

GENERAL NOTES

- 1. CODE COMPLIANCE
2. DIMENSIONS
3. DOCUMENT REVIEW/VERIFICATION
4. VERIFY SIZE AND LOCATION...
5. FURRING
6. GRADES
7. FLOOR LINES
8. REPEATITIVE FEATURES
9. DOORS
10. WOOD MEMBERS
11. FRAMING
12. VENTILATION
13. FLUES
14. DOWNSPOUTS
15. OTHER DOCUMENTATION
16. PROTECTION
17. PERMITS
18. ROOFING
19. EXHAUST DUCTS
20. APPLIANCES
21. WATER FLOW
22. SMOKE DETECTORS
23. FIRE BLOCKING
24. FIRE BLOCKING

PROJECT DATA

PROJECT ADDRESS: 6020 94TH AVE SE
PROPERTY TAX ID NUMBER: 865120-0190
SCOPE OF WORK: REMODEL AND 396SF ADDITION TO THE EXISTING KITCHEN/PANTRY/DINING ROOM AND A 444 SF ADDITION FOR A NEW BEDROOM, BATHROOM, AND MECHANICAL ROOM.

PROJECT TEAM

OWNER: HADRIAN KNOTZ
ARCHITECT: STURMAN ARCHITECTS, INC.
STRUCTURAL: O.G. ENGINEERING, PLLC

LEGAL DESCRIPTION

TIMBERLAND #7
Plot Block: 3
Plot Lot: 3

2018 WSEC CREDITS

Table with 3 columns: CREDITS, OPTION, DESCRIPTION. Lists credits for efficient building envelope, HVAC equipment, water heating, and appliance package.

LOT COVERAGE & HARDSCAPE

Table showing lot coverage details: LOT COVERAGE, MAIN STRUCT. & ROOF S.F., DRIVES/PARKING, SHED, TOTAL LOT COVERAGE, % LOT COVERAGE.

Table showing hardscape details: HARDSCAPE, WALKWAY, WOOD DECK, AC PAD, TOTAL HARDSCAPE, % HARDSCAPE.

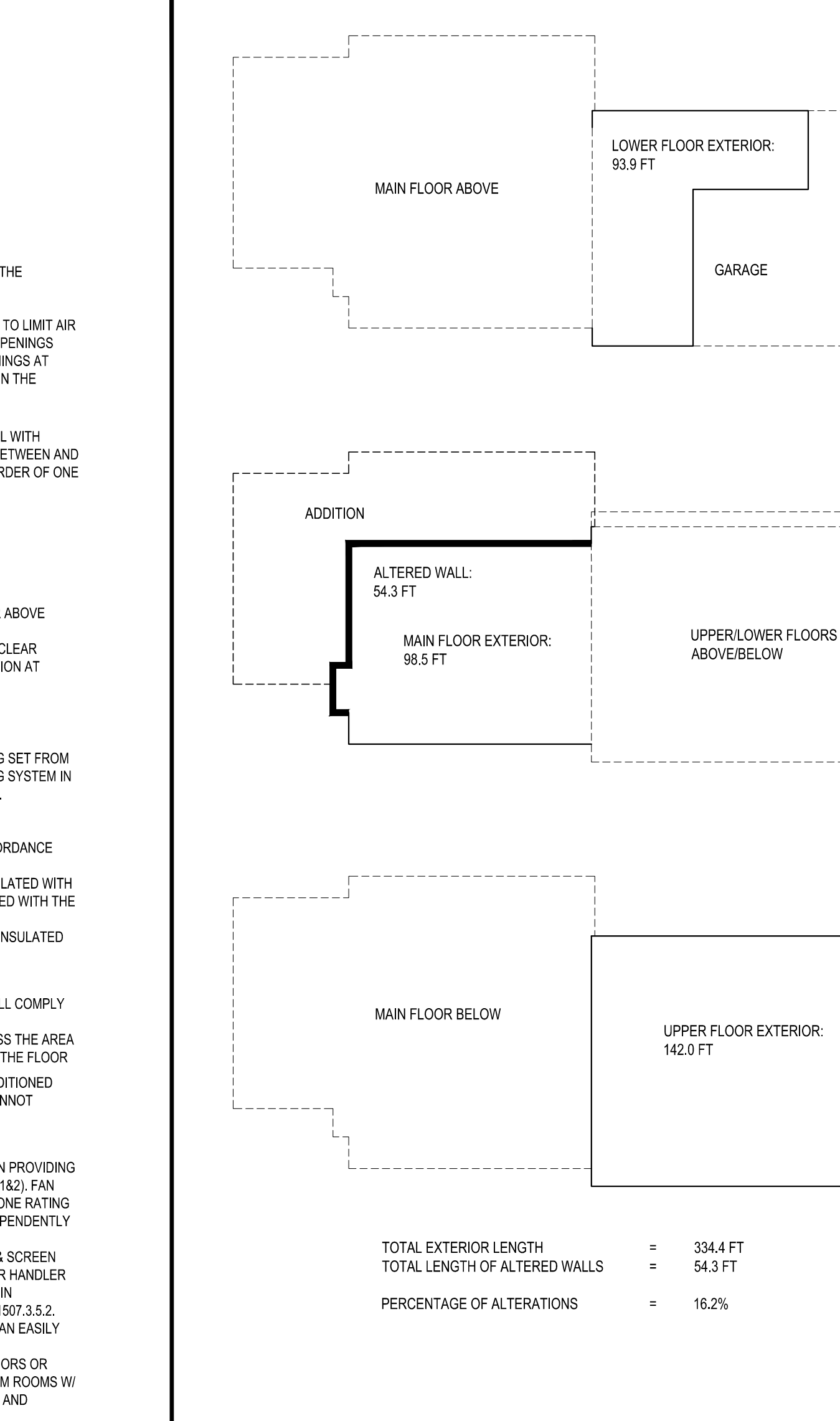
GROSS FLOOR AREA

Table showing floor area breakdown: LOT SIZE, GFA THRESHOLD, EXISTING RESIDENCE GFA, TOTAL EXISTING, EXISTING GFA IS, PROPOSED RESIDENCE GFA, TOTAL PROPOSED, PROPOSED GFA IS.

ENERGY NOTES

CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R
CLIMATIC ZONE: ZONE #4C
SPACE HEAT TYPE: NATURAL GAS
INSULATION VALUES: WALLS: R-21, FLAT ATTICS/CEILINGS: R-49, VAULTED CEILINGS: R-38, FLOORS (OVER UNHEATED SPACES): R-30, SLAB-ON-GRADE: R-10

40% RULE DIAGRAM



DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS.

ABE CALCULATIONS NO SCALE

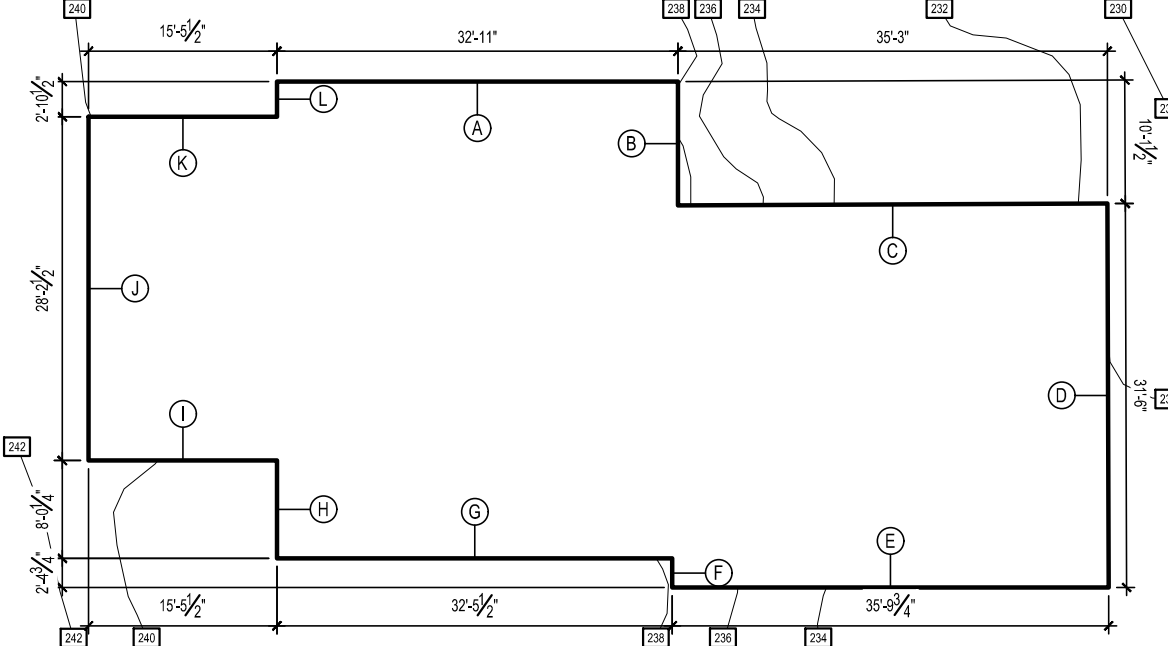


Table with 4 columns: Wall Length, Elevation Pt., Wall Length X Elev. Pt., and Average Building Elevation. Shows calculations for walls A through L, with a total average building elevation of 236.75.

VICINITY MAP



SHEET INDEX

- A1.0 SITE PLAN AND PROJECT DATA
A1.1 NET IMPERVIOUS SURFACE PLAN, GEOLOGICAL HAZARDOUS AREAS
SURVEY
A2.0 MAIN FLOOR PLAN AND MAIN FLOOR CRAWLSPACE DIAGRAM
A2.1 LOWER FLOOR PLAN AND MAIN FLOOR CRAWLSPACE DIAGRAM
A2.2 ROOF PLAN, ROOF VENT CALCULATIONS, DOOR/WINDOW SCHEDULE
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 BUILDING SECTIONS
A5.0 WALL SECTIONS
A6.0 DETAILS
AB1 AS BUILT MAIN FLOOR PLAN
AB2 AS BUILT LOWER FLOOR PLAN
S1 GENERAL NOTES
S2 TYPICAL DETAILS
S3 LOWER FLOOR FOUNDATION PLAN
S4 MAIN FLOOR FRAMING PLAN
S5 ROOF FRAMING PLAN
S6 SECTIONS AND DETAILS

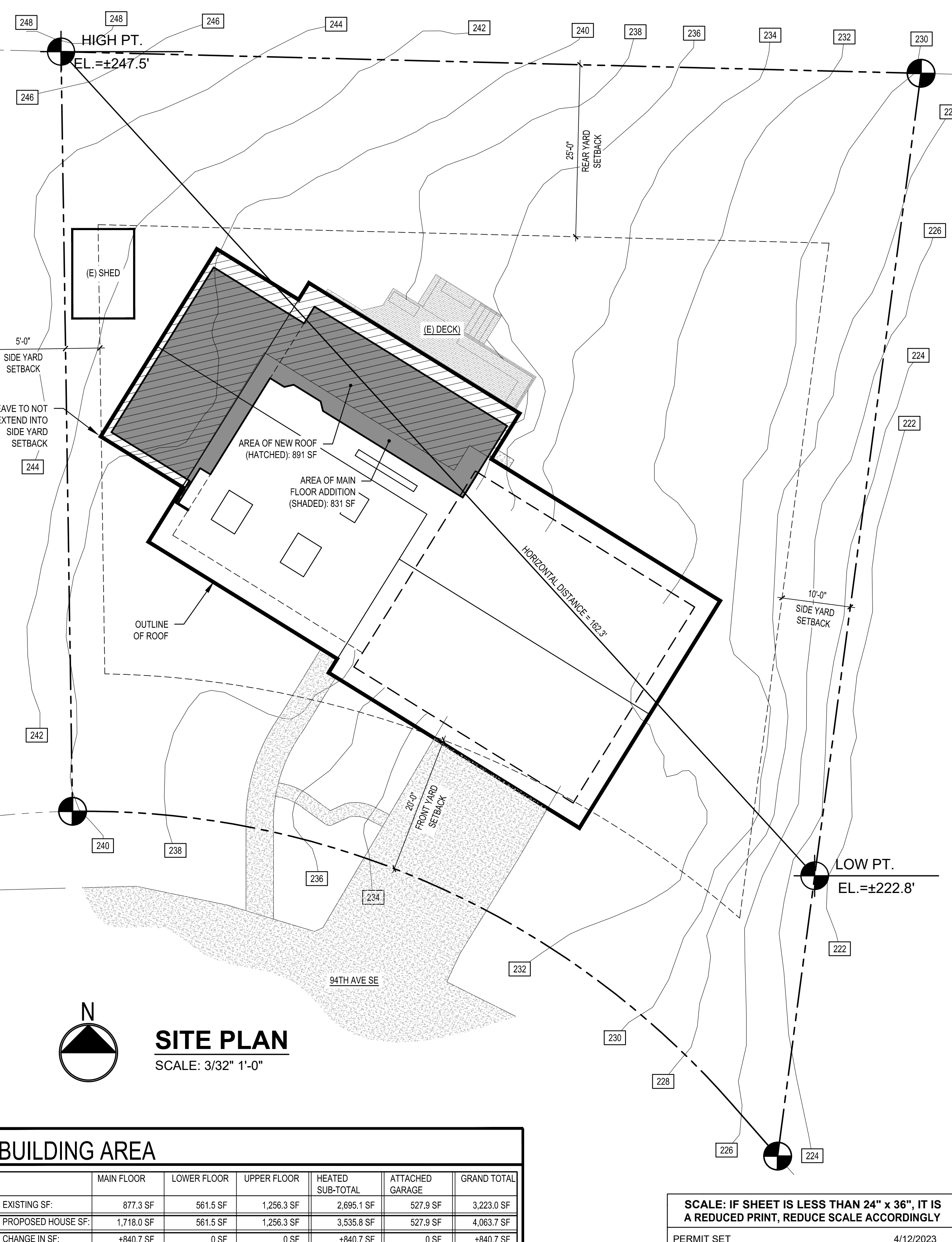
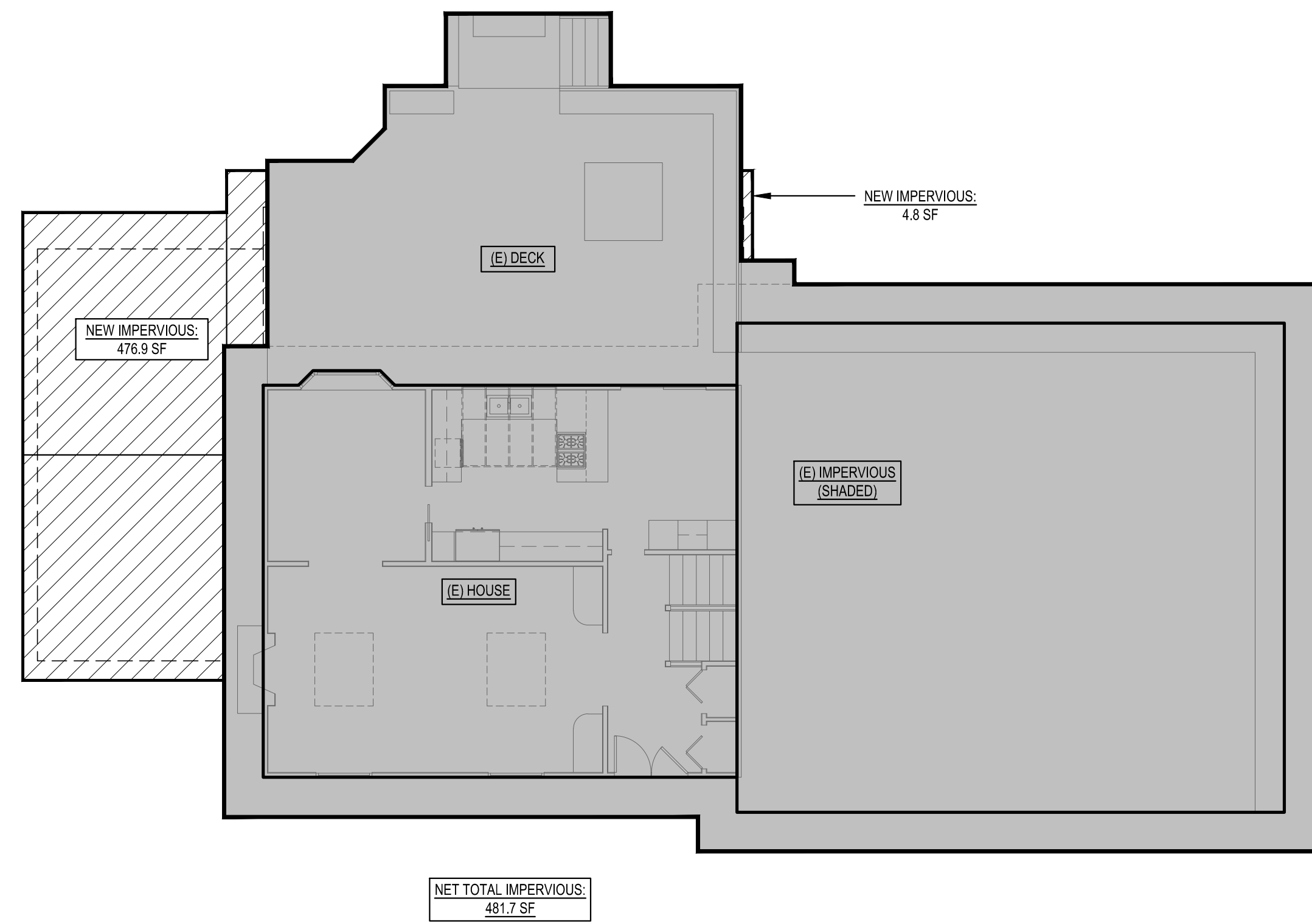
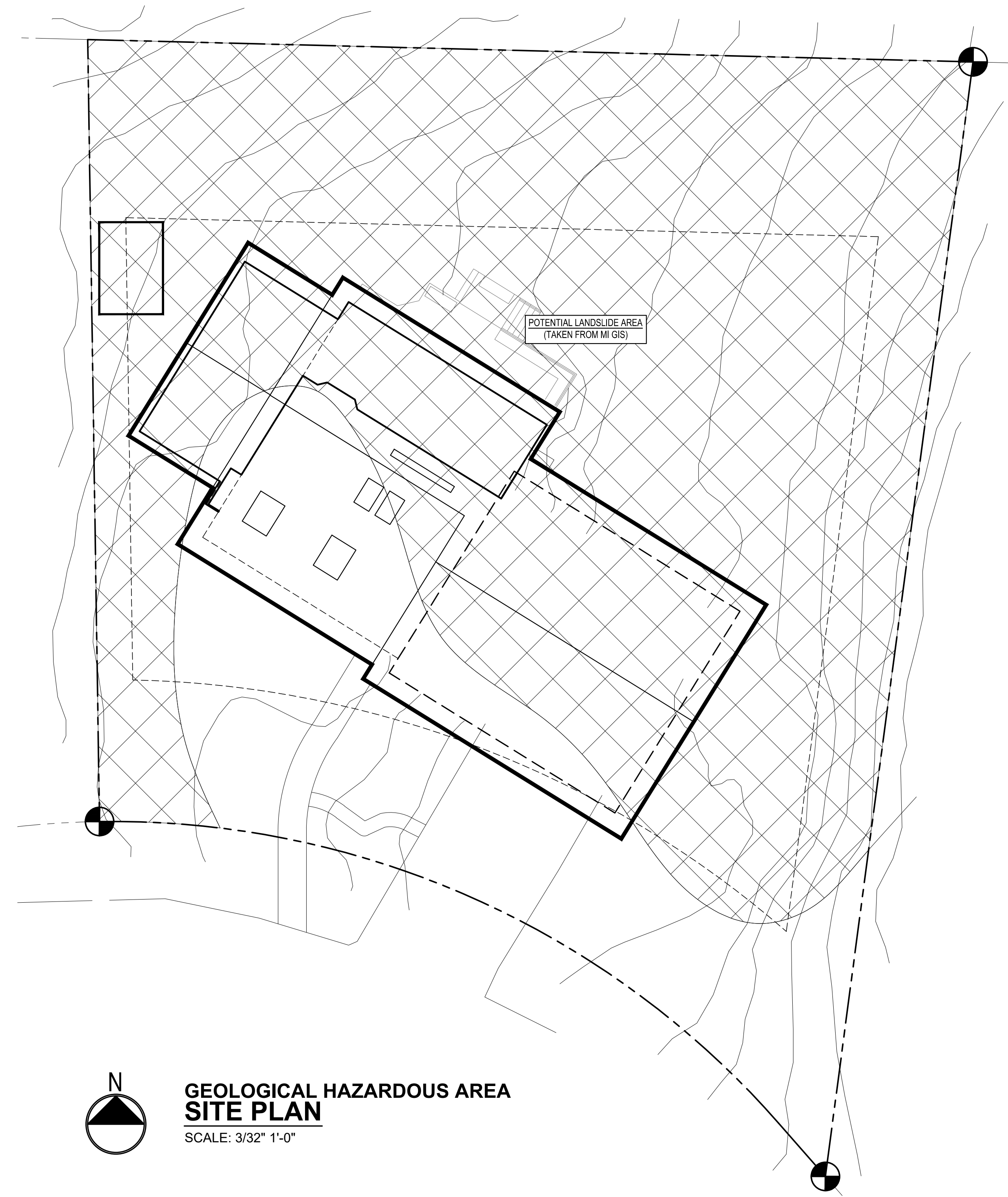


Table titled 'BUILDING AREA' showing area breakdown: MAIN FLOOR (877.3 SF), LOWER FLOOR (561.5 SF), UPPER FLOOR (1,256.3 SF), HEATED SUB-TOTAL (2,695.1 SF), ATTACHED GARAGE (527.9 SF), GRAND TOTAL (3,223.0 SF).

Vertical sidebar containing Sturman Architects logo, contact information (9-103rd Ave NE, Suite 203, Bellevue, WA 98004), project title 'KNOTZ REMODEL', address '6020 94TH AVE SE MERCER ISLAND, WA 98040', and sheet title 'SITE PLAN A1.0'. Includes a revision table and a scale note: 'SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY'.

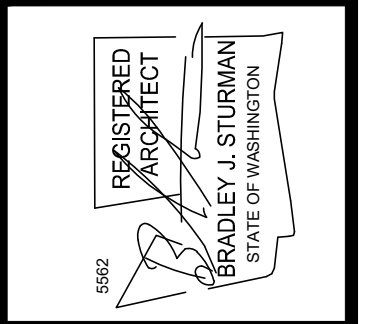


IMPERVIOUS SURFACE PLAN
SCALE: 1/8" 1'-0"



GEOLOGICAL HAZARDOUS AREA SITE PLAN
SCALE: 3/32" 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 4/12/2023



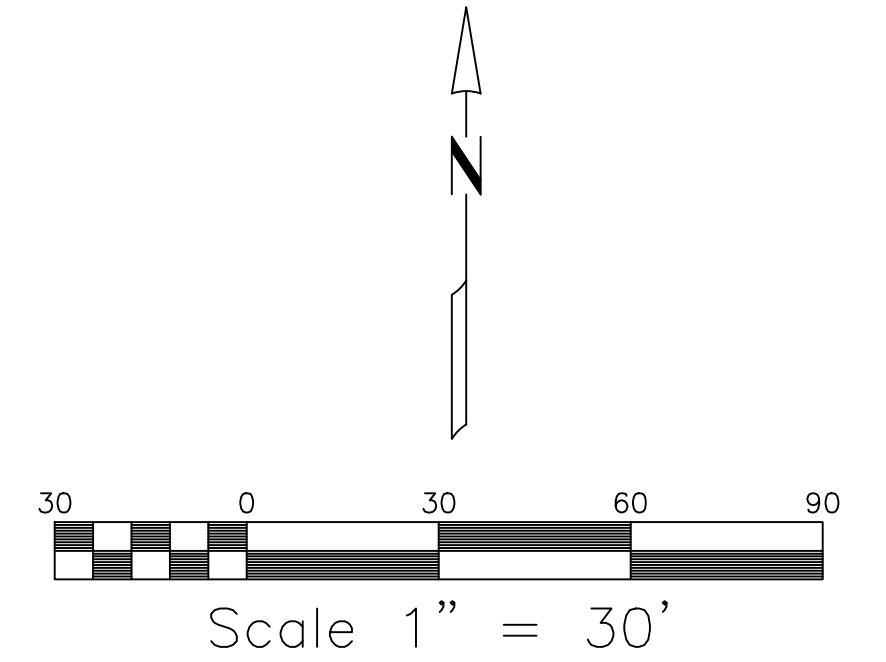
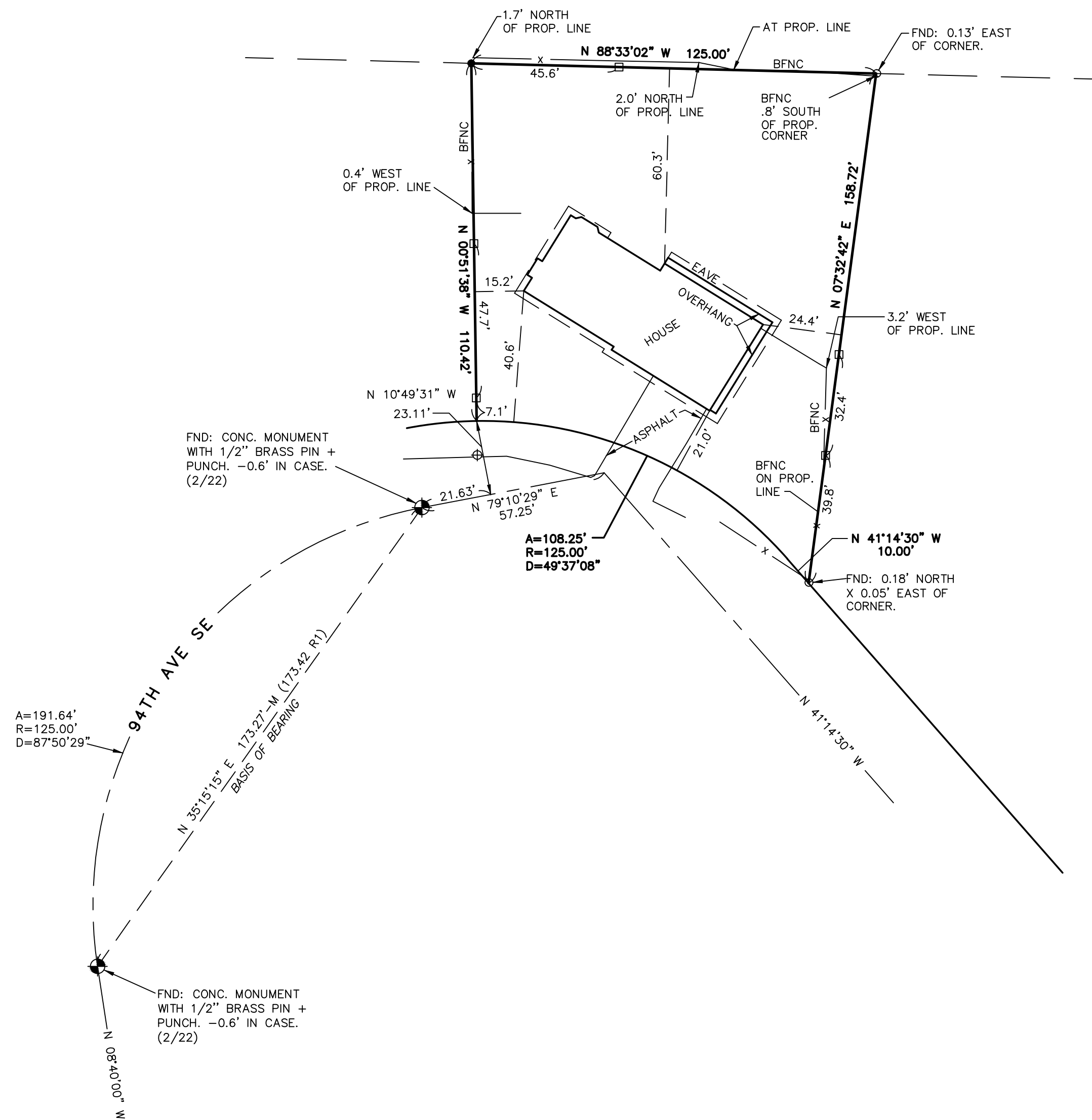
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KNOTZ REMODEL
6020 94TH AVE SE
MERCER ISLAND, WA 98040

**NET IMPERVIOUS SURFACE
GEOLOGICAL HAZARD**

REVISIONS:	
▲	
▲	
▲	
▲	
▲	
▲	
▲	
PLOT DATE:	4/12/2023
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

A1.1



MERIDIAN

PLAT OF TIMBERLAND NO. 7

BASIS OF BEARING

AS SHOWN

LEGEND

- SET 1/2" X 24" REBAR WITH 1 3/4" PLASTIC CAP STAMPED "TYEE LS 29276"
- SET HUB ON LINE
- ⊕ FOUND MAGNETIC NAIL WITH WASHER "PACE ENG." 10.55' SOUTH X 0.02' OF COMPUTED CORNER.
- FOUND 1/2" REBAR + CAP "GEO.-D LS 15025"
- (R) REFERENCE DISTANCE
- (M) MEASURED DISTANCE
- BFNC BOARD FENCE

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

REFERENCES

1. THE PLAT OF TIMBERLAND NO. 7, AS RECORDED IN VOLUME 73 OF PLATS, PAGES 90-91, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED, RECORDING NO. 20170531000280, RECORDS OF KING COUNTY, WASHINGTON.
 LOT 3, BLOCK 3, TIMBERLAND NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73 OF PLATS, PAGES 90 AND 91, IN KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NUMBER 8651200190

SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.
 MERCER ISLAND, WASHINGTON



4/20/2022

		Tyee Surveyors PROFESSIONAL LAND SURVEYORS 17544 MIDVALE AVE N, STE 107, SHORELINE WA. 98133 206.525.3660	
		SCALE: 1"=30'	DATE: 4/15/22
HADRIAN KNOTZ 6020 94TH AVE SE MERCER ISLAND, WASHINGTON 98040			
SITE PLAN		DRAWING NUMBER 22021	
SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.			

WALL PARTITION TYPES:

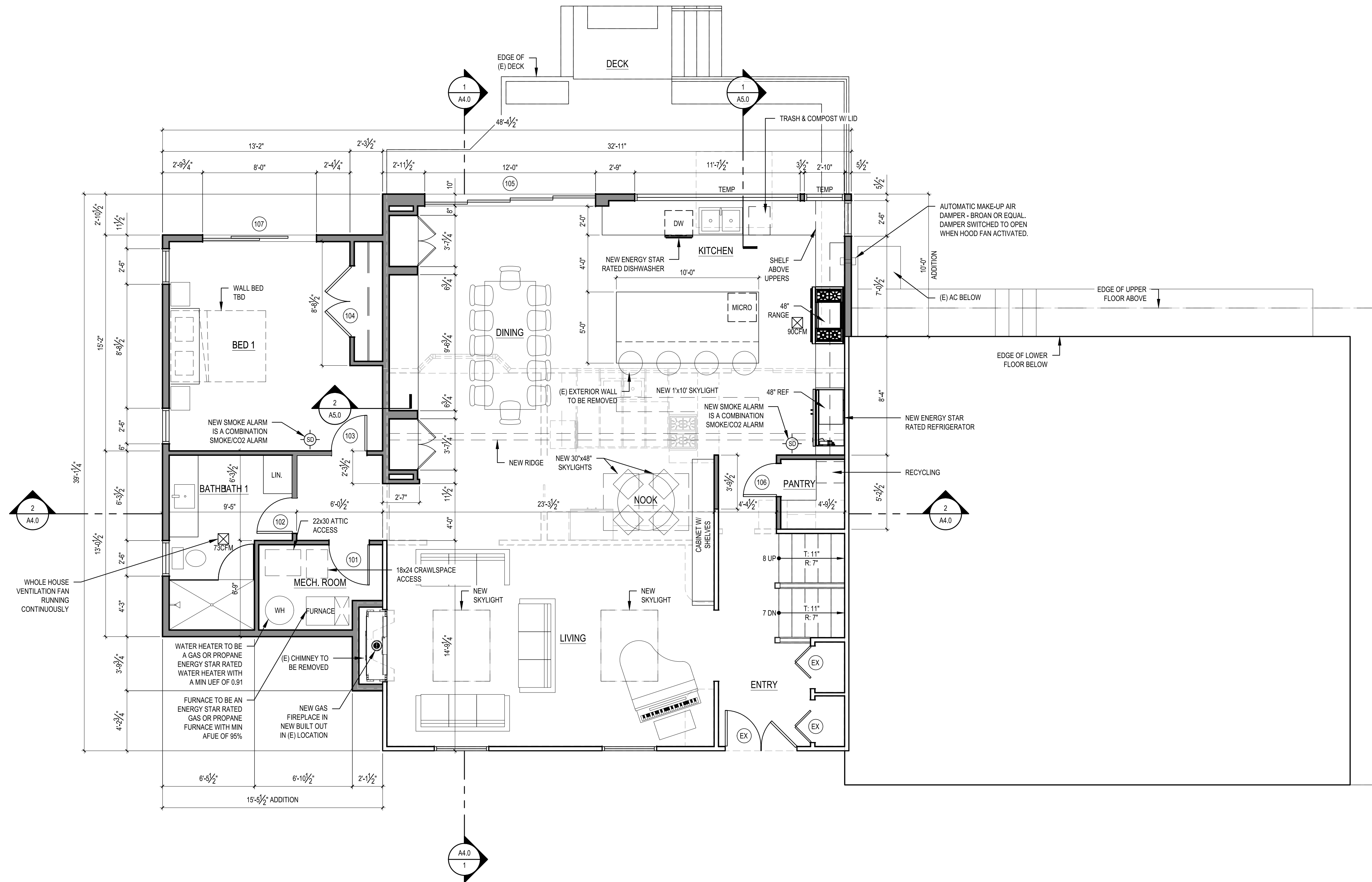
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH OF (2)
 LAYERS 5/8" BLDG. PAPER OR 1/2"
 CDX PLYWOOD OR 2x6 WOOD
 STUDS AT 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION EXCEPT AROUND GARAGE.

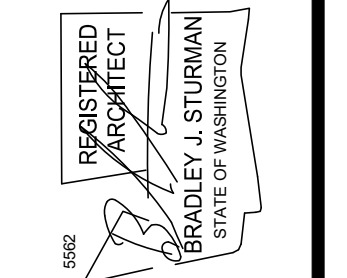
TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

TYPICAL FURRED WALL
 2" AIRSPACE. 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION.

1HR. FIRE RATED WALL
 5/8" THK GWB, TYPE X' O/ 2X6 WD STUDS @ 16" O.C.
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD WALLS- JOINTS EXP
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
 FIN



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



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KNOTZ REMODEL
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MAIN FLOOR PLAN

REVISIONS:

PLOT DATE: 4/12/2023
 DRAWN BY: JM
 CHECKED BY: BJS
 SHEET
A2.0

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS
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 PERMIT SET 4/12/2023

WALL PARTITION TYPES:

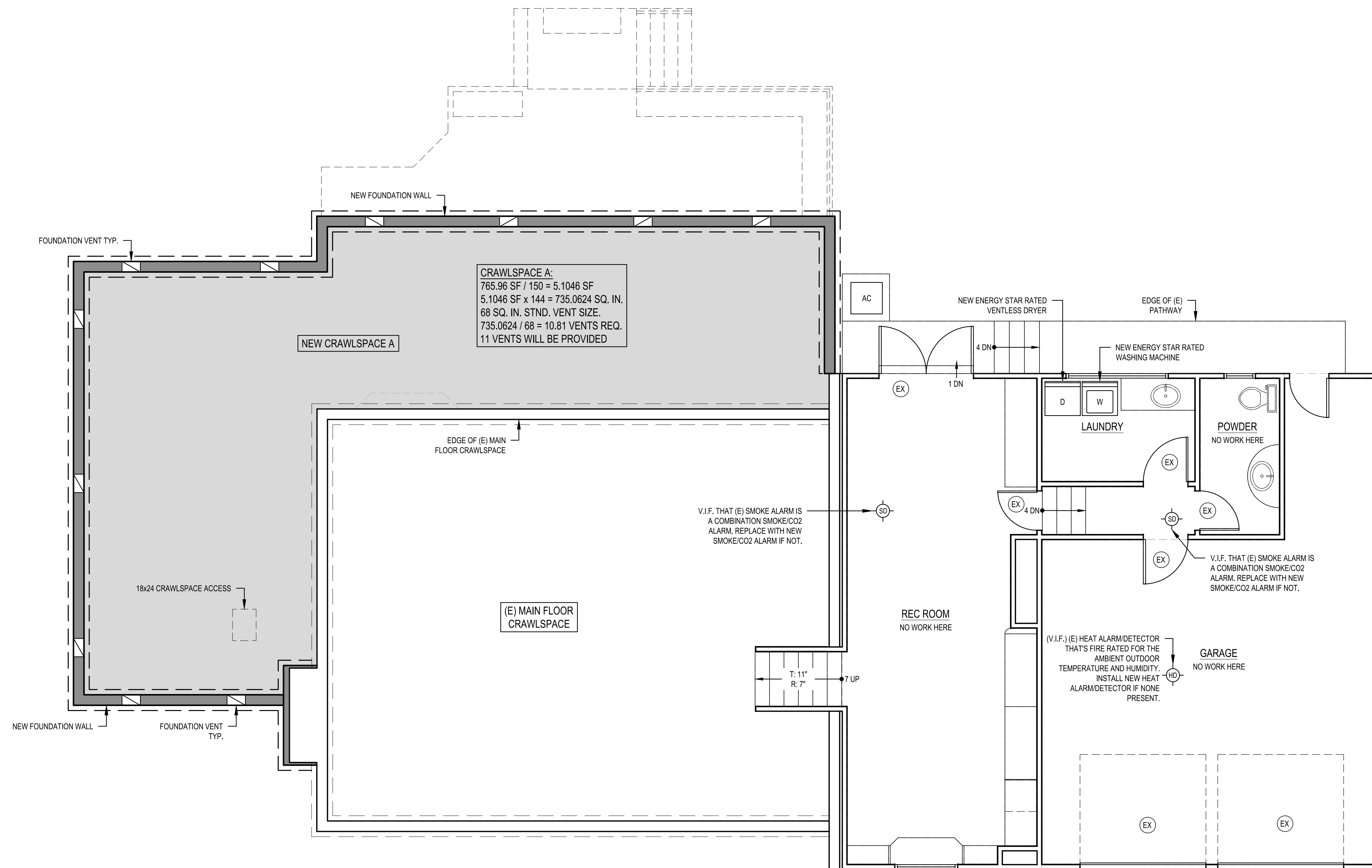
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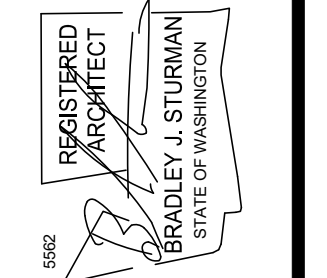
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 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
 FIN



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

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**MAIN FLOOR CRAWLSPACE
 LOWER FLOOR PLAN**

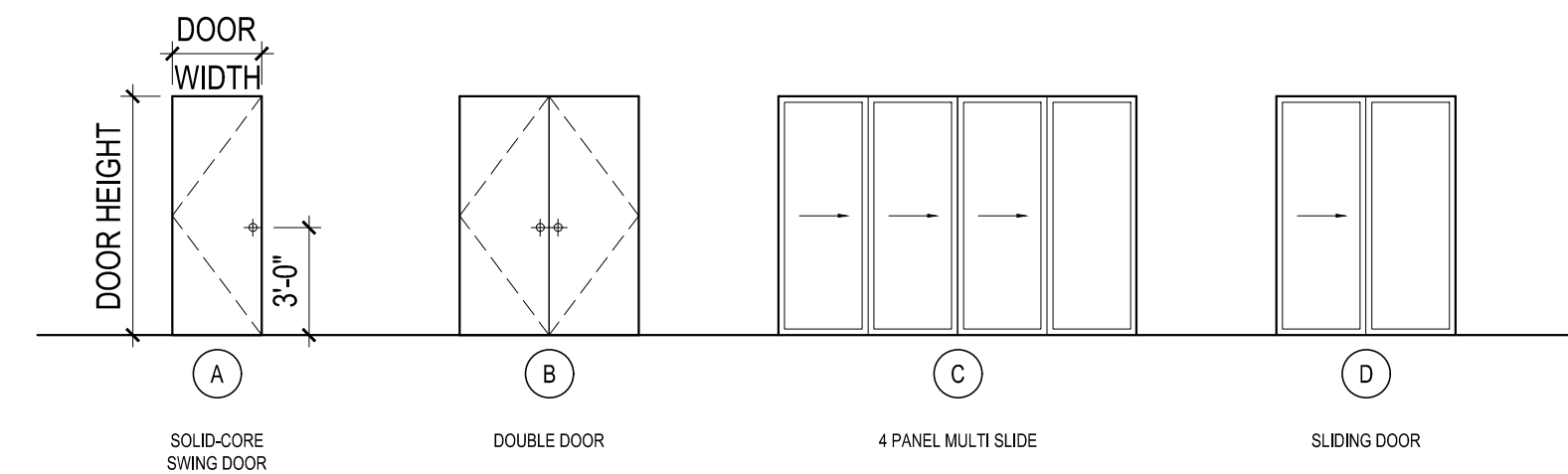
REVISIONS:

PLOT DATE: 4/12/2023
 DRAWN BY: JM
 CHECKED BY: BJS

SHEET
A2.1

ROOF VENT CALCULATIONS				CALCULATIONS					ACTUAL			
DESCRIPTION	SF AREA	REQ. VENTING		VENT TYPE			VENT L.F.	TOTAL VENT AREA SQ. IN.	SF CONVERT. 1/144	80% EFF FACTOR	TOTAL	
		PER SF AREA	300	RIDGE	GABLE	EAVE						
ROOF A	3,123	20.82				18 SQ. IN./FT.	133.9	2410.2	16.74	13.39	21.25	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	75.2	902.4	6.27	5.01		
						CONTINUOUS						
						256 SQ. IN.	2	512	3.56	2.84		
ROOF B	540	3.60				10 SQ. IN./FT.	28.9	520.2	3.61	2.89	3.99	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	16.5	198	1.38	1.10		
						CONTINUOUS						
								0	0.00	0.00		

DOOR TYPES:

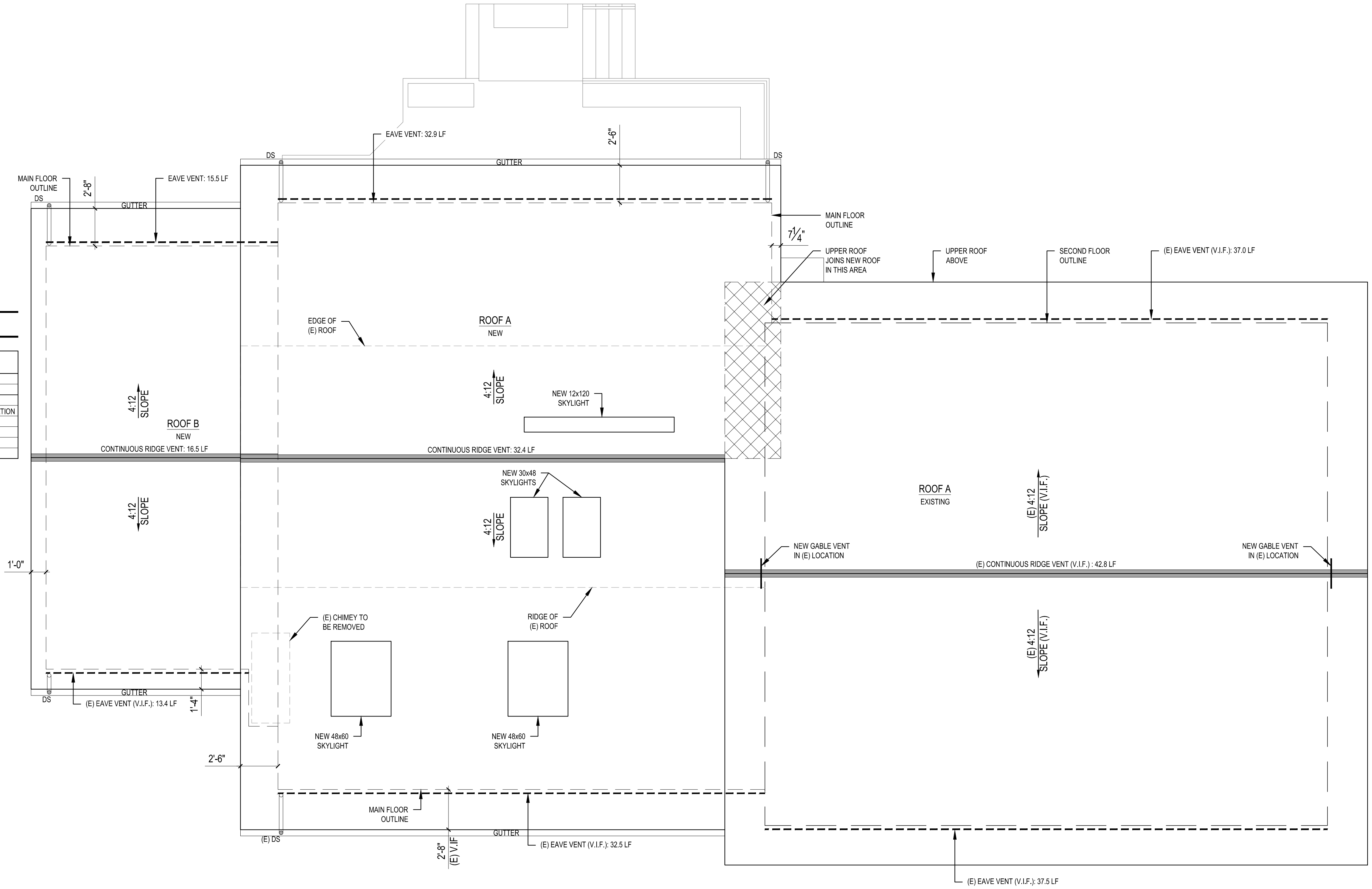


DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	NFRC CERT.	REMARKS
MAIN FLOOR										
101	MECH ROOM	2'-10"	8'-0"	A	-	-	1-1/4"	-	Y	
102	BATH 1	2'-6"	8'-0"	A	-	-	1-1/4"	-	Y	
103	BEDROOM 1	2'-6"	8'-0"	A	-	-	1-1/4"	-	Y	
104	BEDROOM 1	5'-0"	8'-0"	B	-	-	1-1/4"	-	Y	
105	DINING ROOM	12'-0"	8'-0"	C	Y	-	1-3/4"	.28	Y	
106	PANTRY	2'-6"	8'-0"	A	-	-	1-1/4"	-	Y	
107	BEDROOM 1	8'-0"	8'-0"	D	Y	-	1-1/4"	.28	Y	

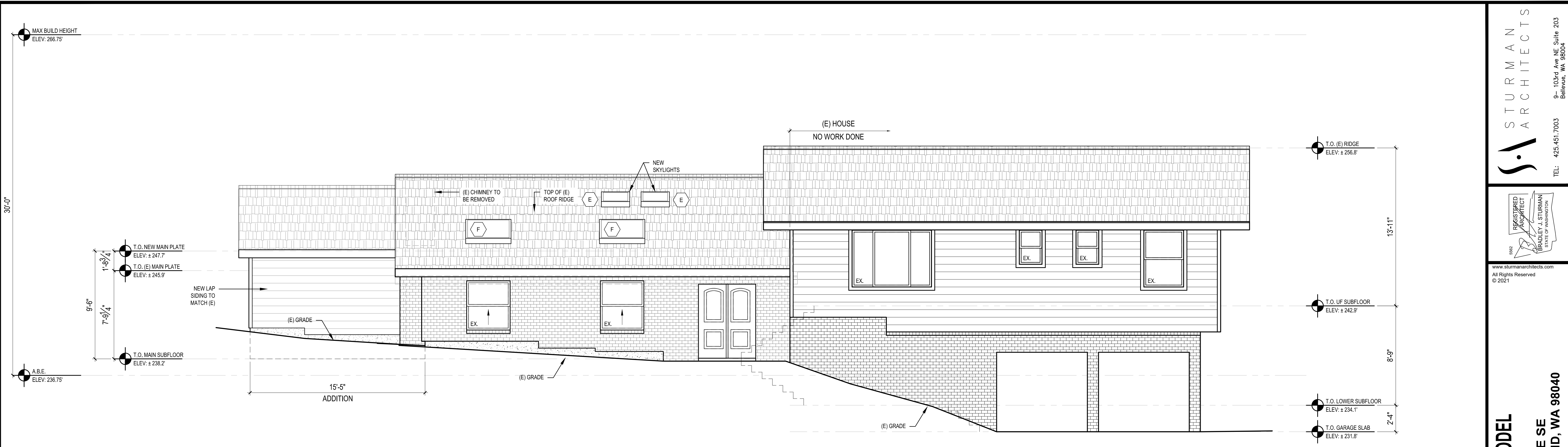
WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	NFRC CERT.	GLAZING	REMARKS & NOTES
A	CASEMENT	2'-10"	4'-8"	Y	2	26.4'	.28	Y	LOW E / CLEAR	-
B	FIXED	11'-7 1/2"	4'-8"	Y	1	48.2'	.28	Y	LOW E / CLEAR	-
C	CASEMENT	2'-6"	4'-6"	Y	3	33.8'	.28	Y	LOW E / CLEAR	TEMPERED IN 1 LOCATION
D	CASEMENT	2'-6"	4'-8"	Y	1	11.7'	.28	Y	LOW E / CLEAR	-
E	SKYLIGHT	2'-6"	4'-0"	Y	2	20.0'	.28	Y	LOW E / CLEAR	-
F	SKYLIGHT	4'-0"	5'-0"	Y	2	40.0'	.28	Y	LOW E / CLEAR	-
G	SKYLIGHT	10'-0"	1'-0"	Y	1	10.0'	.28	Y	LOW E / CLEAR	-

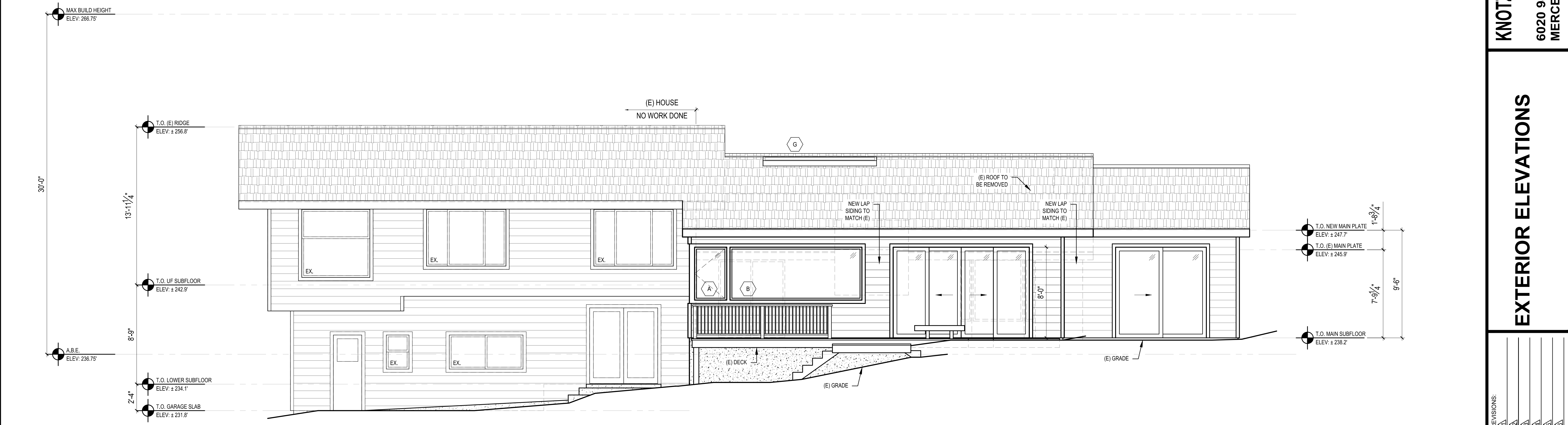


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

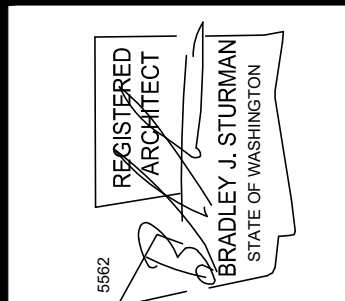
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

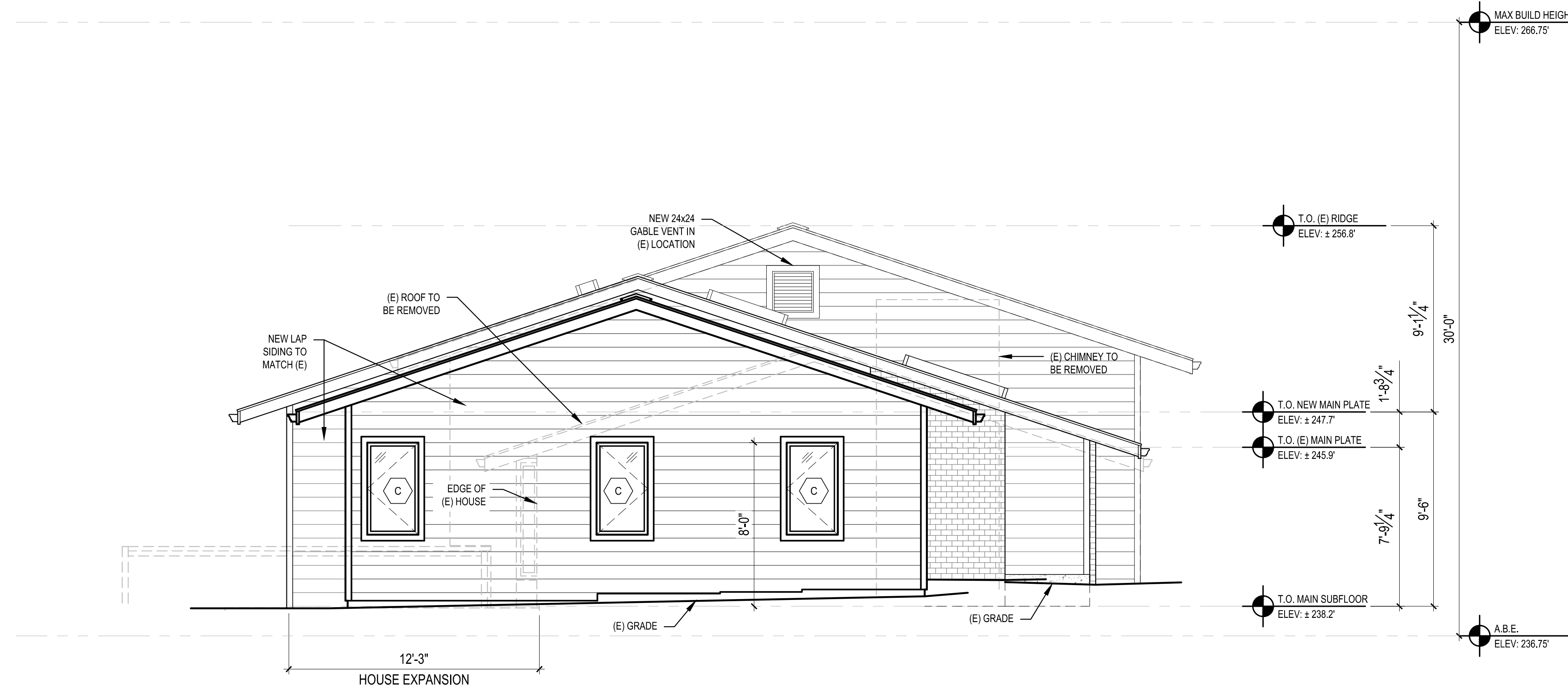


2 NORTH ELEVATION
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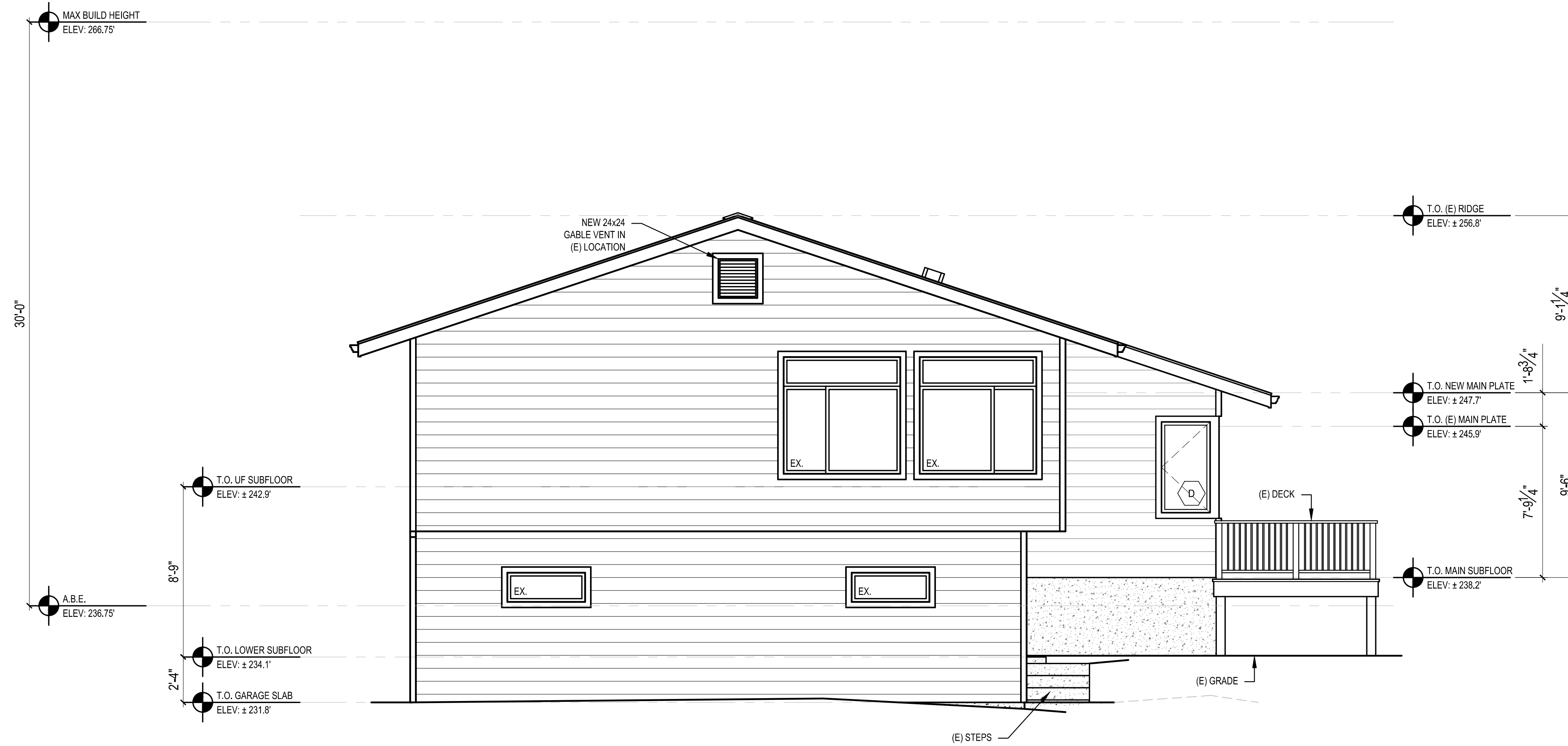


NO.	REVISIONS

PLOT DATE: 4/12/2023
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CHECKED BY: BJS



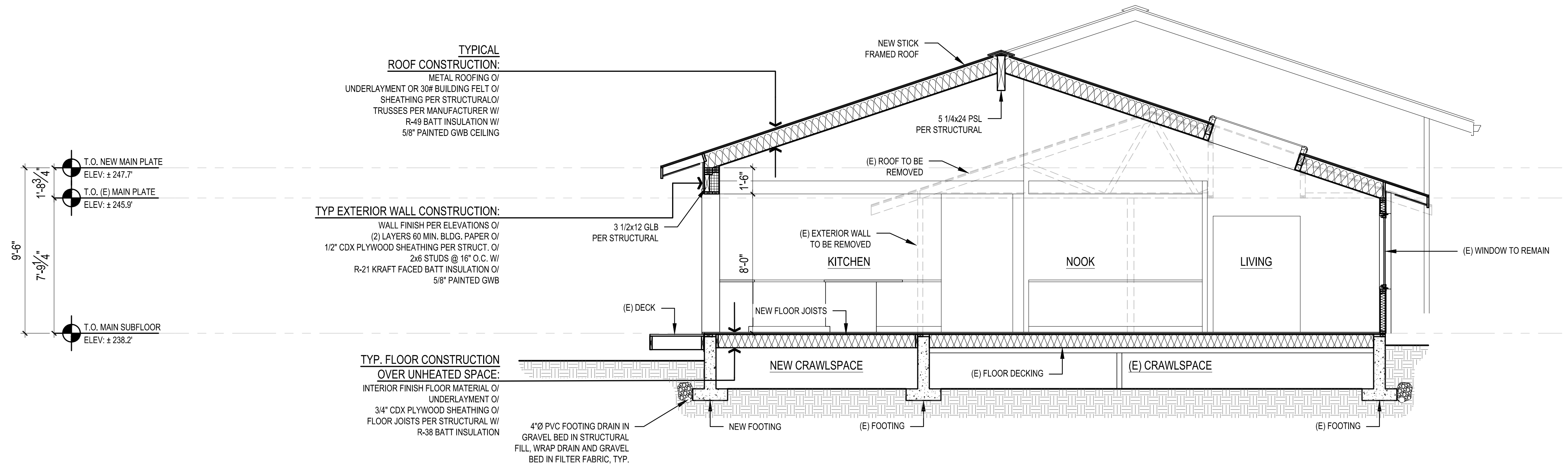
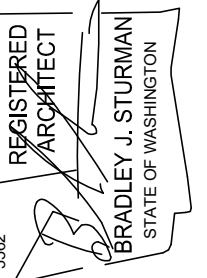
3 WEST ELEVATION
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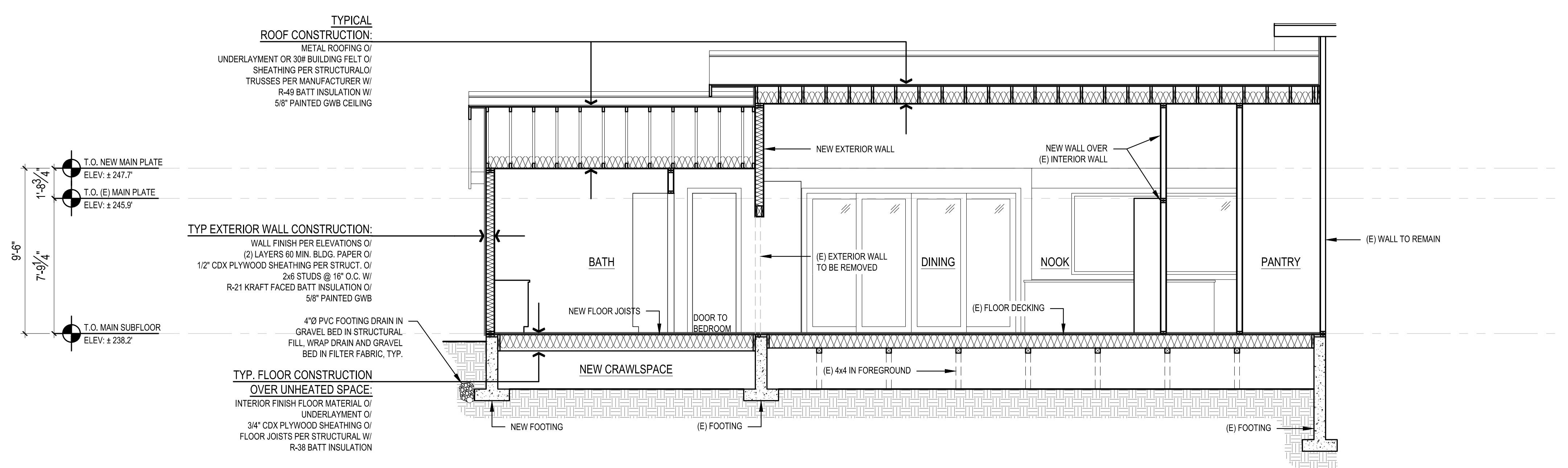
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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CHECKED BY: BJS



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



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

BUILDING SECTION

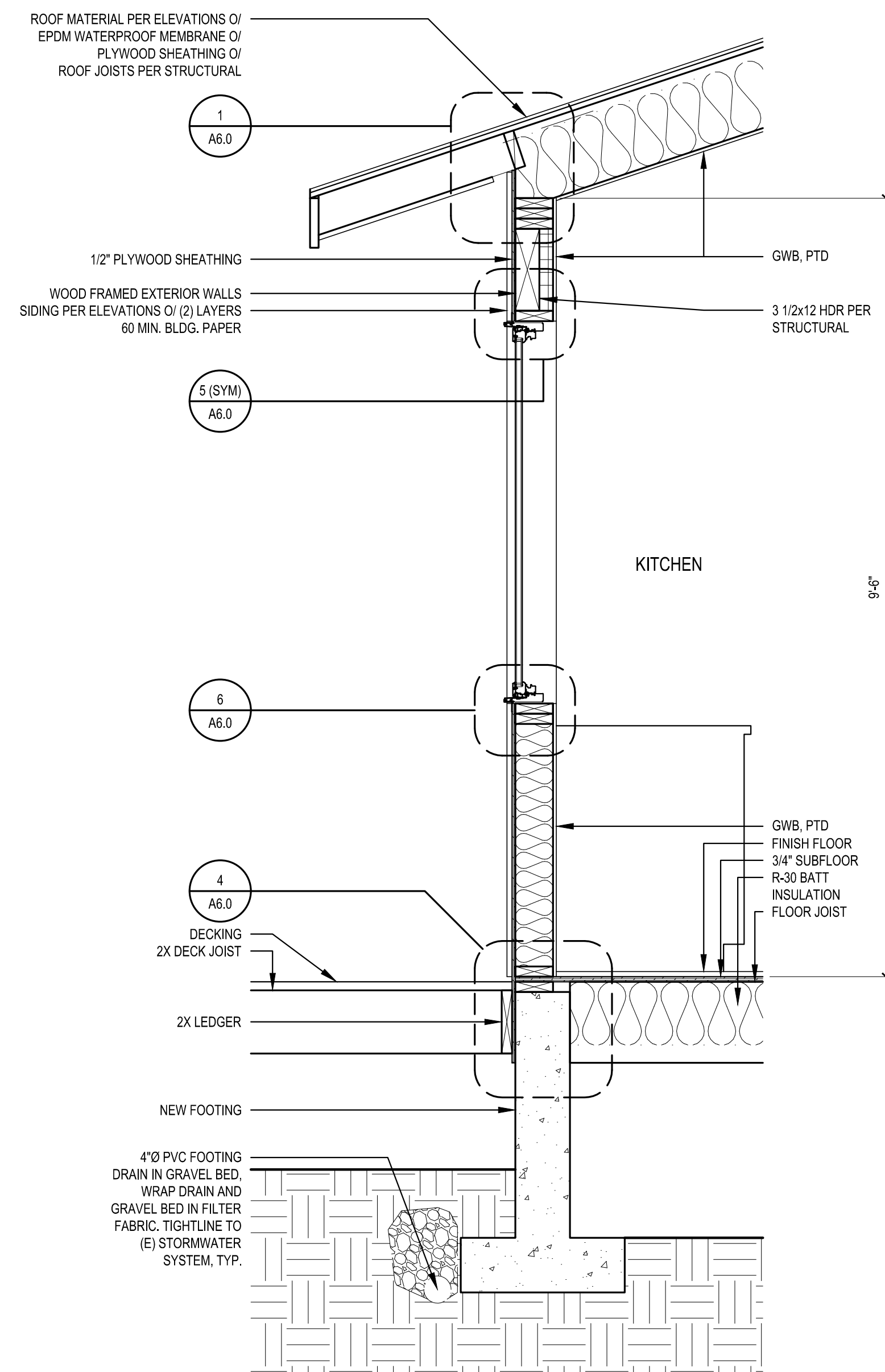
REVISIONS:

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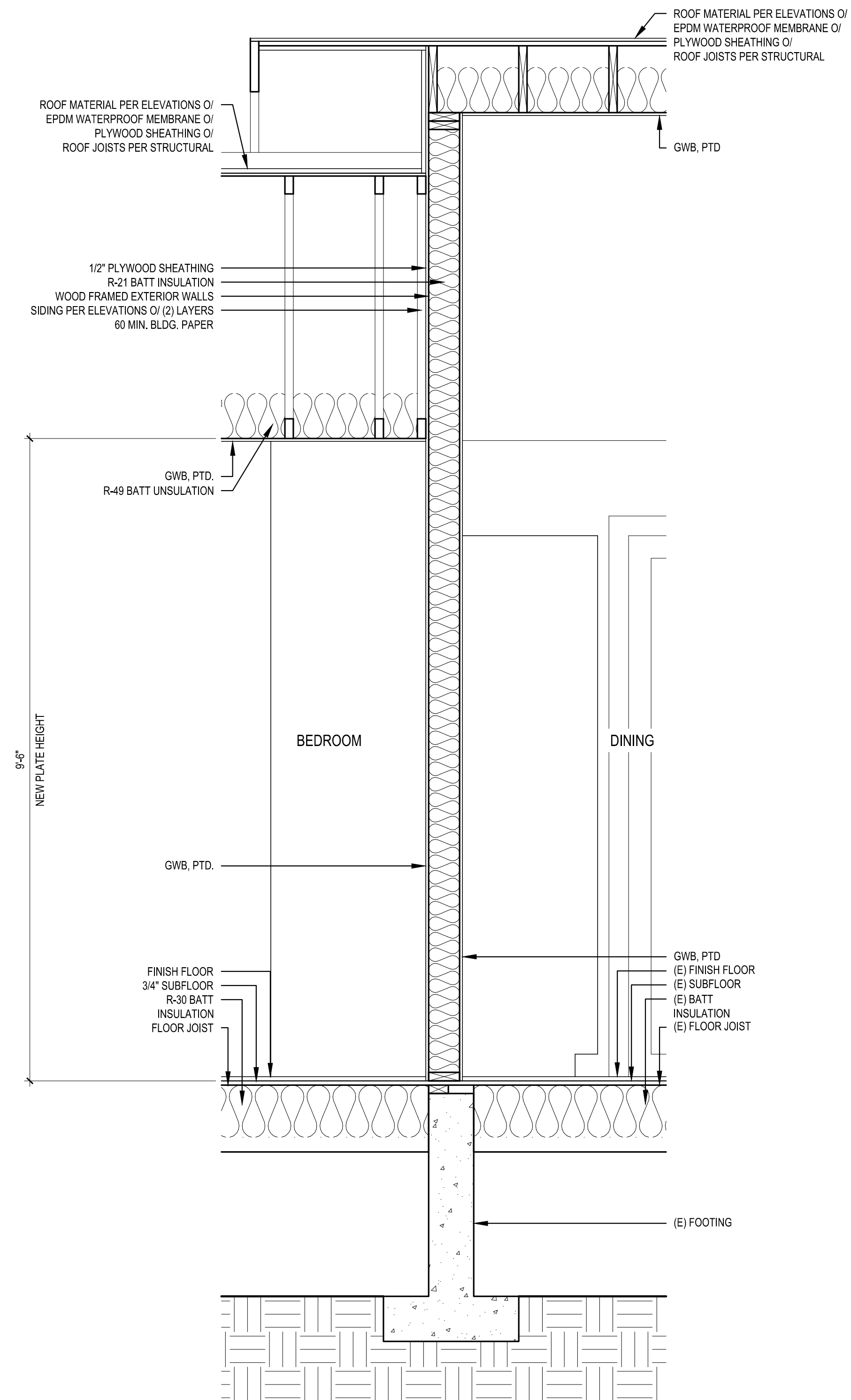
PLOT DATE: 4/12/2023
 DRAWN BY: JM
 CHECKED BY: BJS

SHEET
A4.0

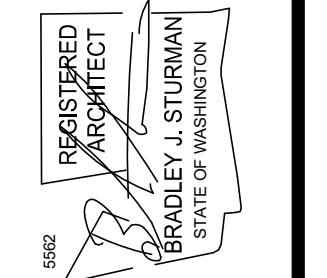
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



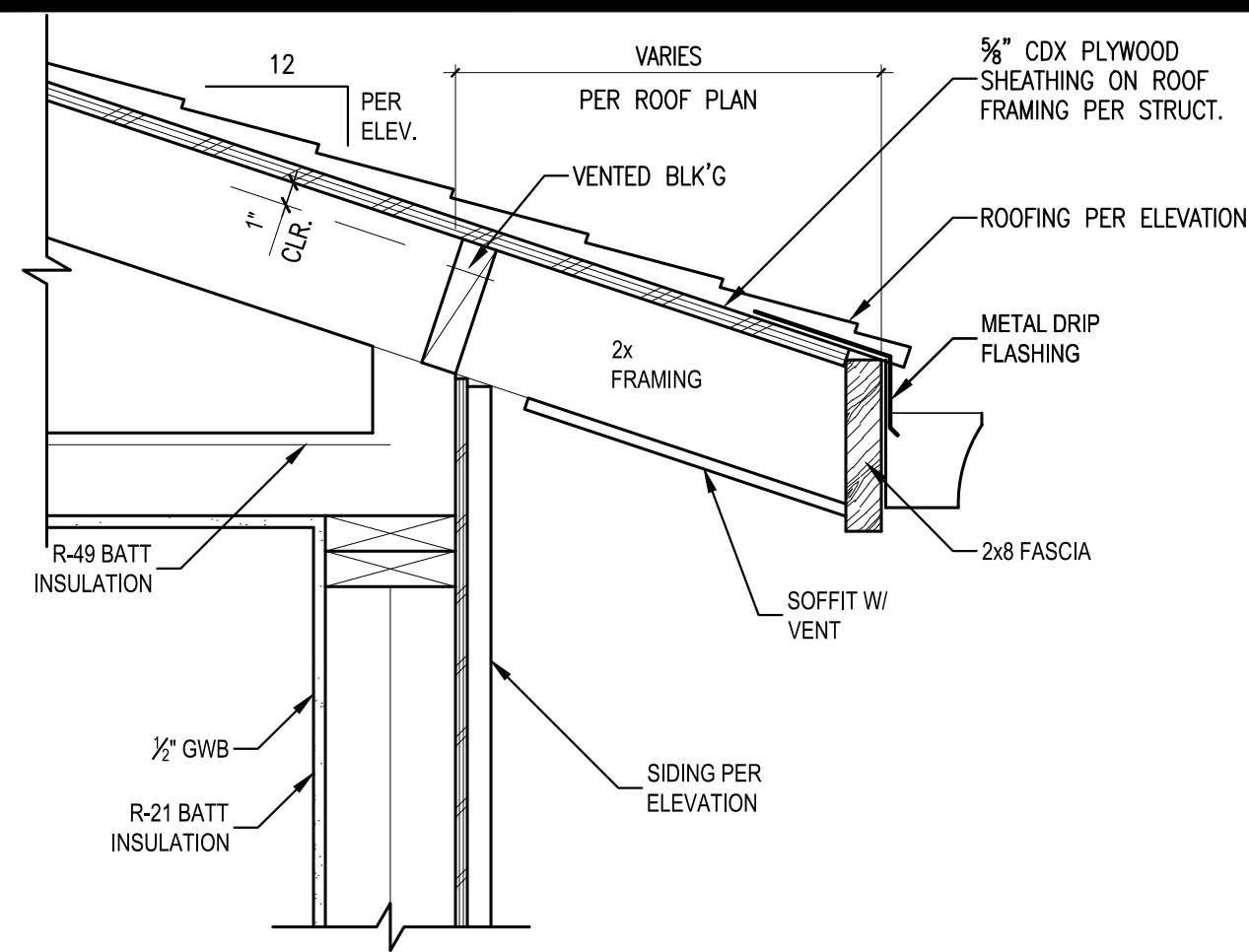
WALL SECTIONS

REVISIONS:

PLOT DATE: 4/12/2023
DRAWN BY: JM
CHECKED BY: BJS

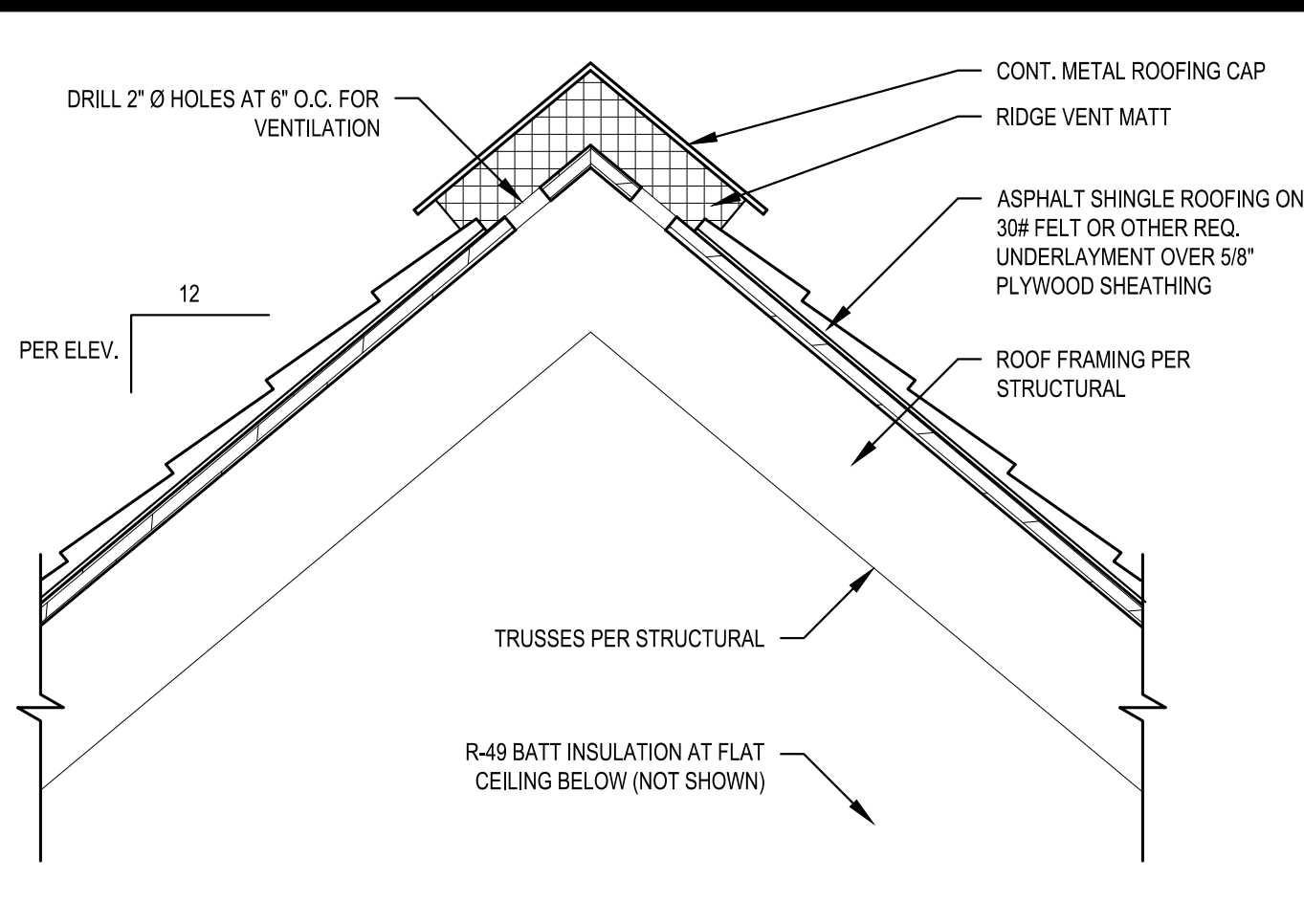
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SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 4/12/2023



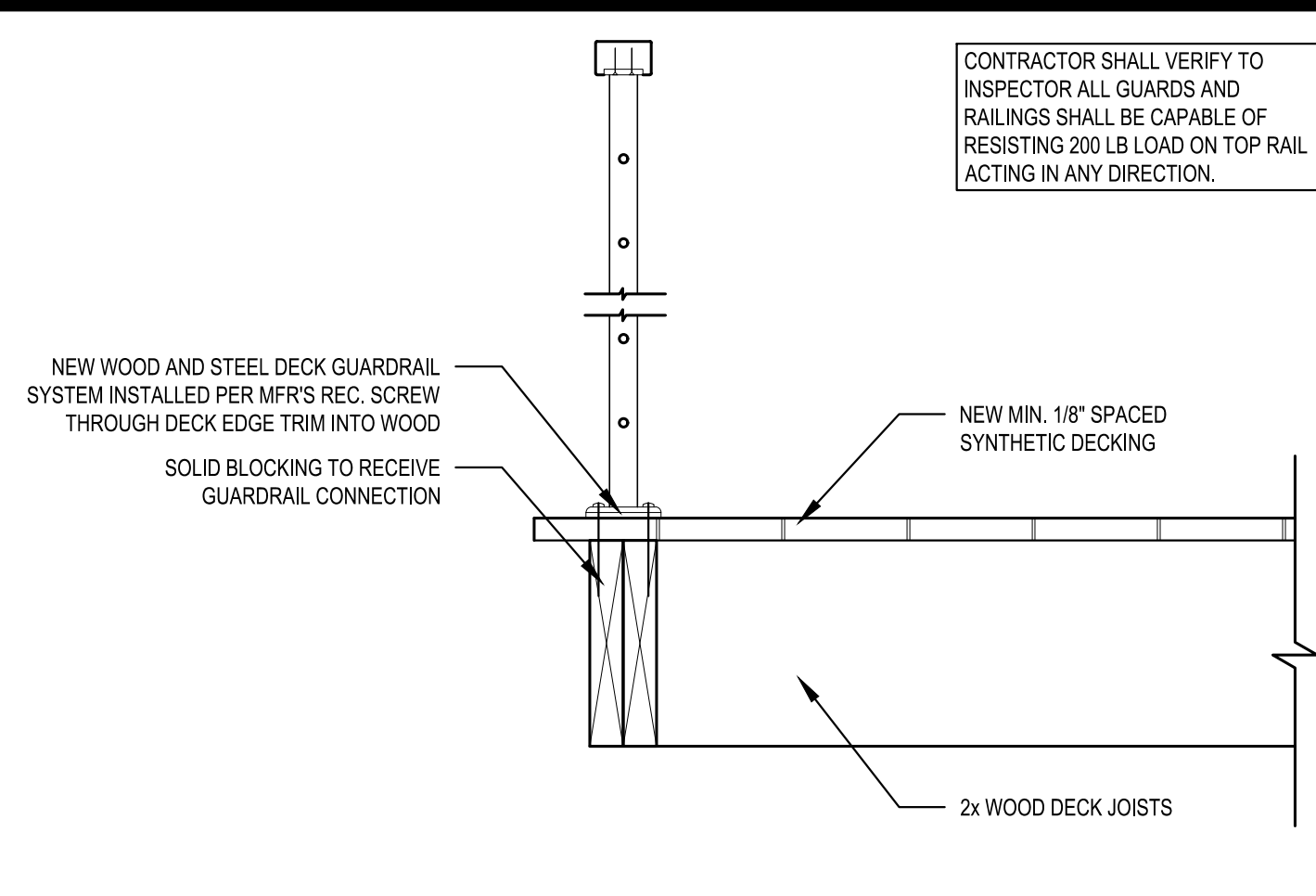
1 TYPICAL ROOF EAVE DETAIL

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



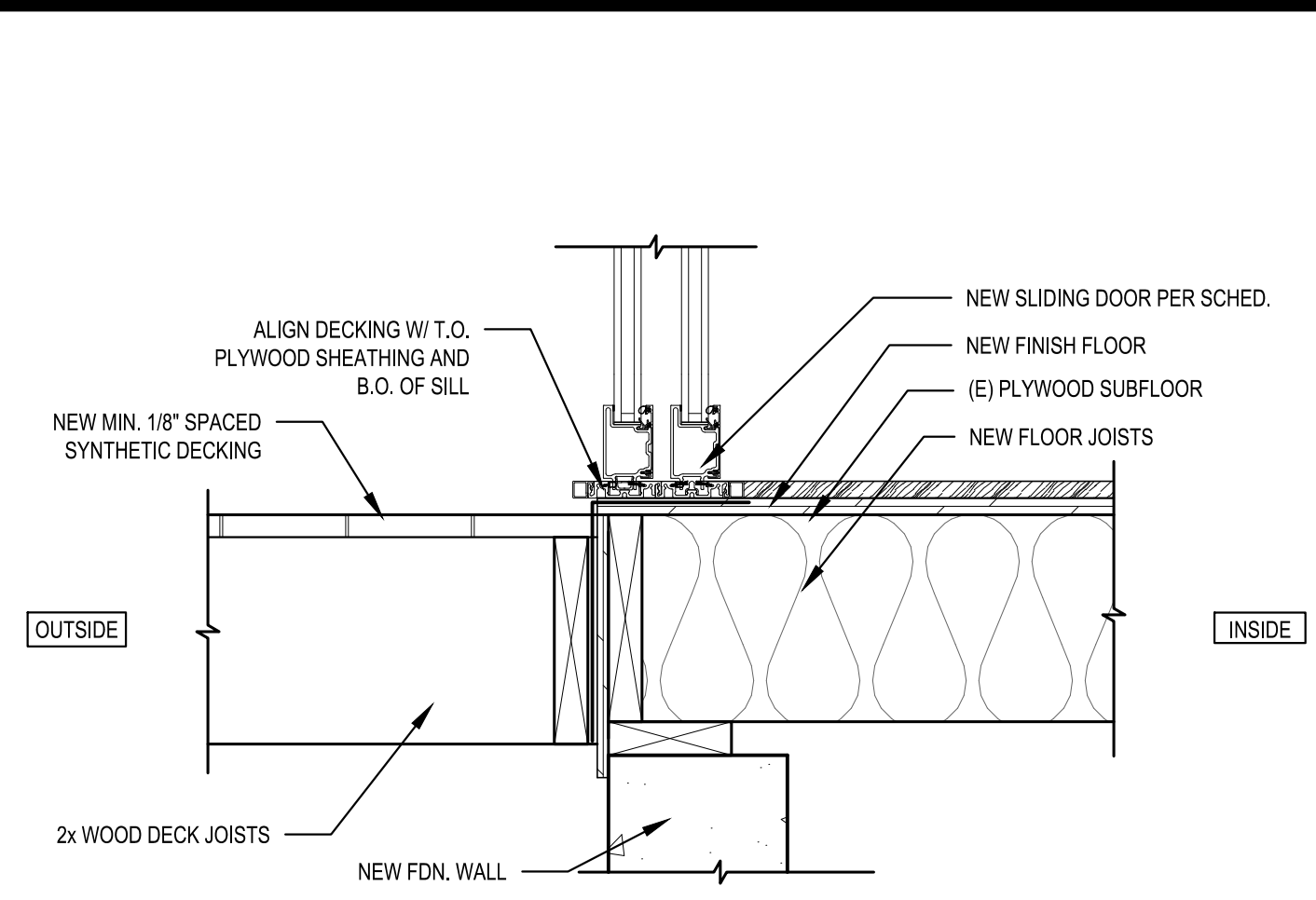
2 TYPICAL ROOF RIDGE VENT DETAIL

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



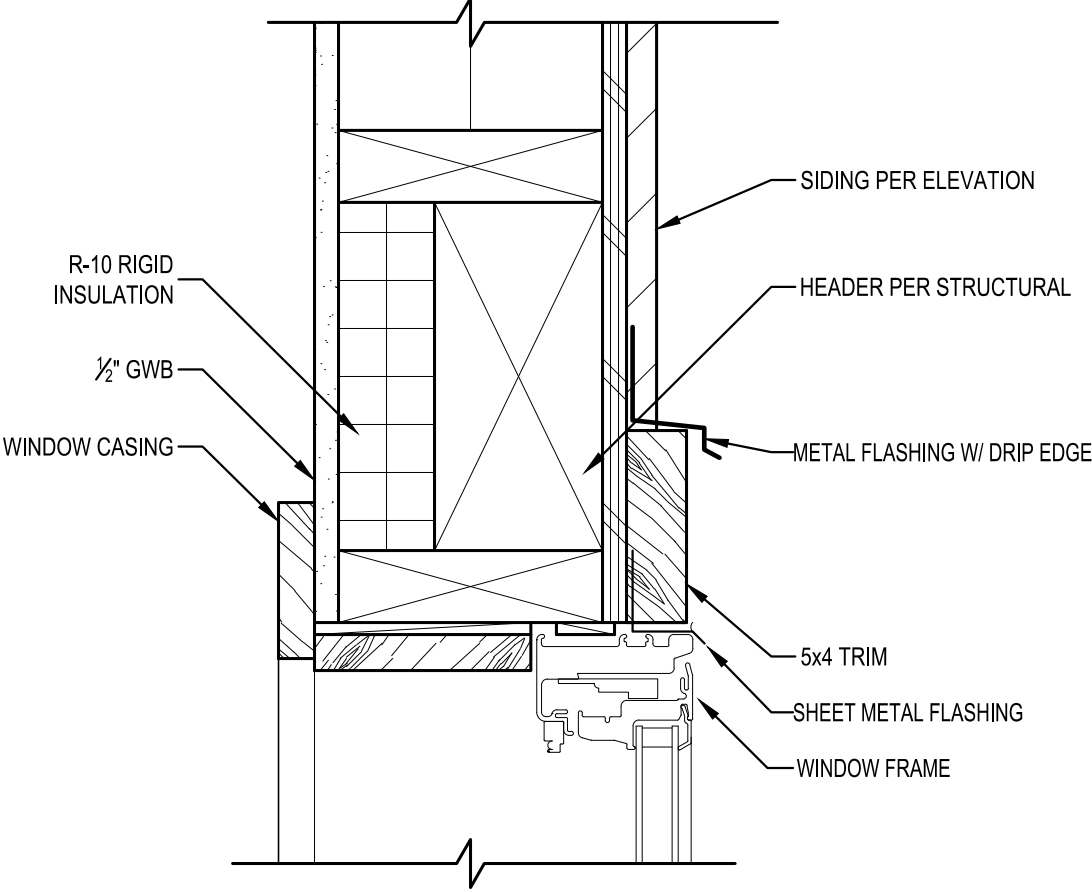
3 DECK RAILING ATTACHEMENT

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



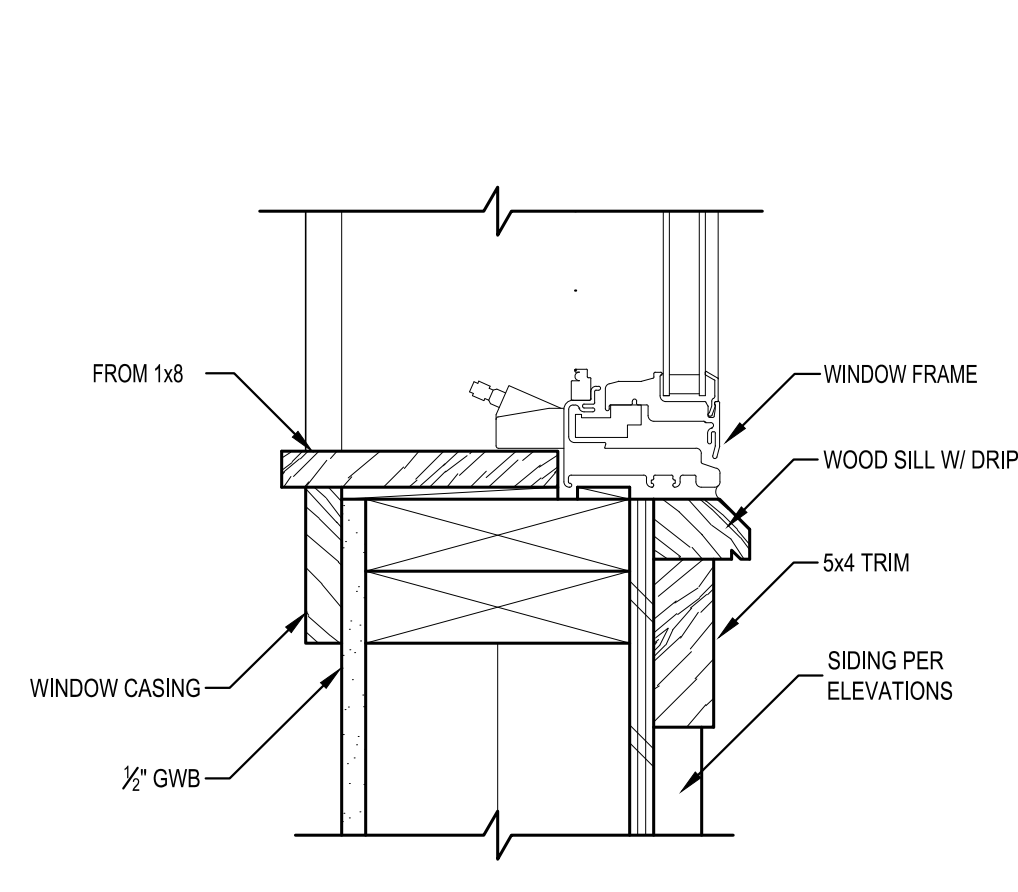
4 DECK/HOUSE THRESHOLD

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



5 TYPICAL WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



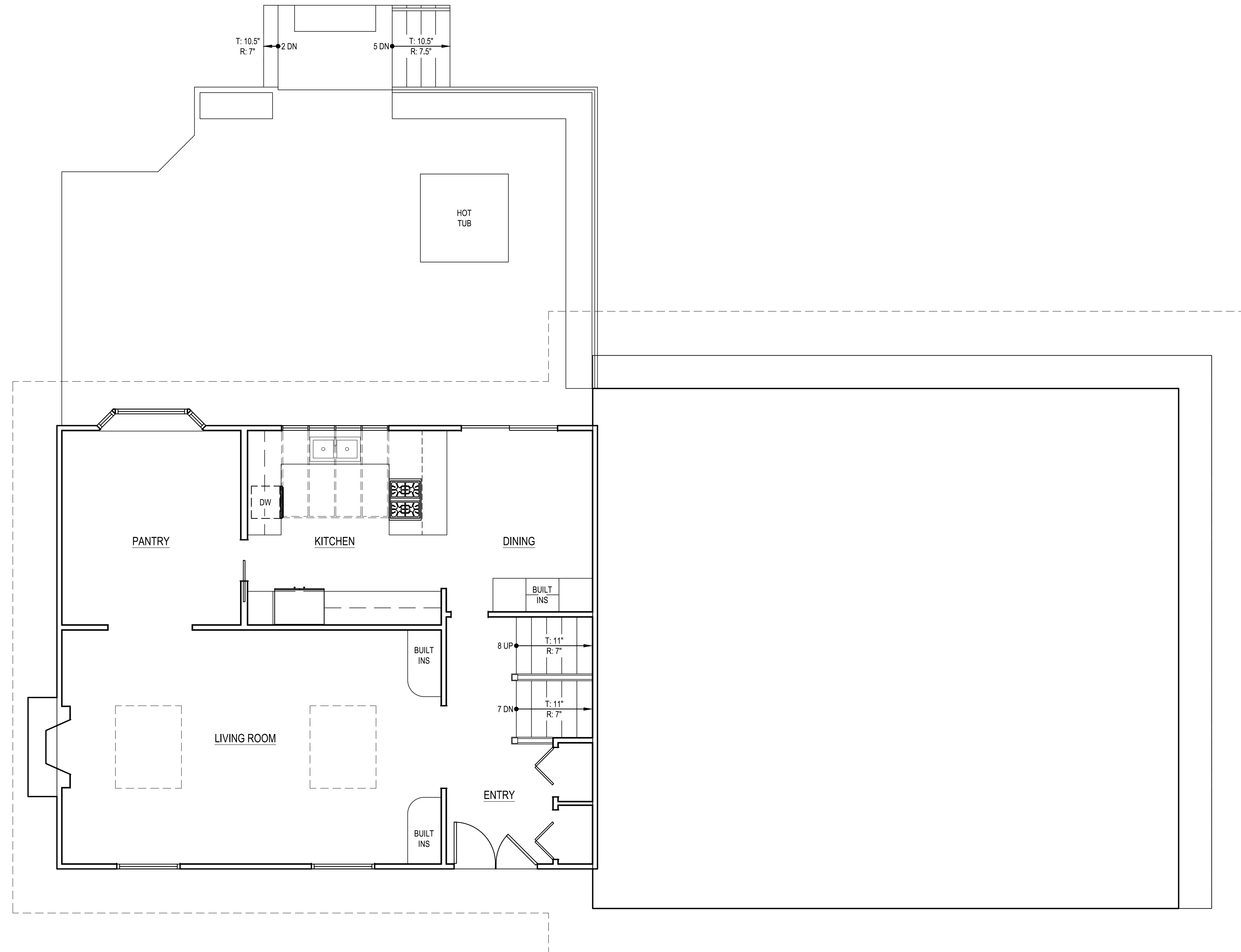
6 TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

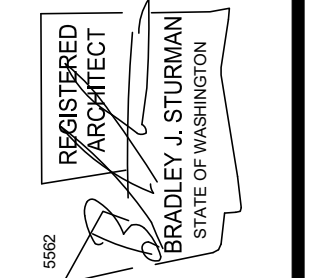
DETAILS

REVISIONS:	
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▲	
PLOT DATE:	4/12/2023
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET
 4/12/2023



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



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KNOTZ REMODEL
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MERCER ISLAND, WA 98040

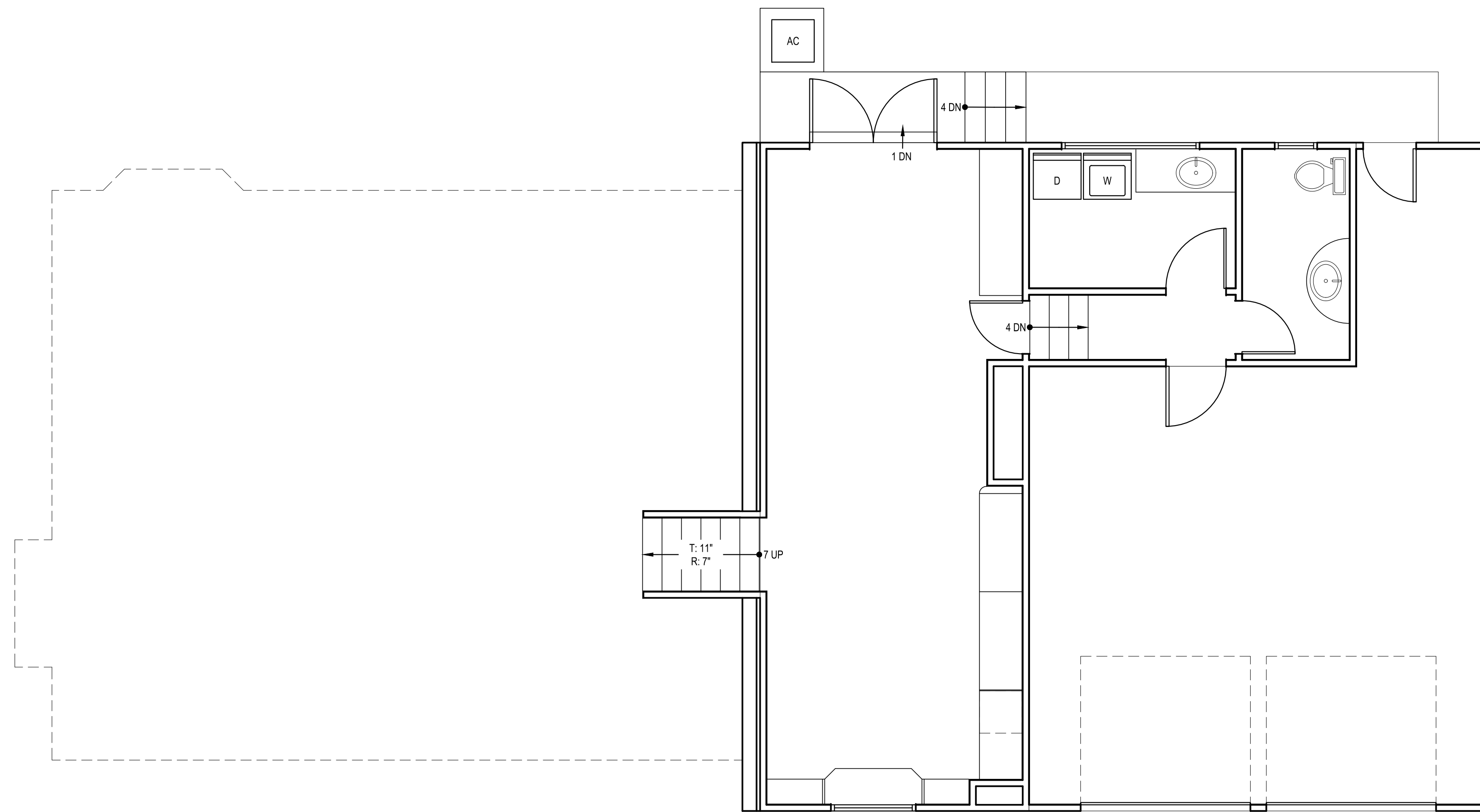
AS BUILT MAIN FLOOR PLAN

REVISIONS:

PLOT DATE: 4/12/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
AB1

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 4/12/2023



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 4/12/2023



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AS BUILT LOWER FLOOR PLAN

REVISIONS:

PLOT DATE: 4/12/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET **AB2**