

GENERAL NOTES

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- 1. CODES/REGULATIONS:**
 - CONSTRUCTION TO CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), WASHINGTON STATE LAWS AND REGULATIONS, 2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.
 - A SEPARATE PERMIT MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, AND/OR MECHANICAL WORK AS APPLICABLE.
 - A PRINTED COPY OF THE JURISDICTION APPROVED PERMIT PLANS AND APPROVED PERMITS MUST BE ON THE JOB SITE DURING CONSTRUCTION.
- 2. CONTRACTOR'S RESPONSIBILITY:**
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES.
 - DO NOT SCALE CONTRACT DOCUMENTS.
 - IF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES ARE NOTED, ARCHITECT AND DESIGN TEAM IS TO BE NOTIFIED IMMEDIATELY.
 - ALL CHANGES MADE BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND DESIGN TEAM, STRUCTURAL ENGINEER, AND/OR OTHER CONSULTANTS FOR APPROVAL PRIOR TO CONSTRUCTION.
 - THE ARCHITECT AND DESIGN TEAM SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SAFETY PRECAUTIONS, ACTS OR OMISSIONS OR PERFORMANCE OF THE CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND WEATHERPROOFING OF THE ENTIRE BUILDING, ITS COMPONENT EQUIPMENT, AND PARTS.
 - ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
 - ALL WORK MUST FOLLOW CURRENT RFP RULES AND REQUIREMENTS AS DEFINED BY THE EPA AND THE STATE OF WASHINGTON.
 - ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE OWNER.
 - CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - EXISTING FINISHES TO REMAIN CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, FIXTURES AND MATERIALS SCHEDULED TO REMAIN DURING CONSTRUCTION ACTIVITIES. ANY DAMAGE TO EXISTING ELEMENTS CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE AND MAINTAIN DUST BARRIERS, TEMPORARY PARTITIONS, AND ZIPPER DOORS WHERE REQUIRED FOR DUST CONTROL.
 - FOR ALL NEW CONSTRUCTION AND/OR ADDITIONS DESIGNED WITHIN 7'0" OF THE HEIGHT LIMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH A STATE OF WASHINGTON LICENSED LAND SURVEYOR TO VERIFY THE ELEVATION OF THE EXISTING AND/OR NEW CONSTRUCTION. ANY ELEVATION DISCREPANCIES THROUGHOUT CONSTRUCTION, ELEVATIONS SHOULD BE VERIFIED FOR EACH FLOOR LEVEL PRIOR TO PROCEEDING WITH THE NEXT FLOOR OF FRAMING. TOP OF FOUNDATION, TOP OF SUBFLOOR, TOP PLATE AND RIDGE ELEVATIONS SHOULD BE VERIFIED DURING CONSTRUCTION CONSULT ARCHITECT AND DESIGN TEAM FOR CLARIFICATION PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR TO CONTACT THE ARCHITECT AND DESIGN TEAM IMMEDIATELY BEFORE PROCEEDING WITH FURTHER CONSTRUCTION.
 - THIS OFFICE, H2D, LLC, TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING AND/OR CONSULTANT DATA SUPPLIED BY OTHERS.
- 3. SOILS:**
 - FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF OR PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, AND FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES.
 - ALL EXISTING AND FINISH GRADES TO BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE, TYPICAL.
- 4. ATTIC REQUIREMENTS:**
 - APPLY ROOFING IN ACCORDANCE WITH IRC CHAPTER 9. PROVIDE ATTIC VENTILATION AS INDICATED ON DRAWINGS AND AS OUTLINED IN IRC SEC R206.
 - THE MINIMUM NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED. EXCEPTION THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET: (1) IN WA STATE CLIMATE ZONE 6, 7, AND 8, A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING; AND (2) NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 9 FEET BELOW THE RIDGE OR HIGHEST POINT IN THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM 1/3 OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED (IRC SEC R206).
 - ATTIC ACCESS: MINIMUM 22" X 30" WITH MINIMUM 30# HEAVY DUTY UNOBSTRUCTED, READILY ACCESSIBLE OPENING. IRC SEC R207. ACCESS DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
 - IN ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 15 SQ. FT. OR GREATER, A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR SHALL BE PROVIDED.
- 5. VENTILATION:**
 - MECHANICAL VENTILATION SHALL MEET REQUIREMENTS OF WSEC R403.6.
 - VENT DRYER, BATH FANS, OTHER EXHAUST FANS, AND RANGE/OVEN FANS TO THE OUTSIDE.
 - VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING PER IRC SECTION M502.3 AND IMC SECTION 501.3.
 - INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WA STATE ENERGY CODE. INSTALL DUCTS PER WSEC R403.3.
 - KITCHEN RANGE HOODS: RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE-UP AIR PER IRC M505.6.
- 6. GLAZING:**
 - TO BE IN COMPLIANCE WITH IRC SEC R308 AND WASHINGTON STATE SAFETY GLASS LAW. EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.
 - GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS GLASS IN DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, GLAZING CLOSER THAN 18" TO A FLOOR, SHOWER DOORS AND TUB ENCLOSURES SHALL BE WIRE REINFORCED, TEMPERED GLASS, LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.
 - SLIDING GLASS DOORS TO BE SAFETY GLAZING, LAMINATED OR TEMPERED GLASS.
 - SHOWER ENCLOSURES SHALL BE APPROVED WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.
 - GLAZING WITHIN 18" OF FLOOR AND GREATER THAN 18" IN LEAST DIMENSION SHALL COMPLY WITH IMPACT LOADS.
 - ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE, AND COMPLY WITH STATE OF WASHINGTON ENERGY CODE AND ENERGY CREDIT REQUIREMENTS.
 - EGRESS IN EVERY SLEEPING ROOM SHALL HAVE 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 OF 20" AND BOTTOM OF CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR. IRC SEC R303.
- 7. ENERGY:**
 - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO IRC REQUIREMENTS, THE WASHINGTON STATE ENERGY CODE AND ALL OTHER APPLICABLE CODES, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.
 - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF WASHINGTON STATE ENERGY CODE SECTIONS R402.1.1 THROUGH R402.1.6.
 - APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
 - FOR ADDITIONS OF NEW CONDITIONED AREA 500 SF OR GREATER AND FOR ALL NEW CONSTRUCTION BUILDING AIR LEAKAGE TESTING PER WSEC SEC 402.4 IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE. A SIGNED AFFIDAVIT DOCUMENTING THE AIR LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.
 - EACH DWELLING UNIT IS TO HAVE ONE PROGRAMMABLE THERMOSTAT FOR REGULATION OF TEMPERATURE PER WSEC SEC 400.1. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACKS PER DAY.
 - FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.
- 8. STAIRS:**
 - PER IRC R311.7: MINIMUM HEADROOM 6'-8"; MINIMUM TREAD 10"; MAXIMUM RISER 7'-3/4"
 - HANDRAIL: REQUIRED AT ALL STAIRS WITH 4 OR MORE RISERS PER IRC R311.7.2.
 - MINIMUM 34" AND MAXIMUM 38" ABOVE TREAD NOSING. OPEN SIDES OF STAIRS MORE THAN 30" ABOVE ADJACENT FLOOR SHALL HAVE HANDRAILS AND GUARDRAILS.
 - HANDRAIL TO BE 1 1/4" - 2" CROSS SECTIONAL DIMENSION AND MIN 1 1/2" AWAY FROM WALL.
 - GUARD: SHALL BE MIN 36" IN HEIGHT WHERE ADJACENT SURFACE OR GRADE IS 30" OR MORE BELOW WALKING SURFACE. GUARD ON OPEN SIDE OF STAIR SHALL HAVE HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. OPENINGS SHALL BE SIZED TO NOT ALLOW THE PASSAGE OF A 4" OR LARGER SPHERE PER IRC R312.13.
 - INSTALL FIRE BLOCKING AT MID-STRINGER SPAN AND AT WALL ALIGN STRINGER.
 - COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 5/8" TYPE "X" GYPSUM WALLBOARD.
 - ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD PER IRC R302.7.

AS BUILT - LOWER FLOOR

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

AS BUILT - MAIN FLOOR

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

- 9. INSULATION:**
 - INSULATION TO MEET THE CURRENT WASHINGTON STATE ENERGY CODE REQTS FOR WSEC TABLE R402.1.2, WSEC TABLE R402.1.3 AND WSEC SECTION R402. REFER TO PRESCRIPTIVE TABLE ON SHEET 01 AND ENERGY CREDIT REQUIREMENTS.
 - EXISTING WALL AND FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED, OR WITH DAMAGED INSULATION (DISCOLORED, WET, DAMAGED, OR PETERKOTED) SHALL BE FILLED WITH MIN R-15 HIGH DENSITY INSULATION AT 2X4 FRAMING AND WITH R-21 INSULATION AT 2X6 FRAMING. REF WSEC R503.1.1 EXCEPTION 2.
 - WALLS TO BE INSULATED WITH MINIMUM R-20+5 OR R-13+10 INSULATION. BELOW GRADE WALLS TO BE INSULATED WITH MINIMUM R-21 INSULATION. ALLOW FOR R-5 THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL UNLESS NOTED OTHERWISE.
 - ROOF AND CEILING INSULATED WITH R-60 AT FLAT CEILINGS PER WSEC R402.2 AND R-38 HD. BATT AT SINGLE-RAFTER OR JOIST VAULTED CEILINGS IF THE FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL UNLESS NOTED OTHERWISE.
 - EAVE BAFFLE PER IRC R402.2.3. FOR AIR PERMEABLE INSULATION INVENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN A NET FREE AREA OPENING EQUAL TO OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL. THE BAFFLE SHALL BE INSTALLED TO THE OUTER EDGE OF THE EXTERIOR WALL TOP PLATE SO AS TO PROVIDE MAXIMUM SPACE FOR ATTIC INSULATION COVERAGE OVER THE TOP PLATE. WHERE SOFFIT VENTING IS NOT CONTINUOUS, BAFFLES SHALL BE INSTALLED CONTINUOUSLY TO PREVENT VENTILATION AIR IN THE EAVE SOFFIT FROM BYPASSING THE BAFFLE.
 - VENTING IS REQUIRED IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITH A JOIST SPACE IS INTERRUPTED BY A HEADER (FOR EXAMPLE AT A SKYLIGHT OR HP), PROVIDE (2) 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUOUS THRU-VENTING INTO THE NEXT JOIST SPACE UNLESS NOTED OTHERWISE.
 - FLOORS: INSULATED WITH R-30 BATT INSULATION OVER UNHEATED SPACE UNLESS NOTED OTHERWISE.
 - SLAB-ON-GRADE PER IRC R402.2.9: THE MINIMUM THERMAL RESISTANCE (R-VALUE) OF THE INSULATION AROUND THE PERIMETER OF UNHEATED OR HEATED SLAB-ON-GRADE FLOORS SHALL BE AS SPECIFIED IN WSEC TABLE R402.1.3. THE INSULATION SHALL BE PLACED ON THE OUTSIDE OF THE FOUNDATION OR ON THE INSIDE OF THE FOUNDATION WALL. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM DISTANCE AS SHOWN IN THE TABLE OR TO THE TOP OF THE FOOTING, WHICHEVER IS LESS, OR DOWNWARD TO AT LEAST THE BOTTOM OF THE SLAB AND THEN HORIZONTAL TO THE INTERIOR OR EXTERIOR FOR THE TOTAL DISTANCE SHOWN IN THE TABLE. A TWO-INCH BY TWO-INCH (MAXIMUM) PRESSURE TREATED WALKER MAY BE PLACED AT THE FINISHED FLOOR ELEVATION FOR ATTACHMENT OF INTERIOR FINISH MATERIALS. INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY A MINIMUM OF 10 INCHES OF SOIL. PER WSEC R402.2.9.1 HEATED SLAB-ON-GRADE FLOORS: THE ENTIRE AREA OF A HEATED SLAB ON GRADE FLOOR SHALL BE THERMALLY ISOLATED FROM THE SOIL WITH A MINIMUM OF R-10 INSULATION. THE INSULATION SHALL BE AN APPROVED PRODUCT FOR ITS INTENDED USE. IF A SOIL GAS CONTROL SYSTEM IS PRESENT BELOW THE HEATED SLAB-ON-GRADE FLOOR, WHICH RESULTS IN INCREASED CONVECTIVE FLOW BELOW THE HEATED SLAB-ON-GRADE FLOOR, THE HEATED SLAB-ON-GRADE FLOOR SHALL BE THERMALLY ISOLATED FROM THE SUB-SLAB GRAVEL LAYER, R-10 HEATED SLAB-ON-GRADE FLOOR INSULATION IS REQUIRED FOR ALL COMPLIANCE PATHS.
- 10. GARAGE SEPARATION:**
 - REQUIRES 1/2" GWB ON THE GARAGE SIDE. 5/8" TYPE "X" GWB WHERE THERE IS HABITABLE SPACE ABOVE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GWB PER IRC R302.6.
 - OPENINGS INTO A GARAGE: OPENINGS INTO A GARAGE SHALL HAVE A SOLID WOOD OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE RATING. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE PER IRC R302.5.1.
 - AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
 - OPENINGS AND PENETRATIONS THROUGH WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS IRC R302.5.1 THROUGH IRC R302.5.3.
- 11. VAPOR BARRIERS:**
 - AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
- 12. FIRE SAFETY:**
 - SMOKE ALARMS/DETECTORS (S.D.): SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC R314. POWER SOURCE AND INTERCONNECTION PER IRC R314.
 - CARBON MONOXIDE ALARMS/DETECTORS (C.M.D.): SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED OUTSIDE OF EACH SLEEPING AREA IN DWELLING UNITS AND IN EACH LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS PER IRC R315. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - CARBON MONOXIDE DETECTION SYSTEMS PER IRC 315.7 THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FEATURE OF THE OCCUPANCY.
 - IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. INSTALL FIREBLOCKING IN ACCORDANCE WITH IRC R302.11.
 - PROVIDE DRAFTSTOPPING IN ACCORDANCE WITH IRC R302.12. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES PER IRC R302.12. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO FLOOR FRAMING MEMBERS.
 - NFPA 72 (CHAPTER 209) - MONITORED HOUSEHOLD FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
- 13. CERTIFICATE & TESTING**
 - PER WSEC R401.3, A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND SHGC OF FENESTRATION (WEIGHTED AVERAGE IS ACCEPTABLE); THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING; THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST; THE TYPES, SIZES, AND EFFICIENCIES OF HEATING, COOLING, WHOLE-HOUSE MECHANICAL VENTILATION, AND SERVICE WATER HEATING APPLIANCES. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRE UNVENTED ROOM HEATER", "ELECTRIC FURNACE", OR "BASEBOARD ELECTRIC HEATER", AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS. WHERE ON-SITE PHOTOVOLTAIC PANEL SYSTEMS HAVE BEEN INSTALLED, THE ARRAY CAPACITY, INVERTER EFFICIENCY, PANEL TILT, ORIENTATION AND ESTIMATED ANNUAL ELECTRICAL GENERATION SHALL BE NOTED ON THE CERTIFICATE. THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED, AND THE COMPLIANCE PATH USED.
 - PER WSEC R402.4 AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH WSEC R402.4.1 THROUGH 4.5 WSEC R402.4.1.3. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. TEST PRESSURE AND LEAKAGE RATE SHALL COMPLY WITH WSEC R402. AIR LEAKAGE OF FENESTRATION, RECESSED LIGHTING, AND ELECTRICAL AND COMMUNICATION BOXES TO COMPLY WITH WSEC R402.4.2, R402.4.3 AND R402.4.4.
- 14. LIGHTING EQUIPMENT**
 - ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICIENCY LIGHTING SOURCES PER WSEC R404.1.
 - PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION: LIGHTING CONTROLS SHALL NOT BE REQUIRED FOR BATHROOMS, HALLWAYS OR LIGHTING DESIGNED FOR SAFETY OR SECURITY PER WSEC R404.2.
 - WHERE THE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS. LIGHTING SHALL BE AUTOMATICALLY SHUT OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS, AND CONTROLS THAT OVERRIDE AUTOMATIC SHUT-OFF ACTIONS SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 24 HOURS.
 - RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED IN ACCORDANCE WITH WSEC R402.4.3.
- 15. FLASHING**
 - FLASHING SHOULD BE INSTALLED AT ALL HORIZONTAL JOINTS BETWEEN DIFFERENT EXTERIOR FINISHES UNLESS THE UPPER FINISH OVERLAPS THE LOWER FINISH OR IF NOTED OTHERWISE IN THE DRAWINGS OR THE MANUFACTURER INSTALLATION REQUIREMENTS.
 - FLASHING SHOULD BE INSTALLED AT EVERY OFFSET IN CLADDING, CHANGES IN CLADDING SUBSTRATE, AND AT ALL PENETRATIONS (HORIZONTAL TRANSITIONS BETWEEN SIDING, STONE, BRICK, TILE, OR STUCCO) OR AS NOTED OTHERWISE AND PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
 - FLASHING SHOULD BE INSTALLED WHERE STRESSES CAN BE CONCENTRATED, SUCH AS AT THE RIM JOIST OR FOUNDATION JOINT.
 - FLASHING SHOULD BE INSTALLED IN LOCATIONS WHERE DRAINAGE IS COMPROMISED, SUCH AS A CHANGE FROM WALL CLADDING TO PARGING.
 - FLASHING SHOULD BE INSTALLED AT THE TOP AND BOTTOM OF WINDOWS, DOORS, AND ALL PENETRATIONS (VENTS, LIGHTS, HOSE BIBS, ELECTRICAL OUTLETS, ELECTRICAL METERS, ETC).
 - MINIMUM FLASHING SLOPE IS 20 DEGREES OR AS NOTED OTHERWISE AND PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- 16. PROTECTION OF WOOD-BASED PRODUCTS AGAINST DECAY**
 - PER R307.1 IN CRAWL SPACE OR UNEXCAVATED AREAS WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR BOTTOM OF A WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES TO EXPOSED GROUND, WOOD GIRDERS CLOSER THAN 12 INCHES TO EXPOSED GROUND, AND WOOD COLUMNS CLOSER THAN 8 INCHES TO EXPOSED GROUND SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.
 - WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.
 - WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

17. SEASONAL DEVELOPMENT LIMITATION WAIVER:
 IF ANY LAND CLEARING, GRADING, FILLING, OR FOUNDATION WORK WITHIN A GEOLOGICALLY HAZARDOUS AREA IS PROPOSED BETWEEN OCTOBER 1 AND APRIL 1, A WAIVER TO THE SEASONAL DEVELOPMENT LIMITATION IS REQUIRED PER MERCER ISLAND CITY CODE 19.07.160.F.2, TO BE APPROVED BY THE CODE OFFICIAL.

PROJECT INFORMATION

PROJECT OWNER:	HARVEY AND GISELLE GREISMAN 6511 82ND AVE SE MERCER ISLAND WA 98040
ARCHITECTURE AND DESIGN TEAM:	HEIDI HELGESON SARAH THOMPSON LAUREN GROTH H2D ARCHITECTURE + DESIGN 23202 EDMONDS WAY, SUITE 113 EDMONDS, WA 98020 206-942-3734
STRUCTURAL ENGINEER:	RYAN HARTMAN, P.E. BTL ENGINEERING P.S. 19125 NORTH CREEK PARKWAY, SUITE 203 BOTHELL, WA 98011 425-814-9448
GEOTECHNICAL ENGINEER:	JOHNNY CHEN, P.E. PANGELO INC. 3213 EASTLAKE AVE. EAST, SUITE B SEATTLE, WA 98102-7127 206-282-0370
PROJECT DESCRIPTION:	INTERIOR REMODEL, DECK EXPANSION, NEW EXTERIOR WALKWAY
PROJECT ADDRESS:	6511 82ND AVE SE
TAX LOT NUMBER:	6669200510
LEGAL DESCRIPTION:	PARKWEST ADD LOT 5L, NE 25-24-4

LAND USE CODE COMPLIANCE STATISTICS

*REFER TO 02 SHEET FOR LAND USE CODE COMPLIANCE STATISTICS

ENERGY CREDIT INFORMATION

*NOT APPLICABLE: INTERIOR PROJECT ONLY

LOCATION	U-FACTOR	R-VALUE
FENESTRATION	0.30	
SKYLIGHT	0.50	
CEILING	0.024	60
ABOVE GRADE WALL WOOD FRAME WALL	0.056	20+5 OR 13+10
FLOOR	0.029	30
SLAB ON GRADE AND DEPTH	0.54	10, 4 FT
BELOW GRADE WALL R-VALUE		10/15/21 INT + 5TB
BELOW GRADE 2' DEPTH WALL U-FACTOR SLAB F-FACTOR	0.042 0.59	
BELOW GRADE 3.5' DEPTH WALL U-FACTOR SLAB F-FACTOR	0.040 0.56	
BELOW GRADE 7' DEPTH WALL U-FACTOR SLAB F-FACTOR	0.035 0.50	

REFER TO WSEC 402 FOR ADDITIONAL INFORMATION

GREISMAN RESIDENCE
 6511 82ND AVE SE
 MERCER ISLAND WA 98040



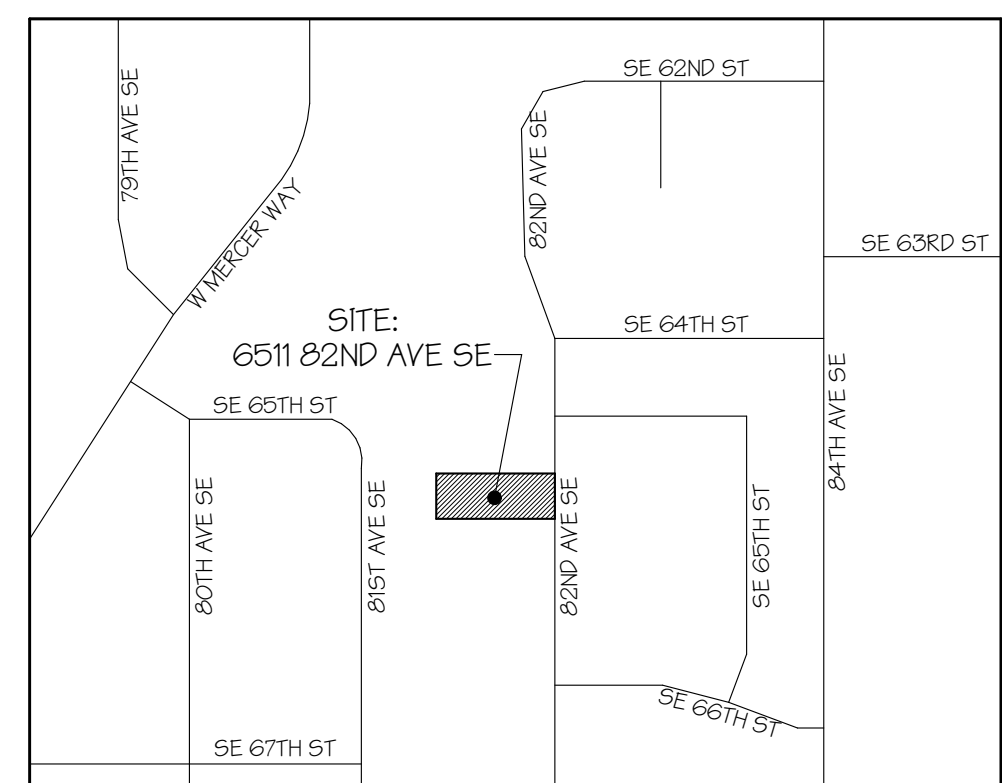
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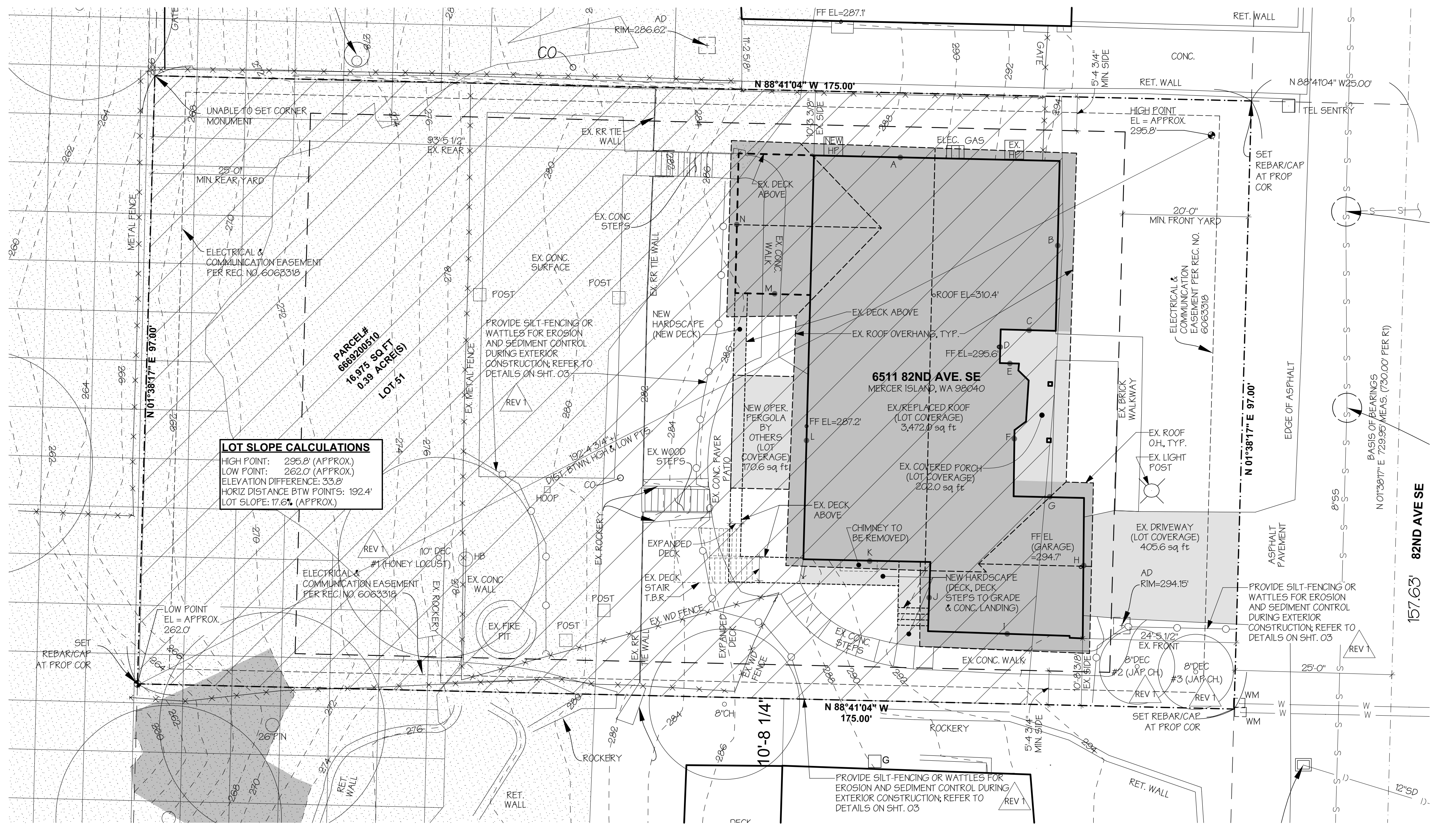
DATE: 8/29/2025
 REV 1: 9/22/2025
 REV 2: 1/12/2026

PERMIT SET

PROJECT INFORMATION
 VICINITY MAP, GENERAL NOTES, AS-BUILT PLANS



VICINITY MAP (NTS)



LOT SLOPE CALCULATIONS
 HIGH POINT: 295.8' (APPROX)
 LOW POINT: 262.0' (APPROX)
 ELEVATION DIFFERENCE: 33.8'
 HORIZ DISTANCE BTW POINTS: 192.4'
 LOT SLOPE: 17.6% (APPROX)

SITE PLAN

- SCALE: 1" = 10'
- SITE PLAN NOTES:
 1. REFER TO SURVEY.
 2. ALL UTILITIES TO BE LOCATED AND VERIFIED PRIOR TO ANY GROUND DISTURBANCE.
 3. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS AND CALCULATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN LEGEND (CRITICAL AREAS PER GIS MAPS)

	DIAGONAL HATCH: POTENTIAL EROSION & LANDSLIDE AREA
	GRID HATCH: PROTECTED SLOPE AREA
	STIPPLE HATCH: SEISMIC OVERLAY AREA
	DARK STIPPLE HATCH: STEEP SLOPE AREA

AVERAGE BUILDING ELEVATION CALCULATION

TAG	APPROX. MID-POINT ELEV. (DEC. FEET)	WALL LENGTH (DEC. LIN. FEET)	ELEV. X LENGTH (DEC. SQ. FEET)
A	289.00	50.67	14643.63
B	295.00	26.33	7767.35
C	295.50	8.39	2479.25
D	295.50	6.30	1861.65
E	295.50	2.70	797.25
F	295.50	20.63	6036.17
G	295.36	11.19	3305.08
H	294.70	21.72	6400.88
I	293.84	23.94	7034.53
J	292.30	11.08	3238.68
K	291.60	20.30	5919.48
L	287.00	42.04	12065.48
M	287.00	11.94	3426.78
N	286.60	21.84	6259.34
TOTALS:		279.07	81296.15
Ave. Building Elev.* (TOTAL AREA/TOTAL LENGTH):			291.31
30'-0" BUILDING HEIGHT LIMIT**:			321.31

*NOTE: ELEVATIONS AREA APPROX. & BASED ON ONLINE GIS MAPS
 **SEE ALSO HOA BLDG. HT. LIMIT IN LAND USE CODE TABLE, SHT. 02

LAND USE CODE COMPLIANCE STATISTICS

ZONE:	R-9.6
REQUIRED SETBACKS:	
MINIMUM FRONT YARD:	20 LF
MINIMUM REAR YARD:	25 LF
TOTAL MIN. SIDE YARD FOR LOTS WIDER THAN 90' = AT LEAST 1% OF LOT WIDTH (97):	16.5 LF
MINIMUM SIDE YARD = GREATER OF 5'-0" OR 33% OF TOTAL SIDE YARD (33% OF 16.5):	5.4 LF
BUILDING HEIGHT:	
BUILDING HEIGHT LIMIT, 321.31 (MEASURED ABOVE AVERAGE BUILDING ELEVATION OF 291.31):	30 LF
SEE A.B.E. TABLE, SHT. 02. SEE SHEETS A2.0 & A2.1 FOR DETAILED HEIGHT INFORMATION	
NOTE: PACC (HOA) LIMITS HOUSE HEIGHT FOR HOMES ON WEST SIDE OF 82ND AVE SE TO 15' ABOVE CROWN OF STREET; PER SURVEY, STREET CROWN IS APPROX. 295.28' IN FRONT OF HOUSE, THEREFORE BUILDING HEIGHT LIMIT WOULD BE APPROX. 325.28' (WOULD NOT GOVERN)	
NO CHANGES PROPOSED	
EXISTING LOT SLOPE (SEE CALCULATIONS ON SITE PLAN):	17.6 %
LOT AREA:	16,975.50 SF
EXISTING LOT COVERAGE:	
EXISTING HOUSE (INCL. OVERHANGS):	3,472.00 SF
EXISTING COVERED PORCH (FRONT PORCH):	202.00 SF
EXISTING DRIVEWAY:	405.60 SF
TOTAL EXISTING LOT COVERAGE:	4,079.60 SF...OK
NEW LOT COVERAGE:	
NEW OPERABLE PERGOLA BY OTHERS*:	170.60 SF
PROPOSED LOT COVERAGE AFTER CONSTRUCTION:	4,250.20 SF...OK
25.0%	
ALLOWED MAX. LOT COVERAGE (25% OF LOT AREA):	5,943.32 SF
*CALCULATIONS INCLUDE AREA OF NEW OPERABLE PERGOLA BY OTHERS	
HARDSCAPE AREA:	
EXISTING FRONT WALK:	137.30 SF
EXISTING DECK & DECK STAIR:	391.00 SF
EXISTING SPORTS COURT:	1271.00 SF
EXISTING EXTERIOR STEPS, PATIO, & WALKWAYS:	568.90 SF
TOTAL EXISTING HARDSCAPE:	2,268.10 SF
EXISTING HARDSCAPE TO BE REMOVED (DECK STEPS):	67.80 SF
EXISTING HARDSCAPE TO BE REMOVED (EXIST. DECK COVERED BY NEW PERGOLA BY OTHERS):	170.60 SF
TOTAL HARDSCAPE TO BE REMOVED:	238.40 SF
NEW HARDSCAPE (DECK, DECK STEPS & WALK):	98.90 SF
PROPOSED HARDSCAPE AFTER CONSTRUCTION:	2,228.60 SF...OK
13.1%	
ALLOWED HARDSCAPE (8% OF LOT AREA):	1,527.77 SF
AREA BORROWED FROM REMAINING LOT COVERAGE:	1,691.12 SF
TOTAL ALLOWED HARDSCAPE AREA:	3,218.89 SF
19.0%	
LANDSCAPE AREA (INCLUDING UP TO 5% HARDSCAPE AREA):	
EXISTING LANDSCAPE AREA AFTER CONSTRUCTION:	12,725.00 SF...OK
75.0%	
REQUIRED MIN. LANDSCAPE AREA (65% OF LOT AREA):	11,033.88 SF
EXISTING GROSS FLOOR AREA:	
EXISTING MAIN FLOOR (INCL. STAIR):	2,388.40 SF
EXISTING GARAGE (UNHEATED):	513.20 SF
EXISTING LOWER FLOOR AREA (EXCL. STAIR):	12,391.00 SF
EXISTING FRONT COVERED PORCH:	202.00 SF
TOTAL EXISTING GROSS FLOOR AREA:	4,342.70 SF
26%	
(EXISTING EXEMPT LOWER FLOOR AREA, SEE SHT. A14):	560.97 SF
NEW GROSS FLOOR AREA:	
NEW OPERABLE PERGOLA (BY REAR DECK) BY OTHERS*:	170.60 SF
PROPOSED GROSS FLOOR AREA AFTER CONSTRUCTION:	4,513.30 SF...OK
27%	
*CALCULATIONS INCLUDE AREA OF NEW OPERABLE PERGOLA BY OTHERS	
NOTE: (ZONE R-9.6) GFA SHALL NOT EXCEED THE LESSER OF 8,000 SF OR 40% OF LOT AREA; GFA IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALL & INCLUDES GARAGE, STAIRWAYS COUNT AS SINGLE FLOOR FOR FIRST TWO STORES; INCLUDES USABLE AREA UNDER HORIZ. PROJECTION OF ROOF OR FLOOR ABOVE WITHOUT SURROUNDING EXTERIOR WALLS	
ALLOWED GROSS FLOOR AREA (40% LOT AREA):	6,790.08 SF
PARKING: 3 PARKING SPACES (MIN. 2 COVERED)	

GREISMAN RESIDENCE
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SITE PLAN, LAND USE CODE STATISTICS

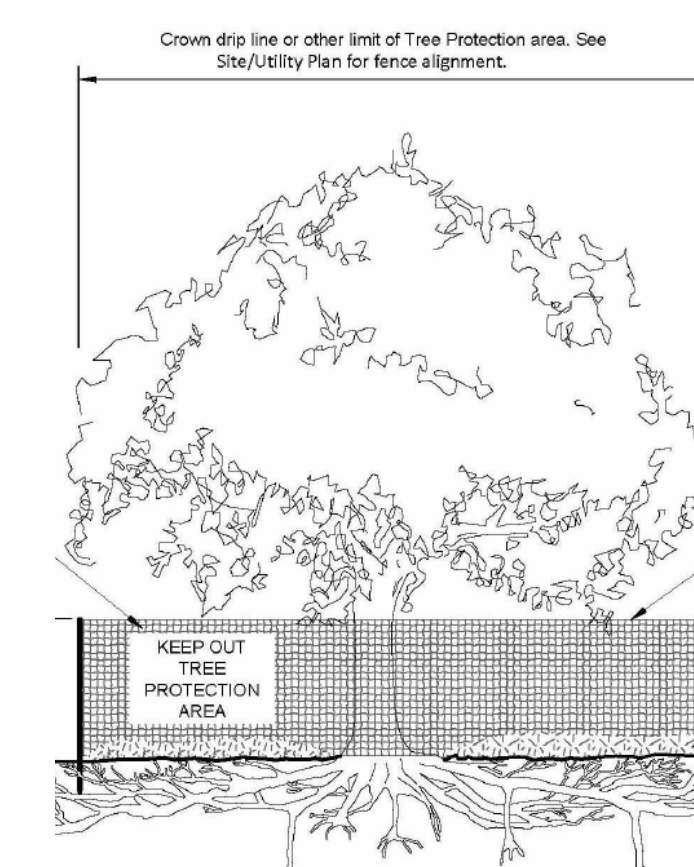
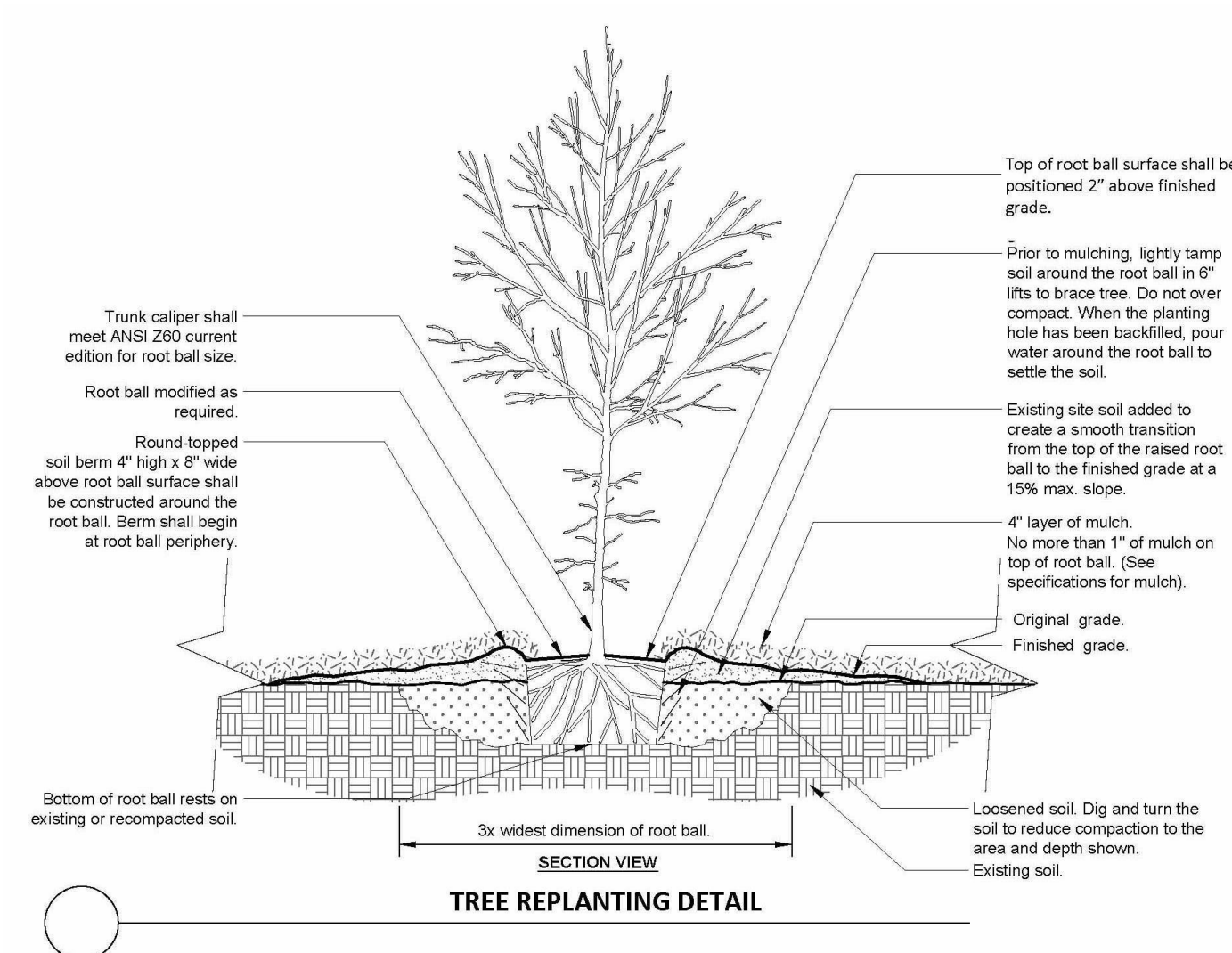
TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

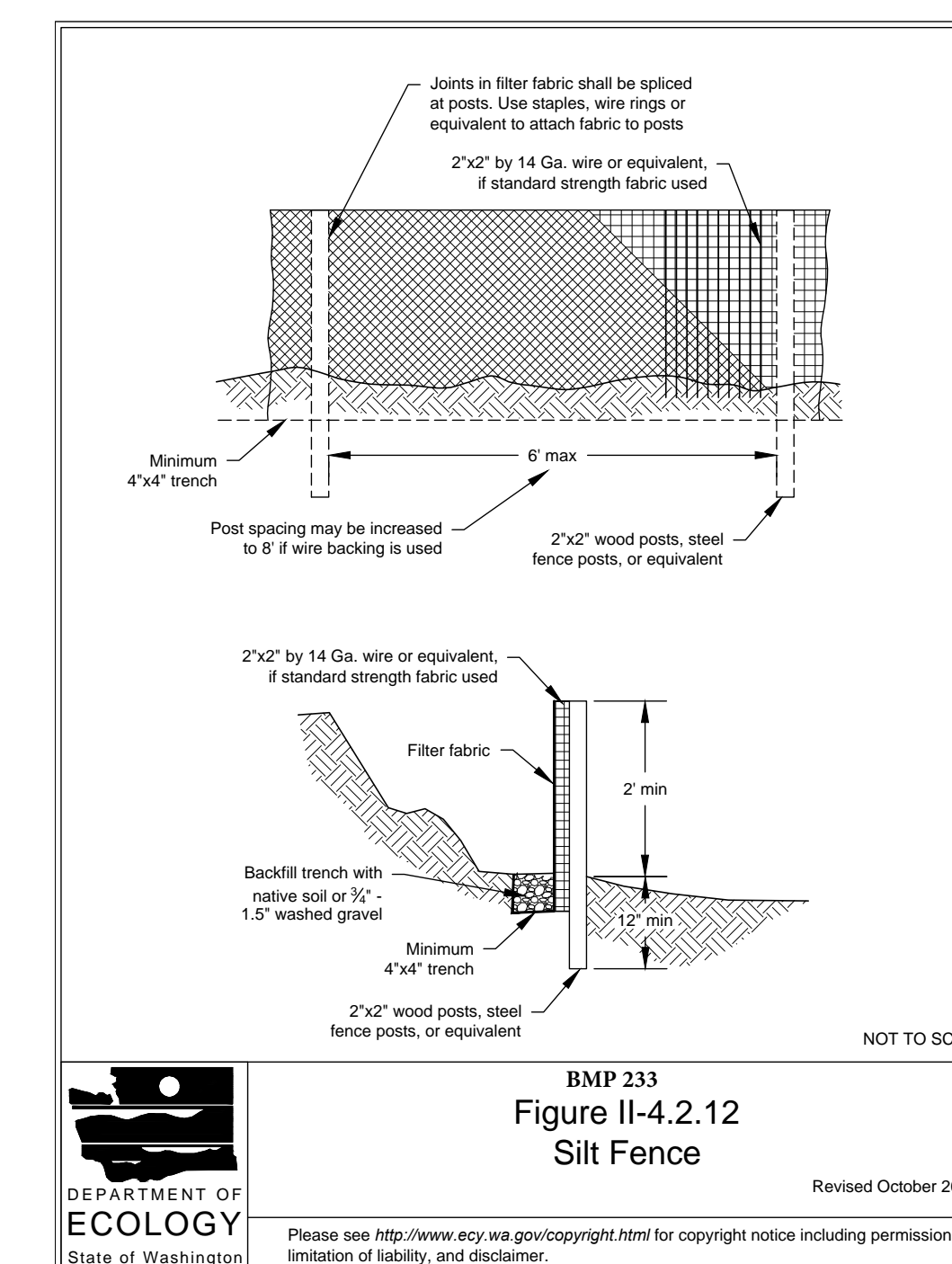
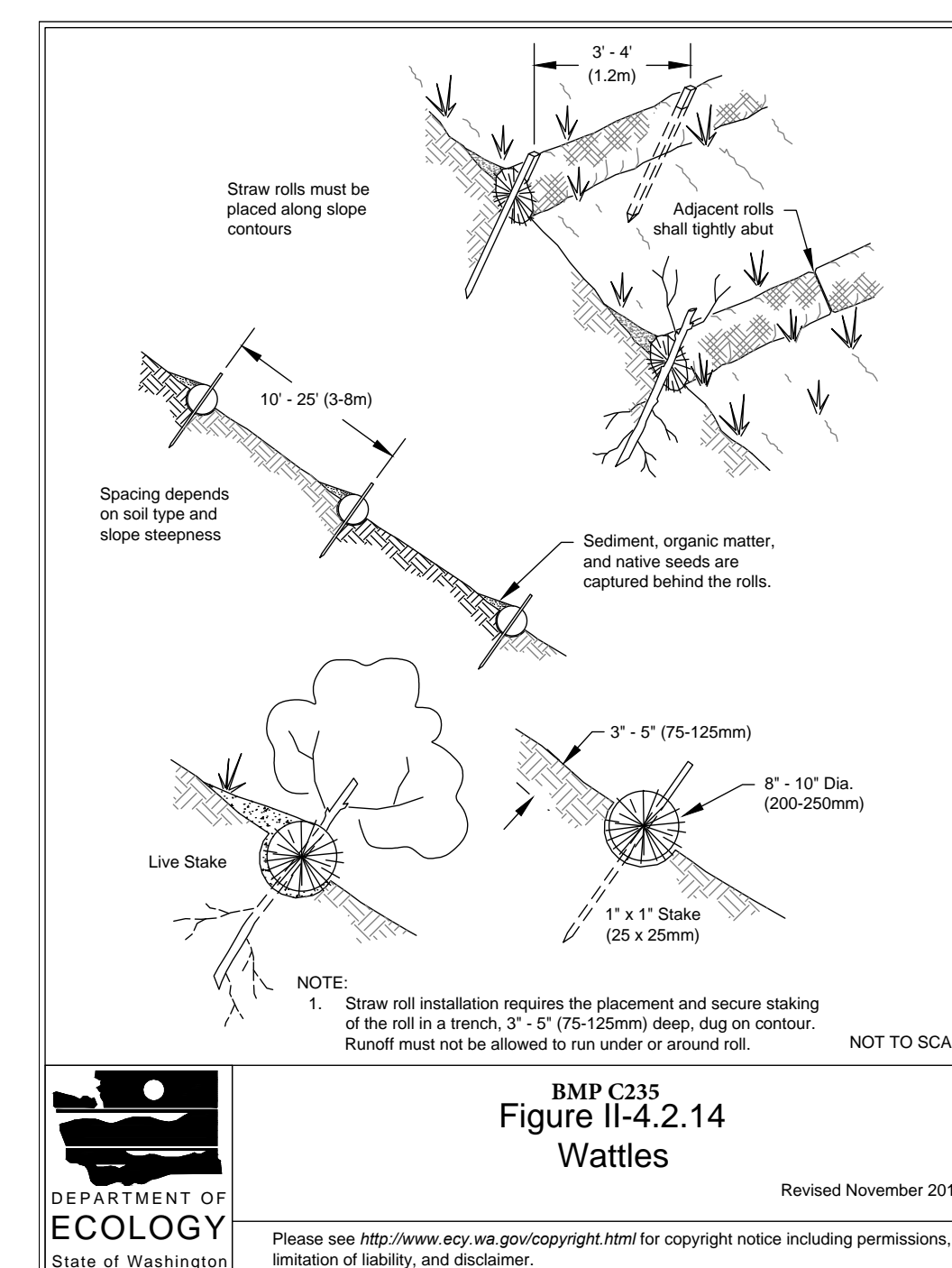
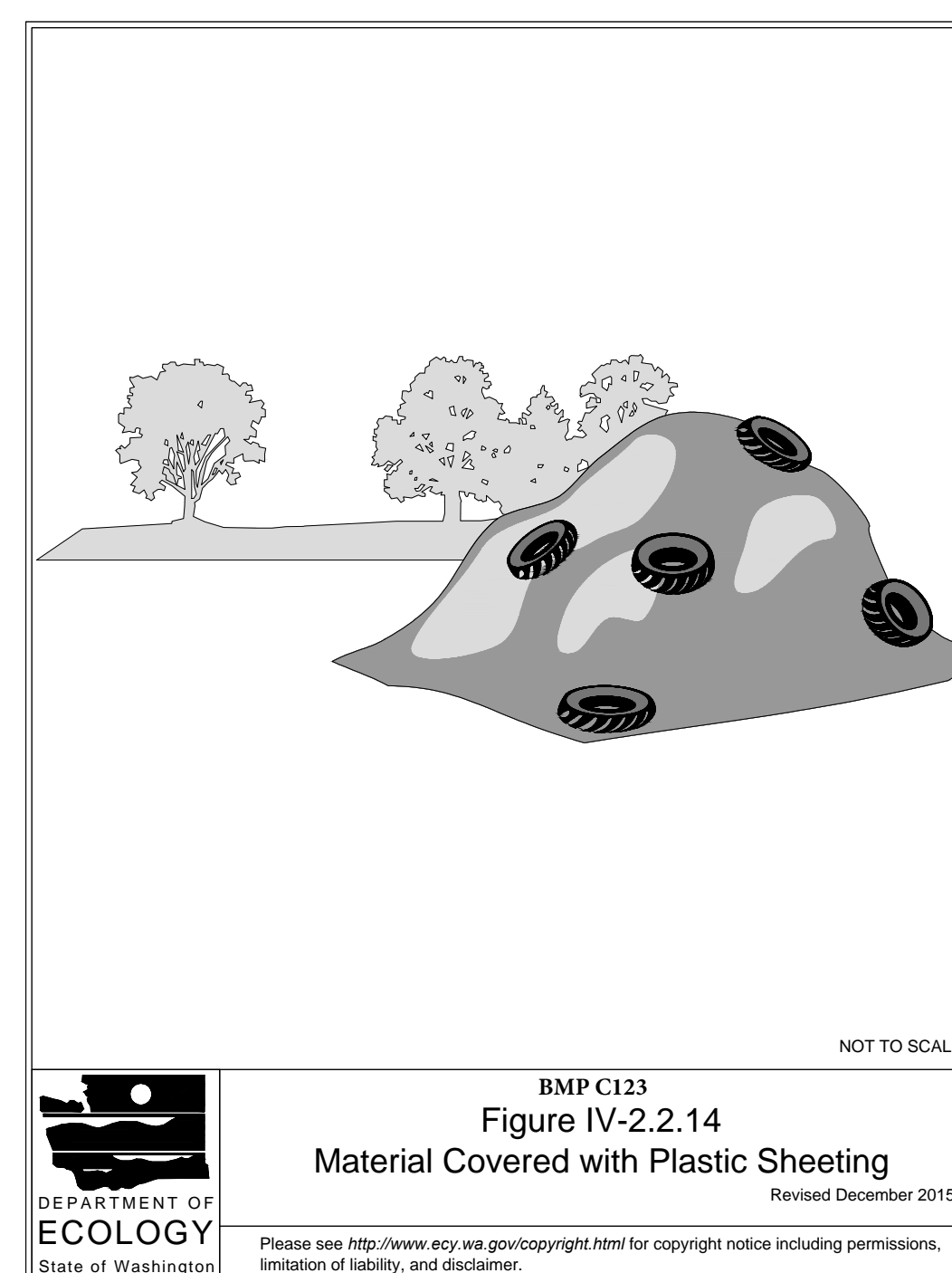
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation



- Notes
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
 2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
 3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
 4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
 5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



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PERMIT SET

SITE DETAILS

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 51, PARKWEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 80 OF PLATS, PAGE(S) 39, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 01°38'17" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 82ND AVE SE, PER REFERENCE NO. 1.

REFERENCES

R1. PARKWEST, VOL. 080 OF PLATS, PG. 039, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 1821
DESCRIPTION: CONC. MONUMENT W/ TACK & LEAD
LOCATION: AT C/L 82ND AVE DE, OPP HSE#6521
ELEVATION: 293.71'

SITE TEMP. BENCHMARK
DESCRIPTION: NAIL W/RED WASHER
LOCATION: 36.0'E & 12.5'N FROM THE NE PROP COR
ELEVATION: 295.37'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2025. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 6669200510
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,975 S.F. (0.39 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM NAME.NAME NAME.TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. XXXXXXX, DATED XX, XX, 20__ IN PREPARING THIS MAP. TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON NAME.NAME NAME.TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-000

LEGEND

	BENCHMARK		CONCRETE SURFACE
	BRASS DISC (FOUND)		DECK
	CENTERLINE ROW		ROCKERY
	FENCE LINE (IRON)		G GAS METER
	FENCE LINE (WOOD)		P POWER METER
	MONUMENT (IN CASE, FOUND)		TEL SENTRY
	PROPERTY LINE (SUBJECT)		YARD LIGHT
	REBAR & CAP (SET)		AREA DRAIN
	RETAINING WALL		INLET (TYPE 1)
	RIGHT-OF-WAY LINES		STORM MANHOLE
	BUILDING		STORM DRAIN LINE
	POST		CLEANOUT
	TREE (AS NOTED)		SEWER LINE
	ASPHALT SURFACE		WATER METER
	BRICK SURFACE		WATER LINE
			ELECTRICAL & COMMUNICATION EASEMENT PER 6063318

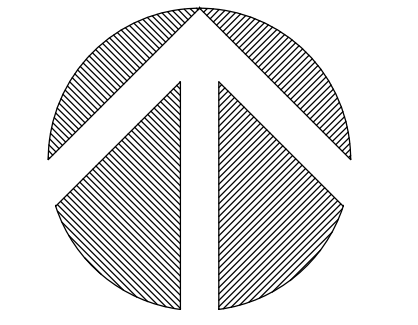
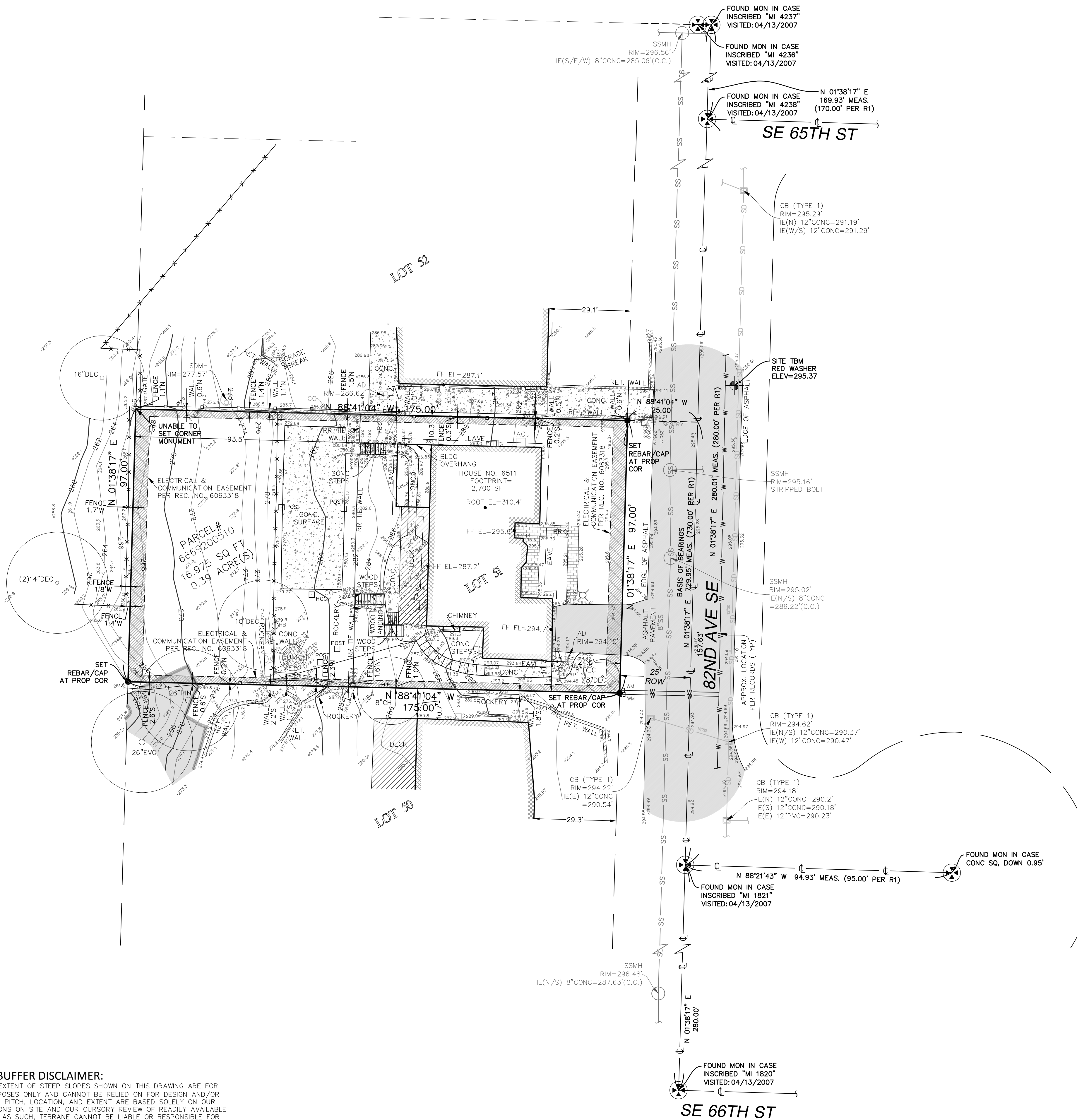
VICINITY MAP

N.T.S.



STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



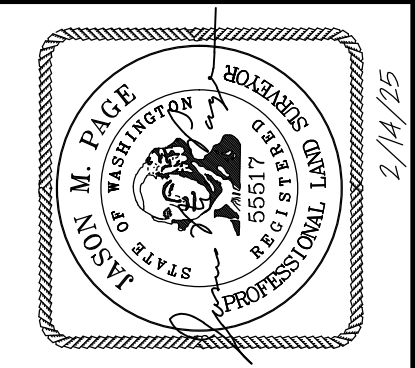
(IN FEET)
1 INCH = 20 FT.

INDEXING INFORMATION	
NE 1/4	NE 1/4
SECTION: 25	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 6669200510
6511 82ND AVE SE

6511 82ND AVENUE SOUTHEAST
MERCER ISLAND, WA 98040



TERRANE

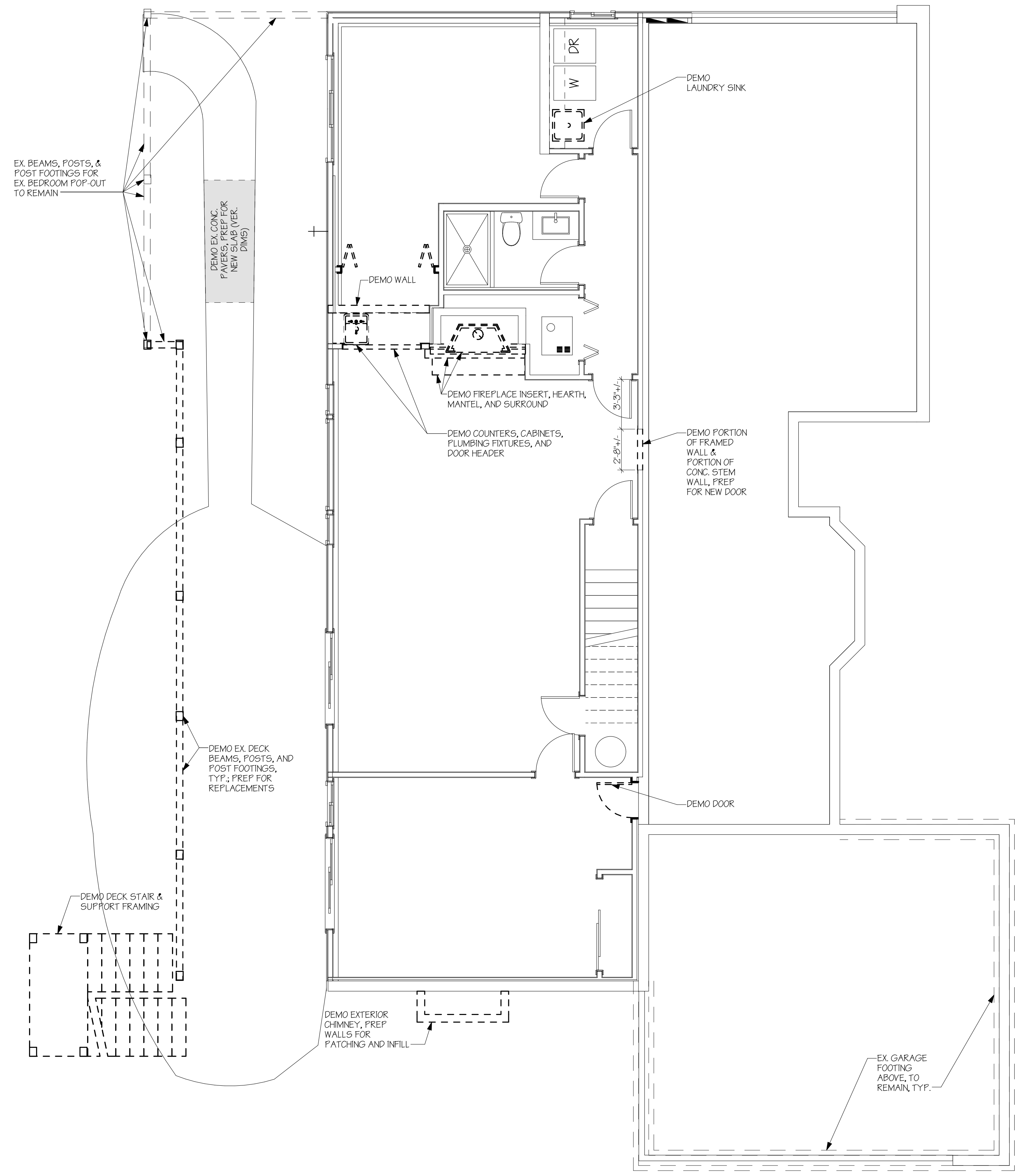
11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	240596
DATE:	02/14/25
DRAFTED BY:	CEG
CHECKED BY:	JMP
SCALE:	1" = 20'

REVISION HISTORY	

SHEET NUMBER
1 OF 1

We are the measure | terrane.net

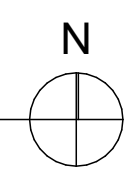


LOWER FLOOR DEMOLITION PLAN

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

— EXISTING WALLS
 - - - DEMO WALLS

NOTES:
 1. VERIFY SALVAGE ITEMS WITH OWNER PRIOR TO DEMOLITION.
 2. ALL SHORING TO BE THE RESPONSIBILITY OF THE BUILDER.
 CONTACT THE STRUCTURAL ENGINEER WITH QUESTIONS.



GREISMAN RESIDENCE
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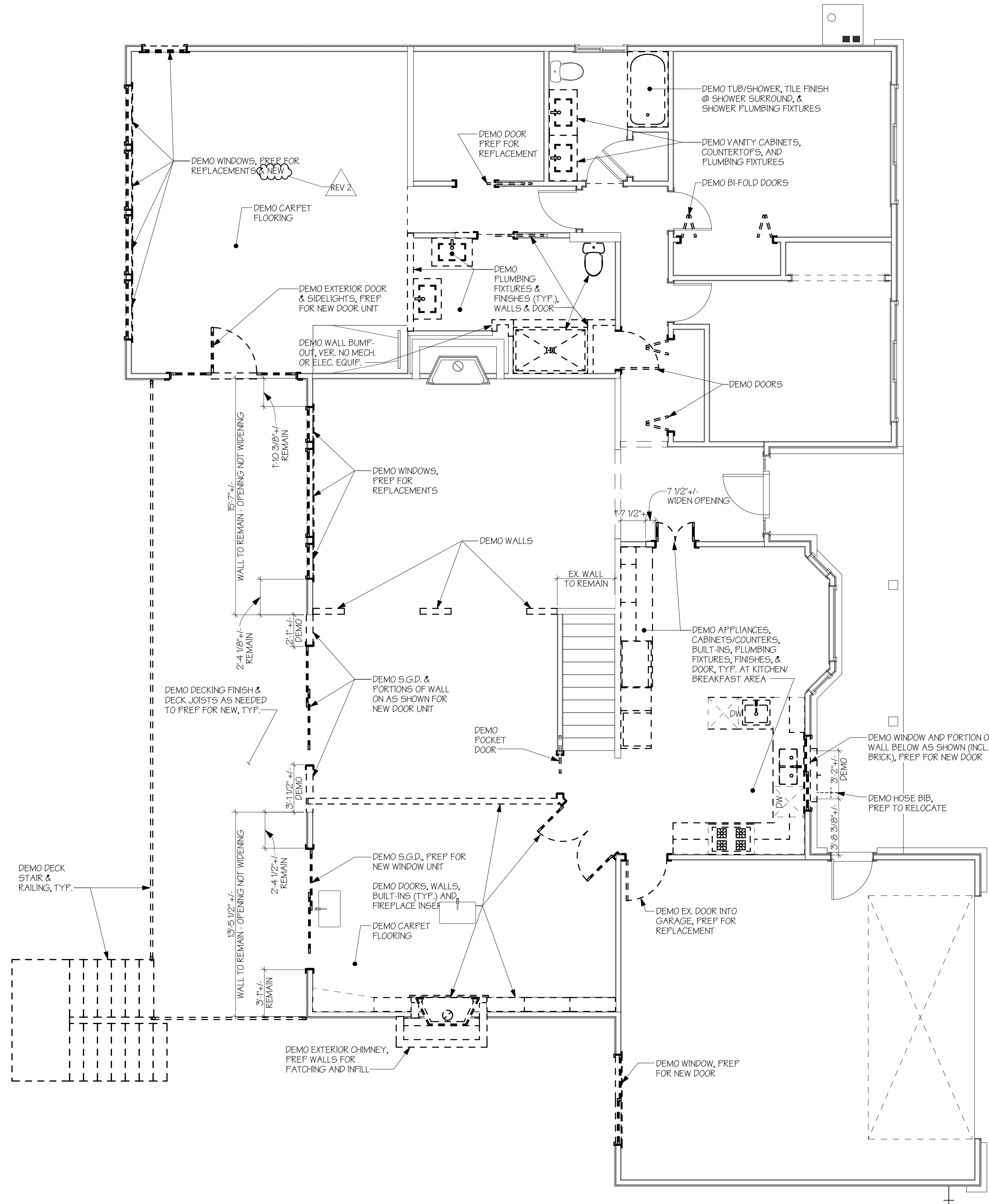
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LOWER FLOOR DEMOLITION
 PLAN

A1.1



MAIN FLOOR DEMO PLAN

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

- EXISTING WALLS
- DEMO WALLS

- NOTES:
1. VERIFY SALVAGE ITEMS WITH OWNER PRIOR TO DEMOLITION.
 2. ALL SHORING TO BE THE RESPONSIBILITY OF THE BUILDER. CONTACT THE STRUCTURAL ENGINEER WITH QUESTIONS.



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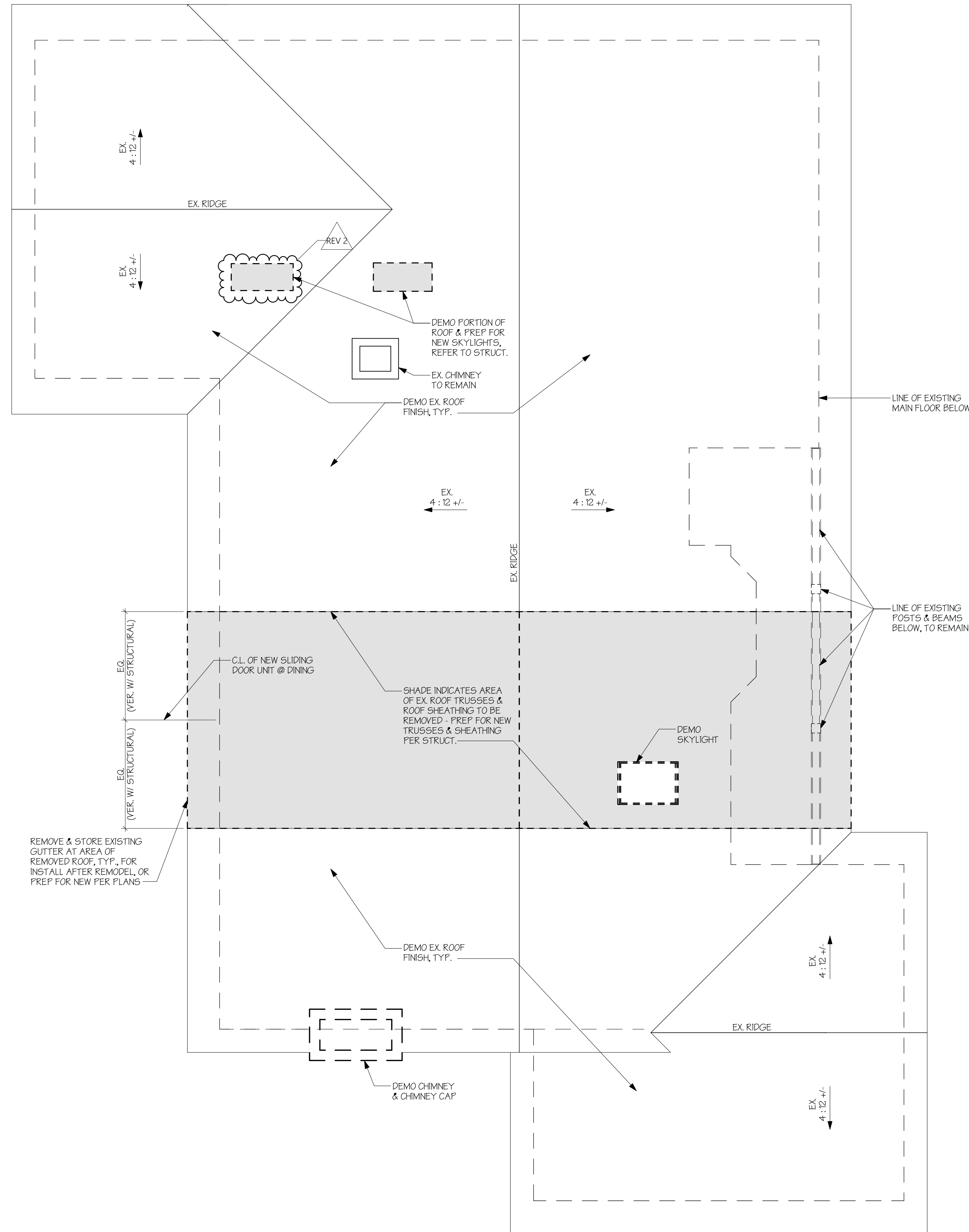
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MAIN FLOOR DEMOLITION
 PLAN



ROOF DEMO PLAN

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

- EXISTING WALLS
- DEMO WALLS

- NOTES:
1. VERIFY SALVAGE ITEMS WITH OWNER PRIOR TO DEMOLITION.
 2. ALL SHORING TO BE THE RESPONSIBILITY OF THE BUILDER. CONTACT THE STRUCTURAL ENGINEER WITH QUESTIONS.



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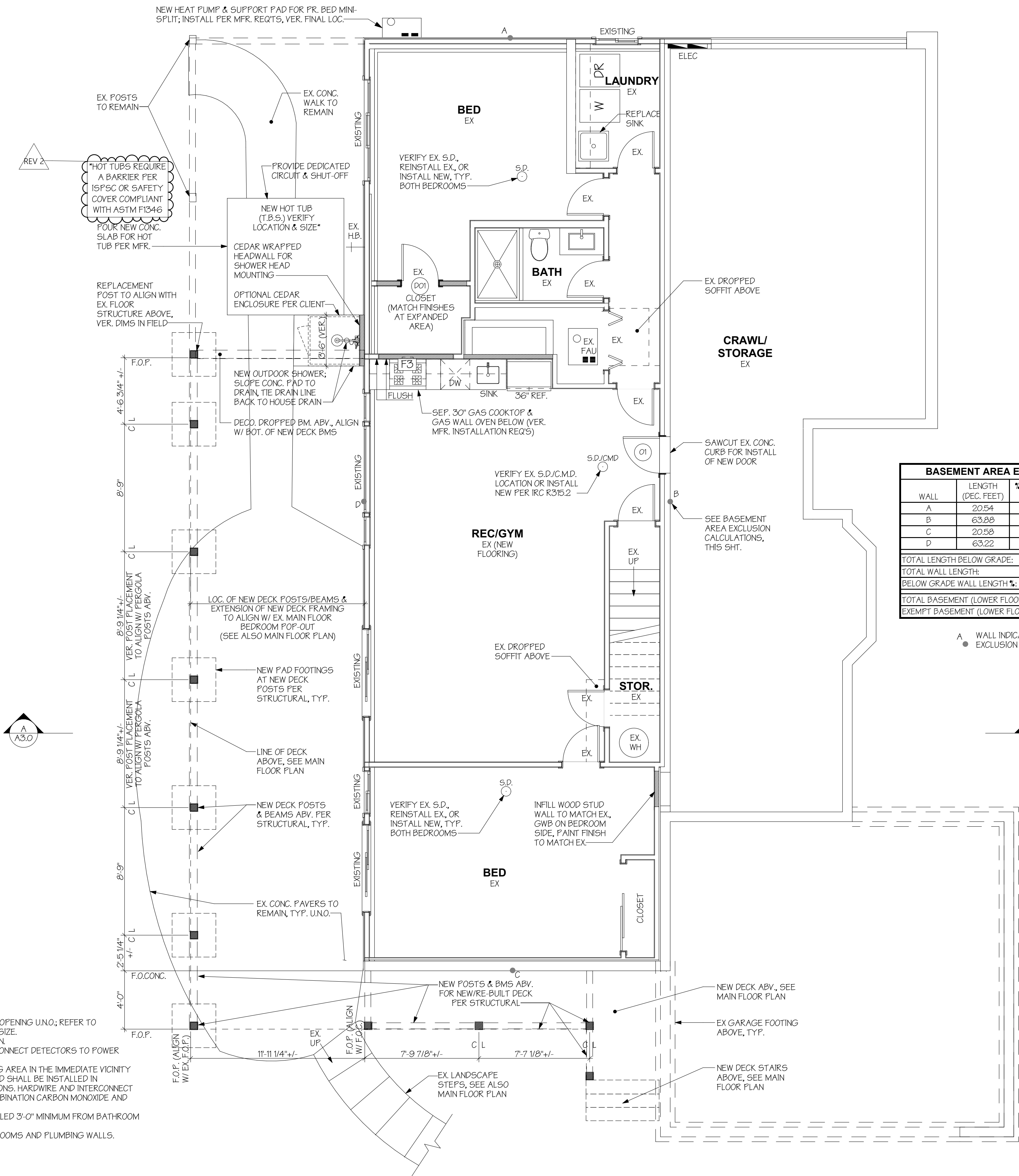
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PERMIT SET

ROOF DEMOLITION PLAN

A1.3



BASEMENT AREA EXCLUSION CALCULATIONS			
WALL	LENGTH (DEC. FEET)	% BELOW GRADE (APPROX)	LENGTH X % BELOW GRADE (DEC. FEET)
A	2054	23.6%	4.85
B	63.88	100%	63.88
C	2058	36.1%	7.43
D	63.22	0%	0.00
TOTAL LENGTH BELOW GRADE:			76.16
TOTAL WALL LENGTH:			168.22
BELOW GRADE WALL LENGTH %:			45.3%
TOTAL BASEMENT (LOWER FLOOR) AREA:			1239.1
EXEMPT BASEMENT (LOWER FLOOR) AREA:			560.97

GROSS FLOOR AREA*	
EXISTING MAIN FLOOR (INCL. STAIR):	2,388.40 SF
EXISTING GARAGE (UNHEATED):	513.20 SF
EXISTING LOWER FLOOR AREA (EXCL. STAIR):	1,239.10 SF
EXISTING FRONT COVERED PORCH:	202.00 SF
TOTAL EXISTING FLOOR AREA:	4,342.70 SF
NEW OPERABLE PERGOLA (@ REAR DECK) BY OTHERS:	170.60 SF
TOTAL PROPOSED GFA AFTER CONSTRUCTION:	4,513.30 SF
ALLOWED FLOOR AREA (PER MICC 19.02.020.D):	6,790.08 SF

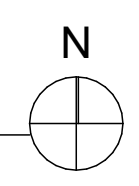
*NOTE: (ZONE R-9.6) GFA SHALL NOT EXCEED THE LESSER OF 8,000 SF OR 40% OF LOT AREA; GFA IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALL & INCLUDES GARAGE; STAIRWAYS COUNT AS SINGLE FLOOR FOR FIRST TWO STORIES; INCLUDES USABLE AREA UNDER HORIZ. PROJECTION OF ROOF OR FLOOR ABOVE WITHOUT SURROUNDING EXTERIOR WALLS

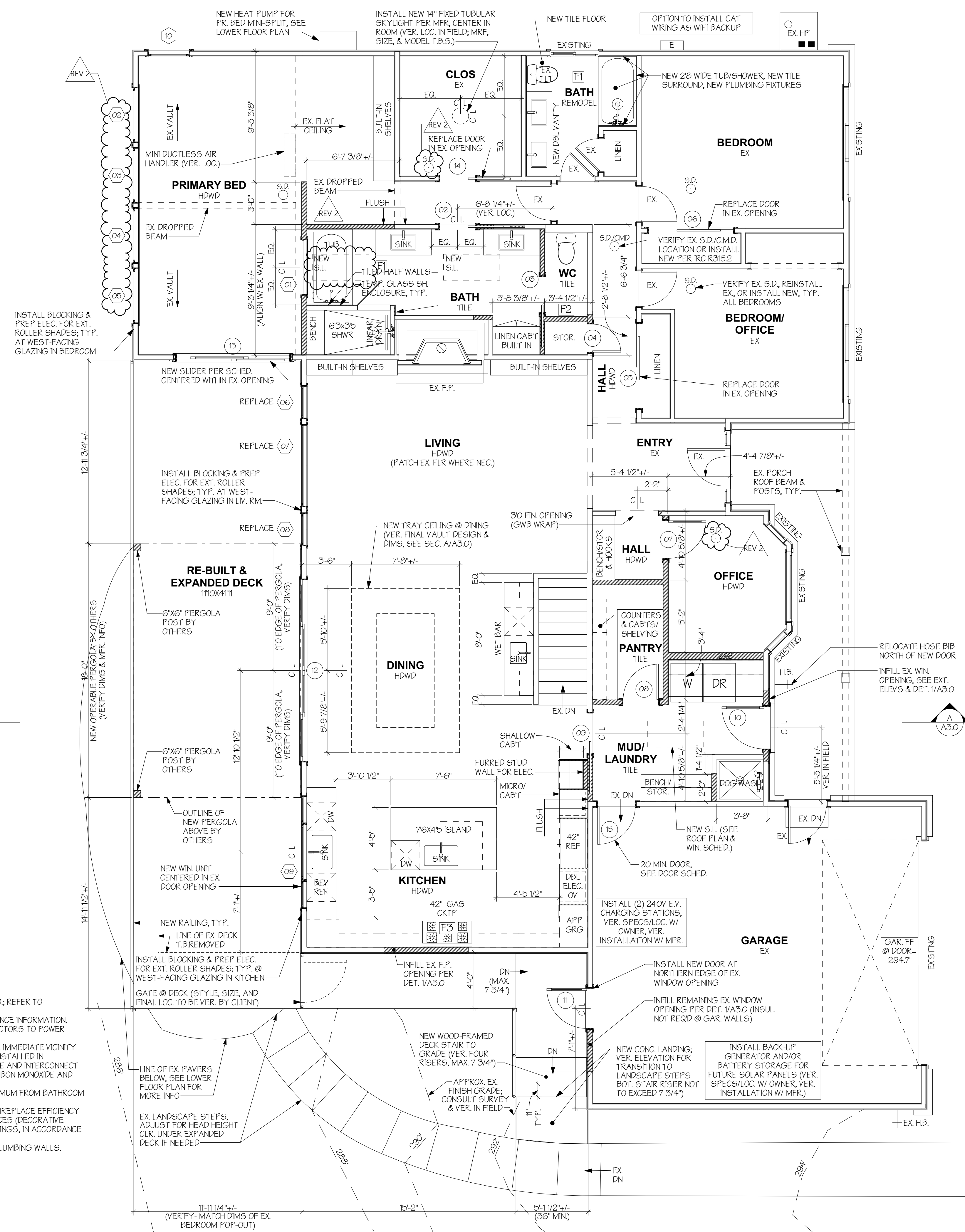
EXHAUST FAN NOTES:		
LOCATION	TAG	MIN. CFM
BATHROOM	F1	80 CFM MULTISPEED W/ CONDENSATION SENSOR
TOILET ROOM/ POWDER ROOM	F2	50 CFM
KITCHEN	F3	60%CE OR 160CFM (ELECTRIC) 80%CE OR 250CFM (COMBUSTION)

NOTES:
1. VENT TO OUTSIDE, TYP.
2. PANASONIC WHISPER GREEN SELECT FAN W/ CONDENSATION SENSOR, #FY-051VK52 30CFM-110 CFM MULTISPEED FAN W/ #FV-C5VK1, UNLESS NOTED OTHERWISE.
3. REFER TO MISO5.4.4
4. HOODS OVER 400 CFM REQUIRE MAKE UP AIR. MAKE UP AIR TO BE INTERLOCKED WITH FAN OPERATION AT A RATE APPROX. EQUAL TO THE EXHAUST AIR RATE THAT IS IN EXCESS OF 400CFM PER MISO3.6 (HOODS TO BE MIN. 250CFM OR 80% CE).
5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2094 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. HARDWARE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
6. SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.
7. INSTALL SOUND BATT INSULATION AT ALL INTERIOR WALLS AT BEDROOMS, BATHROOMS AND PLUMBING WALLS. CONFIRM LOCATION WITH OWNER PRIOR TO INSTALLATION.

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"
 EXISTING WALLS
 NEW WALLS



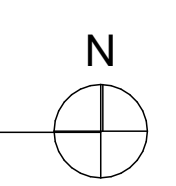
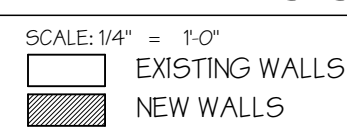


EXHAUST FAN NOTES:

LOCATION	TAG	MIN. CFM
BATHROOM	F1	80 CFM MULTISPEED W/ CONDENSATION SENSOR
TOILET ROOM/ POWDER ROOM	F2	50 CFM
KITCHEN	F3	60%CE OR 160CFM (ELECTRIC) 80%CE OR 250CFM (COMBUSTION)

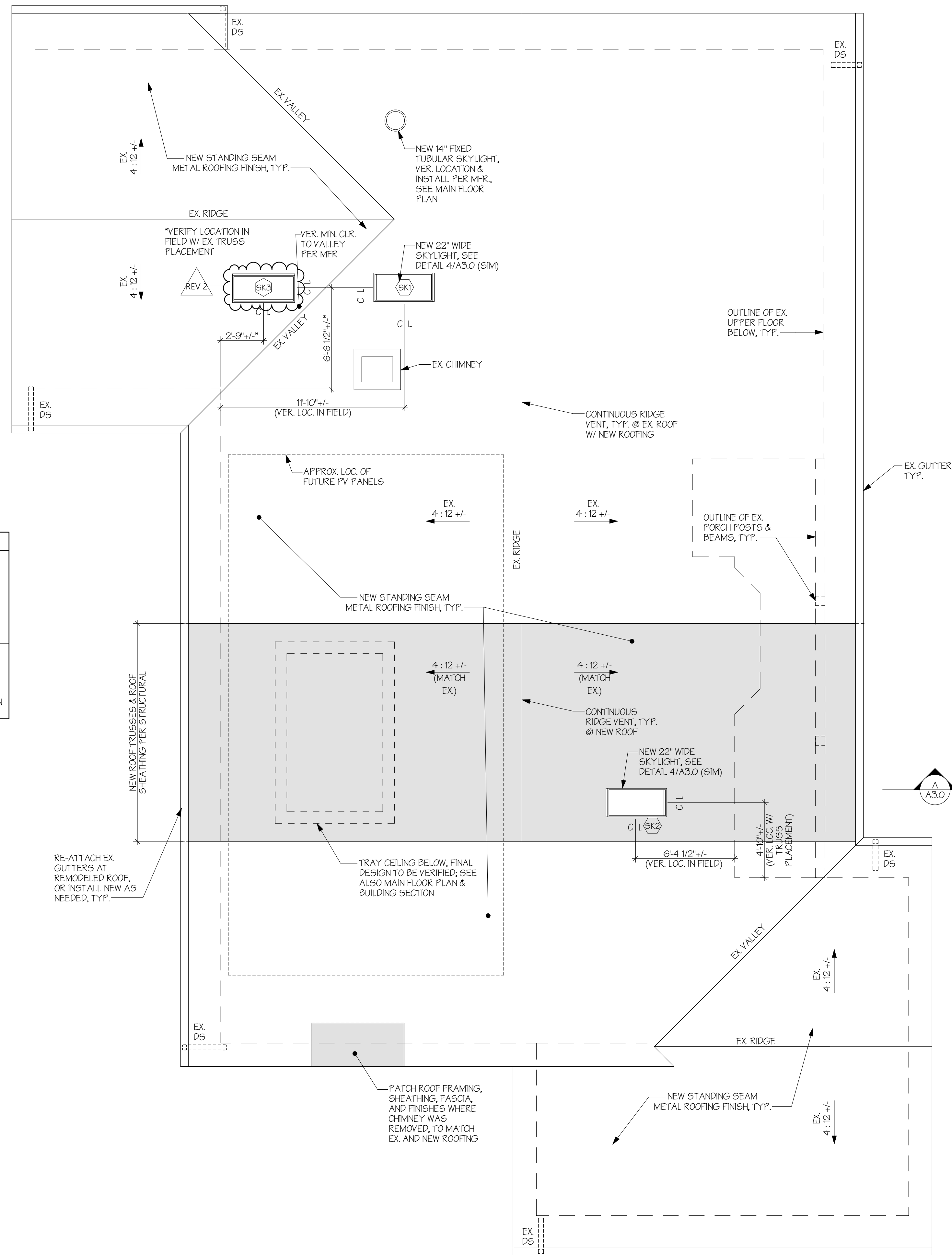
NOTES:
1. VENT TO OUTSIDE, TYP.
2. PANASONIC WHISPER GREEN SELECT FAN W/ CONDENSATION SENSOR, #FY-051VK52 30CFM-110 CFM MULTISPEED FAN W/ #FV-C5VK1, UNLESS NOTED OTHERWISE.
3. REFER TO MISO5.4.4
4. HOODS OVER 400 CFM REQUIRE MAKE UP AIR. MAKE UP AIR TO BE INTERLOCKED WITH FAN OPERATION AT A RATE APPROX. EQUAL TO THE EXHAUST AIR RATE THAT IS IN EXCESS OF 400CFM PER MISO3.6 (HOODS TO BE MIN. 250CFM OR 80% CE).
5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2094 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
6. SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.
7. ALL GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED AND LABELED WITH A FIREPLACE EFFICIENCY (FE) RATING OF 50 PERCENT OR GREATER IN ACCORDANCE WITH CSA F.4.1. VENTED GAS FIREPLACES (DECORATIVE AFFIANCES) CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE WITH CSA F.4.1.
8. INSTALL SOUND BATT INSULATION AT ALL INTERIOR WALLS AT BEDROOMS, BATHROOMS AND PLUMBING WALLS. CONFIRM LOCATION WITH OWNER PRIOR TO INSTALLATION.

MAIN FLOOR PLAN





ATTIC VENTILATION REQUIREMENTS
ATTIC VENTILATION NOTES PER 2021 IRC-WA R206.2:
MINIMUM NET FREE VENTILATING AREA SHALL NOT BE 1/50 OF THE AREA OF THE VENTED SPACE. EXCEPT THAT REDUCTION OF THE TOTAL TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATION IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, NOT MORE THAN 3'-0" BELOW THE RIDGE OR HIGHEST POINT. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED IN THE BOTTOM 1/3 OF THE ATTIC SPACE.
NEW ATTIC AREA = 500 SF (1/300) REQUIRED VENTILATION AREA = 1.67 SF OR 240 SQ IN
HIGH: PROVIDE CONT. RIDGE VENT @ 8 LIN. FT MAX. @ 13.5 SQ IN PER LIN FT) = 108 SQ IN
LOW: PROVIDE (3) 2" DIA. HOLES (9.4 SQ. IN) PER BAY @ EAST EAVES X 14 BAYS = 132 SQ IN



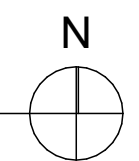
ROOF PLAN

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

EXISTING ROOF
NEW ROOF

NOTES:

1. INSTALL CONTINUOUS RIDGE VENT UNLESS NOTED OTHERWISE.
2. INSTALL FLASHING PER ROOFING MANUFACTURER REQUIREMENTS.
3. FLASHING AT ALL ROOF PENETRATIONS TO BE INSTALLED PER ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS.
4. INSTALL ALL ROOFING PER SELECTING ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS, TYP.



DOOR SCHEDULE										
	ID	R.O. DIMENSIONS *SEE NOTE 1		DOOR LEAF DIMENSIONS		TYPE	THICK	AREA (SF)	NOTES	U-VAL
		WIDTH	HEIGHT	W	HT					
LOWER FLOOR										
	01	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING 1	0'-1 3/8"	0.00	VERIFY DIMS FOR CRAWLSPACE ACCESS	
	D01	2'-8"	6'-10 1/2"	2'-6"	6'-8"		0'-1 3/8"	0.00		
MAIN FLOOR										
	02	2'-8"	6'-10 1/2"	2'-6"	6'-8"	POCKET	0'-1 3/8"	0.00	VERIFY R.O. W/ POCKET DOOR MFR.	
	03	2'-8"	6'-10 1/2"	2'-6"	6'-8"	POCKET	0'-1 3/8"	0.00	VERIFY R.O. W/ POCKET DOOR MFR.	
	04	2'-2"	6'-10 1/2"	2'-0"	6'-8"	SWING 1	0'-1 3/8"	0.00		
	05	6'-2"	6'-10 1/2"	6'-0"	6'-8"	BYPASS 1	0'-1 3/8"	0.00	SEE NOTE #5	
	06	6'-2"	6'-10 1/2"	6'-0"	6'-8"	BYPASS 1	0'-1 3/8"	0.00	SEE NOTE #5	
	07	2'-10"	6'-10 1/2"	2'-8"	6'-8"	FULL-LITE GRID	0'-1 3/8"	0.00	TEMPERED; GRID DESIGN PER CLIENT	
	08	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING 1	0'-1 3/8"	0.00		
	09	3'-0"	6'-10 1/2"	2'-10"	6'-8"	POCKET	0'-1 3/8"	0.00	VERIFY R.O. W/ POCKET DOOR MFR.	
	10	3'-2"	6'-10 1/2"	3'-0"	6'-8"	FULL-LITE GRID	0'-1 3/4"	20.00	TEMPERED; GRID DESIGN PER CLIENT	0.30
	11	3'-0"	6'-10 1/2"	2'-10"	6'-8"	SWING 2	0'-1 3/4"	0.00		
	12	13'-0"	6'-10 1/2"	12'-10"	6'-8"	S.G.D. 1	0'-1 3/4"	80.00	4-PANEL FULL-LITE S.G.D.; TEMPERED	0.30
	13	8'-2"	6'-10 1/2"	8'-0"	6'-8"	S.G.D. 2	0'-1 3/4"	53.33	FULL-LITE S.G.D.; TEMPERED	0.30
	14	2'-8"	6'-10 1/2"	2'-6"	6'-8"	POCKET	0'-1 3/8"	0.00	SEE NOTE #5, VERIFY R.O. W/ POCKET DOOR MFR.	
	15	2'-10"	6'-10 1/2"	2'-8"	6'-8"	SWING 3	0'-1 3/8"	17.75	20 MIN RATED SELF-LATCHING DOOR W/ SELF CLOSER	0.30
TOTAL EXTERIOR DOOR AREA:								171.11		

MANUFACTURER: INTERIOR: SIMPSON OR EQUAL SOLID-CORE DOOR, PANEL STYLE & FINISH SELECTED BY OWNER
 EXTERIOR: MARVIN, ALUMINUM-CLAD WOOD (SERIES T.B.S.)

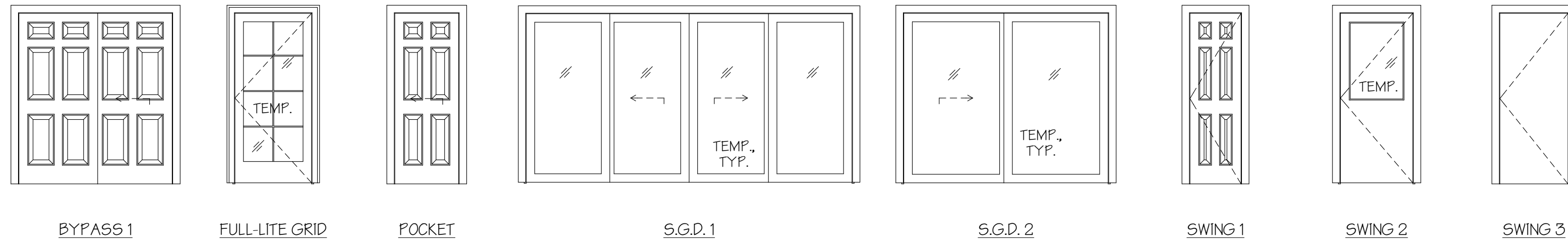
EXTERIOR DOORS TO BE NFRC 100 LABELED AND CERTIFIED BY THE MANUFACTURER.

GENERAL DOOR NOTES:

1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS
2. SEE ELEVATIONS FOR CONFIGURATION
3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
4. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS
5. VERIFY EXISTING ROUGH OPENINGS WHERE DOORS ARE BEING REPLACED PRIOR TO ORDERING THE DOORS

DOOR TYPE:

- NOTE:
1. REFER TO SCHEDULE FOR ALL DIMENSIONS UNLESS NOTED OTHERWISE.
 2. REFER TO ADDITIONAL GENERAL DOOR NOTES ABOVE UNLESS NOTED OTHERWISE.



WINDOW SCHEDULE										
	ID	ROUGH OPENING *SEE NOTE 1		ROUGH HEAD FROM SUBFLR.	TYPE	OPER	AREA (SF)	NOTES	U-VAL	
		WIDTH	HEIGHT							
MAIN FLOOR										
	01	4'-0"	3'-0"	6'-9 1/2"	A	P	0.00	INTERIOR WINDOW @ FR. BATH, TEMP. GLASS		
	02	3'-11 1/2"	6'-0"	7'-9 1/2"	B	P	19.80	REPLACEMENT	0.30	
	03	3'-11 1/2"	7'-6"	9'-3 1/2"	B	P	19.80	REPLACEMENT	0.30	
	04	3'-11 1/2"	7'-6"	9'-3 1/2"	B	P	19.80	REPLACEMENT	0.30	
	05	3'-11 1/2"	6'-0"	7'-9 1/2"	B	P	19.80	REPLACEMENT	0.30	
	06	2'-4 1/4"	4'-10"	6'-9 1/2"	C	C	11.40	REPLACEMENT	0.30	
	07	5'-10 1/4"	4'-10"	6'-9 1/2"	B	P	28.30	REPLACEMENT	0.30	
	08	2'-4 1/4"	4'-10"	6'-9 1/2"	C	C	11.40	REPLACEMENT	0.30	
	09	8'-0"	3'-3"	6'-9 1/2"	D	CPC	26.00	REPLACEMENT	0.30	
	10	3'-0"	5'-0"	6'-9 1/2"	C	C	15.00	REPLACEMENT	0.30	
ROOF - RIDGE										
	SK1	1'-10"	4'-0"	---		FIXED	7.33	SKYLIGHT, VELUX OR EQ. CURB-MOUNTED SKYLIGHT	0.50	
	SK2	1'-10"	4'-0"	---		FIXED	7.33	SKYLIGHT, VELUX OR EQ. CURB-MOUNTED SKYLIGHT	0.50	
	SK3	1'-10"	4'-0"	---		FIXED	7.33	SKYLIGHT, VELUX OR EQ. CURB-MOUNTED SKYLIGHT	0.50	
TOTAL EXTERIOR WINDOW AREA:							193.29			

NFRC 100 LABELED AND CERTIFIED BY THE MANUFACTURER

MANUFACTURER: MARVIN (SELECTION TO BE VERIFIED BY CLIENT)
 SERIES: ALUMINUM-CLAD WOOD, SERIES T.B.S.

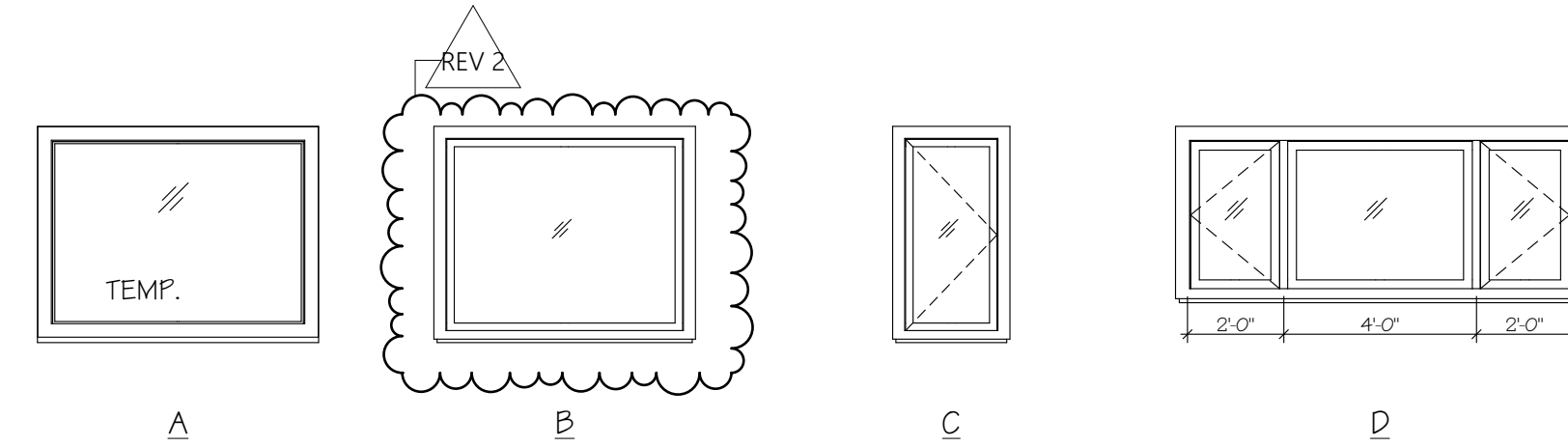
OPERABILITY KEY	
A	= AWNING
C	= CASEMENT
H.S.	= HORIZONTAL SLIDER
P	= PICTURE
CPC	= CASEMENT/PICTURE/CASEMENT
S.H.	= SINGLE HUNG
H	= HOPPER

GENERAL WINDOW NOTES:

1. ADD 1/2" TO THE BOTTOM OF THE ROUGH OPENING, UNLESS NOTED OTHERWISE FOR INSTALLATION OF BEVEL SILL
1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS. DESIGN INTENT FOR WINDOW AND DOOR HEAD HEIGHTS TO ALIGN. CONTRACTOR TO VERIFY PRIOR TO FRAMING.
2. SEE ELEVATIONS FOR CONFIGURATION
3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
4. VERIFY EXISTING ROUGH OPENINGS WHERE WINDOWS ARE BEING REPLACED IN THE EXISTING OPENINGS PRIOR TO ORDERING THE WINDOWS.
5. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS.
6. TRANSLUCENT GLASS TO BE SATIN ETCH. PROVIDE GLASS SAMPLE TO OWNER/ARCH FOR APPROVAL PRIOR TO ORDERING.

WINDOW TYPE:

- NOTE:
1. REFER TO SCHEDULE FOR ALL DIMENSIONS UNLESS NOTED OTHERWISE.
 2. REFER TO ADDITIONAL GENERAL WINDOW NOTES ABOVE UNLESS NOTED OTHERWISE.



GREISMAN RESIDENCE
 6511 82ND AVE SE
 MERCER ISLAND WA 98040



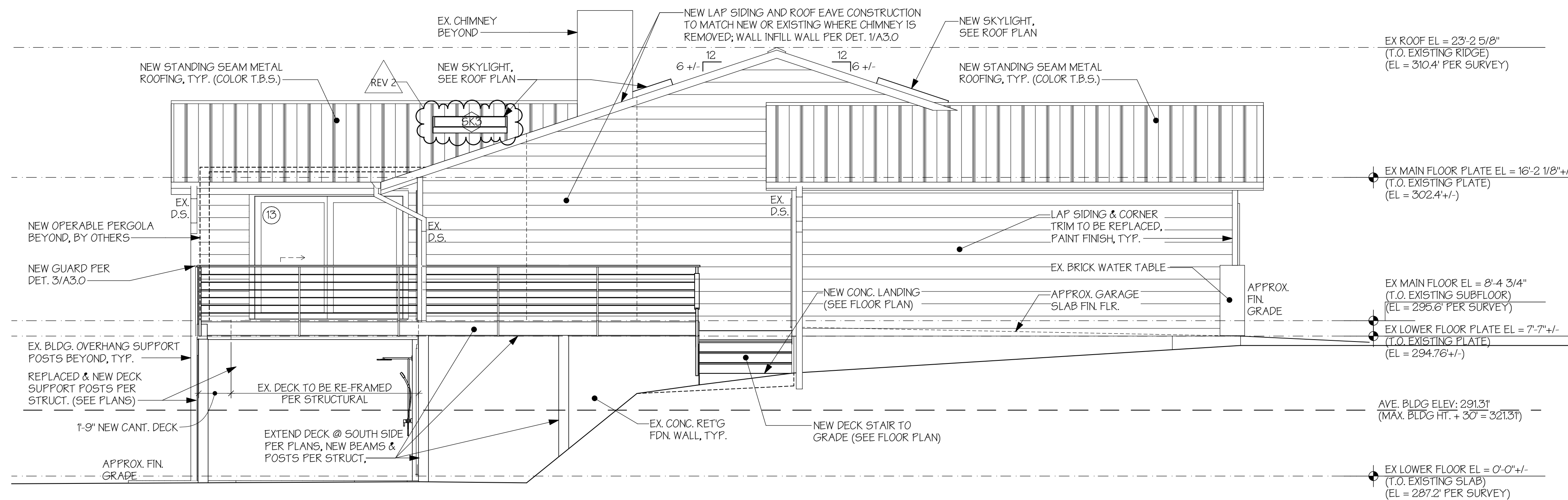
H 2 D
 ARCHITECTURE
 +
 DESIGN

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 REV 2: 1/12/2026

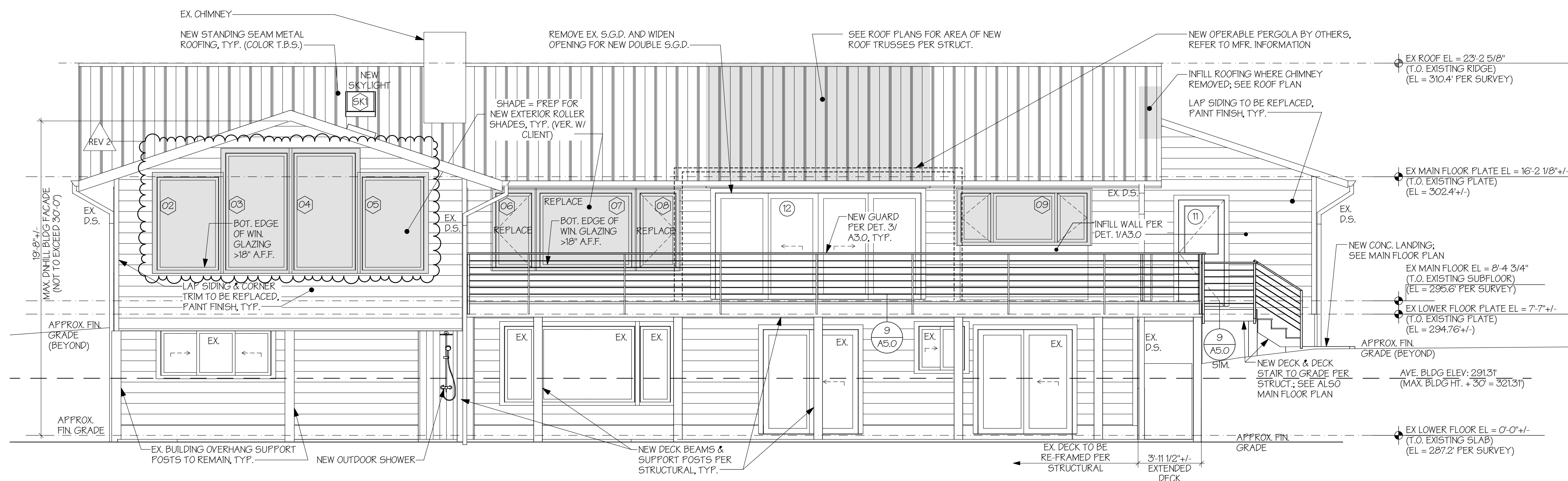
PERMIT SET

WINDOW AND DOOR
 SCHEDULES



SOUTH ELEVATION

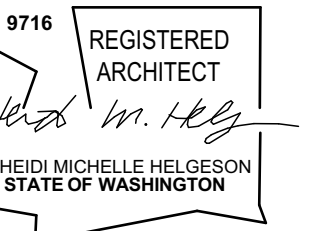
SCALE: 1/4" = 1'-0"



WEST ELEVATION

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

GREISMAN RESIDENCE
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 MERCER ISLAND WA 98040



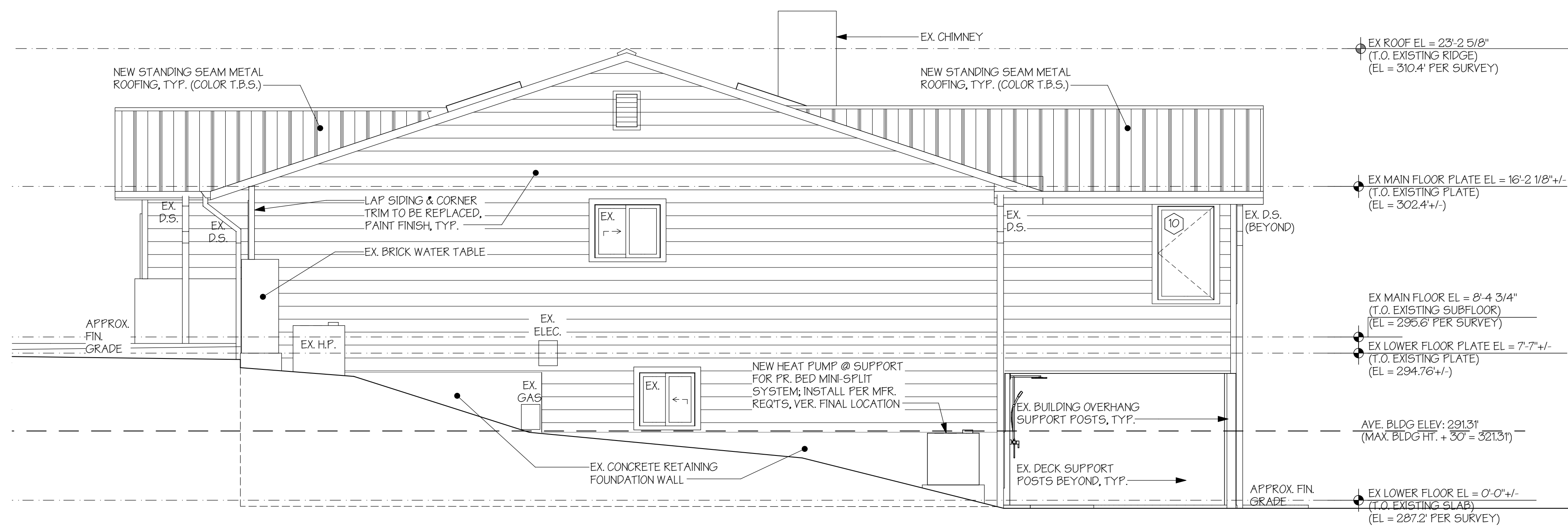
H 2 D
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 +
 DESIGN

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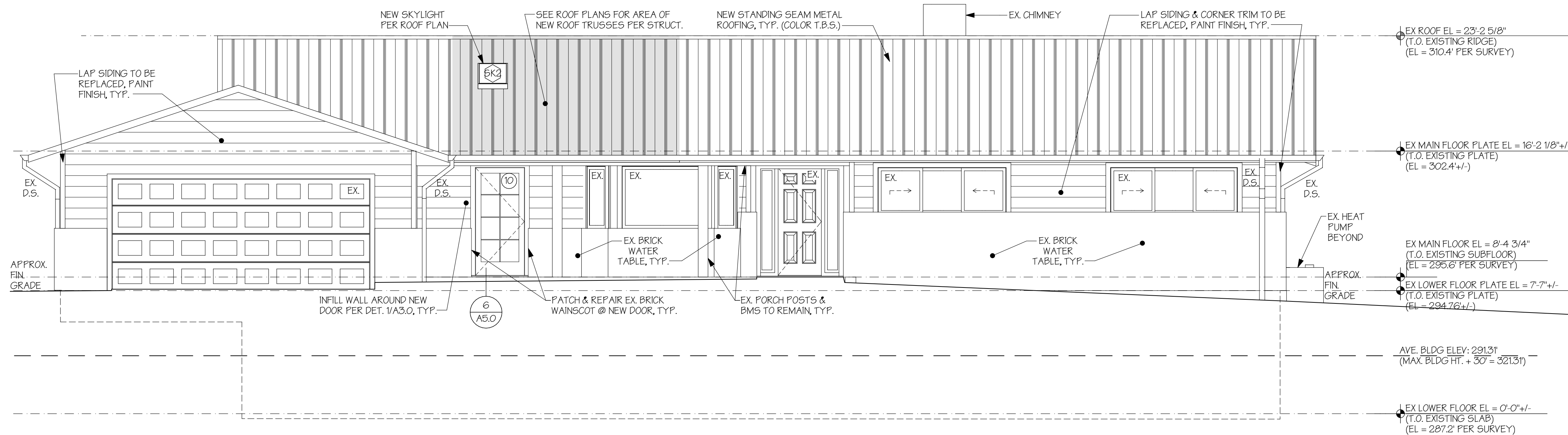
PERMIT SET

EXTERIOR ELEVATIONS



NORTH ELEVATION

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



EAST ELEVATION

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

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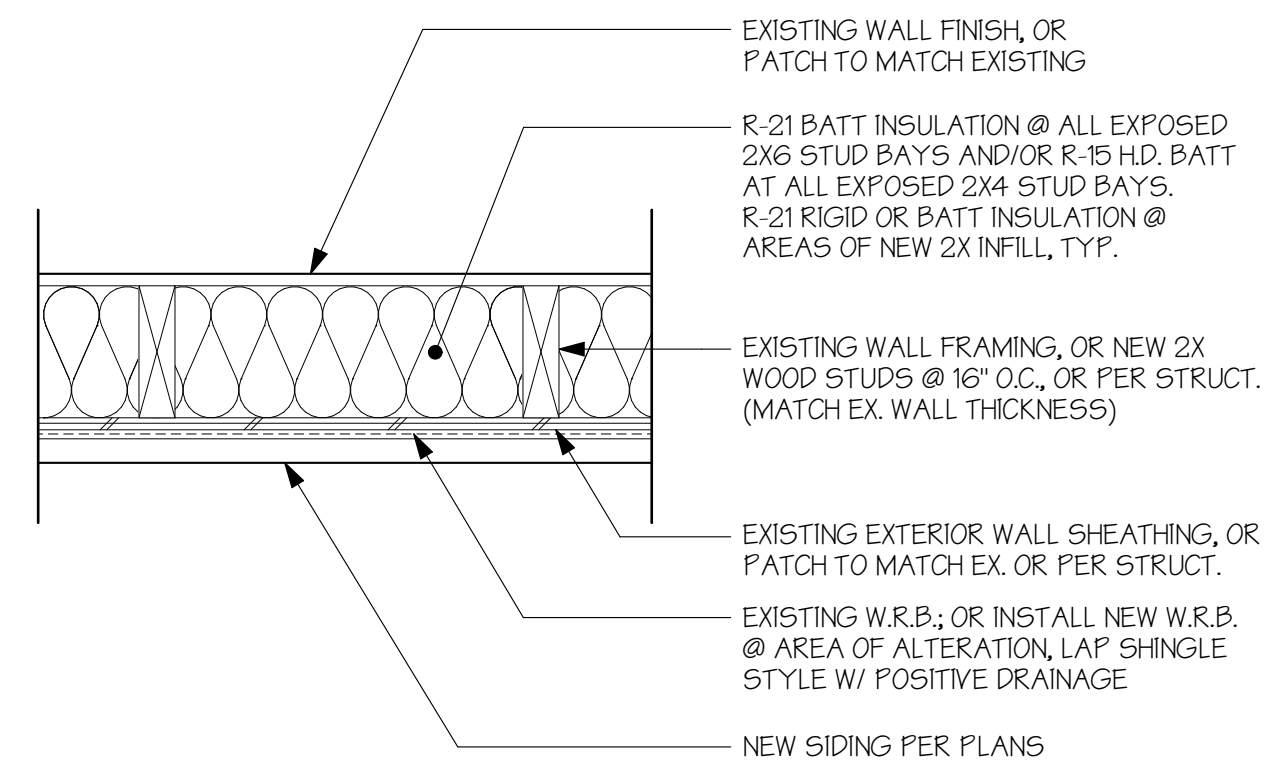
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PERMIT SET

EXTERIOR ELEVATIONS



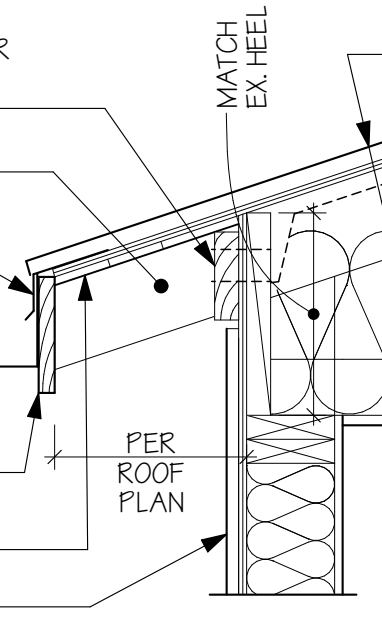
1 TYP. WALL INFILL DETAIL

SCALE: 1/2" = 1'-0"

TYP. ROOF ASSEMBLY FOR NEW TRUSSES (SEE NOTES, THIS DETAIL)

- 2X PREPRIMED TRIM (PAINT FIN) TO MATCH EX; REFER TO A16 CALCS FOR QTY/SIZE OF EAVE VENT HOLES PER BAY W/ NON-CORROSIVE INSECT SCREEN
- 2X TRUSS TAIL TO MATCH EX.
- METAL EDGE FLASHING
- METAL GUTTER, STYLE TO MATCH EX, TYP.
- 5/4X PREPRIMED EXTERIOR RATED WD FASCIA TO MATCH EX, PAINT FINISH
- 1/2" PREPRIMED T&G FINISH @ UNDERSIDE OF EAVES TO MATCH EX, PAINT FINISH
- EX. EXT. WALL W/ NEW SIDING PER PLANS

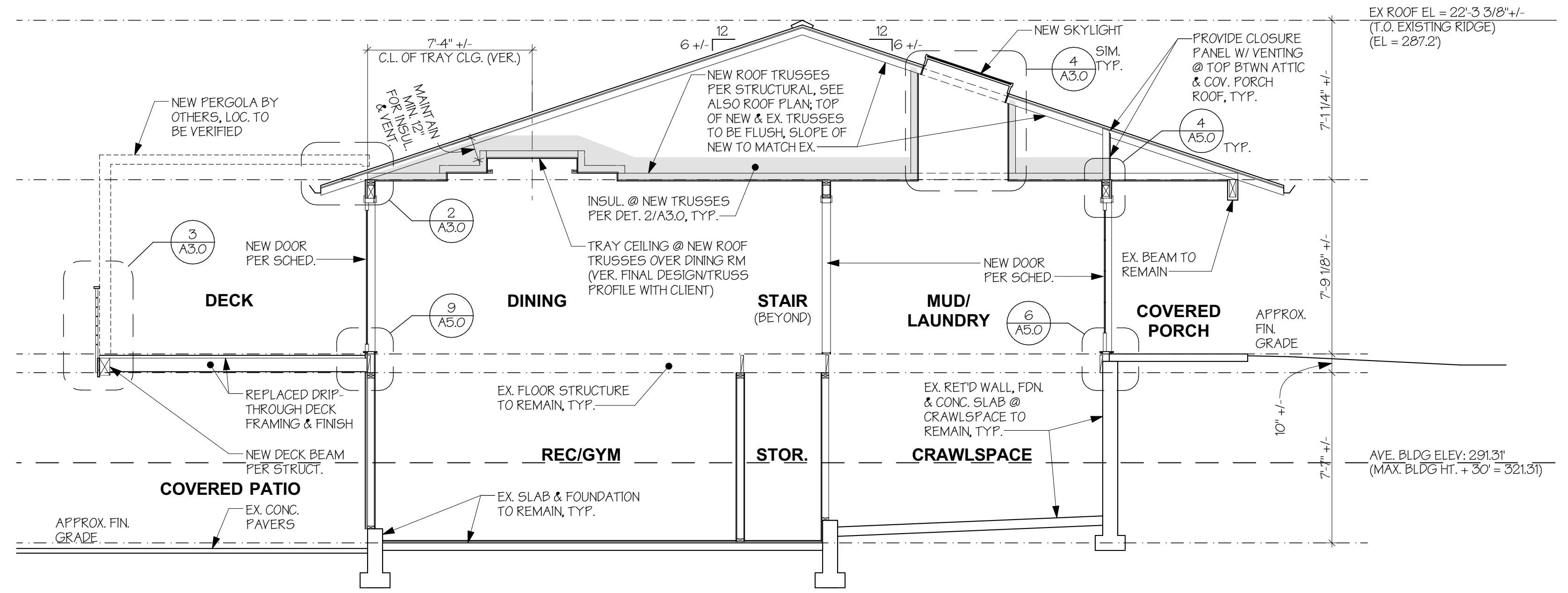
SEE ALSO METAL ROOFING DETAILS ON SHT. A5.1



TYP. ROOF ASSEMBLY @ NEW TRUSSES*

- ROOFING FINISH TO MATCH NEW FINISH AT EX. ROOF
- W.R.B. WATER RESISTIVE BARRIER AND AIR BARRIER: PROCLIMA SOLITEX MENTO, SIGA MAI.VEST, OR APPROVED EQUAL. INSTALL SHINGLE FASHION AND PER MFR REQ'S. TAPE AND SEAL ALL PENETRATIONS
- CDX PLYWOOD SHEATHING PER STRUCTURAL
- ROOF FRAMING PER STRUCTURAL
- BAFFLE FOR MIN. 1" VENTILATED AIR SPACE
- R-60 BATT INSULATION; RIGID INSULATION @ EAVES AS REQ'D
- 5/8" GWB
- PVA PRIMER

*HEEL HT. @ NEW TRUSSES SHALL MATCH EX; INSTALL RIGID INSULATION @ EAVE AS SPACE ALLOWS

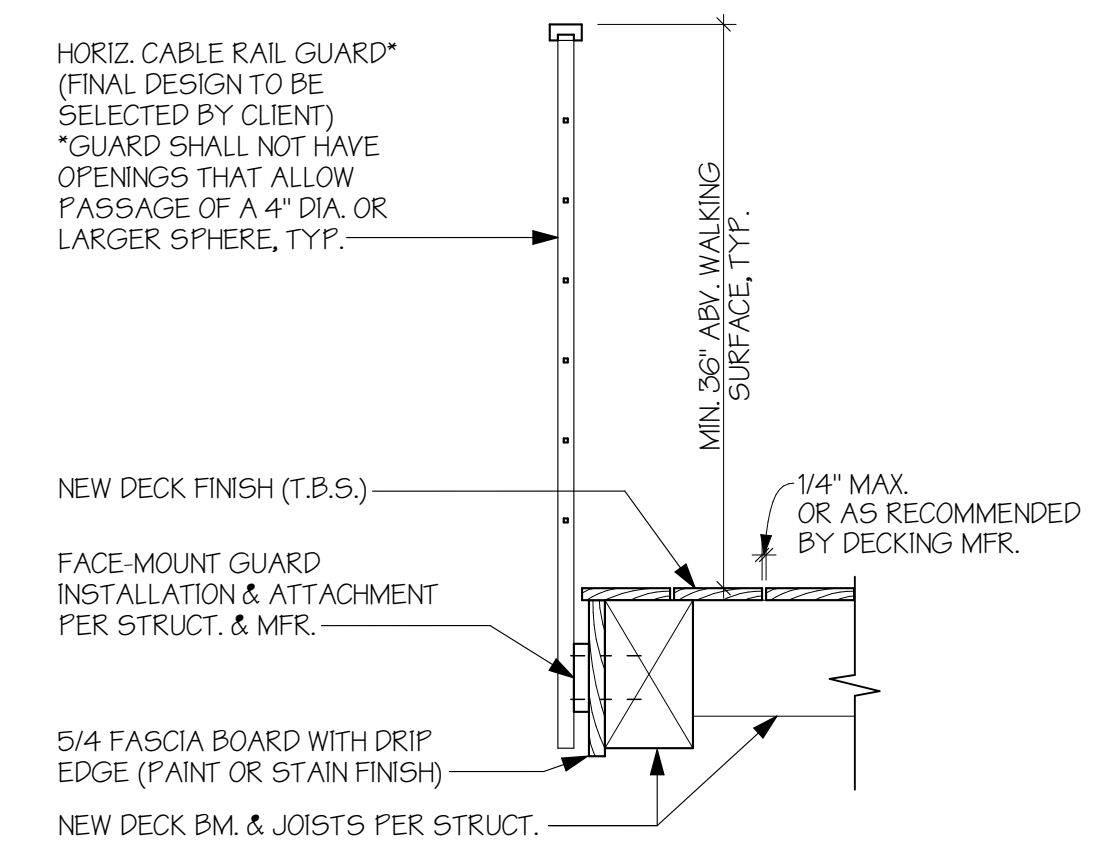


A BUILDING SECTION

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

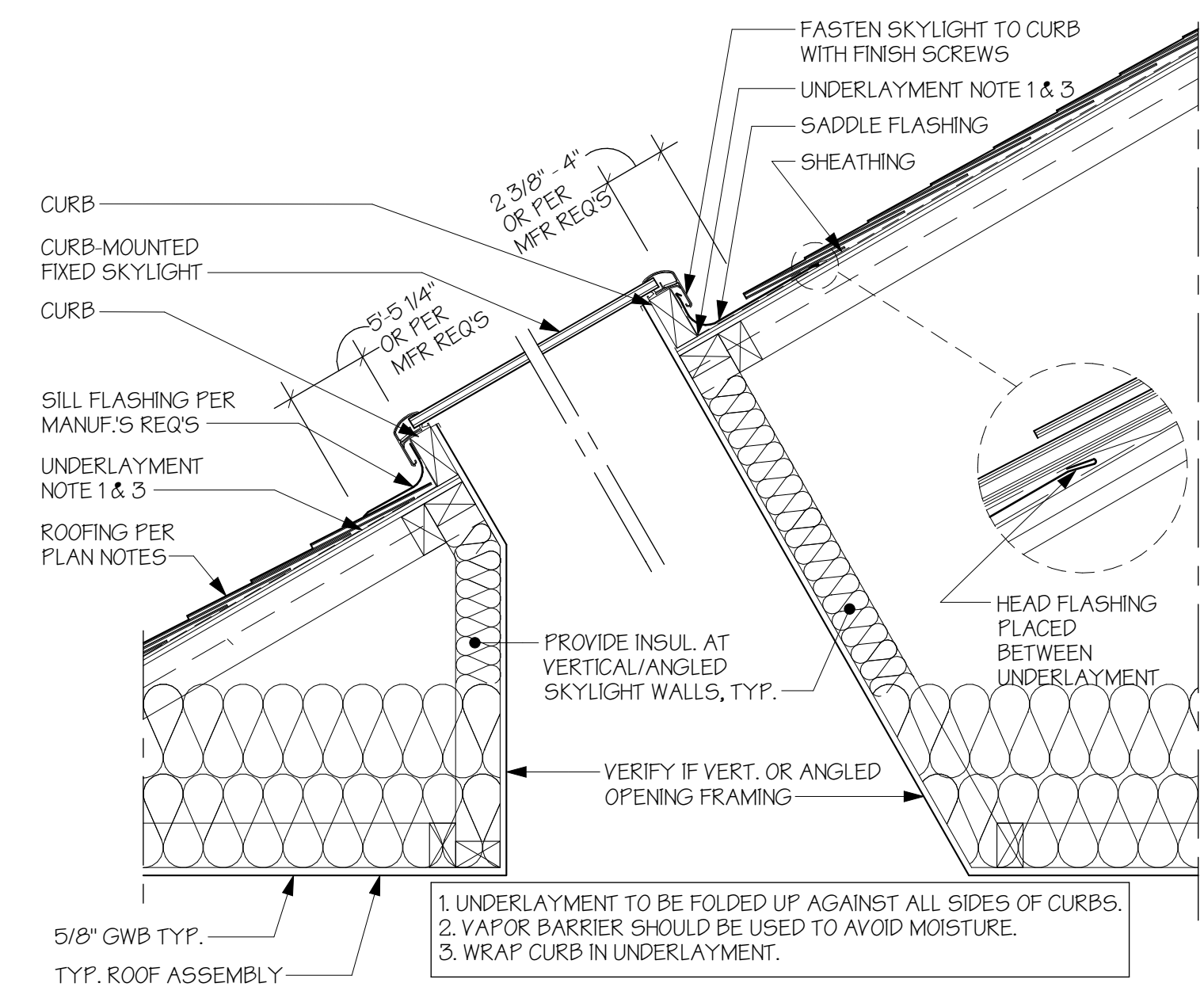
2 TYP. ROOF EAVE DETAIL @ NEW TRUSS

SCALE: 1" = 1'-0"



3 FACE-MOUNT DECK GUARD DETAIL

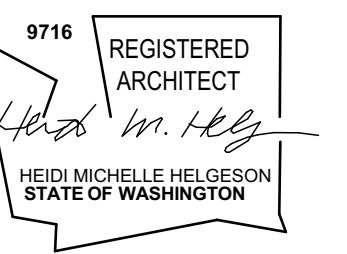
SCALE: 1" = 1'-0"



4 SKYLIGHT DETAIL

SCALE: 1" = 1'-0"

GREISMAN RESIDENCE
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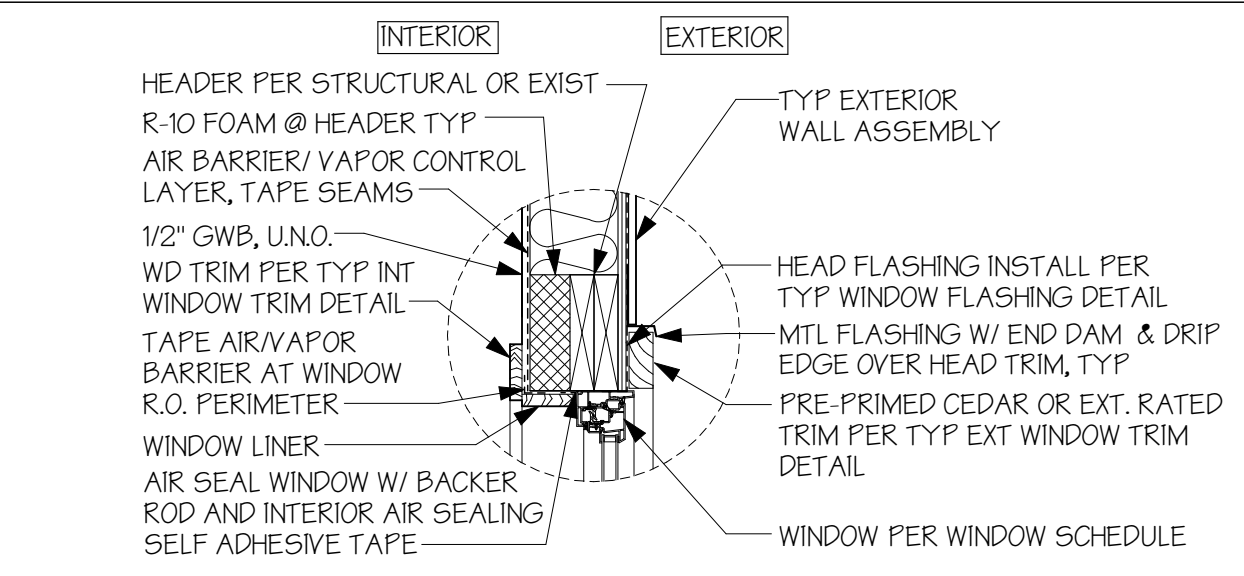
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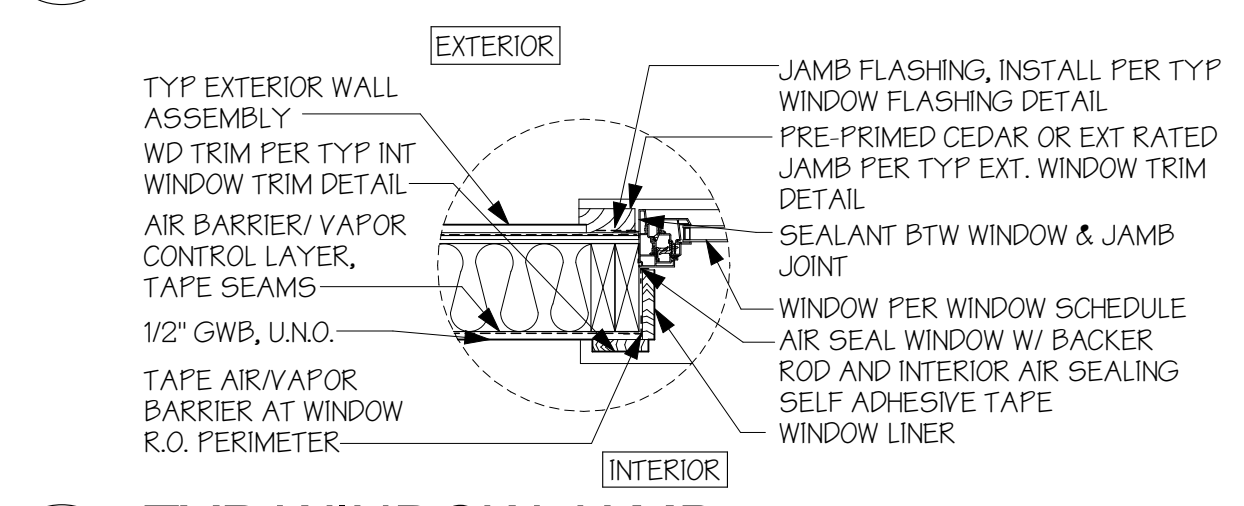
PERMIT SET

BUILDING SECTIONS AND DETAILS

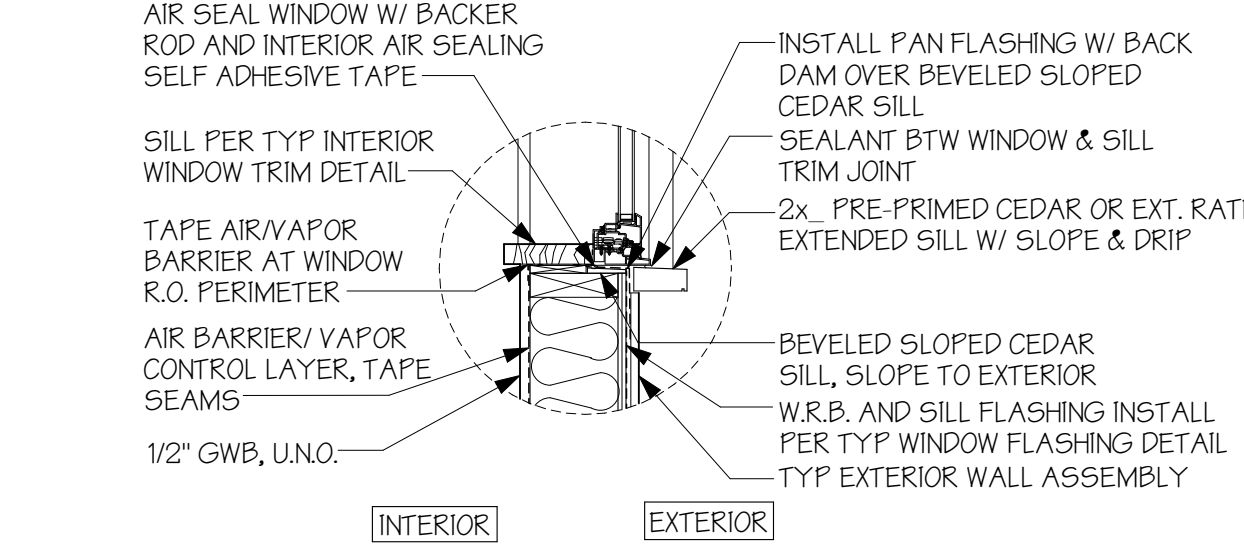
A3.0



1 TYP WINDOW HEAD
T = 1'-0"

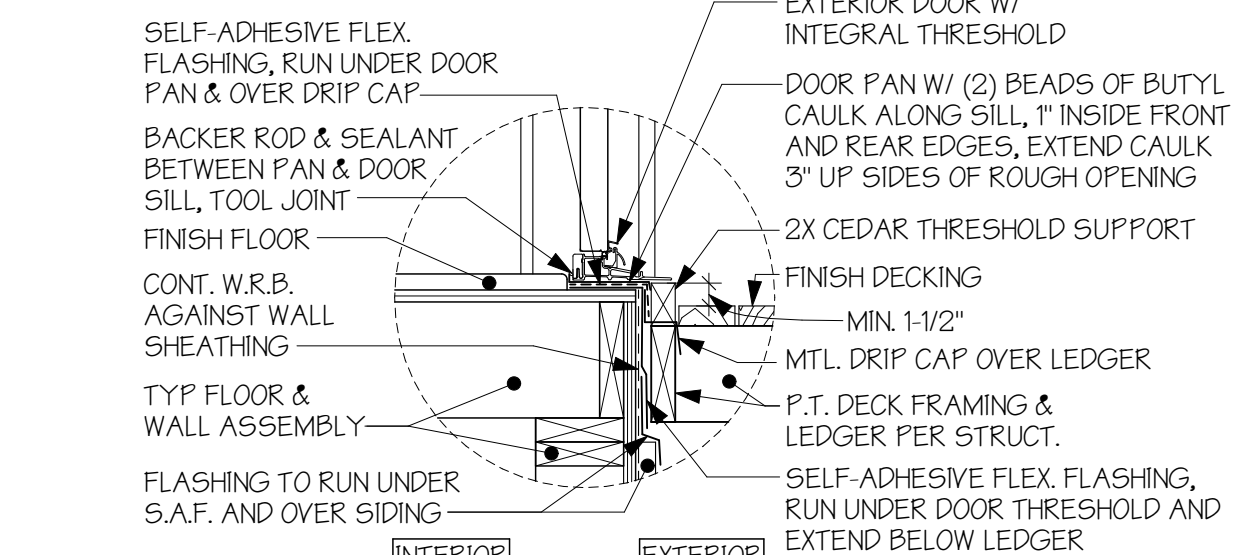


2 TYP WINDOW JAMB
T = 1'-0"

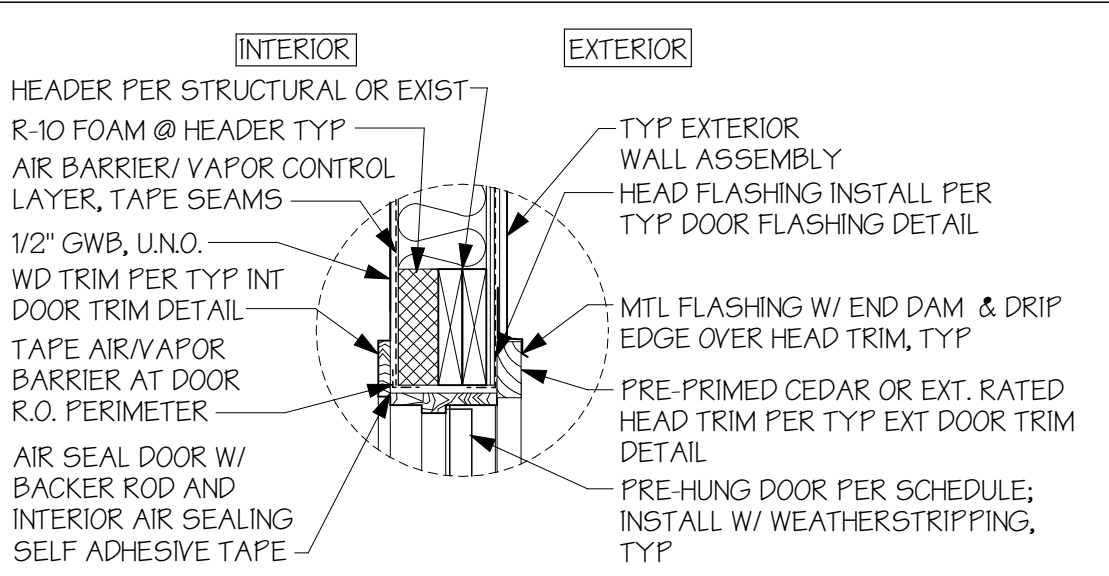


3 TYP WINDOW SILL
T = 1'-0"

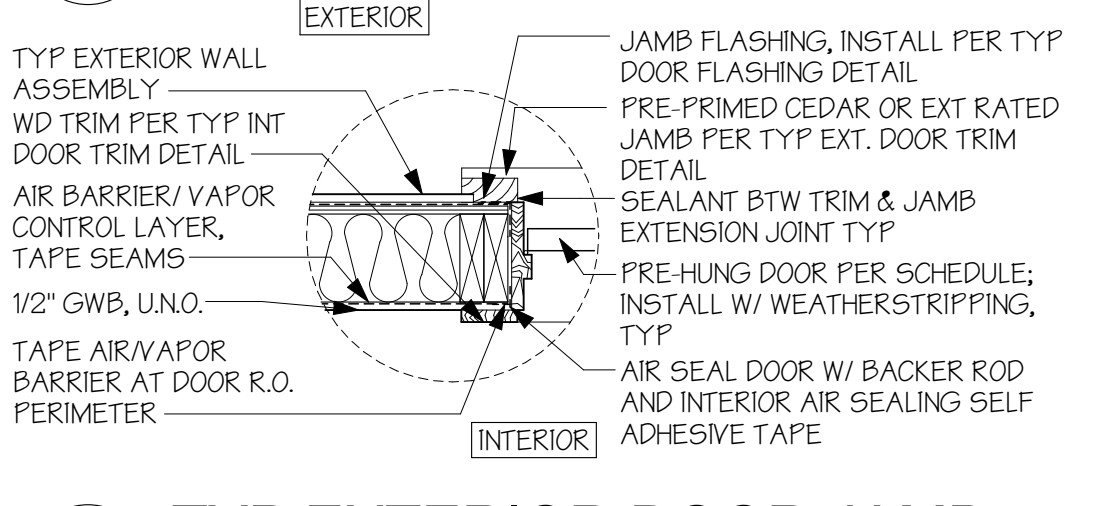
NOTE:
1. INSTALL BACKER ROD AND/OR FOAM INSULATION @ ANY GAP BETWEEN WINDOW AND ROUGH FRAME, TYP
2. VERIFY WINDOW INSTALLATION W/ WINDOW MFR. INSTALLATION REQTS



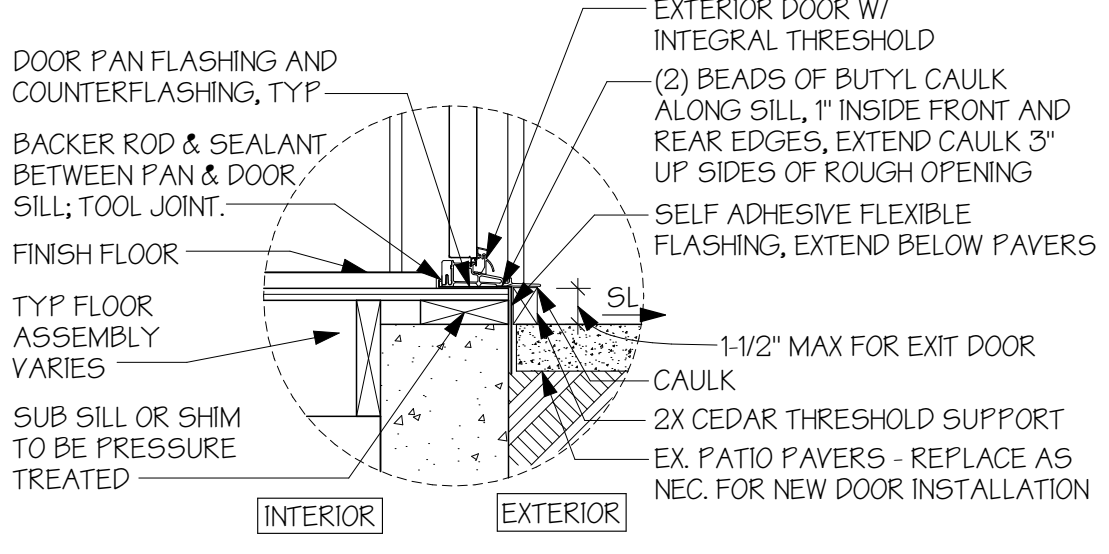
9 TYP DOOR THRESHOLD @ DECK
T = 1'-0"



4 TYP EXTERIOR DOOR HEAD
T = 1'-0"

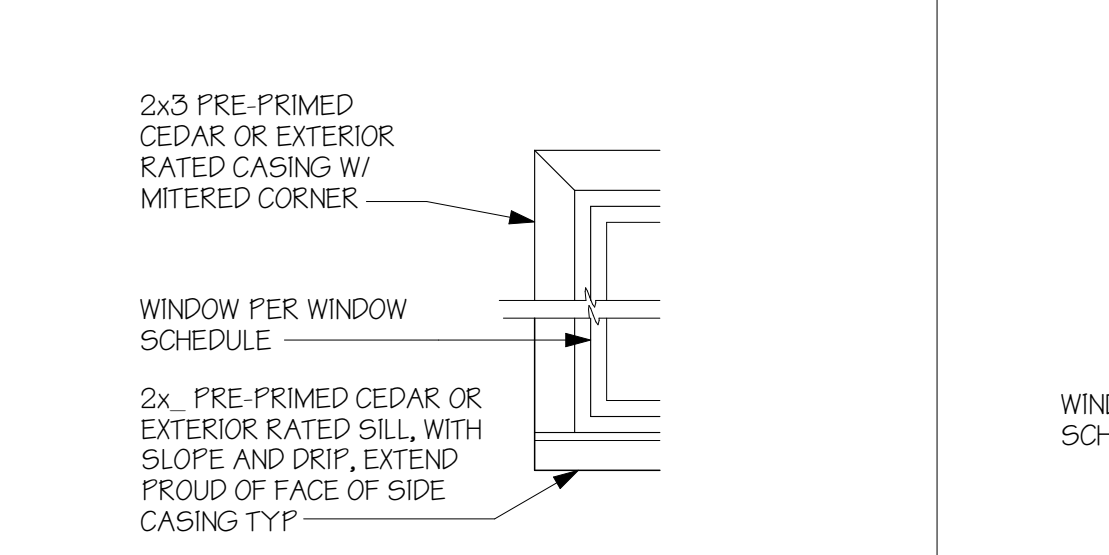


5 TYP EXTERIOR DOOR JAMB
T = 1'-0"

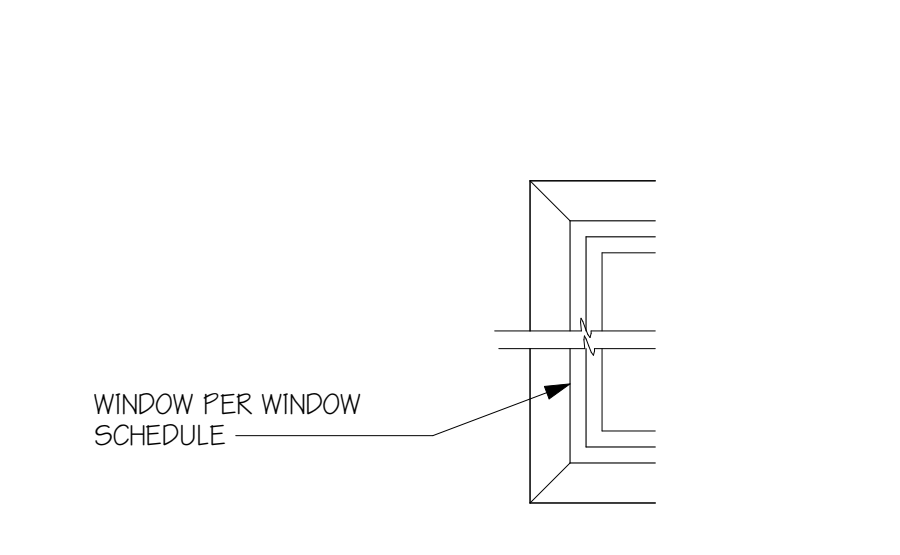


6 TYP DOOR THRESHOLD @ PATIO
T = 1'-0"

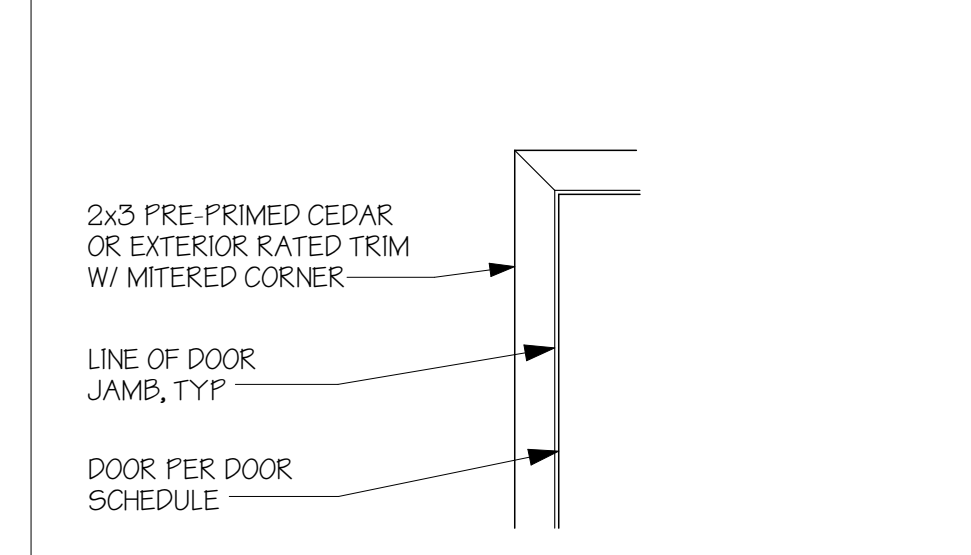
NOTE: MAKE SURE TAPING IS DONE FROM BOTTOM TO TOP SO THAT ALL TAPE JOINTS ARE PROPERLY SHIPLAPPED.
**NOTE: INSTALL WRB AND FLASHING PER SELECTED MFR'S INSTALLATION REQTS



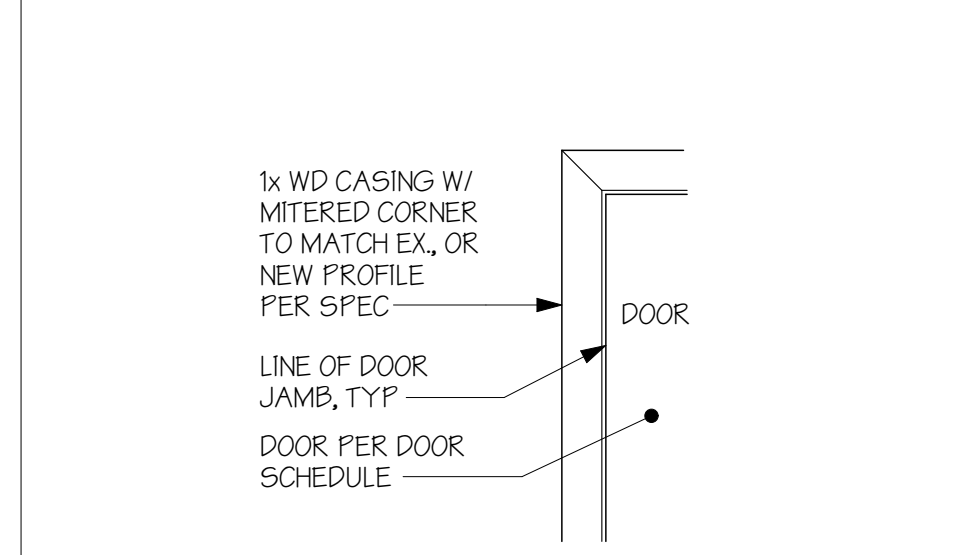
10 TYP EXT. WNDW TRIM
T = 1'-0"



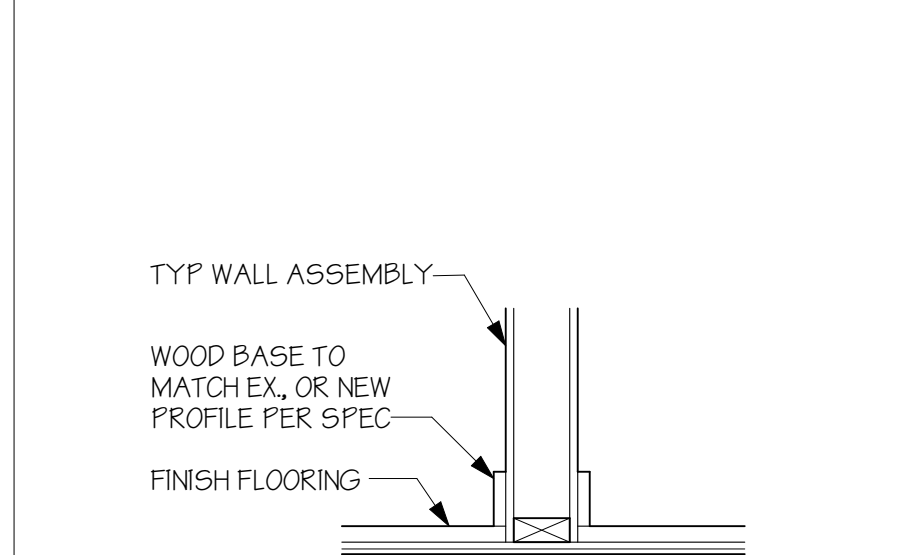
11 TYP INT. WNDW TRIM



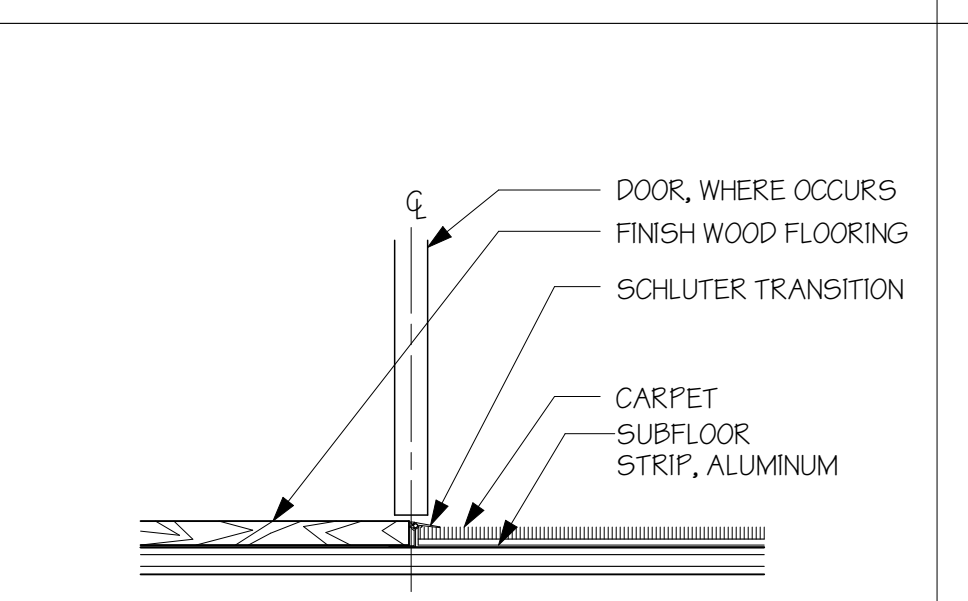
12 TYP EXT. DOOR TRIM
T = 1'-0"



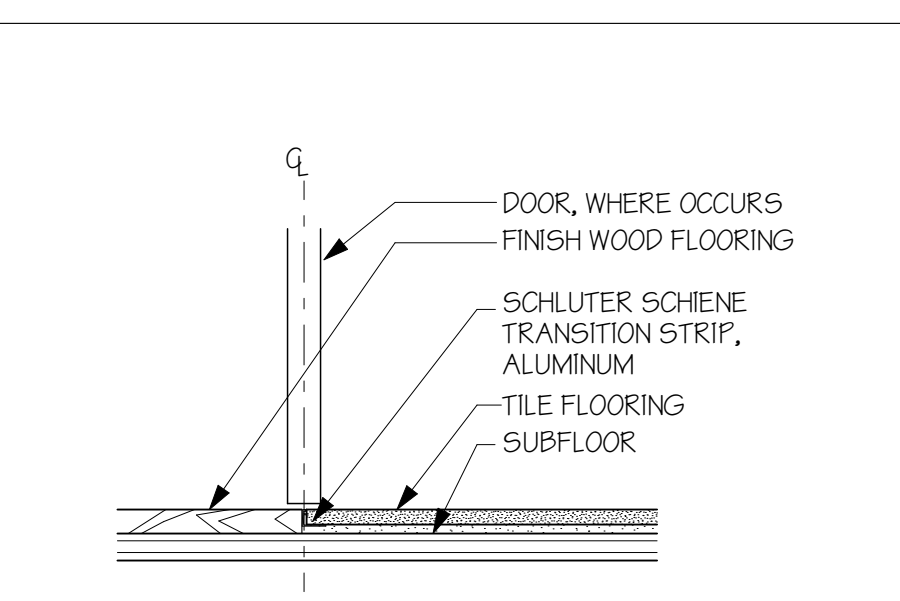
13 TYP INT. DOOR TRIM
T = 1'-0"



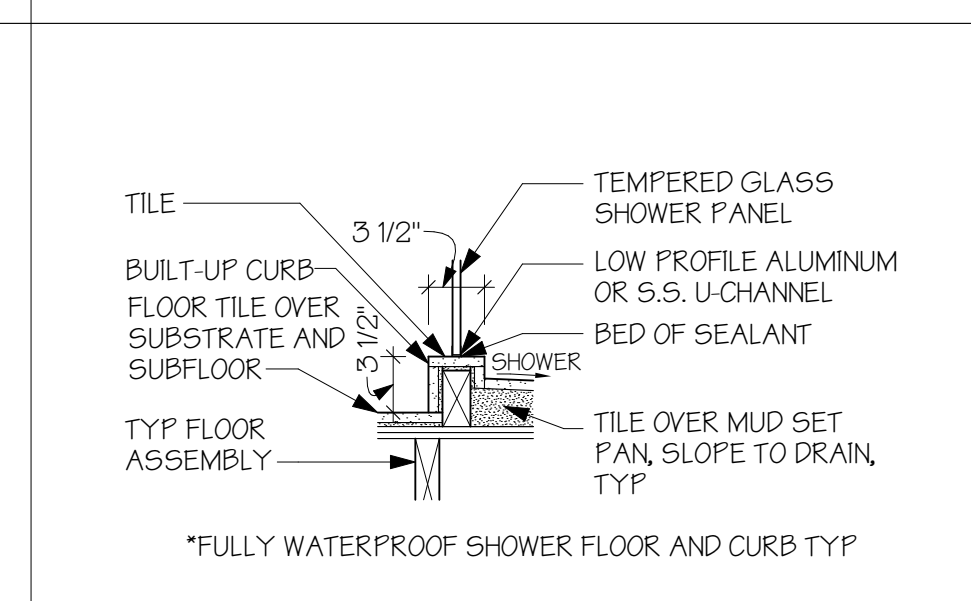
14 TYP WD BASE DTL
3/4" = 1'-0"



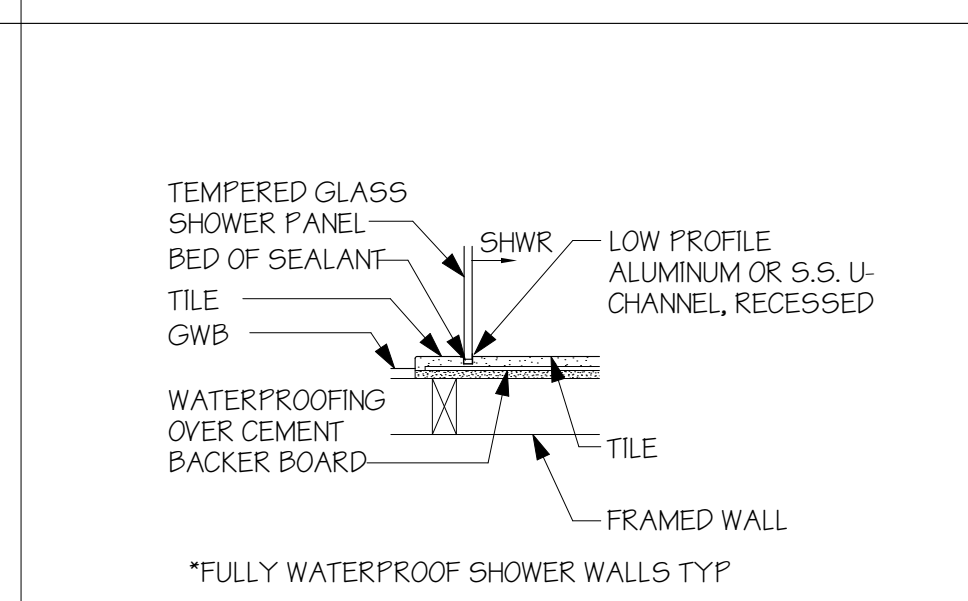
15 WD TO CRPT TRANSITION
1 1/2" = 1'-0"



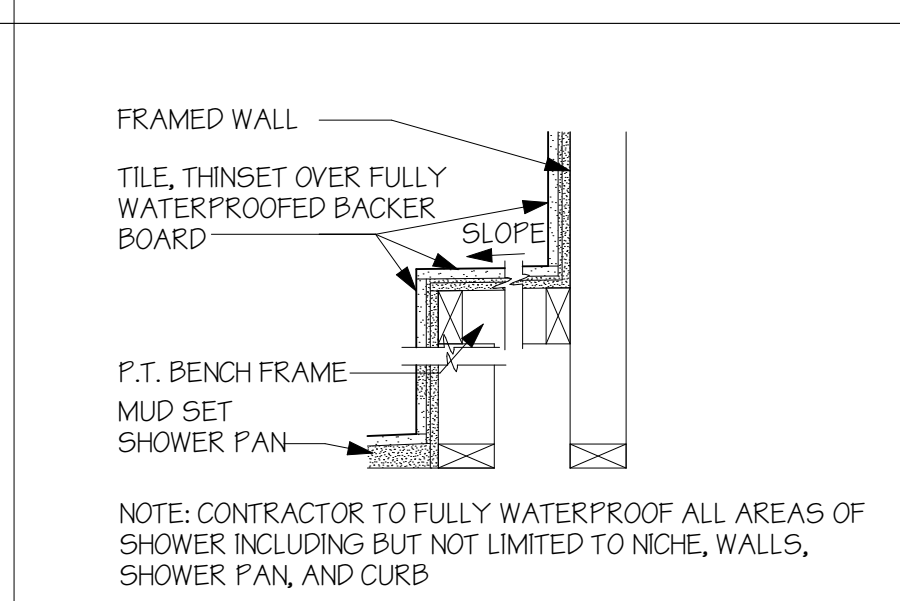
16 WD TO TILE TRANSITION
1 1/2" = 1'-0"



17 TYP U-CHANNEL @ CURB
T = 1'-0"

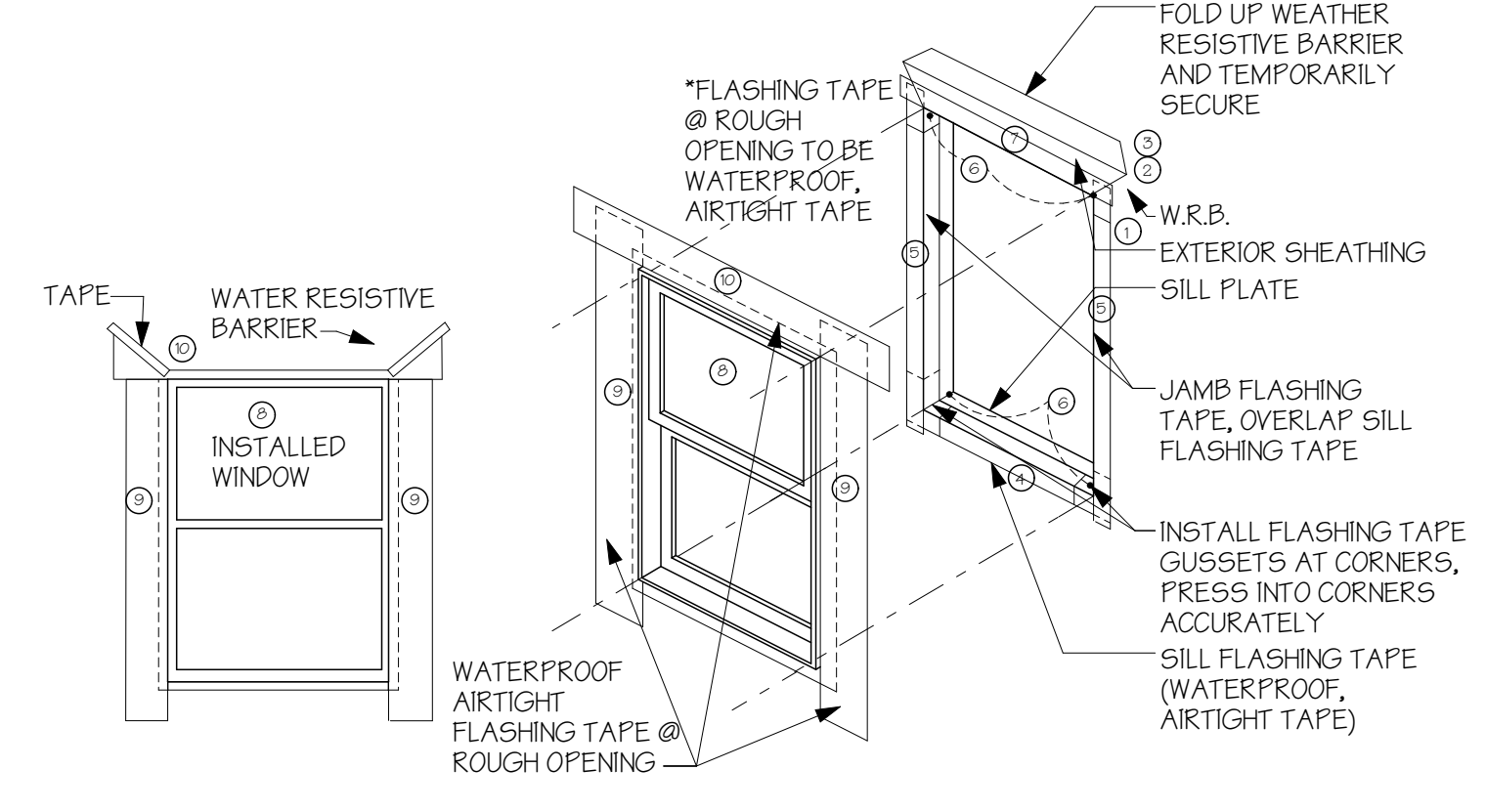


18 U-CHANNEL @ WALL
T = 1'-0" PLAN VIEW

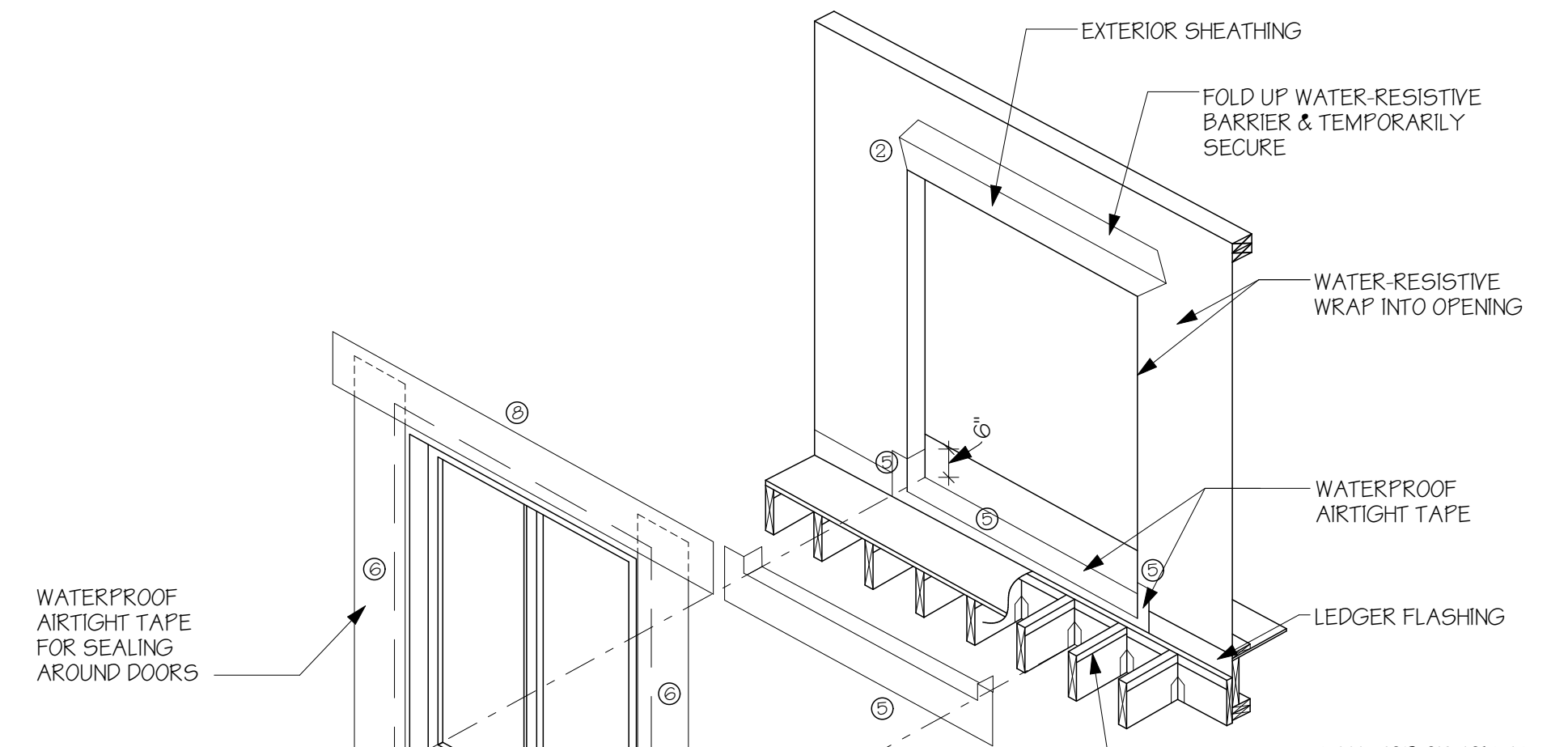


19 SHOWER BENCH DTL
T = 1'-0"

NOTE: CONTRACTOR TO FULLY WATERPROOF ALL AREAS OF SHOWER INCLUDING BUT NOT LIMITED TO NICHE, WALLS, SHOWER PAN, AND CURB



WINDOW FLASHING
1. CUT THE WRB FLUSH WITH SILL AND JAMBS AND 1 INCH ABOVE HEAD.
2. CREATE FLAP OF WRB ABOVE R.O. HEAD. CUT THE WRB AT 45 DEGREE ANGLE TO A POINT 3\"/>



DOOR FLASHING
1. CUT THE WRB FLUSH WITH R.O.
2. CREATE FLAP OF WRB ABOVE R.O. HEAD. CUT THE WRB AT 45 DEGREE ANGLE TO A POINT 3\"/>

GREISMAN RESIDENCE
6511 82ND AVE SE
MERCER ISLAND WA 98040



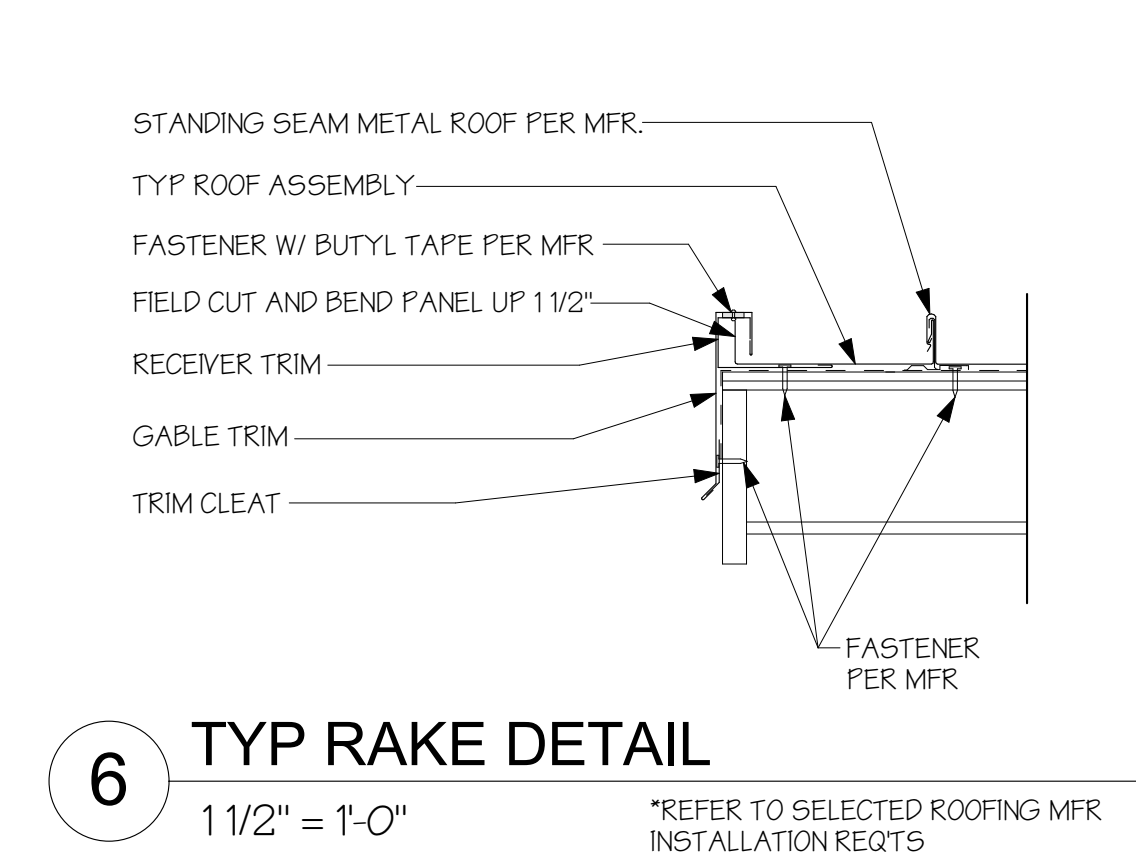
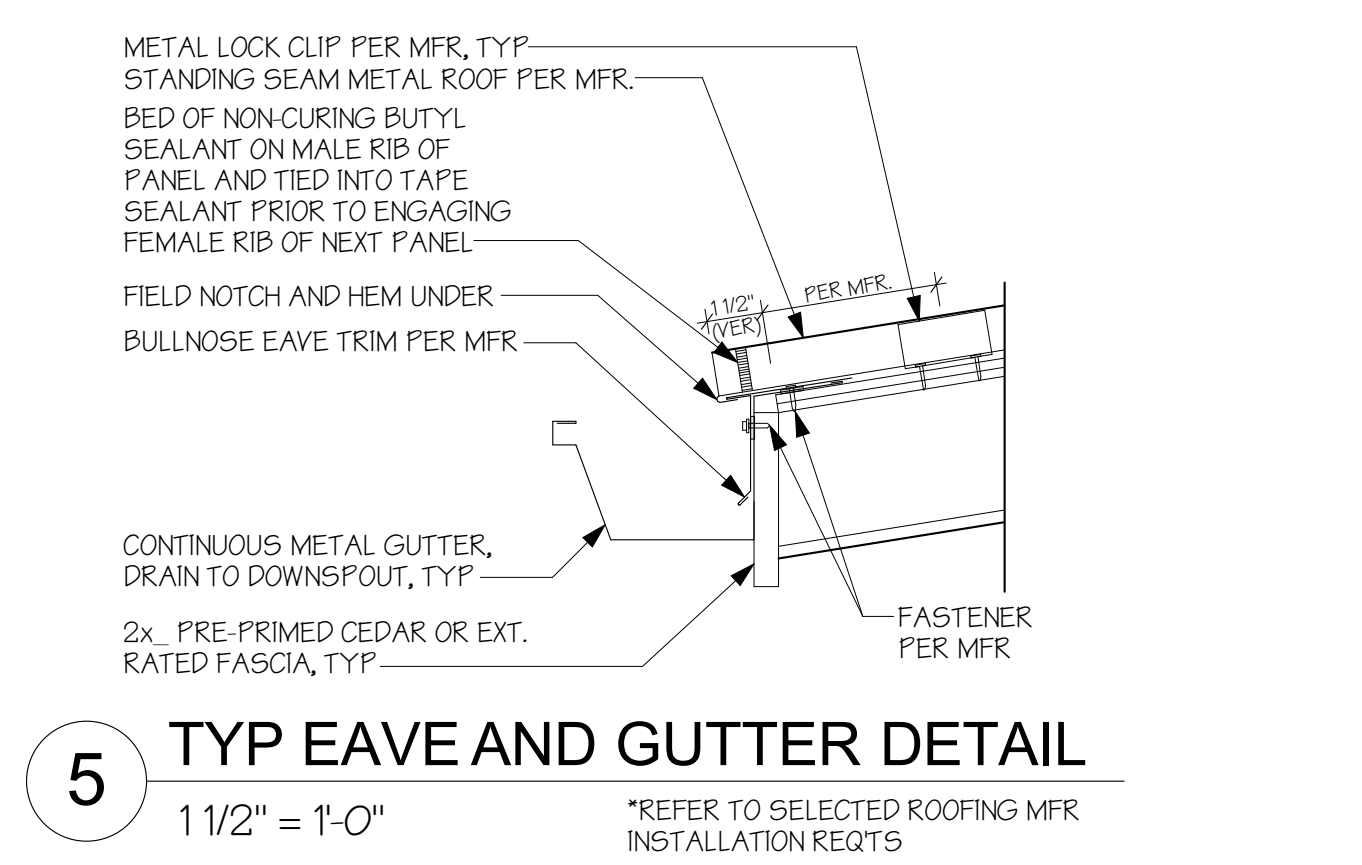
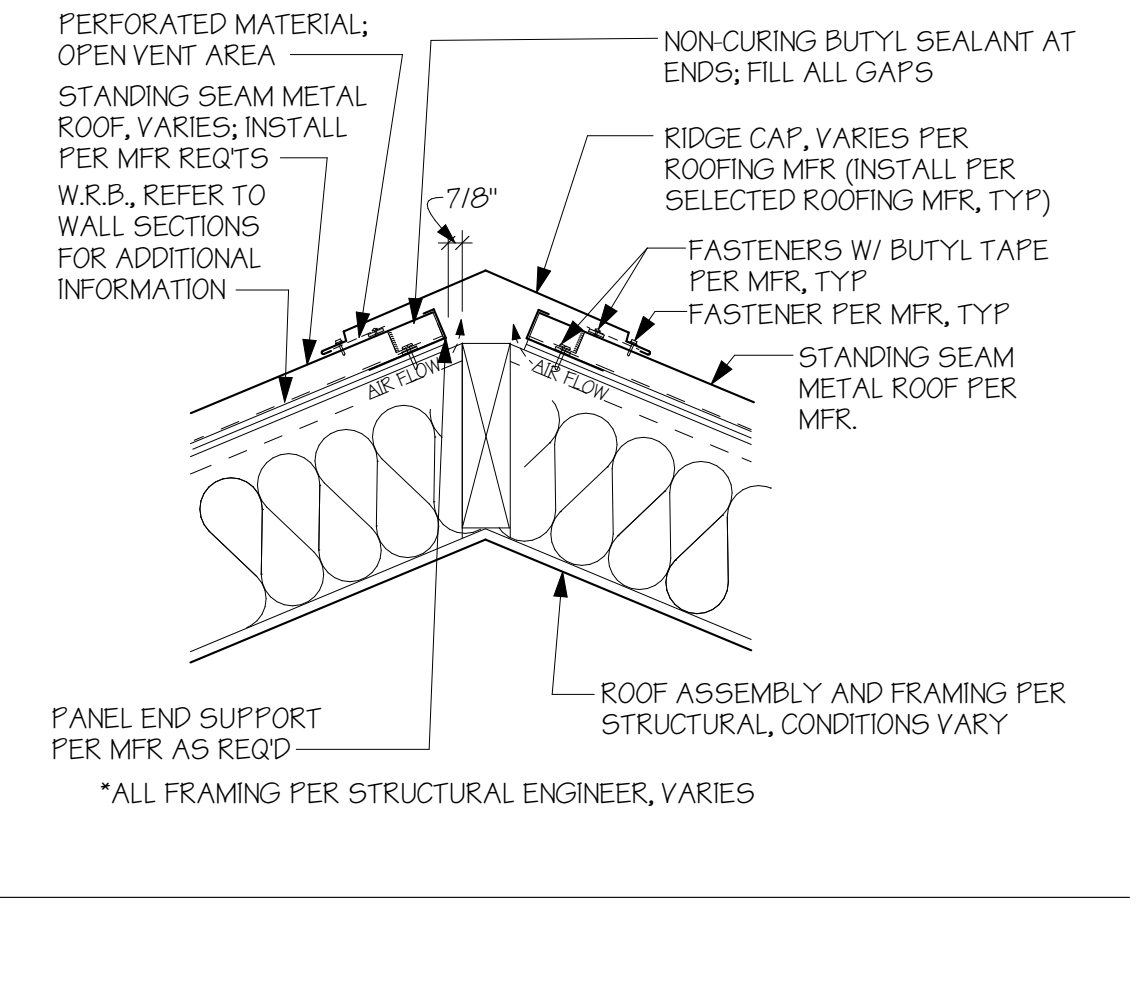
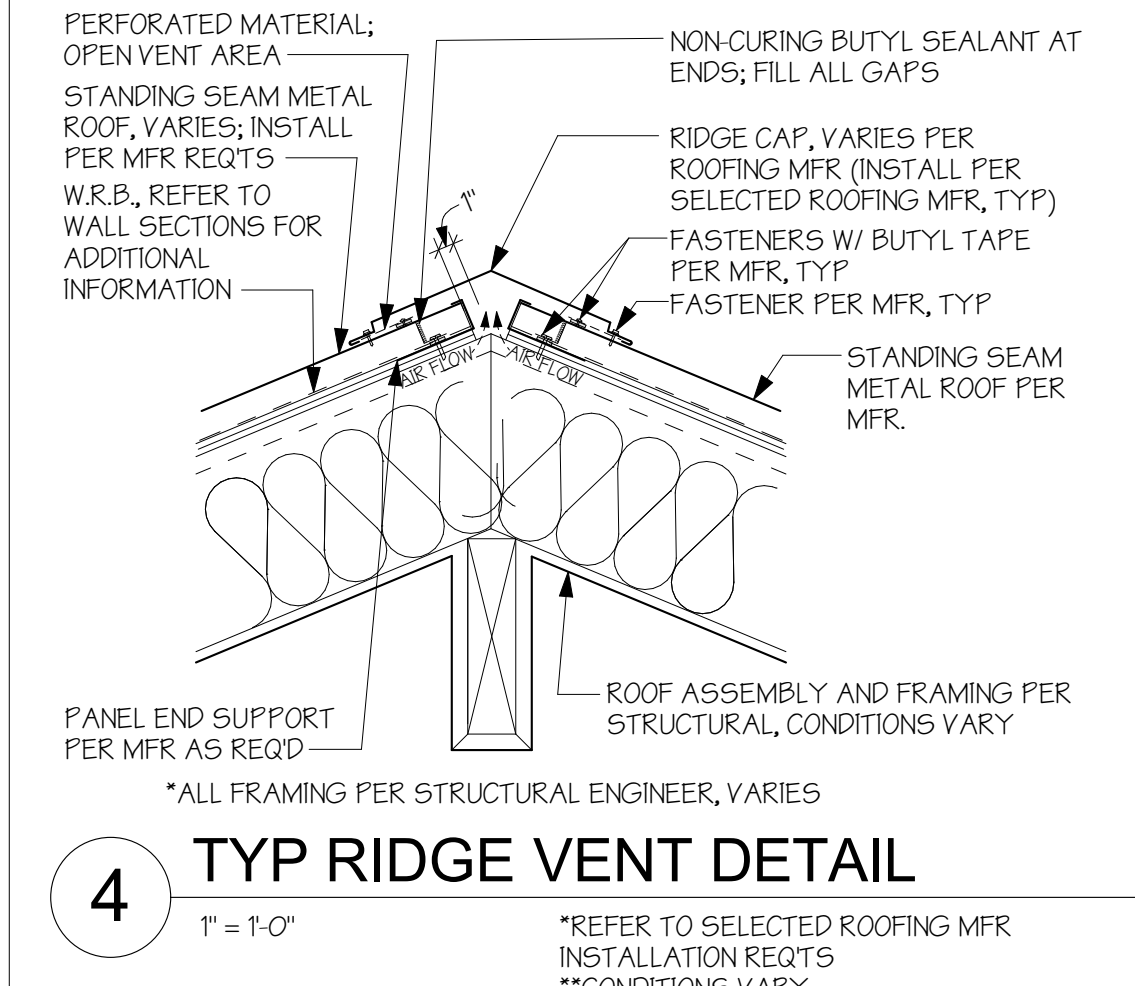
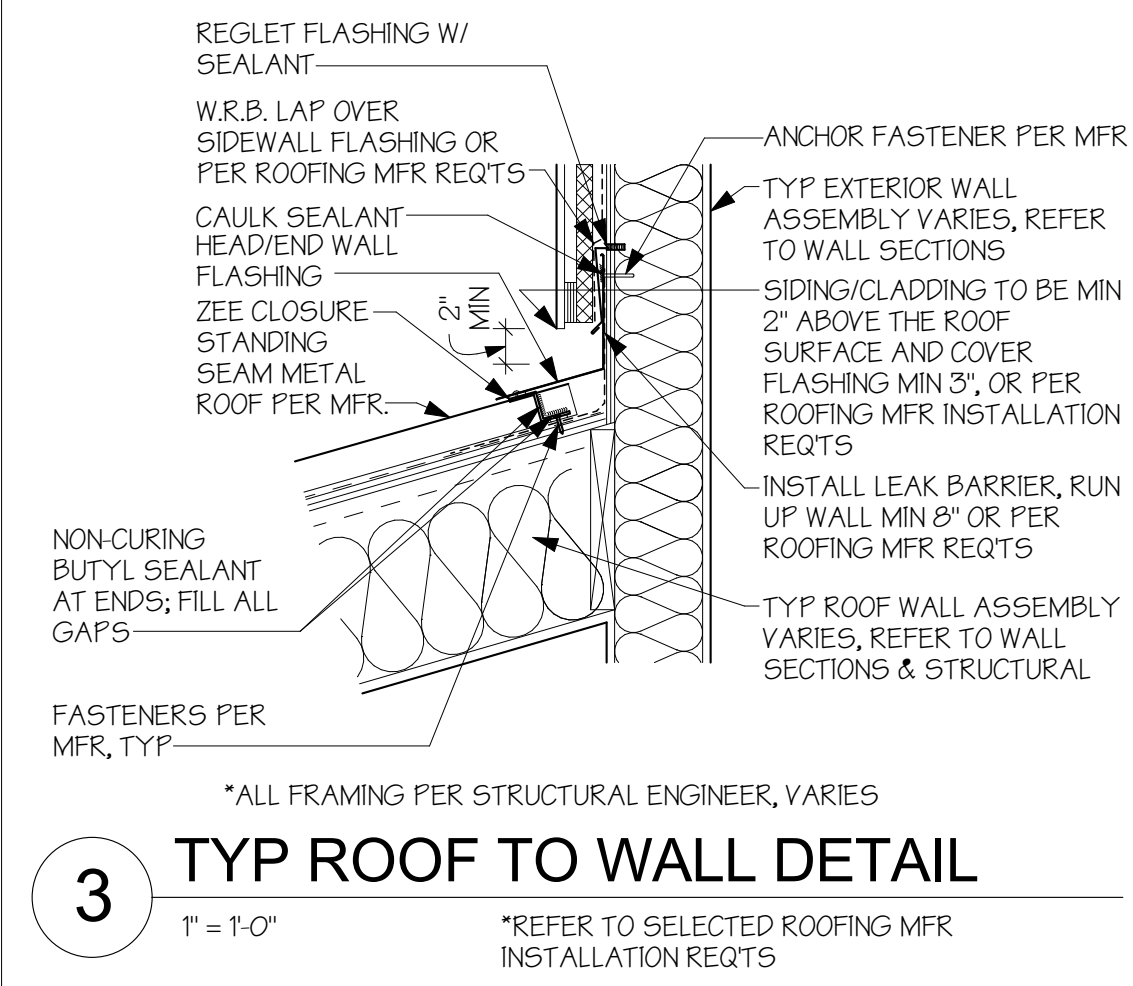
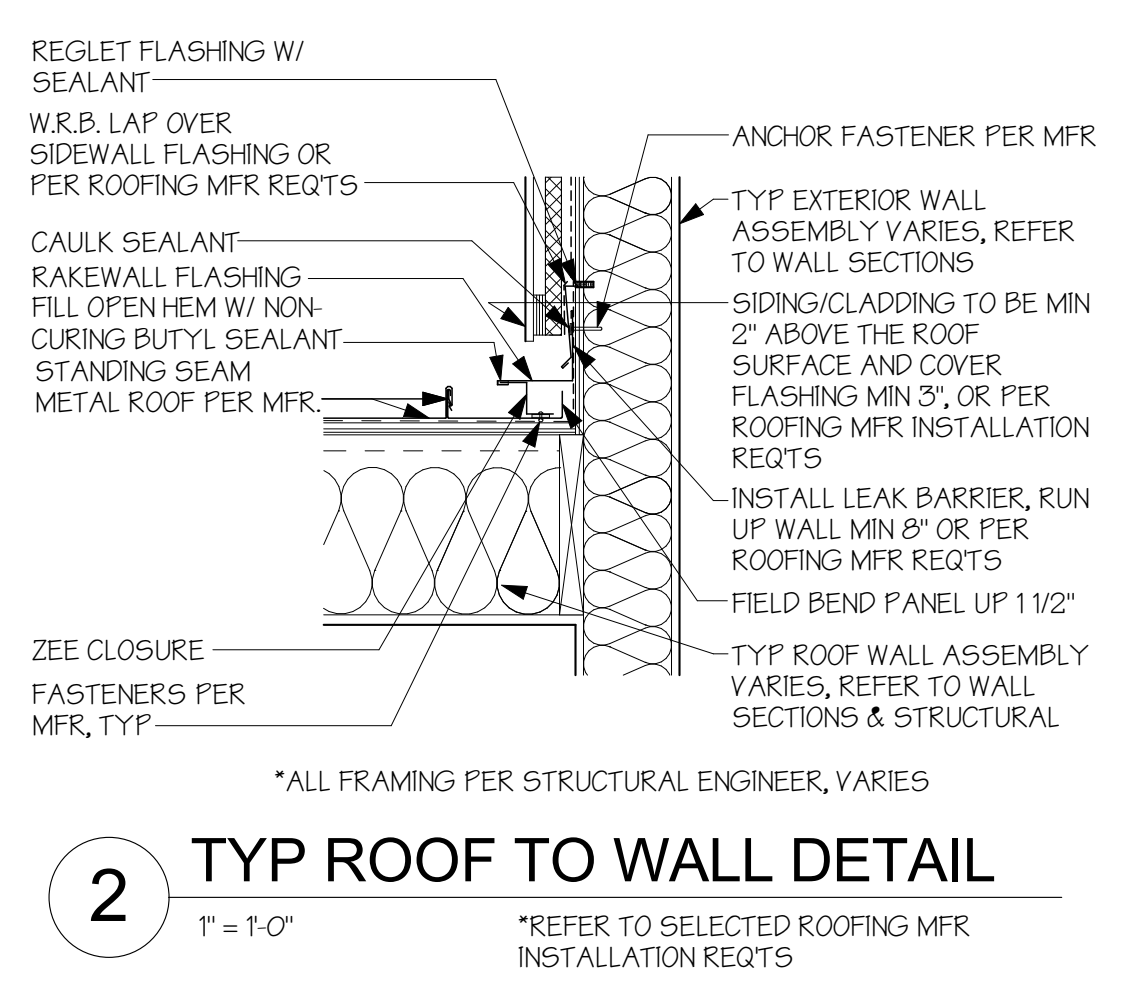
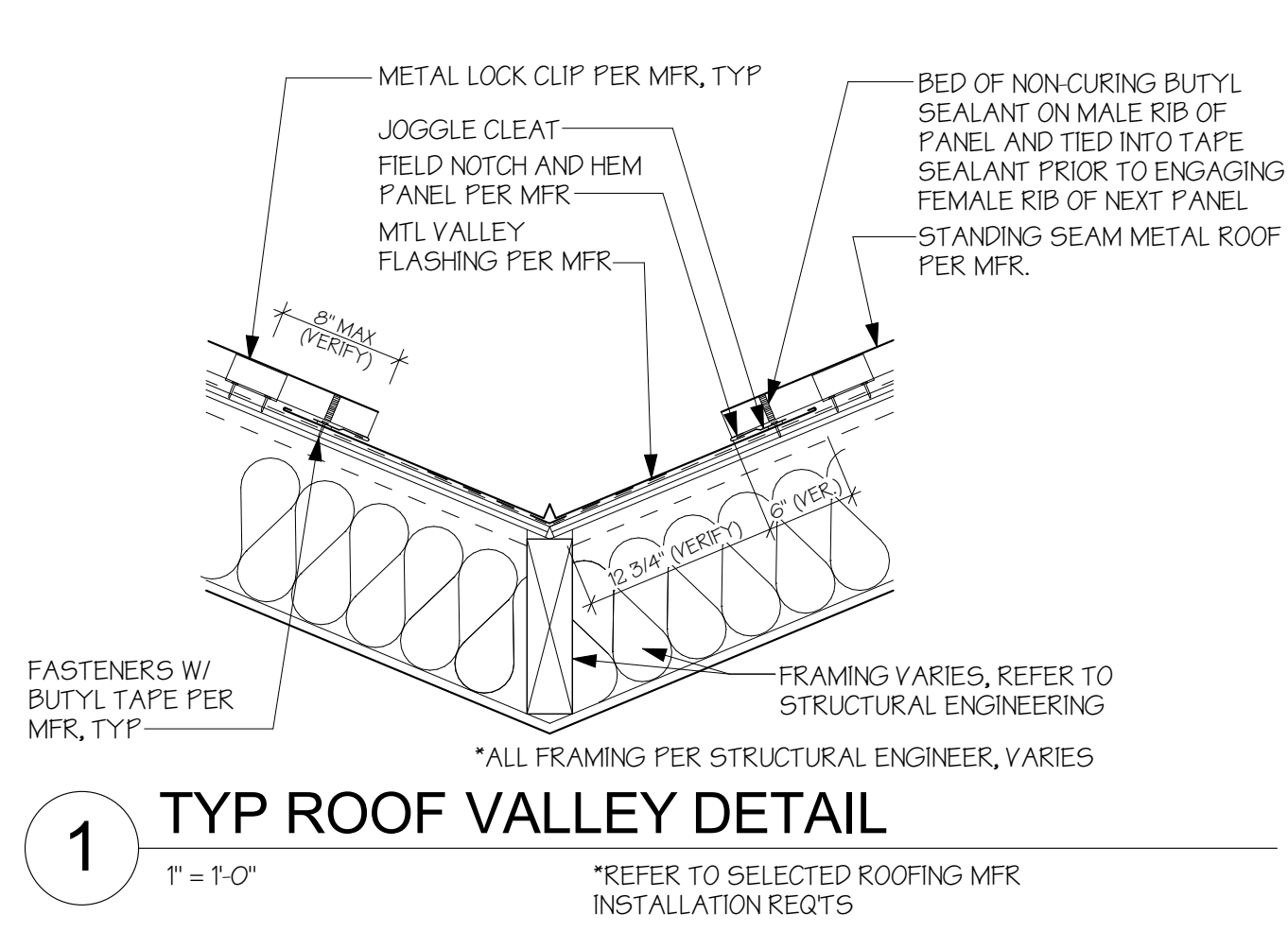
H 2 D
ARCHITECTURE
DESIGN
23020 EDMONDS WAY, #113
EDMONDS, WA 98020
P. 206.542.3734
www.h2darchitects.com

DATE: 8/29/2025
REV 1: 9/22/2025
REV 2: 1/12/2026

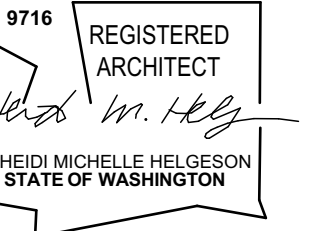
PERMIT SET

TYP. DETAILS

A5.0



GREISMAN RESIDENCE
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 +
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 REV 2: 1/12/2026

PERMIT SET

TYP. DETAILS

A5.1

GENERAL STRUCTURAL NOTES:

CRITERIA:

- 1.1 All Materials, workmanship, design, and construction shall conform to the drawings, specifications, and the International Building Code (IBC), 2021 Edition.
- 1.2 Design Loading Criteria
The Design Loading of the Structure is as follows:

Live Loads (in accordance with IBC Table 1607.1)			
Occupancy or Use	Uniform Live Load	Concentrated Live Load	Notes
Floor, Residential	40-psf	-	
Balconies & Decks	60-psf	-	1.5 x Occupancy Load
Uninhabitable attic, with storage	20-psf	-	Concurrent with Snow Loads
Uninhabitable attic, without storage	10-psf	-	Non-concurrent with Snow Loads
Handrails and Guards	-	200-lbs	Any point, any direction (ASCE 7-16, Section 4.5.1)

Wind Design Data ASCE 7-16, Chapter 28: Simplified Envelope Procedure		Seismic Design Data ASCE 7-16, Section 12.8: Equivalent Lateral Force Procedure	
Basic Design Wind Speed (3-sec gust), V	100 mph	Risk Category	II
Risk Category	II	Seismic Importance Factor, I _s	1.0
Wind Exposure	B	Mapped Spect. Accel., Short Period, S _s	1.465
Internal Pressure Coefficient	N/A	Mapped Spect. Accel., 1-Sec, S ₁	0.507
Exterior Components and Cladding	25-psf	Site Class	D
Topographical Factor, K _{zt}	1.25	Spectral Response Coeff., Short Period, S _{DS}	1.172
		Spectral Response Coeff., 1-Sec, S _{D1}	0.606
		Seismic Design Category	D
		Basic Seismic-Force-Resistance System	Ply. Shear Walls
		Response Modification Factor, R	6.5
		Seismic Response Coefficient, C _s	0.180
		Design Base Shear, V	0.180xWEIGHT
Snow Loads (ASCE 7-16, Chapter 7)			
Ground Snow Load, P _g	25-psf		
Flat Roof Snow Load, P _f = 0.7 C _e C _t I _s P _g	25-psf		
* Snow Exposure Factor, C _e	1.0		
* Snow Load Importance Factor, I _s	1.0		
* Thermal Factor, C _t	1.2		

Do not adjust for slope or drift unless noted on the Drawings. See Drawings for Additional Loading Criteria.

- 1.3 Structural Drawings shall be used in conjunction with all other project documents for bidding and construction. Contractor shall verify dimensions and conditions for compatibility and shall notify architect of all discrepancies prior to construction.
- 1.4 Contractor shall provide Temporary Bracing for the structure and structural components until all final connections have been completed in accordance with the drawings.
- 1.5 Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.
- 1.6 Contractor-initiated changes shall be submitted in writing to the Architect and Structural Engineer for approval prior to fabrication or construction. Changes shown on shop drawings only will not satisfy this requirement.
- 1.7 Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the Architect and the Structural Engineer.
- 1.8 All structural systems composed of components to be field erected shall be supervised by the Supplier during manufacturing, delivery, handling, storage and erection in accordance with instructions prepared by the Supplier.

GEOTECHNICAL:

- 2.1 FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. ALLOWABLE PILE CAPACITIES, LATERAL EARTH PRESSURE, AND SOIL PROFILE TYPE ARE DERIVED FROM THE GEOTECHNICAL REPORT. GRADE BEAMS SHALL BE PLACED ON UNDISTURBED OR PREPARED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, GRADE BEAMS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

GEOTECHNICAL PROPERTIES AS DEFINED IN GEOTECHNICAL REPORT: PANGEO INC. PROJECT NO. 25-264, DATED 08/06/2025	
SOIL SITE CLASS	D
DRIVEN PILE CAPACITY (2" STD STEEL PIPE)	3-TONS

ALL PIN PILE INSTALLATION AND PIN PILE LOAD TESTING SHALL BE DIRECTLY AND CONTINUOUSLY OBSERVED BY THE GEOTECHNICAL SPECIAL INSPECTOR

CONCRETE:

- 3.1 Concrete shall be mixed, proportioned, conveyed and placed in accordance with IBC Chapter 19 and ACI 318-19. Mix shall be proportioned to produce a slump of 5" or less. All concrete with surfaces exposed to standing water shall be air-entrained with an air-content conforming to ACI 318-19 Table 19.3.3.1. Concrete Strength, based on IBC Section 1904.1, shall be as follows:

Type or Location of Concrete Construction (Moderate Exposure)	Min. 28-Day Compressive Strength, f _c
Interior Slabs-on-Grade	2500-psi
Footings, Basement Walls, Foundation/Stem Walls	3000-psi ¹

¹ Specified compressive strength (f_c) specifications address serviceability requirements. Design strength of concrete is 2500-psi, therefore, strength tests are not required. Provided concrete mix tickets verifying strength specifications.

- 3.2 Reinforcing Steel shall conform to ASTM A615/A615M-18e1 and the following:

Bar Size	Steel Grade
#5 bar and larger	Grade 60, f _y = 60,000-psi
#4 bar and smaller	Grade 40, f _y = 40,000-psi

Welded Wire Fabric shall conform to ASTM A1064/A1064M-18a

- 3.3 Reinforcing Steel shall be detailed (including hooks and bends) in accordance with ACI 318-19. Lap all continuous reinforcement (#5 and smaller) 2'-0" minimum. Laps of larger bars (#6 and #7) shall be 3'-0", min. Provide corner bars at all wall and footing intersections and lap 2'-0" minimum. Lap adjacent mats of welded wire fabric a minimum of 6" at sides and ends.

No bars partially embedded in hardened concrete shall be field bent unless otherwise noted on the drawings or approved by the structural engineer.

- 3.4 Concrete Protection (cover) for Reinforcing Steel shall be as follows:

Condition	Clear Cover
Footings and Unformed Surfaces cast against and permanently exposed to Earth	3"
Formed Surfaces exposed to Earth or Weather (#6 bars or larger)	2"
Formed Surfaces exposed to Earth or Weather (#5 bars or smaller)	1½"
Slabs and Walls, interior face (#11 bars and smaller)	¾"
Column Ties or Spirals and Beam Stirrups	1½"

WOOD:

- 6.1 Framing Lumber shall be kiln dried or MC-19, and graded and marked in conformance with WCLB Standard Grading Rules for West Coast Lumber No. 17. Unless otherwise noted, furnish to the following minimum standards:

Member Use	Size	Species	Grade
Studs	2x, 3x	Hem-Fir or SPF	STUD
Joists/Rafters	2x, 3x	Hem-Fir	No. 2
Plates/Misc.	2x, 3x	Hem-Fir	No. 2
Beams	4x	Douglas Fir-Larch	No. 2
Posts	4x	Douglas Fir-Larch	No. 2
Timber, Beams	6x & Larger	Douglas Fir-Larch	No. 2
Timber, Posts	6x & Larger	Douglas Fir-Larch	No. 2

- 6.2 Glued Laminated Members shall be fabricated in conformance with ASTM and AITC Standards. Each member shall bear an AITC Identification Mark and shall be accompanied by an AITC certificate of conformance. Furnish to the following minimum standards:

Member Use	Combination	Species	F _{bx}	F _{by}	F _{vx}	F _{vy}	E _x
Beams	24F-V4	DF/DF	2400-psi	1850-psi	650-psi	265-psi	1800-ksi

Camber all glulam beams to 3,500' radius, unless otherwise noted. Glued laminated members exposed to weather or moisture shall be treated with an approved preservative.

- 6.3 Engineered Wood shown on the drawings are based on product manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1367. Alternate manufacturers may be used subject to review and approval by the Architect and Structural Engineer. All hangers and other hardware not shown shall be designed and supplied by the Joist Manufacturer. Each piece shall bear a stamp or stamps noting the name and plant number of the manufacturer, the grade, the ICC report number, and the quality control agency. Furnish to the following minimum standards:

Member Use	Product	F _b	F _{eL}	F _v	E
Beams	1.55E Laminated Strand Lumber (LSL)	2325-psi	800-psi	310-psi	1550-ksi
Beams	2.0E Laminated Veneer Lumber (LVL)	2600-psi	750-psi	285-psi	2000-ksi
Beams	2.0E Parallel Strand Lumber (PSL)	2900-psi	750-psi	290-psi	2000-ksi
Rim Boards	Laminated Strand Lumber (LSL)	1700-psi	680-psi	400-psi	1300-ksi

- 6.4 Roof, Floor & Wall Sheathing shall be APA Rated, Exterior or Exposure 1 Plywood or OSB manufactured under the provisions of Voluntary Product Standards DOC PS-1 or DOC PS-2, or APA PRP-108 Performance Standards and Policies for Structural Use Panels. See Drawings for thickness, span rating, and nailing requirements. Unless otherwise noted, wall sheathing shall be ½" (nominal) with Span Rating of 24/0. Glue floor sheathing to all supporting members with adhesive conforming to APA Specification AFG-01.

- 6.5 Prefabricated Connector Plate Wood Trusses shall be designed by the manufacturer in accordance with TPI 1-2014 for the spans and conditions shown on the drawings. Wood trusses shall utilize approved connector plates (MITEK, ITW or other approved Truss Plate Manufacturer).

Unless otherwise noted, loading shall be as follows:

Roof Truss Design Loading	
Member	Uniform Load
Top Chord Snow Load	25-psf
Top Chord Wind Load (Uplift)	15-psf
Top Chord Dead Load	10-psf *
Bottom Chord Live Load	10-psf
Bottom Chord Dead Load	8-psf

* INDICATES 5-PSF SOLAR PANEL WEIGHT ALLOWANCE.

Submit shop drawings and design calculations prior to fabrication. Submitted documents shall bear the stamp and signature of a registered Professional Engineer, State of Washington. Truss design drawings shall include, at a minimum, the following:

- Slope or Depth, Span and Spacing
- Location of all Joints and Support Locations
- Number of Piles if greater than one
- Required Bearing Widths
- Design Loads and Locations: Include Top and Bottom Chord Live and Dead Loads, Girder Loads, and Environmental Loads (Seismic, Wind, Snow, etc.)
- Other Lateral Loads, including Drag Strut Loads
- Adjustments to Wood and Metal Connector Plate Design Value for Conditions of Use
- Maximum Reaction Force and Direction (including Maximum Uplift)
- Metal-Connector-Plate Type, Size, Thickness, and Location
- Size Species and Grade for each Member
- Truss-to-Truss Connections and Truss Field Assembly Requirements
- Calculated Span-to-Deflection Ratio and maximum Vertical and Horizontal Deflection for Live and Total Loads
- Maximum Axial Tension and Compression Forces in each Truss Member
- Required Permanent Individual Truss Member Restraint Location and the Method and Details of Restraint Bracing to be used
- Placement Layout including Bearing Points, Intersections, Hips, Valleys, etc.
- Truss-to-Truss and Truss-to-Beam Connection Details and Hardware

WOOD CONTINUED:

- 6.6 Wood members shall be protected against decay and termites in accordance with IBC Section 2304.12. Where required, members shall be naturally durable species or shall be treated with waterborne preservatives wood in accordance with American Wood Protection Association specification AWPA U1. Members shall be clearly labeled. Modified treated members (ripped or end cut) shall be field treated in accordance with specification AWPA M4.

- 6.7 Timber Connectors and Proprietary Fasteners shall be "Strong-Tie" by Simpson Company, as specified in their current catalog. Provide number and size of fasteners as specified by manufacturer. Connectors shall be installed in accordance with the manufacturer's instructions. Where connector straps connect two members, center strap on joint and provide number and size of fasteners as specified by manufacturer, with equal number and size of fasteners in each member.

Alternate hardware manufacturer substitutions, such as USP Connectors, shall be ICC approval for equal or greater load capacities. All joist hangers and other hardware shall be compatible in size with specified framing members. See Hanger Conversion Table for pre-approved substitutions.

Timber Connectors and their fasteners shall be protected from corrosion in accordance with manufacturer's recommendations or ASTM A 653, Type G185.

- 6.8 Dowel-Type Fasteners (Bolts, Lag Screws, Wood Screws and Nails) shall conform to Sections 11 and 12 of the ANSI/AWC NDS-2018.

Dowel Type Fastener	Grade	Requirements at Exterior Use or when in Contact w/ Treated Lumber	Installation
Bolts	ASTM A307	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Bolt Ø + (1/32" to 1/16") Washer @ Bolt Head and @ Nut
All-Thread/Threaded Rod	ASTM F1554	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Rod Ø + (1/32" to 1/16") Washer @ Each Nut
Lag Screws	ASTM A307	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.4 Lead Hole = 0.5 x Shank Ø; Shank Hole = Shank Ø Washer @ Lag Head
Wood Screws		ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.5 Pilot Hole = 0.75 x Root Ø (Unless Self-Boring)
Nails	ASTM F1667	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.6 Avoid Overdriving or Underdriving; Avoid Wood Splitting Toenails 30", 1/3 Nail Length from Joint

Nails specified on the drawings shall be as follows:

Nail Use	Penny Weight	Grade
Framing Nails	12d Box	0.131"Ø x 3¼"
Sheathing Nails	8d Common	0.131"Ø x 2½"

All Metal Fasteners exposed to weather or in contact with treated wood shall be protected from corrosion according to table above. Nuts and bolts exposed to weather or in contact with treated wood shall be galvanized in accordance with ASTM A153/A153M-16a or Stainless Steel. See above for Proprietary Fastener requirements. Do not substitute standard Dowel-Type Fasteners for Proprietary Fasteners unless specifically allowed.

- 6.9 Wood Framing Notes: The following apply unless otherwise noted on the drawings:

- All wood framing details shall be constructed to the minimum standards of the IBC. Nailing not specified on the drawings shall conform to IBC Table 2304.10.1 or ICC ES ESR-1539. Coordinate the size and location of all openings with Mechanical and Architectural Drawings.
- Wall Framing: Stud wall size and spacing shall be in accordance with the plan notes. Two studs minimum shall be provided at the ends of all walls, at each side of all openings, and at the ends of all beams and headers. All stud bearing walls on wood framing shall have their lower wood plates attached to framing or concrete below per P1-6 of the shear wall schedule.
- Individual members of Built-Up stud posts shall be nailed to each other with framing nails @ 12"oc, staggered. Individual members of Built-Up joist beams shall be nailed to each other with framing nails @ 12"oc, staggered.
- Solid blocking for wood columns shall be provided through floors to supports below.
- Floor and Roof Framing: Provide solid blocking at all bearing points. Toenail joists to supports with two framing nails. Attach timber joists to flush headers or beams with metal joist hangers in accordance with notes above.
- Roof and floor sheathing shall be laid up with grain perpendicular to supports and nailed per plan notes. Allow 1/8" spacing at all panel edges and ends of floor and roof sheathing. Provide approved panel edge clips centered between joists/trusses at unblocked roof sheathing edges. All floor sheathing edges shall have approved tongue-and-groove joints. Toenail blocking to supports with framing nails @ 12"oc. At blocked floor and roof diaphragms, provide flat 2x blocking at all unframed panel edges and nail with edge nailing specified.

QUALITY ASSURANCE:

- 7.1 Special Inspection is not required. Standard inspections shall be in accordance with IBC Section 110.
- 7.2 Structural Observation is not required.



GREISMAN RESIDENCE

6511 82ND AVE SE
MERCER ISLAND, WA 98040

BTL
ENGINEERING P.S.

19125 North Creek Parkway, Suite 203
Bothell, WA 98011
PHONE: 425-814-8448 www.btleng.net

PROJECT NUMBER: 25-641-01
PROJECT MANAGER: RMH
DRAWN BY: JLL/BDS
DATE: 08-13-2025

REVISIONS:
SKYLIGHT 12-05-2025

GENERAL
STRUCTURAL
NOTES

S1.1



08-13-2025

GREISMAN RESIDENCE

6511 82ND AVE SE
MERCER ISLAND, WA 98040

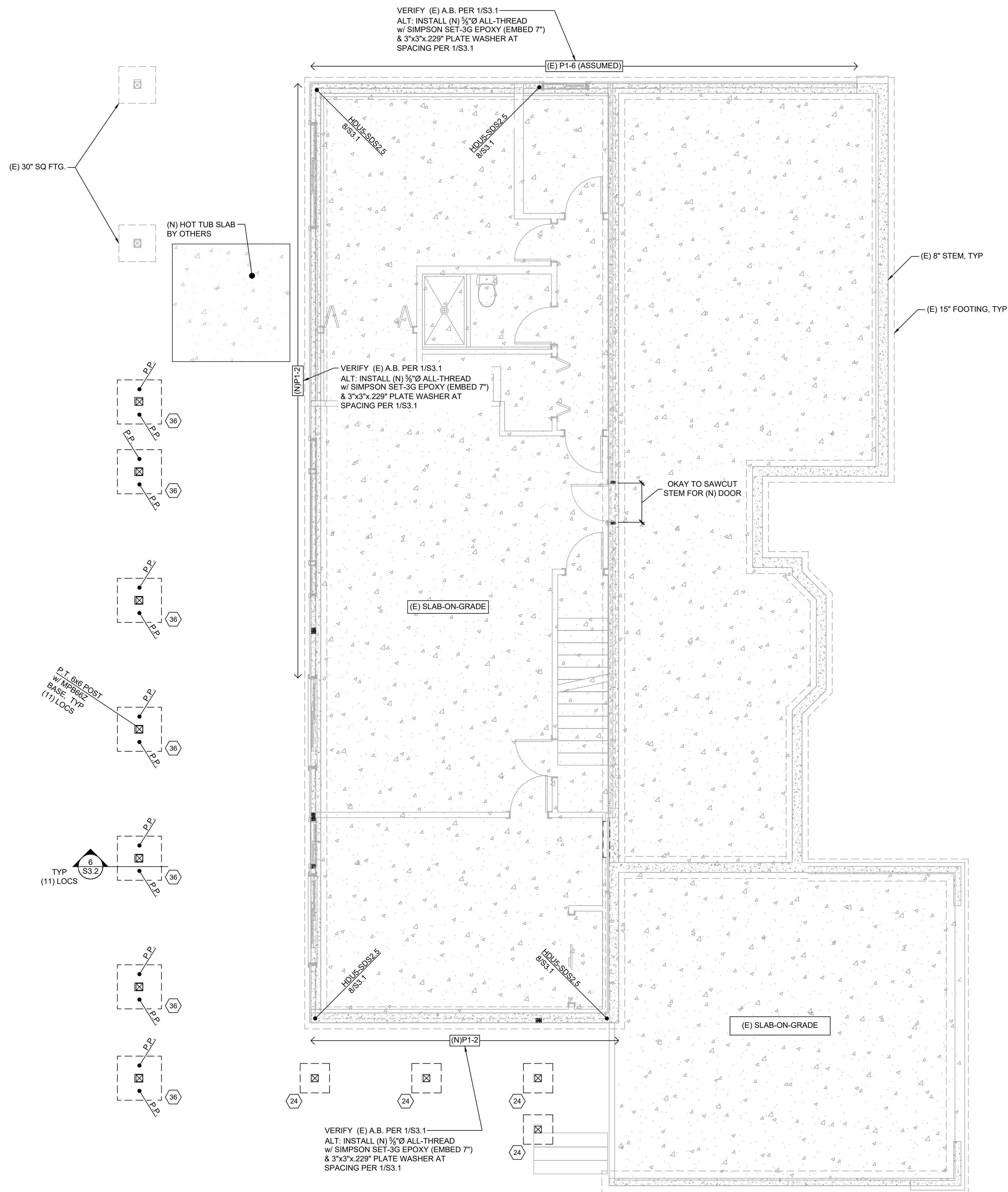
BTL

ENGINEERING P.S.

19125 North Creek Parkway, Suite 205
Bothell, WA 98011
PHONE: 425-814-8448 www.btleng.net

PROJECT NUMBER: 25-641-01
PROJECT MANAGER: RMH
DRAWN BY: JLL/BDS
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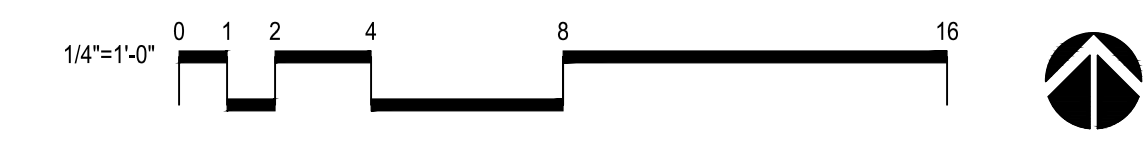
REVISIONS:
△ SKYLIGHT 12-05-2025



FOUNDATION PLAN NOTES:
T: Bottom of New Footings shall be set on competent, properly compacted Bearing Soil below Frost Depth.

LEGEND

	DETAIL CALL-OUT
	ANCHOR BOLTS FOR SHEAR WALL ABOVE PER SCHEDULE OF 1/S3.1
	EXISTING FOUNDATION WALL AND FOOTING
	BEARING OR SHEAR WALL ABOVE
	POST ABOVE
	FOOTING CALLOUT - SEE 1/S3.2
	2"Ø STD. STEEL PIPE PILES DRIVEN IN ACCORDANCE W/ GEOTECHNICAL REPORT



FOUNDATION PLAN

S2.1



08-13-2025

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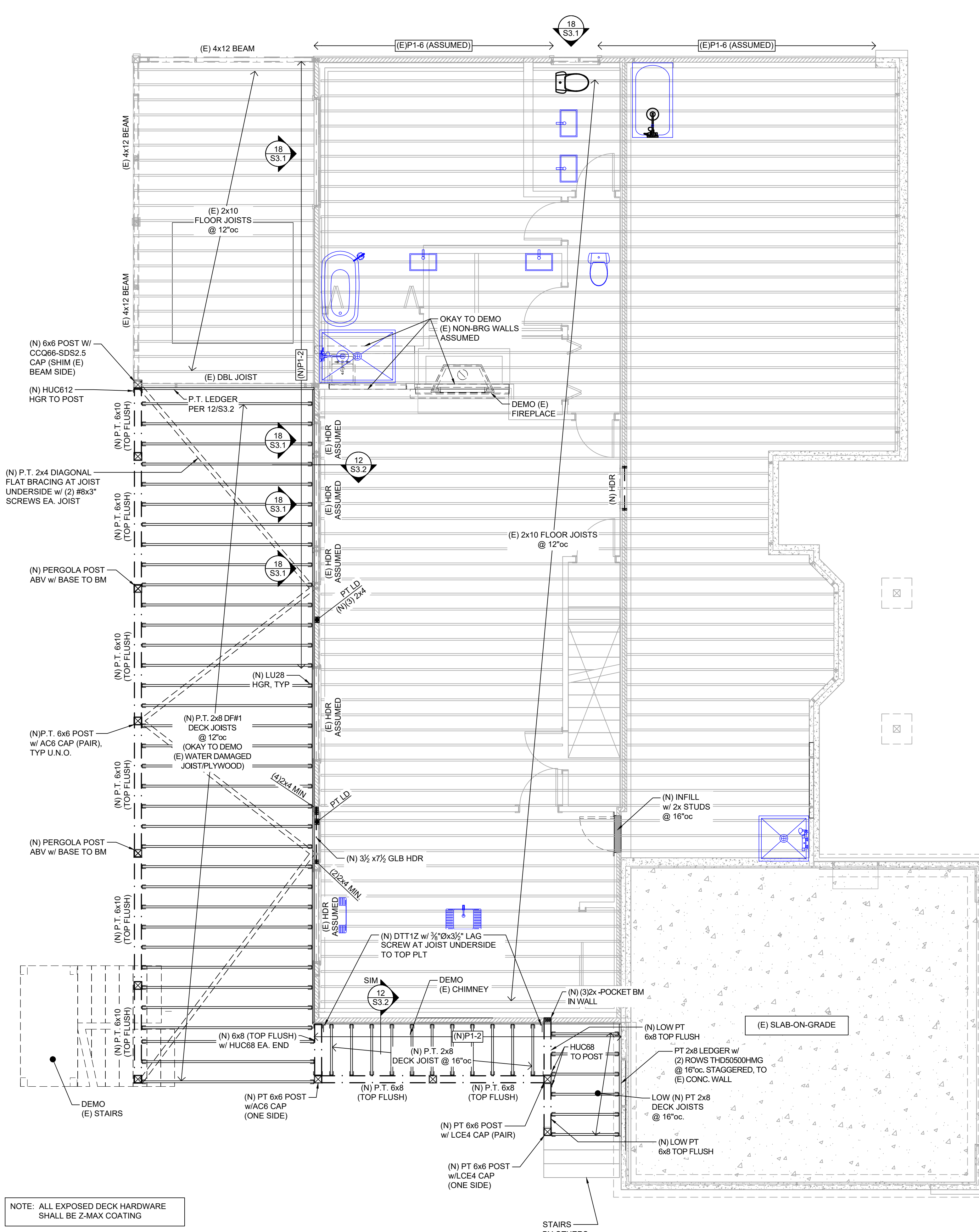
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REVISIONS:
SKYLIGHT 12-05-2025



NOTE: ALL EXPOSED DECK HARDWARE SHALL BE Z-MAX COATING

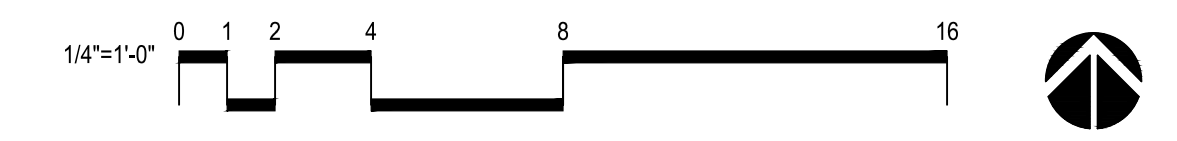
FLOOR FRAMING PLAN NOTES:
1. New Floor Framing shall be as indicated on plan.

WALL FRAMING PLAN NOTES:
2. New Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
New Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.
Where adjacent Shear Walls are in contact, nail studs together per 20/S3.1. See 1/S3.1 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

3. New Headers shall be 4x6 U.O.N. See Detail 13/S3.1.
4. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

	DETAIL CALL-OUT
	SHEAR WALL BELOW PER SCHEDULE OF 1/S3.1
	NEW BEARING OR SHEAR WALL BELOW
	EXISTING BEARING ON SHEAR WALL BELOW
	BEARING OR SHEAR WALL ABOVE
	EXISTING CONCRETE WALL
	BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
	POST BELOW
	FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
	HEADER PER PLAN NOTE 3



MAIN FLOOR FRAMING PLAN



08-13-2025

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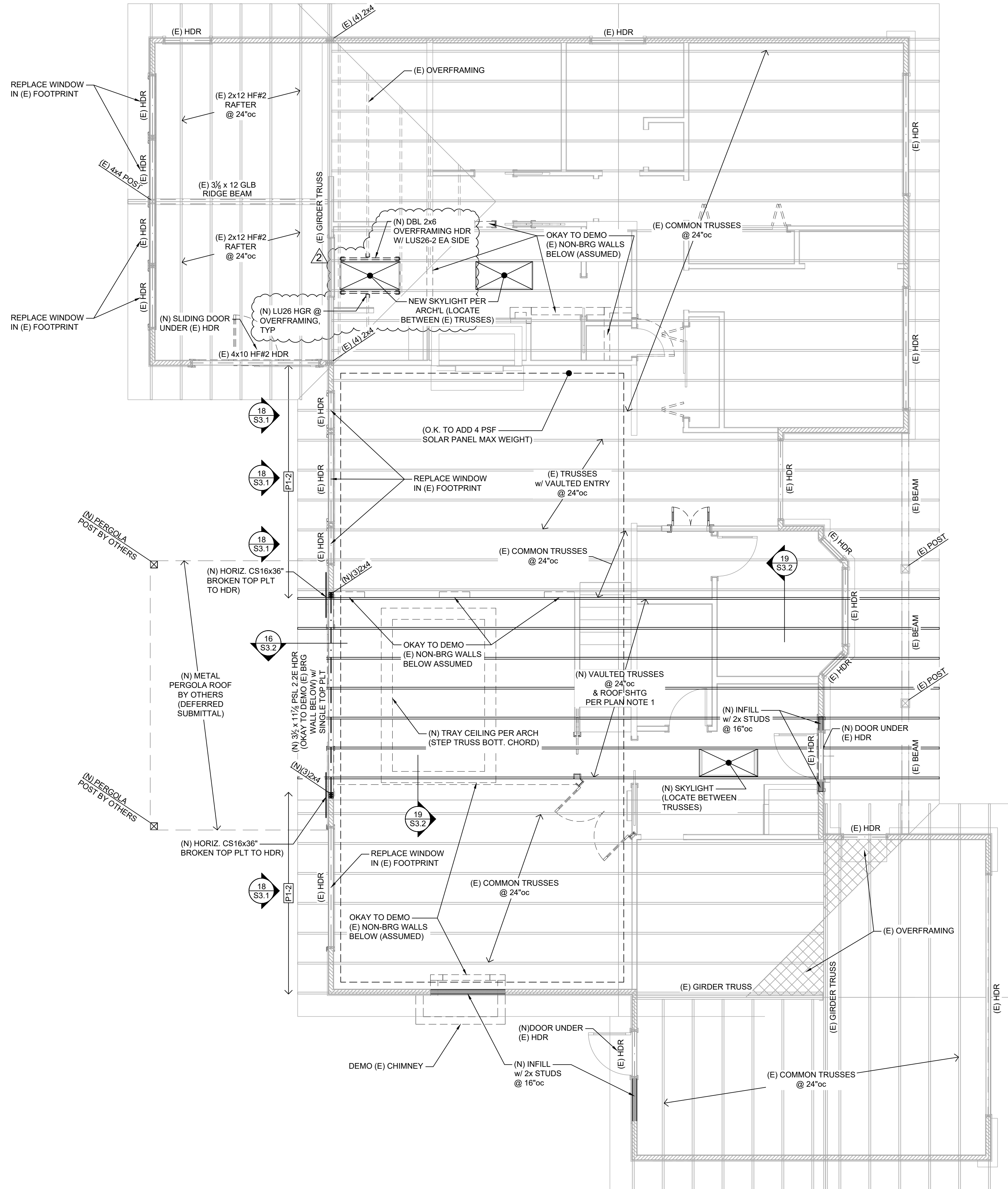
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19125 North Creek Parkway, Suite 203
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DATE: 08-13-2025

REVISIONS:
1 SKYLIGHT 12-05-2025



ROOF FRAMING PLAN NOTES:

1. New Roof Sheathing shall be 7/16" thick (Panel Span Rating 24/16). Fasten Sheathing to Framing with 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	6"oc
Framing, Field	12"oc
Boundaries, Blocking, Struts	6"oc

At Unframed Panel Edges, provide PSCA Framing Clips centered between each Framing Member. See Drawings for other Sheathing Nailing requirements.

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	4"oc
Framing, Field	12"oc
Boundaries, Blocking, Struts	4"oc

See Drawings for other Sheathing Nailing requirements.

2. New Roof Framing shall be as indicated on plan. Refer to General Structural Notes.
3. Trusses marked Strut shall be designed to accommodate the indicated loads and connections.
4. Overframing Members shall be 2x6 @ 24"oc. Post down to Framing Members below w/ 2x4 @ 48"oc, staggered.
5. Provide solid Flat Blocking at all Valleys. Fasten Sheathing to Blocking in accordance with Note 1.
6. Provide H2.5A Clip each side or TLOK6 Screw each ply at 2-ply or greater Girder Truss ends, typ.

WALL FRAMING PLAN NOTES:

7. New Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
New Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.

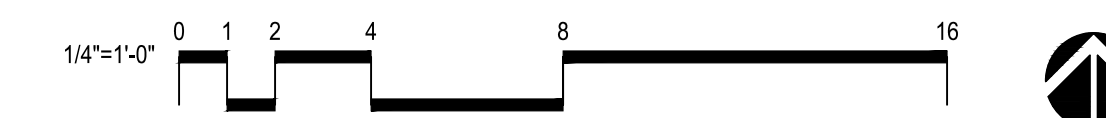
Where adjacent Shear Walls are in contact, nail studs together per 20/S3.1. See 1/S3.1 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

8. New Headers shall be 4x8, u.o.n. See Detail 13/S3.1.

9. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

- DETAIL CALL-OUT
- SHEAR WALL BELOW PER SCHEDULE OF 1/S3.1
- NEW BEARING OR SHEAR WALL BELOW
- EXISTING BEARING ON SHEAR WALL BELOW
- POST BELOW
- HEADER PER PLAN NOTE 8



ROOF FRAMING PLAN



08-13-2025

GREISMAN RESIDENCE
6511 82ND AVE SE
MERCER ISLAND, WA 98040

BTL
ENGINEERING P.S.

19125 North Creek Parkway, Suite 203
Bothell, WA 98011
PHONE: 425-814-8448 www.btleng.net

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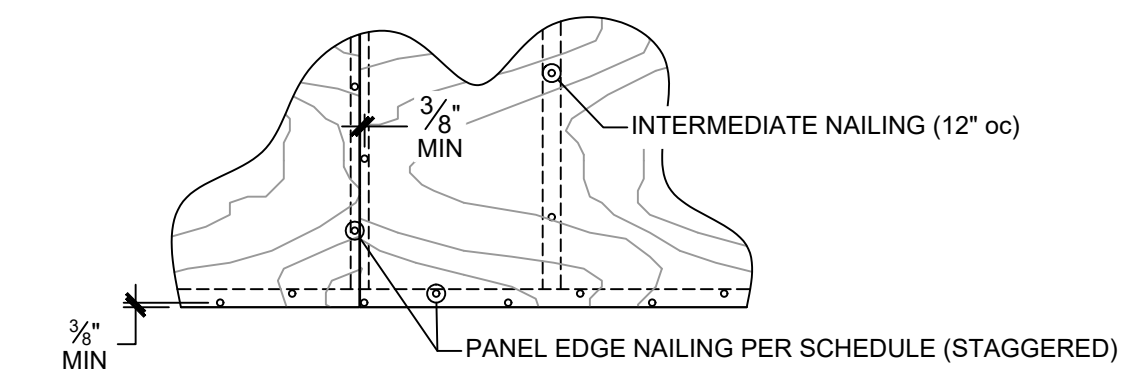
S3.1

SHEAR WALL SCHEDULE											
(IN ACCORDANCE w/ ANSIAF&PA SDPWS-2021 SECTION 4.3) Updated 11/15/2023											
WALL TYPE	SHEATHING	PANEL EDGE NAILING ②	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES ③		MUDSILL PLATE	FACE NAILING ④	FRAMING CLIPS ⑤	ANCHORAGE TO CONCRETE ⑥		SEISMIC CAPACITY h/b = 2 h/v = 3.5	WIND CAPACITY h/b = 2 h/v = 3.5
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 SIDE	6" oc	2x	2x	2x	6" oc	A35 @ 28" oc or LTP4 @ 28" oc	5/8" @ 60" oc	MASAP @ 52" oc	240-plf 194-plf	240-plf 194-plf
P1-4	1 SIDE	4" oc	2x	2x	2x	4" oc	A35 @ 19" oc or LTP4 @ 19" oc	5/8" @ 46" oc	MASAP @ 36" oc	350-plf 284-plf	350-plf 284-plf
P1-3	1 SIDE	3" oc	3x	(2)2x	2x	3" oc	A35 @ 14" oc or LTP4 @ 14" oc	5/8" @ 36" oc	MASAP @ 28" oc	450-plf 366-plf	450-plf 366-plf
P1-2	1 SIDE	2" oc	3x	(2)2x	2x	2" oc	A35 @ 8" oc or LTP4 @ 8" oc	5/8" @ 20" oc	MASAP @ 18" oc	590-plf 478-plf	820-plf 669-plf

SHEAR WALL SCHEDULE NOTES

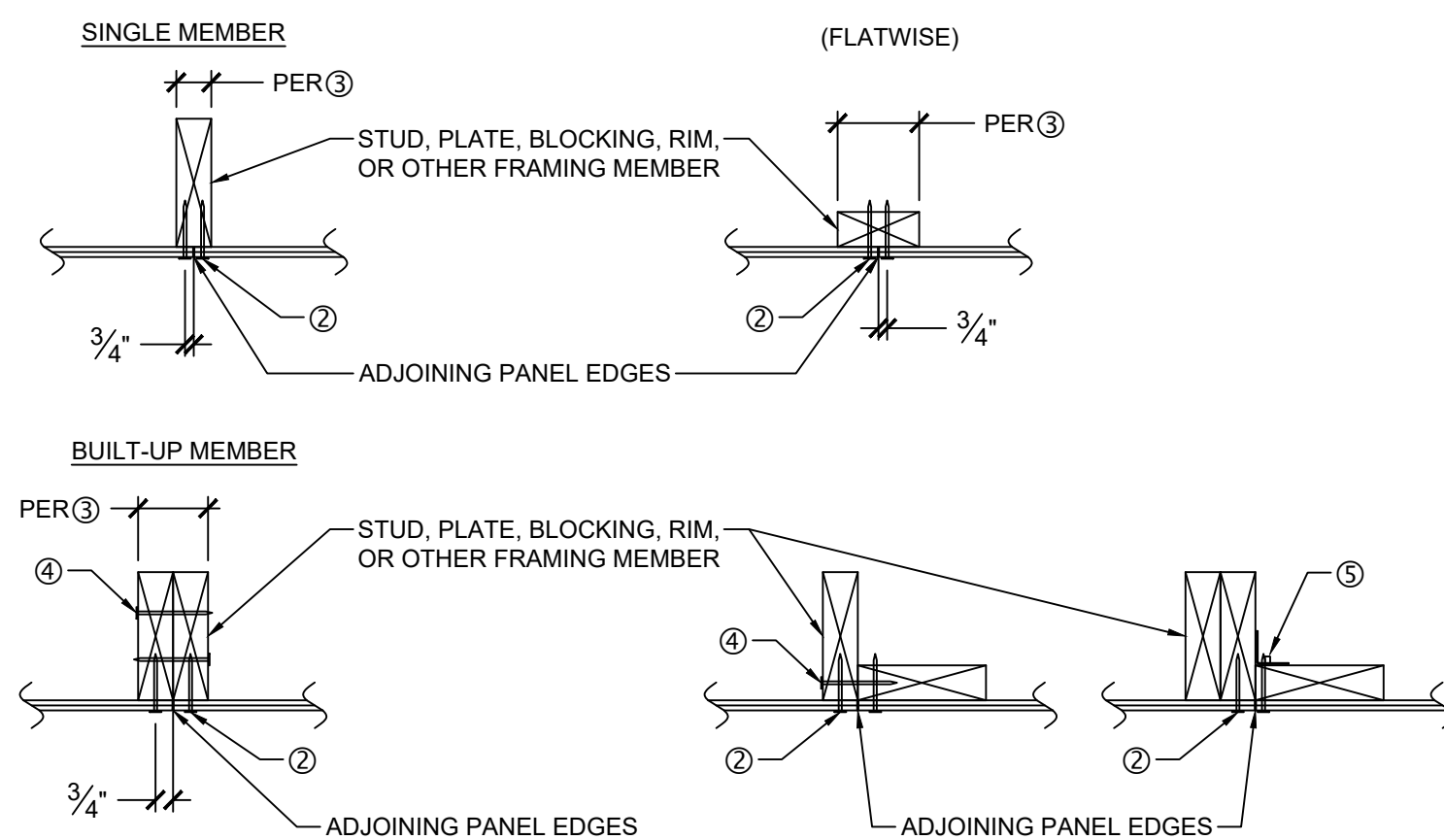
(SECTION 4.3.7.1.1)
1/4" OSB or 1/2" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (2/4)0. PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

② (SECTION 4.3.7.1.2. & SECTION 4.3.7.1.3)
PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12" oc. MAXIMUM STUD SPACING SHALL BE 16" oc. SHEATHING NAILS SHALL BE 0.131"Ø x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.



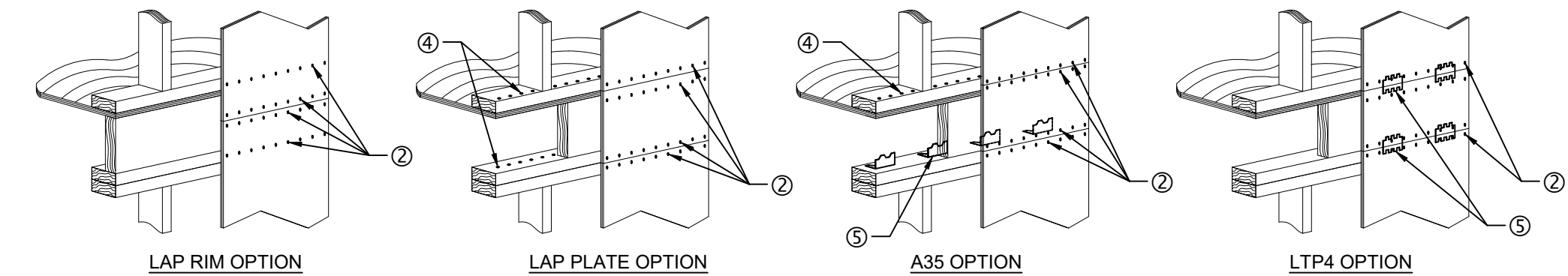
③ (SECTION 4.3.7.1.4)

THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.

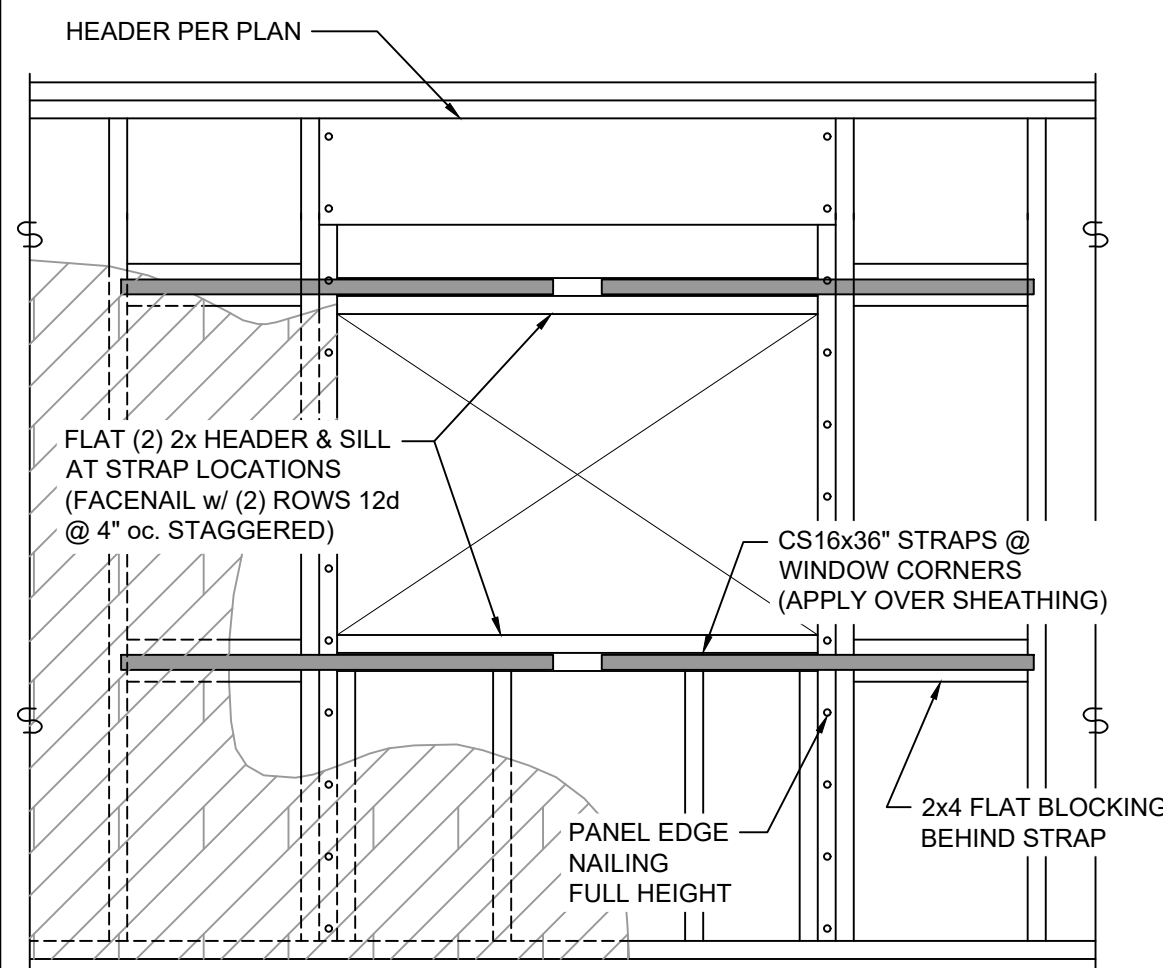
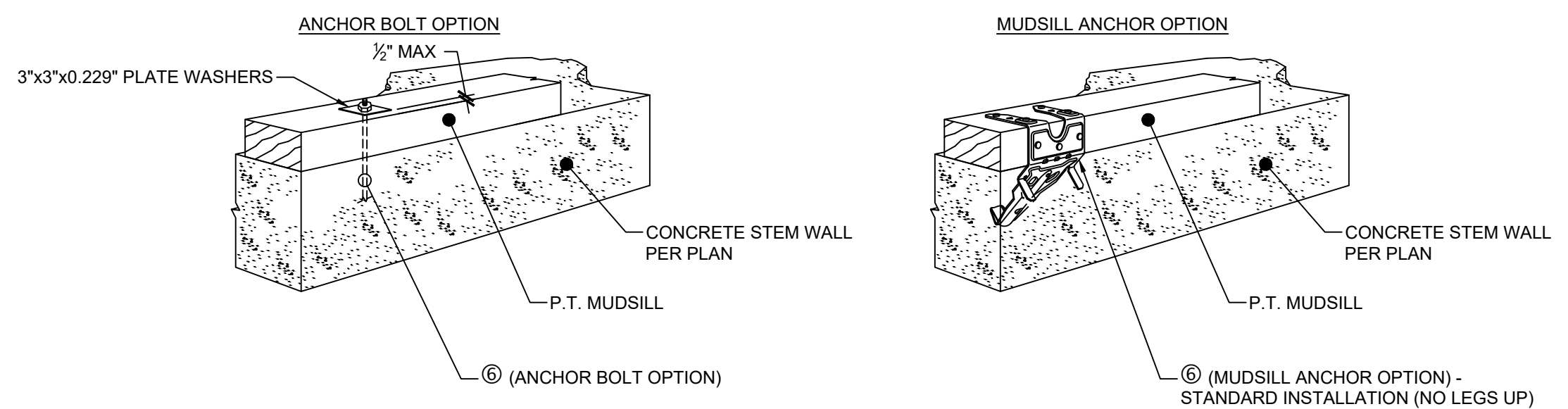


④ FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1 1/2". FRAMING NAILS SHALL BE 0.131"Ø x 3 1/4". 0.131"Ø x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.

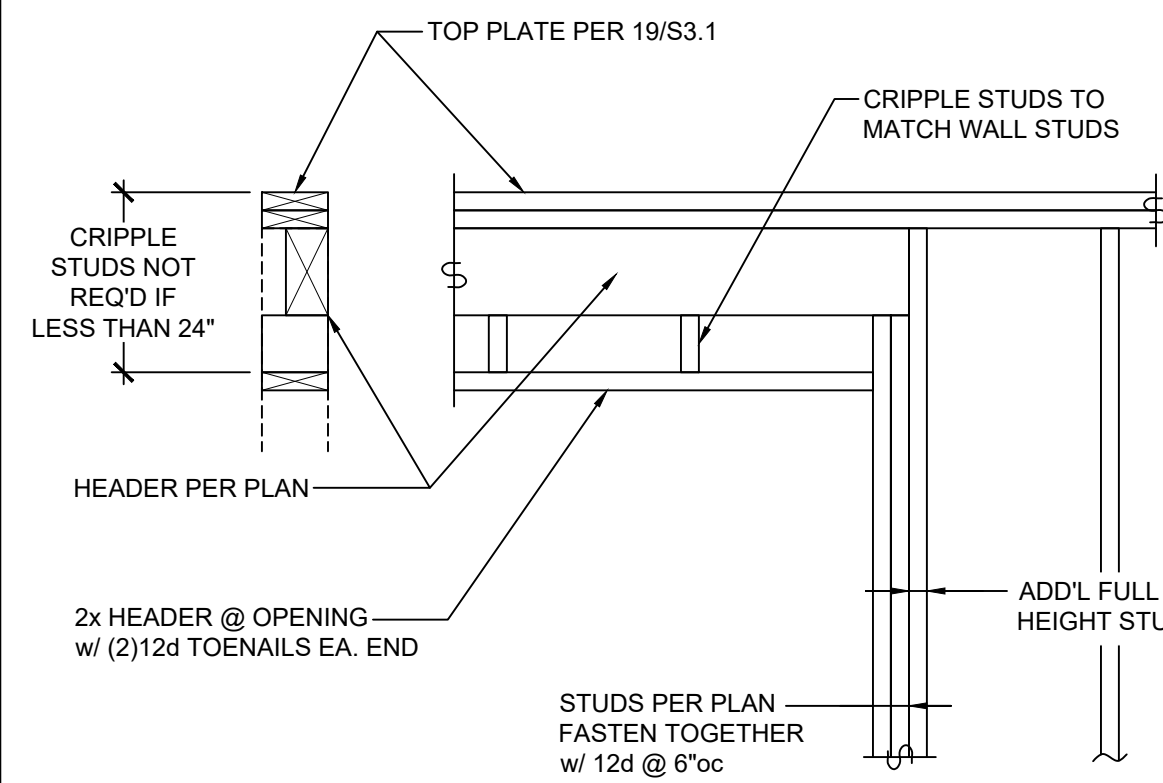
⑤ AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS. USE 0.131"Ø x 2 1/2" NAILS AT LTP4 CLIP WHEN INSTALLED OVER 1/2" SHEATHING.



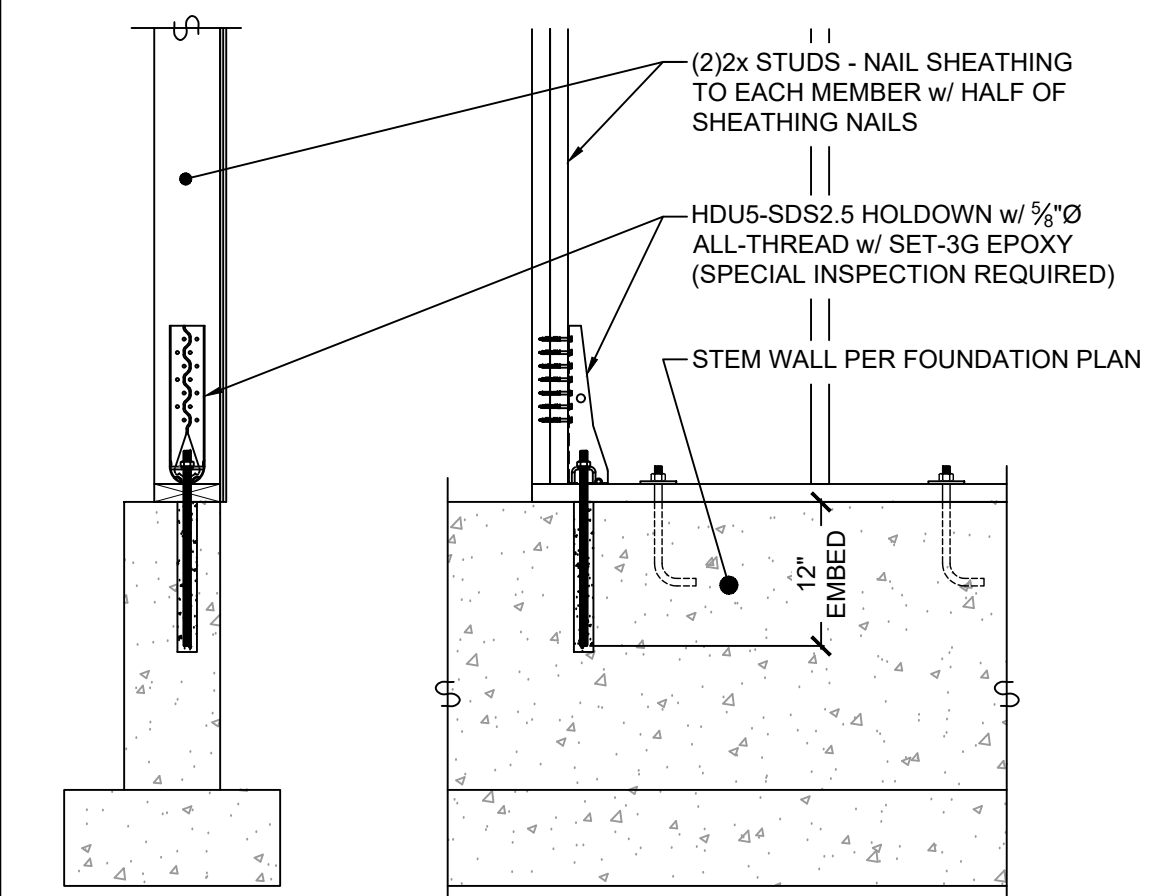
⑥ (SECTION 4.3.6.4.3)
ANCHOR BOLTS EMBEDMENT SHALL BE 7", U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED.



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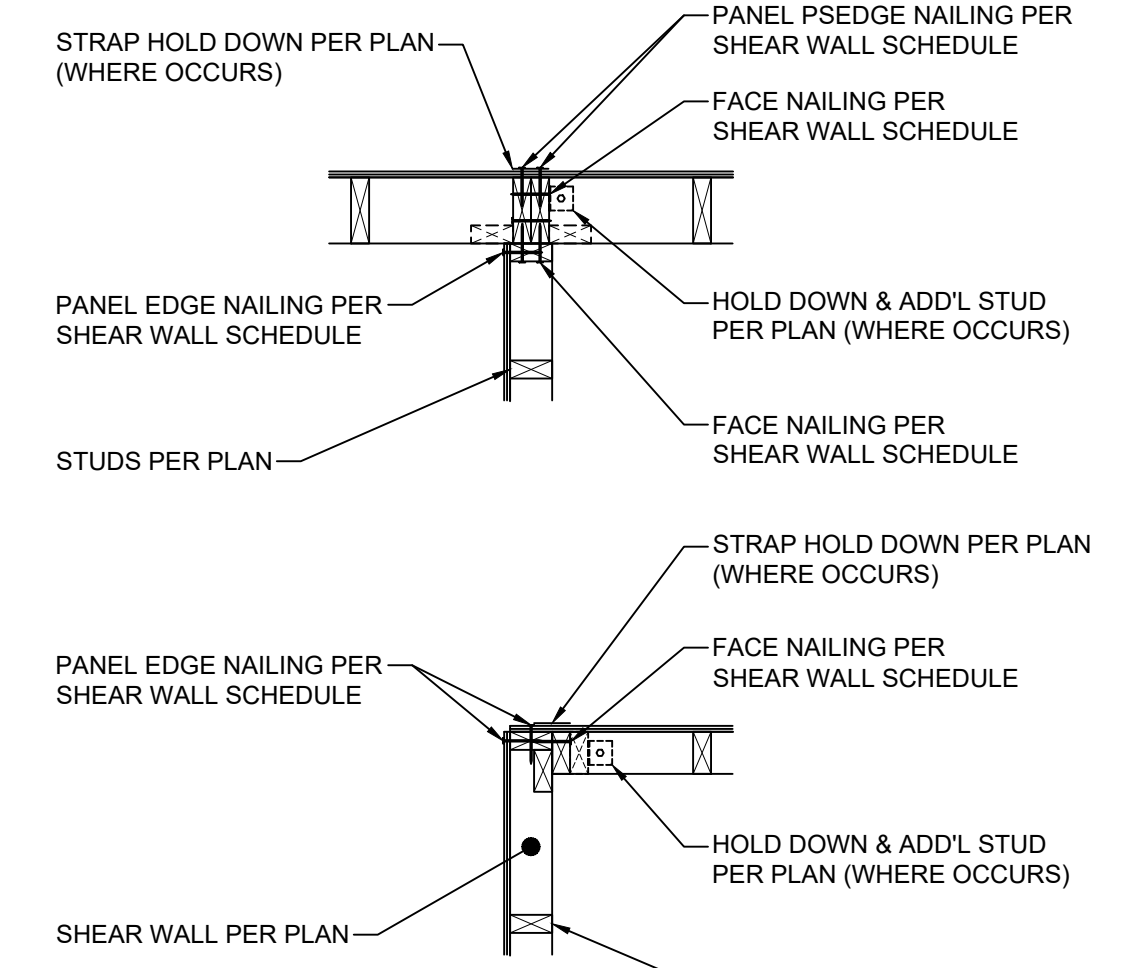
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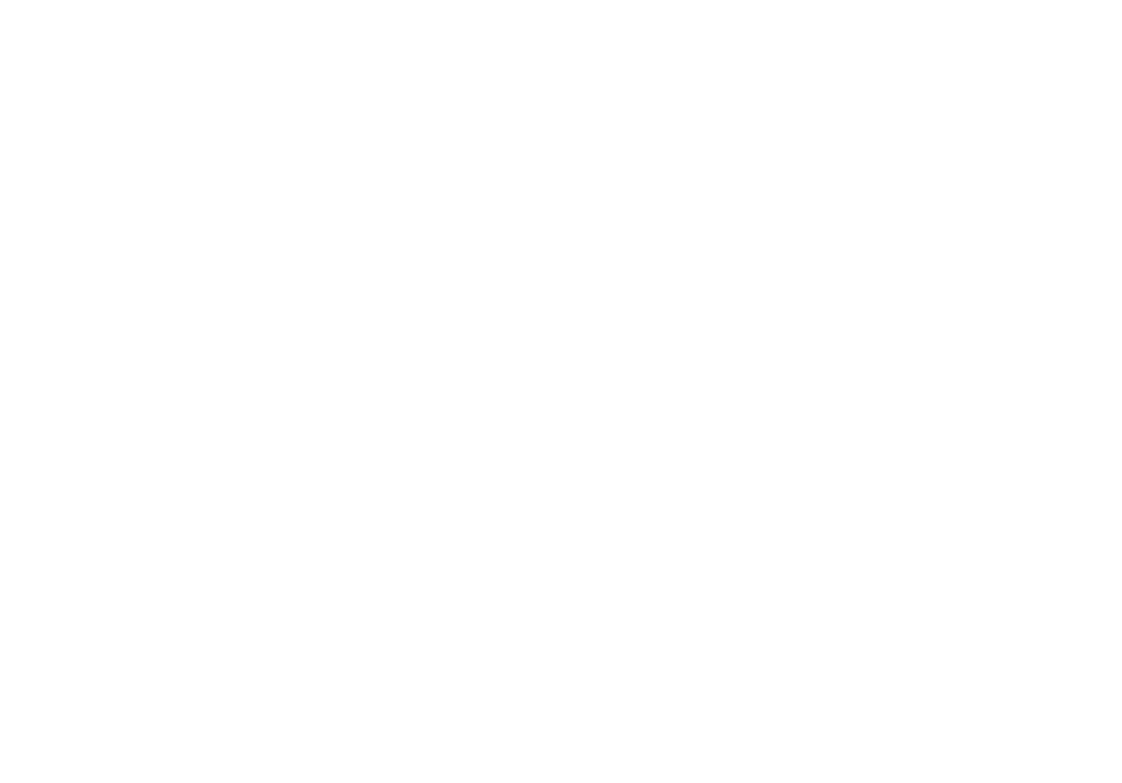
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6511 82ND AVE SE
MERCER ISLAND, WA 98040

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<p>5</p>	<p>4</p>	<p>3</p>	<p>2</p> <table border="1"> <thead> <tr> <th>PLAN CALLOUT</th> <th>SIZE</th> <th>REINFORCING</th> <th>DETAIL REFERENCE</th> </tr> </thead> <tbody> <tr> <td>24</td> <td>24" sq x 12" thick</td> <td>(3)#4 EA. WAY TOP & BOTTOM</td> <td>-</td> </tr> <tr> <td>30</td> <td>30" sq x 12" thick</td> <td>(3)#4 EA. WAY TOP & BOTTOM</td> <td>-</td> </tr> <tr> <td>36</td> <td>36" sq x 12" thick</td> <td>(4)#4 EA. WAY TOP & BOTTOM</td> <td>-</td> </tr> </tbody> </table>	PLAN CALLOUT	SIZE	REINFORCING	DETAIL REFERENCE	24	24" sq x 12" thick	(3)#4 EA. WAY TOP & BOTTOM	-	30	30" sq x 12" thick	(3)#4 EA. WAY TOP & BOTTOM	-	36	36" sq x 12" thick	(4)#4 EA. WAY TOP & BOTTOM	-	<p>1</p>
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