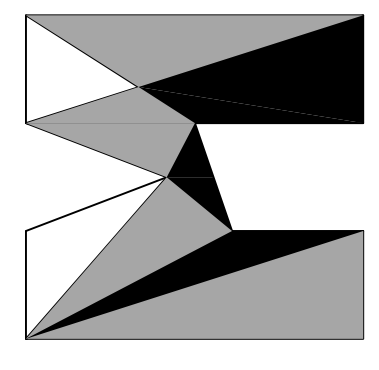


OVERALL SITE PLAN  
 SCALE: 1" = 20'  
 HACKETT REMODEL  
 7014 N. MERCER WAY  
 MERCER ISLAND, WA 98040



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JOB NO: 24-004  
 DATE: 2/26/25  
 DRAWN BY: MM/MG  
 REVISED: 3/26/25

SHEET NO.  
**A0.1**



**TEMPORARY EROSION/SEDIMENTATION CONTROL - PLAN NOTES**

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
  - A. CONDUCT PRE-CONSTRUCTION MEETING.
  - B. FLAG OR FENCE CLEARING LIMITS.
  - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
  - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
  - E. GRADE AND INSTALL CONSTRUCTION ENTRANCES.
  - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
  - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
  - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
  - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
  - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY/COUNTY TESC MINIMUM REQUIREMENTS.
  - L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
  - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
  - N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (MCC 19.02) INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY/COUNTY STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED MONETARY PENALTIES. THE MINIMUM PENALTY IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE A MULTIPLIED BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REMOVED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY/COUNTY. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP, AND PENALTIES, ARE PAID TO THE CITY/COUNTY.

3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PERMITS, AUTHORIZATION AND PERMIT AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND SPECIFICATIONS.

5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMIT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY/COUNTY INSPECTOR.

11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL BUNPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.

12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEW OF THE ESC FACILITIES.

13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.

14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
  - MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
  - OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
  - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.

16. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).

17. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".

18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6'-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.

20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

21. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES (WHERE REQUIRED) MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-10% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.

22. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

23. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.

24. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BARRIERS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSYSTEM SYSTEM.

25. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.

26. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.

27. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SNALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.

28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

29. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL CONTRACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.

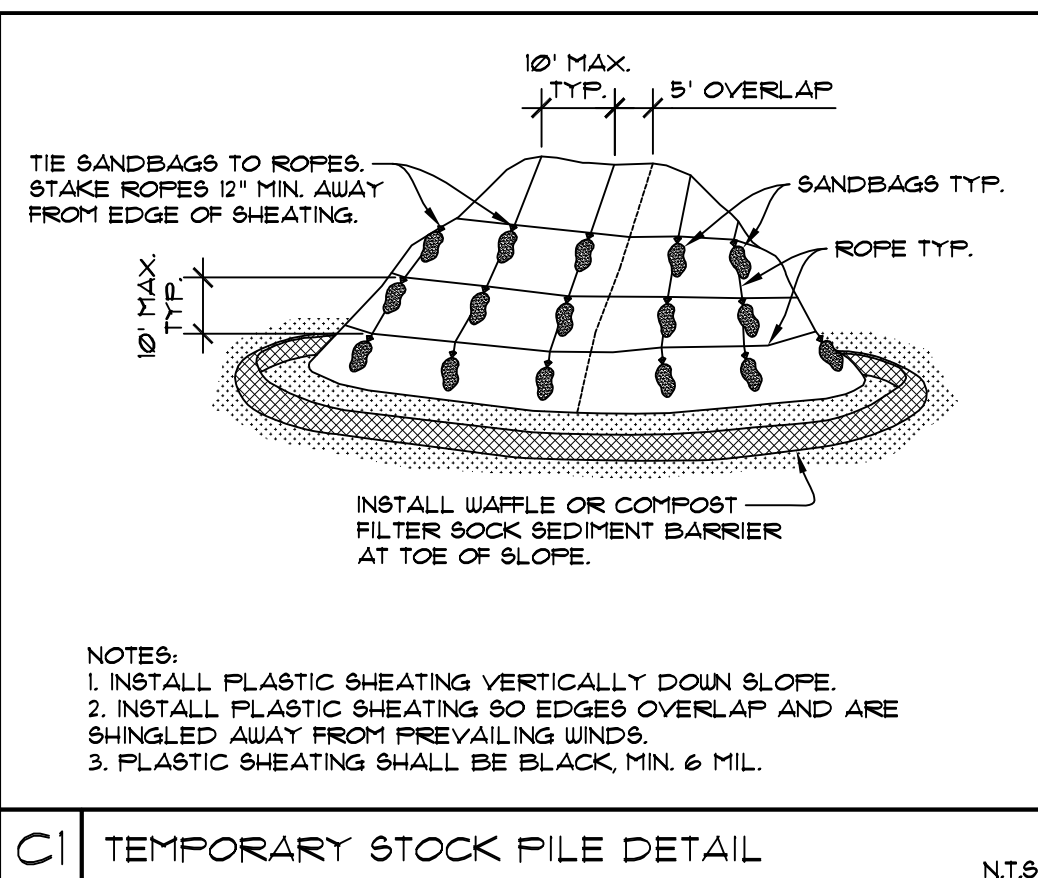
30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).

31. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSYSTEM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A STORM DRAIN PROTECTION INSERT OR EQUIVALENT.

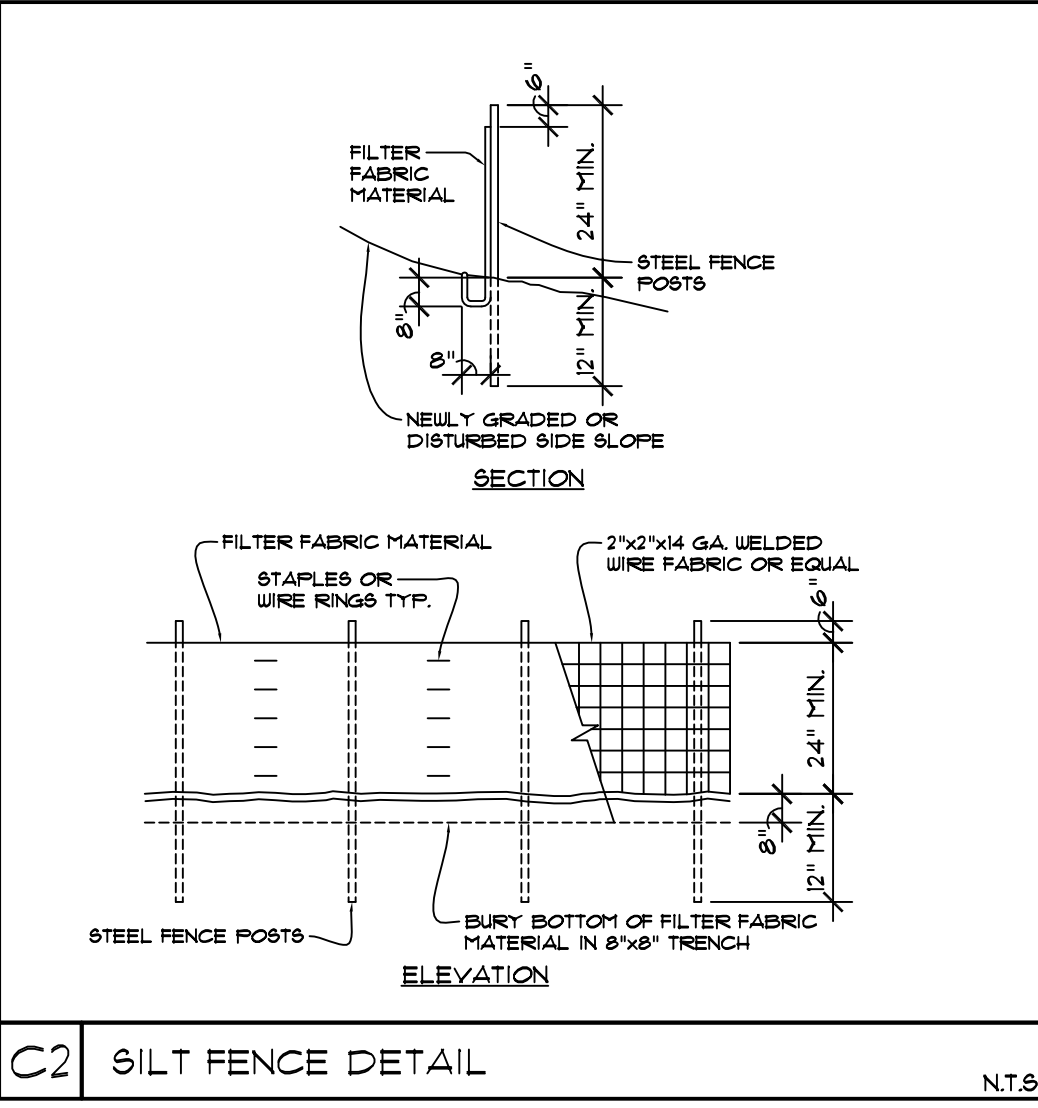
32. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

33. DO NOT FLUSH CONCRETE BY PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSYSTEM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.

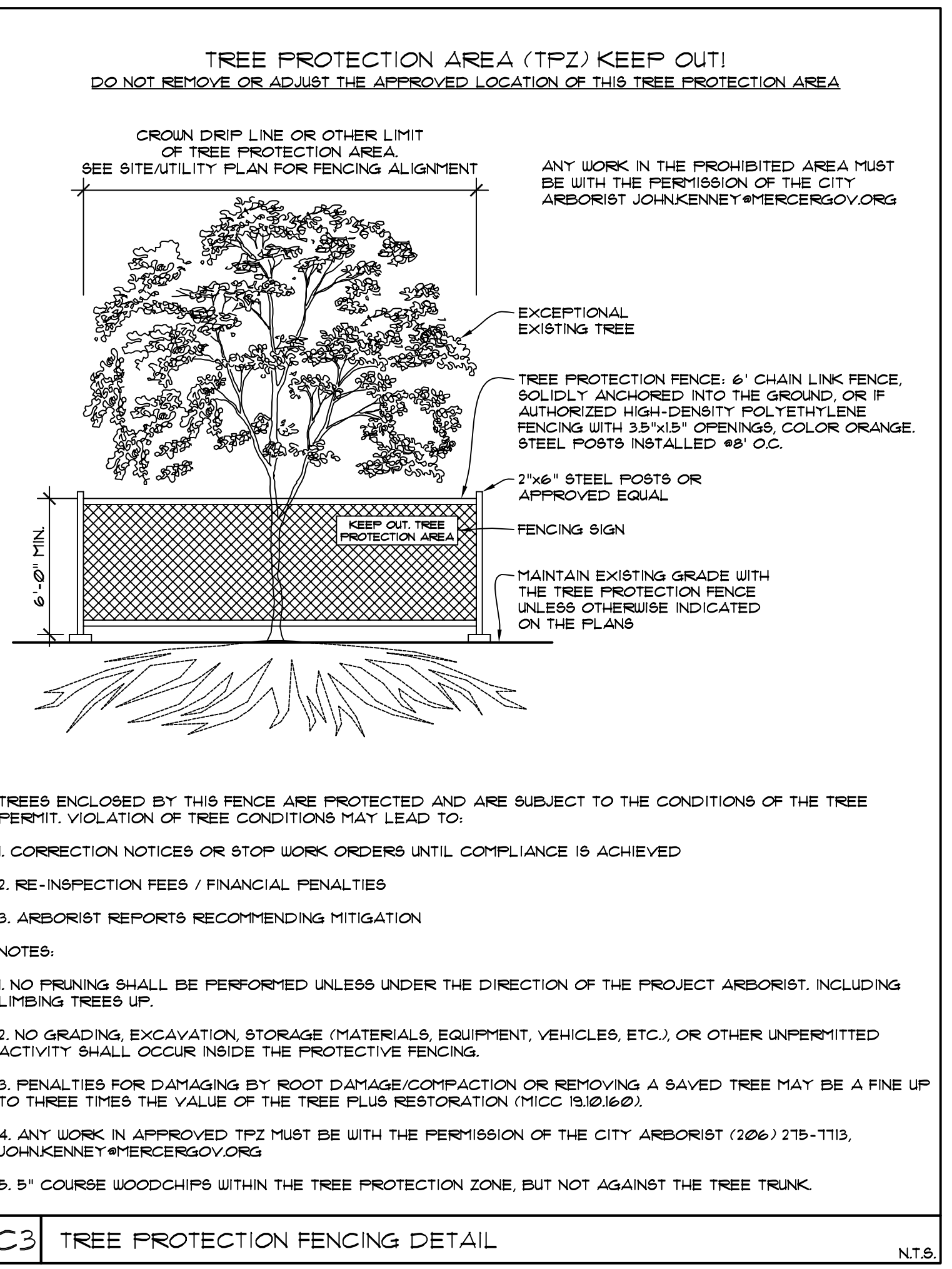
34. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.



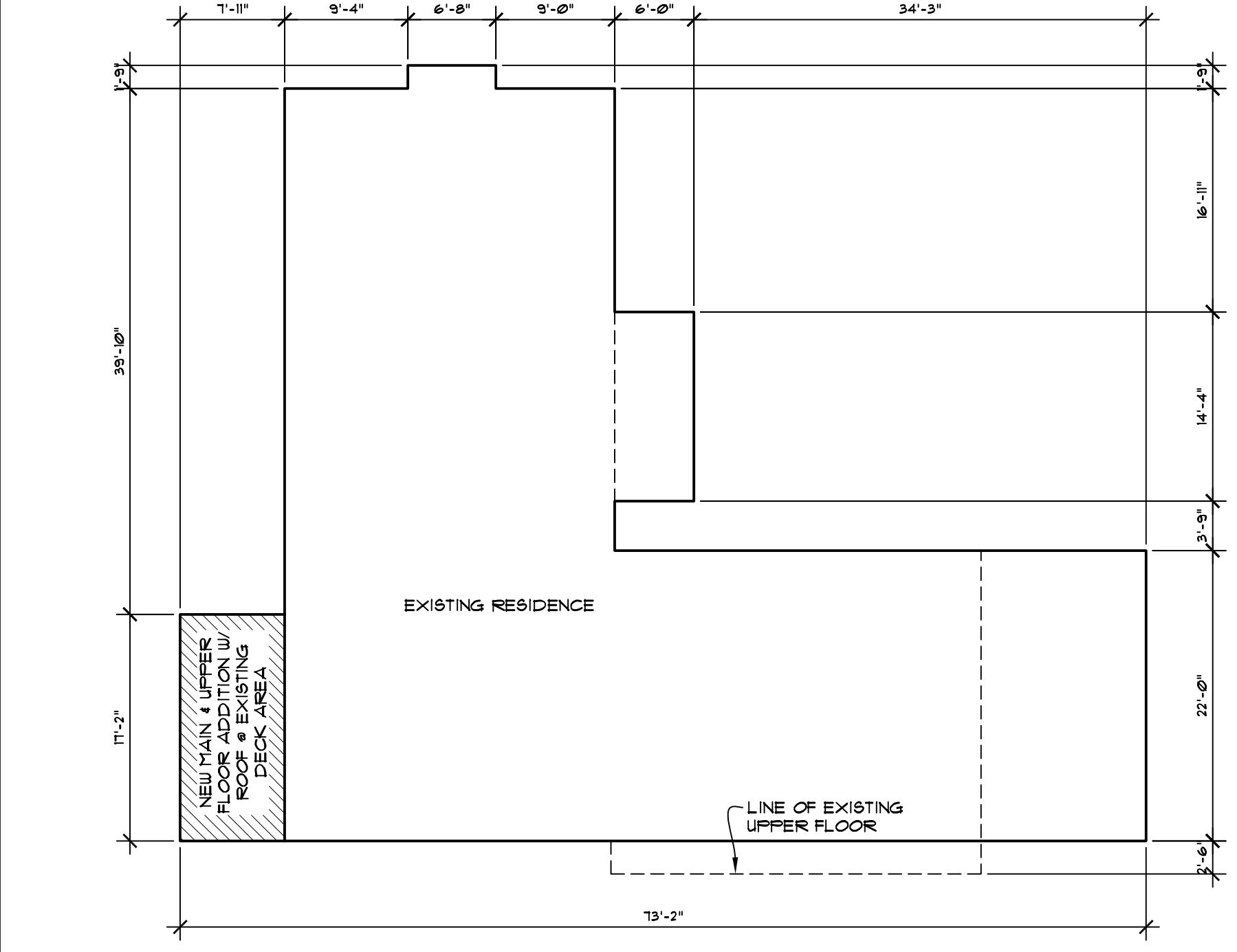
C1 TEMPORARY STOCK PILE DETAIL N.T.S.



C2 SILT FENCE DETAIL N.T.S.

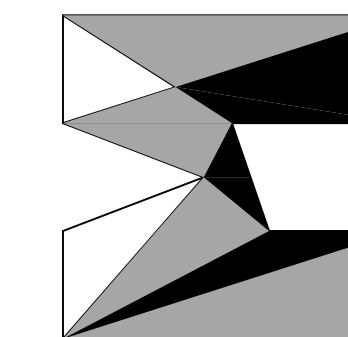


C3 TREE PROTECTION FENCING DETAIL N.T.S.



MAIN STRUCTURE BUILDING DIMENSIONS  
SCALE: 1" = 10'

AVERAGE EXISTING GRADE CALCULATIONS			
WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	RESULT
A	14.33'	62	888.5
B	6.0'	62	372
C	16.32'	58	951.4
D	25.0'	56	1,400
E	39.83'	52	2,071.2
F	7.83'	54	422.8
G	17.1'	56	961.5
H	73.1'	60.5	4,426.8
I	22.0'	66	1,452
J	40.25'	62	2,495.5
K	3.75'	62	232.5
L	6.0'	62	372
TOTALS	272.25'	N/A	16,076.1
16,076.1 / 272.25' = 59.0'			
AVERAGE EXISTING GRADE = 59.0'			
MAXIMUM BUILDING HEIGHT = 30' ABOVE A.E.G.			
59.0' + 30' = 89.0'			
MAXIMUM BUILDING HEIGHT = 89.0'			
ACTUAL BUILDING HEIGHT = 34.8'			



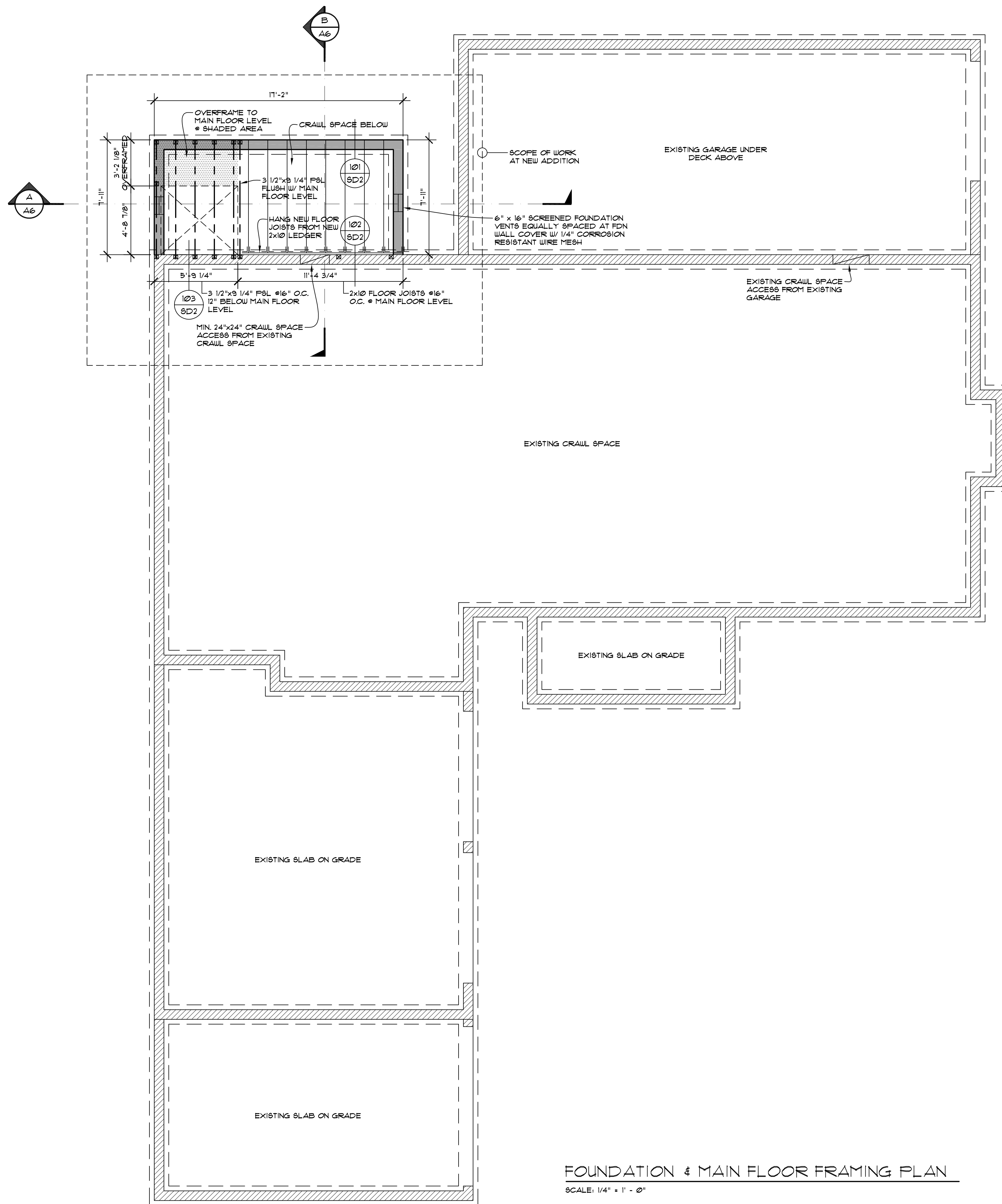
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SHEET NO.  
**A1**



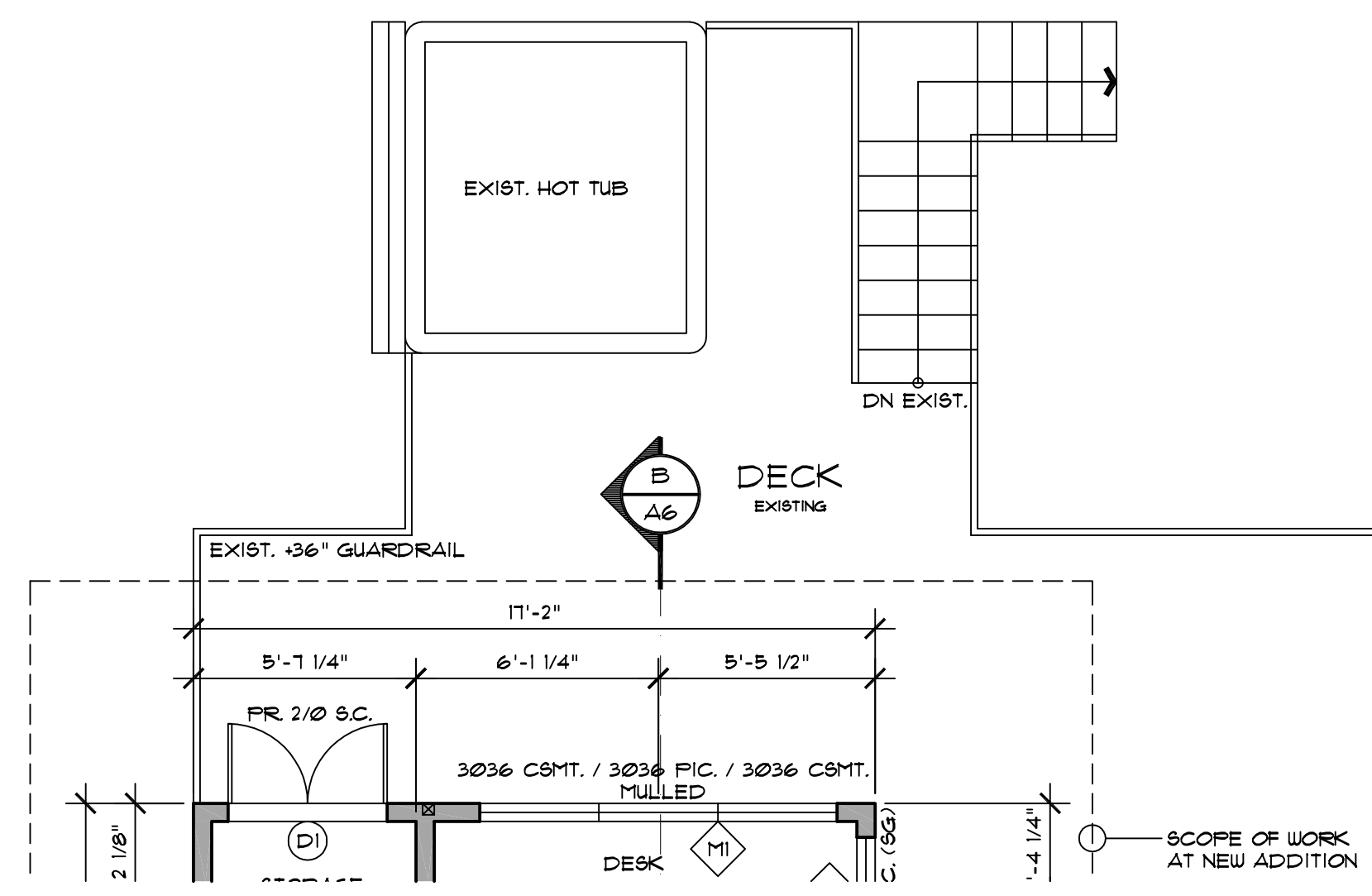
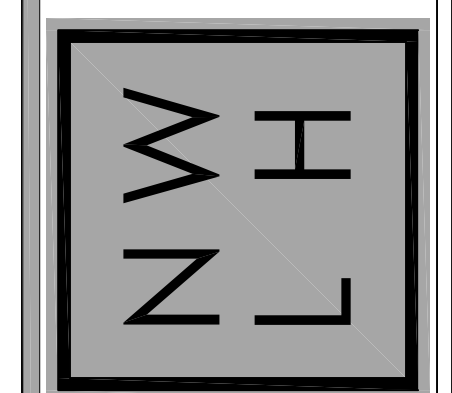
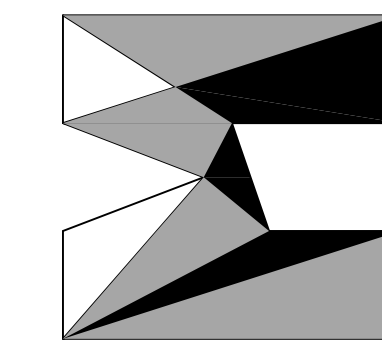
**FOUNDATION & MAIN FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1' - 0"

136	UNDER-FLOOR AREA	• 0.91	SQ. FT. NET FREE REQ'D.
150			
0.91	NET FREE x 144	= 131	SQ. IN./SQ. FT. NET FREE REQ'D.
PROVIDE 1 SQ. FT. PER 150 SQ. FT. OF UNDER FLOOR AREA.			
COVER VENTS WITH 1/4" CORROSION RESISTANT WIRE MESH.			
LOCATE VENTS AS CLOSE TO CORNERS AS PRACTICAL.			
EFFICIENT VENT AREA = 12.5 SQ. IN.			
60	SQ. IN. NET FREE	131	= 2 * VENTS
VENT AREA	12.5		REQ'D.

**CRAWL VENTILATION CALCULATION**  
CRALVTDWG 3-25

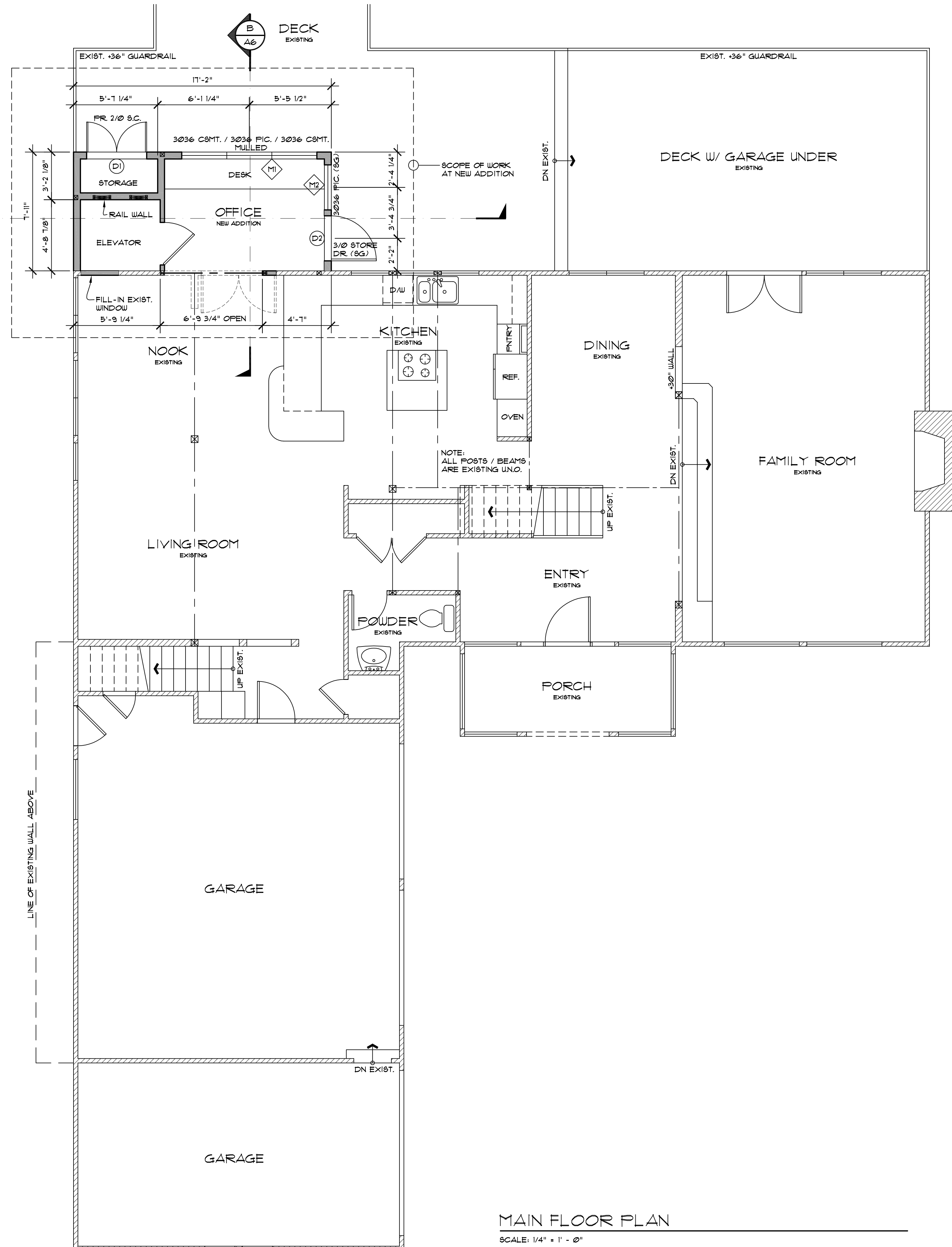
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.



EXISTING MAIN FLOOR DECK PLAN

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



MAIN FLOOR PLAN

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

PER 2021 WASHINGTON STATE ENERGY CODE - ALTERATIONS WORKSHEET FOR PRIMARY RESIDENCE:

EXISTING EXPOSED WALL CAVITIES MUST BE INSULATED W/:	2x4 STUD WALLS - R-15 INSULATION. 2x6 STUD WALLS - R-21 INSULATION.
EXISTING EXPOSED ROOF/CEILING FRAMING MUST BE INSULATED W/:	VAULTED CEILING - INSULATED TO THE FULL DEPTH OF THE FRAMING MEMBER WHILE ALLOWING FOR THE MINIMUM 1" VENTILATED SPACE. FLAT CEILING - R-49 INSULATION OR WHAT THE ATTIC SPACE CAN ACCOMMODATE BASED ON THE ROOF PITCH.
EXISTING EXPOSED FLOOR CAVITIES MUST BE INSULATED W/:	R-30 INSULATION.
IF HEATING AND COOLING SYSTEMS ARE BEING REPLACED:	NEW EQUIPMENT MUST MEET CURRENT REQUIREMENTS AND DUCTS NEED TO BE TESTED.
IF HOT WATER SYSTEMS IS BEING ALTERED:	NEW WATER HEATING EQUIPMENT MUST MEET CURRENT CODE REQUIREMENTS.
IF WINDOWS AND/OR DOORS ARE BEING REPLACED:	NEW WINDOWS AND DOORS MUST HAVE AN AREA WEIGHTED AVERAGE U-FACTOR OF LESS THAN OR EQUAL TO 0.30
IF MORE THAN 50% OF THE LIGHT FIXTURES ARE BEING CHANGED:	90% OF ALL LAMPS MUST BE HIGH-EFFICACY (LED OR CFL.)

XX	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A10
XX	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A10

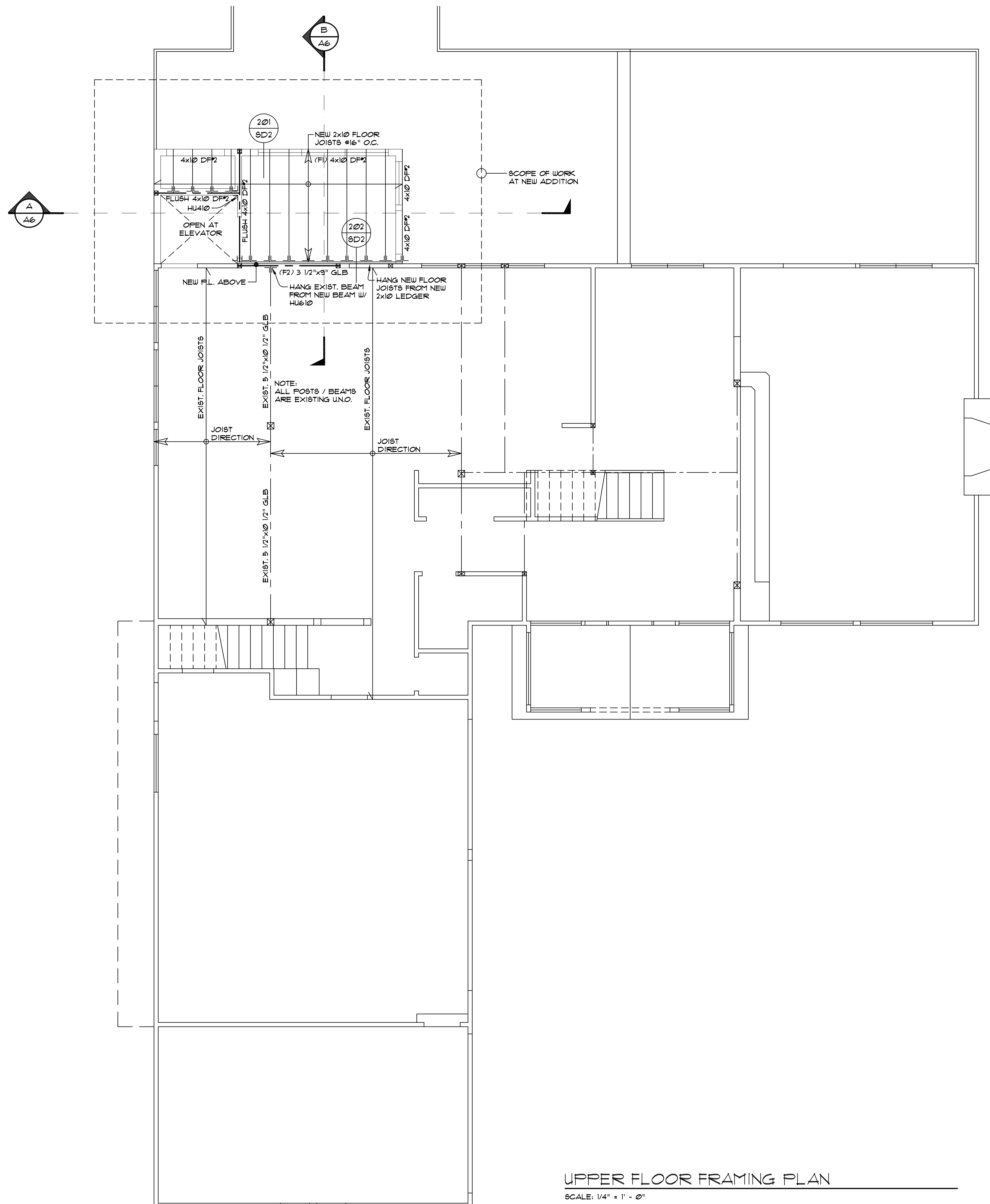
SQUARE FOOTAGE SUMMARY

EXISTING MAIN FLOOR	- 1523*
EXISTING UPPER FLOOR	- 1305*
TOTAL HEATED	- 3,418*
EXISTING GARAGE	- 188*
EXIST. GAR. UNDER DECK	- 534*
MAIN FLOOR ADDITION	- 120*
UPPER FLOOR ADDITION	- 109*
TOTAL NEW ADDITION	- 229*
EXISTING HEATED	- 3,418*
NEW HEATED ADDITION	- 229*
TOTAL HEATED	- 3,707*

WALL LEGEND

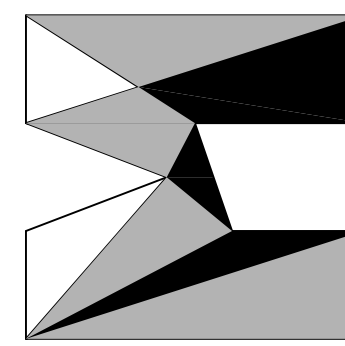
	EXISTING WALLS TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALLS

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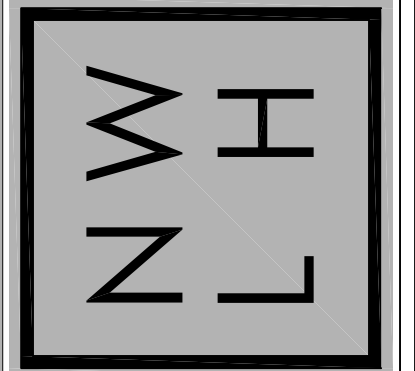


UPPER FLOOR FRAMING PLAN  
SCALE: 1/4" = 1' - 0"

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.



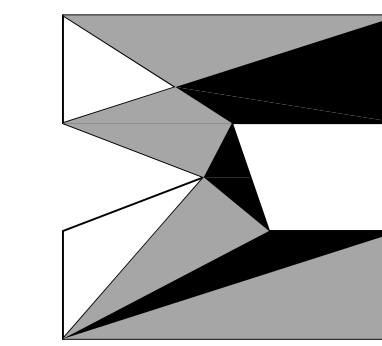
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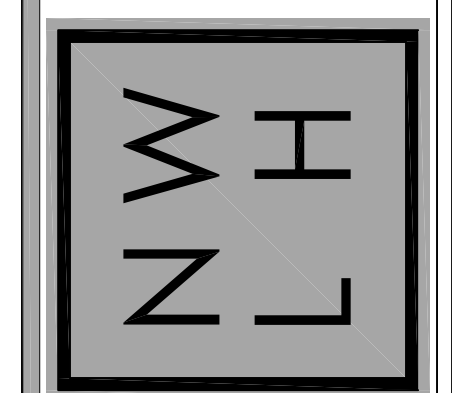
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SHEET NO.  
**A3**



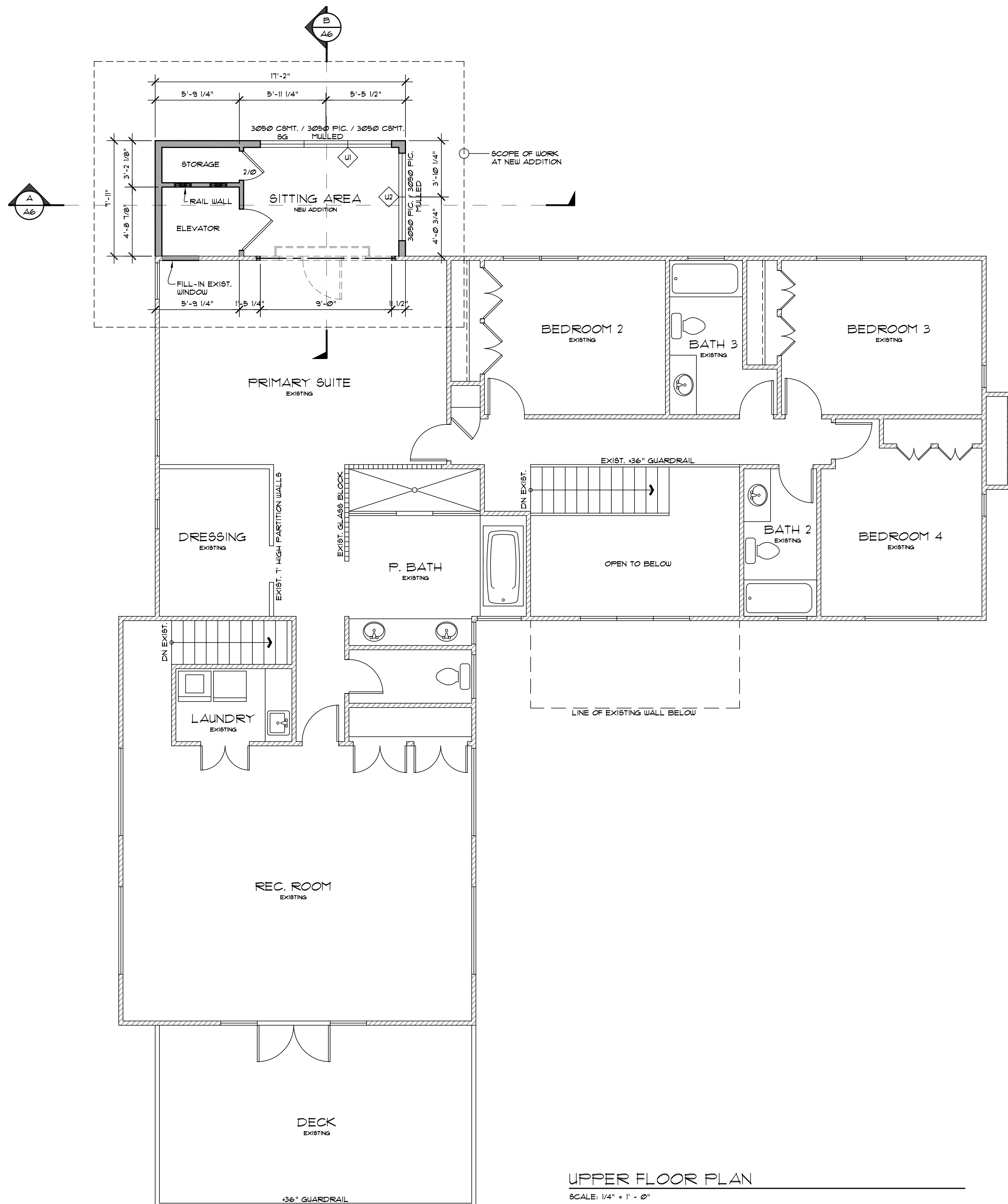
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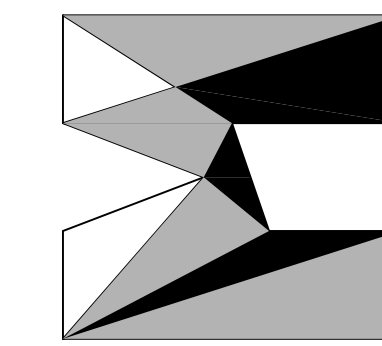
SHEET NO.  
**A4**



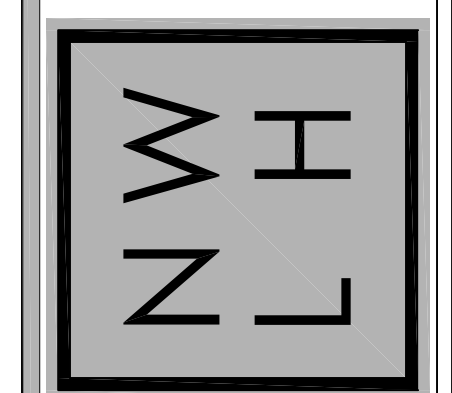
**UPPER FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALLS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.



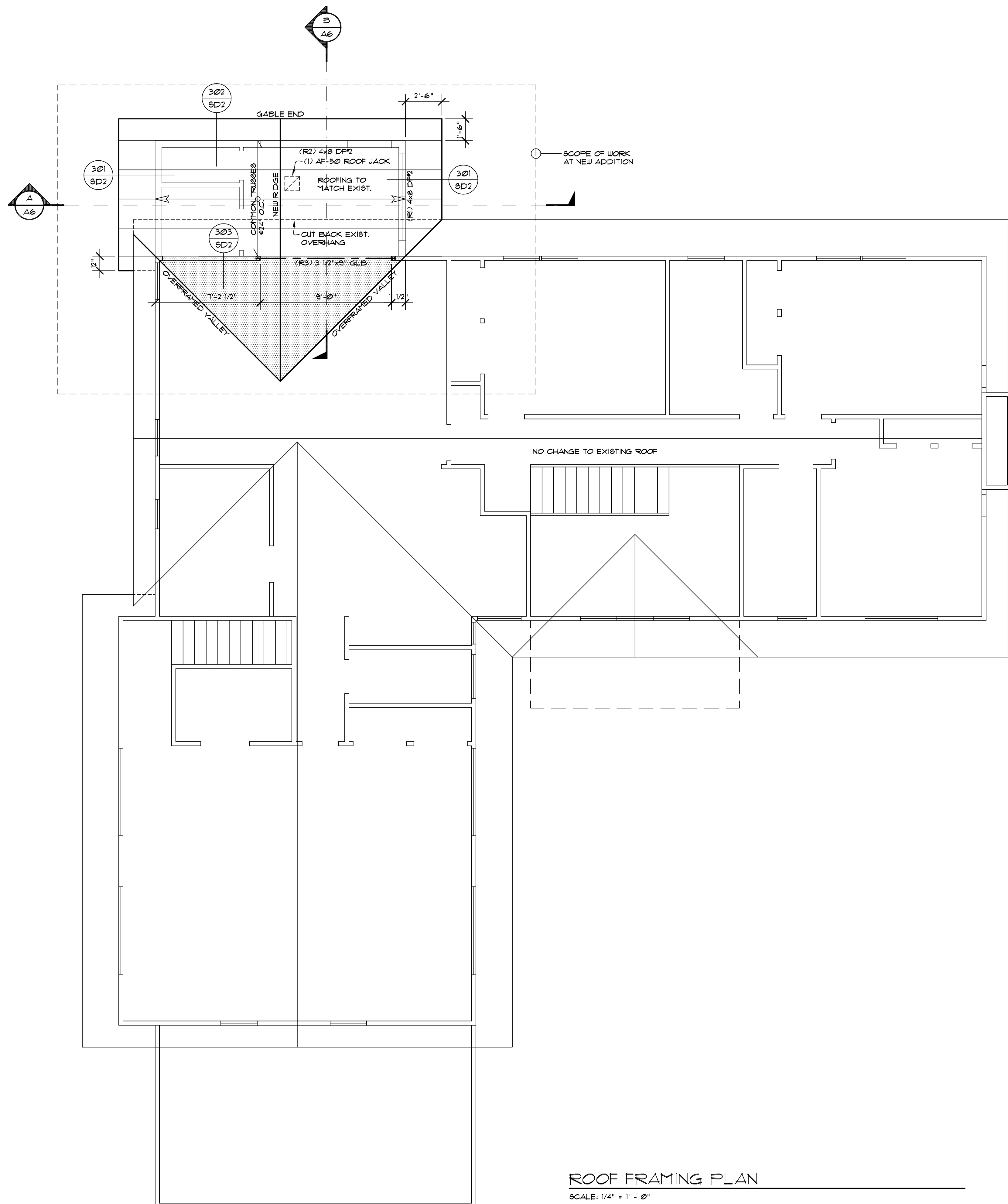
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**HACKETT REMODEL**  
7014 N. MERCER WAY  
MERCER ISLAND, WA 98040

JOB NO: 24-004  
DATE: 2/26/25  
DRWN. BY: MM/MG  
REVISED:

SHEET NO.  
**A5**

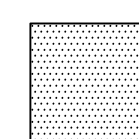


**ROOF FRAMING PLAN**  
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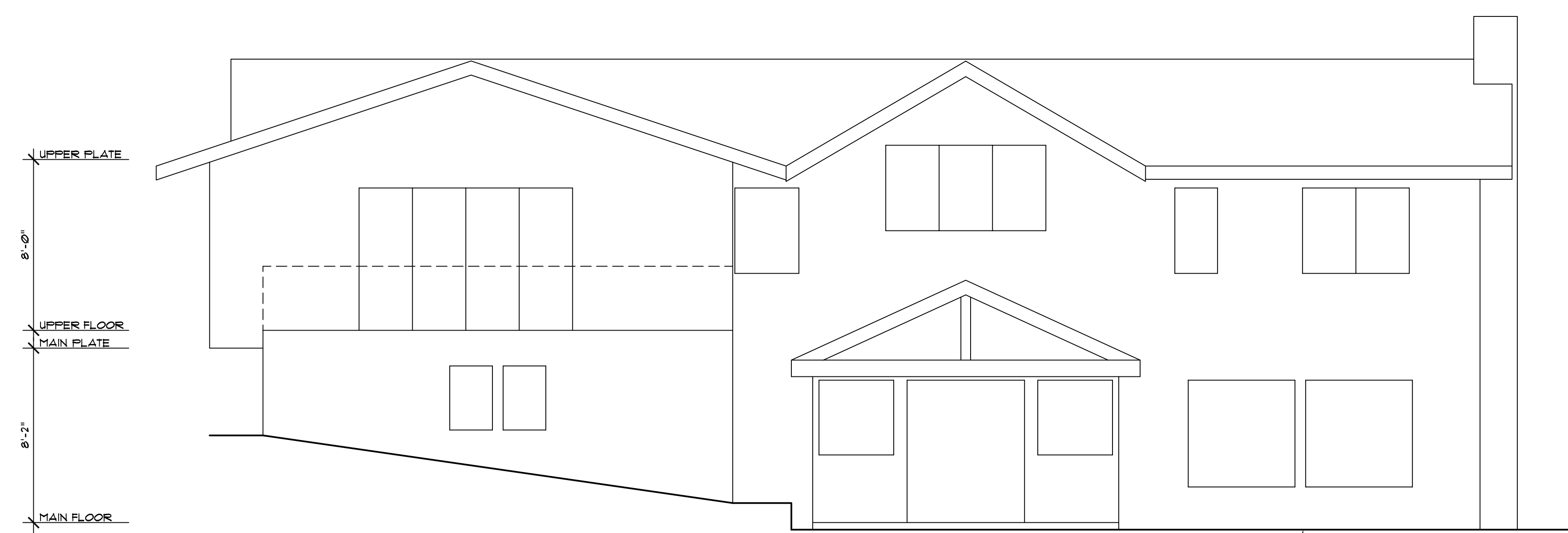
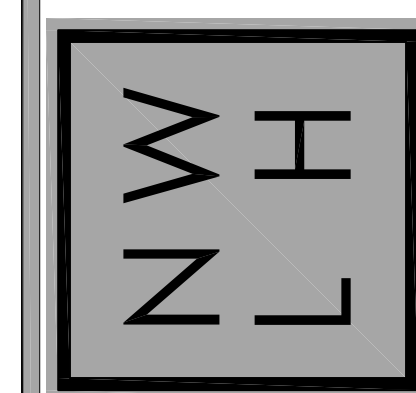
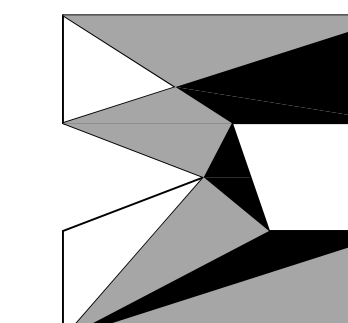
**NOTE:**  
ROOF SHEATHING IS CONTINUOUS ON ROOF TRUSSES/RAFTERS EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED UNO. CUT 12"x12" HOLES IN SHEATHING @ EVERY OTHER BAY TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS.  
ALL HEADERS TO BE 4x8 DF2 UNO.  
ALL ROOF PITCHES TO MATCH EXISTING.  
ATTIC ACCESS NOT REQUIRED DUE TO LOW HEAD ROOM

**ALL TRUSSES:**  
-SHALL CARRY MANUFACTURERS STAMP  
-SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS  
-WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS  
-SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

**NEW ROOF VENTILATION CALCULATIONS**  
TOTAL VENTILATION REQUIRED: 136# / 300 = 0.46# NET FREE  
EAVE VENTILATION = 110 LF x 3.3 SQ. IN./LF = 0.25#  
(PROVIDE EAVE VENT BLOCKING @ EVERY BAY)  
MIN. 50% BY VENTILATION ABOVE EAVE = 0.46 x 0.5 = 0.23#  
(1) AF-50 ROOF JACK YIELD 0.35# (0.35# NET FREE EACH)  
TOTAL VENTILATION PROVIDED:  
EAVE VENTILATION = 0.25#  
ABOVE EAVE VENTILATION = 0.35#  
TOTAL VENTILATION REQUIRED = 0.46#  
TOTAL VENTILATION PROVIDED = 0.60#

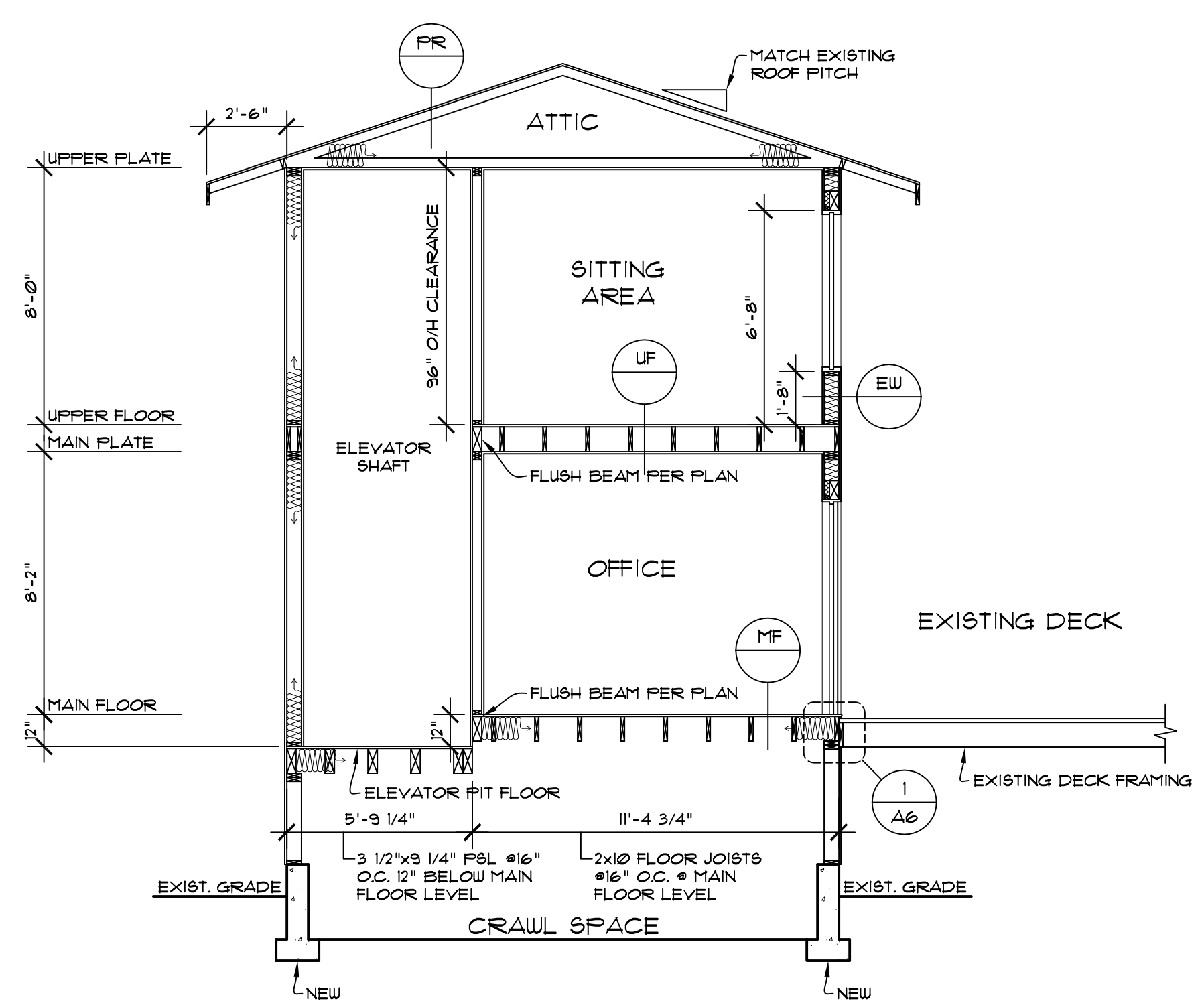
 HATCHING DENOTES 2x OVERFRAMING

**NOTE:** CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

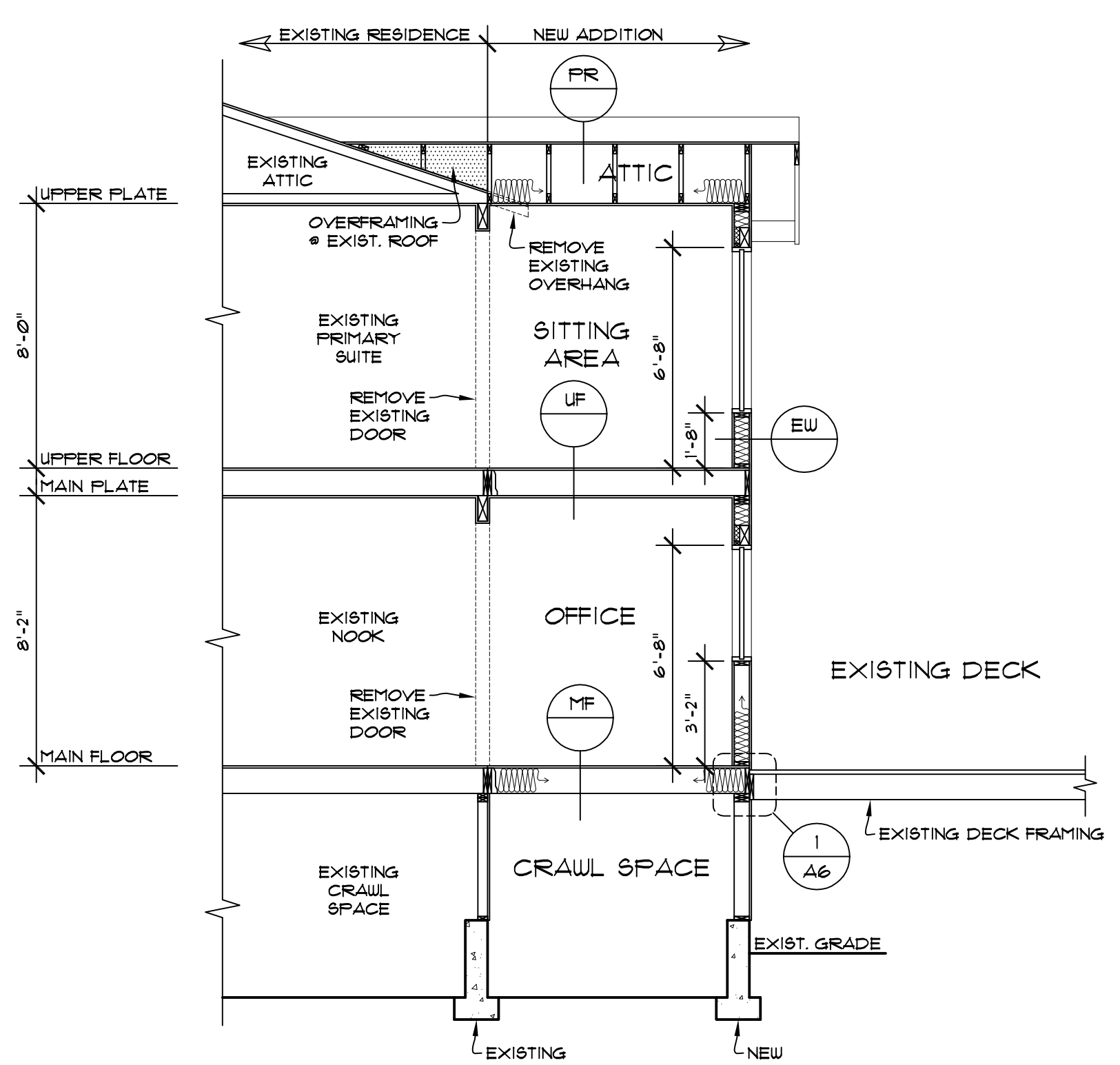


EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1' - 0"

ALL GRADES ARE EXISTING.  
NO CHANGE TO GRADE

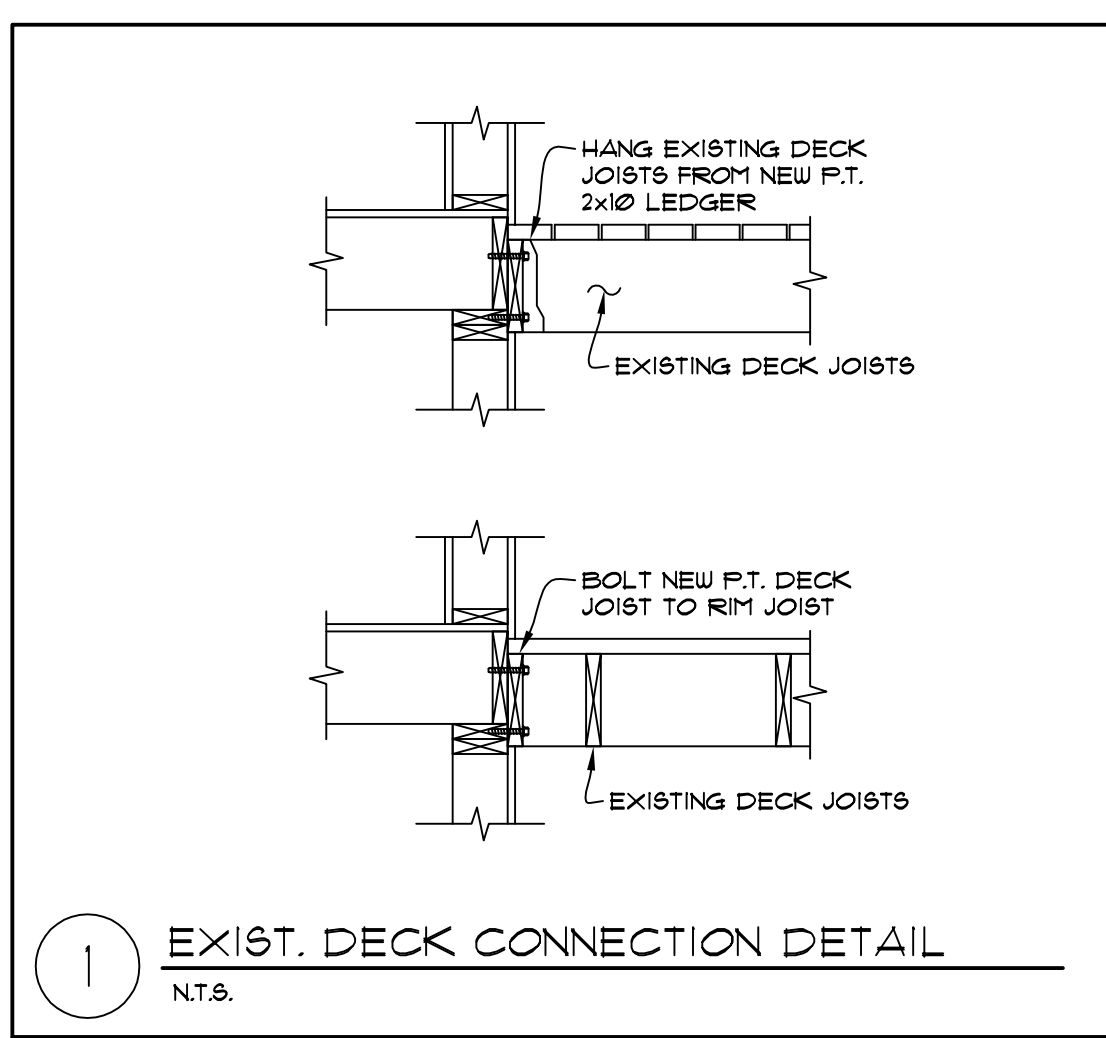


BUILDING SECTION 'A'  
SCALE: 1/4" = 1' - 0"

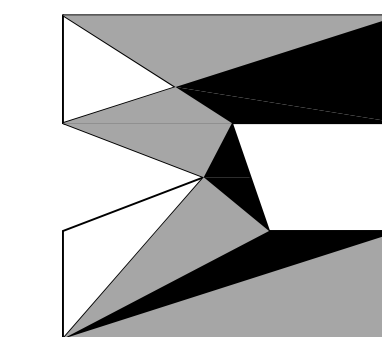


BUILDING SECTION 'B'  
SCALE: 1/4" = 1' - 0"

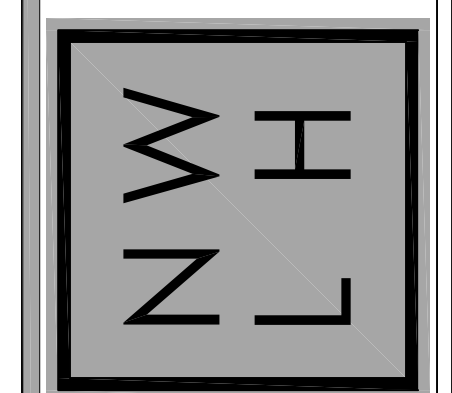
PR	FITCHED ROOF ROOFING PER ELEVATIONS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER TRUSSES PER PLAN R-60 BATT. INSUL. • TRUSSED ROOF 4 MIL UV. POLY. 1/2" GUE
EW	EXTERIOR CONDITIONED WALL 1/2" GUE 2x6 STUDS @ 16" O.C. W/ R-20 BATT INSULATION • R-5 CONT. 4 MIL UV RES. POLY SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
MF	MAIN FLOOR FINISH FLOOR 3/4" T&G FLYWOOD SUB-FLOOR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-38 BATT. INSULATION • AREAS OVER UNHEATED SPACE 1/2" GUE
UF	UPPER FLOOR FINISH FLOOR 3/4" T&G FLYWOOD SUB-FLOOR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-38 BATT. INSULATION • AREAS OVER UNHEATED SPACE 1/2" GUE



1 EXIST. DECK CONNECTION DETAIL  
N.T.S.



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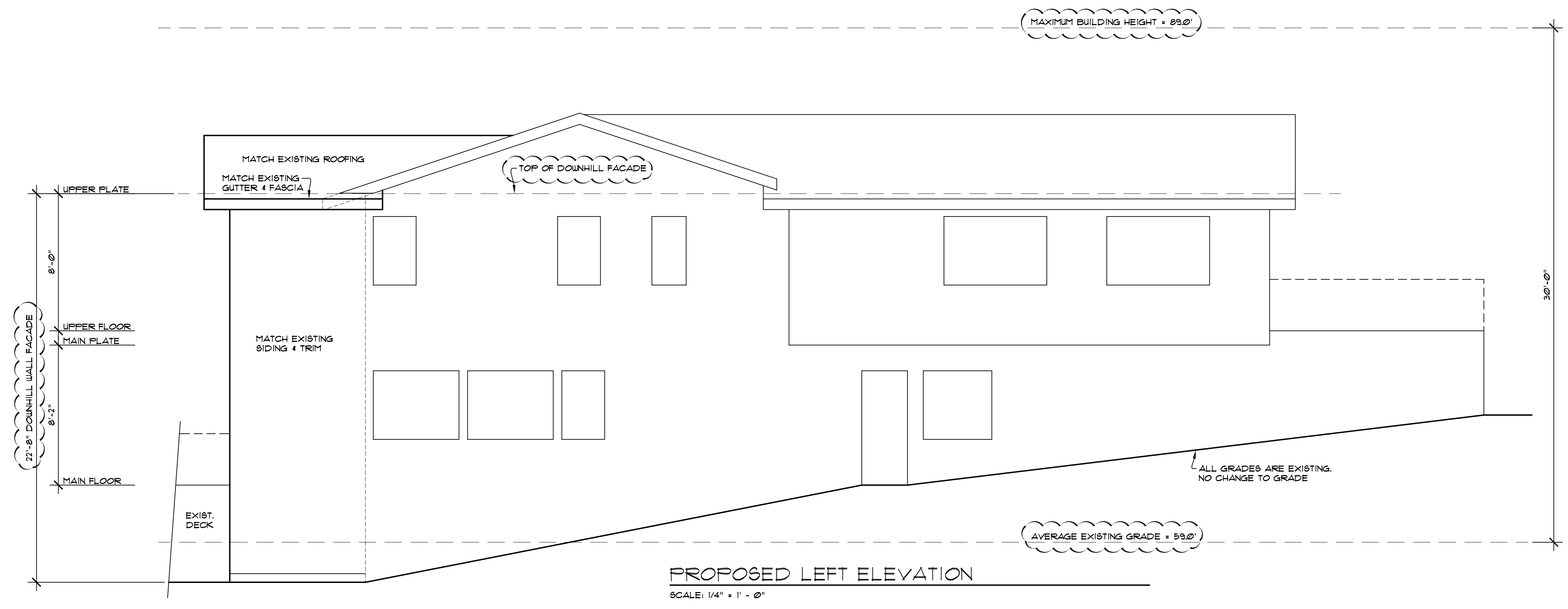


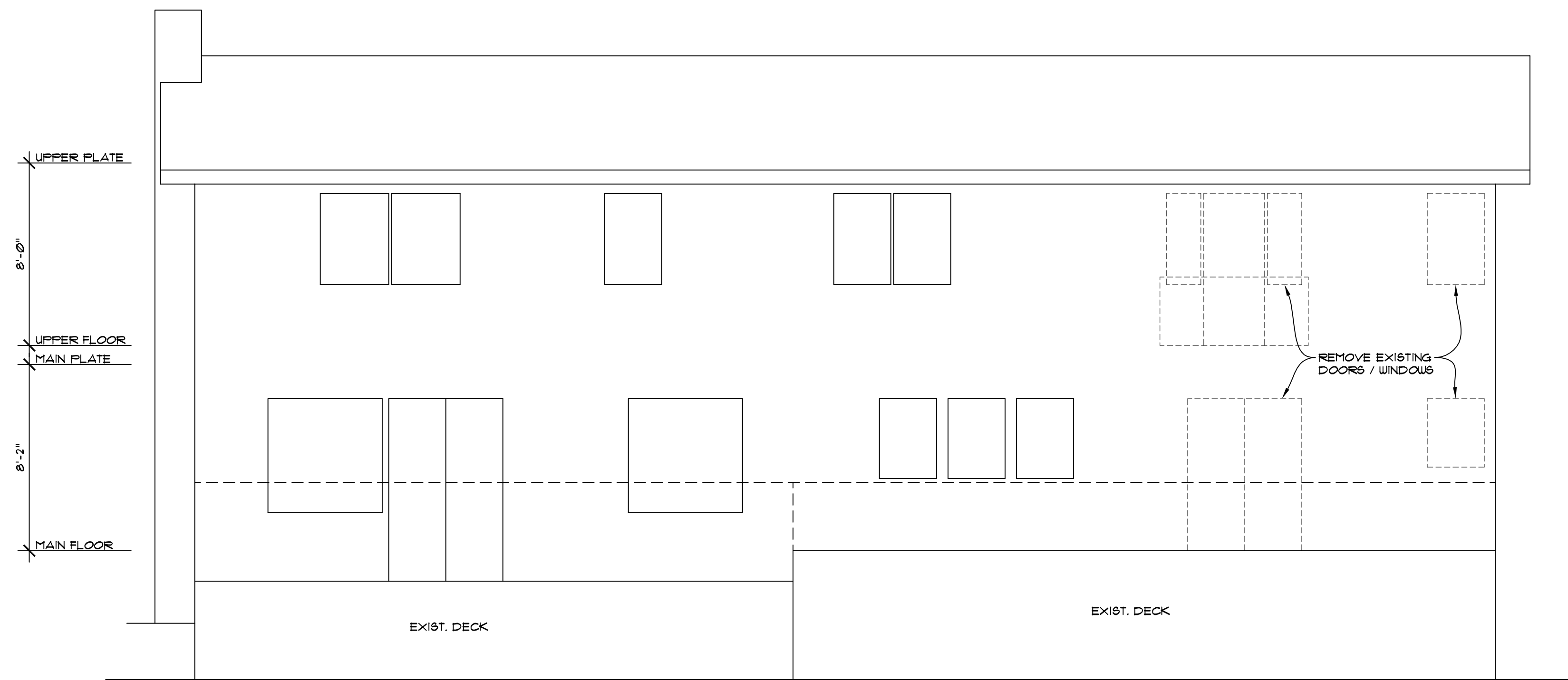
**HACKETT REMODEL**  
7014 N. MERCER WAY  
MERCER ISLAND, WA 98040

JOB NO: 24-004  
DATE: 2/26/25  
DRWN. BY: MM/MG  
REVISED: 5/9/25

SHEET NO.

**A7**

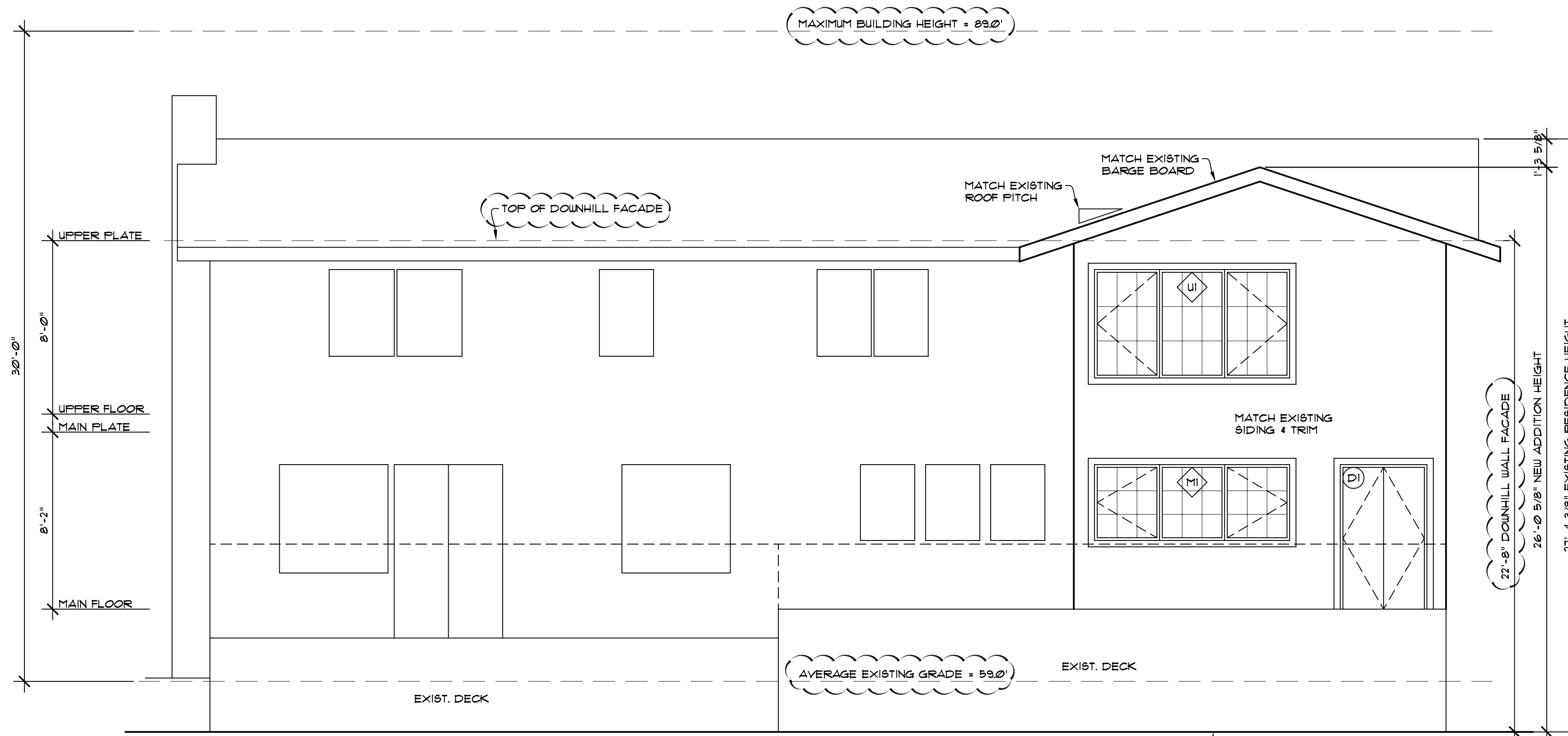




EXISTING REAR ELEVATION

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

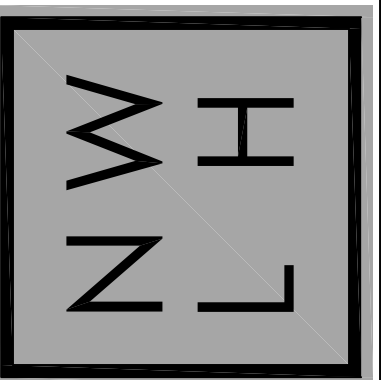
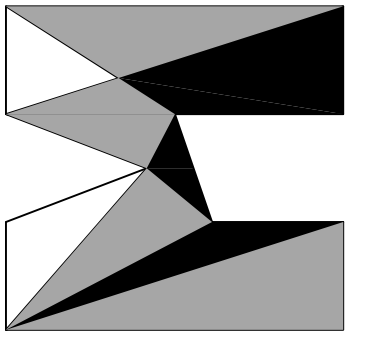
ALL GRADES ARE EXISTING.  
NO CHANGE TO GRADE

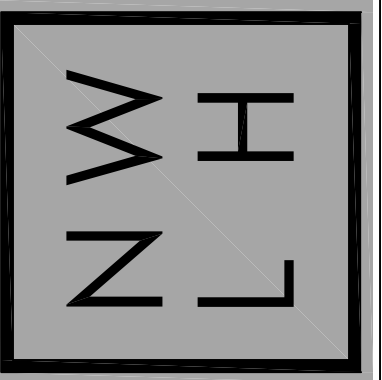
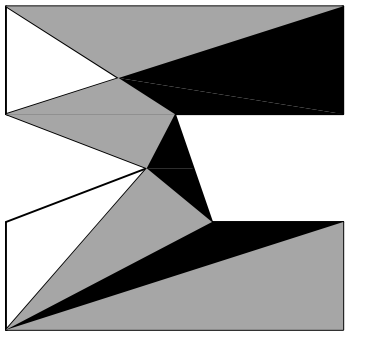
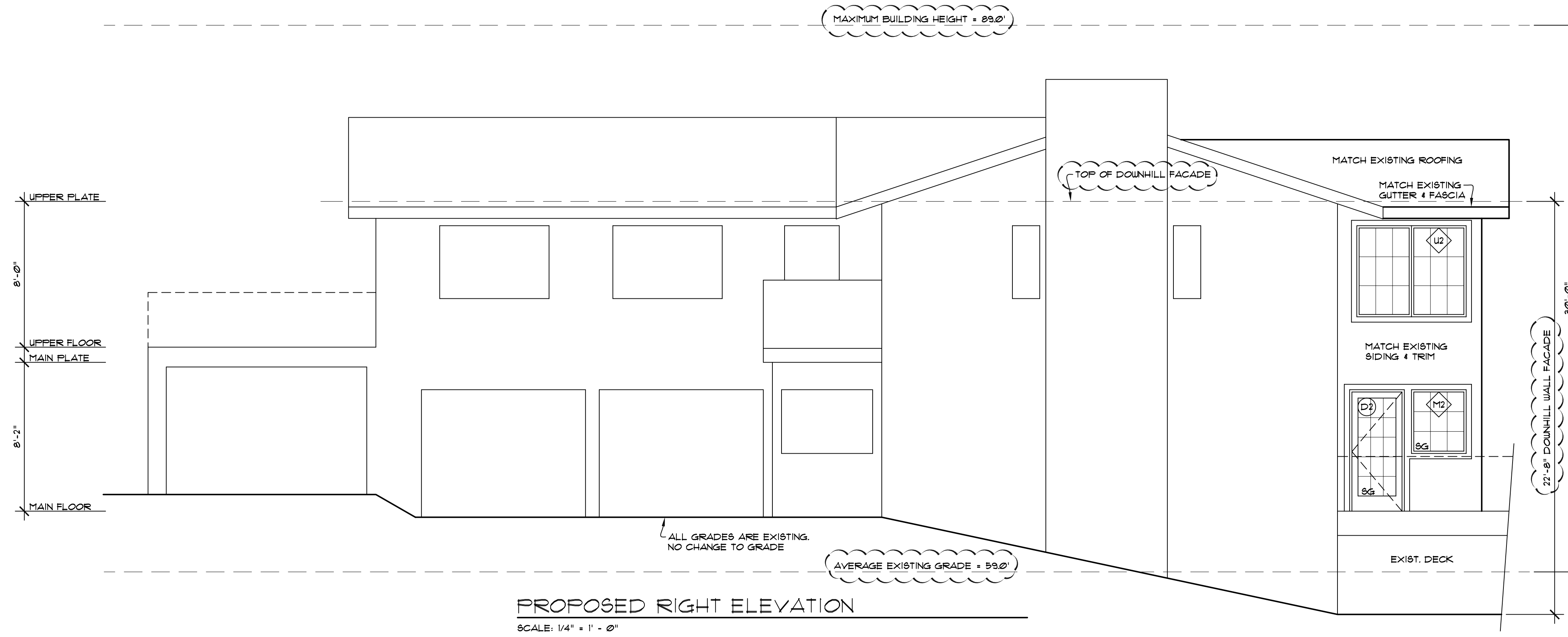
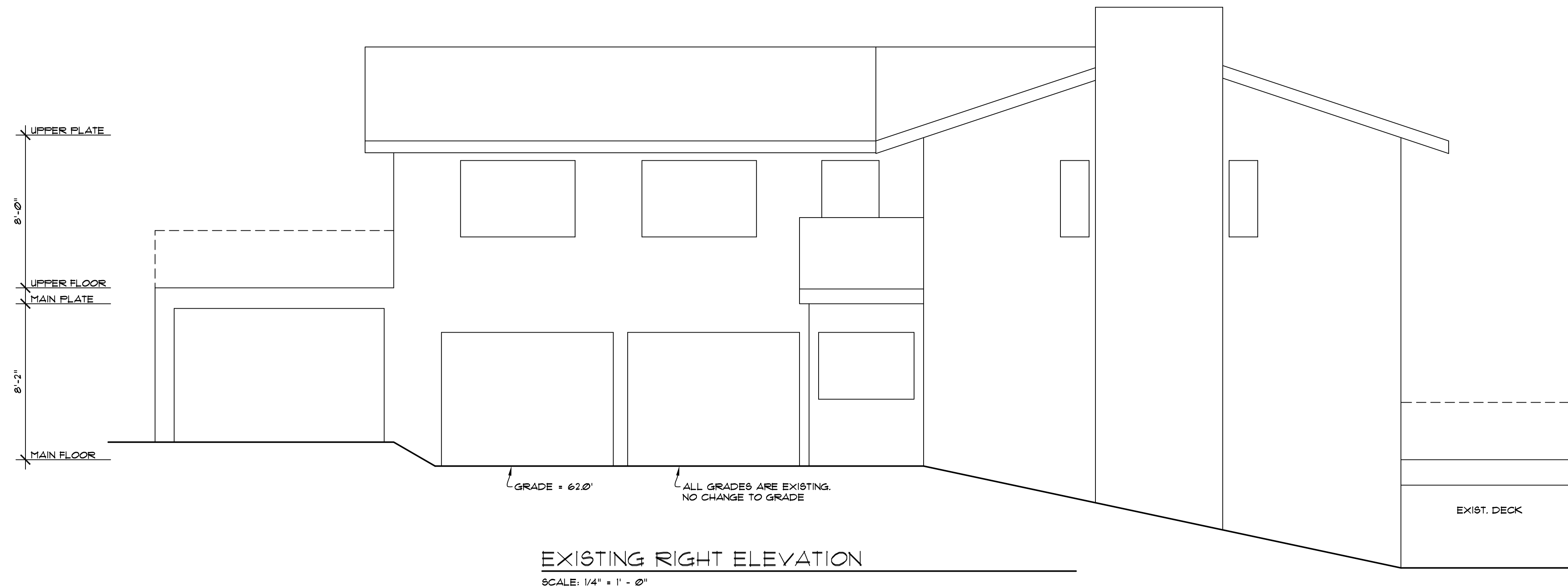


PROPOSED REAR ELEVATION

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

ALL GRADES ARE EXISTING.  
NO CHANGE TO GRADE





**GENERAL NOTES:**

1. ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS. PROVIDE SOLID BLOCKING OVER BEARING MEMBERS.
2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.
3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURER'S SPEC'S. O/SIDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO F/BOX W/ OPERABLE O/SIDE DAMPER. TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOOR OR FLUE DRAFT INDUCTION PAN. MINIMUM FIREPLACE EFFICIENCY OF 50% OR GREATER PER USEC R402.4.2.1. FIGHT LIGHT SHALL NOT BE CONTINUOUSLY BURNING PER USEC R403.13.
4. LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.
5. HWT. TO BE LABELED PER ASHRAE STD. NO. 90.2A-80, AND MEET THE REQUIREMENTS PER 1991 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
6. FURNACE AND HWT TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.
7. ALL SKYLITES TO COMPLY WITH IRC SECTION 2402.1 & 2402.3
8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.
9. HEAT REGISTERS TO BE PER LEGEND. LOCATE APPROXIMATELY AS SHOWN 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.
10. VENT DRYER, OVEN/RANGE & EXHAUST FANS TO O/SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'-0". INCL. 2 90° ELBOWS. DEDUCT 2'-0" FOR EA 90° ELBOW EXCEEDING 2'. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)
11. ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1. COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.
12. ---
13. SOLID 5/16" REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRY WALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.
14. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10' ABOVE DRAIN INLET
15. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND IBC. STD. #436. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
16. DUELLING TO COMPLY W/ 2021 USEC-R.
17. SEAL CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE. AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.
18. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
19. MINIMUM SOIL BEARING PRESSURE = 1500 PSF.
20. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.
21. DUELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2021
22. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS FROM ALL HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IRC 4012 & 4021

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

AT LEAST ONE THERMOSTAT PER DUELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 15% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R301.3.1 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESERVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

1. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
2. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
3. BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.1 STAIRWAY ILLUMINATION. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

**SOURCE SPECIFIC VENTILATION REQUIREMENTS:**

BATHROOMS, LAUNDRY AND POWDER ROOM FANS TO BE 50 CFM UNO. KITCHEN EXHAUST FANS TO BE 100 CFM UNO. EXHAUST FANS SHALL BE FLOW RATED AT 25 W.G. STATIC PRESSURE. EXHAUST DUCTS SHALL BE INSULATED TO R-4 IN UNCONDITIONED SPACE. BE EQUIPPED WITH A BACKDRAFT DAMPER. TERMINATE OUTSIDE THE BUILDING PER SRC M1501.1. COMPLY WITH BELOW:

FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	10'
50	5"	30'	5"	100'
50	6"	OVER 100'	6"	OVER 100'
80	4"	N/A	4"	10'
80	5"	15'	5"	100'
80	6"	30'	6"	OVER 100'
100	4"	N/A	4"	10'
100	6"	45'	6"	OVER 100'
125	6"	15'	6"	OVER 100'
125	7"	10'	7"	OVER 100'

**STAIRWAYS - 2021 IRC SECTION 311.7**

R311.1.1 STAIRWAYS SERVING DWELLINGS OR ACCESSORY STRUCTURES. ALL STAIRWAYS SERVING A DWELLING OR ACCESSORY STRUCTURE, OR ANY PART THEREOF, SHALL COMPLY WITH THIS SECTION. THIS SHALL INCLUDE EXTERIOR STAIRS FROM A DWELLING OR GARAGE TO GRADE AND THOSE STAIRS SERVING DECKS, PORCHES, BALCONIES, SUN ROOMS, AND SIMILAR STRUCTURES. EXCEPTIONS:

R311.1.1.1 WIDTH. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 37 INCHES (939 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.1.2.1 EXCEPTIONS. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 43/4 INCHES (121 MM). THE MINIMUM HEADROOM FOR EXISTING BUILDINGS SHALL BE IN ACCORDANCE WITH SECTION R309.2.2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.3 VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.

R311.1.4 WALKLINE. THE WALKLINE ACROSS UNDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL. ENTERING AND EXITING THE TURN, THE WALKLINE SHALL BE LOCATED 12 INCHES (305 MM) FROM THE INSIDE OF THE TURN, THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE WHERE WINDERS ARE ADJACENT WITHIN A FLIGHT. THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

R311.1.5 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.1.5.1 RISERS. THE RISER HEIGHT SHALL BE NOT MORE THAN 13/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM) AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. EXCEPTIONS: THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.5.2 TREADS. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.1.5.2.1 UNDER TREADS. UNDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. UNDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR WITHIN ANY FLIGHT OF STAIRS. THE LARGEST UNDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST UNDER TREAD BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE 9/16" FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH. EXCEPTION: THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.5.3 NOSINGS. NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 3/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY. EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM).

R311.1.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS. PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R501.2.2.

R311.1.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH WHERE THE STAIRWAY HAS A STRAIGHT RUN. THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM). EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.

R311.1.7 STAIRWAY WALKING SURFACE. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE).

R311.1.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

R311.1.8.1 HANDRAIL HEIGHT. HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF STAIR SLOPE SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). EXCEPTIONS: THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD. WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE END OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES (965 MM).

R311.1.8.2 HANDRAIL PROJECTION. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY. EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6 1/2 INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.1.8.3 HANDRAIL CLEARANCE. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.1.8.3.1 HANDRAIL CLEARANCE. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.1.8.4 CONTINUITY. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT, HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. EXCEPTIONS: HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD. A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD.

R311.1.8.5 GRIP SIZE. REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0/01 INCH (0.25 MM). TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 3/16 INCH (8 MM) WITHIN 1/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT MORE THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0/01 INCH (0.25 MM).

PER PERSCRIPTIVE REQUIREMENTS 2021 W.S.E.C.

CLIMATE ZONE 3B  
 MAX. GLAZING U-FACTOR: VERT. U=3.0, OVERHEAD U=5.0  
 MAX. DOOR U-FACTOR: U=2.0  
 INSULATION \* CONDITIONED AREAS:  
 TRUSSED CEILING: R-60 (R402.13) & (R402.21)  
 VAULTED & SINGLE RAFTER CEILING: R-38 (R402.13)  
 ABOVE GRADE WALLS: R-20.5 OR R-13.1@  
 BELOW GRADE WALLS: R-10/15/21-5TB (R402.13.FLOOR OVER VENTED CRAWL SPACE: R-30)  
 SLAB ON GRADE: R-10 \* PERIMETER & UNDER ENTIRE SLAB

PERCENT GLAZING 13% (GLAZING AREA) + 59.9%  
 CALCULATIONS: 229# (FLOOR AREA)

NOTE: ALL UNDERGROUND PLUMBING LOCATIONS TO BE FIELD VERIFIED PRIOR TO FOUNDATION INSTALLATION.

NOTE: CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

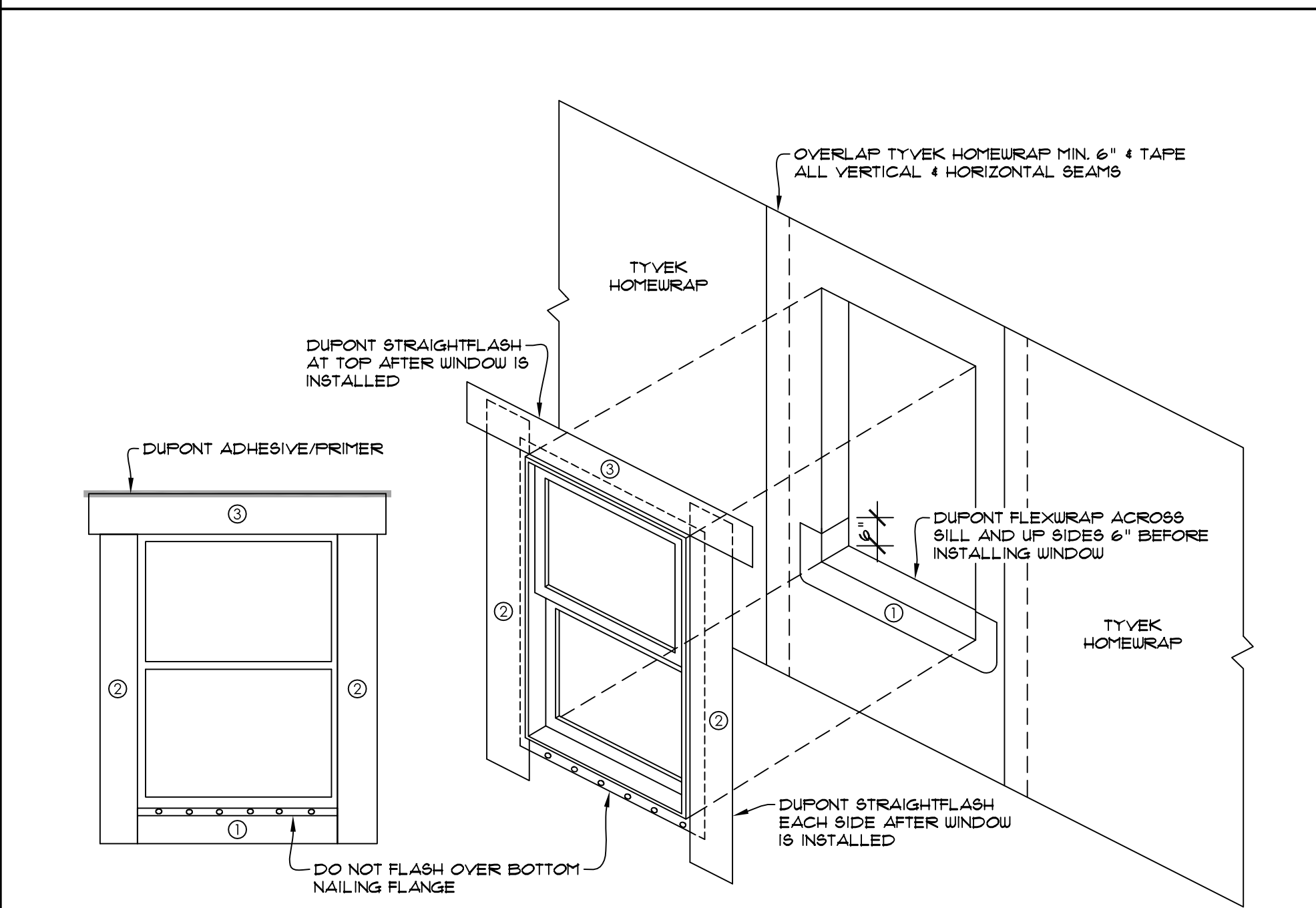
NOTE: PER R302.1, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

EXHAUST VENT CLEARANCES: PER SRC M1501.1 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITS, RIDGE VENTS, OR CRAWL SPACES. KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING SRC M1506.3, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

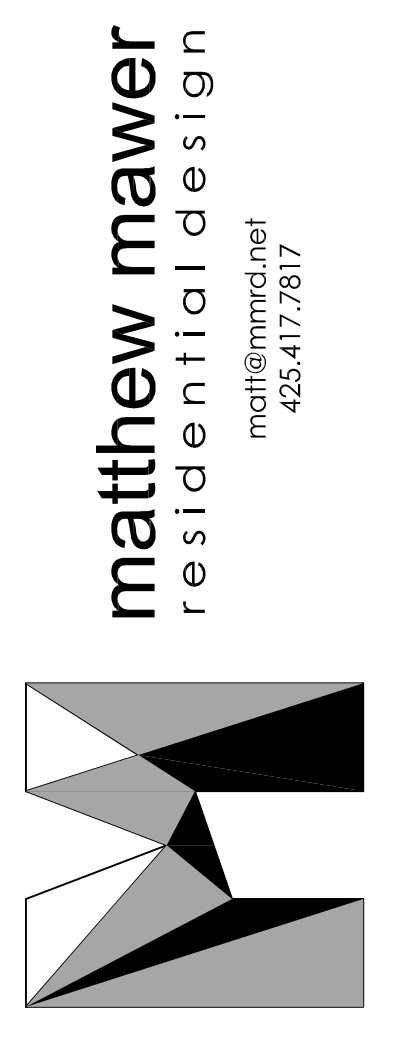
WINDOW SCHEDULE		DOOR SCHEDULE	
OFFICE HDR. HT. 6'-8"		STORAGE	
OFFICE HDR. HT. 6'-8"		OFFICE	
OFFICE HDR. HT. 6'-8"		OFFICE	
SITTING HDR. HT. 6'-8"		OFFICE	
SITTING HDR. HT. 6'-8"		OFFICE	

SG = SAFETY GLASS U-FACTOR FOR ALL WINDOWS = 0.30

**FLANGED WINDOW FLASHING INSTALLATION AFTER TYVEK HOMEWRAP (OR EQUIVALENT)**



NOTE: INSTALL DUPONT FLASHING IN ORDER SHOWN BY NUMBERS. INSTALL WINDOW PER MANUFACTURERS INSTRUCTIONS.



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JOB NO: 24-004  
 DATE: 2/26/25  
 DRWN. BY: MM/MG  
 REVISED:

SHEET NO.  
**A10**

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2021 EDITION, ASCE 7-22
- INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2024-2025 FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, 2MA(X)G185HDG PER ASTM A653, BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

- WIND LOAD: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B, Kz1 = 1.6
- SEISMIC: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22 RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, Ie=1.0 MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, Ss=1.5, S1=0.5 SITE CLASS D DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, Sds=1.0g, Sd=0.5g SEISMIC DESIGN CATEGORY, D2 BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS DESIGN BASE SHEAR,  $V + F(Sds)(W)/R = 0.1846W$  RESPONSE MODIFICATION COEFFICIENT, R=6.5 ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
- ROOF LOAD: DL = 20 PSF (INCLUDING ROOF TILE) LL = 25 PSF (ROOF SNOW LOAD)
- FLOOR LOAD: DL = 10 PSF LL = 40 PSF
- ROOF DECK LOAD: DL = 20 PSF (INCLUDING ROOF TILE) LL = 60 PSF
- SOILS: ASSUMED 1500 PSF ALLOWABLE SOIL BEARING 35 POF ACTIVE SOIL PRESSURE, 250 POF PASSIVE PRESSURE, 0.35 COEFFICIENT OF FRICTION ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.
- CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN) GRADE 40 REINFORCEMENT MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

- LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:  
ALL SAWN LUMBER HF#2 OR BETTER, Fb = 875 PSI, Fv = 75 PSI, E = 1,300,000  
GLULAM BEAMS 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000  
MICROLAM, LVL Fb = 2800 PSI, Fv = 285 PSI, E = 1,900,000  
PARALLAMs, PSL Fb = 2800 PSI, Fv = 290 PSI, E = 2,900,000
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 5/8" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

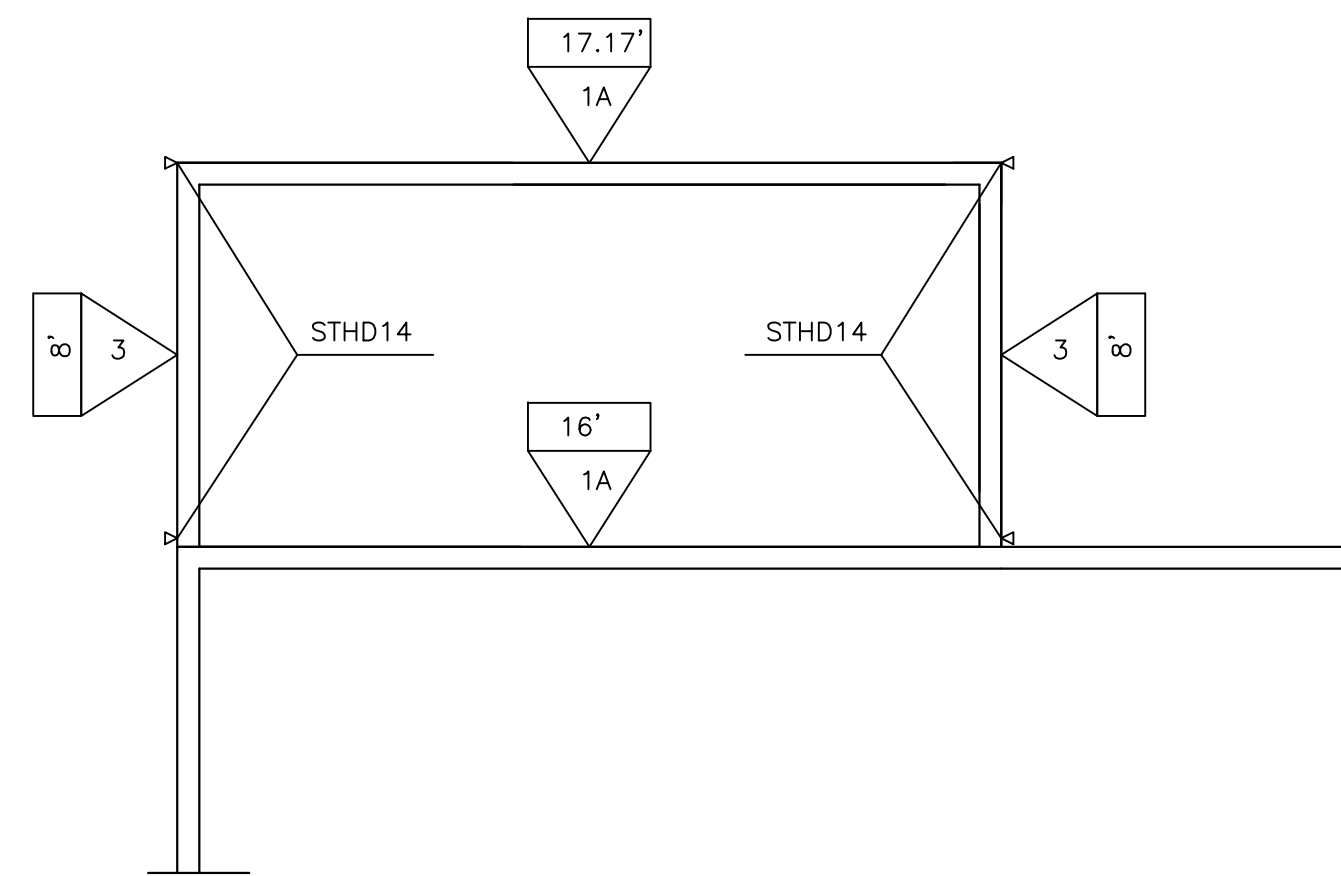
GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
- ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

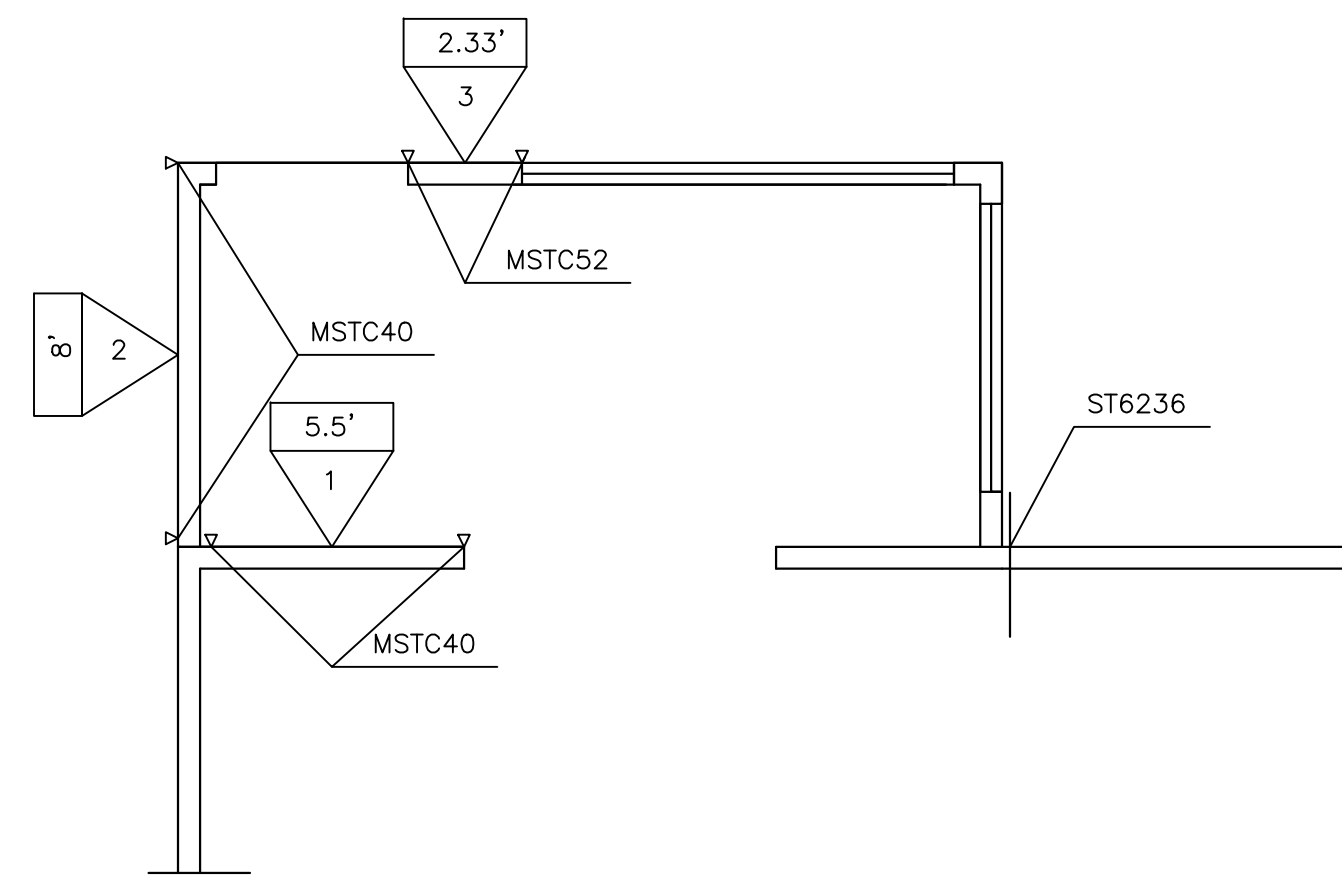
SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX NAILS)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 8" OC OR 1/2" A.B. @ 5'-6" OC	RBC @ 32" OC LTP4 @ 48" OC A35 @ 48" OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 6" OC OR 1/2" A.B. @ 3'-2" OC OR 3/8" A.B. @ 5'-0" OC	RBC @ 18" OC LTP4 @ 30" OC A35 @ 30" OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4" OC	16d @ 4" OC OR 1/2" A.B. @ 3'-2" OC OR 3/8" A.B. @ 3'-4" OC	RBC @ 12" OC LTP4 @ 18" OC A35 @ 18" OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3" OC	1/2" X 5" LAG SCREW @ 8" OC OR 1/2" A.B. @ 3'-2" OC OR 3/8" A.B. @ 5'-0" OC	RBC @ 10" OC LTP4 @ 15" OC A35 @ 15" OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3" OC	1/2" X 5" LAG SCREW @ 6" OC OR 1/2" A.B. @ 1'-4" OC OR 3/8" A.B. @ 2'-0" OC	RBC @ 8" OC LTP4 @ 12" OC A35 @ 12" OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2" OC	1/2" X 5" LAG SCREW @ 5" OC OR 1/2" A.B. @ 1'-0" OC OR 3/8" A.B. @ 1'-8" OC	RBC @ 6" OC LTP4 @ 10" OC A35 @ 10" OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 BOTH SIDES	10d @ 2" OC	1/2" X 5" LAG SCREW @ 2" OC OR 1/2" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

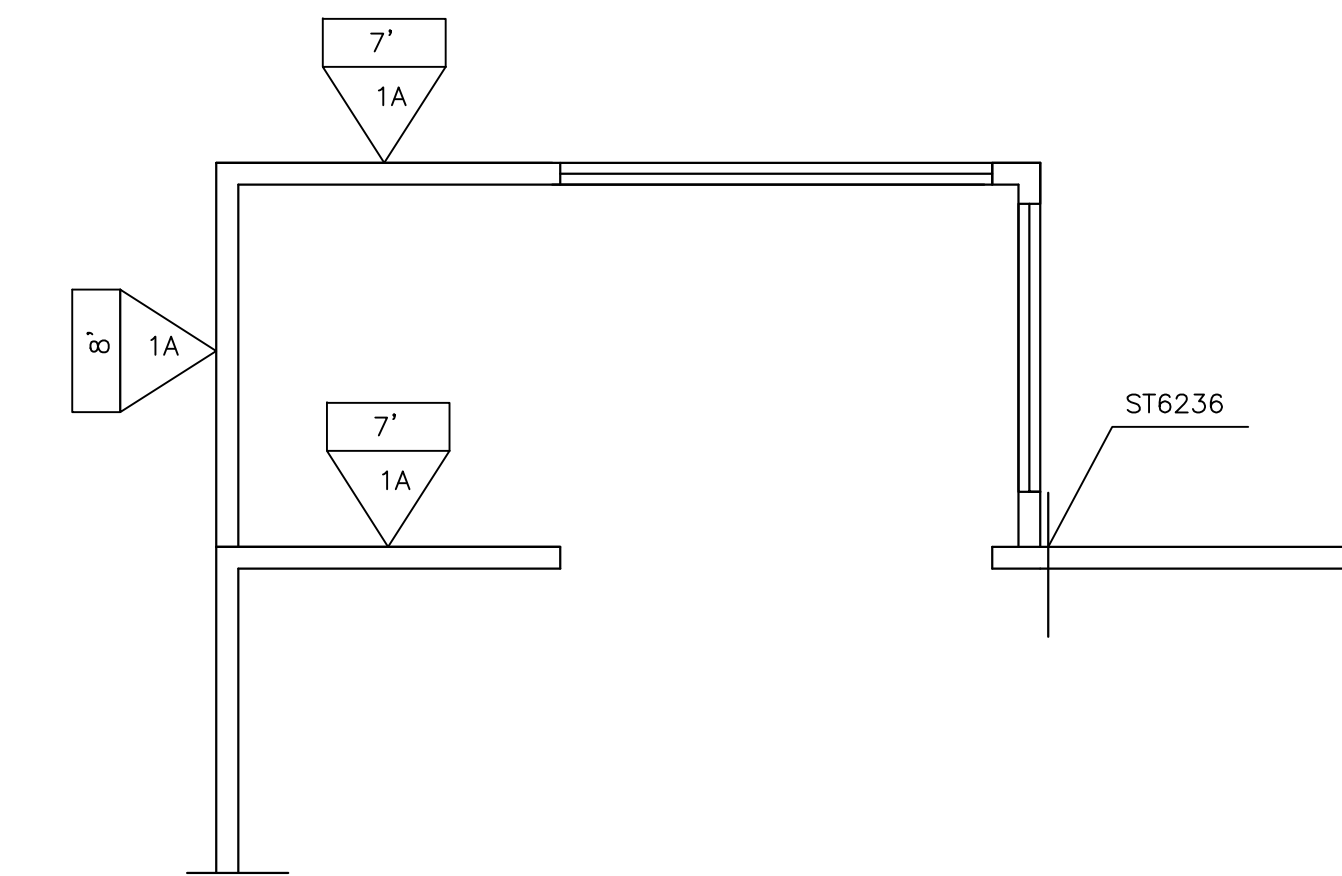
- ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 1/2", 8d GALVANIZED BOX = 0.113" DIAMETER X 2 1/2", 10d COMMON = 0.148" DIAMETER X 3", 10d GALVANIZED BOX = 0.128" X 3", 16d COMMON = 0.162" X 3 1/2".
- PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.
- PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X 1/2" PLATE WASHERS. LOCATE WITHIN 1/2" OF SHEATHING.
- AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.
- PROVIDE 5/8" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.
- WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.
- AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.
- AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.
- AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. ALSO, PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.
- FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.



CRAWL SPACE SHEAR WALL PLAN  
1/4" = 1'



MAIN FLOOR SHEAR WALL PLAN  
1/4" = 1'



UPPER FLOOR SHEAR WALL PLAN  
1/4" = 1'

MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD
18	18"x18"	8"	(2) #4 EACH WAY	3375#
24	24"x24"	10"	(3) #4 EACH WAY	6000#
30	30"x30"	10"	(3) #5 EACH WAY	9375#
36	36"x36"	10"	(3) #5 EACH WAY	13500#
42	42"x42"	10"	(3) #5 EACH WAY	18375#
48	48"x48"	12"	(4) #5 EACH WAY	24000#
54	54"x54"	12"	(5) #5 EACH WAY	30375#
60	60"x60"	12"	(5) #5 EACH WAY	37500#
66	66"x66"	12"	(6) #5 EACH WAY	45375#
72	72"x72"	12"	(7) #5 EACH WAY	54000#

NOTE: FOOTING DESIGN IS BASED ON 2500 PSI CONCRETE AND AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF

General Notes



No.	Revision/Issue	Date

Firm Name and Address  
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31403 44TH AVE S  
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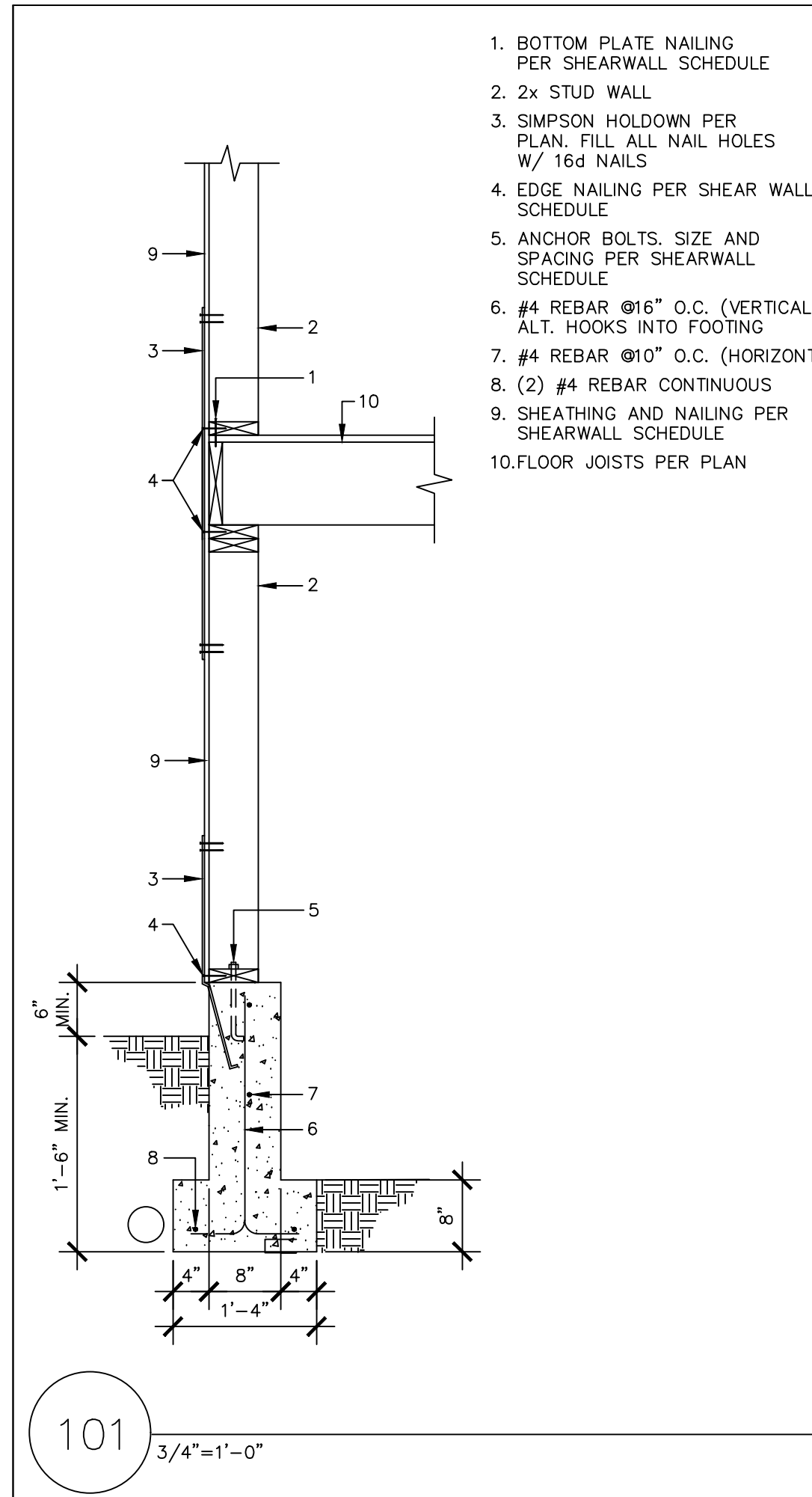
Project Name and Address  
MAWER  
HACKETT REMODEL  
7014 N MERCER WAY  
MERCER ISLAND, WA 98040

Project  
MAWER-HACKETT

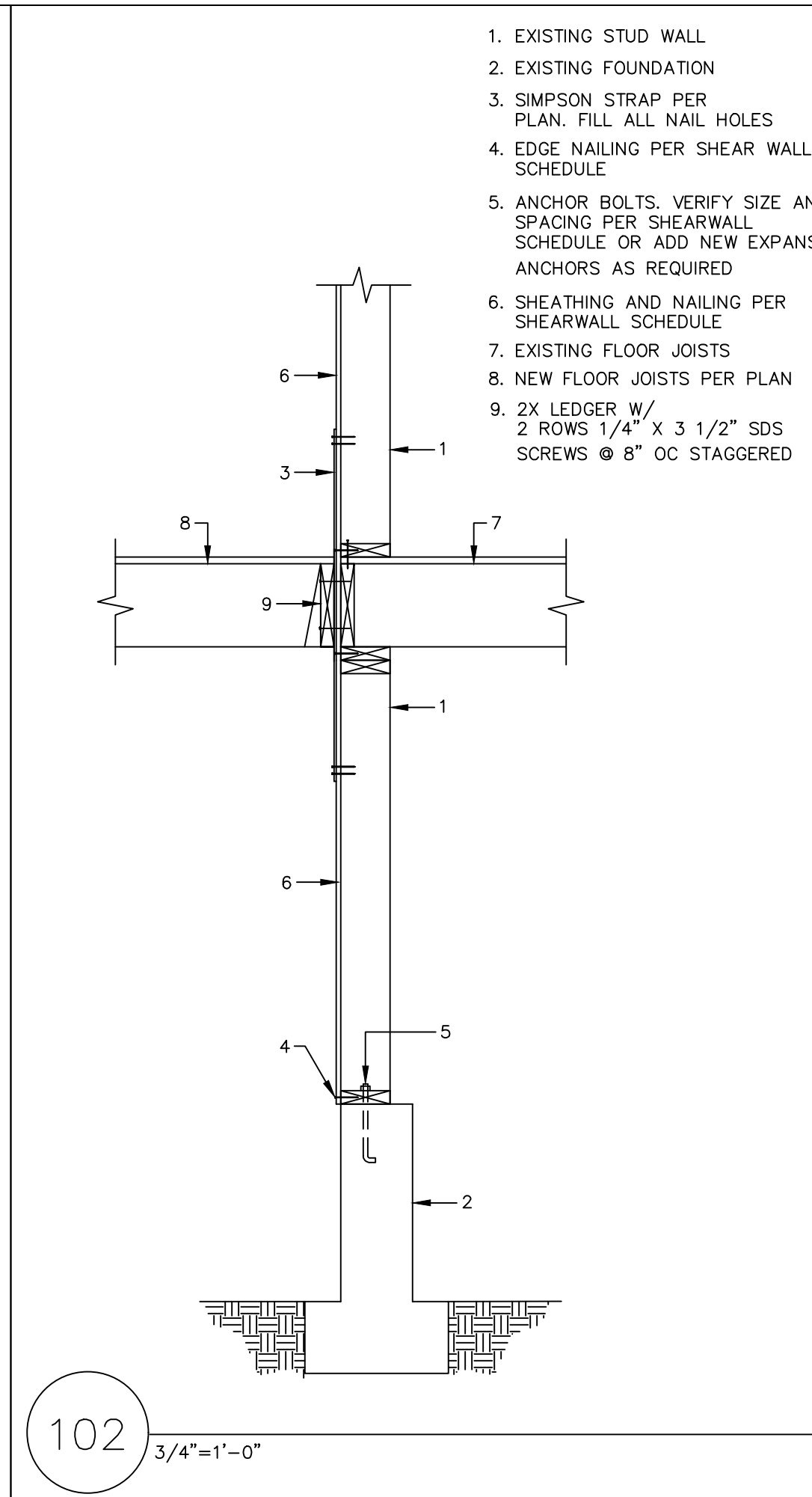
Date  
2-3-25

Scale  
AS NOTED

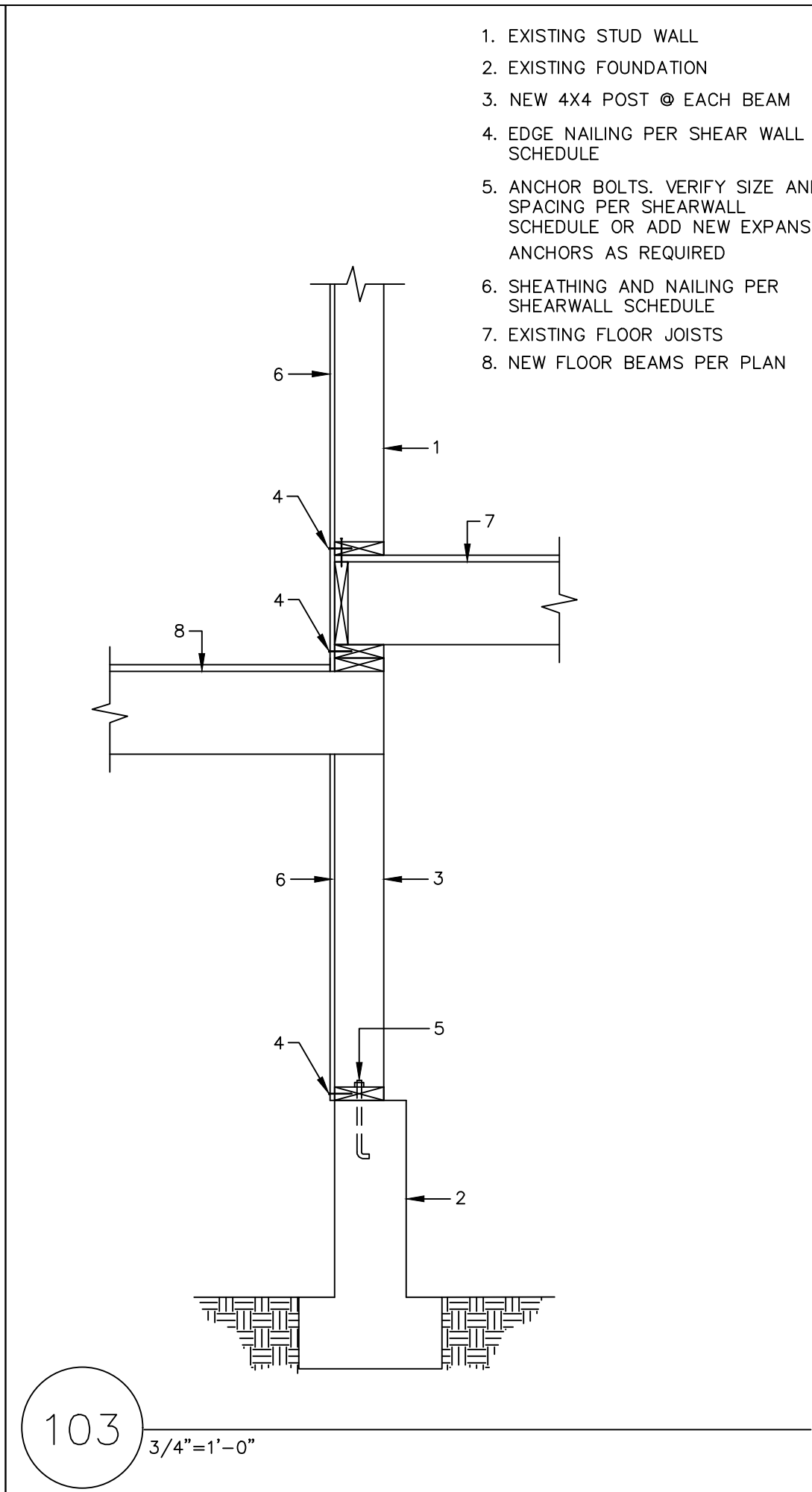
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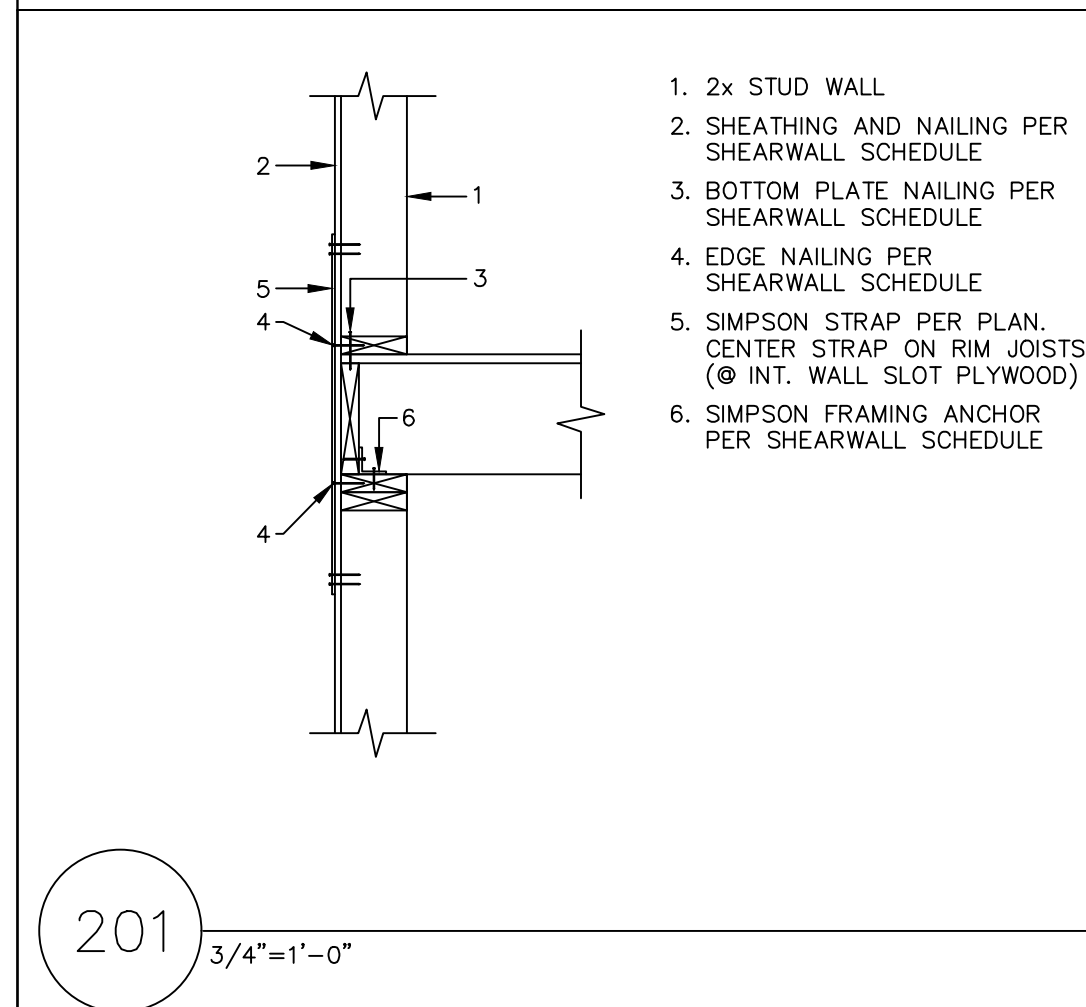
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDDOWN PER PLAN, FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING PER SHEAR WALL SCHEDULE
5. ANCHOR BOLTS, SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @16" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
10. FLOOR JOISTS PER PLAN



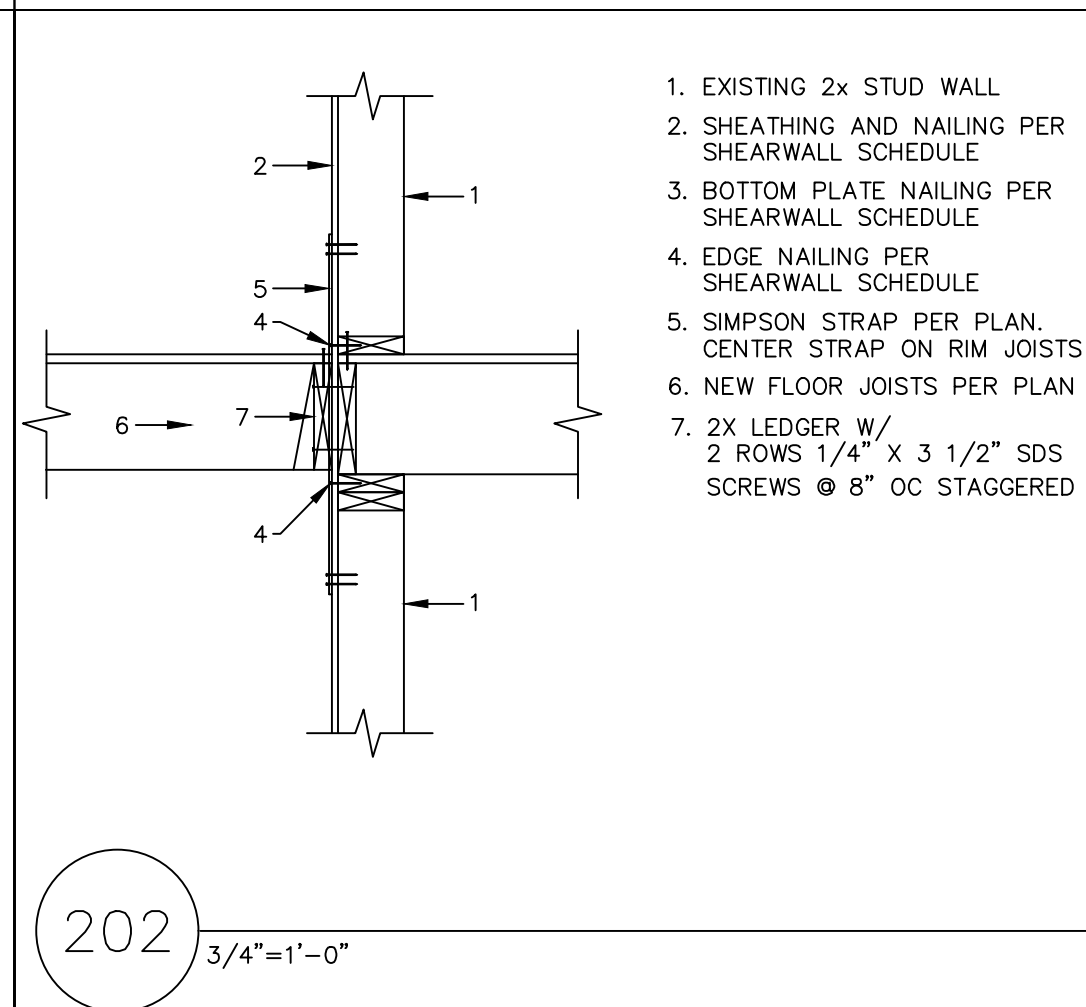
1. EXISTING STUD WALL
2. EXISTING FOUNDATION
3. SIMPSON STRAP PER PLAN, FILL ALL NAIL HOLES
4. EDGE NAILING PER SHEAR WALL SCHEDULE
5. ANCHOR BOLTS, VERIFY SIZE AND SPACING PER SHEARWALL SCHEDULE OR ADD NEW EXPANSION ANCHORS AS REQUIRED
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FLOOR JOISTS
8. NEW FLOOR JOISTS PER PLAN
9. 2X LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED



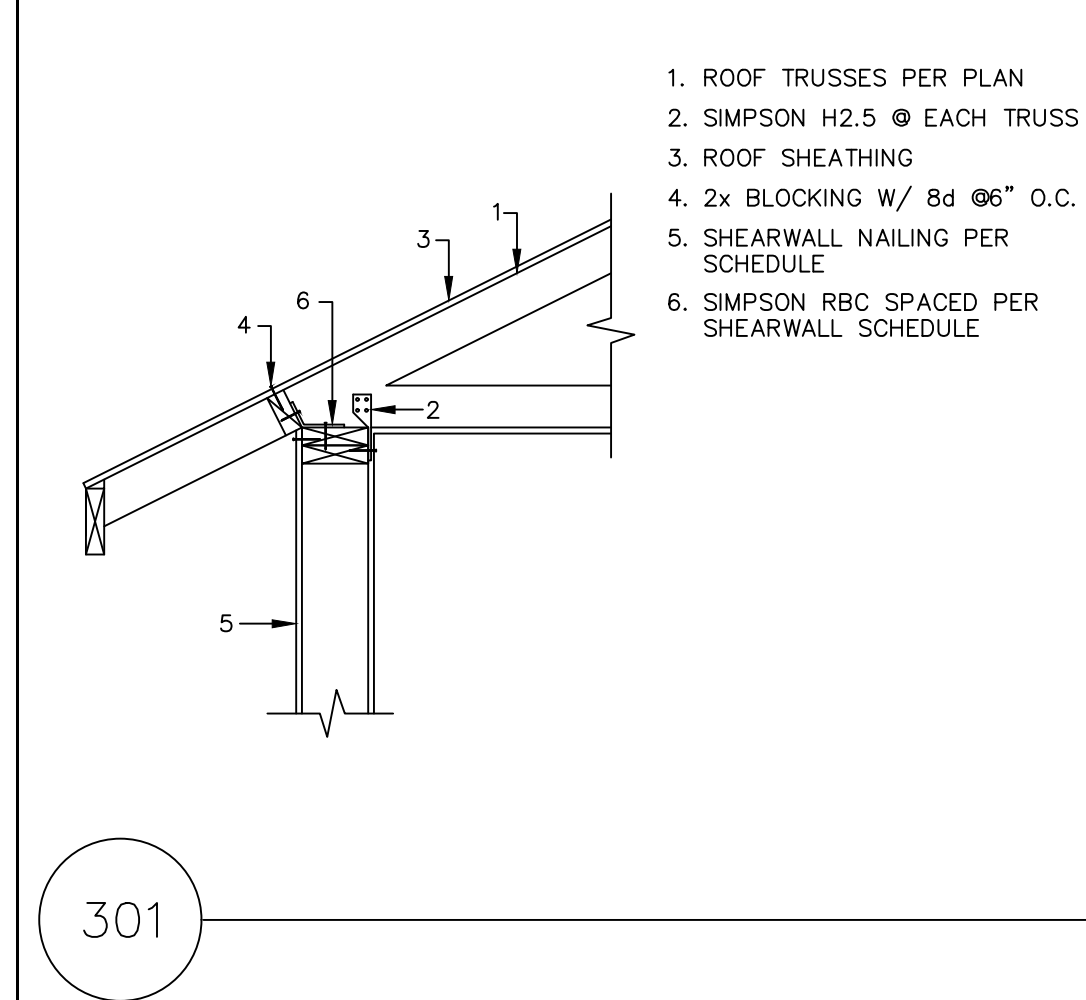
1. EXISTING STUD WALL
2. EXISTING FOUNDATION
3. NEW 4X4 POST @ EACH BEAM
4. EDGE NAILING PER SHEAR WALL SCHEDULE
5. ANCHOR BOLTS, VERIFY SIZE AND SPACING PER SHEARWALL SCHEDULE OR ADD NEW EXPANSION ANCHORS AS REQUIRED
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FLOOR JOISTS
8. NEW FLOOR BEAMS PER PLAN



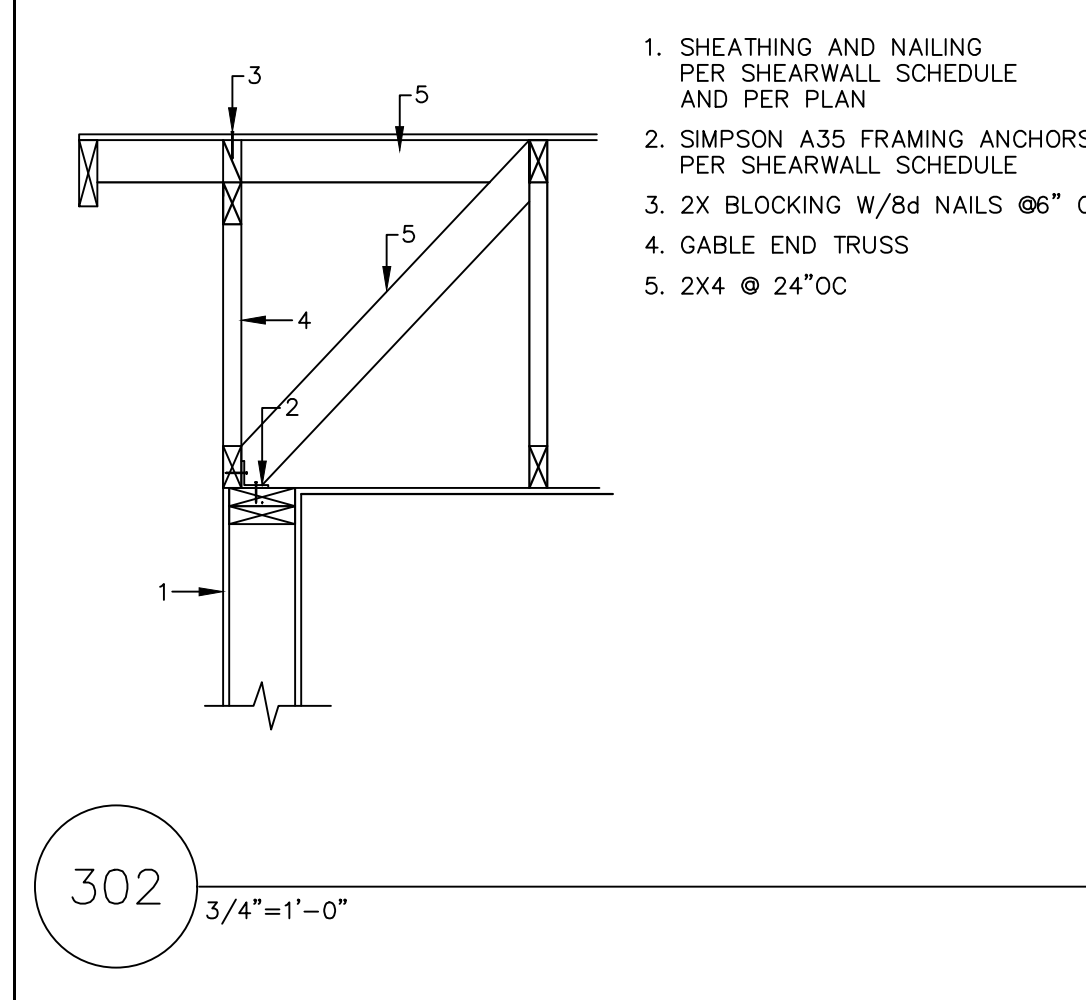
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN, CENTER STRAP ON RIM JOISTS ( @ INT. WALL SLOT PLYWOOD)
6. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE



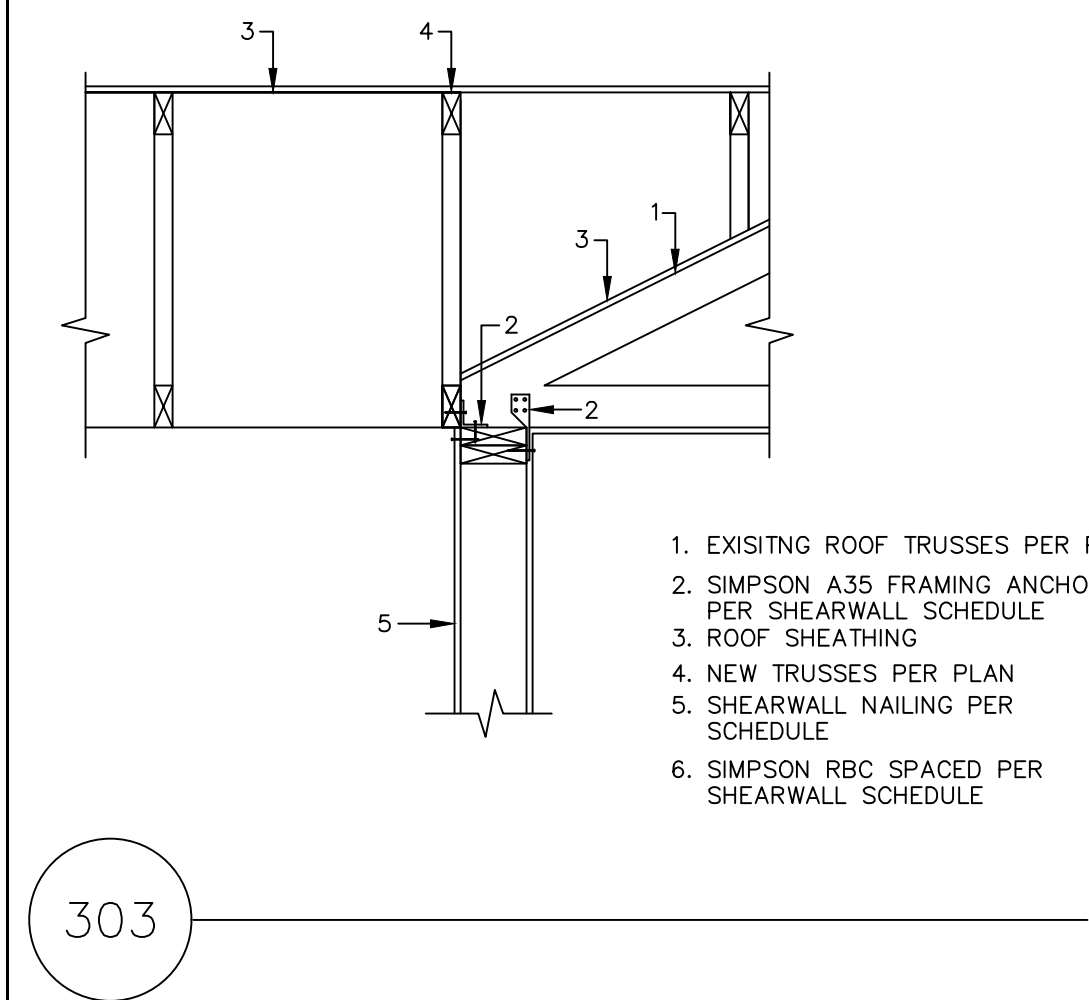
1. EXISTING 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN, CENTER STRAP ON RIM JOISTS
6. NEW FLOOR JOISTS PER PLAN
7. 2X LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED



1. ROOF TRUSSES PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2X BLOCKING W/ 8d @6" O.C.
5. SHEARWALL NAILING PER SCHEDULE
6. SIMPSON RBC SPACED PER SHEARWALL SCHEDULE



1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 2X BLOCKING W/8d NAILS @6" O.C.
4. GABLE END TRUSS
5. 2X4 @ 24"OC



1. EXISTING ROOF TRUSSES PER PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. ROOF SHEATHING
4. NEW TRUSSES PER PLAN
5. SHEARWALL NAILING PER SCHEDULE
6. SIMPSON RBC SPACED PER SHEARWALL SCHEDULE

General Notes



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Firm Name and Address  
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Project MAWER-HACKETT	Sheet SD2
Date 2-3-25	
Scale AS NOTED	