Parcel Number			335850-0	265		
PROJECT DESCRIPTION			DDEL/ADDI STER BEDR BATH	ООМ	/CL	
Lot Square Footage 23,225						
Address 8097 W MEI MERCER ISLAN)40
Property Owner Name MALCOLM & DEBRA BUX				XTON		
Owner's Address 8097 W				MERCER	WAY	
Owner's Phone			949-637	-508	8	
Owner's Email			debra@world	landw	illow	.com
						AND BUILD
Applicant's Address	1520	9 8	4TH AVE CT		ALLU	IP WA 98375
Applicant's Phone			253-466-			
Applicant's Email		_	bpeck@pnwd			
Is Project Part of a PRD?	YES,	\simeq	approves	f yes appli i PRD star	cant to	provide a copy of with each applicant
TABLE 2 – SETB	ACKS	_	Domiland for 7			Description
Front		_	Required for Zo	ліс		Proposed
side/Interior (each side in	feet)	-	7.5			xx
Side Street			N/A			ХХ
Rear			25'			xx
Garage/Car port Building Seperation:			N/A 10'			xx
Alley:			N/A			xx
Shoreline Buffer by Design	ation		N/A		XX	
Stream Buffer			N/A			XX
TABLE 3 - LOT COVERAGE Maximum Allowed Total						
House w/eaves				///		2261
Boat shed	\angle				264	
Decks 30 inches or greater in h CONC. PATIOS	eight		/////	///		1,280 144
Accessory Structures; SHED			/////	///		200
Other (explain): PRIVATE DRI						3231
WALKWAY Total amount of lot coverage	je:	\vdash	8,128.75	///		7,380
Total lot square footage			23,225			
Percentage of lot coverage	N/I/OI	Ļ	35%			31%
TABLE 4 - IMPER	VIUL	Ma	ximum Allowed	Propo	sed	EXISTING
_ot coverage square footag	е		XX	100)	4149
Oriveways and walkways Other (explain)			xx xx	XX		3231
Total amount impervious su	rface:		8,128.75	///	\overline{Z}	7,380
otal lot square footage:			23,225	ХX		
Percentage of impervious co TABLE 5 — BUILD			35% IGHT			31%
	VATION		WALL SEGMENT	LENGTI	l E	LEV x LGTH
Elevation A 2 Elevation B 2			a = 29			796.5 336.0
Elevation C 30			b = 12 c = 35			1050.0
Elevation D 24.5' d = 36.0				882.0		
Elevation E 20.5' e = 64.50 Elevation F 24.5' f = 24.0						1322.25
TOTAL 154.25' 201						582.0 4968.75
Show Calc: (4968.75)/201= 24.72'						
TABLE 6 — LOT SLOPE						
HIGH POINT OF LOT 97.5' LOW POINT OF LOT 10.0'						
DISTANCE BETWEEN HIGH & LOW PTS 260'						
ELEVATION DIFFERENCE						87.5' 33.7% SLOPE
87.5'/260x100 =						

SHORE OF TR 583 LY SLY OF LN DAF - BEG AT NE COR SD TR 583 TH S 23-28-13 W 200 FT TH N 75-53-10 W TO BDRY BTWN 583 & 584 AS PER SCC # 80-2-00670-3 REC # 8107100752 SURV 8107109001 TGW SH LDS & UNPLTD STRIP ADJ AKA LOT B MI LLA 85-01-01

SILT FENCE HOME · DESIGN SETBACK/EASEMENT 58 CLEANOUTS CATCH BASIN SETBACK EXISTING CONTOURS 459 PROPOSED CONTOURS EXISTING WATER TO WEST MERCER WAY EXISTING SEPTIC EXISTING SURFACE PROPOSED SURFACE EXISTING AREA ADDITION AREA REMODEL AREA (E)SHED Ave Ct 98375 316 SETBACK NORTHWEST TABLE 7 — BASEMENT FL AREA CALCULATION WALL SEGMENT | LENGTH x | COVERAGE= | RESULT 15209 84th Av Puyallup Wa. 9 (253)466—381 57% 100% 33% PACIFIC 36' 36% 2ND -42% 24' 57% STORY -EXISTING N/A 111% (N)2ND 800 SQ x 111% REMODEL: 888 EXCLUDED FROM GROSS FL ACCESS ROAD ADDITION DATE: 03/01/2023 PROJECT NUMBER: 23-0206 SUBJECT VICINITY MAP N.T.S. PROPERTY EXISTING / HOUSE ake View (E)BOAT 335850 (E)DECK 0287 (N)DECK (E)DECK (E)10' SANITARY SEWER 2 (E)DECK EASEMENT NO.5776705 EXISTING STURUCTURE (E)DOCK MERCER ISLAND KING COUNTY, WASHINGTON APPR 5-18-87 Engineering Scale: 1" = 30' Parcel Number: 335850-0265 Applicant Name: Debra Buxton Site Address: 8097 Mercer Way Mercer Island, Wa. 98040 Sheet <u>1</u> of <u>1</u> Permit Number:

HIGH POINT

97.5'

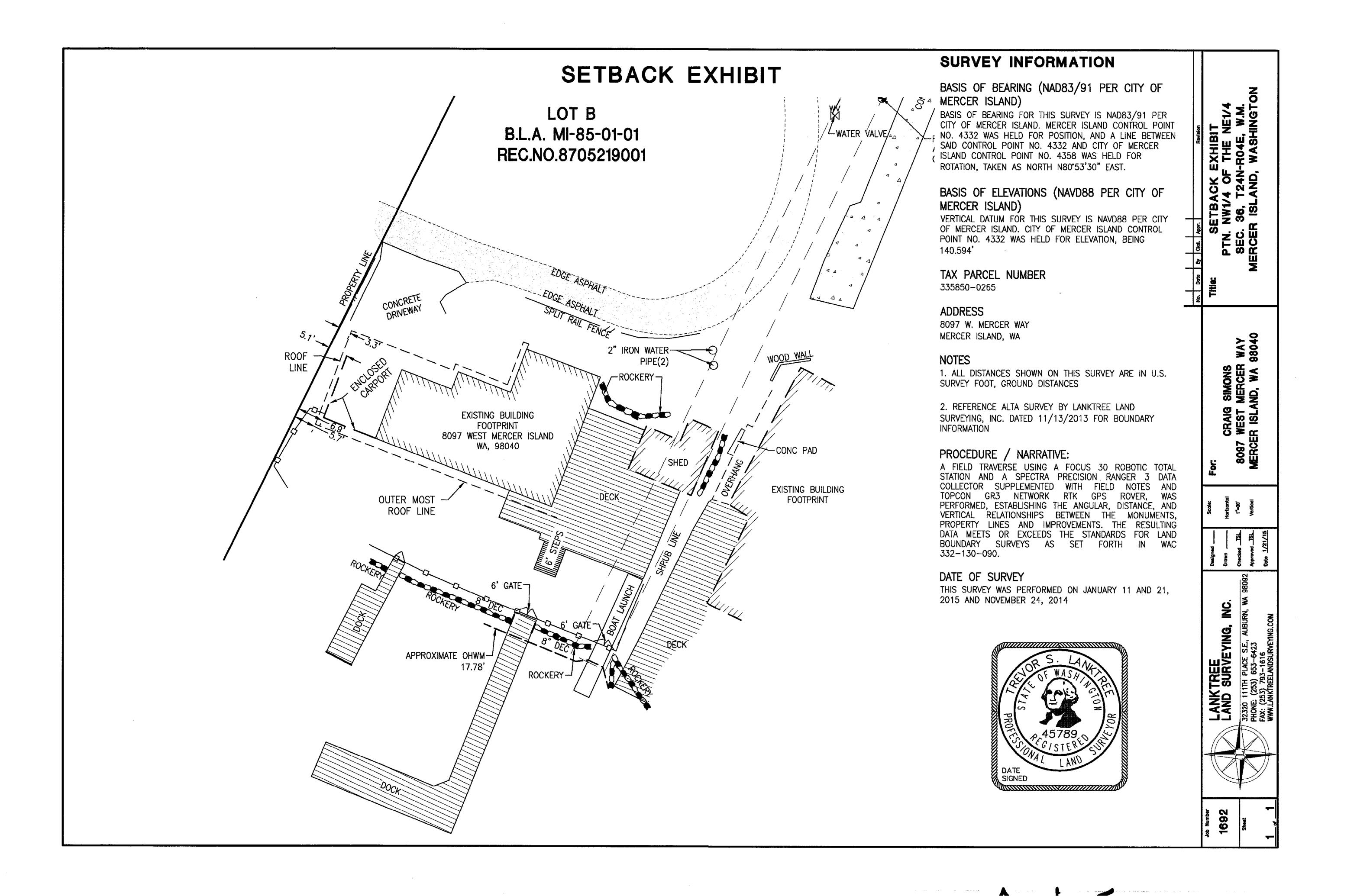
OVERALL SITE PLAN

LEGEND

FENCE

EDGE OF PAVEMENT RIGHT-OF-WAY PROPERTY LINE

PNDB





DRAWING SCHEDULE

S-1 SITE PLAN S SURVEY

A1-Ø COVER SHEET/ GENERAL NTS

A2-1 (E) BASEMENT FL PLAN

A2-2 (E) MAIN FL PLAN

A2-3 (E) SECOND/DEMO. FL PLAN A2-4 (N) PROPOSED SEC. FL PLAN

A2-5 NEW/EXISTING ROOF PLAN

A3-1 FRAMING PLANS - SEE STRUCTURALA3-2

A4-1 (E) ELEVATIONS

A4-2 (E) ELEVATIONS A4-3 (N) ELEVATIONS

A4-4 (N) ELEVATIONS

A5-1 (N) ELEVATION
A5-1 (N)SECTIONS

A6-1 DETAILS

AT-1 GENERAL NOTES

48-1 ENERGY SHEETS

SI.1 STRUCTURAL

S2,1 STRUCTURAL

62.2 STRUCTURAL

S2.4 STRUCTURAL

TAX PARCEL NO.

335850-0265

ZONING CODE

CLASSIFICATION: 1101-SINGLE FAMILY DWELLING

LOT AREA: 23,225 SF

LEGAL DESCRIPTION

HILLMANS C D SEA SHORE LAKE FRONT TR 463 THRU
466 TGW POR OF TR 583 LY SLY OF LN DAF - BEG AT
NE COR SD TR 583 TH S 23-28-13 W 200 FT TH N
T5-53-10 W TO BDRY BTWN 583 & 584 AS PER SCC #
80-2-00670-3 REC # 8107100752 SURV 8107109001 TGW
SH LDS & UNPLTD STRIP ADJ AKA LOT B MI LLA
85-01-01 APPR 5-18-87

BUILDING CODE

ALL WORK TO CONFORM TO:

2018 INTERNATIONAL BLDG. CODE (IBC)

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2018 WASHINGTON STATE ENERGY CODE,

RESIDENTIAL PROVISIONS (WSEC)
2018 UNIFORM PLUMING CODE (IAPMO)

AS AMENDED BY CITY OF MERCER ISLAND AND AUTHORITIES

OF JURISDICTION.

MECHANICAL & ELECTRICAL PERMITS TO

BE ACQUIRED BY OTHERS

PLUMBING PERMITS TO BE ACQUIRED BY OTHERS

PROJECT DESCIPTION

REMODEL/ADDITION OF EXISTING MASTER
BEDROOM/CLOSET & BATHROOM, ADDED MASTER CLOSET
TOTAL 176 LIVING SPACE, TOTAL REMODEL 660SF

ALTERATIONS TO AN EXISTING BUILDING SYSTEM SHALL CONFORM TO THE PROVISIONS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, RESIDENTIAL PROVISIONS, AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION W/O REQUIRING THE UNALTERED PORTION OF THE EXISTING BUILDING SYSTEM TO COMPLY WITH THIS CODE. SEE R502.1

ADDITION FOOTAGE CALCULATION:

PRO. REMODEL SEC FL 176 SQ.FT.

 (N)SEC FL
 660 SQ.FT

 (E) MAIN FL
 1,468 SQ.FT

 (E) SEC. FL
 1,530 SQ.FT

 (E) BASEMENT
 800 SQ.FT

 TOTAL SQ.FT:
 4,458 SQ.FT

(E) GARAGE 307 SQ.FT.
(E) WOOD DECK 1,180 SQ.FT.
(N) WOOD DECK 100 SQ.FT.

ENERGY CODE

CODE: WASHINGTON STATE ENERGY CODE, 2018 EDITION, PRESCRIPTIVE METHOD, TABLE R 402.1.1 OR BETTER WITH MINIMUM BELOW: INSULATION:

ROOF: FLAT CEILING R-49
ROOF: FLAT CEILING - A. FRAMING R-38
WALLS: R-21

WALLS (BELOW GRADE): R-10/15/21 INT+TB SLAB (FULL) R-10

R-3.5

FLOORS: R-38 E.C. = .5

WATER SUPPLY: FENESTRATION:

FENESTRATION U-FACTOR: U-.28 E.C.= .5 SKYLIGHT U-FACTOR: U-.50

ENERGY EFFICIENCY REQ.

OPTION: 1.3 CREDIT VALUE: Ø.5 TOTAL CREDITS: 3.0 OPTION: 2.1 CREDIT VALUE: Ø.5

OPTION: 3.1 CREDIT VALUE: 1.0
OPTION: 5.3 CREDIT VALUE: 1.0
*See sheet A8-1 for complete description

OWNERS:

Malcolm and Debra Buxton

CONTACT: (949)-637-5088

ADDRESS: 8097 Mercer Way

Mercer Island, WA. 98040

EMAIL: debra@worldandwillow.com

DESIGNER/DRAFTER:

PACIFIC NORTHWEST DESIGN AND BUILD CONTACT: (253) 466-3816

ADDRESS: 15209 84TH AVE CT E PUYALLUP WA. 98375

CONTRACTOR:

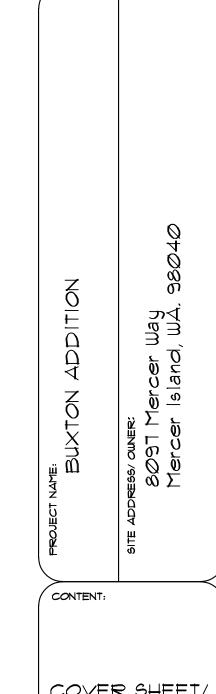
Owner Contractor: WORLD AND WILLOW CONTACT: (949)-637-5088

ADDRESS: 8097 Mercer Way

Mercer Island, WA. 98040

SUBJECT
PROPERTY

MERCER ISLAND, WASHINGTON



PNDB

HOME · DESIGN

REVISIONS:

COVER SHEET, GENERAL INFORMATION

DRAWN BY: BP

DATE: 09/26/2022

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

PROJECT *: A-0194

SHEET NO:

L VARIATIONS FROM CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWING SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR OR PROCEEDING TO THE WORK OR OTHERWISE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COSTS OF ANY NECESSARY REMEDIAL WORK, REUSE OF DOCUMENTS UNAUTHORIZED ALTERATION OF ANY OF THE INFORMATION ON THIS DOCUMENT WILL INVALIDATE THE DOCUMENT.

GENERAL DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS DESCRIBED IN THE CONTRACT
- DOCUMENTS.

 2. WHERE PARTIONS ARE TO BE REMOVED, ALL ELECTRICAL OUTLETS
- SWITCHES SHALL BE DISCONNECTED AT SUPPLY JUNCTION BOX.

 3. WHERE GLUE-DOWN CARPET, RESILIENT FLOORING OR OTHER GLUED FLOORING IS BEING REMOVED, REMOVE ALL ADHESIVES TO LEAVE
- FLOOR WITH SMOOTH, LEVEL SURFACE.

 4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY, SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION.
- 5. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING MATERIALS
 AND FINISHES FROM DAMAGE WHICH MAY OCCUR DURING
 CONSTRUCTION. DAMAGE TO EXISTING MATERIALS, FINISHES,
 STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED
 TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE
 CONTRACTOR
- CONTRACTOR.

 6. THE SUB-CONTRACTORS SHALL REMOVE ALL WASTE MATERIALS AND CLEAN AREA ON A DAILY BASIS, AND THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE.

 7. THE CONTRACTOR SHALL CAREFULLY STOCKPILE ANY DOORS,
- FIXTURES, ETC., THAT THE OWNER MAY DEEM FIT FOR FUTURE USE..

 3. OWNER SHALL RESERVE THE RIGHT TO KEEP ALL SALVAGEABLE MATERIALS SUCH AS CABINETRY, DOORS, & HARDWARE, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC.

WALL LEGEND

EXISTING WALL

DEMO. WALL

DEMO. NOTE

DEMOLITION SCHEDULE

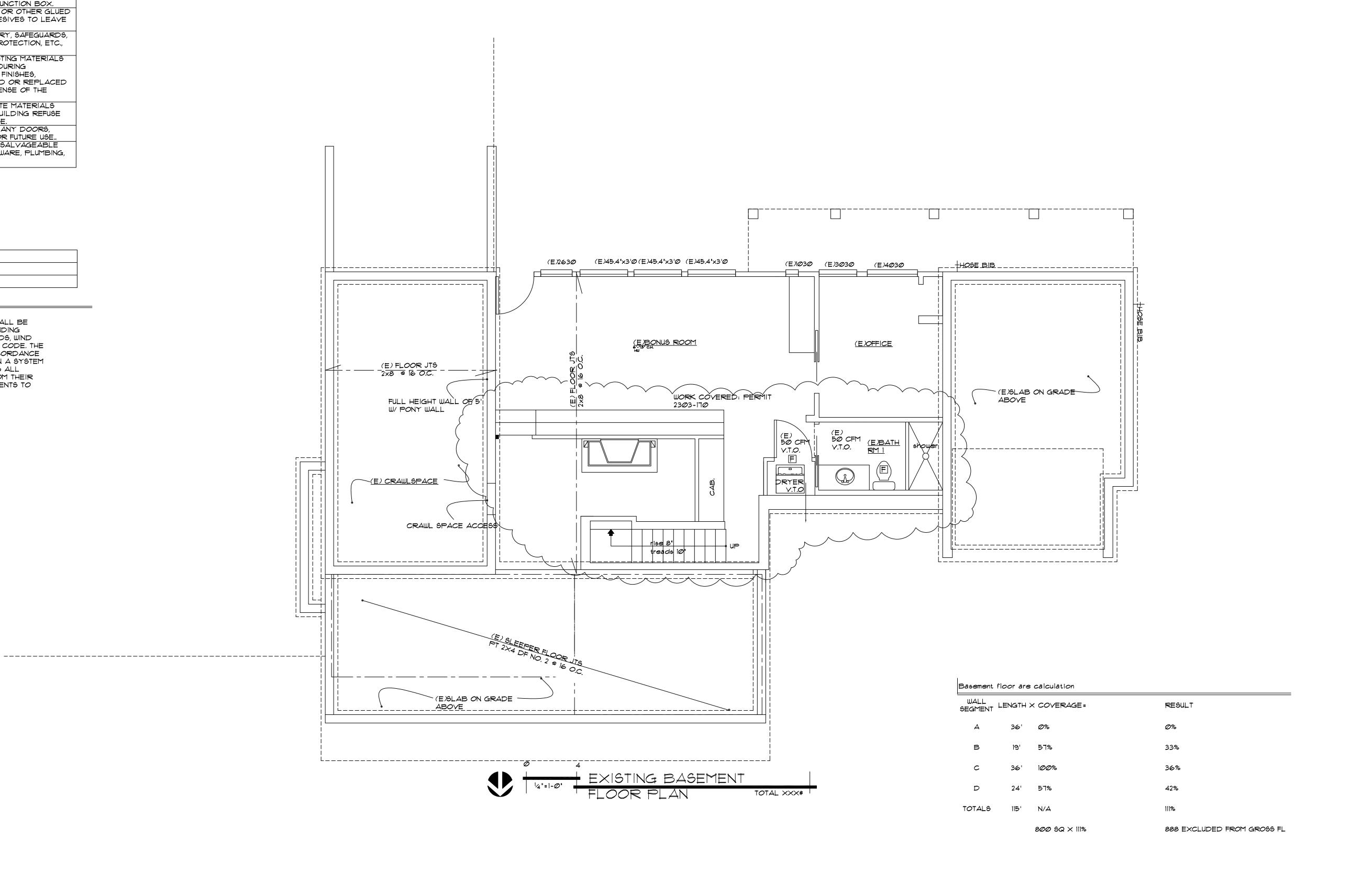
MK REMARKS

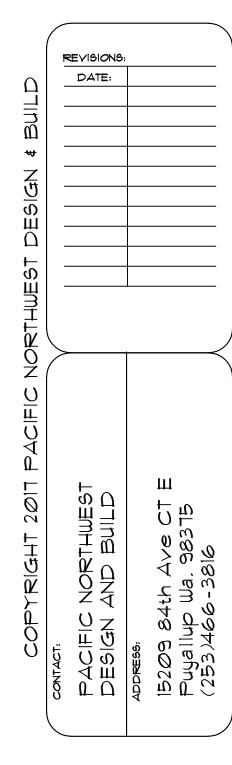
1 NO DEMOLITION HAPPENING IN BASEMENT

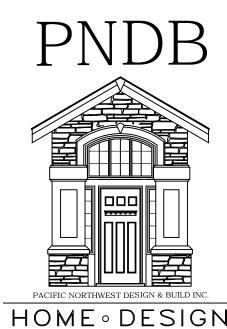
NOTES:

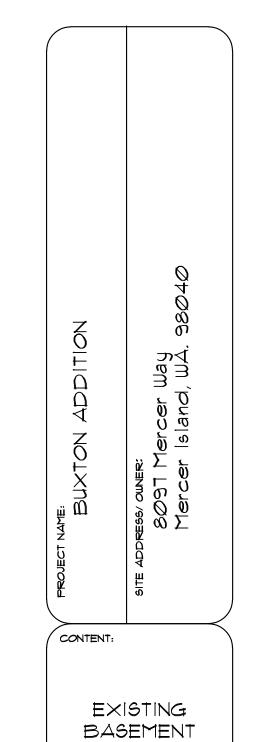
R 301.1 APPLICATION.

BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, WIND LOADS AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE. THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE SHALL RESULTS IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS ALL REQUIREMENTS FOR THE TRANSFER OF ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.









DRAWN BY: BP

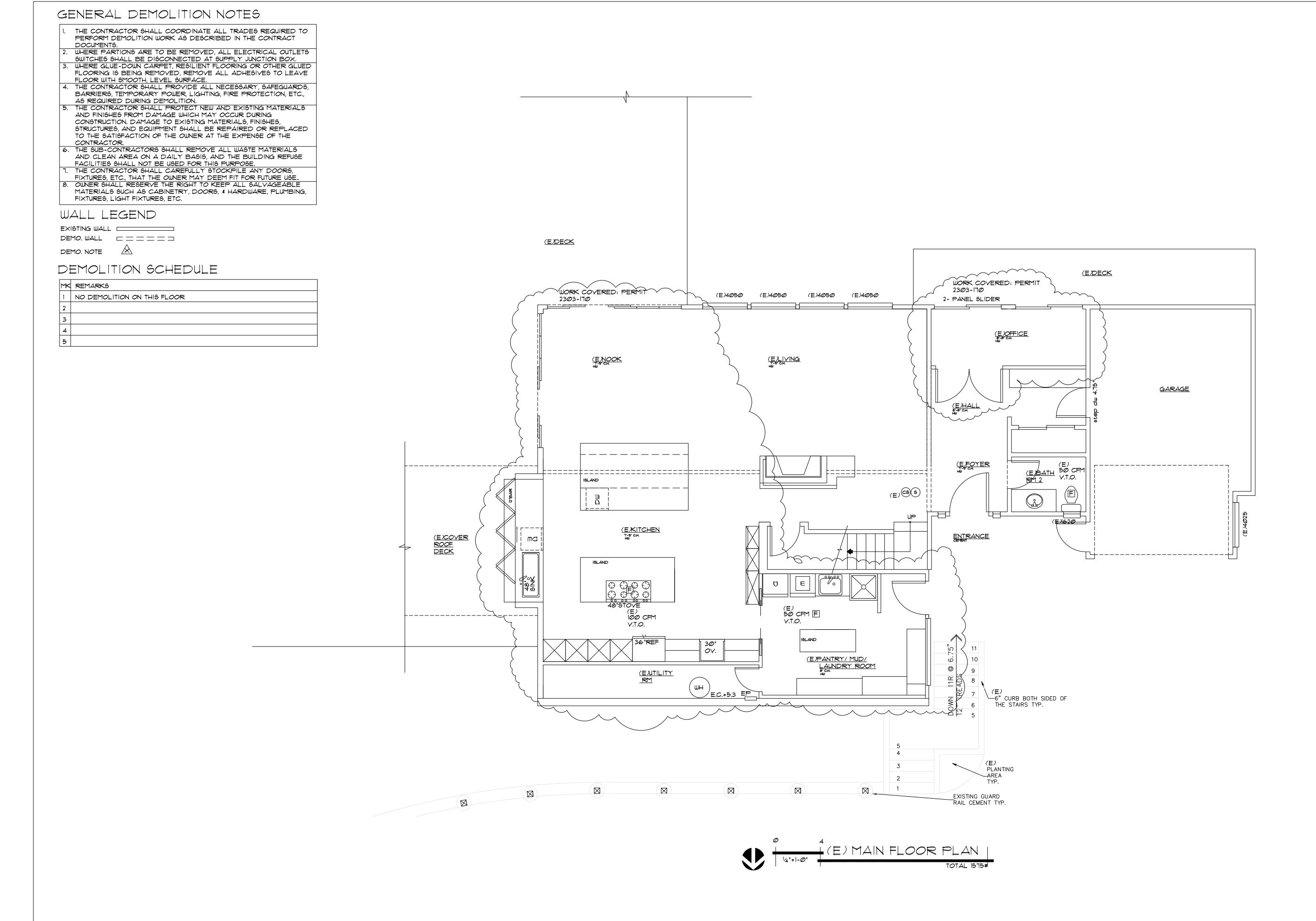
DATE: 09/26/2022

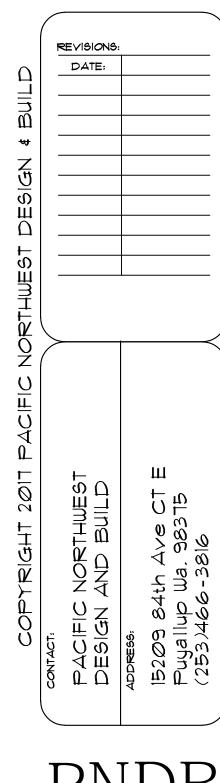
6CALE: 1/4'=1'-0'

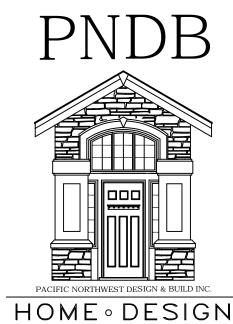
PROJECT *: A-0194

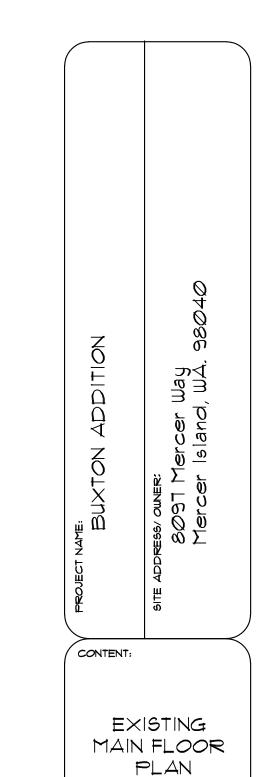
SHEET NO:

FLOOR PLAN









DRAWN BY:	BP BB		
DATE:	<i>0</i> 9/26/2 <i>0</i> 22		
SCALE:	1/4"=1'-@"		
PROJECT *:	A-Ø194		
SHEET NO:			
Х			

GENERAL DEMOLITION NOTES

- . THE CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- 2. WHERE PARTIONS ARE TO BE REMOVED, ALL ELECTRICAL OUTLETS
 SWITCHES SHALL BE DISCONNECTED AT SUPPLY JUNCTION BOX.
 3. WHERE GLUE-DOWN CARPET, RESILIENT FLOORING OR OTHER GLUED
- FLOORING IS BEING REMOVED, REMOVE ALL ADHESIVES TO LEAVE FLOOR WITH SMOOTH, LEVEL SURFACE.

 4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY, SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC.,
- AS REQUIRED DURING DEMOLITION.

 5. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. DAMAGE TO EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR
- CONTRACTOR.

 6. THE SUB-CONTRACTORS SHALL REMOVE ALL WASTE MATERIALS
 AND CLEAN AREA ON A DAILY BASIS, AND THE BUILDING REFUSE
- FACILITIES SHALL NOT BE USED FOR THIS PURPOSE.

 1. THE CONTRACTOR SHALL CAREFULLY STOCKPILE ANY DOORS, FIXTURES, ETC., THAT THE OWNER MAY DEEM FIT FOR FUTURE USE...

 8. OWNER SHALL RESERVE THE RIGHT TO KEEP ALL SALVAGEABLE
- 3. OWNER SHALL RESERVE THE RIGHT TO KEEP ALL SALVAGEABLE MATERIALS SUCH AS CABINETRY, DOORS, & HARDWARE, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC.

WALL LEGEND

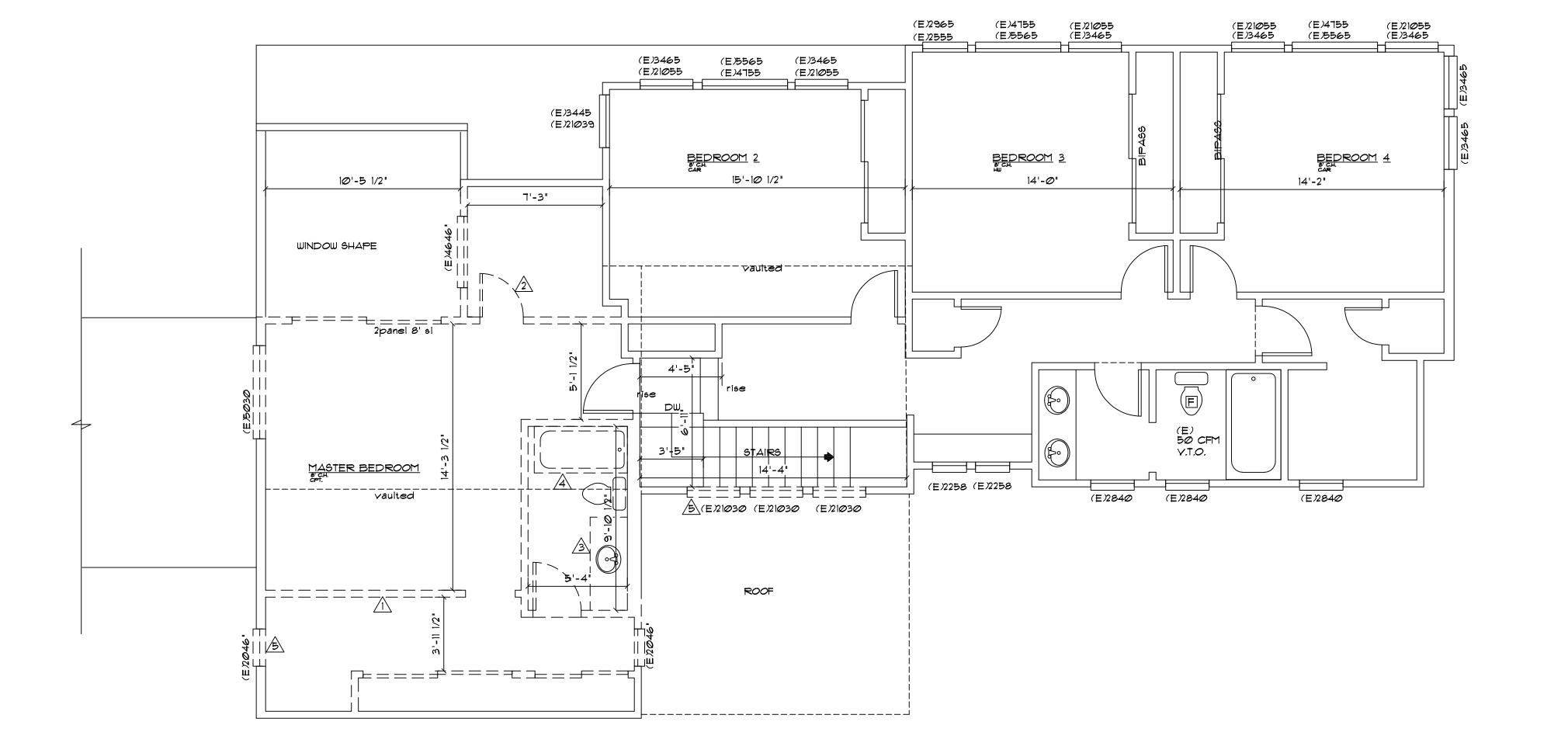
EXISTING WALL

DEMO. WALL

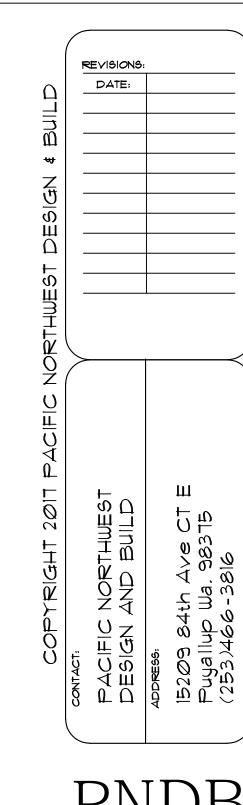
DEMO. NOTE

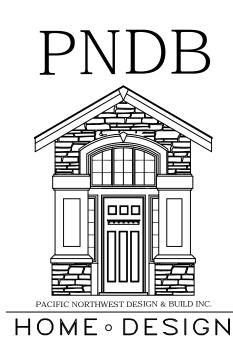
DEMOLITION SCHEDULE

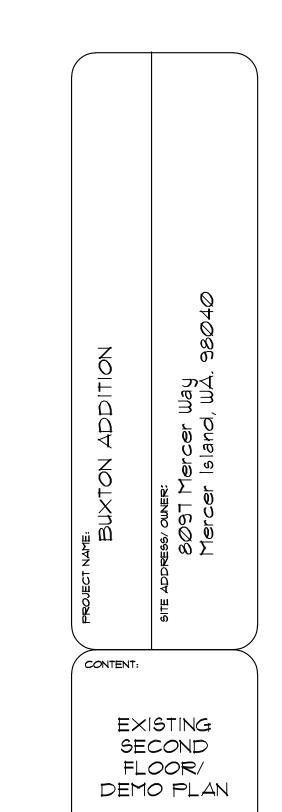
MK	REMARKS
1	REMOVAL OF WALL, FILL IN AND REPAIR, WHERE NEEDED
2	REMOVAL OF DOOR, FILL IN AND REPAIR WHERE NEEDED
3	REMOVAL OF CABINETS & APP., FILL IN AND REPAIR
4	REMOVAL OF PLUMBING FIXTURES, FILL IN AND REPAIR
5	REMOVAL OF WINDOWS, FILL IN AND REPAIR











09/26/2022

PROJECT *:

SHEET NO:

NOTES:

1. FIELD VERIFY, CONTRACTOR TO BE RESPONSIBLE, BEFORE MOVING INTERIOR WALLS.

WALL LEGEND

NEW WALL

EXISTING WALL DEMO. WALL $\square = \square = \square$

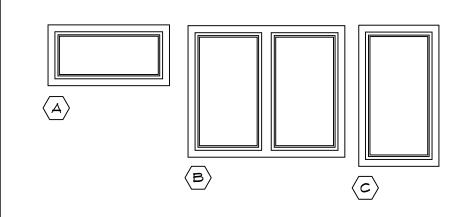
WINDOW SCHEDULE

A 55 x 24 (4720) A 4 F FIXED B 72 x 60 (6050) SL 1 SH SINGLE HUNG C 34 x 65 (21055) C 2 SAFETY GLASS DH DOUBLE HUNG	۲	K SIZE (W x H INCHES)	OP	MFR	QTY	REMARK	4	AWNING CASEMENT
B 12 x 60 (6050)	4	55 x 24 (4720)	A		4) -	FIXED
C 34 x 65 (21055) C 2 SAFETY GLASS DH DOUBLE HUNG	E	3 72 × 60 (6050)	SL		1			· - · · ·
		34 × 65 (21Ø55)			2	SAFETY GLASS	1	DOUBLE HUNG

1. ALL WINDOW AND DOOR HEADERS TO BE INSULATED W/ A

- MINIMUM R-10
- 2. PROVIDE SAFETY GLAZING AT ALL UNITS IN ACCORDANCE WITH IRC R308.4WHETHER INDICATED OR NOT SCREENS @ ALL OPERABLE SECTIONS.

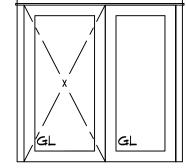
 3. ALL BASEMENT EGRESS WINDOWS TO HAVE A MAX. SILL HEIGHT OF 44-INCHES.
- 4. EGRESS PER IRC SEC 310.

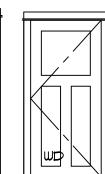


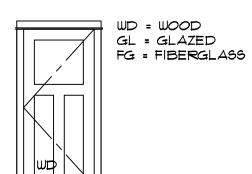
DOOR SCHEDULE

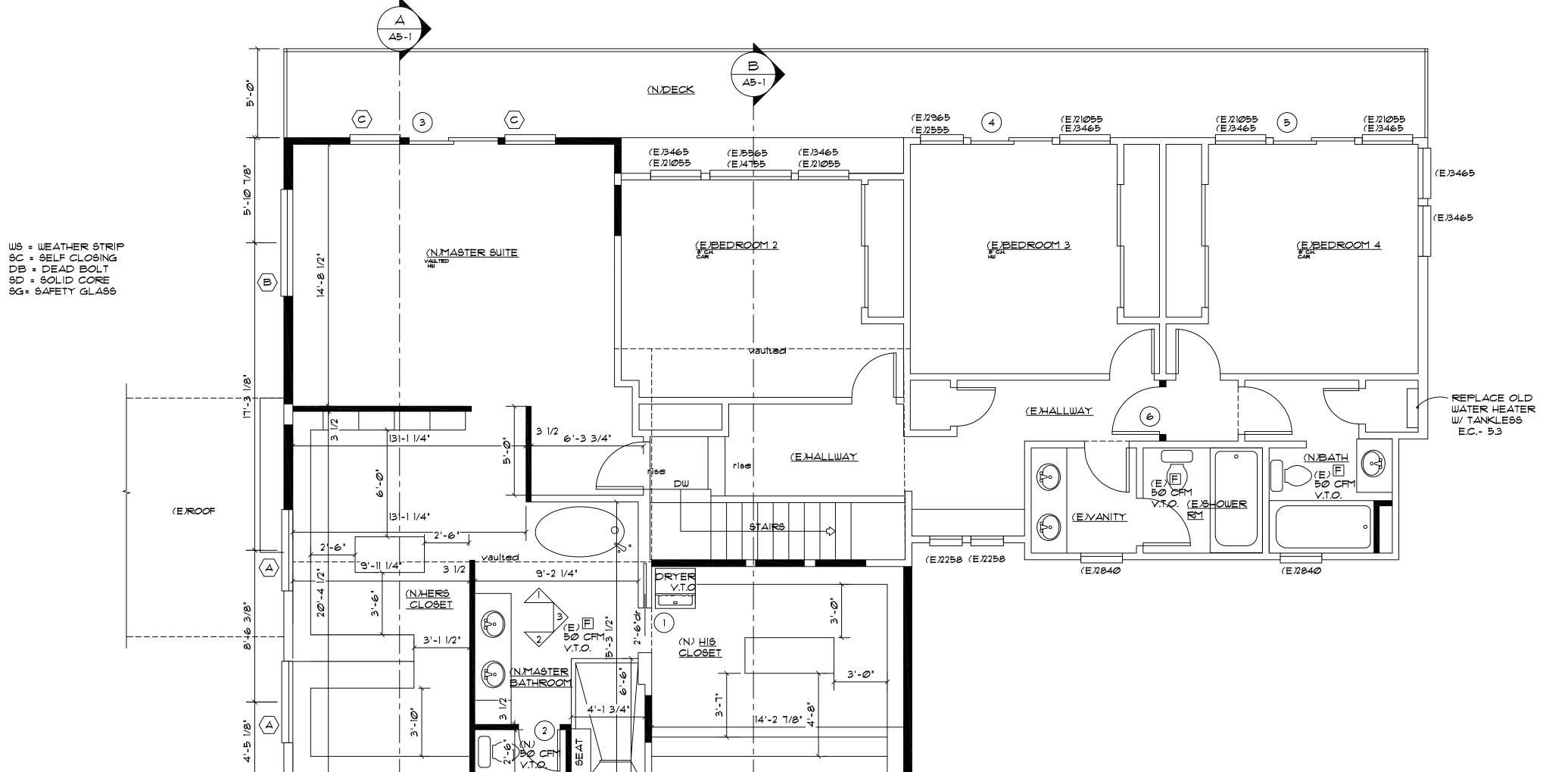
MK	SIZE $(W \times H \times TH)$	TYPE	HDWR	ΕÏΖ	REMARK	U
1	2'-6" × 6'-8" × 1%"	В	1	4	POCKET DOOR] [
2	2'-4" × 6'-8" × 13/8"	В	1	PT]
3	5'-0" × 6'-8" × 1¾"	А	1	MFR	WS, SLIDER, SG	{
4	4'-8" × 6'-8" × 1¾"	A	1	<u> </u>	WS, SG, SLIDER REPLACE EX. WINDOW	
5	4'-8" × 6'-8" × 1¾"	A	1	MFR	WS, SG, SLIDER REPLACE EX. WINDOW	

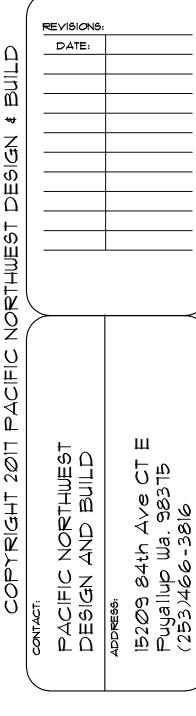
1. ALL WINDOW AND DOOR HEADERS TO BE INSULATED W/ A
MINIMUM R-10
2. INDICATES SPECIFIED DOOR, REFER TO DOOR SCHEDULE
ON THIS SHEET.

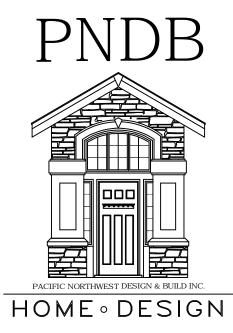


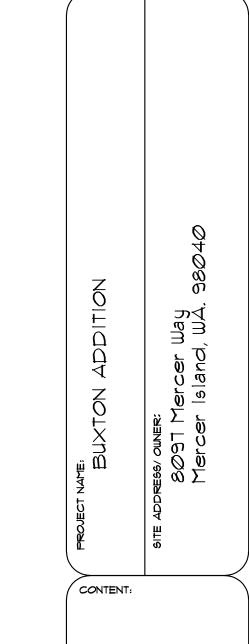












PROPOSED SECOND FLOOR PLAN

DRAWN BY:	<u>p</u>
DATE:	<i>0</i> 9/26/2 <i>0</i> 22
SCALE:	1/4"=1'-0"
PROJECT *:	A-Ø194
SHEET NO:	
X 🦱	·

GENERAL FRAMING NOTES:

PROVIDE SOLID BLOCKING AT BEARING & MIDSPAN (8'-0" MAXIMUM SPACING) AT ALL FLOOR JOISTS AND ROOF RAFTERS.

ALL WOOD IN CONTACT WITH CONCRETE OR SOILS SHALL BE PRESSURE TREATED. BEAMS ENTERING CONCRETE SHALL HAVE MIN. AIR SPACE ON TOPS, SIDES AND ENDS. PLACE ON 30# BUILDING PAPER OR APPROVED SST-BASE.

R317.3 FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL.

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-PREDICTIVE CONSTRUCTION ON THE UNDERSIDE OF FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

ROOF VENTILATION: IRC R806.2

THE NOT LESS THAN 1/300 PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO VENTILATED AT LEAST 3' ABOVE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE VENTS.

R 301.1 APPLICATION.

BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, WIND LOADS AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE. THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE SHALL RESULTS IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS ALL REQUIREMENTS FOR THE TRANSFER OF ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.

LEGEND

(E) WEST ROOF

B MIDDLE ROOF

(E) EAST ROOF

ROOF CALCULATIONS

TOTAL ROOF ATTIC

1827 SQ. FT. ATTIC AREA/ 300 = 6.09 SQ. FT.

OF VENTILATION REQUIRED (8715Q INCHES)
EXISTING MAIN ROOF VENTING:

PROVIDED BY CONTINUES VENTING INCLUDING BIRD BLOCKING

WEST ROOF VENTING:

668 SQ. FT. ATTIC AREA/ 300 = 2.22 SQ. FT.
OF VENTILATION REQUIRED (320 SQ INCHES)

PROVIDED BY CONTINUOUS SOFFIT VENTS INSTALL PER MANU.

SPEC.

MIDDLE ROOF VENTING:

490 SQ. FT. ATTIC AREA/ 300 = 1.6 SQ. FT. OF VENTILATION REQUIRED (230 SQ INCHES)

PROVIDED BY CONTINUOUS SOFFIT VENTS

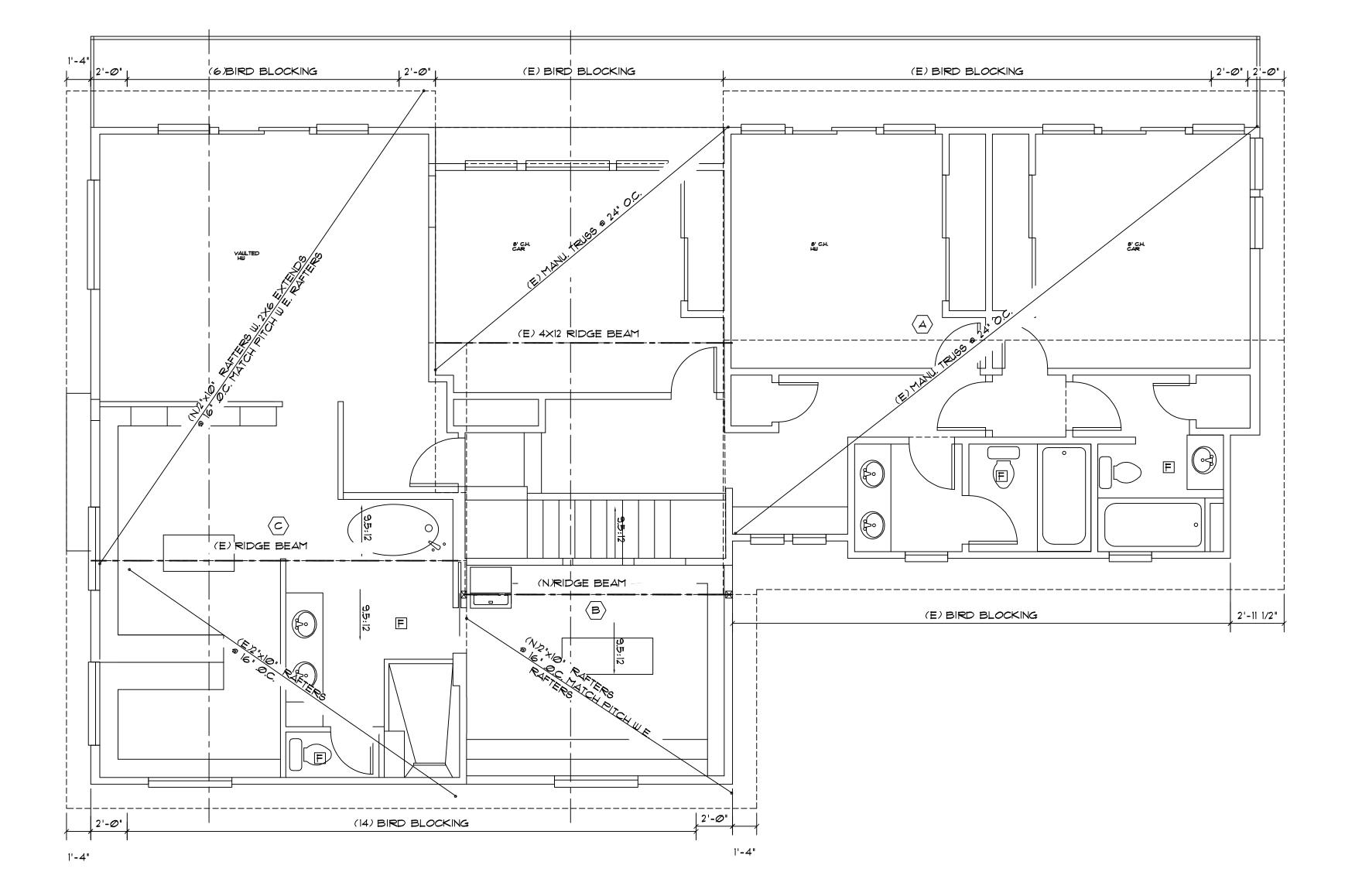
INSTALL PER MANU, SPEC.

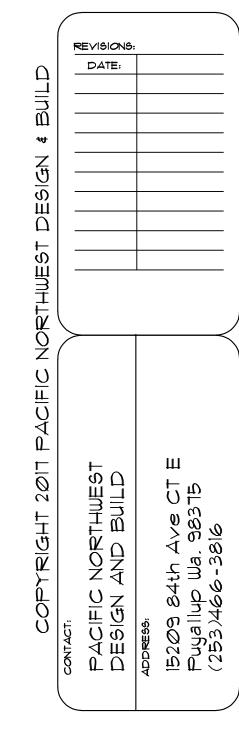
EAST ROOF VENTING:

636 SQ. FT. ATTIC AREA/ 300 = 2.12 SQ. FT. OF VENTILATION REQUIRED (305 SQ INCHES)

PROVIDED BY CONTINUOUS SOFFIT VENTS INSTALL PER MANU.

SPEC.







HOME · DESIGN

project name; BUXTON ADDITION	site address/ owner: 8097 Mercer Way Mercer Island, WA. 98040
PROJECT N	SITE ADDR

CONTENT:

EXISTING/NEW ROOF PLAN

DRAWN BY: BP

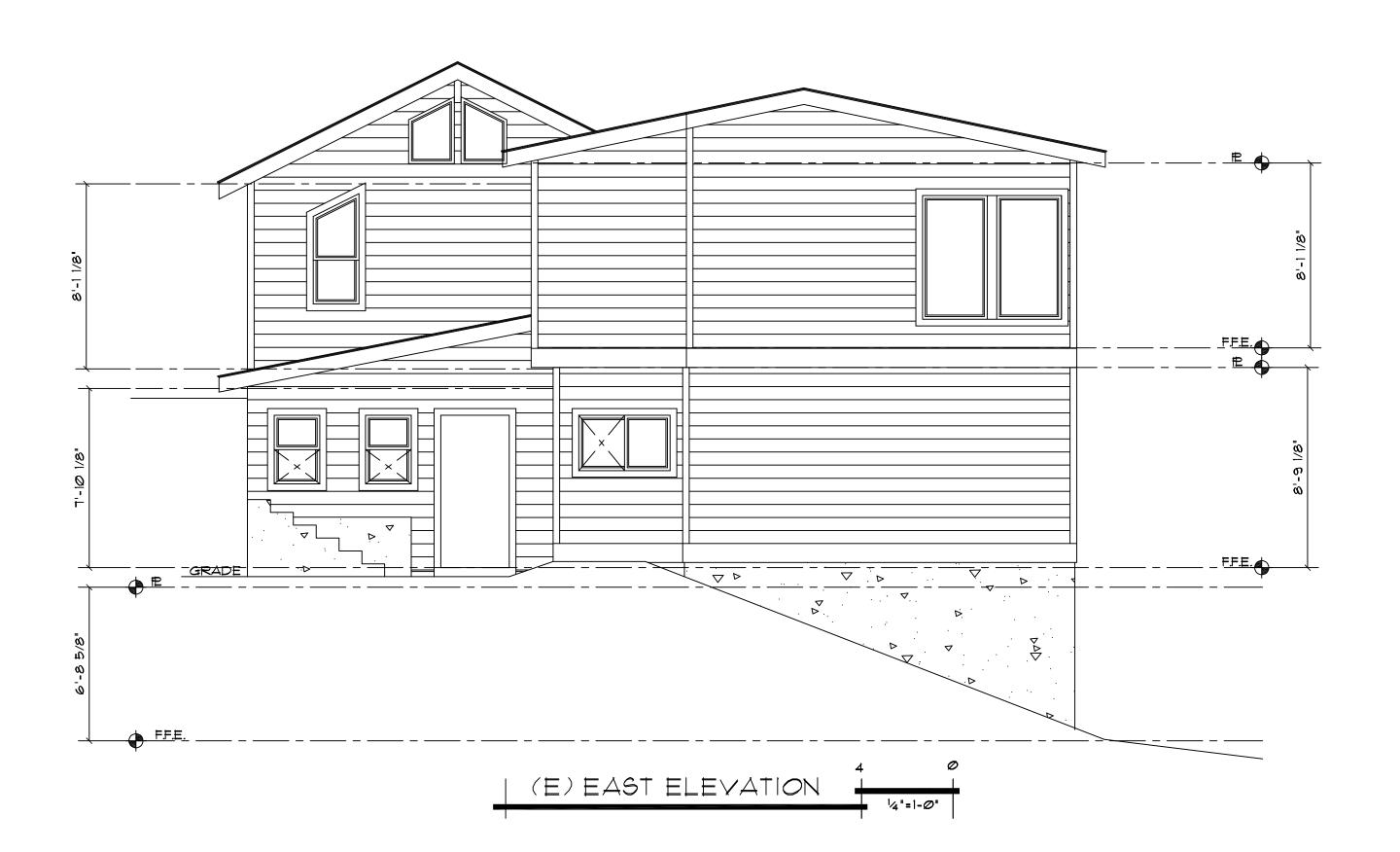
DATE: 09/26/2022

9CALE: 1/4'=1'-0'

PROJECT *: A-0194

SHEET NO:





NOT MAIN

MAIN ENTRANCE DOOR TO HAVE A DOOR VIEWER WINDOW OR SIDELIGHT. SIDELIGHTS OR WINDOWS WITHIN 36" OF A LOCKING DOOR MUST BE SAFETY GLASS OR WIRED GLASS

ALL EXTERIOR OR ENTRANCE DOORS

REQUIRE:
SOLID BLOCKING AT LOCK HEIGHT ON BOTH
SIDES OF DOOR FOR TWO STUD SPACES
(EXCEPT WHERE SIDELIGHTS OCCUR)
DEAD BOLT LOCKS WITH I' THROW HINGES
WITH 3" SCREWS INTO SOLID BLOCKING
STRIKER PLATES TO BE FASTED WITH 3"
SCREWS INTO SOLID BLOCKING.

ALL JOINTS IN VAPOR BARRIER TO BE LAPPED 4" AND OCCUR OVER FRAMING MEMBERS OR SEALED WITH CAULKING ALL HOLES THROUGH VAPOUR BARRIER FOR WIRES ELECTRICAL BOXES, PIPING, DUCTS, ETC. SHALL BE SEALED SILL PLATES TO BE PRESSURED TREATED

OR SEPARETED BY DAMPROOFING MATERIAL MOISTURE RESISTANT BACKING IS REQUIRED AROUND BATHTUBS OR SHOWER WHERE CERAMICS AND PLASTIC TILE IS INSTALLED

GUTTERS AND DOWNSPOUTS ARE REQUIRED ALL ROOF AND YARD DRAINS SHALL BE DIRECTED TO SPLASH BLOCKS AT A MINIMUM, I OR TO AN INFILTRATION SYSTEM IF REQUIRED. Q ALL SURFACE DRAINAGE SHALL HAVE A MINIMUM 2% GRADE AWAY FROM THE FOUNDATION.

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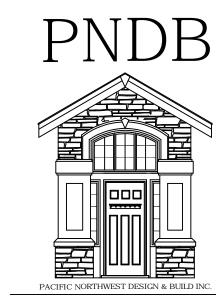
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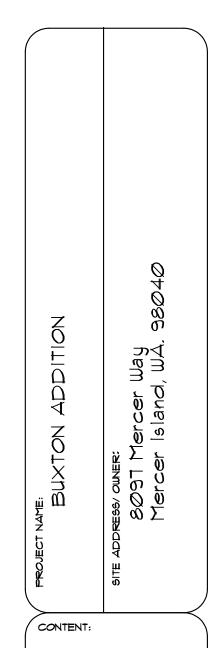
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| 15209 84th Ave CT E | Puyallup Wa. 98375 (253)466-3816



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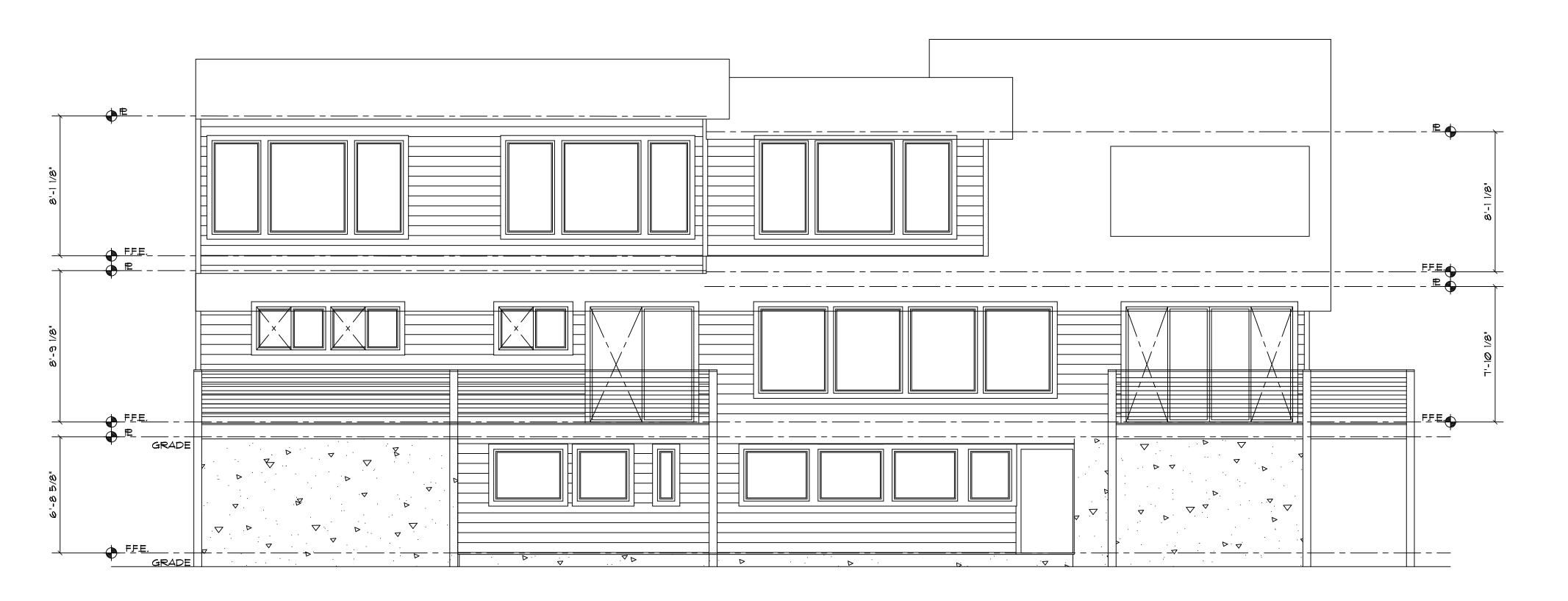
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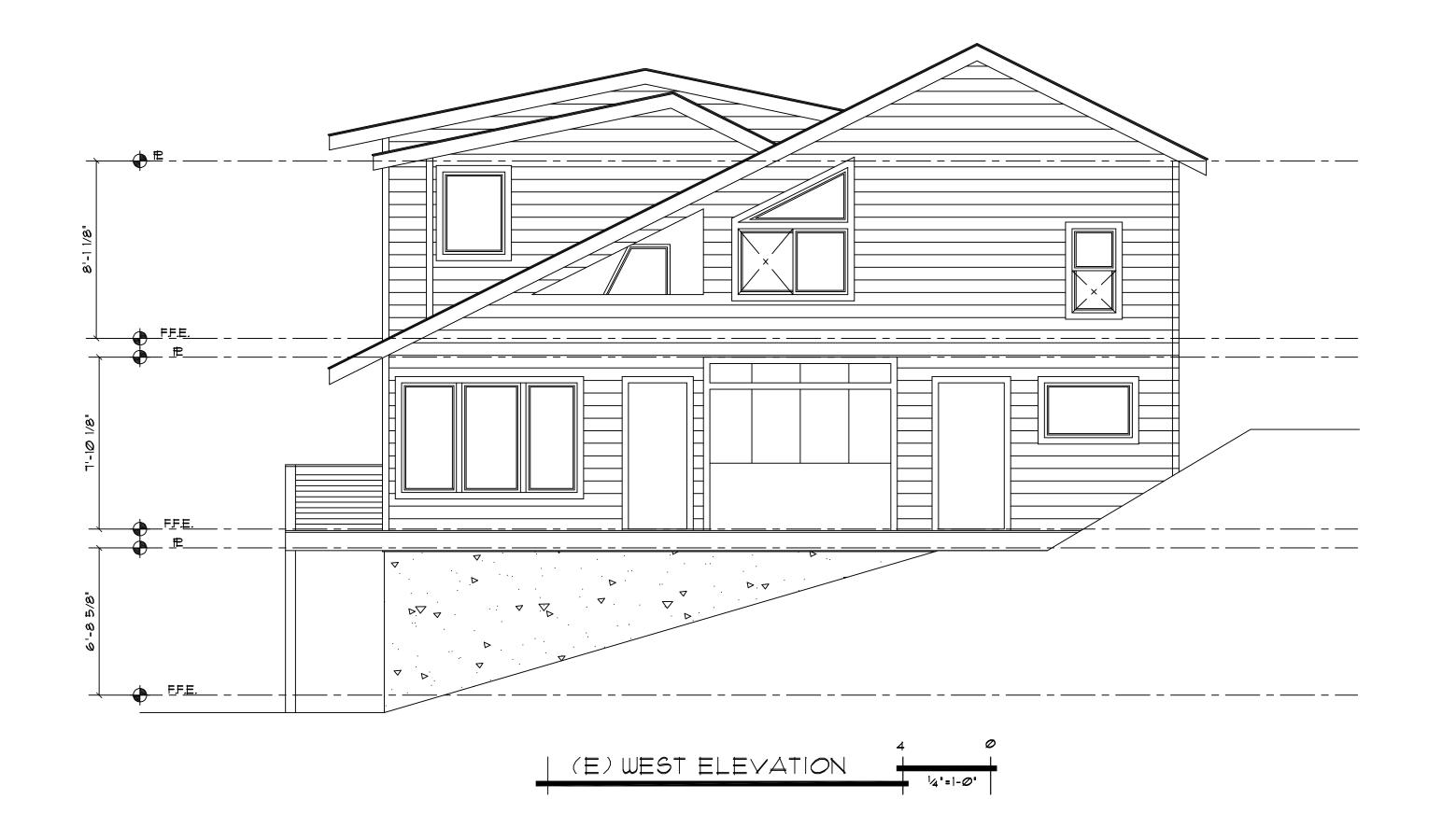
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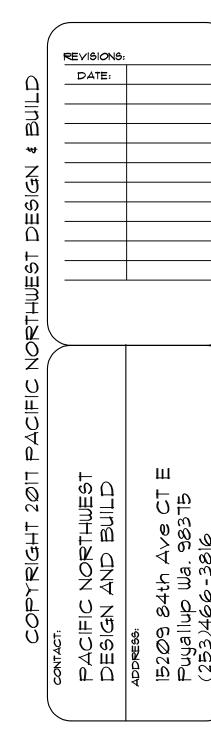
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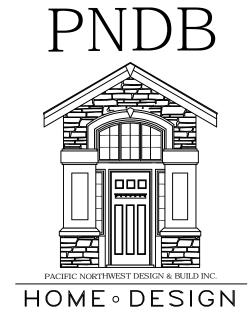
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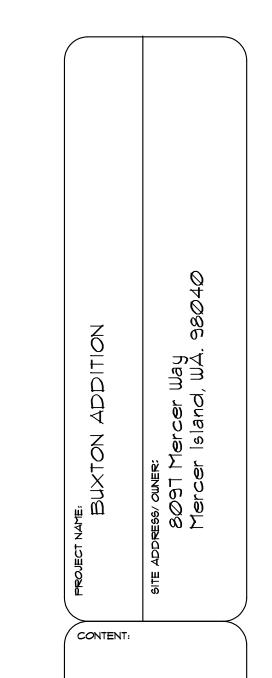












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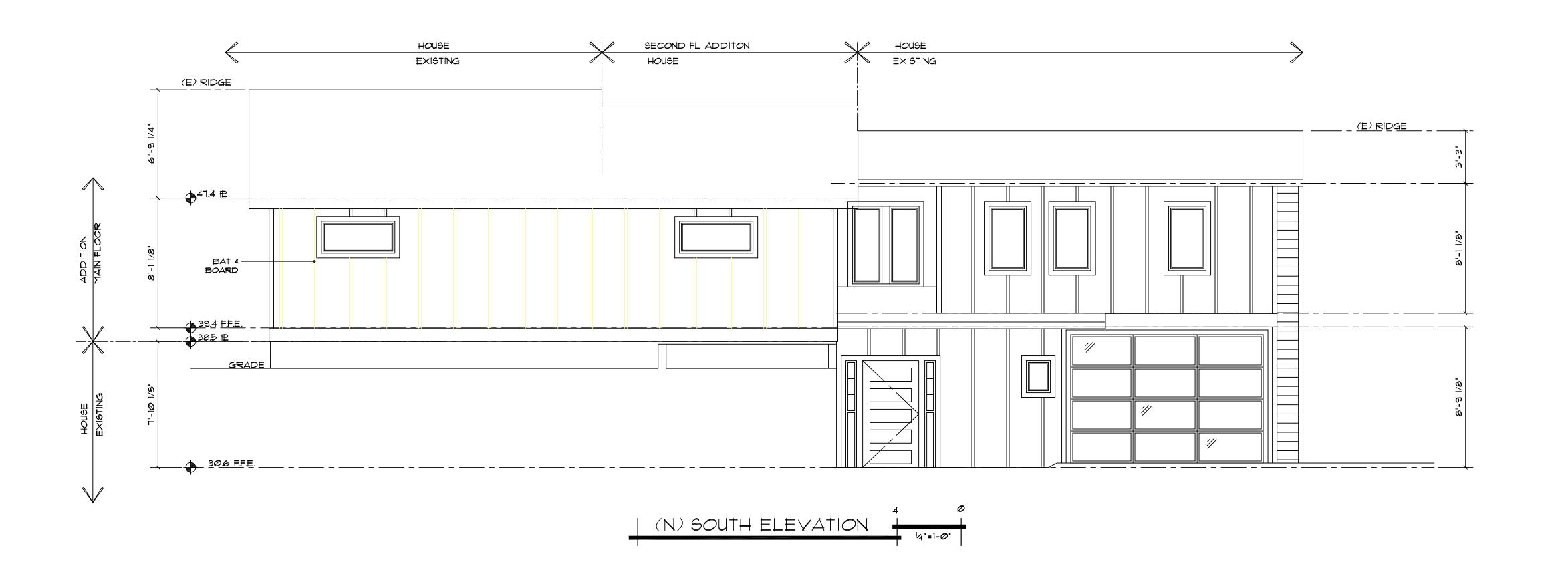
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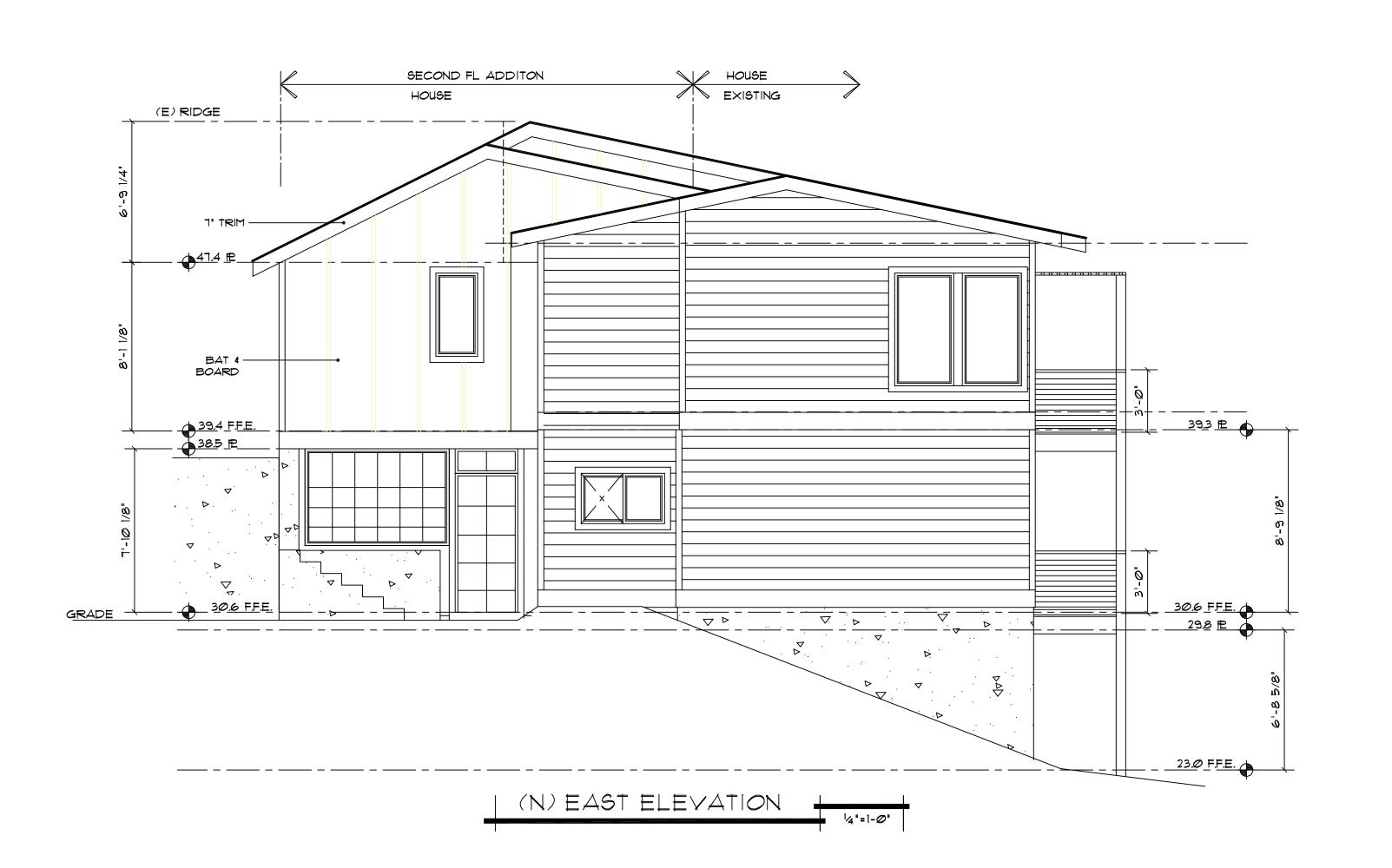
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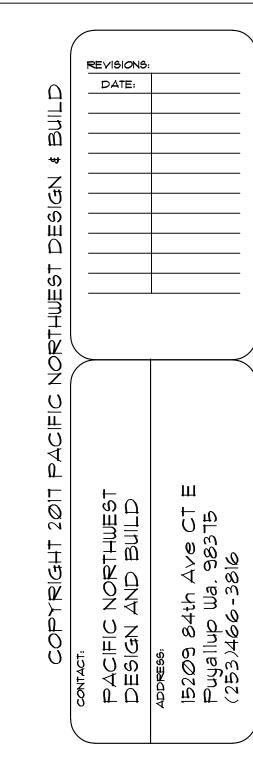
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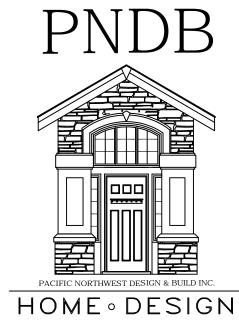
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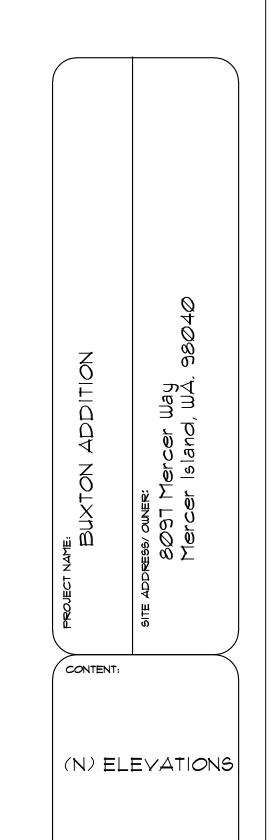
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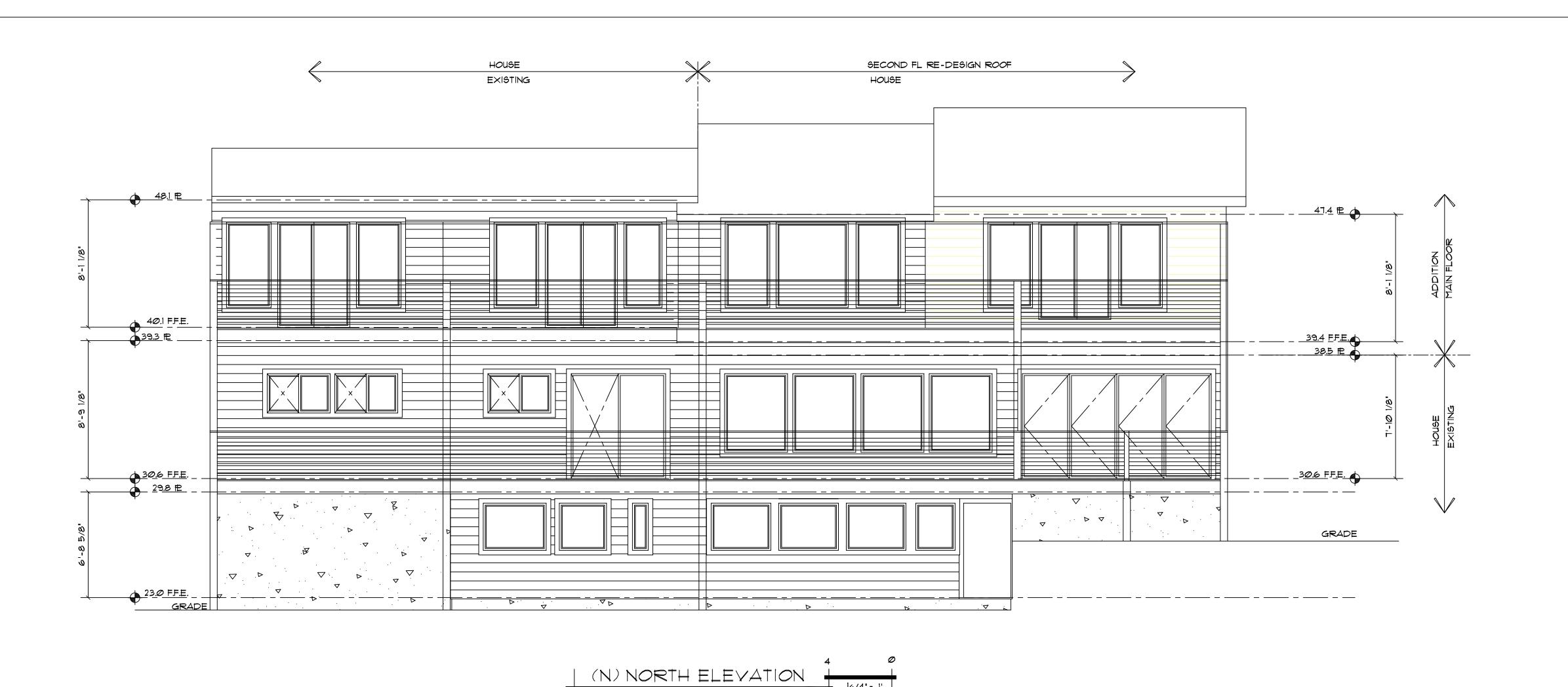


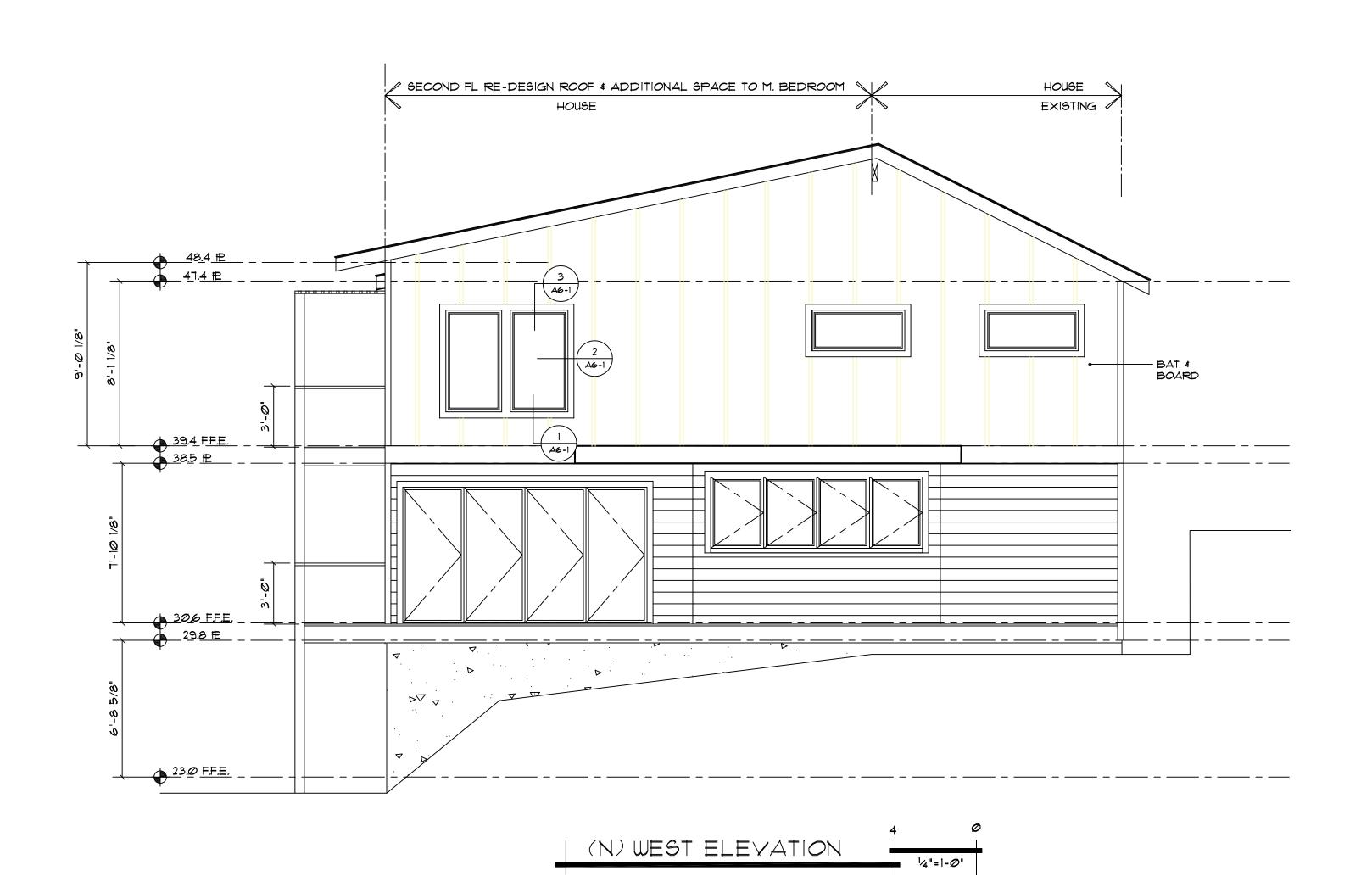




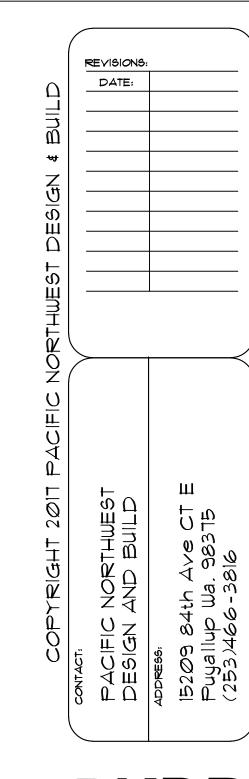


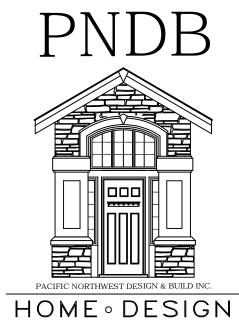
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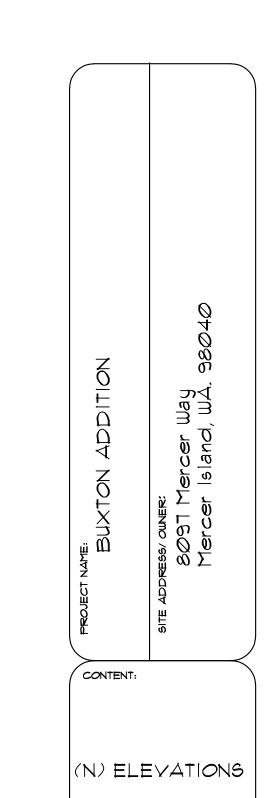




ALL VARIATIONS FROM CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWING SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR OR PROCEEDING TO THE WORK OR OTHERWISE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COSTS OF ANY NECESSARY REMEDIAL WORK, REUSE OF DOCUMENTS UNAUTHORIZED ALTERATION OF ANY OF THE INFORMATION ON THIS DOCUMENT WILL INVALIDATE THE DOCUMENT.
THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PACIFIC NORTHWEST DESIGN & BUILD AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM PACIFIC NORTHWEST DESIGN & BUILD





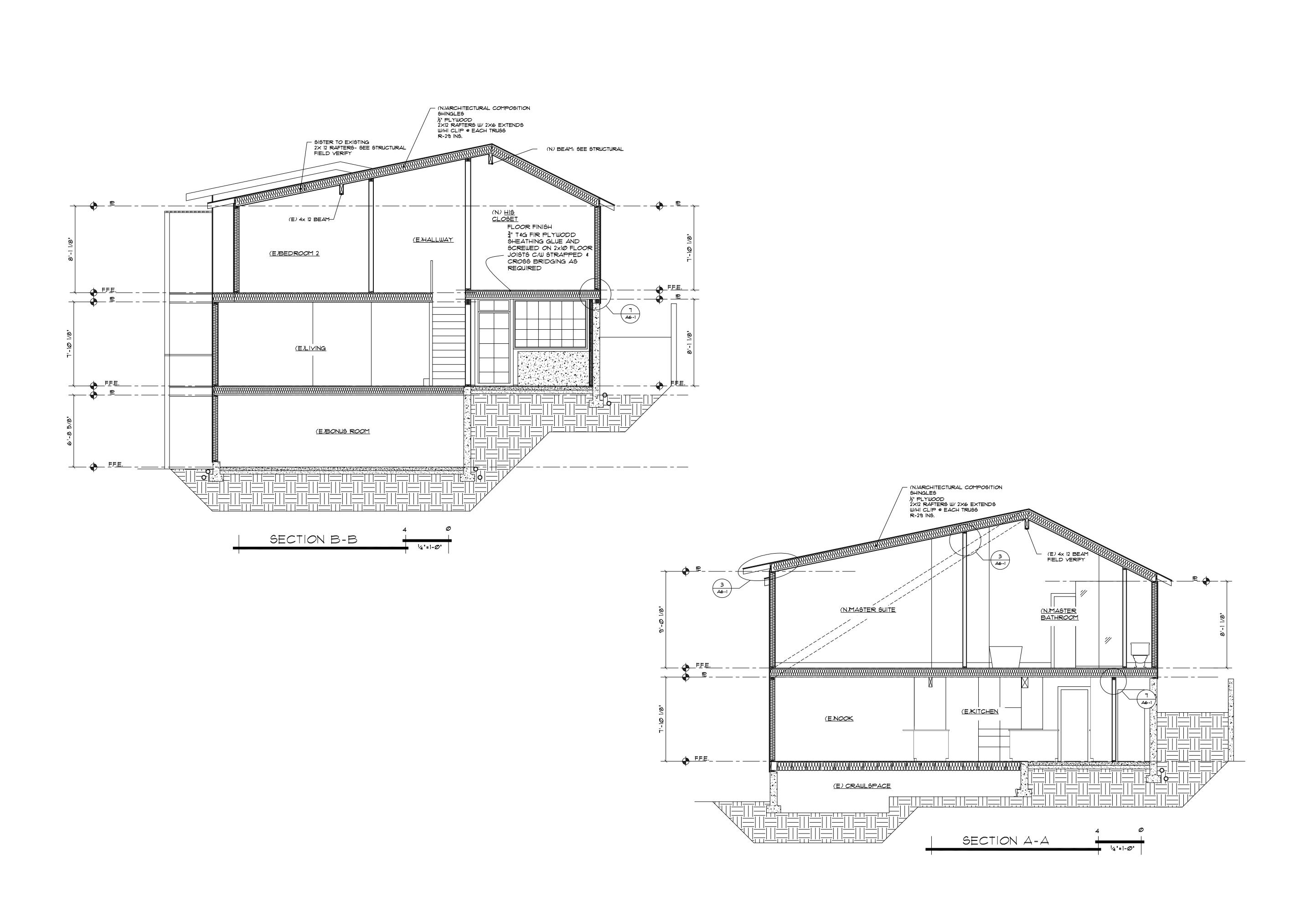


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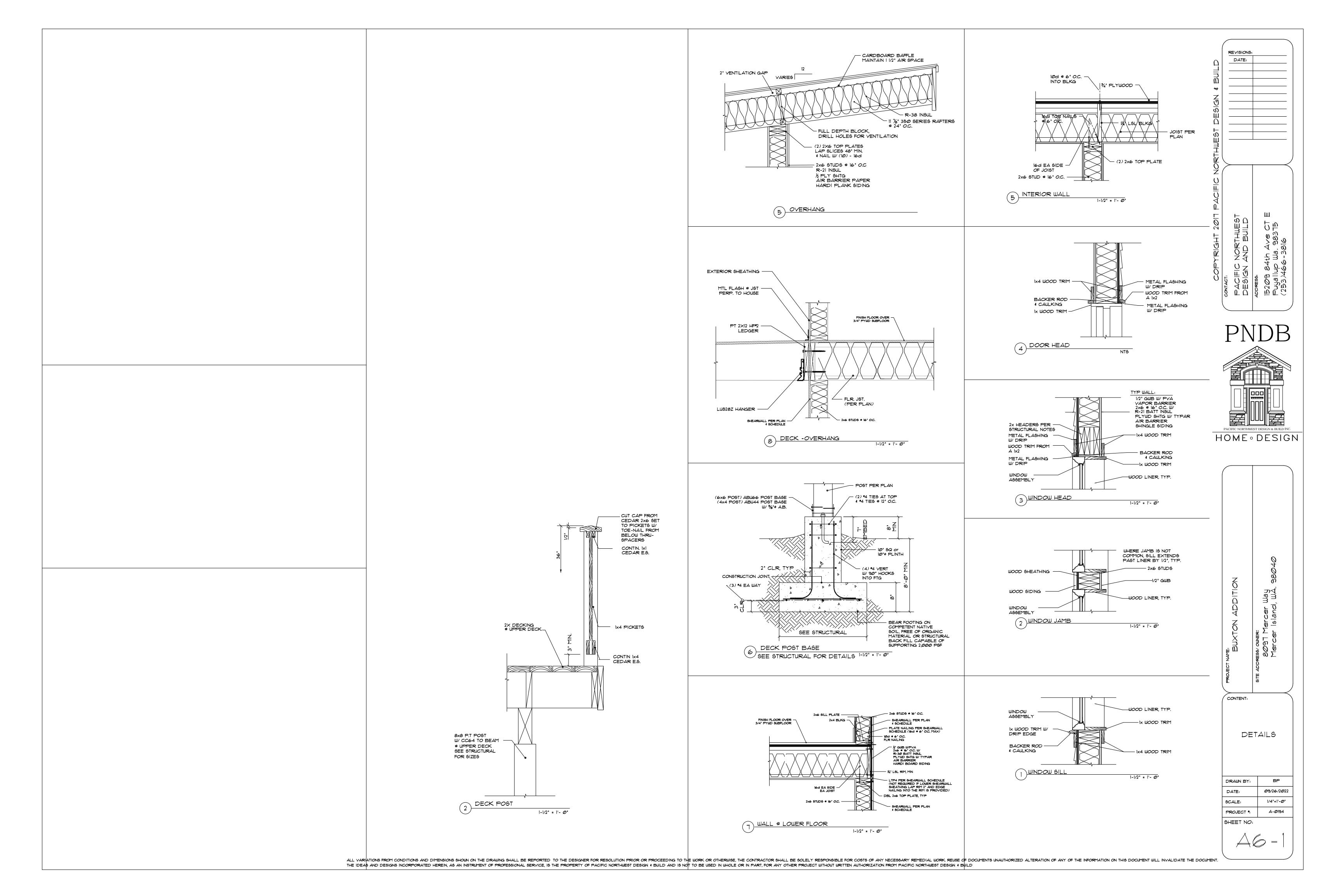
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> NEW SECTIONS PLAN BP DRAWN BY: 09/26/2022 DATE: 1/4"=1'-0" SCALE:

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CODES AND STANDARDS

ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.

IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM THE LOCAL BUILDING CODES AND BY LAWS WHICH MAY TAKE PRECEDENCE, AND ALL OTHER PERTINENT LAWS AND ORDINANCES.

PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THIS PLAN. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

ANY VARIANCE FORM STRUCTURAL DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.

ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BY LAWS

CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIAL OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.

IN THE EVENT OF A CONFLICT APPLICABLE CODES AND REGULATIONS AND REFERENCE STANDARDS OF THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

CONCRETE AND FOUNDATIONS

ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ WEATHER EXPOSED AND SLABS AT 28 DAYS.

CONCRETE FOOTING MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION. FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 3,000 PSI. IF LESSER BEARING CAPACITY IS ENCOUNTERED, PROVIDED SOIL TEST FOR HIGHER VALUES, IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO HAVE THE FOOTINGS REDESIGNED BY QUALIFIED PERSONS TO SUIT EXISTING

FOUNDATION WALL SHOULD NOT BE BACKFILLED UNTIL CONCRETE OR MASONRY GROUT HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUB-FLOOR) REQUIRED TO STABILIZE THE WALLS, IS COMPLETE AND FULLY NAILED AND ANCHORED.

ALL FOUNDATION WALLS 24" AND HIGHER SHOULD HAVE ONE HORIZONTAL 2" REINFORCING BAR 3" FROM THE TOP. CORNER REINFORCING TO BE LAPPED MINIMUM 24".

ALL FOOTINGS ARE TO HAVE TWO !! REINFORCING BARS. THE REINFORCING BARS ARE TO BE SITUATED SUCH THAT ONE BAR IS 3" CLEAR OF THE SIDE AND BOTTOM OF THE FOOTING ON BOTH SIDES OF THE FOOTING.

GRADES SHOWN ON THE ELEVATIONS ARE ESTIMATED. ADJUST ON SITE AS REQUIRED. RETAINING WALLS OTHER THAN THE FOUNDATION WALLS OF THE RESIDENCE, ARE BEYOND THE SCOPE OF THESE DRAWINGS UNLESS OTHERWISE

ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHTS LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.

PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED BY THE LOCAL AUTHORITIES, REQUIRED FOR BUILDING WITH USABLE SPACE BELOW GRADE.

INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS IN ALL RESPECTS.

OUTLET LOCATIONS SHOWN ON PLANS SHALL COMPLY WITH OR EXCEED CURRENT BUILDING CODE WITH MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY, ADJUST ACCORDINGLY TO OWNER'S AND OR LOCAL AUTHORITY'S REQUIREMENTS.

PLUMBING

INSTALLATION OF PLUMBING ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS IN ALL RESPECTS.

FIXTURE LOCATIONS SHOWN ON PLANS WILL COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDINGLY TO OWNER'S AND OR LOCAL AUTHORITY'S REQUIREMENTS.

INSULATION

R-10

FLAT CEILING FLAT CEILING - ADVANCE FRAMING YAULTED CEILING - SINGLE RAFTER/JOIST R-38 WALL ABOVE GRADE - STUDS 16" O.C. R-21 HEADERS WALL BELOW GRADE R-10/15-21 int+TB MASS WALL R-VALUE R-21 R-38 FLOOR OVER CRAWL SPACE

SLAB ON GRADE

INSULATION TO BE INSTALLED WITH VAPOR BARRIER ON INTERIOR FACE.

IT MAY BE NECESSARY TO INCREASE THE DEPTH OF FRAMING MEMBERS GREATER THAN SHOWN ON THE DRAWINGS TO ACCOMMODATE THICKER INSULATION MATERIALS AS MY BE REQUIRED BY LOCAL CODES AND

CAULKING IS TO BE APPLIED AT ALL EXTERIOR SILLS AND PLATES AND ALL EXTERIOR ENVELOPE PENETRATIONS (BETWEEN WINDOW OR DOOR FRAMES AND

WOOD FRAMING

DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUDS TO OUTSIDE FACE OF WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR WALL AND FOUNDATION WALL TO BE FLUSH.

JOISTS SHALL BE PLACED TO ACCOMMODATE HEATING AND PLUMBING, ETC.

OWNER/BUILDER TO OBTAIN CERTIFICATES FROM MANUFACTURER OF FLOOR TRUSSES, ROOF TRUSSES AND GLULAM BEAMS.

FLOOR AND ROOF JOISTS SPANS OF MORE THAN 1FT. SHALL BE BRIDGED AT MID-SPAN OR AT 1 FT. O.C. MAXIMUM UNLESS SHEATHED OR STRAPPED BOTH SIDES WITH WOOD, BRIDGING SHALL BE A 2X2 DIAGONAL TYPE WHEREVER

WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED WITH 4516. FELT, A SILL PLATE GASKET AND PRESSURE TREATED WITH A WATERBORNE PRESERVATIVE OR OTHER APPROVED METHOD. STAINLESS STEEL HARDWARE AND FASTER OR OTHER CODE COMPLYING PRODUCT.

ALL FRAME WALLS SHALL HAVE STUD FRAMING PLACED @ 16" O.C. EXCEPT WHERE OTHERWISE NOTED.

TOP PLATES SHALL BE DOUBLED ON ALL WALLS EXCEPT WHERE OTHERWISE NOTED. MINIMUM LAP WITH ALL CORNERS AND INTERSECTIONS LAPPED.

CRIPPLES UNDER HEADERS SHALL BE CONTINUOUS TO SILL PLATE.

DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOISTS EXCEPT WHERE OTHERWISE NOTED.

BLOCK ALL STUD WALLS ARE WHERE REQUIRED FOR SHEATHING.

SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTING WALLS AND BEAMS EXCEPT AT RIM JOISTS, AND ALL SUPPORTS FOR I-JOIST IN D-2

DOUBLE RIM JOISTS AT ALL WALLS PARALLEL TO JOISTS.

BEAMS, GIRDERS AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS SHALL NOT BE NOTCHED.

ALL RAFTERS SHALL BE NOTCHED TO PROVIDE FULL BEARING AT SUPPORTS.

AL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS LAP ALL JOISTS 6" MINIMUM OF 2" BEARING AT SUPPORTS

MUD SILLS AND LEDGER BOARDS AT CONCRETE WALLS SHALL HAVE ANCHOR BOLTS (1 MIN 4') OF THE SIZE AND SPACING SHOWN ON THE DRAWINGS, EACH BOARD SHALL BE SECURED WITH AT LEAST TWO BOLTS AND EACH BOARD SHALL HAVE A BOLT WITHIN 12" OF EACH END.

ALL SOLID SAWN LUMBER SHALL BE DOUGLAS FIR! LARCH INSTALLED AS NOTED ON THE PLANS. SOLID SAWN LUMBER AT VISUALLY EXPOSED LOCATIONS SHALL BE "CLEAR"

GRADE, FREE OF HEART. LUMBER SHALL BE AS GRADED IN ACCORDANCE WITH CURRENT WESTERN WOOD PRODUCTS. LUMBER GRADES FOR USES TO BE:

A. Floor, Ceiling Joists & Rafters	#2 \$ better
B. Sills, Plates & Blocking	* 3
C. Studs	
D. 2" T& G Sub-Floor Decking	<u>#</u> 3
E. Wall & Roof Sheating	
F. Sub-Floor over Joists	3/4" C-d Ext. Glue Plywood (32/16)
G. Underlayment	

MISCELLANEOUS

FLASH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS.

FLASH OVER ALL EXTERIOR OPENINGS.

ALL SIDING TO BE A MINIMUM OF 8' ABOVE FINISHED GRADE.

COAT AND CLOTHES CLOSETS SHALL HAVE AT LEAST ONE ROD AND SHELF WITH MINIMUM DEPTHS OF 24" UNLESS OTHERWISE STATED ON PLANS, LINEN CLOSET SHALL HAVE 5 ADJUSTABLE SHELVES WHEREVER POSSIBLE. BROOM CLOSETS SHALL HAVE ONE SHELF.

CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR OTHERWISE SUPPORT ALL PORTIONS OF THE STRUCTURE UNTIL ALL MEMBERS HAVE BEEN PERMANENTLY CONNECTED TOGETHER.

PLUMBING DIAGRAMS IS REQUESTED BY LOCAL AUTHORITIES SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.

HEATING/COOLING DUCT DIAGRAMS OR DRAWINGS IF REQUESTED BY LOCAL AUTHORITIES, SHALL BE PROVIDED BY A HEATING/COOLING CONTRACTOR.

HEAT LOSE OR ENERGY USE CALCULATIONS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR OR OTHER PROFESSIONAL AS REQUIRED BY BUILDING OFFICIAL.

TRUSS DESIGN, SHALL BE PROVIDED BY TRUSS MANUFACTURE.

SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER.

TUB AND TUB SHOWER ENCLOSURES TO HAVE ! WATER RESISTANT GYPSUM BOARD AND A HARD, MOISTURE RESISTANCE SURFACE UP TO 6'0" ABOVE

PROVIDE I HOUR FIRE WALL BETWEEN GARAGE AND LIVING AREAS AND UNDER ALL STAIRS, WHERE STORAGE SPACE IS AVAILABLE.

ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE I HOUR FIRE RATED ASSEMBLIES WITH 1-3/4" SOLID CORE WOOD DOORS OR CODE APPROVED EQUIVALENT AND SELF-CLOSING.

ALL EXHAUST FANS (50 CFM MIN.), RANGE HOODS (100 CFM) AND DRYERS SHALL YENT TO THE OUTSIDE THROUGH SHEET METAL DUSTS. CAULK AROUND

INSULATION AND MOISTURE PROTECTION

R302.10 FLAME SPREAD INDEX AND SMOKE - DEVELOPED INDEX FOR INSULATION FLAME SPREAD AND SMOKE - DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.

R302.10.1 INSULATION INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPO - PERMEABLE MEMBERS INSTALLED WITHIN FLOOR - CEILING ASSEMBLIES, ROOF - CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES, AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPLISHING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

- 1. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE - DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING FLOOR OR WALL FINISH.
- 2. CELLULOSE FIBER LOOSE-FILL INSULATION, THAT IS NOT SPRAY APPLIED, COMPLYING SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED
- IN ACCORDANCE WITH CAN/ULC 51022. 3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.

R302.10.2 LOOSE-FILL INSULATION LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM 84 OR UL 723 APPARATUS WITH OUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL

COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.10.3 WHERE TESTED IN ACCORDANCE WITH CAN/ULC 51022. EXCEPTION: CELLULOSIC FIBER LOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CAN /ULC 51022 PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND

R302.10.3 CELLULOSIC FIBER LOOSE-FILL INSULATION CELLULOSIC FIBER LOSE -FILL INSULATION SHALL COMPLY WITH CPSC 16 PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH APSC 16 CPR PARTS 1209 AND 1404.

R302.10.1 EXPOSED ATTIC INSULATION

EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN Ø.12 WATT PER SQUARE CENTIMETER.

R302.10.5 TESTING TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 97Ø..

CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS, AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.

R102.1 VAPOR RETARDERS CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4.

EXCEPTIONS: 1. BASEMENT WALLS

TABLE RTØ22.7.1 MET.

2. BELOW - GRADE PORTION OF ANY WALL 3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS. R702.7.1 CLASS III VAPOR RETARDER CLASS, CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN

TABLE R102.1.2 MATERIAL VAPOR RETARDER CLASS. THE VAPOR RETARDER CLASS SHALL BE BASED ON THE MANUFACTURER'S CERTIFIED TESTING OR TESTED ASSEMBLY. THE FOLLOWING SHALL BE DEENED

TO MEET THE CLASS SPECIFIED: CLASS 1: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL CLASS II: KRAFT - FACED FIBERGLASS BATTS. CLASS III: LATEX OR ENAMEL PAINT.

RT02.7.3 MINIMUM CLEAR AIRSPACES AND VENTED OPENINGS FOR VENTED CLADDING. FOR THE PURPOSES OF THIS SECTION, VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIRSPACES, OTHER OPENING WITH THE EQUIVALENT VENT ARE SHALL BE PERMITTED.

1. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE RT03.3(1) 2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R103.8.4 3. OTHER APPROVED VENTED CLADDINGS.

WSEC R402.4 AIR LEAKAGE (MANDATORY)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS OF R402.4.1 THROUGH R4002.4.4.

R402.4.1.2 TESTING

FOLLOWING CIRCUMSTANCES:

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

DRAFTSTOPPING

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE

CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.

FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED

R302.12.1 MATERIALS DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: .I VERTICALLY AT THE CEILING AND FLOOR LEVELS. 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND FLOOR LEVELS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7

4. AT OPENINGS AROUND VENTS, PIPES, DUSTS, CABLES WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS. 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION RIDO.19.

LINE OF DWELLING UNIT SEPARATION. FIREBLOCKING SHALL CONSIST OF MATERIAL LISTED IN IRC SECTION R302.11.1. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS FIREBLOCK UNLESS

SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED.

6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE

FLASHING

APPROVED CORROSION - RESISTANT FLASHING SHALL BE APPLIED SHINGLE -FASHION IN A MANNER TO PREVENT ENTRY OF WATER IN TO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF -ADHERED I MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 111. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION - RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING

- 1. EXTERIOR WINDOW AND DOOR OPENINGS, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR THE THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH TONE OR MORE OF THE FOLLOWING. 1.1 THE FENESTRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURERS INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES, 12 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
- 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER
- 3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTION WOOD TRIM. 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD - FRAME CONSTRUCTION.
- 6. AT WALL AND ROOF INTERSECTIONS. 7. AT BUILT - IN GUTTERS

R 7032 WEATHER RESISTIVE SHEATHING PAPER

WATER -RESISTIVE BARRIER ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 266 FOR TYPE I FELT OR THERE APPROVED WATER - RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOPE OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.1.

EXTERIOR DOORS, WINDOWS, AND SKYLIGHTS

PER 2018 WASHINGTON STATE ENERGY CODE WINDOWS SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY TO A PUBLIC WAY, OR T A YARD OR COURT THAT OPENS TO A PUBLIC WAY. EXCEPTION:

STORM SHELTERS OR BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ.FT.

MINIMUM OPENING AREA: ALL THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT.

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQ.FT.

MINIMUM OPENING HEIGHT: THE MIN. CLEAR OPENINGS HEIGHT SHALL BE 24 INCHES. MINIMUM OPENING WIDTH: THE MIN NET CLEAR OPENING WIDTH SHALL BE 20 INCHES, 1/2 MAXIMUM SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3.

SAFETY GLASS

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER IRC SECTION R308.4

GLAZING IN DOORS - SIDE HINGED DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING AND BIFOLD DOOR ASSEMBLIES PER IRC SECTION R308.4.I. 2. GLAZING ADJACENT TO DOORS - PANELS WITHIN THE 24" OF EITHER SIDE OF THE

DOOR IN CLOSED POSITION PER IRC SECTION R308.4.2. 3. GLAZING IN WINDOWS - THE PANE IS LARGER THAT 9 SQ.FT. THE BOTTOM EDGE IS LESS THAT IS" ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING PER IRC SECTION R30844

4. GLAZING IN GUARDS AND RAILS PER IRC SECTION R308.4.4. 5. GLAZING IN WET SURFACES - WALLS, ENCLOSURES OR FENCES CONTAINING OR

FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE IS LESS THAN 60' MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER IRC SETION R308.4.5. 6. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED

OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS PER IRC SECTION R308.4.6. 7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS

EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

INSPECTIONS AND ENFORCMENT

THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R38.4.7.

R401.3 POSTING OF CERTIFICATE WSEC A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR

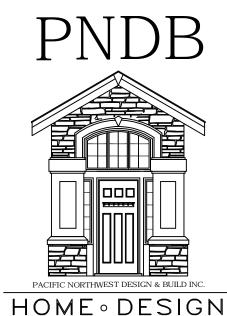
REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING, WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATES SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN OR ON CEILING/ROOF WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES ± U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATES SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATES SHALL LIST 'GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, BASEBOARD ELECTRIC HEATER, AS APPROPRIATE AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

DUCT LEAKAGE TESTING

DUSTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN 2018 WSEC SEC. R403.3.3. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

R402.4 2018 WSEC BUILDING AIR LEAKAGE TESTING THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.

REVISIONS: DATE: ω [] # 42 C Z O O 152 152 152 152 152



CONTENT: GENERAL

> BP DRAWN BY: 09/26/2022 DATE: 1/4"=1'-@" SCALE: A-Ø194 PROJECT *: SHEET NO:

NOTES

ALL PENSATURE FOR ALL BE SOLELY RESPONSIBLE FOR COSTS OF ANY NECESSARY REMEDIAL WORK REUSE OF DOCUMENTS UNAUTHORIZED ALTERATION OF ANY OF THE INFORMATION ON THIS DOCUMENT WILL INVALIDATE THE DOCUMENT. THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PACIFIC NORTHWEST DESIGN & BUILD AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM PACIFIC NORTHWEST DESIGN & BUILD

Window, Skylight and Door Schedule

Project Information	
Buxton Residence	
8097 Mercer Way	
Mercer Island, WA. 98040	

Contact Information	
Pacific Northwest Design and Build	
15526 84th Ave E	
Puvallun WA 98375	

					Widt		Heigl	ht		
	Ref.	U-factor	_	Qt.	Feet	Inch	Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)									0.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)									0.0	0.00
Vertical Fenestration (Windows and doors)										
Component					Widt	h	Heigl	ht		
Description	Ref.	U-factor	_	Qt.	Feet	Inch	Feet	Inch	Area	UA
A		0.28		4	4	7	2	0	36.7	10.27
В		0.28		1	6	0	5	0	30.0	8.40
С		0.28		2	2	10	5	5	30.7	8.59
3		0.28		1	5	0	6	8	33.3	9.33
4		0.28		1	4	8	6	8	31.1	8.71
5		0.28		1	4	8	6	8	31.1	8.71
									0.0	0.00
									0.0	0.00
									0.0	0.00
									0.0	0.00
									0.0	0.00
									0.0	0.00
									0.0	0.00
									0.0	0.00
	-	-								
		Sum of Vo							192.9	54.02
\	/ertical	Fenestra	tion Area	a Weig	ghted	U =	UA/A	rea	L	0.28
Overhead Glazing (Skylights)										
Component					Widt		Heigl			
Description	Ref.	U-factor		Qt.	Feet	Inch	Feet	Inch	Area	UA

Sum of Overhead Glazing Area and UA

Overhead Glazing Area Weighted U = UA/Area

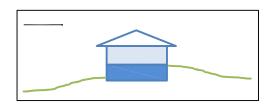
nple Heating	System	Size:	Washin	aton S	State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension rogram at (360) 956-2042 for assistance

Froject information	Contact Information						
Buxton Residence	Pacific NW Design and Build INC.						
8097 Mercer Way	15209 84th Ave Ct E						
Mercer Island , WA. 98040	Puyallup WA 98375						
Heating System Type:							
To see detailed instructions for each section, place your cursor on the wor	rd "Instructions".						
Design Temperature							
Instructions	Design Temperature Difference (ΔT) 45 ΔT = Indoor (70 degrees) - Outdoor Design Temp						
Area of Building							
Conditioned Floor Area							
Instructions Conditioned Floor Area (sq ft)	838						
Average Ceiling Height	Conditioned Volume						
Instructions Average Ceiling Height (ft)	9.0 7,542						
Glazing and Doors	U-Factor X <u>Area</u> = UA						
Instructions	0.280 193 54.04						
<u>Skylights</u>	U-Factor X Area = UA						
Instructions	0.50 0						
Insulation_							
Attic	U-Factor X Area = UA						
Instructions	0.026 838 21.79						
Single Rafter or Joist Vaulted Ceilings	U-Factor X Area UA						
Instructions	0.020 838 16.76						
Above Grade Walls (see Figure 1)	U-Factor X Area UA						
Instructions	0.056 513 28.73						
Floors	U-Factor X Area UA						
Instructions	0.025 838 20.95						
Below Grade Walls (see Figure 1)	U-Factor X Area UA						
Instructions	0.028 572 16.02						
Slab Below Grade (see Figure 1)	F-Factor X Length UA						
Instructions	0.303 0						
Slab on Grade (see Figure 1)	F-Factor X Length UA						
Instructions	0						



Location of Ducts

158.28 Sum of UA 7,123 Btu / Hour Envelope Heat Load Sum of UA X ΔT Air Leakage Heat Load 3,665 Btu / Hour Volume X 0.6 X ΔT X .018 **Building Design Heat Load** 10,788 Btu / Hour Building and Duct Heat Load Ducts in unconditioned space: Sum of Building Heat Loss X 1.10 Ducts in conditioned space: Sum of Building Heat Loss X 1 Maximum Heat Equipment Output

(07/01/13)

Building and Duct Heat Loss X 1.25 for Heat Pump

Duct Leakage Coefficient

2018 Washington State Energy Cede Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family New & Additions (effective February 1, 2021)

Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information					
8097 MERCER WAY	Pacific Northwest Design and Build					
MERCER ISLAND, WA. 98040	15209 84th Ave Ct E Puyallup Wa. 98375					
Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of						

additional credits are checked as chosen by the permit applicant. Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and

thorized Representative	Brenda Peck	Date 05/02/2023
	All Climate Zones (Table R	402.1.1)
	R-Value a	U-Factor a
Fenestration U-Factor b	n/a	0.30
Skylight U-Factor b	n/a	0.50
Glazed Fenestration SHGC b,	e n/a	n/a
Ceiling e	49 j	0.026
Wood Frame Wall g,h	21 int	0.056
Floor	30	0.029
Below Grade Wall c,h	10/15/21 int + TB	0.042

2018 Washington State Energy Cede Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family New & Additions (effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- 1. Small Dwelling Unit: 3 credits
- Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- 2. Medium Dwelling Unit: 6 credits All dwelling units that are not included in #1 or #3
- 3. Large Dwelling Unit: 7 credits
- Dwelling units exceeding 5,000 sf of conditioned floor area 4. Additions less than 500 square feet: 1.5 credits

Fuel Normalization Descriptions

All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2

Credits - select ONE

User Notes

Options	ptions		g option			
1	Combustion heating minimum NAECAb	0.0				
2 He	at pumpc	1.0				
3	Electric resistance heat only - furnace or zonal	-1.0				
4 DH	P with zonal electric resistance per option 3.4	0.5				
5	All other heating systems	-1.0				
Energy Options Energy Credit Option Descriptions			select ONE ion from eac	h		
1.1 Eff	icient Building Envelope	0.5	, u			
	ficient Building Envelope	1.0				
1.3 Ef	ficient Building Envelope	0.5	X			
1.4 Ef	ficient Building Envelope	1.0				
1.5 Ef	ficient Building Envelope	2.0				
1.6 Ef	ficient Building Envelope	3.0				
1.7 Ef	ficient Building Envelope	0.5				
2.1 Ai	r Leakage Control and Efficient Ventilation	0.5				
2.2 Ai	r Leakage Control and Efficient Ventilation	1.0				
2.3 Ai	r Leakage Control and Efficient Ventilation	1.5				
2.4 Ai	r Leakage Control and Efficient Ventilation	2.0				
3.1a ⊦	ligh Efficiency HVAC	1.0				
3.2 Hi	gh Efficiency HVAC	1.0	\boxtimes			
3.3a ⊦	ligh Efficiency HVAC	1.5				
3.4 Hi	gh Efficiency HVAC	1.5				
3.5 Hi	gh Efficiency HVAC	1.5				
3.6a H	ligh Efficiency HVAC	2.0				
4.1 Hi	gh Efficiency HVAC Distribution System	0.5				
4.2 Hi	gh Efficiency HVAC Distribution System	1.0				
	_	Cuadita a	alast ONE			

Energy Options	Friend Credit Option Descriptions (cont	Credits - select ONE tion Descriptions (cont.) energy option from each category d			
5.1d E	fficient Water Heating	0.5			
5.2 E	ficient Water Heating	0.5			
5.3 E	ficient Water Heating	1.0	X		
5.4 E	ficient Water Heating	1.5			·
5.5 E	ficient Water Heating	2.0			
5.6 E	ficient Water Heating	2.5			
6.1e F	enewable Electric Energy (3 credits max)	1.0			
7.1 A	pliance Package	0.5	X		
	Total Credit	s	3.0	CLEAR FORM	

- Total Credits 5.0 CLEAR FORM a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W,
- whichever is bigger, may be installed in the dwelling unit. b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined
- with options 5.2 through 5.6. See Table 406.3.
- e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

MECHANICAL VENTILATION SYSTEM

MI505.I WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION.

MI5Ø5.2 RECIRCULATION OF AIR.

EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS OF THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION MI503.3

MI505.3 EXHAUST EQUIPMENT

EXHAUST EQUIPMENT SERVING SINGLE DWELLING UNITS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

MISØ5.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS MI505.4.1 THROUGH MI505.4.4

MI505.4.1 SYSTEM DESIGN

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

MI5Ø5.4.2 SYSTEM CONTROLS.

THE WHOLE -HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

MI505.4.3. MECHANICAL VENTILATION RATE THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE MI505.4.3.(1) OR EQUATION 15-1. VENTILATION RATE IN CUBIC FEET PER MIN. =(0.0) x TOTAL SQAURE FOOT AREA OF HOUSE) + ((7.5 x (NUMBER OF BEDROOMS+1))

EXCEPTION: THE WHOLE -HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE MI505.4.3.(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE 1505.4.3(2)

DWELLING UNIT									
FLOOR AREA (SQFT)		NUMBER OF BEDROOMS							
	Ø - 1	2 -3	4	4 - 5		6 -7	Ø - 1		
			Airflo	w in CFM	1				
-1500	3Ø	45		60		75	9Ø		
1501-3000	45	60		75		3 Ø	105		
3001-4500	60	75		90		105	120		
4501-6000	75	90		105		120	135		
6001-7500	90	105		120		135	150		
7500 - UP	105	120		135		150	165		
'	INTERMITTENT L	NHOLE-HOUSE	MECHANICAL	VENTILATIO	ON RA	TE FACTORS			
RUN-TIME % IN EACH 4-HOUR SEGMENT	25%	33%	50%	669	%	75%	100%		
FACTOR	4	3	2	1.5	1.3		1.0		
		MINIMUM RE	QUIRED EXHA	UST RATES					
	AREA TO BE VENTED				1	EXHAUST RAT	TES		
	KTICHENS				100 CFM INTERMITTENT OR 25CFM CONTINUOUSLY				
BATH	ROOM/LAUNDRY	50 CFM INTERMITTENT OR 20CFM CONTINUOUSLY							

MECHANICAL HEATING EQUIPMENT

ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY A NO. WARM-AIR FURNACES SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AND ELECTRICAL HEATING FURNACES.

LIQUEFIED PETROLEUM GAS-BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.

HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS FOR HEATING ELEMENTS AND SWITCHES AT LEAST 18' ABOVE THE FLOOR LEVEL.

TEMPERATURE CONTROL

MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH MANUAL OR AUTOMATIC CONTROLS THAT WILL OPERATE SUCH SYSTEMS WHENEVER THE SPACES ARE OCCUPIED. AIR-CONDITIONING SYSTEMS THAT SUPPLY REQUIRED VENTILATION AIR SHALL BE PROVIDED WITH CONTROLS DESIGNED TO AUTOMATICALLY MAINTAIN THE REQUIRED OUTDOOR AIR SUPPLY RATE DURING OCCUPANCY. WSEC SEC.405.1

VENTILATION

EVERY FACTORY BUILT CHIMNEY, TYPE, L VENT, TYPE B GAS VENT OR TYPE B GAS BENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MFR'S A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AN AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' OF THE VENT.

UTILITY ROOM NOTES/MAKE UP AIR:

- WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL. OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FT OF THE EXHAUST DUCT CONNECTION.
- INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE-UP AIR WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 sq. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL

BE PROVIDED BY OTHER APPR. MEANS. -100 sq. INCHES TRANSFER GRILL PER IRC G2439.4(614.6)

CODES AND STANDARDS

ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.

IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED $\mathop{\hbox{\fontfamily}}$ IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM THE LOCAL BUILDING CODES AND BY LAWS WHICH MAY TAKE PRECEDENCE, AND ALL OTHER PERTINENT LAWS AND ORDINANCES.

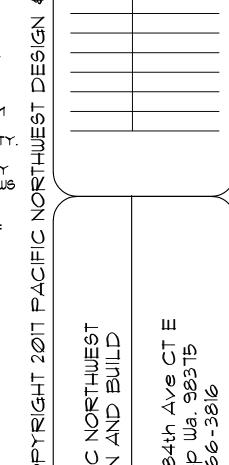
PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THIS PLAN. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

ANY VARIANCE FORM STRUCTURAL DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.

ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BY LAWS WHICH MAY TAKE PRECEDENCE.

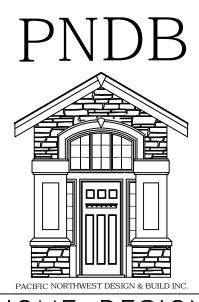
CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIAL OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.

IN THE EVENT OF A CONFLICT APPLICABLE CODES AND REGULATIONS AND REFERENCE STANDARDS OF THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.



REVISIONS:

DATE:



HOME · DESIGN

E, BUXTON ADDITION	ees, owner: 8097 Mercer Way Mercer Island, WA. 98040
PROJECT NAME; BUXTON AD	site address/ owner: 8097 Mercer Mercer Island

CONTENT:

ENERGY SHEET BP DRAWN BY: Ø9/26/2Ø22 DATE: 1/4"=1'-0" SCALE: A-Ø194 PROJECT *:

SHEET NO:

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC 2018 EDITION).
- 2. DESIGN LOADING CRITERIA

COOF LIVE LOAD	25 PSF (SNOW)
LOOR LIVE LOAD (RESIDENTIAL)	40 PSF
ECK LIVE LOAD	60 PSF
ASIC WIND SPEED (3-SEC GUST) 110 M	MPH, MRI 50YR = 85 MPH, EXPOSURE C, Kzt = 1.3, I = 1.0
EISMIC	. SITE CLASS "D", R=6.0, Ss=1.473, S1=0.508, I = 1.0

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 5. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

GEOTECHNICAL

7. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE. ALL VALUES ARE ASSUMED.

ASSUMED ALLOWABLE SOIL PRESSURE......1500 PSF

CONCRETE

8. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c=3000 PSI (FOR WEATHERING PURPOSES AND NOT STRENTH, MIN 2,500 PSI FOR STRENGTH) AND MIX SHALL HAVE A MAXIMUM ABSOLUTE WATER: CEMENT RATIO OF 0.58 FOR NON-AIR ENTRAINED CONCRETE AND 0.46 FOR AIR-ENTRAINED CONCRETE CONCRETE SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. AIR ENTRAINED CONCRETE SHALL BE USED AT ALL EXTERIOR AND UNHEATED EXPOSURES.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH SBC 1905.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF INTERNATIONAL BUILDING CODE.

CEMENT CONTENT MAY BE REDUCED 15% - 25% BY VOLUME AND REPLACED WITH FLY ASH SHALL NOT MAKE UP MORE THAN 35% OF THE TOTAL CEMENTITIOUS CONTENT. FLY ASH SHALL COMPLY WITH ASTM C618 OR AASHTO M295.

- 9. A MINIMUM OF 80% OF REINFORCING STEEL SHALL COME FROM RECYCLED MATERIALS. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, Fy=60,000 PSI. EXCEPTIONS: ANY BARS #5 AND SMALLER CAN BE GRADE 40, Fy=40,000 PSI.
- 10. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

11. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH IBC SECTION 1907.7.

SLABS AND WALLS (INT. FACE). . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

WOOD

12. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

2x MEMBERS: HEM-FIR #2 OR BETTER
2x STUDS AND PLATES: HEM-FIR STUD GRADE OR BETTER

13. STRUCTURAL WOOD PANEL SHEATHING (PLYWOOD) SHALL BE APA RATED PANELS WITH EXPOSURE 1 CLASSIFICATION.

FLOOR SHEATHING SHALL BE 3/4" T&G MINIMUM, W/ SPAN RATING 48/24 (MIN). ROOF SHEATHING SHALL BE 5/8" (NOMINAL) WITH SPAN RATING 24/16. WALL SHEATHING SHALL BE 1/2" WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 14. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF 15# ASPHALT IMPREGNATED BUILDING PAPER OR ONE LAYER OF 30# ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 15. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTNERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR

UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

16. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE LENGTH DIAMETER EQUIV STAPLE MIN LENGTH

SIZE LENGTH	DIAMETER	EQUIV STAPLE	MIN LENGTH
8d 2-1/2"	0.131"	13 GA.	1-3/4"
10d 3"	0.148"	12 GA.	1-3/4"
16d 3 - 1/2"	0.162"	NO EQU I V	NO EQUIV

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS OR STAPLES, SHALL BE SUBMIT NAIL SPECIFICATIONS TO THE ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

- B. NAILS AND STAPLES PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.
- 17. LAMINATED STRAND LUMBER (LSL) BOARD SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-292 GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

Fb=2325 PSI, E=1550 KSI, Fv=310 PSI (FOR 1.55E MEMBERS)

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

18. PARALLEL STRAND LUMBER (PSL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-292 GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE

Fb=2900 PSI, E=2000 KSI, Fv=290 PSI (FOR 2.0E MEMBERS)

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

19. PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

- 20. WOOD FRAMING NOTES-THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC. UNLESS OTHERWISE NOTED, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WOOD (cont)

B. WALL FRAMING: ALL NEW STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 24" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEARWALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING WITH NAILS @ 7" O.C. USE 5d COOLER NAILS OR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UN-SUPPORTED EDGES), AND TOP AND BOTTOM PLATES WITH 8d @ 6"O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

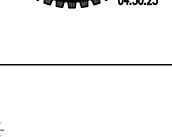
C. ROOF FRAMING: UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOFSHEATHING EDGES. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

RENOVATION

21. DEMOLITION: VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. PROVIDE ADEQUATE SHORING AND BRACING OF STRUCTURAL MEMBERS, EXISTING CONSTRUCTION AND SOIL EXCAVATIONS AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING, INCLUDING DEMOLITION DEBRIS, ON EXISTING FLOOR SYSTEMS TO 20 PSF. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

IN AREAS OF RENOVATION INSPECT EXISTING FRAMING MEMBERS FOR SIGNS OF DRY-ROT DAMAGE OR INSECT INFESTATION. REPORT ALL DRY-ROT DAMAGE TO THE ENGINEER AND OWNER. REPORT ALL INSECT INFESTION TO ENGINEER AND OWNER.





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PROJECT MANAGER:

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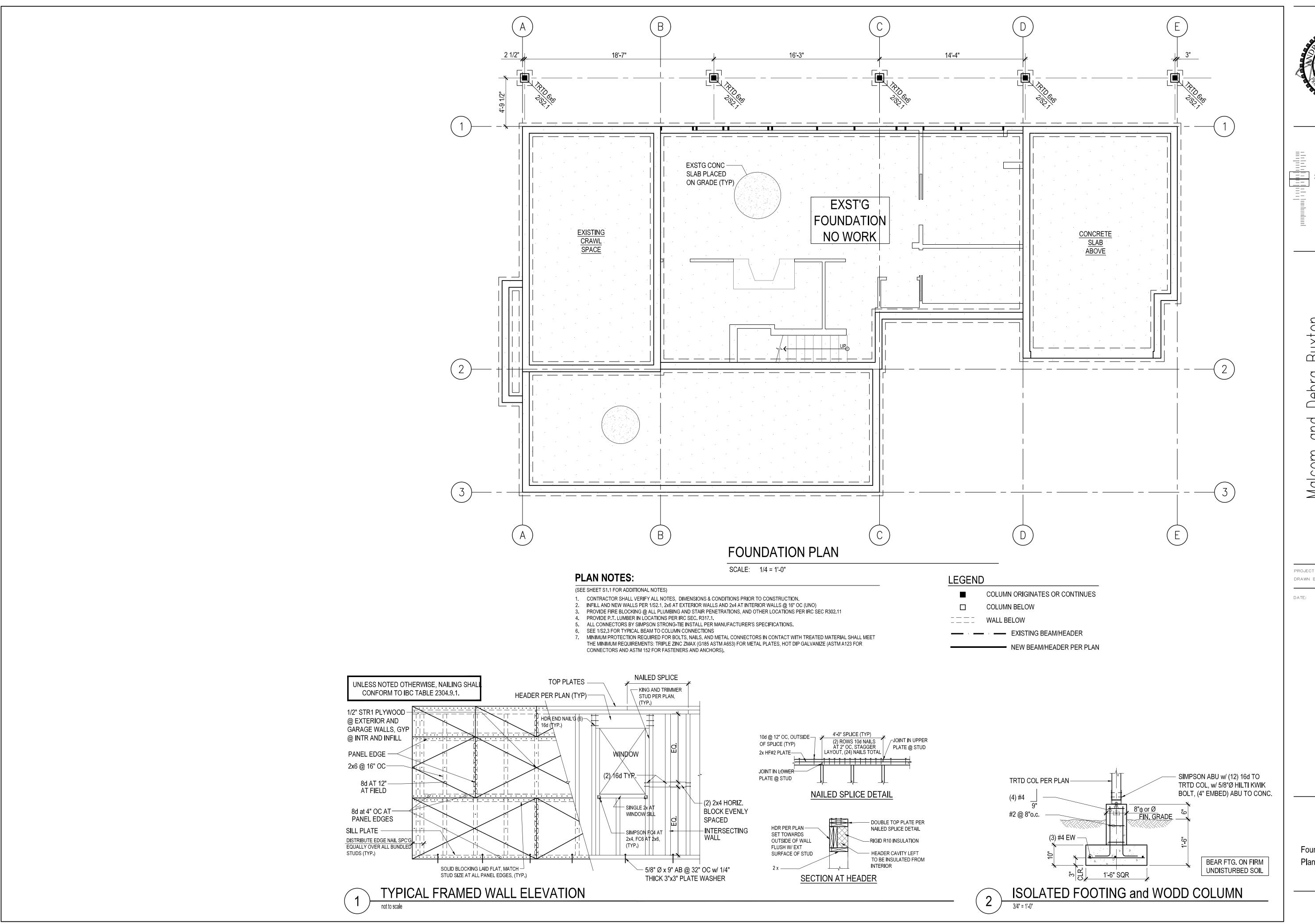
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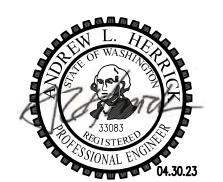
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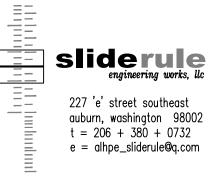
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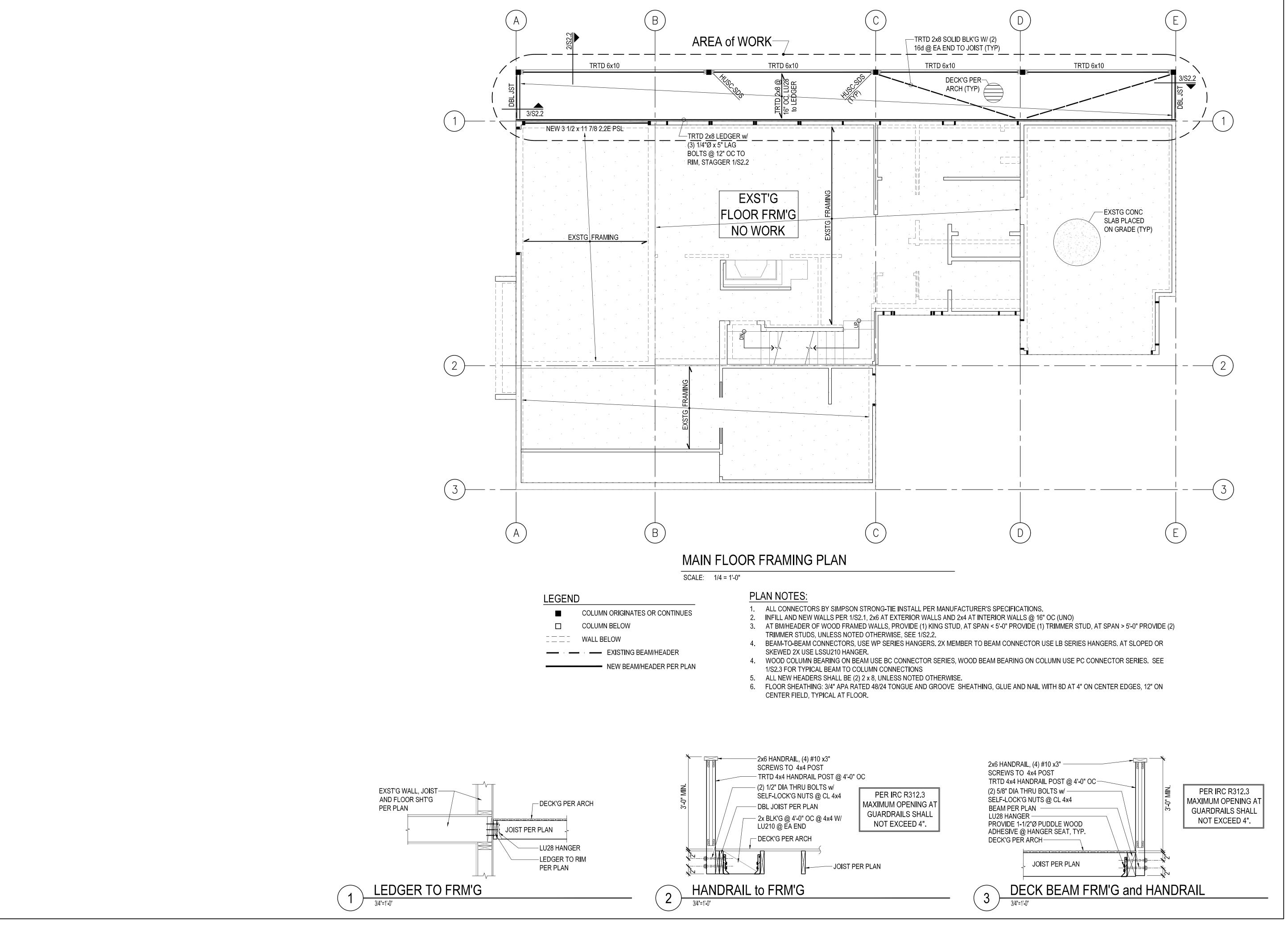
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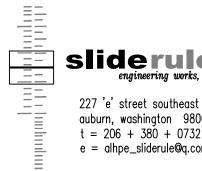
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Foundation Plan

S2.1







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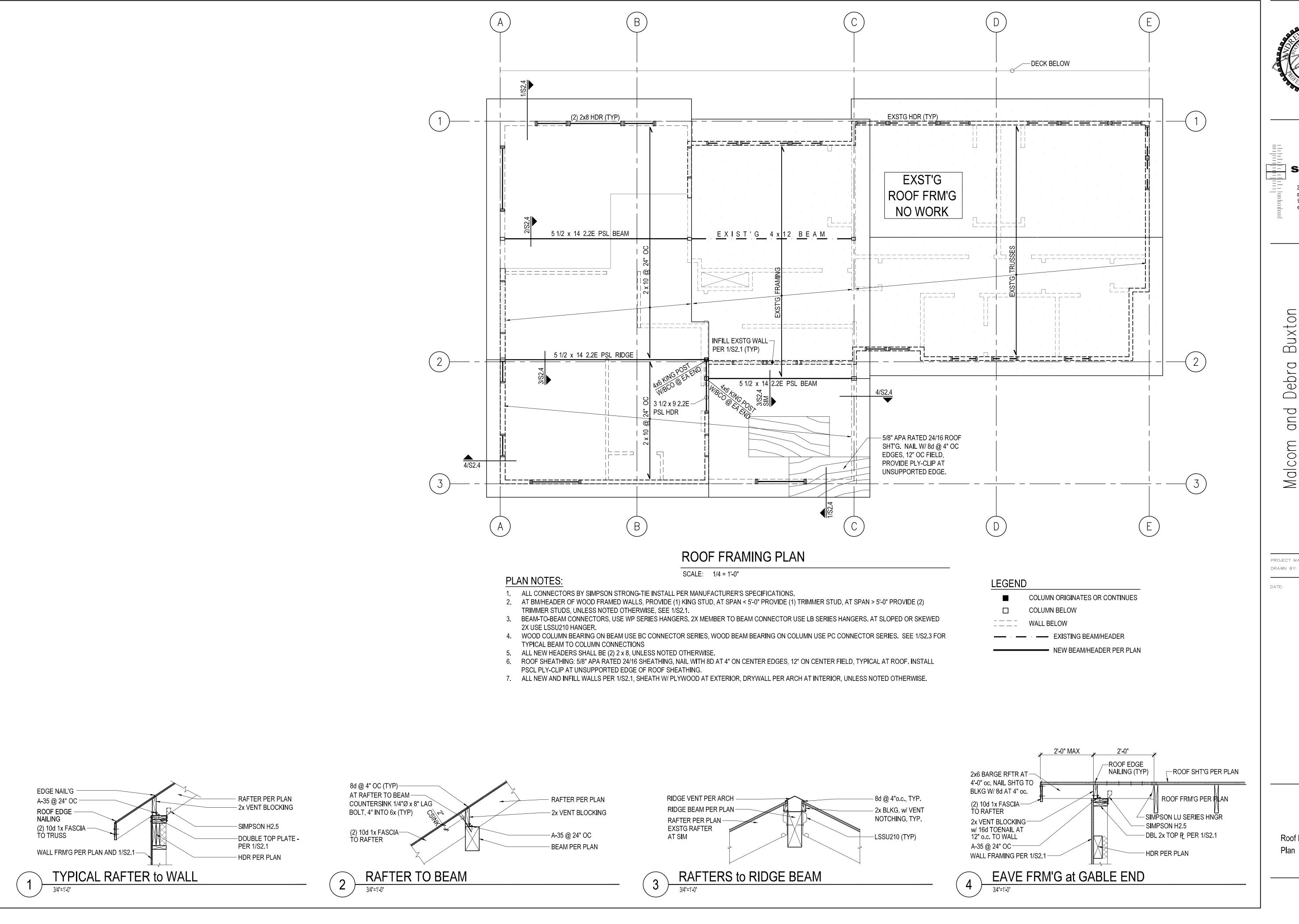
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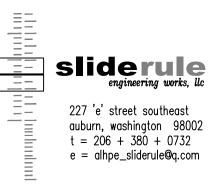
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Main Floor Framing PLan

S2.2





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PROJECT MANAGER: DRAWN BY: 04.30.23

PERMIT SUBMITTAL

Roof Framing

S2.4