





# PROJECT & SITE DATA

**OWNERS:** ALEX AND BARRETT BARNETT  
**SITE ADDRESS:** 7530 86TH AVE SE  
 MERCER ISLAND, WA 98040

**LEGAL DESCRIPTION:**  
 MERCER ISLAND ESTATES #2 PLAT LOCK 20

**PARCEL NUMBER:** 545121-0200  
**JURISDICTION:** CITY OF MERCER ISLAND  
**WATER & SEWER DISTRICT:** CITY OF MERCER ISLAND  
**SECTION/TOWNSHIP/RANGE:** SW-30-24-05  
**PROPERTY ZONING:** R9.6  
**LOT SIZE:** 10,658 S.F.

BUILDING SETBACKS:	REQUIRED	PROPOSED
EAST - REAR:	25'-0"	31'-7"
WEST - FRONT (SE 86TH AVE SE)	20'-0"	32'-6" (EXISTING)
NORTH - SIDE*:	7'-6"	9'-10"
	(2 STORY GABLE)	
SOUTH - SIDE*:	7'-6"	8'-8" (EXISTING)
	(2 STORY GABLE)	

\*SIDE = 17% OF LOT AREA: 18'-2" > 16'-2" @ AVERAGE LOT WIDTH (95x.17)

**BUILDING HEIGHT PER R9.6 ZONING:**

1ST FINISH FLOOR:	356.375
A.B.E. (SEE CALCULATIONS BELOW)	355.20
EXISTING BUILDING HEIGHT:	377.08
PROPOSED ADDITION BUILDING HEIGHT:	367.75
MAXIMUM ALLOWABLE HEIGHT ABOVE A.B.E.:	386.875 (30'-0")

**BUILDING HEIGHT NOTES:**

- REFER TO PLAN FOR SPOT ELEVATIONS AND BENCHMARK ELEVATION (#).
- REFER TO BUILDING ELEVATIONS FOR A.B.E. DATUM POINTS AND ROOF RIDGE ELEVATIONS

**BUILDING CONSTRUCTION DATA**

OCCUPANCY TYPE: R-3 (SINGLE FAMILY RES.) BUILDING CONSTRUCTION  
 TYPE: V-B

GARAGE (EXISTING):	680.00 S.F.
1ST FLOOR (EXISTING):	1,370.00 S.F.
1ST FLOOR (ADDITION):	211.00 S.F.
2ND FLOOR:	1,560.00 S.F.
TOTAL FLOOR AREA:	3,821.00 S.F.
ALLOWABLE GROSS FLOOR AREA:	4,263.20 S.F. (40%)

**LOT COVERAGE CALCULATIONS (LOT SLOPE <15%):**

MAIN STRUCTURE ROOF AREA:	2799.70 S.F.
ACCESSORY SHED ROOF AREA:	32.40 S.F.
VEHICULAR USE:	1113.21 S.F.
TOTAL LOT COVERAGE:	3,945.31 S.F./35.35%
ALLOWABLE LOT COVERAGE:	4,263.20 S.F./40.00%

**HARDSCAPE CALCULATIONS:**

NEW DECK (<30" ABOVE GRADE):	359.40 S.F.
TOTAL HARDSCAPE:	359.40 S.F./03.73
ALLOWABLE HARDSCAPE:	959.22 S.F./ 9.00%

\*\*<500 S.F. OF NEW/REPLACED IMPERVIOUS SURFACE

**TREES:**  
 NO SIGNIFICANT TREES SHALL BE REMOVE OR IMPACTED IN CONSTRUCTION WITH THE SCOPE OF WORK STATED IN THE BUILDING PERMIT.

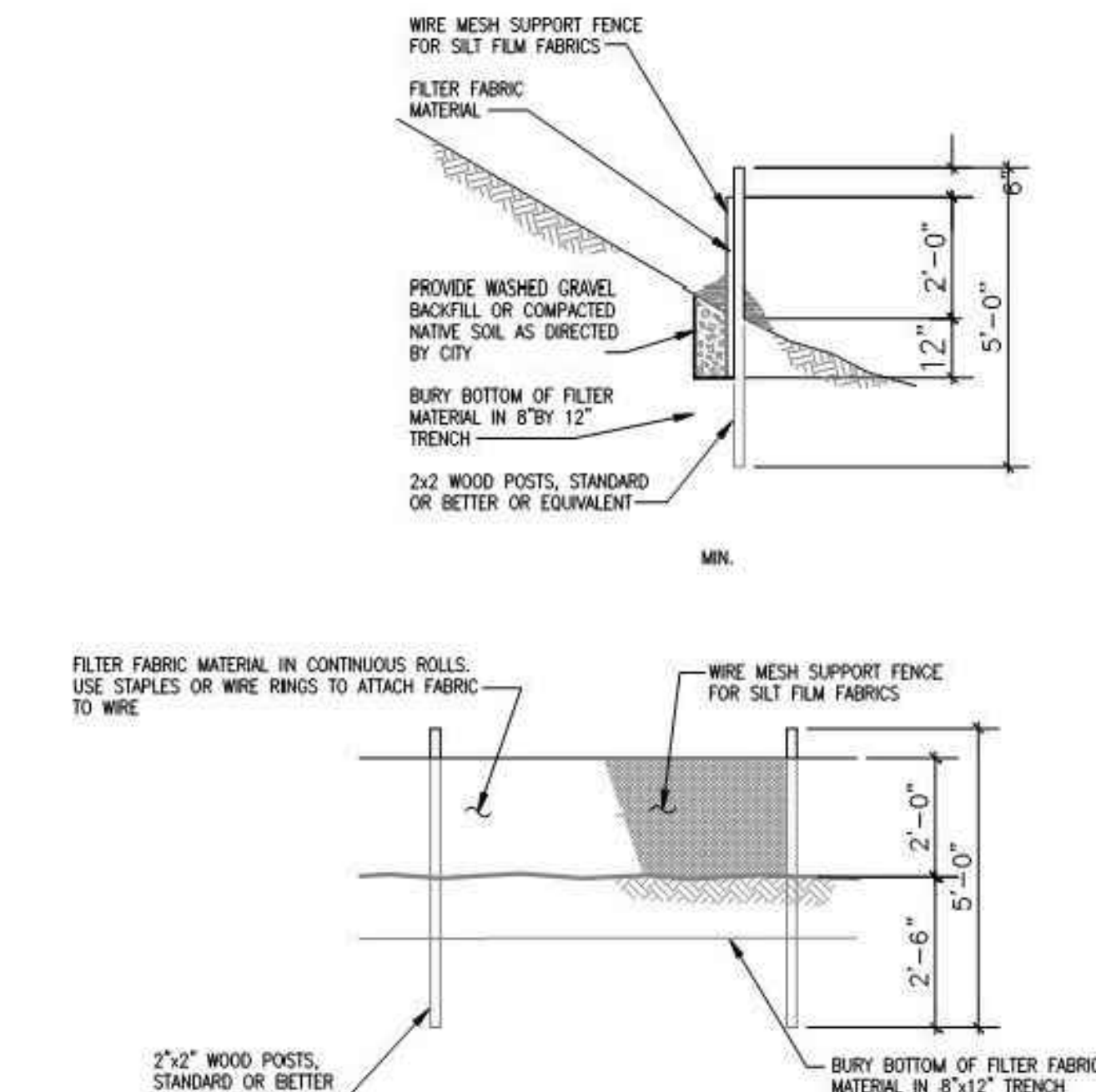
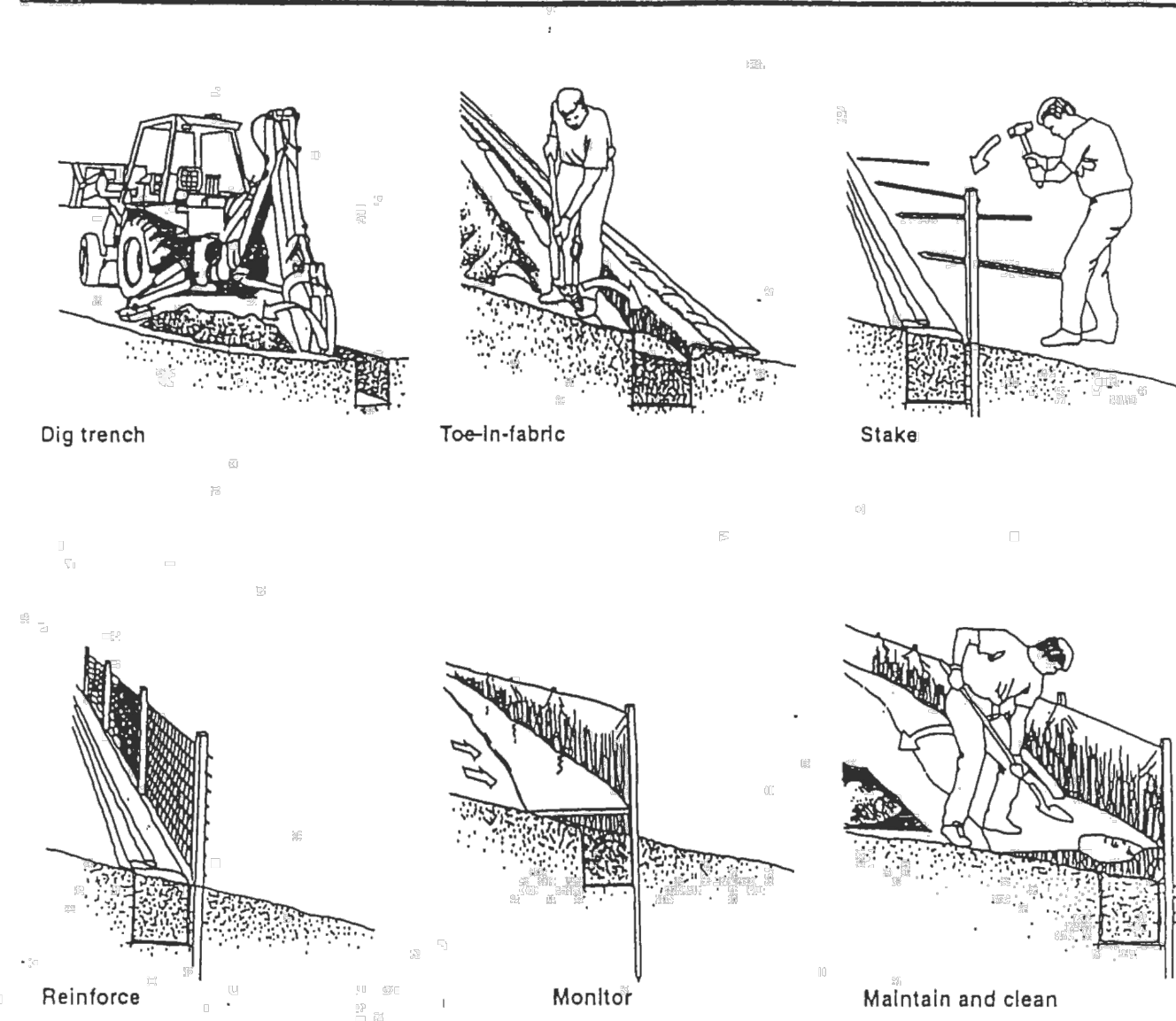
**ENERGY CREDITS:**

EFFICIENT FURNACE (3A):	1.0
TOTAL CREDITS:	1.0

## A.B.E. CALCULATION

WALL SEGMENT	SEGMENT LENGTH	MIDPOINT ELEVATION	TOTAL
A	15.75	354.5	5583.375
B	17.67	354.5	6264.015
C	11.75	355.2	4173.6
D	15	355.2	5328
E	8.75	355.2	3108
F	20	355.7	7114
G	20.67	354.8	7333.716
H	12	355.7	4268.4
I	22	355.9	7829.8
J	31	355.2	11011.2
K	4	354.8	1419.2
L	33	355.4	11728.2
M	26	355	9230
TOTALS	237.59	4617.1	84391.51
AVERAGE BASE ELEVATION			355.1981

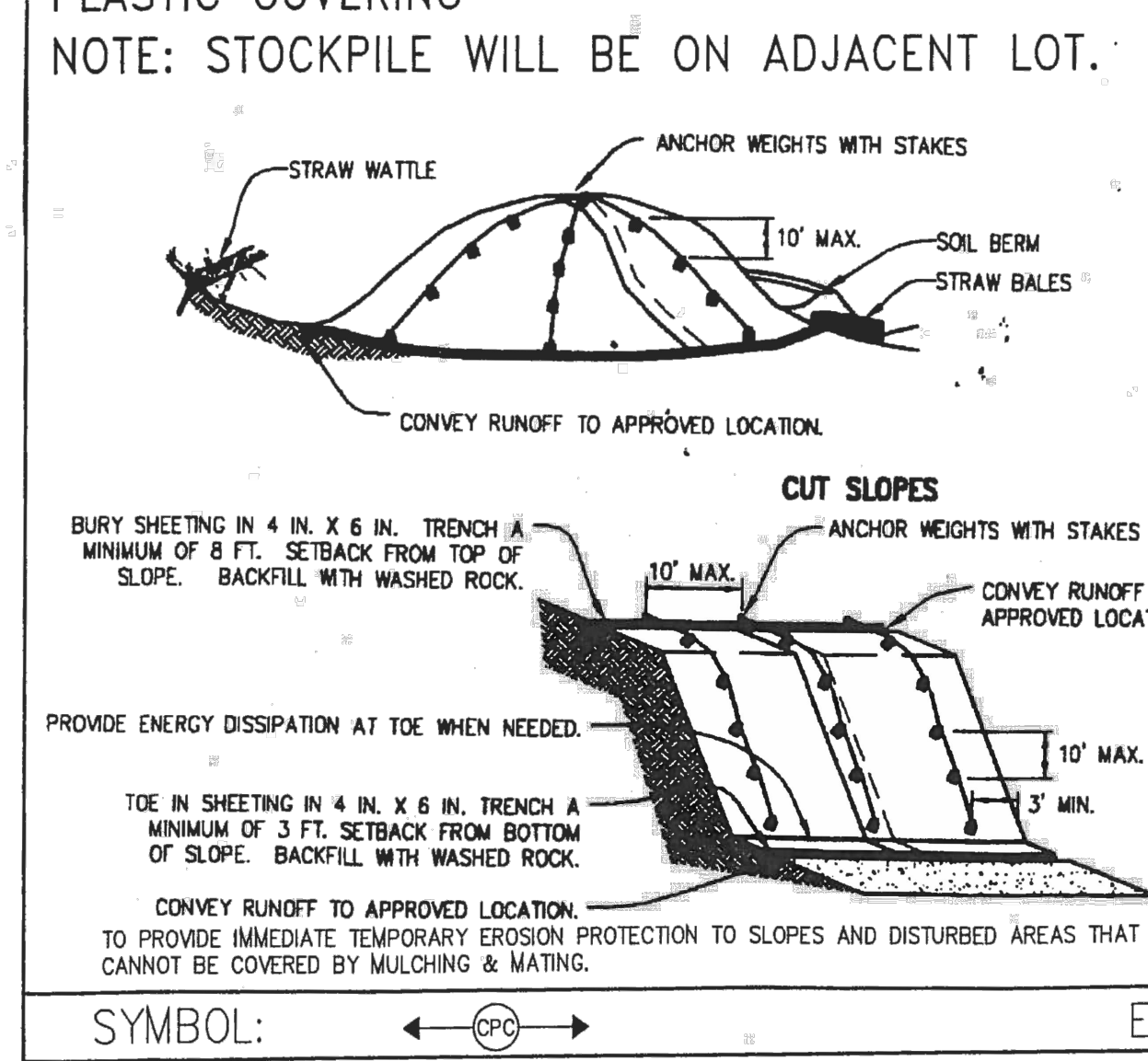
FIGURE C.3.B SILT FENCE INSTALLATION AND MAINTENANCE



**C.3.B SILT FENCE INSTALLATION FIGURE**

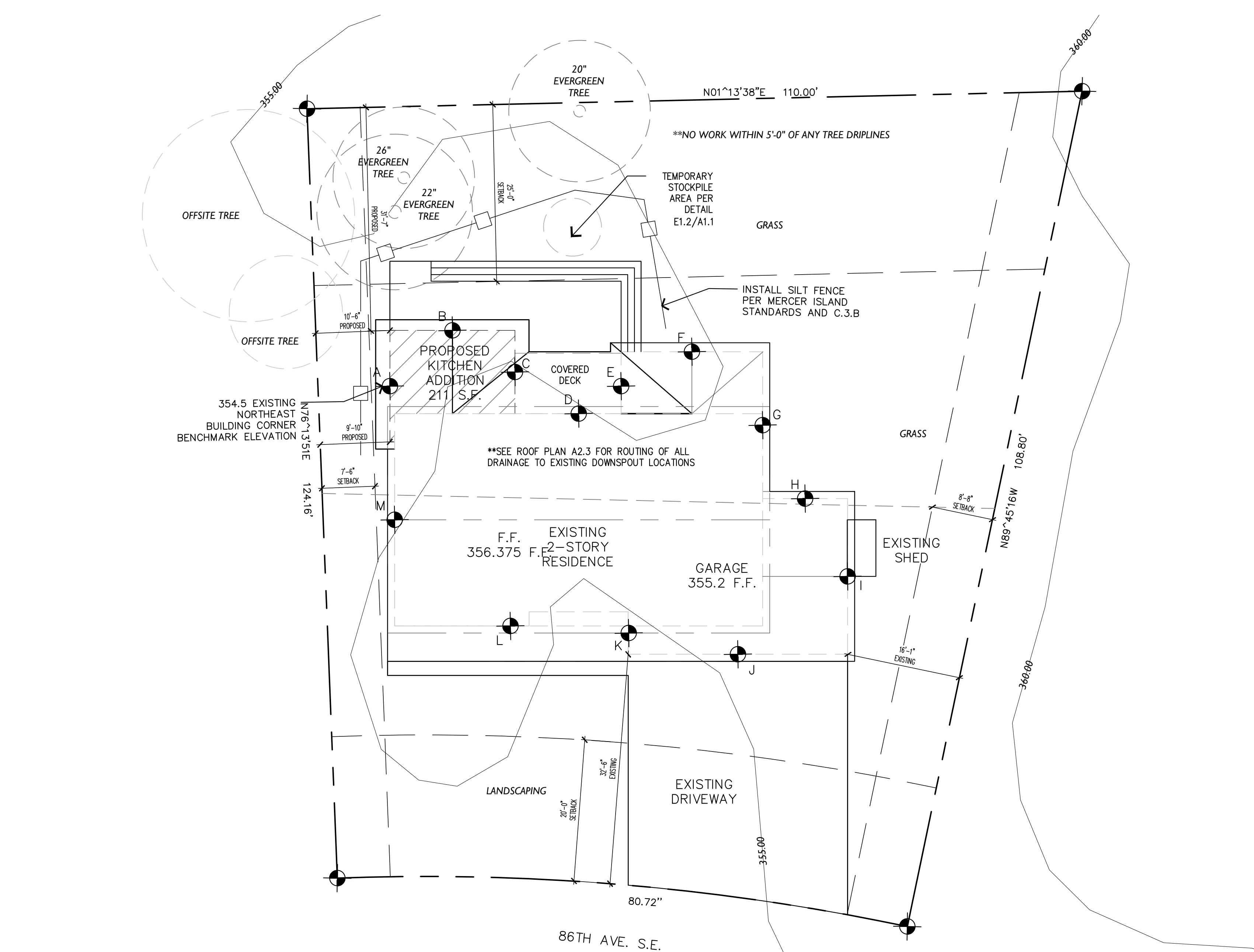
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PLASTIC COVERING

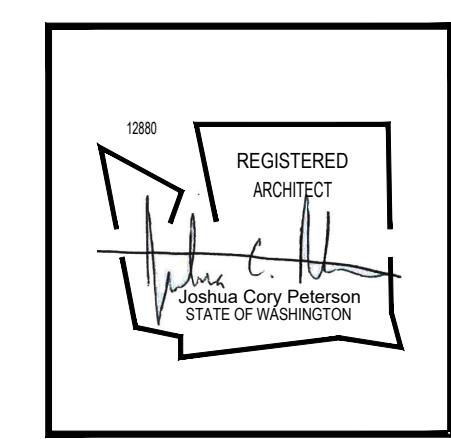
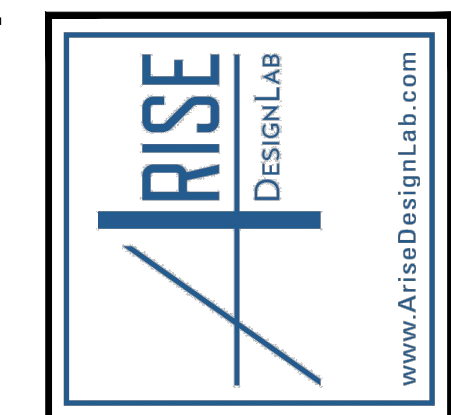


**E1.2 STOCKPILE DETAIL**

SCALE: N.T.S.



**SITE PLAN**  
 1" = 10'



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**BARNETT RESIDENCE ADDITION/REMODEL**  
 7530 86TH AVE SE.  
 MERCER ISLAND, WA 98040

**REVISIONS**

NO.	DATE	BY
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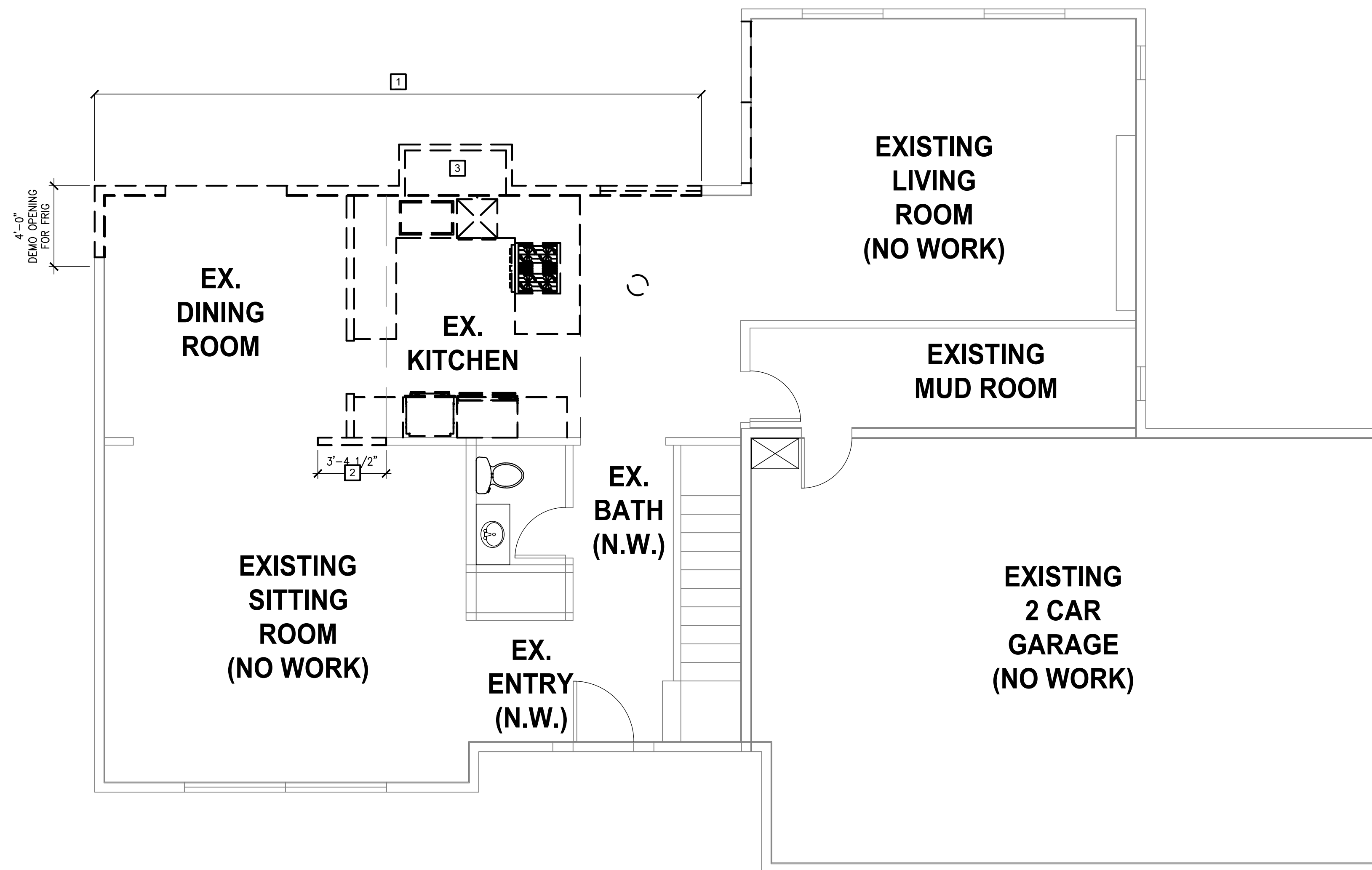
**ISSUE DATES**

DESIGN APPROVAL: \_\_\_\_\_  
 PERMIT SUBMITTAL: 12/09/2020  
 PERMIT RECEIVED: \_\_\_\_\_  
 BID DOCS: \_\_\_\_\_  
 CONSTR. DOCS: \_\_\_\_\_

**24"x36" SCALE: AS NOTED**

PLOT DATE: 12/09/2020  
 CAD FILE: A20-010 A1.1  
 JOB NUMBER: A20-010  
 CHECKED: JCP  
 DRAWN: JCP  
 STATUS: \_\_\_\_\_

**SITE PLAN**  
**A1.1**



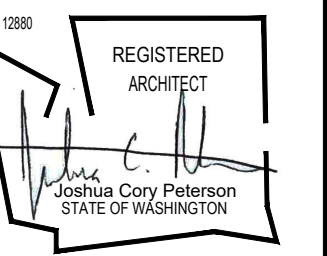
**DEMOLITION MAIN FLOOR PLAN**

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

A20-010 A2.1 D.dwg

**KEY NOTES**

- 1 DEMO WALL AS REQUIRED FOR NEW OPENINGS PER PLAN. REFER TO STRUCTURAL DRAWINGS FOR BEAM SIZES AND EXISTING FLOOR JOIST SHORING/MODIFICATIONS.
- 2 DEMO BACK FOR NEW STRUCTURAL POST AND OPENING PER PLAN
- 3 EXISTING BAY WINDOW TO BE REMOVED



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**DEMOLITION NOTES**

- A. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- B. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
- C. GC SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.
- D. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
- E. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- F. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
- G. AS DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNSPOUTS AND FLUORESCENTS), AND SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, OR RETURNED TO BUILDING STOCK.
- H. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.
- I. GC SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBS TO EXISTING CONSTRUCTION PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
- J. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS, NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.
- K. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES AND TENANT.
- L. REMOVE ALL EXISTING MATERIALS, WHICH WOULD CAUSE RISES OR DEPRESSIONS IN NEW FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
- M. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DWGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DWGS.
- N. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.
- O. ALL FLOORS SHOULD BE LEVEL AND NOT VARY MORE THAN 1/4" IN 10'-0", THE GC SHALL NOTIFY ARCHITECT OF ANY CONDITIONS THAT DO NOT MEET THIS STANDARD.

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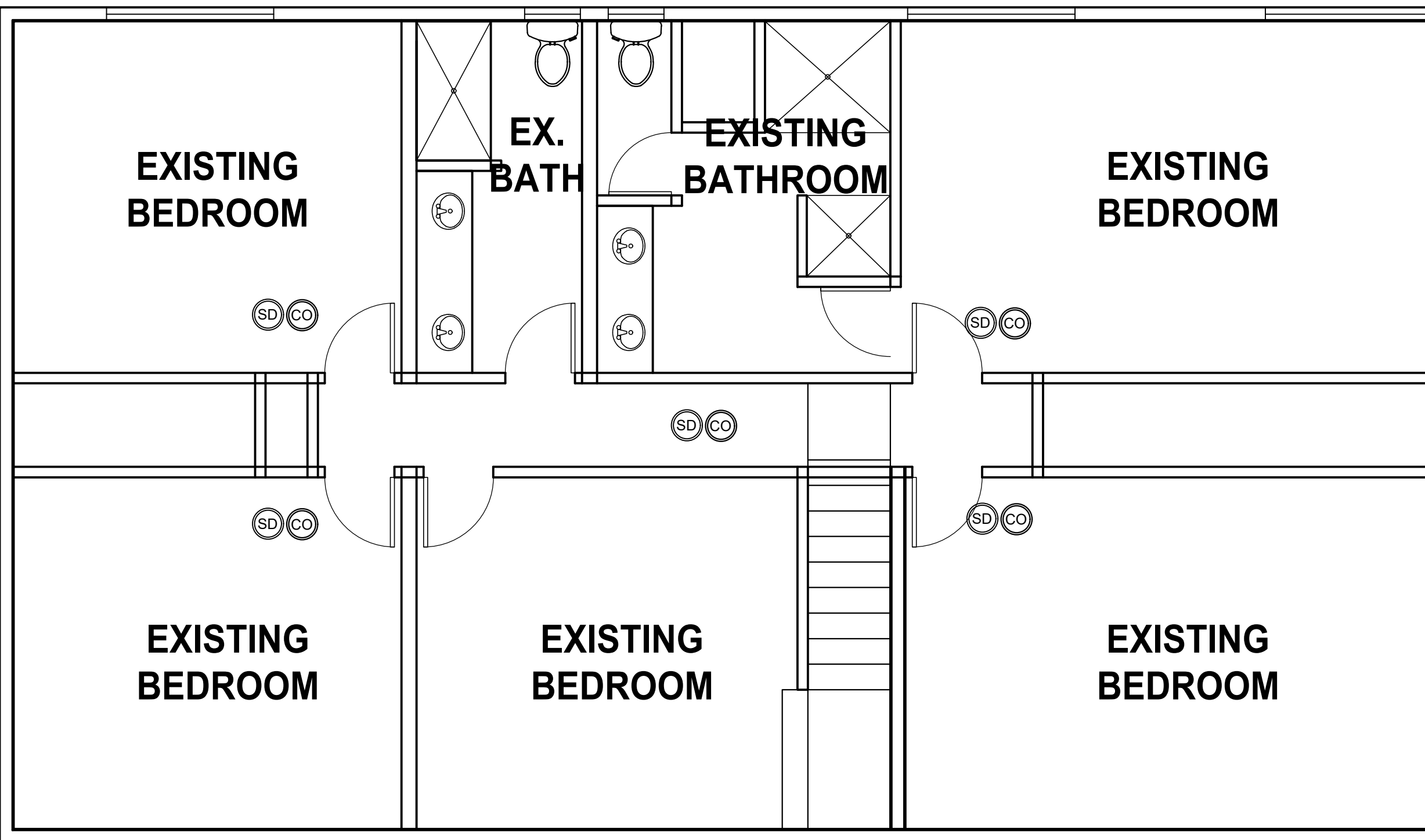
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**DEMO LEGEND**

- EXISTING INTERIOR WALLS, DOORS, RELIEFS, CABINETS AND SHELVING TO BE REMOVED (SHOWN DASHED), INCLUDING ELECTRICAL ITEMS ATTACHED TO WALLS. REFER TO FLOOR PLAN FOR EXTENT AND DIMENSIONS. RE-USE ITEMS IN EXCELLENT CONDITION, OR RETURN TO OWNER FOR STORAGE.
- EXISTING CONSTRUCTION TO REMAIN.

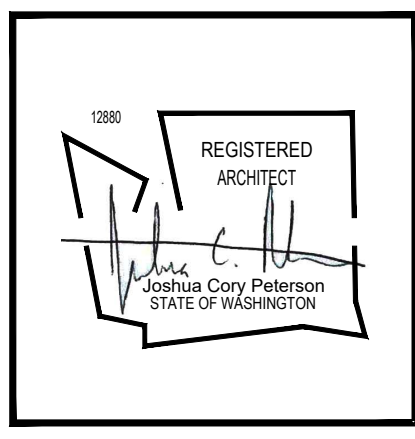
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**DEMOLITION  
FLOOR PLAN  
A2.1D**

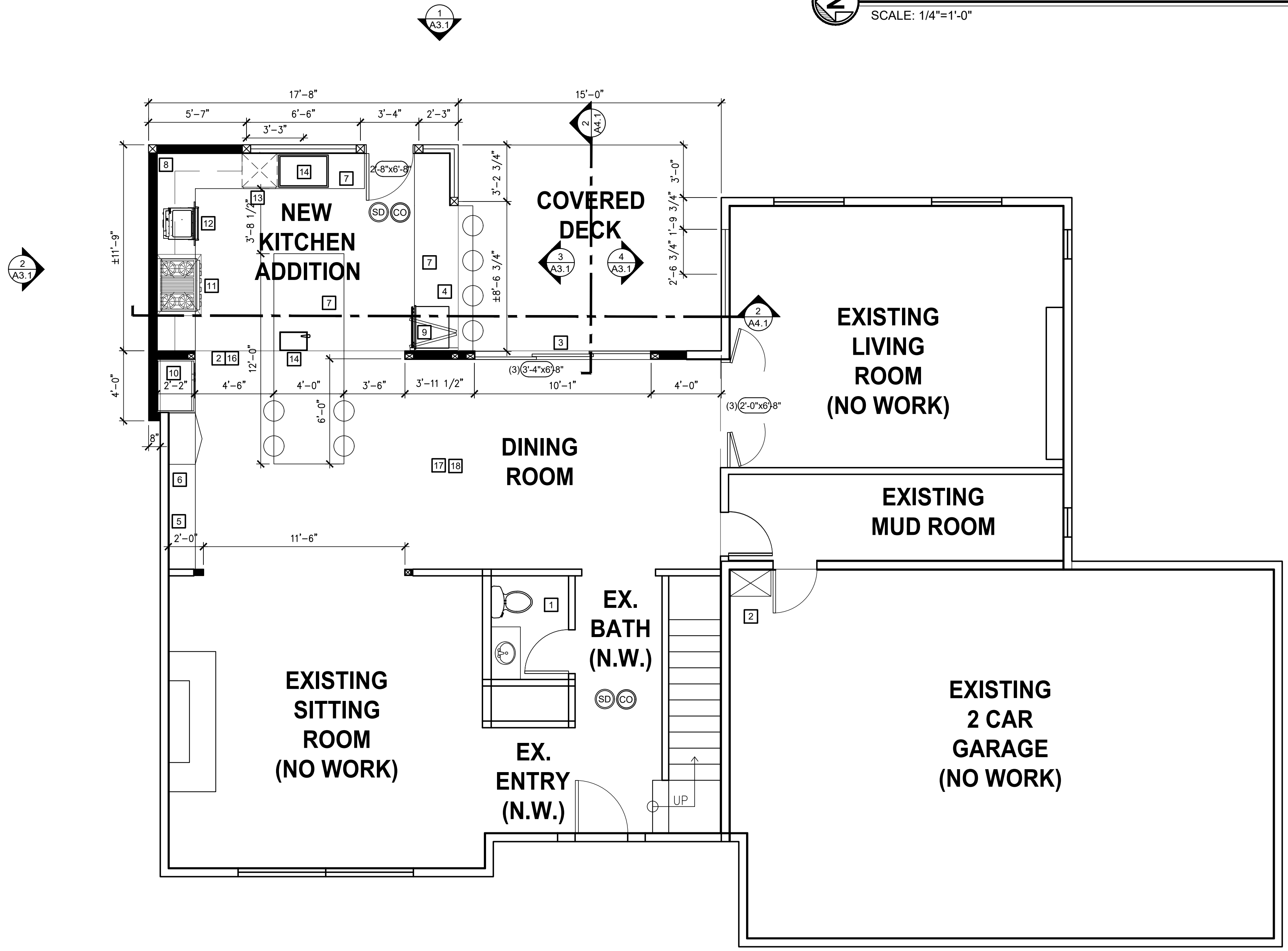


REFERENCE SECOND FLOOR PLAN (NO WORK)  
SCALE: 1/4"=1'-0"

- ### KEY NOTES
- 1 VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WAC, SECTIONS M1507.1 - M1507.3, INTERMITTENT WHOLE HOUSE VENTILATION PER IRC M1507.3.5 @ RATE OF 100 CFM REQUIRED. (KEYNOTE NOT SHOWN ON PLAN)
  - 2 EXISTING FURNACE & WATER HEATER IN GARAGE. EXTEND DUCTWORK/WATER/SEWER LINES INTO NEW CRAWLSPACE FROM NORTHEAST CORNER OF BASEMENT. PROVIDE 23% FREE NET OPEN AREA BETWEEN EXISTING AND NEW CRAWLSPACE.
  - 3 NEW SLIDING GLASS DOOR. PELLA (OR EQUAL) COORDINATE SPEC WITH OWNER/ARCHITECT
  - 4 NEW BI-FOLD COUNTER HEIGHT WINDOW.
  - 5 POWER/DATA FOR COMPUTER
  - 6 COORDINATE NEW SHELVING & COUNTER WITH OWNER
  - 7 24" D. BASE CABINETS w/ COUNTER. COORDINATE WITH OWNER.
  - 8 12" D. UPPER CABINETS. COORDINATE WITH OWNER
  - 9 UNDER COUNTER REFRIGERATOR DRAWER (COORDINATE WITH OWNER)
  - 10 REFRIGERATOR w/WATER CONNECTION
  - 11 DUAL FUEL RANGE BY OWNER. (HOOD 100 CFM MIN. /400 CFM MAX.)
  - 12 ELECTRIC OVEN BY OWNER
  - 13 DISHWASHER BY OWNER
  - 14 KITCHEN SINK w/GARBAGE DISPOSAL. FURNISH BY OWNER/INSTALL BY CONTR.
  - 15 COORDINATE ELECTRICAL OUTLET LOCATIONS ABOVE ALL COUNTERS WITH OWNER PRIOR TO ROUGH-IN. (KEYNOTE NOT SHOWN ON PLAN)
  - 16 PROVIDE 18"x24" MIN. CRAWLSPACE ACCESS.
  - 17 COORDINATE LIGHTING FOR KITCHEN AND EXISTING DINING ROOM w/ OWNER/ARCHITECT PRIOR TO ROUGH-IN (KEYNOTE NOT SHOWN ON PLANS)
  - 18 COORDINATE CEILING HEIGHT AND FURRING DETAILS WITH OWNER/ARCHITECT.



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

- ### SMOKE & CO DETECTOR NOTES:
- (SD) m DETECTOR/ALARM: 110V w/ BATTERY BACK-UP AS INDICATED ON PLANS - INTERCONNECTED SYSTEM. REFER TO SHEET A0.2 FOR ADDITIONAL SMOKE ALARM LOCATION REQUIREMENTS.
  - (CO) CARBON MONOXIDE ALARM - INSTALL PER MFR'S REQUIREMENTS AND REQUIREMENTS OF UL 2034

- ### PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
  2. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OF ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD. ALL MARKED BY AN APPROVED TESTING AGENCY.
  3. PROVIDE HORIZONTAL FIREBLOCKING IN ALL FRAME WALLS (VERTICALLY AND HORIZONTALLY) AT MAX. 10'-0" ON CENTER AND WHERE FRAME WALLS PENETRATE CEILINGS. FIREBLOCK IN ACCORDANCE WITH IRC SECTION R602.8.
  4. EXPOSED INSULATION MATERIALS INCLUDING FACINGS AND VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SPOKE DENSITY NOT TO EXCEED 450, OR SHALL BE IN SUBSTANTIAL CONTACT WITH THE WALL OR CEILING SURFACE FINISH PER IRC SECTION R316.1
  5. BATHROOM NOTES: PROVIDE FIREBLOCKING BETWEEN STUDS AT TUB/SHOWER ENCLOSURE(S). LIMIT SHOWER FLOW TO 2.5 G.P.M. WALLS SHALL BE WATERPROOF TO A MINIMUM OF 72" ABOVE DRAIN INLET. ALL GLAZING, INCLUDING WINDOWS, WITH 70" OF DRAIN INLET, SHALL BE SAFETY GLASS.
  6. ALL WOOD SUBJECT TO WEATHER EXPOSURE SHALL BE PRESSURE TREATED WOOD OF ANY SPECIES (REFER TO STRUCTURAL PLANS FOR STRUCTURAL REQUIREMENTS) MARKED BY AN APPROVED TESTING AGENCY OR CEDAR OR REDWOOD.

### WALL LEGEND

DOOR: REFER TO KEYS ON PLAN AND SEE DOOR SCHEDULE, SHEET A6.1. DOORS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED A MIN. 4" FROM ADJACENT PERPENDICULAR WALL FINISH OR CENTERED IN HALLWAY.

EXTERIOR WINDOW - REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE SHEET A6.1

NOTES:

1. PROVIDE WATER & MILDEW/MOLD RESISTANT NON-PAPER FACED G.W.B. AT ALL DAMP OR MOISTURE EXPOSED LOCATIONS

TYPICAL EXTERIOR WALL: 2x 6 (U.O.N.) w/ PLYWD SHEATHING PER STRUCTURAL ENGINEER w/ MIN. R-21 INSULATION, 4 MIL VAPOR BARRIER (AT WARM SIDE) AND 1/2" INTERIOR G.W.B.

TYPICAL INTERIOR/EXISTING INFILL WALL: 2x 4 (U.O.N.) WOOD STUDS @ 16" O.C. w/ 1/2" G.W.B. EACH SIDE OR AS REQ'D PER STRUCTURAL AND SHEAR WALL SCHEDULE; FINISH PER OWNER SPECS.

\*\*SEE TYPICAL FRAMING DETAILS 1-8/A5.1

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**ADDITION/REMODEL**  
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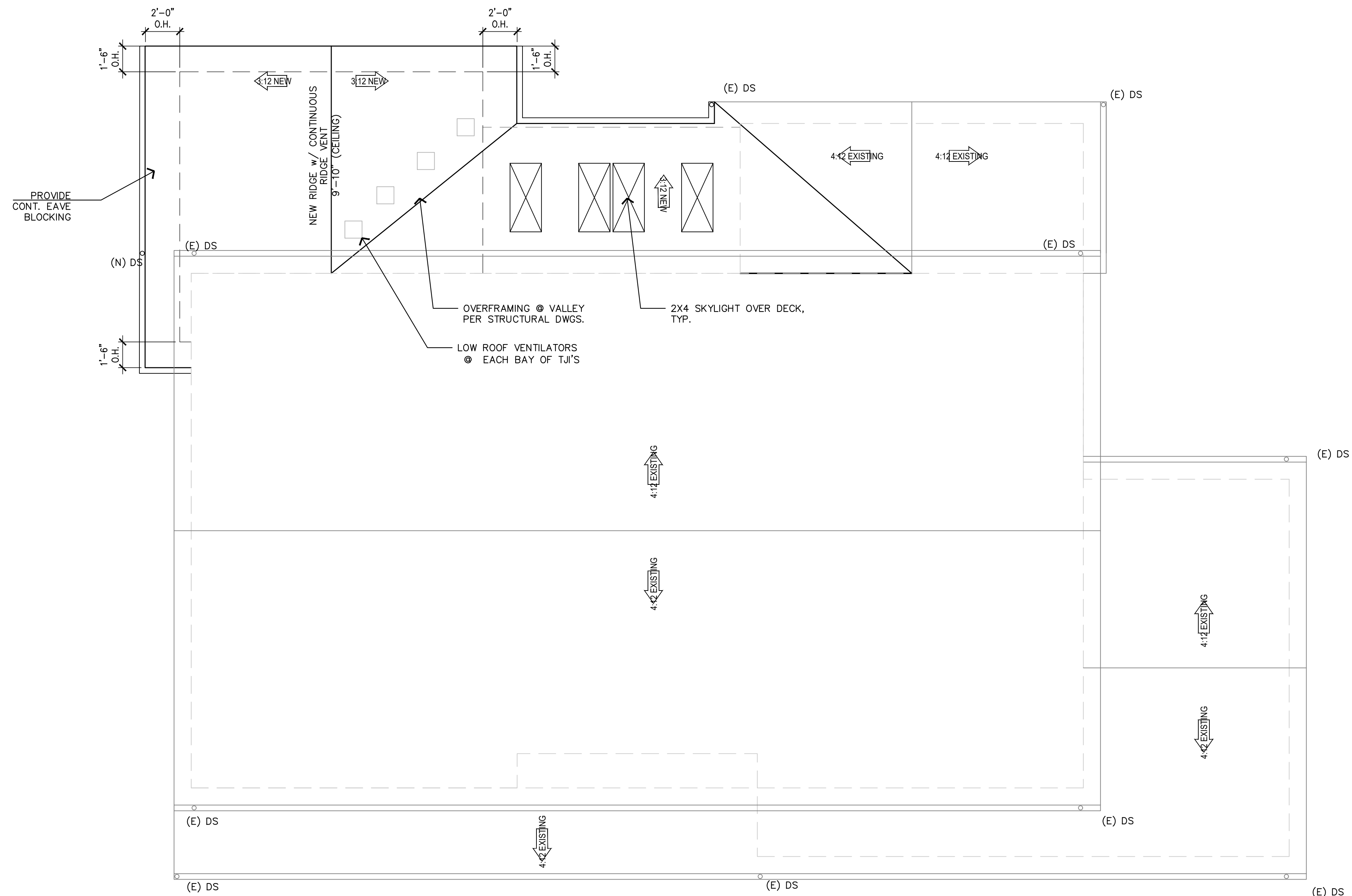
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24"x36" SCALE:	AS NOTED
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JOB NUMBER:	A20-010
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BASEMENT FLOOR PLAN  
**A2.1**



### ROOF PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OF ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD. ALL MARKED BY AN APPROVED TESTING AGENCY.
- PROVIDE HORIZONTAL FIREBLOCKING IN ALL FRAME WALLS (VERTICALLY AND HORIZONTALLY) AT MAX. 10'-0" ON CENTER AND WHERE FRAME WALLS PENETRATE CEILINGS. FIREBLOCK IN ACCORDANCE WITH IRC SECTION R602.8.
- EXPOSED INSULATION MATERIALS INCLUDING FACINGS AND VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DENSITY NOT TO EXCEED 450, OR SHALL BE IN SUBSTANTIAL CONTACT WITH THE WALL OR CEILING SURFACE FINISH PER IRC SECTION R316.1.
- ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP AND SHALL BE INSTALLED AND BRACED TO MFR'S SPECIFICATIONS. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCS. ALL TRUSSES SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.
- G.C. TO FIELD VERIFY ALL EXISTING ROOF SLOPES AND CONDITIONS PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS OR TRUSSES.
- ALL NEW EXTERIOR HEADERS ARE REQUIRED TO BE INSULATED WITH A MINIMUM R-10 INSULATION. REFER TO TYPICAL EXTERIOR HEADER DETAIL 8 A5.1

### DRAINAGE GENERAL NOTES:

- DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE WHICH DRAINS TO AN APPROVED STORM SYSTEM.
- PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
- ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
- FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIED TO THE STORM DRAINAGE SYSTEM. FOOTING DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE AT THE BASE OF THE FOOTING, AND SHALL MEET MATERIAL STANDARDS OF D2729 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. PLACE GRANULAR BACKFILL AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. PROVIDE FILTER FABRIC WRAP AROUND BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOIL. REFER TO GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY LIU & ASSOCIATES, INC. DATED 3-5-2018 FOR FOUNDATION DRAINAGE REQUIREMENTS AND RECOMMENDATIONS.

### ROOF VENTILATION CALCS

#### ADDITION LOW ROOF AREA:

208 SQ. FT./300 = 0.694 SQ. FT. x .50 = 0.347 SQ. FT. OF REQUIRED ROOF VENTILATION x 144 = 49.2 SQ. IN. MINIMUM OF ATTIC CROSS VENTILATION AREA REQUIRED AT ADDITION LOW ROOF

LOW ROOF EAVE BLOCKING = 13.25 LF LOW

(3) 2" HOLES / 22" BLOCK =

2" HOLE = 4 SQ. IN.

1.5 HOLES / LF = 1.5 (4 SQ. IN.) = 6 SQ. IN. / LF

13.25 LF X 6 SQ. IN. = 79.5 SQ. IN.

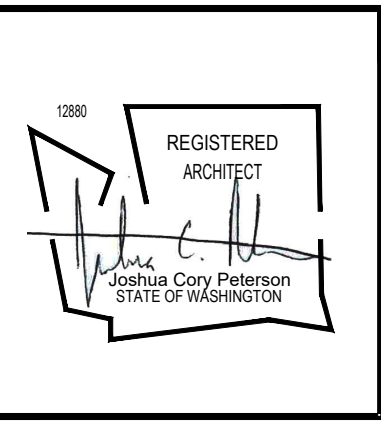
TOTAL 79.5 > 49.2 REQ.D = OK\*

\*PROVIDE 12X12 ROOF VENTILATORS @ EACH JOIST BAY WHERE EAVE BLOCKING IS NOT PROVIDED

○○○ (3) - 2" HOLES PER BLOCK BLOCKING TO MATCH JOIST HEIGHT (CONTINUOUS 2" SOFFIT VENT (BLACK) @ ENCLOSED SOFFITS)

### ROOF PLAN LEGEND

- WALL BELOW PER PLANS w/ HEADER or BEAM PER STRUCTURAL
- ROOF PITCH INDICATOR. G.C. TO FIELD VERIFY ALL EXISTING ROOF SLOPES AND CONDITIONS PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS OR TRUSSES



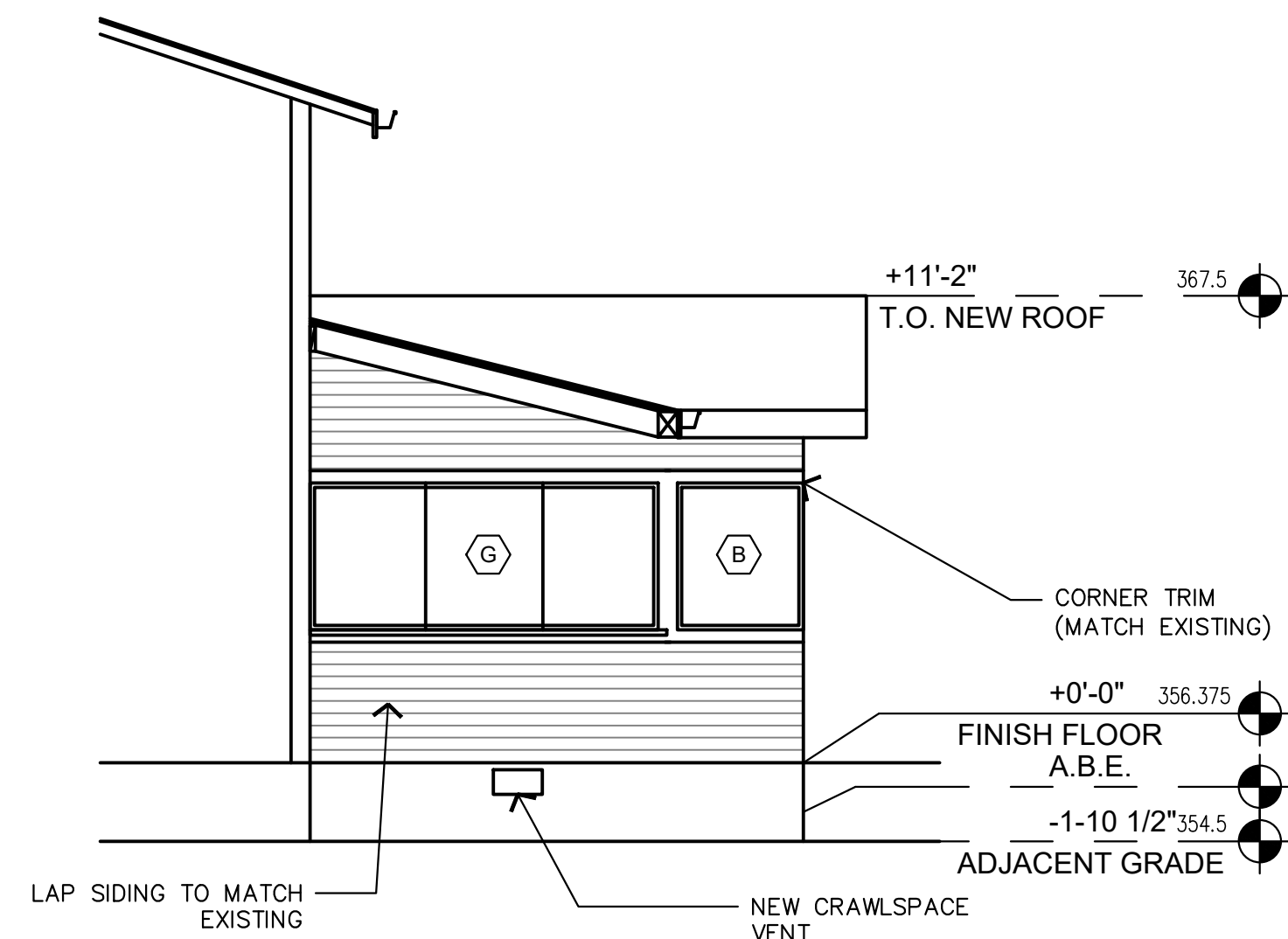
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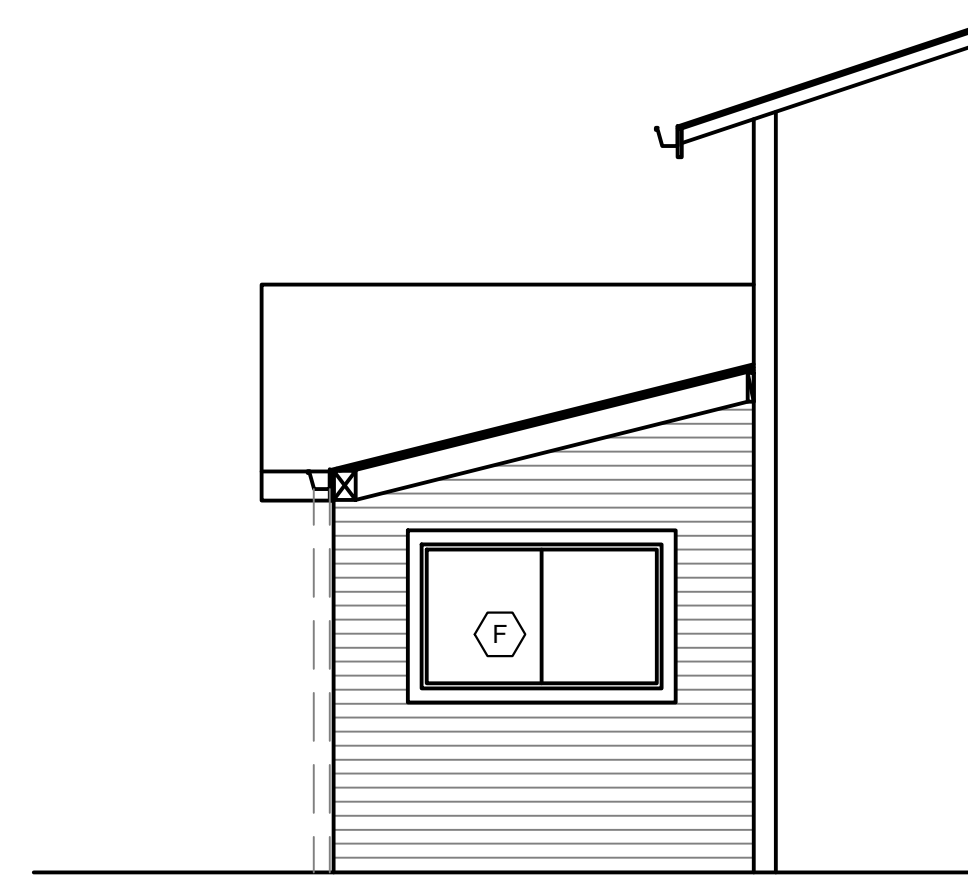
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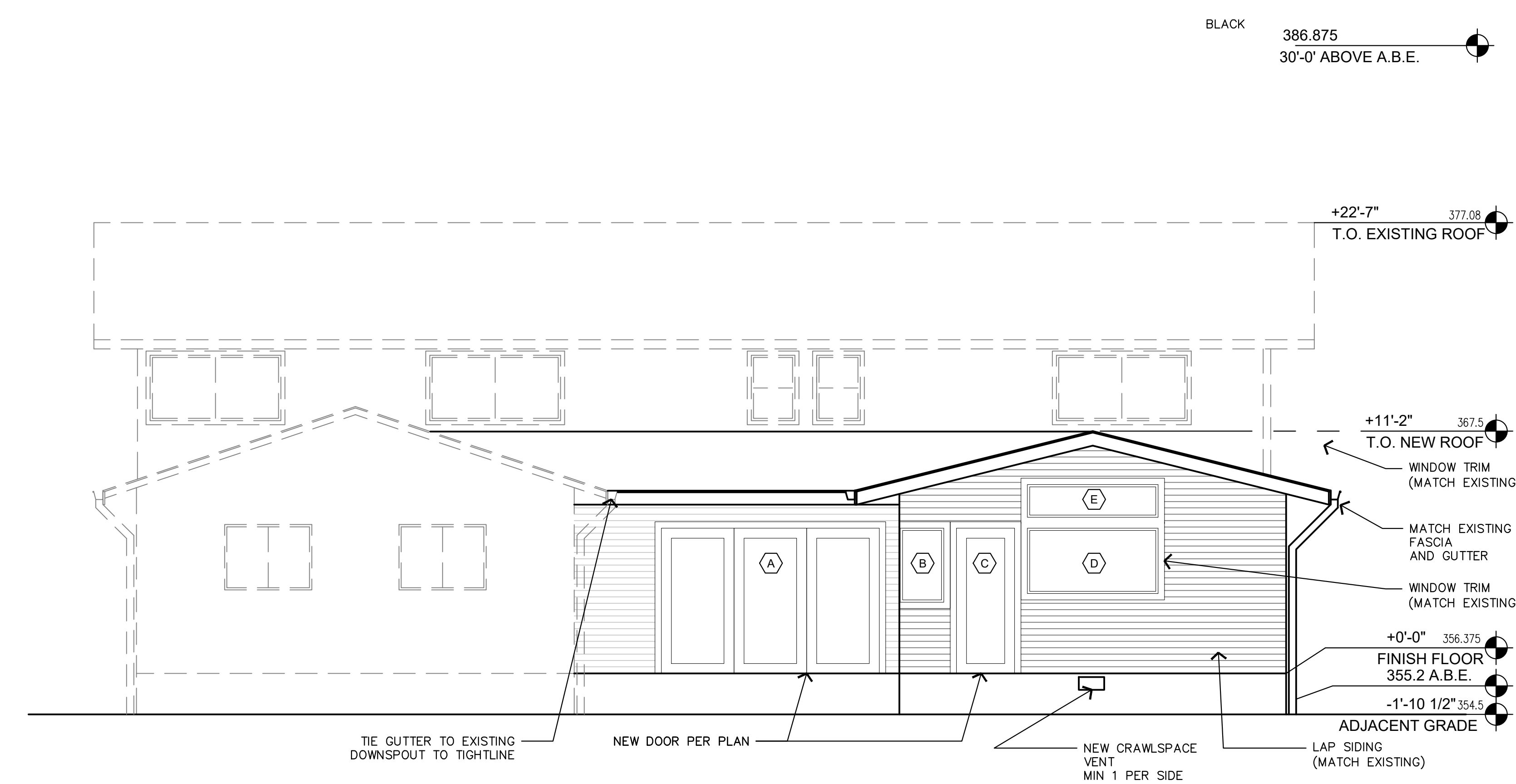
ROOF PLAN  
**A2.3**



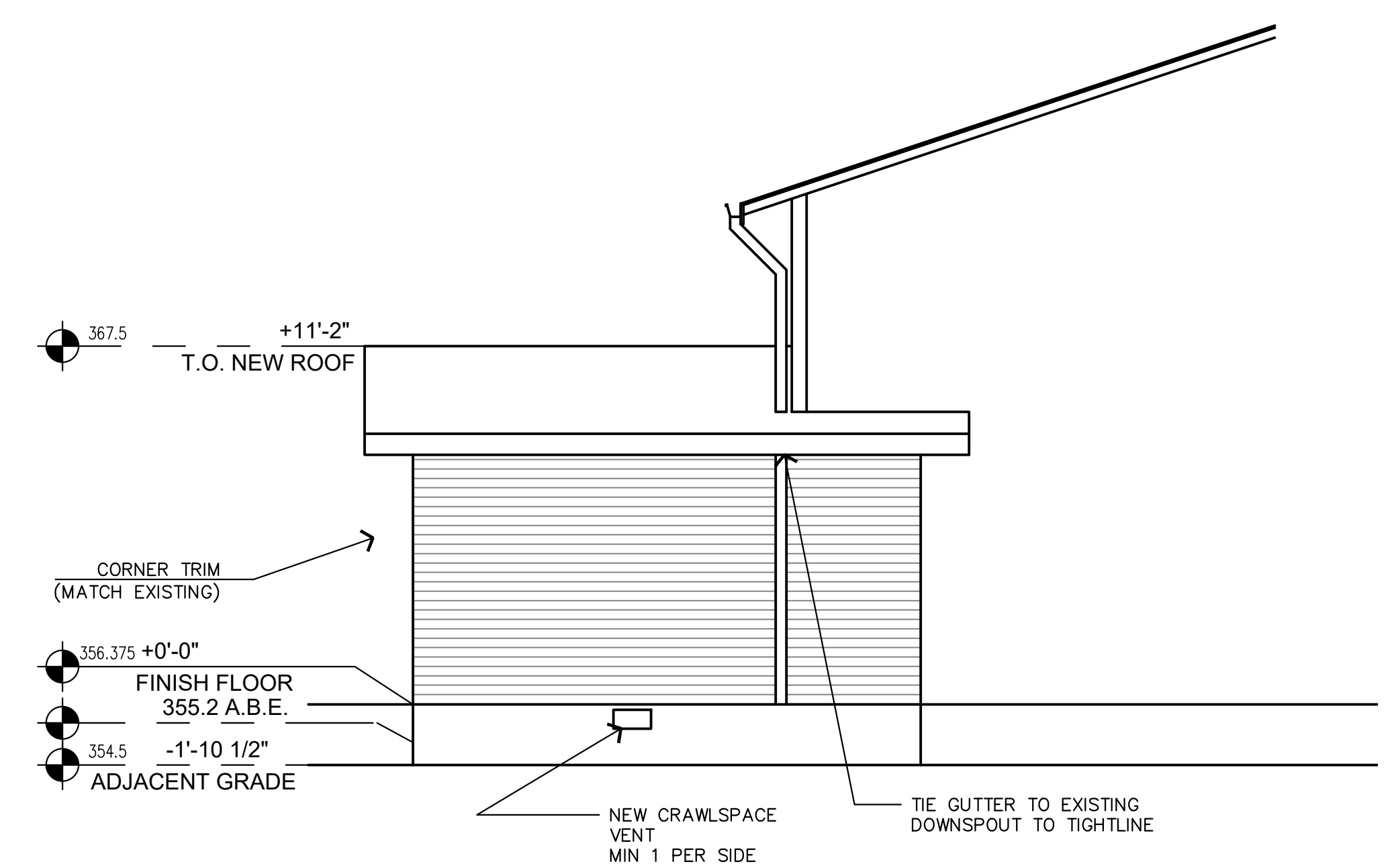
**3 PARTIAL NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 PARTIAL SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ENERGY CODE NOTES**

THESE DESIGNS ARE IN ACCORDANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE (WSEC) REQUIREMENTS FOR TABLE 402.1.1 - PRESCRIPTIVE COMPONENT REQUIREMENTS FOR CLIMATE ZONE 4-MARINE. SECTION R406 CATEGORY: ADDITIONS <500 S.F.: 0.5 POINTS REQ'D

FUEL TYPE: NATURAL GAS

MINIMUM EFFICIENCY OF FURNACE: PRIMARY RESIDENCE 94% AFUE 3A (1.0 PTS)

MAXIMUM GLAZING FACTORS (NEW WINDOWS):  
 VERTICAL GLAZING: U = 0.30  
 VERTICAL GLAZING SHGC: NO REQUIREMENT  
 OVERHEAD GLAZING: U = 0.50

MAXIMUM DOOR FACTORS:  
 WOOD DOOR IN WOOD FRAME: U = 0.46  
 R402.3.4 EXEMPT OPAQUE DOOR

INSULATION LEVELS PROVIDED:  
 ATTIC SPACES: R-49  
 UNVENTED JOISTS SPACES: R-38 (R-15 SPRAY/R-23 ROXUL)  
 VAULTED CEILINGS: R-38  
 ABOVE GRADE WALLS: R-21  
 BELOW GRADE WALLS: N/A  
 FLOORS OVER UNCOND. SPACE: R-38 BATT INSULATION  
 SLAB ON GRADE FLOORS: R-10 CONTINUOUS XPS INSULATION FOR 12"

PLUMBING FIXTURE EFFICIENCY:  
 TANK TYPE TOILETS: 1.6 GPF MAXIMUM  
 LAVATORY FAUCETS: 2.5 GPM MAXIMUM  
 KITCHEN FAUCETS: 2.5 GPM MAXIMUM  
 SHOWER HEADS: 2.5 GPM MAXIMUM

PROVIDE 4 MIL POLY VAPOR BARRIER ON WARM SIDE OF WALLS  
 PROVIDE 6 MIL POLY VAPOR BARRIER AT WARM SIDE OF CEILING

**R402.4 AIR LEAKAGE AND TESTING (MANDATORY)**

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4

THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR CHANGE LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING ENVELOPE.

WHOLE HOUSE FAN SHALL BE INTEGRATED WITH AUTOMATIC FRESH AIR DAMPER ON FORCED AIR UNIT.

ALL HEATING DUCTS LOCATED IN UNHEATED AREAS ARE TO BE INSULATED TO MINIMUM R-8. DUCT SEAMS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.

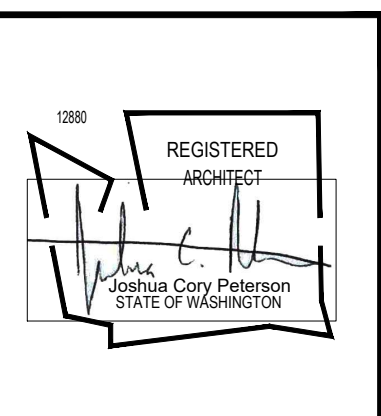
NON-RECIRCULATING HOT & COLD WATER PIPES >1" NOMINAL PIPE SIZE LOCATED IN UNCONDITIONED AREAS SHALL BE INSULATED TO MINIMUM R-3.

A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS (WSEC R404.1)

FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS (WSEC R404.1.1)

**CRAWLSPACE VENTING**

ADDITION VENTING:  
 211 S.F. @ 1/300 = 0.70 S.F. VENTS REQUIRED  
 7" x 14" VENTS @ 70% NFA = 0.48 SF/ VENT.  
 2 VENTS REQUIRED, 3 PROVIDED



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DESIGN APPROVAL:

PERMIT SUBMITTAL: 12/09/2020

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE: AS NOTED

PLOT DATE: 12/09/2020

CAD FILE: A20-010 A3.1

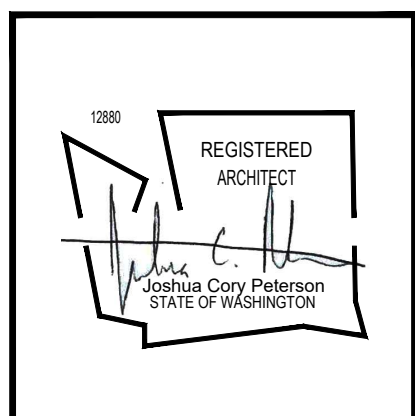
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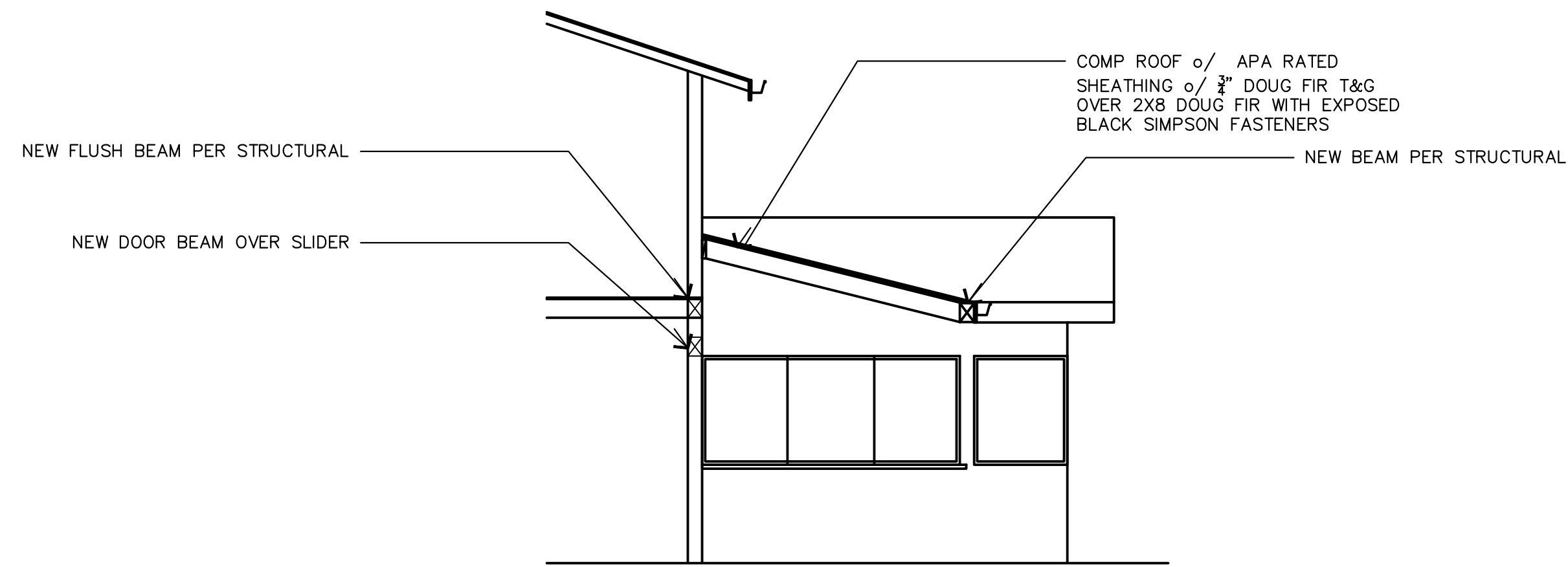
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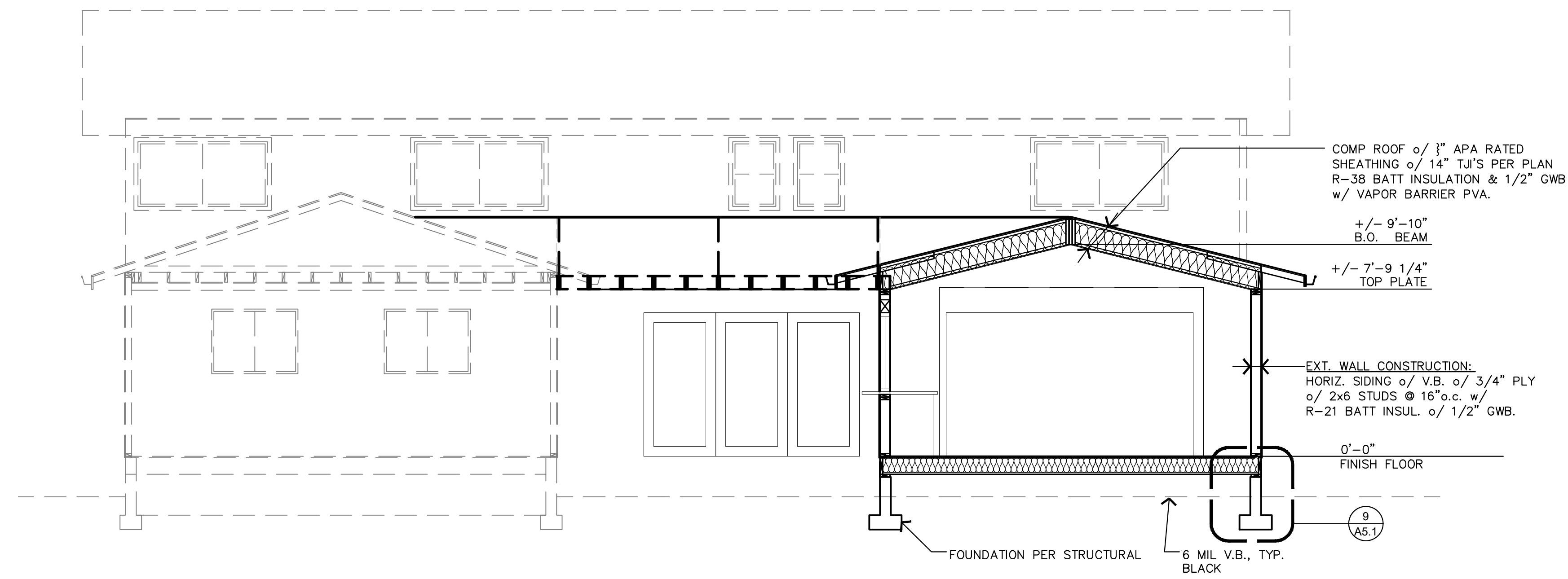
EXTERIOR ELEVATIONS/  
 ENERGY CODE NOTES  
**A3.1**



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**1** BUILDING SECTION (SEE 2/A4.1 FOR TYP. NOTES)  
SCALE: 1/2" = 1'-0"



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

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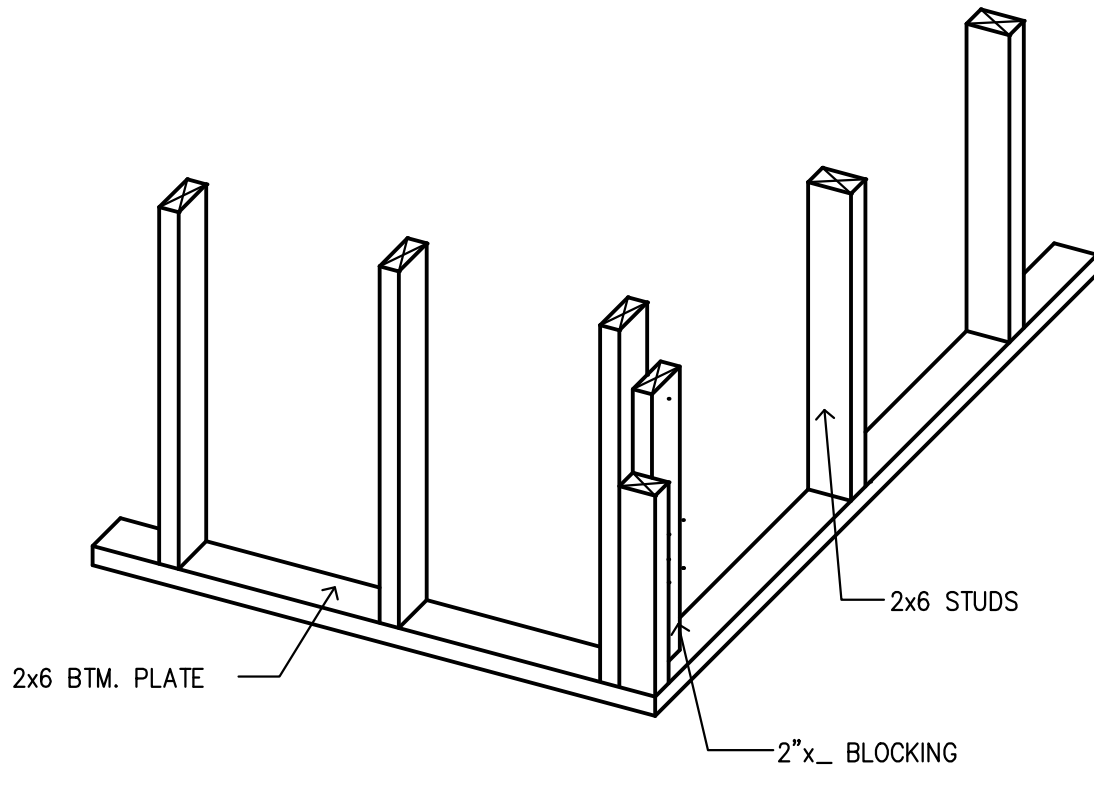
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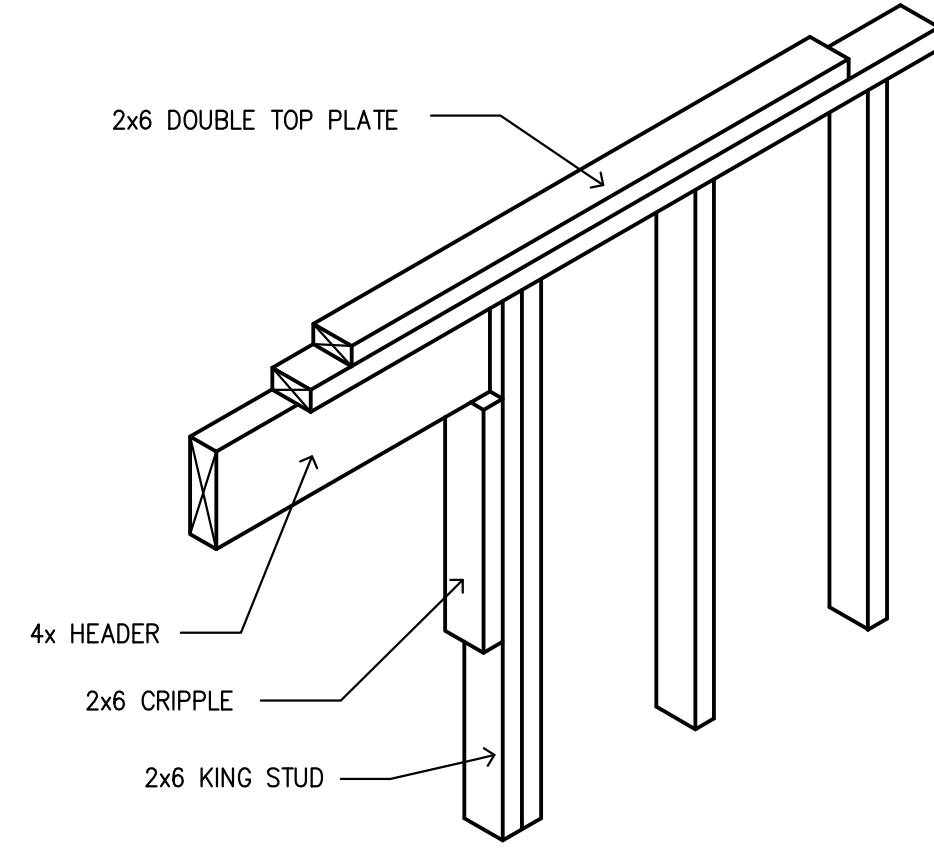
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STATUS:	

BUILDING SECTIONS  
**A4.1**

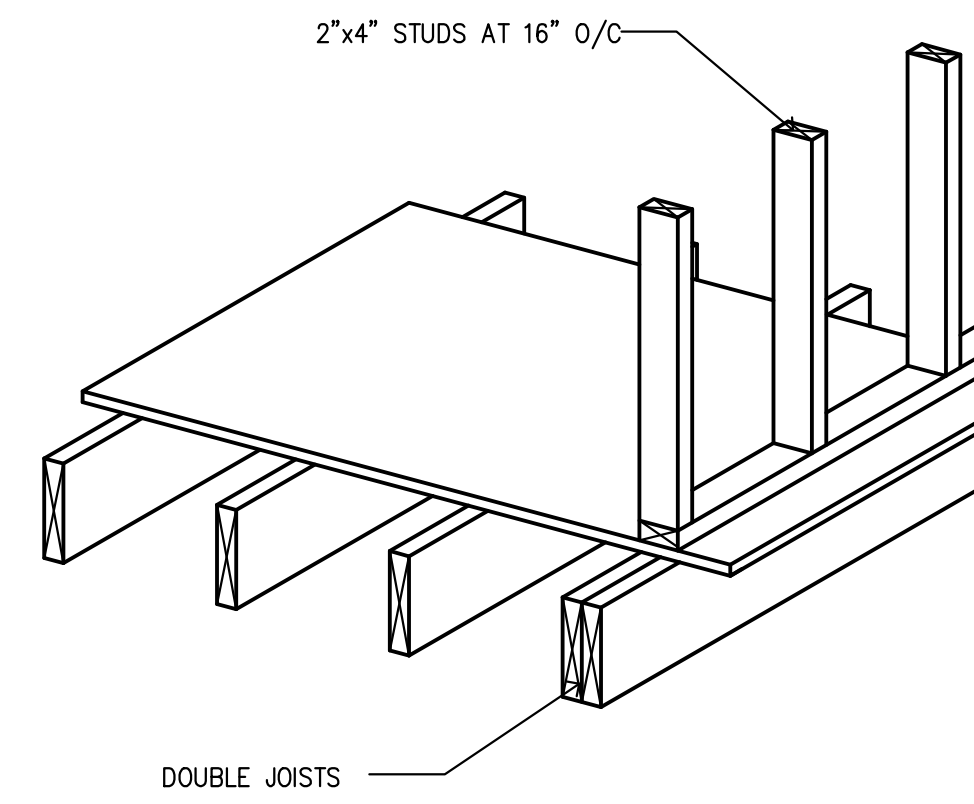




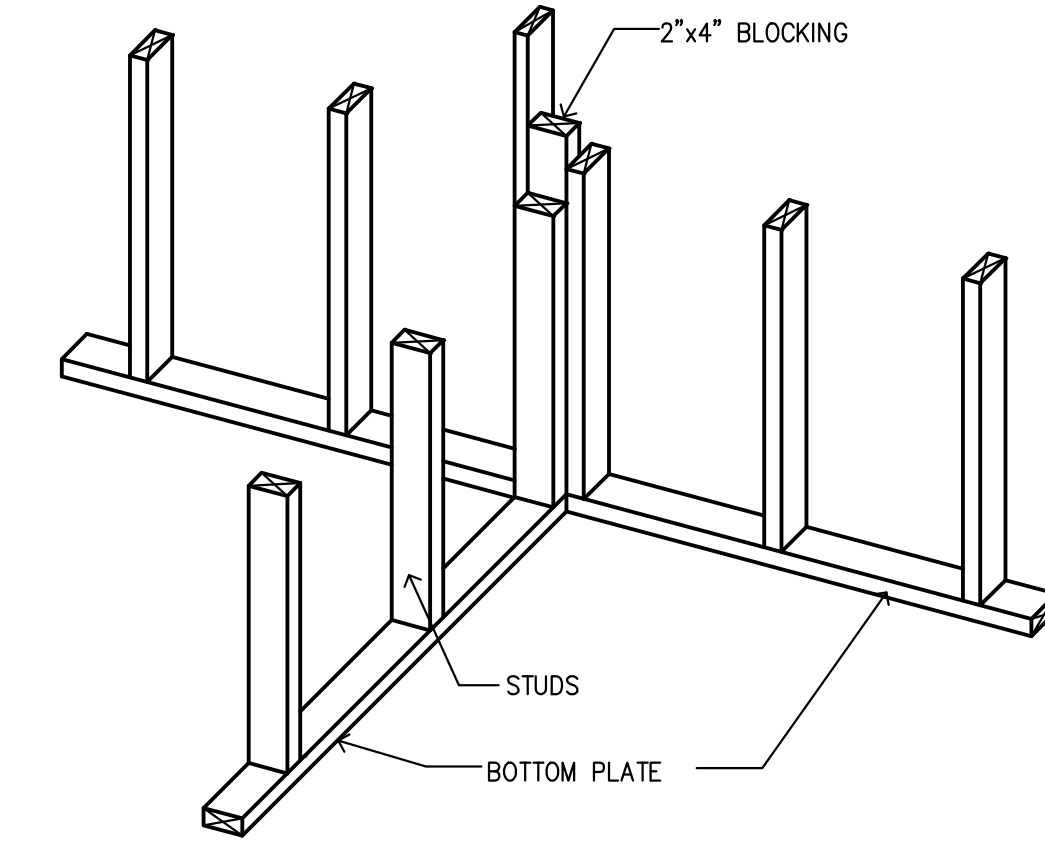
1 TYPICAL CORNER FRAMING  
N.T.S.



2 TYPICAL HEADER DETAIL  
N.T.S.



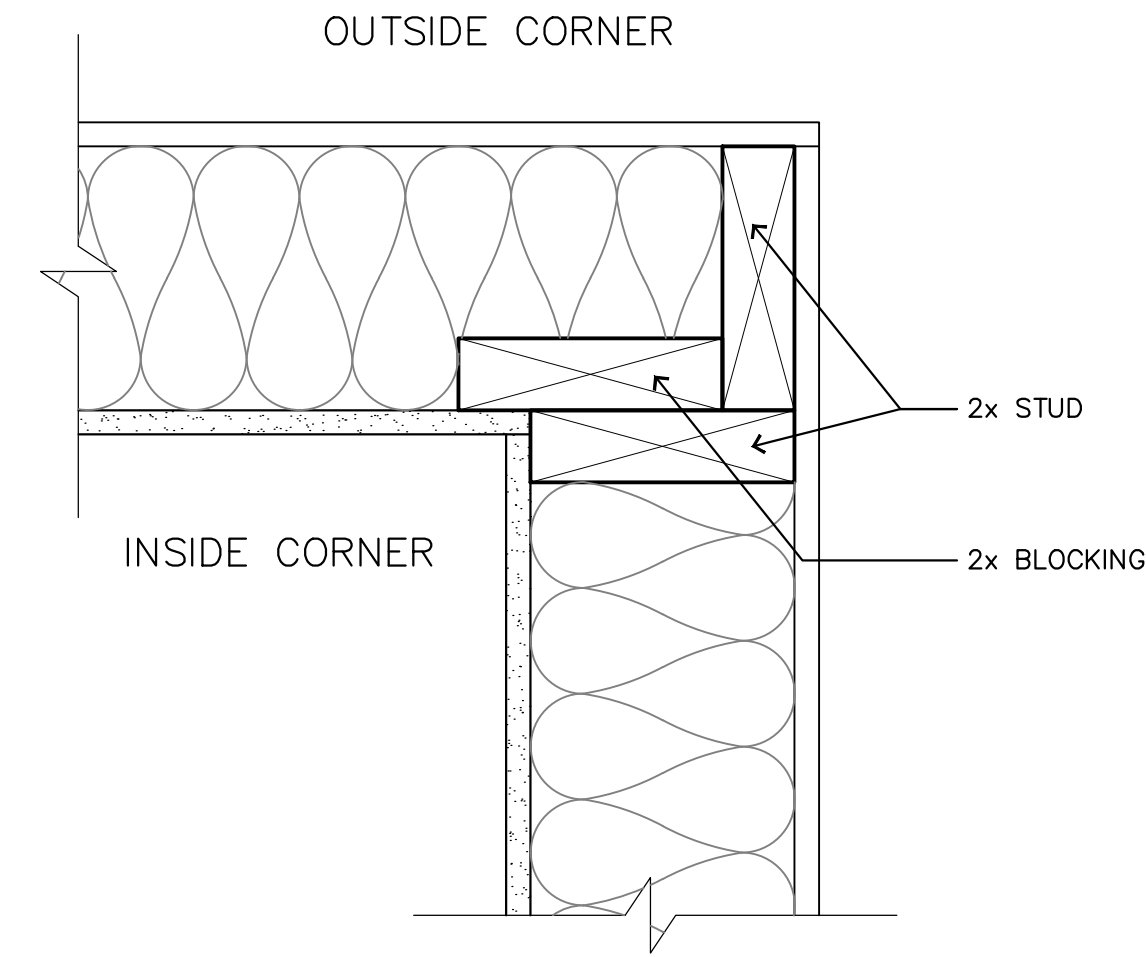
3 DOUBLE JOISTS UNDER PARTITION  
N.T.S.



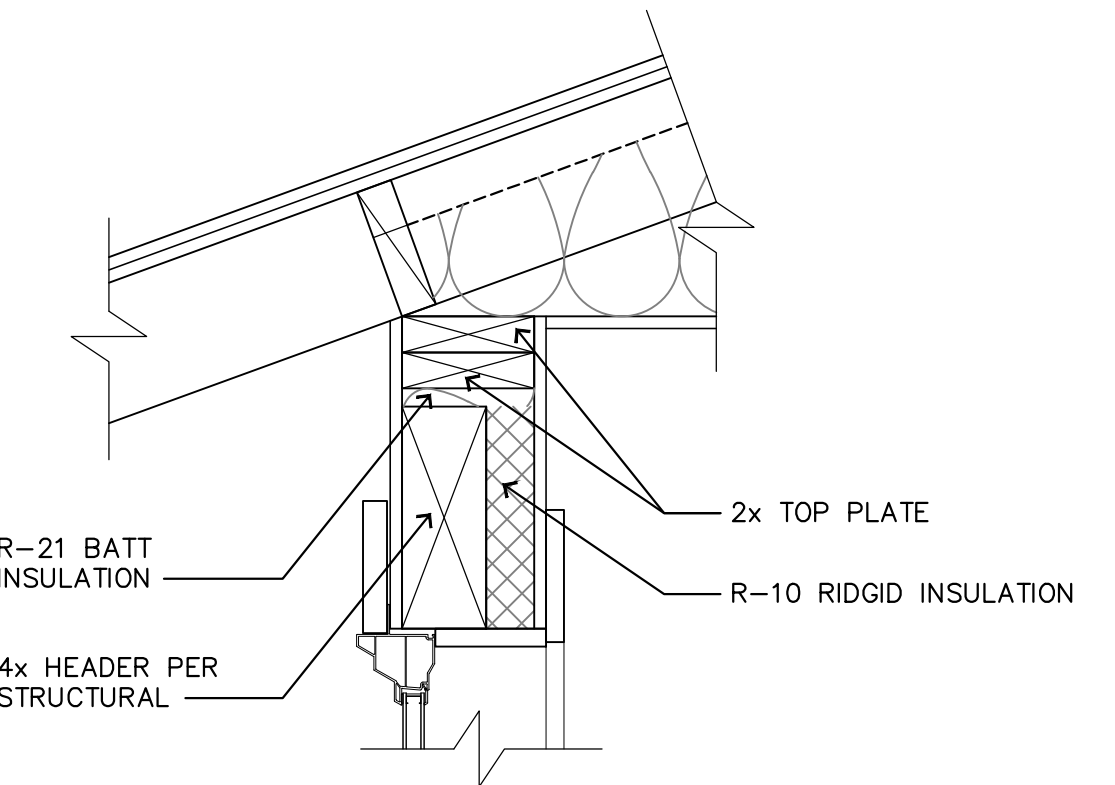
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N.T.S.

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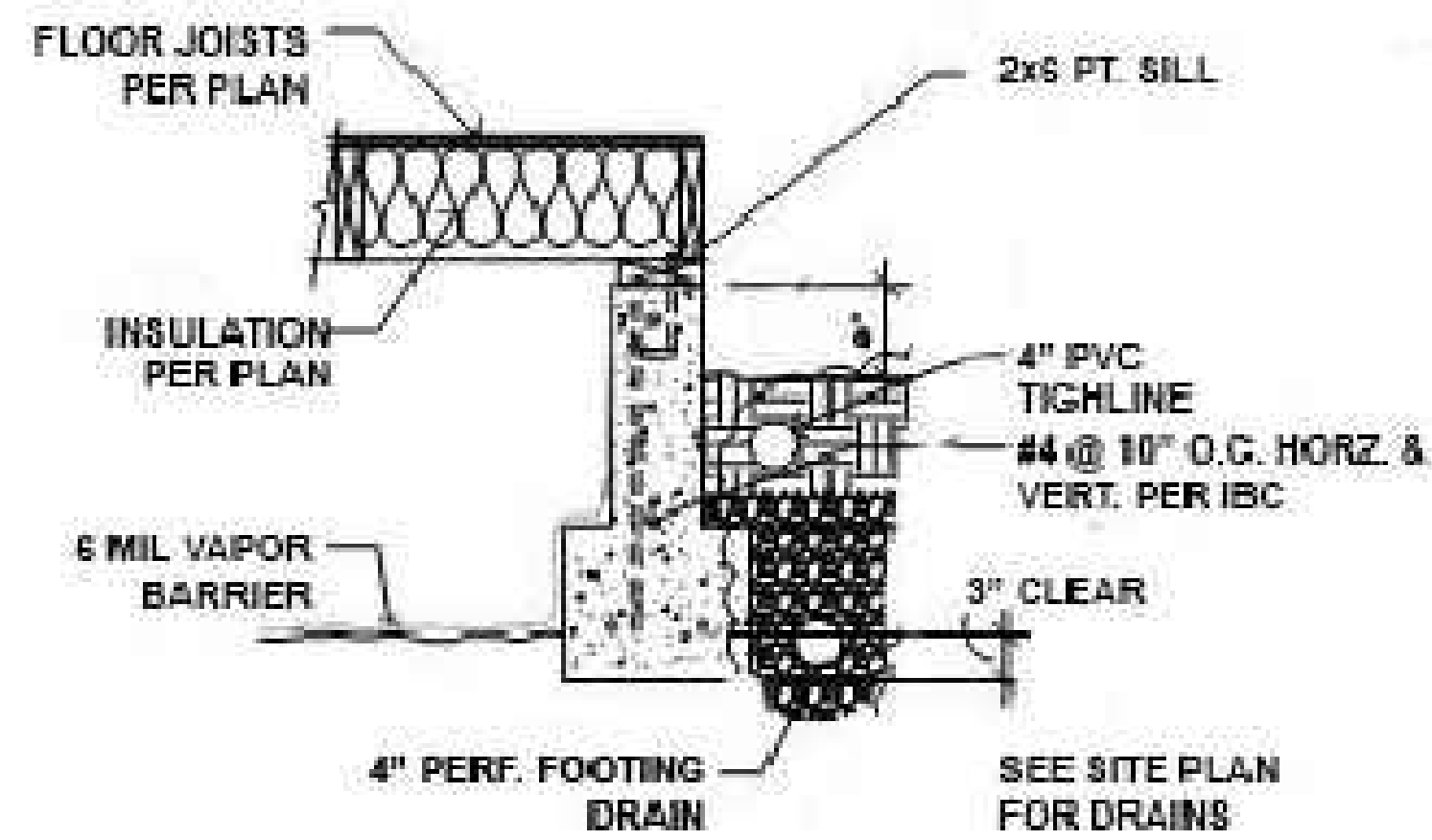
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7 INSULATED THREE-STUD CORNER  
3\"/>



8 INSULATED HEADER CONDITION  
1 1/2\"/>

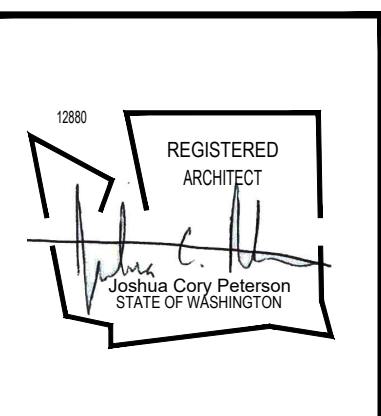


9 TYPICAL FOUNDATION DETAIL  
1\"/>

NOT USED

NOT USED

NOT USED



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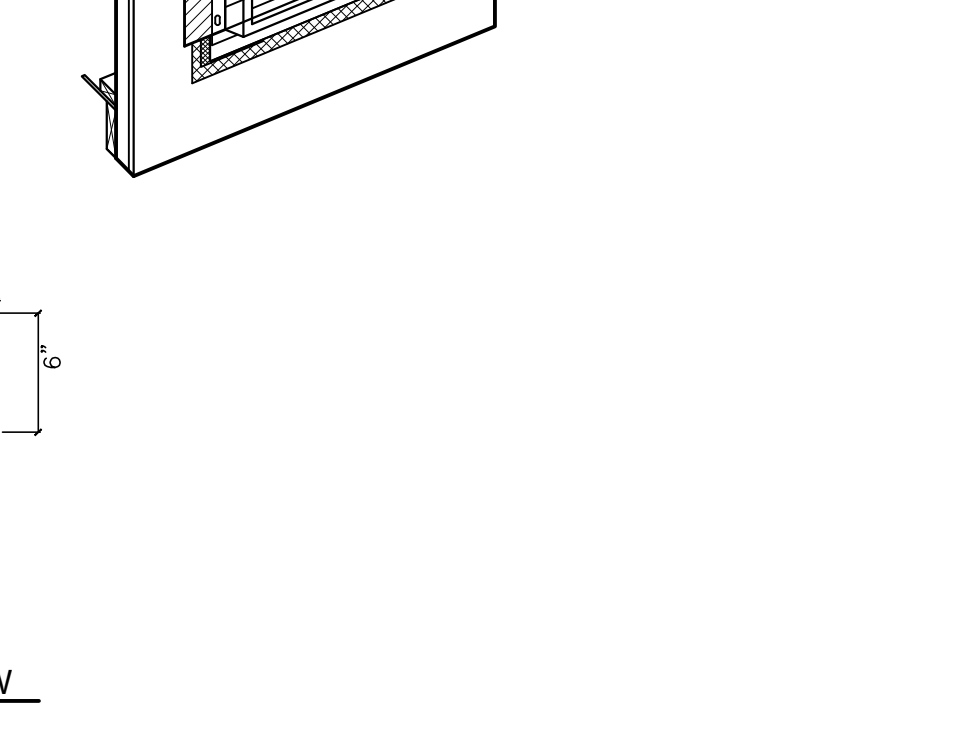
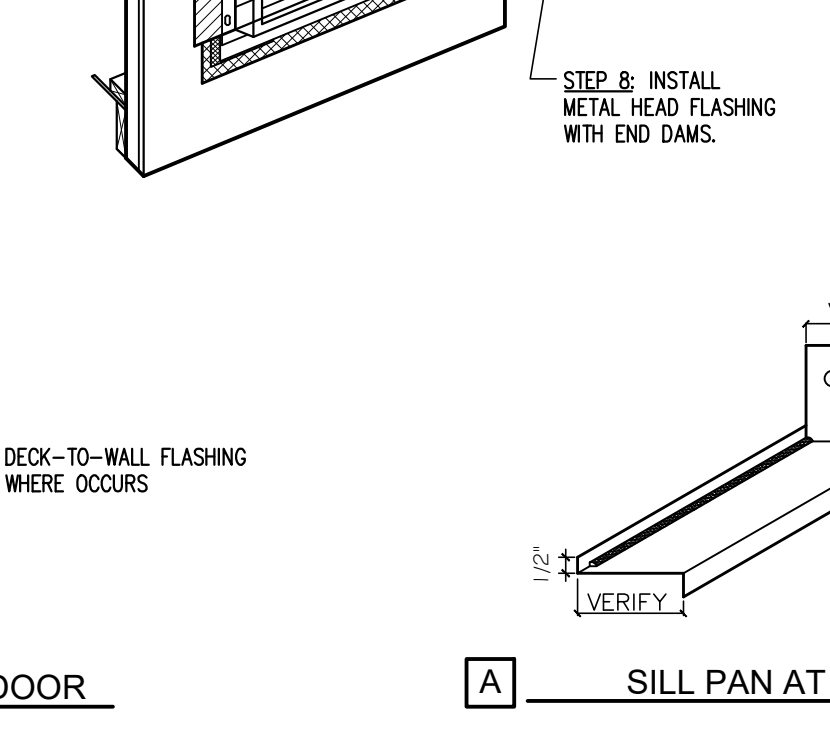
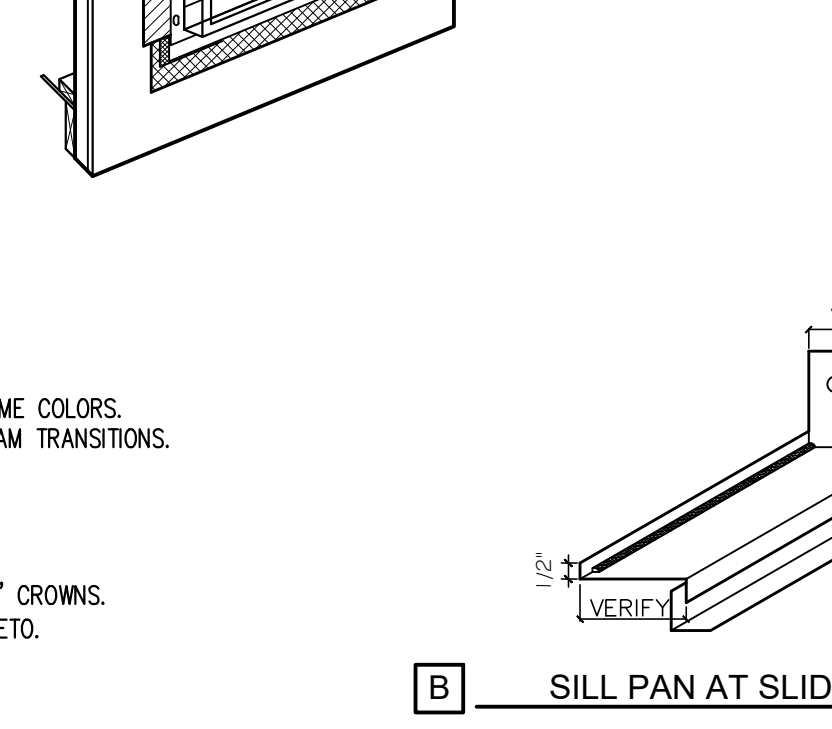
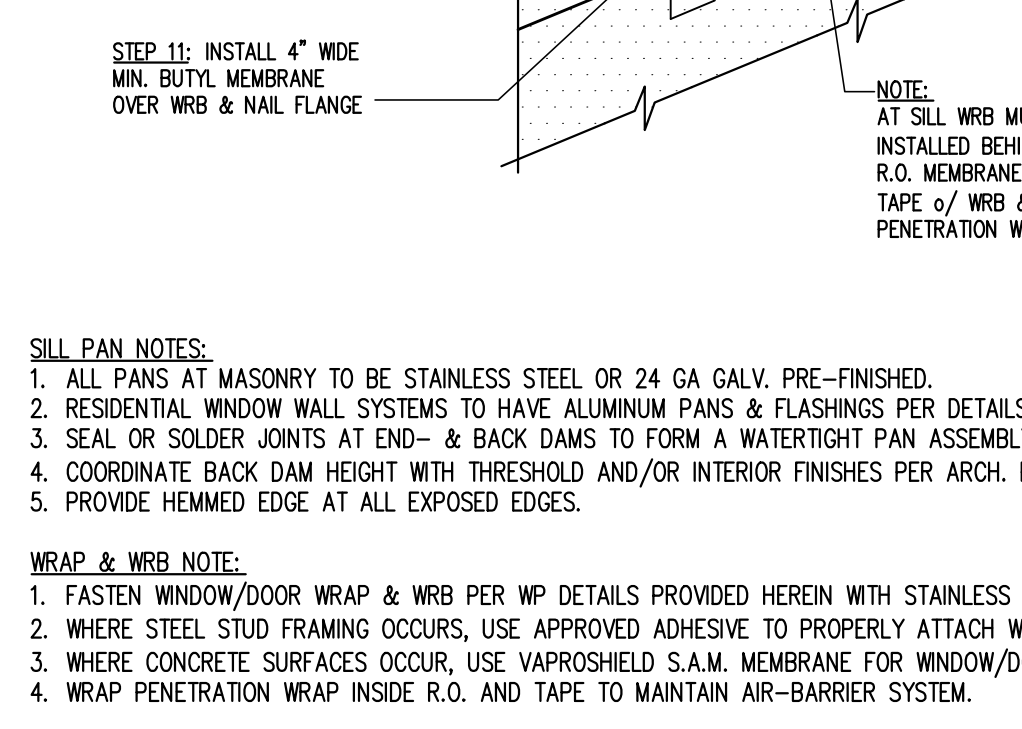
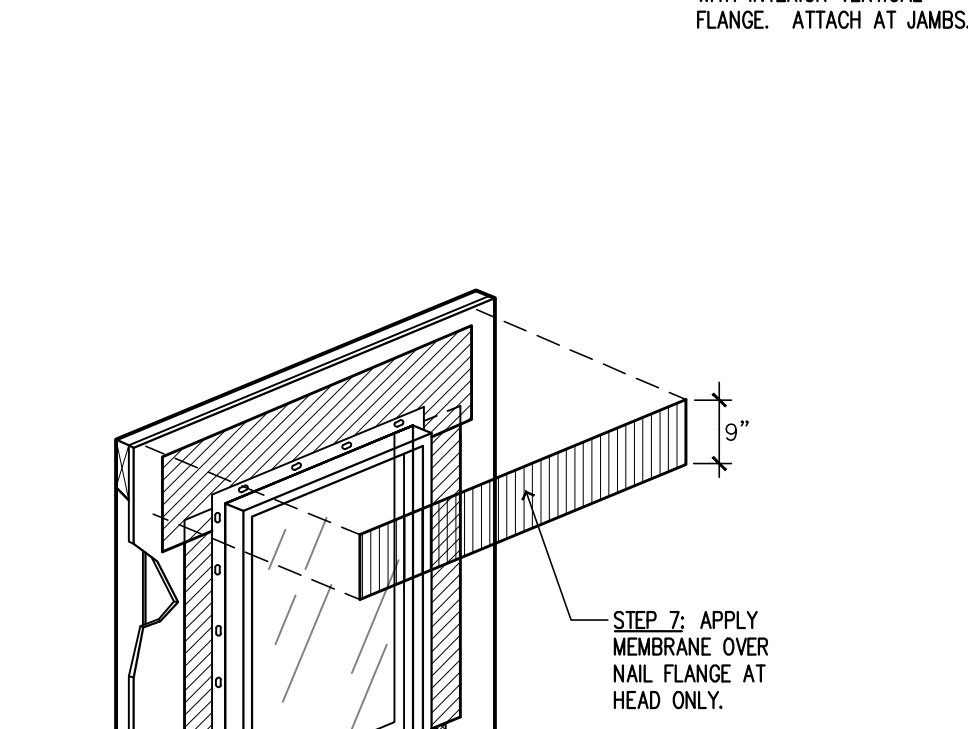
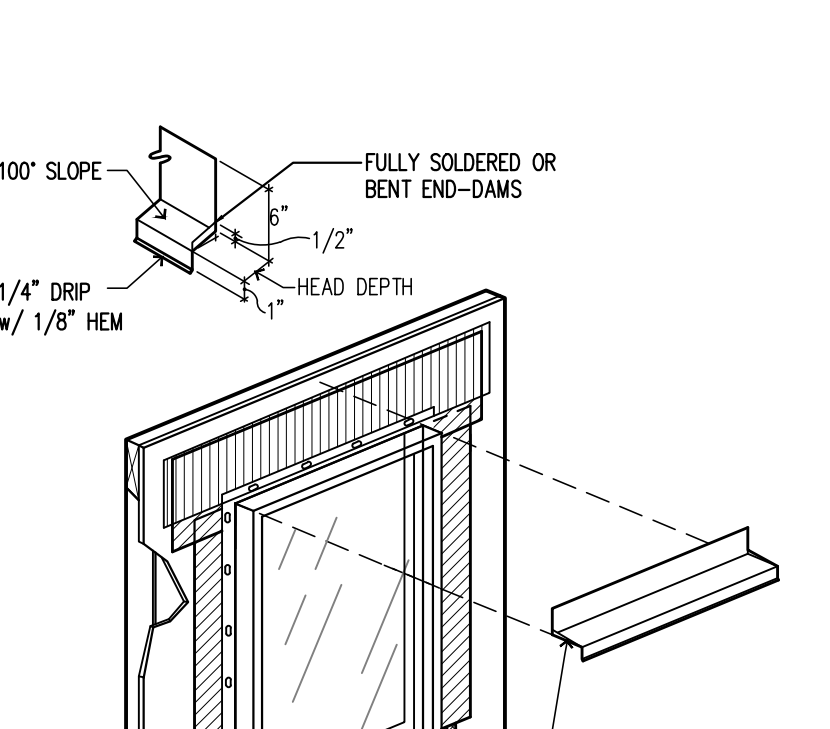
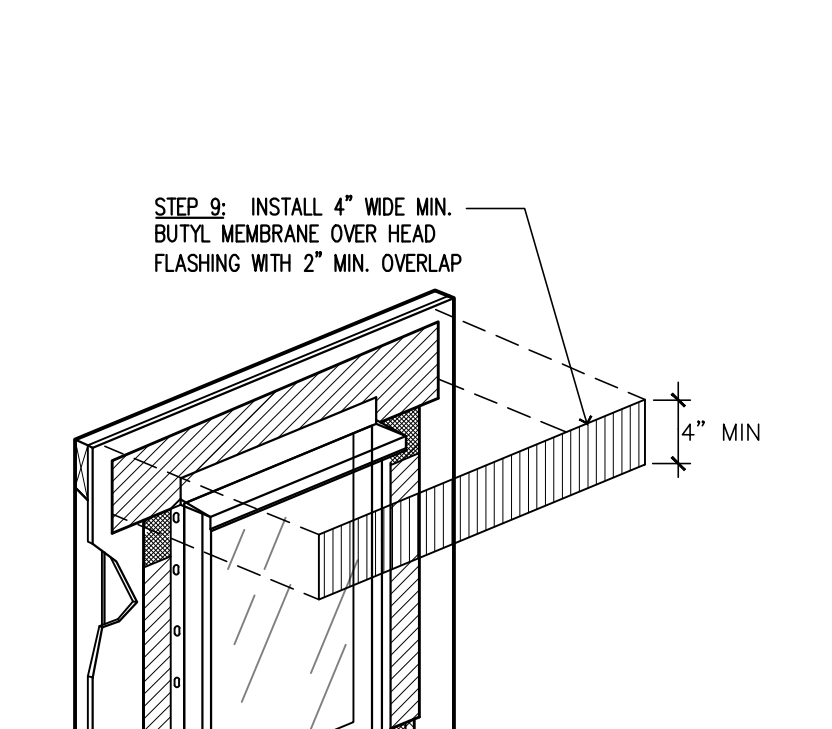
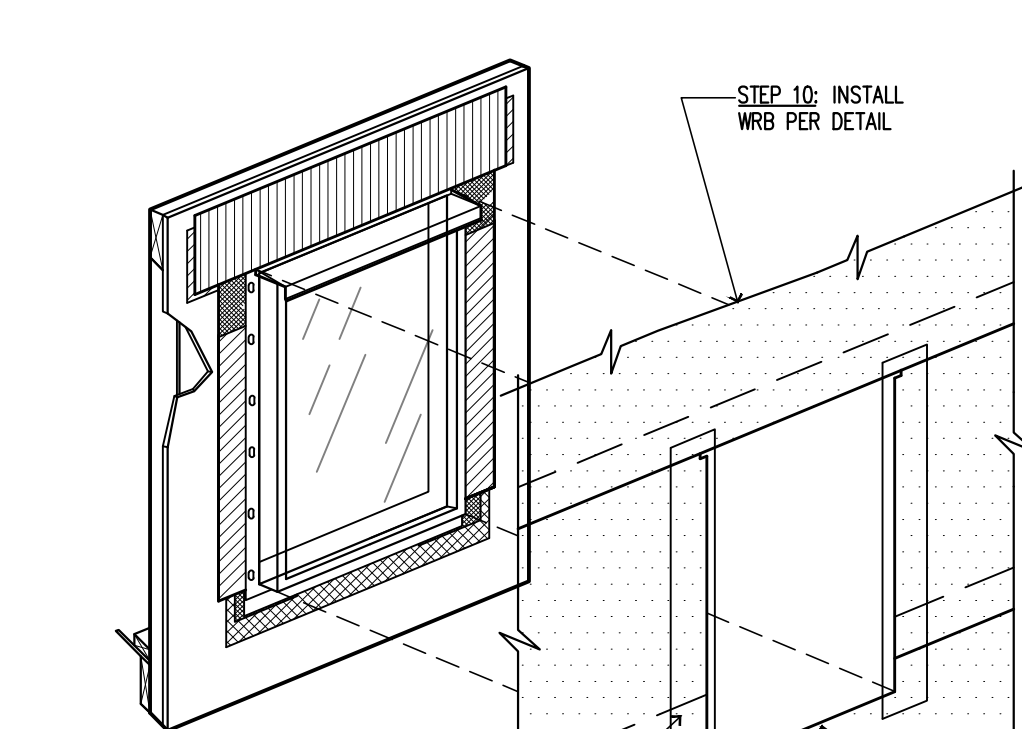
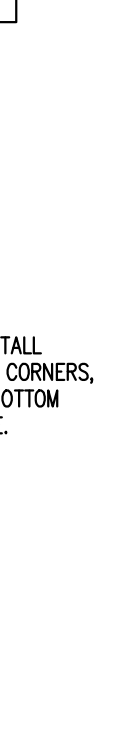
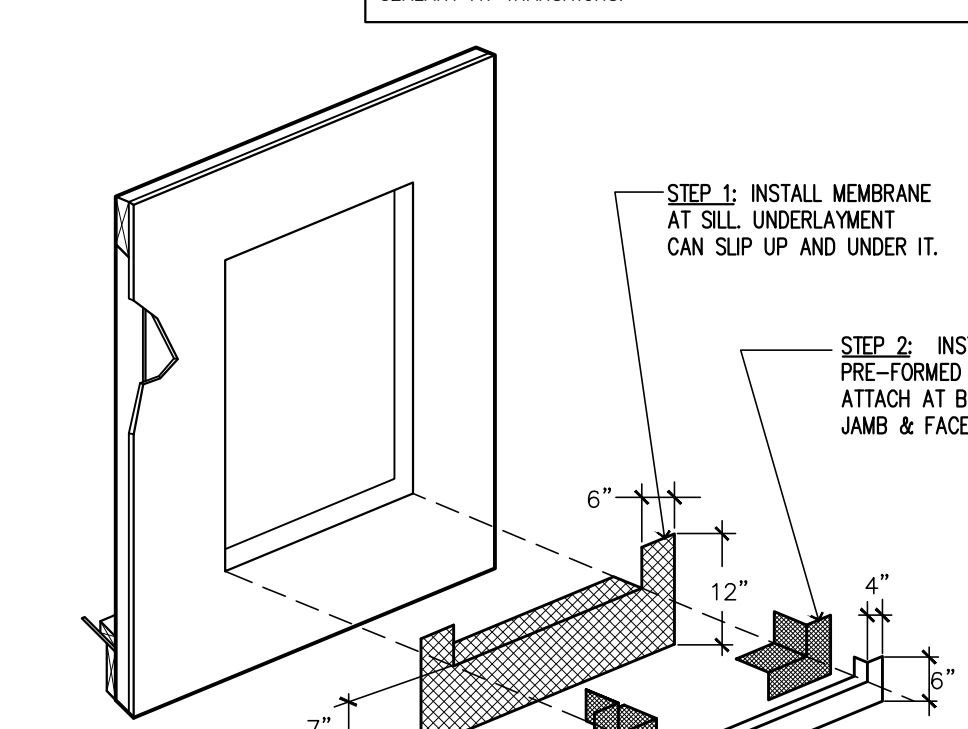
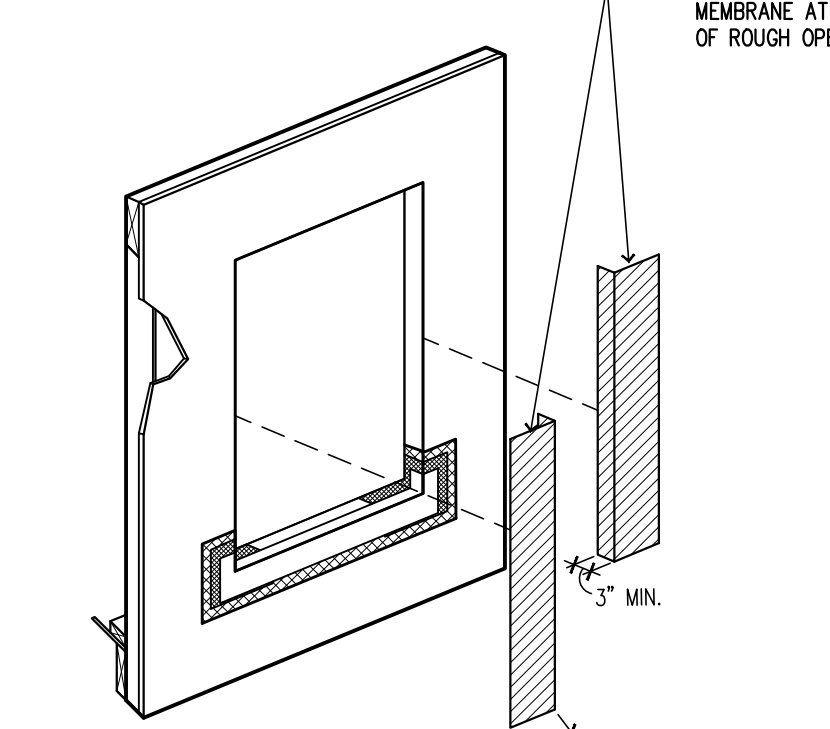
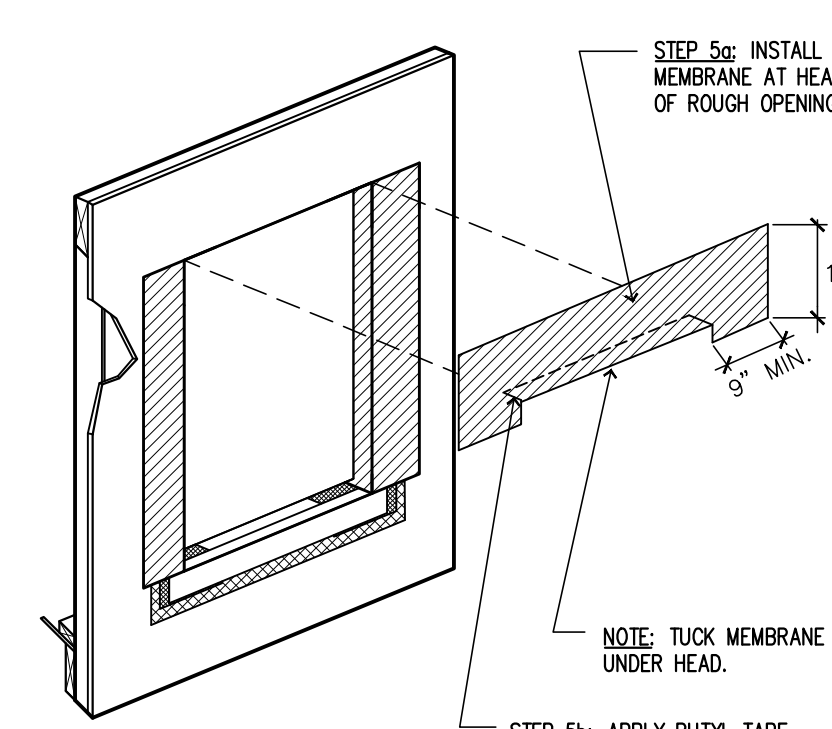
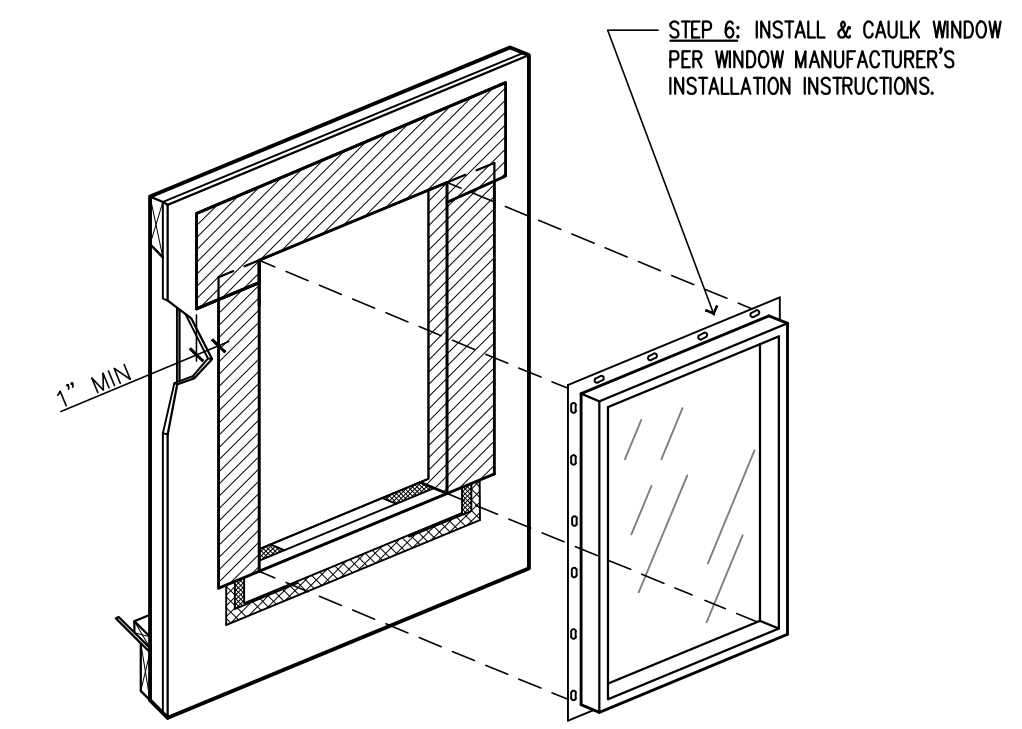
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PLOT DATE:	12/09/2020
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JOB NUMBER:	A20-010
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FRAMING  
DETAILS  
**A5.1**

- CONTRACTOR SHALL PERFORM ALL WORK WITHIN THIS SCOPE IN ACCORDANCE AND COMPLIANCE WITH ALL RELEVANT CITY, COUNTY, STATE AND/OR FEDERAL ORDINANCES, LAWS, REGULATIONS AND CODES. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS ESTABLISHED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH APPROPRIATE STATE AND LOCAL JURISDICTION AMENDMENTS.
- CONTRACTOR SHALL MAINTAIN THE JOBSITE IN A CLEAN AND WORKMANLIKE CONDITION. ANY DEBRIS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE JOBSITE CONTINUALLY. THE JOBSITE SHALL BE LEFT IN A CLEAN AND NEAT CONDITION AT THE END OF EACH WORKDAY. DEBRIS REMOVAL FROM THE JOBSITE SHALL BE ONGOING. CONTRACTOR SHALL DISPOSE ALL MATERIALS AND DEBRIS IN A LEGAL MANNER. ALL PEDESTRIAN AND VEHICULAR ACCESS-WAYS SHALL BE MAINTAINED IN A CLEAN CONDITION THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FOLLOW SPECIFIED WATERPROOFING SYSTEMS AND INCORPORATION THEREOF. CONTRACTOR SHALL VERIFY THE MATERIAL COMPATIBILITY OF ALL WATERPROOFING COMPONENTS, SUCH AS SEALANTS, CLOSED-CELL BACKER ROD, SELF-ADHERING MEMBRANE, ETC., UTILIZED IN CONJUNCTION WITH OTHER WATERPROOFING OR BUILDING SYSTEM COMPONENTS, SHOULD THE CONTRACTOR DECIDE TO REQUEST MATERIAL SUBSTITUTION FROM THOSE SPECIFIED BY THE ARCHITECT.
- PRIOR TO PURCHASING AND INSTALLATION, THE CONTRACTOR SHALL PROVIDE THE ARCHITECT FOR THEIR APPROVAL, SHOP DRAWINGS AND SPECS FOR ALL METAL FLASHING AND COUNTER-FLASHINGS IN ORDER TO DEMONSTRATE THEIR UNDERSTANDING OF THE DETAILS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND ASSURANCE OF THE WORK PERFORMED BY THE CONTRACTOR, ITS AGENTS, EMPLOYEES OR ANY SUBCONTRACTOR EMPLOYED OR OTHERWISE RETAINED BY THE CONTRACTOR. CONTRACTOR IS FURTHER RESPONSIBLE FOR PROPER INTEGRATION OF BUILDING COMPONENTS TO PROVIDE A WEATHER-RESISTIVE BUILDING SYSTEM AS INTENDED BY THE DETAILS PROVIDED BY ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF WORK AND SHALL CARRY OUT ALL WORK IN COMPLIANCE WITH THE BEST INDUSTRY STANDARDS AND IN COMPLIANCE WITH PUBLISHED MANUFACTURER'S INSTALLATION INSTRUCTIONS AND STANDARDS REFERENCED IN THE SPECIFICATIONS.
- MOCKUP(S) OF ALL BUILDING ENVELOPE COMPONENTS SUCH AS WINDOWS, DOORS, WRB, CLADDING AND PENETRATION INSTALLATION MUST BE CARRIED OUT PRIOR TO COMMENCEMENT OF EXTERIOR ENVELOPE WORK.
- DETAILS MAY NOT BE MODIFIED, REVISED OR ELIMINATED BY THE CONTRACTOR WITHOUT PRIOR WRITTEN CONSENT
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND SCHEDULE FOR INSPECTION AND APPROVAL OF THE WORK PERFORMED WITH RESPECT TO EACH OF THE WATERPROOFING COMPONENTS.
- UNLESS OTHERWISE NOTED, ALL EXPOSED METAL FLASHINGS AND COUNTER-FLASHINGS SHALL BE MADE OF MINIMUM 24 GA PRE-FINISH SHEET METAL. METAL FLASHING SHALL CONFORM TO SMAONA, NRCA, BUILDING CODE AND OTHER RELEVANT CODES AND INDUSTRY STANDARDS. THE VERTICAL LEGS OF SAID FLASHINGS SHALL BE MINIMUM 6 INCHES LONG. THE JOINTS OF PRE-FINISH METAL FLASHINGS SHALL BE BENT IN PLACE SUCH AS TO PREVENT MOISTURE MIGRATION PAST THE END DAMS. ALL CONCEALED METAL FLASHING AND COUNTER-FLASHING PIECES SHALL BE 24 GA G-90 GALVANIZED SHEET METAL OR SCHEDULE 307 STAINLESS STEEL. JOINTS OF ALL FLASHING PIECES OTHER THAN PRE-FINISH METAL MUST BE WELDED OR SOLDERED. ALL METAL FLASHING SYSTEMS SHALL BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY SMAONA. UNLESS OTHERWISE NOTED, ALL METAL HEAD FLASHINGS SHALL HAVE A MINIMUM 1/2"-TALL END-DAMS. UNLESS OTHERWISE NOTED, ALL SILL PAN FLASHINGS SHALL HAVE END- AND BACK-DAMS. UNLESS OTHERWISE NOTED ALL FLASHINGS AND COUNTER FLASHINGS (METAL AND OTHERWISE) SHALL BE SET IN A CONTINUOUS BEAD OF NON SKINNING BUTYL SEALANT OR APPROVED EQUAL.
- UNLESS OTHERWISE NOTED, ENGINEERED SEALANT JOINTS SHALL BE 1/2"-INCH MINIMUM WIDE BY 1/4"-INCH MINIMUM DEEP IN AN ATTEMPT TO MAINTAIN A 1:1 RATIO. SEALANTS SHALL BE ONE-PART SILICONE SEALANT & SINGLE-PART POLYURETHANE FOR SURFACE APPLICATION AND NON-SKINNING BUTYL FOR INSTALLATION BETWEEN CONCEALED MATERIAL INTERFACES. ACCEPTABLE SEALANTS INCLUDE BUT ARE NOT LIMITED TO DOW CORNING 790 AND 795 SILICONE BUILDING SEALANT, SIKAFLEX 15 LM, AND SONOLASTIC 150 VLM.
- WEATHER-RESISTIVE BARRIER (WRB) SHALL BE COMPRISED OF (1) LAYER OF HIGH-PERFORMANCE VAPROSHIELD-WRAPSHIELD-BREATHABLE UNDERLAYMENT MANUFACTURED BY VAPROSHIELD, LLC. NO SUBSTITUTION IS ALLOWED WITHOUT PRIOR APPROVAL. REFER TO DETAILS 6, 10 & 12 ON THIS SHEET FOR ADDITIONAL INFORMATION AND OVERLAP REQUIREMENTS.
- WINDOW AND DOOR UNITS INSTALLED WITHIN THE EXTERIOR WALL SYSTEM MAY NEED TO BE FURRED OUT TO ALLOW FOR PROPER DRAINAGE. IF THIS IS THE CASE, THE FURRING MATERIAL SHALL BE PVC BATTENS OR PRESSURE-TREATED SOLID BLOCKING.
- THE ROUGH OPENING FOR WINDOWS MUST BE 1/2" WIDER AND 1/2"+ TALLER THAN THE WIDTH & HEIGHT OF THE WINDOW UNIT AS THE SILL PAN WILL LIFT THE WINDOW UNITS BY APPROXIMATELY 1/8"-1/4" OFF THE SILL. REFER TO WINDOW MFR'S INSTALLATION MANUAL FOR ADDITIONAL ROUGH OPENING REQUIREMENTS.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL WOOD BLOCKING SHALL BE PRESSURE-TREATED LUMBER. IF SUCH MATERIAL IS CUT ONSITE, CUT ENDS MUST BE TREATED WITH STANDARD WOOD PRIMERS IMMEDIATELY.
- FURRING BATTENS SHALL BE EITHER 1X4 BORATE-TREATED LUMBER OR 3/4" BY 1-7/8" PVC VAPROBATTEN MANUFACTURED BY VAPROSHIELD LLC. FURRING BATTENS SHALL ONLY BE INSTALLED VERTICALLY. FURRING BATTENS MUST BE INSTALLED DIRECTLY OVER STUDS SPACED NO MORE THAN 16" o.c. FURRING BATTENS MUST BE SECURELY ATTACHED TO THE STUDS USING APPROVED FASTENERS. ENSURE THAT THE FASTENERS FOR SIDING INSTALLATION ARE LONG ENOUGH TO PENETRATE THROUGH THE FURRING BATTENS, SHEATHING(S) AND INTO STUDS A MINIMUM OF 1/2". WHERE DISSIMILAR MATERIALS ABUT, INSTALL FURRING BATTENS DIRECTLY BEHIND MATERIAL TRANSITIONS.
- AT RAINSCREEN SYSTEMS INSECT SCREENS SHALL BE PROVIDED AT TOP & BOTTOM OF THE WALLS AS WELL AS TOP & BOTTOM ANY AND ALL WALL PENETRATIONS. IT SHALL BE EITHER 3/4" MIN VAPROVENT STRIP / VAPROVENT HOOK STRIP OR METAL BUG SCREEN. THE SCREEN / STRIP MUST BE INSTALLED CONTINUOUSLY.
- WINDOW AND DOOR PENETRATION WRAPS SHALL CONSIST OF VAPROSHIELD-WRAPSHIELD MANUFACTURED BY VAPROSHIELD LLC. INSTALL PENETRATION WRAPS PER MANUFACTURER'S RECOMMENDATIONS AS WELL AS THE WATERPROOFING DETAILS. USE FACTORY PRE-FORMED CORNERS. USE APPROPRIATE PRIMER FOR APPLICATIONS AT EXTERIOR SHEATHING OR WHERE THE SURFACE TEMPERATURE IS BELOW 40-DEGREE FAHRENHEIT PURSUANT TO THE MANUFACTURER'S INSTRUCTIONS.
- UNLESS OTHERWISE NOTED, SELF-ADHERING MEMBRANE (S.A.M.) SHALL BE MINIMUM OF 9" WIDE WRAPSHIELD S.A.M. MANUFACTURED BY VAPROSHIELD LLC, OR THERMFLASH. USE APPROPRIATE PRIMER FOR APPLICATIONS AT EXTERIOR SHEATHING OR WHERE THE SURFACE TEMPERATURE IS BELOW 40-DEGREE FAHRENHEIT PER MANUFACTURER'S RECOMMENDATIONS.
- WHERE THROUGH WALL PENETRATIONS OCCUR (e.g., HOSE BIBS, PIPES, ELECTRICAL BOXES, LIGHT FIXTURES, ETC.) INSTALL 24 MIL THERM FLASH PENETRATION WRAP & BUTYL TAPE AS WELL AS WRB APRONS PER WATERPROOFING DETAILS.
- THE BUILDING ENVELOPE SYSTEM SHALL BE A CONTINUOUS AIR-BARRIER SYSTEM IN ACCORDANCE WITH 2012 WASHINGTON ENERGY CODE PROVISIONS.
- AT CONCRETE CONSTRUCTION & COLD-JOINTS APPLY APPROVED DOUBLE LOCKING HYDROPHOBIC WATERSTOP CAPABLE OF 2-TIMES EXPANSION BY VOLUME. BASIS OF DESIGN IS ULTRASEAL P-201 BY ADEKA. CONCRETE SHALL BE CLEANED, TOOLED AND PRIMED BEFORE INSTALLING WATERSTOP MEDIUM.
- ALL FASTENERS SHALL BE EITHER STAINLESS STEEL, OR DOUBLE-DIPPED, HOT-DIPPED OR HEAVY-DIPPED GALVANIZED CONFORMING TO ASTM A153. ELECTRO-GALVANIZED FASTENERS MUST NOT BE USED UNDER ANY CIRCUMSTANCES.
- UNDER SLAB VAPOR BARRIER AT NEW SLAB ON GRADE AREAS SHALL BE CLASS B, 15mil GEOMEMBRANE CONFORMING TO ASTM E-1745. BASIS OF DESIGN IS STEGO WRAP 15mil WITH STEGO TAPE, MANUFACTURED BY STEGO INDUSTRIES.
- MAINTAIN A MINIMUM OF 6" SEPARATION BETWEEN FINISH GRADE AND FRAMING AND SIDING MATERIALS.
- SLOPE ALL WEATHER-DECKS, WALKS AND PATIOS AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/4" PER FOOT. INSTALL CRICKETS ON WEATHER-DECK SURFACES, WHERE NEEDED, TO ALLOW FOR PROPER SLOPE AND DRAINAGE. AT A MINIMUM 1/4" PER 1' SLOPE (I.O.N.) MUST BE PROVIDED TOWARD ROOF DRAINS & SCUPPERS.
- WHOLE BUILDING AIR-LEAKAGE TESTING VIA BLOWER DOOR TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 WSEC. REFER TO "AIR BARRIER GENERAL NOTES" AND "ENERGY CODE NOTES" FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THE OWNER SHALL ENGAGE A TESTING AGENCY TO PERFORM THE REQUIRED TESTING IN ACCORDANCE WITH 20'S WSEC. TESTING SHALL BE IN COMPLIANCE WITH ASTM E-779 OR SIMILAR APPROVED TEST METHOD.
- ANY DISCREPANCY NOTED BY THE CONTRACTOR MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. WHERE DISCREPANCY OCCURS BETWEEN VARIOUS CONTRACT DOCUMENTS, CONTRACTOR SHALL FOLLOW THE MOST STRINGENT REQUIREMENT FOR EACH CATEGORY.
- CONTRACTOR SHALL SUPPLY AND INSTALL FLASHINGS AND COUNTER-FLASHINGS AT ALL TRANSITIONS AND JUNCTIONS PURSUANT TO THE REQUIREMENTS OF THE BUILDING CODE, INDUSTRY STANDARDS INCLUDING SMAONA, EVEN IF SUCH FLASHING IS NOT SPECIFICALLY CALLED OUT FOR IN A DETAIL PROVIDED FOR HEREIN.

**NOTES:**

- PLACE WINDOW ON 1/8" SHIMS TO PROVIDE DRAINAGE GAP BETWEEN WINDOW FRAME AND SILL PAN.
- ATTACH WINDOW PER MANUFACTURER'S RECOMMENDATIONS AT SILL AND JAMBS.
- APPLY APPROVED SEALANT BEHIND NAIL FLANGES AT HEAD AND JAMBS.

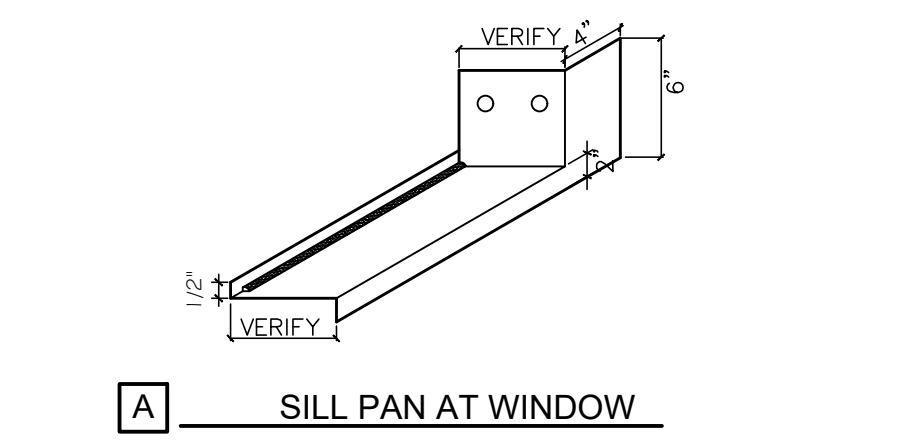
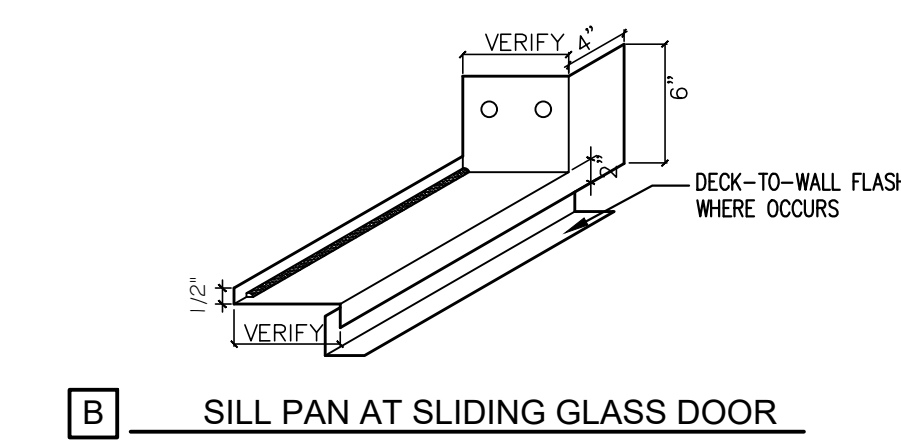


**SILL PAN NOTES:**

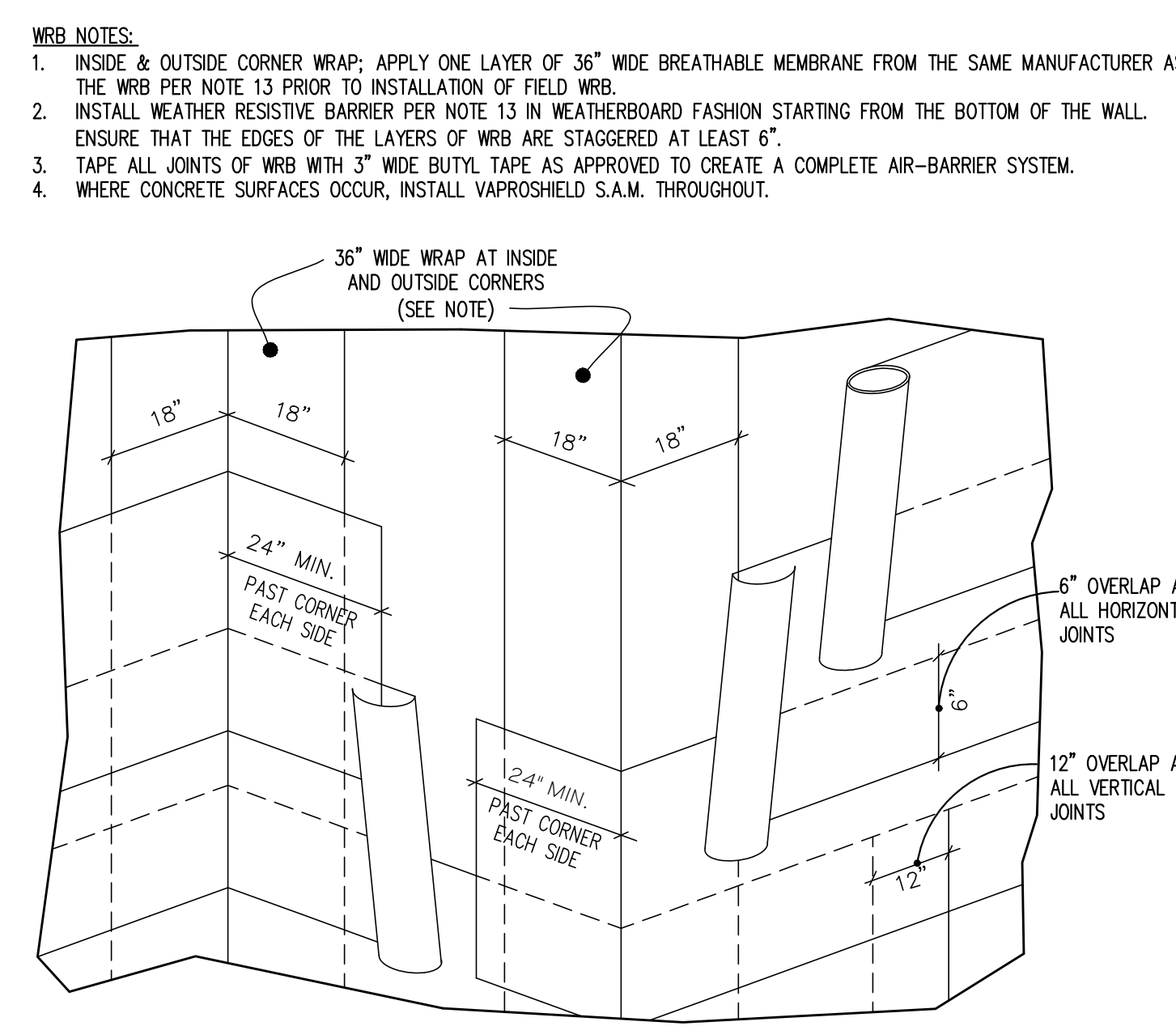
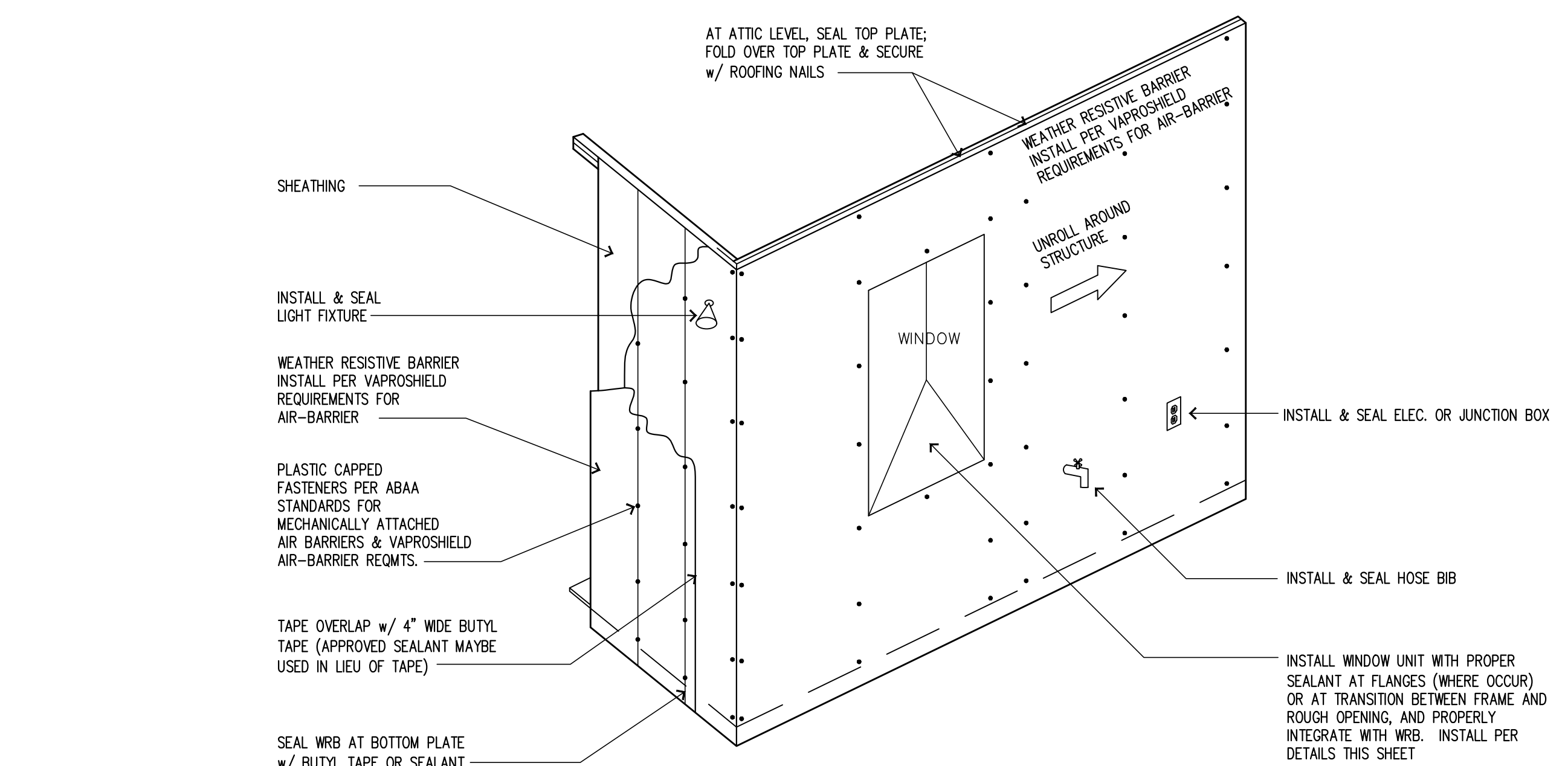
- ALL PANS AT MASONRY TO BE STAINLESS STEEL OR 24 GA GALV. PRE-FINISHED.
- RESIDENTIAL WINDOW WALL SYSTEMS TO HAVE ALUMINUM PANS & FLASHINGS PER DETAILS TO MATCH WINDOW FRAME COLORS.
- SEAL OR SOLDER JOINTS AT END- & BACK DAMS TO FORM A WATERTIGHT PAN ASSEMBLY; SEAL BACK TO END DAM TRANSITIONS.
- COORDINATE BACK DAM HEIGHT WITH THRESHOLD AND/OR INTERIOR FINISHES PER ARCH. PLANS.
- PROVIDE HEMMED EDGE AT ALL EXPOSED EDGES.

**WRAP & WRB NOTE:**

- FASTEN WINDOW/DOOR WRAP & WRB PER WP DETAILS PROVIDED HEREIN WITH STAINLESS STEEL STAPLES W/ 7/16" CROWNS.
- WHERE STEEL STUD FRAMING OCCURS, USE APPROVED ADHESIVE TO PROPERLY ATTACH WINDOW/DOOR WRAP THERETO.
- WHERE CONCRETE SURFACES OCCUR, USE VAPROSHIELD S.A.M. MEMBRANE FOR WINDOW/DOOR WRAPS AND WRB.
- WRAP PENETRATION WRAP INSIDE R.O. AND TAPE TO MAINTAIN AIR-BARRIER SYSTEM.



**6 TYPICAL WINDOW WRAP SEQUENCE N.T.S.**



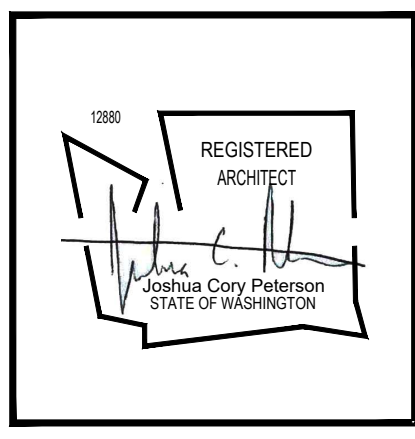
**WRB NOTES:**

- INSIDE & OUTSIDE CORNER WRAP; APPLY ONE LAYER OF 36" WIDE BREATHABLE MEMBRANE FROM THE SAME MANUFACTURER AS THE WRB PER NOTE 13 PRIOR TO INSTALLATION OF FIELD WRB.
- INSTALL WEATHER RESISTIVE BARRIER PER NOTE 13 IN WEATHERBOARD FASHION STARTING FROM THE BOTTOM OF THE WALL. ENSURE THAT THE EDGES OF THE LAYERS OF WRB ARE STAGGERED AT LEAST 6".
- TAPE ALL JOINTS OF WRB WITH 3" WIDE BUTYL TAPE AS APPROVED TO CREATE A COMPLETE AIR-BARRIER SYSTEM.
- WHERE CONCRETE SURFACES OCCUR, INSTALL VAPROSHIELD S.A.M. THROUGHOUT.

**9 ENVELOPE WATERPROOFING NOTES SCALE: NONE**

**10 EXTERIOR AIR BARRIER SYSTEM N.T.S.**

**12 WEATHER RESISTANT BARRIER (WRB) SCALE: NONE**



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**BARNETT RESIDENCE ADDITION/REMODEL**  
 7530 86TH AVE S.E.  
 MERCER ISLAND, WA 98040

REVISIONS		
NO.	DATE	BY
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6		

ISSUE DATES  
 DESIGN APPROVAL:  
 PERMIT SUBMITTAL: 12/09/2020  
 PERMIT RECEIVED:  
 BID DOCS:  
 CONSTR. DOCS:

24"x36" SCALE: AS NOTED  
 PLOT DATE: 12/09/2020  
 CAD FILE: A20-010 A5.3  
 JOB NUMBER: A20-010  
 CHECKED: JCP  
 DRAWN: JCP  
 STATUS:

WATERPROOFING & AIR BARRIER NOTES & DETAILS  
**A5.3**

### HARDWARE SCHEDULE

- GENERAL NOTES:  
 1. ALL HARDWARE FINISHES PER OWNER'S SPECS.  
 2. EXTERIOR WEATHER STRIPS TO BE SURFACE MOUNTED ON JAMB WITH SCREWS.  
 3. REFER TO FLOOR PLAN FOR RH OR LH SWING.

### GENERAL NOTES

PROVIDE SAFETY GLAZING PER IRC SECTION R308.4 AT HAZARDOUS LOCATIONS INCLUDING BUT NOT LIMITED TO:  
 A. WITH 24" OF A DOOR  
 B. WITHIN TUB AND SHOWER ENCLOSURES.  
 C. WITHIN A FLIGHT OF STAIRS.  
 D. WITHIN A LANDING (TOP OR BOTTOM) OF STAIRS.  
 REFER TO SHEET A0.2, GENERAL IRC CODE NOTES, FOR INFORMATION REGARDING DOORS (EMERGENCY ESCAPE AND RESCUE OPENINGS) AND ADDITIONAL HAZARDOUS GLAZING LOCATIONS.  
 EGRESS WINDOWS SHALL MEET REQUIREMENTS OF R310.2

### ENERGY CODE NOTES

CODE:  
 THIS ADDITION IS IN ACCORDANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE (WSEC) REQUIREMENTS - PRESCRIPTIVE PATH REQUIREMENTS FOR CLIMATE ZONE 1 AND 2015 IRC VENTILATION CODE.  
 FUEL TYPE: NATURAL GAS  
 PROPOSED FENESTRATION AREA: 106.2/488.65 = 21.74%  
 MAX. GLAZING FACTORS:  
 VERTICAL GLAZING: U=0.30  
 OVERHEAD GLAZING: N/A  
 MIN. INSULATION LEVELS:  
 ATTICS: R-49  
 VAULTED CEILINGS: R-38  
 ABOVE GRADE WALLS: R-21  
 AT INTERIOR: R-21  
 AT EXTERIOR: R-21  
 FLOORS o/ UNHEATED SPACE: R-30  
 SLAB-ON-GRADE (HEATED) FLOORS: R-10

PROVIDE 4 MIL POLY VAPOR BARRIER ON WARM SIDE OF WALLS.  
 PROVIDE 6 MIL POLY VAPOR BARRIER AT WARM SIDE OF CEILINGS.  
 WHOLE HOUSE FAN SHALL BE INTEGRATED WITH AUTOMATIC FRESH AIR DAMPER ON FORCED AIR UNIT.  
 ALL HEATING DUCTS LOCATED IN UNHEATED AREAS ARE TO BE INSULATED TO MINIMUM R-8. DUCT SEAMS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.  
 NON-RECIRCULATING HOT & COLD WATER PIPES LOCATED IN UNCONDITIONED AREAS SHALL BE INSULATED TO MINIMUM R-3.

### WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	MATERIAL	COLOR	# WIN	TOTAL (TGA)	U VALUE (MAX.)	UA	SHGC (MAX.)	VT	REMARKS
B	2'-0"	3'-0"	FIBRGLAS	BLACK	2	144.0	0.3	43.2	N/A	-	
D	3'-0"	6'-0"	FIBRGLAS	BLACK	1	216.0	0.3	64.8	N/A	-	MATCH EXISTING LIVING WINDOW HEIGHTS (FIELD VERIFY EXISTING WALL THICKNESS)
E	1'-6"	6'-0"	FIBRGLAS	BLACK	1	108.0	0.3	32.4	N/A	-	
F	3'-0"	5'-0"	FIBRGLAS	BLACK	1	180.0	0.3	54	N/A	-	
G	3'-8"	8'-3"	BIFOLD	BLACK	1	372.0	0.3	111.6	N/A	-	PELLA BIFOLD OPERABLE WINDOW (NO SILL)
G(alt)	3'-8"	8'-3"	PISTON	BLACK	1					-	ALTERNATE AWNING PELLA PISTON WINDOW

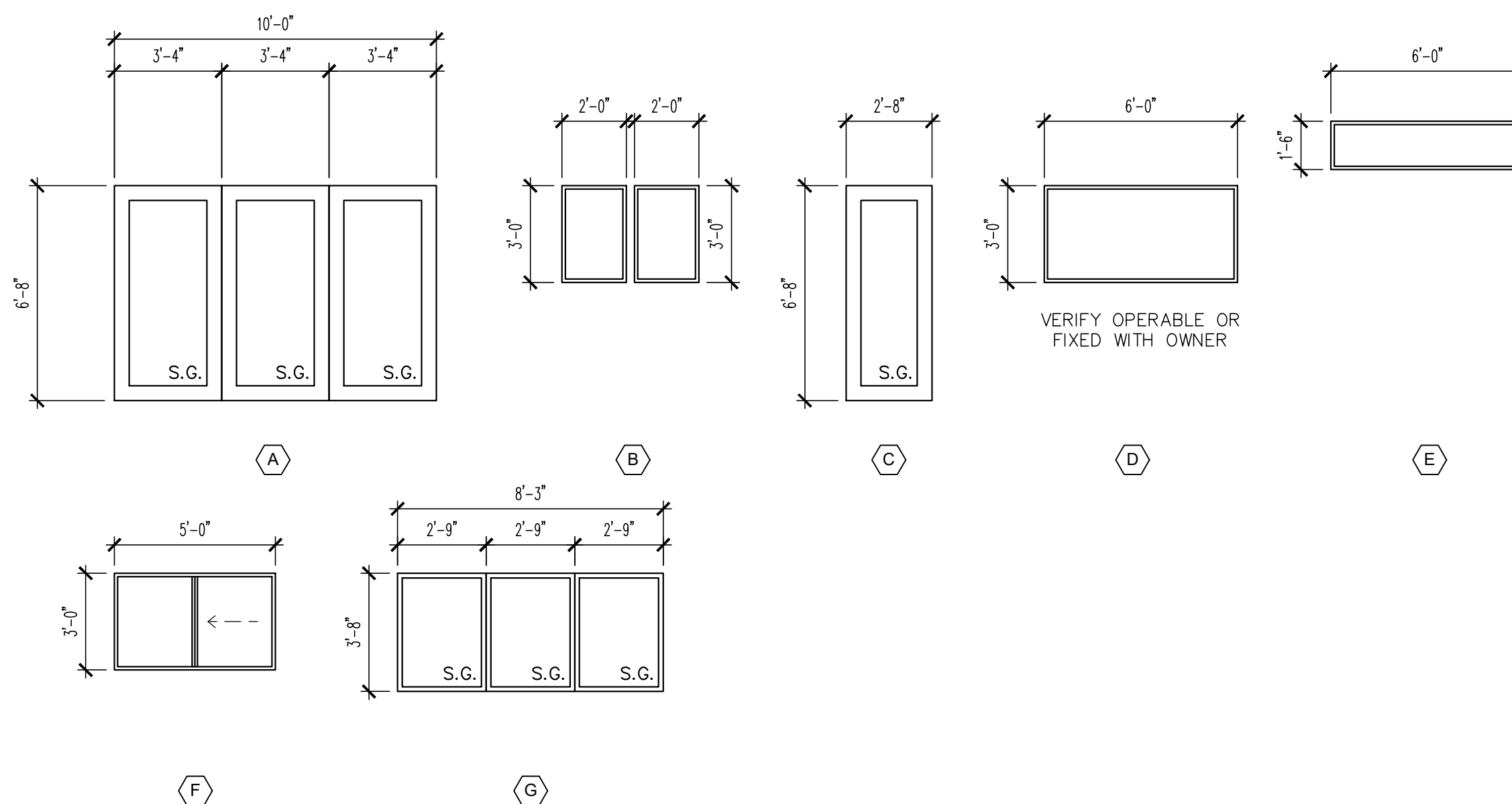
- NOTES:  
 1. ALL GLAZING SHALL BE INSULATED TYPE. ALL FRAMES SHALL BE THERMALLY BROKEN  
 2. ALL GLAZING SHALL BE CLEAR GLASS.

7 1020 306

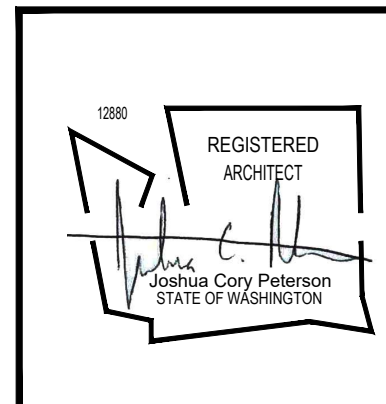
### DOOR SCHEDULE

TYPE	WIDTH	HEIGHT	MATERIAL	COLOR	# DOOR	TOTAL (TGA)	U VALUE (MAX.)	UA	SHGC (MAX.)	VT	REMARKS
A	10'-0"	6'-8"	FIBRGLAS	BLACK	1	66.7					(FIELD VERIFY EXISTING WALL THICKNESS)
C	2'-8"	6'-8"	FIBRGLAS	BLACK	1	17.8					

#### WINDOW TYPES:



NOTE:  
 REFER TO SHEET A5.3 FOR WINDOW INSTALLATION DETAILS, AIR BARRIER, AND BUILDING ENVELOPE REQUIREMENTS. SEE ENERGY CODE NOTES SHEET A3.1 FOR MORE INFORMATION.



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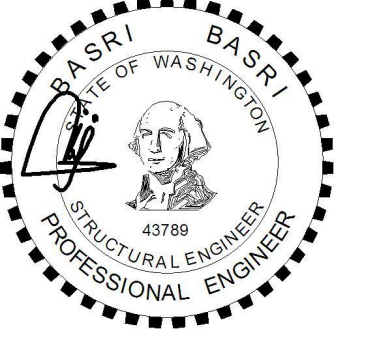
**BARNETT RESIDENCE  
 ADDITION/REMODEL**  
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ISSUE DATES  
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24"x36" SCALE:	AS NOTED
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STATUS:	

WINDOW SCHEDULE  
 & ENERGY CODE NOTES  
**A6.1**



BARNETT ADDITION

7530 86TH AVE SE,
MERCER ISLAND, WA
98040

DRAWING INFO

ISSUE DATE 12-09-20

ISSUED FOR PERMIT

PROJECT NO. 20201

ENGINEER BB

REVISION SCHEDULE

Table with 3 columns: NO., DATE, DESCRIPTION

GENERAL NOTES AND SPECIFICATIONS
S-0

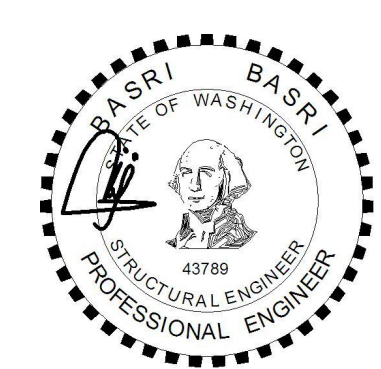
Main requirements table with columns: CODE: INTERNATIONAL BUILDING CODE (IBC), REQUIRED? (Y/N), MATERIAL / ACTIVITY, EXTENT, REQUIRED? (Y/N), MATERIAL / ACTIVITY, EXTENT. Contains sections for Loadings, Wind Criteria, Seismic Criteria, Structural Descriptions, General Conditions, Foundation, Concrete and Reinforcing, and Dimensional Lumber.

Table with columns: EXTENT, REQUIRED? (Y/N), MATERIAL / ACTIVITY, EXTENT. Contains sections for Masonry Construction, Wood Construction, Soils, Driven Deep Foundations, Cast-in-Place Deep Foundations, Helical Pile Foundations, Structural Wood Special Inspections For Wind Resistance, Wind-resisting Components, Structural Steel Special Inspections For Seismic Resistance, Cold-formed Steel Light-Frame Construction Special Inspections For Seismic Resistance, and Steel Members, Hardware, Fasteners.

Table with columns: REQUIRED? (Y/N), MATERIAL / ACTIVITY, EXTENT. Contains sections for Masonry Construction, Wood Construction, Soils, Driven Deep Foundations, Cast-in-Place Deep Foundations, Helical Pile Foundations, Structural Wood Special Inspections For Wind Resistance, Wind-resisting Components, Structural Steel Special Inspections For Seismic Resistance, Cold-formed Steel Light-Frame Construction Special Inspections For Seismic Resistance, and Steel Members, Hardware, Fasteners.

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Table with columns: SHEET NUMBER, SHEET NAME, ISSUE DATE. Includes a 'Grand total: 5' summary.



**BARNETT ADDITION**

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98040

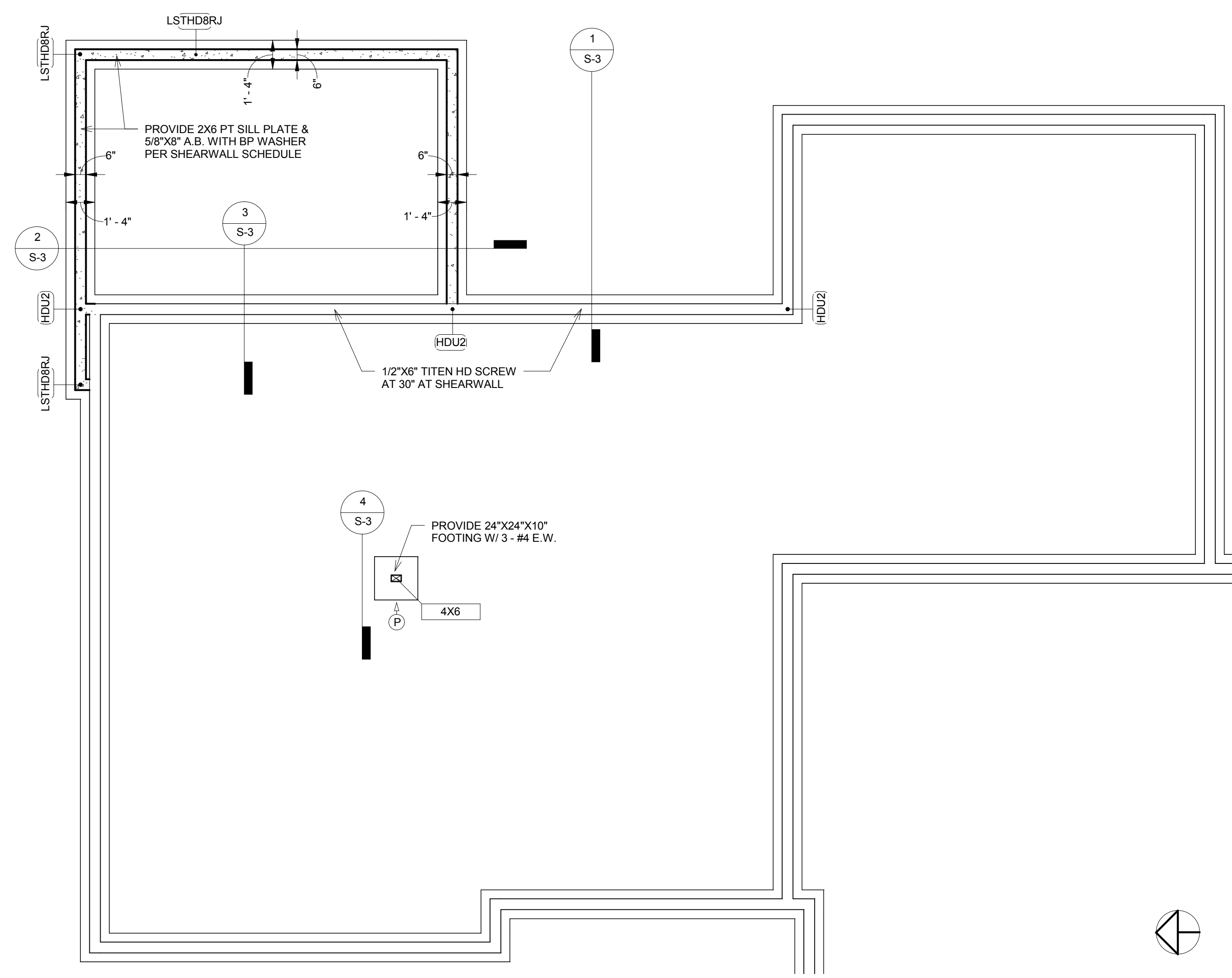
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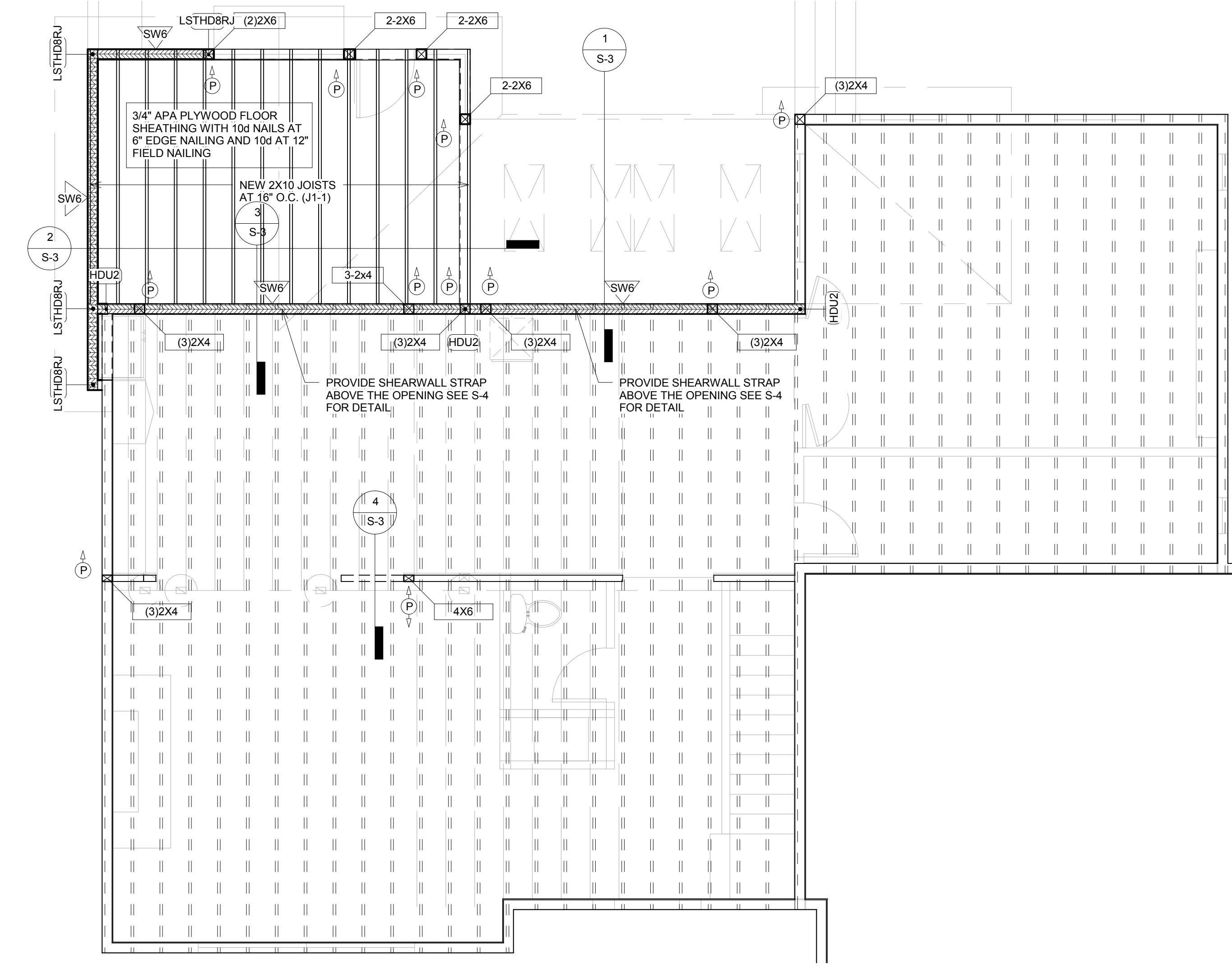
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

**FRAMING PLANS**



① FOUNDATION  
1/4" = 1'-0"



② MAIN FLOOR  
1/4" = 1'-0"

**IMPORTANT NOTES ON FIELD VERIFICATIONS AND TEMPORARY SHORING:**

- CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS AND FIELD VERIFY ALL RELATED EXISTING FRAMING & DIMENSIONS PRIOR TO ANY FIELD WORK. NOTIFY THE ENGINEER/OWNER ANY DISCREPANCIES FOUND IN THE FIELD. STRUCTURAL DRAWINGS MAY NOT CORRECTLY REFLECT ALL EXISTING FRAMING DUE TO LIMITED ACCESS TO THE SITE AND EXISTING DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE ENGINEER/OWNER OF EXISTING MECHANICAL DUCTS, PLUMBING PIPES, ELECTRICAL WIRES THAT MAY INTERFERE WITH STRUCTURAL WORKS FOR COST CONSIDERATIONS PRIOR TO ANY FIELD WORK.
- CONTRACTOR IS SOLELY RESPONSIBLE IN PROVIDING PROPER TEMPORARY SHORING PRIOR TO REMOVING ANY STRUCTURAL ELEMENTS. PLEASE CALL ENGINEER FOR QUESTIONS

**IMPORTANT NOTES ON FOUNDATION AND FRAMING:**

- ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL (NO SOFT OR ORGANIC MATERIALS). GEOTECHNICAL ENGINEER MAY BE REQUIRED TO ASSESS EXISTING SOIL CONDITIONS.
- FOR FRAMING LUMBER TYPES AND GRADES, AND CONCRETE MIX REQUIREMENTS PLEASE SEE S-4
- FOR PLYWOOD/OSB SHEARWALL SCHEDULE, PLEASE SEE S-4
- FOR COMMON HEADER FRAMING DETAIL AND HEADER SIZE, SEE S-4
- PROVIDE (2) 2X6 OR (3) 2X4 STUD POSTS AT EACH END OF BEAMS, UNLESS NOTED OTHERWISE ON PLAN
- SLAB ON GRADE SHALL BE MIN. 4" THICK WITH #3 AT 18" EACH WAY (AT MID-DEPTH) ON 6" COMPACTED CRUSHED ROCK. PROVIDE 1" SAWCUT JOINT AT 15 FT MAX. SPACING (EACH WAY)
- FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d AT 6" NAILING AT EDGES AND AT 12" AT FIELD
- ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR OSB WITH 8d AT 6" NAILING AT EDGES AND AT 8" AT FIELD

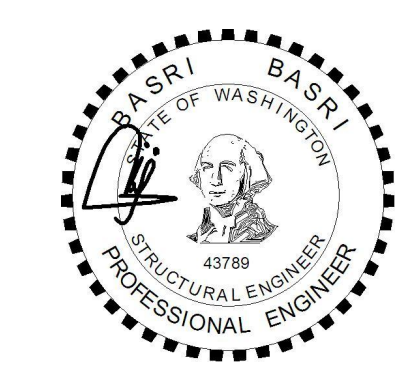
**IMPORTANT NOTES ON TRUSS AND FLOOR FRAMING DESIGN/SHOP DRAWINGS:**

- TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/ TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/ PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW
- TRUSS FRAMING PROFILE/ LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY ENGINEER/ ARCHITECT PRIOR TO TRUSS DESIGN WORK.
- TRUSS DEFLECTION CRITERIAS:  
FLOOR/DECK TOTAL LOAD = L/480      ROOF TOTAL LOAD = L/240  
FLOOR/DECK LIVE LOAD = L/800      ROOF SNOW LOAD = L/300  
\*\* MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
- FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION

**FRAMING SYMBOLS:**

	SIMPSON WSW STRONG WALL (24" WIDE)		CONTINUOUS POST
	PLYWOOD SHEARWALL		POST STOPS BELOW THIS FLOOR
	SHEARWALL HOLDDOWN		POST STARTS AT THIS FLOOR

**LEGEND AND NOTES**  
1/4" = 1'-0"



**BARNETT ADDITION**

7530 86TH AVE SE,  
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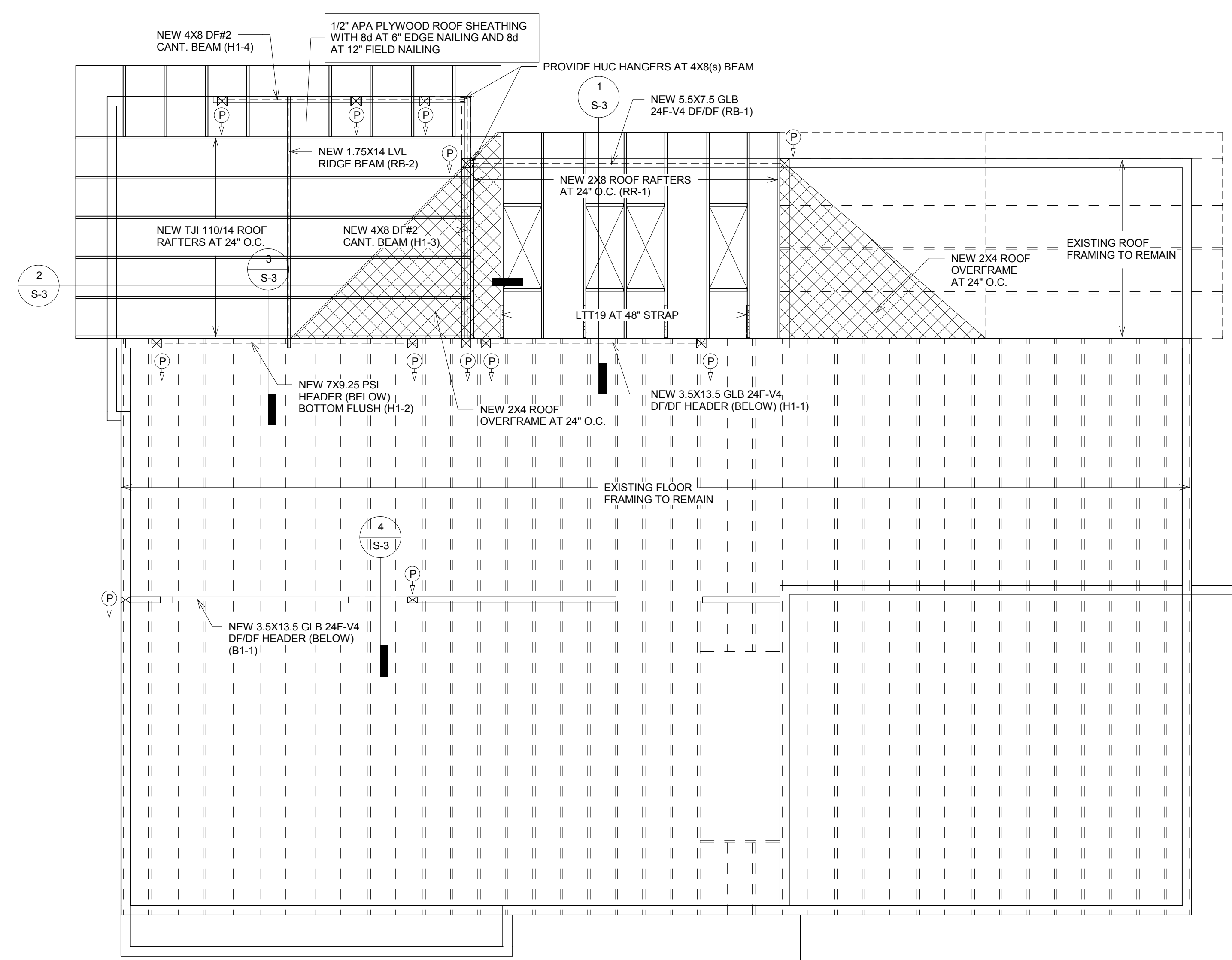
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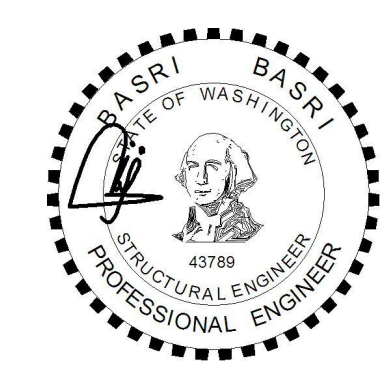
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NO.	DATE	DESCRIPTION

**FRAMING PLAN**



① UPPER FLOOR  
1/4" = 1'-0"



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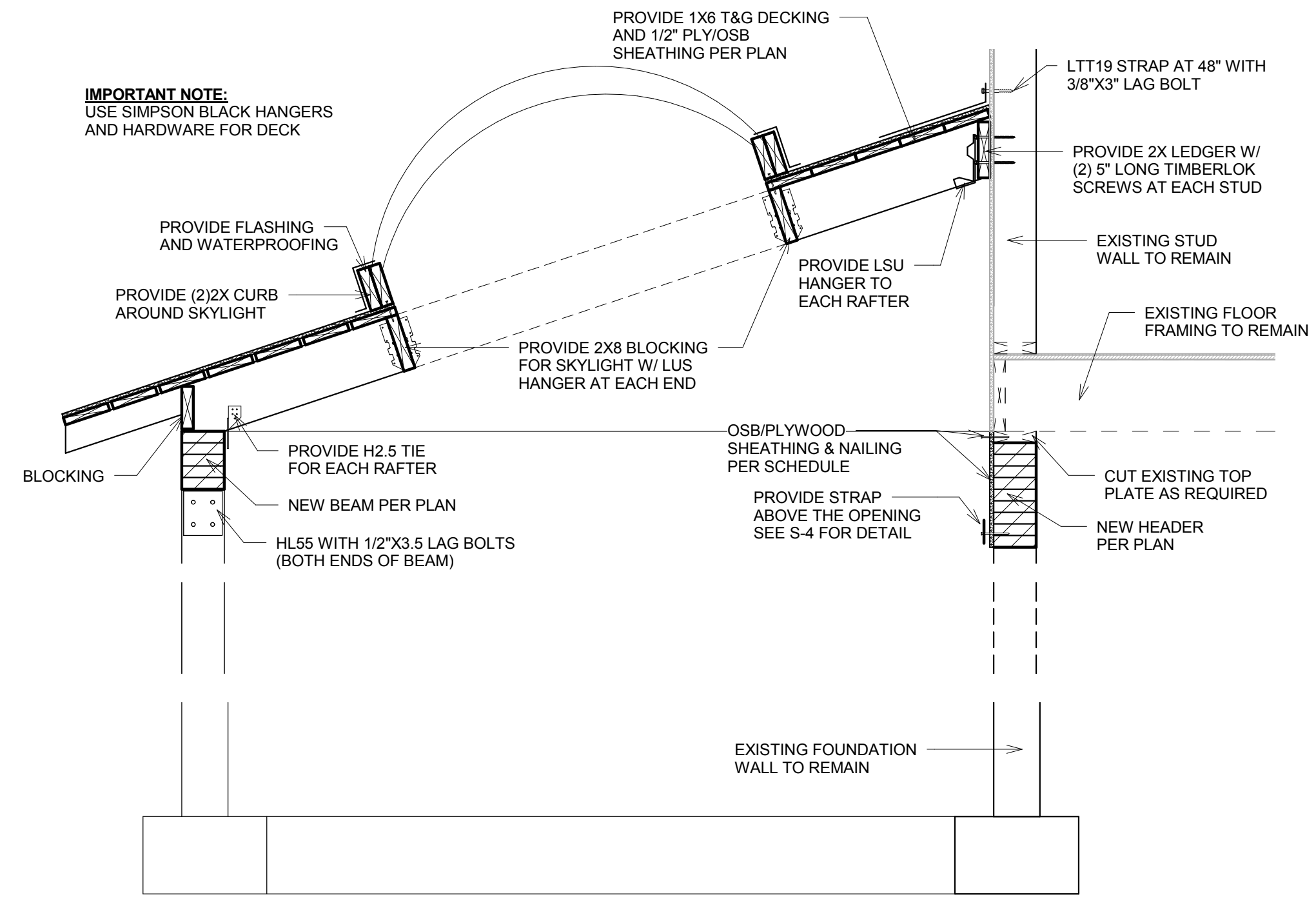
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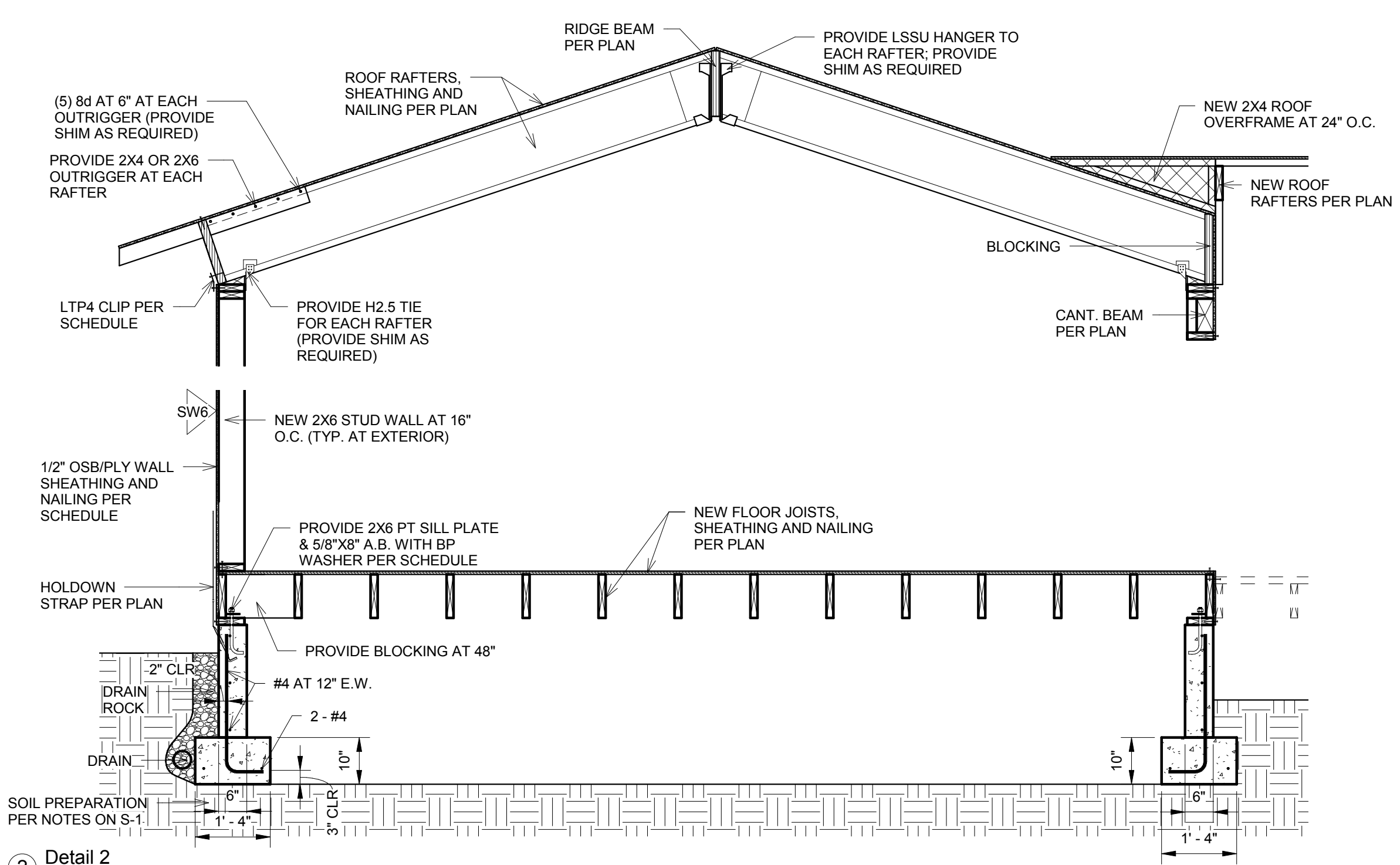
ISSUE DATE	12-09-20	
ISSUED FOR	PERMIT	
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**FRAMING DETAILS**

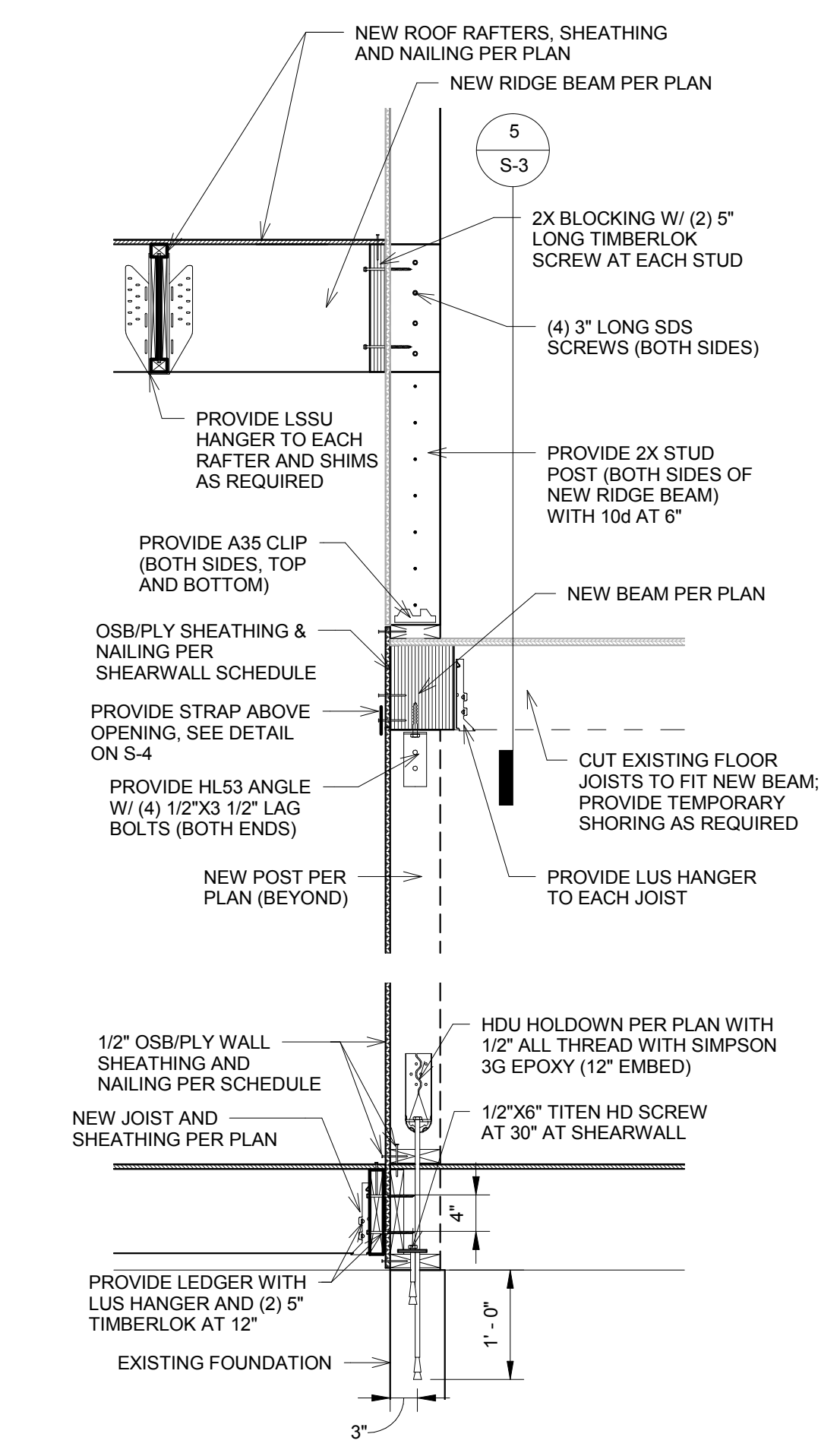
**S-3**



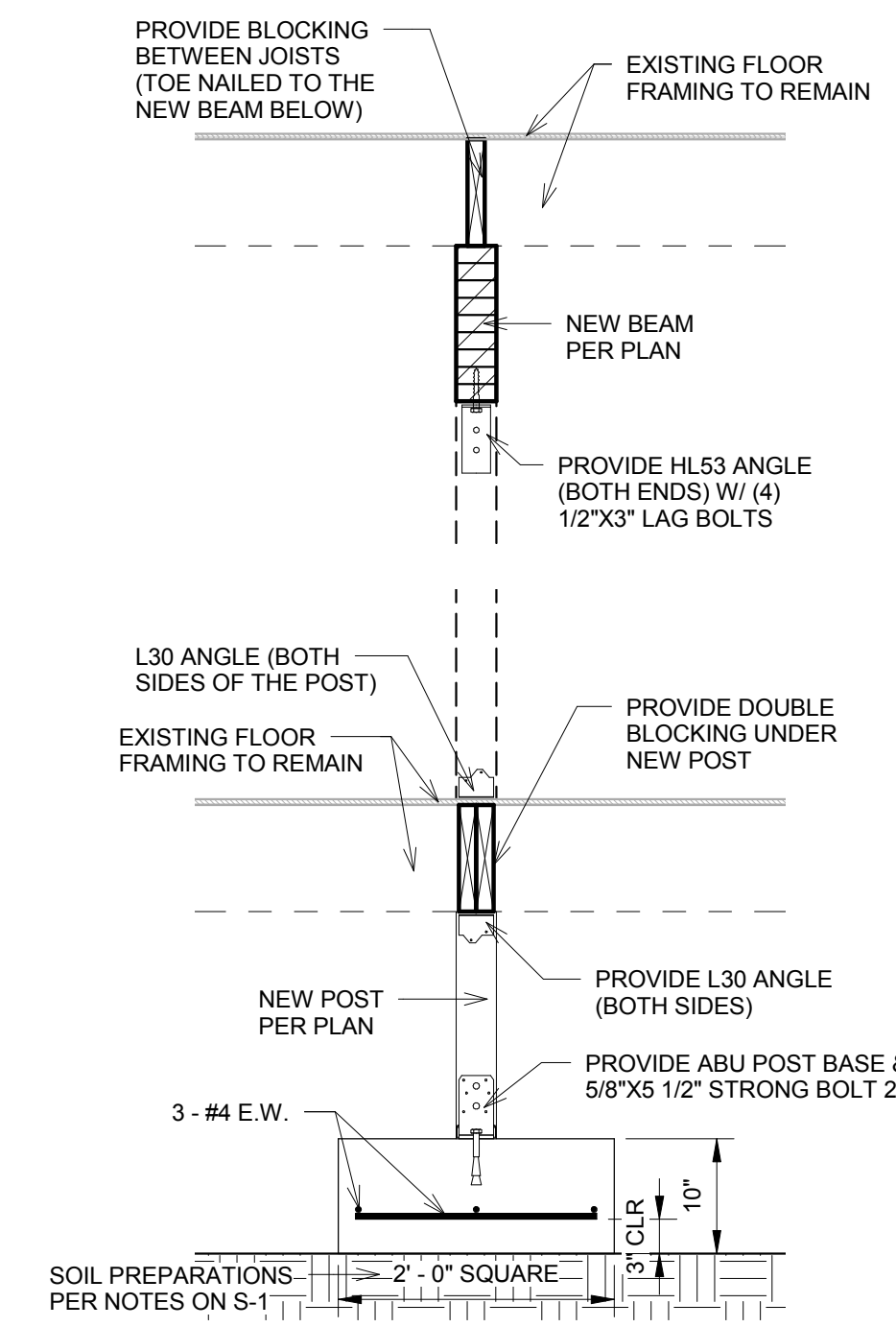
1 Detail 1  
3/4" = 1'-0"



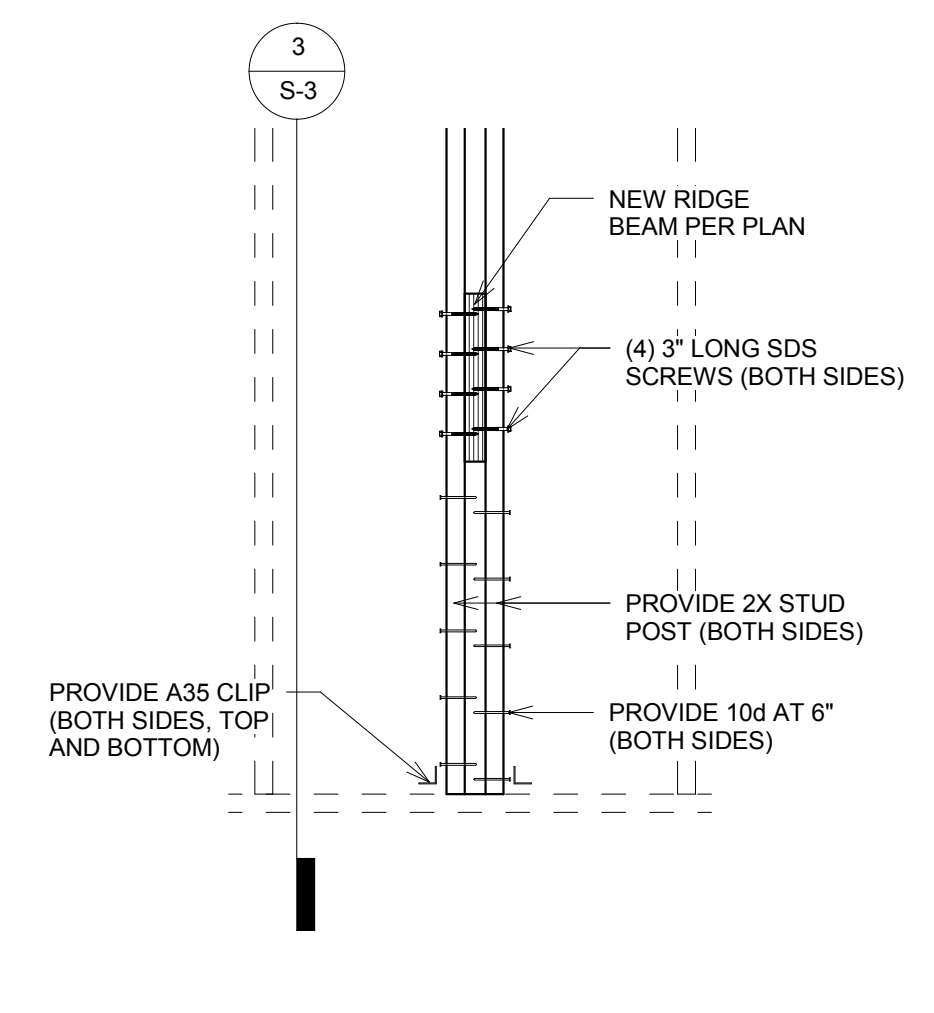
2 Detail 2  
1/2" = 1'-0"



3 Detail 3  
3/4" = 1'-0"



4 Detail 4  
3/4" = 1'-0"



5 Detail 5  
3/4" = 1'-0"

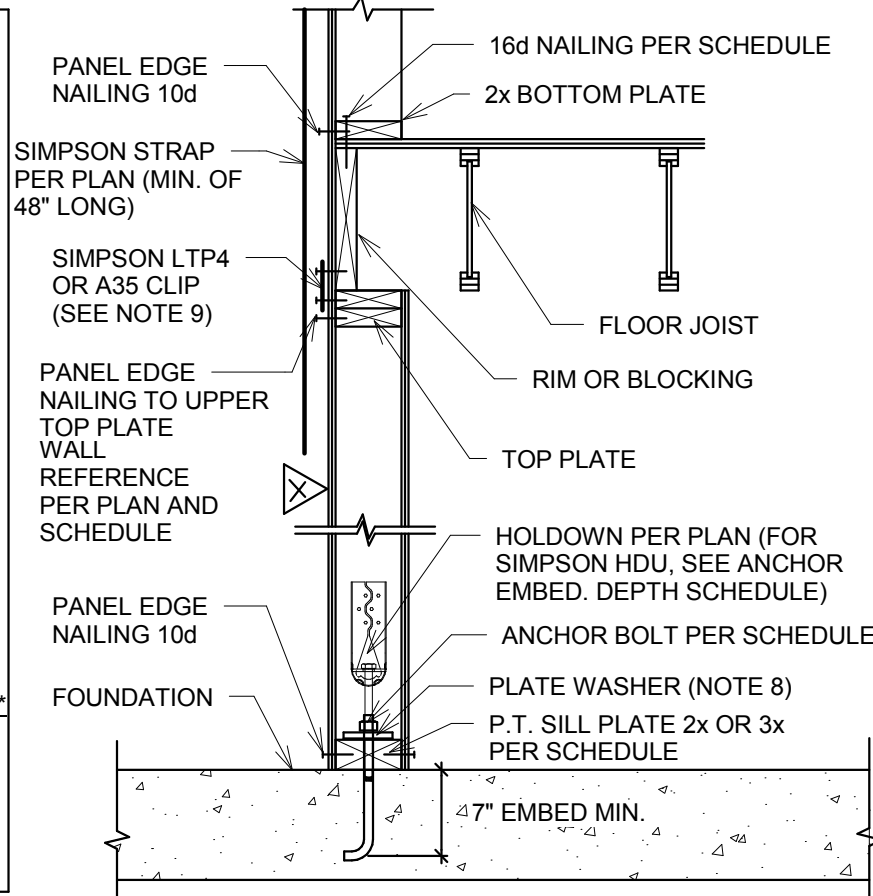
TYPE	PLYWOOD OR OSB SHEATHING (NOTE 7)	PANEL EDGE NAILING (NOTE 4)	PANEL EDGE STUDS AND BLKG	ANCHOR BOLTS AT SILL PLATE (NOTE 8)	TOP/SILL PLATE TO BLOCKING/ RIM (NOTE 9)	BOTTOM PLATE TO BLOCKING/ RIM (NOTE 4)	CAPACITY (LRFD) (SEISMIC/WIND)
SW6	15/32" PLY/OSB ONE SIDE	10d COM AT 6"	2x	5/8" AT 36" O.C.-2x	SIMPSON LTP4 AT 24" O.C.	16d COM AT 6" O.C.-NARROW	496 PLF/ 696 PLF
SW4	15/32" PLY/OSB ONE SIDE	10d COM AT 4"	2x (SEE NOTE 5)	5/8" AT 24" O.C.-2x	SIMPSON LTP4 AT 16" O.C.	16d COM AT 4" O.C.-NARROW	736 PLF/ 1032 PLF
SW3	15/32" PLY/OSB ONE SIDE	10d COM AT 3"	3x	5/8" AT 18" O.C.-2x	SIMPSON LTP4 AT 12" O.C.	16d COM AT 3" O.C.-WIDE	960 PLF/ 1344 PLF
SW2	15/32" PLY/OSB ONE SIDE	10d COM AT 2"	3x	5/8" AT 12" O.C.-2x	SIMPSON LTP4 AT 8" O.C.	16d COM AT 2" O.C.-WIDE	1232 PLF/ 1724 PLF
SW44	15/32" PLY/OSB TWO SIDES	10d COM AT 4"	2x	5/8" AT 18" O.C.-3x	SIMPSON LTP4 AT 16" O.C. B.S.	(2) 16d COM AT 4" O.C.-WIDE	1472 PLF/ 2064 PLF
SW33	15/32" PLY/OSB TWO SIDES	10d COM AT 3"	3x	5/8" AT 16" O.C.-3x	SIMPSON LTP4 AT 12" O.C. B.S.	(2) 16d COM AT 3" O.C.-WIDE	1920 PLF/ 2688 PLF
SW22	15/32" PLY/OSB TWO SIDES	10d COM AT 2"	3x	5/8" AT 12" O.C.-3x	SIMPSON LTP4 AT 8" O.C. B.S.	(2) 16d COM AT 2" O.C.-WIDE	2464 PLF/ 3448 PLF

**SHEARWALL SCHEDULE NOTES:**

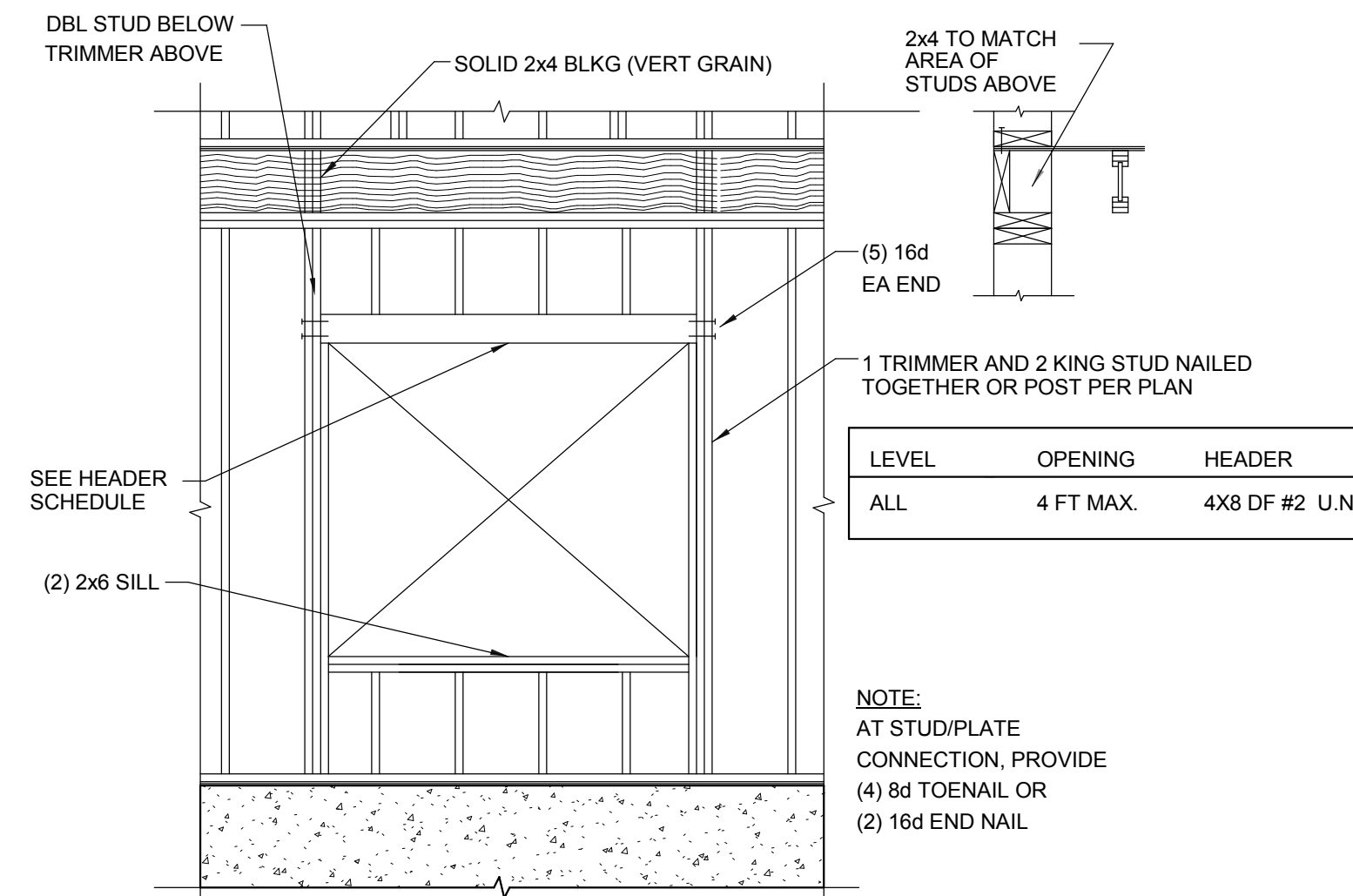
- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
- NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
- ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.  
(2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.  
NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS.
- COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8". STAGGER BOTTOM PLATE NAILING
- FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS SHALL BE 3x OR (2) 2x NAILED TOGETHER WITH 16d AT 6"
- WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN.  
PROVIDE HOLDDOWNS PER PLAN AT EACH END OF WALL, UNO.  
PROVIDE (2) 2x STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12"  
PROVIDE PANEL EDGE NAILING IN EACH HOLDOWN STUD AT END OF WALL.
- ALL FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH 1/4" x 3" x 3" PLATE WASHER OR SIMPSON'S BP/ BPS PLATE.  
END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 5" FROM END OF THE PLATE.
- WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.

SIMPSON HOLDOWN	SIMPSON ANCHOR BOLTS*	SIMPSON EPOXY ALL THREAD ANCHORS*
HDU2	SSTB16 (5/8" ANCHOR WITH 12 5/8" MIN. EMBED.)	5/8" (12" EMBED WITH SET-XP)
HDU4	SB 5/8X 24 (5/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (14" EMBED WITH SET-XP)
HDU5	SB 5/8X 24 (5/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (16" EMBED WITH SET-XP)
HDU8	SB 7/8X 24 (7/8" ANCHOR WITH 18" MIN. EMBED.)	
HDU11	SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)	
HDU14	SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)	

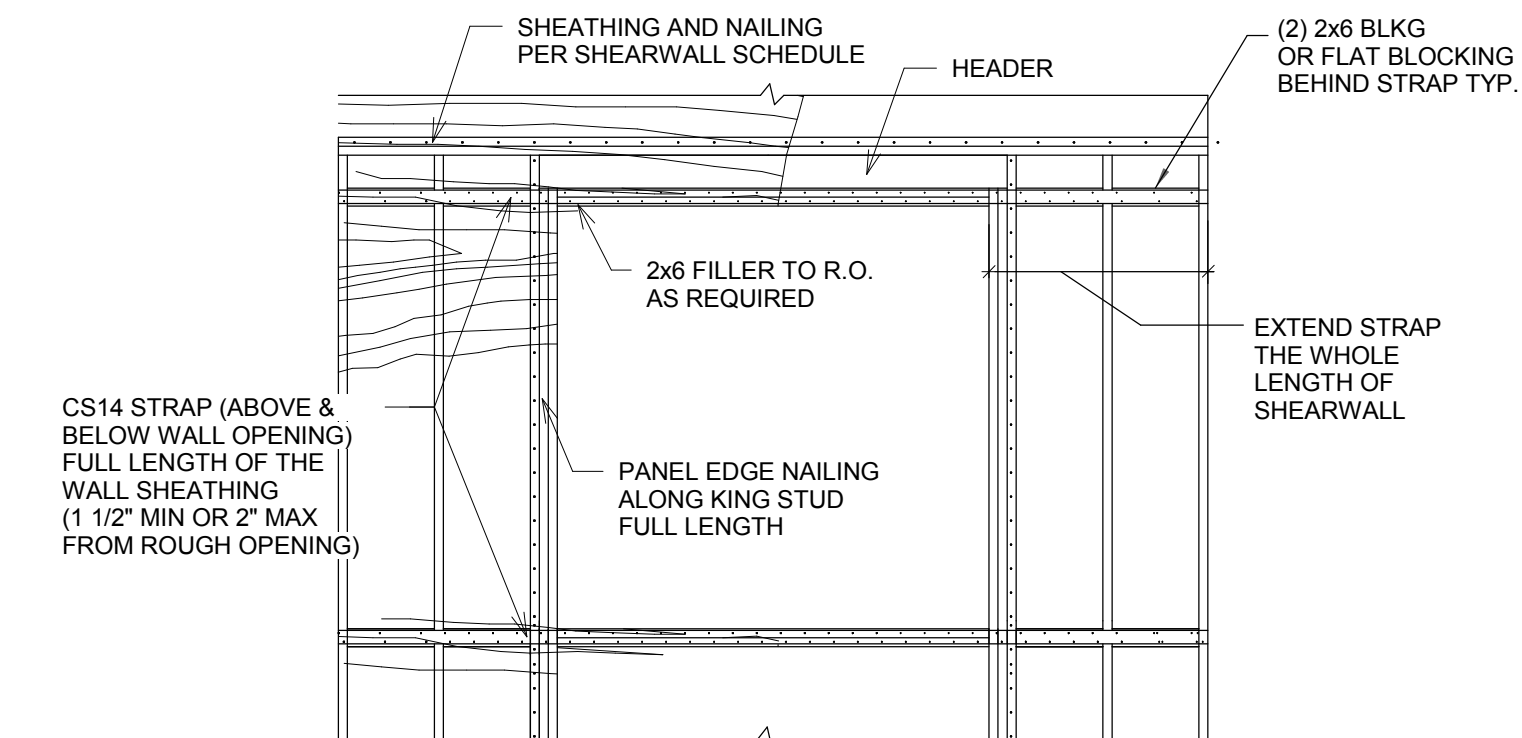
\* ALL ANCHORS SHALL BE 2.5" MIN. FROM EDGE OF CONCRETE WALL



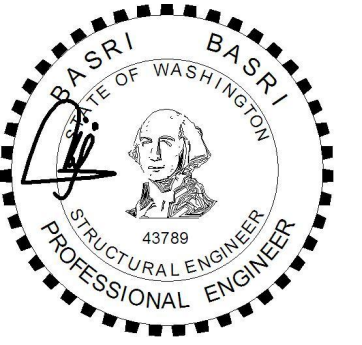
1 SHEARWALL SCHEDULE  
3/4" = 1'-0"



2 TYP. WALL OPENING FRAMING  
3/4" = 1'-0"



3 SHEAR WALL OPENING STRAPPING  
3/4" = 1'-0"



**BARNETT  
ADDITION**

7530 86TH AVE SE,  
MERCER ISLAND, WA  
98040

DRAWING INFO

ISSUE DATE 12-09-20

ISSUED FOR PERMIT

PROJECT NO. 20201

ENGINEER BB

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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**FRAMING  
DETAILS**