

LEGAL DESCRIPTION
 LOT 10 BLOCK 10 MERCERDALE #2 TO THE PLAT THEREOF FILED IN VOLUME 60 OF PLATS AT PAGE 28, RECORDS OF KING COUNTY, WASHINGTON

SITE INFO
 OWNER: - NIKKI BAIDWAN
 GENERAL CONTRACTOR: - MAUER BROTHERS
 STRUCTURAL ENGINEER: - MDT ENGINEERING
 ZONE: - R3.6
 LOT SIZE: - 9,618# (0.22 ACRES)
 PARCEL NO: - 545900010
 SETBACKS: - FRONT-20', REAR-25', SIDE-5' MIN. TOTAL OF 15' (SITE IS LEGAL NON-CONFORMING)
 HEIGHT LIMIT: - 30' ABOVE A.B.E.
 F.A.R. (LESSER OF): - 40% (3,841#)
 LOT COVERAGE: - 35% (BUILDING & VEHICLE DRIVING SURFACE)
 REQUIRED LANDSCAPE: - 65%
 LOT SLOPE: - 15%-30%
 HARDSCAPE: - 9% (865#)

GENERAL NOTES
 ALL UTILITIES (WATER, PHONE, CABLE, POWER, SEWER & GAS LINES) ARE EXISTING UNO.
 USE EXISTING DRIVEWAY AS CONSTRUCTION ENTRANCE.
 NO SIGNIFICANT TREES ON SITE ARE BEING REMOVED OR IMPACTED.
 PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.
 24 HOUR EROSION CONTROL, CONTACT INFO: MASON MAUER - 425.417.1819

PER: 19.0716(0)(F)(2) IF EXCAVATION/FOUNDATION OR OTHER SIMILAR WORK WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 1 A WET SEASON DEVELOPMENT WAIVER IS TO BE APPLIED AND REVIEWED FOR WORK DURING THE WET SEASON. SEE THIS WEBSITE FOR REQUIREMENTS, SUBMISSION, AND PROCEEDS: <https://www.mercerisland.gov/cfd/page/wet-season-work-waiver-seasonal-development-limitation>

EFFECTIVE MARCH 15, 2024 WASHINGTON STATUTES MANDATE ALL JURISDICTIONS IN THE STATE TO ADOPT AND ENFORCE THE FOLLOWING UPDATED CONSTRUCTION CODE EDITIONS AS THEY WERE ADOPTED AND AMENDED BY THE STATE OF WASHINGTON:
 2021 INTERNATIONAL BUILDING CODE (IBC)
 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
 2021 UNIFORM PLUMBING CODE (UPC)
 2021 INTERNATIONAL FIRE CODE (IFC)
 2021 INTERNATIONAL EXISTING BUILDING CODE
 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
 2021 WASHINGTON STATE ENERGY CODE (WSEC)
 ICC/ANSI A117.1-20, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS

LOT SLOPE:
 HIGHEST ELEVATION POINT OF LOT (NE CORNER): -205.6'
 LOWEST ELEVATION POINT OF LOT (NW CORNER): -183.5'
 ELEVATION DIFFERENCE (205.6-183.5): -22.1'
 HORIZ. DIFFERENCE BETWEEN HIGH & LOW POINTS: -118.84'
 LOT SLOPE (22.1/118.84): -18.6%

LOT IS LEGAL NON-CONFORMING:
 CURRENT ZONING FOR SIDE YARD SETBACKS IS 5'-0" MINIMUM W/ 15'-0" TOTAL.
 EXISTING RESIDENCE IS 5'-0" FROM SOUTH SIDE PROPERTY LINE BUT ONLY 3'-3" FROM NORTH SIDE PROPERTY LINE.

LOT COVERAGE CALCULATIONS

EXIST. LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 2,116#
DRIVING SURFACE	- 422#
TOTAL EXIST. LOT COVERAGE	- 2,538#
NEW LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 825#
TOTAL LOT COVERAGE	- 3,363#
LOT AREA	- 9,618
PROPOSED LOT COVERAGE	- 3,363/9,618 = 35%
MAXIMUM LOT COVERAGE	- 3,366# (35%)
REMAINING LOT COVERAGE	- 3#

HARDSCAPE CALCULATIONS

HARDSCAPE SURFACE:

EXISTING CONCRETE WALKWAY	- 96#
EXISTING ROCK STEPS	- 24#
EXISTING CONCRETE STEPS	- 2#
EXISTING BRICK WALKWAYS	- 45#
EXISTING ROCKERIES	- 49#
NEW UNCOVERED PORCH	- 58#
NEW UNCOVERED DECK	- 113#
NEW CONCRETE PATIOS & PADS	- 150#
NEW SCREEN FENCE	- 6#
TOTAL HARDSCAPE	- 551#
LOT AREA	- 9,618#
PROPOSED HARDSCAPE	- 551/9,618 = 5.7%
MAXIMUM HARDSCAPE	- 9% (865#)

GROSS FLOOR AREA CALCULATIONS

SITE AREA	- 9,618#
ALLOWABLE F.A.R. (LESSER OF)	- 40% OR 8,000#
40% * 3,841#	- MAX. 3,841#
MAIN FLOOR	- 1,628#
MAIN FLOOR 150% MODIFIER (330#*150%)	- 495#
GARAGE * MAIN FLOOR	- 451#
LOWER FLOOR	- 111#
LOWER FLOOR ADJ. UNIT	- 511#
TOTAL FLOOR AREA	- 4,328#
BASEMENT EXCLUSION	- (689#)
PROPOSED G.F.A.	- 3,639#
RESULT: WITHIN CODE PARAMETERS	

SHEET INDEX

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A3	- EXISTING MAIN FLOOR FRAMING PLAN
A4	- PROPOSED MAIN FLOOR FRAMING PLAN
A5	- EXISTING MAIN FLOOR DEMO PLAN
A6	- PROPOSED MAIN FLOOR PLAN
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A9	- EXISTING & PROPOSED FRONT ELEVATIONS
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SD3	- STRUCTURAL LOWER FLOOR SHEAR WALLS
SD4	- STRUCTURAL MAIN FLOOR SHEAR WALLS

AVERAGE EXISTING GRADE CALCULATIONS

WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	RESULT
A	29.0'	205.1	5,941.9
B	4.0'	205.1	820.4
C	40.71'	201.8	8,215.28
D	27.42'	201.1	5,514.16
E	19.83'	198.0	2,738.35
F	16.5'	198.0	3,261.0
G	35.65'	197.0	7,020.93
H	25.25'	197.5	4,983.88
I	20.21'	198.8	4,011.75
J	22.63'	203.0	4,593.89
TOTALS	235.24'	N/A	47,229.54

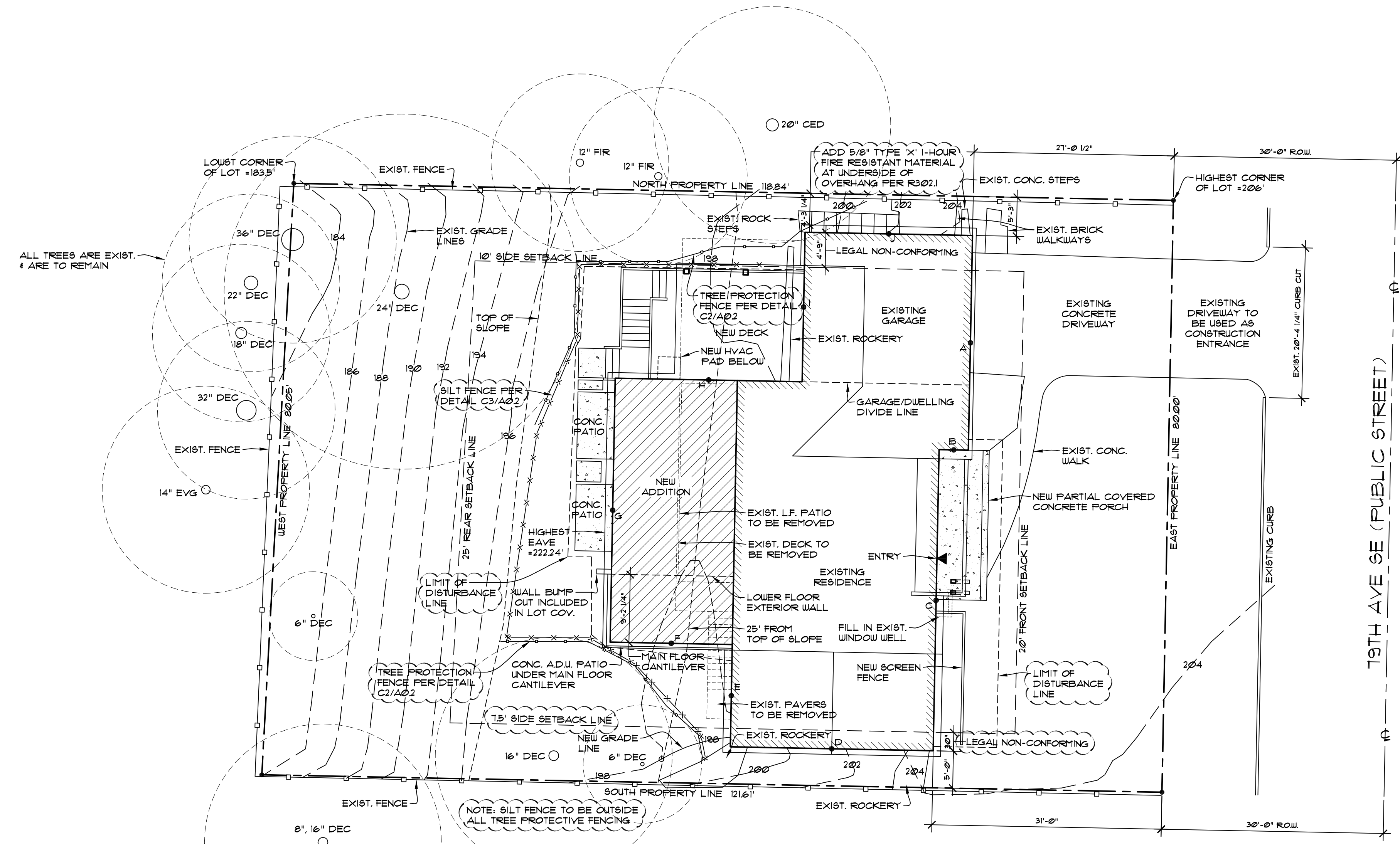
47229.54 / 235.24 = 200.9
 AVERAGE EXISTING GRADE = 200.9'
 MAXIMUM BUILDING HEIGHT = 30' ABOVE A.E.G.
 200.9' + 30' = 230.9'
 MAXIMUM BUILDING HEIGHT = 230.9'
 ACTUAL BUILDING HEIGHT = 222.24'

A NFPA 13D FIRE SFRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND CORI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED. THE PERMIT MAY BE DEFERRED, HOWEVER, THE FIRE SFRINKLER SYSTEM MUST BE INSTALLED PRIOR TO FINAL INSPECTION OF THE REMODEL.
 THIS SYSTEM REQUIRES A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY LINE.

MICC 19.07.10(B)(8) MITIGATION SEQUENCING

FOLLOWING ARE MEASURES BEING TAKEN TO MINIMIZE IMPACT AND ENSURE STABILITY OF THE EXISTING REAR YARD STEEP SLOPE FROM OUR PROPOSED WORK WITHIN THE STEEP SLOPE BUFFER AREA:

1. THE OWNER DESIRED A LAYOUT THAT WOULD LIVE LARGELY ON THE MAIN LEVEL FOR ACCESSIBILITY AND EASE OF LIVING. THIS PROJECT IS A REMODEL/ADDITION TO AN EXISTING DAYLIGHT BASEMENT HOME THAT HAD EXPERIENCED SIGNIFICANT FIRE DAMAGE. THE NEW DESIGN FEATURES ALL DAILY LIVABILITY ON THE MAIN LEVEL. THE BASEMENT AREA HOUSES AN ADU AND SECONDARY SPACES THAT DOESN'T REQUIRE DAILY USE. GIVEN THE SETBACKS, THE REAR YARD WAS THE ONLY LOCATION WHERE THIS COULD REASONABLY TAKE PLACE.
2. MAINTAINING ALL EXISTING TREES. MADE EFFORTS TO ENSURE THAT THE NEW FOOTPRINT DID NOT IMPACT ANY EXISTING TREES AND TREE DRIFTLINES.
3. WE OBTAINED A GEOTECH REPORT (PHIL HABERMAN FROM COBALT) AND HAVE FOLLOWED ALL THE RECOMMENDATIONS THEREIN.
4. MADE EFFORTS TO FLOORPLAN EFFICIENTLY TO LIMIT THE SIZE OF THE ADDITION.
5. TAKE SPECIAL CARE TO LIMIT THE AREA OF DISTURBANCE AROUND NEW ADDITION.
6. WILL USE ALL BEST PRACTICES IN REGARD TO TESC MEASURES (I.E. SILT FENCING, COVERING OF EXPOSED SOILS).
7. THERE WILL BE NO IMPORTED SOIL FOR THIS PROJECT.
8. EXISTING VEGETATION ON STEEP SLOPE WILL BE PROTECTED AND MAINTAINED THROUGHOUT.
9. LANDSCAPE PLAN HAS BEEN PROVIDED TO RESTORE/STABILIZE AREA OF DISTURBANCE WITHIN THE BUFFER AREA.



TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 10, BLOCK 10, MERCERDALE NO. 2, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 60 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 01°11'47" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 79TH AVE SE, CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES

R1 MERCERDALE NO. 2, VOL. 60 OF PLATS, PG. 28, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: NAIL & RED WASHER
LOCATION: ACROSS FROM 3777 79TH AVE SE, AS SHOWN
ELEVATION: 205.17'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2024. 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. 545900-0110
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,618 ±S.F. (0.22 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 0266714-ETU, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
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 332-130-090.

SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
PURPOSE: SEWER PIPE LINE OR LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
RECORDING DATE: OCTOBER 7, 1958
RECORDING NO.: 4951583
AFFECTS: WESTERLY 10 FEET OF SAID PREMISES AND OTHER PROPERTY (PLOTTED)
2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: APRIL 13, 1960
RECORDING NO.: 5150754
(PLOTTED: UTILITY ESMT & BUILDING SETBACKS)
3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MERCERDALE NO. 2:

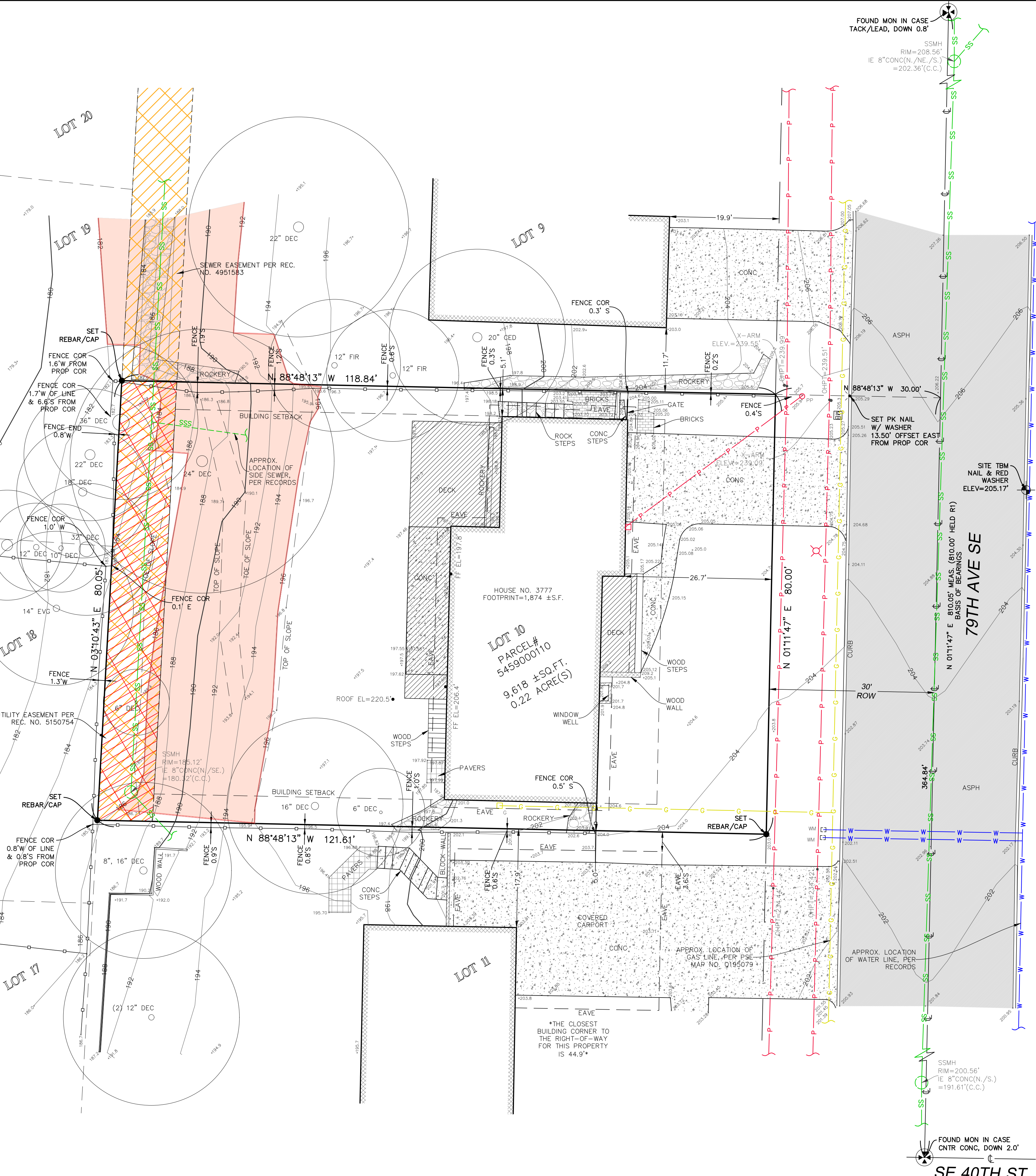
RECORDING NO.: 4905482
(CURRENT CONDITIONS SHOWN)

LEGEND

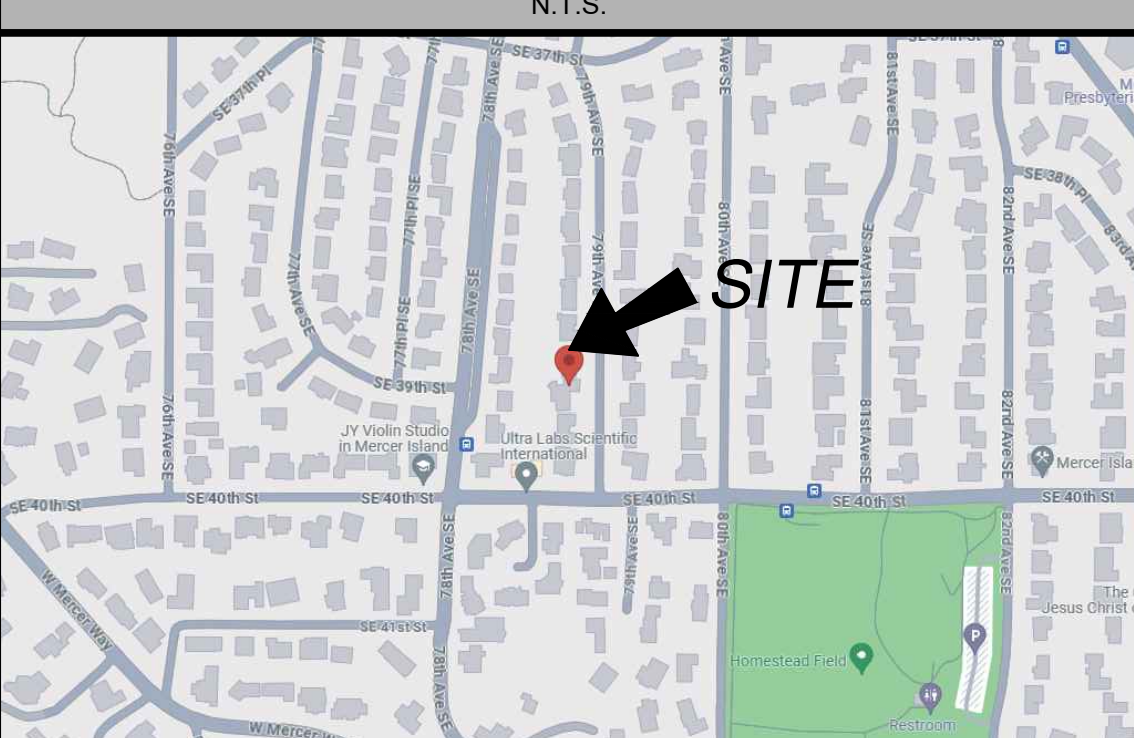
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|--|----------------------------|--|---------------------------------------|
| | ASPHALT SURFACE | | POWER (OVERHEAD) |
| | BENCHMARK | | POWER POLE |
| | BRICK SURFACE | | REBAR & CAP (SET) |
| | BUILDING | | RETAINING WALL |
| | STEEP SLOPE AREA | | ROCKERY |
| | CONCRETE SURFACE | | SEWER LINE |
| | DECK | | SEWER MANHOLE |
| | FENCE LINE (WOOD) | | TREE (AS NOTED) |
| | GAS LINE | | WATER LINE |
| | GAS METER | | WATER METER |
| | MAILBOX (RESIDENTIAL) | | YARD LIGHT |
| | MONUMENT (IN CASE, FOUND) | | SEWER EASEMENT PER REC. NO. 4951583 |
| | NAIL AS NOTED | | UTILITY EASEMENT PER REC. NO. 5150754 |
| | OHP TRANSMISSION ELEVATION | | |
| | PAVER SURFACE | | |
| | POWER METER | | |

INDEXING INFORMATION	
SW 1/4	SE 1/4
SECTION: 12	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

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.



VICINITY MAP



We are the measure | terrane.net

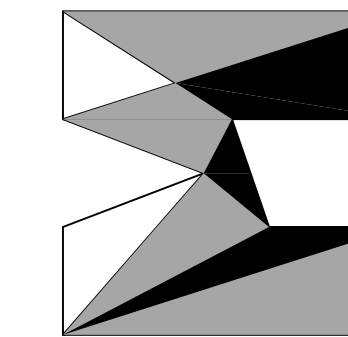
TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5459000110
BAAIDWAN RESIDENCE
3777 79TH AVE SE
MERCER ISLAND, WA 98040



TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	232363
DATE:	02/01/24
DRAFTED BY:	IDV / RPM
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	



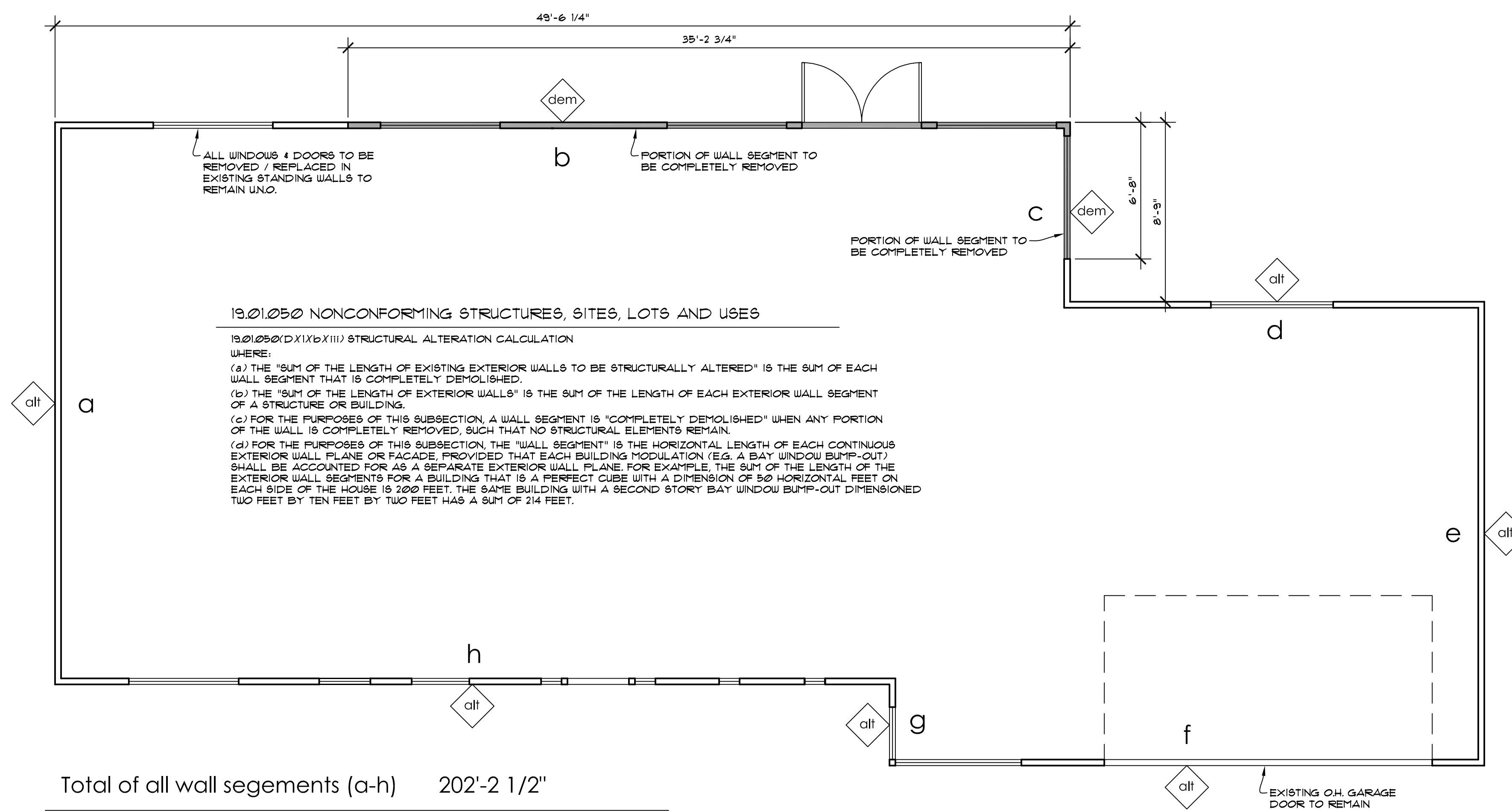
nw lifestyle homes
www.nwlifestylehomes.com

N W L H

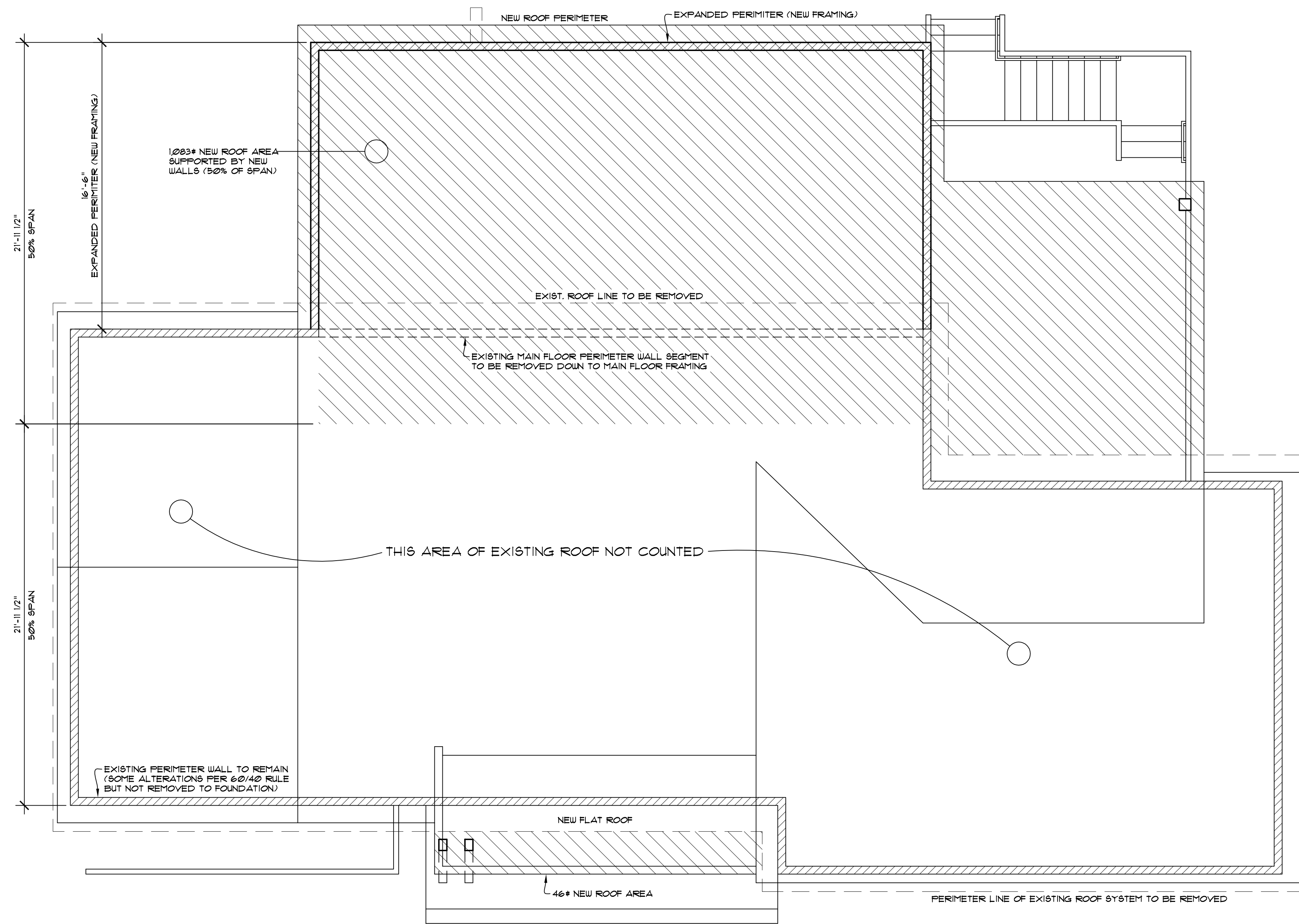
BAIDWAN ADDITION / REMODEL
3777 79TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED:

SHEET NO.
A0.3

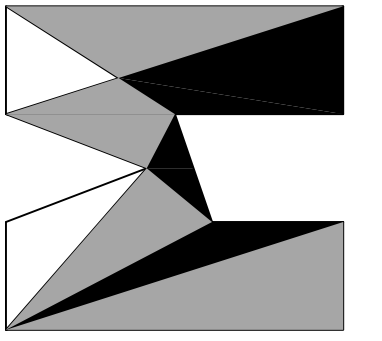


Perimeter wall summary

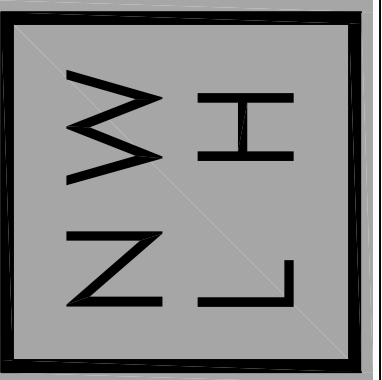


1,226# OF COUNTABLE REPLACEMENT ROOF AREA

Roof replacement area summary proposed



nw
lifestyle
homes
www.nwlifestylehomes.com

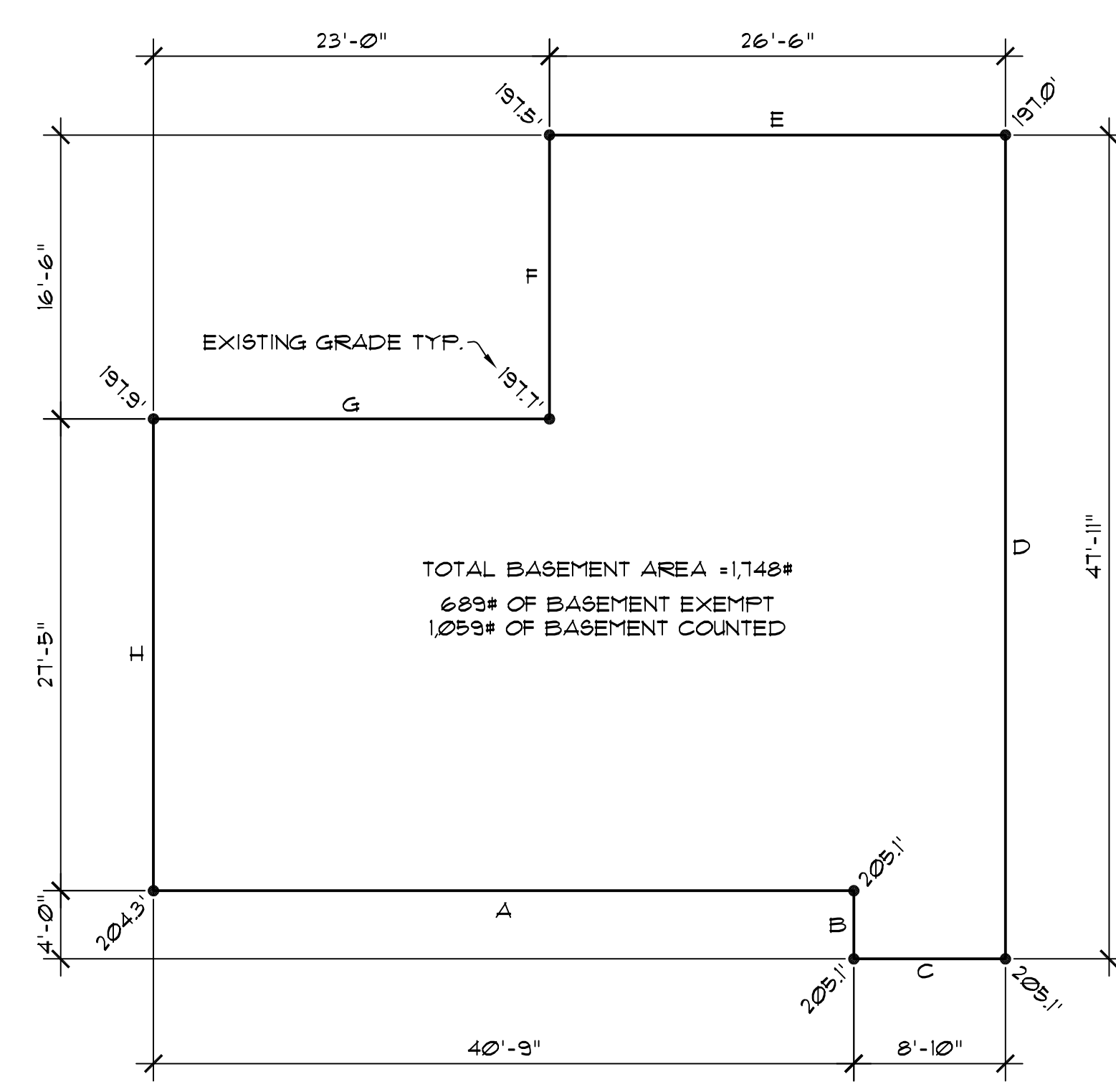
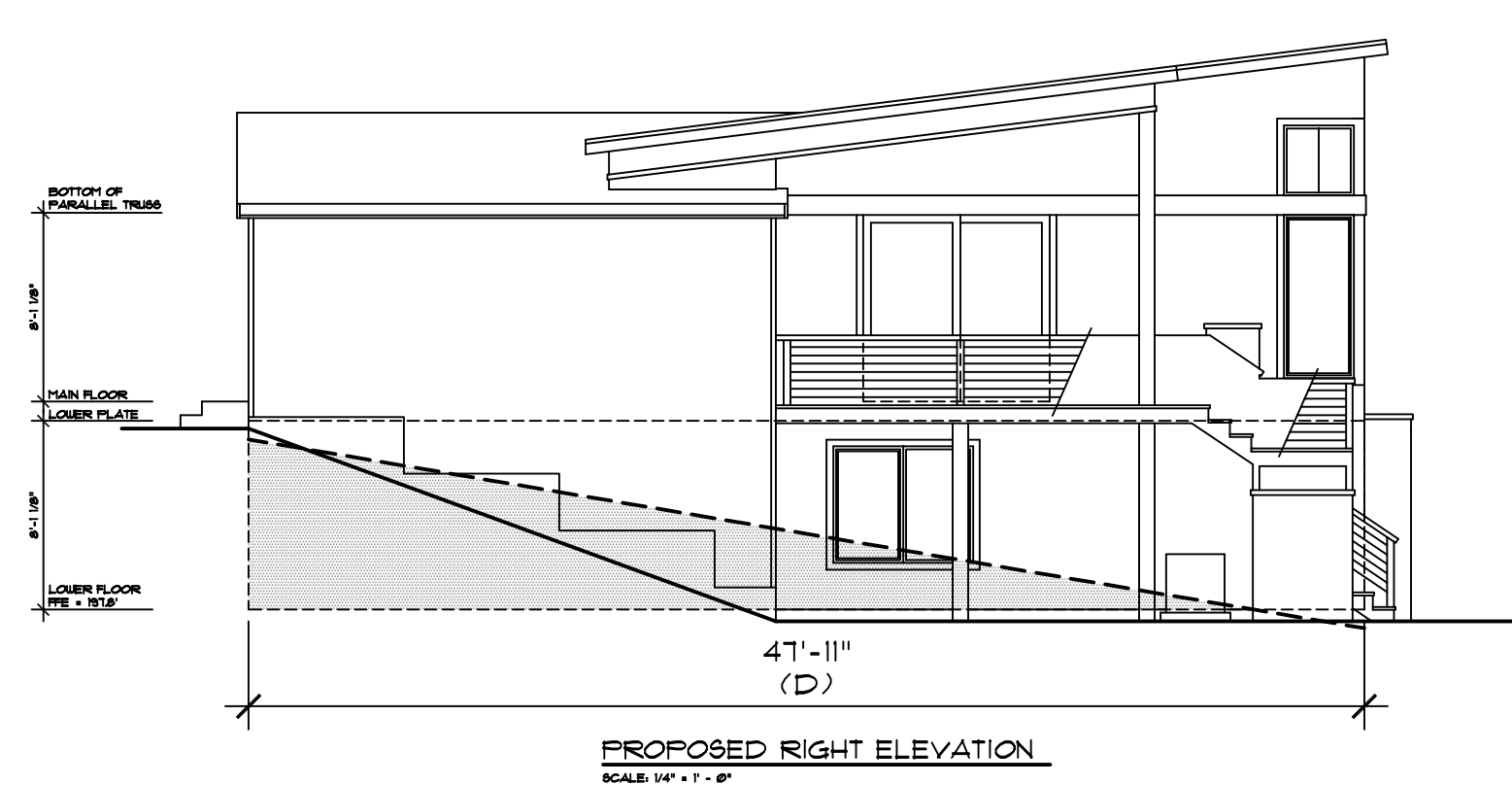
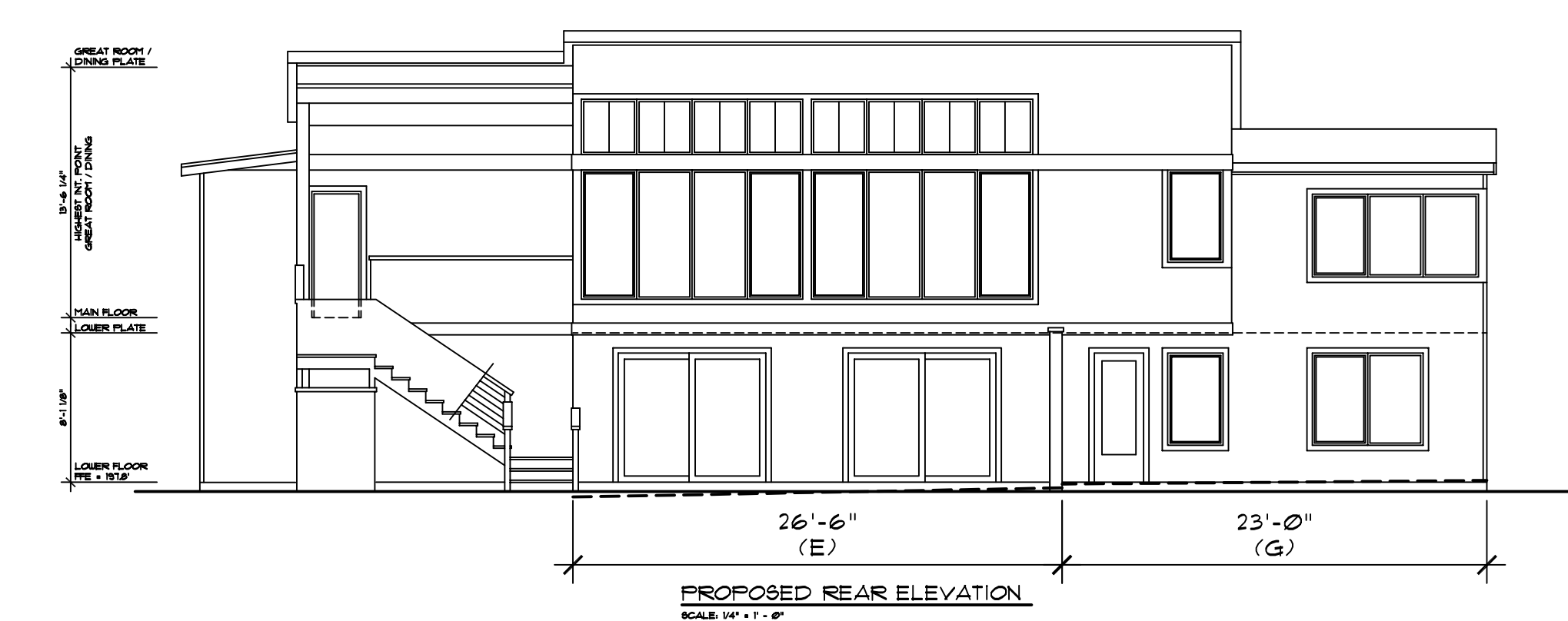
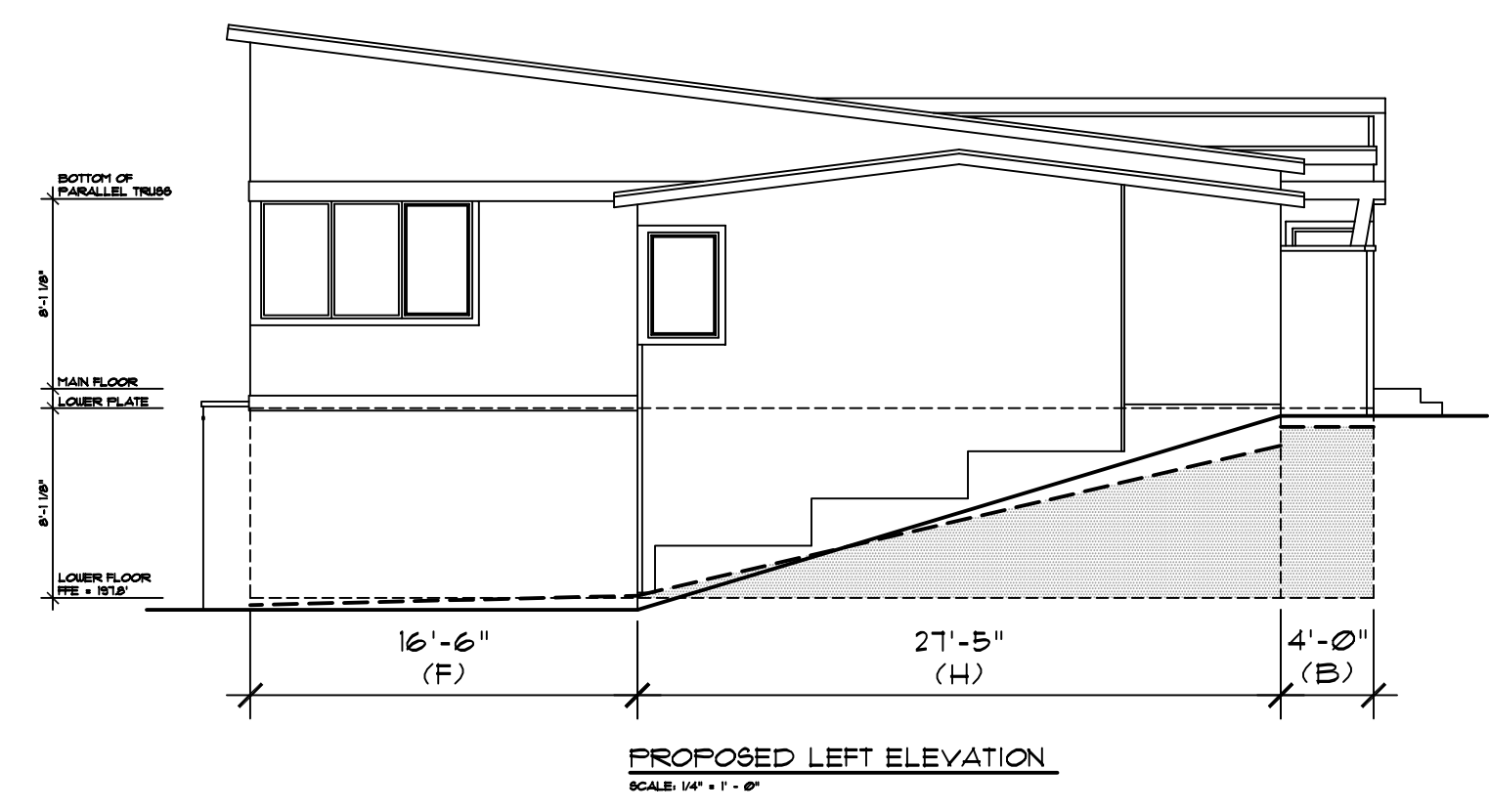
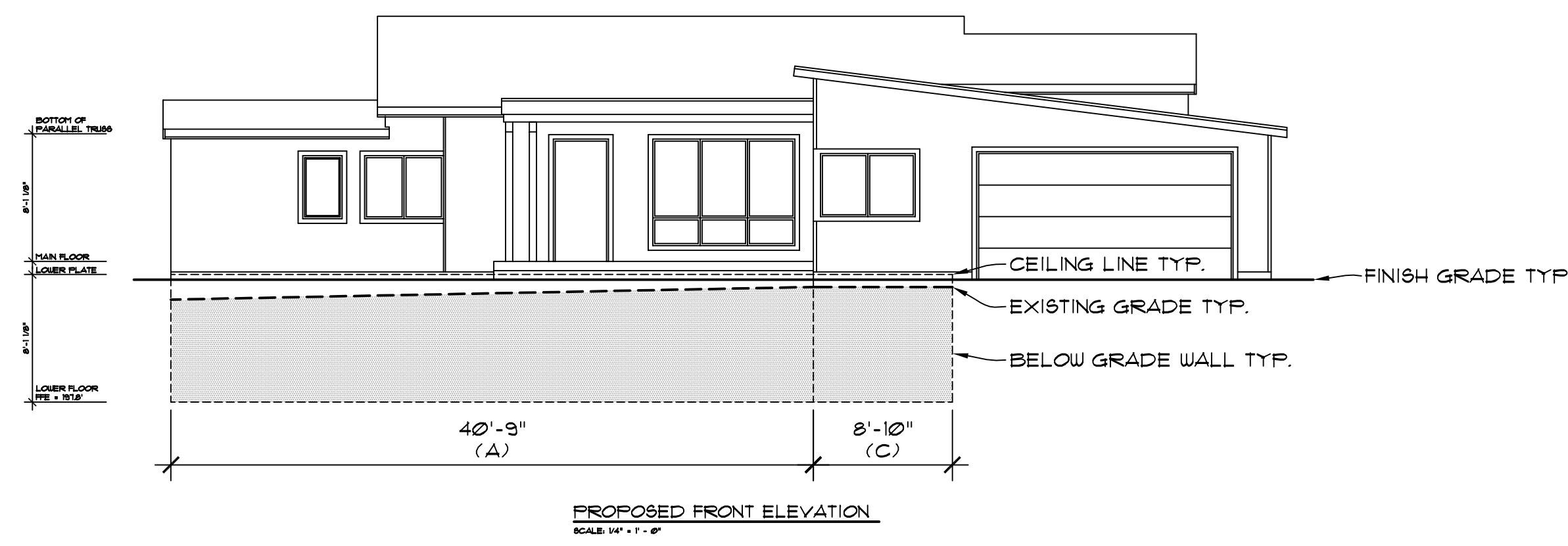
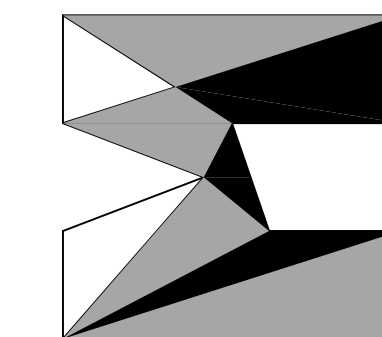


BAIDWAN ADDITION / REMODEL
3777 79TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 4/9/24
DRW. BY: MM, MG
REVISED: 1/24/24

SHEET NO.

A0.4



- WALL 'A'
BELOW GRADE +28#
ABOVE GRADE +48#
TOTAL BASEMENT WALL +329#
TOTAL BELOW GRADE +85.4%
- WALL 'B'
BELOW GRADE +29#
ABOVE GRADE +3#
TOTAL BASEMENT WALL +32#
TOTAL BELOW GRADE +90.6%
- WALL 'C'
BELOW GRADE +64#
ABOVE GRADE +1#
TOTAL BASEMENT WALL +1#
TOTAL BELOW GRADE +90.1%
- WALL 'D'
BELOW GRADE +157#
ABOVE GRADE +230#
TOTAL BASEMENT WALL +387#
TOTAL BELOW GRADE +40.5%
- WALL 'E'
BELOW GRADE +0#
ABOVE GRADE +214#
TOTAL BASEMENT WALL +214#
TOTAL BELOW GRADE +0%
- WALL 'F'
BELOW GRADE +0#
ABOVE GRADE +134#
TOTAL BASEMENT WALL +134#
TOTAL BELOW GRADE +0%
- WALL 'G'
BELOW GRADE +0#
ABOVE GRADE +186#
TOTAL BASEMENT WALL +186#
TOTAL BELOW GRADE +0%
- WALL 'H'
BELOW GRADE +90#
ABOVE GRADE +132#
TOTAL BASEMENT WALL +222#
TOTAL BELOW GRADE +40.5%

INFORMATION TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEY DATED 2/01/2024 BY TERRANE (JOB #232363)

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	40.75'	85.4%	34.8
B	4.0'	90.6%	3.6
C	8.83'	90.1%	7.96
D	47.92'	40.5%	19.4
E	26.5'	0%	0
F	16.5'	0%	0
G	23.0'	0%	0
H	27.42'	40.5%	11.1
TOTALS	194.92'	N/A	76.86

GROSS FLOOR AREA CALCULATIONS

SITE AREA	= 9,618#
ALLOWABLE F.A.R. (LESSER OF)	= 40% OR 8,000#
40% * 3,847#	= MAX. 3,847#
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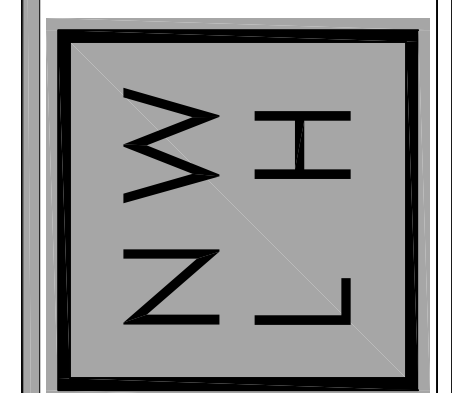
RESULT: WITHIN CODE PARAMETERS

76.86 / 194.92 = 39.4%
1,748 x 39.4% = 689# EXEMPT FROM GROSS FLOOR AREA
1,748 - 689 = 1,059# OF BASEMENT COUNTED

GROSS FLOOR AREA CALCULATIONS

SCALE: 1/8" = 1'-0"
SUBJECT PROPERTY TAX PARCEL NO. 5459000110
3777 79TH AVE SE
MERCER ISLAND, WA 98040

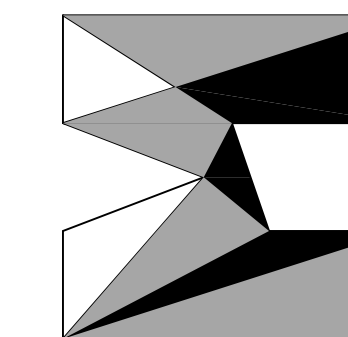
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lifestyle
homes
www.nwlifestylehomes.com



BAIDWAN ADDITION / REMODEL
3777 79TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 4/9/24
DRW. BY: MM, MG
REVISED: 1/24/24

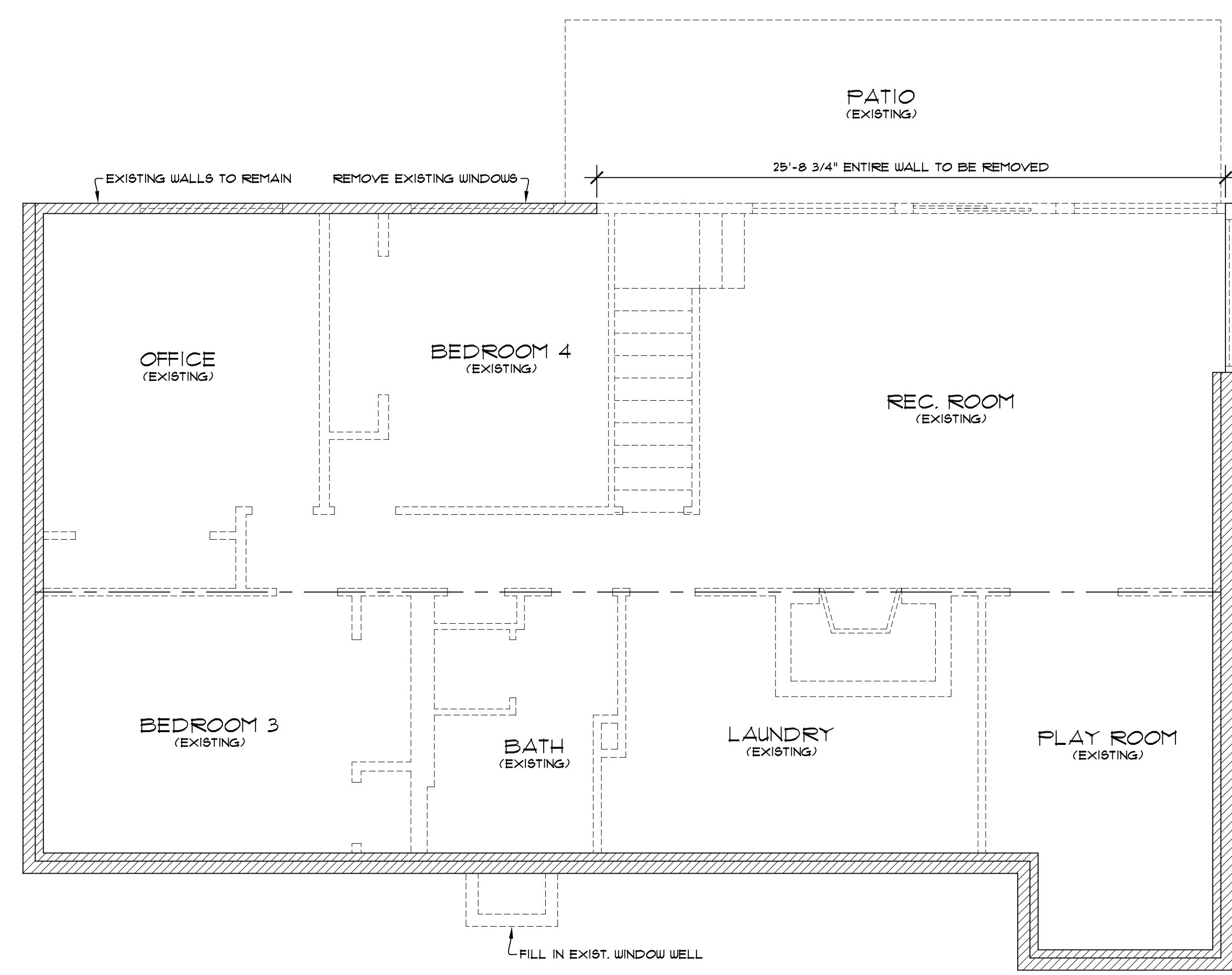
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A0.5

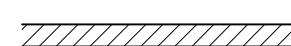
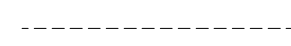


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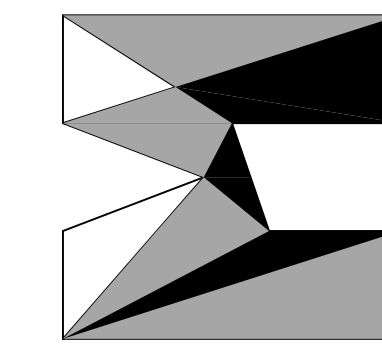
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

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

EXISTING LOWER FLOOR DEMO PLAN
SCALE: 1/4" = 1' - 0"

JOB NO: 23-016
DATE: 4/9/24
DRW. BY: MM, MG
REVISED:

SHEET NO.
A2



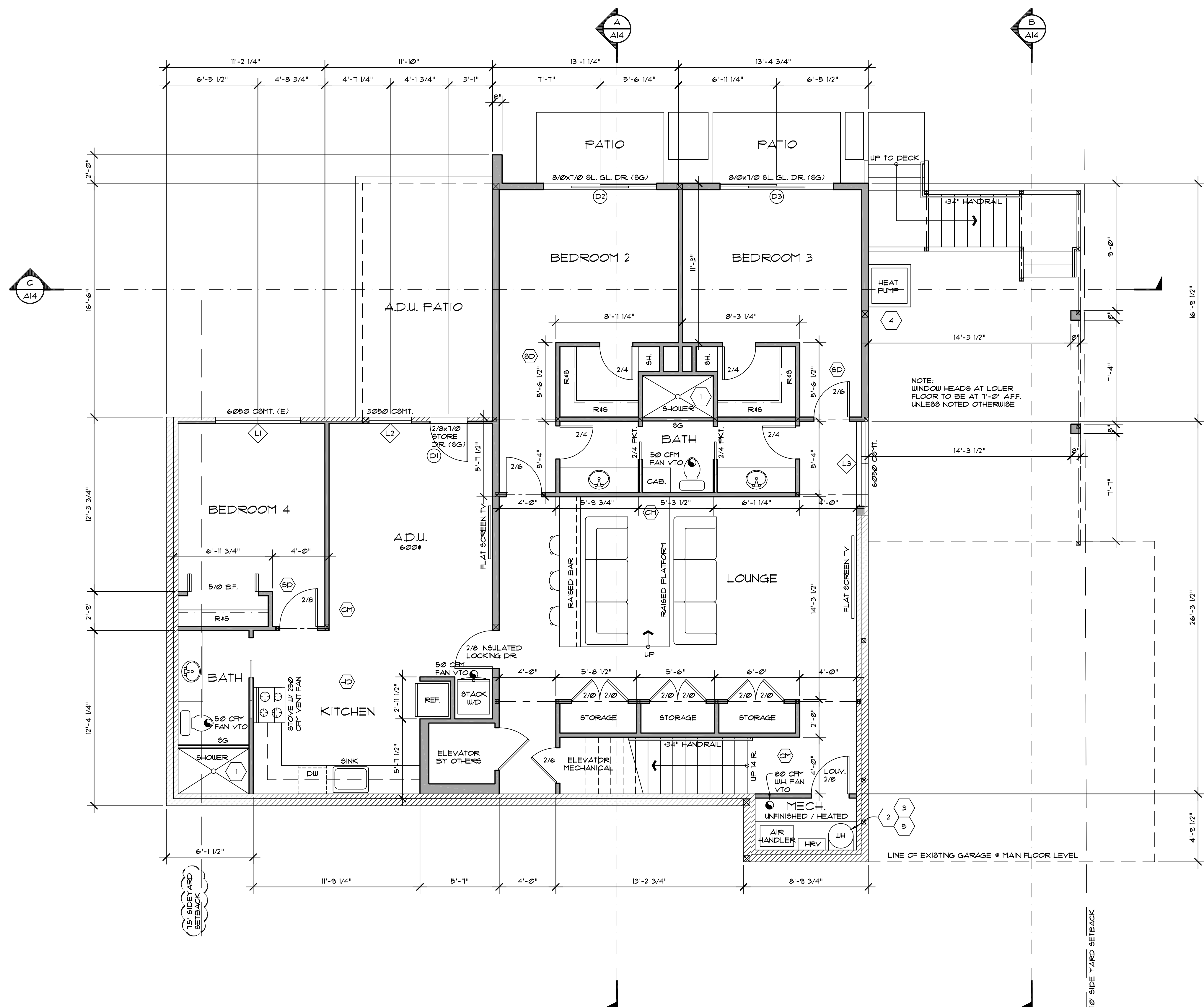
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SHEET NO.
A3



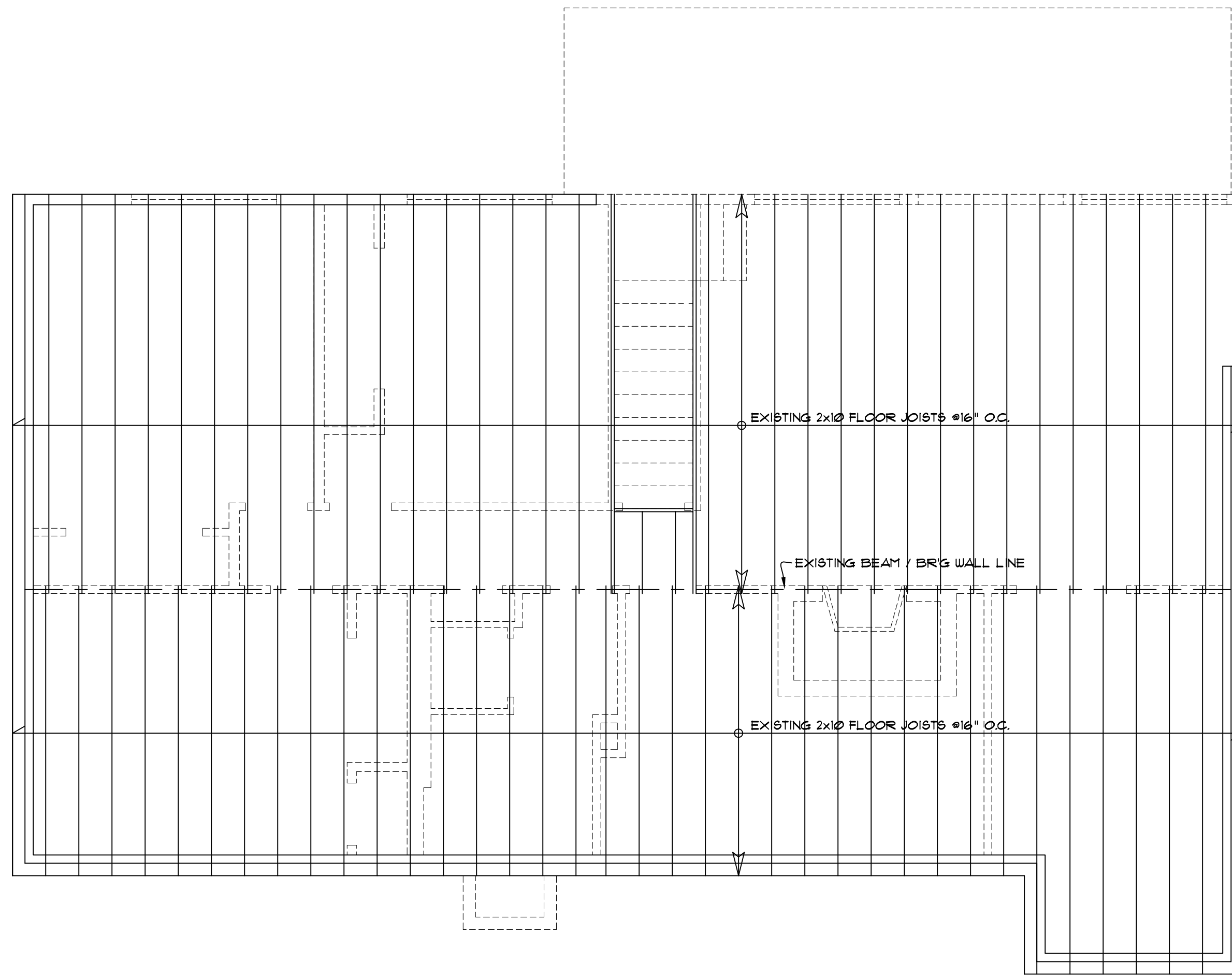
WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS

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

PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1' - 0"

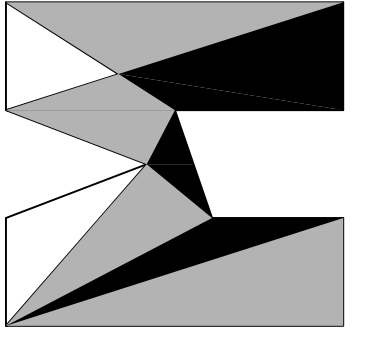
	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A16
	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A16
	CONC. FIBERBOARD + TUB + SHOWER SURROUND TO 6" ABOVE DRAIN
	PILOTS + BURNERS OR HTG. ELEMENTS + SWITCHES TO BE AT LEAST 18" ABOVE FLOOR. MIN. 6" DIA. FRESH AIR DUCT TO CONNECT TO RETURN AIR FLENUM
	WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
	PER ENERGY CREDIT 3.5: AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM H8FF OF 110
	PER ENERGY CREDIT 5.5: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEAA'S ADVANCED WATER HEATING SPECIFICATION
	INDICATES 110V HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
	INDICATES 110V HARD WIRED SMOKE + CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
	INDICATES 110V HARD WIRED HEAT DETECTOR WITH BATTERY BACKUP INTERCONNECTED TO CARBON MONOXIDE DETECTORS AT TOP + BOTTOM OF STAIRS



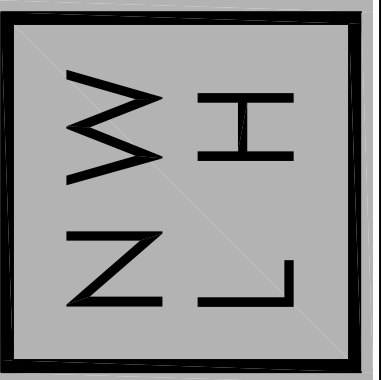
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EXISTING MAIN FLOOR FRAMING PLAN

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



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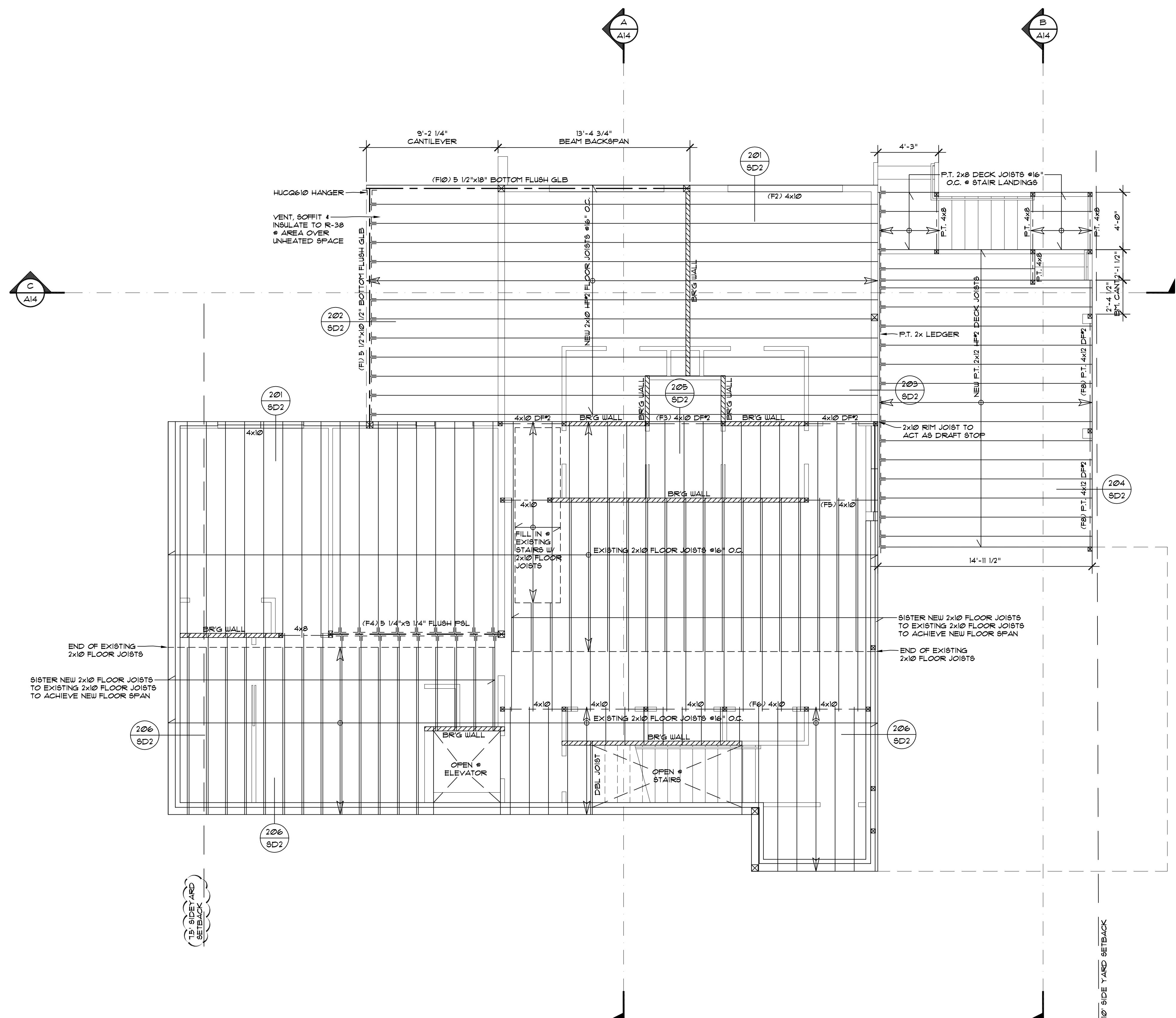


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SHEET NO.

A4

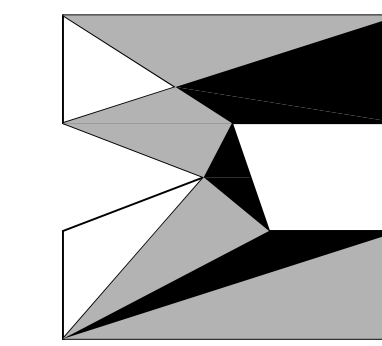


PROPOSED MAIN FLOOR FRAMING PLAN

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

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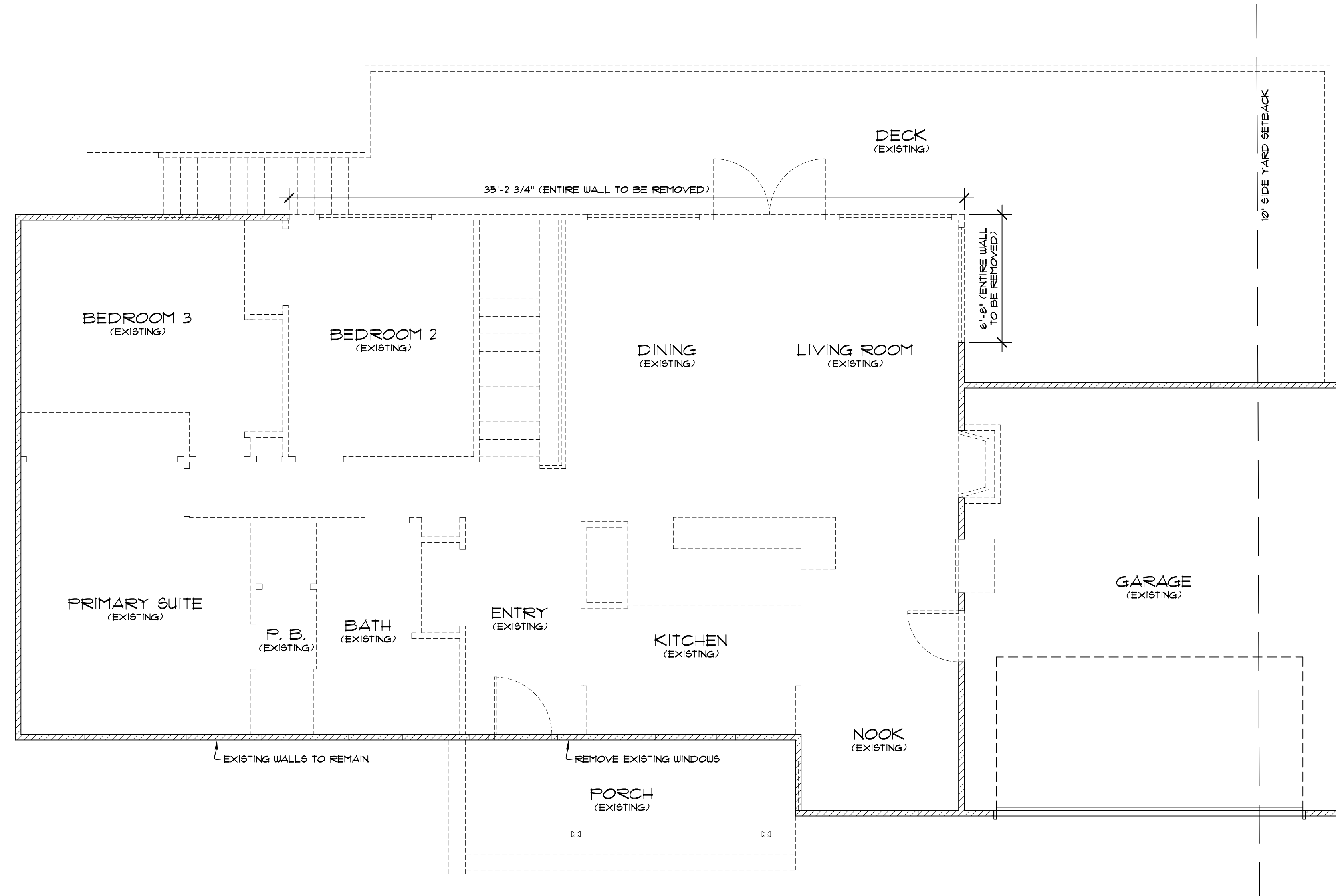
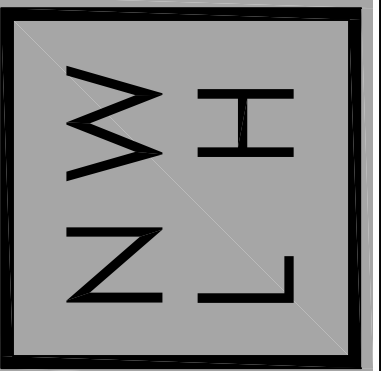
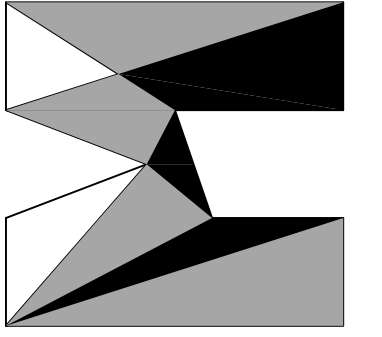
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SHEET NO.
A5



WALL LEGEND

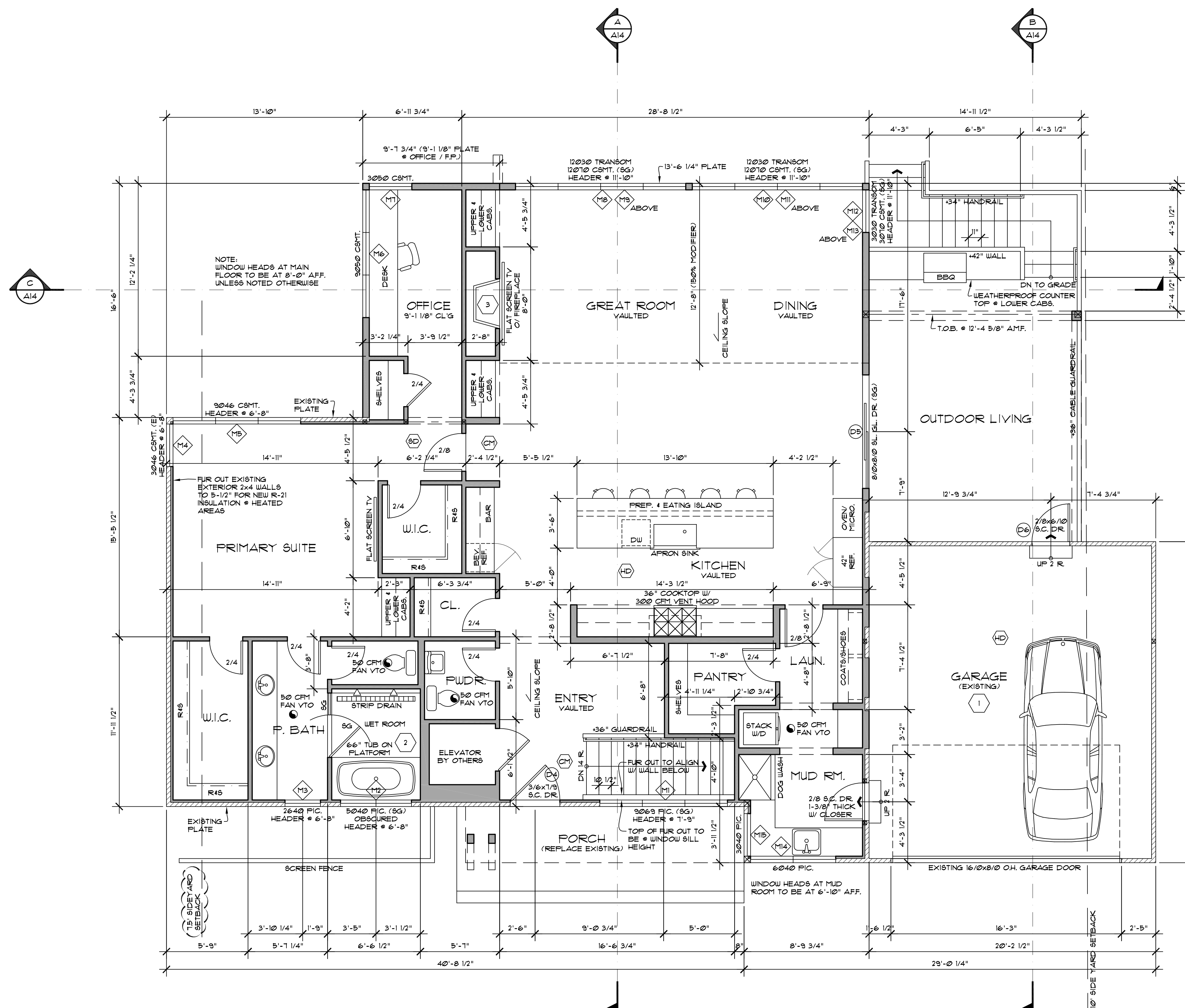
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

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EXISTING MAIN FLOOR DEMO PLAN

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

EXISTING SQUARE FOOTAGE SUMMARY	
MAIN FLOOR	- 1,370#
LOWER FLOOR	- 1,340#
TOTAL HEATED	- 2,710#
GARAGE	- 457#
DECK	- 591#
FRONT PORCH	- 123#
L.F. PATIO	- 201#



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

EXISTING EXPOSED WALL CAVITIES MUST BE INSULATED W/ 3x4 STUD WALLS - R-5 INSULATION; 2x6 STUD WALLS - R-21 INSULATION.

EXISTING EXPOSED ROOF/CEILING FRAMING MUST BE INSULATED W/ VAULTED CEILINGS - INSULATED TO THE FULL DEPTH OF THE FRAMING MEMBER WHILE ALLOWING FOR THE MINIMUM 1" VENTILATED SPACE. FLAT CEILINGS - R-49 INSULATION OR WHAT THE ATTIC SPACE CAN ACCOMMODATE BASED ON THE ROOF PITCH.

EXISTING EXPOSED FLOOR CAVITIES MUST BE INSULATED W/ R-30 INSULATION.

IF HEATING AND COOLING SYSTEMS ARE BEING REPLACED, NEW EQUIPMENT MUST MEET CURRENT REQUIREMENTS AND DUCTS NEED TO BE TESTED.

IF HOT WATER SYSTEMS IS BEING ALTERED, NEW WATER HEATING EQUIPMENT MUST MEET CURRENT CODE REQUIREMENTS.

IF WINDOWS AND/OR DOORS ARE BEING REPLACED, NEW WINDOWS AND DOORS MUST HAVE AN AREA WEIGHTED AVERAGE U-FACTOR OF LESS THAN OR EQUAL TO 0.30

IF MORE THAN 50% OF THE LIGHT FIXTURES ARE BEING CHANGED, 90% OF ALL LAMPS MUST BE HIGH-EFFICACY (LED OR CFL).

PER PERSCRIPTIVE REQUIREMENTS 2021 W.S.E.C. (MODIFIED FOR ENERGY CREDIT 13)

CLIMATE ZONE 5B
 MAX. GLAZING U-FACTOR: VERT. U=28; OVERHEAD U=50
 MAX. DOOR U-FACTOR: U=20
 INSULATION @ CONDITIONED AREAS:
 TRUSSED CEILING: R-60 (R402.13) + (R402.21)
 VAULTED + SINGLE RAFTER CEILING: R-38 (R402.13)
 ABOVE GRADE WALLS: R-20.5 OR R-13.10
 BELOW GRADE WALLS: R-10/15/21/5TB (R402.13) (NO NEW BELOW GRADE WALLS ON THIS PROJECT)
 FLOOR OVER VENTED CRAWL SPACE: R-38
 SLAB ON GRADE: R-10 + PERIMETER + UNDER ENTIRE SLAB

PERCENT GLAZING 7813 (9% GLAZING AREA) +21%
 CALCULATIONS: 3,706 (9% FLOOR AREA)

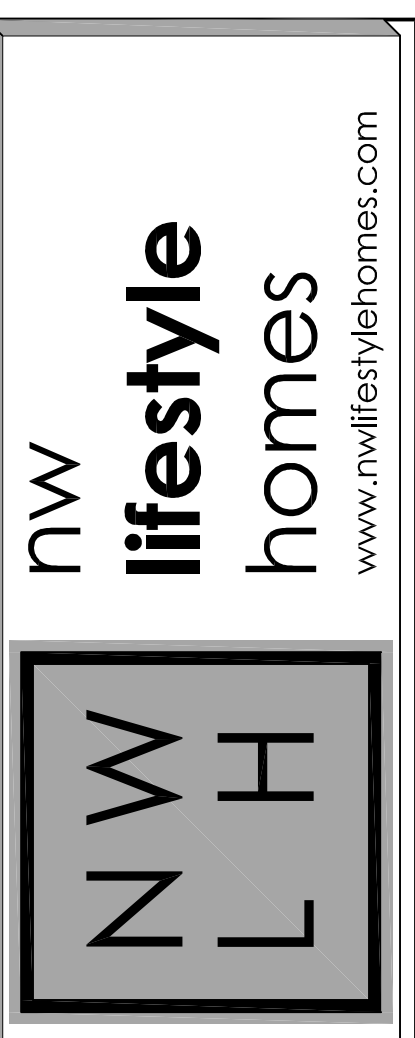
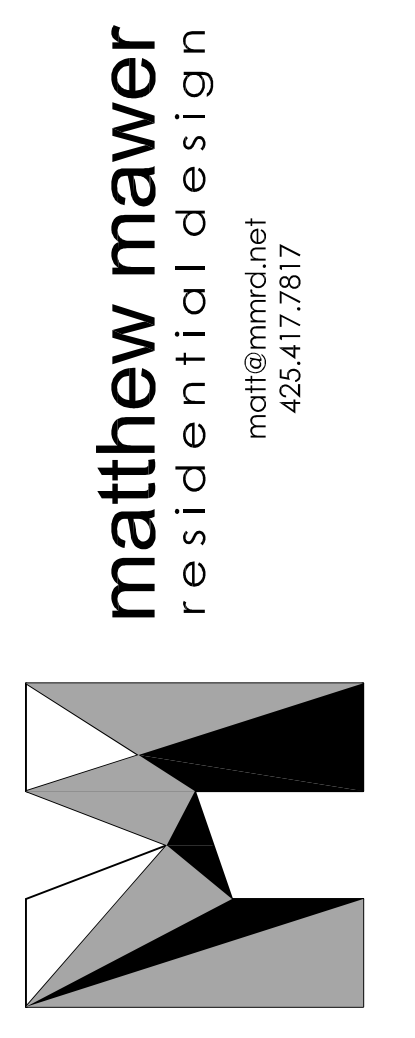
PROPOSED SQUARE FOOTAGE SUMMARY	
MAIN FLOOR	- 1,958#
LOWER FLOOR	- 1,171#
LOWER FLOOR A.D.U. UNIT	- 511#
TOTAL HEATED	- 3,706#
GARAGE	
OUTDOOR LIVING DECK	- 302#
FRONT PORCH	- 121#
A.D.U. PATIO	- 165#
BEDROOM 2 PATIO	- 45#
BEDROOM 3 PATIO	- 45#

⊗	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A16
⊠	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A16
1	5/8" TYPE 'X' GIB OVER ALL WARM WALLS AND SECOND FLOOR FRAMING + SUPPORT MEMBERS. GARAGE CEILING PROTECTION TO BE CONTINUOUS ABOVE GARAGE.
2	CONC. FIBERBOARD @ TUB + SHOWER SURROUND TO 6" ABOVE DRAIN
3	DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURERS SPECIFICATIONS
4	22"x30" ATTIC ACCESS. WEATHERSTRIP + INSULATE OVER TO EQUAL CEILING INSULATION. PROVIDE WOOD SURROUND TO PREVENT LOOSE INSULATION SPILLAGE TO LIVING SPACE.
⊕	INDICATES 110V HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
⊕	INDICATES 110V HARD WIRED SMOKE + CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
⊕	INDICATES 110V HARD WIRED HEAT DETECTOR WITH BATTERY BACKUP INTERCONNECTED TO CARBON MONOXIDE DETECTORS AT TOP + BOTTOM OF STAIRS

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

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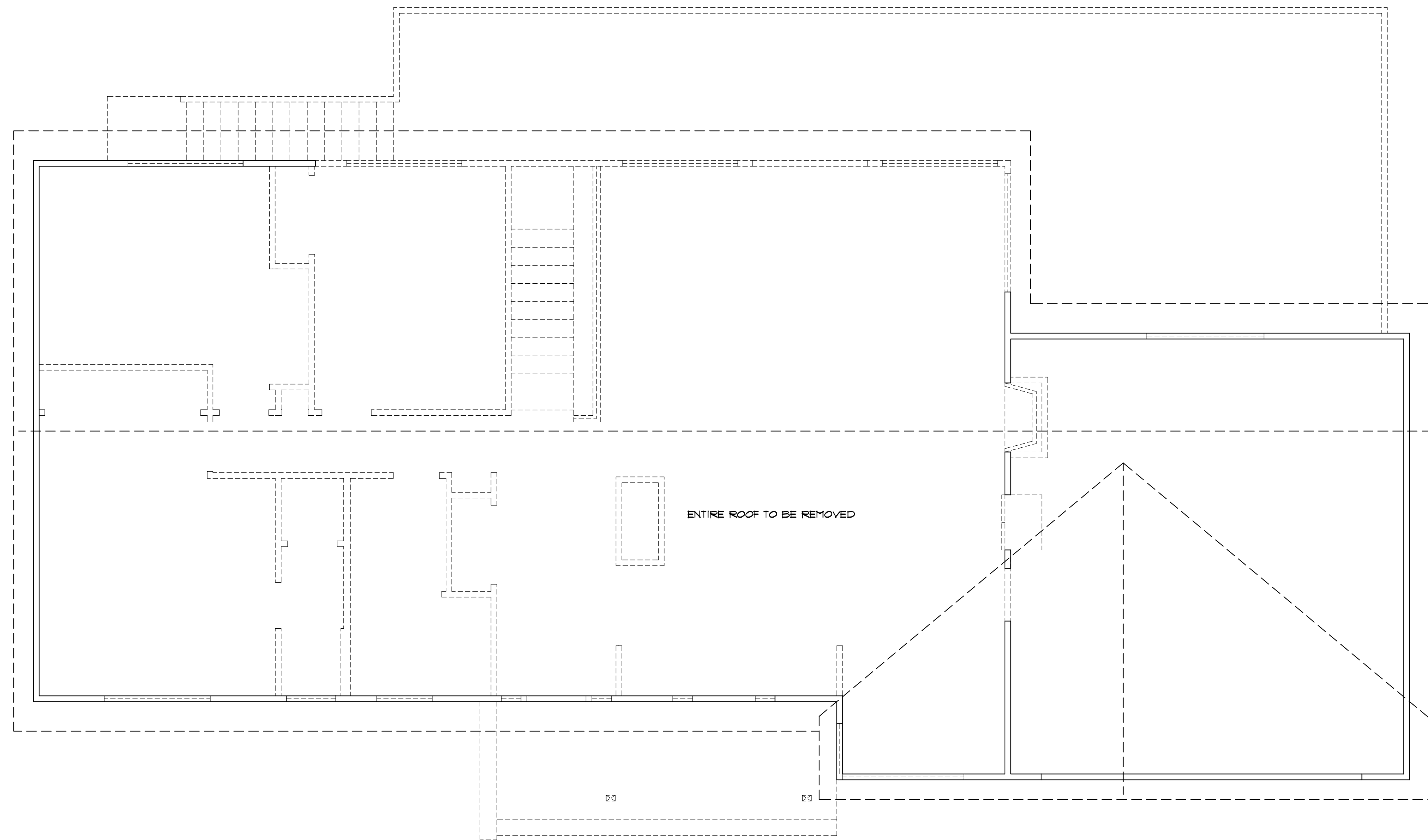
PROPOSED MAIN FLOOR PLAN
 SCALE: 1/4" = 1' - 0"



Baidwan Addition / Remodel
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 DRN. BY: MM, MG
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SHEET NO.
A7

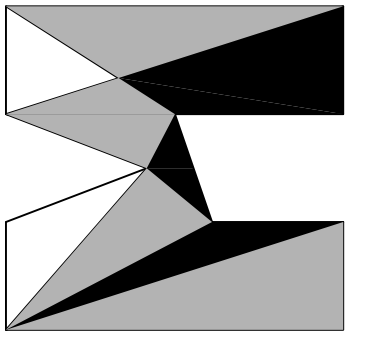


ENTIRE ROOF TO BE REMOVED

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EXISTING ROOF DEMO PLAN

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



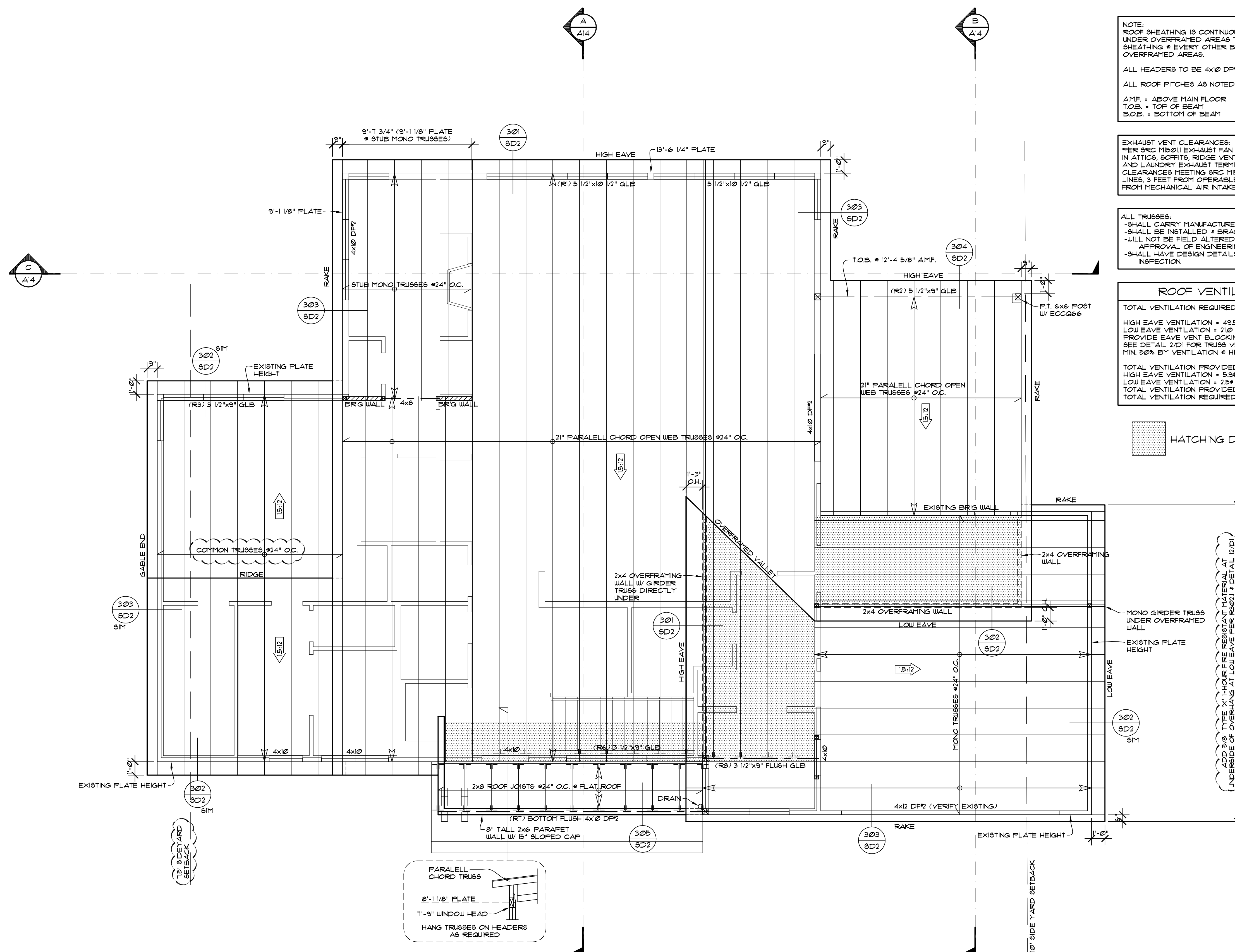
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A8



NOTE:
 ROOF SHEATHING IS CONTINUOUS ON ROOF TRUSSES/RAFTERS EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED UNO. CUT 12"x12" HOLES IN SHEATHING * EVERY OTHER BAY TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS.
 ALL HEADERS TO BE 4x10 DFP2 UNO.
 ALL ROOF PITCHES AS NOTED. [X/12] INDICATES DOWN SLOPE.
 AMF. = ABOVE MAIN FLOOR
 T.O.B. = TOP OF BEAM
 B.O.B. = BOTTOM OF BEAM

EXHAUST VENT CLEARANCES:
 PER IRC M1502.1 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SORFITS, RIDGE VENTS, OR CRAWL SPACES, KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING IRC M1506.3, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

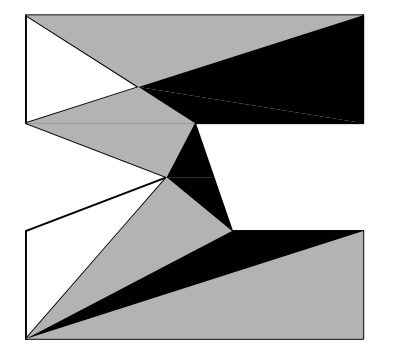
ALL TRUSSES:
 -SHALL CARRY MANUFACTURERS STAMP
 -SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
 -WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS
 -SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

ROOF VENTILATION CALCULATIONS	
TOTAL VENTILATION REQUIRED:	1,381 / 300 = 6.6* NET FREE
HIGH EAWE VENTILATION	= 49.5 L.F. x 0.12* VENTING PER L.F. = 5.9*
LOW EAWE VENTILATION	= 210 L.F. x 0.12* VENTING PER L.F. = 25*
PROVIDE EAWE VENT BLOCKING	* EVERY BAY
SEE DETAIL 2/D FOR TRUSS VENT BLOCKING DETAIL	
MIN. 50% BY VENTILATION	= 6.6 x 0.5 = 3.3*
TOTAL VENTILATION PROVIDED:	
HIGH EAWE VENTILATION	= 5.9*
LOW EAWE VENTILATION	= 25*
TOTAL VENTILATION PROVIDED	= 8.4*
TOTAL VENTILATION REQUIRED	= 6.6*

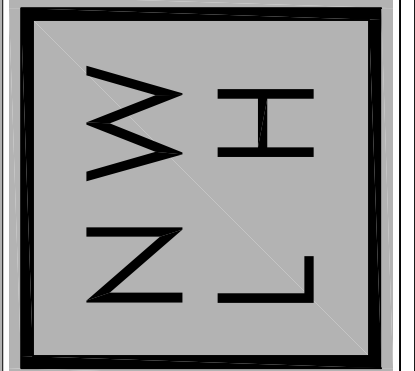
HATCHING DENOTES 2x OVERFRAMING

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PROPOSED ROOF FRAMING PLAN
 SCALE: 1/4" = 1' - 0"



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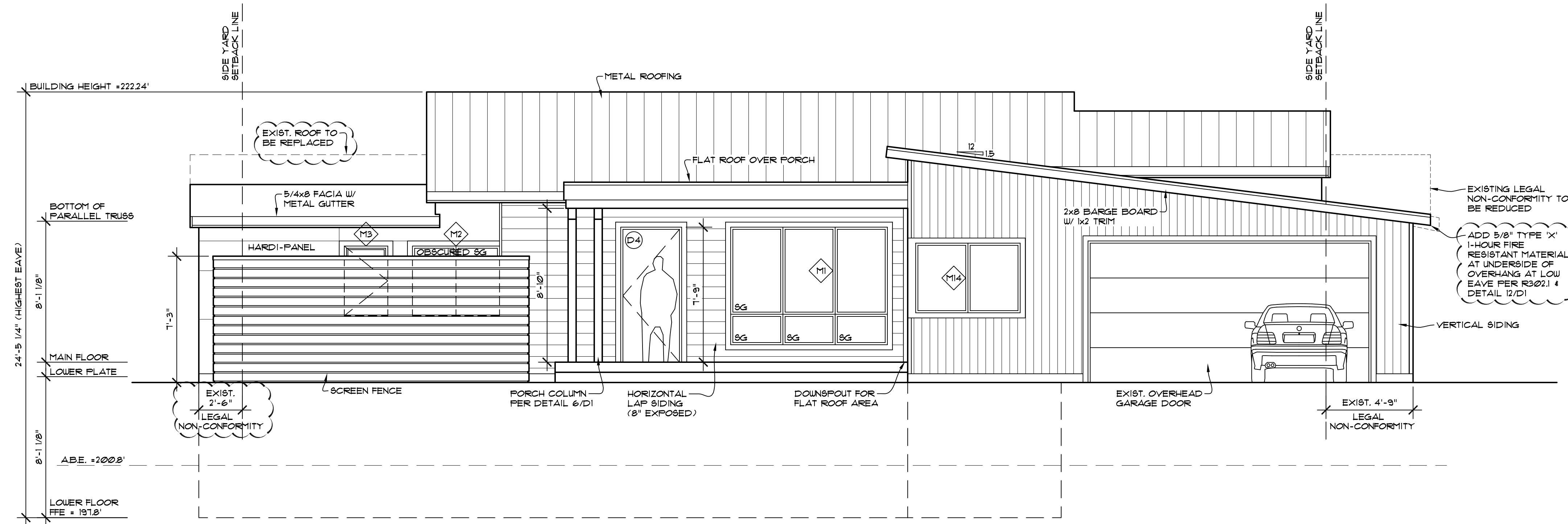


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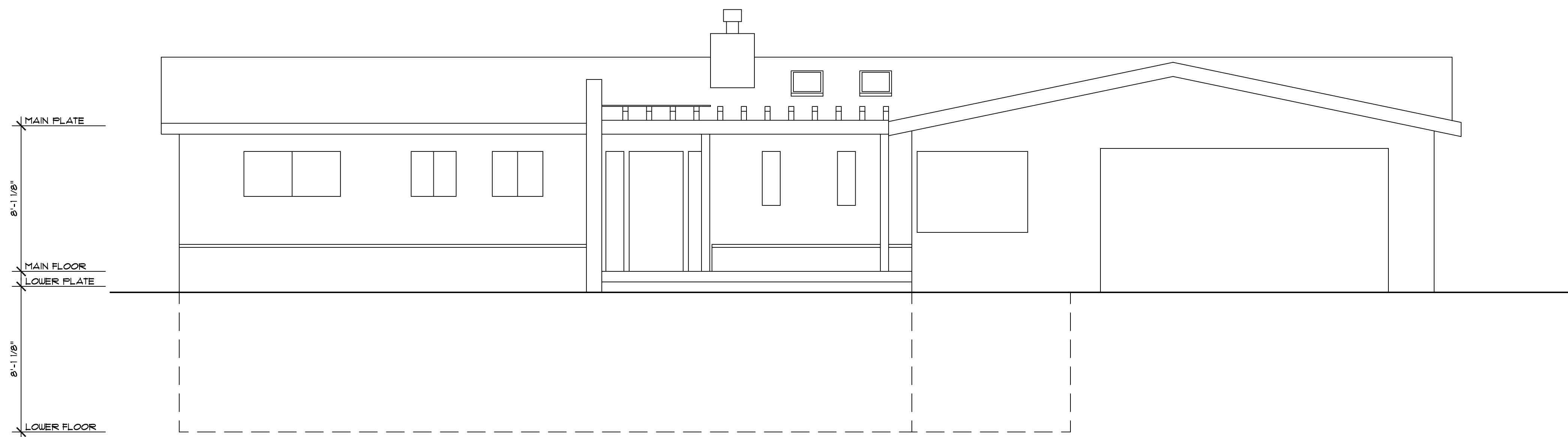
JOB NO: 23-016
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SHEET NO.
A9

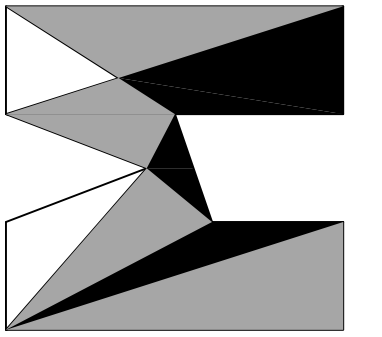
MAXIMUM BUILDING HEIGHT +230.0' (30' FROM A.B.E.)



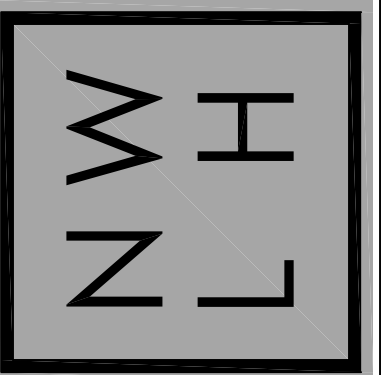
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



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



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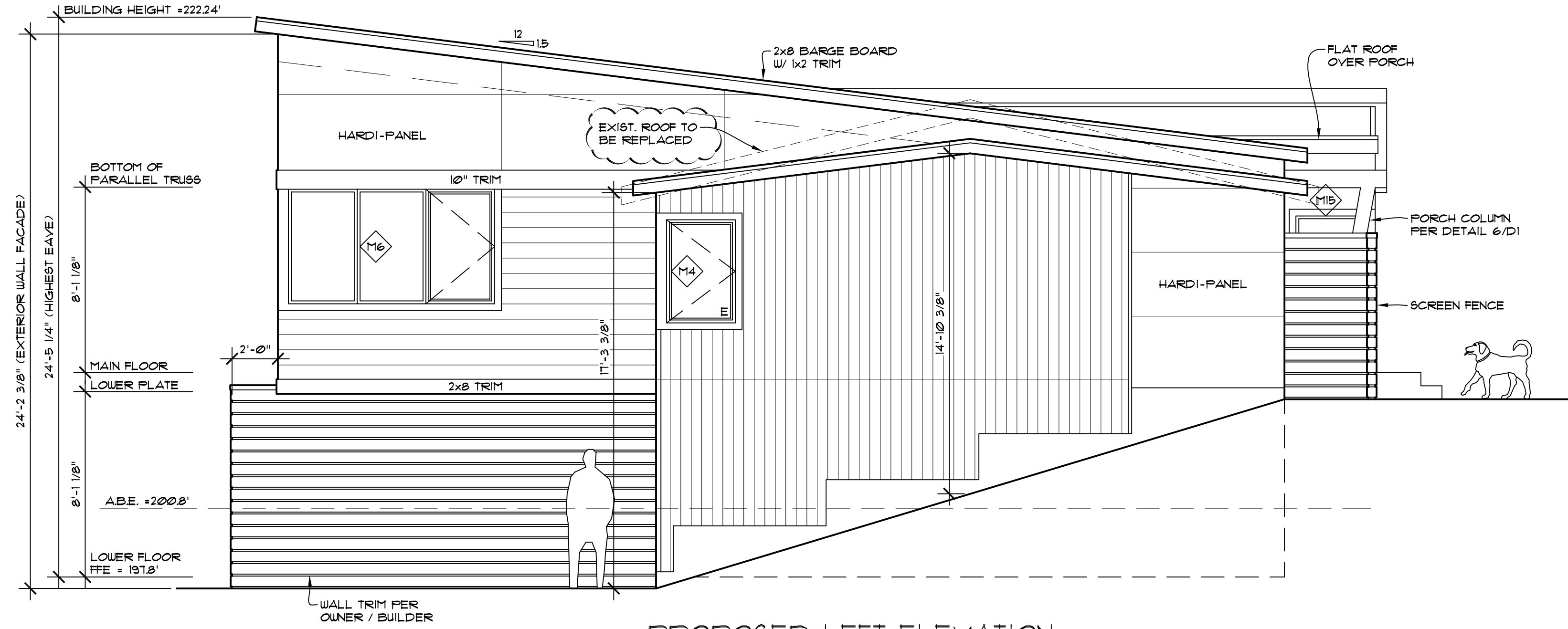
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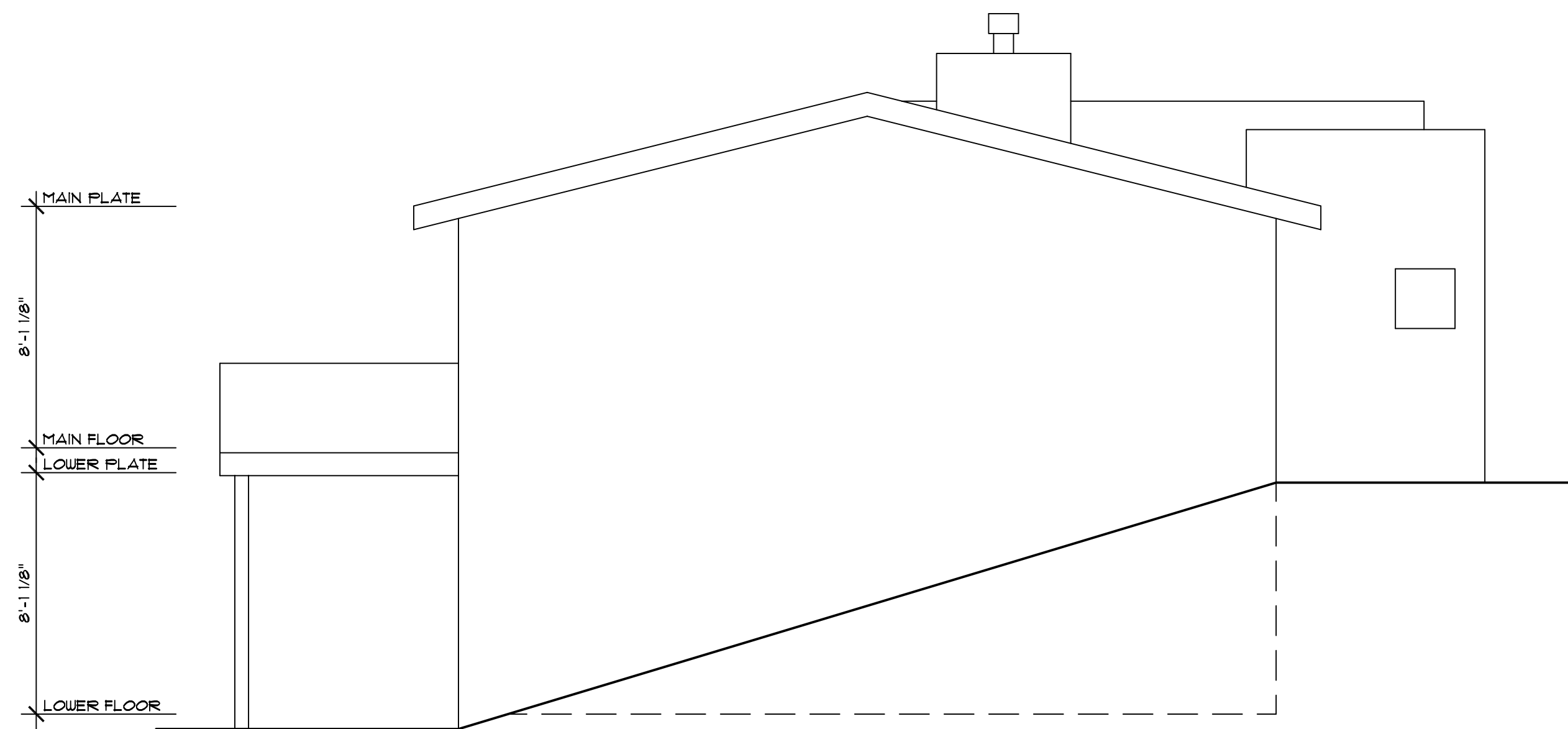
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A10

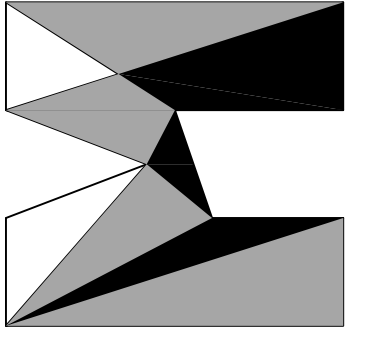
MAXIMUM BUILDING HEIGHT = 23'0" (3' FROM A.B.E.)



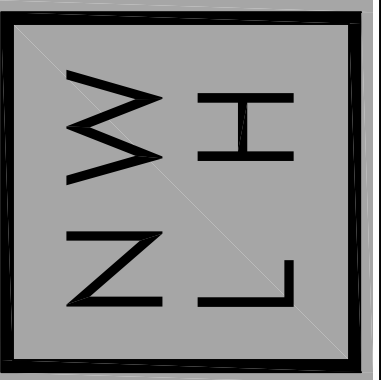
PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



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



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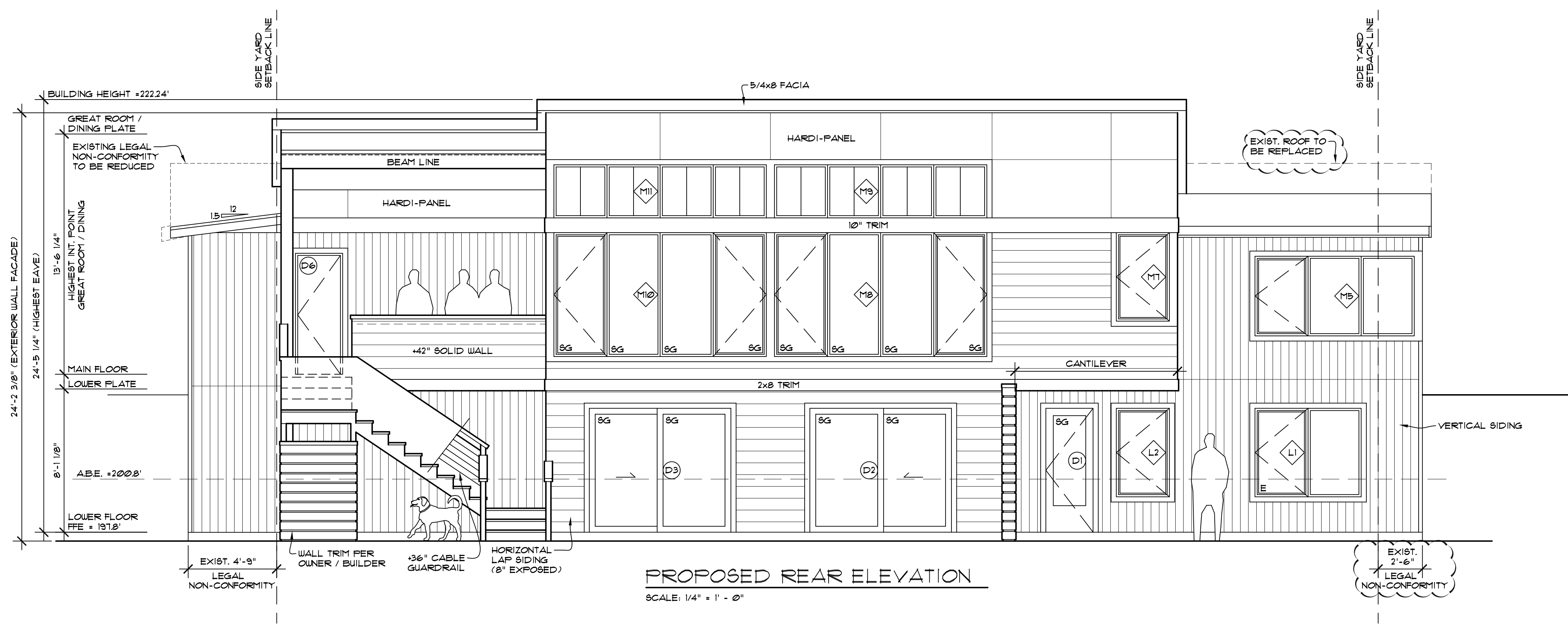
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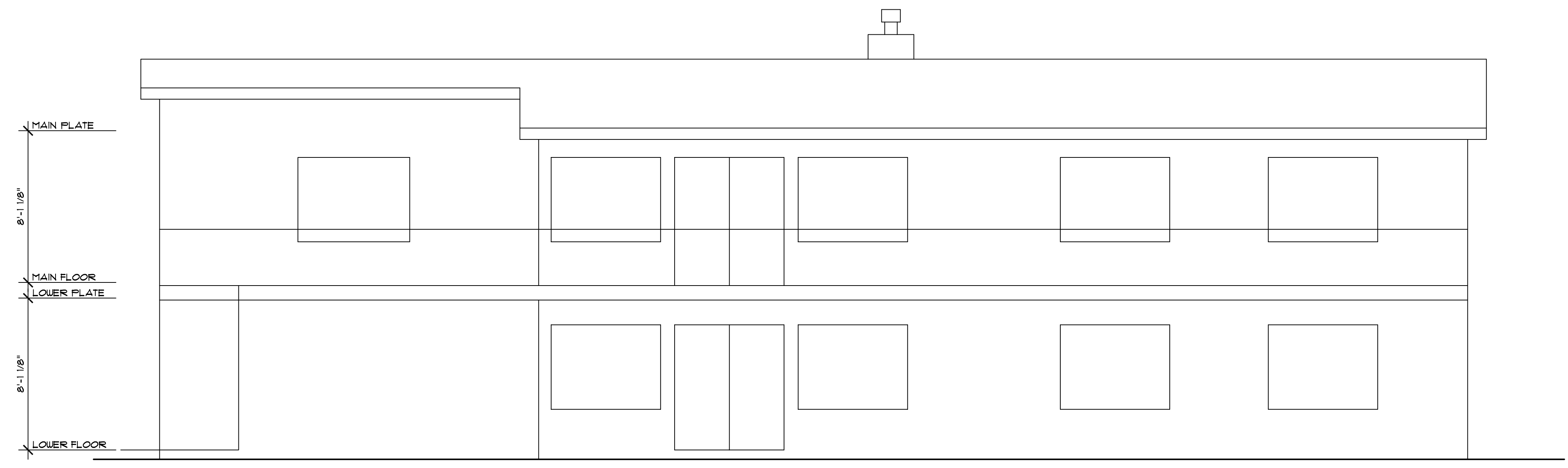
SHEET NO.

A11

MAXIMUM BUILDING HEIGHT +2308' (30' FROM ABE.)

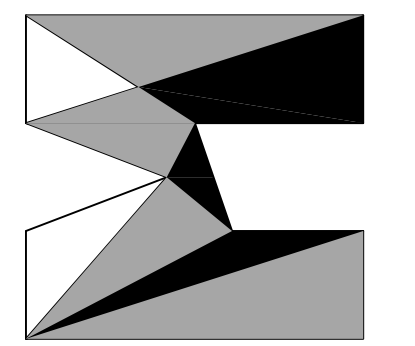


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"

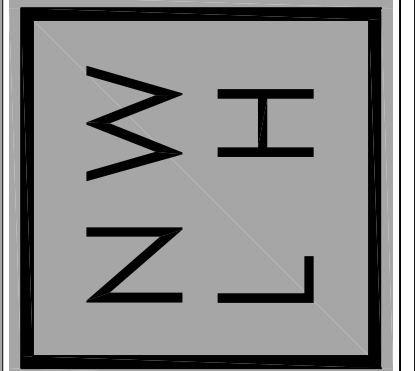


EXISTING REAR ELEVATION
SCALE: 1/4" = 1' - 0"

matthew mawer
residential design
matt@mawer.net
425.417.7817



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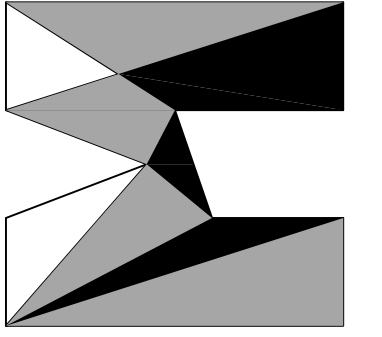
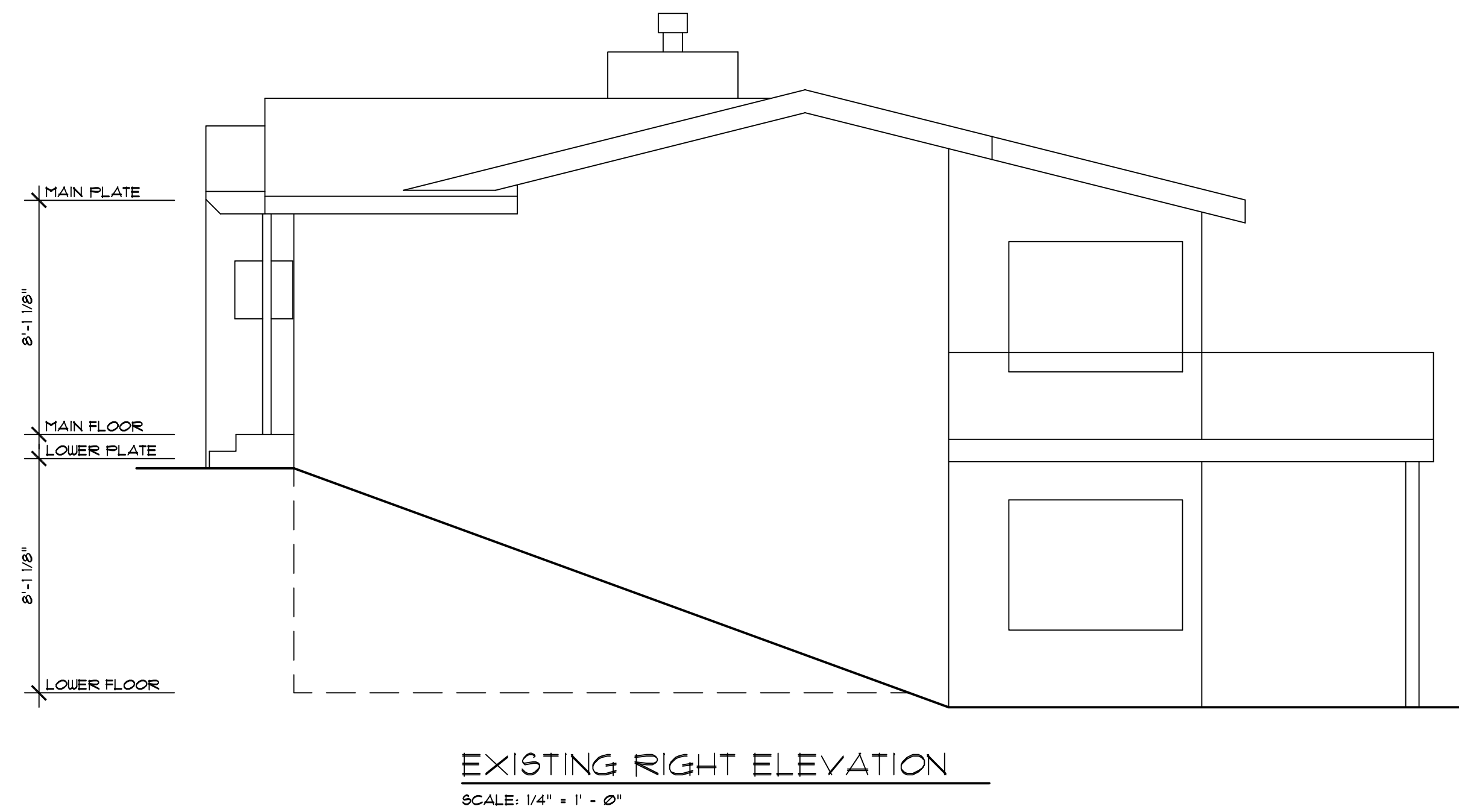
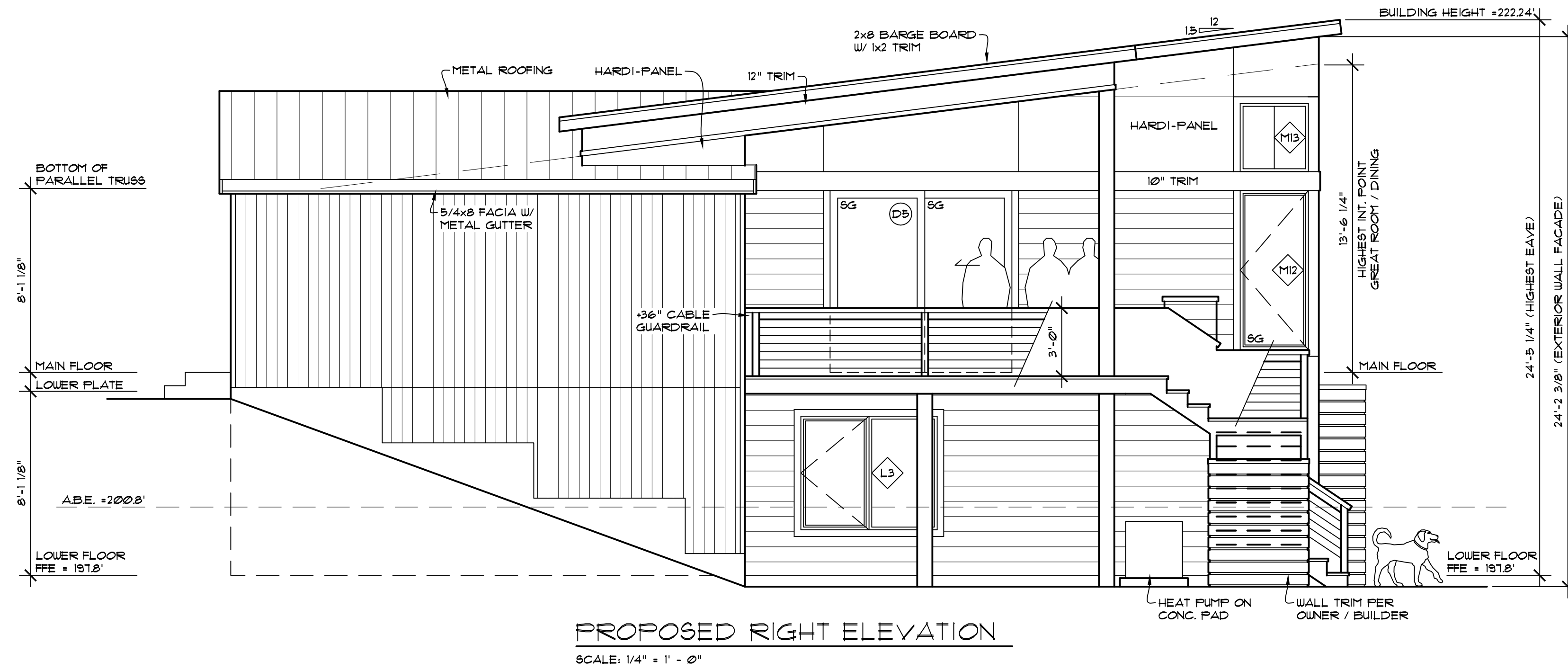


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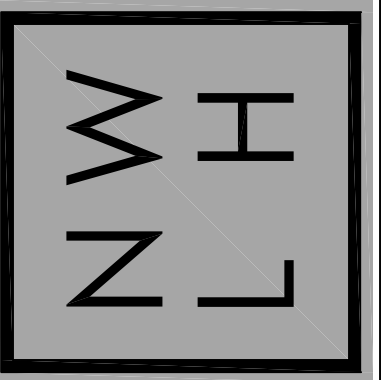
JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/24/24

SHEET NO.
A12

MAXIMUM BUILDING HEIGHT = 23'0" (30' FROM A.B.E.)



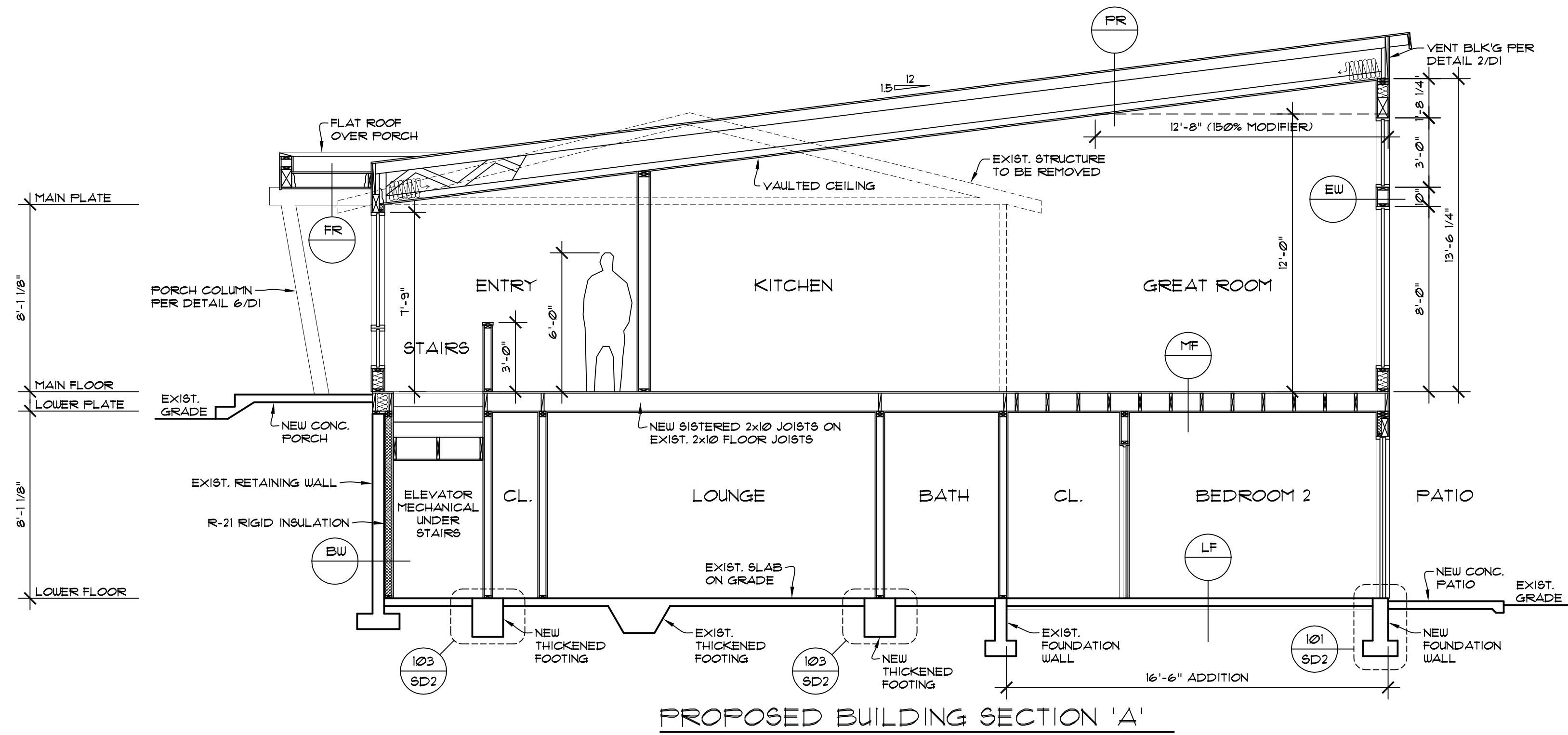
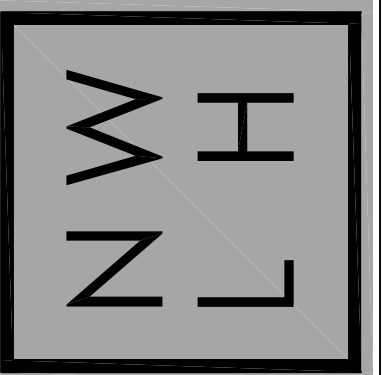
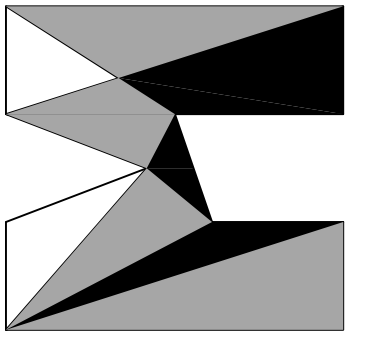
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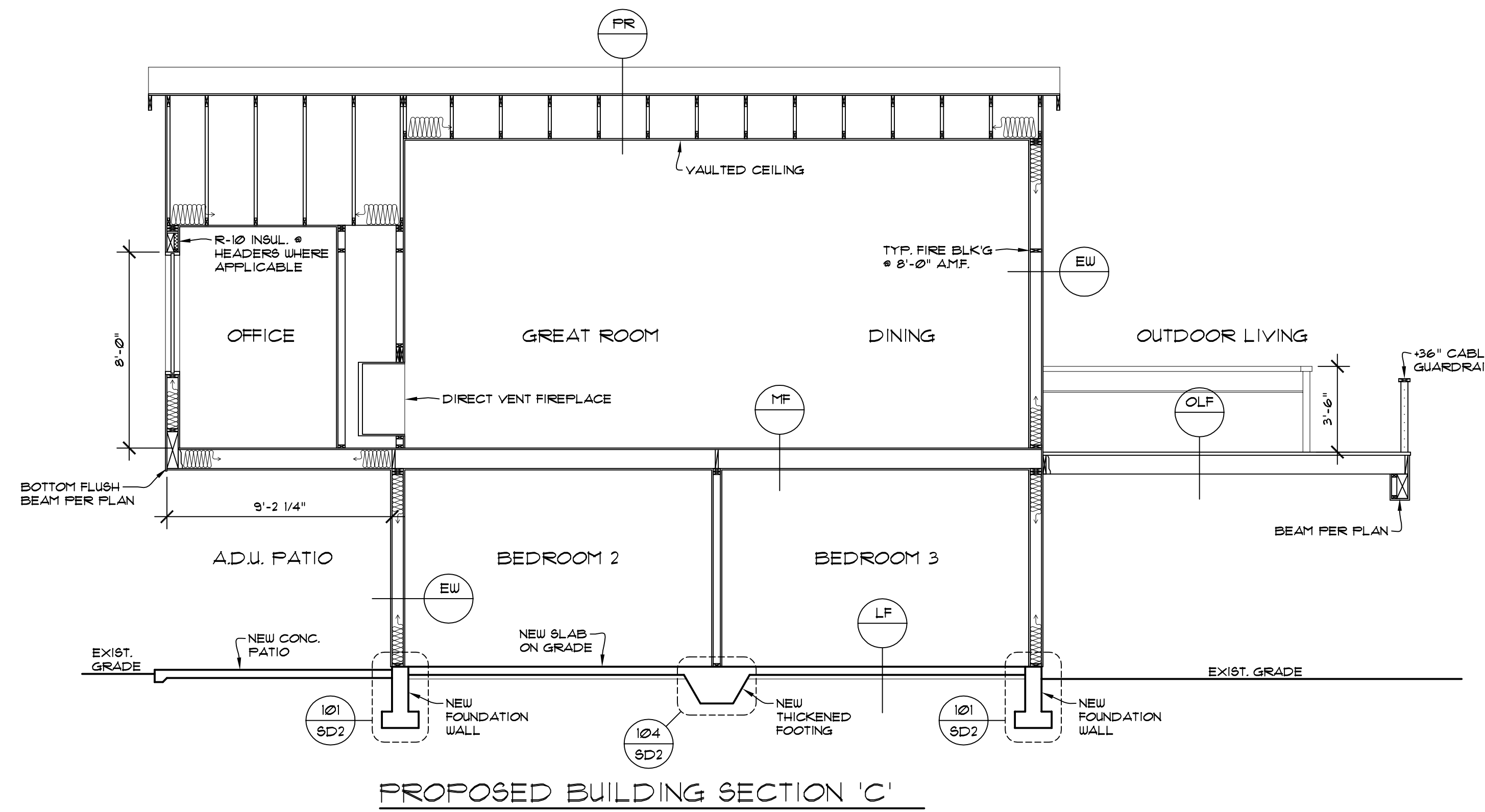
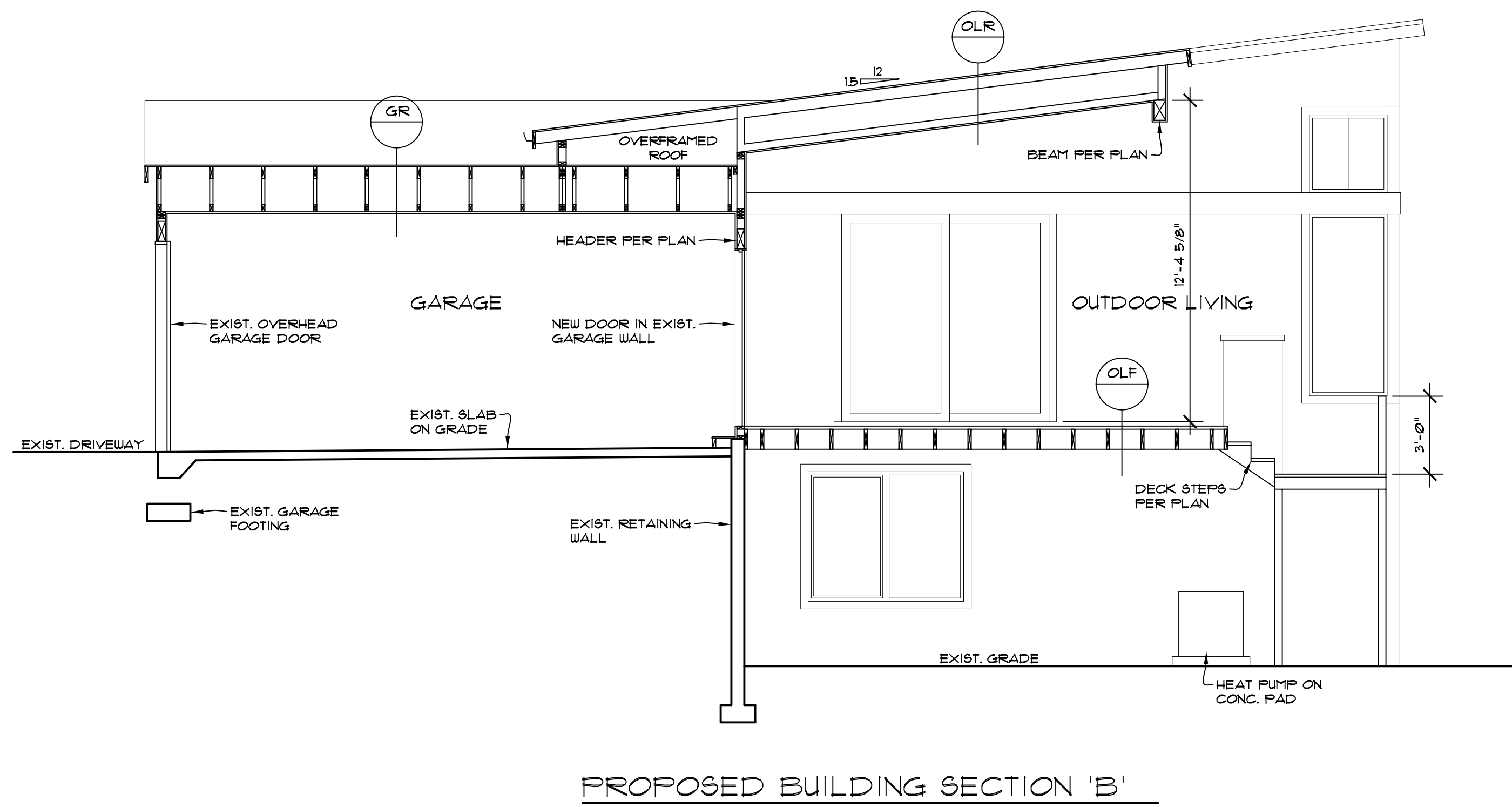
BAIDWAN ADDITION / REMODEL
3777 79TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 4/9/24
DRW. BY: MM, MG
REVISED: 4/19/24

SHEET NO.
A13



GR	GARAGE ROOF ROOFING PER ELEVATIONS 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN 1/2" GUB	BW	BASEMENT WALL (HEATED AREA) RETAINING WALL PER PLAN 1/2" AIRSPACE 2x4 STUDS @ 16" O.C. R-21 RIGID INSULATION 1/2" GUB
FR	FLAT ROOF CARLISLE SYNTEC SURE-TOUGH 60 MIL. POLYESTER-REINFORCED EPDM ROOF MEMBRANE SHEATHING PER STRUCTURAL ENGINEER 2x SHIM TO SLOPE 1/4" / 12" TO DRAIN 2x8 JOISTS PER PLAN SOFFIT MATERIAL PER OWNER / BUILDER	MF	MAIN FLOOR FINISH FLOOR 3/4" T&G PLYWOOD SUB-FLOOR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-38 BATT. INSULATION @ AREAS OVER UNHEATED SPACE PER ENERGY CREDIT 13 1/2" GUB
FR	PITCHED ROOF ROOFING PER ELEVATIONS 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN R-49 BATT. INSULATION 4 MIL. LV. POLY. 1/2" GUB	LF	LOWER FLOOR 4" CONCRETE SLAB ON GRADE W/ 6x6 W4x14 LWF 10 MIL. VAPOR BARRIER 4" GRANULAR FILL R-10 RIGID INSULATION (MIN. COMPRESSIVE STRENGTH OF 15 PSI) UNDER ENTIRE SLAB @ HEATED AREA
OLR	OUTDOOR LIVING DECK ROOF ROOFING PER ELEVATION 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN SOFFIT MATERIAL PER OWNER / BUILDER	OLF	OUTDOOR LIVING DECK FLOOR TREX DECKING OR EQUAL (INSTALL PER MANUF. SPECIFICATIONS) P.T. 2x JOISTS PER PLAN
EW	EXTERIOR CONDITIONED WALL 1/2" GUB R-20 BATT INSULATION + R-5 CONT. R-15 BATT INSUL. @ EXIST. 2x4 WALLS 4 MIL LV RES. POLY. 2x6 STUDS @ 16" O.C. SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS		
DG	DWELLING TO GARAGE WALL 5/8" TYPE 'X' GUB (FIRE CODE) 4 MIL LV RES. POLY. 2x6 STUDS @ 16" O.C. R-20 BATT INSULATION + R-5 CONT. 5/8" TYPE 'X' GUB (FIRE CODE)		



GENERAL NOTES:

1. ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS. PROVIDE SOLID BLOCKING OVER BEARING MEMBERS.
2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.
3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURER'S SPECS. 0.5" SIDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO 2" BLOW BY OPERABLE 0.5" SIDE DAMPER. TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN. MINIMUM FIREPLACE EFFICIENCY OF 50% OR GREATER PER USBC R402.4.2.1. PILOT LIGHT SHALL NOT BE CONTINUOUSLY BURNING PER USBC R403.13.
4. LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.
5. H.U.T. TO BE LABELED PER ASHRAE STD. NO. 90.4-90, AND MEET THE REQUIREMENTS PER 1991 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
6. FURNACE AND H.U. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.
7. ALL SKYLITES TO COMPLY WITH IRC SECTION 2402.1 & 2602.1
8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.
9. HEAT REGISTERS TO BE PER LEGEND. LOCATE APPROXIMATELY AS SHOWN, 6" IN FRONT EXTERIOR WALLS, 3" IN FRONT INTERIOR WALLS.
10. VENT DRYER OVER-RANGE & EXHAUST FANS TO 0.5" SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90° ELBOWS. DUCT 2'-0" FOR EA. 90° ELBOW EXCEEDING 2. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)
11. ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1. COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.
12. ---
13. SOLID 5HT' REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.
14. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10" ABOVE DRAIN NILET
15. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. 436.6. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
16. DUELLING TO COMPLY W/ 2018 USBC-R.
17. SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE. AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.
18. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
19. MINIMUM SOIL BEARING PRESSURE = 1500 PSF.
20. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.
21. DUELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2018
22. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

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

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

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

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R311.3 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING AFFURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

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

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

SOURCE SPECIFIC VENTILATION REQUIREMENTS:

BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM. KITCHEN EXHAUST FANS TO BE 100 CFM UNO. EXHAUST FANS SHALL BE FLOW RATED AT 25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL BE INSULATED TO R-4 IN UNCONDITIONED SPACE BE EQUIPPED WITH A BACKDRAFT DAMPER TERMINATE OUTSIDE THE BUILDING PER SRC MIB01.1 COMPLY WITH BELOW:

FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	70'
50	5"	50'	5"	100'
50	6"	OVER 100'	6"	OVER 100'
80	4"	N/A	4"	20'
80	5"	15'	5"	100'
80	6"	50'	6"	OVER 100'
100	5"	N/A	5"	50'
100	6"	45'	6"	OVER 100'
125	6"	15'	6"	OVER 100'
125	7"	70'	7"	OVER 100'

STAIRWAYS - 2018 IRC SECTION 311.7

R311.1 WIDTH - STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.01.

R311.2 HEADROOM - THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFOOR ON THAT PORTION OF THE STAIRWAY. EXCEPTION: 1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 4'-3/4". 2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.01.

R311.3 VERTICAL RISE - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 15" BETWEEN FLOOR LEVELS OR LANDINGS.

R311.5 STAIR TREADS AND RISERS - STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.5.1 RISERS - THE RISER HEIGHT SHALL BE NOT MORE THAN 7-3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30" AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. EXCEPTIONS: 1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS. 2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.01.

R311.5.2 TREADS - THE TREAD DEPTH SHALL BE NOT LESS THAN 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.5.3 NOSINGS - NOSINGS AT TREADS, LANDINGS, AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSINGS NOT GREATER 9/16" OR A BEVEL NOT GREATER THAN 1/2". A NOSING PROJECTION NOT LESS THAN 3/4" AND NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" WITHIN A STAIRWAY. EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11".

R311.6 LANDINGS FOR STAIRWAYS - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SQUARES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36".

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

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

NOTE: PER R302.11 FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE

R311.7 STAIRWAY WALKING SURFACE - THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48" HORIZONTAL.

R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".

R311.7.8.2 HANDRAIL PROJECTION - HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY.

R311.7.8.3 HANDRAIL CLEARANCE - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.4 CONTINUITY - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS.

R311.7.8.5 GRIP SIZE - REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY. 1. TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6-1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2-1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01". 2. TYPE 2. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1-1/4" AND NOT MORE THAN 2-3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01".

PER PERSCRIPTIVE REQUIREMENTS 2018 U.S.E.C. (MODIFIED FOR ENERGY CREDIT 13)

CLIMATE ZONE 5B	
MAX. GLAZING U-FACTOR, VERT. U+28;	OVER-HEAD U+50
MAX. DOOR U-FACTOR, U+20	
INSULATION @ CONDITIONED AREAS:	
TRUSSED CEILING:	R-49
VAULTED & SINGLE RAFTER CEILING:	R-38 (R402.2.2)
ABOVE GRADE WALLS:	R-21
BELOW GRADE WALLS:	R-21
FLOOR OVER VENTED CRAWL SPACE:	R-38*
SLAB ON GRADE:	R-10 @ PERIMETER & UNDER ENTIRE SLAB.

PERCENT GLAZING:	41/4 (SF. GLAZING AREA)	+13%
CALCULATIONS:	23/71 (SF. FLOOR AREA)	

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON PER 2018 USBC.

MEDIUM DUELLING UNIT: 6 CREDITS

HEATING OPTION 2 - HEAT PUMP (10 CREDITS)

ENERGY OPTIONS:

13 - EFFICIENT BUILDING ENVELOPE (05 CREDITS): VERTICAL PENETRATION U+ 0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

22 - AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (10 CREDITS): REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION MIB01.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65

33 - HIGH EFFICIENCY HVAC EQUIPMENT (15 CREDITS): ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATIONS

55 - EFFICIENT WATER HEATING (20 CREDITS): ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATIONS

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM (WITH WASHINGTON STATE AMENDMENTS)

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS MIB05.4.1 THROUGH MIB05.4.4.

MIB05.4.1 SYSTEM DESIGN: THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

MIB05.4.2 SYSTEM CONTROLS: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. CONTROLS SHALL INCLUDE TEXT OR A SYMBOL INDICATING THEIR FUNCTION.

MIB05.4.3 MECHANICAL VENTILATION RATE: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE MIB05.4.3(1) OR NOT LESS THAN THAT DETERMINED BY EQUATION 15-1.

EQUATION 15-1

EXCEPTIONS: 1. VENTILATION RATE CREDIT. THE MINIMUM MECHANICAL VENTILATION RATE DETERMINED IN ACCORDANCE WITH TABLE MIB05.4.3(1) OR EQUATION 15-1 SHALL BE REDUCED BY 30 PERCENT, PROVIDED THAT BOTH OF THE FOLLOWING CONDITIONS APPLY: 11. A DUCTED SYSTEM SUPPLIES VENTILATION AIR DIRECTLY TO EACH BEDROOM AND TO ONE OR MORE OF THE FOLLOWING ROOMS: 111. LIVING ROOM; 112. DINING ROOM; 113. KITCHEN.

12. THE WHOLE-HOUSE VENTILATION SYSTEM IS A BALANCED VENTILATION SYSTEM.

2. PROGRAMMED INTERMITTENT OPERATION. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE MIB05.4.3(1), BY EQUATION 15-1 OR BY EXCEPTION 1 IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE MIB05.4.3(2).

DUELLING UNIT FLOOR AREA (SQUARE FEET)	TABLE MIB05.4.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS				
	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
< 500	30	30	35	45	50
501-1,000	30	35	40	50	55
1,001-1,500	30	40	45	55	60
1,501-2,000	35	45	50	60	65
2,001-2,500	40	50	55	65	70
2,501-3,000	45	55	60	70	75
3,001-3,500	50	60	65	75	80
3,501-4,000	55	65	70	80	85
4,001-4,500	60	70	75	85	90
4,501-5,000	65	75	80	90	95

TABLE MIB05.4.3(2) SYSTEM COEFFICIENT C _{system}		
SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCED	1.0	1.25
NOT BALANCED	1.25	1.5

TABLE MIB05.4.3(3) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS 0.5			
RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	50%	66%	100%
FACTOR	2	1.5	1.3
		1.3	1.0

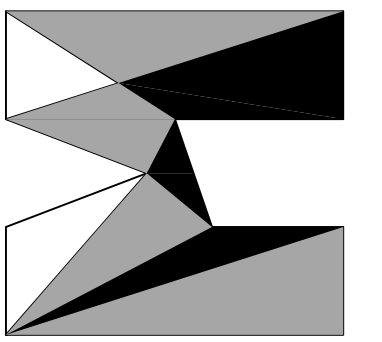
a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION. b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

MIB05.4.4 LOCAL EXHAUST RATES: LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE MIB05.4.4.

TABLE MIB05.4.4 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO FAMILY DUELLING UNITS	
AREA TO BE EXHAUSTED	EXHAUST RATES ^a
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

a. THE LISTED EXHAUST RATE FOR BATHROOMS-TOILET ROOMS SHALL BE EQUAL OR EXCEED THE EXHAUST RATE AT A MINIMUM STATIC PRESSURE OF 0.25 INCH WATER COLUMN IN ACCORDANCE WITH SECTION MIB05.3.

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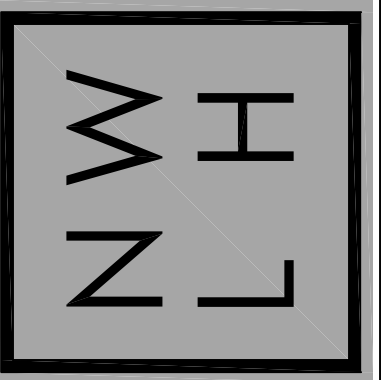
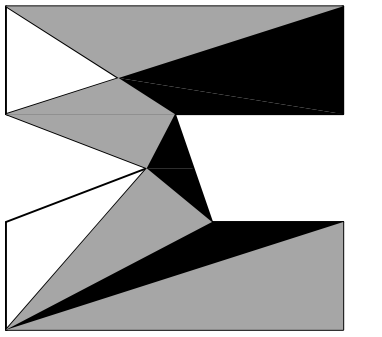
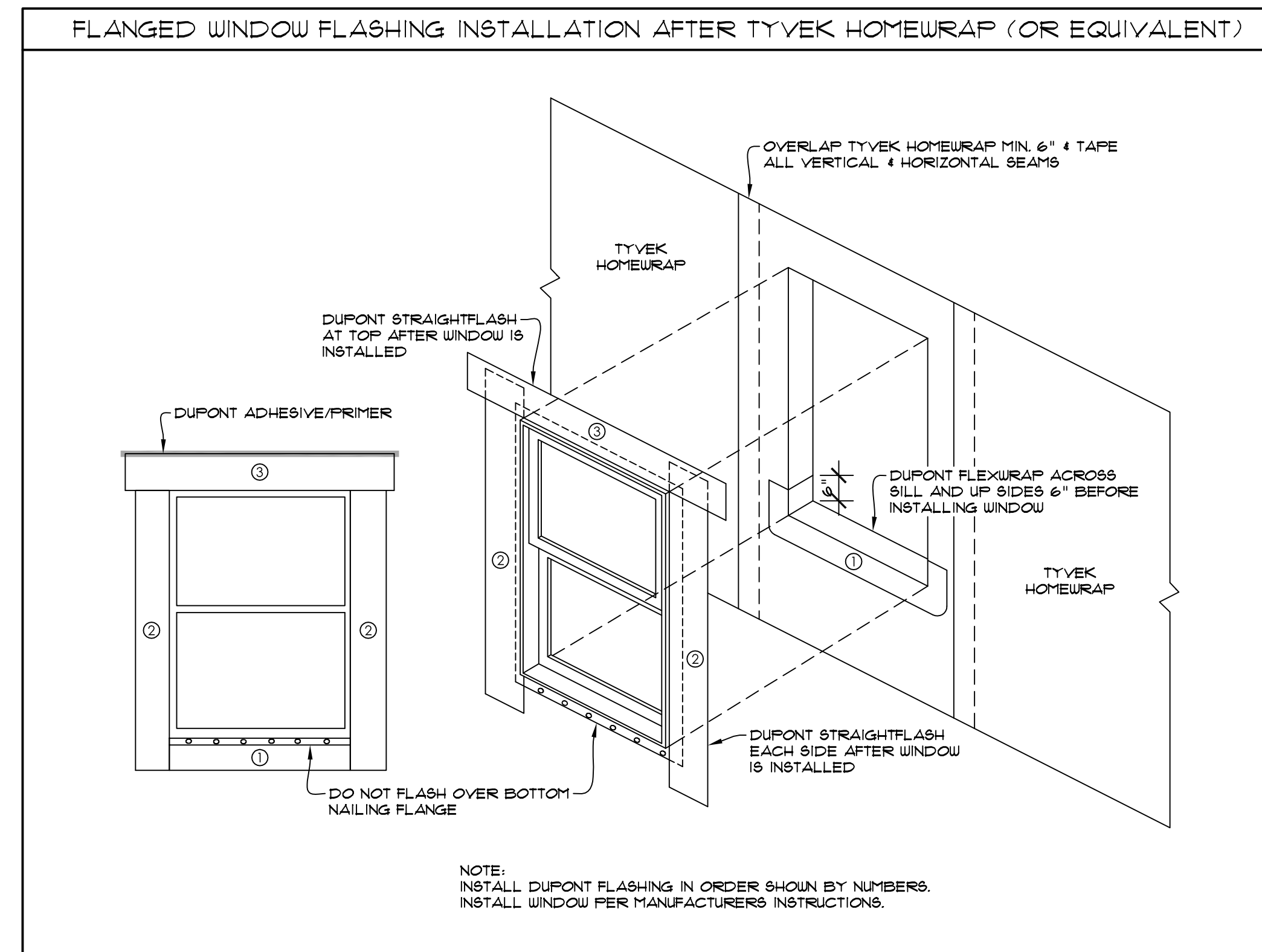
Baidwan Addition / Remodel
3777 79th Ave SE
Mercer Island, WA 98040

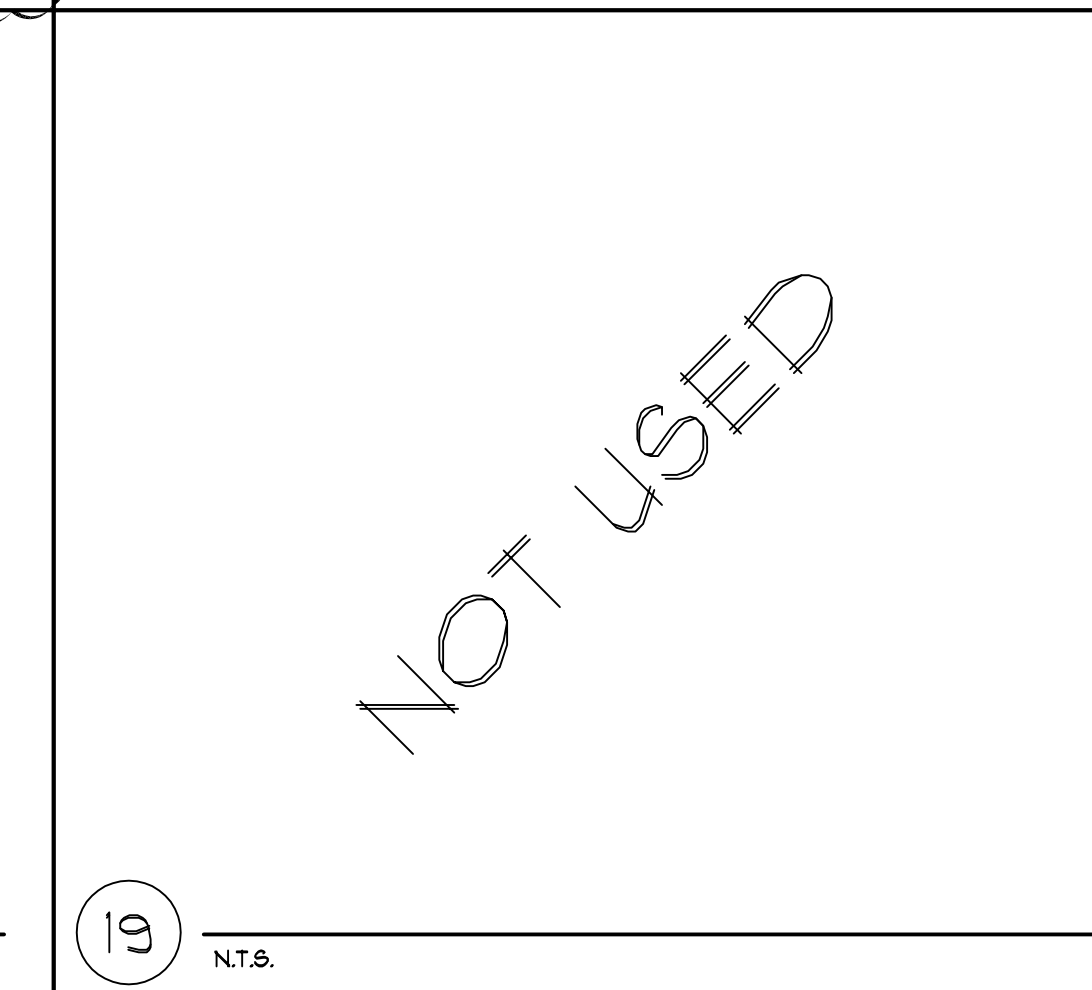
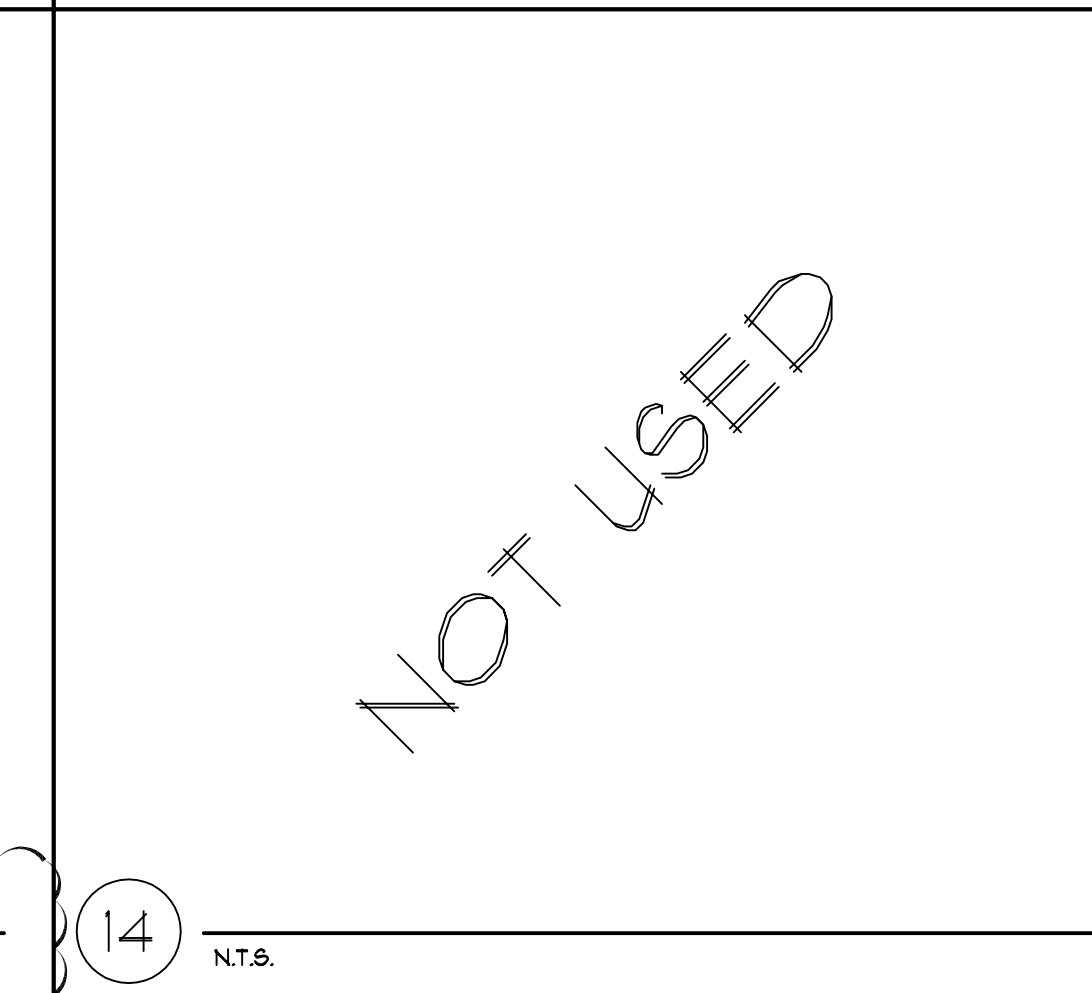
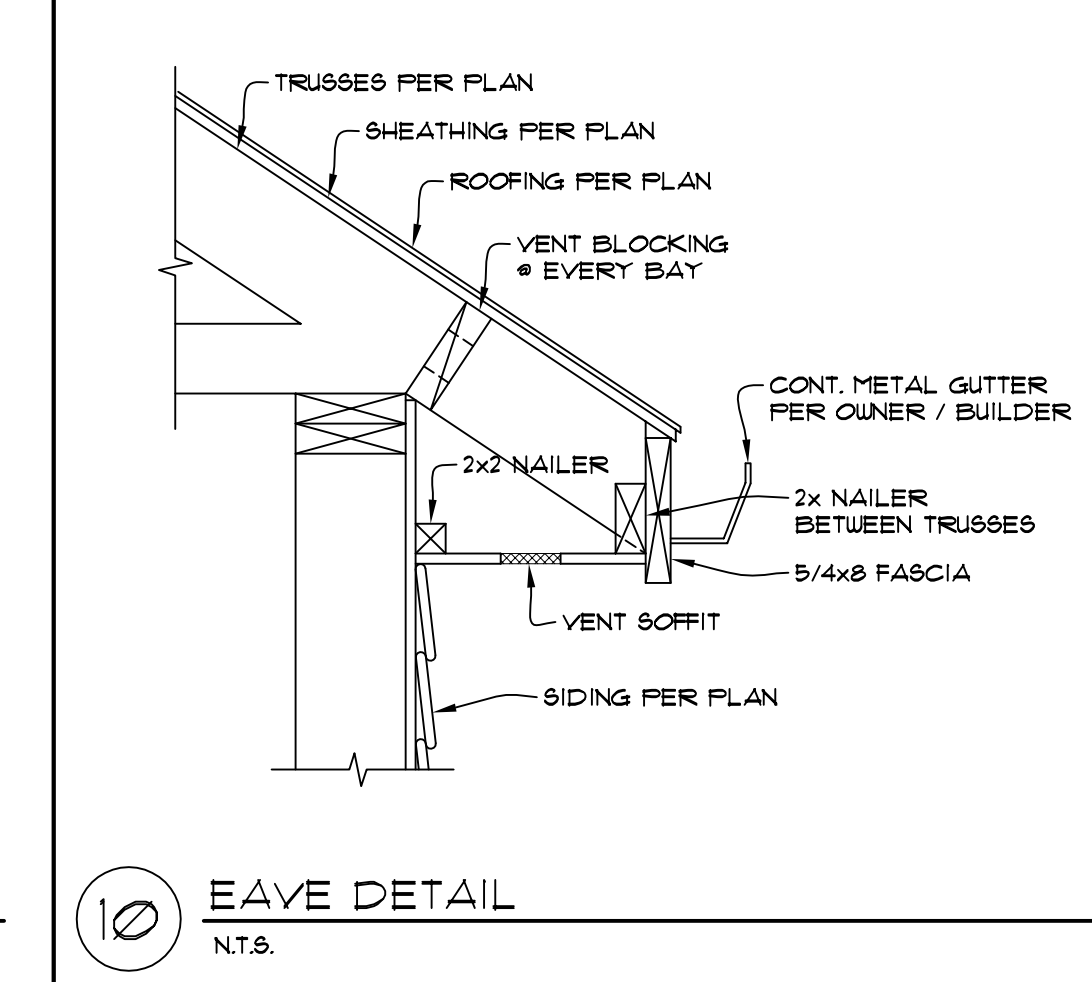
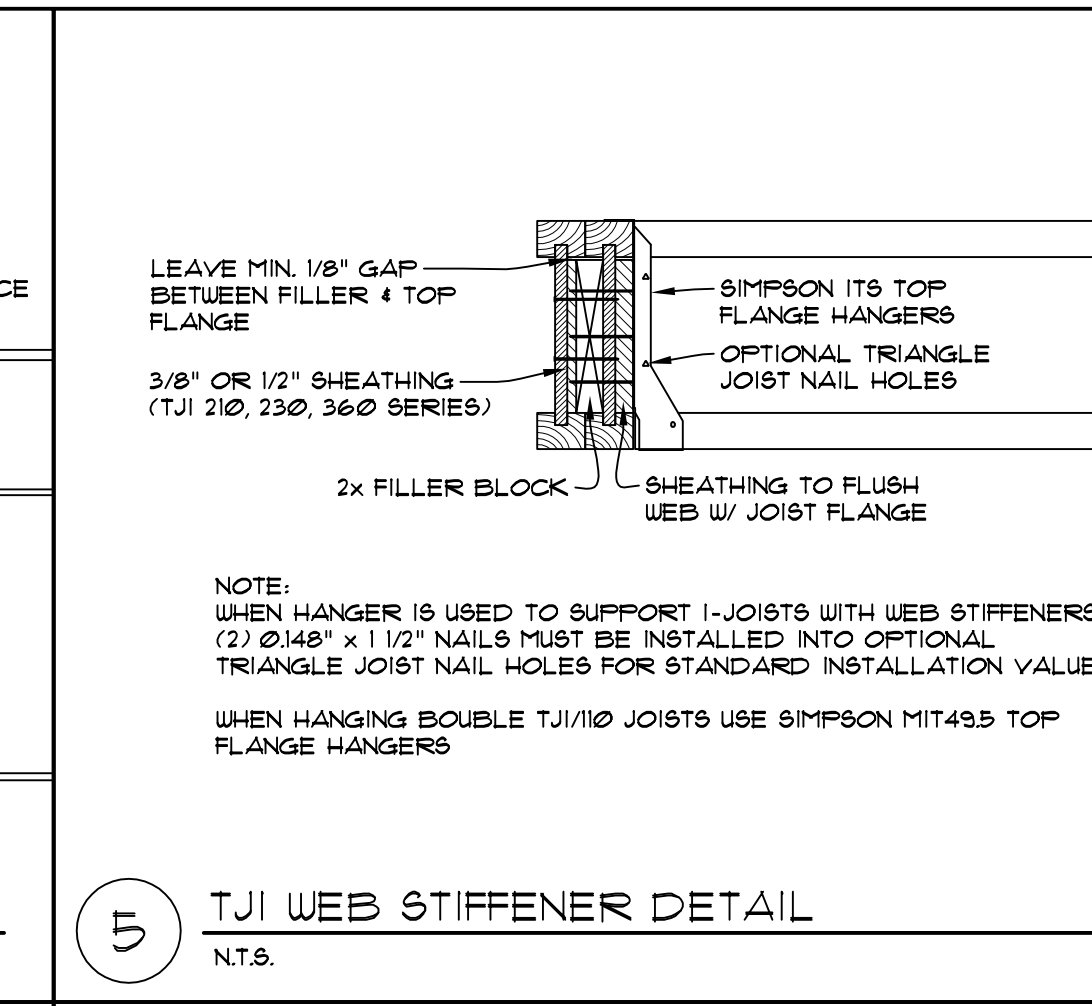
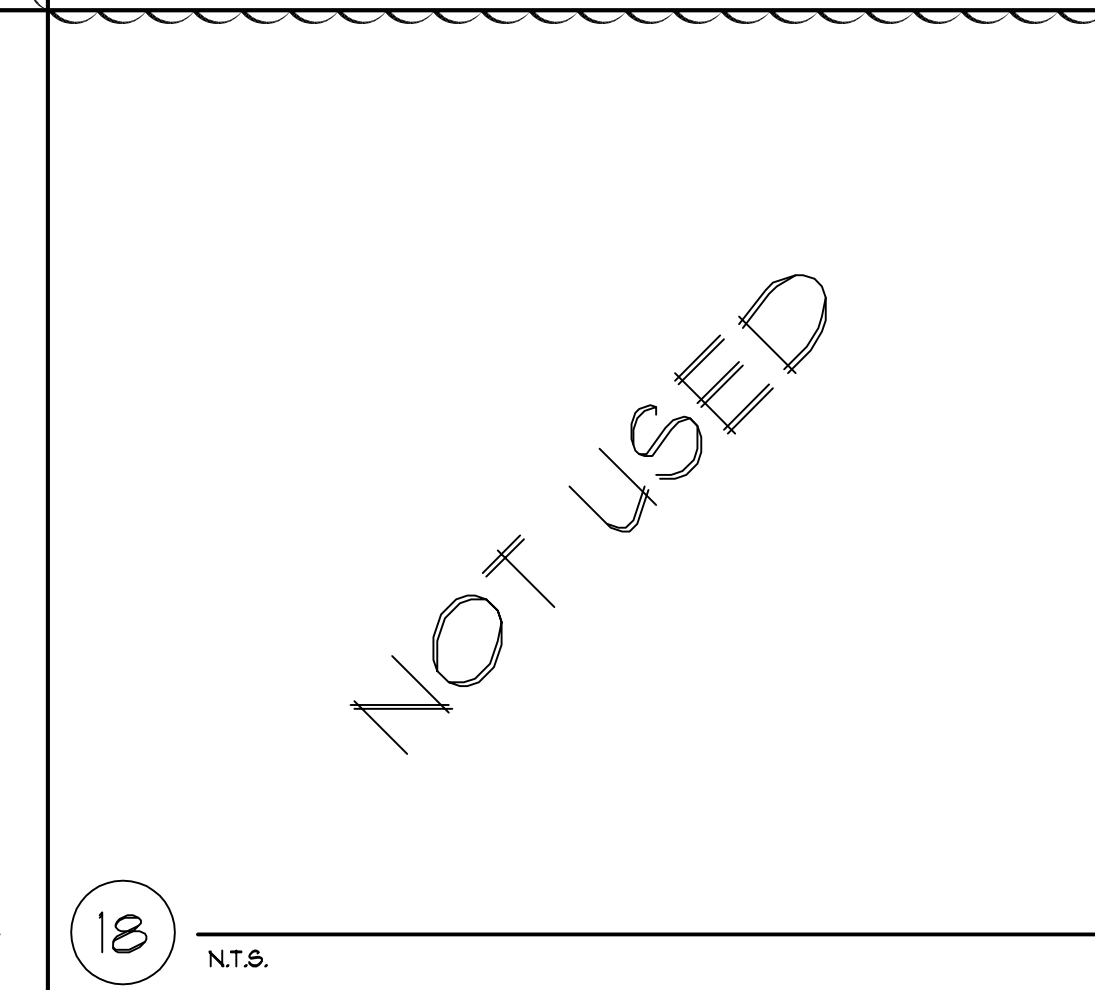
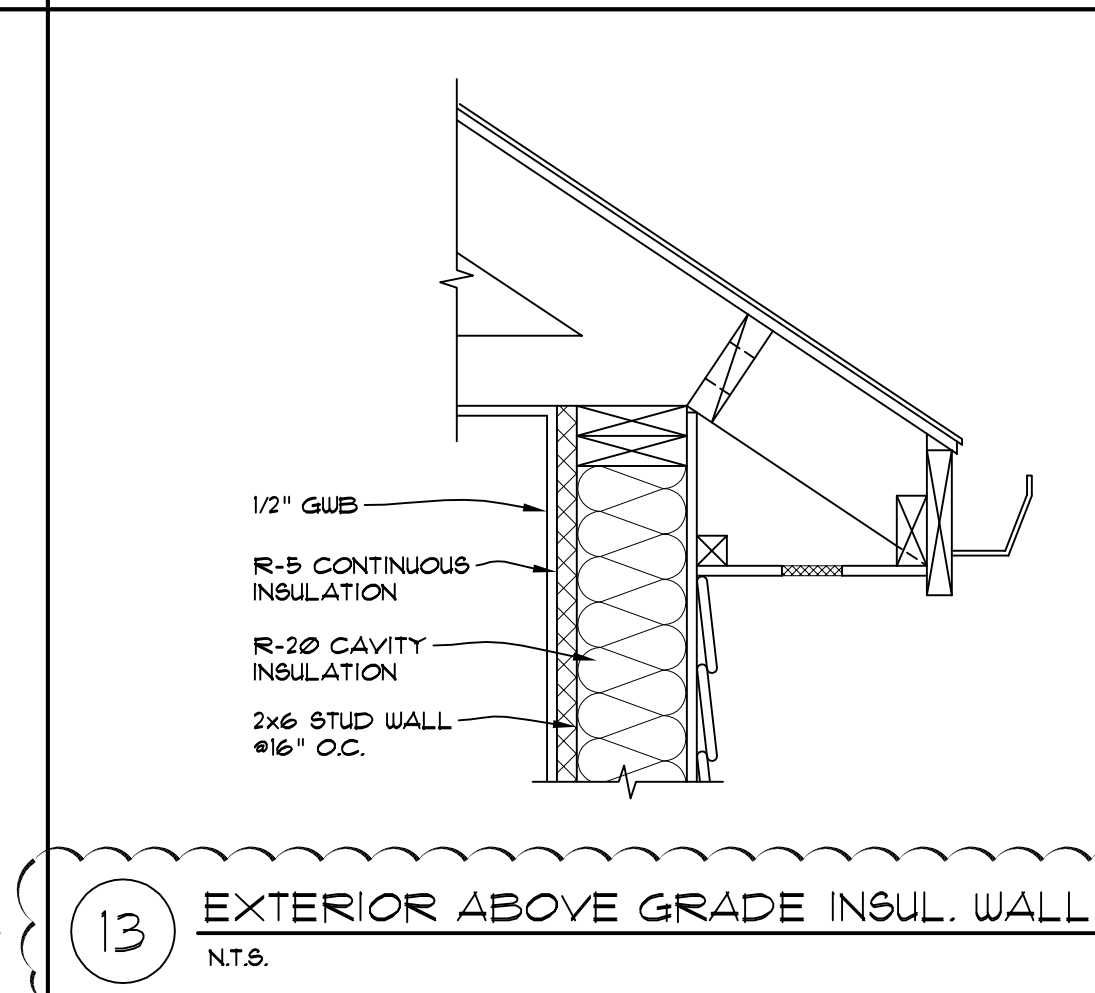
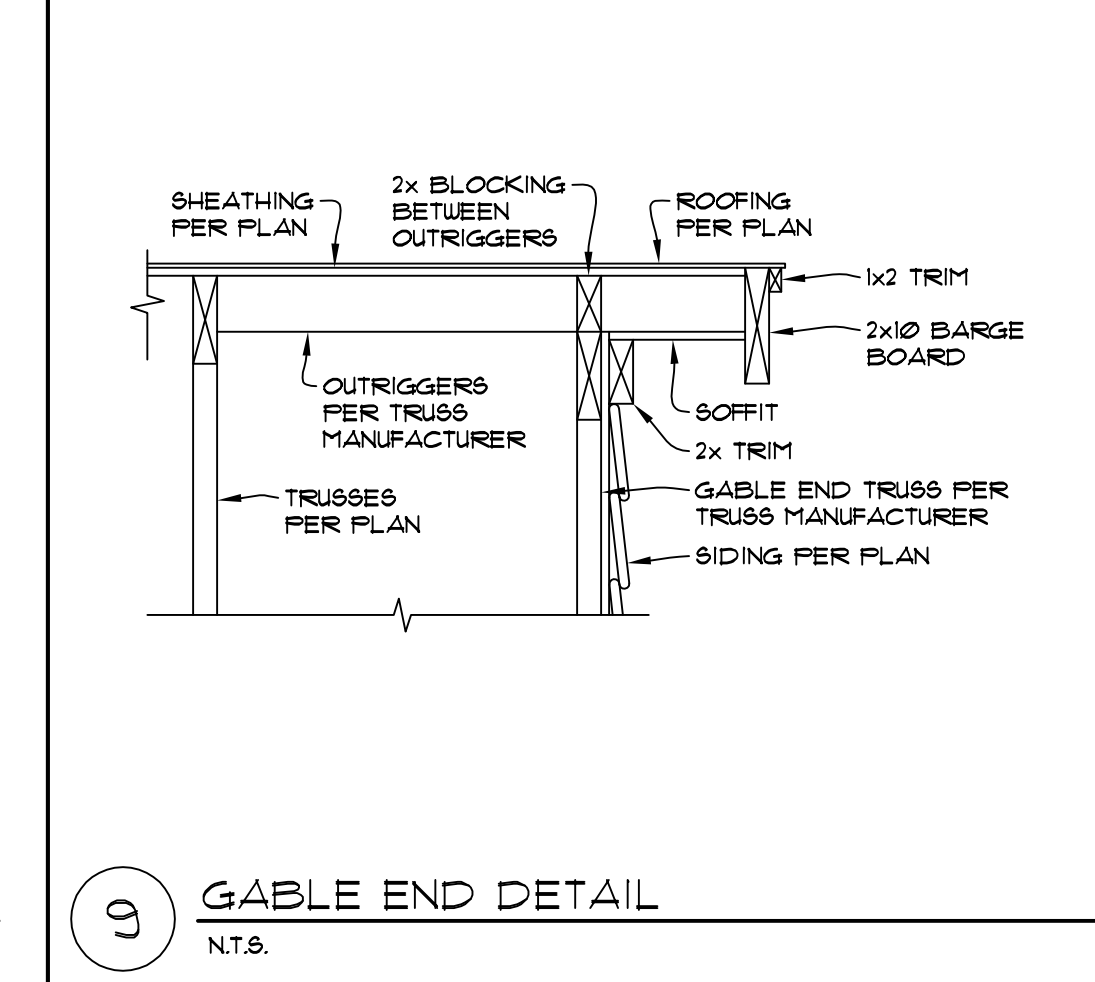
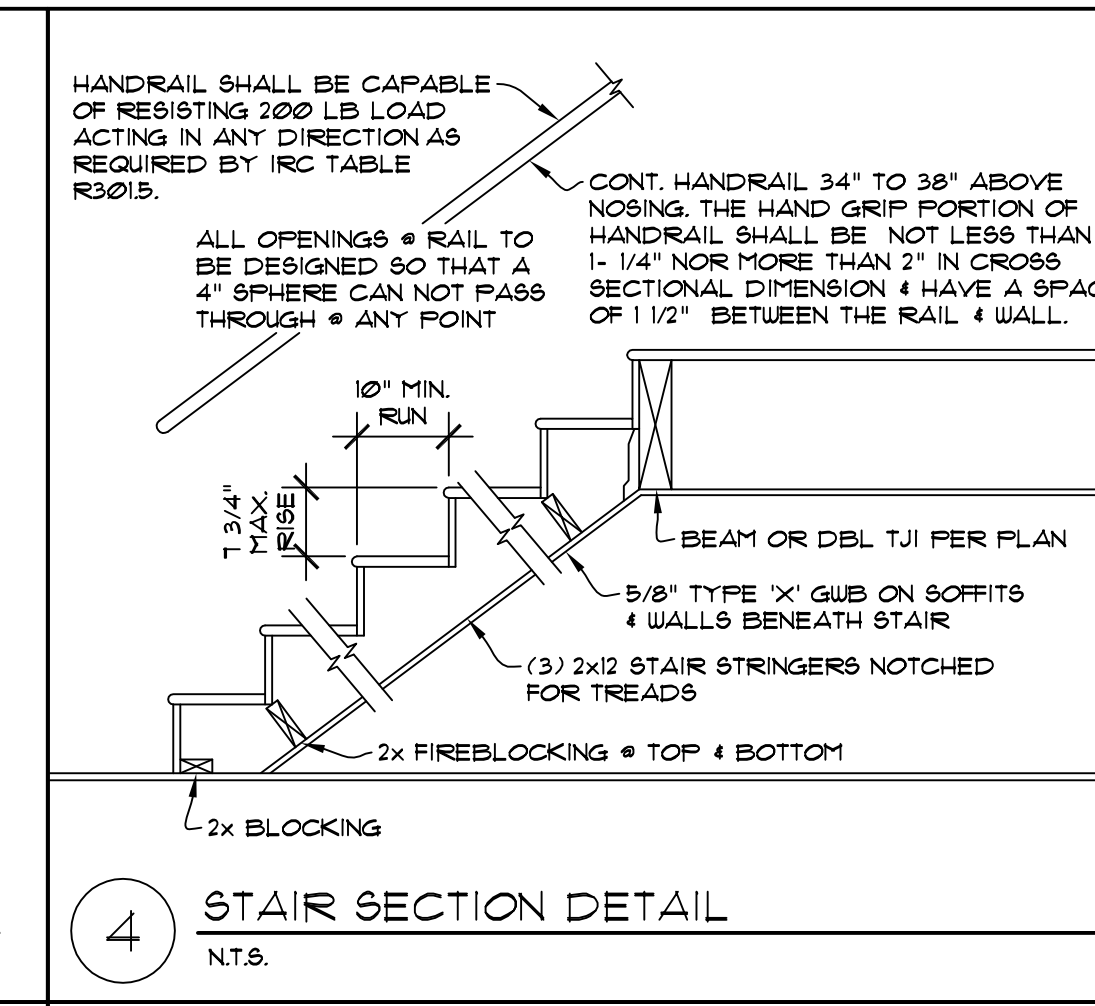
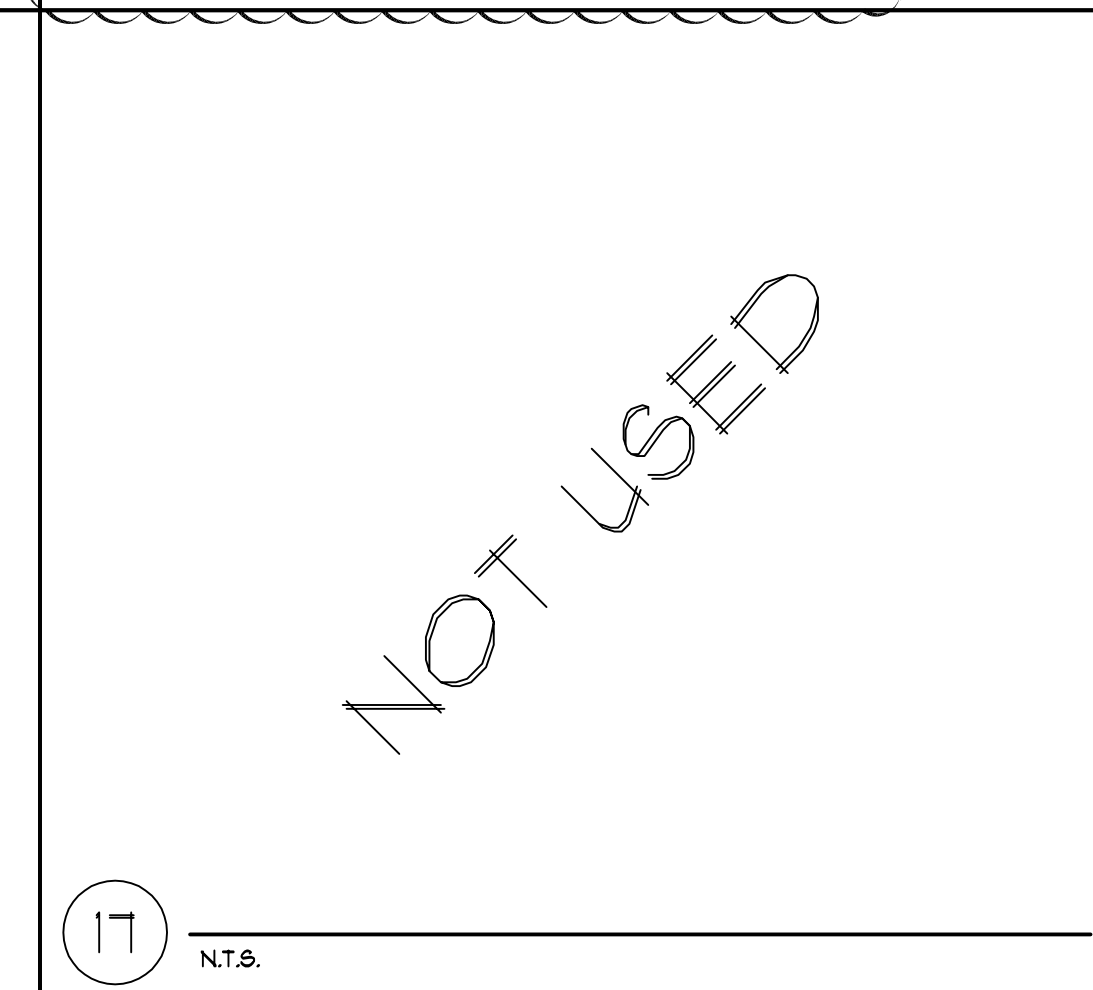
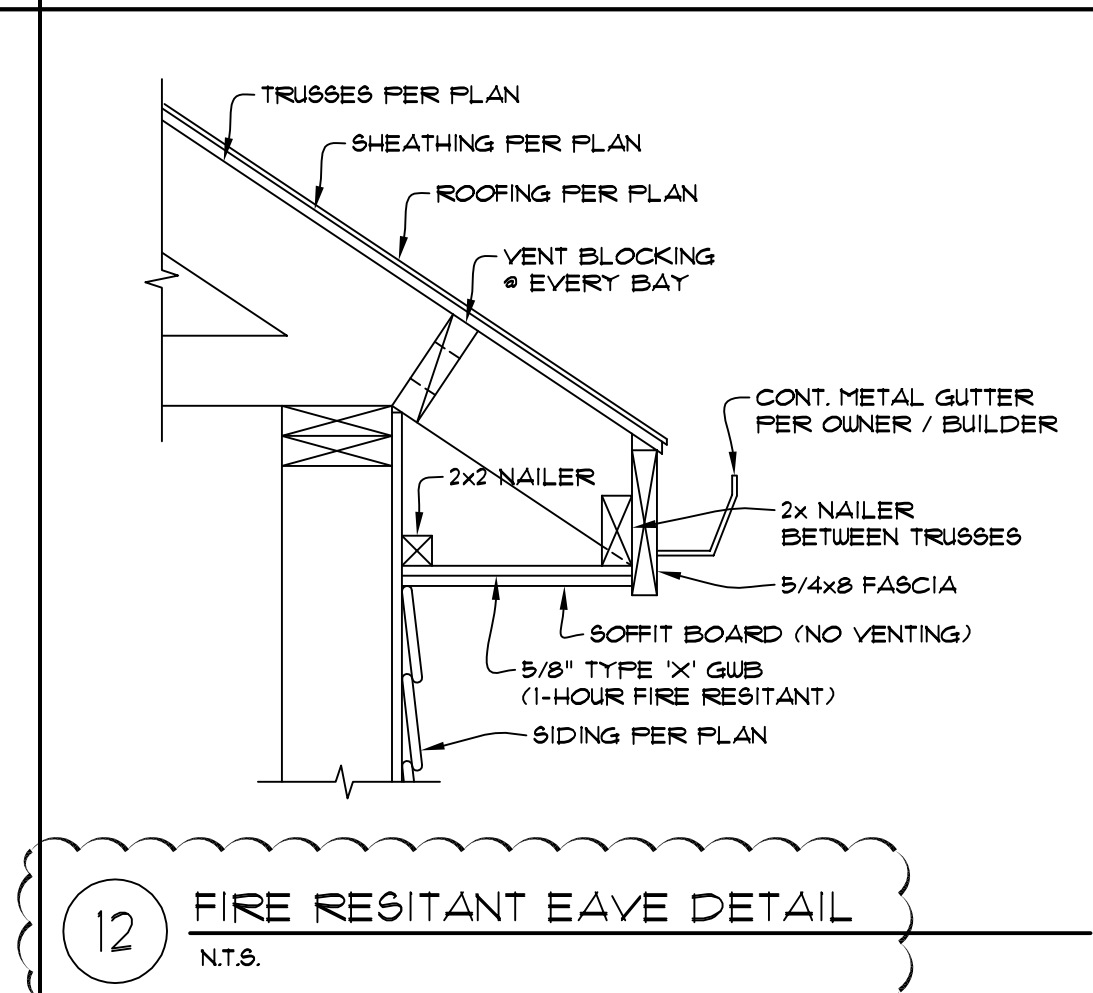
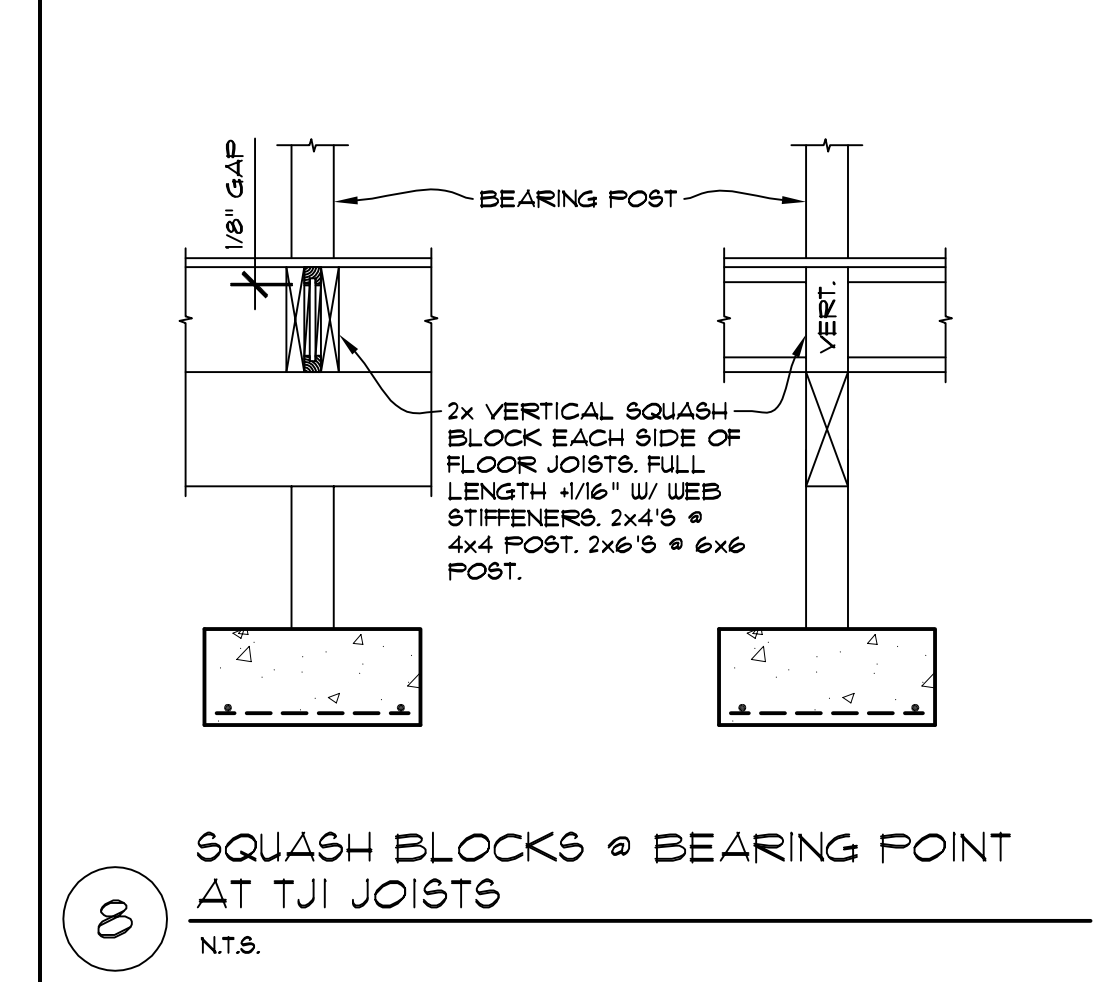
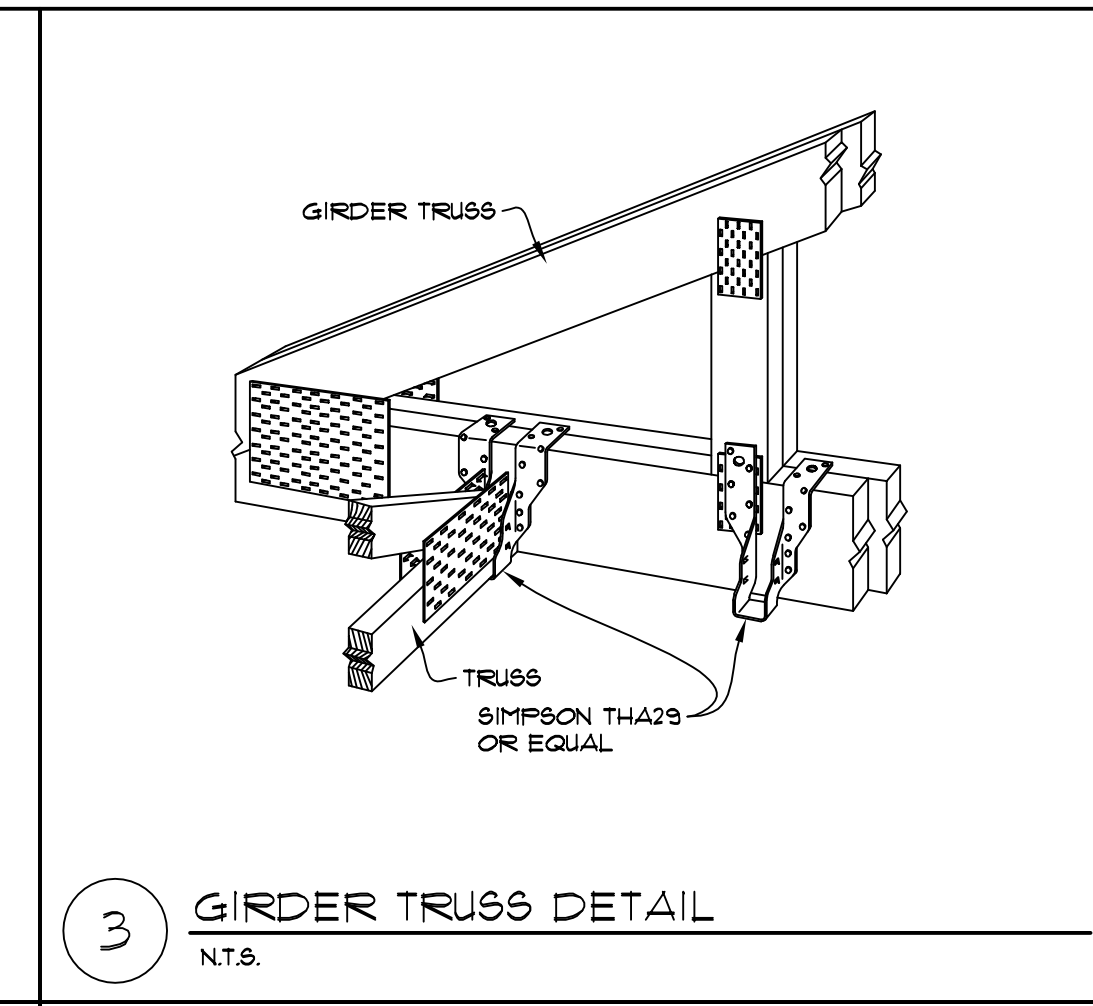
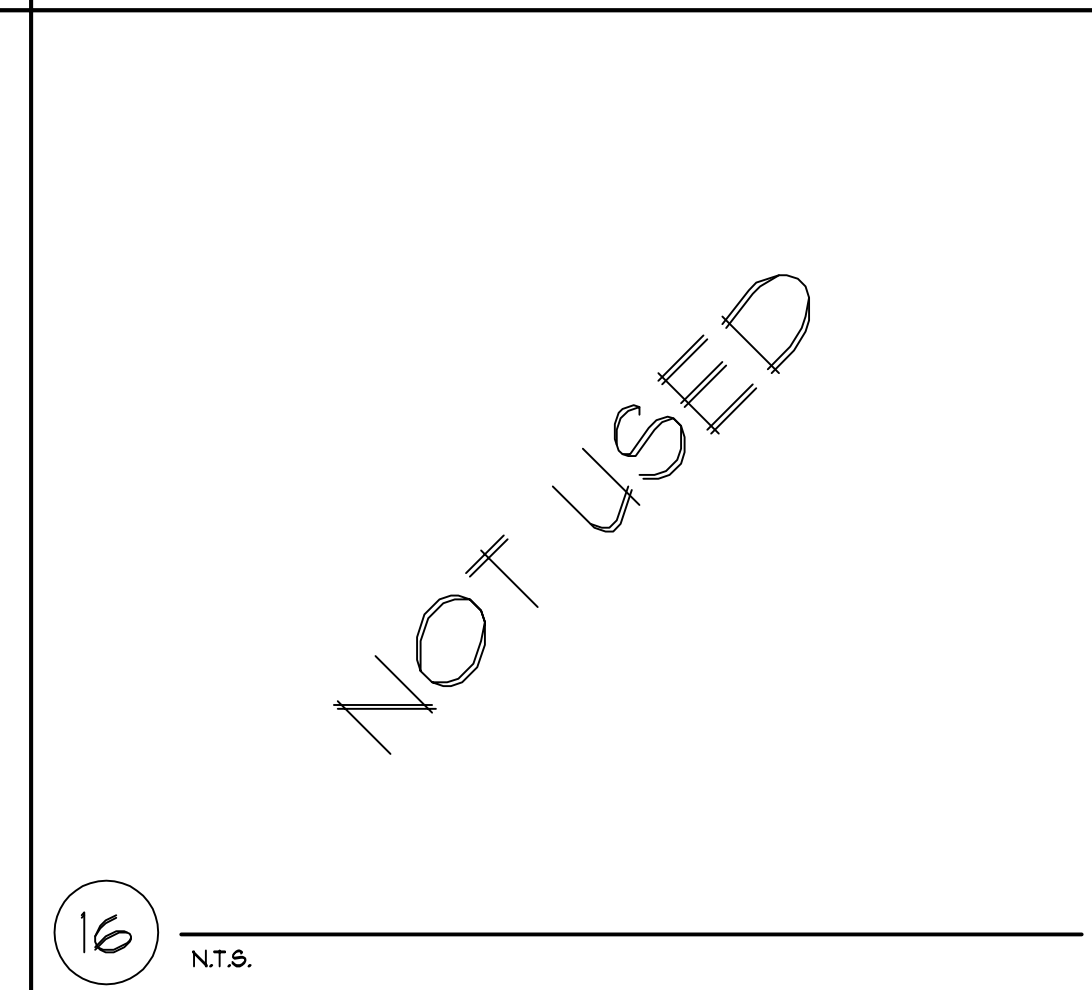
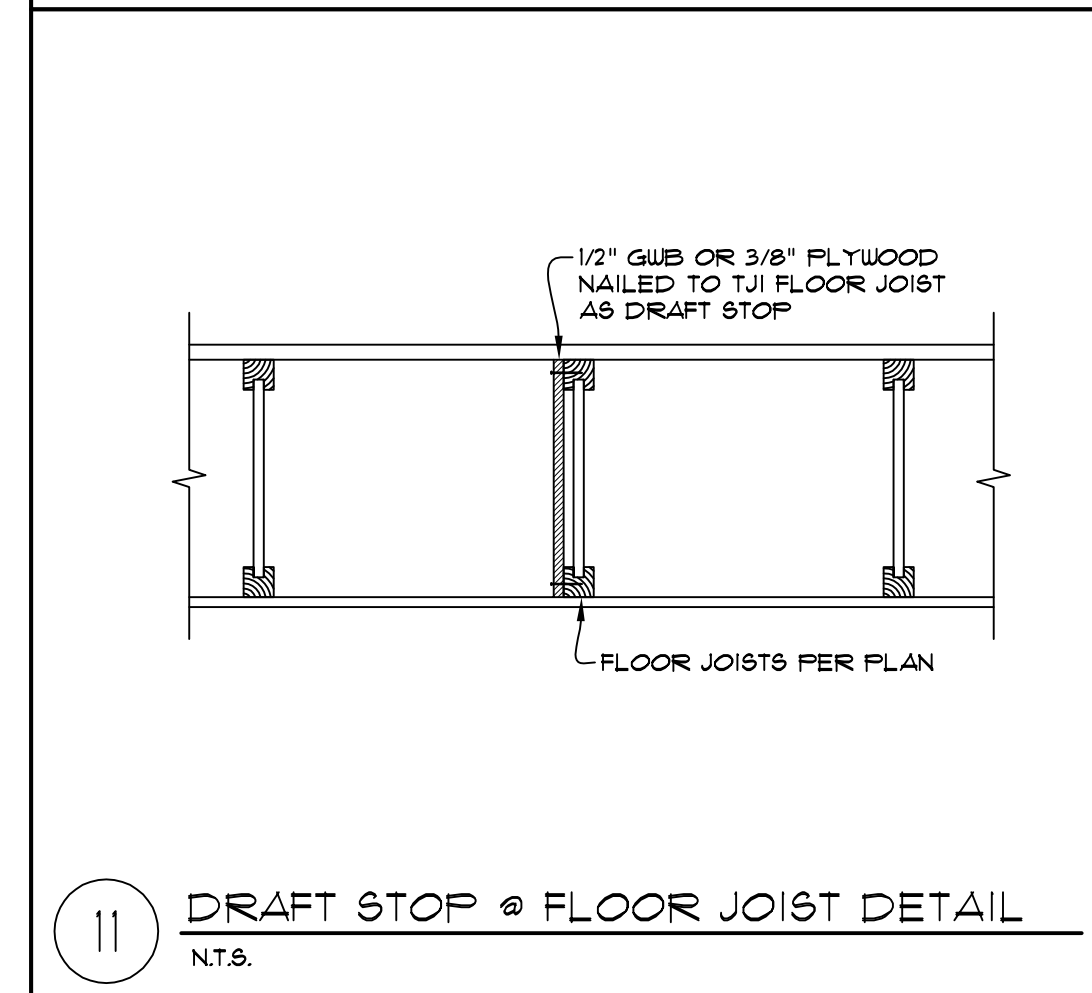
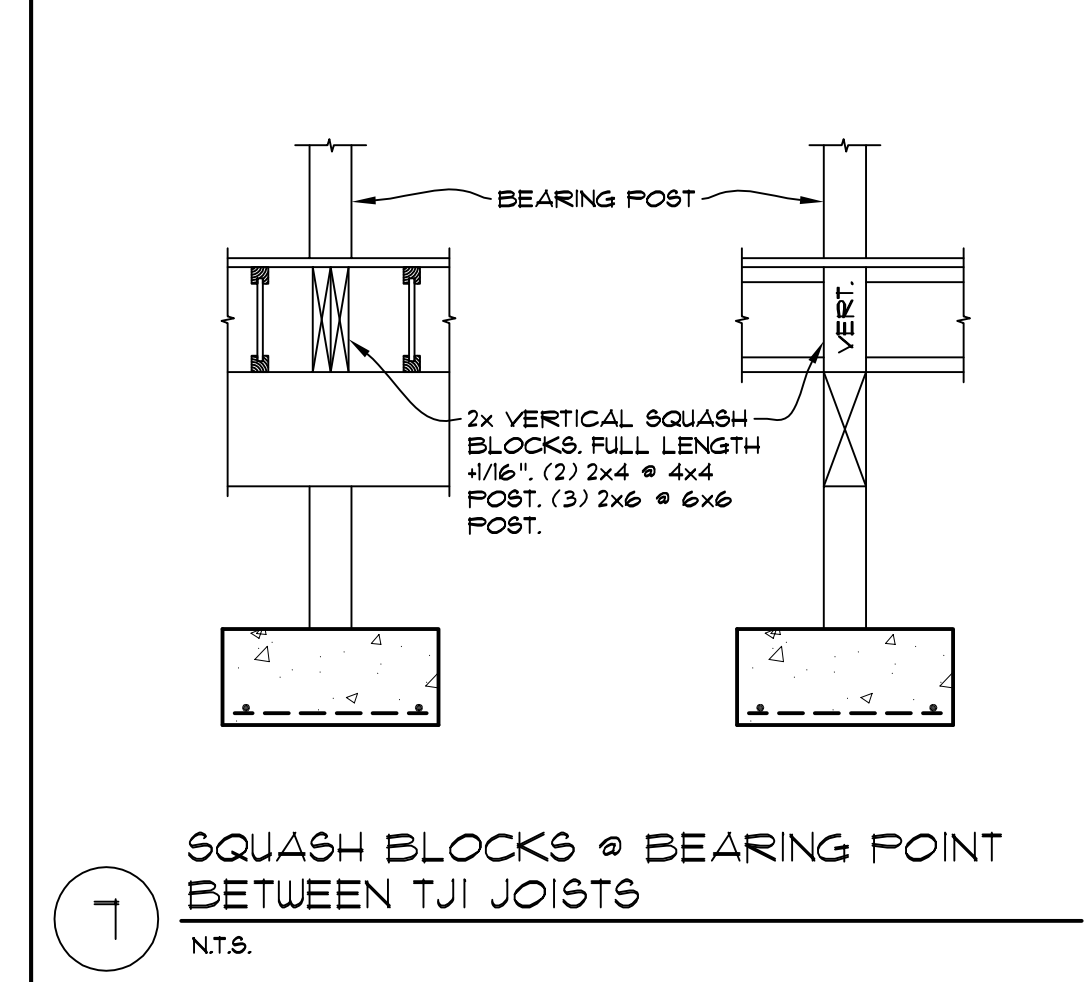
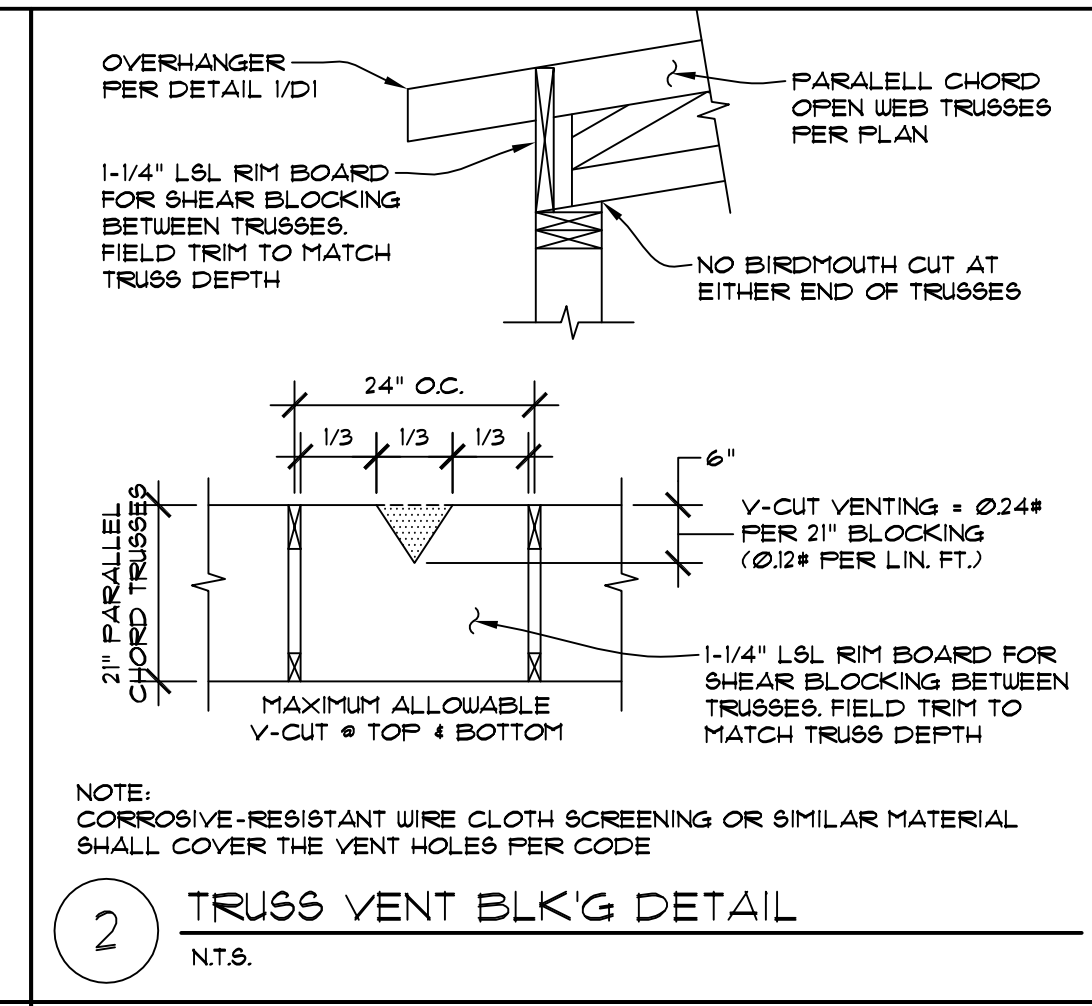
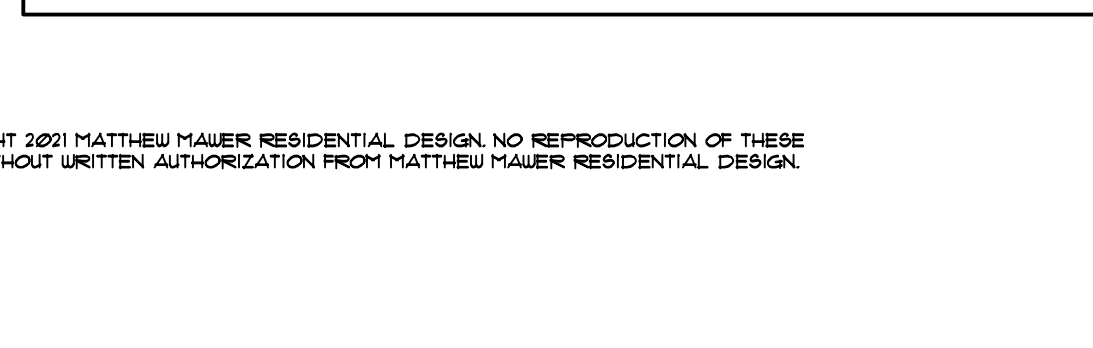
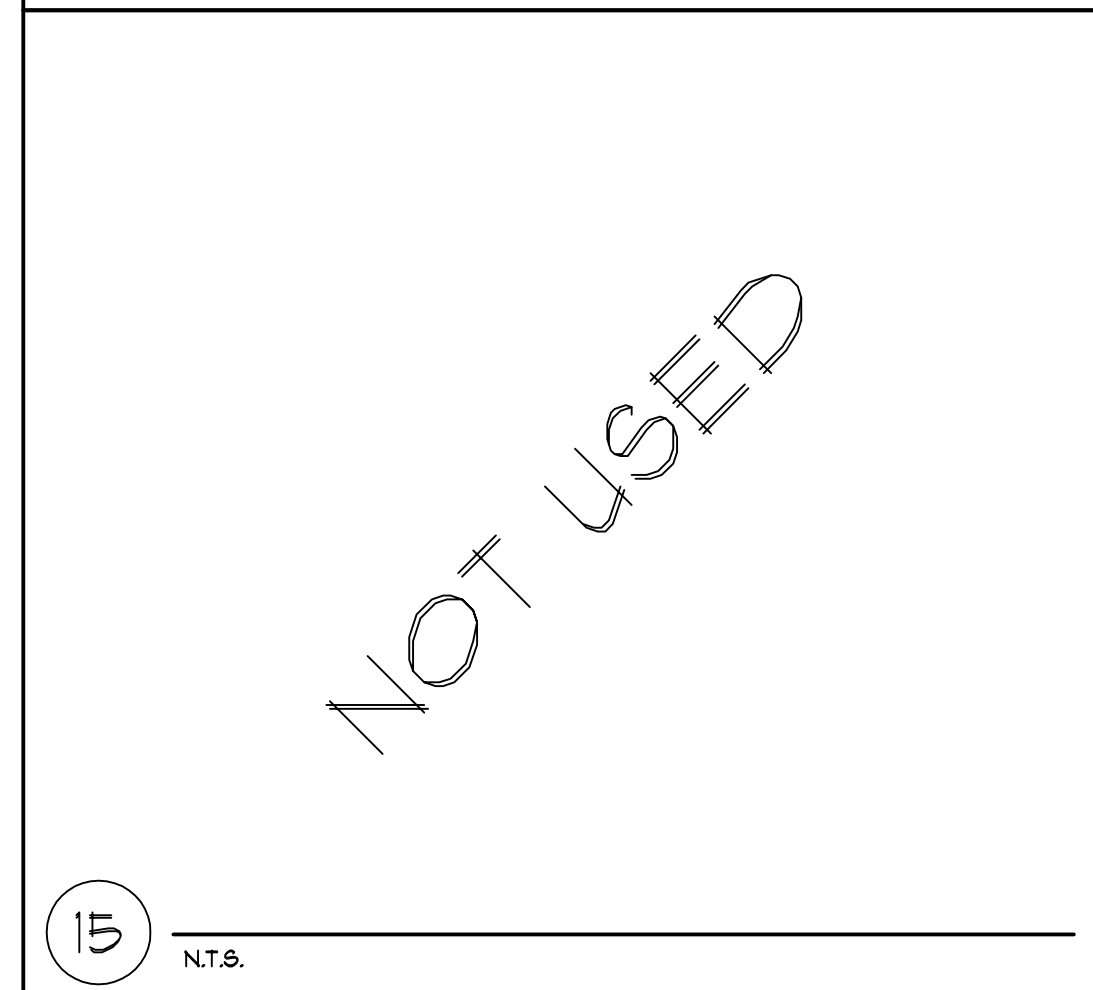
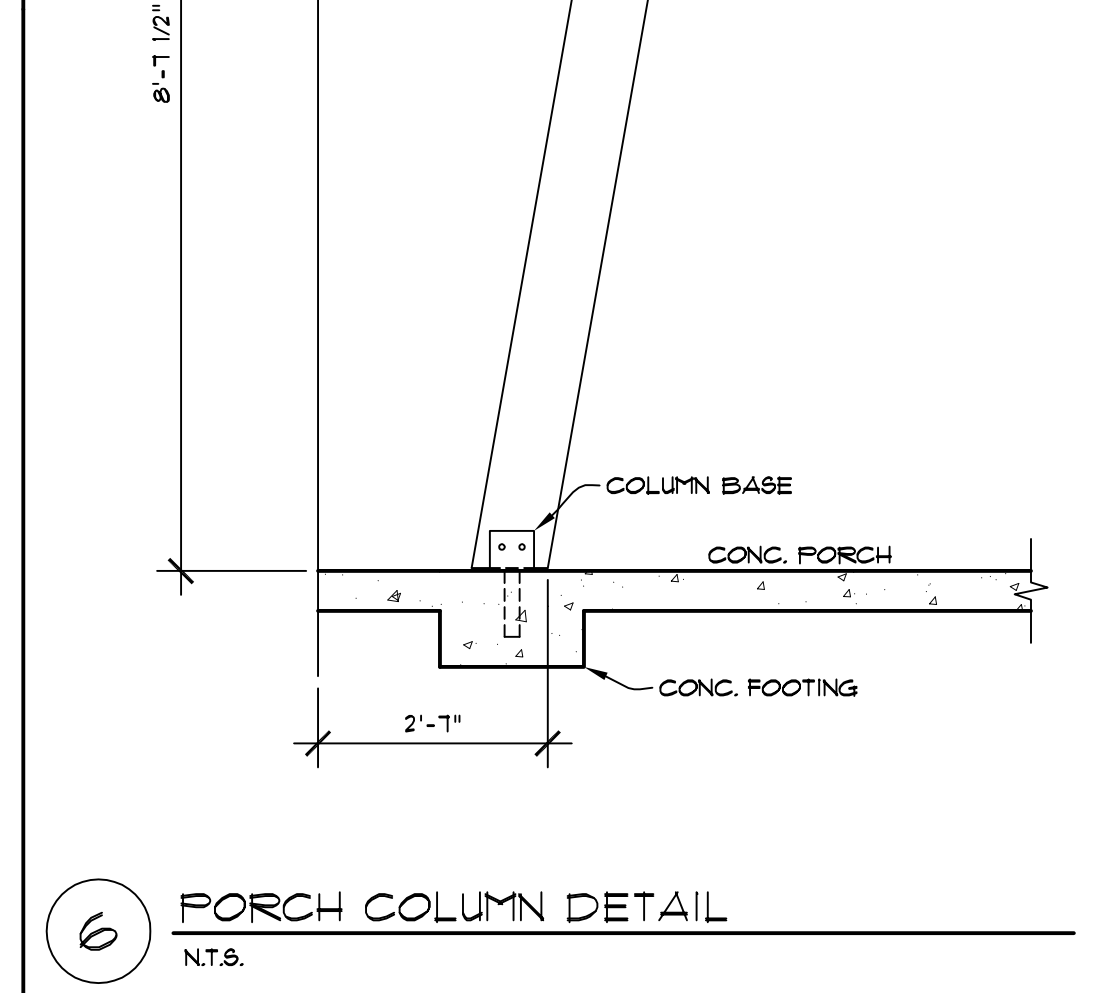
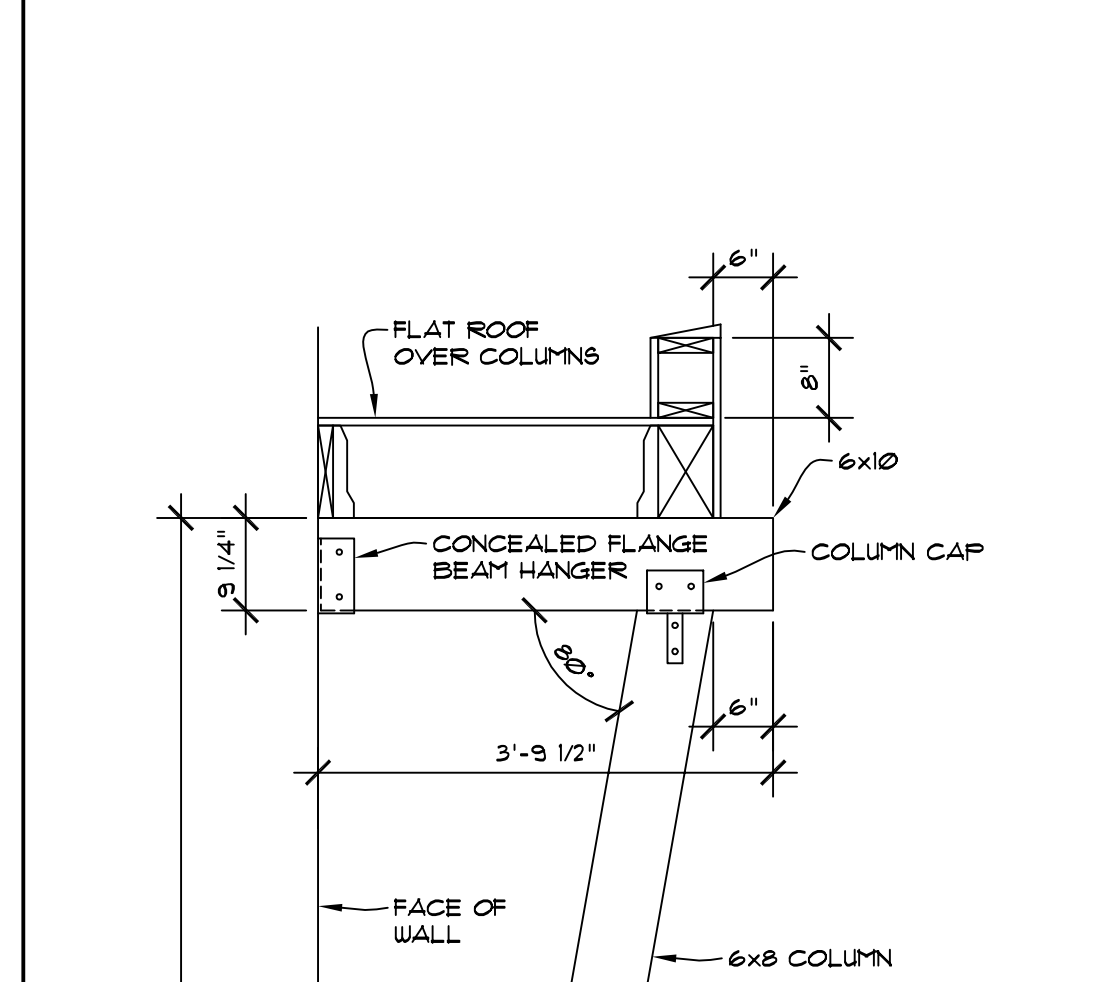
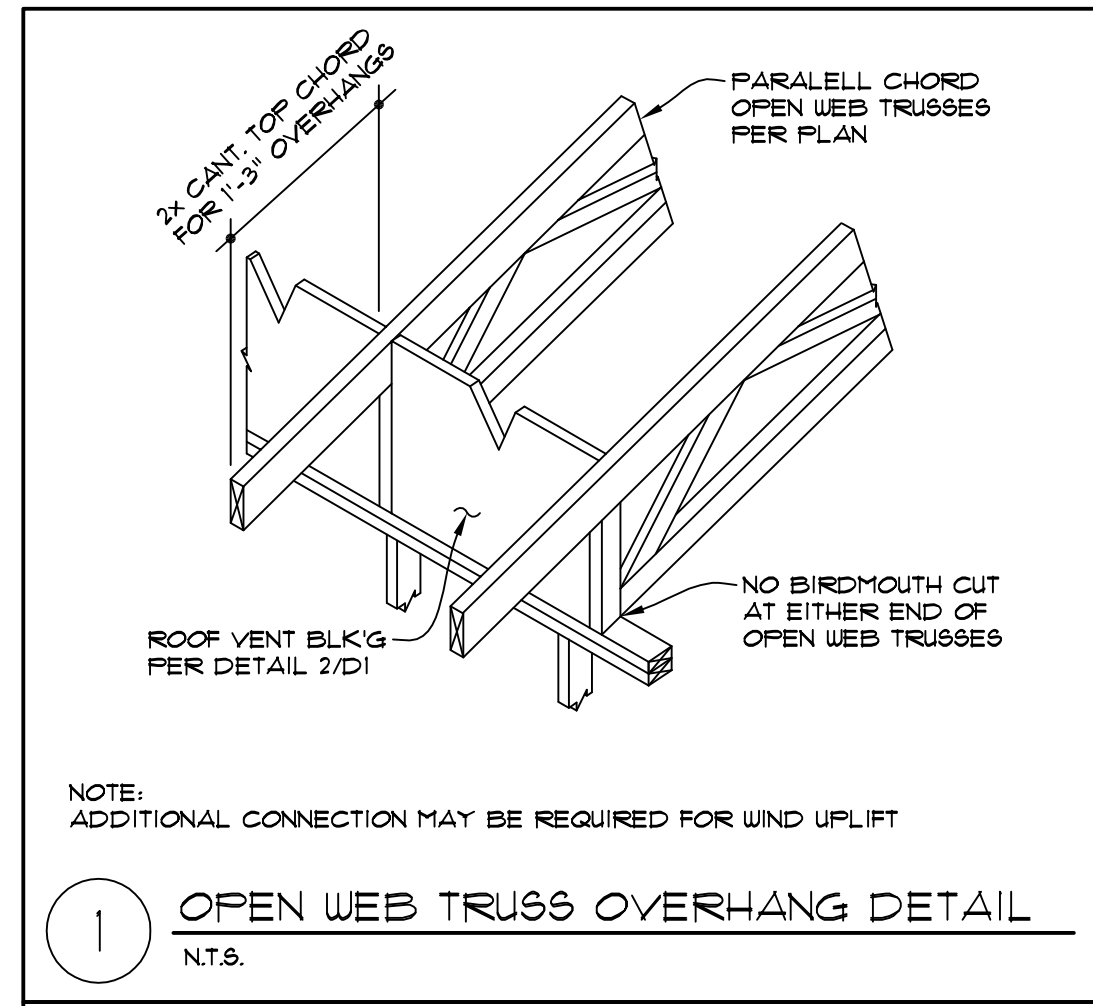
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DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/24/24

SHEET NO.
A15

WINDOW SCHEDULE			
<p>LI</p> <p>BEDROOM 4 HDR. HT. 1'-0"</p>	<p>M16</p> <p>OFFICE HDR. HT. 8'-0"</p>	<p>M14</p> <p>MUD ROOM HDR. HT. 6'-10"</p>	
<p>L2</p> <p>ADJ. HDR. HT. 1'-0"</p>	<p>M17</p> <p>HARDI-PANEL</p> <p>OFFICE HDR. HT. 8'-0"</p>	<p>M15</p> <p>MUD ROOM HDR. HT. 6'-10"</p>	
<p>L3</p> <p>LOUNGE HDR. HT. 1'-0"</p>	<p>M18</p> <p>GREAT ROOM HDR. HT. 8'-0"</p>	<p>M15</p> <p>MUD ROOM HDR. HT. 6'-10"</p>	<p>SG = SAFETY GLASS E = EGRESS WINDOW OBSC. = OBSCURED GLASS U-FACTOR FOR ALL WINDOWS = 0.28 U-FACTOR FOR DOORS = 0.20</p>
<p>M1</p> <p>STAIRS HDR. HT. 1'-3"</p>	<p>M19</p> <p>GREAT ROOM HDR. HT. 11'-10"</p>		
<p>M2</p> <p>P. BATH HDR. HT. 1'-3"</p>	<p>M10</p> <p>DINING HDR. HT. 8'-0"</p>		
<p>M3</p> <p>P. BATH HDR. HT. 1'-3"</p>	<p>M11</p> <p>DINING HDR. HT. 11'-10"</p>		
<p>M4</p> <p>P. SUITE HDR. HT. 8'-0"</p>	<p>M12</p> <p>DINING HDR. HT. 8'-0"</p>		
<p>M5</p> <p>P. SUITE HDR. HT. 8'-0"</p>	<p>M13</p> <p>DINING HDR. HT. 11'-10"</p>		

DOOR SCHEDULE			
<p>D1</p> <p>ADJ.</p>	<p>D4</p> <p>ENTRY</p>		
<p>D2</p> <p>BEDROOM 2</p>	<p>D5</p> <p>DINING</p>		
<p>D3</p> <p>BEDROOM 3</p>	<p>D6</p> <p>DINING</p>		

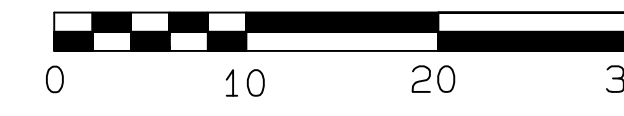
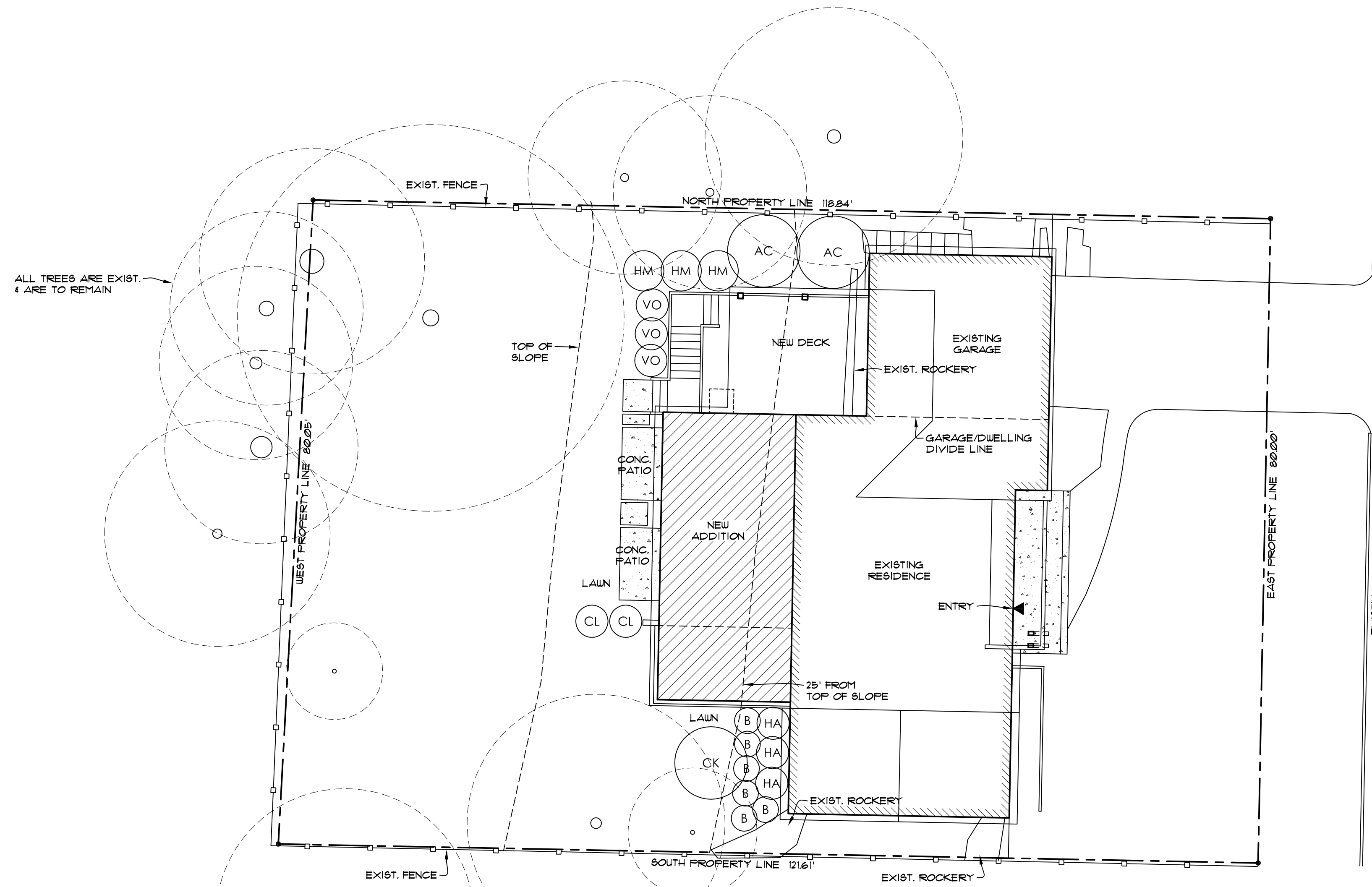




RESTORATION PLANTING LEGEND							
QTY.	LATIN NAME	COMMON NAME	MATURE SIZE	FLOWER COLOR	SUN/SHADE	SPACING	
AC	ACER CIRCINATUM	VINE MAPLE	15' h x 10' w	INCONSPICUOUS	PART SUN	10' O.C.	TREE
CL	PRUNUS LAUROCEASUS 'SCHIFKAENSIS'	CHERRY LAUREL	8' h x 4' w	WHITE	P/F SUN	3' O.C.	
B	BUXUS MICROPHYLLA VAR. JAP. 'WINTER GEM'	BOXWOOD	4' h x 4' w	INCONSPICUOUS	P/F SUN	2' O.C.	SHRUB
HM	HYDRANGEA MACROPHYLLUM 'BIG LEAF'	WHITE BIG LEAF HYDRANGEA	5' h x 5' w	WHITE	PART SUN	5' O.C.	
HA	HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	4' h x 4' w	WHITE	FULL SUN	4' O.C.	
VO	VACCINIUM CORYBOSUM	BOUNTIFUL BLUEBERRY	4' h x 4' w	WHITE	FULL SUN	5' O.C.	
CK	CORNUS KOUSA	KOREAN DOGWOOD	12' h x 10' w	WHITE	PART SUN	10' O.C.	

NOTE: ALL PLANTED AREAS TO GET AMENDED SOIL AND MULCHED WITH CEDAR GROVE COMPOST.

○ — EXISTING TREE TO REMAIN

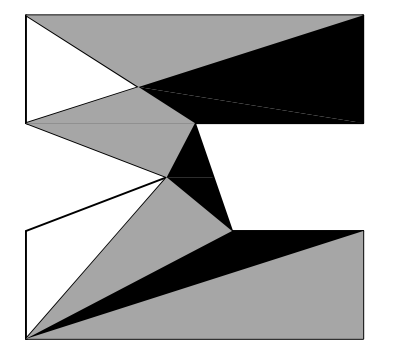


LANDSCAPE PLAN FOR DISTURBED AREAS WITHIN STEEP SLOPE BUFFER

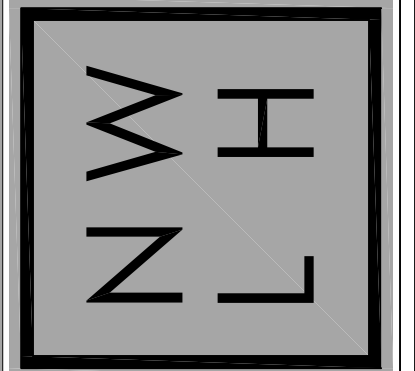
SCALE: 1" = 10'

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BAIDWAN ADDITION / REMODEL
3777 19TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 7/24/24
DRWN. BY: MM, MG
REVISED:

SHEET NO.
LP

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2021 EDITION, ASCE 7-22
- INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2024-2025 FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(C185HDG PER ASTM A653), BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER), UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

- WIND LOAD: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B
- SEISMIC: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, I=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_s=1.5, S₁=0.5
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_{ds}=1.0g, S_d=0.5g
SEISMIC DESIGN CATEGORY, D2
BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
DESIGN BASE SHEAR, V + F(S_{ds})(W)/R = 0.1846W
RESPONSE MODIFICATION COEFFICIENT, R=6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS

- ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
- FLOOR LOAD: DL = 10 PSF LL = 40 PSF
- DECK LOAD: DL = 10 PSF LL = 60 PSF

- SOILS: PER REPORT BY CORAL GEOSCIENCES DATED 3/26/24
2000 PSF ALLOWABLE SOIL BEARING, 16" MIN. CONTINUOUS FOOTING & 24" MIN. ISOLATED FOOTING
35 PCF ACTIVE SOIL PRESSURE, 250 PCF PASSIVE PRESSURE, 0.30 COEFFICIENT OF FRICTION
ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.

- CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
GRADE 40 REINFORCEMENT
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

- LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:
ALL SAWN LUMBER HF#2 OR BETTER, F_b = 875 PSI, F_v = 75 PSI, E = 1,300,000
GLULAM BEAMS 24F-V4, F_b = 2400 PSI, F_v = 165 PSI, E = 1,800,000
MICROLAM, LVL F_b = 2600 PSI, F_v = 285 PSI, E = 1,900,000
PARALLAMS, PSL F_b = 2600 PSI, F_v = 290 PSI, E = 2,900,000
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON W12A24 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 3/4" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

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

SHEAR WALL SCHEDULE

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

1. ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 1/2", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 1/2", 10d COMMON = 0.148 DIAMETER X 3", 10d GALVANIZED BOX = 0.128" X 3", 16d COMMON = 0.162" X 3 1/2".

2. PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.

3. PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X 1/2" PLATE WASHERS. LOCATE WITHIN 1/2" OF SHEATHING.

4. AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.

5. PROVIDE 1/2" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.

6. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

7. REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.

8. AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.

9. AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.

10. AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. ALSO, PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.

11. FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.

FOOTING SCHEDULE

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

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

General Notes

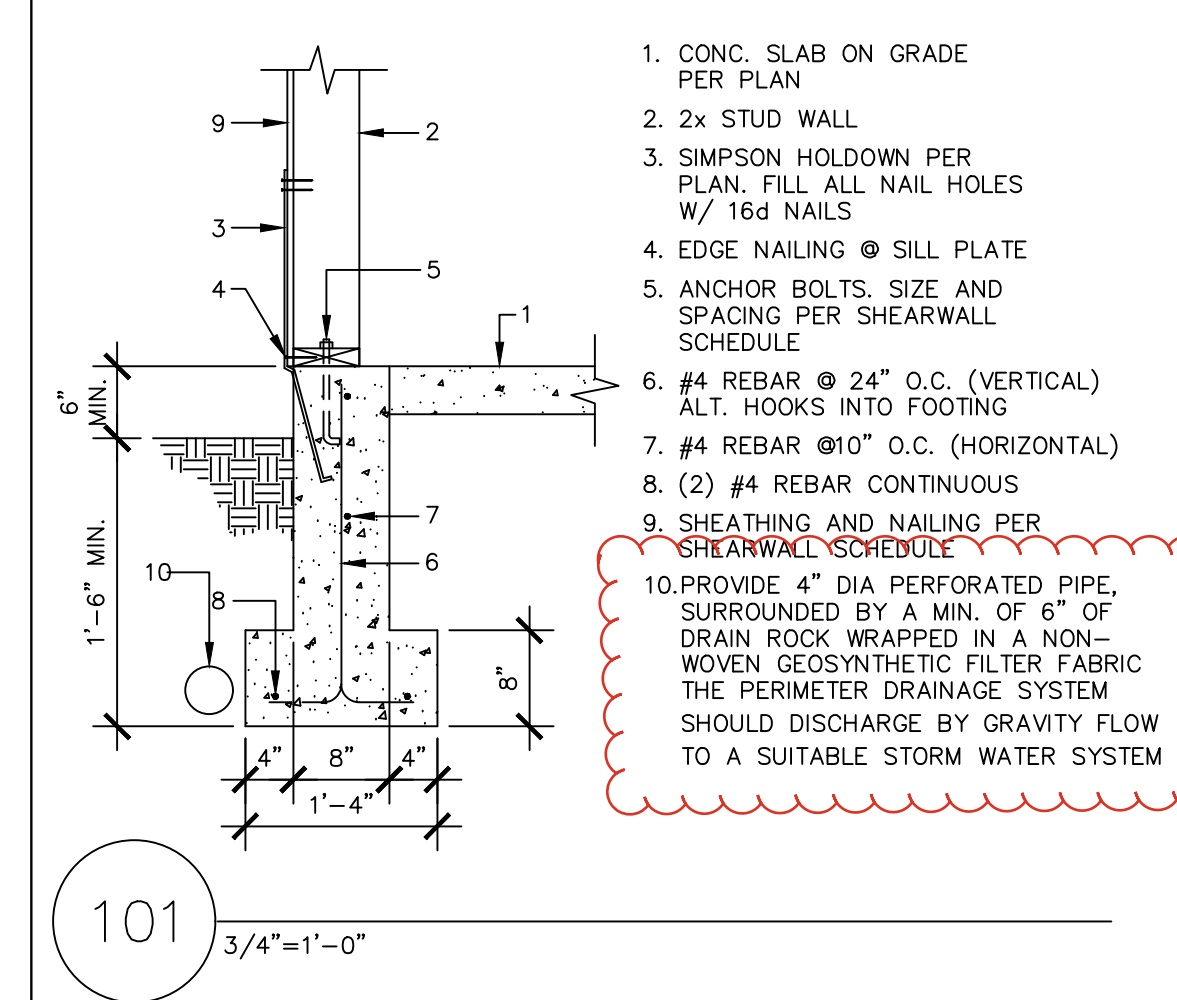


REV. 1/9/24		
No.	Revision/Issue	Date

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 253-709-9852
 MD.THOMPSON@EARTHLINK.NET

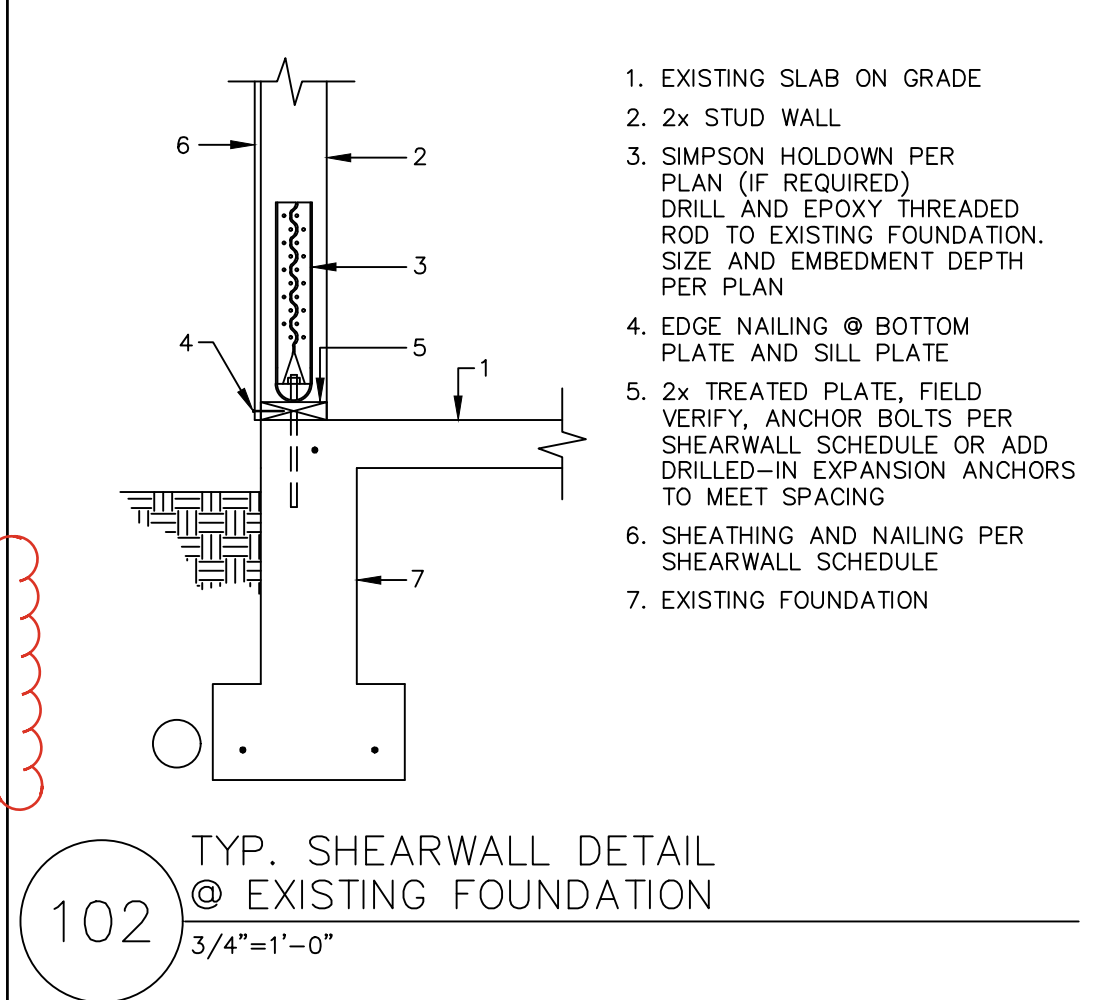
Project Name and Address
MAWER-Baidwan
 3777 79TH AVE SE
 MERCER ISLAND, WA
 98040

Project MAWER-Baidwan	Sheet SD1
Date 4/1/24	
Scale AS NOTED	



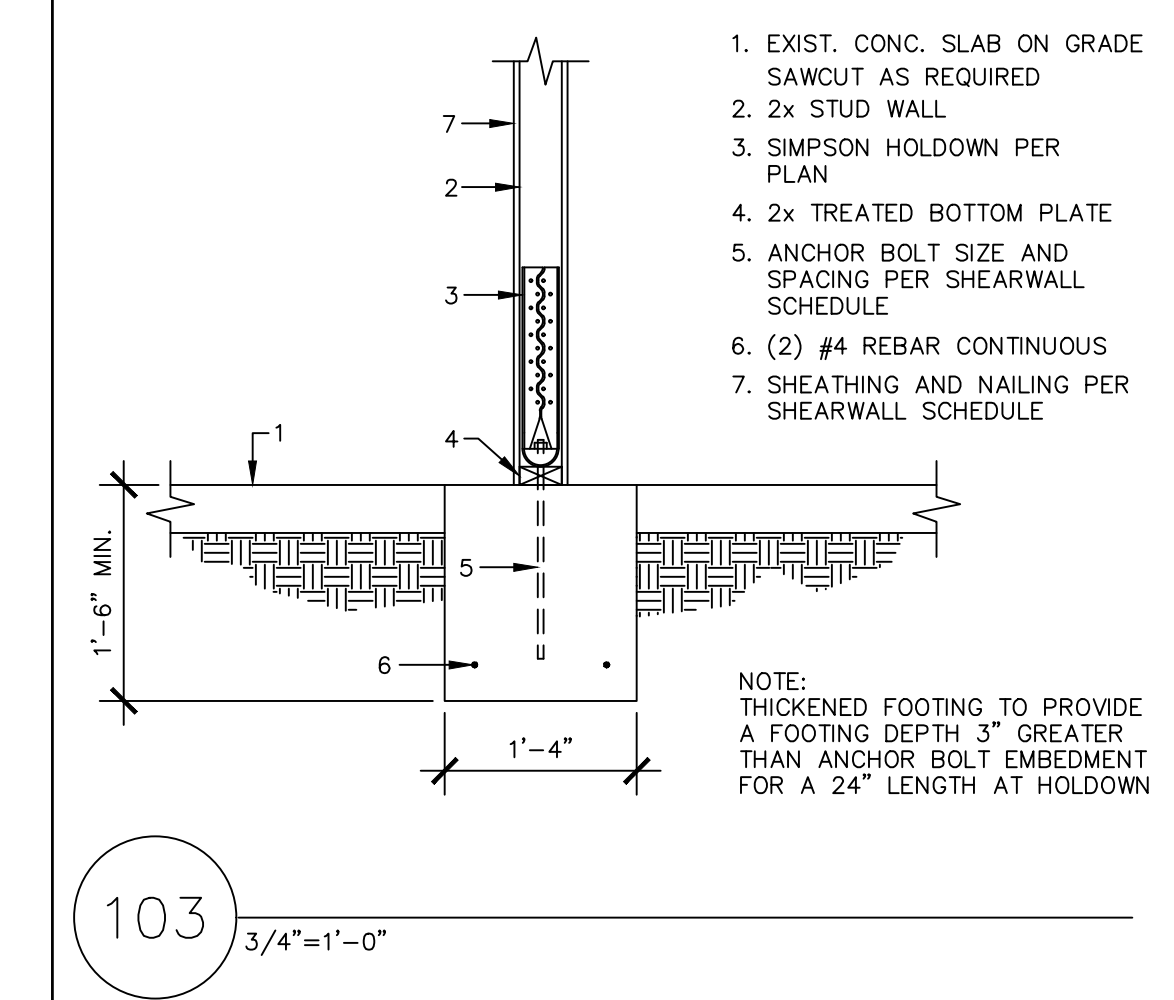
1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ SILL PLATE
5. ANCHOR BOLTS. SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @ 24" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @ 10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
10. PROVIDE 4" DIA PERFORATED PIPE, SURROUNDED BY A MIN. OF 8" OF DRAIN ROCK WRAPPED IN A NON-WOVEN GEOSYNTHETIC FILTER FABRIC. THE PERIMETER DRAINAGE SYSTEM SHOULD DISCHARGE BY GRAVITY FLOW TO A SUITABLE STORM WATER SYSTEM

101 3/4"=1'-0"



1. EXISTING SLAB ON GRADE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION

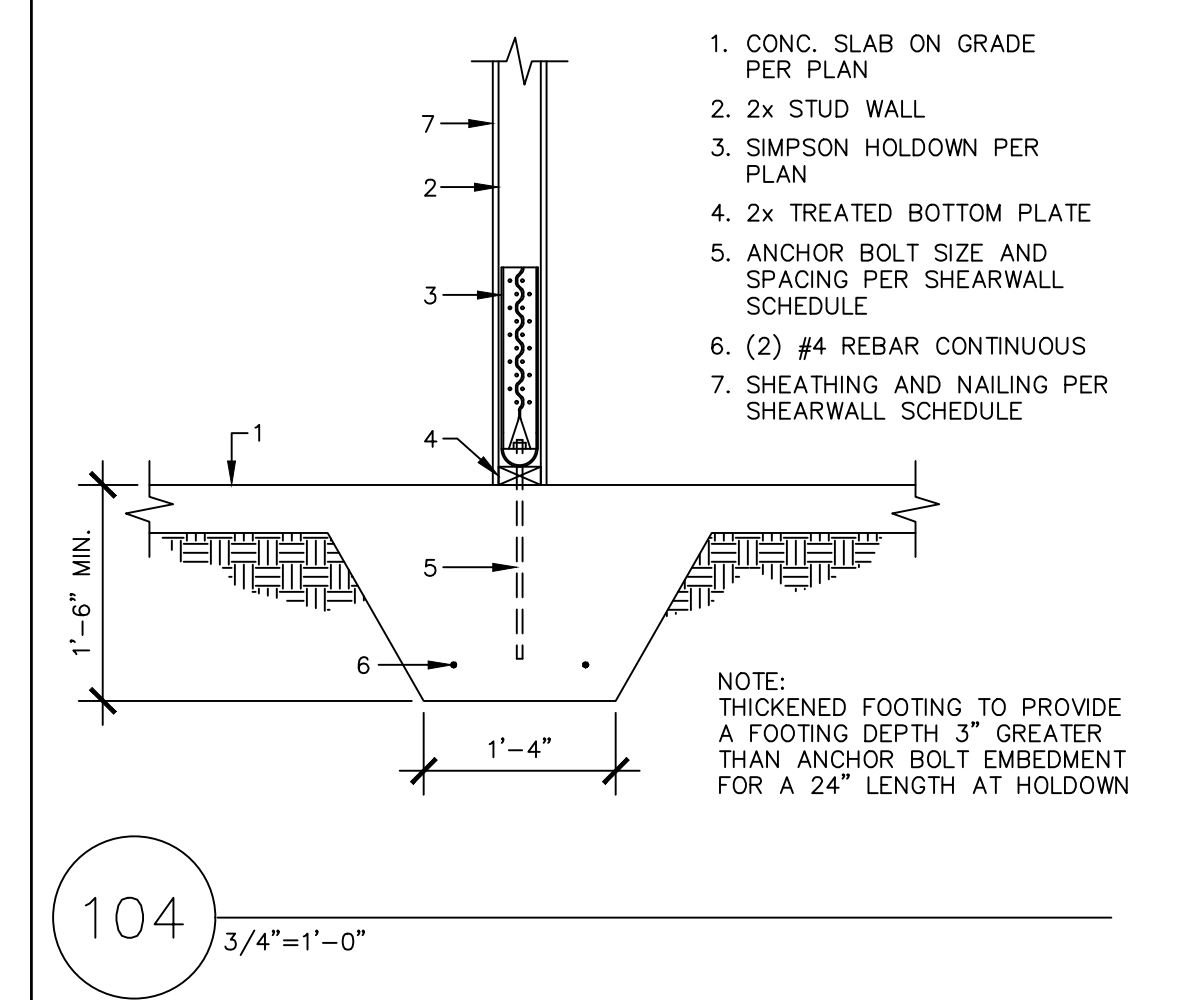
102 TYP. SHEARWALL DETAIL @ EXISTING FOUNDATION 3/4"=1'-0"



1. EXIST. CONC. SLAB ON GRADE SAWCUT AS REQUIRED
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN
4. 2x TREATED BOTTOM PLATE
5. ANCHOR BOLT SIZE AND SPACING PER SHEARWALL SCHEDULE
6. (2) #4 REBAR CONTINUOUS
7. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

NOTE: THICKENED FOOTING TO PROVIDE A FOOTING DEPTH 3" GREATER THAN ANCHOR BOLT EMBEDMENT FOR A 24" LENGTH AT HOLDOWN

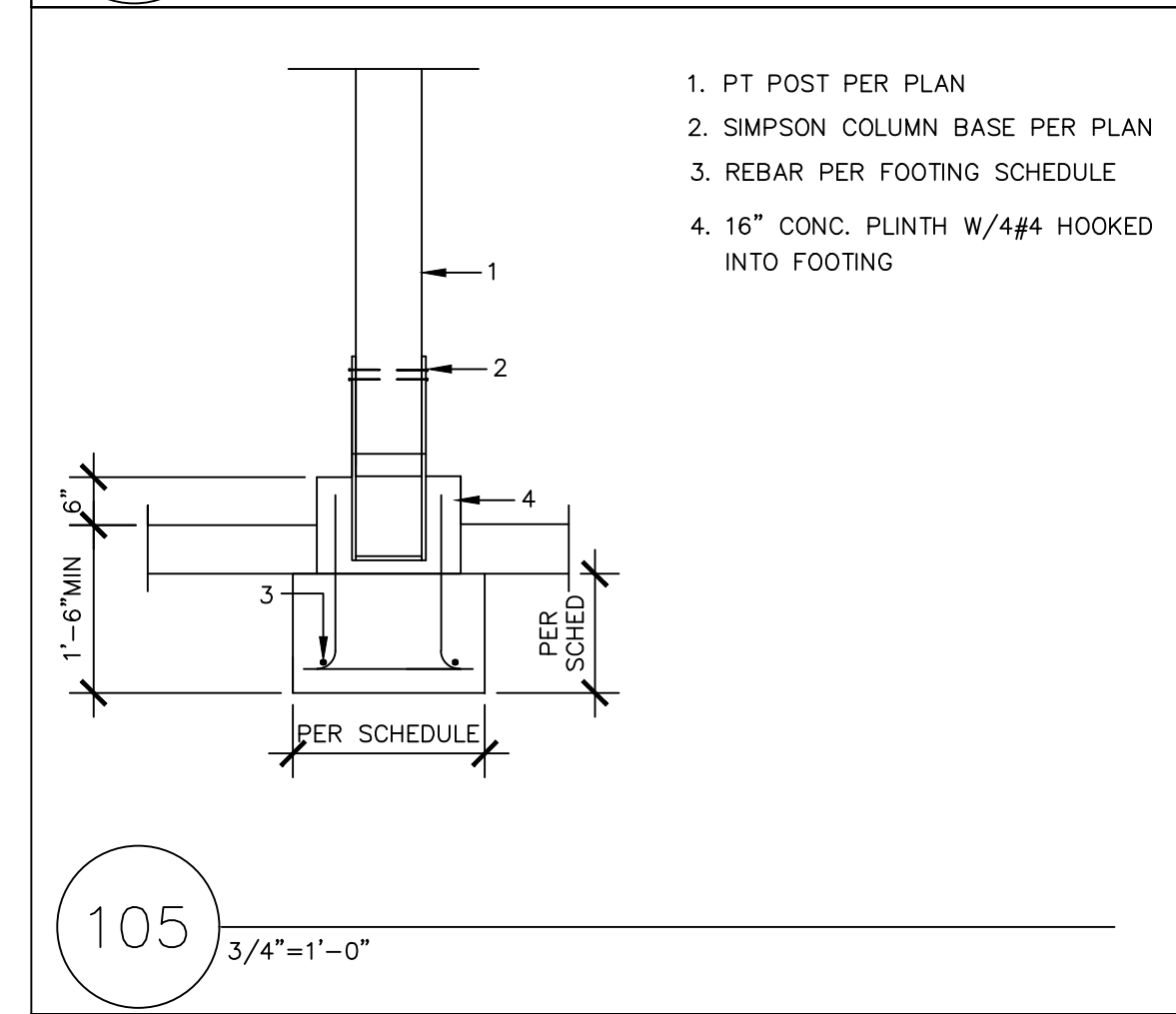
103 3/4"=1'-0"



1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN
4. 2x TREATED BOTTOM PLATE
5. ANCHOR BOLT SIZE AND SPACING PER SHEARWALL SCHEDULE
6. (2) #4 REBAR CONTINUOUS
7. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

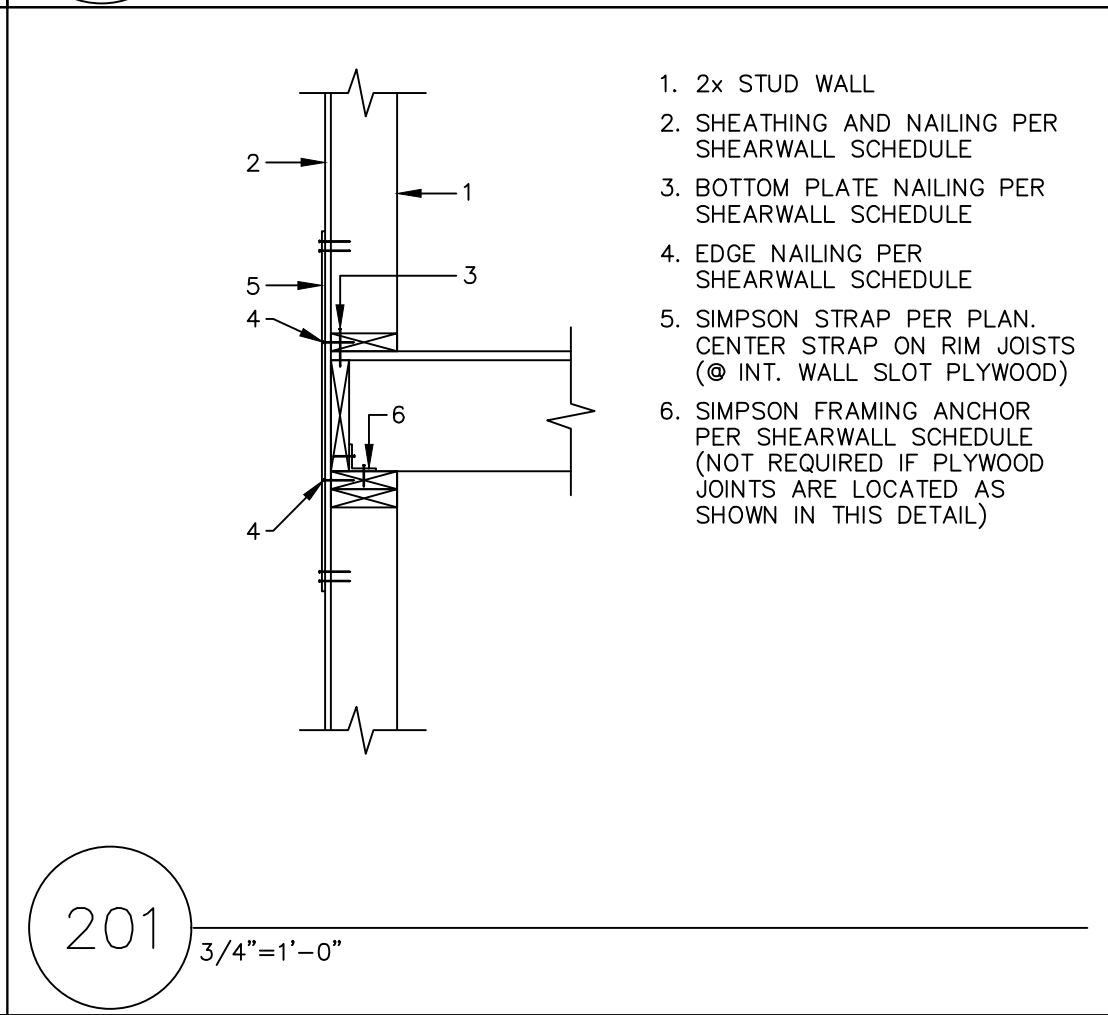
NOTE: THICKENED FOOTING TO PROVIDE A FOOTING DEPTH 3" GREATER THAN ANCHOR BOLT EMBEDMENT FOR A 24" LENGTH AT HOLDOWN

104 3/4"=1'-0"



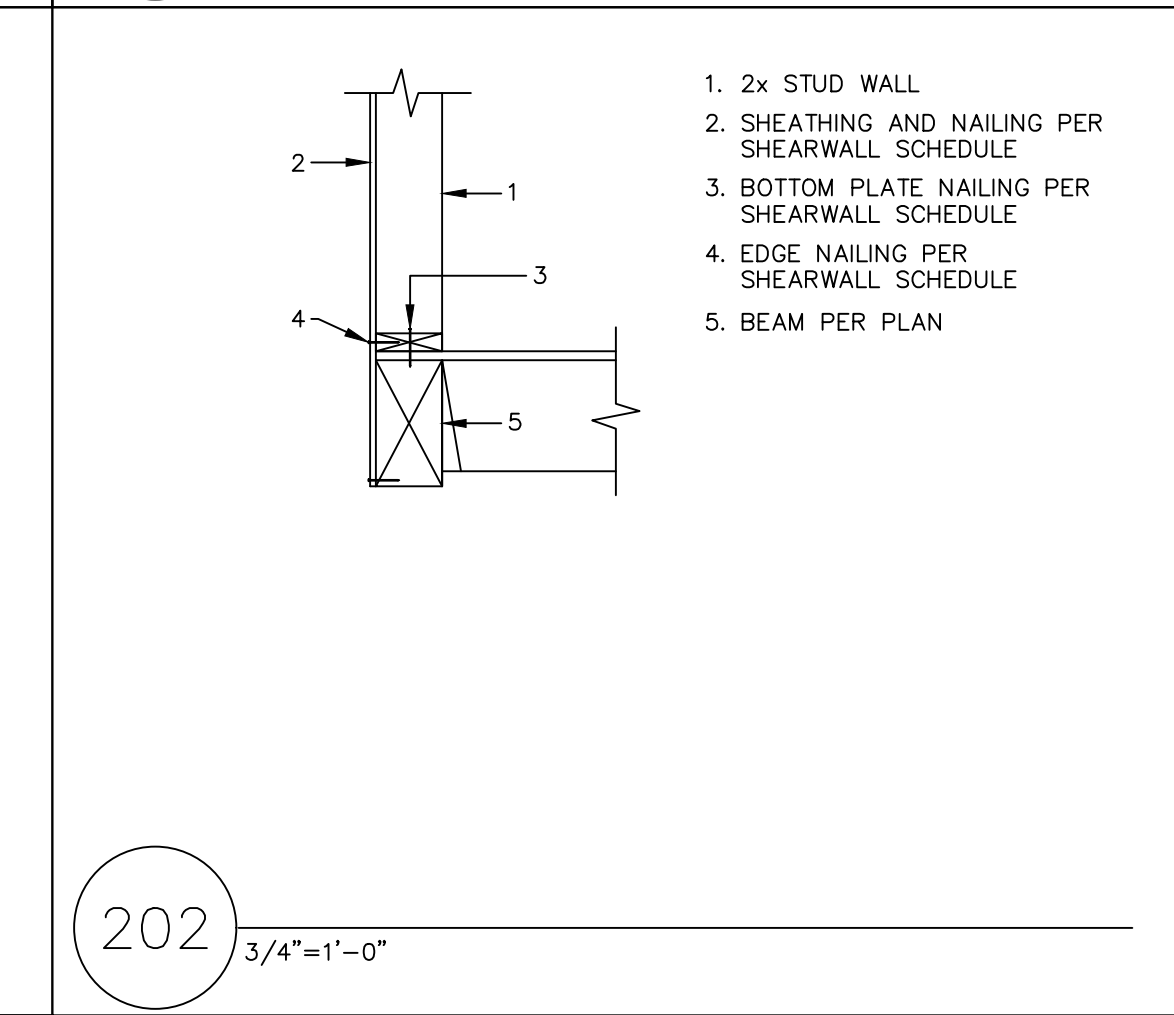
1. PT POST PER PLAN
2. SIMPSON COLUMN BASE PER PLAN
3. REBAR PER FOOTING SCHEDULE
4. 16" CONC. PLINTH W/ #4 HOOKED INTO FOOTING

105 3/4"=1'-0"



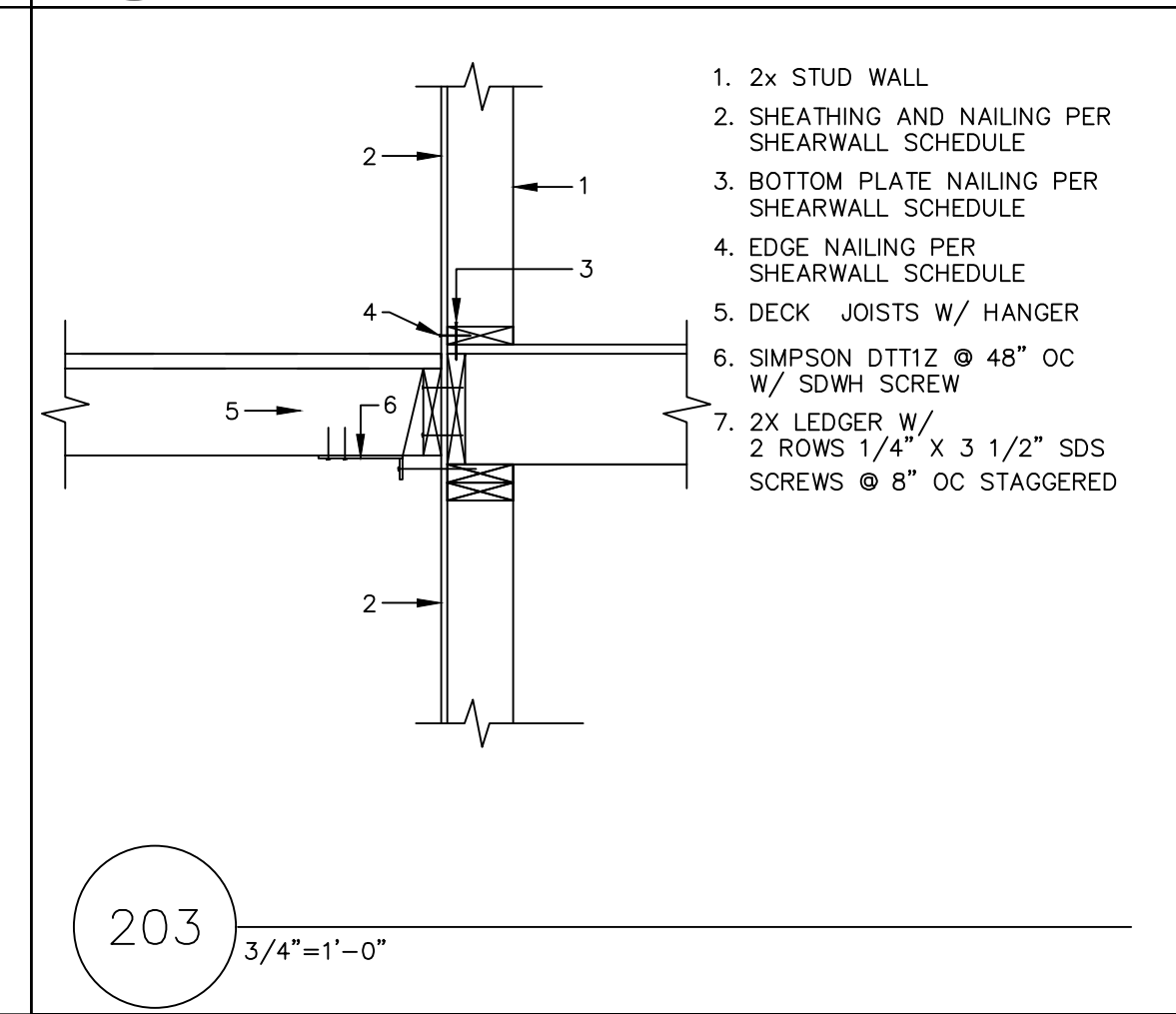
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN. CENTER STRAP ON RIM JOISTS @ INT. WALL SLOT PLYWOOD
6. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE (NOT REQUIRED IF PLYWOOD JOINTS ARE LOCATED AS SHOWN IN THIS DETAIL)

201 3/4"=1'-0"



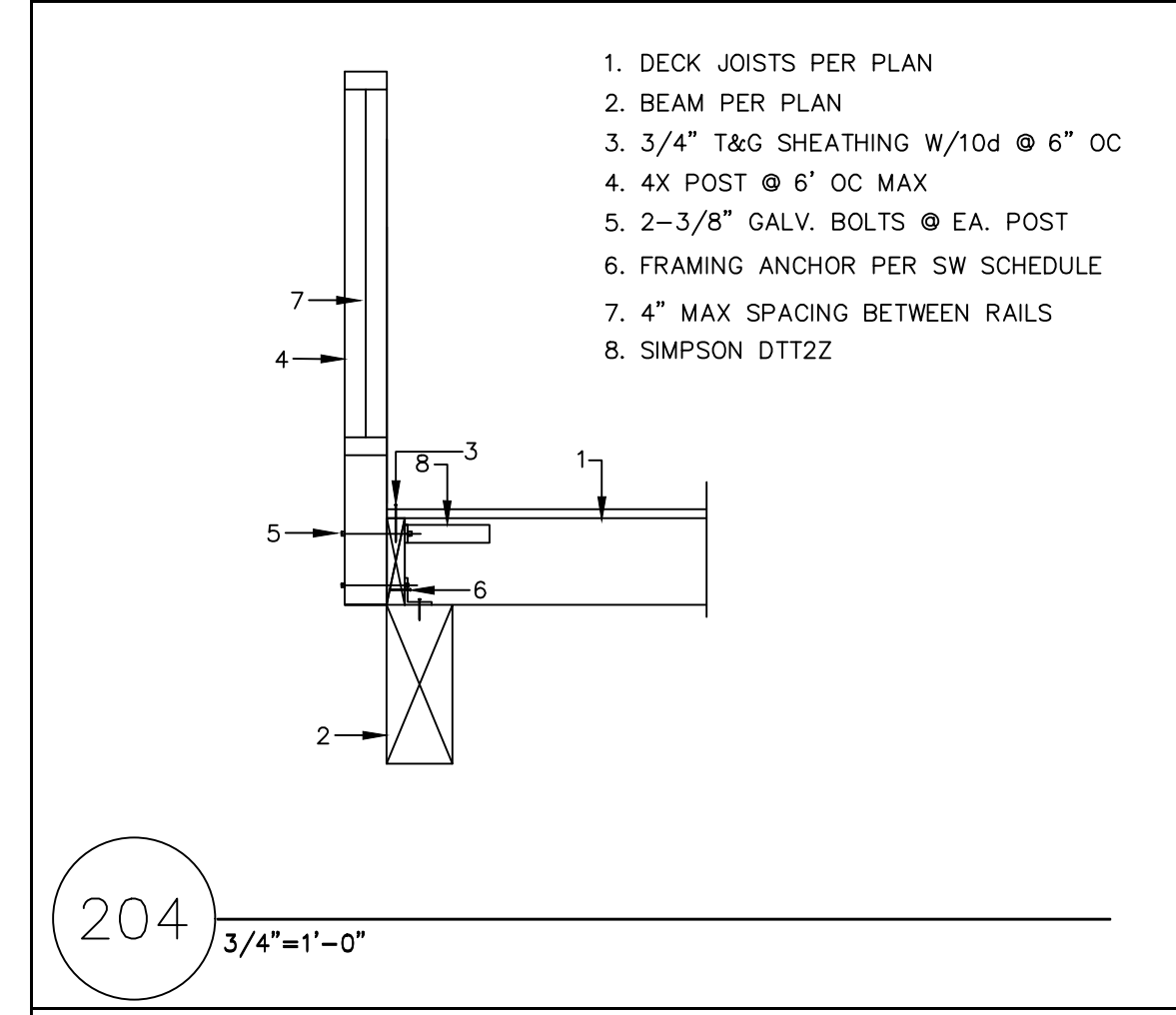
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. BEAM PER PLAN

202 3/4"=1'-0"



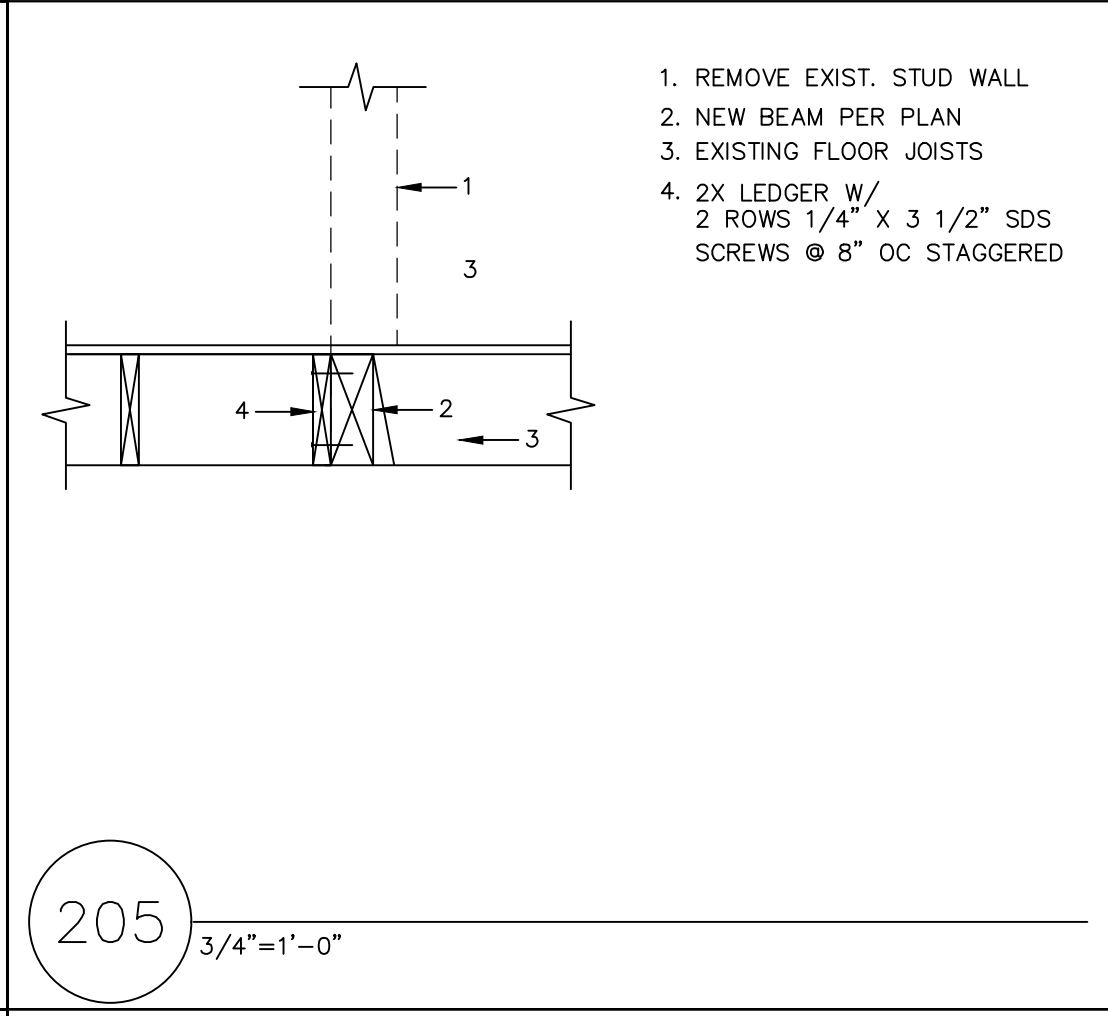
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. DECK JOISTS W/ HANGER
6. SIMPSON DTT12 @ 48" OC W/ SDWH SCREW
7. 2x LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED

203 3/4"=1'-0"



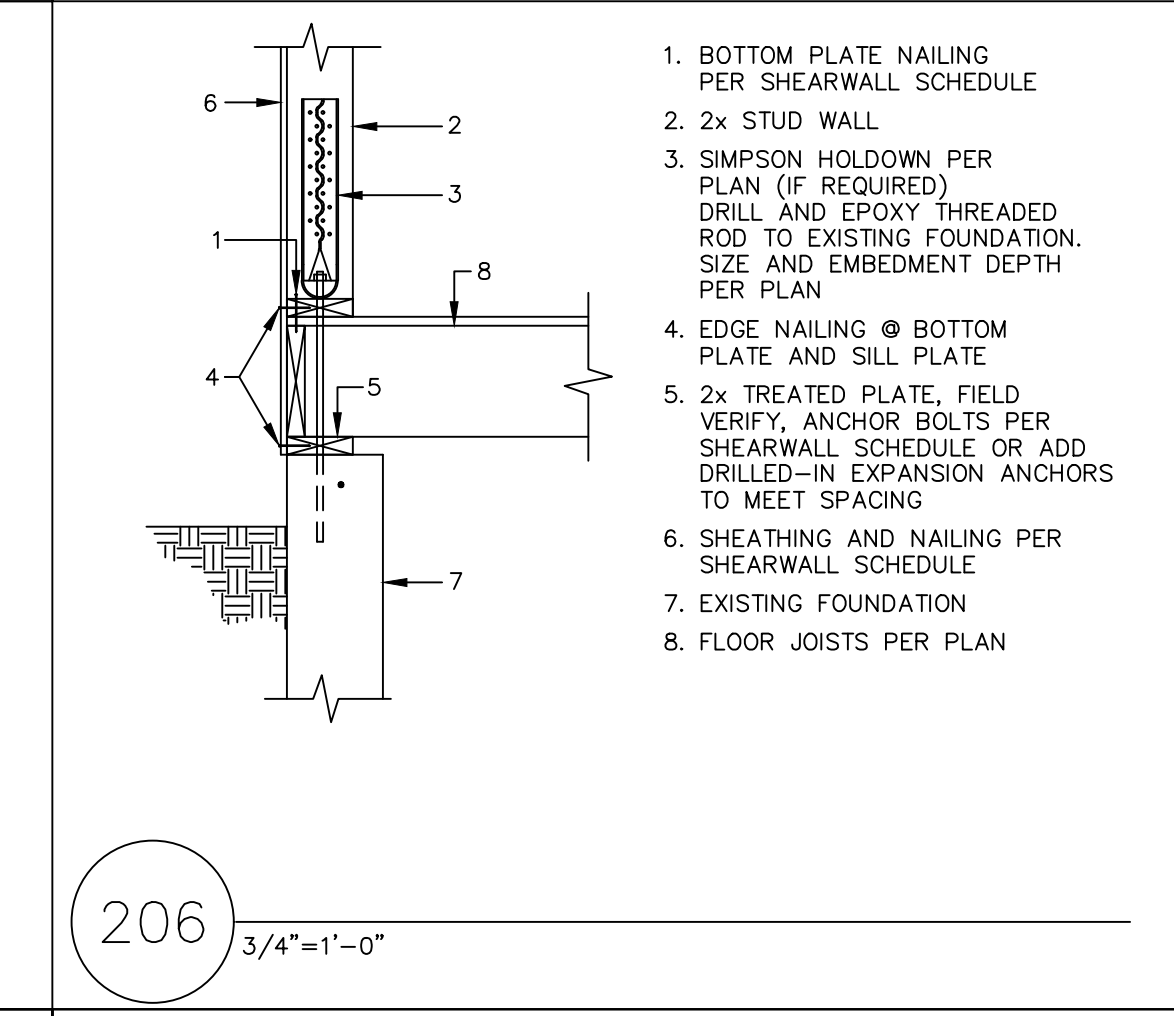
1. DECK JOISTS PER PLAN
2. BEAM PER PLAN
3. 3/4" T&G SHEATHING W/ 10d @ 6" OC
4. 4x POST @ 6' OC MAX
5. 2-3/8" GALV. BOLTS @ EA. POST
6. FRAMING ANCHOR PER SW SCHEDULE
7. 4" MAX SPACING BETWEEN RAILS
8. SIMPSON DTT22

204 3/4"=1'-0"



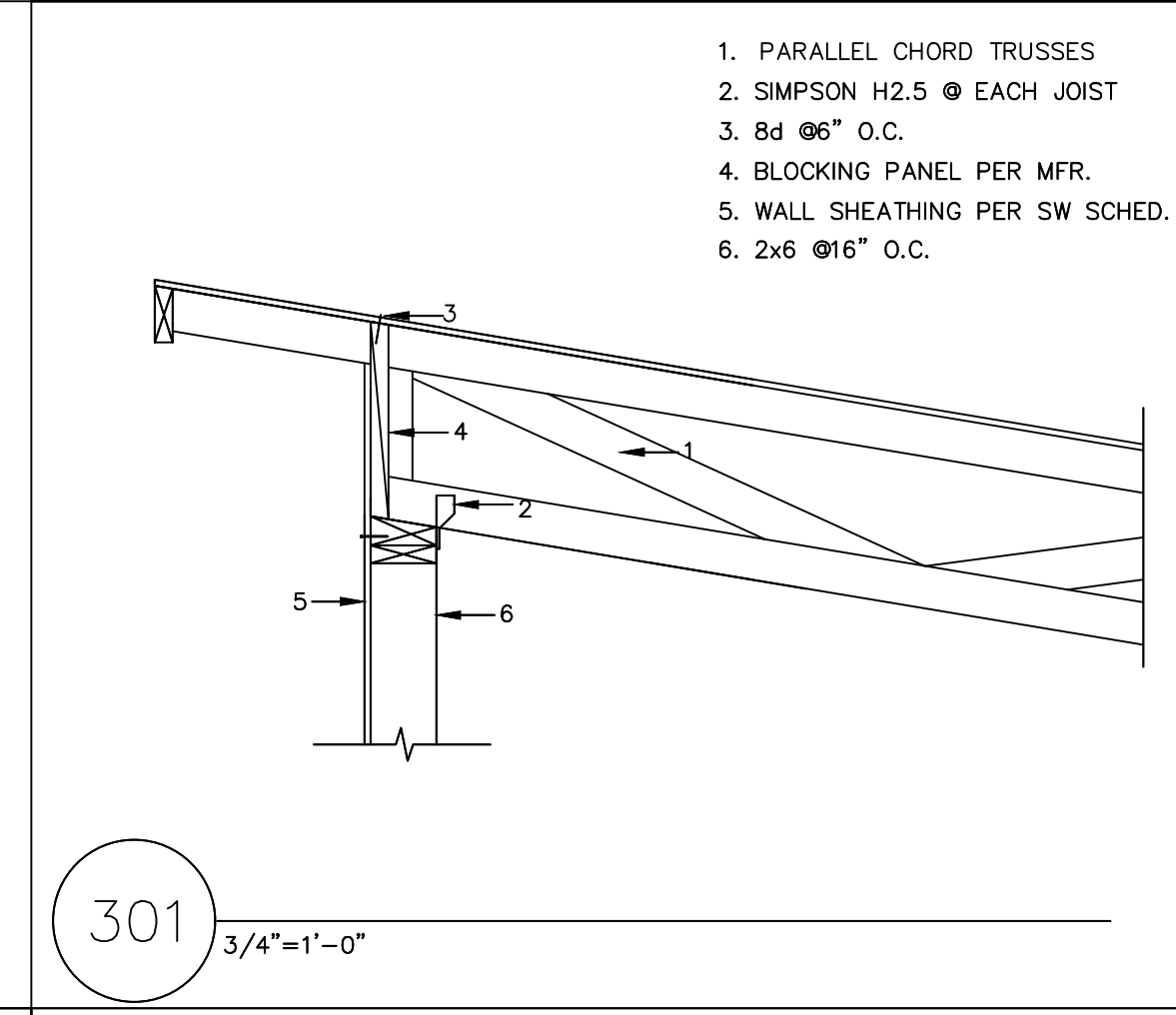
1. REMOVE EXIST. STUD WALL
2. NEW BEAM PER PLAN
3. EXISTING FLOOR JOISTS
4. 2x LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED

205 3/4"=1'-0"



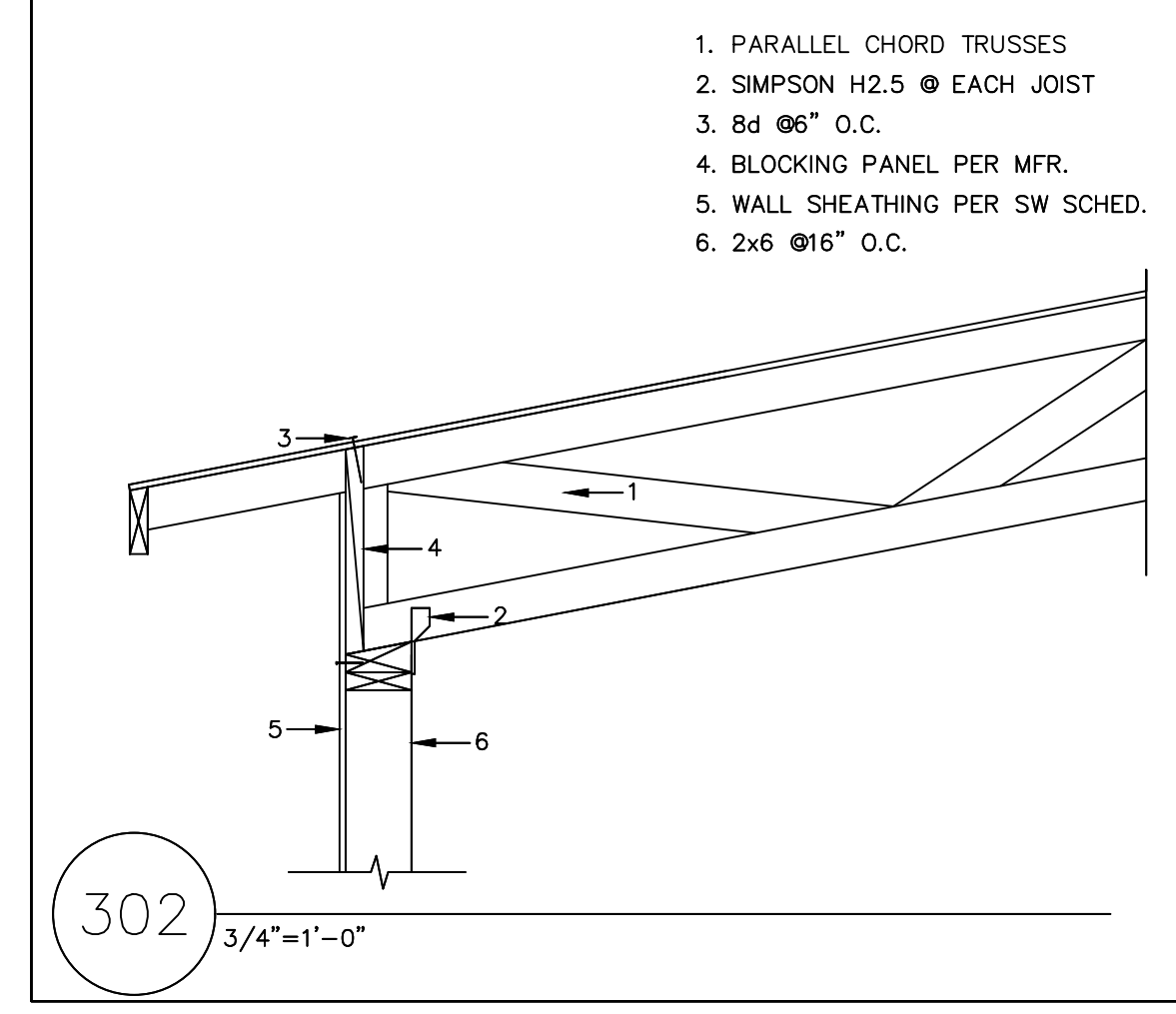
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION
8. FLOOR JOISTS PER PLAN

206 3/4"=1'-0"



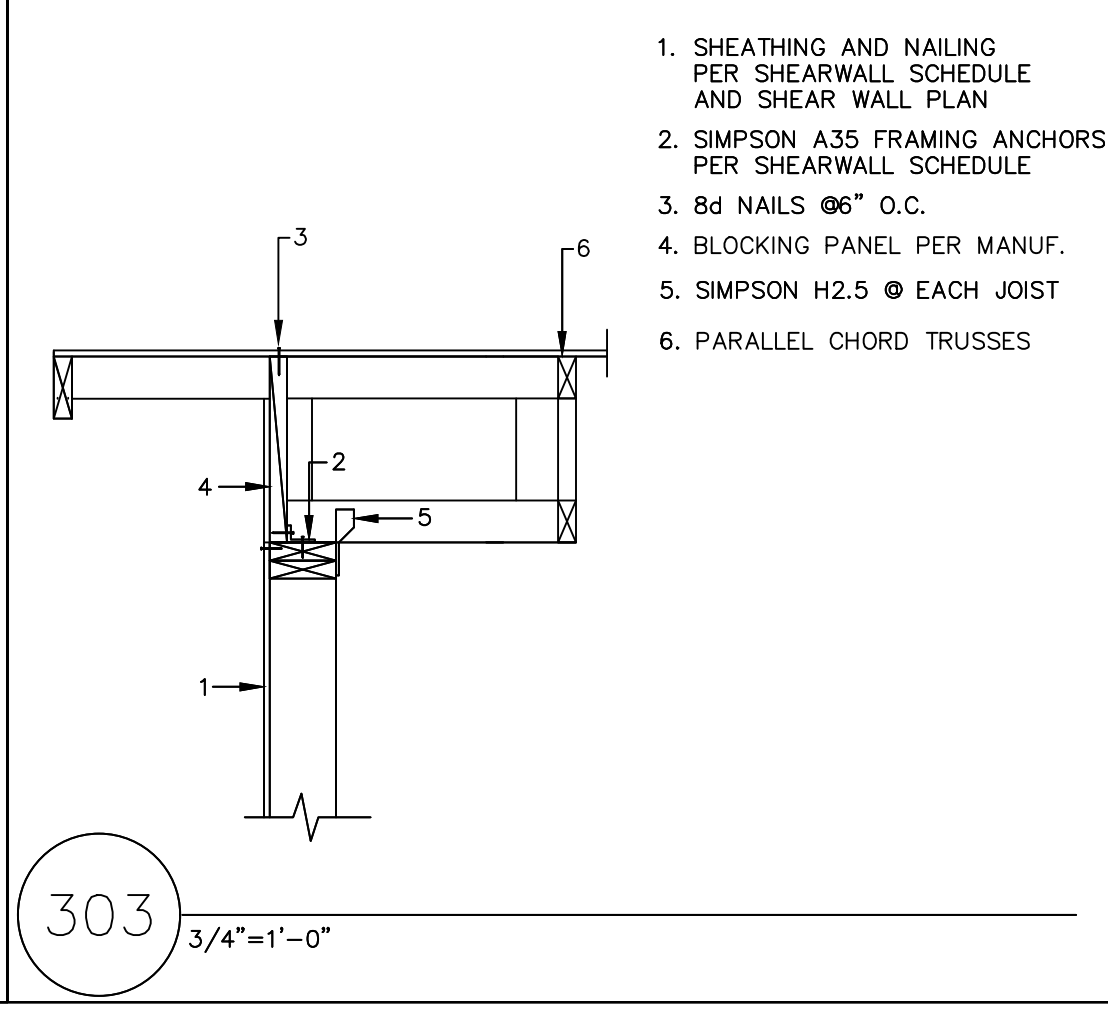
1. PARALLEL CHORD TRUSSES
2. SIMPSON H2.5 @ EACH JOIST
3. 8d @ 6" O.C.
4. BLOCKING PANEL PER MFR.
5. WALL SHEATHING PER SW SCHED.
6. 2x6 @ 16" O.C.

301 3/4"=1'-0"



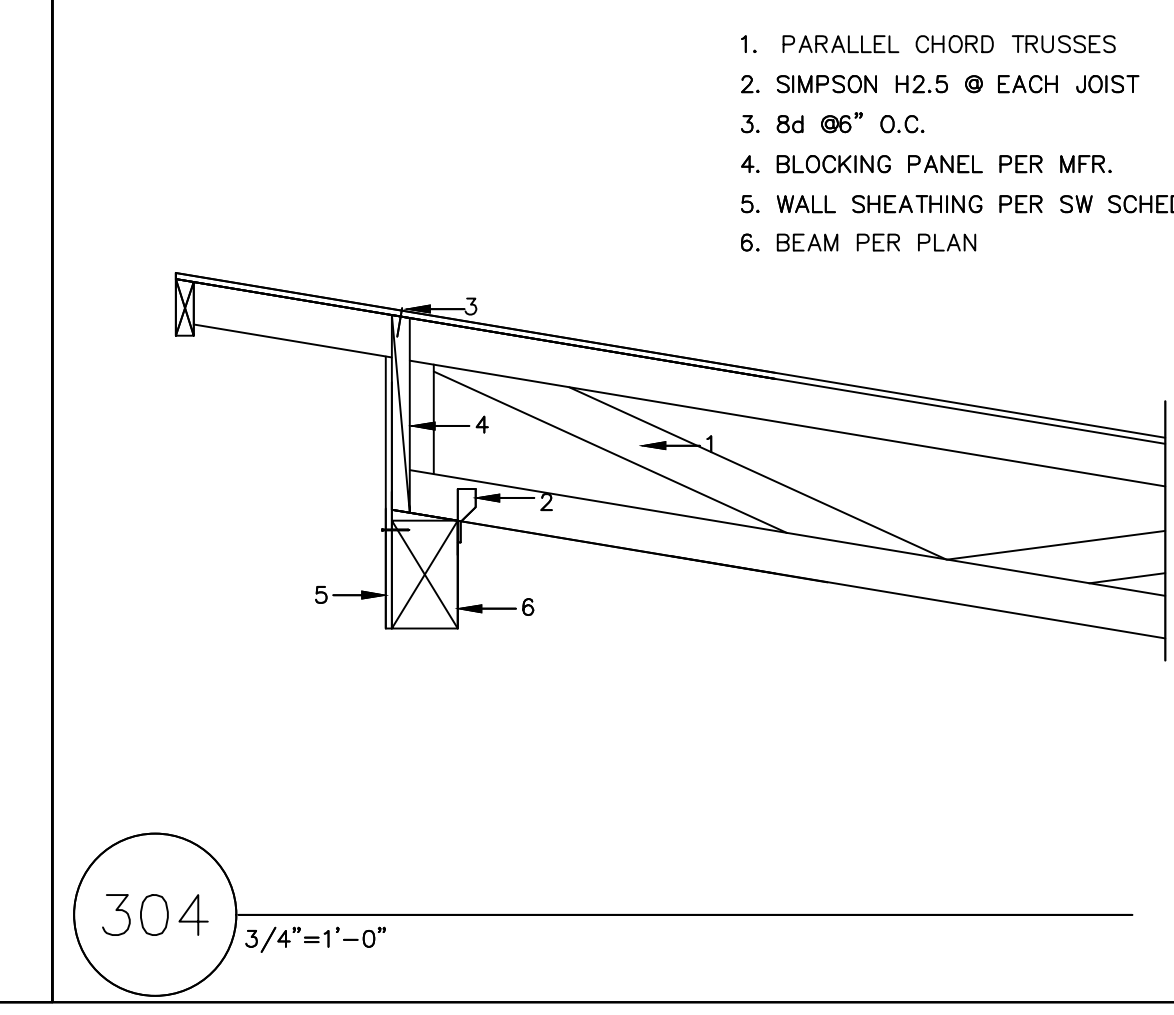
1. PARALLEL CHORD TRUSSES
2. SIMPSON H2.5 @ EACH JOIST
3. 8d @ 6" O.C.
4. BLOCKING PANEL PER MFR.
5. WALL SHEATHING PER SW SCHED.
6. 2x6 @ 16" O.C.

302 3/4"=1'-0"



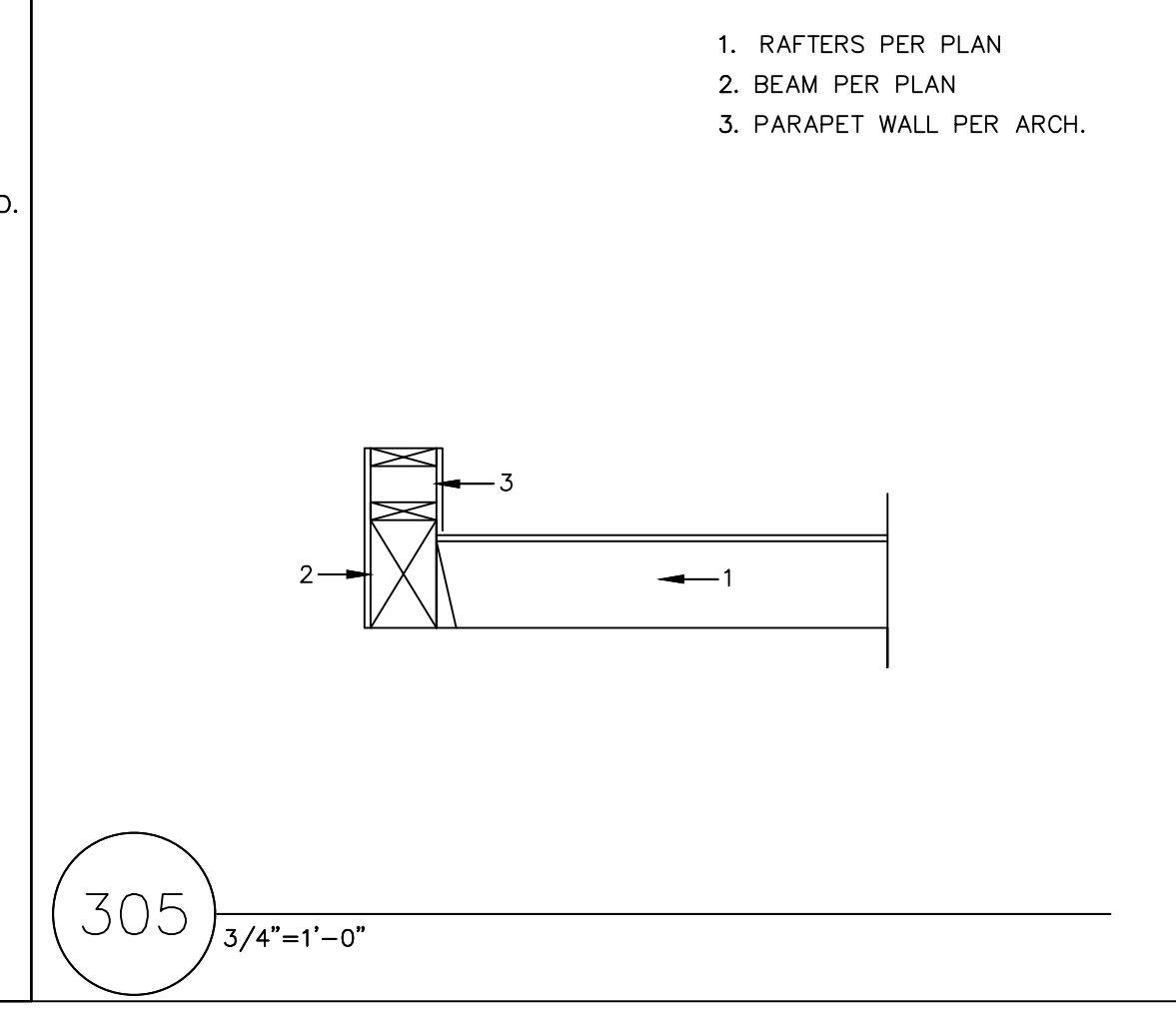
1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND SHEAR WALL PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 8d NAILS @ 6" O.C.
4. BLOCKING PANEL PER MANUF.
5. SIMPSON H2.5 @ EACH JOIST
6. PARALLEL CHORD TRUSSES

303 3/4"=1'-0"



1. PARALLEL CHORD TRUSSES
2. SIMPSON H2.5 @ EACH JOIST
3. 8d @ 6" O.C.
4. BLOCKING PANEL PER MFR.
5. WALL SHEATHING PER SW SCHED.
6. BEAM PER PLAN

304 3/4"=1'-0"



1. RAFTERS PER PLAN
2. BEAM PER PLAN
3. PARAPET WALL PER ARCH.

305 3/4"=1'-0"

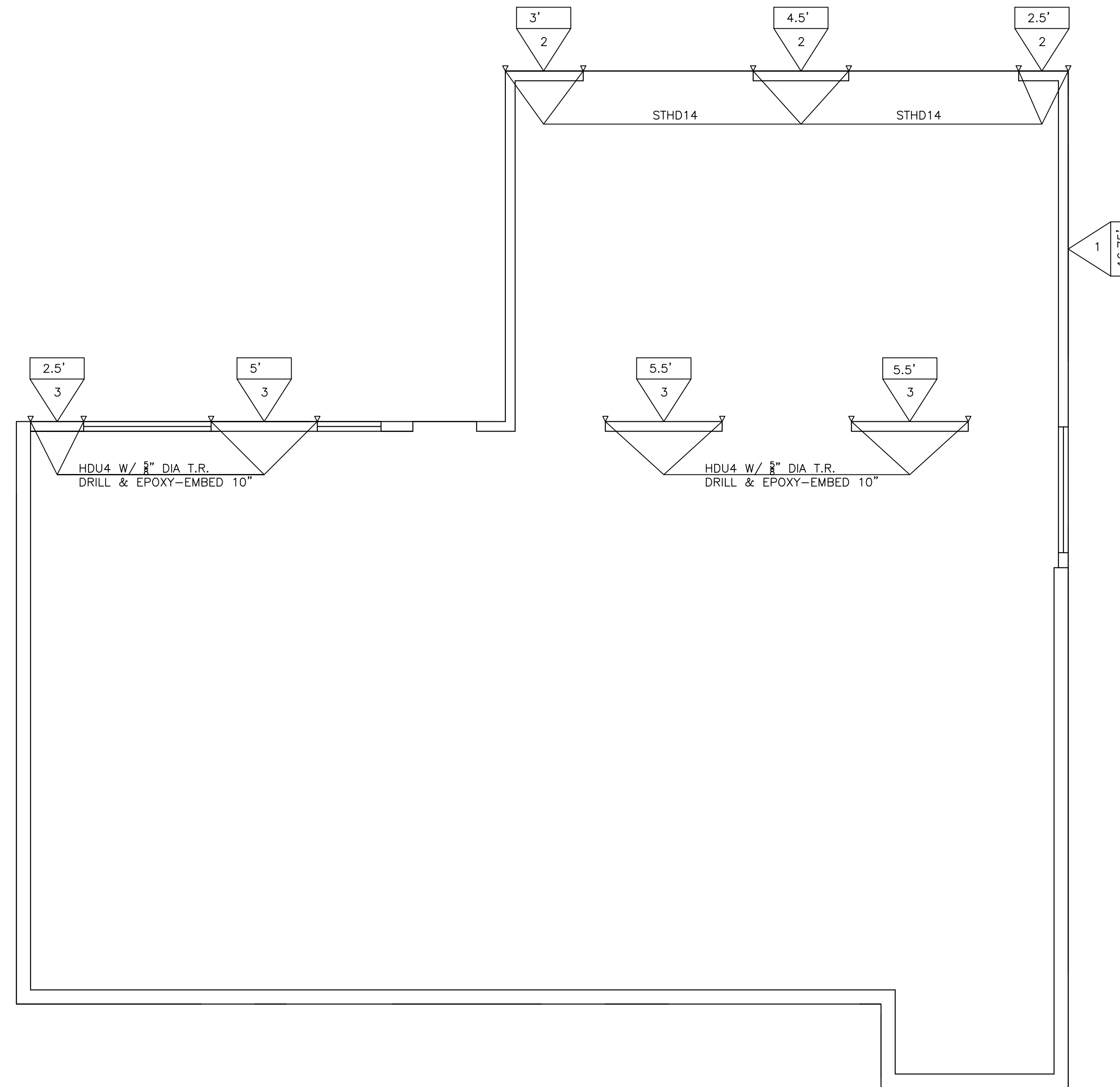
General Notes

	REV. 7/22/24	
	REV. 1/9/24	
No.	Revision/Issue	Date

Firm Name and Address
 MDT ENGINEERING
 31403 44TH AVE S
 AUBURN, WA 98001
 253-709-9852
 MD.THOMPSON@EARTHLINK.NET

Project Name and Address
 MAWER-BайдWAN
 3777 79TH AVE SE
 MERCER ISLAND, WA
 98040

Project MAWER-BайдWAN	Sheet SD2
Date 4/1/24	
Scale AS NOTED	



LOWER FLOOR SHEAR WALLS
 $\frac{1}{4}'' = 1'$

General Notes

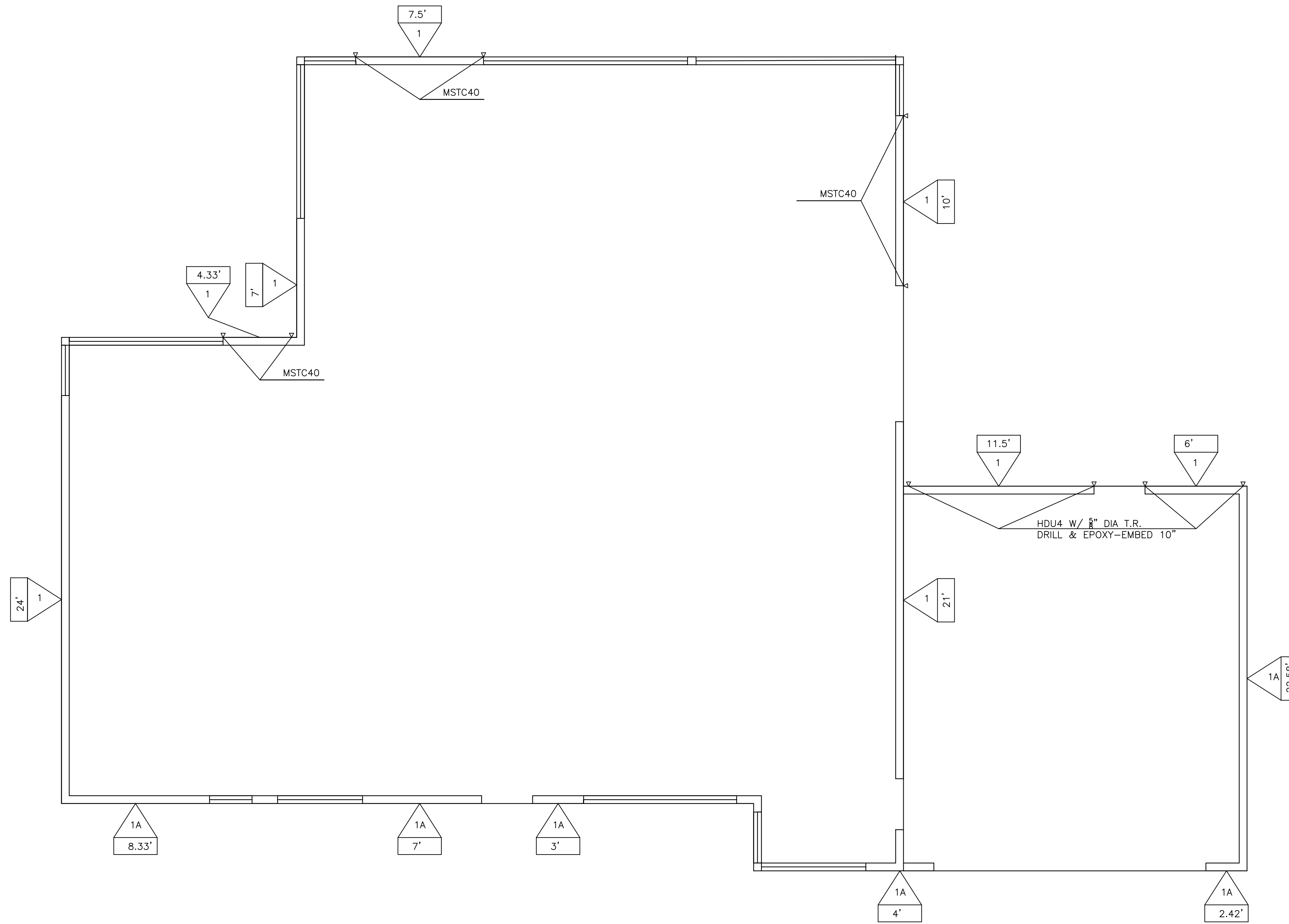


No.	Revision/Issue	Date
	REV. 4-4-24	

Firm Name and Address
 MDT ENGINEERING
 31403 44TH AVE S
 AUBURN, WA 98001
 253-709-9852
 MD.THOMPSON@EARTHLINK.NET

Project Name and Address
 MAWER-Baidwan
 3777 79TH AVE SE
 MERCER ISLAND, WA
 98040

Project MAWER-Baidwan	Sheet SD3
Date 4/1/24	
Scale AS NOTED	



MAIN FLOOR SHEAR WALLS
 $\frac{1}{4}'' = 1'$

General Notes



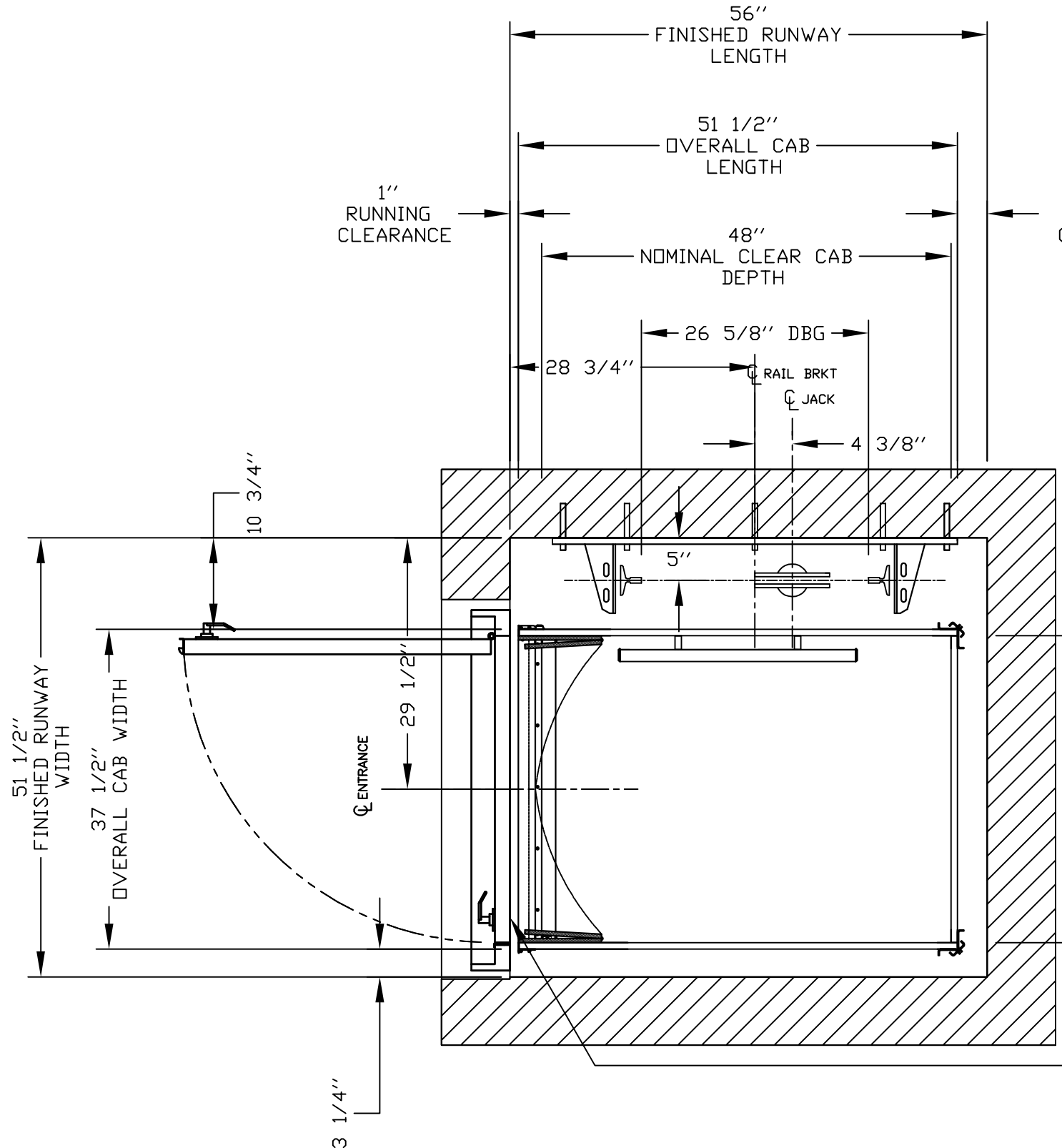
No.	Revision/Issue	Date
	REV. 1/9/24	

Firm Name and Address
 MDT ENGINEERING
 31403 44TH AVE S
 AUBURN, WA 98001
 253-709-9852
 MD.THOMPSON@EARTHLINK.NET

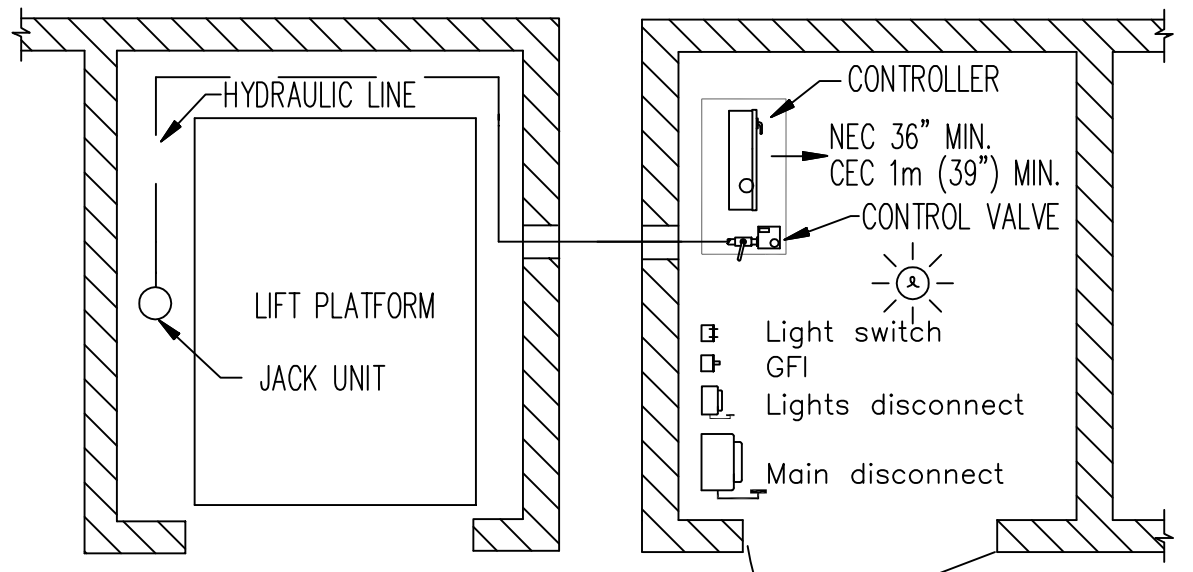
Project Name and Address
 MAWER-Baidwan
 3777 79TH AVE SE
 MERCER ISLAND, WA
 98040

Project MAWER-Baidwan	Sheet SD4
Date 4/1/24	
Scale AS NOTED	

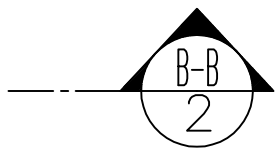
PLEASE NOTE:
 - OVERALL HOISTWAY LENGTH AND WIDTH DIMENSIONS ARE FROM DRYWALL TO DRYWALL (WHERE APPLICABLE)



PLAN VIEW



M/R PLAN AT LOWER LEVEL



PRELIMINARY DRAWING ONLY
 DRAWING APPROVAL:

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY, AND IS THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

- APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING
- APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED
- CHANGE AS NOTED, REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

SIGNATURE: _____ DATE: _____

- CHANGES REQUEST:
1. _____
 2. _____
 3. _____
 4. _____

CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY

BACK SIDE FACE OF DOOR NEEDS TO BE WITHIN 3/4" (19mm) OF THE HOIST WAY PER ARTICLE 5.3.1.8.2.

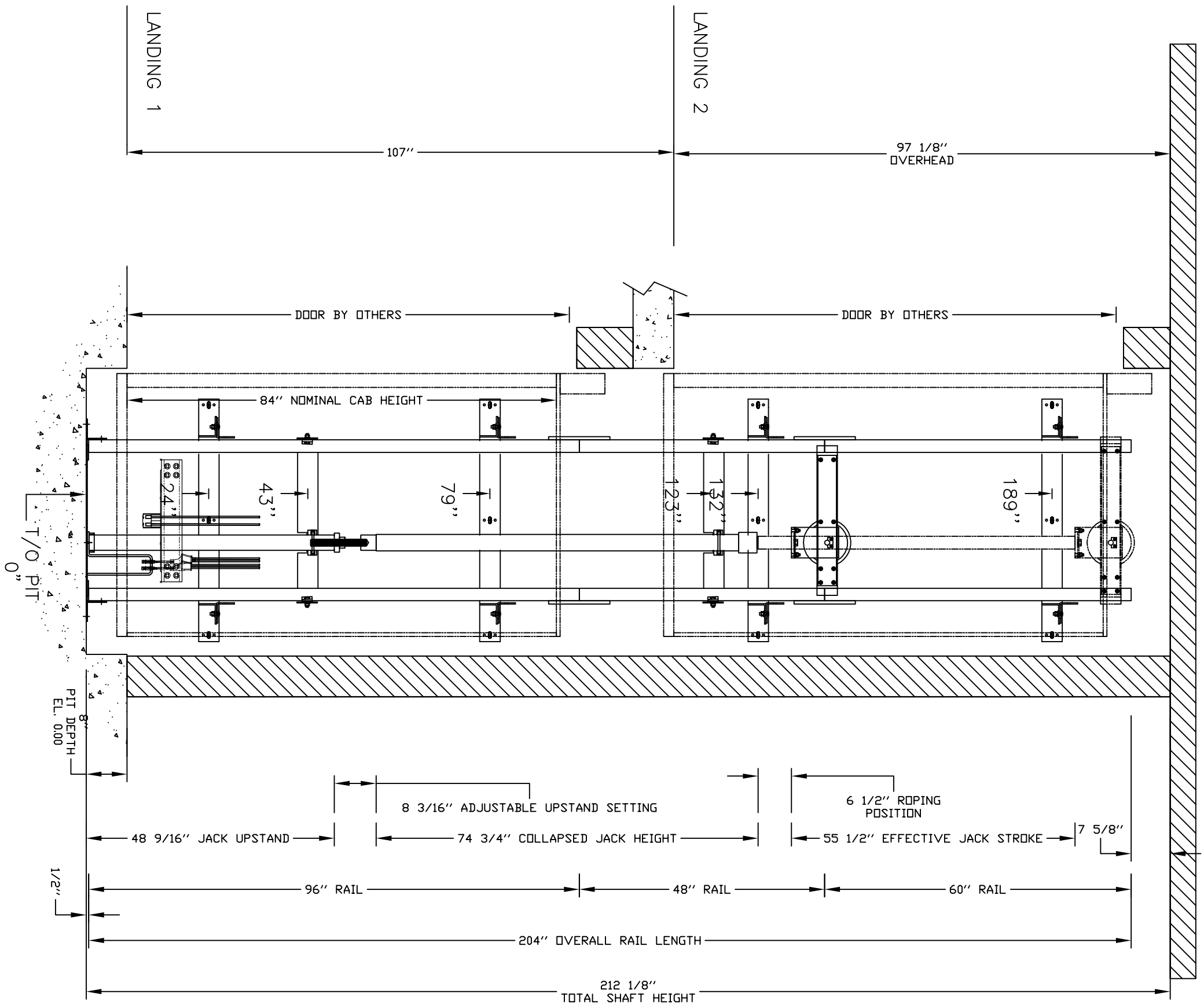
OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No.	INFINITY
Variant No.	1 1 3 7 7 0 5

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS	DATE:	04-03-24
PROJECT:	B A I D W A N R E S I D E N C E	REVISION DATE:	04-03-24
ADDRESS:	3777 79TH AVE SE. ,MERCER ISLAND WASHINGTON, USA, 98040	COMPLETED BY:	CHINOOK/CHINOOKLE



JOB No.	P-000000	SHEET No.	1 OF 5
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ELEVATION VIEW B-B

CUSTOMER: CHINOOK ELEVATOR SOLUTIONS
 PROJECT: BAIDWAN RESIDENCE
 ADDRESS: 3777 79TH AVE SE., MERCER ISLAND WASHINGTON, USA, 98040

OFFICE USE ONLY:
 CONFIGURATION VERSION STAMP: 0.0
 MODULE VERSION STAMP: I-S-8.51

DATE: 04-03-24
 REVISION DATE: 04-03-24
 COMPLETED BY: CHARLACK/MANDEL

Part No. INFINITY
 Variant No. 1137705

Job No. P-000000

SHEET No. 2 OF 5

savaria.

PROVISIONS BY OTHERS

*GENERAL

HOISTWAY- THE HOISTWAY MUST BE IN ACCORDANCE WITH NATIONAL US/ASME (SEE APPLIED CODE), ALL STATE AND LOCAL CODES.
PLUMB HOISTWAY- DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.
MINIMUM OVERHEAD CLEARANCE- OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.
CONSTRUCTION SITE- OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.
DIMENSIONS- CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

*STRUCTURAL

FLOOR/SUPPORT WALL LOADS- CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE TABLES ON THIS DRAWING FOR LOADS IMPOSED BY THE EQUIPMENT.
DOORS- SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS. DOOR WITH THE CORE IS REQUIRED.
NOTE[2]- DISTANCE BETWEEN THE HOIST WAY SIDE OF THE LANDING DOOR AND THE CAR GATE SHALL NOT EXCEED 4" (102mm). THE BACKSIDE FACE OF LANDING DOOR NEEDS TO BE WITHIN 3/4" (19mm) OF THE HOIST WAY PER ARTICLE 5.3.1.8.2. THE LANDING DOOR IS REQUIRED TO BE MADE OF SOLID CORE CONSTRUCTION.
ENTRANCE ASSEMBLIES- ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.
RETURN WALLS- RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS BY ELEVATOR CONTRACTOR.

*MACHINE ROOM

LOCATION / ACCESS- MACHINE ROOM LOCATED AT THE LOWEST LEVEL ADJACENT TO HOISTWAY, UNLESS SHOWN OTHERWISE ON THE LAYOUT DRAWINGS. FIELD ADJUSTMENT BY INSTALLER MAY BE NECESSARY TO MEET JOB SITE CONDITIONS OR REGULATIONS. MACHINE ROOM DOOR IS TO BE LOCKABLE AND IS TO MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
SLEEVES FOR OIL & ELECTRIC LINES- FROM MACHINE ROOM TO RUNWAY AS REQUIRED. (POSITION PER INSTALLERS INSTRUCTIONS).

	DISCONNECT SIZE	TIME DELAY FUSE SIZE	VOLTS	PHASE	AMPERAGE
MOTOR & EQUIP	30 AMPS	30 AMPS	230 volt	Single Phase	13.20 AMPS
CAB LIGHTS	15 AMPS	15 AMPS	115 V	1	

*ELECTRICAL

POWER SUPPLY- (SEE SPECIFICATIONS) LOCKABLE FUSED DISCONNECT WITH AUXILIARY CONTACT TO BRAKE THE BATTERY FEED, OR CIRCUIT BREAKERS WITH A 3-POLE BREAKER FOR BATTERY FEED REQUIRED, IN COMPLIANCE WITH ELECTRICAL CODE, AS FOLLOWS: (LOCATED ON WALL ON LOCK JAMB SIDE OF MACHINE ROOM DOOR)
PERMANENT POWER- BEFORE INSTALLATION CAN BEGIN, PERMANENT POWER MUST BE SUPPLIED.
LIGHTING- THE ILLUMINATION SHALL BE NOT LESS THAN 200 LX (19 FC) AT THE FLOOR LEVEL IN ALL MACHINE ROOMS AND MACHINERY SPACES. LIGHTING OF 100 LX(10 FC) MIN OVER LIFT, PLATFORM AND LANDING AREAS. LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT. ALL LIGHTING MUST BE SOURCED FROM THE LINE SIDE OF ANY GFCI.

PHONE- NEED A PHONE LAND LINE (IF NOT VoIP) FOR THE PHONE. FOR VoIP PLEASE CONTACT SAVARIA.
 SAVARIA LINK REMOTE MONITORING - NONE SELECTED
 Not required

*ENTRANCES

FASCIA PANEL BELOW UPPER LEVEL ENTRANCE- WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.

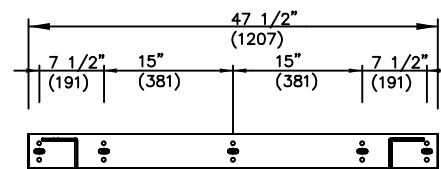
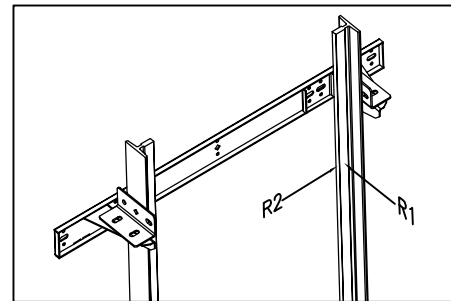
SPECIFICATIONS

GENERAL

CLASSIFICATION: _____ Residential Building
 APPLIED CODE: _____ ASME A17.1-2022 SEC. 5.3
 MODEL: _____ Infinity
 CAPACITY: _____ 1000lbs
 NOMINAL SPEED: _____ 36 fpm [0.18 m/s] UP AND DOWN
 TRAVEL: _____ 107 "
 PIT DEPTH: _____ 8 "
 POWER SUPPLY: _____ 60 Hz Single Phase 230 volt

HYDRAULIC

PUMP MFR: _____ CONCORD
 PUMP MODEL: _____ VICKERS 3P
 MOTOR: _____ 3.0 hp FROM NIDEC
 VALVE MODEL NO. _____ EPV - 7
 VALVE COIL VOLTS: _____ 24 V DC
 MAX WORKING PRESSURE: _____ 1600 psi (11032 kPa)
 RELIEF VALVE SETTING: _____ MAX 25% ABOVE ACTUAL WORKING PRESSURE
 RESERVOIR: _____ 15-16.5 gal/57-63 L



LANDING DOORS DATA

DOOR TYPE	LANDING 1	LANDING 2
	Doors By Others	Doors By Others
ENTRANCE SIDE	Side A	Side A
DOOR SWING	Right Hand	Right Hand
LOCK TYPE	Flush Mount Pre Lock 1.75"DR	Flush Mount Pre Lock 1.75"DR
AUTO DOOR OPENER		
HALL CALL KEY SWITCH		
FLOOR MARKING	1	2

RAIL BRACKET

RAIL FORCES		R3 NOTE:
* R1	* R2	PIT FLOOR TO SUPPORT LOAD OF: 6.4 kips * (INCLUDES IMPACT)
304 lbf	194 lbf	FOR TOTAL PULL-OUT FORCE ON RAIL BRACKET, R1 MUST BE DOUBLED eg. 2 x 304 = 608 lbf
RAIL WEIGHT : 8.0 lbs/ft		

DATA SHEET

CAR FINISH DETAILS

CAB PANEL SELECTION: _____ Melamine Sand
 CAB SPECIAL FINISH: _____ Not applicable
 CEILING SELECTION: _____ standard (white)
 POT LIGHT FINISH: _____ Silver
 TRIM COLOUR: _____ Clear Anodized Aluminum
 CAR STATION PLATE: _____ Clear Anodized Alum. with PI with touchscreen
 HAND RAIL TYPE: _____ Clear Anodized Aluminum
 CAB FLOORING: _____ Plywood Floor 3/4"
 FINISHED FLOOR THICKNESS: _____ 3/4" finish
 TELEPHONE BOX: _____ No, Key pad phone in COP
 TELEPHONE BOX FINISH: _____ Not Applicable
 HALL CALL STATIONS: _____ Call stations are the same
 HALL CALL FINISH: _____ Rect. Clear Anodized Aluminum
 HALL CALL DIGITAL DISPLAY: _____ Floor Indicator not Included

CAR DIMENSIONS/PLATFORM GATES

CAB TYPE: _____ Type 1 Left Hand
 CAB OPERATION: _____ auto
 GATES REQUIRED: _____ Automatic Op. Bi-fold(s)
 GATE TYPE: _____ Automatic Op. Bi-fold(s)
 GATE FINISH: _____ Bi-fold Stainless : Bi-fold gates
 LANDING DOOR FINISH: _____ N/A

JACK UNIT

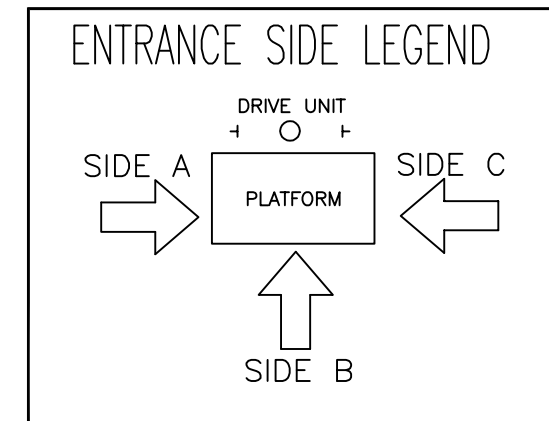
EFFECTIVE STROKE: _____ 55 1/2"
 PLUNGER O/D: _____ 2 1/2 "
 CYLINDER O/D: _____ 3 1/4 "
 CYLINDER I/D: _____ 2 3/4 "
 SPLIT CYLINDER: _____ no
 COLLAPSED LENGTH: _____ 74 3/4 "

SUSPENSION

TYPE: _____ AIRCRAFT CABLE 2 X 3/8" DIA. RATIO 1:2
 CONSTRUCTION: _____ IWRC 7 X 19
 NOMINAL STRENGTH: _____ 14,400 lbs Per Cable
 SPECS: _____ MIL-83420
 SAFETIES: _____ TYPE A

OPTIONS

TRAVELING CABLE: _____ Round Traveling Cable
 LED POT LIGHT: _____ LED Pot Light
 FLOOD SWITCH: _____ Not Required
 FAN OPTION: _____ Not Applicable
 NY CAM KIT: _____ No
 CONCURRENT LANDINGS _____ No Concurrent Landings
 LANDING DOOR LINER: _____ No



OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No. INFINITY
 Variant No. 1137705



CUSTOMER: CHINOOK ELEVATOR SOLUTIONS	DATE: 04-03-24
PROJECT: BAIDWAN RESIDENCE	REVISION DATE: 04-03-24
ADDRESS: 3777 79TH AVE SE. ,MERCER ISLAND WASHINGTON, USA, 98040	COMPLETED BY: CHINOOK ELEVATOR SOLUTIONS

JOB No. P-000000 SHEET No. 3 OF 5

RAIL BRACKET

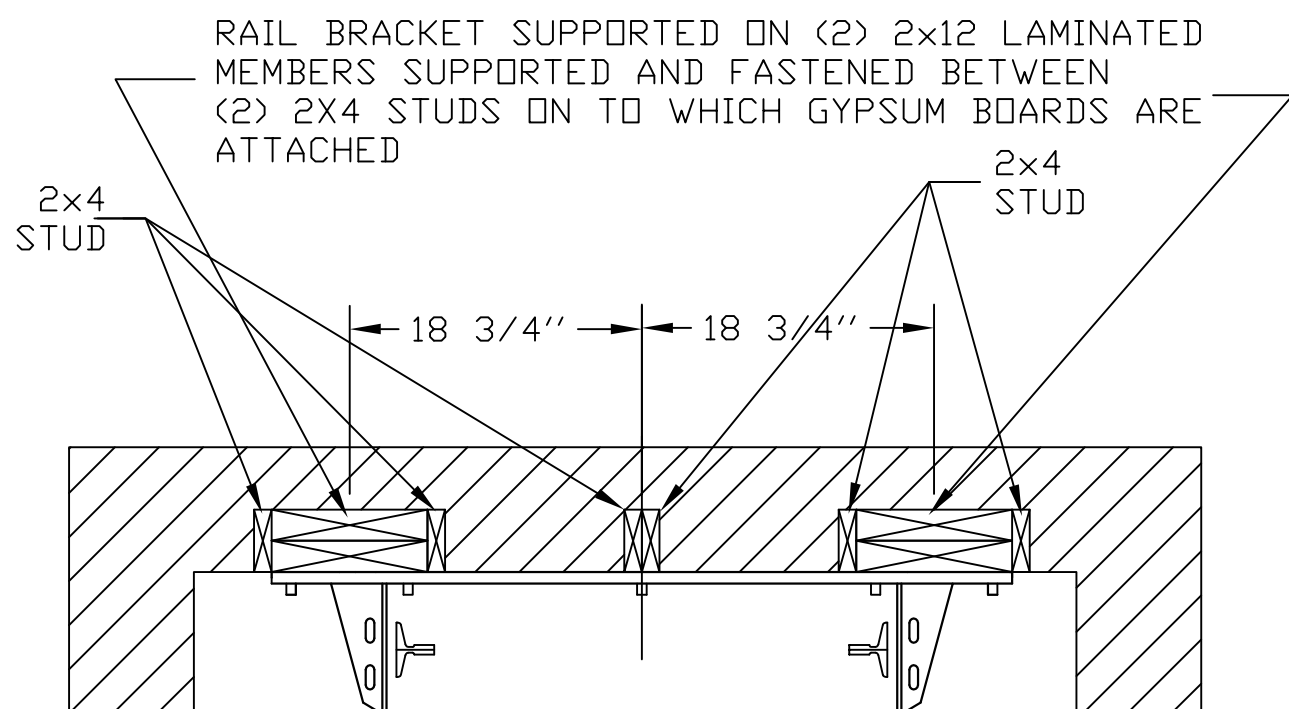
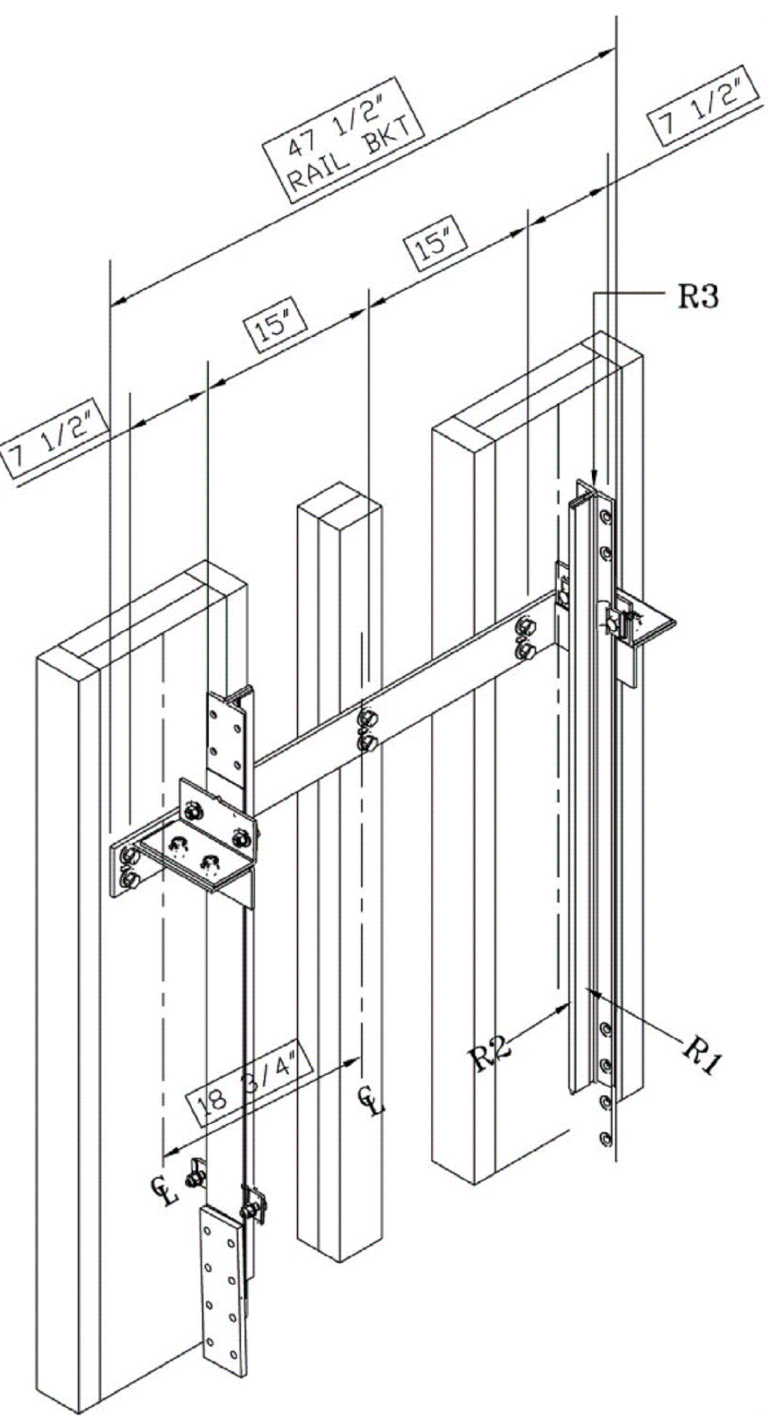
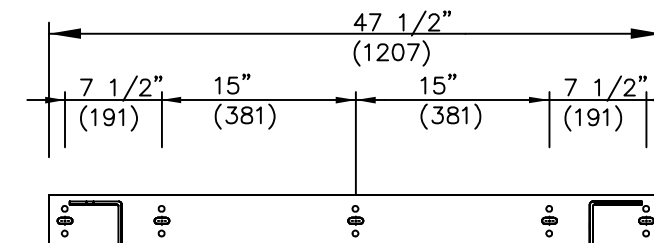
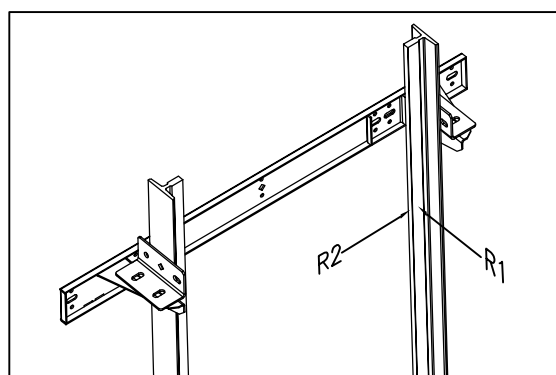
- NOTE:
- THIS DRAWING IS FOR REFERENCE ONLY. BUILDING STRUCTURAL ENGINEER TO ENSURE THAT THE BUILDING AND HOISTWAY WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT
 - FIRE RATING OF HOISTWAY IS SUBJECT TO LOCAL BUILDING CODES.

RAIL FORCES		
	* R1	304 lbf
	* R2	194 lbf
RAIL WEIGHT: 8.0 lbs/ft		

R3 NOTE:
PIT FLOOR TO SUPPORT LOAD OF:
6.4 kips * (INCLUDES IMPACT)

FOR TOTAL PULL-OUT FORCE ON RAIL BRACKET, R1 MUST BE DOUBLED eg. 2 x 304 = 608 lbf

FASTNERS PROVIDE WITH ELEVATOR ARE:
1/2" X 3" ZINC GRADE 5 CARBON STEEL
HEX HEAD LAG FOR WOOD BLOCKING OR
1/2" X 3" HEX NUT SLEEVE ANCHOR
STEEL ZINC FOR CONCRETE BLOCKING



OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No. INFINITY
Variant No. 1137705

SUPPORT WALL REFERENCE

CUSTOMER: CHINOOK ELEVATOR SOLUTIONS	DATE: 04-03-24
PROJECT: BAIDWAN RESIDENCE	REVISION DATE: 04-03-24
ADDRESS: 3777 79TH AVE SE., MERCER ISLAND WASHINGTON, USA, 98040	COMPLETED BY: CIVIL/ARCH/ENGINEER



JOB No. P-000000 SHEET No. 4 OF 5

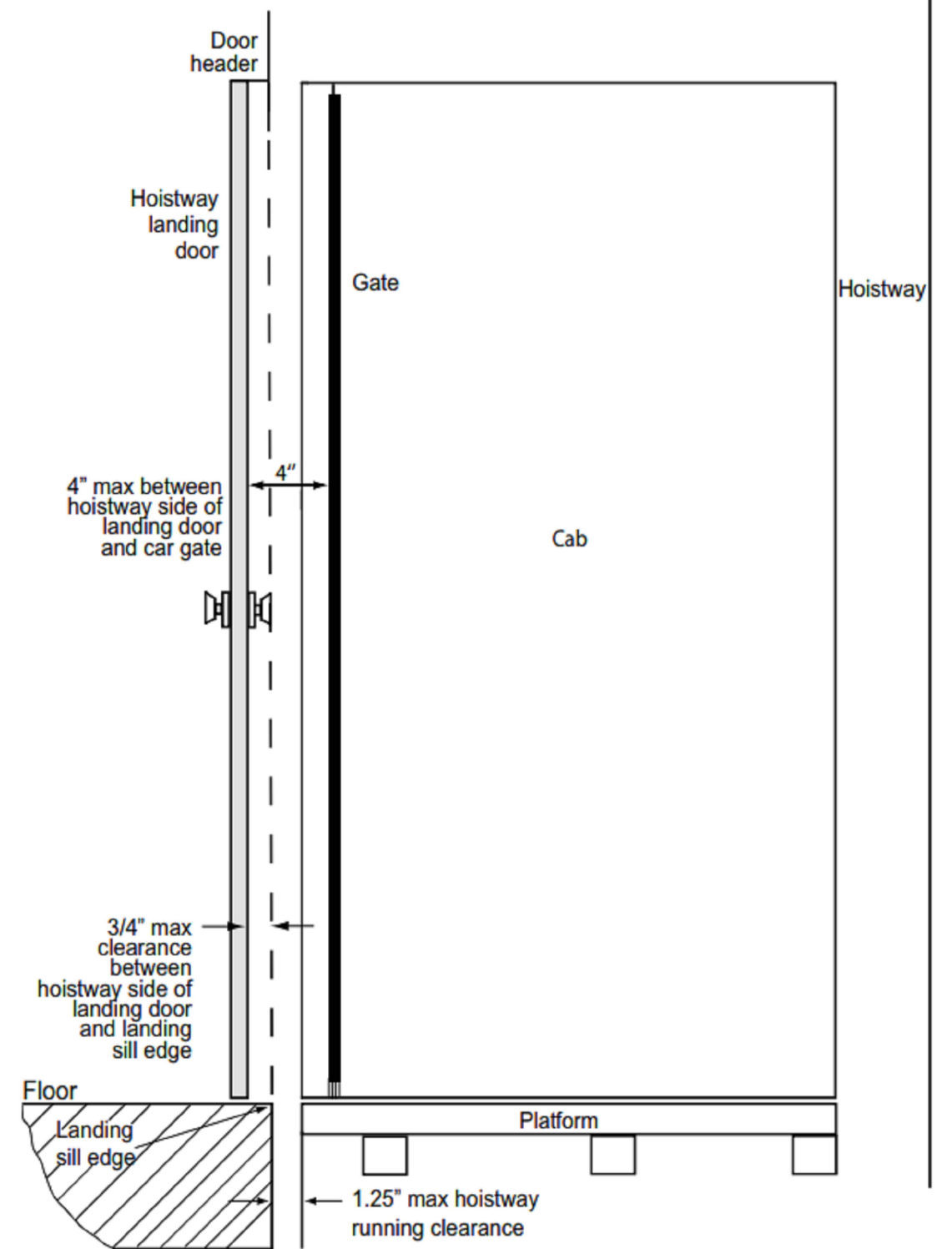
ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS (2016 AND BEYOND) MANDATES THE FOLLOWING MAXIMUM HOISTWAY DOOR CLEARANCES:

- CLEARANCE BETWEEN THE HOISTWAY SIDE OF THE LANDING DOOR AND THE EDGE OF THE LANDING SILL SHALL NOT EXCEED 0.75" (19 MM)
- DISTANCE BETWEEN THE HOISTWAY SIDE OF THE LANDING DOOR OR GATE AND THE CAR DOOR OR GATE SHALL NOT EXCEED 4" (102 MM).
- RESIDENTIAL ELEVATOR DESIGN IS WITH A MAXIMUM 1.25" (32 MM) RUNNING CLEARANCE.

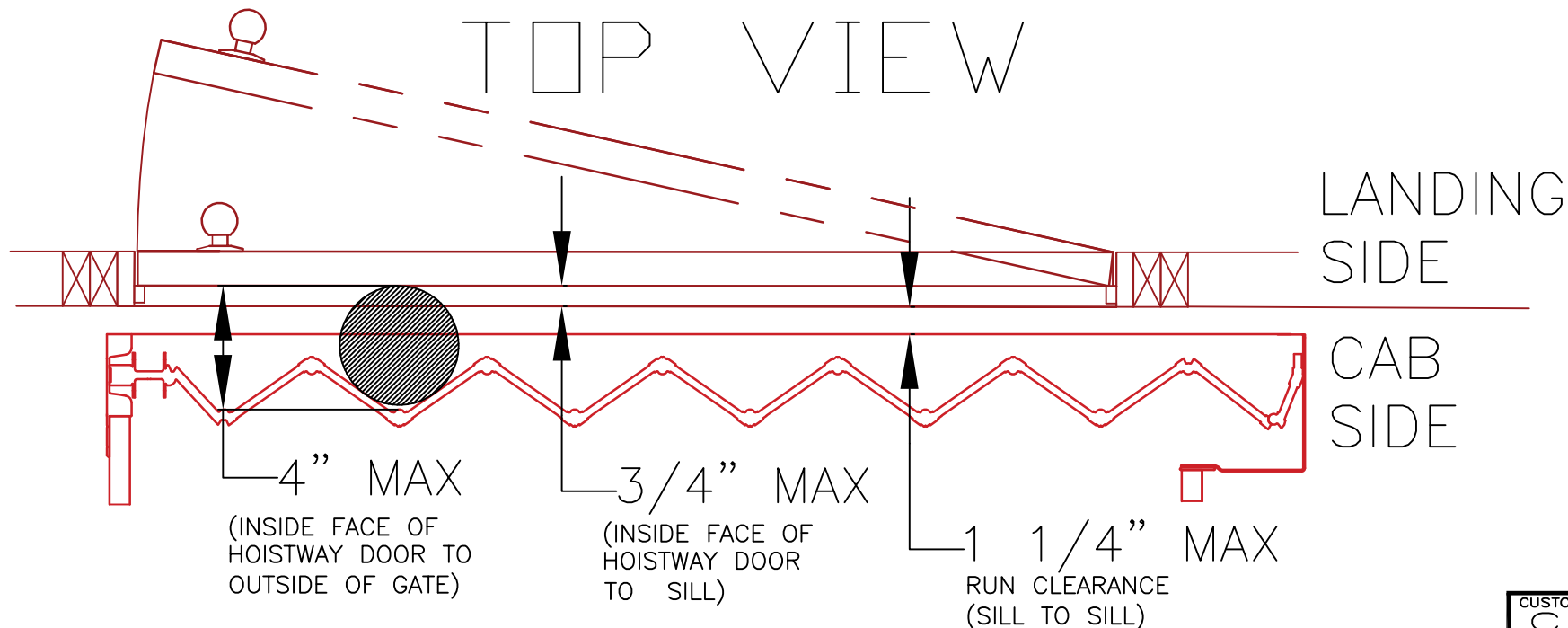
FOR ANY PREVIOUS EDITION OF A17.1/B44 THAT MAY STILL BE ENFORCED IN YOUR AUTHORITY HAVING JURISDICTION, THE CPSC & SAVARIA MANDATES ALL IT'S HOME ELEVATORS TO BE INSTALLED PER THE LATEST REQUIREMENTS OF THE STANDARD

ADDITIONAL REQUIREMENT: ALL SWING DOORS PROVIDED BY OTHERS MUST BE OF SOLID CORE CONSTRUCTION AS HOLLOW DOORS DO NOT RESPECT DEFLECTION AND PULL OUT FORCE REQUIREMENTS OF THE CODE.

SIDE VIEW



TOP VIEW



3/4-4" RULE

OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No.	INFINITY
Variant No.	1137705

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS	DATE:	04-03-24
PROJECT:	BADWAN RESIDENCE	REVISION DATE:	04-03-24
ADDRESS:	3777 79TH AVE SE., MERCER ISLAND WASHINGTON, USA, 98040	COMPLETED BY:	CHINOOK/CHINOOK/E

savaria.

JOB No. P-000000 SHEET No. 5 OF 5