

PROJECT TEAM

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PROPERTY DATA

PROJECT ADDRESS
8410 BENO THO PL
MERCER ISLAND, WA 98040

LOT AREA
25,110 SF

ASSESSOR'S TAX NUMBER
073610-0075

LEGAL DESCRIPTION
BENO THO BEACH UNREC VAL OF UNDEEDED STS & ALLEYS INCL IN ADJ LOT VAL POR OF LOTS 14 & 15 LY NLY OF LN BEG AT SW COR OF LOT 14 TH S 76°51'00" E ALG S LN OF LOT 14 66 FT TH N 80°31'48" E 26 FT TH S 79°26'51" E 29.37 FT TH S 71°11'30" E 226.02 FT TO MDR LN & TERMINUS AT PT 113.11 FT SWLY MEAS ALG MDR LN FR MOST ELY COR LOT 14 & SH LDS ADJ LESS C/M R/GTS
Plat Block:
Plat Lot: 14 & 15

ZONING DESIGNATION
R-8.4

SETBACKS
FRONT: 20'
REAR: 25'
SIDE: SUM TO 15 FEET, PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 5 FEET.

BUILDING HEIGHT LIMIT: 30 FT ABOVE ABE

JURISDICTION
MERCER ISLAND

PROJECT DATA

SCOPE OF WORK
ROOFING REPLACEMENT

ENERGY DATA

BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.3 OR R402.1.5, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.3.5 AND R402.4.2.

EXISTING CEILING, WALL, FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE RE-INSULATED AS FOLLOWS (2021 WSEC-R 2ND EDITION REMODEL / ALTERATION WORKSHEET)

MINIMUM INSULATION AND FENESTRATION REQUIREMENTS

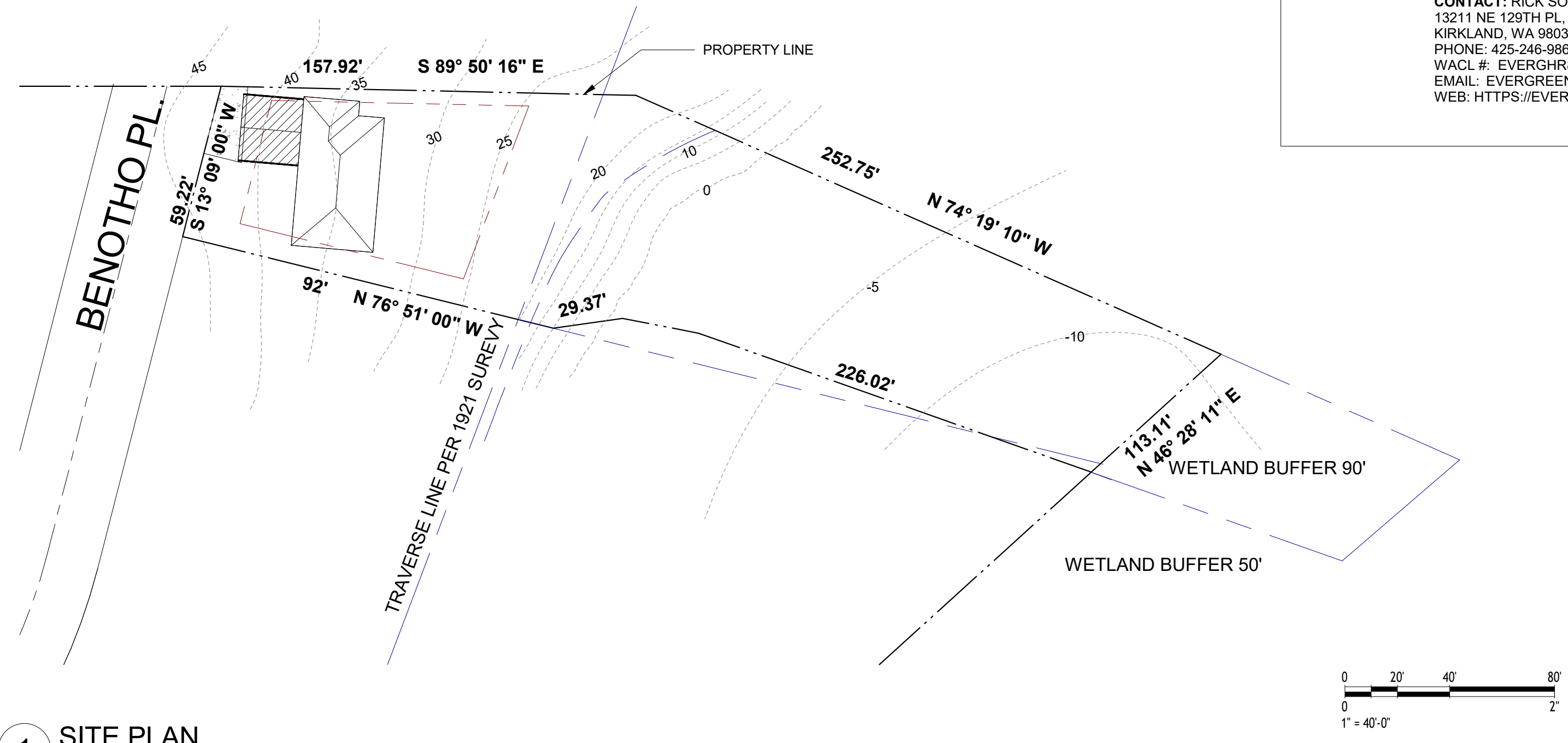
FENESTRATION U-FACTOR: U 0.30
SKYLIGHT U-FACTOR: U 0.55
CEILING R-VALUE: R-60
SINGLE RAFTER OR VAULTED CEILING R-VALUE: R-38
WOOD FRAMED WALL R-VALUE: 20+5CI
FLOOR R-VALUE: 30
BELOW GRADE WALL: 10/15/21 INT +5FTB
SLAB R-VALUE & DEPTH: 10, 4 FT (TABLE R402.1.1)

SHEET INDEX

| SHEET # | SHEET NAME |
|--------------|--------------------------|
| GENERAL | PROJECT DATA / SITE PLAN |
| A-1.0 | GENERAL NOTES |
| A-1.1 | |
| ARCHITECTURE | ROOF PLAN |
| A-2.1 | |
| A-3.0 | EXTERIOR ELEVATIONS |

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1 SITE PLAN
1" = 40'-0"

TREE PROTECTION/DEVELOPMENT IMPACT AREA REQUIREMENTS:

- RETENTION OF ALL TREES 6 INCHES OR GREATER IS REQUIRED.
- NO TREE REMOVAL OR DAMAGE IS AUTHORIZED.
- CONSTRUCTION-RELATED ACTIVITIES, INCLUDING EXCAVATION AND GROUND DISTURBANCE, SITE ACCESS, HEAVY EQUIPMENT USE, STORAGE, OR STOCKPILING IS PROHIBITED OUTSIDE OF THE DEVELOPMENT IMPACT AREA UNLESS LOCATED ON EXISTING HARD SURFACES.

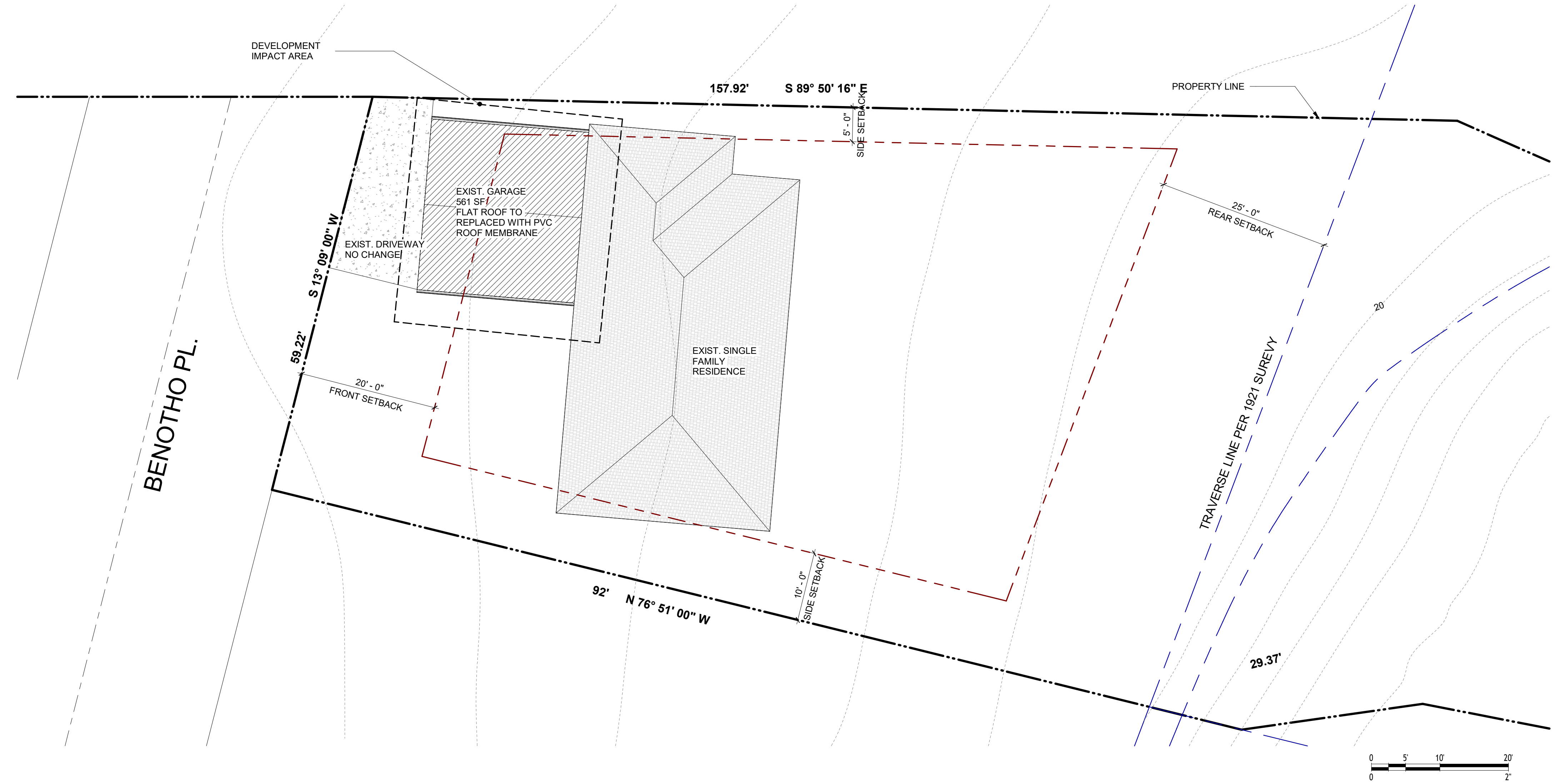
ADOPTED CODES - MERCER ISLAND

- 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 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

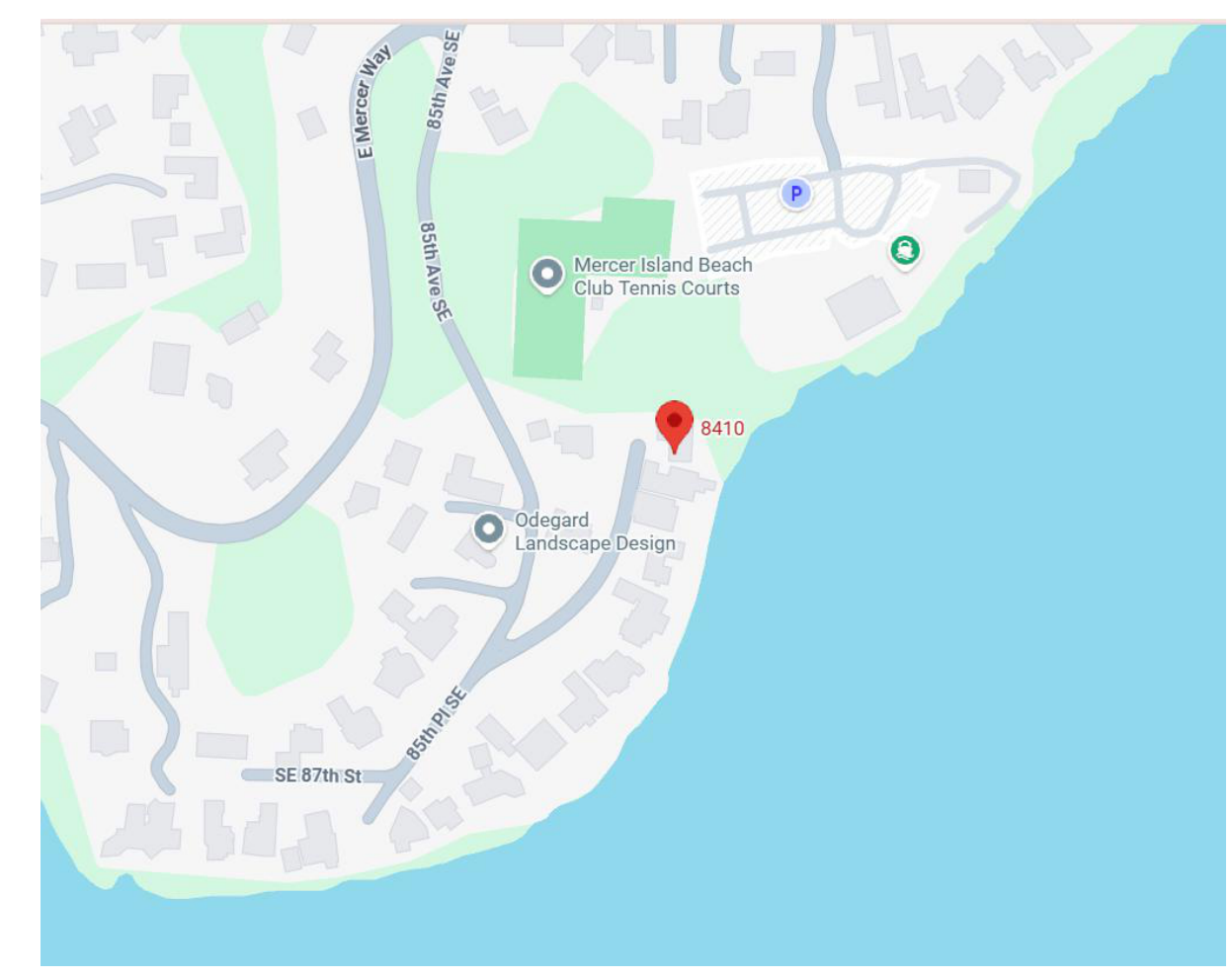
*IMPLEMENTATION OF WUI CODE DELAYED DUE TO DNR MAPPING

- WASHINGTON STATE ENERGY CODE (WSEC)
- WASHINGTON CITIES ELECTRICAL CODE (WCEC)
- ICC/ANSI A117.1-17, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS

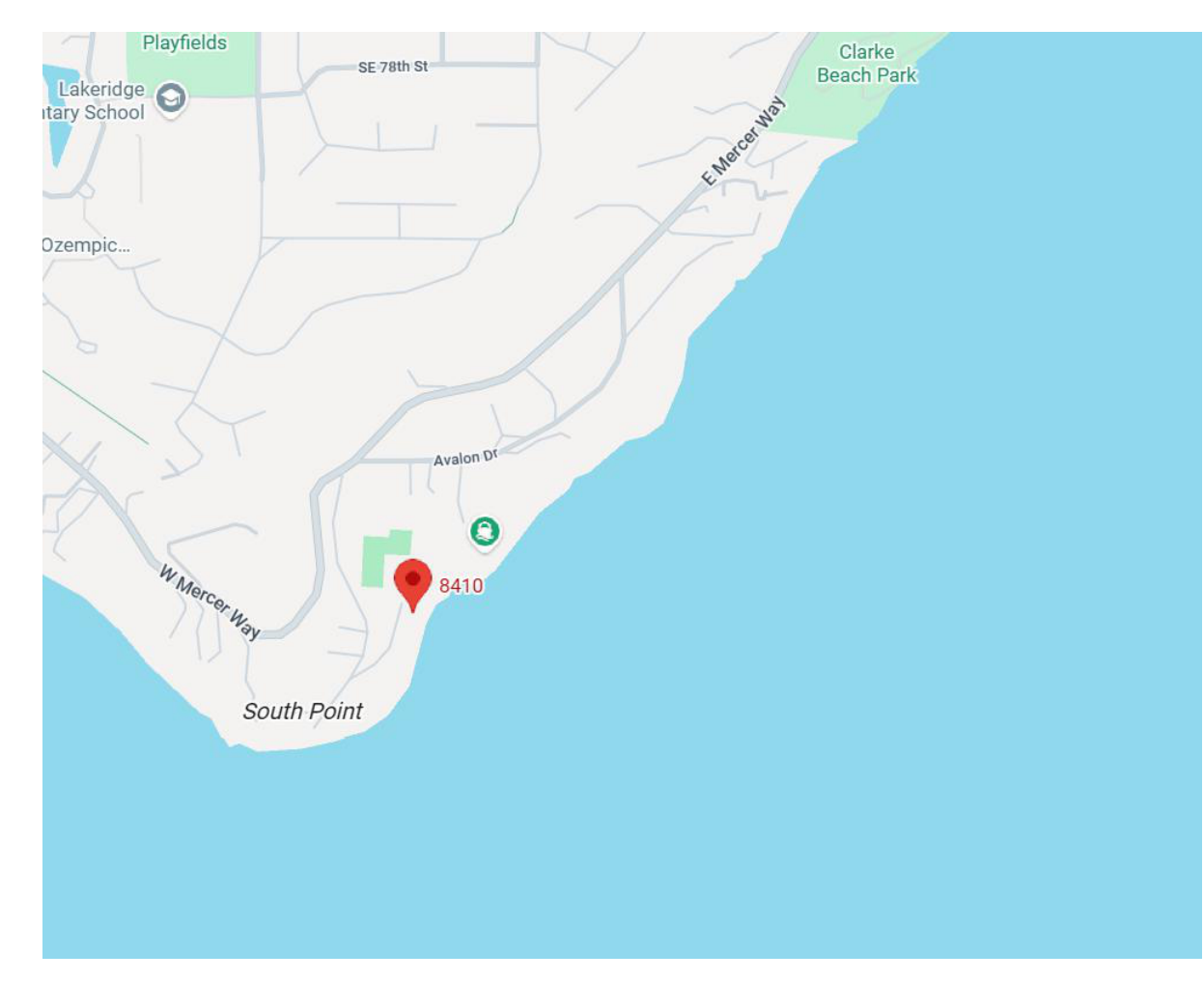
| | | |
|------------------|------------|-------------|
| DESIGN | BE | |
| DRAWN | DC | |
| CHECKED | BE | |
| SHEET ISSUE DATE | 03/10/2026 | |
| DRAWING SETS | | |
| REVISIONS | | |
| # | DATE | DESCRIPTION |



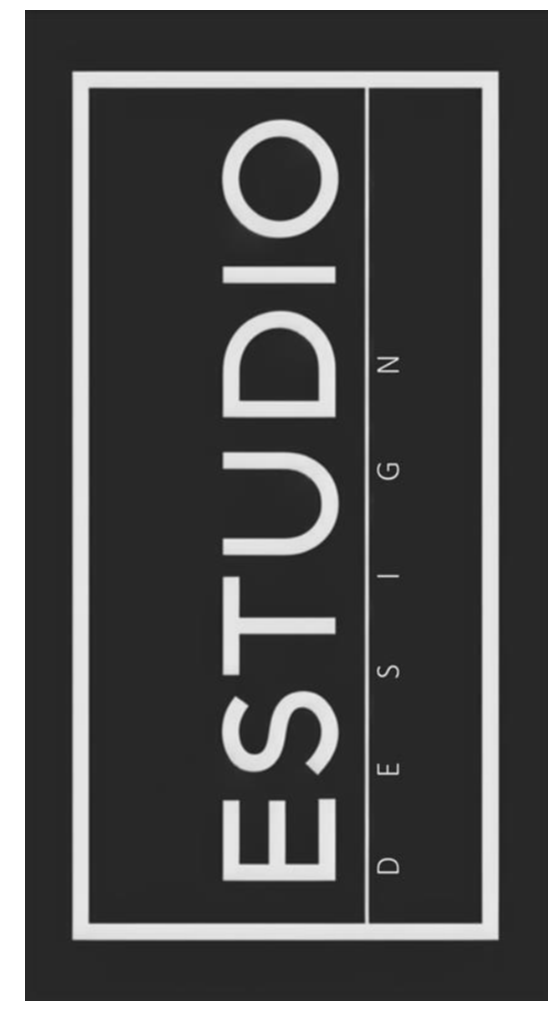
4 SITE PLAN ENLARGED
1" = 10'-0"



2 LOCATION MAP
NOT TO SCALE



3 VICINITY MAP
NOT TO SCALE



HARTLEY RE-ROOF

8410 BENO THO PL,
MERCER ISLAND, WA
98040

PERMIT
PROJECT DATA / SITE PLAN

A-1.0

GENERAL NOTES

- ALL WORK TO COMPLY WITH **2021 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 51-51 WAC.**
- ALL APPLICABLE CODES, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
- CONTRACTOR SHALL VERIFY CONFORMANCE OF ACTUAL SOIL CONDITIONS WITH SOILS REPORT AND DESIGN ASSUMPTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK, EXCEPT FOR THE BUILDING PERMIT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT.
- GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL. REPETITIVE NOTES MAY BE CALLED OUT ONLY ONCE AND INDICATED AS TYPICAL.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING WITH WORK.
- THIS PROJECT TO BE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.

JOB SITE SAFETY

- THE DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- PERIODIC SITE VISITS PERFORMED BY THE DESIGNER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- THE DESIGNER IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.

SITE WORK

- ALL EXCAVATION AND FILL SHALL BE STORED AND PROTECTED SUCH AS TO PREVENT RUN OFF OF MATERIAL TO ADJACENT PROPERTIES.
- FOOTING DRAIN TO BE SEPARATE FROM ROOF AND IMPERVIOUS AREA DRAINS.
- DOWNSPOUT DRAIN TO BE 4" DIAMETER TIGHTLINE UNLESS NOTED OTHERWISE.
- FOOTING DRAIN TO BE 4" DIAMETER PERFORATED PIPE UNLESS NOTED OTHERWISE
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH REQUIRED SEPTIC AND/OR STORM WATER DETENTION SYSTEMS.

EARTH WORK

- EXTEND EXCAVATION DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MINIMUM OF 18" BELOW LOWEST ADJACENT FINISH GRADE.
- COMPACTED FILL TO BE WELL GRADED AND GRANULAR WITH NOT MORE THAN 5% PASSING A 200 SIEVE. PLACE IN 8" LOOSE LIFTS AND COMPACT TO 95% MODIFIED AASHO DENSITY AT OPTIMUM MOISTURE CONTENT.
- BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

MOISTURE PROTECTION

- PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
- PROVIDE A MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
- PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.
- PROVIDE A MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
- PROVIDE A MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.
- CAULK ALL OPENINGS THOROUGHLY.
- FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
- METAL COPING AT PARAPET TO BE A MINIMUM OF 22 GAUGE GALVANIZED STEEL.

SAFETY AND SECURITY

- DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT ARE REQUIRED AT ALL EXTERIOR DOORS.
- DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
- WINDOWS WITHIN 10'-0" OF FINISHED GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
- HANDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.
- GUARDRAILS SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR.
- GUARDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.
- STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS FOR OCCUPANCIES LESS THAN 10.

| | |
|-----------------|---------------------------------------|
| STAIR WIDTH | 36" (Minimum) |
| TREAD WIDTH | 10" (Minimum), 6" Minimum for Winders |
| RISER HEIGHT | 7 3/4" (Maximum) |
| HEADROOM | 80" (Minimum) |
| HANDRAIL HEIGHT | 34" to 38" above nosing |
| HANDRAIL GRASP | 1-1/4"(Min) to 2" (Max) |

ENERGY NOTES

- ALL WORK SHALL COMPLY WITH THE RESIDENTIAL PROVISIONS OF THE **WASHINGTON STATE ENERGY CODE, CHAPTER 51-11R WAC;**
- HEATING UNIT(S) SHALL MAINTAIN 70 DEGREES FAHRENHEIT AT 36" ABOVE FLOOR WHEN OUTSIDE TEMPERATURE IS 24 DEGREES FAHRENHEIT, OR CURRENT REQUIREMENTS.
- AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED FOR THE REGULATION OF TEMPERATURE. PROVIDE NIGHT SETBACK THERMOSTAT.
- CAULK ALL JOINTS AROUND EXTERIOR OPENINGS AND ALL JOINTS IN SIDING AND FLASHING WHERE INFILTRATION MAY BE POSSIBLE.
- SEAL ALL TEARS AND JOINTS IN INSULATION WITH APPROVED TAPE.
- SHOWER FLOW CONTROL SHALL BE LIMITED TO **2.5 GALLONS PER MINUTE**, OR CURRENT REQUIREMENTS.
- ALL CRAWLSPACES SHALL HAVE A MINIMUM OF 6 MIL BLACK VISQUEEN GROUND COVER EXTENDED OVER THE TOP OF THE FOOTINGS. LAP ALL JOINTS 12" MINIMUM.
- FIREPLACE(S) SHALL HAVE TIGHT FITTING DAMPERS AND SHALL BE PROVIDED WITH A MINIMUM OF 6 SQUARE INCHES OF OUTSIDE COMBUSTIBLE AIR SUPPLY.
- METAL DUCTS OUTSIDE THE CONDITIONED SPACE SHALL BE INSULATED TO **R-8 MINIMUM PER THE 2021 WSEC, SECTION R403.2.1**, PROVIDE WEATHER BARRIER IF LOCATED ON THE EXTERIOR OF THE BUILDING.
- HOT WATER PIPES SHALL BE WRAPPED WITH INSULATION **(R-4 MINIMUM) PER THE 2021 WSEC, SECTION R403.4.2**.
- WATER HEATER(S) SHALL MEET **1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT**.
- MINIMUM INSULATION VALUES UNLESS NOTED OTHERWISE: **SEE ENERGY DATA ON A-1.0**
- VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED ROOM SIDE OF THE INSULATION.

| | |
|-------------------|--------------------|
| CLEAR OPEN WIDTH | 20" (Minimum) |
| CLEAR OPEN HEIGHT | 24" (Minimum) |
| CLEAR OPEN AREA | 5.7 s.f. (Minimum) |
| SILL HEIGHT | 44" (Maximum) |
- BLOWER DOOR TESTING: AIR LEAKAGE SHALL NOT EXCEED **4 AIR CHANGES/HOUR, AND SHALL BE TESTED PER THE 2021 WSEC, SECTION R402.4.1.2**, PROVIDE A WRITTEN REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE BUILDING INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.
- 100% MIN. OF LUMINAIRES TO BE HIGH EFFICACY LUMINARIES PER THE 2021 WEC, SECTION R404.1**. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES.
- EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO MIN R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO MIN **R-21. WSEC-R 503.1.1** EXCEPTION 2
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.

VENTILATION NOTES

- VENTILATION AND EXHAUST SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF **THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), INCLUDING SECTIONS R303.4 & M1505, AND THE WASHINGTON STATE AMENDMENTS (WAC 51-51)**. MECHANICAL VENTILATION IS REQUIRED PER IRC R303.4, WHICH DIRECTS SYSTEMS TO BE DESIGNED PER M1505.
- SOURCE-SPECIFIC (LOCAL) EXHAUST FANS SHALL BE PROVIDED IN ALL BATHROOMS, WATER CLOSETS, LAUNDRY ROOMS, AND KITCHENS IN ACCORDANCE WITH **IRC SECTION M1505**. BATHROOM AND TOILET ROOM EXHAUST AIR MUST DISCHARGE DIRECTLY OUTDOORS AND MAY NOT RECIRCULATE. KITCHENS MUST EXHAUST PER M1505.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH **IRC SECTION M1502**. MAXIMUM DUCT LENGTH SHALL NOT EXCEED 35 FEET, REDUCED FOR FITTINGS AS INDICATED IN M1502.4.6. TRANSITION DUCT SHALL NOT EXCEED 8 FEET AND MUST BE UL-2158A LISTED. TERMINATION SHALL INCLUDE BACKDRAFT DAMPER AND NO SCREEN.
- WHOLE-HOUSE MECHANICAL VENTILATION SHALL COMPLY WITH **IRC SECTION M1505.4**. MECHANICAL VENTILATION IS REQUIRED WHERE THE BUILDING MEETS THE AIRTIGHTNESS THRESHOLD OF N1102.4.1.
- ALL EXHAUST DUCTWORK SHALL CONFORM TO **IRC CHAPTER 15**. EXHAUST DUCTS MUST TERMINATE OUTSIDE THE BUILDING PER M1501.1 AND INCLUDE BACKDRAFT DAMPERS PER M1502.3. SCREENS AT TERMINATIONS ARE PROHIBITED.
- SUPPLY DUCTS INSTALLED OUTSIDE CONDITIONED SPACE SHALL BE INSULATED IN ACCORDANCE WITH THE **IRC / ENERGY CODE**. (R-4 MINIMUM IS ACCEPTABLE WHERE APPLICABLE BASED ON IECC/IRC ENERGY REQUIREMENTS.)
- CRAWLSPACE VENTILATION SHALL COMPLY WITH **WAC 51-51-0408 (IRC R408.1 & R408.2)**, PROVIDE A MINIMUM NET AREA OF 1 SQUARE FOOT OF VENTILATION AREA PER 300 SQUARE FEET OF CRAWLSPACE AREA. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS-VENTILATION WITH AT LEAST ONE OPENING WITHIN 3 FEET OF EACH CORNER.
- ALL CRAWLSPACE VENT OPENINGS SHALL BE PROTECTED WITH APPROVED MATERIALS HAVING OPENINGS NOT EXCEEDING 1/4 INCH, INCLUDING CORROSION-RESISTANT WIRE MESH, PER WAC 51-51-0408.
- ATTIC VENTILATION SHALL COMPLY WITH **IRC SECTION R806**. PROVIDE A MINIMUM NET FREE VENT AREA OF 1 SQUARE FOOT PER 150 SQUARE FEET OF ATTIC AREA (1:150 RULE). EXCEPTION: 1:300 ALLOWED WHERE CONDITIONS IN R806.2 ARE MET, INCLUDING BALANCED HIGH/LOW VENTING AND VAPOR RETARDER. ENSURE A CONTINUOUS 1-INCH MINIMUM AIRSPACE ABOVE INSULATION FOR CROSS-VENTILATION.
- ALL ATTIC VENTS SHALL BE EQUIPPED WITH CORROSION-RESISTANT SCREENS WITH OPENINGS NOT EXCEEDING 1/4 INCH PER **IRC R806.3**. SCREENS MUST RESIST RAIN, SNOW, AND PEST ENTRY.

BATHROOM NOTES

- WALL COVERINGS IN SHOWERS TO BE MOISTURE RESISTANT MATERIAL TO 72" (Minimum) ABOVE DRAIN INLET.
- TOILET TO HAVE CLEAR SPACE OF 30" WIDE (Minimum) AND 24" CLEAR (Minimum) IN FRONT OF STOOL.

SHOP DRAWINGS

- SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.
- THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.
- SEE STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

FIRE PROTECTION

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC BY NOT LESS THAN THE FOLLOWING:
 - NOT LESS THAN (1) LAYERS OF 5/8" GYPSUM WALLBOARD REQUIRED AT ALL WALLS SEPARATING GARAGE AND DWELLING. NOT LESS THAN (1) LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD AT CEILINGS.
 - 1-3/8" MINIMUM THICK, SOLID CORE, OR HONEYCOMB CORE STEEL DOOR, OR A 20-MIN. FIRE-RATED DOOR.
 - DUCTS PIERCING FIRE SEPARATION TO BE A MINIMUM OF 26 GAUGE, AND HAVE NO OPENINGS INTO THE GROUP "U" OCCUPANCY.
- FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
- ALL ENCLOSED USEABLE SPACE UNDER STAIRWAYS SHALL BE (1) LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON ENCLOSED SIDE.
- SMOKE DETECTORS SHALL BE AUDIBLE IN ALL SLEEPING ROOMS, AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- A MINIMUM OF (1) SMOKE DETECTOR SHALL BE INSTALLED ON EACH FLOOR INCLUDING THE GARAGE.
- FIRESTOPPING AND DRAFTSTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
- FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:
 - CONCEALED SPACES AT ALL FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (I.E. SOFFITS)
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
- ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC.
- EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:

| | |
|-------------------|--------------------|
| CLEAR OPEN WIDTH | 20" (Minimum) |
| CLEAR OPEN HEIGHT | 24" (Minimum) |
| CLEAR OPEN AREA | 5.7 s.f. (Minimum) |
| SILL HEIGHT | 44" (Maximum) |
- PREFABRICATED FIREPLACES SHALL BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
- APPLIANCES GENERATING A GLOW, SPARK, OR FLAME SHALL BE INSTALLED IN THE GARAGE IN ACCORDANCE WITH **2021 IRC SECTION M1307**, PROVIDED THE HEATING ELEMENTS AND BURNERS ARE ELEVATED AS REQUIRED BY THE CODE.
- GARAGE FLOOR SURFACES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL (CONCRETE) IN ACCORDANCE WITH **2021 IRC SECTION R303.1**.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW AND EXISTING BUILDINGS IN ACCORDANCE WITH **2021 IRC SECTION R315**. ALARMS SHALL BE LOCATED: OUTSIDE EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS, ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS
- HOT WORK OPERATIONS GOVERNED BY IFC ARE NOT APPLICABLE TO ONE- AND TWO-FAMILY DWELLINGS UNDER THE IRC.NO COMMERCIAL/INDUSTRIAL HOT-WORK ACTIVITIES (WELDING, CUTTING, TORCHING) REQUIRING IFC PERMITTING ARE PROPOSED FOR THIS RESIDENTIAL PROJECT. ANY INCIDENTAL CONSTRUCTION-RELATED CUTTING OR SOLDERING WILL FOLLOW STANDARD SAFETY PRACTICES.
- EGRESS, FIRE SEPARATION, AND EMERGENCY ACCESS SHALL COMPLY WITH THE 2021 IRC, INCLUDING:
 - IRC R311 – MEANS OF EGRESS
 - IRC R302.1 – EXTERIOR WALL FIRE-RESISTANCE & FIRE SEPARATION DISTANCE
 - IRC R302.5 & R302.6 – DWELLING-GARAGE FIRE SEPARATION
 - IRC R302.11 & R302.12 – FIRE BLOCKING REQUIREMENTS
 CONSTRUCTION METHODS AND MATERIALS SHALL NOT OBSTRUCT REQUIRED EGRESS FROM THE BUILDING DURING CONSTRUCTION.

CONTRACT DIMENSION NOTES

- DO NOT SCALE THE DRAWINGS; USE PRINTED DIMENSIONS ONLY. LARGE SCALE DIMENSIONS GOVERN SMALL SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY OMISSIONS OR DISCREPANCY IN DIMENSIONS, PRIOR TO PROCEEDING WITH WORK.
 - AT NEW CONSTRUCTION, DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
 - AT EXISTING CONSTRUCTION, DIMENSIONS ARE TO FINISH FACE OF MATERIALS, UNLESS NOTED OTHERWISE.
 - SITE PLAN DIMENSIONS UNACCOMPANIED BY A LICENSED SURVEY IN THE POSTED DRAWING SET ARE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY.
 - GRAPHIC SCALES ARE PROVIDED FOR REFERENCE ONLY. WHERE DRAWINGS OF DIFFERENT SCALES ARE PROVIDED ON THE SAME SHEET, GRAPHIC SCALES ARE REMOVED FOR CLARITY.
 - DIMENSIONS WITH ACCOMPANYING TEXT (E.G. CLEAR, HOLD, EQUAL) SHALL BE VERIFIED IN FIELD. ANY CHANGES TO THESE DIMENSIONS REQUIRE APPROVAL BY ARCHITECT.
- GLAZING NOTES**
- ALL GLAZING TO BE (2) PANE INSULATED GLASS OR BETTER UNLESS NOTED OTHERWISE.
 - SLIDING DOORS TO BE SAFETY GLASS, LAMINATED GLASS, OR TEMPERED GLASS.
 - SHOWER DOORS AND ENCLOSURES TO BE SAFETY GLASS, LAMINATED GLASS, OR TEMPERED GLASS.
 - REFER TO WINDOW SCHEDULE FOR ADDITIONAL REQUIREMENTS.
 - PROVIDE NATURAL LIGHT IN HABITABLE ROOMS IN ACCORDANCE WITH IRC SECTION R303.1. EXCEPTION: GLAZED AREAS NEED NOT BE INSTALLED WHERE ARTIFICIAL LIGHT IS PROVIDED
 - CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
 - ALL FENESTRATION TO BE NFRC CERTIFIED.

ABBREVIATION LIST

| | | | |
|-------|--------------------------|--------|------------------------|
| AB | ANCHOR BOLT ABOVE | JST | JOIST |
| ABV | AIR CONDITIONING | JT | JOINT |
| AC | ACUSTICAL TILE | KD | KILN DRIED |
| ADDT | ADDITIONAL | LAM | LAMINATED |
| ADJ | ADJUSTABLE | LB | POUNDS |
| AGG | ABOVE FINISH FLOOR | LF | LINEAL FOOT |
| AGG | AGGREGATE | LH | LEFT HAND |
| ALT | ALTERNATE | LL | LIVE LOAD |
| ALUM | ALUMINUM | LT | LIGHT |
| APPR | APPROXIMATE | LTG | LIGHTING |
| ARCH | ARCHITECT/ARCHITECTURAL | MATL | MATERIAL |
| ASPH | ASPHALT | MAX | MAXIMUM |
| BD | BOARD | MB | MACHINE BOLT |
| BEL | BELOW | MC | MEDICINE CABINET |
| BLDG | BUILDING | MECH | MECHANICAL |
| BLK | BLOCKING | MEMB | MEMBRANE |
| BM | BEAM | MFR | MANUFACTURER |
| BO | BY OTHERS | MIN | MINIMUM |
| BOF | BOTTOM OF FOOTING | MIR | MIRROR |
| BOT | BOTTOM | MISC | MISCELLANEOUS |
| BOW | BOTTOM OF WALL | MTL | METAL |
| BRG | BEARING | N | NORTH |
| BSEMT | BASEMENT | NA | NOT APPLICABLE |
| BTWN | BETWEEN | NIC | NOT IN CONTRACT |
| BUR | BUILT UP ROOFING | NO | NUMBER |
| CAB | CABINET | NOM | NOMINAL |
| CAP | CAPACITY | NTS | NOT TO SCALE |
| CATV | CABLE TELEVISION | O/ | OVER |
| CB | CATCH BASIN | OBSC | OBSCURE |
| CIP | CAST IN PLACE | OD | ON CENTER |
| CJ | CONTROL JOINT | OD | OUTSIDE DIAMETER |
| CL | CENTER LINE | OD | OVERFLOW DRAIN |
| CLG | CEILING | OH | OVERHEAD |
| CLKG | CAULKING | OPNG | OPENING |
| CLR | CLEAR | OPP | OPPOSITE |
| CMU | CONCRETE MASONRY UNIT | PBD | PARTICLE BOARD |
| CNTR | CENTER | PERF | PERFORATED |
| CO | CLEAN OUT | PERP | PERPENDICULAR |
| COL | COLUMN | PH | PAPER HOLDER |
| CONC | CONCRETE | PL | PLATE |
| CONST | CONSTRUCTION | PL | PROPERTY LINE |
| CONT | CONTINUOUS | PLAM | PLASTIC LAMINATE |
| CONTR | CONTRACTOR | PLYWD | PLYWOOD |
| CPT | CARPET | POL | POLISHED |
| CRV | CONTINUOUS RIDGE VENT | PR | PAIR |
| CSMT | CASEMENT | PSF | POUNDS PER SQUARE FOOT |
| CT | CERAMIC TILE | PT | POINTS PER SQUARE INCH |
| CT | CUBIC YARD | PTD | PRESSURE TREATED |
| cy | | QT | QUARRY TILE |
| D | PENNY | QTY | QUANTITY |
| D | DEEP | R | RADIUS |
| D | DRIVER | R | RISER |
| DBL | DOUBLE | RD | ROOF DRAIN |
| DIA | DIAMETER | REF | REFRIGERATOR |
| DIAG | DIAGONAL | REINF | REINFORCING |
| DIM | DIMENSION | REQD | REQUIRED |
| DN | DOWN | RH | RIGHT HAND |
| DR | DOOR | RJ | ROOF JACK/VENT |
| DS | DOWNSPOUT (EXTERIOR) | RM | ROOM |
| DTL | DETAIL | RO | ROUGH OPENING |
| DW | DISHWASHER | RV | RIDGE VENT |
| DWG | DRAWING | S | SOUTH |
| DWR | DRAWER | SB | SETBACK |
| E | EAST | SB | SAND BLAST |
| EA | EACH | SC | SOLID CORE |
| EJ | EXPANSION JOINT | SCHED | SCHEDULE |
| ELEV | ELEVATION | SF | SQUARE FOOT |
| ELEC | ELECTRIC | SHMTL | SHEET METAL |
| ELEV | ELEVATION | SHTHG | SHEATHING |
| ENCL | ENCLOSURE | SIM | SIMILAR |
| ENG | ENGINEER | SPECS | SPECIFICATIONS |
| EQ | EQUAL | SQ | SQUARE |
| EQUIP | EQUIPMENT | SS | STAINLESS |
| EW | EACH WAY | SS STL | STAINLESS STEEL |
| EXIST | EXISTING | STD | STANDARD |
| EXT | EXTERIOR | STL | STEEL |
| FB | FLAT BAR | STOR | STORAGE |
| FD | FLOOR DRAIN | STRUC | STRUCTURAL |
| FF | FINISH FLOOR | SV | SOFFIT VENT |
| FIN | FINISH | SYM | SYMBOL |
| FLASH | FLASHING | T | TREAD |
| FLR | FLOOR | TEL | TELEPHONE |
| FLUOR | FLUORESCENT | TEMP | TEMPERED |
| FND | FOUNDATION | TEMP | TEMPERATURE |
| FOC | FACE OF CONCRETE | T&G | TONGUE AND GROOVE |
| FOF | FACE OF FINISH | THK | THICK |
| FOS | FACE OF STUD | TO | TOP OF |
| FRMG | FRAMING | TOP | TOP OF PLATE |
| FT | FOOT/FEET | TOS | TOP OF SLAB |
| FTG | FOOTING | TOW | TOP OF WALL |
| GA | GAUGE | TV | TELEVISION |
| GAL | GALLON | TYP | TYPICAL |
| GALV | GALVANIZED | UBC | UNIFORM BUILDING CODE |
| GFI | GROUND FAULT INTERRUPTER | UNO | UNLESS NOTED OTHERWISE |
| GL | GLASS | H | HEIGHT |
| GLB | GLU-LAMINATED BEAM | HB | HOSE BIBB |
| GR | GRADE | HC | HOLLOW CORE |
| GWB | GYPSUM WALL BOARD | HD | HEAVY DUTY |
| GYP | GYPSUM | HDR | HEADER |
| H | HEIGHT | HDWD | HARDWOOD |
| HO | HOLE | HDWR | HARDWARE |
| HOSE | HOSE | HGR | HANGER |
| HT | HOT WATER TANK | HRZ | HORIZONTAL |
| HWT | HOT WATER TANK | HR | HOUR |
| ID | INSIDE DIAMETER | HT | HEIGHT |
| IDS | INTERIOR DOWNSPOUT | HWT | HOT WATER TANK |
| IN | INSULATION | ID | INSIDE DIAMETER |
| INT | INTERIOR | IDS | INTERIOR DOWNSPOUT |
| | | IN | INSULATION |
| | | INT | INTERIOR |
| | | WD | WOOD |
| | | WP | WATERPROOF |
| | | WR | WATER RESISTANT |
| | | WS | WOOD SCREW |
| | | WT | WEIGHT |
| | | WWM | WELDED WIRE MESH |
| | | YD | YARD |

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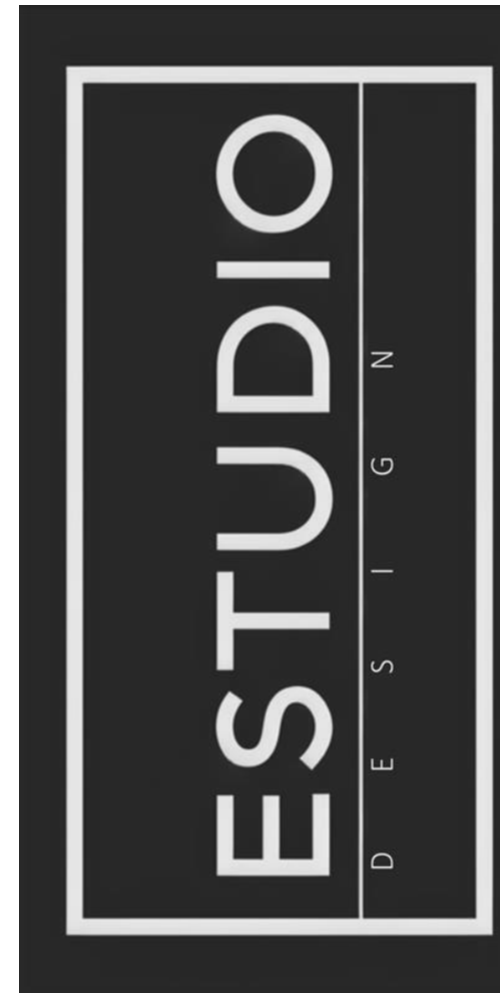
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SHEET ISSUE DATE 03/10/2026

DRAWING SETS

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
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HARTLEY RE-ROOF

8410 BENO THO PL, MERCER ISLAND, WA 98040

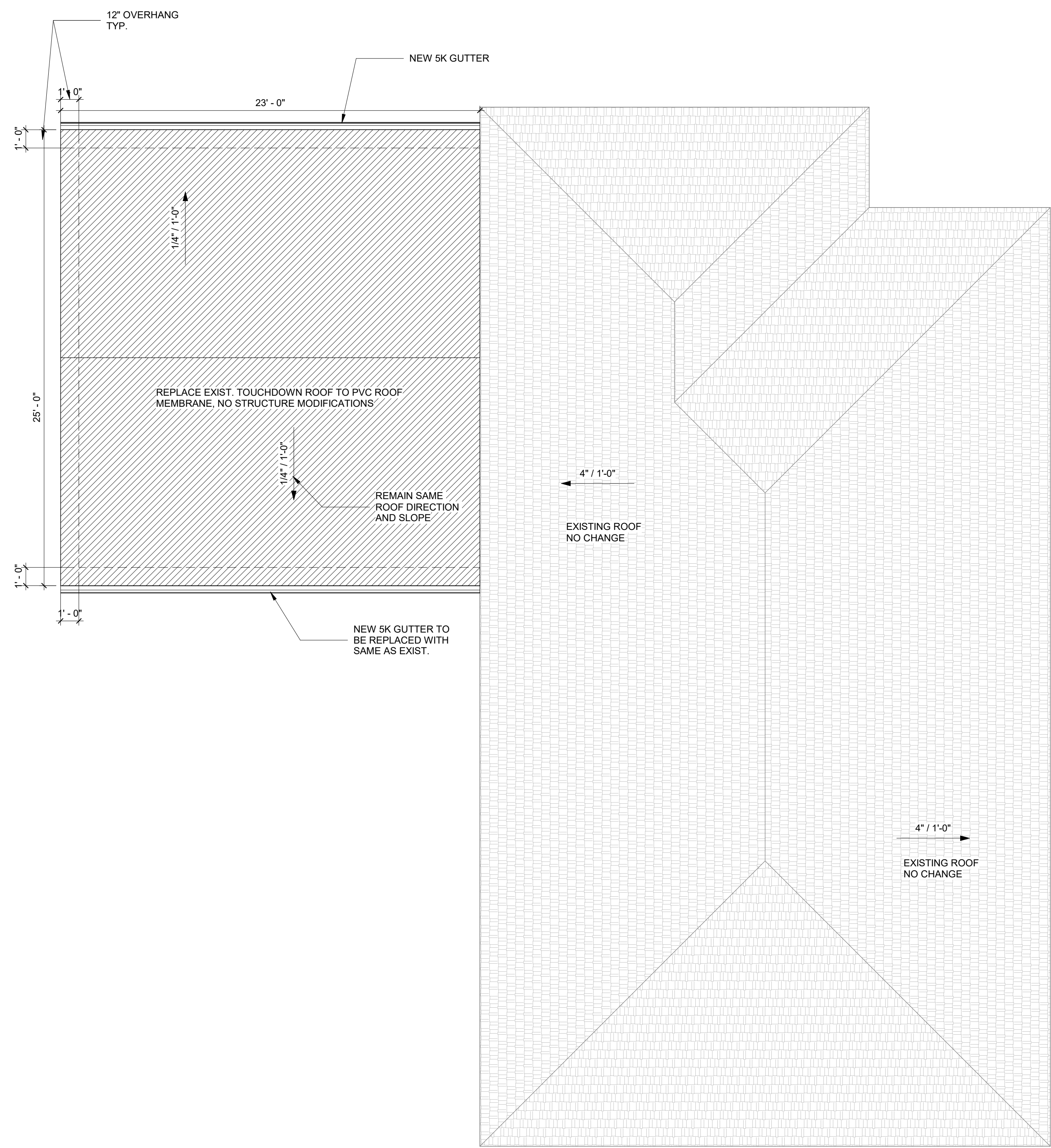
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GENERAL NOTES

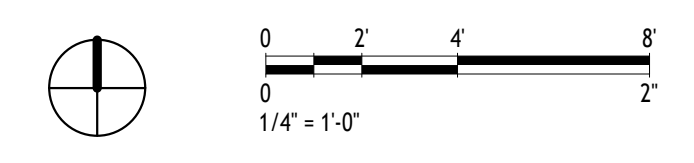
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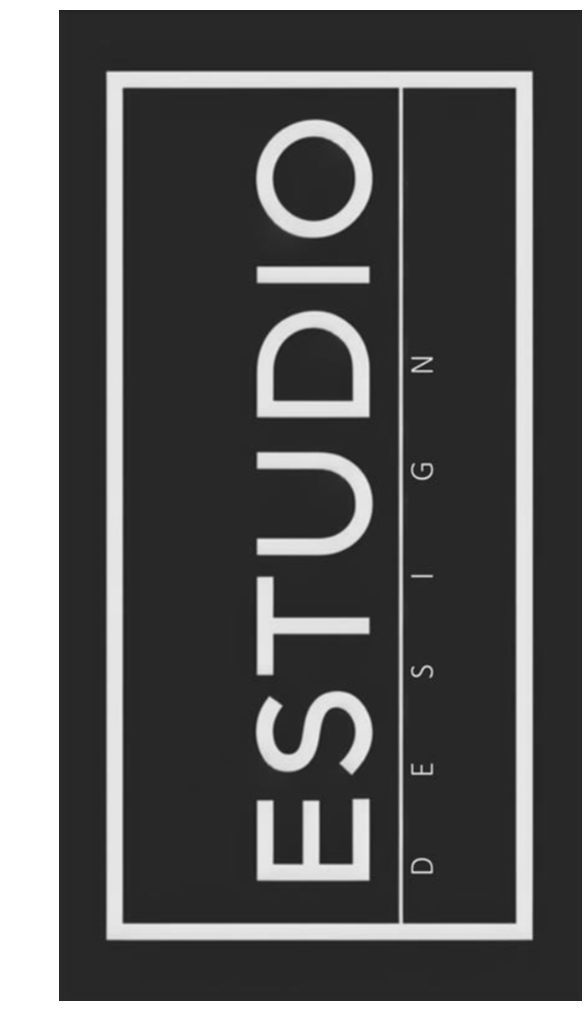


1 ROOF PLAN
1/4" = 1'-0"



| | |
|------------------|------------|
| DESIGN | BE |
| DRAWN | DC |
| CHECKED | BE |
| SHEET ISSUE DATE | 03/10/2026 |
| DRAWING SETS | |

| # | DATE | DESCRIPTION |
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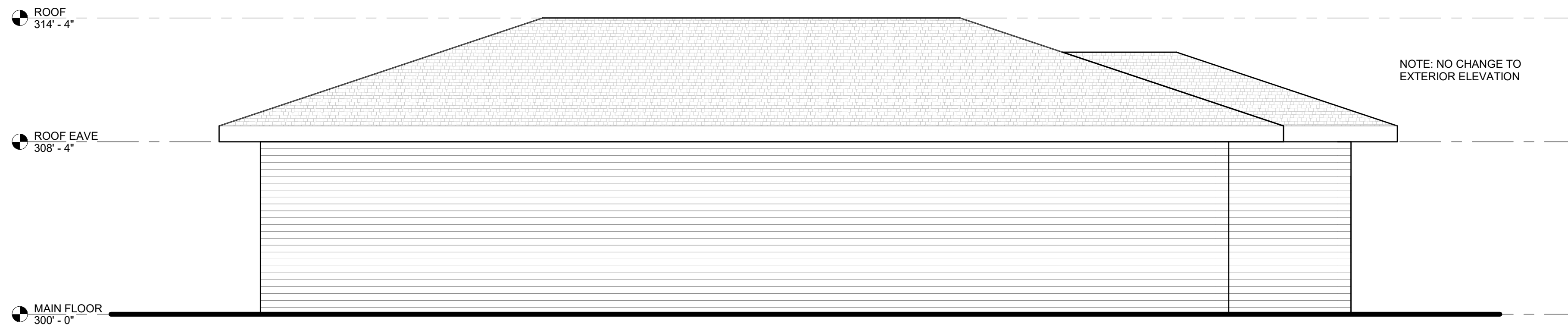


**HARTLEY
RE-ROOF**

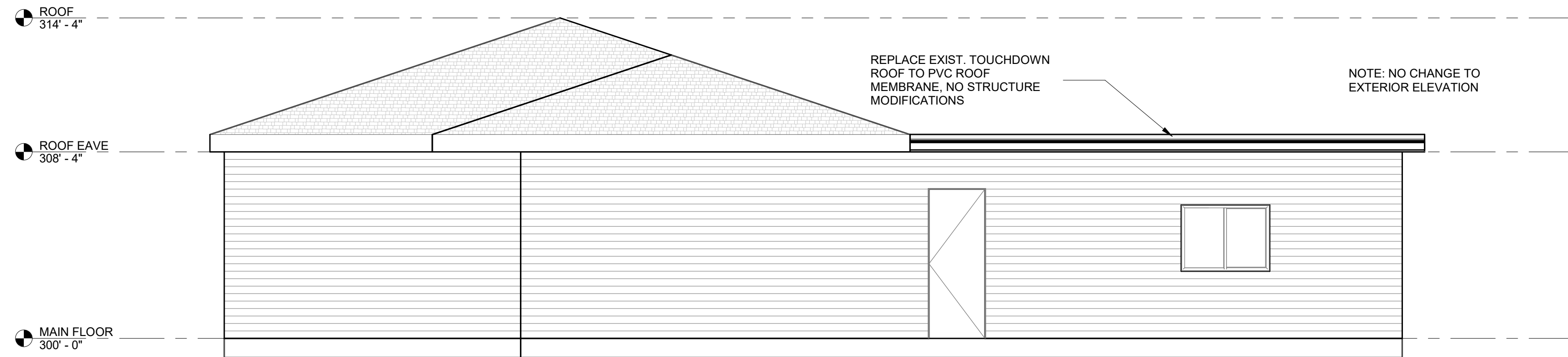
8410 BENO THO PL,
MERCER ISLAND, WA
98040

PERMIT
ROOF PLAN

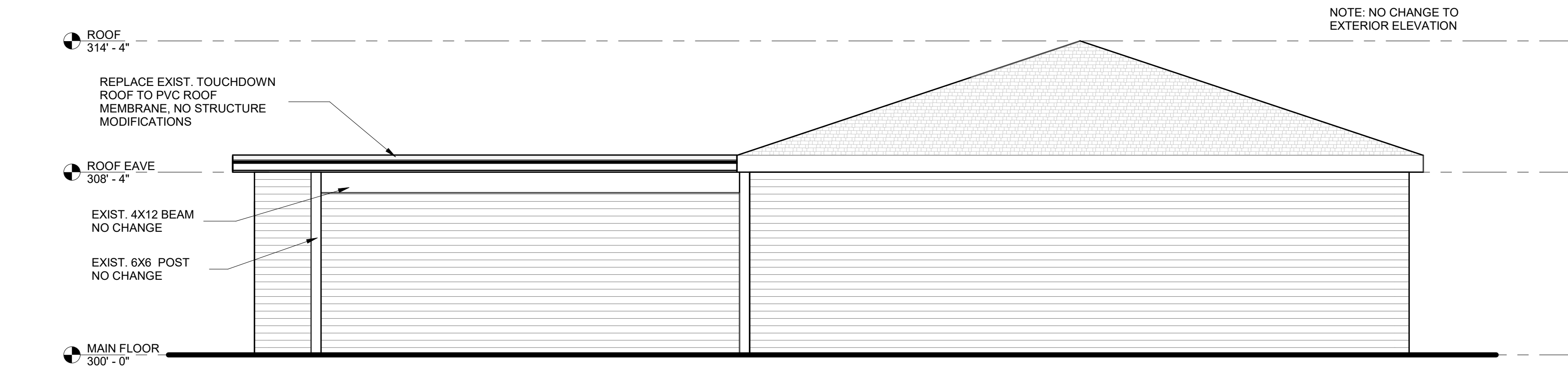
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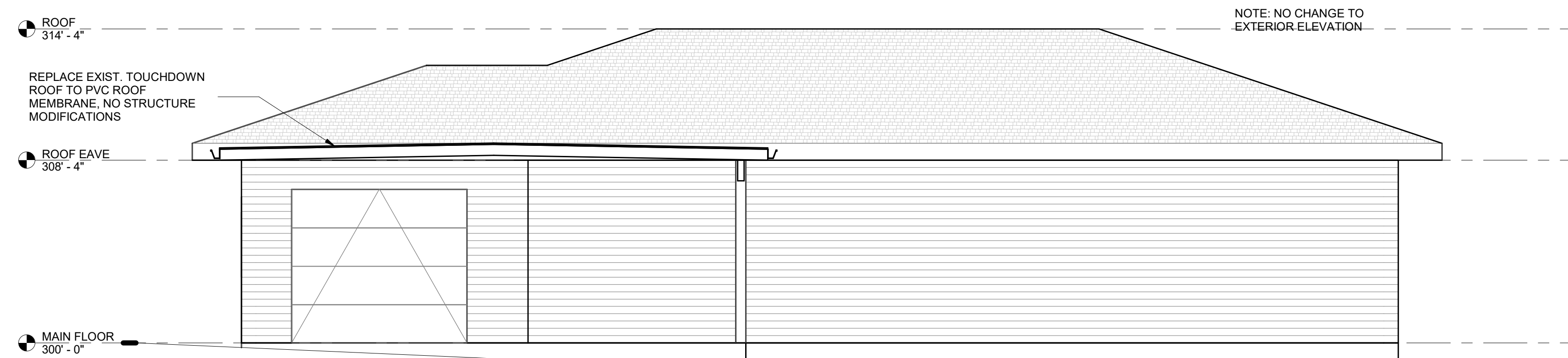
1 EAST ELEVATION
1/4" = 1'-0"



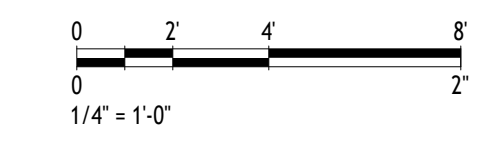
2 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



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

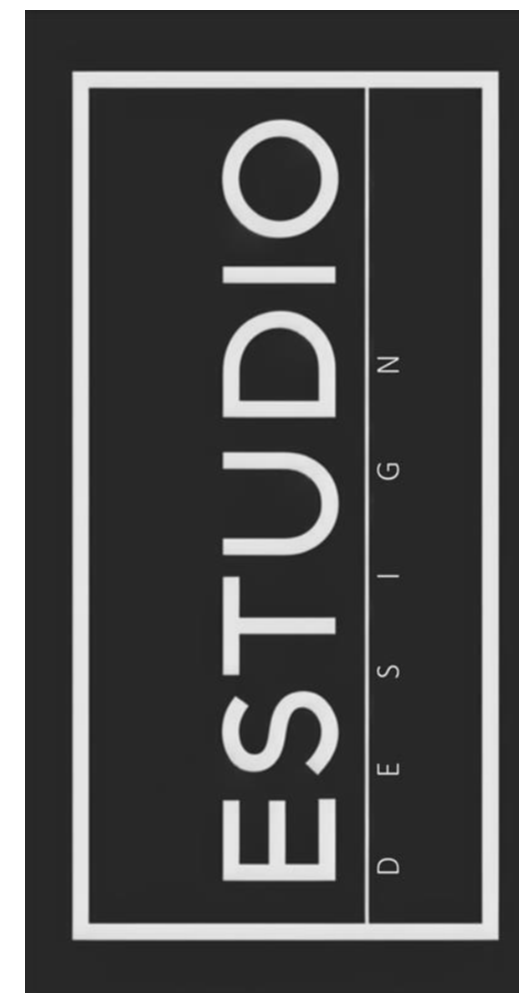


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PERMIT
EXTERIOR ELEVATIONS

A-3.0