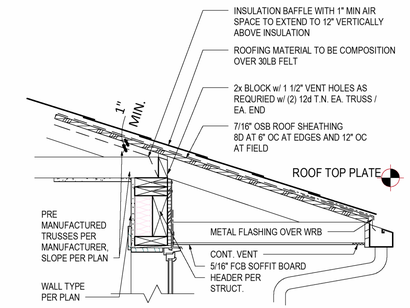
3 TYP. WATER PROOF DECK
1/2" = 1'-0"



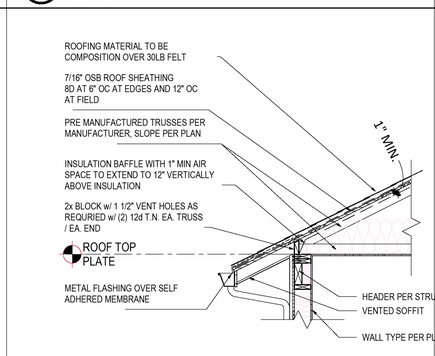
4 TYP. EXT. STAIR RAILING 2
1 1/2" = 1'-0"



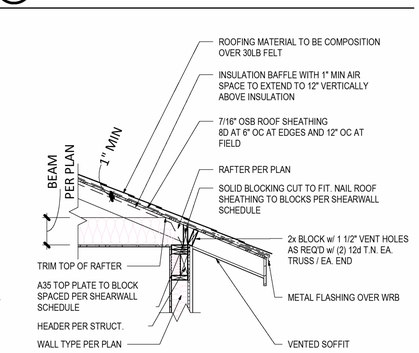
9 TYP. EAVE @ TRUSSES
1/2" = 1'-0"



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

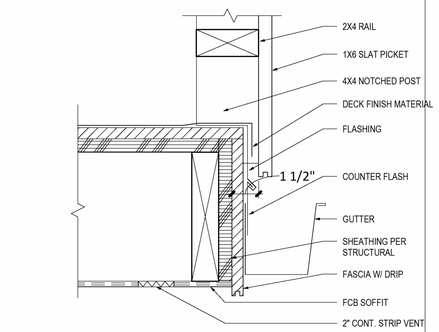


11 TYP. TRUSS ROOF @ EAVE 2
1/2" = 1'-0"

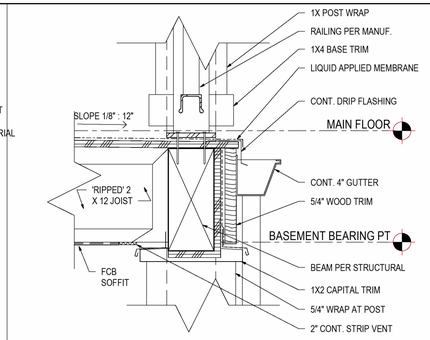


12 TYP. EAVE @ RAFTERS
1/2" = 1'-0"

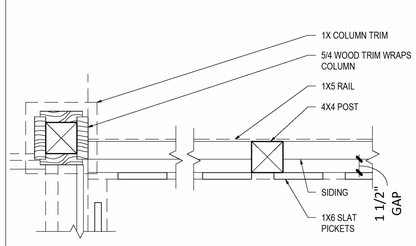
4 TYP. EXT. STAIR RAILING 2
1 1/2" = 1'-0"



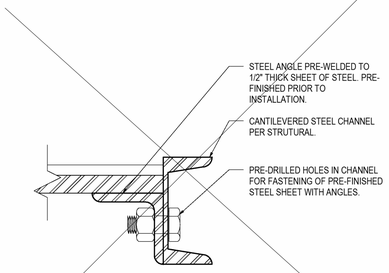
5 TYP. PICKET BASE
3" = 1'-0"



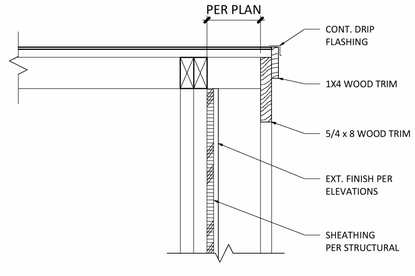
6 TYP. DECK RIM
1 1/2" = 1'-0"



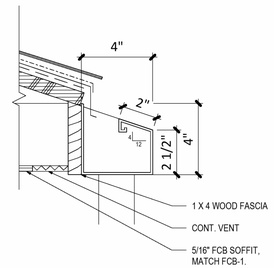
7 TYP. RAILING PLAN
1 1/2" = 1'-0"



8 CANT. STL AWNG @ EAVE
6" = 1'-0"



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



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

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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: EXTERIOR DETAILS
SHEET NO.: A502
Scale

FILE PATH: C:\Users\jennifertamblin\Drift Interior Architecture\Projects - Residential\Nikki Hurkadli\03 Revit\01 Work\D-IA-Nikki Hurkadli-SD-R0-V24- Final FBXM

PLOT DATE: 10/18/2024 7:05:49 PM

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

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"								
136	3' - 0"	6' - 8"								
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' - 10"								
167	3' - 0"	7' - 0"								
168	2' - 6"	6' - 8"								
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"								
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

1. PROVIDE LOCKS
2. PROVIDE KICK PLATE
3. PROVIDE HOLD OPEN
4. PROVIDE PULL AND PUSH PLATE
5. INSULATED DOOR

GLAZING TYPE SCHEDULE:

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

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REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PERMIT

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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PLOT DATE: 10/18/2024 7:05:51 PM

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

EXTERIOR GLAZING SCHEDULE

TYPE MARK	COUNT	HEIGHT	WIDTH	U VALUE	WINDOW AREA	UA	OPERATION	FRAME MATERIAL	REMARKS
101	2	6' - 0"	5' - 11"		71 SF	21 SF			
107	1	2' - 0"	4' - 0"		8 SF	2 SF			
A	5	5' - 0"	3' - 6"		88 SF	26 SF			
A	5	5' - 0"	3' - 6"		88 SF	26 SF			
C	1	1' - 10"	8' - 8"		16 SF	5 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			
UU	1	6' - 8"	13' - 6"		90 SF	27 SF			
UU	1	6' - 8"	13' - 6"		90 SF	27 SF			
TOTAL	21				495 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 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 CONFORMANCE CALCULATION:

EXTERIOR GLAZING PER 2021 WSEC:

1. TYP. WINDOW U FACTOR, UNO = .28

2. TYP. GLAZED DOOR U FACTOR, UNO = .28

3. TOTAL GLAZING AREA AS A PERCENTAGE OF GROSS FLOOR AREA:

GROSS GLAZING AREA:	GROSS FLOOR AREA:
WINDOWS/DOORS - 740 SF	TOTAL 3,055 SF

1,259 SF /4,528 SF = 24%

GLAZING SCHEDULE NOTES:

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

DRIFT
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Registered Architect in WA State

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DRIFT INTERIOR ARCHITECTURE.

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NIKKI HURKADLIHOUSE

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: WINDOW TYPES & SCHEDULE

SHEET NO.: A601

Scale: 3" = 1'-0"

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

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

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)

2. THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN ANALYZED AND REINFORCED FOR MINIMUM MAINTENANCE IN ACCORDANCE WITH THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) SECTIONS 502, 503 & CHAPTER 4 AND IS WITHIN THE CURRENT PRACTICE FOR THE RENOVATION OF EXISTING BUILDINGS OF THIS AGE AND TYPE OF CONSTRUCTION. THIS STRUCTURE HAS NOT BEEN ANALYZED OR DESIGNED FOR A COMPLETE SEISMIC UPGRADE.

3. DESIGN LOADING CRITERIA

ROOF SNOW LOAD	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF

SNOW : ROOF SNOW LOAD = 25 PSF
GROUND SNOW LOAD = 20 PSF
EXPOSURE Ce = 1.00
IMPORTANCE FACTOR Is = 1.00
THERMAL FACTOR Ct = 1.00

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY II
98 MPH
EXPOSURE "C"
TOPOGRAPHIC FACTOR Kzt = 1.3

CLADDING / WINDOW DESIGN PRESSURE (MAX.)	35 PSF
ROOFING DESIGN PRESSURE NOT AT A CORNER (MAX.)	44 PSF
ROOFING DESIGN PRESSURE AT CORNER (MAX.)	67 PSF

THE DESIGN WIND PRESSURES LISTED ABOVE ARE INWARD OR OUTWARD AND ARE BASED ON AN EFFECTIVE WIND AREA OF 10 SQUARE FEET NEAR A BUILDING CORNER, U.O.N. CORNER AND OTHER ZONES ARE DEFINED BY FIGURE 30.3-1, 30.3-2A TO 2I AND 30.3-5A TO 5B IN ASCE 7-16. REDUCED DESIGN PRESSURES MAY BE CALCULATED USING ASCE 7. NOTE THAT THE DESIGN WIND PRESSURES NOTED ABOVE ARE ULTIMATE VALUES PER THE 2021 IBC AND SHALL BE MULTIPLIED BY 0.6 FOR ALLOWABLE STRESS DESIGN.

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.0
MAPPED MCE Ss = 1.40; S_1 = 0.49
DESIGN ACCELERATION Sds = 1.12; Sd_1 = 0.52
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5

4. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

7. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

9. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

10. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

11. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

12. SHOP DRAWINGS FOR CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

13. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO.

14. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

15. SPECIAL INSPECTION: SHALL BE SUPERVISED BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER IN ACCORDANCE WITH SECTIONS 1704 & 1705 OF THE IBC, THE PROJECT SPECIFICATIONS. THE TESTING AGENCY AND INSPECTOR SHALL BE REGISTERED WITH WABO AND SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND THE BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

16. SPECIAL INSPECTION: EPOXY GROUTED INSTALLATIONS SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY AND INSPECTOR SHALL BE REGISTERED WITH WABO AND SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

17. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:
ALLOWABLE SOIL BEARING PRESSURE 1,500 PSF

GEOTECHNICAL REPORT REFERENCE: #2884-KIN BY MUD BAY GEOTECHNICAL SERVICES, LLC DATED SEPTEMBER 29TH, 2024.

RENOVATION

18. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

19. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

20. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM SLUMP	MIN. CEMENT CONTENT PER CUBIC YARD	MAX. AGGREGATE SIZE
A. FOOTINGS, SLABS-ON-GRADE, TOPPING SLABS	2,500 PSI	5"	5-1/2 SACKS	1 1/4"

MIXES SHALL BE PROPORTIONED SO AS NOT TO EXCEED THE MAXIMUM SLUMPS INDICATED (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE.

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER/CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

21. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. GRADE 60 REINFORCING STEEL INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL COMPLYING WITH ASTM A615 (S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

LONGITUDINAL REINFORCING STEEL IN DUCTILE FRAME MEMBERS AND IN SHEAR WALL BOUNDARY MEMBERS SHALL COMPLY WITH ASTM A706. ASTM A615 GRADE 60 REINFORCING STEEL IS ALLOWED IN THESE MEMBERS IF (A) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND (B) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

22. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 60 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 60 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS. PROVIDE (2) #5 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-6" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

23. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	GREATER OF (BAR DIAMETER PLUS 1/8") OR 3/4"

24. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

ANCHORAGE

25. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "AT-XP" ADHESIVE AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH IAPMO UES REPORT NO. ER-263, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

MASONRY

27. CONCRETE MASONRY UNIT WALLS SHALL BE CONSTRUCTED OF MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, LAID IN A RUNNING BOND. CONTACT ENGINEER FOR RE-DESIGN OF REINFORCING WHERE STACK BOND LAYOUT IS REQUIRED. LINEAR SHRINKAGE SHALL NOT EXCEED 0.065%. MORTAR SHALL BE TYPE "S" IN ACCORDANCE WITH ASTM C270. GROUT SHALL CONFORM TO IBC REQUIREMENTS AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS, DESIGN F'm = 2,000 PSI. FULL STRESSES ARE REQUIRED. STRENGTH SHALL BE VERIFIED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH TMS 602-16.

UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING REINFORCEMENT:

WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
6" WALLS	#4 @ 48" O.C.	(2) #4 @ 48" O.C.
8" WALLS	#5 @ 48" O.C.	(2) #4 @ 48" O.C.
10" WALLS	#5 @ 40" O.C.	(2) #5 @ 48" O.C.
12" WALLS	#5 @ 32" O.C.	(2) #5 @ 40" O.C.

IN ADDITION, PROVIDE (2) #5 ((2)#4 @ 6" AND 4" WALLS) VERT. AT EACH SIDE OF OPENINGS, AT WALL CORNERS AND INTERSECTIONS AND AT FREE ENDS OF WALLS AND (2) #4 HORIZ. AT ELEVATED FLOOR AND ROOF LEVELS, AT TOPS OF WALLS AND ABOVE AND BELOW ALL OPENINGS. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAMS. EXTEND REINFORCEMENT AROUND OPENINGS 2'-0" BEYOND FACE OF OPENING. IF 2'-0" IS UNAVAILABLE, EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE CORNER BARS TO LAP HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS. UNLESS NOTED OTHERWISE, LAP ALL REINFORCING STEEL IN CMU 48 BAR DIAMETERS, 2'-0" MINIMUM.

ALL CELLS ARE TO BE SOLID GROUTED UNLESS NOTED AS PARTIAL GROUTING. FOR PARTIAL GROUTING FILL ALL CELLS CONTAINING REINFORCEMENT OR EMBEDDED ITEMS AND ALL CELLS BELOW GRADE WITH GROUT. ALL REINFORCEMENT SHALL BE IN PLACE PRIOR TO GROUTING AND SHALL BE HELD AT TOP, BOTTOM AND 192 BAR DIAMETERS (MAX.) O.C. PER TMS 602 SPECIFICATION 3.5, GROUT POURS SHALL NOT EXCEED 5'-4" IN HEIGHT UNLESS A TEST PANEL IS CONSTRUCTED BY THE MASON AND APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE CLEANOUT HOLES AT BOTTOM OF ALL CELLS CONTAINING REINFORCEMENT FOR ALL GROUT POURS OVER 5'-4" IN HEIGHT. PROVIDE 1 1/2 IN. GROUT KEYS BETWEEN EACH POUR.

28. MASONRY VENEER SHALL HAVE W1.7 (9 GAUGE) WIRE JOINT REINFORCEMENT SPACED AT 16" O.C. VERTICALLY AND SHALL BE ANCHORED TO BACKING WALLS PER IBC SECTION 1404.6 WITH SHEET METAL ANCHORS, WIRE ANCHORS OR ADJUSTABLE ANCHORS. MECHANICALLY CONNECT THE ANCHORS TO THE JOINT REINFORCEMENT WITH CLIPS OR HOOKS THAT WILL ENGAGE OR ENCLOSE THE WIRE. THE WIRE SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN ANCHORS PERMITTED.

SHEET METAL ANCHORS (NON-CORRUGATED) SHALL BE AT LEAST 7/8" WIDE, 0.03" THICK, COMPLY WITH TMS 402/602 REQUIREMENTS AND BE SPACED AT 16" O.C. VERTICALLY AND A MAX. OF 24" O.C. HORIZONTALLY.

SHEET INDEX

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
S4.1	WOOD FRAMING DETAILS
S4.2	FLOOR FRAMING DETAILS
S4.3	ROOF FRAMING DETAILS

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07/18/2024

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APPROVED BY: PAH

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REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 23-125
ISSUE DATE: 07.18.2024
CURRENT REVISION: PERMIT

SHEET NAME: **GENERAL STRUCTURAL NOTES/SHEET INDEX**

SHEET NUMBER: **S1.0**

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

WIRE ANCHORS SHALL BE AT LEAST W1.7 WIRE (9 GAUGE), COMPLY WITH TMS 402/602 REQUIREMENTS AND BE SPACED AT 16" O.C. VERTICALLY AND A MAX. OF 24" O.C. HORIZONTALLY.

ADJUSTABLE ANCHORS SHALL COMPLY WITH TMS 402/602 REQUIREMENTS AND BE SPACED AT 16" O.C. VERTICALLY AND AT 18" O.C. HORIZONTALLY. PINTLE ANCHORS SHALL HAVE AT LEAST TWO PINTLE LEGS OF W2.8 (6 GAUGE) WIRE.

THE MAXIMUM HEIGHT OF CONTINUOUS BRICK VENEER FROM A CONCRETE FOUNDATION SHALL BE 30 FEET. PROVIDE VERTICAL EXPANSION JOINTS IN CONTINUOUS VENEER @ 25' O.C. MAX. TYPICAL U.O.N. LINTEL ANGLES OVER OPENINGS 6'-0" WIDE OR LESS SHALL BE L3 1/2" X 3 1/2" X 1/4" HOT DIP GALVANIZED, U.N.O. AND SHALL BEAR ON A MINIMUM OF 4" OF MASONRY EACH END.

WOOD

29. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X AND 4X MEMBERS)	DOUGLAS FIR OR HEM-FIR NO. 2
BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1
POSTS AND TIMBERS	DOUGLAS FIR NO. 1
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR OR HEM-FIR NO. 2

30. WOOD SETTLEMENT SHRINKAGE: DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 1/8 TO 1/4 INCH PER STORY. ALL UTILITIES SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHER MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE THICKNESS OF THE WALL PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

31. LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

Fb = 2600 PSI, E = 2.0 x 10^6 PSI, Fv = 285 PSI

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE BOISE CASCADE CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

32. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH IBC SECTION 2303.4 AND ANSI/TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED PER "HIB 91" PER THE TRUSS PLATE INSTITUTE. LOADING SHALL BE AS FOLLOWS:

TOP CHORD SNOW LOAD	25 PSF
TOP CHORD DL ALLOWANCE FOR PV PANELS	5 PSF
TOP CHORD DEAD LOAD	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF (NOT INCLUDED IN TOTAL)
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
NET WIND UPLIFT (TOP CHORD)	10 PSF

THE LOADS ABOVE SHALL BE INCREASED TO THE FOLLOWING IF THE TRUSSES MEET THE DESCRIPTION OF AN "UNINHABITABLE ATTIC WITH STORAGE" AS DEFINED IN IBC 1607.22:

BOTTOM CHORD LIVE LOAD	20 PSF - INCLUDE IN TOTAL
BOTTOM CHORD DEAD LOAD	10 PSF

SNOW LOAD DUE TO DRIFTING AND UNBALANCED LOADS SHALL BE INCLUDED PER THE IBC. TOP CHORDS SHALL BE DF LUMBER. UTILIZE A MINIMUM CREEP FACTOR OF 2.0 FOR DEAD AND SUSTAINED LIVE LOADS IN DETERMINING THE TRUSS DEFLECTIONS. MAXIMUM TOTAL DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/240 OF THE TOTAL SPAN AND MAXIMUM LIVE LOAD DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/360 OF THE TOTAL SPAN. PROVIDE ADEQUATE PLIES AND/OR METAL BRACKETS TO ADEQUATELY DISTRIBUTE THE BEARING PRESSURE AT THE ENDS OF THE GIRDER TRUSSES TO THE TOP PLATES OF THE BEARING WALLS SUCH THAT THE BEARING PRESSURE DOES NOT EXCEED 405 PSI. PROVIDE ADDITIONAL TRUSSES (AS REQUIRED) TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS.

WOOD TRUSSES SHALL UTILIZE I.C.C. OR IAPMO UES APPROVED CONNECTOR PLATES. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

33. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS.

34. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE OR MASONRY BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE OR MASONRY LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AWPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

35. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD, UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

36. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

37. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.2. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4 " W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. USE 1-1/4" W #6 GALVANIZED SCREWS FOR 1/2" GWB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LB.	Pound
ϕ	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
...#	Pounds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
		MIN.	Minimum
(B)	Below	MISC.	Miscellaneous
B/	Bottom of	MK.	Mark
BF	Braced Frame		
BLKG.	Blocking	(N)	New
BLDG.	Building	N.	North
BM.	Beam	N.S.	Near Side
BOT.	Bottom	NOM.	Nominal
BRG.	Bearing	NTS	Not to Scale
BTWN.	Between		
		O.C.	On Center
℄	Centerline	O.D.	Outside Diameter
C	Camber	O.F.	Outside Face
CIP	Cast In Place	O.H.	Overhang
C.J.	Construction Joint or Control Joint	OPNG.	Opening
CJP	Complete Joint Penetration	OPP.	Opposite
CLG.	Ceiling		
CLR.	Clear	PAF	Powder Actuated Fastener
CMU	Concrete Masonry Unit	PC	Precast
COL.	Column	PERM.	Permanent
CONC.	Concrete	PERP.	Perpendicular
CONN.	Connections	PJP	Partial Joint Penetration
CONST.	Construction	PL or ℙ	Plate
CONT.	Continuous	PLF	Pounds per linear Foot
CSK.	Countersink	PLYWD	Plywood
		PREFAB.	Prefabricated
DBA	Deformed Bar Anchor	PSF	Pounds per Square Foot
DBL.	Double	PSI	Pounds per Square Inch
DEG.	Degree	P.T. or PT	Post-Tensioning
DF	Doug Fir-Larch	P/T	Pressure-Treated
DIA.	Diameter		
DIAG.	Diagonal	RAD.	Radius
DIAPH.	Diaphragm	REF.	Reference
DIM.	Dimension	REINF.	Reinforce or Reinforcement
DN.	Down	REQD.	Required
DO	Ditto	REV.	Revise
DTL.	Detail	R.O.	Rough Opening
DWG.	Drawing		
		S.	South
(E)	Existing	SCH. or SCHED.	Schedule
E.	East	SECT.	Section
EA.	Each	SHT.	Sheet
E.F.	Each Face	SIM.	Similar
EL.	Elevation	SOG	Slab On Grade
ELEV.	Elevator	SPEC.	Specification
EMBED.	Embedment Length	SQ.	Square
ENGR.	Engineer	SQ. FT.	Square Feet
EQ.	Equal	SQ. IN.	Square Inch(es)
E.W.	Each Way	SPF	Spruce-Pine-Fir
EXP.	Expansion	S.S.	Stainless Steel
EXT.	Exterior	STD.	Standard
		STIFF.	Stiffener
FDN.	Foundation	STL.	Steel
FIN.	Finish	STR.	Structural
FLR.	Floor	SUB.	Substitute
FRP	Fiber Reinforced Polymer	SYM.	Symmetrical
F.S.	Far Side		
FT.	Foot or Feet	T/	Top of
FTG.	Footing	T&B	Top and Bottom
		T&G	Tongue & Groove
GA.	Gauge	TEMP.	Temporary
GALV.	Galvanized	THRU	Through
GL	Glue Laminated	T.O.C.	Top of Concrete
GWB	Gypsum Wall Board	T.O.S.	Top of Steel
		T.O.W.	Top of Wall
HDG	Hot Dipped Galvanized	TRANS.	Transverse
HF	Hem Fir	TS	Tube Steel
HGR.	Hanger	TYP.	Typical
HORIZ.	Horizontal		
HSS	Hollow Structural Section	U.O.N.	Unless Otherwise Noted
HT.	Height		
		VERT.	Vertical
I.D.	Inside Diameter	VIF	Verify In Field
I.F.	Inside Face		
IN.	Inch	W.	West
INFO.	Information	W/ or w/	With
INT.	Interior	W.H.S.	Welded Headed Stud
		W/O	Without
JT.	Joint	WP	Work Point
		W.T.S.	Welded Threaded Stud
K	Kips	WWF	Welded Wire Fabric
KSF	Kips per Square Foot		
KSI	Kips per Square Inch	X SECT.	Cross Section
		X-STR	Extra Strong
		XX-STR	Double Extra Strong

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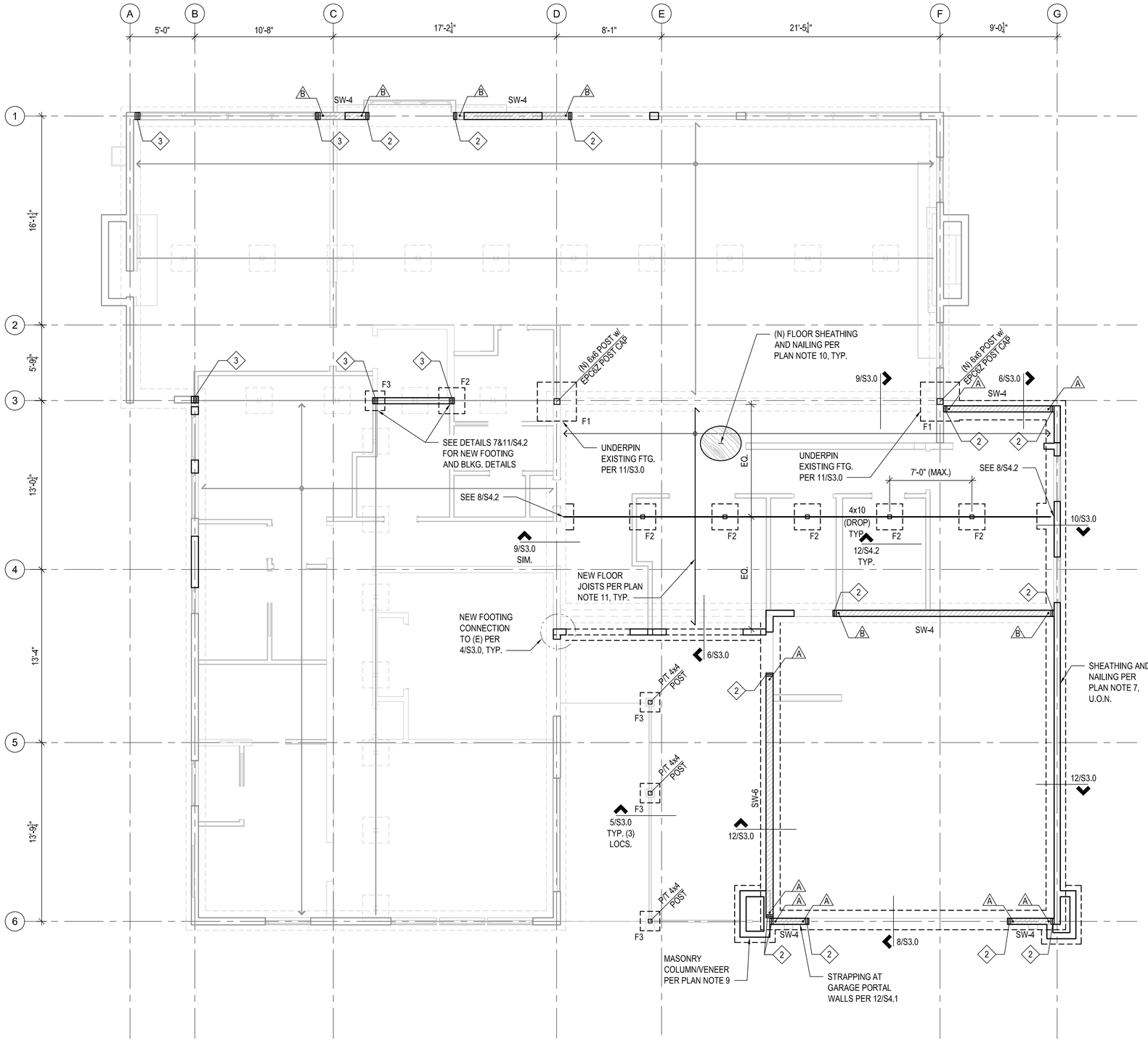
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SHEET NAME: **GENERAL STRUCTURAL NOTES**

SHEET NUMBER: **S1.1**



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

X — 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 $^{23}/_{32}$" PERFORMANCE CATEGORY, APA RATED SHEATHING, $^{4}/_{24}$, EXPOSURE 1, NOMINAL 4'x8' (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 ⅛" GAP AT ALL PANEL EDGE. FASTENER EDGE DISTANCE TO PANEL EDGE OF ⅜" 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.

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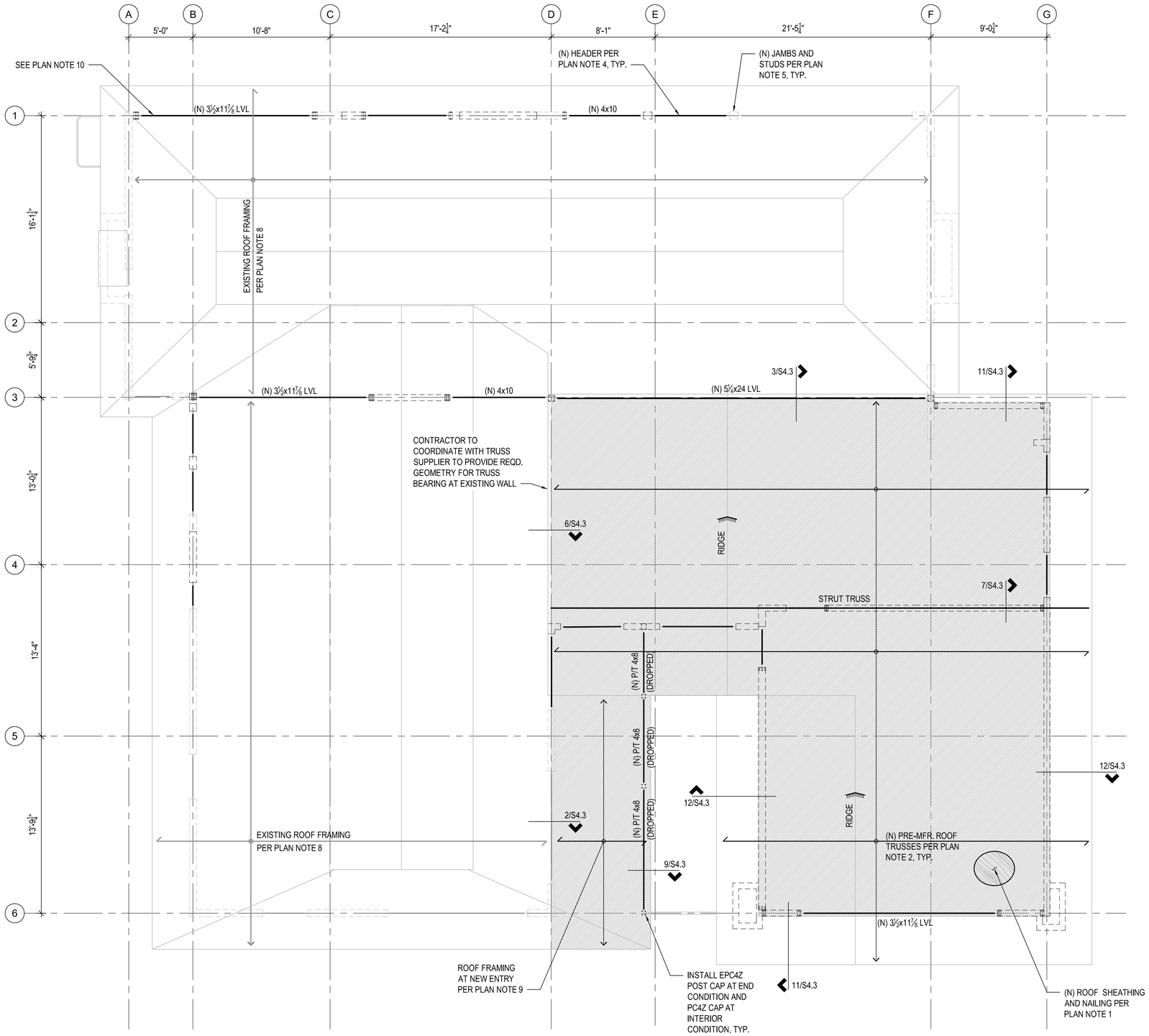
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SHEET NAME: **MAIN FLOOR & FOUNDATION PLAN**

SHEET NUMBER: **S2.0**



ROOF FRAMING PLAN

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

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:

1. ROOF SYSTEM SHALL CONSIST OF $^{19}/_{32}$" PERFORMANCE CATEGORY, APA RATED SHEATHING, $^{32}/_{16}$, EXPOSURE 1, NOMINAL 4'x8' (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 ⅛" GAP AT ALL PANEL EDGE. FASTENER EDGE DISTANCE TO PANEL EDGE OF ⅜" 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
2. 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.
3. CONNECTOR PLATE TRUSS SHOP DRAWINGS TO BE APPROVED BY HAREZLAK ENGINEERING PRIOR TO MANUFACTURING AND INSTALLATION.
4. ALL EXT. HEADERS TO BE 4x8 HF#2 UNLESS OTHERWISE NOTED, SEE 10/S4.1.
5. 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.
6. FLAT BLOCKING IS REQUIRED AT ALL UNFRAMED RIDGES, HIPS, AND VALLEYS, FOR SHEATHING CONNECTION.
7. NON-STRUCTURAL WALL CONNECTION TO TRUSS PER 4/S4.3.
8. (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.
9. 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.
10. 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.

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CONSULTANT STAMP:

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CHECKED BY: MJH
APPROVED BY: PAH

07/18/2024

PROJECT INFORMATION:
NIKKI H HOUSE

PROJECT ADDRESS:
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MERCER ISLAND, WA 98040

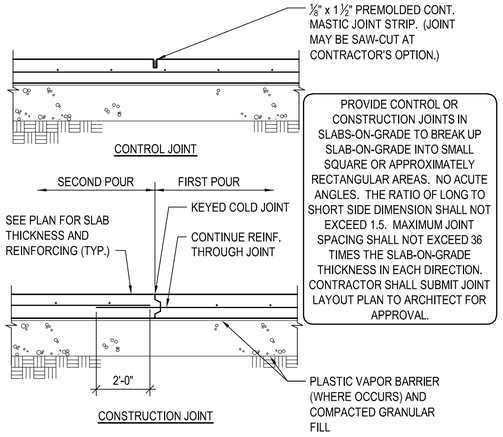
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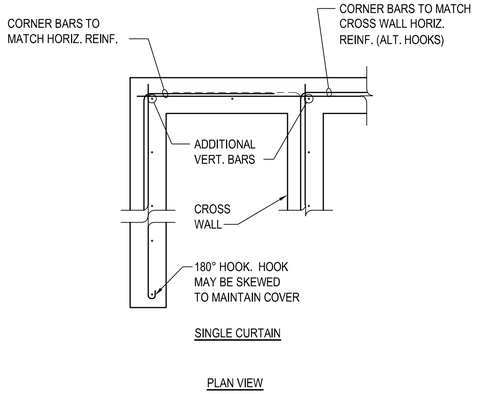
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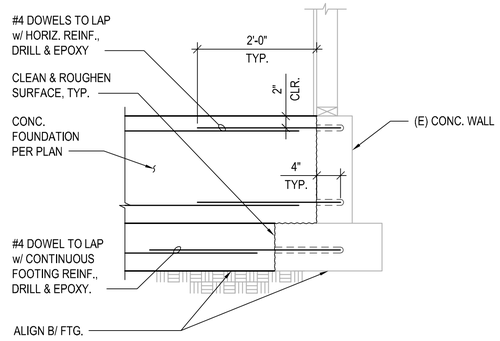
PROJECT NUMBER: 23-125
ISSUE DATE: 07.18.2024
CURRENT REVISION: PERMIT

SHEET NAME:
ROOF FRAMING PLAN

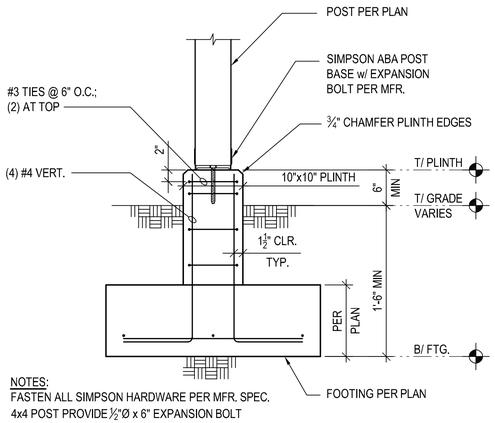
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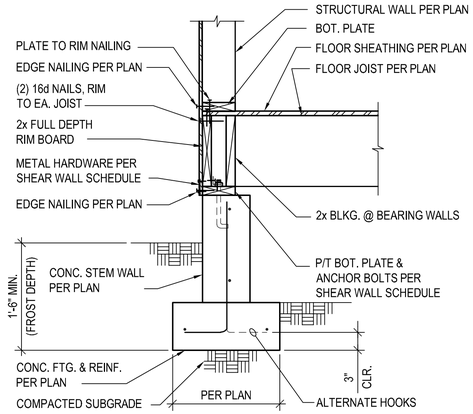
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NOTES:
FASTEN ALL SIMPSON HARDWARE PER MFR. SPEC.
4x4 POST PROVIDE ½"Ø x 6" EXPANSION BOLT

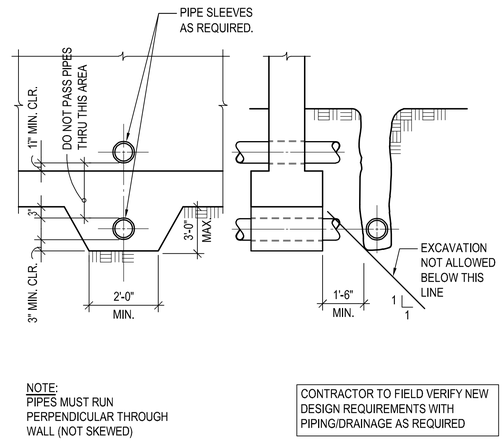
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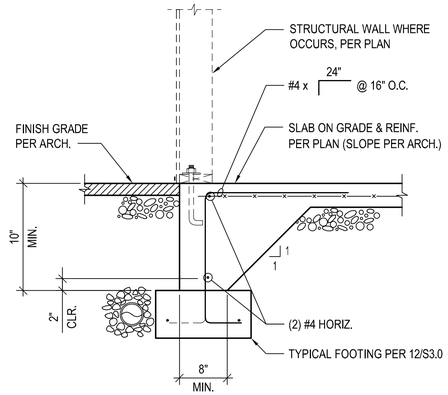
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NOTE:
PIPES MUST RUN PERPENDICULAR THROUGH WALL (NOT SKEWED)

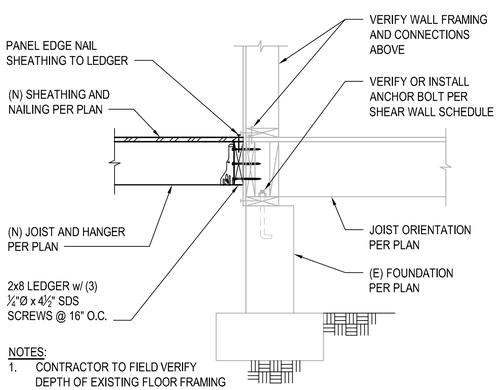
CONTRACTOR TO FIELD VERIFY NEW DESIGN REQUIREMENTS WITH PIPING/DRAINAGE AS REQUIRED

4



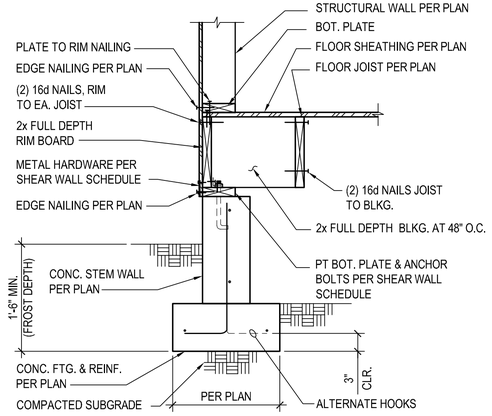
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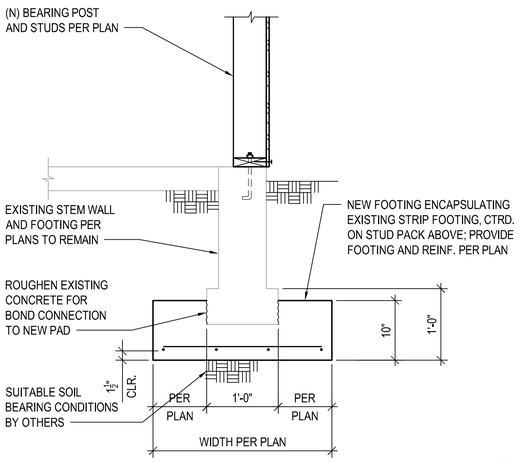


NOTES:
1. CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING FLOOR FRAMING PRIOR TO CONSTRUCTION.
2. AT SIM., INSTALL LEDGER AT PARALLEL CONDITION AND BLKG. PER 10/S3.0.

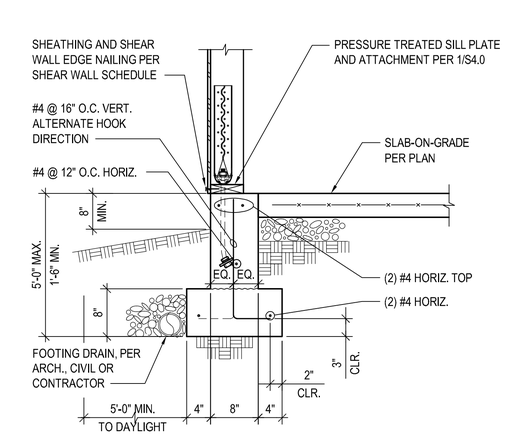
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11



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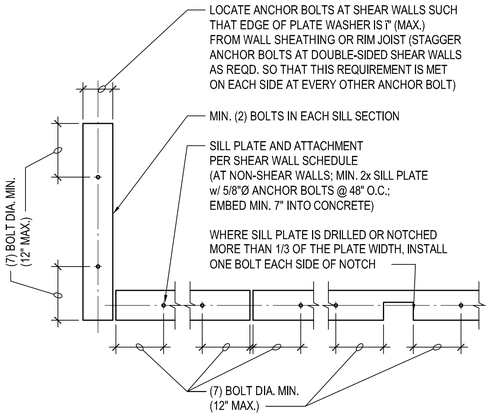
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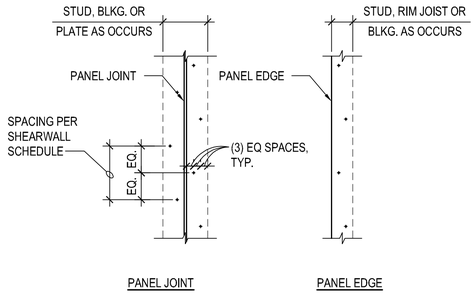
NO.	DESCRIPTION	DATE

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CURRENT REVISION: PERMIT

SHEET NAME:
FOUNDATION DETAILS

SHEET NUMBER:
S3.0





NOTE:
STAGGER EA. LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

SHEAR WALL SCHEDULE (HEM-FIR, 10d NAILING)										
SHEAR WALL TYPE	SHEAR WALL SHEATHING (1)	PANEL EDGE FRAMING (2)(7)	PANEL EDGE NAILING (3)	BOTTOM PLATE ATTACHMENT			TOP PLATE ATTACHMENT		ALLOWABLE SHEAR WALL CAPACITY (PLF)	
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5)		RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6)			
					3x PLATE	2x PLATE	INTERIOR WALL	EXTERIOR WALL	SEISMIC	WIND
SW-6	15/32" APA ONE-SIDE SHTG.	2x	0.148"Øx2 ¼" @ 6" O.C.	0.148"Øx3 ¼" @ 6" O.C. (9)	⅝"Ø @ 48" O.C.	⅝"Ø @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.	288	405
SW-4	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"Øx2 ¼" @ 4" O.C. (8)	0.148"Øx3 ¼" @ 4" O.C. (9)	⅝"Ø @ 48" O.C.	⅝"Ø @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.	428	600

NOTES:

(1) INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.

(2) ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.

(3) PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"Ø x 2 ½" @ 12" O.C.

(4) EMBED CAST-IN-PLACE 5/8"Ø ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/S4.0 FOR OTHER REQUIREMENTS.

(5) PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

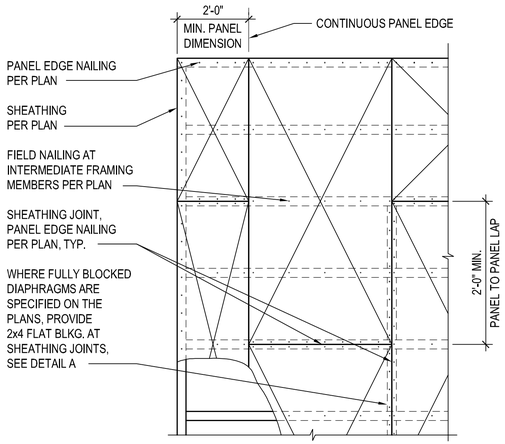
(6) PROVIDE 0.131"Ø x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"Ø x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/S4.1 FOR TOP PLATE SPLICE.

(7) ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"Ø x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).

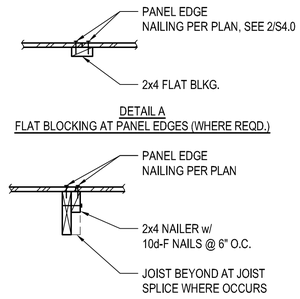
(8) STAGGER NAILS PER 2/S4.0.

(9) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 ¾". STAGGER NAILS PER 2/S4.0 WHERE SPACING IS LESS THAN 6" O.C.

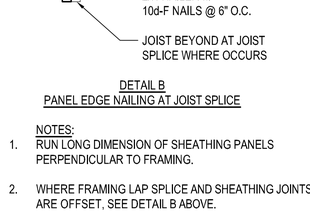
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DETAIL A
FLAT BLOCKING AT PANEL EDGES (WHERE REQD.)

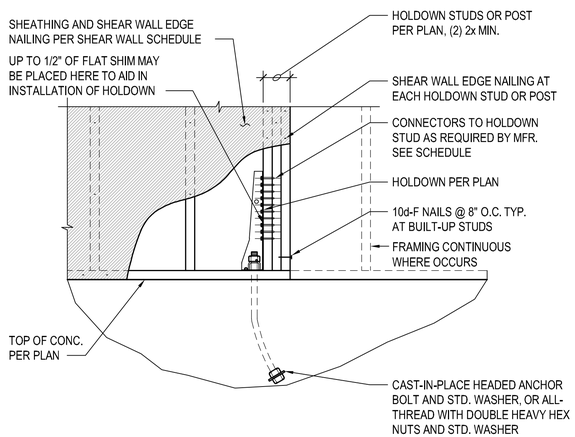


DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

NOTES:
1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

6

8



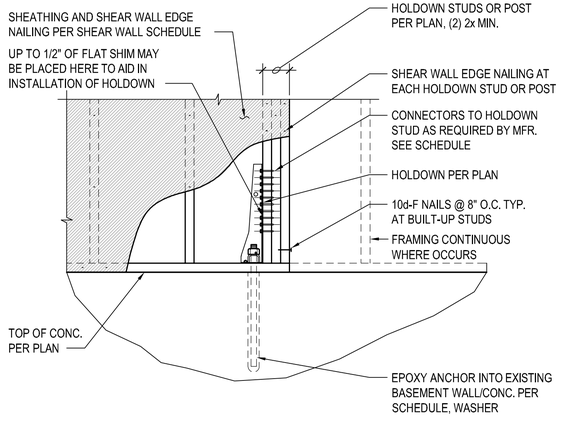
MARK	HOLDOWN	ANCHOR BOLT *	CONNECTORS TO HOLDOWN STUDS	END STUDS / POST
A	HDU5	SB 5/8 x 24"	(14) SDS ¼"x2 ½" SCREWS	(2) 2x

NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

* CONTRACTOR OPTION TO PROVIDE THREADED ROD IN LIEU OF ANCHOR IN SCHEDULE. DIAMETER TO BE AS INDICATED, CONTACT HAREZLAK ENGINEERING FOR PROJECT SPECIFIC EMBED REQUIREMENTS.

10

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MARK	HOLDOWN	ANCHOR BOLT *	CONNECTORS TO HOLDOWN STUDS	END STUDS / POST
B	HDU5	SEE BELOW	(14) SDS ¼"x2 ½" SCREWS	(2) 2x

NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

* INSTALL ⅝"Ø GALVANIZED ALL-THREAD ROD w/ 8" EMBED INTO (E) STEM WALL, STD. WASHER AND NUT ALL-THREAD INTO (E) SILL PLATE AT HOLDOWN LOCATIONS

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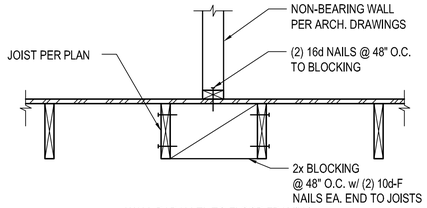
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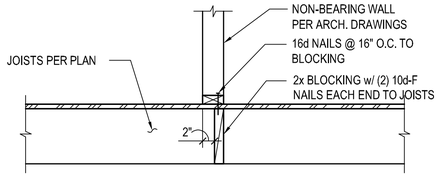
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SHEET NAME:
FRAMING SCHEDULES

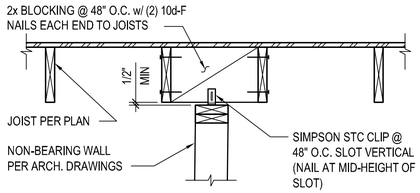
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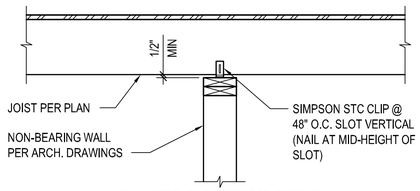
WALL PARALLEL TO FLOOR FRAMING



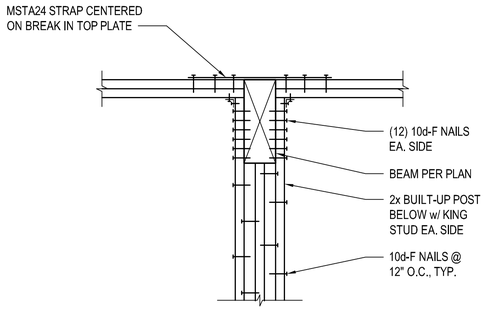
WALL PERPENDICULAR TO FLOOR FRAMING



WALL PARALLEL TO ROOF/FLOOR FRAMING

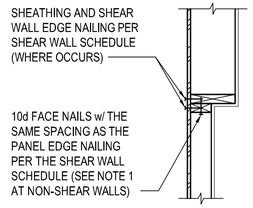


WALL PERP. TO ROOF/FLOOR FRAMING



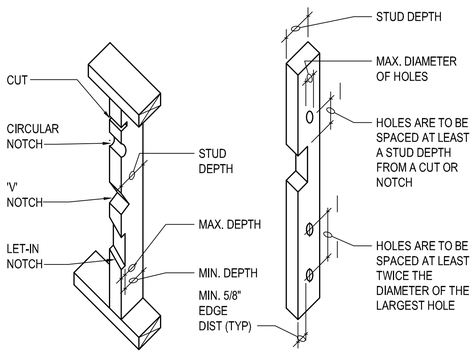
NOTES:

1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER WITH 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



VARYING WALL SIZE

1



A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

B. HOLES IN WOOD STUDS

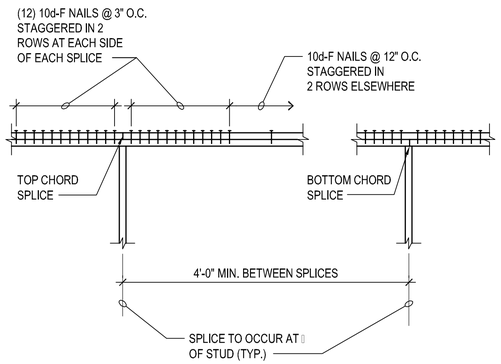
BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

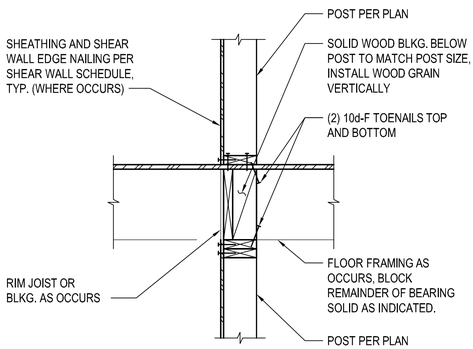
NON-BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"

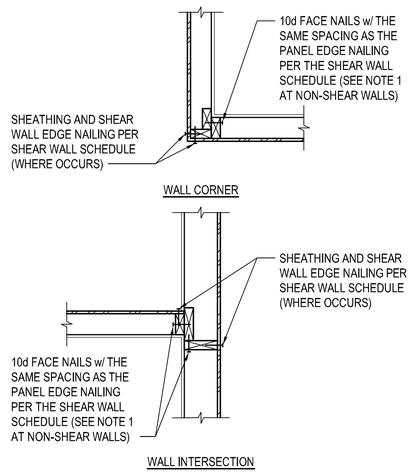
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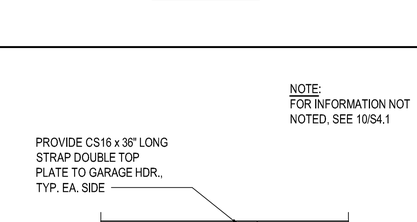
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NOTE:
FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN & APPROPRIATE DETAILS

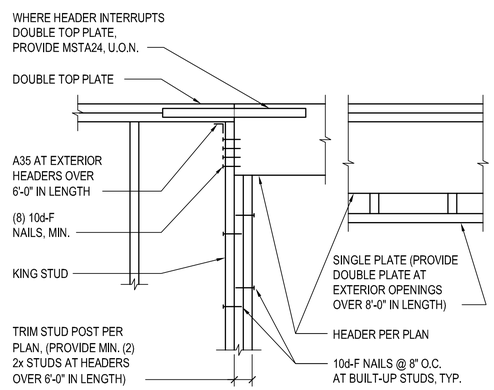


WALL CORNER

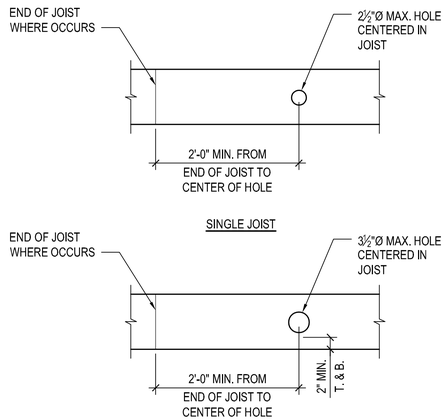


WALL INTERSECTION

6



7

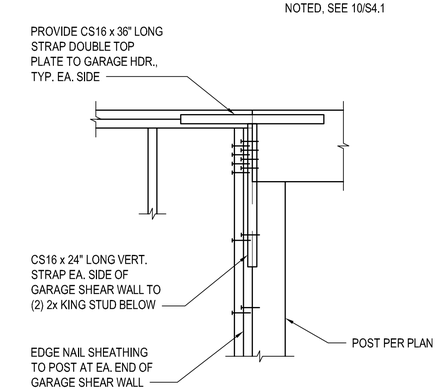


SINGLE JOIST

DOUBLE JOIST

8

NOTE:
FOR INFORMATION NOT NOTED, SEE 10/S4.1



9

10

11

12

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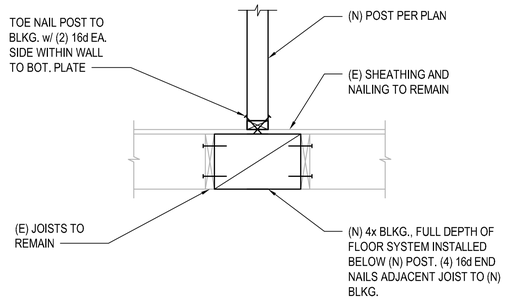
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WOOD FRAMING DETAILS

SHEET NUMBER:
S4.1

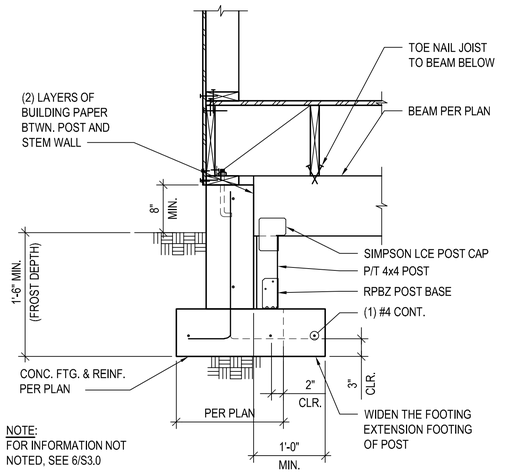
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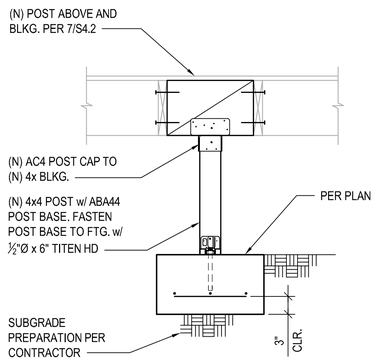


NOTE:
FOR INFORMATION NOT NOTED, SEE 6/S3.0

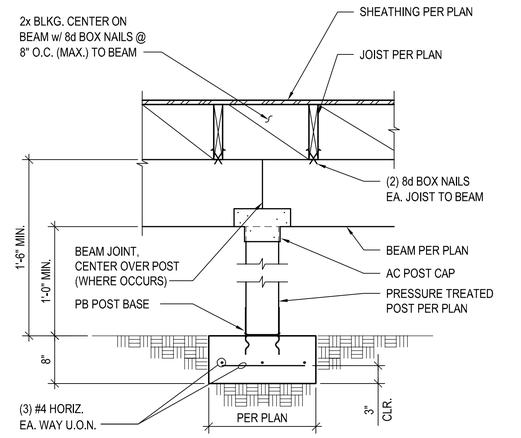
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REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: TA
CHECKED BY: MJH
APPROVED BY: PAH

07/18/2024

PROJECT INFORMATION:
NIKKI H HOUSE

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

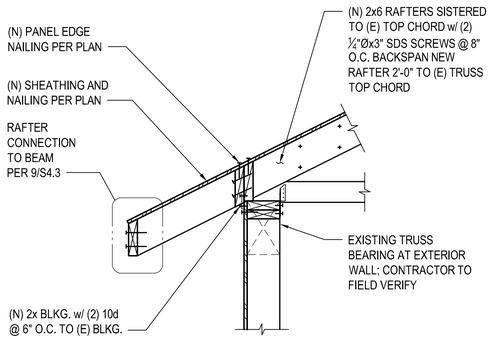
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 23-125
ISSUE DATE: 07.18.2024
CURRENT REVISION: PERMIT

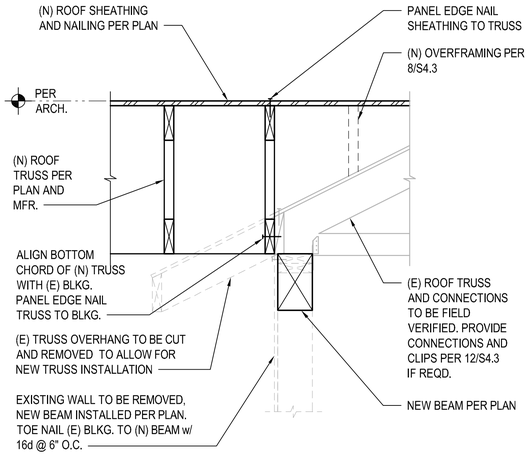
SHEET NAME:
FLOOR FRAMING DETAILS

SHEET NUMBER:
S4.2

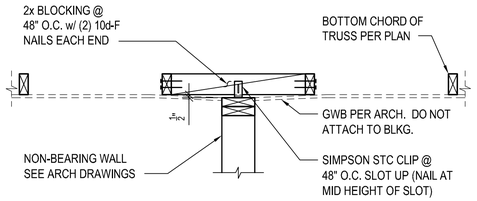


NOTE:
CEILING HEIGHT OF PROPOSED ENTRY ROOF NOT NOTED ON PLANS. CONTRACTOR TO COORDINATE WITH ARCH. AND VERIFY DETAIL WITH PROPOSED ROOF HEIGHTS.

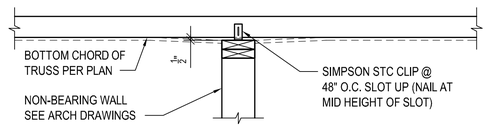
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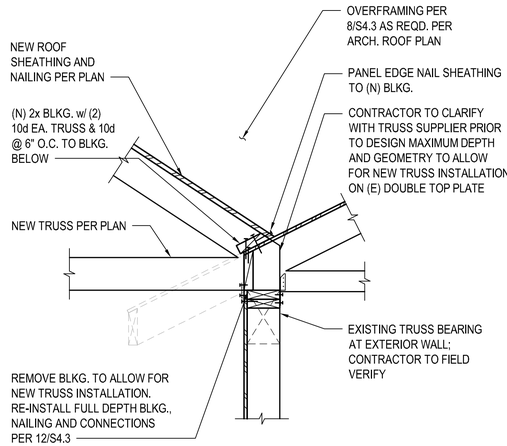
WALL PARALLEL TO TRUSS FRAMING



WALL PERP. TO TRUSS FRAMING

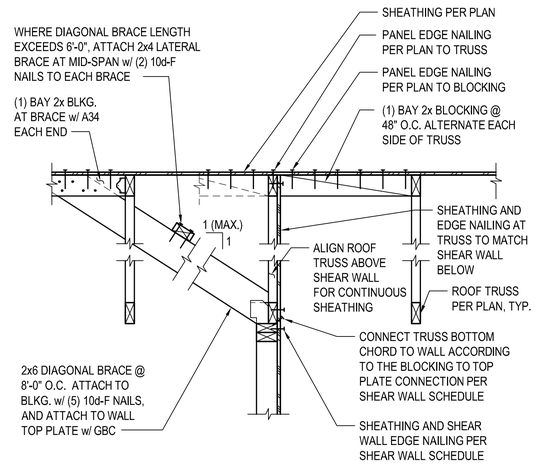
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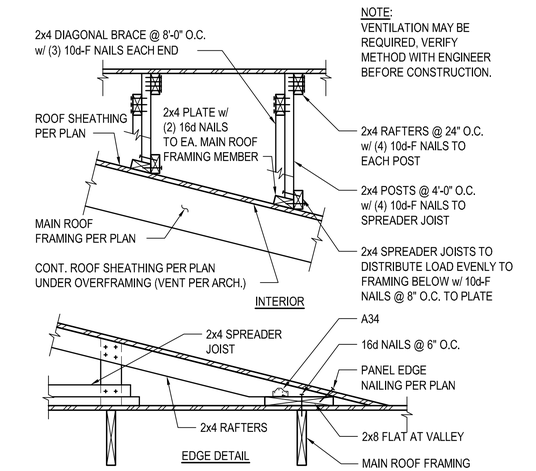
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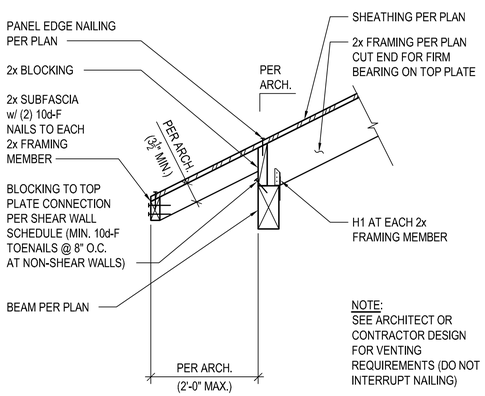
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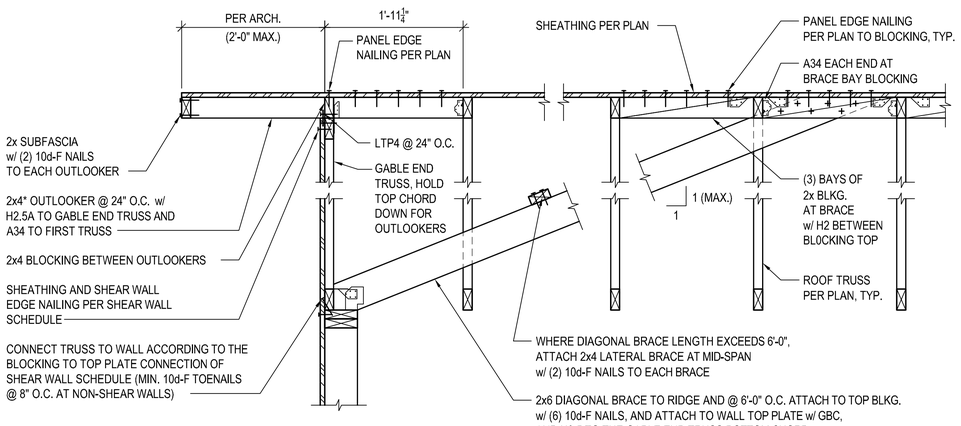
NOTE:
VENTILATION MAY BE REQUIRED, VERIFY METHOD WITH ENGINEER BEFORE CONSTRUCTION.

9

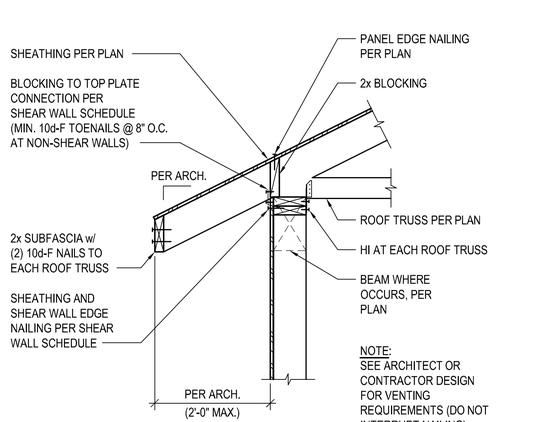


NOTE:
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

11



12



NOTE:
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING).

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MERCER ISLAND, WA 98040

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 23-125
ISSUE DATE: 07.18.2024
CURRENT REVISION: PERMIT

SHEET NAME:
ROOF FRAMING DETAILS

SHEET NUMBER:
S4.3