

1 SITE PLAN  
1" = 10'-0"

**PROJECT DATA:**

**PROJECT ADDRESS:** 7340 ISLAND CREST WAY  
MERCER ISLAND, WA 98040

**PARCEL #:** 302405-9150

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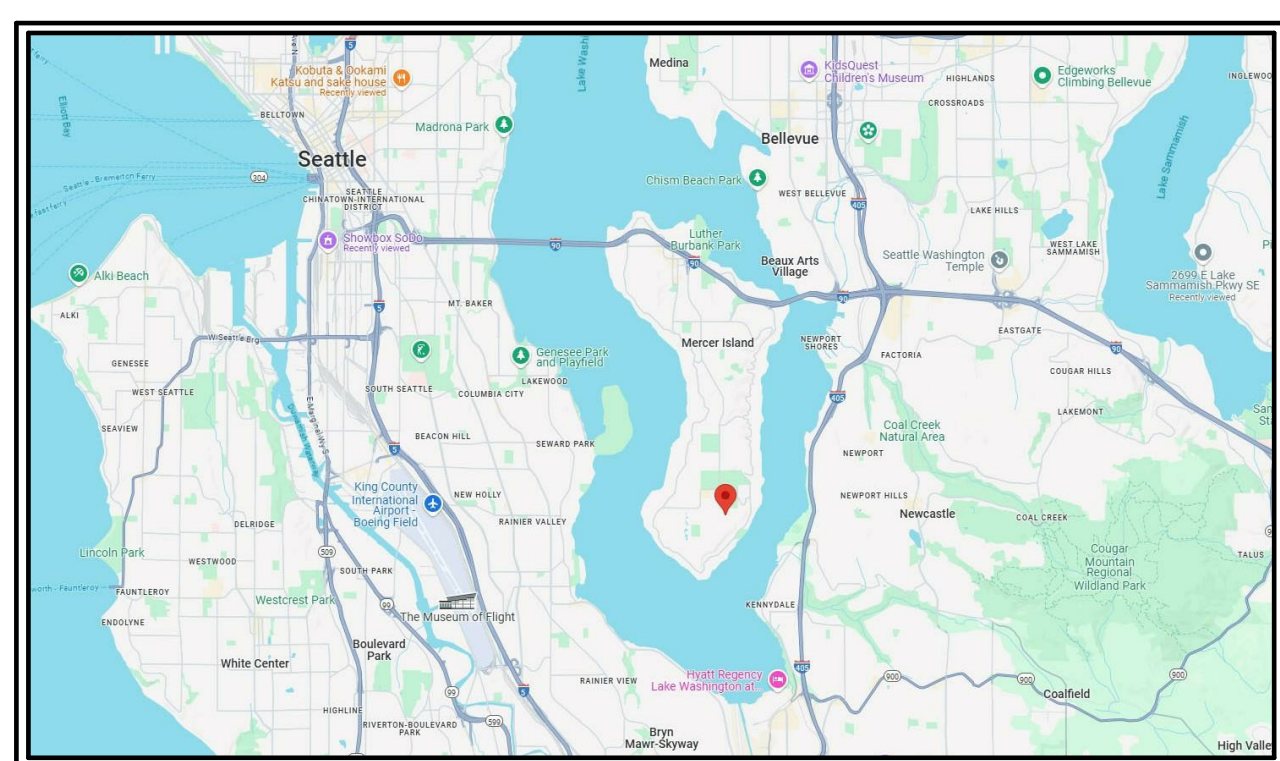
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**VICINITY MAP:**



**SCOPE OF WORK:**

DEMOLISH EXISTING ROOF ABOVE GARAGE TO CREATE NEW GYM, BEDROOM, BATH AND STORAGE AREA. RECONSTRUCTED AREA (641 SF)

**JURISDICTION:**

MERCER ISLAND, WA

**LOT ZONING:**

<b>LOT ZONING :</b>	R-9.6
<b>LOT SIZE :</b>	12,930 SF (0.30 ACRES)
<b>MAX BUILDING HT. :</b>	30 FEET
<b>IMPERVIOUS SURFACE :</b>	40%
<b>MAX GROSS FLOOR AREA:</b>	40%
<b>LOT SLOPE CALCULATION:</b>	2' / 174' X 174' = 1.15%

**SETBACKS:**

<b>FRONT YARD SETBACK :</b>	20 FEET
<b>REAR YARD SETBACK :</b>	25 FEET
<b>SIDE INTERIOR SETBACK :</b>	SUM OF 15 FEET NO LESS THAN 5 FEET

**LEGAL DESCRIPTION:.**

BAAP ON S LN OF PLAT OF TARYWOOD ESTATES S 88-55-59 E 371.94 FT FR SW COR OF LOT 16 TH S 88-55-59 E 86.37 FT TH S 01-18-11 W 149.71 FT TO N LN OF S 2180.00 FT OF SW 1/4 TH N 88-45-24 W 86.37 FT TH N 01-18-11 E 149.44 FT TO BEG

**BUILDING DATA:**

(E) MAIN FLOOR PLAN:	1,280 SF
(E) UPPER FLOOR PLAN:	1,705 SF
TOTAL HEATED SF:	2,985 SF
EXISTING GARAGE:	600 SF (UNHEATED)

**LOT COVERAGE:**

NO NEW LOT COVERAGE	
ALLOWABLE LOT COVERAGE:	40%
LOT AREA:	12,930 SF
ALLOWABLE IMPERVIOUS SF:	12,930 SF X 40% = 5,172 SF
(E) RESIDENCE TO REMAIN W/ GARAGE:	2,390 SF
& COVERED PATIO AND ENTRY	
(E) DRIVEWAY TO REMAIN:	1,749 SF
(E) PATIO TO REMAIN:	359 SF
TOTAL:	4,498 SF
4,498 SF / 12,930 SF SF= 34.78% LOT COVERAGE < 40% OK	

**HARDSCAPE:**

NO NEW HARDSCAPE	
ALLOWABLE IMPERVIOUS SURFACE:	9%
LOT AREA:	12,930 SF
ALLOWABLE IMPERVIOUS SF:	12,930 SF X 9% = 1,1634 SF
(E) PATIO TO REMAIN:	359 SF
TOTAL:	359 SF
359 SF / 12,930 SF SF= 2.78% HARDSCAPE < 9% OK	

**BUILDING HEIGHT:**

SEE DRAWING 1 ON SHEET A3.0 FOR BUILDING HT. INFO

AVERAGE BUILDING ELEVATION(ABE):

A = 322.0'  
B = 320.0'  
C = 322.5'  
D = 321.0'

ABE= (A+B+C+D)/ 4 = (322.0+320.0+322.5+321.0)/ 4 = 321.375'

AVERAGE BUILDING ELEVATION IS 321.375' AND THE BUILDING RIDGE HT. IS 343.66'

BUILDING HT. OK

SEE 2/A3.1 FOR VERIFICATION

**GROSS FLOOR AREA:**

LOT AREA:	12,930 SF
40% ALLOWABLE LOT AREA:	5,172 SF
(E) MAIN FLOOR PLAN:	1,280 SF
(E) UPPER FLOOR PLAN:	1,705 SF
(E) GARGAE:	600 SF
TOTAL HEATED SF:	3,585 SF
3,585 SF PROPOSED OF 5,172 SF ALLOWED= GROSS FLOOR AREA OK	

**TREE DESCRIPTION TABLE:**

NO TREES REMOVED UNDER THIS PERMIT. PROVIDE TREE PROTECTION 5'-0" OUT OF DRIFLINE FOR TREES LOCATED 5'-0" FROM CONSTRUCTION. TREE 2 & 3 REQUIRE TREE PROTECTION.

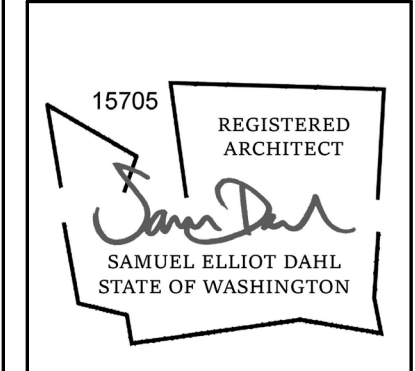
TREE DESCRIPTION TABLE		
ALL SIGNIFICANT TREES ON PROPERTY	REMOVE?	DIAMETER IN INCHES @ BREAST HEIGHT
1. DOUGLAS FIR (CONIFEROUS)	RETAIN	32"
2. DOUGLAS FIR (CONIFEROUS)	RETAIN	40"
3. DOUGLAS FIR (CONIFEROUS)	RETAIN	28"
4. DOUGLAS FIR (CONIFEROUS)	RETAIN	30"
TOTAL TREE DIAMETER		130"

DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**

7340 ISLAND CREST WAY  
MERCER ISLAND, WA 98040  
PARCEL#: 302405-9150

**SITE PLAN**



**nimble design**

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DRAWING NUMBER:  
**A1.0**

**ABBREVIATIONS:**

&	AND	CL	GLASS
@	ANGLE	GLAM	GLUE LAM
	AT	GND	GROUND
	CENTERLINE	GPL	GYPSUM PLASTER
O	DIAMETER OR ROUND	GR	GRID
	PERPENDICULAR	GT	GLAZED TILE
	ROUND OR NUMBER	GTG	GIN & TONIC FRIDAY
#	ANCHOR BOLT	GW	GYPSUM WALLBOARD
ABV	ABOVE	GYP	GYPSUM
A/C	AIR CONDITIONING		
ACOUS	ACOUSTICAL	H&V	HEATING AND VENTILATING
ACT	ACOUSTICAL CEILING TILE	HOSE	HOSE BIBB
AD	AREA DRAIN	HC	HANDICAPPED /
ADJ	ADJUSTABLE	HOSE	HOSE
AFF	ABOVE FINISH FLOOR	HDR	HEADER
AGGR	AGGREGATE	HDWD	HARDWOOD
AL	ALUMINUM	HDWE	HARDWARE
ANCH	ANCHOR	HGT	HEIGHT
ANOD	ANODIZED	HM	HOLLOW METAL
APPROX	APPROXIMATE	HMI	HOLLOW METAL INSULATION
ARCH	ARCHITECTURAL	HCW	HOLLOW CORE WOOD
ASB	ASBESTOS	HR	HORIZONTAL
ASPH	ASPHALT	HR	HORIZONTAL
BD	BOARD	HRL	HANDRAIL
BRK	BRICK	HYAC	HEATING VENTILATING
BET	BETWEEN		AIR CONDITIONING
BITUM	BITUMINOUS	HW	HOT WATER
BLDG	BUILDING	HWT	HOT WATER TANK
BLK	BLOCK	HYD	HYDRANT
BLKG	BLOCKING		
BM	BEAM	ID	INSIDE DIAMETER /
BOT	BOTTOM		DIMENSION
BRG	BRACING	INCL	INCLUDE
BSEMT	BASEMENT	INSUL	INSULATION
BUR	BUILT-UP ROOFING	INT	INTERIOR
CB	CATCH BASIN	JAN	JANITOR
CD	CEILING DIFFUSER	JST	JOIST
CEM	CEMENT	JT	JOINT
CER	CERAMIC	KD	KILN DRIED
CAB	CABINET	KIT	KITCHEN
CG	CORNER GUARD	KP	KICK PLATE
CI	CAST IRON		
CIP	CAST IN PLACE	L&P	LATH AND PLASTER
CJT	CONSTRUCTION JOINT	LAB	LABORATORY
CLJ	CEILING	LAM	LAMINATE
CLG	CONTROL JOINT	LAV	LAVATORY
CLKG	CLOCK	LAG	LAG BOLT
CLO	CLOSET	LF	LINEAL FOOT
CLR	CLEAR	LKR	LOCKER
CMU	CONCRETE MASONRY UNIT	LMR	LINEAR METAL
CONTR	CONTRACTOR	LRV	LIGHT REFLECTANCE VALUE
CO	CLEAN OUT	LT	LIGHT
COL	COLUMN	LTL	LINTEL
CONC	CONCRETE	LVR	LOUVER
CONN	CONNECTION		
CONSTR	CONSTRUCTION	MAS	MASONRY
CONT	CONTINUOUS	MAT	MATERIAL
CORR	CORRIDOR	MAX	MAXIMUM
CPT	CARPET	MB	MACHINE BOLT
CT	CERAMIC TILE / CENTER	MBR	MEMBER
CTR	CENTER	MC	MEDICINE CABINET
CSK	COUNTERSUNK	MDF	MEDIUM DENSITY FIBERBOARD
CW	COLD WATER	MDO	MEDIUM DENSITY OVERLAY
CY	CUBIC YARD	MCH	MECHANICAL
		OP	OPPOSITE HAND
		OP/HD	OPEN TO STRUCTURE
DBL	DOUBLE	OTS	RETURN
DEPT	DEPARTMENT	RET	RETURN
DET	DETAIL	REV	REVERSE
DF	DRINKING FOUNTAIN	RFG	ROOFING
DH	DOUBLE HANG	RGTR	REGISTER
DIA	DIAMETER	RM	ROOM
DIFF	DIFFUSER	RO	ROUGH OPENING
DIM	DIMENSION	RCW	RIGHT OF WAY
DISP	DISPENSER	RWD	REDWOOD
DN	DOWN	RWL	RAIN WATER LEADER
DO	DOOR OPENING		
DR	DOOR	S	SOUTH
DS	DOWNSPOUT	SAN	SANITARY
DSP	DRY SHEDDRIPE	SAT	SUSPENDED ACOUSTICAL TILE
DT	DRAIN TILE	SCW	SOLD CORE WOOD
DWG	DRAWING	SCHED	SCHEDULE
DWR	DRAWER	SECT	SECTION
		SOAP	SOAP DISPENSER /
		SOAP	SOAP DISH / STORM DRAIN
E	EAST	SH	SINGLE HANG
(E)	EXIST/EXISTING	SHF	SHelf
EA	EACH	SHR	SHOWER
EB	EXPANSION BOLT	SHE	SHEET
EF	EACH FACE	SHTG	SHEATHING
EJ	EXPANSION JOINT	SIM	SIMILAR
EL	ELEVATION	SLR	SEALER
ELEC	ELECTRICAL	SM	SHEET METAL
ELEV	ELEVATOR / ELEVATION	SND	SANITARY NAPKIN DISPENSER
EMER	EMERGENCY	SNGL	SINGLE
ENCL	ENCLOSURE	SNR	SANITARY NAPKIN RECEPTACLE
ENTR	ENTRANCE	SNT	SEALANT
EP	ELECTRICAL PANELBOARD	SPEC	SPECIFICATION
EQ	EQUAL	SPKR	SPEAKER
EQUIP	EQUIPMENT	SQ	SQUARE
EQ	EQUAL	SS	SERVICE SINK
EWC	EXPOSED STRUCTURE	SST	STAINLESS STEEL
EXH	EXHAUST	STA	STATION
EXP	EXPANSION	STO	STANDARD
EXPO	EXPOSED	STL	STEEL
EXST	EXISTING	STOR	STORAGE
EXT	EXTERIOR	STRUC	STRUCTURAL
EXTD	EXTRUDED	SUSP	SUSPENDED
FA	FIRE ALARM	SV	SHEET VINYL
		SYM	SYMMETRICAL
FB	FLAT BAR		
FD	FLOOR DRAIN / FIRE DAMPER	T	TOILET
FND	FOUNDATION	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	TB	TOWEL BAR
FEC	FIRE EXTINGUISHER CABINET	TC	TOP OF CURB
FF	ACTORY FINISH	TOS	/ TOP OF CONCRETE
FFEL	FINISH FLOOR ELEVATION	TOW	TOWEL DISPENSER
FH	FIRE HYDRANT	TD	TOWEL DISPENSER AND WASTE
FHC	FIRE HOSE CABINET	TEL	TELEPHONE
FIO	FURNISHED AND INSTALLED BY OWNER	TEMP	TEMPERED
		TER	TERRAZZO
FIN	FINISH	THK	THICK
FLASH	FLASHING	THRES	THRESHOLD
FLR	FLOOR	TOC	TOP OF CURB
FLUOR	FLUORESCENT	TOP	TOP OF PLATE
FOC	FACE OF CONCRETE	TOS	TOP OF STEEL
FOF	FACE OF FINISH	TOW	TOP OF WALL
FITC	FURNISHED BY TENANT	TP	TOP OF PAVEMENT
	/ INSTALLED BY CONTRACTOR	TPD	TOILET PAPER DISPENSER
FIT	FURNISHED BY TENANT	TPART	TOILET PARTITION
	/ INSTALLED BY TENANT	TV	TELEVISION
		TYP	TYPICAL
POM	FACE OF MASONRY	UC	UNDERCABINET
FOS	FACE OF STUDS	UNF	UNFINISHED
FFRP	FIREPROOF	UNF	UNFINISHED
FRP	FIBERGLASS REINFORCED PLASTIC	UCN	UNLESS OTHERWISE NOTED
		UR	URINAL
FS	FULL SIZE / FLOOR SINK		
FT	FOOT / FEET	VIF	VERIFY IN FIELD
FIC	FOOTING		
FURR	FURRING	WNDW	WINDOW
FUT	FUTURE		

**GENERAL:**

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ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND 2021 INTERNATIONAL BUILDING CODE (IBC) 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 PLANS ARE TO FACE OF FRAMING OR CONCRETE, OR TO THE CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
  - CHECK DETAILS FOR LOCATIONS OF ALL ITEMS NOT DIMENSIONED ON THE PLANS.
  - DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4 1/2" FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS, UNLESS NOTED OTHERWISE.

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

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

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

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

**SOILS:**

UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1,500 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 1,500 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE. FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE OF WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

**CLEARING & GRADING (I.E.S.C. MEASURES):**

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, INTERNATIONAL 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 LOCAL 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 R401.3**

**CRAWL SPACE:**

UNDER FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS THROUGH EXTERIOR OR FOUNDATION WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER. **IRC R408.** THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES.

THROUGH FLOOR ACCESS SHALL BE A MINIMUM OF 18 X 24 INCHES. **IRC R408.3.**

PROVIDE 18" MINIMUM CRAWL SPACE UNDER WOOD JOIST AND A 12" MINIMUM CRAWL SPACE UNDER WOOD GIRDETS. **IRC R319.**

A GROUND COVER VAPOR BARRIER OF MIN 6 MIL (0.006") POLYETHYLENE (OR EQUIVALENT) SHALL BE INSTALLED IN ALL CRAWL SPACES, JOINTS LAPPED 12". EXTEND UP FOUNDATION WALL AND SECURED TO SILL PLATE WHEREVER PRACTICAL. ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 8" OF SOILS SHALL BE PRESSURE TREATED WOOD IN COMPLIANCE WITH **IRC R319.3.**

ALL METAL FRAMING CONNECTORS AND FASTENERS USED WITH PRESSURE TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE TREATED MATERIAL. **IRC R319.3.**

SEE INSULATION REQUIREMENTS FOR FLOORS AND WALLS IN THE **ENERGY** SECTION TO FOLLOW.

**POOLS:**

WHERE APPLICABLE, OUTDOOR POOLS SHALL BE PROVIDED WITH A MIN 48" HIGH BARRIER WHICH ALLOWS MAX 4" SPHERES TO PASS THROUGH. SWING GATE OUTWARDS FROM POOL. IF LATCHED IS LESS THAN 54" HIGH IT MUST BE ON THE POOL SIDE & MIN 3" BELOW TOP OF GATE. **IRC AG105.2.**

**FIREPLACES:**

MASONRY FIREPLACES, BARBECUES, SMOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE IN ACCORDANCE WITH **IRC CHAPTER 10** AND **VIAQ 402.3.**

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

FACTORY-BUILT FIREPLACES SHALL BE VENTED IN ACCORDANCE WITH **IRC G2425** AND **VIAQ 402.3.**

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

**GARAGES:**

DOORS BETWEEN GARAGE AND DWELLING SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK. THERE SHALL BE NO OPENINGS BETWEEN GARAGE AND ROOMS USED FOR SLEEPING PURPOSES. **IRC R309.1**

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA. OPENINGS IN THESE WALLS SHALL BE REGULATED BY SECTION **R309.1**. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. **IRC R309.2.**

GARAGE FLOOR SHALL BE SMOOTH TROWELED CONCRETE AND SLOPE TOWARD THE VEHICLE DOORWAY OR A FLOOR DRAIN. GARAGE SLAB SHALL RECEIVE CONCRETE SEALER.

GAS FIRED HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE THE FLOOR AND WITH PILOTS AND BURNERS AT LEAST 18" ABOVE THE FLOOR LEVEL. **IRC G2408.3 & IRC G2408.3.**

APPLIANCES LOCATED WITHIN GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES. **IRC M1307.3.1.**

DUCT PENETRATIONS THROUGH THE GARAGE AND OCCUPIED AREAS SHALL BE MINIMUM 26 GA. STEEL IN ACCORDANCE WITH **IRC R309.1.1.**

**CEILING HEIGHTS:**

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 AND IN FRONT OF THE FIXTURES. **IRC R305.**

**ROOFING:**

APPLY ROOFING IN ACCORDANCE WITH **IRC R905.**

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

**ATTIC:**

PROVIDE ATTIC VENTILATION USING CONTINUOUS RIDGE VENT AND VENTED BIRDBLOCKING. AT CLOSED SOFFITS PROVIDE CONTINUOUS 2 1/4" VENT SLOT. **(SEE DETAIL 10.D1)** THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF 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. **IRC R804.**

DRAFT STOPS, WHERE REQUIRED, SHALL BE INSTALLED PER **IRC R502.12.**

PROVIDE READILY ACCESSIBLE ATTIC ACCESS, MINIMUM 22" X 30" WITH MINIMUM 30" UNOBSTRUCTED HEADROOM IN ATTIC. **IRC R807.1.**

SEE INSULATION REQUIREMENTS FOR ROOFS AND CEILINGS IN THE **ENERGY** SECTION BELOW.

**GLAZING:**

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

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. **IRC R308.4.**

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

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:**

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 FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. ALL EMERGENCY ESCAPE OPENINGS SHALL FULLY COMPLY WITH **IRC R310.**

PROVIDE MEANS OF EGRESS IN ACCORDANCE WITH **IRC R311.** EVERY EXTERIOR EXIT DOOR SHALL HAVE A LANDING ON EACH SIDE. MAXIMUM STEP AT THRESHOLD SHALL BE 1 1/2". **IRC R311.4.3.**

**FIRE PROTECTION:**

PROVIDE SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A CENTRAL LOCATIONS IN CORRIDOR OR AREA ACCESSING SLEEPING AREA 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. **IC R313.**

SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH **NFPA 72 & IC R313.** ALL ALARM DEVICES SHALL BE INTERCONNECTED PER **IC R313.1.**

AUTOMATIC FIRE SPRINKLERS SHALL BE PROVIDED IN ACCORDANCE WITH **NFPA** AND LOCAL FIRE DEPARTMENT REQUIREMENTS.

INSTALL FIRE BLOCKING PER **IC R602.8.**

INSTALL DRAFTSTOPPING PER **IRC R502.12.**

**STAIRS:**

THE MINIMUM WIDTH FOR STAIRS SHALL BE 36". **IRC R311.5.1.**

THE MINIMUM HEADROOM FOR STAIRS SHALL BE 6'-8" MEASURED VERTICALLY FROM A PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. **IRC R311.5.2.**

THE MINIMUM TREAD DEPTH SHALL BE 10" AND THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". **IRC R311.5.3.**

CIRCULAR AND SPIRAL STAIRWAYS SHALL COMPLY WITH **IRC R311.5.8.**

HANDRAIL SHALL BE INSTALLED TO COMPLY WITH **IRC R311.5.6.**

INSTALL FIRE BLOCKING BETWEEN STAIR STRINGERS, COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 1/2" GYPSUM BOARD. **IRC R602.8.**

GUARDRAILS: ANY WALKING SURFACE 30" OR MORE ABOVE GRADE OR ADJACENT SURFACE SHALL HAVE GUARDRAIL NOT LESS THAN 36" HIGH AND DESIGNED TO PREVENT A SPHERE LARGER THAN 4" IN DIAMETER TO PASS THROUGH. **IRC R312.**

**BATHROOMS:**

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STUDS.

HINGED SHOWER DOORS SHALL OPEN OUTWARD.

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 40 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING. **IRC R308.4.**

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

WATER CLOSETS SHALL HAVE MIN. 30" CLEAR WIDTH AND MIN. 21" FRONT CLEARANCE. **IRC R307.1.**

SEE **ENERGY** SECTION BELOW FOR WATER FLOW REQUIREMENTS.

**GAS APPLIANCES:**

HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING 70°F AT 3 FEET ABOVE FLOOR IN HABITABLE ROOMS WHEN OUTSIDE TEMP. IS AS SHOWN IN **SECTION 302 W5C.**

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

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM PER **IRC G3407.**

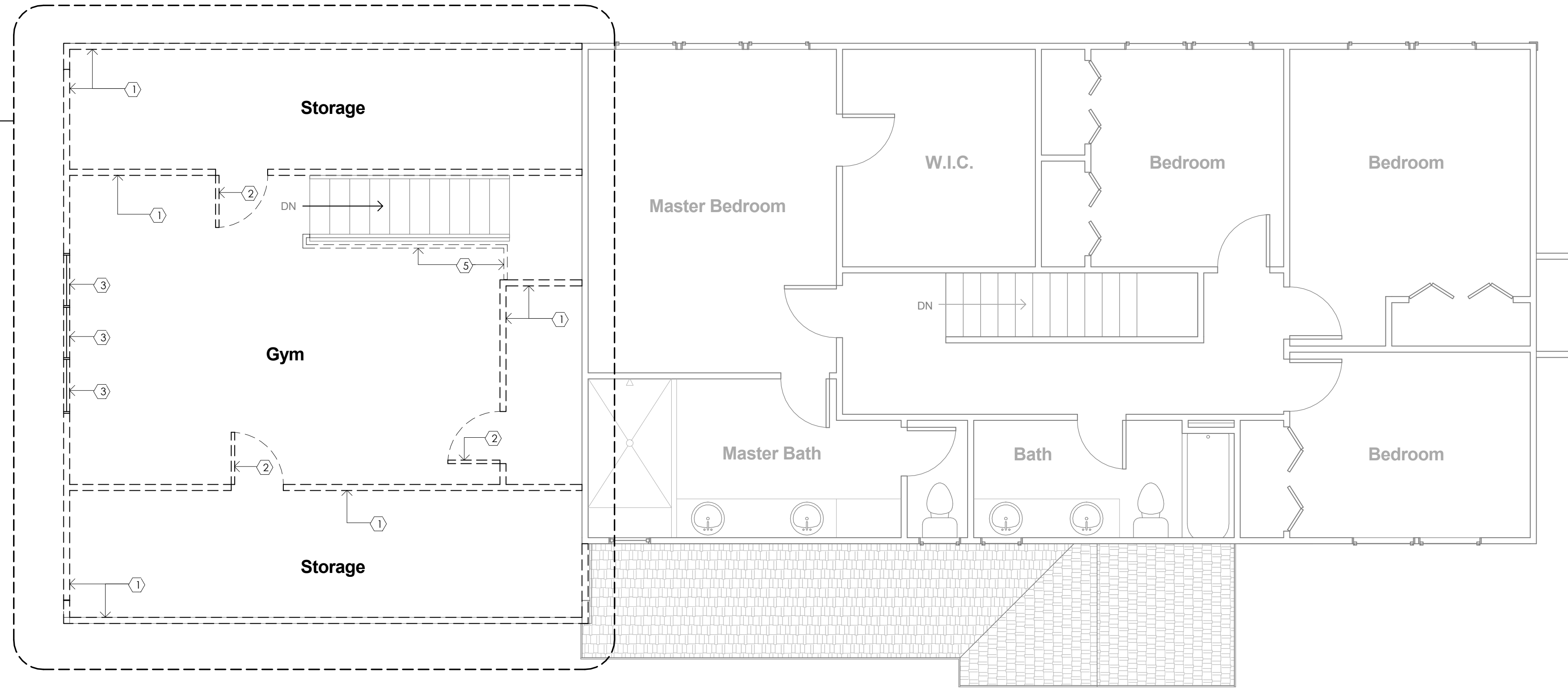
PROVIDE READILY ACCESSIBLE AUTOMATIC OR MANUAL SHUT-OFF SWITCH & THERMOSTAT. PROVIDE AT LEAST ONE THERMOSTAT FOR REGULATING SPACE TEMPERATURES FOR EACH HEATING/COOLING UNIT.

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

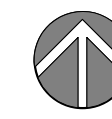
PROVIDE CLEARANCE FROM COMBUSTIBLE MATERIALS PER **IRC G2408.5.**

SEE **GARAGE**

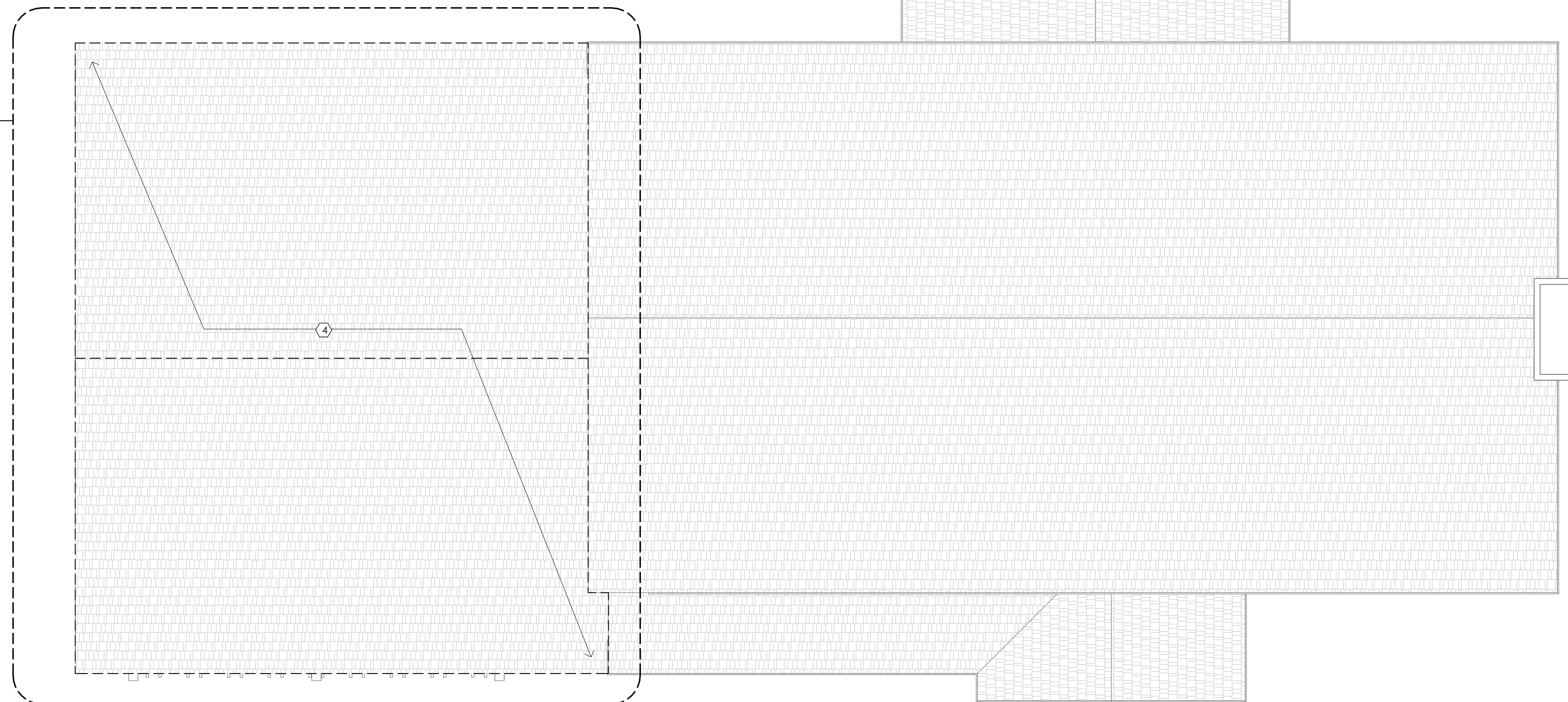
AREA OF WORK UNDER THIS PERMIT



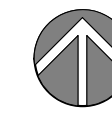
1 UPPER FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



AREA OF WORK UNDER THIS PERMIT



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



**GENERAL DEMOLITION NOTES**

- 1. EXISTING CONSTRUCTION TO REMAIN SHOWN HALF TONED.
- 2. EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN FULL TONED DASHED.

**KEYNOTES**

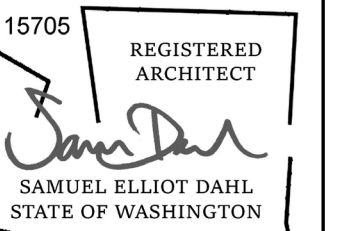
- ① REMOVE EXISTING WALL. PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED.
- ② REMOVE EXISTING DOOR, FRAME, AND HARDWARE. SALVAGE FOR REUSE.
- ③ REMOVE EXISTING WINDOW OR CASED OPENING. PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED.
- ④ REMOVE EXISTING ROOF. PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED.
- ⑤ REMOVE EXISTING RAILING. PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED.

DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**

7340 ISLAND CREST WAY  
MERCER ISLAND, WA 98040  
PARCEL#: 302405-9150

**DEMOLITION PLANS**



**nimble design**

34142 SE 43<sup>RD</sup> STREET, FALL CITY, WA 98024  
PH: 425-281-18924 EMAIL: samuel.dahl@gmail.com

DRAWING NUMBER:

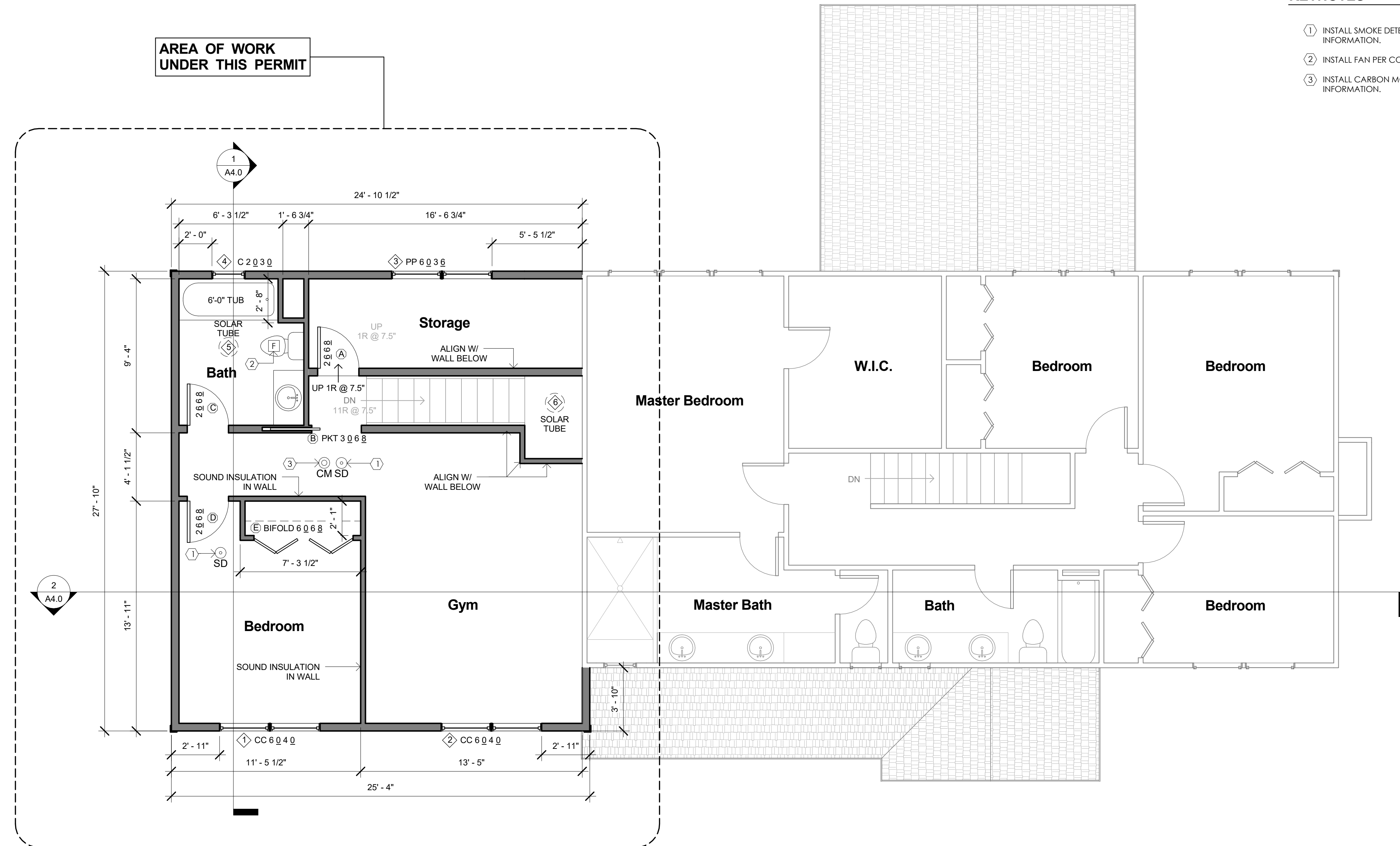
**A2.0**

**GENERAL FLOOR PLAN NOTES**

1. EXISTING CONSTRUCTION TO REMAIN SHOWN HALF TONED.
2. NEW CONSTRUCTION SHOWN FULL TONE AND SHADED.

**KEYNOTES**

- ① INSTALL SMOKE DETECTOR PER CODE. SEE A1.1 FOR ADDITIONAL CODE INFORMATION.
- ② INSTALL FAN PER CODE. SEE A1.1 FOR ADDITIONAL CODE INFORMATION.
- ③ INSTALL CARBON MONOXIDE DETECTOR. SEE A1.1 FOR ADDITIONAL CODE INFORMATION.



1 UPPER FLOOR PLAN  
1/4" = 1'-0"

WINDOW SCHEDULE							
MARK	WINDOW SIZE W X H	OPERATION	MATERIAL	MFGR	GLAZING	U-VALUE	NOTES
1	6'-0" X 4'-0"	CASEMENT, CASEMENT	WOOD	MATCH EXISTING	LOW E, CLEAR	0.30 MAX.	SAFETY GLASS, EGRESS
2	6'-0" X 4'-0"	CASEMENT, CASEMENT	WOOD	MATCH EXISTING	LOW E, CLEAR	0.30 MAX.	SAFETY GLASS
3	6'-0" X 3'-6"	PICTURE, PICTURE	WOOD	MATCH EXISTING	LOW E, CLEAR	0.30 MAX.	SAFETY GLASS,
4	2'-0" X 3'-0"	CASEMENT	WOOD	MATCH EXISTING	LOW E, CLEAR	0.30 MAX.	SAFETY GLASS
5	14" DIAMETER	SKYLIGHT	METAL	SOLATUBE	LOW E, CLEAR	0.50 MAX.	SAFETY GLASS
6	14" DIAMETER	SKYLIGHT	METAL	SOLATUBE	LOW E, CLEAR	0.50 MAX.	SAFETY GLASS

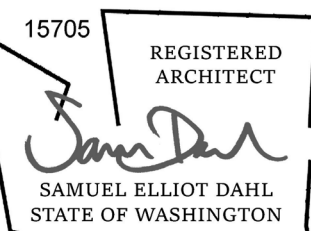
DOOR SCHEDULE							
MARK	WINDOW SIZE W X H	OPERATION	MATERIAL	MFGR	U-VALUE	NOTES	
A	2'-6" X 6'-8"	SWING	SC WOOD	MILGARD OR EQUAL	N/A		
B	3'-0" X 6'-8"	POCKET	SC WOOD	MILGARD OR EQUAL	N/A		
C	2'-6" X 6'-8"	SWING	SC WOOD	MILGARD OR EQUAL	N/A	PRIVACY LATCH	
D	2'-6" X 6'-8"	SWING	SC WOOD	MILGARD OR EQUAL	N/A	PRIVACY LATCH	
E	6'-0" X 6'-8"	BIFOLD	SC WOOD	MILGARD OR EQUAL	N/A		

DATE  
Author

**PARMENTER REMODEL**

7340 ISLAND CREST WAY  
MERCER ISLAND, WA 98040  
PARCEL#: 302405-9150

**UPPER FLOOR PLAN**

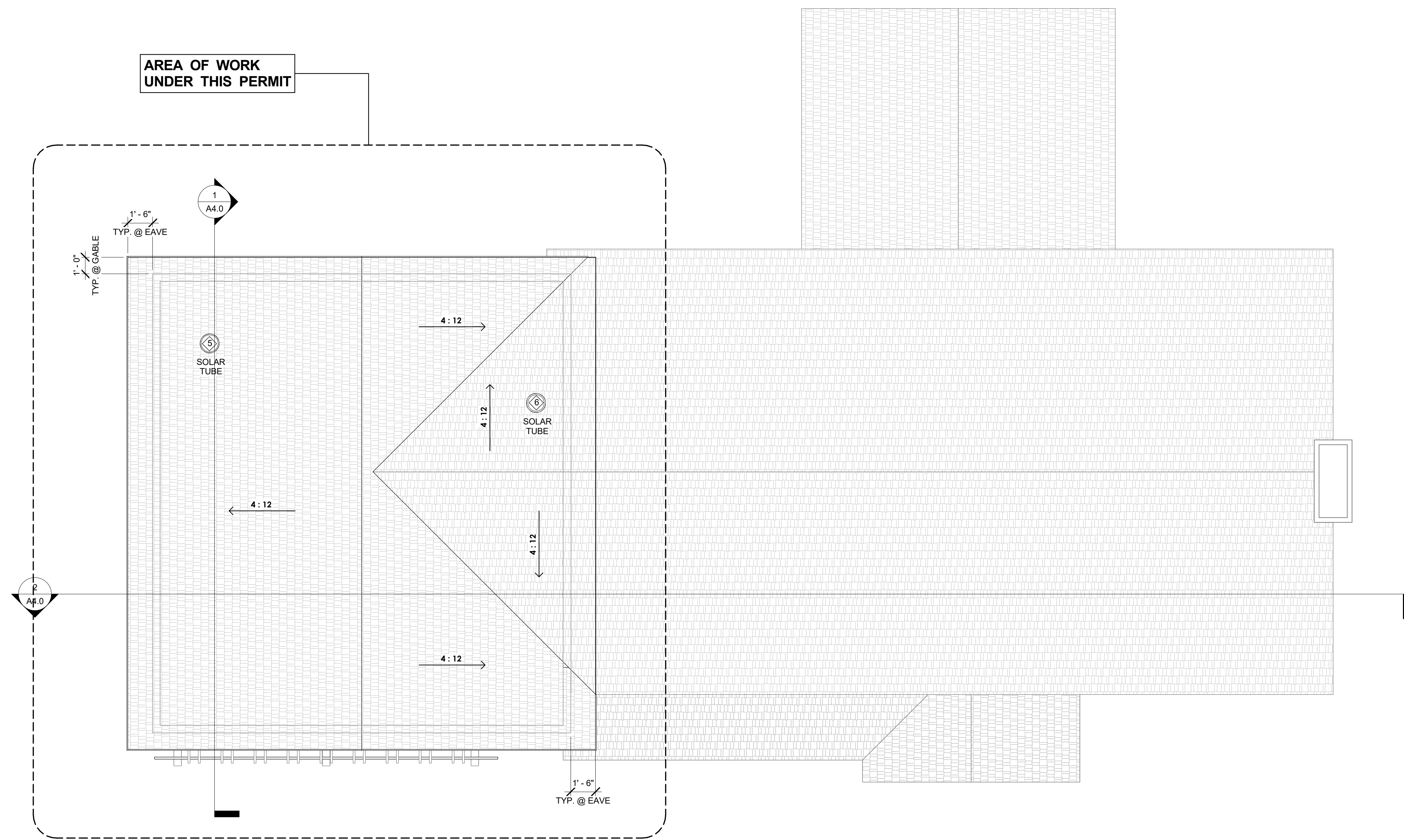


**nimble design**

34142 SE 43<sup>RD</sup> STREET, FALL CITY, WA 98024  
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DRAWING NUMBER:

**A2.1**



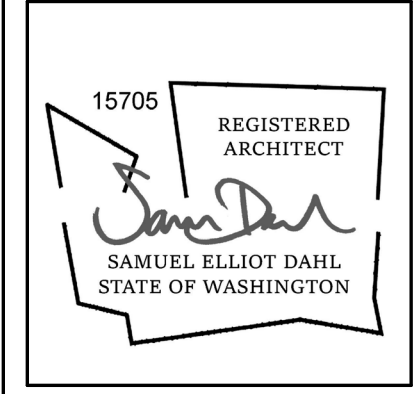
1 ROOF PLAN  
1/4" = 1'-0"

**GENERAL ROOF PLAN NOTES**

1. EXISTING CONSTRUCTION TO REMAIN SHOWN HALF TONED.
2. NEW CONSTRUCTION SHOWN FULL TONE AND SHADED.

DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**  
 7340 ISLAND CREST WAY  
 MERCER ISLAND, WA 98040  
 PARCEL#: 302405-9150  
**ROOF PLAN**



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 34142 SE 43<sup>RD</sup> STREET, FALL CITY, WA 98024  
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DRAWING NUMBER:  
**A2.2**

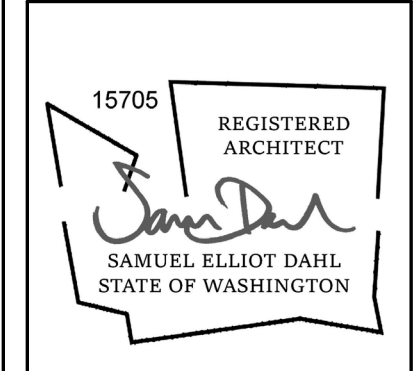


NO CHANGE TO MAIN FLOOR  
FOR REFERENCE ONLY

1 MAIN FLOOR PLAN  
1/4" = 1'-0"

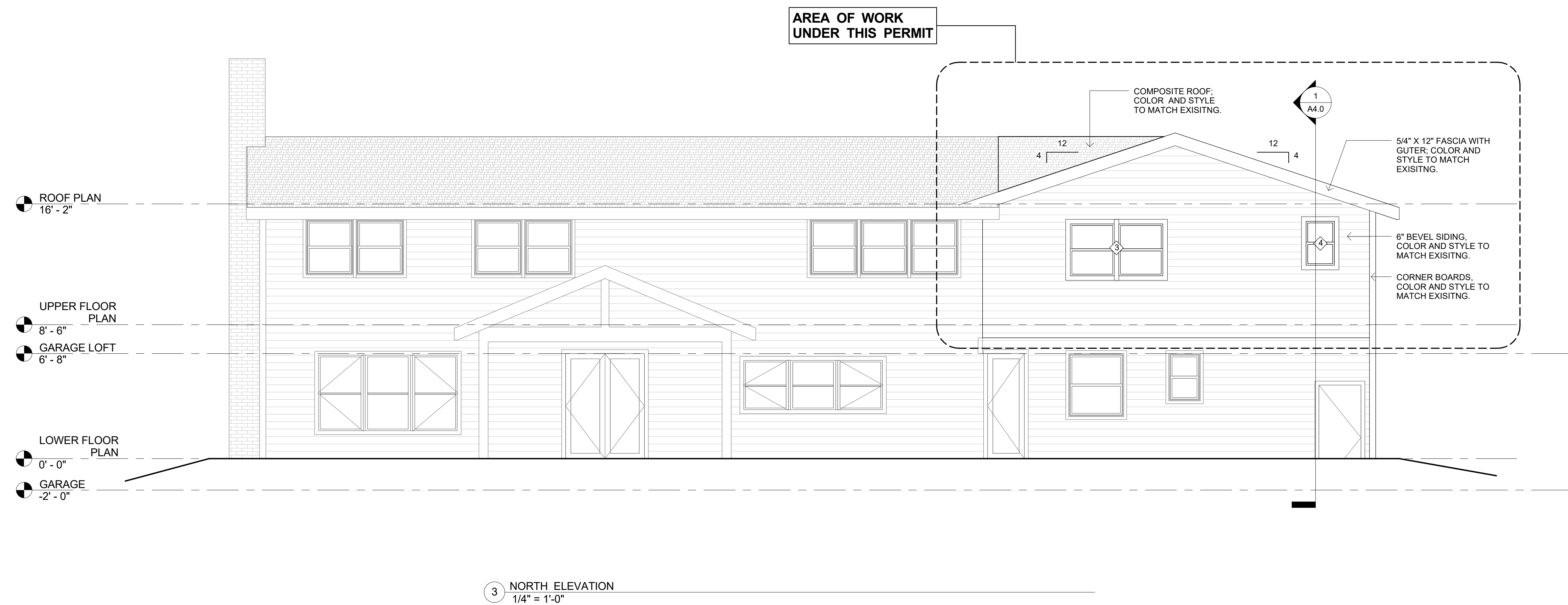
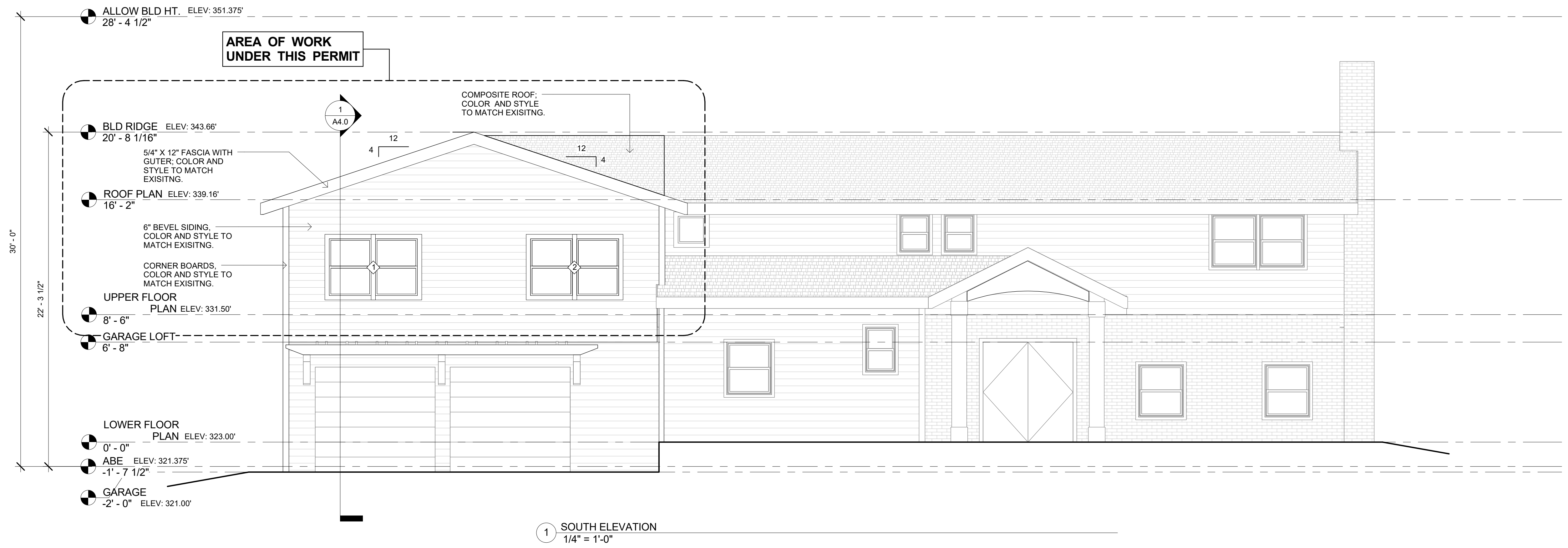
DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**  
 7340 ISLAND CREST WAY  
 MERCER ISLAND, WA 98040  
 PARCEL#: 302405-9150  
**MAIN FLOOR PLAN**



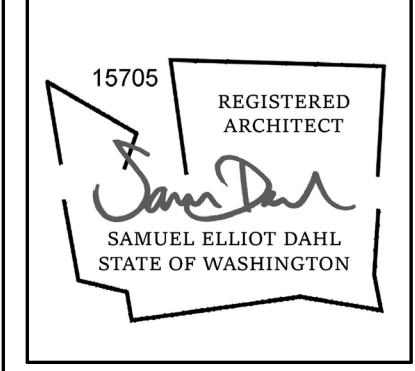
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 PH: 425-281-18924 EMAIL: samuel.dahl@gmail.com

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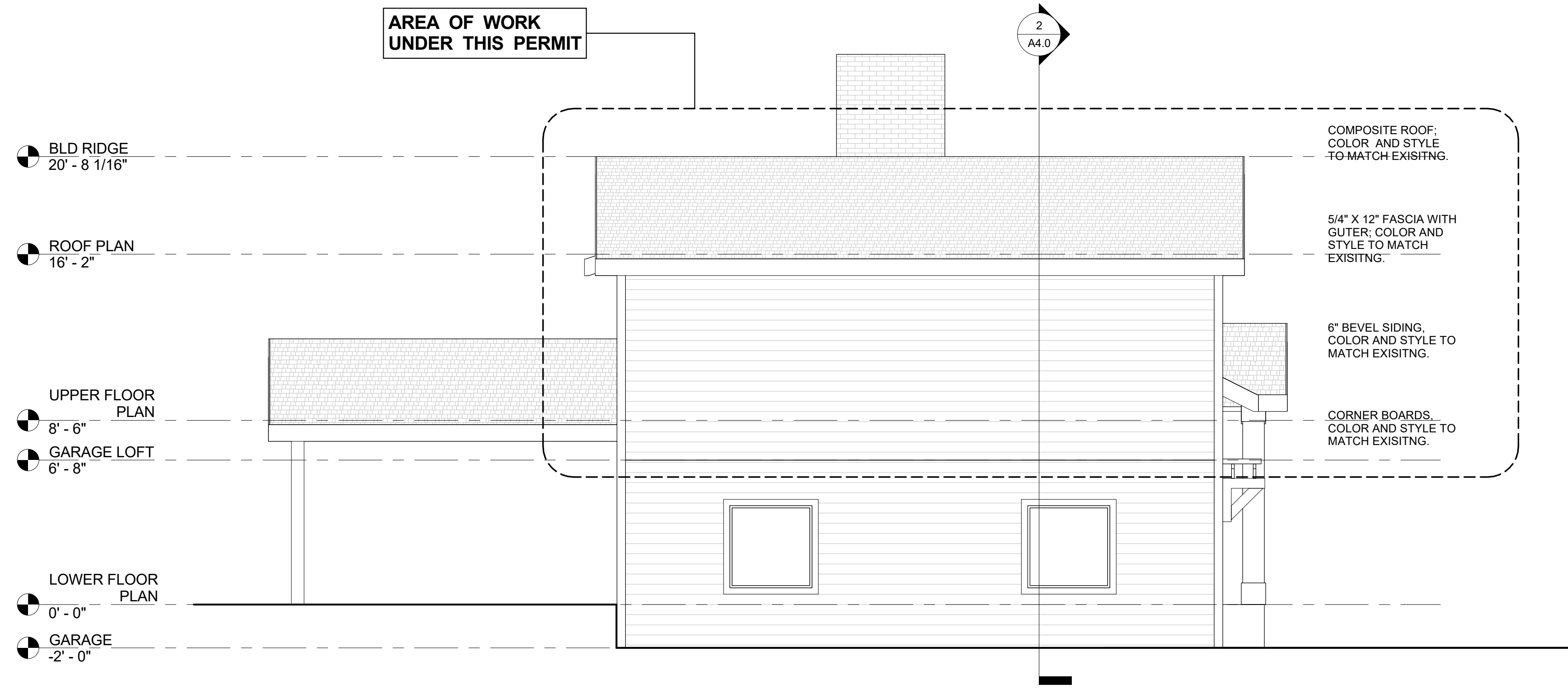
DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**  
 7340 ISLAND CREST WAY  
 MERCER ISLAND, WA 98040  
 PARCEL#: 302405-9150  
 ELEVATIONS

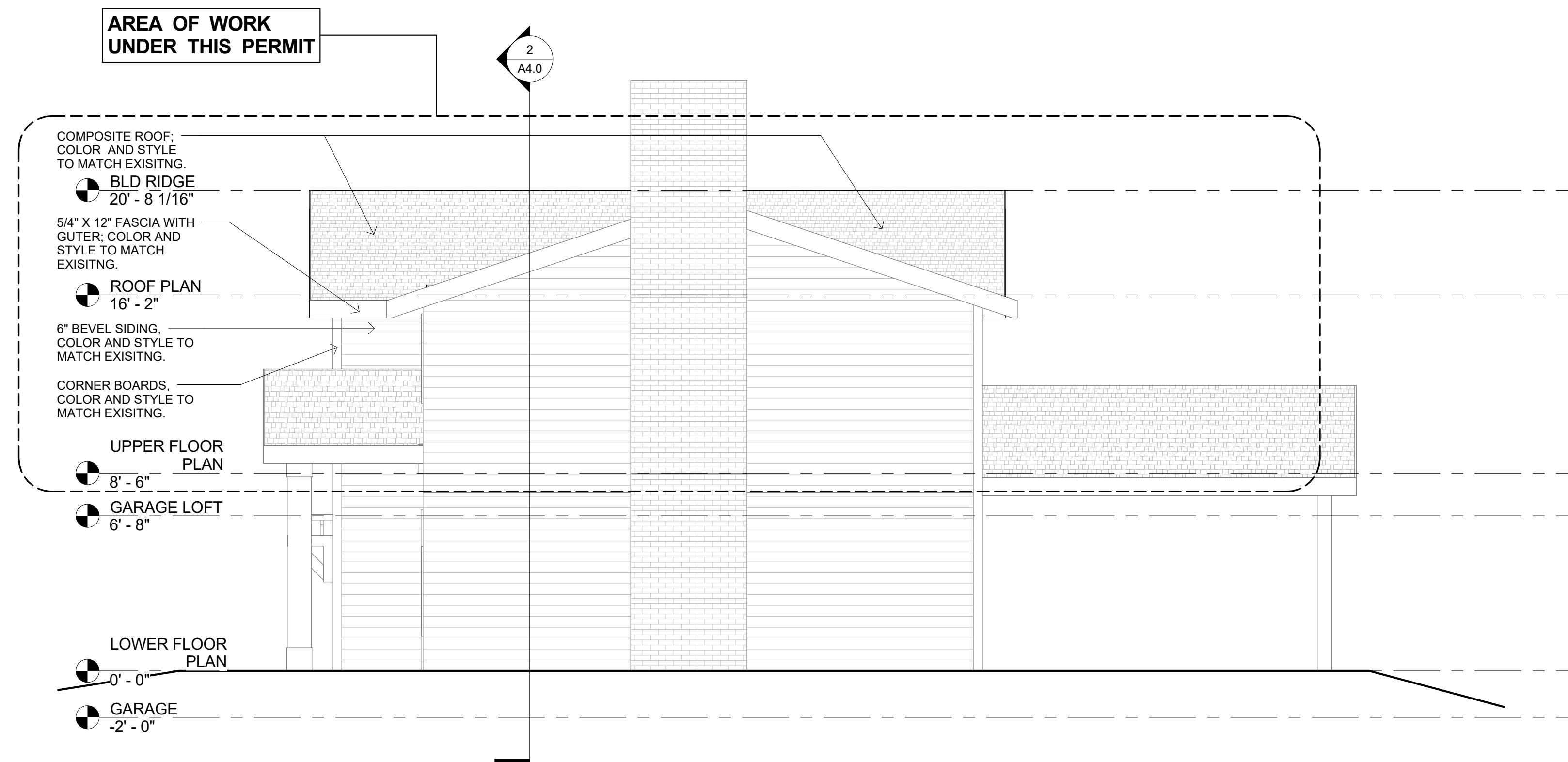


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 PH: 425-281-18924 EMAIL: samuel.dahl@gmail.com

DRAWING NUMBER:  
**A3.0**



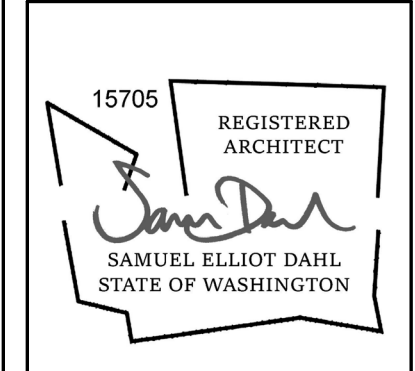
1 WEST ELEVATION  
1/4" = 1'-0"



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

DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**  
 7340 ISLAND CREST WAY  
 MERCER ISLAND, WA 98040  
 PARCEL#: 302405-9150  
 ELEVATIONS



**nimble design**  
 34142 SE 43<sup>RD</sup> STREET, FALL CITY, WA 98024  
 PH. 425-281-18924 EMAIL: samuel.dahl@gmail.com

DRAWING NUMBER:  
**A3.1**

ALLOW BLD HT.  
28' - 4 1/2"

BLD RIDGE  
20' - 8 1/16"

ROOF PLAN  
16' - 2"

UPPER FLOOR PLAN  
8' - 6"

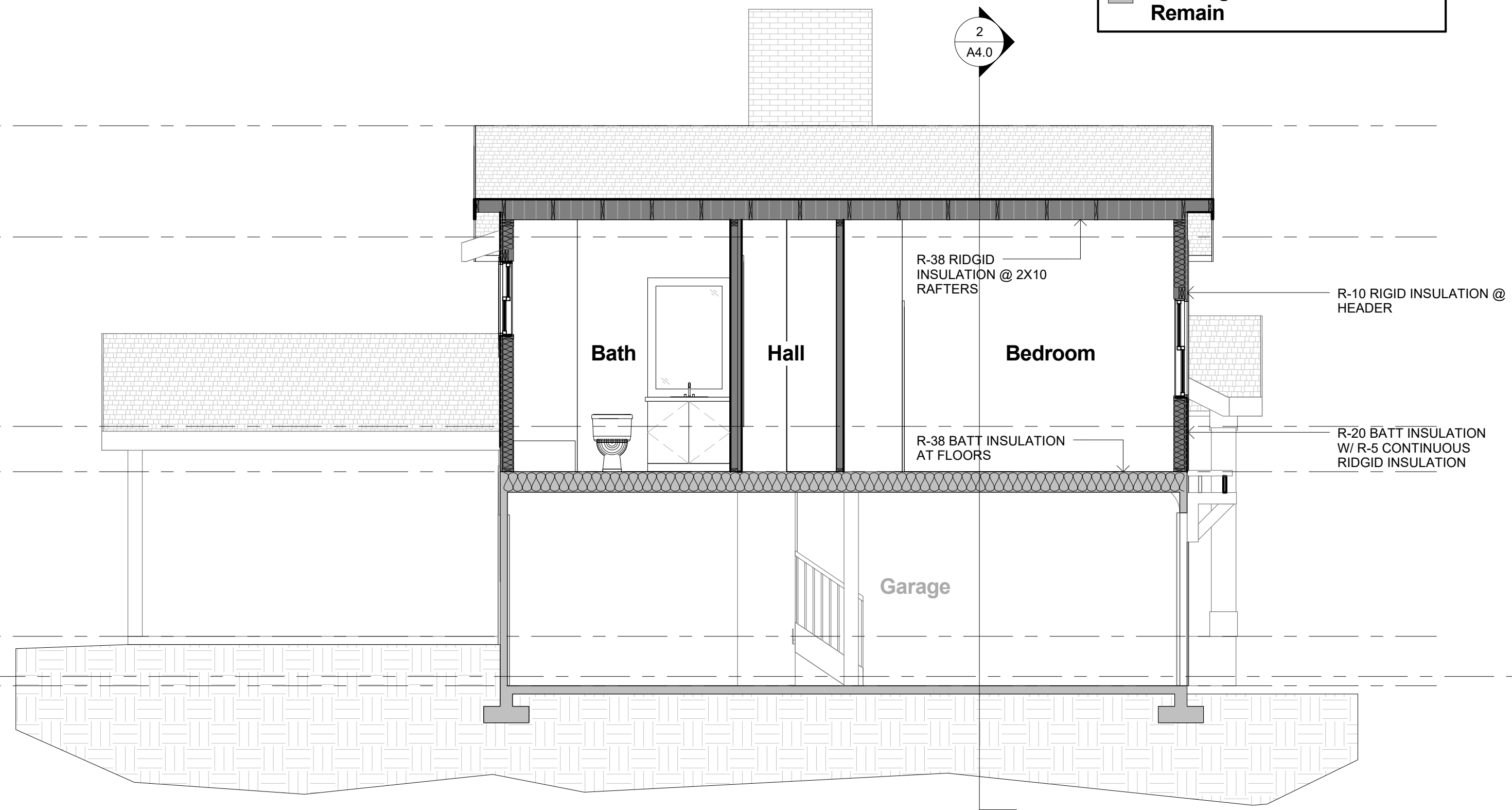
GARAGE LOFT  
6' - 8"

LOWER FLOOR PLAN  
0' - 0"

ABE  
-1' - 7 1/2"

GARAGE  
-2' - 0"

KEY	
	New Construction
	Existing Construction to Remain



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

BLD RIDGE  
20' - 8 1/16"

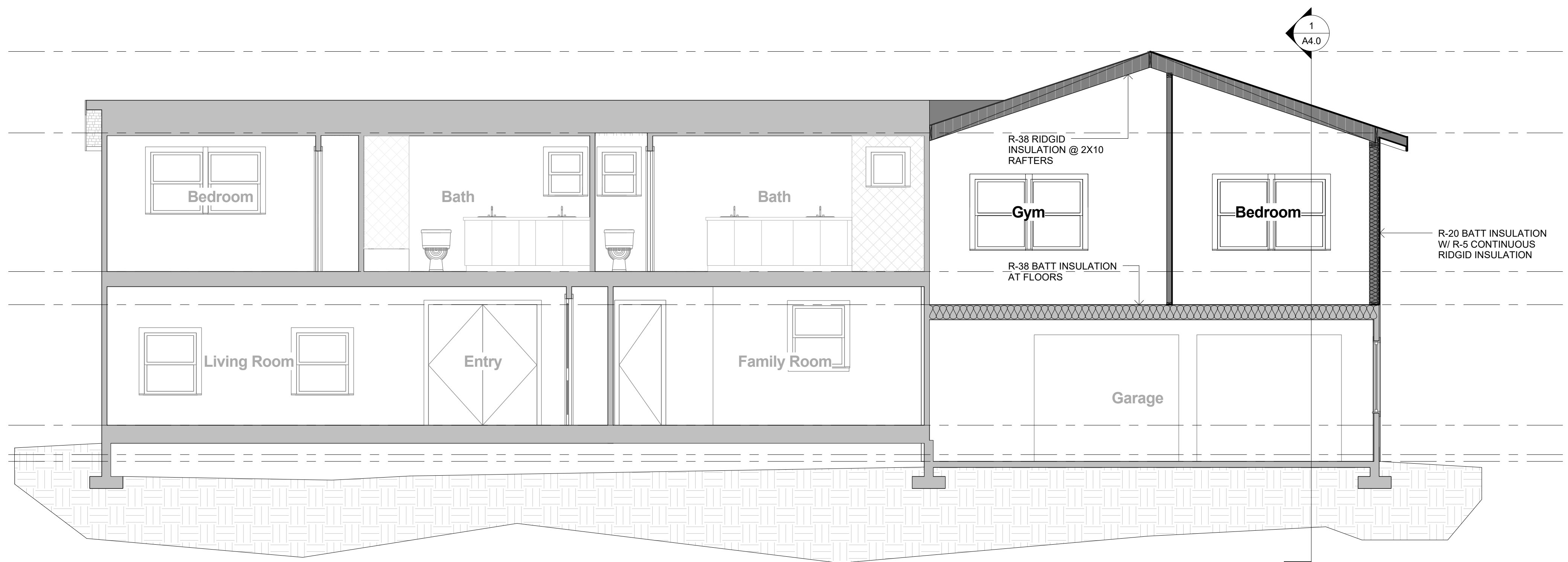
ROOF PLAN  
16' - 2"

UPPER FLOOR PLAN  
8' - 6"

GARAGE LOFT  
6' - 8"

LOWER FLOOR PLAN  
0' - 0"

ABE  
-1' - 7 1/2"



2 Section 2  
1/4" = 1'-0"

BY DESCRIPTION  
DATE Author

**PARMENTER REMODEL**

7340 ISLAND CREST WAY  
MERCER ISLAND, WA 98040  
PARCEL#: 302405-9150

SECTIONS

15705 REGISTERED ARCHITECT  
SAMUEL ELLIOT DAHL  
STATE OF WASHINGTON

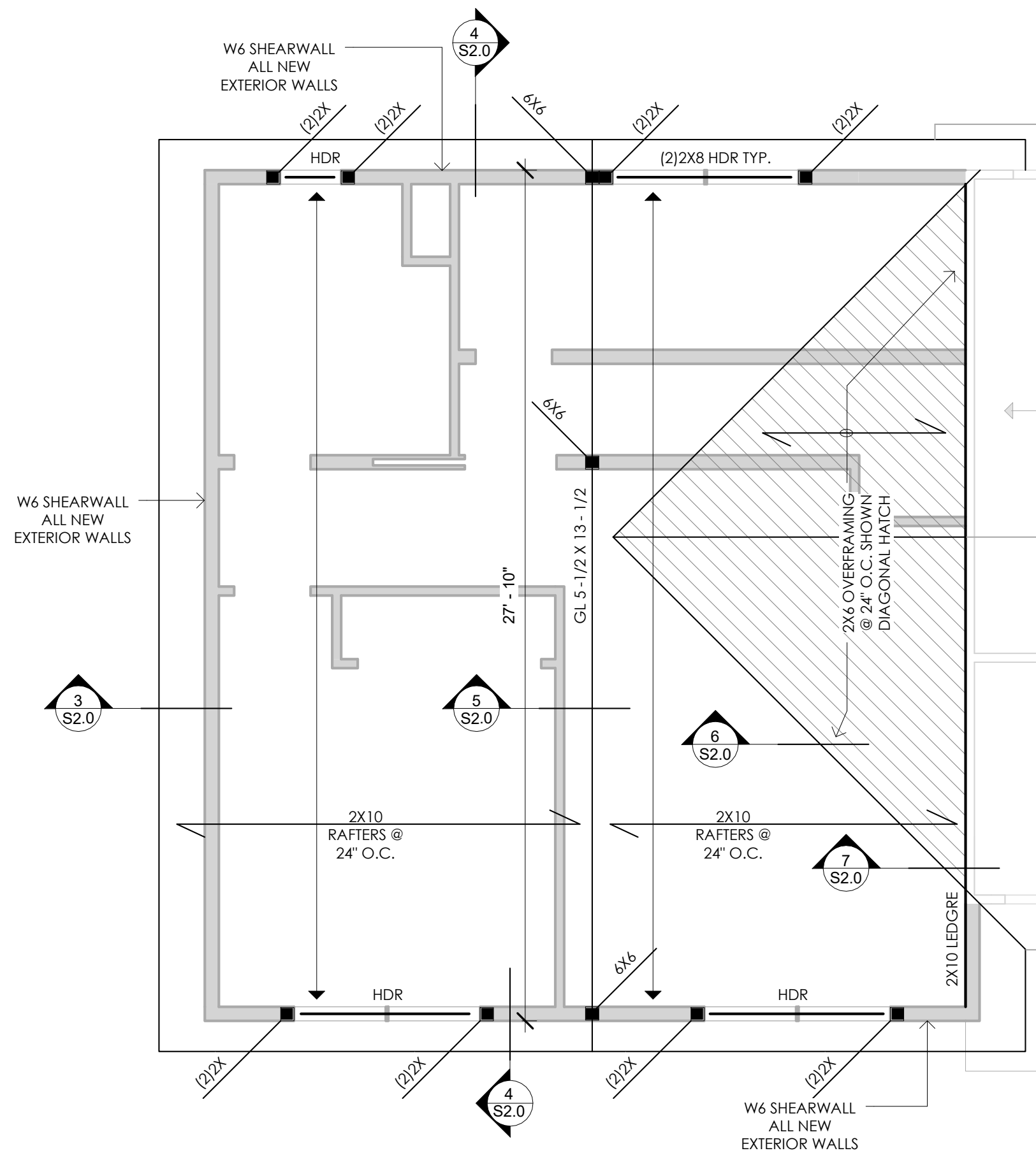
**nimble design**

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PH: 425-281-18924 EMAIL: samuel.dahl@gmail.com

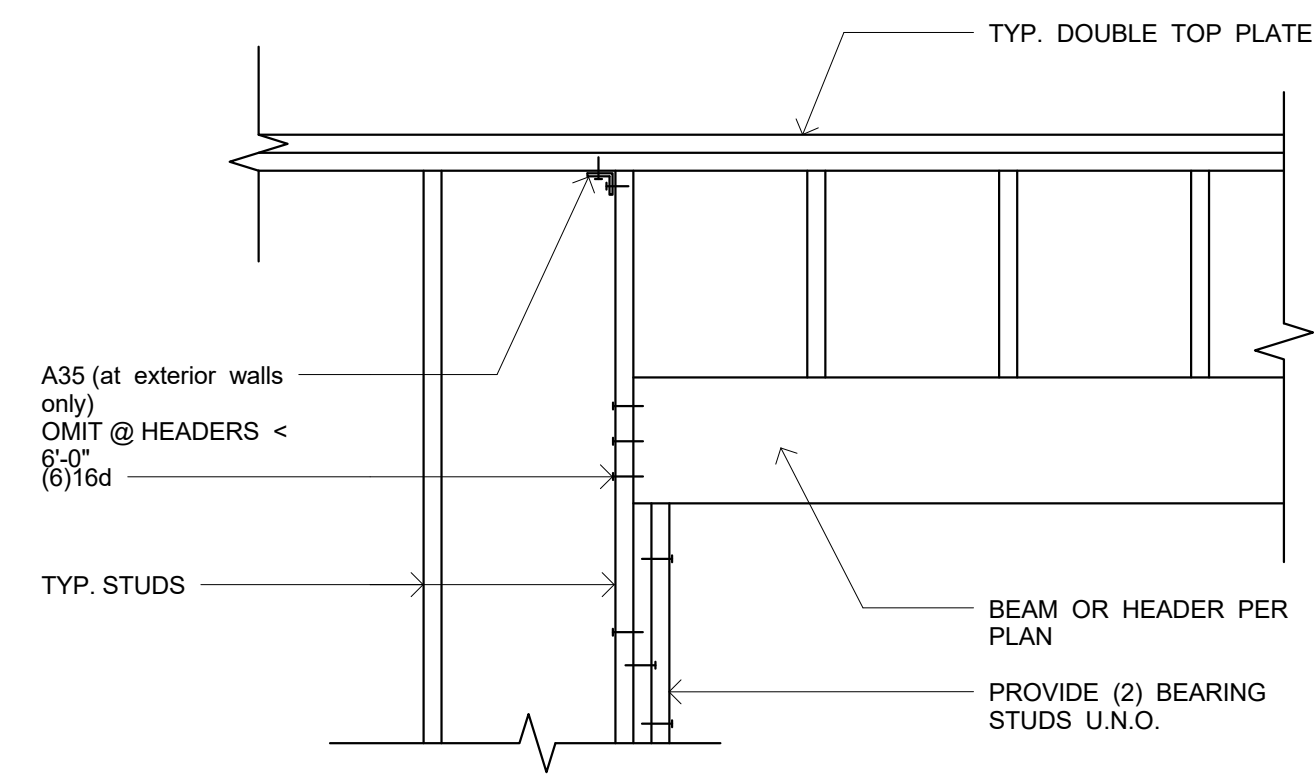
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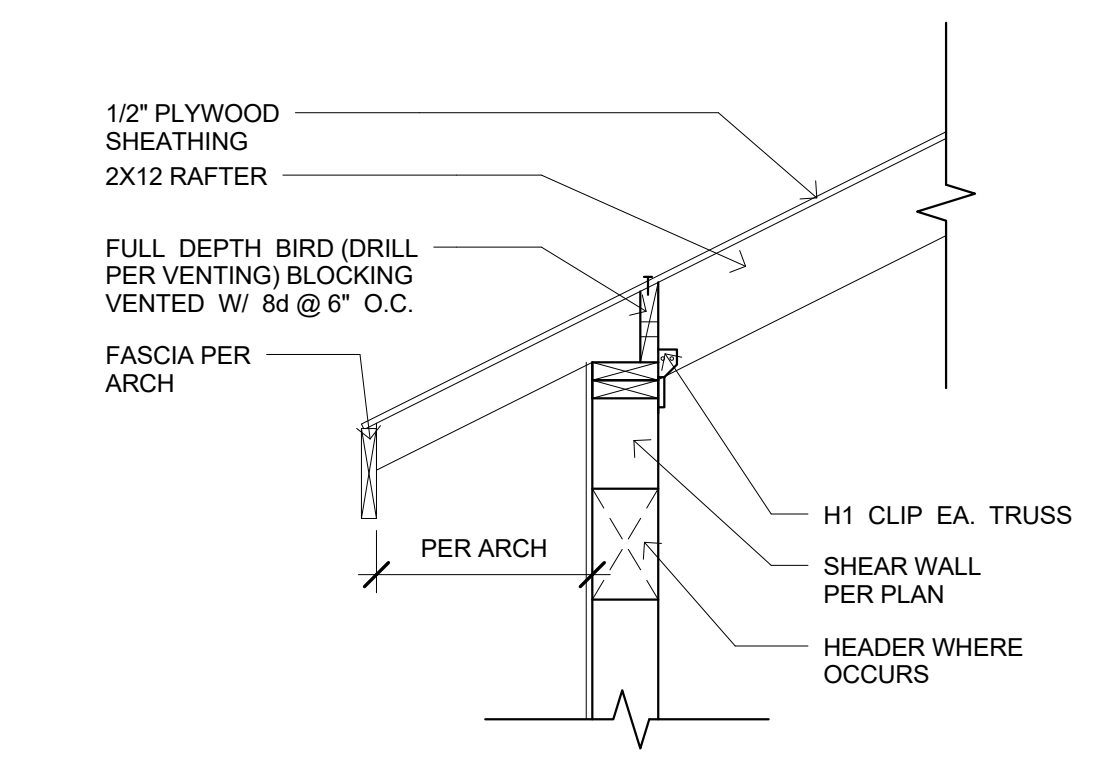




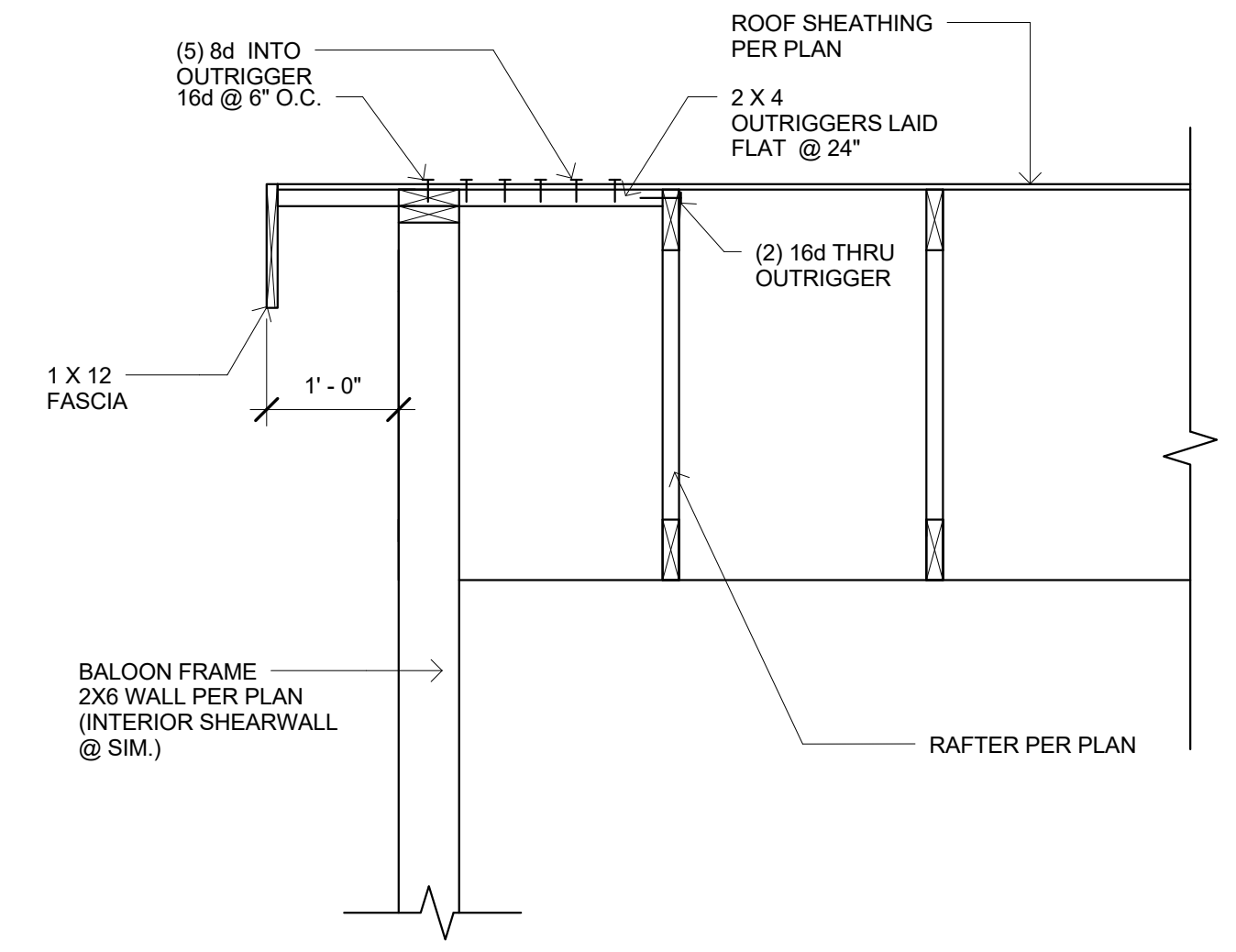
1 ROOF FRAMING PLAN  
1/4" = 1'-0"



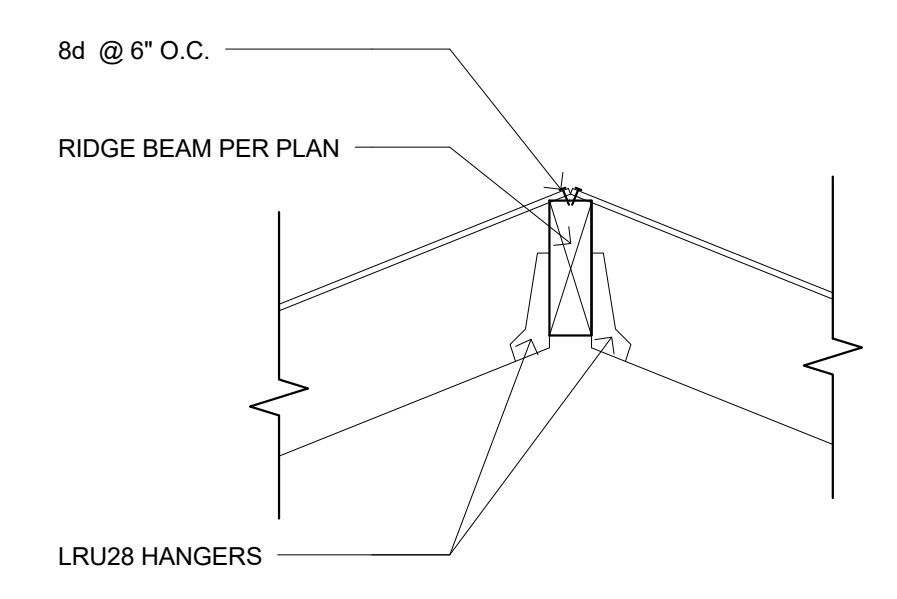
2 TYPICAL HEADER W/ 2 BEARING STUDS  
3/4" = 1'-0"



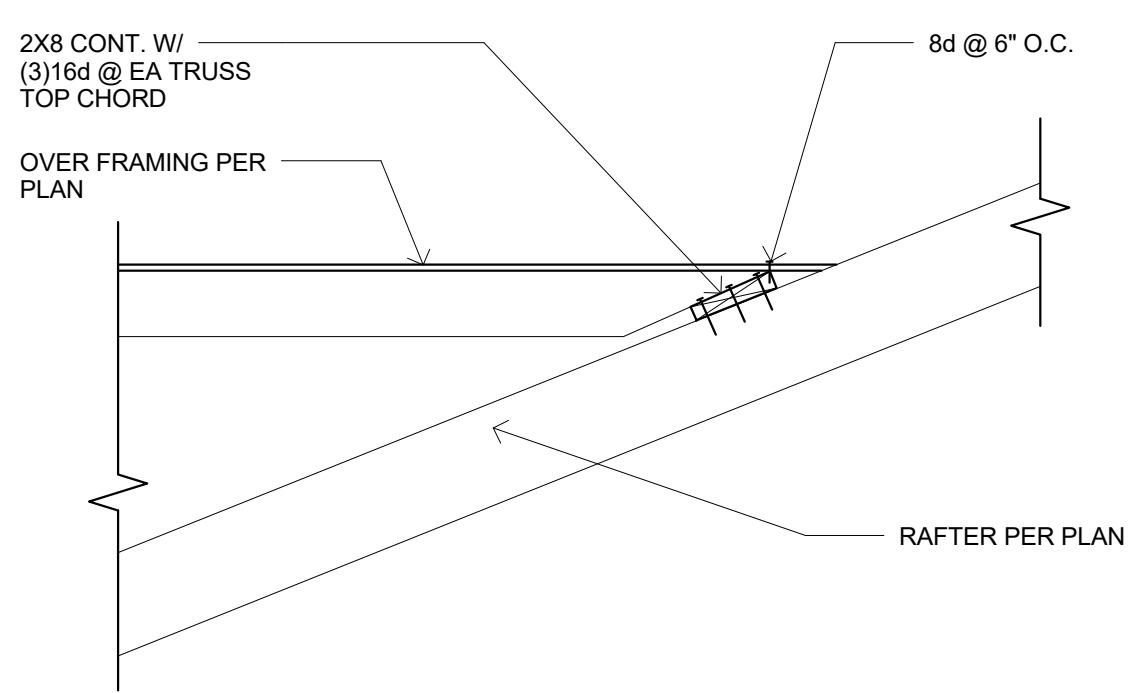
3 RAFTER CONNECTION  
3/4" = 1'-0"



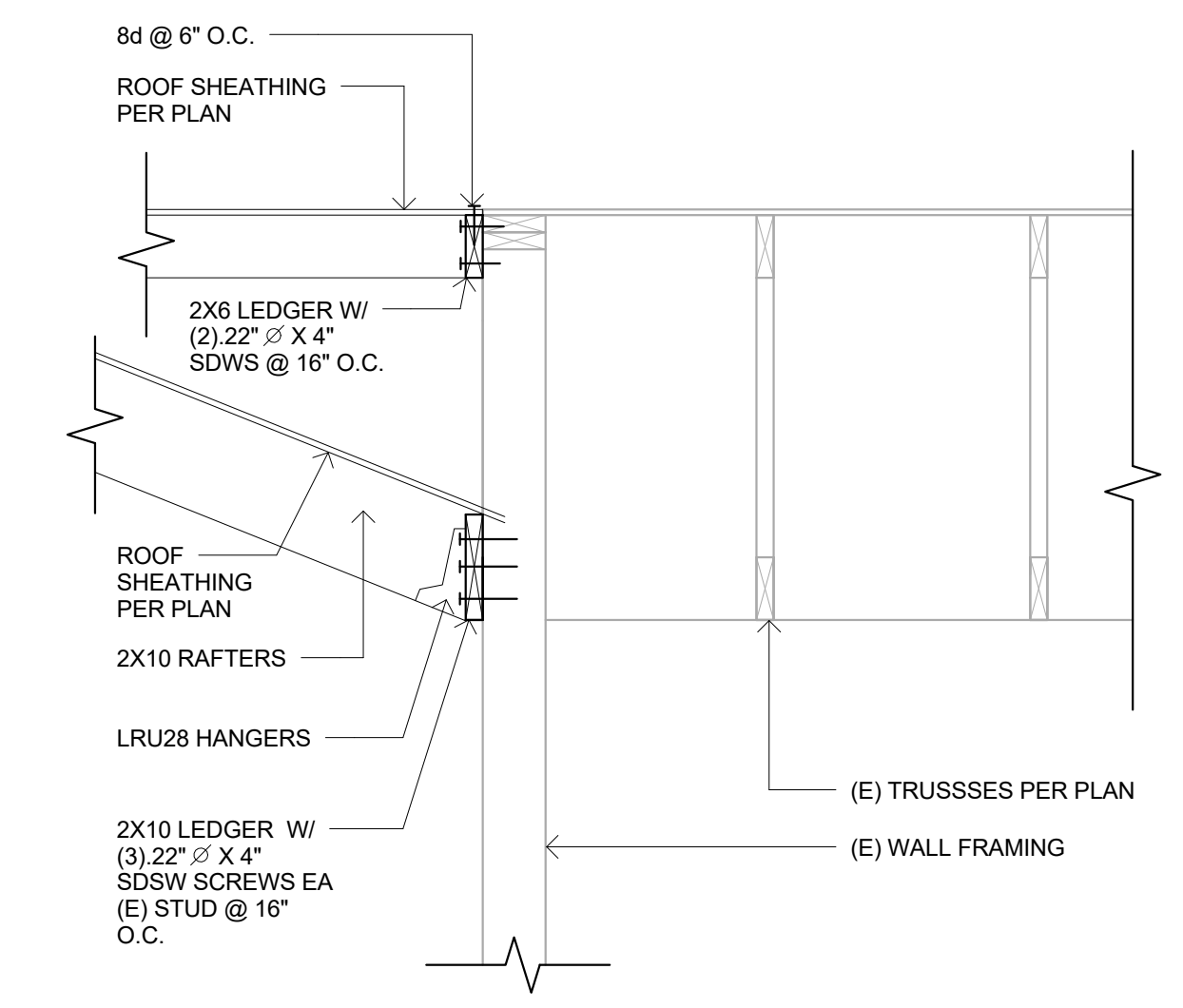
4 OUTRIGGER DETAIL  
3/4" = 1'-0"



5 RIDGE DETAIL  
3/4" = 1'-0"



6 OVERFRAMING DETAIL  
3/4" = 1'-0"



7 TRUSS TO RAFTER CONNECTION  
3/4" = 1'-0"

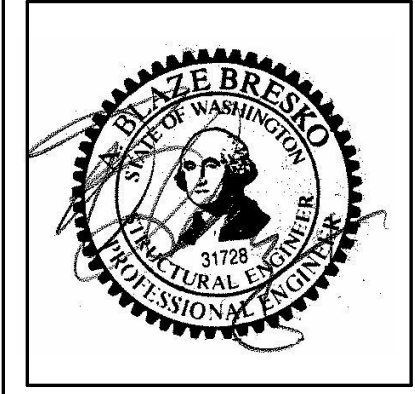
- LEGEND:**
- INDICATES FOOTING
  - INDICATES EXTENT OF FRAMING
  - INDICATES FRAMING DIRECTION
  - SW** INDICATES SHEAR WALL PER TYPICAL DETAIL
  - INDICATES BEAM SPAN
  - INDICATED POST SIZE AND LOCATION ABOVE
  - INDICATES HOLD DOWN PER TYPICAL HOLD DOWN DETAIL
  - INDICATED STRAP HOLD DOWN PER TYPICAL STRAP HOLD DOWN DETAIL
  - INDICATES STRUCTURAL HANGER

**ROOF FRAMING NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d @ 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. ROOF FRAMING SHALL BE 2X10 RAFTERS AT 24" O.C. SEE STRUCTURAL NOTES FOR DESIGN REQUIREMENTS.
4. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2X8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 3/5.0 FOR TYPICAL INSTALLATION.
5. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
6. W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
7. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
8. PROVIDE H1 HURRICANE TIE AT EACH TRUSS/RAFTER WHERE IT BEARS ON EXTERIOR WALL.
9. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GLJ) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
10. SPLICE ALL TOP PLATE SPLICES PER GENERAL STRUCTURAL NOTES.
11. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
12. SEE SHEARWALL AND HOLDOWN SCHEDULE ON SHEET A3.0.

DATE	BY	DESCRIPTION
Author		

**PARMENTER REMODEL**  
 7340 ISLAND CREST WAY  
 MERCER ISLAND, WA 98040  
 PARCEL#: 302405-9150  
**ROOF FRAMING PLAN**



**nimble design**  
 34142 SE 43<sup>RD</sup> STREET, FALL CITY, WA 98024  
 PH. 425-281-1824 EMAIL: samuel.d.hahn@gmail.com

DRAWING NUMBER:  
**S2.0**



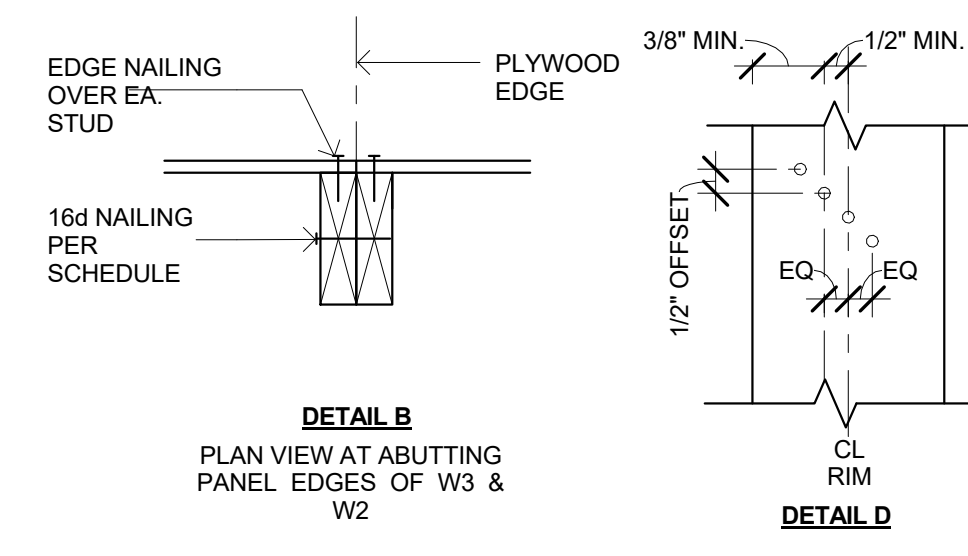
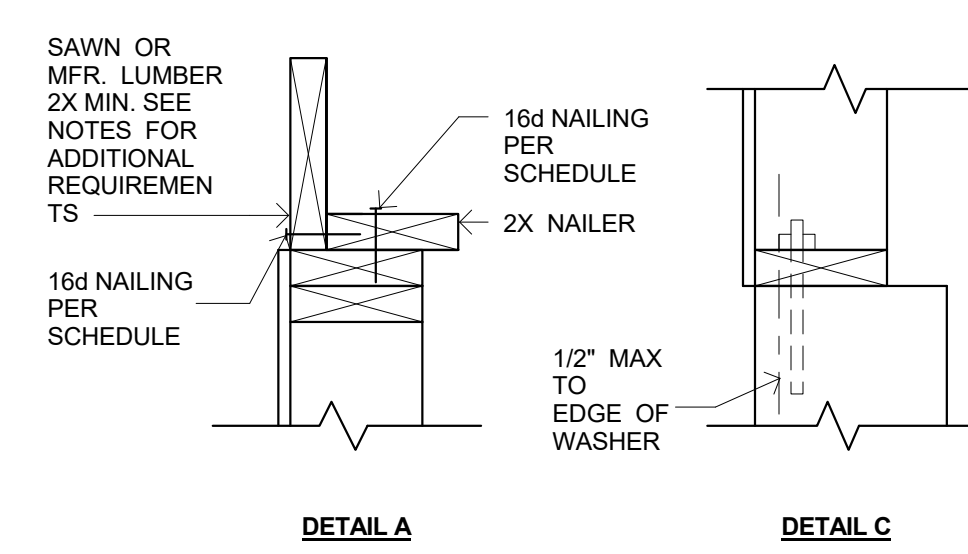
**LEGEND:**

- INDICATES FOOTING
- INDICATES EXTENT OF FRAMING
- INDICATES FRAMING DIRECTION
- SW** INDICATES SHEAR WALL PER TYPICAL DETAIL
- INDICATES BEAM SPAN
- INDICATED POST SIZE AND LOCATION ABOVE
- INDICATES HOLD DOWN PER TYPICAL HOLD DOWN DETAIL
- INDICATED STRAP HOLD DOWN PER TYPICAL STRAP HOLD DOWN DETAIL
- INDICATES STRUCTURAL HANGER

**FLOOR FRAMING PLAN NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2X8 OR 4X8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS.
4. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
5. W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
6. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
7. [X]CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. [X] INDICATES STRAP QUANTITY.
8. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, CL) SHALL BE INSTALLED W/ A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
9. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
10. SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES.
11. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
12. SEE SHEARWALL AND HOLDOWN SCHEDULE ON SHEET A3.1.

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



**2 SHEAR WALL SCHEDULE**  
1 1/2" = 1'-0"

SHEAR WALL TYPE	SHEAR WALL SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BOTTOM PLATE CONNECTION	
			IF TJI	IF WOOD ⑧	AT WOOD ⑩	AT CONCRETE
			W6	15/32" CDX PLYWOOD	8d @ 6" O.C.	16d @ 6" O.C.

- ① BLOCK PANEL EDGES WITH 2X MIN LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" OC
- ② 8d NAILS SHALL BE 0.131" X 2-1/2" (common) - 16d NAILS SHALL BE 0.135" X 3-1/2" (box)
- ③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TI TEN HD SCREW ANCHORS MY BE SUBSTITUTED FOR ANCHOR BOLTS SHALL HAVE 3" X 3" X 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ④ 3X STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3X STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ 2 STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
- ⑧ LTP4s (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35s AT CONTRACTORS OPTION.
- ⑨ A 2X NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL. A MAY BE SUBSTITUTED FOR A35s AT CONTRACTORS OPTION.
- ⑩ AT MULTITROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2". SEE DETAIL d.
- ⑪ PROVIDE (3) ROWS 16d @ 6" OC AT LVL RIMS.

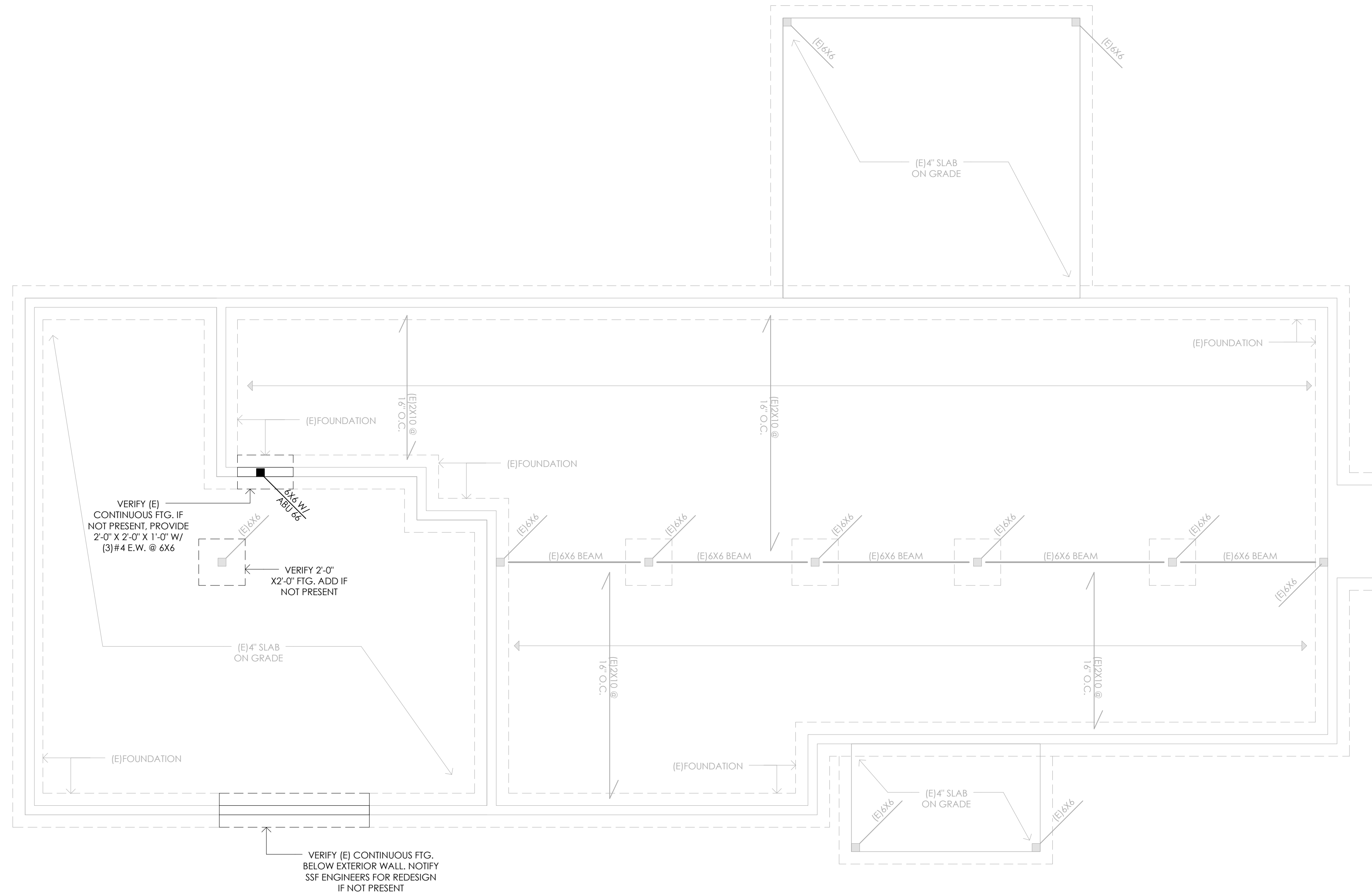
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Author		

**PARMENTER REMODEL**  
7340 ISLAND CREST WAY  
MERCER ISLAND, WA 98040  
PARCEL#: 302405-9150  
**UPPER FLOOR FRAMING PLAN**



**nimble design**  
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DRAWING NUMBER:  
**S2.1**



VERIFY (E) CONTINUOUS FTG. IF NOT PRESENT, PROVIDE 2'-0" X 2'-0" X 1'-0" W/ (3) #4 E.W. @ 6X6

VERIFY 2'-0" X 2'-0" FTG. ADD IF NOT PRESENT

VERIFY (E) CONTINUOUS FTG. BELOW EXTERIOR WALL. NOTIFY SSF ENGINEERS FOR REDESIGN IF NOT PRESENT

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



**LEGEND:**

- INDICATES FOOTING
- INDICATES EXTENT OF FRAMING
- INDICATES FRAMING DIRECTION
- SW** INDICATES SHEAR WALL PER TYPICAL DETAIL
- INDICATES BEAM SPAN
- INDICATED POST SIZE AND LOCATION ABOVE
- INDICATES HOLD DOWN PER TYPICAL HOLD DOWN DETAIL
- INDICATED STRAP HOLD DOWN PER TYPICAL STRAP HOLD DOWN DETAIL
- INDICATES STRUCTURAL HANGER

**FOUNDATION PLAN NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
3. 4" MIN CONCRETE SLAB ON GRADE REINFORCED WITH #4'S AT 12" OC EACH WAY, CENTERED IN SLAB. PROVIDE 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
4. PROVIDE MATCHING 2"x2" CORNER BARS PER AT ALL WALL AND FOOTING INTERSECTIONS.
6. PROVIDE EPOXY GROUTED #4 X 2'-6" DOWELS EMBEDDED A MINIMUM OF 5" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
7. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
8. SEE SHEARWALL AND HOLDOWN SCHEDULE ON SHEET A3.1.

**FLOOR FRAMING PLAN NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE 3/4" P.A. RATED PANELS (EXPOSURE 1. SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2X8 OR 4X8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS.
4. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
5. W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
6. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
7. (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY.
8. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED W/ A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
9. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
10. SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES.
11. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
12. SEE SHEARWALL AND HOLDOWN SCHEDULE ON SHEET A3.1.

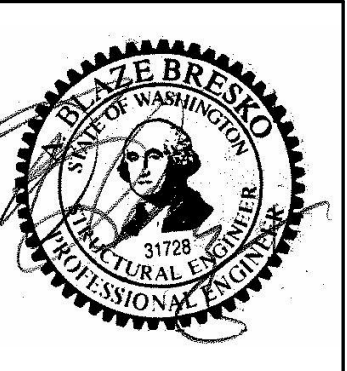
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**FOUND. & MAIN FLR FRMG PLAN**



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DRAWING NUMBER:

**S2.2**