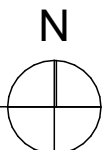
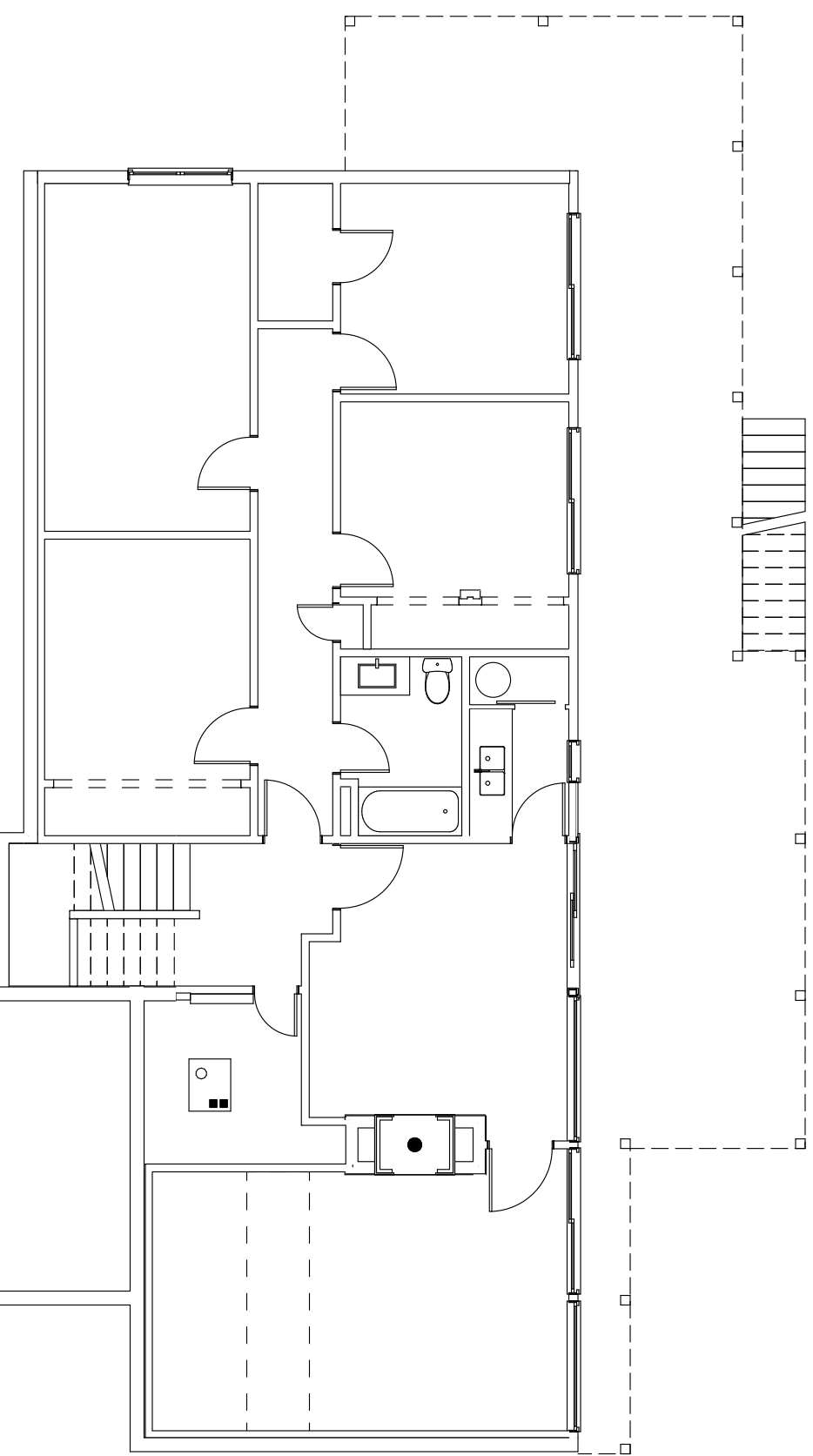


**GENERAL NOTES**

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- CODES/REGULATIONS:**
    - CONSTRUCTION TO CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), WASHINGTON STATE LAWS AND REGULATIONS, 2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.
    - A SEPARATE PERMIT MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, AND/OR MECHANICAL WORK AS APPLICABLE.
    - A PRINTED COPY OF THE JURISDICTION APPROVED PERMIT PLANS AND APPROVED VENTILATION MUST BE ON THE JOB SITE DURING CONSTRUCTION.
  - CONTRACTOR'S RESPONSIBILITY:**
    - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES.
    - DO NOT SCALE CONTRACT DOCUMENTS.
    - IF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES ARE NOTED, ARCHITECT AND DESIGN TEAM IS TO BE NOTIFIED IMMEDIATELY.
    - ALL CHANGES MADE BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND DESIGN TEAM, STRUCTURAL ENGINEER, AND/OR OTHER CONSULTANTS FOR APPROVAL PRIOR TO CONSTRUCTION.
    - THE ARCHITECT AND DESIGN TEAM SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SAFETY PRECAUTIONS, ACTS OR OMISSIONS OR PERFORMANCE OF THE CONTRACTOR.
    - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND WEATHERPROOFING OF THE ENTIRE BUILDING, ITS COMPONENT EQUIPMENT, AND PARTS.
    - ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
    - ALL WORK MUST FOLLOW CURRENT KRY RULES AND REQUIREMENTS AS DEFINED BY THE EPA AND THE STATE OF WASHINGTON.
    - ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE OWNER.
    - CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
    - EXISTING FINISHES TO REMAIN: CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, FIXTURES AND MATERIALS SCHEDULED TO REMAIN DURING CONSTRUCTION ACTIVITIES. ANY DAMAGE TO EXISTING ELEMENTS CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
    - CONTRACTOR SHALL PROVIDE AND MAINTAIN DUST BARRIERS, TEMPORARY PARTITIONS, AND ZIPPER DOORS WHERE REQUIRED FOR DUST CONTROL.
    - FOR ALL NEW CONSTRUCTION AND/OR ADDITIONS DESIGNED WITHIN 1' OF THE HEIGHT LIMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH A STATE OF WASHINGTON LICENSED LAND SURVEYOR TO VERIFY THE ELEVATION OF THE EXISTING AND/OR NEW STRUCTURE AS IT IS BEING BUILT TO VERIFY ANY ELEVATION DISCREPANCIES THROUGHOUT CONSTRUCTION. ELEVATIONS SHOULD BE VERIFIED FOR EACH FLOOR LEVEL PRIOR TO PROCEEDING WITH THE NEXT FLOOR OF FRAMING: TOP OF FOUNDATION, TOP OF SUBFLOOR, TOP PLATE AND RIDGE ELEVATIONS SHOULD BE VERIFIED DURING CONSTRUCTION. CONSULT ARCHITECT AND DESIGN TEAM FOR CLARIFICATION PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR TO CONTACT THE ARCHITECT AND DESIGN TEAM IMMEDIATELY BEFORE PROCEEDING WITH FURTHER CONSTRUCTION.
  - SOILS:**
    - FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF OR PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, AND FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES.
    - THIS OFFICE, H2D, LLC, TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING AND/OR CONSULTANT DATA SUPPLIED BY OTHERS.
    - ALL EXISTING AND NEW GRADES TO BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE, IF APPLICABLE.
  - ATTIC REQUIREMENTS:**
    - APPLY ROOFING IN ACCORDANCE WITH IRC CHAPTER 9. PROVIDE ATTIC VENTILATION AS INDICATED ON DRAWINGS AND AS OUTLINED IN IRC SEC R306.
    - THE MINIMUM NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED. EXCEPTION THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/500 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET: (1) IN WA STATE CLIMATE ZONE 6, 7, AND 8, A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARMER WINTER SIDE OF THE CEILING, AND (2) NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT IN THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM 1/3 OF THE ATTIC SPACE, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED (IRC SEC R306).
    - ATTIC ACCESS: MINIMUM 22" x 30" WITH MINIMUM 30° HEADROOM, UNOBSTRUCTED, READILY ACCESSIBLE OPENING. IRC SEC R307. ACCESS DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
    - IN ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 15 SQ. FT. OR GREATER, A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR SHALL BE PROVIDED.
    - VENT DRYER, BATH FANS, OTHER EXHAUST FANS, AND RANGE/OVEN FANS TO THE OUTSIDE.
  - VENTILATION:**
    - VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING PER IRC SECTION M1502.3 AND IMC SECTION 501.3.
    - INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WA STATE ENERGY CODE.
    - KITCHEN RANGE HOODS: RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE-UP AIR PER IRC M1503.6.
  - GLAZING:**
    - TO BE IN COMPLIANCE WITH IRC SEC R308 AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.
    - GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS GLASS IN DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, GLAZING CLOSER THAN 18" TO A FLOOR, SHOWER DOORS AND TUB ENCLOSURES SHALL BE WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.
    - SLIDING GLASS DOORS TO BE SAFETY GLAZING, LAMINATED OR TEMPERED GLASS.
    - SHOWER ENCLOSURES SHALL BE APPROVED WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.
    - GLAZING WITHIN 18" OF FLOOR AND GREATER THAN 18" IN LEAST DIMENSION SHALL COMPLY WITH IMPACT LOADS.
    - ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE, AND COMPLY WITH STATE OF WASHINGTON ENERGY CODE AND ENERGY CREDIT REQUIREMENTS.
    - EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM NET CLEAR OPENING WIDTH OF 20" AND BOTTOM OF CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR. IRC SEC R309.
  - ENERGY:**
    - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO IRC REQUIREMENTS, THE WASHINGTON STATE ENERGY CODE AND ALL OTHER APPLICABLE CODES, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.
    - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF WASHINGTON STATE ENERGY CODE SECTIONS R402.11 THROUGH R402.16.
    - APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
    - FOR ADDITIONS OF NEW CONDITIONED AREA 500 SF OR GREATER AND FOR ALL NEW CONSTRUCTION BUILDING AIR LEAKAGE TESTING, PER WSEC SEC 402.4, IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE.
    - EACH DWELLING UNIT IS TO HAVE ONE PROGRAMMABLE THERMOSTAT FOR REGULATION OF TEMPERATURE PER WSEC SEC 404.1.
    - A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.
    - DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.
    - ALL PERMANENTLY INSTALLED LIGHTING FIXTURES EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH EFFICACY LIGHTING SOURCES PER WSEC SEC 404.1.
    - WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETPOINTS PER DAY.
  - STAIRS:**
    - PER IRC R311.7: MINIMUM HEADROOM 6'-8"; MINIMUM TREAD 10"; MAXIMUM RISER 7'-3/4"
    - HANDRAIL: REQUIRED AT ALL STAIRS WITH 4 OR MORE RISERS PER IRC R311.7.8. MINIMUM 34" AND MAXIMUM 38" ABOVE TREAD NOSING. OPEN SIDES OF STAIRS MORE THAN 30" ABOVE ADJACENT FLOOR SHALL HAVE HANDRAILS AND GUARDRAILS. HANDRAIL TO BE 1 1/4" - 2" CROSS SECTIONAL DIMENSION AND MIN 1 1/2" AWAY FROM WALL.
    - GUARD: SHALL BE MIN 36" IN HEIGHT WHERE ADJACENT SURFACE OR GRADE IS 30" OR MORE BELOW WALKING SURFACE. GUARD ON OPEN SIDE OF STAIR SHALL HAVE HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. OPENINGS SHALL BE SIZED TO NOT ALLOW THE PASSAGE OF A 4" OR LARGER SPHERE PER IRC R302.13.
    - INSTALL FIRE BLOCKING AT MID-STRINGER SPAN AND AT WALL ALIGN STRINGER.
    - COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 5/8" TYPE "X" GYPSUM WALLBOARD.

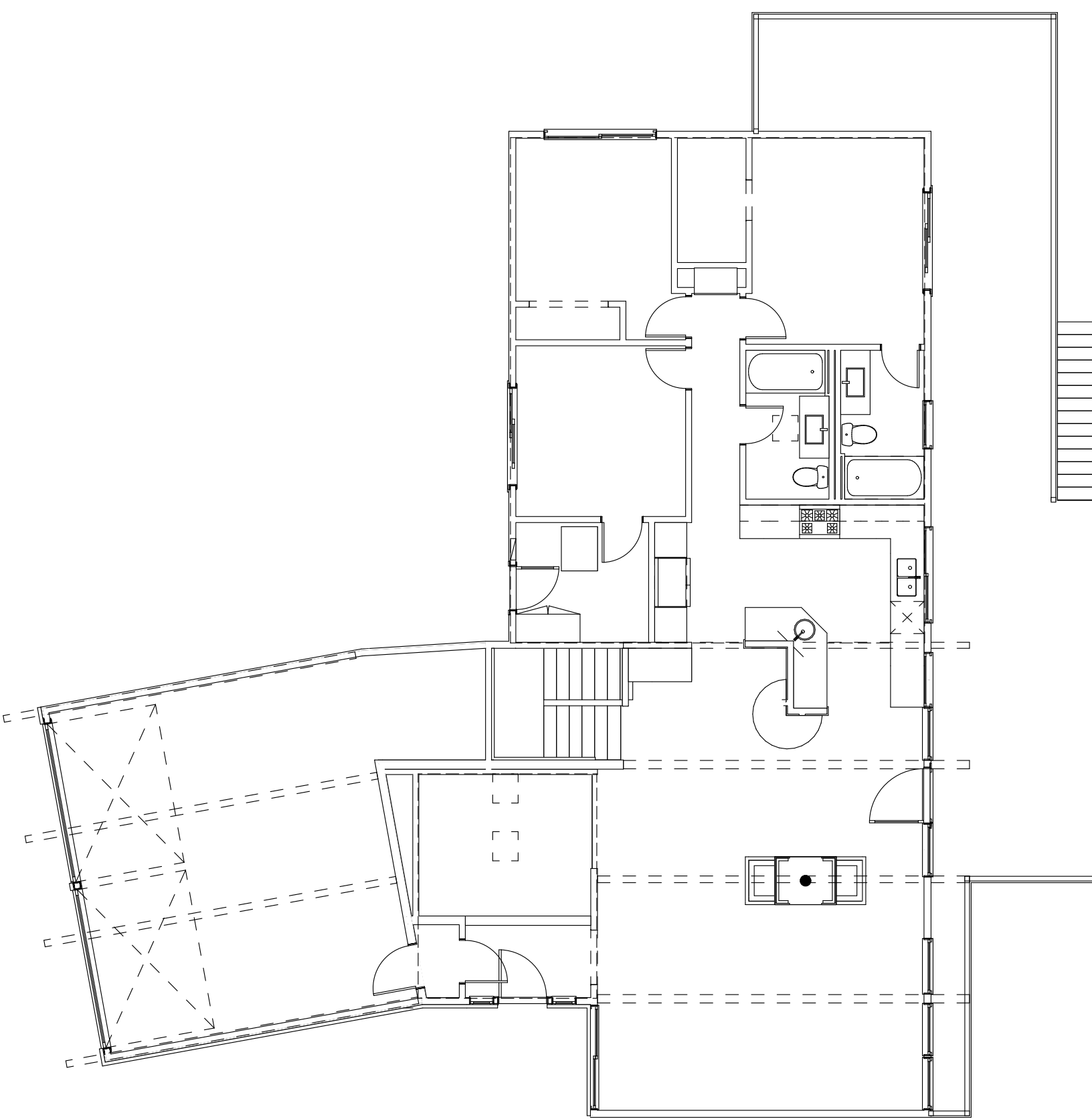
**AS BUILT - LOWER FLOOR**

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



**AS BUILT - MAIN FLOOR**

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



REV 1



**11. VAPOR BARRIER:**  
 -AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.

**12. FIRE SAFETY:**  
 -ALL FIRE ALARM SYSTEMS PER NFPA 72 CHAPTER 28 SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC R314. POWER SOURCE AND INTERCONNECTION PER IRC.  
 -CARBON MONOXIDE ALARMS/DETECTORS (C.M.D.): SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED OUTSIDE OF EACH SLEEPING AREA IN DWELLING UNITS AND IN EACH LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS PER IRC R309. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 -CARBON MONOXIDE DETECTION SYSTEMS PER IRC R315.7 THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY.

**13. CERTIFICATE & TESTING**  
 -A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR PENETRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.  
 -PER WSEC R402.4 AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH WSEC R402.4.11 THROUGH WSEC R402.4.13. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. THE BUILDING OR DWELLING UNIT SHALL NOT HAVE A LEAKAGE RATE EXCEEDING 5 AIR CHANGES PER HOUR OR AS NOTED OTHERWISE. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS AS LISTED IN WSEC R402.4. TEST PRESSURE AND LEAKAGE RATE SHALL COMPLY WITH WSEC R402.

**14. LIGHTING EQUIPMENT**  
 -ALL PERMANENTLY INSTALLED LIGHTING FIXTURES EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES PER SEC 404.1.  
 -FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS  
 -RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED IN ACCORDANCE WITH SECTION R402.4.3.

**15. FLASHING**  
 -FLASHING SHOULD BE INSTALLED AT ALL HORIZONTAL JOINTS BETWEEN DIFFERENT EXTERIOR FINISHES UNLESS THE UPPER FINISH OVERLAPS THE LOWER FINISH OR IF NOTED OTHERWISE IN THE DRAWINGS OR THE MANUFACTURER INSTALLATION REQUIREMENTS.  
 -FLASHING SHOULD BE INSTALLED AT EVERY OFFSET IN CLADDING, CHANGES IN CLADDING SUBSTRATE, AND AT ALL PENETRATIONS (HORIZONTAL TRANSITIONS BETWEEN SIDING, STONE, BRICK, TILE, OR STUCCO) OR AS NOTED OTHERWISE AND PER MANUFACTURER'S INSTALLATION REQUIREMENTS.  
 -FLASHING SHOULD BE INSTALLED WHERE STRESSES CAN BE CONCENTRATED, SUCH AS AT THE RIM JOIST OR FOUNDATION JOINT.  
 -FLASHING SHOULD BE INSTALLED IN LOCATIONS WHERE DRAINAGE IS COMPROMISED, SUCH AS A CHANGE FROM WALL CLADDING TO PARGING.  
 -FLASHING SHOULD BE INSTALLED AT THE TOP AND BOTTOM OF WINDOWS, DOORS, AND ALL PENETRATIONS (VENTS, LIGHTS, HOSE BIBS, ELECTRICAL OUTLETS, ELECTRICAL METERS, ETC).  
 -MINIMUM FLASHING SLOPE IS 20 DEGREES OR AS NOTED OTHERWISE AND PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

**16. PROTECTION OF WOOD-BASED PRODUCTS AGAINST DECAY**  
 -PER R307.1 IN CRACKLE SPACE OR UNEXHAUSTED AREAS WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR BOTTOM OF A WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES TO EXPOSED GROUND, WOOD GIRDERS CLOSER THAN 12 INCHES TO EXPOSED GROUND, AND WOOD COLUMNS CLOSER THAN 8 INCHES TO EXPOSED GROUND SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA UL.  
 -WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA UL.  
 -WOOD SIDING, SHEATHING, AND WALL FRAMING OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA UL.

PRESCRIPTIVE REQUIREMENTS - CLIMATE ZONE 5 AND MARINE 4		
LOCATION	U-FACTOR	R-VALUE
FENESTRATION	0.30	
SKYLIGHT	0.50	
CEILING	0.024	60
ABOVE GRADE WALL	0.056	20+5 OR 13+10
WOOD FRAME WALL		
FLOOR	0.029	30
SLAB ON GRADE AND DEPTH	0.054	10, 4 FT
BELOW GRADE WALL R-VALUE		10/15/21 INT + 5TB
BELOW GRADE 2' DEPTH	0.042	
WALL U-FACTOR	0.059	
BELOW GRADE 3'5" DEPTH	0.040	
WALL U-FACTOR	0.056	
SLAB F-FACTOR		
BELOW GRADE 7' DEPTH	0.035	
WALL U-FACTOR	0.050	
SLAB F-FACTOR		

REFER TO WSEC 402 FOR ADDITIONAL INFORMATION

**PROJECT INFORMATION**

PROJECT OWNER: LISA AND BEN JONES  
 4110 78TH AVE SE  
 MERCER ISLAND WA 98040

ARCHITECTURE AND INTERIOR DESIGN TEAM: HEIDI HELGESON  
 LISA MONTALVO/LAUREN GROTH  
 H2D ARCHITECTURE + DESIGN  
 23020 EDMONDS WAY, #113  
 EDMONDS, WA 98020  
 206-542-3734

STRUCTURAL ENGINEER: RYAN HARTMAN  
 BTL ENGINEERS  
 19125 NORTH CREEK PARKWAY, SUITE 203  
 425-814-8448

PROJECT DESCRIPTION: INTERIOR REMODEL

PROJECT ADDRESS: 4110 78TH AVE SE

TAX LOT NUMBER: 8002100005

LEGAL DESCRIPTION: STEVENS D B ADD LESS FOR CONVEY TO CITY OF MERCER ISLAND UNDER REC NO 20060105000369, LOT 1, NE-13-24-4

**LAND USE CODE COMPLIANCE STATISTICS**

ZONE: R9.6

CRITICAL AREAS: LANDSLIDE HAZARD; EROSION POTENTIAL SLIDE

REQD SETBACKS: FRONT: 20'  
 REAR SETBACK: 25'  
 SIDE SETBACK: MIN 9.63; 29' 2 1/4" COMBINED

PARKING: 2 EXISTING PARKING SPACES TO REMAIN; NO CHANGE PROPOSED

BUILDING HEIGHT INFORMATION: BUILDING HEIGHT LIMIT = 30'  
 REFER TO SHEET A2.0 AND A2.1 FOR DETAILED HEIGHT INFORMATION  
 NO CHANGE PROPOSED

\*REFER TO O2 SHEET FOR ADDITIONAL LAND USE CODE COMPLIANCE STATISTICS

**ENERGY CREDIT INFORMATION**

\*NOT REQUIRED; NO CHANGE TO CONDITIONED AREA PROPOSED

**SHEET INDEX**

- O1 PROJECT INFORMATION, VICINITY MAP, GENERAL NOTES, AS-BUILT PLANS
- O2 SITE PLAN, LAND USE CODE STATISTICS
- A10 LOWER FLOOR DEMOLITION PLAN
- A11 MAIN FLOOR DEMOLITION PLAN
- A12 LOWER FLOOR PLAN
- A13 MAIN FLOOR PLAN
- A14 ROOF PLAN
- A15 WINDOW AND DOOR SCHEDULES
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 BUILDING & WALL SECTIONS
- A3.1 TYP. DETAILS
- S11 GENERAL STRUCTURAL NOTES
- S2.0 FOUNDATION PLAN
- S2.1 MAIN FLOOR FRAMING PLAN
- S2.2 ROOF FRAMING PLAN
- S3.1 DETAILS



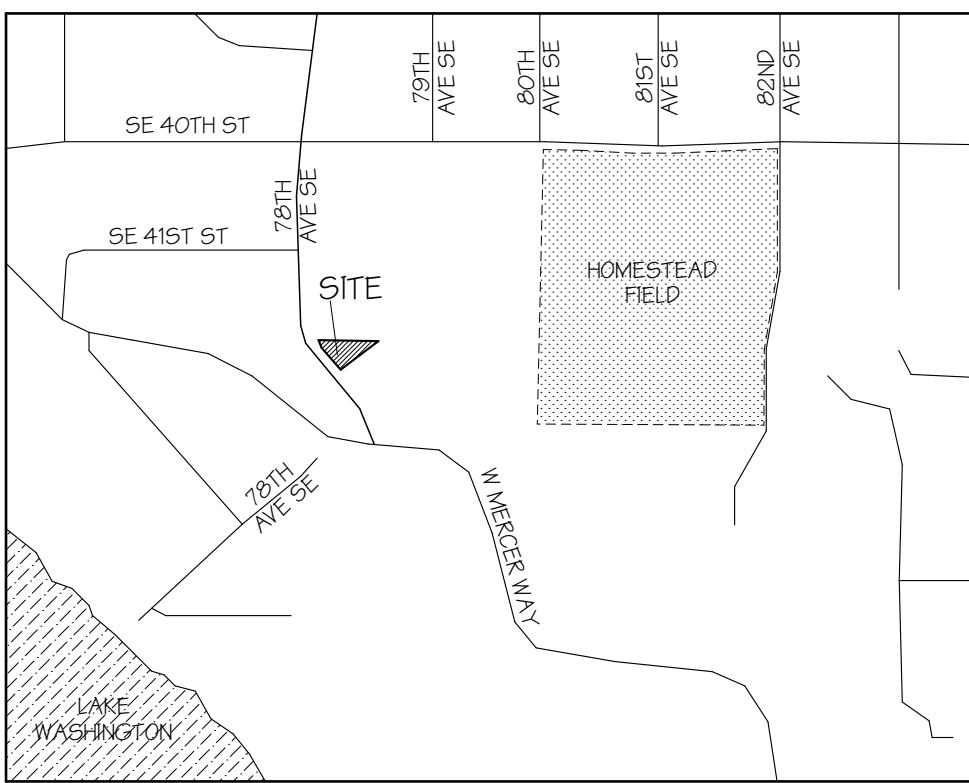
H 2 D  
 ARCHITECTURE  
 +  
 DESIGN

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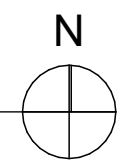
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 REV 1: 11/11/2025

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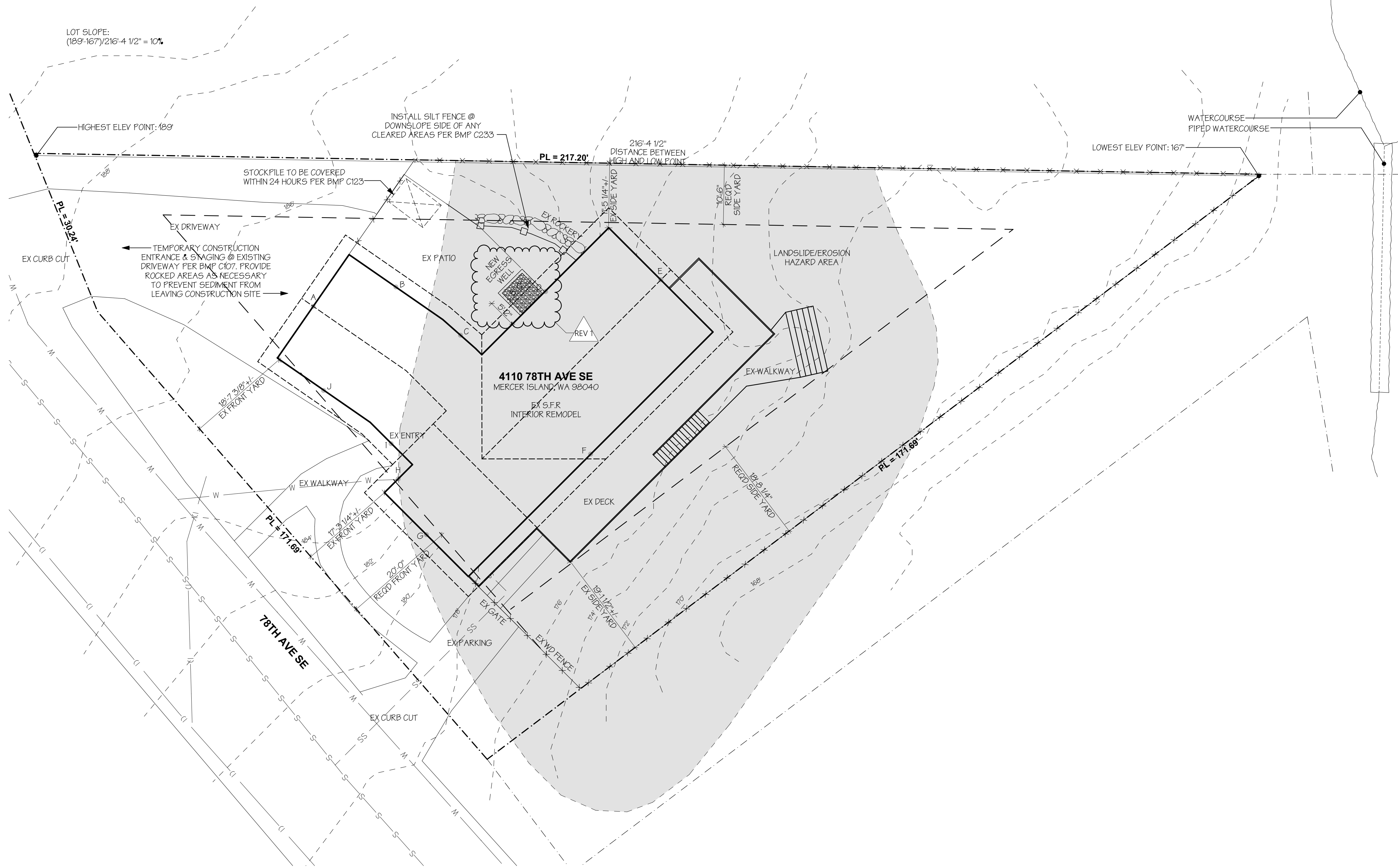
PROJECT INFORMATION, VICINITY MAP, GENERAL NOTES, AS-BUILT PLANS



VICINITY MAP (NTS)



JONES RESIDENCE  
 4110 78TH AVE SE  
 MERCER ISLAND WA 98040



**SITE PLAN**

SCALE: 1" = 10'

**SITE PLAN NOTES:**

1. SITE PLAN IS BASED ON CITY OF MERCER ISLAND AND KING COUNTY GIS MAPPING.
2. ALL UTILITIES TO BE LOCATED AND VERIFIED PRIOR TO ANY GROUND DISTURBANCE.
3. REFER TO STRUCTURAL ENGINEERING DRAWINGS AND CALCULATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. ALL EXISTING TREES TO REMAIN

**TREE RETENTION AND PROTECTION NOTES:**

1. RETENTION AND PROTECTION OF ALL TREES 6 INCHES OR GREATER IN DIAMETER AT STANDARD HEIGHT (DSH) IS REQUIRED.
2. NO TREE REMOVAL OR DAMAGE IS AUTHORIZED. EXCAVATION AND GROUND DISTURBANCE IS PROHIBITED WITHIN THE DRIPLINE OF ON- AND OFF-SITE TREES OF THIS SIZE.
3. CONSTRUCTION RELATED ACTIVITY, INCLUDING ACCESS, STORAGE, STAGING, AND STOCKPILING, MUST BE LOCATED ON EXISTING HARD SURFACES OR OUTSIDE THE DRIPLINE OF THESE TREES TO AVOID DAMAGE TO THE TREE TRUNK, ROOTS, AND BRANCHES.

**LAND USE CODE COMPLIANCE STATISTICS**

ZONE:	R-9.6		
EXISTING LOT COVERAGE:	LOT AREA	11,847.0 SF	
	EXISTING HOUSE/GARAGE:	2,733.0 SF +/-	
	EXISTING DRIVEWAY:	1,093.3 SF +/-	
	(EXISTING DECK NOT INCLUDED):		
	EXISTING LOT COVERAGE:	3,266.3 SF +/-	27.6%
	ALLOWED LOT COVERAGE:	11,847 SF X 40% = 4,738.8 SF	OK
PROPOSED LOT COVERAGE:	LOT AREA	11,847.0 SF	
	EXISTING MAIN STRUCTURE ROOF:	2,766.2 SF +/-	
	EXISTING DRIVEWAY:	1,022.7 SF +/-	
	(EXISTING DECK NOT INCLUDED):		
	PROPOSED LOT COVERAGE:	3,788.9 SF	32.0%
	ALLOWED LOT COVERAGE:	11,847 SF X 40% = 4,738.8 SF	OK
EXISTING HARDSCAPE:	EXISTING WALKWAY:	626.1 SF	
	EXISTING UNCOVERED DECK:	624.7 SF	
	EXISTING STAIR:	91.0 SF	
	EXISTING PATIO:	423.7 SF	
	EXISTING ROCKERIES:	24 SF	
	EXISTING HARDSCAPE:	1,789.5 SF	
	ALLOWED HARDSCAPE:	11,847 SF X 9% = 1,066.23 SF	
PROPOSED HARDSCAPE:	EXISTING WALKWAY:	626.1 SF	
	EXISTING UNCOVERED DECK:	624.7 SF	
	EXISTING STAIR:	91.0 SF	
	EXISTING PATIO:	423.7 SF	
	EXISTING ROCKERIES:	24 SF	
	TOTAL PROPOSED HARDSCAPE:	1,789.5 SF	
	*NO CHANGE PROPOSED		
EXISTING FLOOR AREA RATIO:	EXISTING LOWER FLOOR:	1,520.6 SF	
	EXISTING MAIN FLOOR:	1,674.9 SF	
	EXISTING GARAGE:	498.1 SF	
	EXISTING FLOOR AREA:	3,693.6 SF	
	ALLOWED FLOOR AREA:	11,847 SF X 40% = 4,738.8	
PROPOSED FLOOR AREA RATIO:	EXISTING LOWER FLOOR:	1,520.6 SF	
	EXISTING MAIN FLOOR:	1,674.9 SF	
	EXISTING GARAGE:	498.1 SF	
	EXISTING FLOOR AREA:	3,693.6 SF	
	PROPOSED FLOOR AREA:	3,693.6 SF	
	*NO CHANGE PROPOSED		

AVERAGE EXISTING GRADE	
POINT	ELEVATION
A	185.6'
B	185.0'
C	184.5'
D	183.0'
E	177.3'
F	176.5'
G	181.0'
H	184.0'
I	184.0'
J	184.0'

1824.9/10 = 182.5' = 182'-6" (ROUND TO NEAREST INCH)  
**AVERAGE GRADE = 182'-6" 30' HEIGHT LIMIT = 212'-6"**

\*NO PROPOSED CHANGE TO EXISTING BUILDING HEIGHT

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**H 2 D**  
 ARCHITECTURE  
 +  
 DESIGN

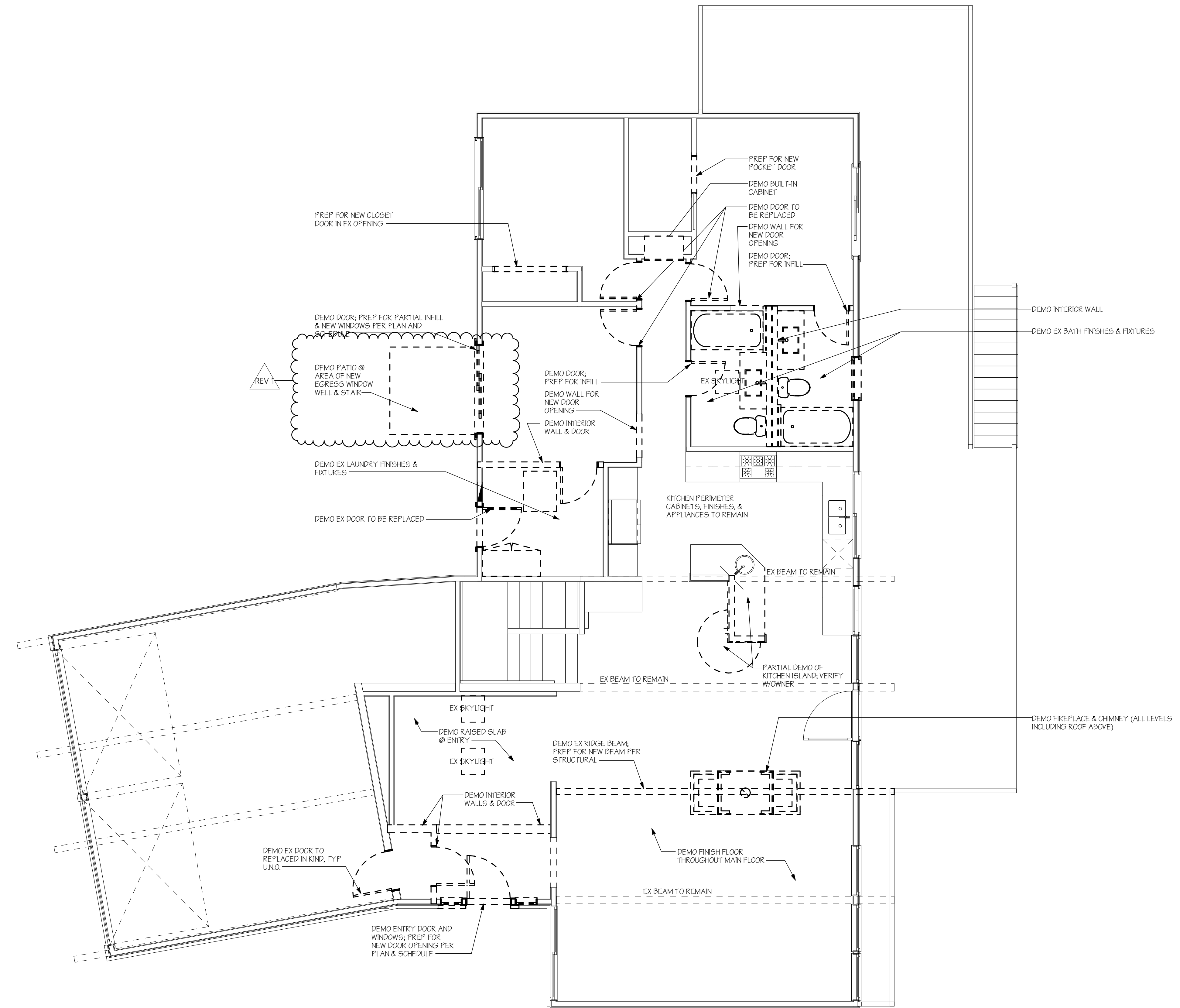
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SITE PLAN, LAND USE CODE  
 STATISTICS





PREP FOR NEW CLOSET DOOR IN EX OPENING

PREP FOR NEW POCKET DOOR

DEMO BUILT-IN CABINET

DEMO DOOR TO BE REPLACED

DEMO WALL FOR NEW DOOR OPENING

DEMO DOOR; PREP FOR INFILL

DEMO INTERIOR WALL

DEMO EX BATH FINISHES & FIXTURES

DEMO DOOR; PREP FOR PARTIAL INFILL & NEW WINDOWS PER PLAN AND SCHEDULE

DEMO PATIO @ AREA OF NEW EGRESS WINDOW WELL & STAIR

DEMO EX LAUNDRY FINISHES & FIXTURES

DEMO EX DOOR TO BE REPLACED

DEMO DOOR; PREP FOR INFILL

DEMO WALL FOR NEW DOOR OPENING

DEMO INTERIOR WALL & DOOR

EX SKYLIGHT

KITCHEN PERIMETER CABINETS, FINISHES, & APPLIANCES TO REMAIN

EX BEAM TO REMAIN

EX BEAM TO REMAIN

PARTIAL DEMO OF KITCHEN ISLAND; VERIFY W/OWNER

DEMO FIREPLACE & CHIMNEY (ALL LEVELS INCLUDING ROOF ABOVE)

EX SKYLIGHT

DEMO RAISED SLAB @ ENTRY

EX SKYLIGHT

DEMO EX RIDGE BEAM; PREP FOR NEW BEAM PER STRUCTURAL

DEMO EX DOOR TO BE REPLACED IN KIND, TYP UNQ.

DEMO INTERIOR WALLS & DOOR

DEMO FINISH FLOOR THROUGHOUT MAIN FLOOR

EX BEAM TO REMAIN

DEMO ENTRY DOOR AND WINDOWS; PREP FOR NEW DOOR OPENING PER PLAN & SCHEDULE

**NOTE: NEW PLUMBING PIPING TO BE INSTALLED THROUGHOUT EX HOME**

**MAIN FLOOR DEMOLITION PLAN**

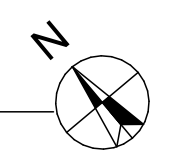
SCALE: 1/4" = 1'-0"

EXISTING WALLS

DEMO WALLS

NOTES:

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



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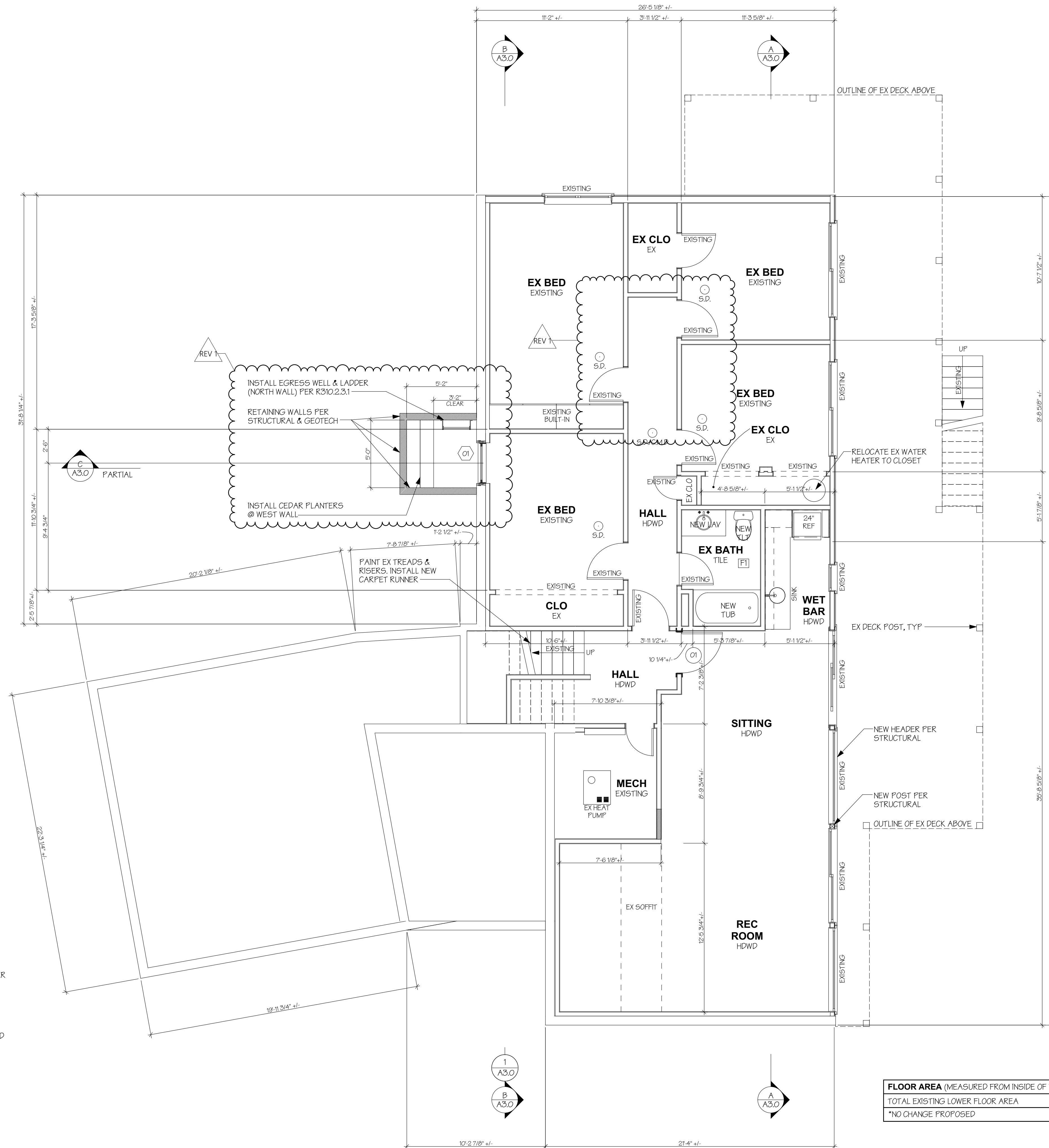
PERMIT SET

MAIN FLOOR DEMOLITION PLAN

A1.1

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

NOTES:  
 1. VENT TO OUTSIDE, TYP.  
 2. PANASONIC WHISPER GREEN SELECT FAN W/ CONDENSATION SENSOR, #FV-051VKS2, 30CFM-110 CFM MULTISPEED FAN W/ #FV-CSVK1, UNLESS NOTED OTHERWISE.  
 3. REFER TO M506.4.4  
 4. KITCHEN RANGE HOODS OVER 400 CFM REQUIRE MAKE UP AIR. MAKE UP AIR TO BE INTERLOCKED WITH FAN OPERATION AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE PER M506.3.



- NOTES:
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
  - ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE TO CENTERLINE OF ROUGH OPENING UNO; REFER TO SCHEDULES & MANUFACTURER INSTALLATION REQUIREMENTS FOR ROUGH OPENING SIZE.
  - SEE ATTACHED WSEC FORMS AND ENERGY REQUIREMENTS ON O1 FOR ENERGY CODE COMPLIANCE INFORMATION.
  - INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
  - INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
  - SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.
  - ALL GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED AND LABELED WITH A FIREPLACE EFFICIENCY (FE) RATING OF 50 PERCENT OR GREATER IN ACCORDANCE WITH CSA P.4.1. VENTED GAS FIREPLACES (DECORATIVE APPLIANCES) CERTIFIED TO ANSI Z2150 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE WITH CSA F.4.1.

EXISTING WALLS  
 NEW WALLS

LOWER FLOOR PLAN

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

FLOOR AREA (MEASURED FROM INSIDE OF EXTERIOR WALLS)	
TOTAL EXISTING LOWER FLOOR AREA	1403.5 SF
*NO CHANGE PROPOSED	

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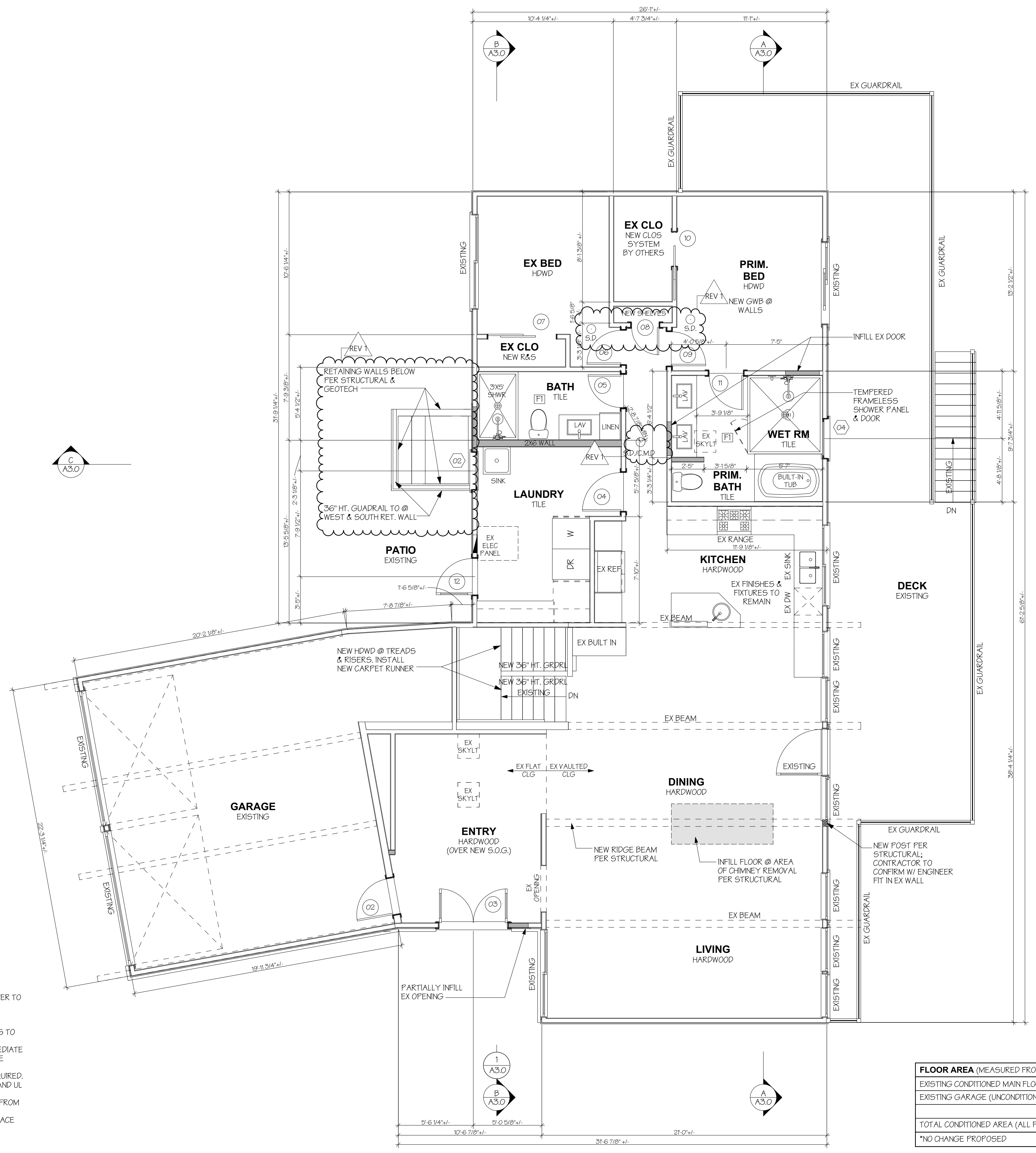
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LOWER FLOOR PLAN



GUARDRAIL: DEFERRAL SUBMITAL PER STRUCTURAL & MANUFACTURER. GUARD DESIGN TO CONFORM TO SRC R301.4 - DESIGNED TO RESIST A 200LB CONCENTRATED LOAD ON THE TOP RAIL AND 50LB LOAD OVER A 12"x12" AREA ON ALL GUARDRAIL INFILL COMPONENTS. GLASS ELEMENTS DESIGNED WITH SAFETY FACTOR OF 4 (SBC 2407.11).

FLOOR AREA RATIO (MEASURED FROM OUTSIDE OF EXTERIOR WALLS)	
EXISTING LOWER FLOOR AREA	1520.6 SF
EXISTING LOWER FLOOR AREA	1674.9 SF
EXISTING GARAGE	498.1 SF
TOTAL EXISTING FLOOR AREA	3693.6 SF (31.1%)
ALLOWED FLOOR AREA RATIO	118475F X 40% = 47388 SF ...OK

\*NO CHANGE PROPOSED

- NOTES:
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
  - ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE TO CENTERLINE OF ROUGH OPENING UNO.; REFER TO SCHEDULES & MANUFACTURER INSTALLATION REQUIREMENTS FOR ROUGH OPENING SIZE.
  - SEE ATTACHED WSEC FORMS AND ENERGY REQUIREMENTS ON 01 FOR ENERGY CODE COMPLIANCE INFORMATION.
  - INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
  - INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
  - SMOKE DETECTORS (S.D.) AND CARBON MONOXIDE ALARMS (C.M.D.) TO BE INSTALLED 3'-0" MINIMUM FROM BATHROOM DOORS.
  - ALL GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED AND LABELED WITH A FIREPLACE EFFICIENCY (FE) RATING OF 50 PERCENT OR GREATER IN ACCORDANCE WITH CSA P.4.1. VENTED GAS FIREPLACES (DECORATIVE APPLIANCES) CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE WITH CSA P.4.1.

EXISTING WALLS  
NEW WALLS

**MAIN FLOOR PLAN**

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

FLOOR AREA (MEASURED FROM INSIDE OF EXTERIOR WALLS)	
EXISTING CONDITIONED MAIN FLOOR AREA	1608.9 SF
EXISTING GARAGE (UNCONDITIONED)	470.9 SF
TOTAL CONDITIONED AREA (ALL FLOORS)	3012.4 SF

\*NO CHANGE PROPOSED

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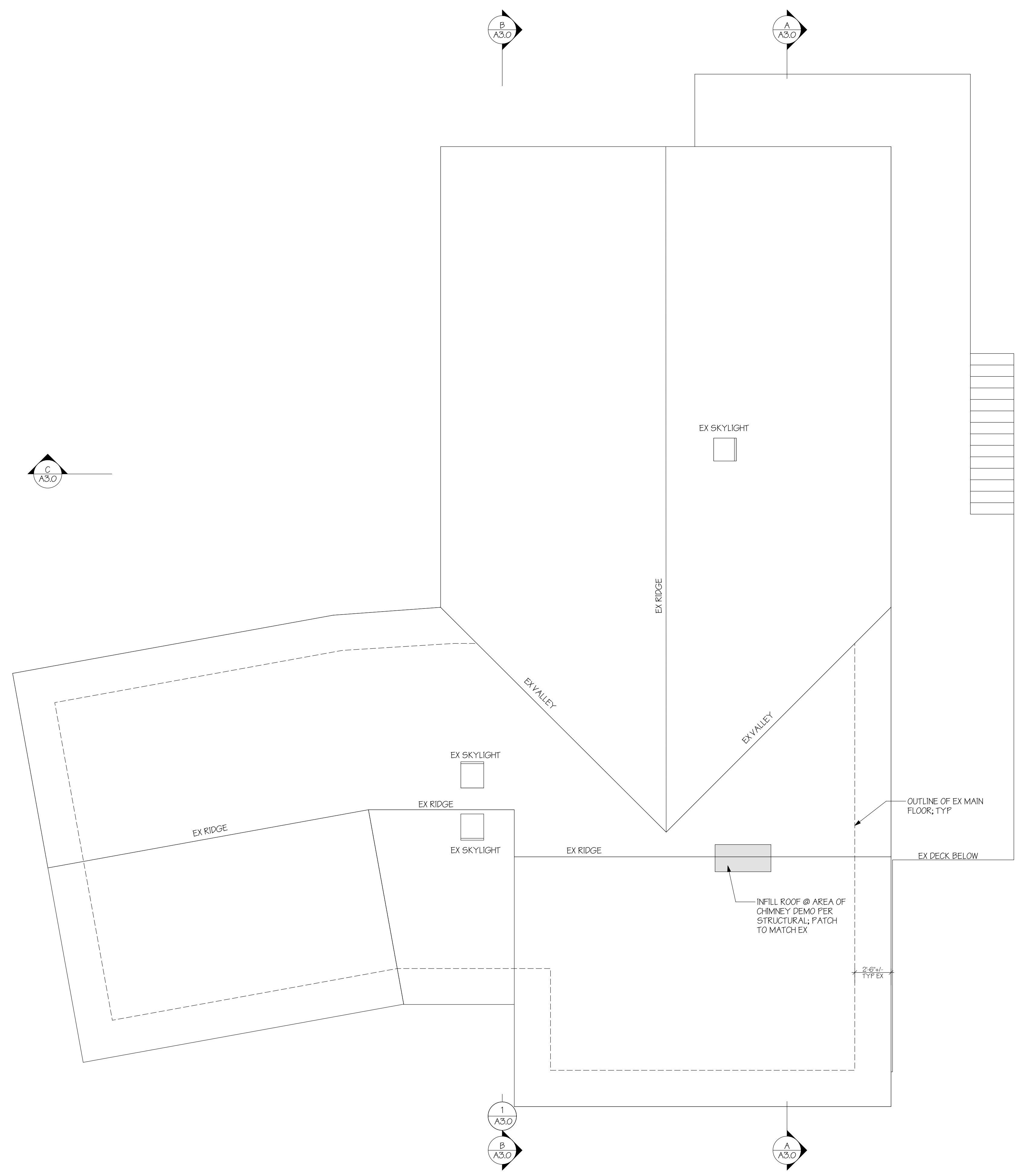
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ROOF PLAN

A1.4

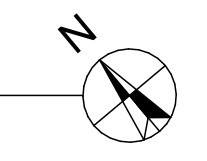


ROOF PLAN

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

EXISTING ROOF  
 NEW ROOF

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



DOOR SCHEDULE										
	ID	R.O. DIMENSIONS *SEE NOTE 1		DOOR LEAF DIMENSIONS		TYPE	THICK	AREA (SF)	NOTES	U-VAL
		WIDTH	HEIGHT	W	HT					
LOWER FLOOR										
	01	3'-2"	6'-10 1/2"	3'-0"	6'-8"	INT SWING I	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
MAIN FLOOR										
	02	2'-10"	6'-10 1/2"	2'-8"	6'-8"	INT SWING I	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.; 20 MIN RATED SELF-LATCHING DOOR W/ SELF-CLOSER	
	03	5'-2"	6'-10 1/2"	5'-0"	6'-8"	SWING I	0'-1 3/4"	33.30	TEMPERED	0.30
	04	3'-0"	6'-10 1/2"	2'-10"	6'-8"	INT SWING I	0'-1 3/8"	0.00		
	05	2'-7"	6'-10 1/2"	2'-5"	6'-8"	INT SWING I	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
	06	2'-8"	6'-10 1/2"	2'-6"	6'-8"	INT SWING I	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
	07	5'-2"	6'-10 1/2"	5'-0"	6'-8"	BYPASS	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
	08	2'-2"	6'-10 1/2"	2'-0"	6'-8"	INT SWING I	0'-1 3/8"	0.00		
	09	2'-8"	6'-10 1/2"	2'-6"	6'-8"	INT SWING I	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
	10	2'-7"	6'-10 1/2"	2'-6"	6'-8"	POCKET	0'-1 3/8"	0.00	VERIFY R.O. REQTS WITH POCKET DOOR MFR.	
	11	2'-8"	6'-10 1/2"	2'-6"	6'-8"	INT SWING I	0'-1 3/8"	0.00		
	12	2'-10"	6'-10 1/2"	2'-8"	6'-8"	SWING II	0'-1 3/4"	17.80	TEMPERED. VERIFY FIT IN EX R.O.	0.30
TOTAL EXTERIOR DOOR AREA:								51.0		

MANUFACTURER: INTERIOR: SIMPSON OR APPROVED EQ. SOLID CORE DOOR; STYLE T.B.S.  
EXTERIOR: T.B.S.

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

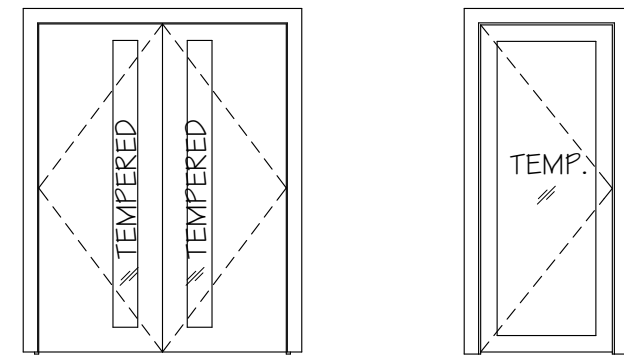
**GENERAL DOOR NOTES:**

1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS
2. SEE ELEVATIONS FOR CONFIGURATION
3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
4. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS
5. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, MODEL/SERIES NUMBER, POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND APPLICABLE TEST STANDARD.

**DOOR TYPE:**

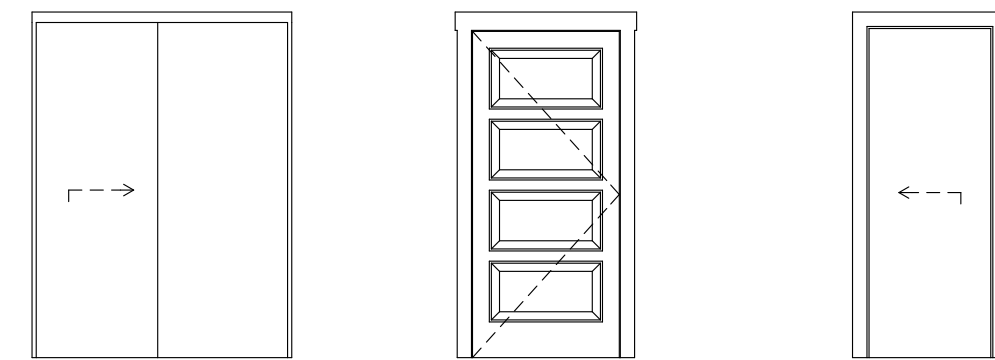
- NOTE:
1. REFER TO SCHEDULE FOR ALL DIMENSIONS UNLESS NOTED OTHERWISE.
  2. REFER TO ADDITIONAL GENERAL DOOR NOTES ABOVE UNLESS NOTED OTHERWISE.

**EXTERIOR:**



SWING I SWING II

**INTERIOR:**



BYPASS INT SWING I POCKET

WINDOW SCHEDULE										
	ID	ROUGH OPENING *SEE NOTE 1		ROUGH HEAD FROM SUBFLR.	TYPE	OPER	AREA (SF)	NOTES	U-VAL	
		WIDTH	HEIGHT							
LOWER FLOOR										
	01	3'-0"	3'-6"	6'-10 1/2"			10.50			
MAIN FLOOR										
	02	2'-10"	3'-6"	7'-0"	B	S.H.	9.90		0.30	
	04	3'-0"	3'-0"	7'-0"	C	A	9.00	TEMPERED, TRANSLUCENT. VERIFY FIT IN EX R.O.	0.30	
TOTAL EXTERIOR WINDOW AREA:							29.40			

NFRC 100 LABELED AND CERTIFIED BY THE MANUFACTURER

MANUFACTURER: MATCH EXISTING  
SERIES: MATCH EXISTING

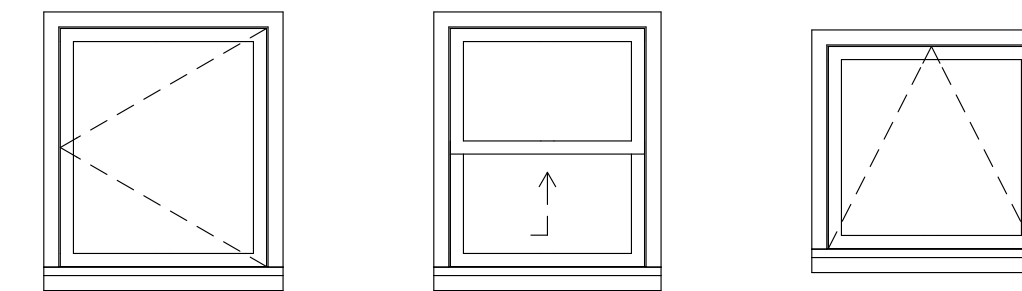
**GENERAL WINDOW NOTES:**

1. ADD 1/2" TO THE BOTTOM OF THE ROUGH OPENING, UNLESS NOTED OTHERWISE FOR INSTALLATION OF BEVEL SILL
1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS
2. SEE ELEVATIONS FOR CONFIGURATION
3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
4. VERIFY EXISTING ROUGH OPENINGS WHERE WINDOWS ARE BEING REPLACED IN THE EXISTING OPENINGS PRIOR TO ORDERING THE WINDOWS
5. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS
6. TRANSLUCENT GLASS TO BE SATIN ETCH. PROVIDE GLASS SAMPLE TO OWNER/ARCH FOR APPROVAL PRIOR TO ORDERING
7. ALL WINDOWS IN SHOWERS TO BE VINYL, FIBERGLASS OR RATED FOR USE IN WET LOCATION. VERIFY CONFIGURATION OF SHOWER WINDOWS WITH OWNER PRIOR TO ORDERING.

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

**WINDOW TYPE:**

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



B C

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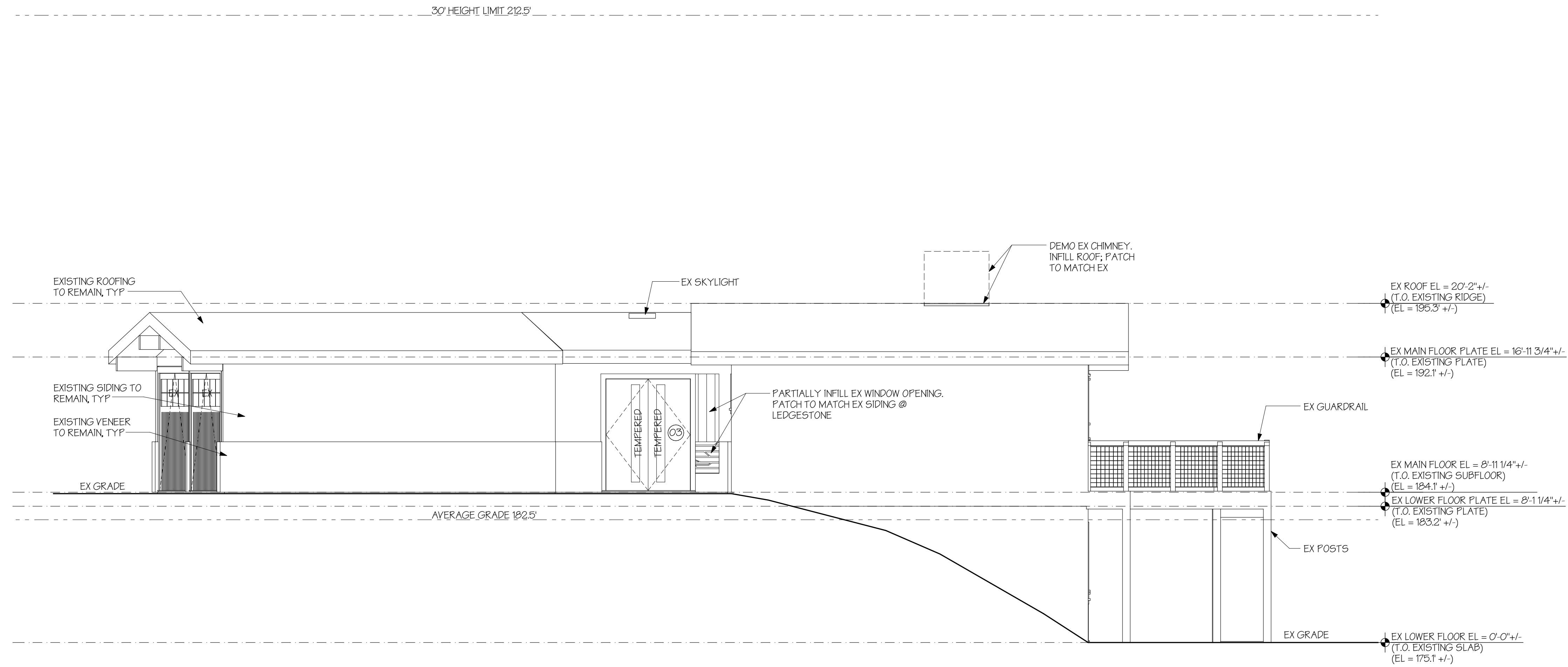
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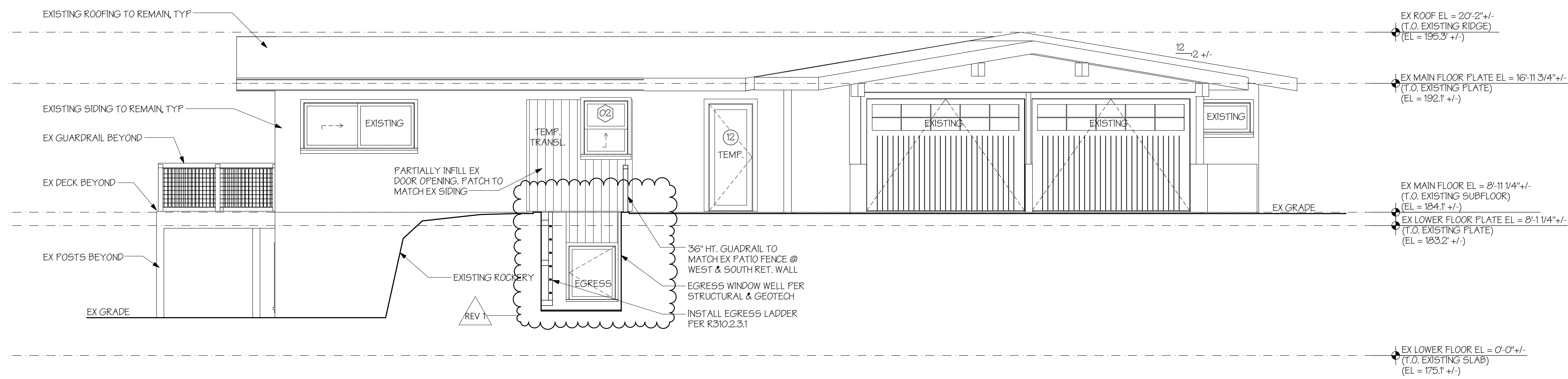
WINDOW AND DOOR  
SCHEDULES





**SOUTH ELEVATION**

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



**WEST ELEVATION**

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

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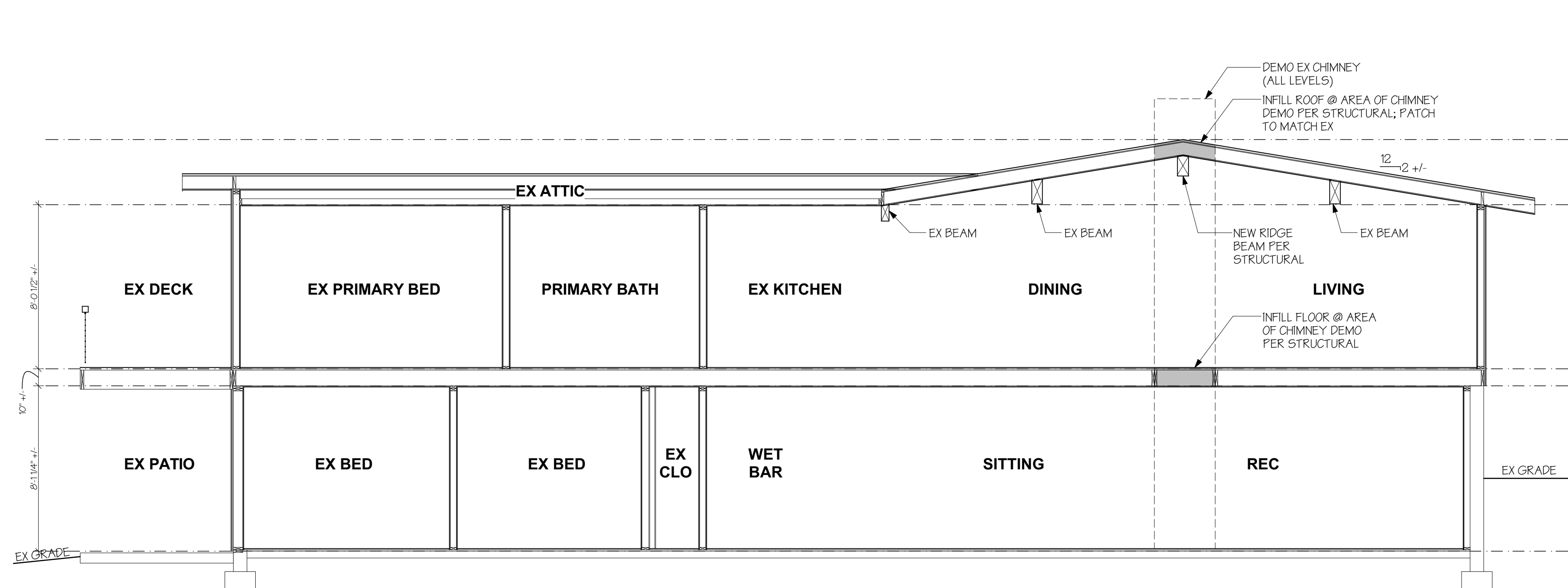
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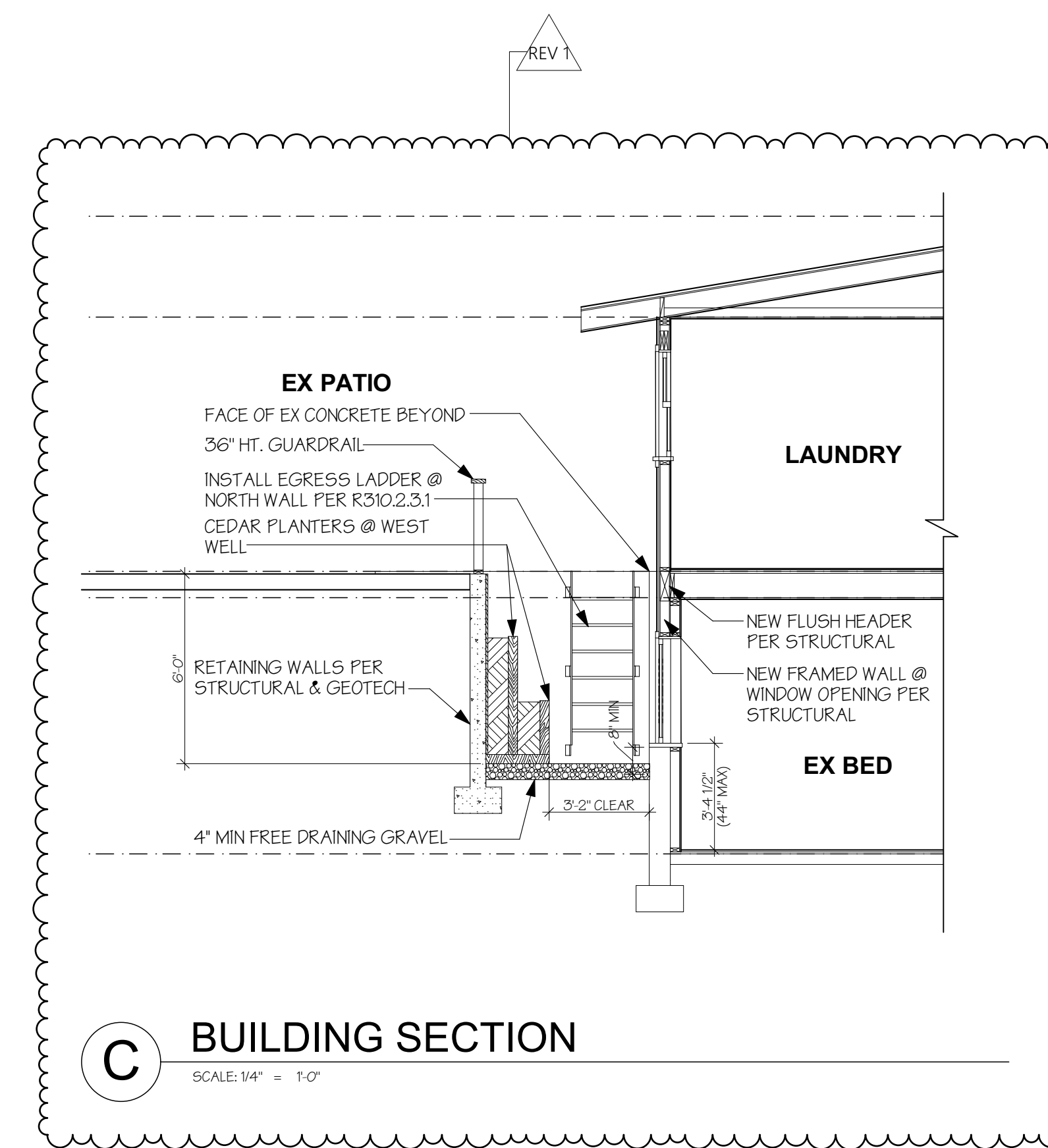
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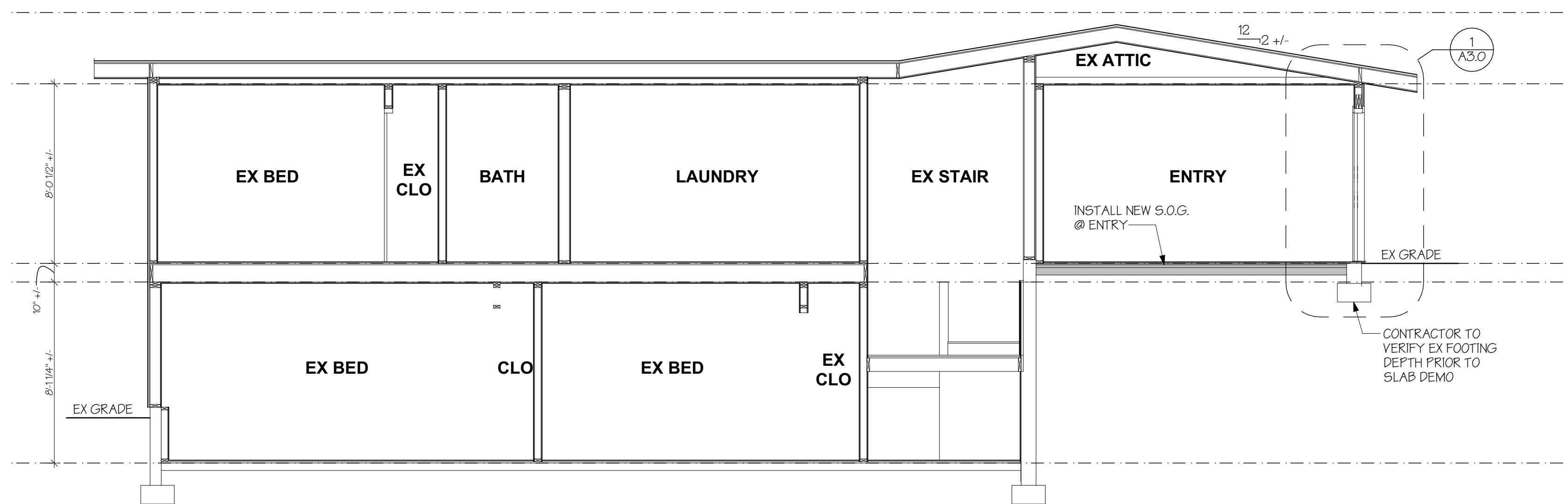
EXTERIOR ELEVATIONS



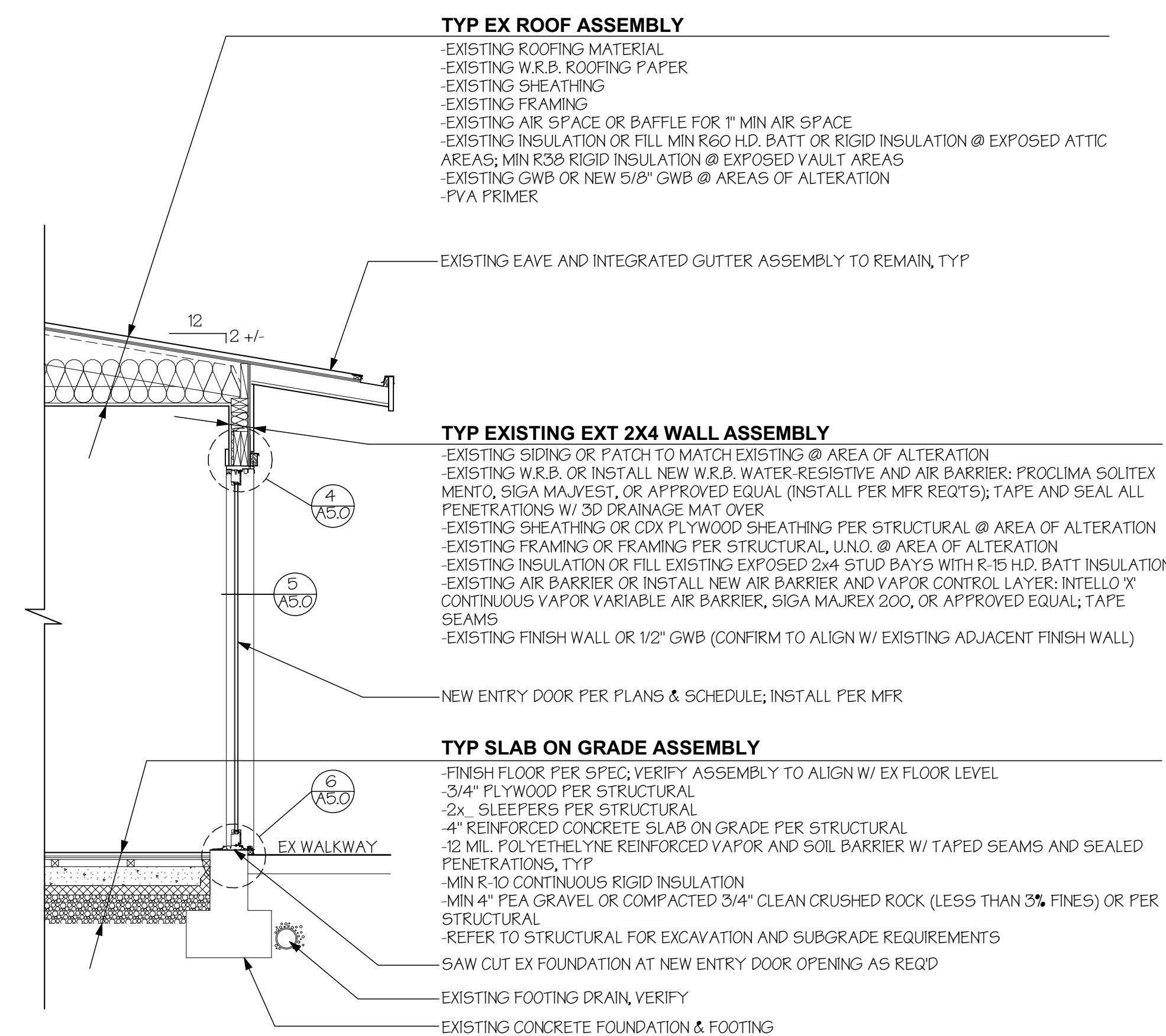
**A** BUILDING SECTION  
SCALE: 1/4" = 1'-0"



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



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



**1** WALL SECTION  
SCALE: 1/2" = 1'-0"

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BUILDING & WALL SECTIONS

A3.0

**GENERAL STRUCTURAL NOTES:**

**CRITERIA:**

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

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

Wind Design Data ASCE 7-16, Chapter 28: Simplified Envelope Procedure		Seismic Design Data ASCE 7-16, Section 12.8: Equivalent Lateral Force Procedure	
Basic Design Wind Speed (3-sec gust), V	100 mph	Risk Category	II
Risk Category	II	Seismic Importance Factor, I <sub>s</sub>	1.0
Wind Exposure	C	Mapped Spect. Accel., Short Period, S <sub>s</sub>	1.421
Internal Pressure Coefficient	N/A	Mapped Spect. Accel., 1-Sec, S <sub>1</sub>	0.494
Exterior Components and Cladding	25-psf	Site Class	D
Topographical Factor, K <sub>zt</sub>	1.00	Spectral Response Coeff., Short Period, S <sub>DS</sub>	1.137
		Spectral Response Coeff., 1-Sec, S <sub>D1</sub>	0.595
		Seismic Design Category	C
		Basic Seismic-Force-Resistance System	Ply. Shear Walls
		Response Modification Factor, R	6.5
		Seismic Response Coefficient, C <sub>s</sub>	0.175
		Design Base Shear, V	0.175 x W

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

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

- 1.8 All structural systems composed of components to be field erected shall be supervised by the Supplier during manufacturing, delivery, handling, storage and erection in accordance with instructions prepared by the Supplier.

**GEOTECHNICAL:**

- 2.1 FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY TO RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR CONTROLLED, COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS SHALL BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE-DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

GEOTECHNICAL PROPERTIES AS DEFINED IN GEOTECHNICAL REPORT: PanGEO, INC. PROJECT NO. 25-324, DATED 10/31/2025	
SOIL SITE CLASS	C
ALLOWABLE SOIL BEARING PRESSURE	2000-PSF
ACTIVE LATERAL EARTH PRESSURE (UNRESTRAINED)	35-PCF
ACTIVE LATERAL EARTH PRESSURE (RESTRAINED)	45-PCF
SEISMIC LATERAL EARTH PRESSURE	8H-PSF
PASSIVE LATERAL EARTH PRESSURE	350-PCF
BASE FRICTION COEFFICIENT	0.35

**CONCRETE:**

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

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

<sup>1</sup> Specified compressive strength (f'<sub>c</sub>) specifications address serviceability requirements. Design strength of concrete is 2500-psi, therefore, strength tests are not required. Provided concrete mix tickets verifying strength specifications.

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

Bar Size	Steel Grade
#5 bar and larger	Grade 60, f <sub>y</sub> = 60,000-psi
#4 bar and smaller	Grade 40, f <sub>y</sub> = 40,000-psi

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

- 3.3 Reinforcing Steel shall be detailed (including hooks and bends) in accordance with ACI 318-19. Lap all continuous reinforcement (#5 and smaller) 2'-0" minimum. Laps of larger bars (#6 and #7) shall be 3'-0", min. Provide corner bars at all wall and footing intersections and lap 2'-0" minimum. Lap adjacent mats of welded wire fabric a minimum of 8" at sides and ends.

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

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

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

**WOOD:**

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

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

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

Member Use	Combination	Species	F <sub>b</sub> **	F <sub>bx</sub>	F <sub>bx</sub> ⊥	F <sub>vx</sub>	E <sub>x</sub>
Beams	24F-V4	DF/DF	2400-psi	1850-psi	650-psi	265-psi	1800-ksi

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

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

Member Use	Product	F <sub>b</sub>	F <sub>bx</sub> ⊥	F <sub>v</sub>	E
Beams	1.55E Laminated Strand Lumber (LSL)	2325-psi	800-psi	310-psi	1550-ksi
Beams	2.0E Laminated Veneer Lumber (LVL)	2600-psi	750-psi	285-psi	2000-ksi
Beams	2.0E Parallel Strand Lumber (PSL)	2900-psi	750-psi	290-psi	2000-ksi
Rim Boards	Laminated Strand Lumber (LSL)	1700-psi	680-psi	400-psi	1300-ksi

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

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

Unless otherwise noted, loading shall be as follows:

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

Floor Truss Design Loading	
Member	Uniform Load
Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Dead Load	5-psf

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

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

**WOOD CONTINUED:**

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

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

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

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

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

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

Nails specified on the drawings shall be as follows:

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

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

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

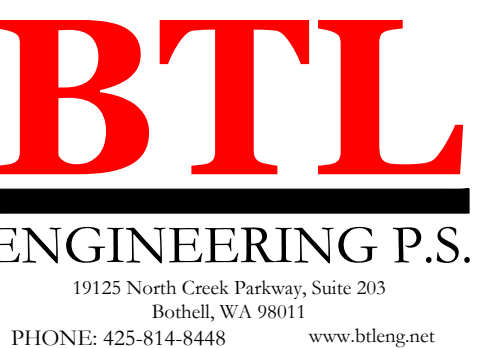
- A. All wood framing details shall be constructed to the minimum standards of the IBC. Nailing not specified on the drawings shall conform to IBC Table 2304.10.1 or ICC ES ESR-1539. Coordinate the size and location of all openings with Mechanical and Architectural Drawings.
- B. Wall Framing: Stud wall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

**QUALITY ASSURANCE:**

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



**Jones Remodel**  
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Mercer Island, WA 98040



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REVISIONS:  
△ WINDOW REVISIONS 11-11-2025

GENERAL  
STRUCTURAL  
NOTES

S1.1



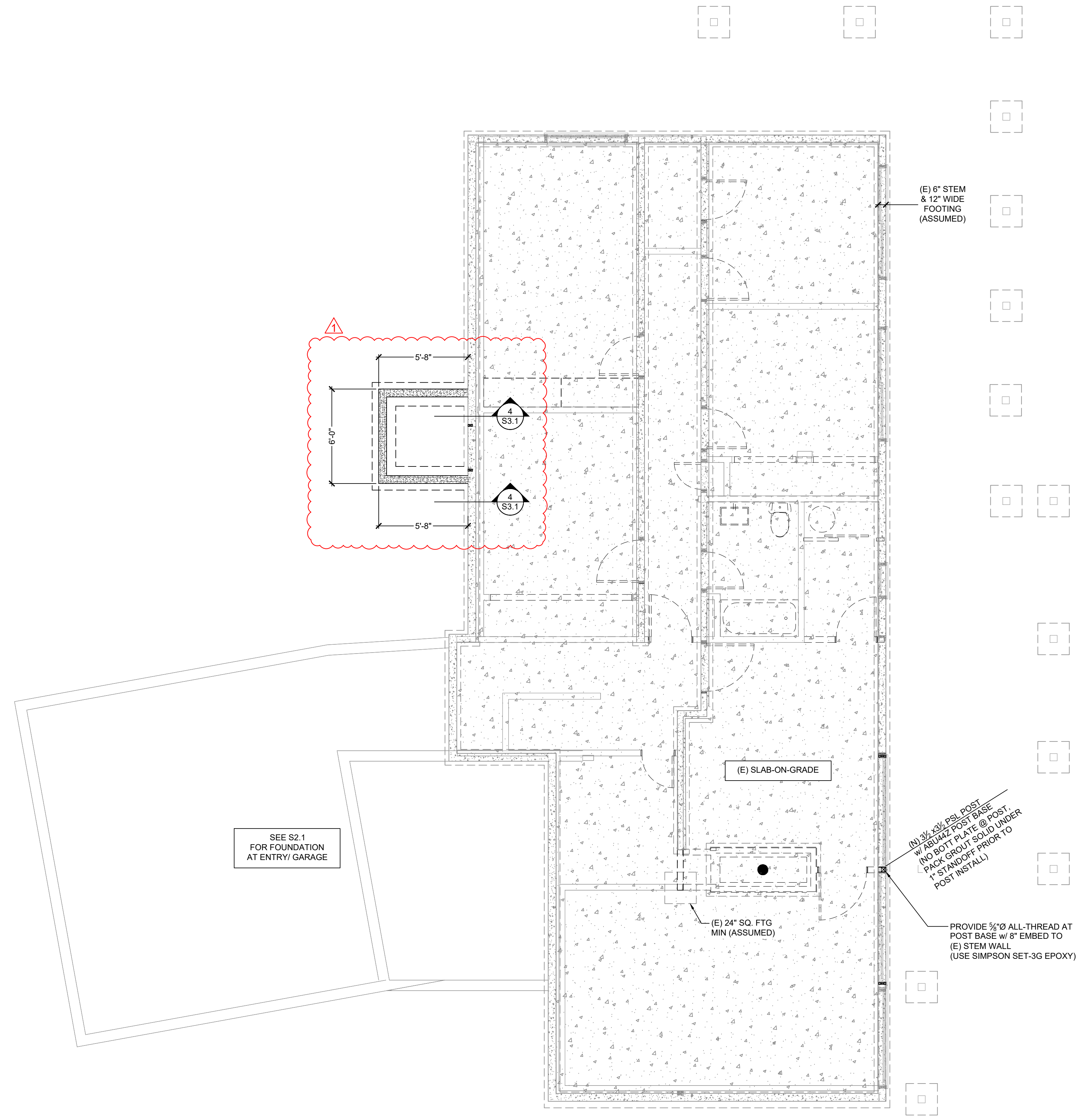
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SEE S2.1  
FOR FOUNDATION  
AT ENTRY/GARAGE

(E) 8" STEM  
& 12" WIDE  
FOOTING  
(ASSUMED)

(E) SLAB-ON-GRADE

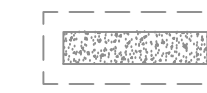
(E) 24" SQ. FTG.  
MIN (ASSUMED)

(M) 30' x 30' PSI POST  
w/ 4" x 4" POST BASE  
(NO BOTTL PLATE @ POST  
PACK GROUT SOLID UNDER  
POST STANDOFF PRIOR TO  
POST INSTALL)

PROVIDE 3/8" Ø ALL-THREAD AT  
POST BASE w/ 8" EMBED TO  
(E) STEM WALL  
(USE SIMPSON SET-3G EPOXY)

- FOUNDATION PLAN NOTES:**
- BOTTOM OF FOOTINGS SHALL BE SET BELOW FROST DEPTH ON COMPETENT, PROPERLY COMPACTED BEARING SOIL. THE CONTRACTOR SHALL DETERMINE ACTUAL FOOTING ELEVATIONS BASED ON FINAL GRADES.
  - SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE POURED OVER 10mil VAPOR BARRIER PLACED OVER FREE-DRAINING GRANULAR FILL. AS A MEANS OF CRACK CONTROL, IT IS RECOMMENDED BUT NOT REQUIRED THAT THE SLAB BE REINFORCED WITH ONE OF THE FOLLOWING:
    - 6x8 W1.4xW1.4 WWM, CENTERED IN SLAB
    - #3 @ 24"oc EACH WAY, CENTERED IN SLAB
    - FIBROUS REINFORCEMENT ADMIXTURE (i.e., FIBERMESH 650, MASTER FIBER F100)
  - SLAB JOINTS ARE RECOMMENDED TO CONTROL CRACKS IN SLABS. FOR BEST RESULTS, AREAS SHALL BE APPROXIMATELY SQUARE AND 400-SF OR LESS.

**LEGEND**

 (E) FOUNDATION WALL AND FOOTING



FOUNDATION  
PLAN

**S2.0**



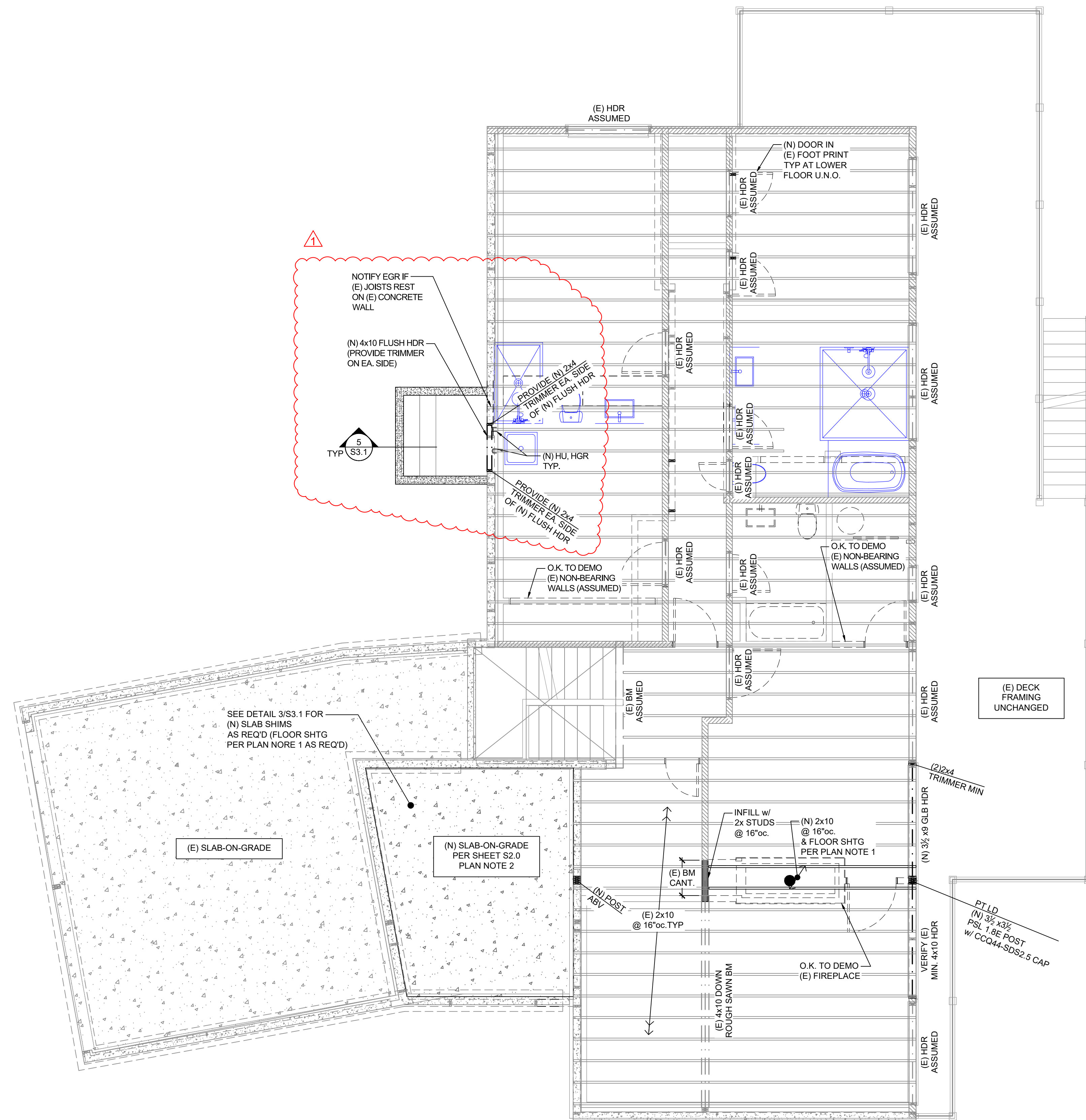
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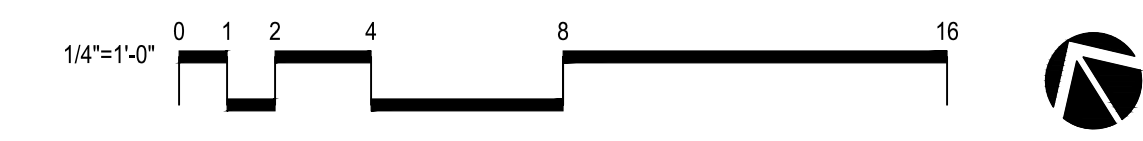
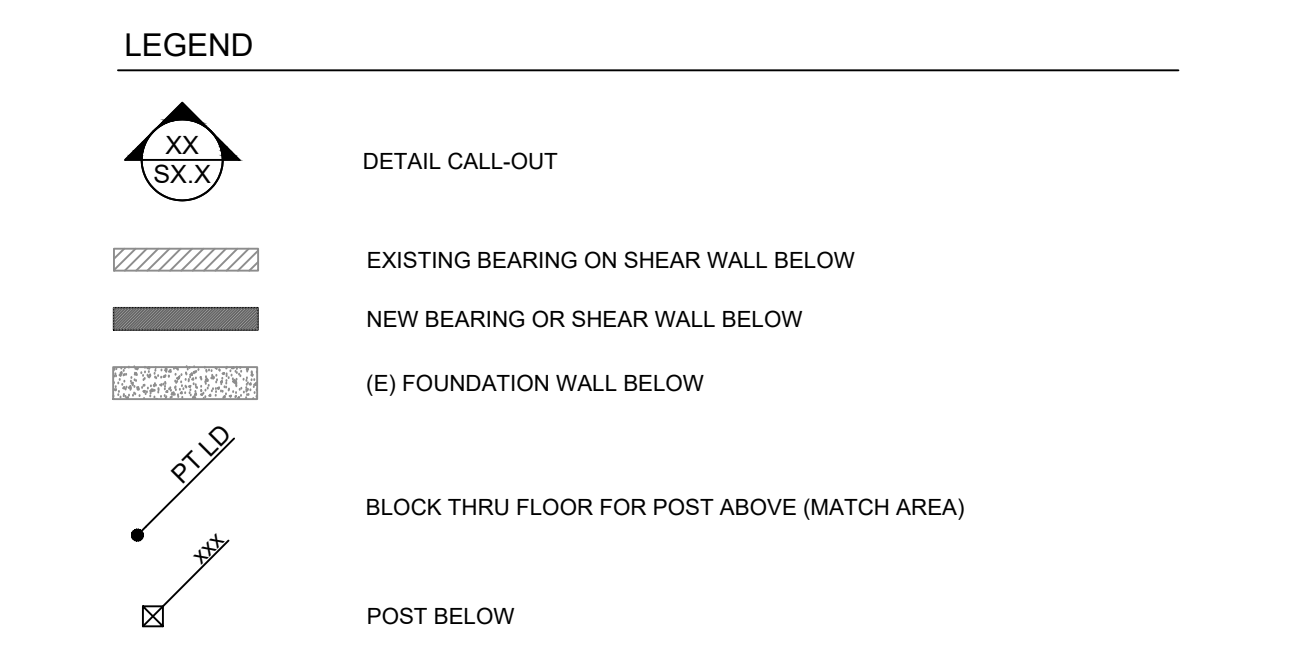


**UPPER FLOOR FRAMING PLAN NOTES:**  
 1. FLOOR SHEATHING SHALL BE 3/4" THICK T&G (PANEL SPAN RATING 48/24). GLUE SHEATHING TO ALL FRAMING MEMBERS AND BLOCKING BELOW WITH ADHESIVE CONFORMING TO A.P.A. SPECIFICATION AFG-01. FASTEN SHEATHING WITH WSV200 SUBFLOOR SCREWS (#9 x 2") OR 0.131"Ø x 2-1/2" NAILS (8d COMMONS) AS FOLLOWS:

FRAMING, EDGES	6"oc
FRAMING, FIELD	10"oc
BOUNDARIES, BLOCKING, STRUTS	6"oc

AT AREAS INDICATED AS BLOCKED DIAPHRAGM, PROVIDE 2x FLAT BLOCKING (PER GENERAL STRUCTURAL NOTES) AT ALL UNFRAMED SHEATHING PANEL EDGES.  
 SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.  
 2. FLOOR FRAMING SHALL BE AS INDICATED ON PLAN.

**MAIN WALL FRAMING PLAN NOTES:**  
 3. EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-6 CONSISTING OF 2x STUDS @ 16"oc, U.O.N. INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS @ 16"oc, U.O.N.  
 SEE 1/S3.1 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.  
 4. HEADERS SHALL BE 4x6, U.O.N. SEE DETAIL 13/S3.1.  
 5. BUILT-UP STUD GROUPS IN WALLS SUPPORTING BEAMS, POSTS OR GIRDER TRUSSES ABOVE SHALL BE (2) STUDS, U.O.N. SEE GENERAL STRUCTURAL NOTES FOR FASTENING REQUIREMENTS.



MAIN FLOOR FRAMING PLAN

S2.1



07-12-2025

# Jones Remodel

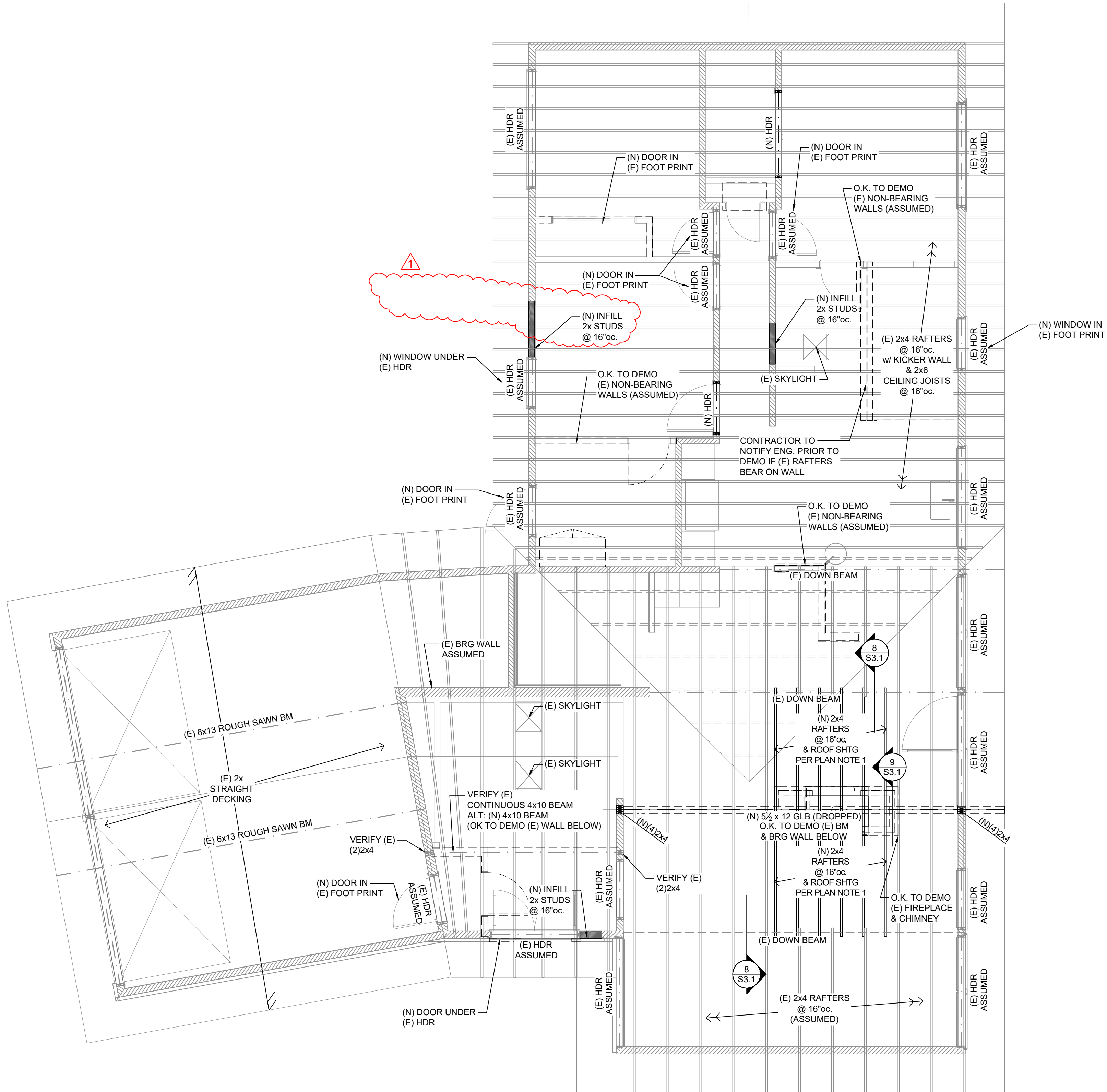
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**ROOF FRAMING PLAN NOTES:**  
1. ROOF SHEATHING SHALL BE 7/16" THICK (PANEL SPAN RATING 24/16). FASTEN SHEATHING TO FRAMING WITH 0.131"Ø x 2-1/2" NAILS (84 COMMONS) AS FOLLOWS:

FRAMING, EDGES	6"oc
FRAMING, FIELD	12"oc
BOUNDARIES, BLOCKING, STRUTS	6"oc

AT UNFRAMED PANEL EDGES, PROVIDE PSCA PANEL FRAMING CLIPS CENTERED BETWEEN EACH FRAMING MEMBER. SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.  
2. ROOF FRAMING SHALL BE AS SHOWN ON PLAN.  
**WALL FRAMING PLAN NOTES:**  
3. EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-6 CONSISTING OF 2x STUDS @ 16"oc, U.O.N. INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS @ 16"oc, U.O.N.  
SEE 1/3S.1 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.  
4. HEADERS SHALL BE 4x6, U.O.N. SEE DETAIL 13/S3.1.  
5. BUILT-UP STUD GROUPS IN WALLS SUPPORTING BEAMS, POSTS OR GIRDER TRUSSES ABOVE SHALL BE (2) STUDS, U.O.N. SEE GENERAL STRUCTURAL NOTES FOR FASTENING REQUIREMENTS.

### LEGEND

- DETAIL CALL-OUT
- EXISTING BEARING ON SHEAR WALL BELOW
- NEW BEARING OR SHEAR WALL BELOW
- POST BELOW
- HEADER PER PLAN NOTE 4



### ROOF FRAMING PLAN



07-12-2025

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DETAILS

S3.1

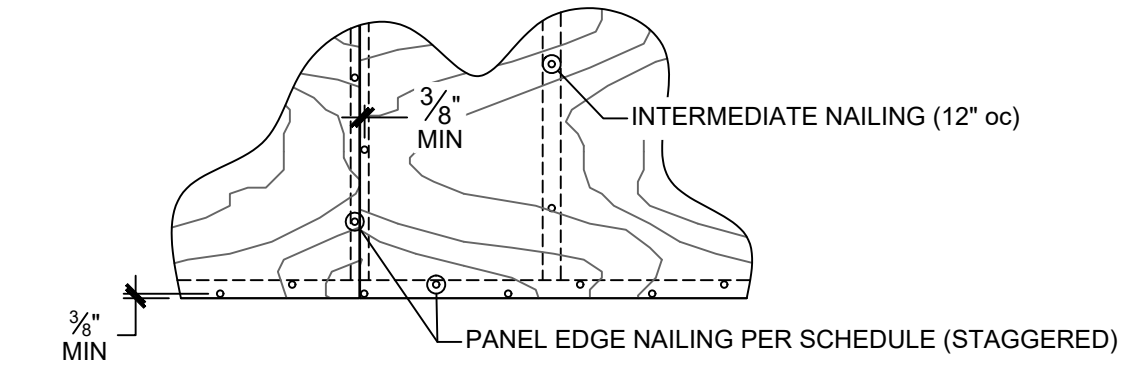
### SHEAR WALL SCHEDULE

(IN ACCORDANCE w/ ANSIAF&PA SDPWS-2021 SECTION 4.3)  
Updated 11/15/2023

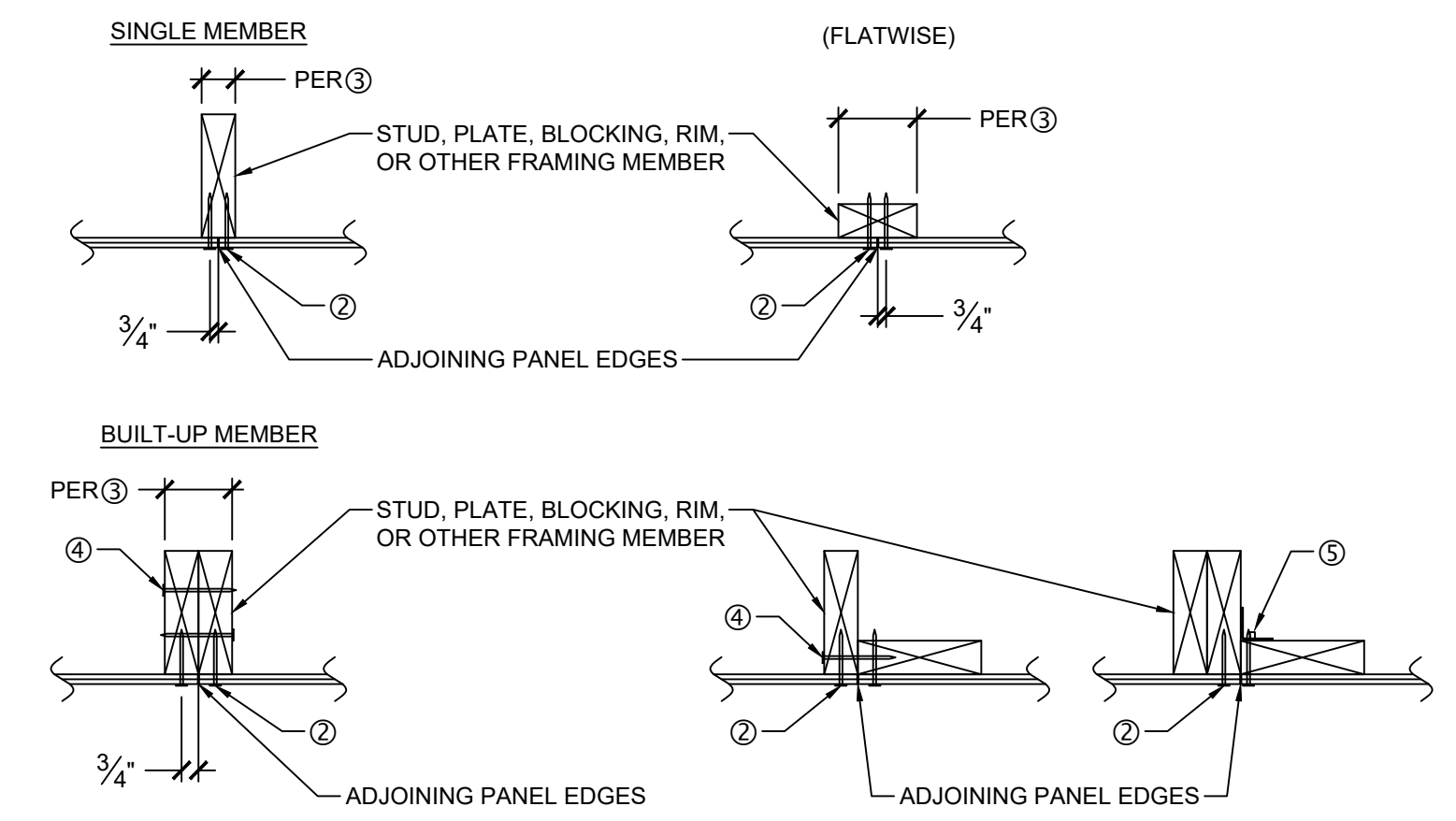
WALL TYPE	SHEATHING	PANEL EDGE NAILING ②	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES ③		MUDSILL PLATE	FACE NAILING ④	FRAMING CLIPS ⑤	ANCHORAGE TO CONCRETE ⑥		SEISMIC CAPACITY h/b = 2 h/b = 3.5	WIND CAPACITY h/b = 2 h/b = 3.5
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL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

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

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

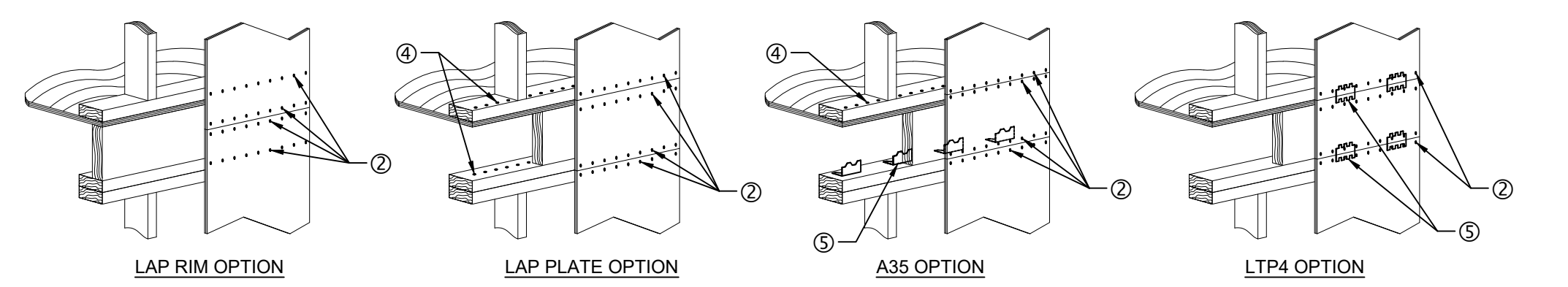


③ (SECTION 4.3.7.1.4)  
THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.

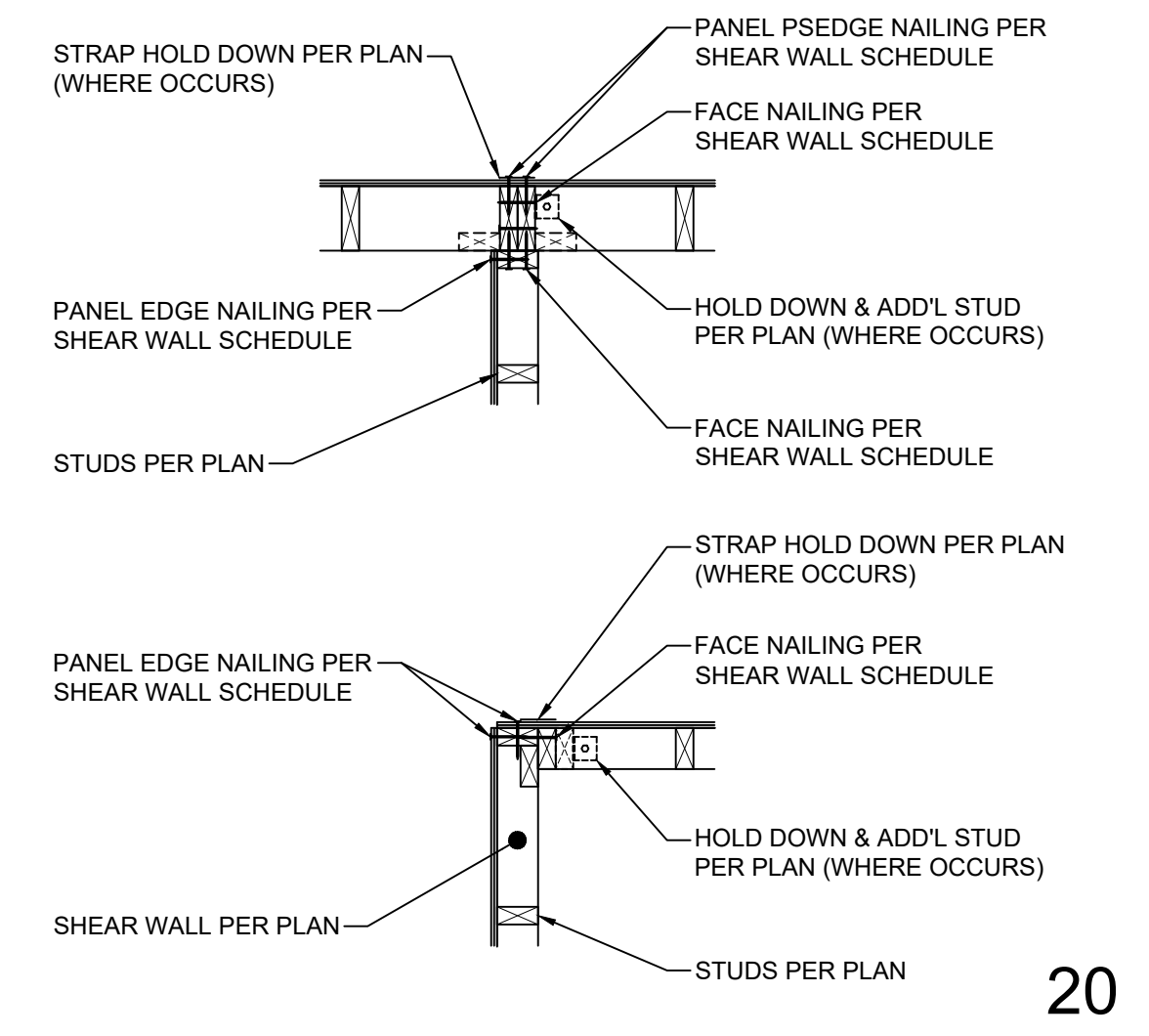
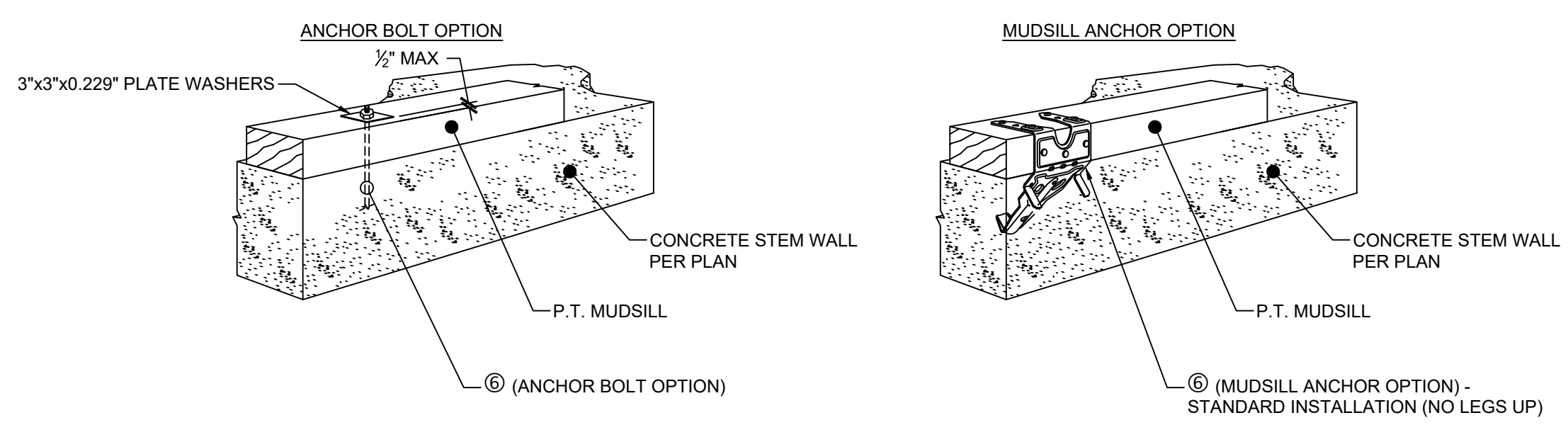


④ FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1 1/2". FRAMING NAILS SHALL BE 0.131"Ø x 3 1/4". 0.131"Ø x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.

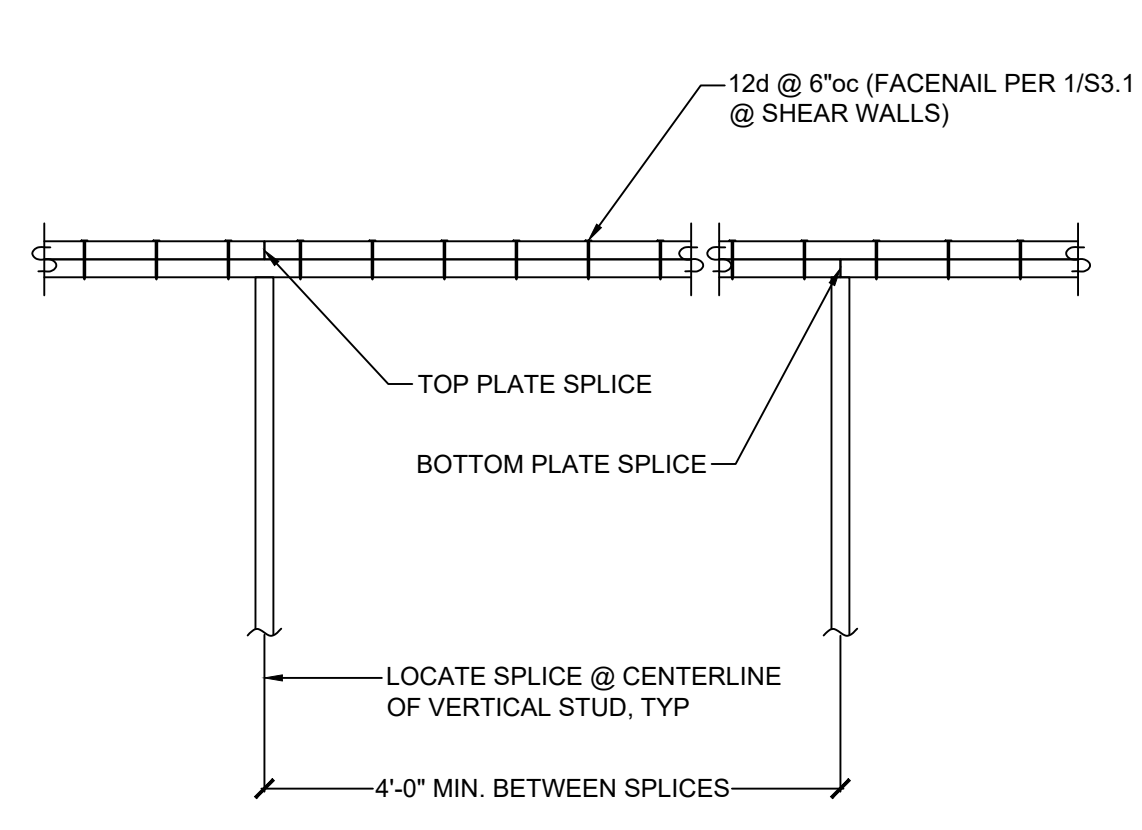
⑤ AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS. USE 0.131"Ø x 2 1/2" NAILS AT LTP4 CLIP WHEN INSTALLED OVER 1/2" SHEATHING.



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



20



19



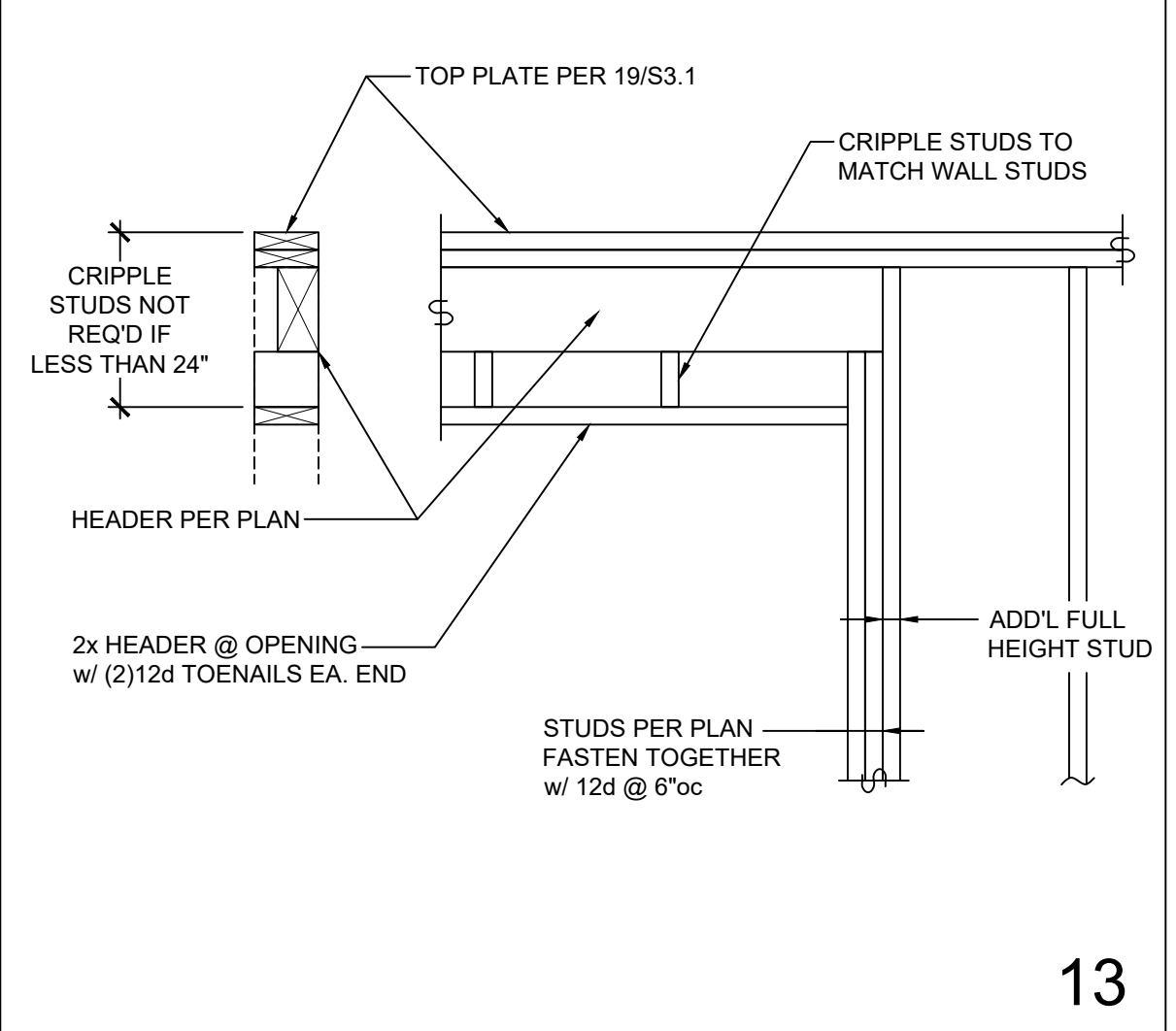
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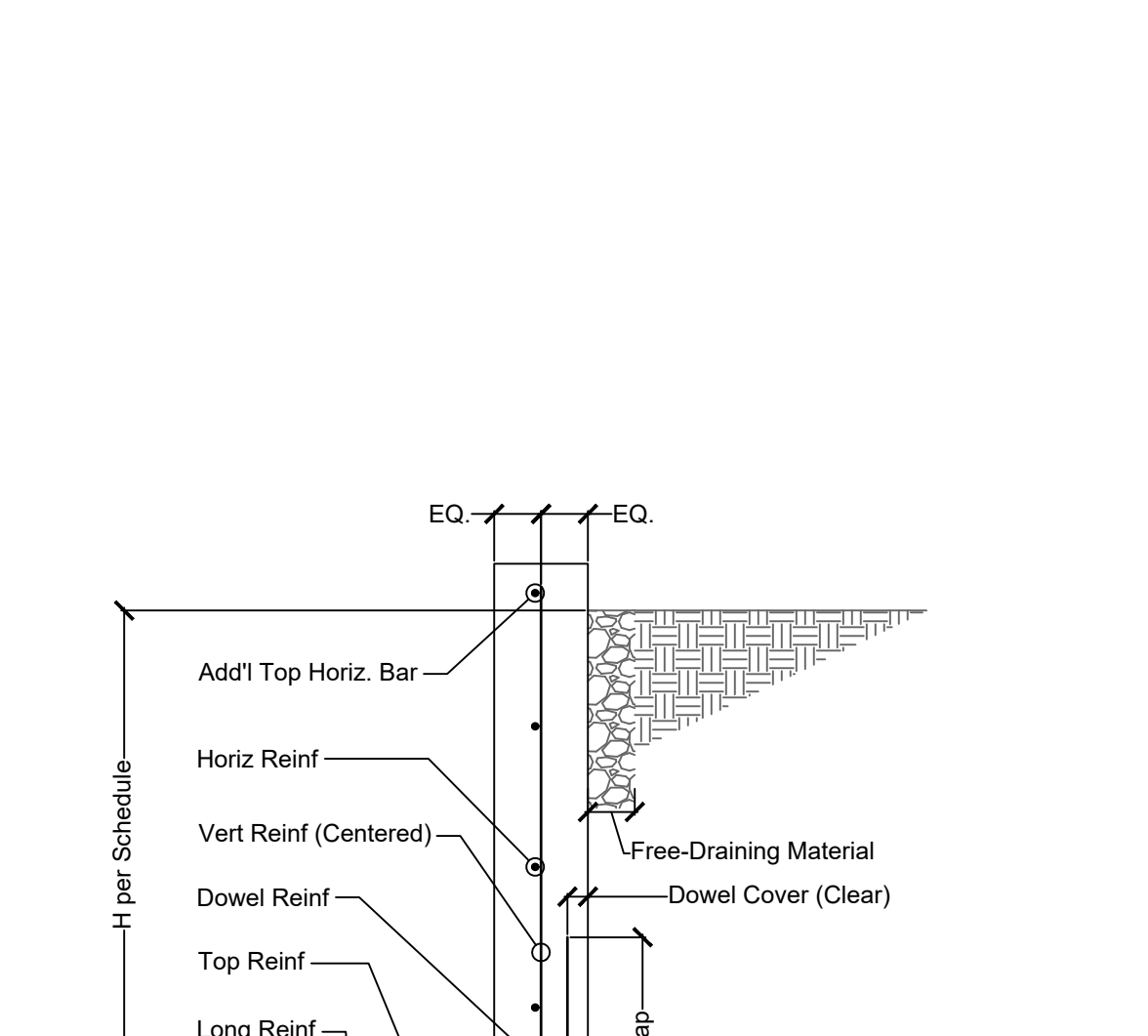
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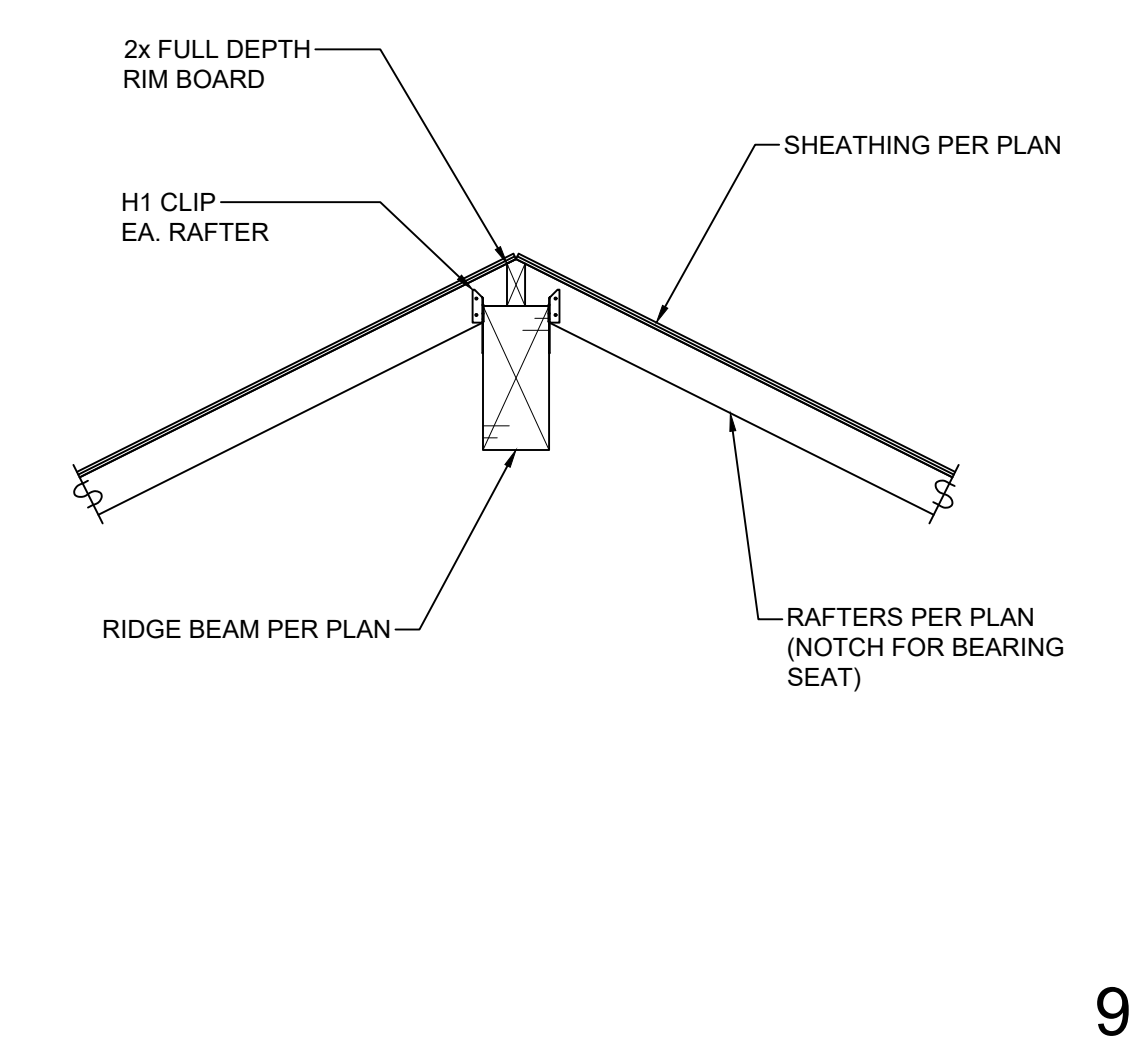
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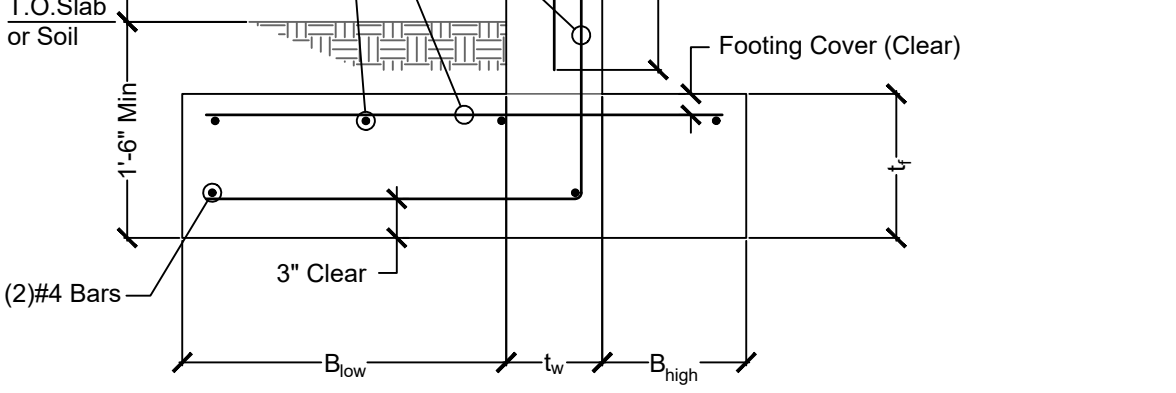
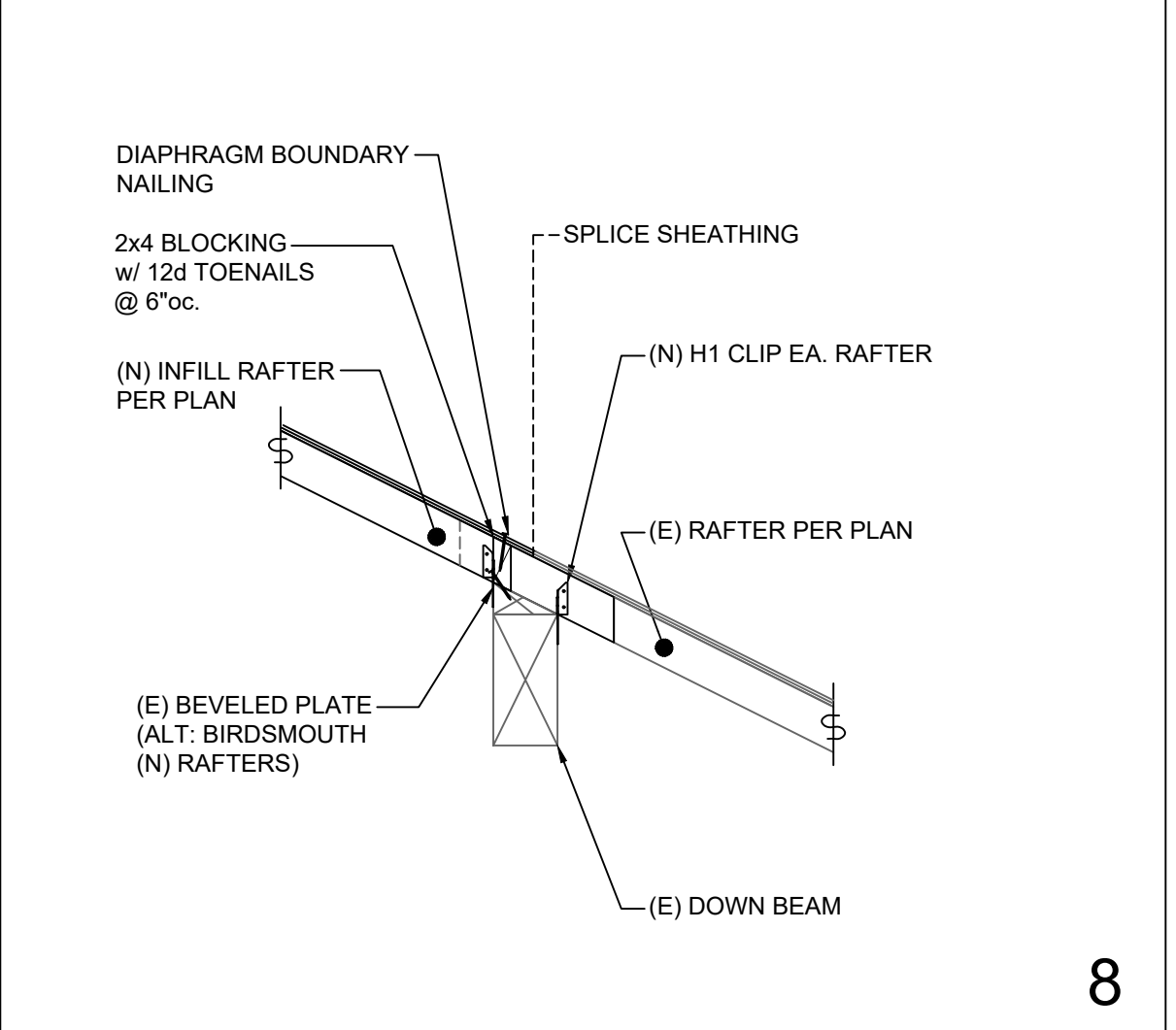
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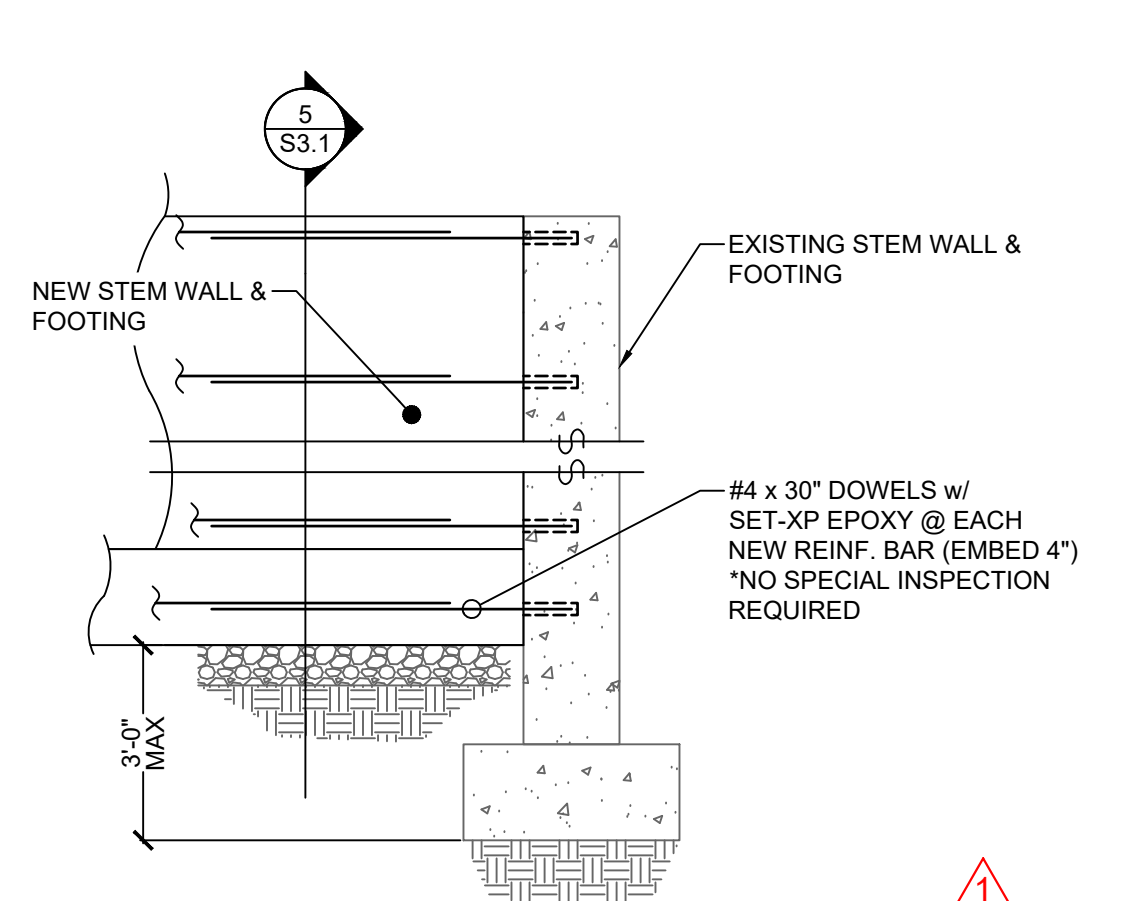
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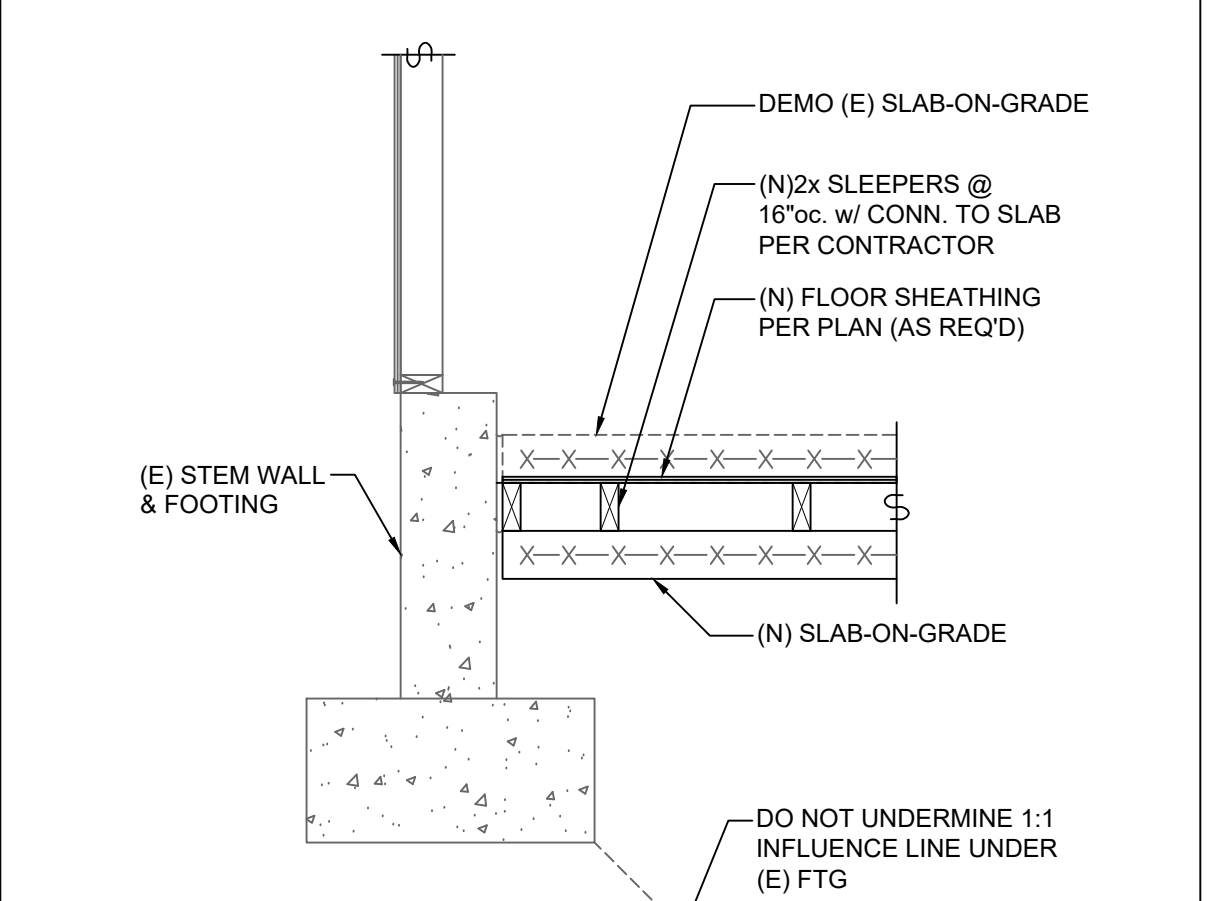
8



5



4



3

RETAINING WALL SCHEDULE											
H	B <sub>low</sub>	L <sub>s</sub>	B <sub>high</sub>	t <sub>s</sub>	Dowel Footing Cover	Vert. Reinf	Dowel Reinf	Horiz. Reinf	Top Reinf	Long Reinf	Lap
6'	1'-6"	8"	9"	1 1/2"	1 1/2"	#4 @ 12"	#4 @ 12"	#6 @ 18"	#4 @ 18"	(2)#4	24"
5'	1'-0"	8"	9"	1 1/2"	1 1/2"	#4 @ 16"	#4 @ 16"	#5 @ 18"	#4 @ 18"	(2)#4	24"

SOIL BEARING PRESSURE: 2000 PSF  
ACTIVE EARTH PRESSURE: 35 PCF  
PASSIVE EARTH PRESSURE: 350 PCF  
FRICTION COEFFICIENT: 0.35  
SEISMIC SURCHARGE: 8H

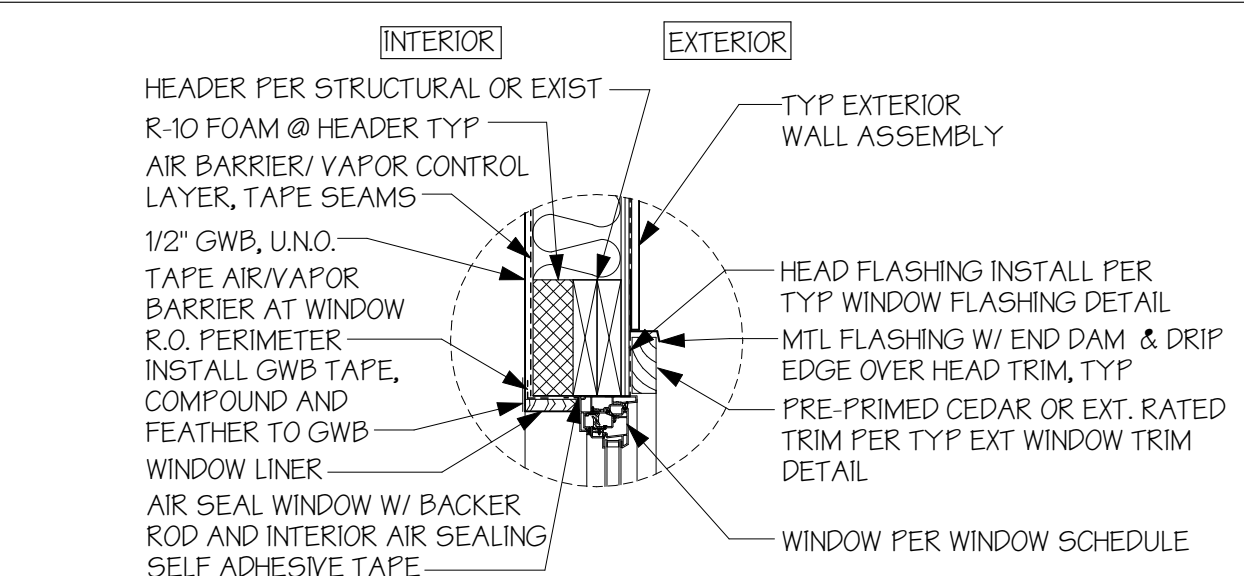
CONCRETE STRENGTH: 2500 PSI  
#4 STEEL STRENGTH (GR40): 40 KSI  
#5/#6 STEEL STRENGTH (GR60): 60 KSI

5

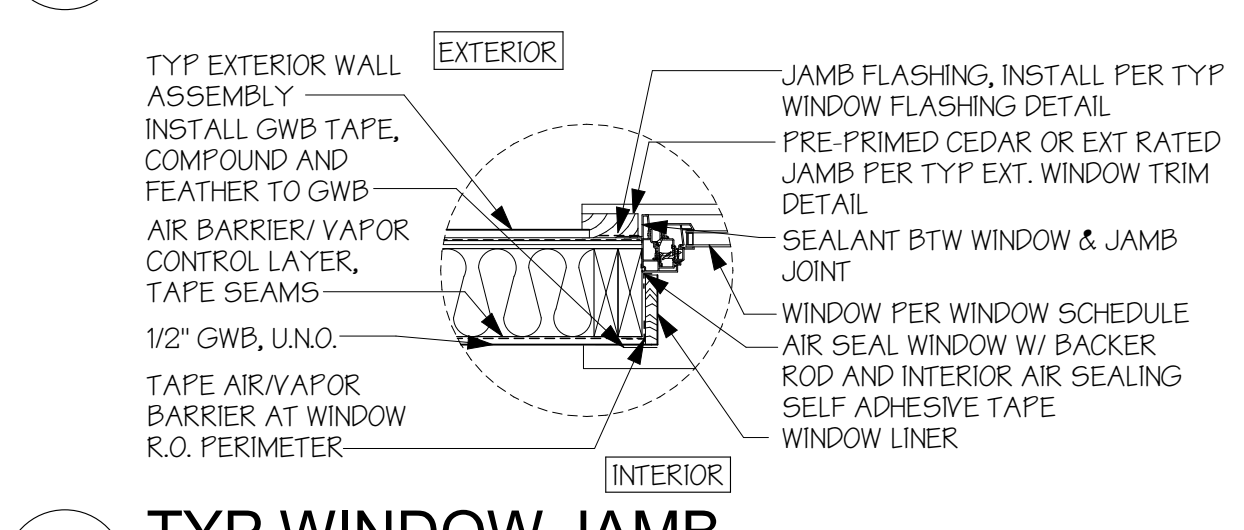
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3

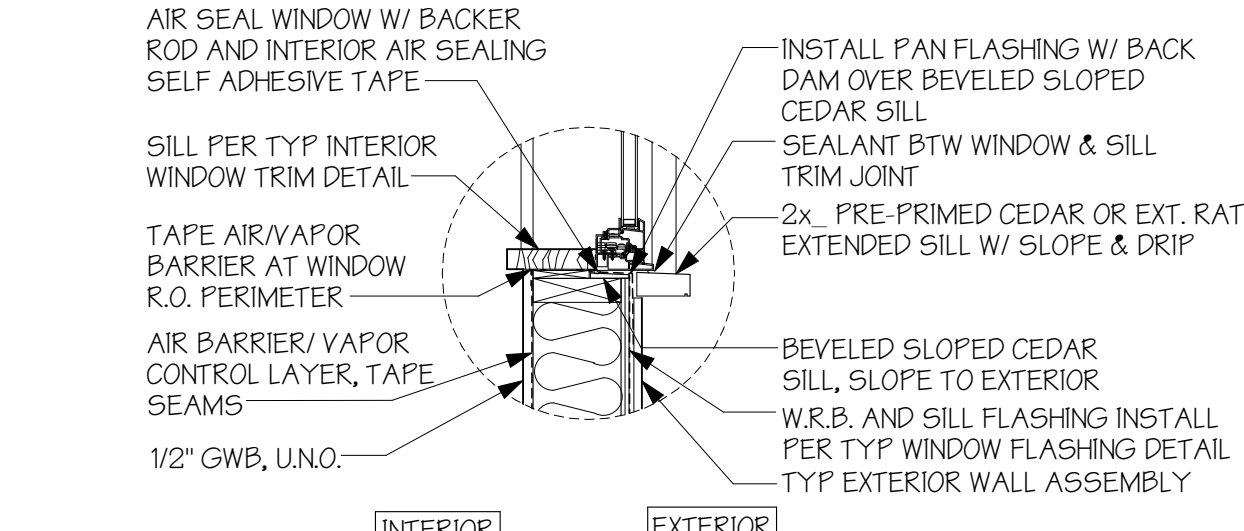
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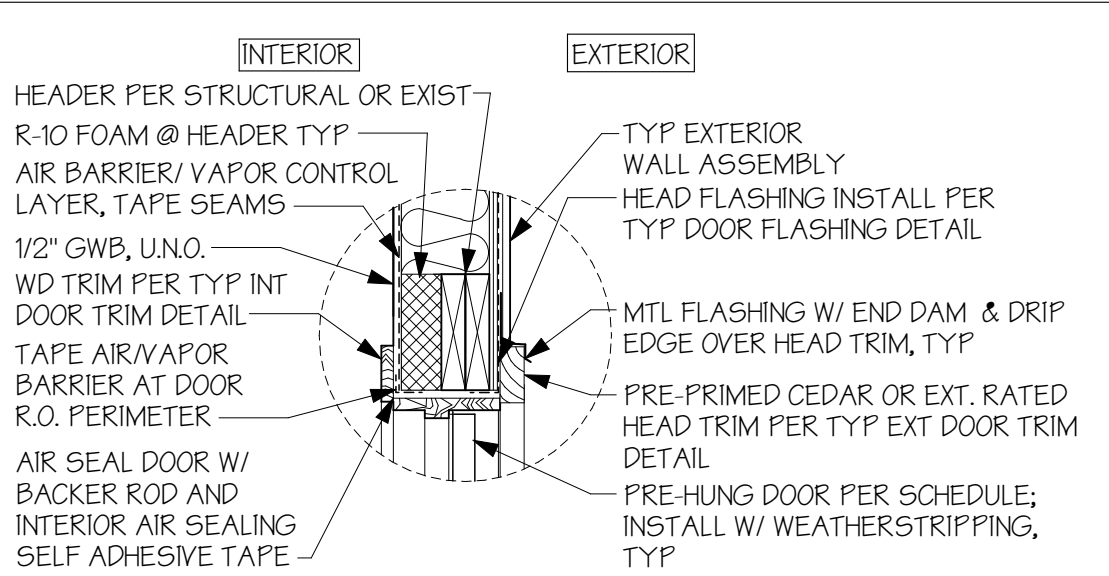
**1 TYP WINDOW HEAD**  
T = 1'-0"



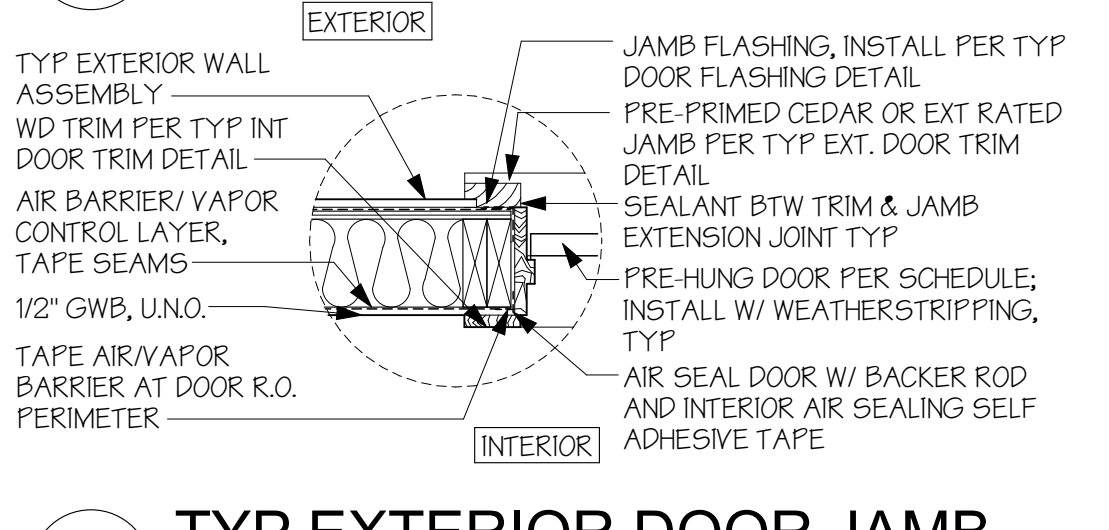
**2 TYP WINDOW JAMB**  
T = 1'-0"



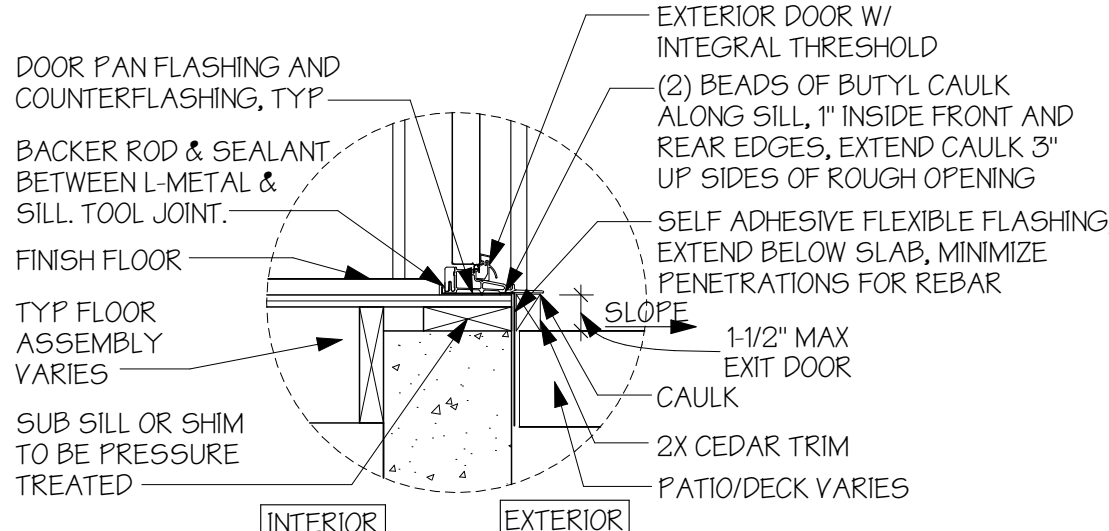
**3 TYP WINDOW SILL**  
T = 1'-0"  
NOTE:  
1. INSTALL BACKER ROD AND/OR FOAM INSULATION @ ANY GAP BETWEEN WINDOW AND ROUGH FRAME, TYP  
2. VERIFY WINDOW INSTALLATION W/ WINDOW MFR INSTALLATION REQTS



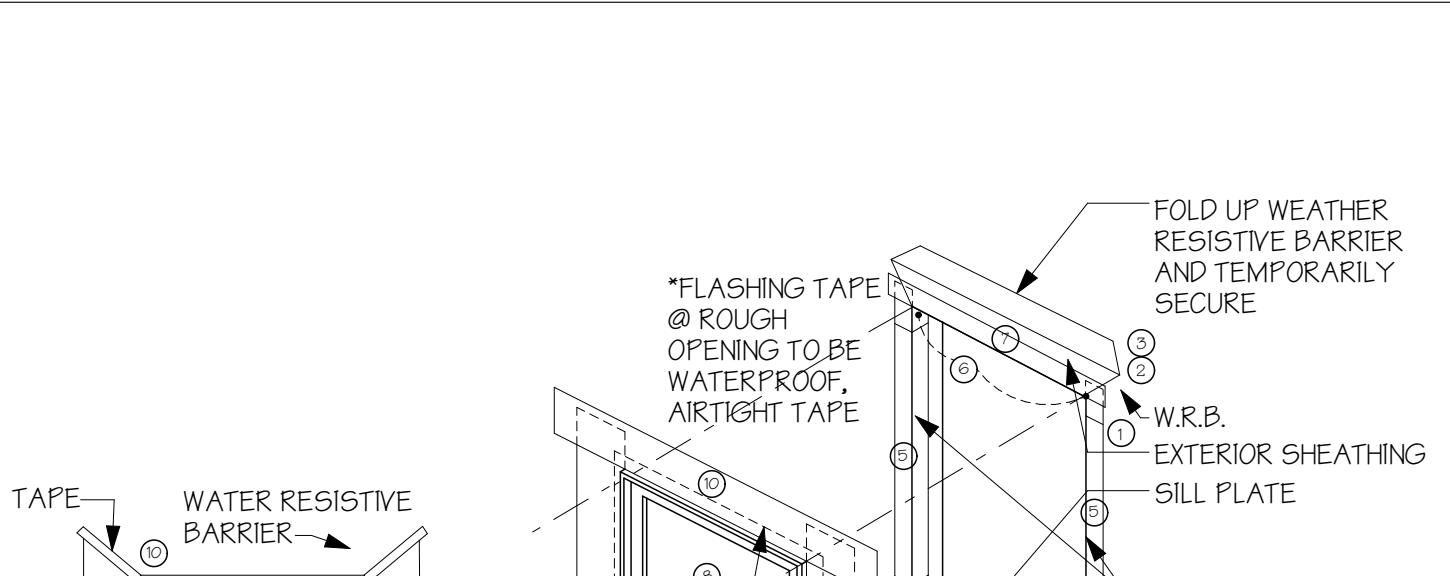
**4 TYP EXTERIOR DOOR HEAD**  
T = 1'-0"



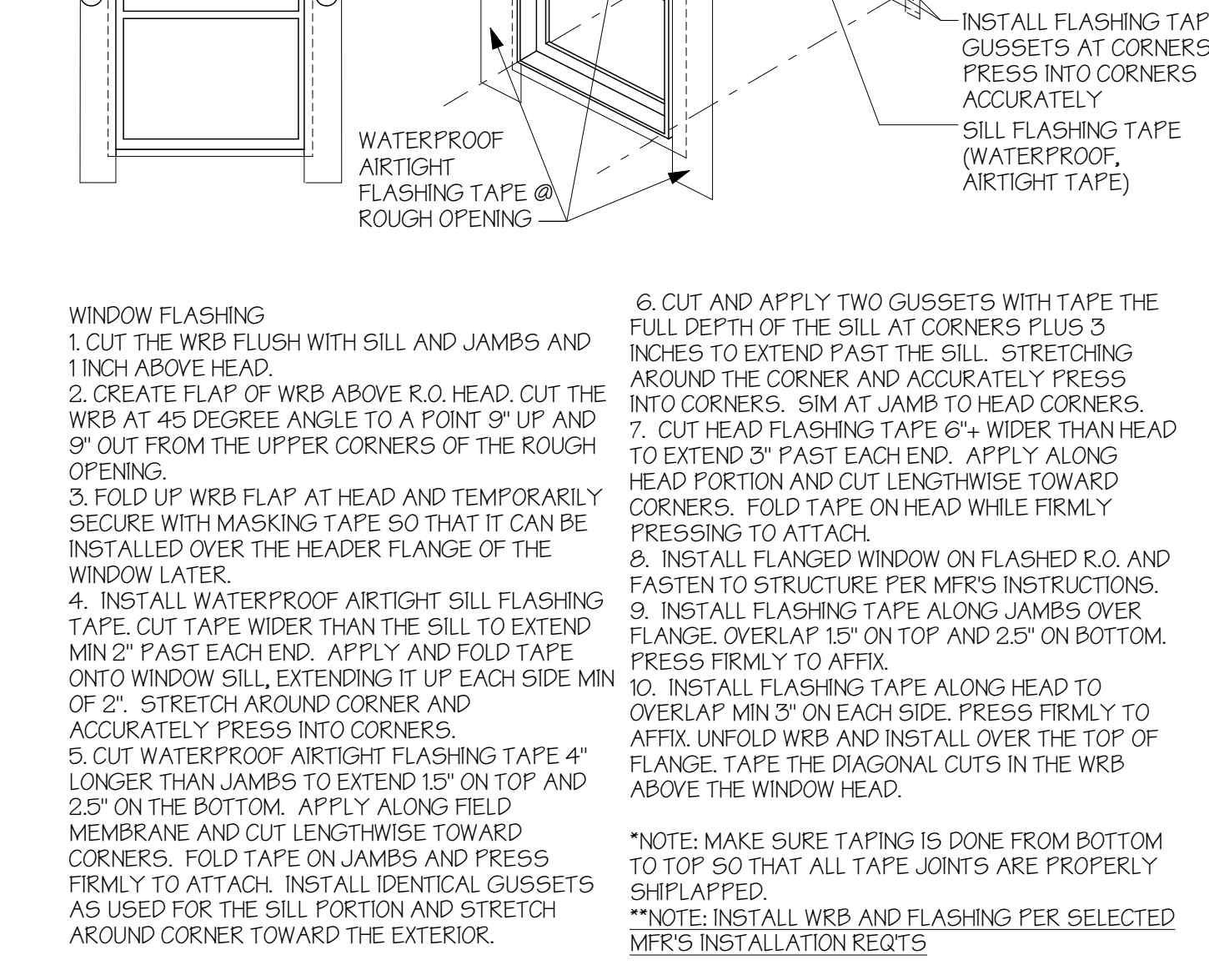
**5 TYP EXTERIOR DOOR JAMB**  
T = 1'-0"



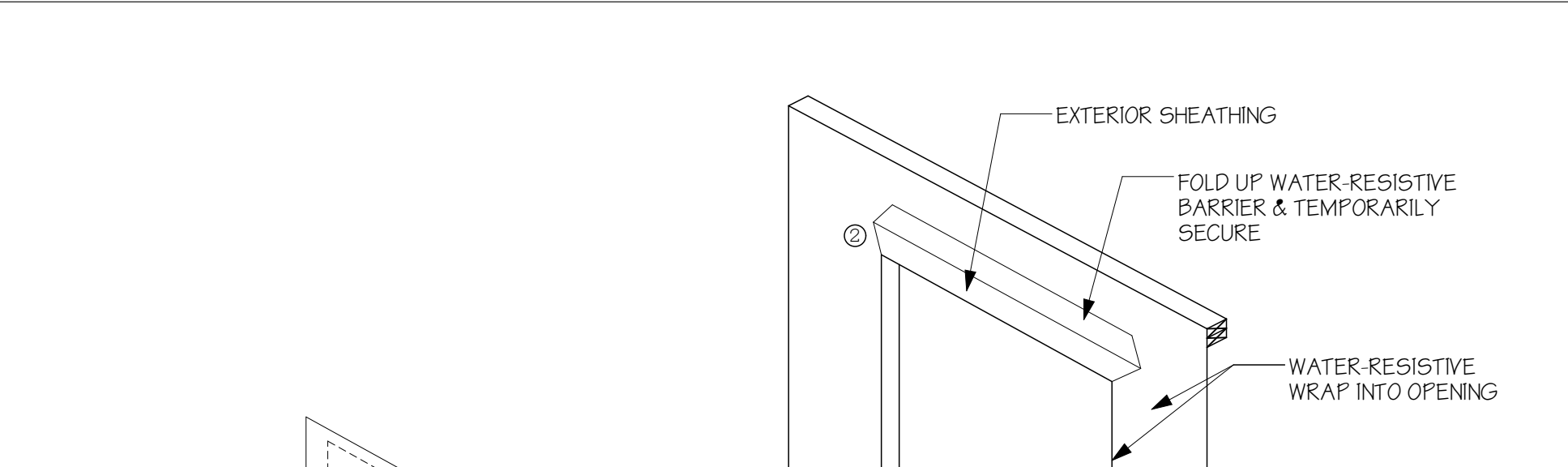
**6 TYP DOOR THRESHOLD**  
T = 1'-0"  
\*OR SIM



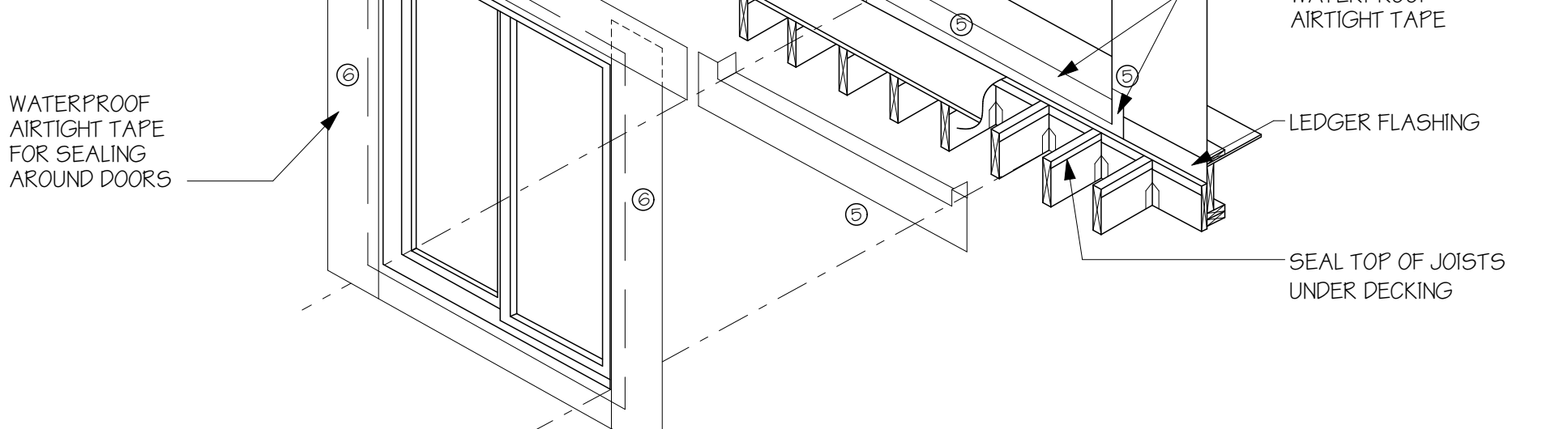
**7 TYP WINDOW FLASHING DTL**  
NT.S.  
OR PER MFR INSTALLATION REQTS



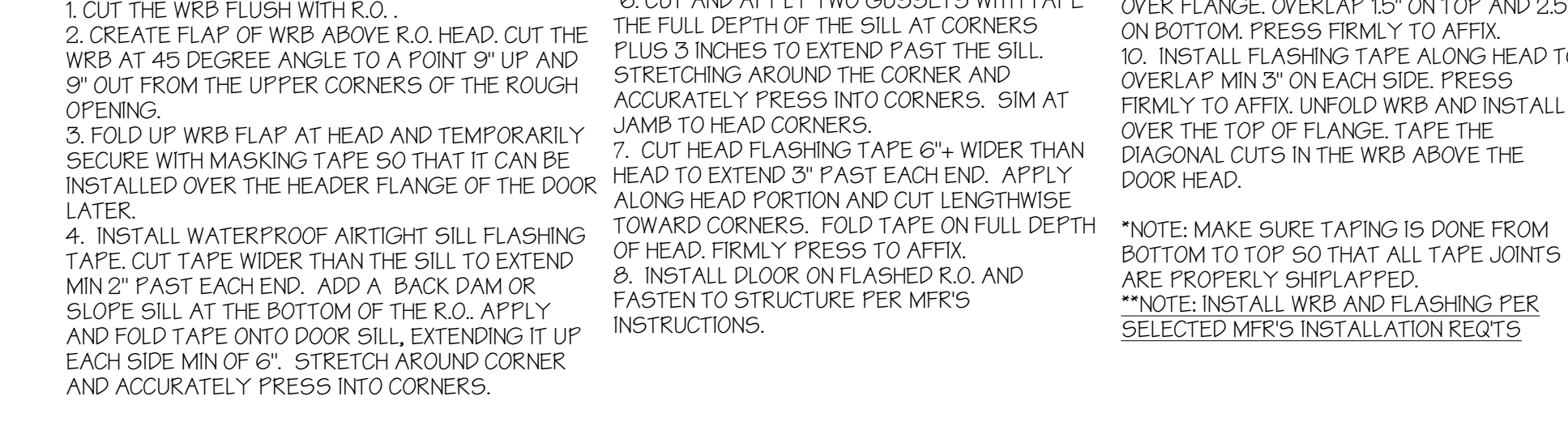
**8 TYP DOOR FLASHING DTL @ EXTERIOR**  
NT.S.  
OR PER MFR INSTALLATION REQTS



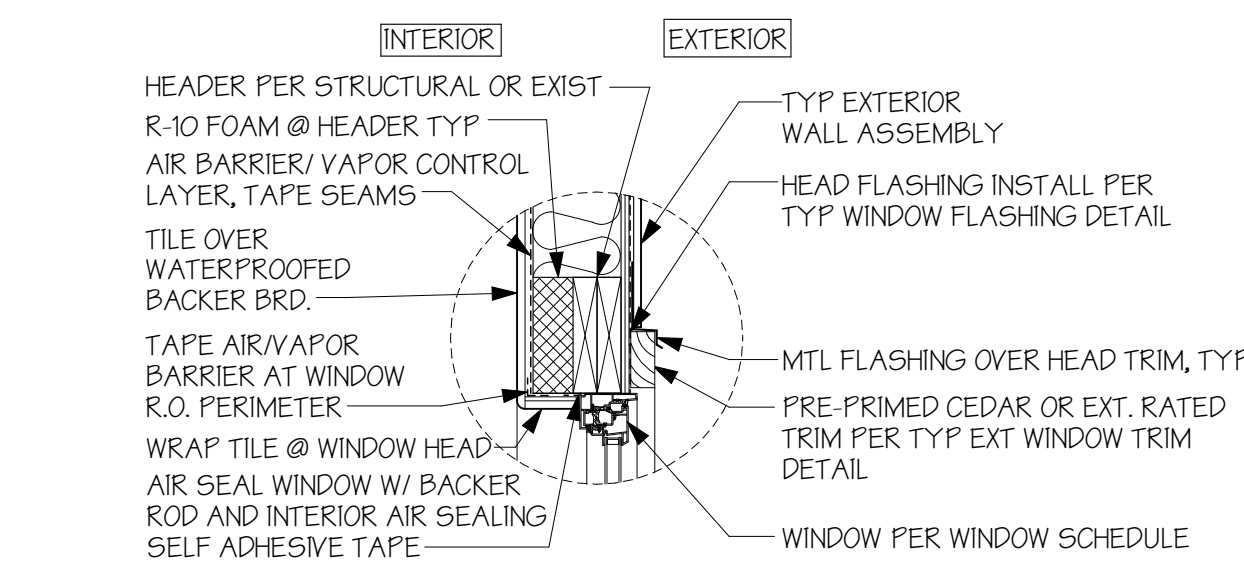
**9 TYP WNDW HEAD @ SHOWER**  
T = 1'-0"



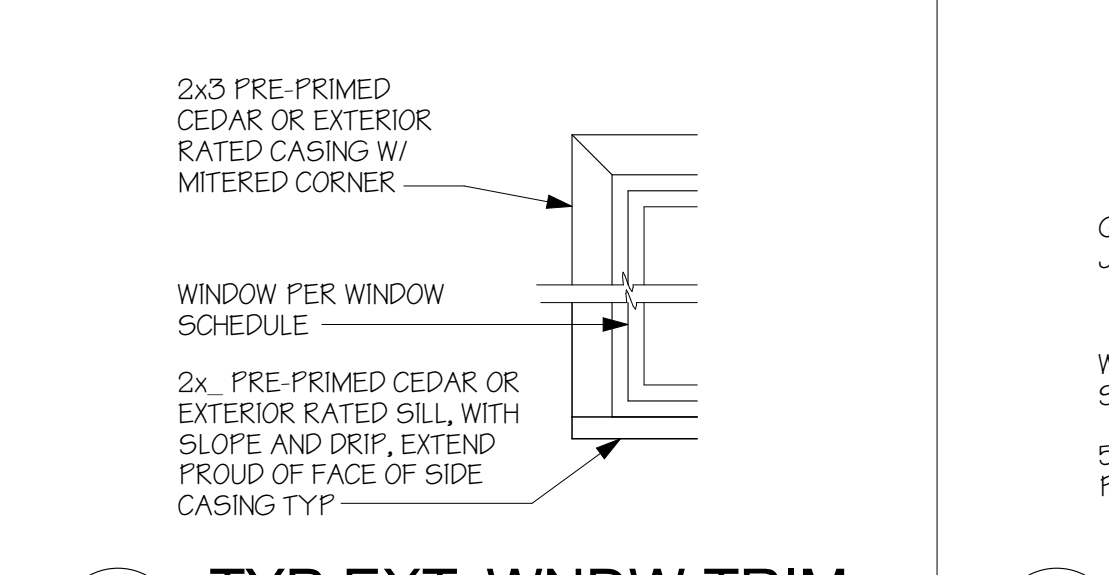
**10 TYP WNDW JAMB @ SHOWER**  
T = 1'-0"



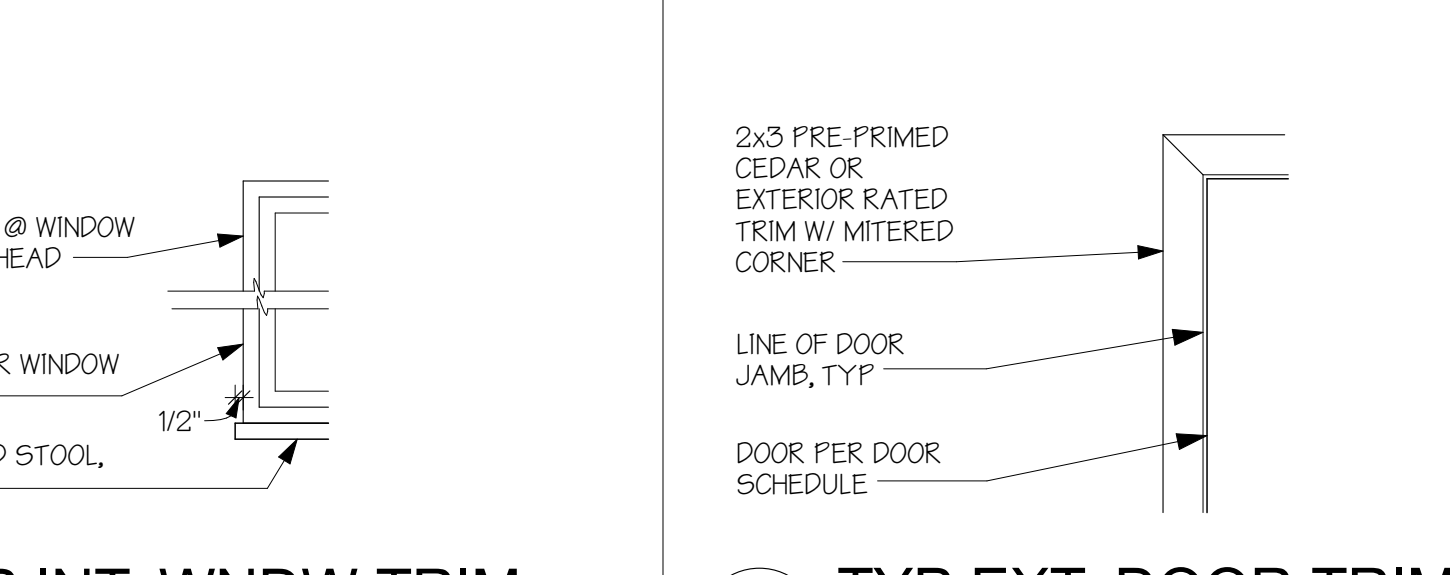
**11 TYP WNDW SILL @ SHOWER**  
T = 1'-0"  
NOTE:  
1. INSTALL BACKER ROD AND/OR FOAM INSULATION @ ANY GAP BETWEEN WINDOW AND ROUGH FRAME, TYP  
2. VERIFY WINDOW INSTALLATION W/ WINDOW MFR INSTALLATION REQTS



**12 TYP EXT. WNDW TRIM**  
T = 1'-0"  
\*VERIFY TO MATCH EXISTING



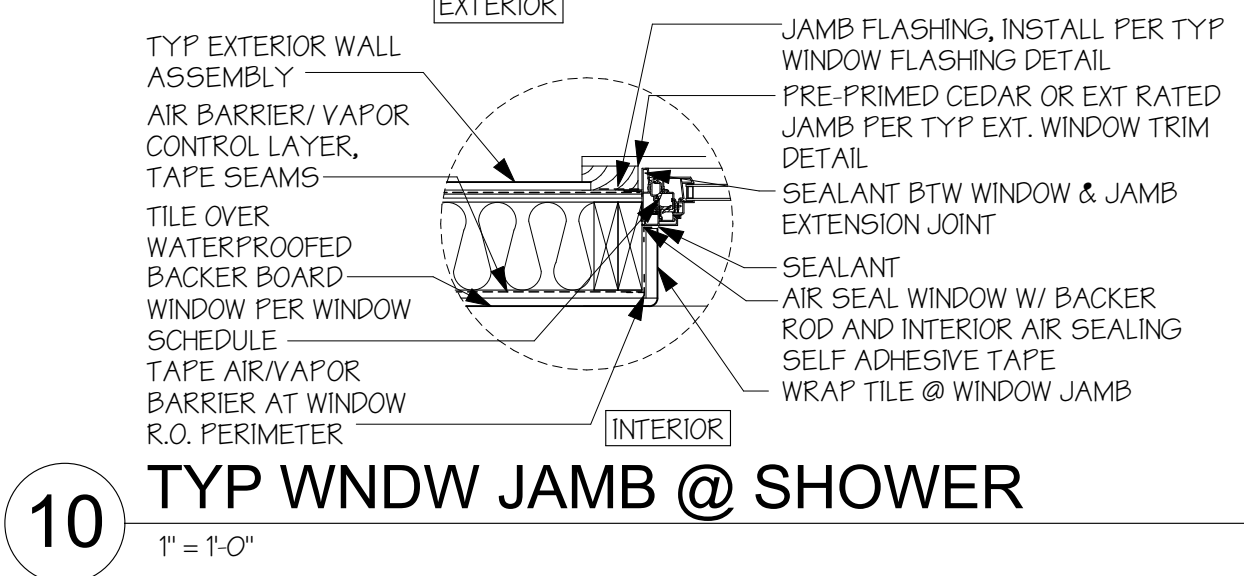
**13 TYP INT. WNDW TRIM**  
T = 1'-0"  
\*VERIFY TO MATCH EXISTING



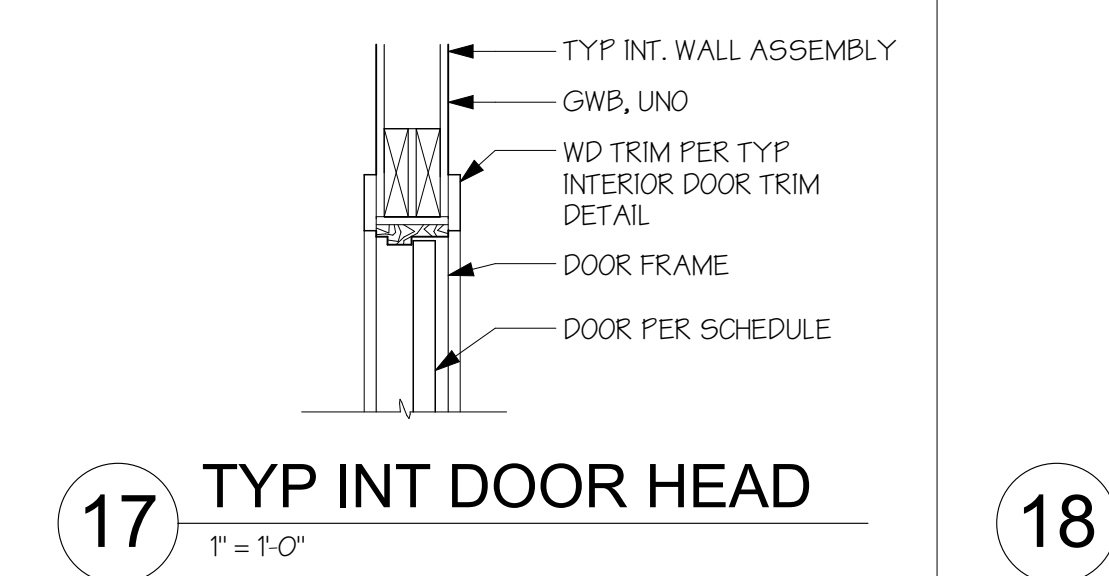
**14 TYP EXT. DOOR TRIM**  
T = 1'-0"  
\*VERIFY TO MATCH EXISTING



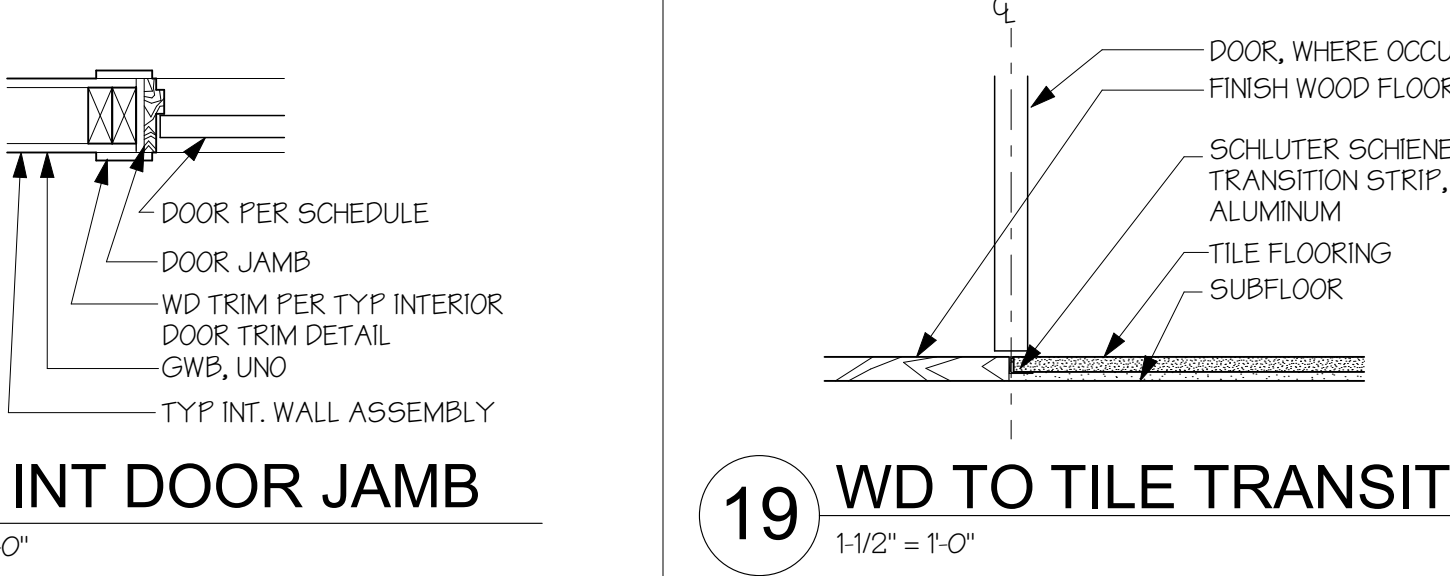
**15 TYP INT. DOOR TRIM**  
T = 1'-0"  
\*VERIFY TO MATCH EXISTING



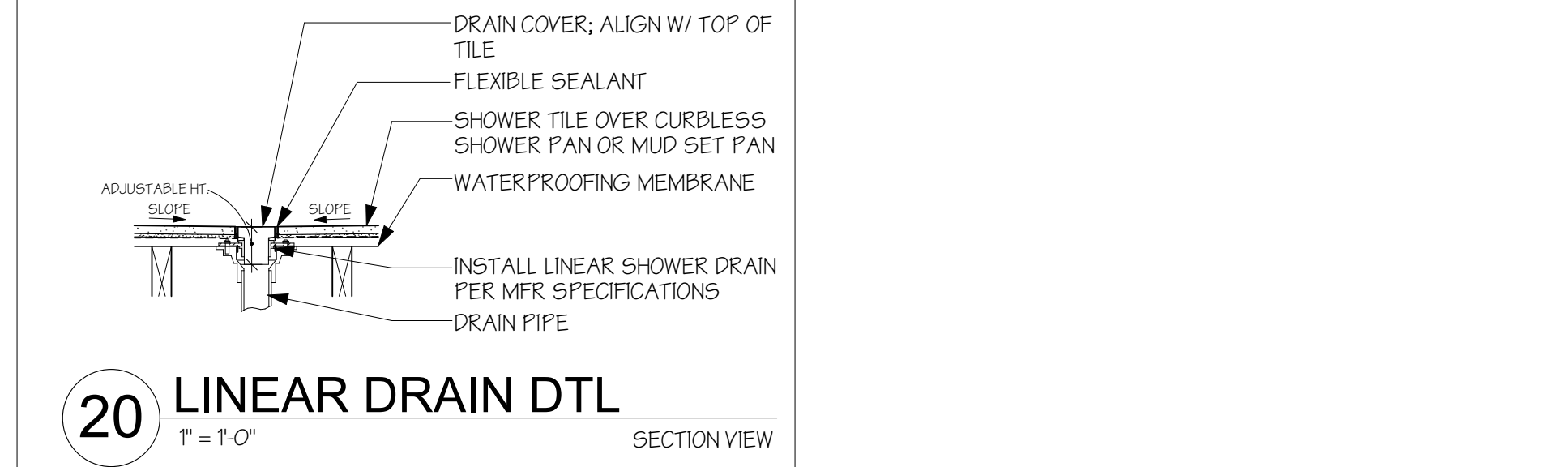
**16 TYP WD BASE DTL**  
T = 1'-0"  
\*VERIFY TO MATCH EXISTING



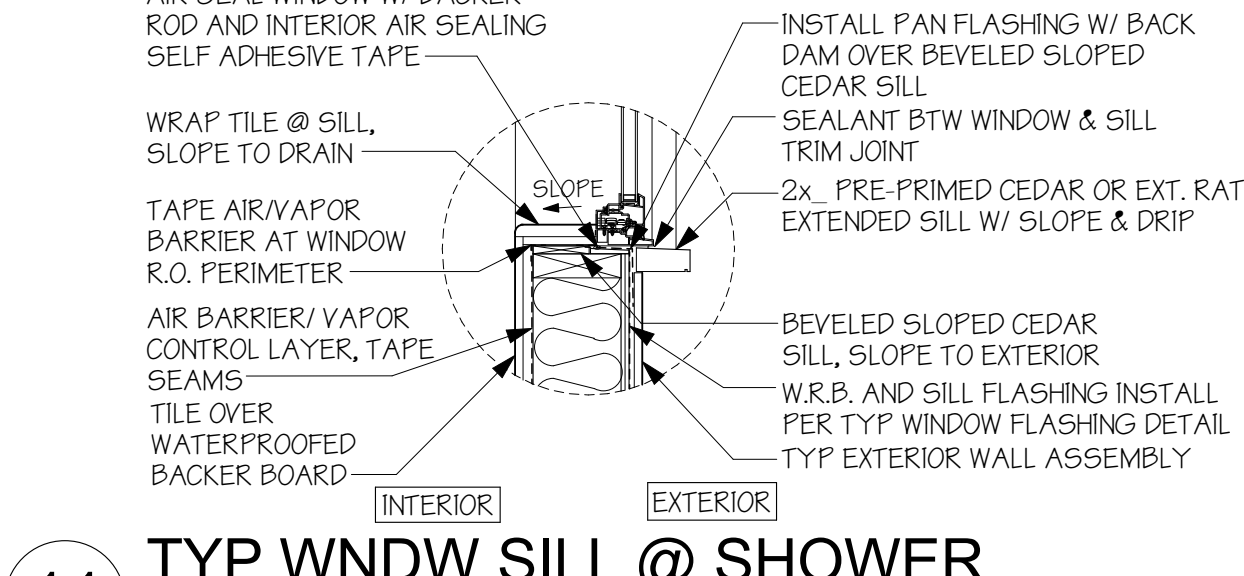
**17 TYP INT DOOR HEAD**  
T = 1'-0"



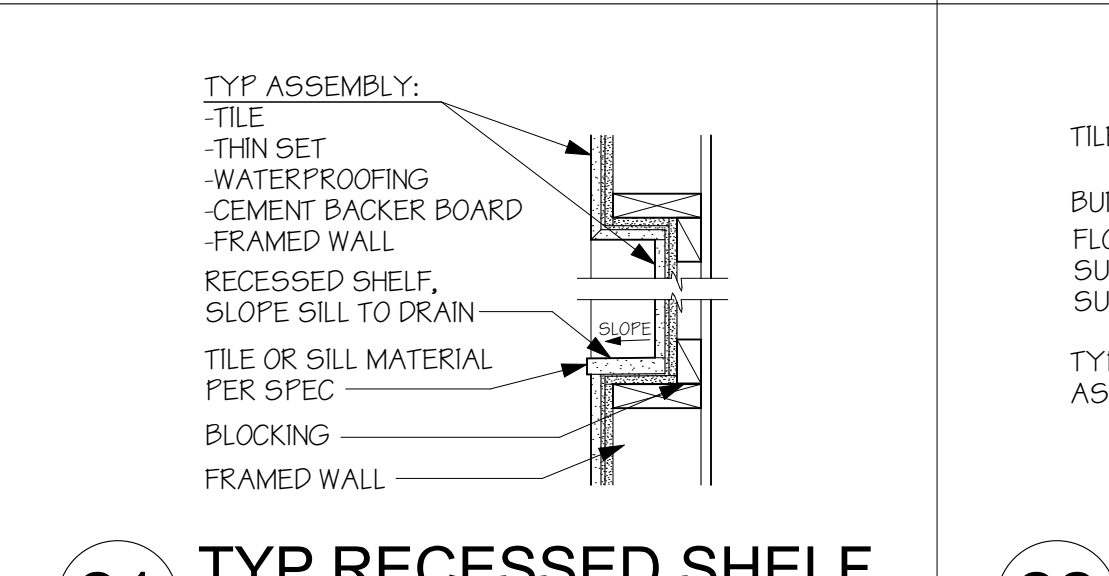
**18 TYP INT DOOR JAMB**  
T = 1'-0"



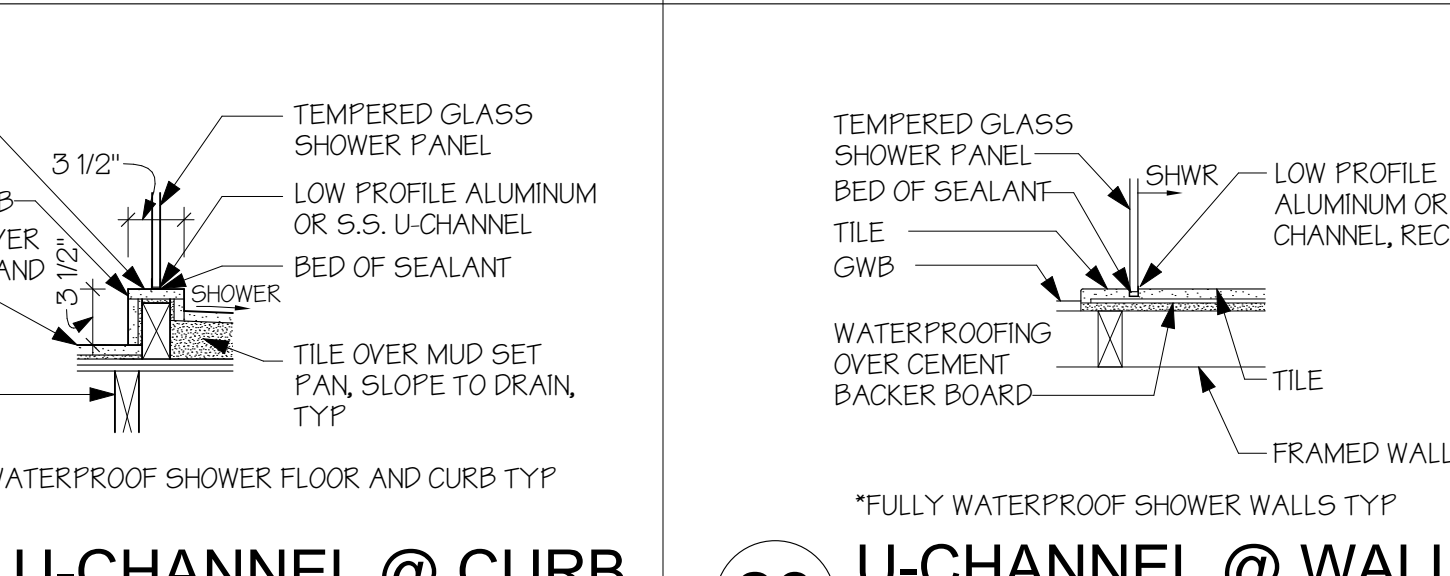
**19 WD TO TILE TRANSITION**  
1-1/2\"/>



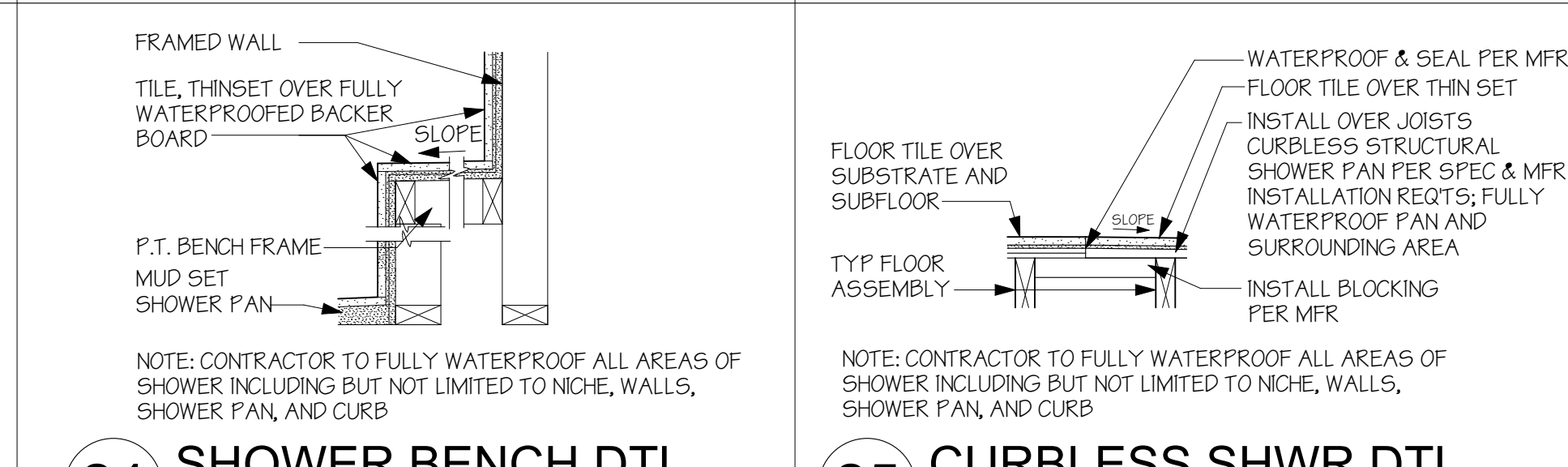
**20 LINEAR DRAIN DTL**  
T = 1'-0"  
SECTION VIEW



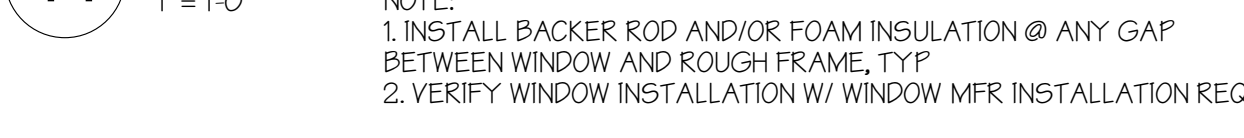
**21 TYP RECESSED SHELF**  
T = 1'-0"



**22 TYP U-CHANNEL @ CURB**  
T = 1'-0"  
\*FULLY WATERPROOF SHOWER FLOOR AND CURB TYP



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



**24 SHOWER BENCH DTL**  
T = 1'-0"  
SECTION VIEW



**25 CURBLESS SHWR DTL**  
T = 1'-0"  
SECTION VIEW

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DATE: 7/28/2025  
REV 1: 11/11/2025

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TYP. DETAILS

A5.0