

TABLE 1 - PROPERTY INFORMATION

Parcel Number	335850-0265
PROJECT DESCRIPTION	REMODEL/ADDITION OF EXISTING MASTER BEDROOM/CLOSET & BATHROOM.
ZONING	R-15
Lot Square Footage	23,225
Address	8097 W MERCER WAY MERCER ISLAND WA 98040
Property Owner Name	MALCOLM & DEBRA BUXTON
Owner's Address	8097 W MERCER WAY MERCER ISLAND WA 98040
Owner's Phone	949-637-5088
Owner's Email	debra@worldandwillow.com
Applicant's Name	PACIFIC NORTHWEST DESIGN AND BUILD
Applicant's Address	15209 84TH AVE CT E PUYALLUP WA 98375
Applicant's Phone	253-466-3816
Applicant's Email	bpeck@pnwdb.com
Is Project Part of a PRD?	YES/NO <small>If you applicant to provide a copy of approved PRD standards with each applicant</small>

TABLE 2 - SETBACKS

	Required for Zone	Proposed
Front	20'	20'
side/Interior (each side in feet)	15' MIN TOTAL 5'MIN	xx
Side Street	N/A	xx
Rear	25'	xx
Garage/Car port	N/A	xx
Building Separation:	10'	xx
Alley:	N/A	xx
Shoreline Buffer by Designation	N/A	xx
Stream Buffer	N/A	xx

TABLE 3 - LOT COVERAGE

	Maximum Allowed	Total
House w/eaves	2261	2261
Boat shed	264	264
Decks 30 inches or greater in height	1,280	1,280
CONC. PATIOS	144	144
Accessory Structures; SHED	200	200
Other (explain): PRIVATE DRIVE & WALKWAY	3231	3231
Total amount of lot coverage:	8,128.75	7,380
Total lot square footage	23,225	
Percentage of lot coverage	35%	31%

TABLE 4 - IMPERVIOUS COVERAGE

	Maximum Allowed	Proposed	EXISTING
Lot coverage square footage	xx	100	4149
Driveways and walkways	xx		3231
Other (explain)	xx	xx	
Total amount impervious surface:	8,128.75	7,380	
Total lot square footage:	23,225	xx	
Percentage of impervious coverage	35%		31%
MAXIMUM HARDSCAPE & LOT COVERAGE - OWHM			
Lot coverage 0&25'	10%	0	48
Lot coverage 25'&50'	30%	0	1954
		total%	2%
		total%	30%

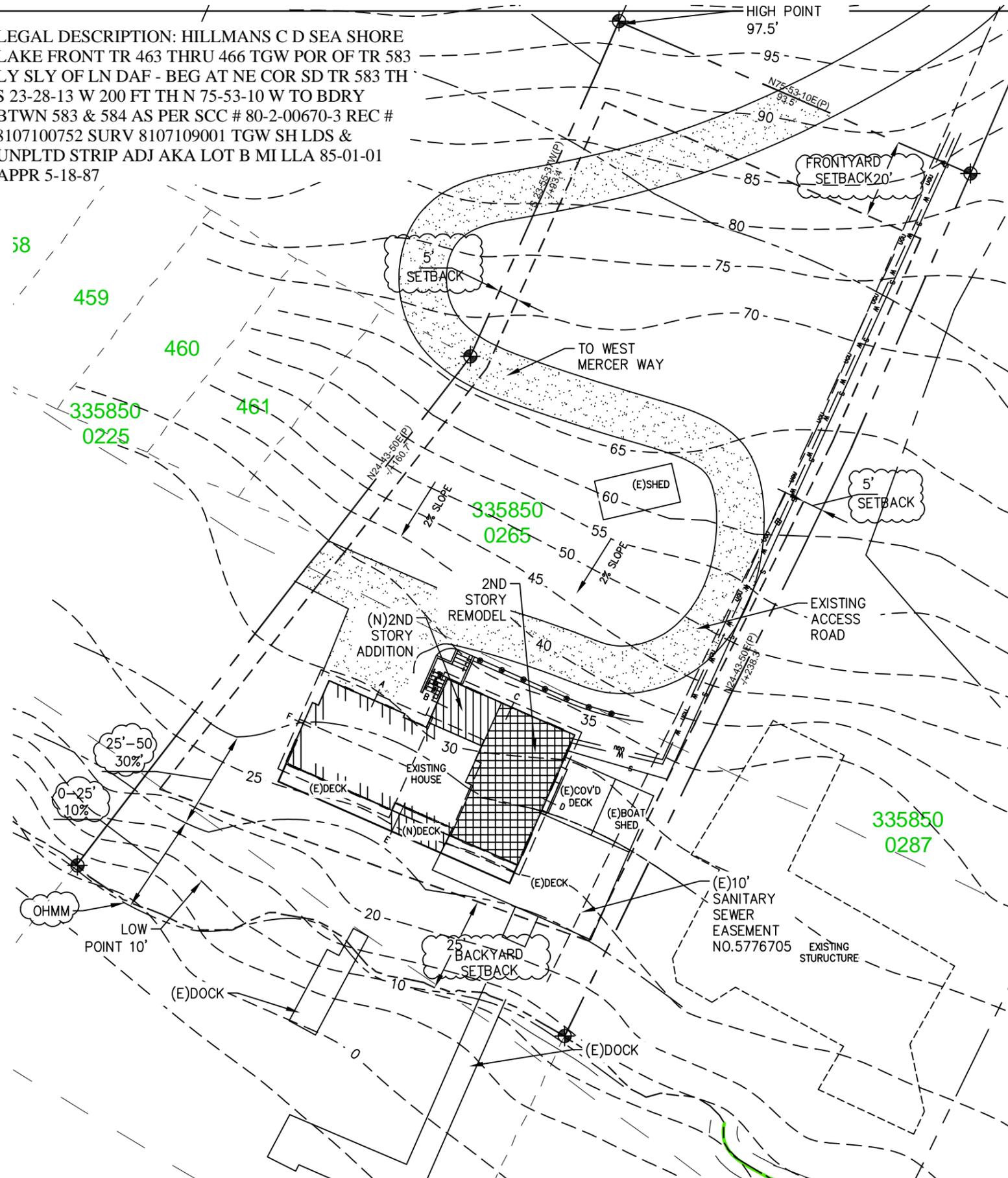
TABLE 5 - BUILDING HEIGHT

LOCATION	ELEVATION	WALL SEGMENT LENGTH	ELEV x LGTH
Elevation A	27'	a = 29.50	796.5
Elevation B	28'	b = 12.0	336.0
Elevation C	30'	c = 35.0	1050.0
Elevation D	24.5'	d = 36.0	882.0
Elevation E	20.5'	e = 64.50	1322.25
Elevation F	24.5'	f = 24.0	582.0
TOTAL	154.25'	201	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'
87.5'/260x100 =	33.7% SLOPE

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 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 APPR 5-18-87



OVERALL SITE PLAN

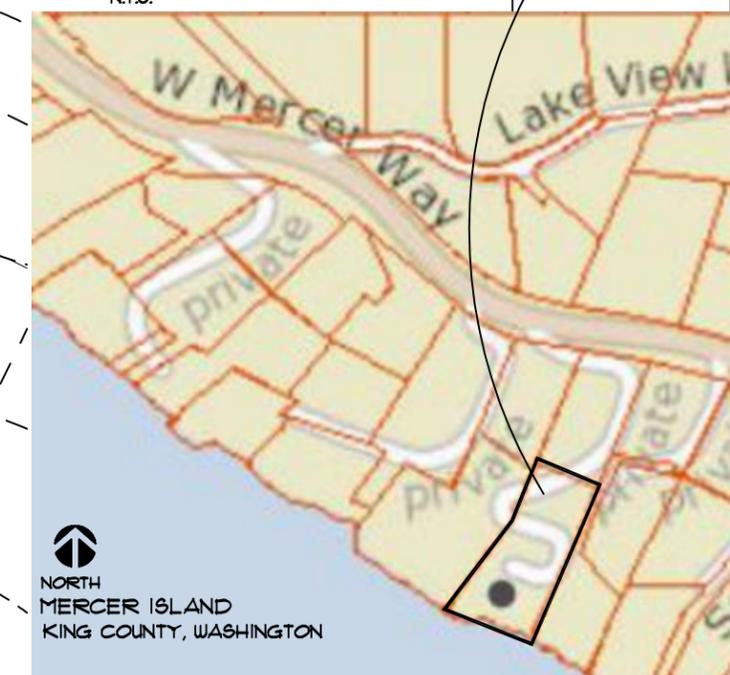
LEGEND

EDGE OF PAVEMENT	—EP—EP—EP—
RIGHT-OF-WAY	-----
PROPERTY LINE	-----
FENCE	—X—X—X—X—
SILT FENCE	—X—X—X—X—
SETBACK/EASEMENT	-----
CLEANOUTS	○ ○
CATCH BASIN	■
EXISTING CONTOURS	-----457-----
PROPOSED CONTOURS	-----457-----
EXISTING WATER	—W—W—W—
EXISTING SEPTIC	-----
EXISTING SURFACE	▨ ▨ ▨ ▨ ▨
PROPOSED SURFACE	▨ ▨ ▨ ▨ ▨
EXISTING AREA	▨ ▨ ▨ ▨ ▨
ADDITION AREA	▨ ▨ ▨ ▨ ▨
REMODEL AREA	▨ ▨ ▨ ▨ ▨

TABLE 7 - BASEMENT FL AREA CALCULATION

WALL SEGMENT	LENGTH x	COVERAGE=	RESULT
A	36'	0%	0%
B	19'	57%	33%
C	36'	100%	36%
D	24'	57%	42%
TOTAL	115'	N/A	111%
800 SQ x 111%		888 EXCLUDED FROM GROSS FL	

VICINITY MAP
N.T.S.



REVISIONS:

DATE	

COPYRIGHT 2018 PACIFIC NORTHWEST DESIGN & BUILD
 CONTACT: PACIFIC NORTHWEST DESIGN AND BUILD
 ADDRESS: 15209 84th Ave Ct E
 Puyallup Wa. 98375
 (253)466-3816

DRAWN BY: BP
 DATE: 03/01/2023
 PROJECT NUMBER: 23-0206

SUBJECT PROPERTY



NOTE:
 A NFPA 72- Chapter 29 Monitored Fire Alarm System shall be installed throughout the residence. The system will require a separate FIRE permit and shall be installed per CoMI and NFPA standards.

REVISIONS:
DATE:

DRAWING SCHEDULE

S-1	SITE PLAN
A1-0	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 STRUCTURAL A3-2
A4-1	(E) ELEVATIONS
A4-2	(E) ELEVATIONS
A4-3	(N) ELEVATIONS
A4-4	(N) ELEVATIONS
A5-1	(N) SECTIONS
A6-1	DETAILS
A7-1	GENERAL NOTES
A8-1	ENERGY SHEETS
S1.1	STRUCTURAL
S2.1	STRUCTURAL
S2.2	STRUCTURAL
S2.4	STRUCTURAL

PROJECT DESCRIPTION

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
FLOORS:	R-38 E.C.= .5
WATER SUPPLY:	R-3.5
FENESTRATION:	
FENESTRATION U-FACTOR: U-.28 E.C.= .5	
SKYLIGHT U-FACTOR: U-.50	

ENERGY EFFICIENCY REQ.

OPTION: 1.3	CREDIT VALUE: 0.5	TOTAL CREDITS: 3.0
OPTION: 2.1	CREDIT VALUE: 0.5	
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

TAX PARCEL NO.

335850-0265

ZONING CODE

CLASSIFICATION: I101-SINGLE FAMILY DWELLING
 LOT AREA: 23,225 SF

LEGAL DESCRIPTION

HILLMANS C D SEA SHORE LAKE FRONT TR 463 THRU 466 TGW FOR 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 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 PLUMBING CODE (UPM)
 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



NORTH
 MERCER ISLAND, WASHINGTON

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CONTACT:
 PACIFIC NORTHWEST DESIGN AND BUILD

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

PNDB

PACIFIC NORTHWEST DESIGN & BUILD INC.
 HOME • DESIGN

PROJECT NAME: BUXTON ADDITION

SITE ADDRESS/ OWNER:
 8097 Mercer Way
 Mercer Island, WA, 98040

CONTENT:
 COVER SHEET/
 GENERAL INFORMATION

DRAWN BY:	BP
DATE:	09/26/2022
SCALE:	1/4"=1'-0"
PROJECT #:	A-0184
SHEET NO.:	A1-0

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.

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
2. WHERE PARTITIONS 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.
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.
8. OWNER SHALL RESERVE THE RIGHT TO KEEP ALL SALVAGEABLE MATERIALS SUCH AS CABINETS, DOORS, & HARDWARE, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC.

WALL LEGEND

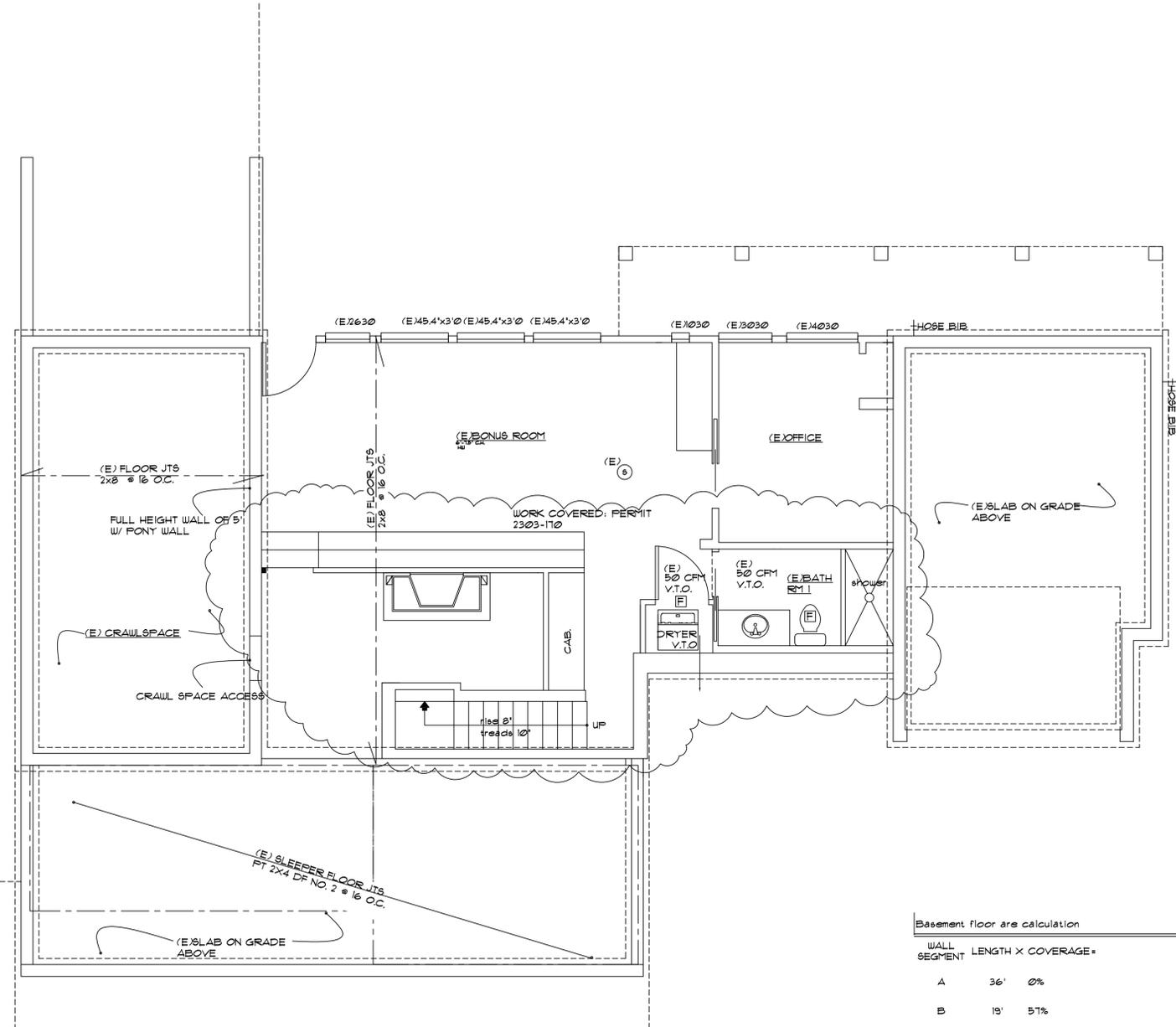
- EXISTING WALL
- DEMO. WALL
- DEMO. NOTE

DEMOLITION SCHEDULE

NO.	REMARKS
1	NO DEMOLITION HAPPENING IN BASEMENT
2	

NOTES:

R 3011 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 RESULT 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.



EXISTING BASEMENT FLOOR PLAN
TOTAL 800#

- 1 EXISTING UNO
- 2 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
- 3 CARBON MONOXIDE/ SMOKE DETECTOR
- 4 110 V. SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

Basement floor area calculation

WALL SEGMENT	LENGTH X COVERAGE =	RESULT
A	36' 0%	0%
B	19' 51%	33%
C	36' 100%	36%
D	24' 51%	42%
TOTALS	115' N/A	111%
800 SQ X 111%		888 EXCLUDED FROM GROSS FL

REVISIONS:

DATE:	

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 CONTACT: PACIFIC NORTHWEST DESIGN AND BUILD
 ADDRESS: 15203 84th Ave CT E
 Puyallup, WA 98375
 (253)466-3816



PROJECT NAME: BUXTON ADDITION
 SITE ADDRESS/OWNER: 8051 Mercer Way
 Mercer Island, WA, 98040

CONTENT:
 EXISTING BASEMENT FLOOR PLAN

DRAWN BY: DP
 DATE: 09/26/2022
 SCALE: 1/4"=1'-0"
 PROJECT #: A-0194
 SHEET NO:
A2-1

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.

GENERAL DEMOLITION NOTES

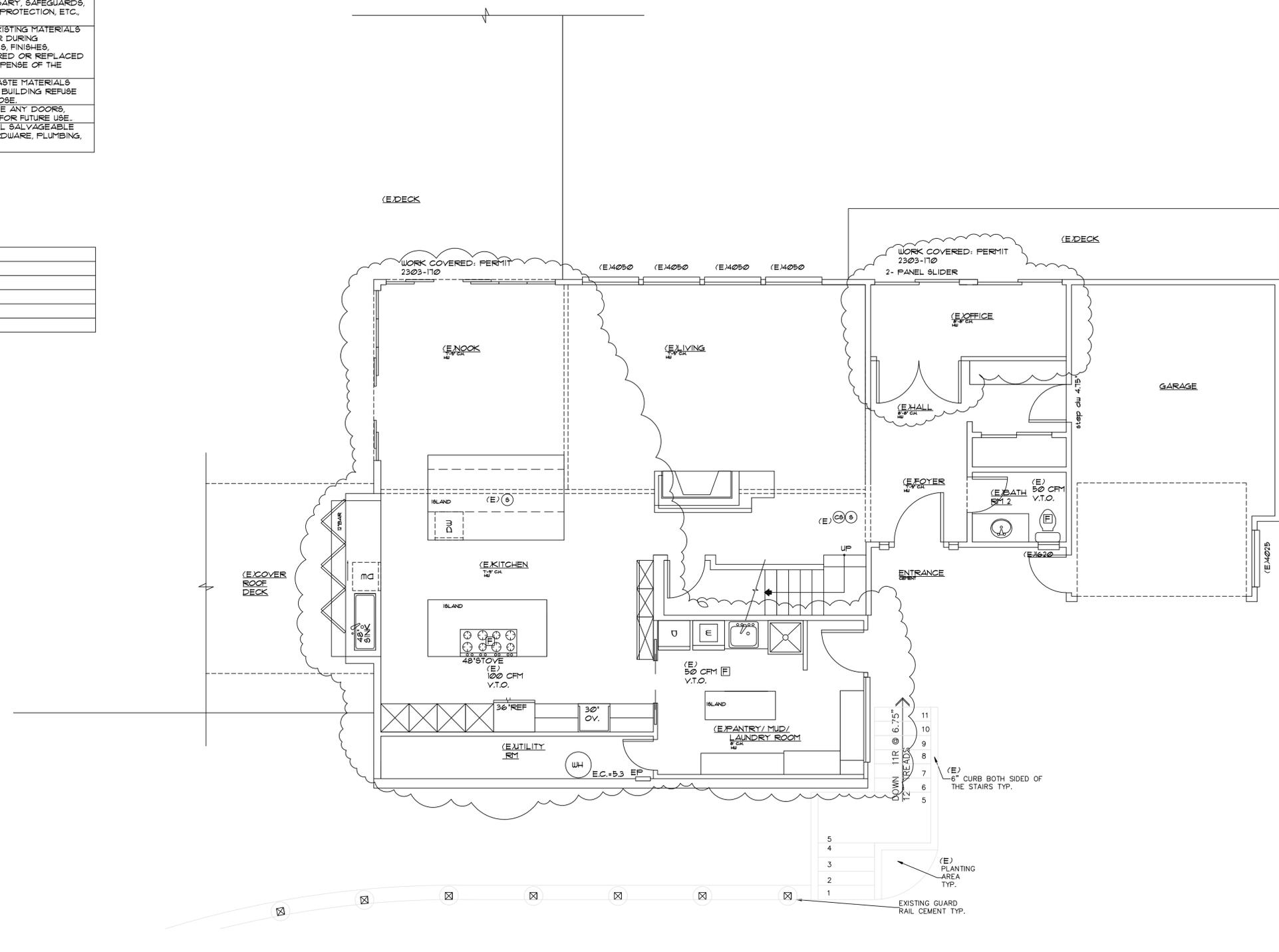
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8. OWNER SHALL RESERVE THE RIGHT TO KEEP ALL SALVAGEABLE MATERIALS SUCH AS CABINETRY, DOORS, & HARDWARE, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC.

WALL LEGEND

- EXISTING WALL
- DEMO. WALL
- DEMO. NOTE

DEMOLITION SCHEDULE

NO.	REMARKS
1	NO DEMOLITION ON THIS FLOOR
2	
3	
4	
5	



(E) MAIN FLOOR PLAN
TOTAL 1575#

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

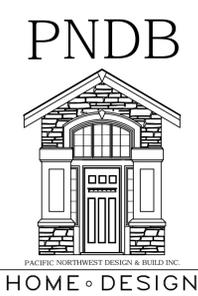
EXISTING UNO:

- [E] 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
- [CB] CARBON MONOXIDE/SMOKE DETECTOR
- [S] 110 V. SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

REVISIONS:

DATE:	

CONTACT: PACIFIC NORTHWEST DESIGN AND BUILD
 ADDRESS: 15209 84th Ave CT E
 Puyallup, WA 98375
 (253) 466-3816



PROJECT NAME: BUXTON ADDITION
 SITE ADDRESS/OWNER: 80911 Mercer Way
 Mercer Island, WA, 98040

CONTENT: EXISTING MAIN FLOOR PLAN

DRAWN BY:	BP
DATE:	09/26/2022
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194
SHEET NO.:	A2-2

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.

GENERAL DEMOLITION NOTES

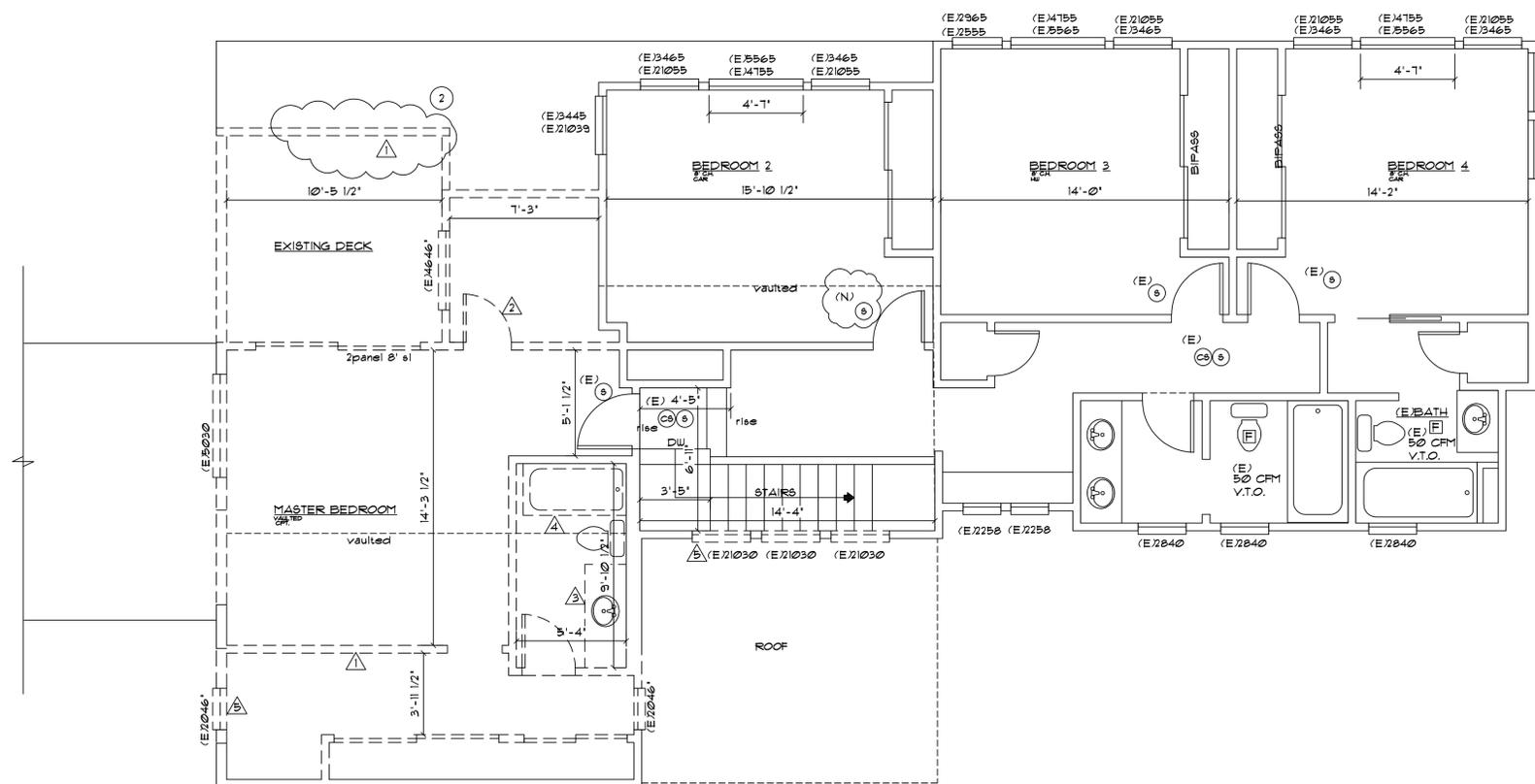
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WALL LEGEND

- EXISTING WALL 
- DEMO. WALL 
- DEMO. NOTE 

DEMOLITION SCHEDULE

TK	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



NOTES:

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

WALL LEGEND

- NEW WALL
- EXISTING WALL
- DEMO. WALL

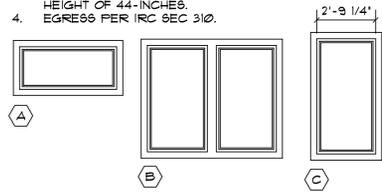
WINDOW SCHEDULE

PK SIZE (W x H INCHES)	OP	U-FACTOR	MFR	QTY	REMARK
A 54 x 24 (4620)	F	28		4	
B 72 x 42 (6036)	SL	28		1	
C 35 x 65 (21055)	C	28		2	SAFETY GLASS

- A AWNING
- C CASEMENT
- F FIXED
- SL SLIDER
- SH SINGLE HUNG
- DH DOUBLE HUNG
- TT TILT/TURN

NOTE:

- ALL WINDOW AND DOOR HEADERS TO BE INSULATED W/ A MINIMUM R-10
- PROVIDE SAFETY GLAZING AT ALL UNITS IN ACCORDANCE WITH IRC R308 WHETHER INDICATED OR NOT SCREENS @ ALL OPERABLE SECTIONS.
- ALL BASEMENT EGRESS WINDOWS TO HAVE A MAX. SILL HEIGHT OF 44-INCHES.
- EGRESS PER IRC SEC 310.



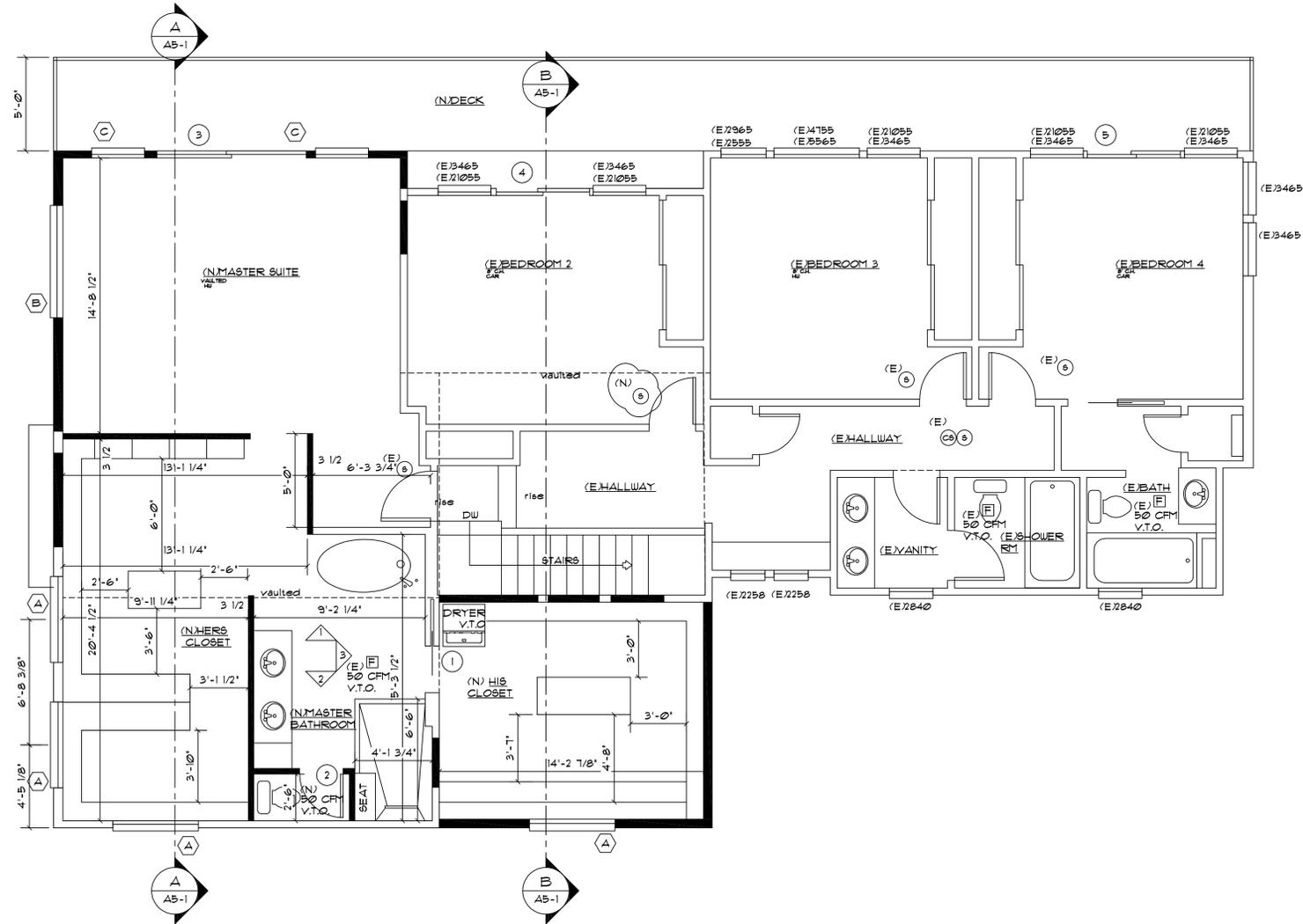
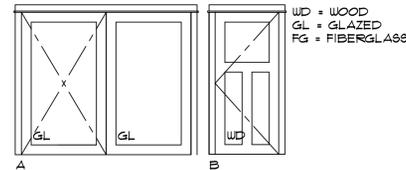
DOOR SCHEDULE

PK SIZE (W X H X TH)	TYPE	HDWR	FIN	REMARK
1 2'-6" x 6'-8" x 1 3/8"	B	1	PT	POCKET DOOR
2 2'-4" x 6'-8" x 1 3/8"	C	1	PT	
3 8'-0" x 6'-8" x 1 3/8"	C	1	MFR	WS, SG, SLIDER
4 5'-0" x 6'-8" x 1 3/4"	A	2	MFR	WS, SG, SLIDER REPLACE EX WINDOW
5 5'-0" x 6'-8" x 1 3/4"	A	1	MFR	WS, SG, SLIDER REPLACE EX WINDOW

- WS = WEATHER STRIP
- SC = SELF CLOSING
- DB = DEAD BOLT
- SD = SOLID CORE
- SG = SAFETY GLASS

NOTE:

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



PROPOSED SECOND FLOOR PLAN
TOTAL 1180±

- EXISTING UNO.
- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
- (1) CARBON MONOXIDE/ SMOKE DETECTOR
- (5) 110 V. SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

REVISIONS:

DATE:	

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 CONTACT: PACIFIC NORTHWEST DESIGN AND BUILD
 ADDRESS: 15205 84th Ave CT E
 Puyallup, Wa. 98375
 (253) 466-3816



PROJECT NAME: BUXTON ADDITION
 SITE ADDRESS/OWNER: 8091 Mercer Way
 Mercer Island, WA, 98040

CONTENT:

PROPOSED SECOND FLOOR PLAN

DRAWN BY:	BP
DATE:	09/16/2011
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194
SHEET NO.:	A2 = 4

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.

GENERAL FRAMING NOTES:

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

ALL WOOD IN CONTACT WITH CONCRETE OR SOILS SHALL BE PRESURE TREATED. BEAMS ENTERING CONCRETE SHALL HAVE MIN. AIR SPACE ON TOPS, SIDES AND ENDS. PLACE ON 30" BUILDING PAPER OR APPROVED G&T-BASE.

R313 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 3011 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 RESULT 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

- (A) (E) WEST ROOF
- (B) MIDDLE ROOF
- (C) (E) EAST ROOF

ROOF CALCULATIONS

TOTAL ROOF ATTIC
1871 SQ. FT. ATTIC AREA/ 300 = 6.2369 SQ. FT.
OF VENTILATION REQUIRED (3711 SQ. INCHES)

EXISTING MAIN ROOF VENTING:
PROVIDED BY RIDGE ROOF VENTING
INCLUDING BIRD BLOCKING

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

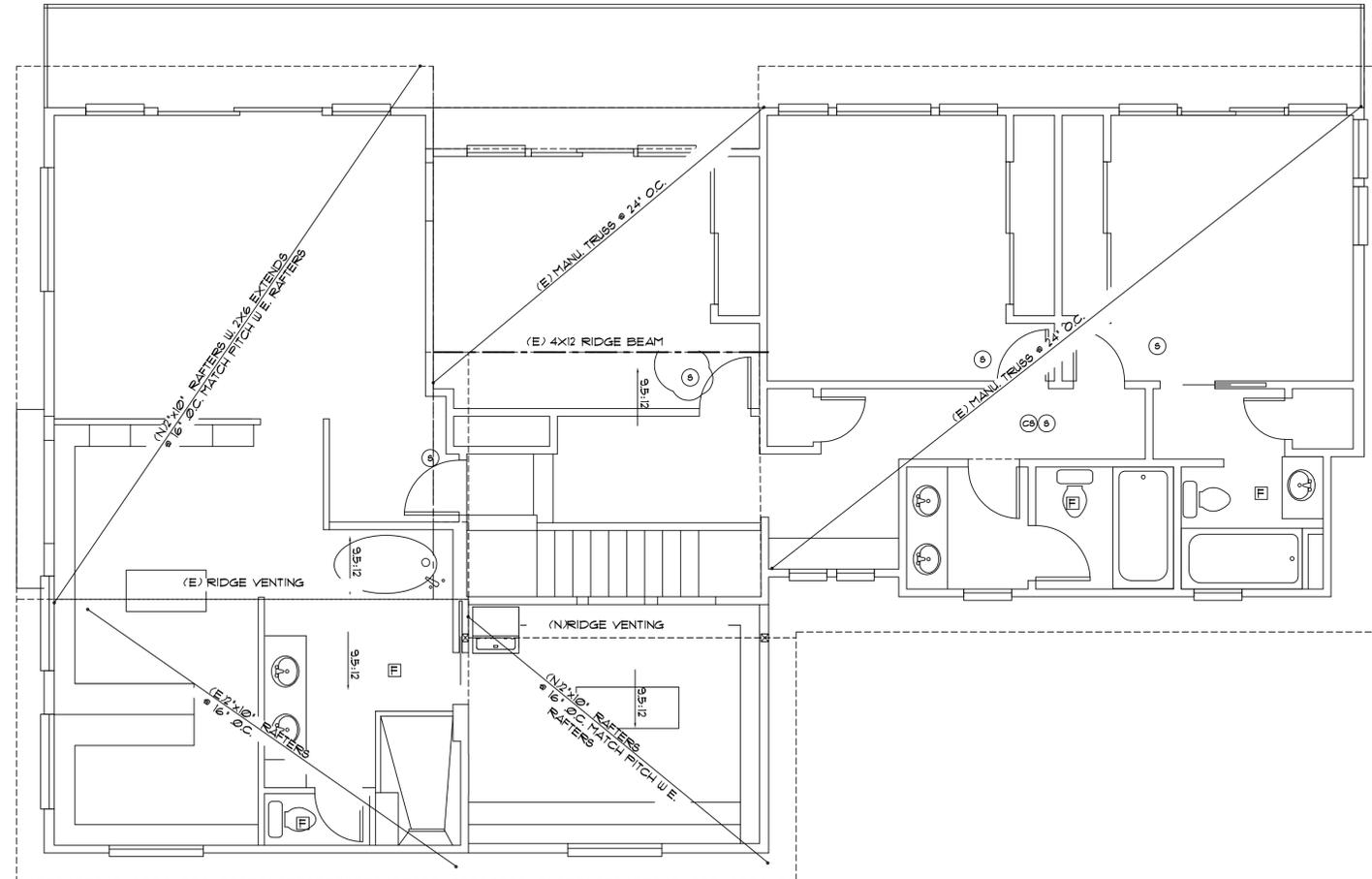
PROVIDED BY CONTINUOUS SOFFIT VENTS INSTALL PER MANU. SPEC.

MIDDLE ROOF VENTING:
490 SQ. FT. ATTIC AREA/ 300 = 1.6 SQ. FT.
OF VENTILATION REQUIRED (2305 SQ. INCHES)

PROVIDED 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 CONTINUOUS SOFFIT VENTS INSTALL PER MANU. SPEC.



- E 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
- CS CARBON MONOXIDE/ SMOKE DETECTOR
- S 110 V. SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

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Puyallup, WA 98375
(253) 466-3816



PROJECT NAME: BUXTON ADDITION

SITE ADDRESS/ OWNER:
8091 Mercer Way
Mercer Island, WA, 98040

CONTENT:
NEW ROOF PLAN

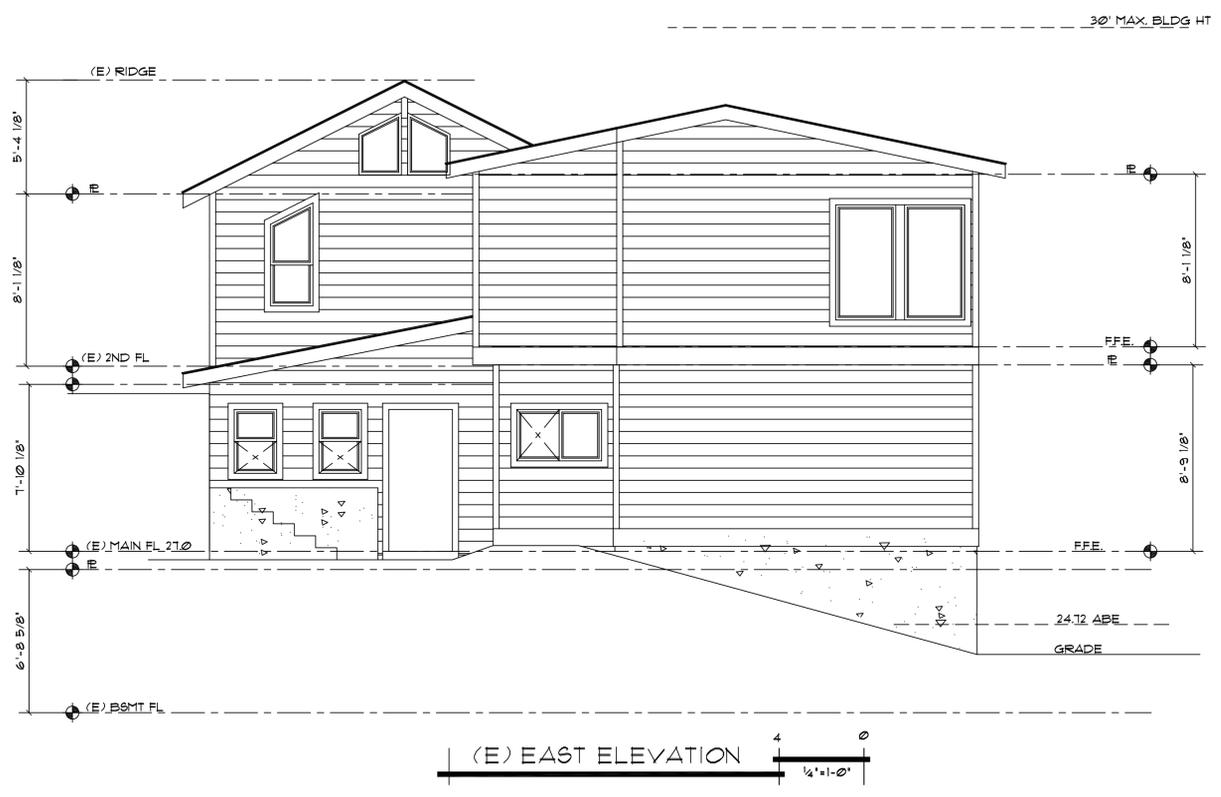
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DATE: 09/26/2022

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

PROJECT #: A-0194

SHEET NO:
A2-5



NOTE:
 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 1" THROW HINGES WITH 3" SCREWS INTO SOLID BLOCKING STRIKER PLATES TO BE FASTED WITH 3" SCREWS INTO SOLID BLOCKING.
 ALL JOINTS IN VAPOUR 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 SEPARATED BY DAMPROOFING MATERIAL
 MOISTURE RESISTANT BACKING IS REQUIRED AROUND BATHUBS 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, OR TO AN INFILTRATION SYSTEM IF REQUIRED. ALL SURFACE DRAINAGE SHALL HAVE A MINIMUM 2% GRADE AWAY FROM THE FOUNDATION.

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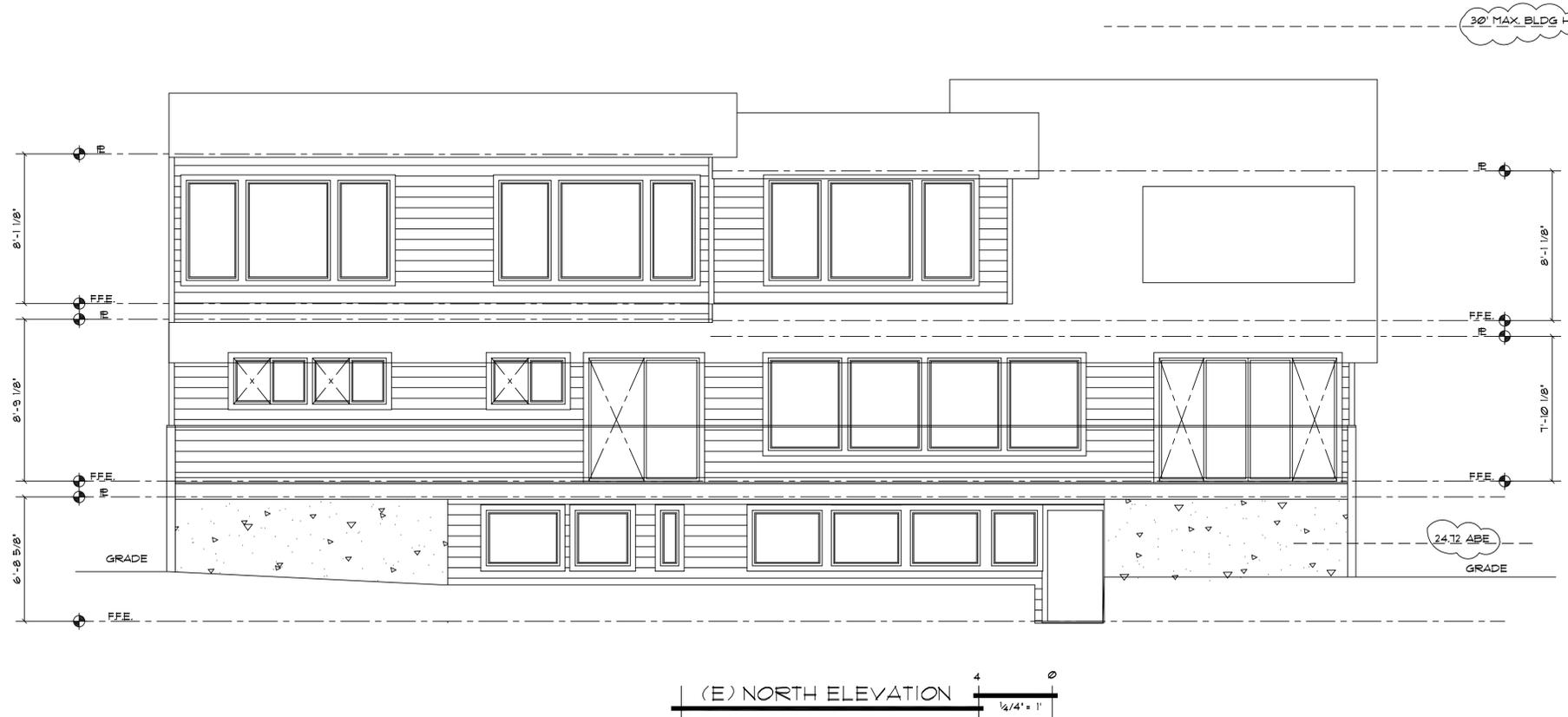
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 SITE ADDRESS/OWNER: 8097 Mercer Way
 Mercer Island, WA, 98040

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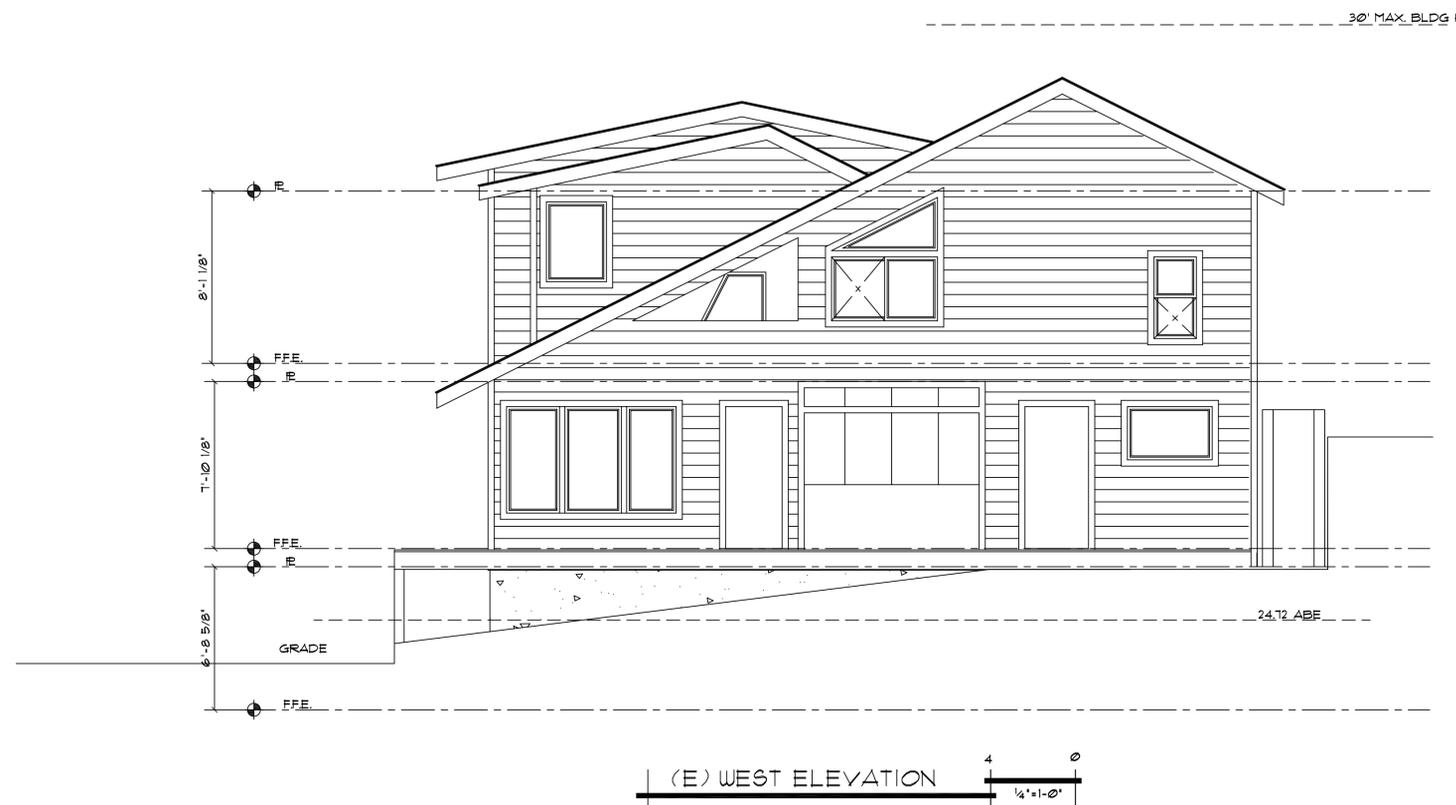
(E) ELEVATIONS

DRAWN BY:	BP
DATE:	08/26/2022
SCALE:	1/4" = 1'-0"
PROJECT #:	A-2024
SHEET NO.:	A4 = 1

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.



(E) NORTH ELEVATION



(E) WEST ELEVATION

NOTE:
 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 1" THROW HINGES WITH 3" SCREWS INTO SOLID BLOCKING
 STRIKER PLATES TO BE FASTENED 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 SEPARATED BY DAMPROOFING MATERIAL
 MOISTURE RESISTANT BACKING IS REQUIRED AROUND BATHTUBS OR SHOWER WHERE CERAMICS AND PLASTIC TILE IS INSTALLED

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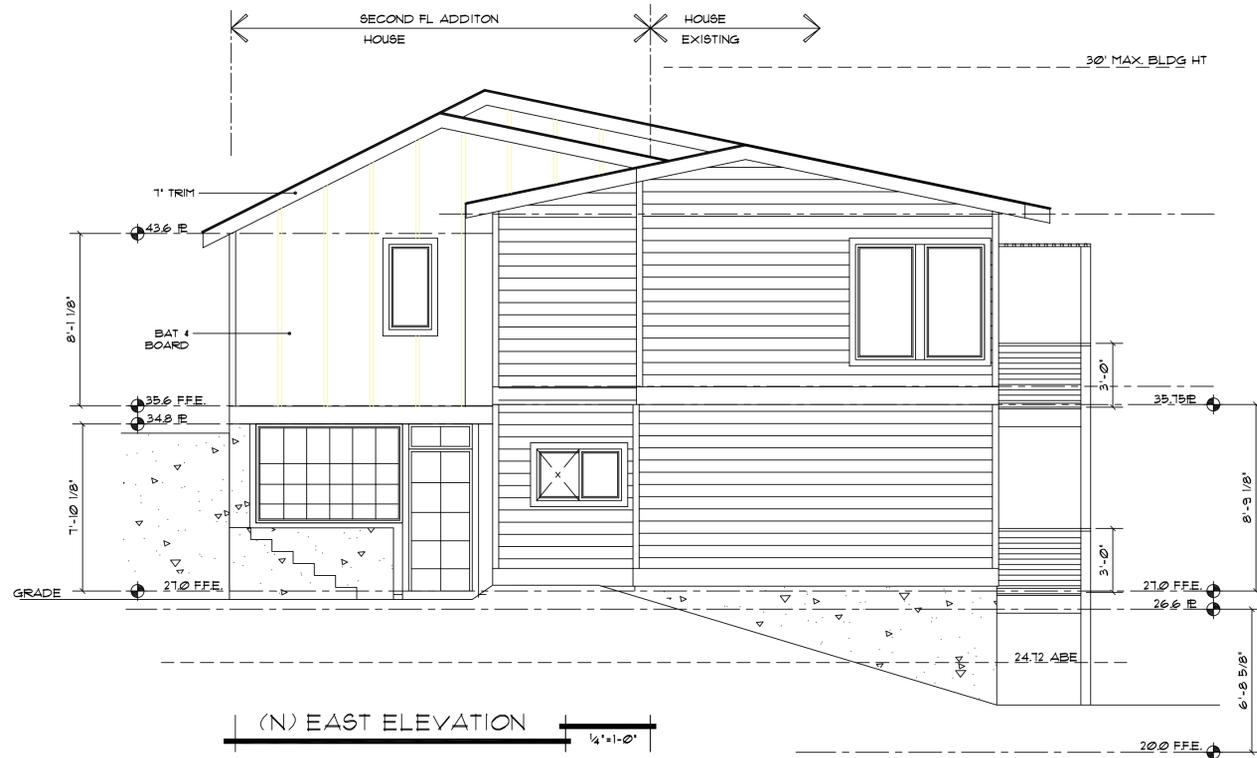
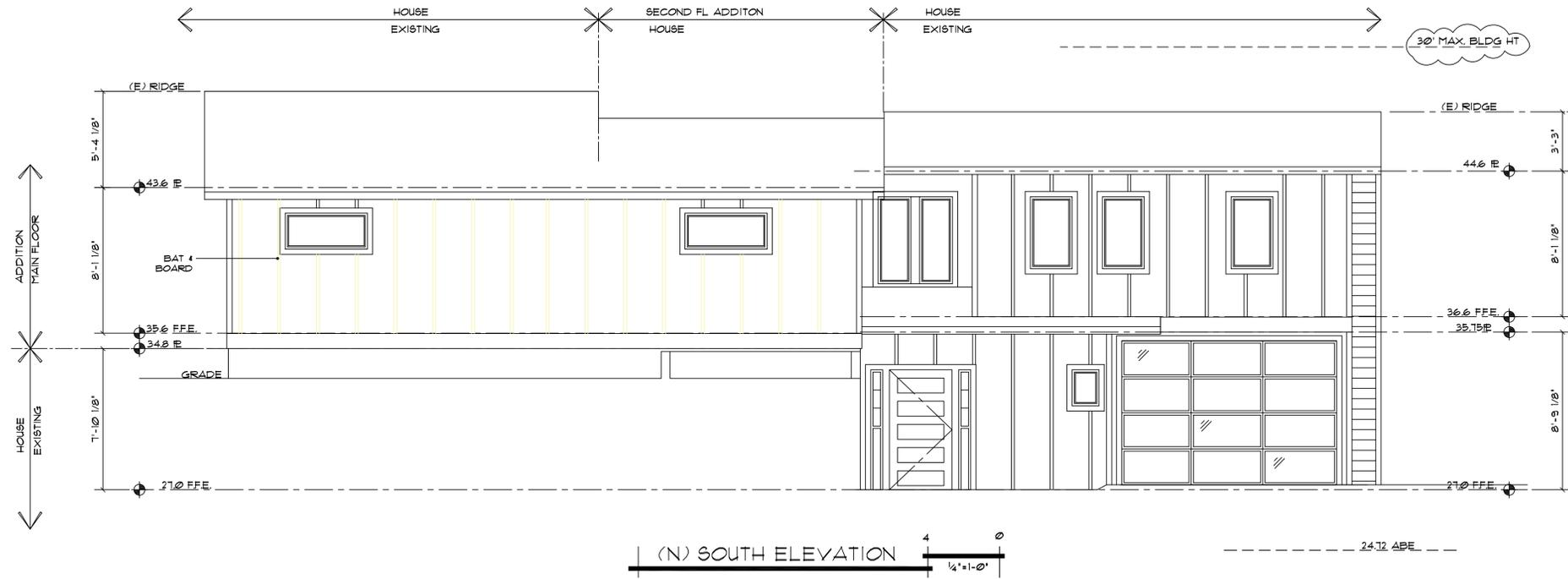
PROJECT NAME:
BUXTON ADDITION
 SITE ADDRESS/OWNER:
 8031 Mercer Way
 Mercer Island, WA, 98040

CONTENT:

(E) ELEVATIONS

DRAWN BY:	BP
DATE:	09/16/2022
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194
SHEET NO.:	A4-2

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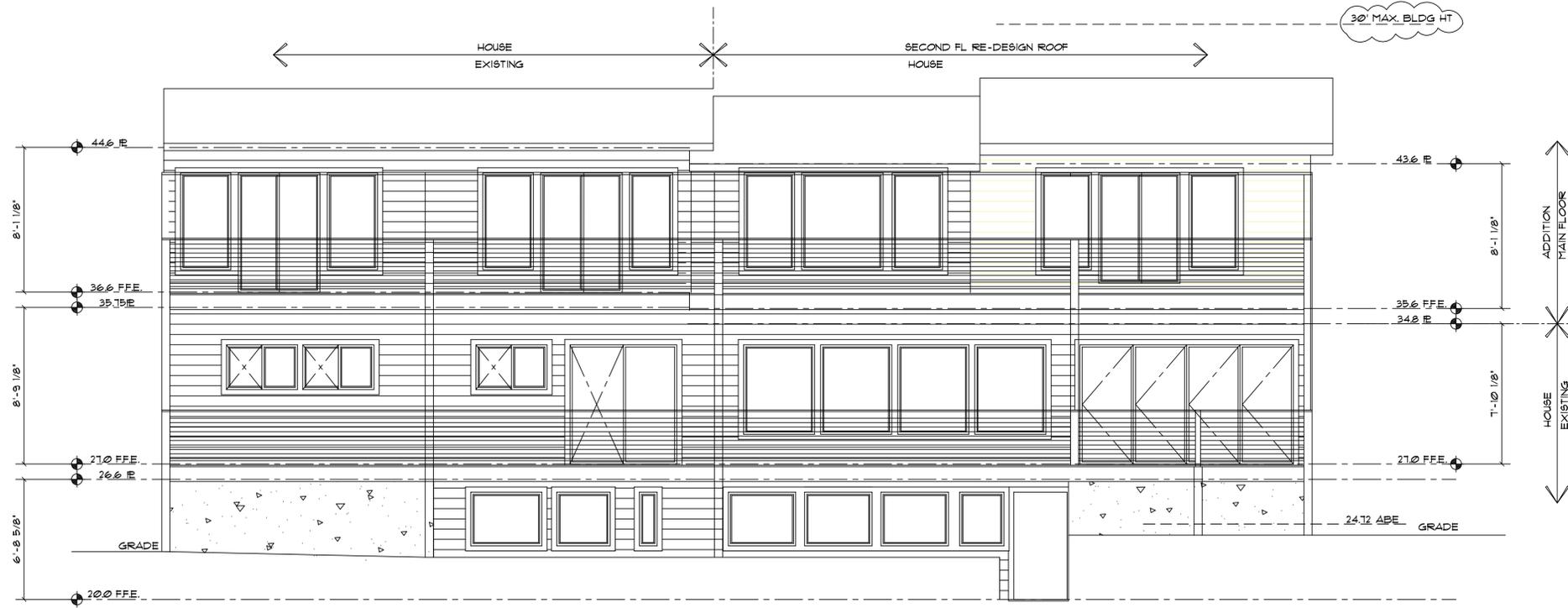
HOME • DESIGN

PROJECT NAME: **BUXTON ADDITION**
 SITE ADDRESS/OWNER:
 8091 Mercer Way
 Mercer Island, WA, 98040

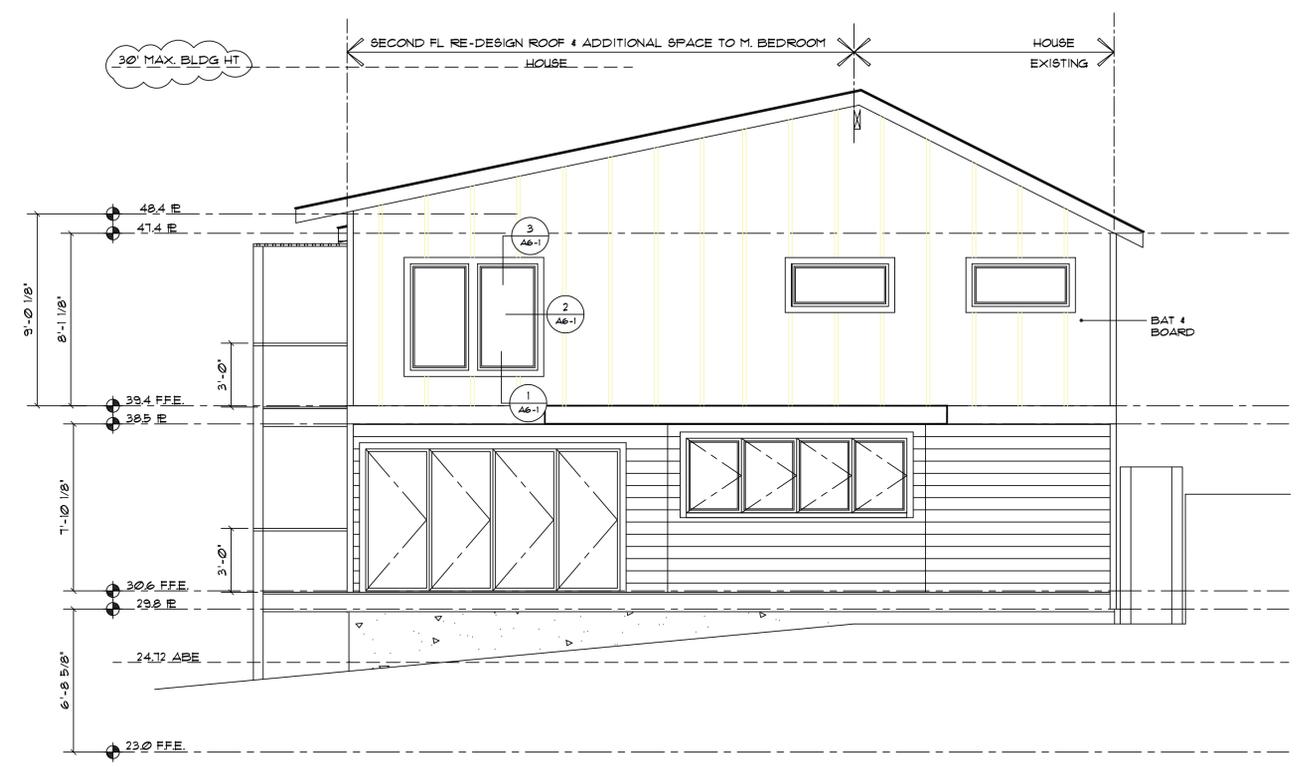
CONTENT:
 (N) ELEVATIONS

DRAWN BY:	BP
DATE:	09/26/2022
SCALE:	1/4" = 1'-0"
PROJECT #:	A-2024
SHEET NO.:	A4-3

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.



(N) NORTH ELEVATION
 4 0
 1/4" = 1'



(N) WEST ELEVATION
 4 0
 1/4" = 1'

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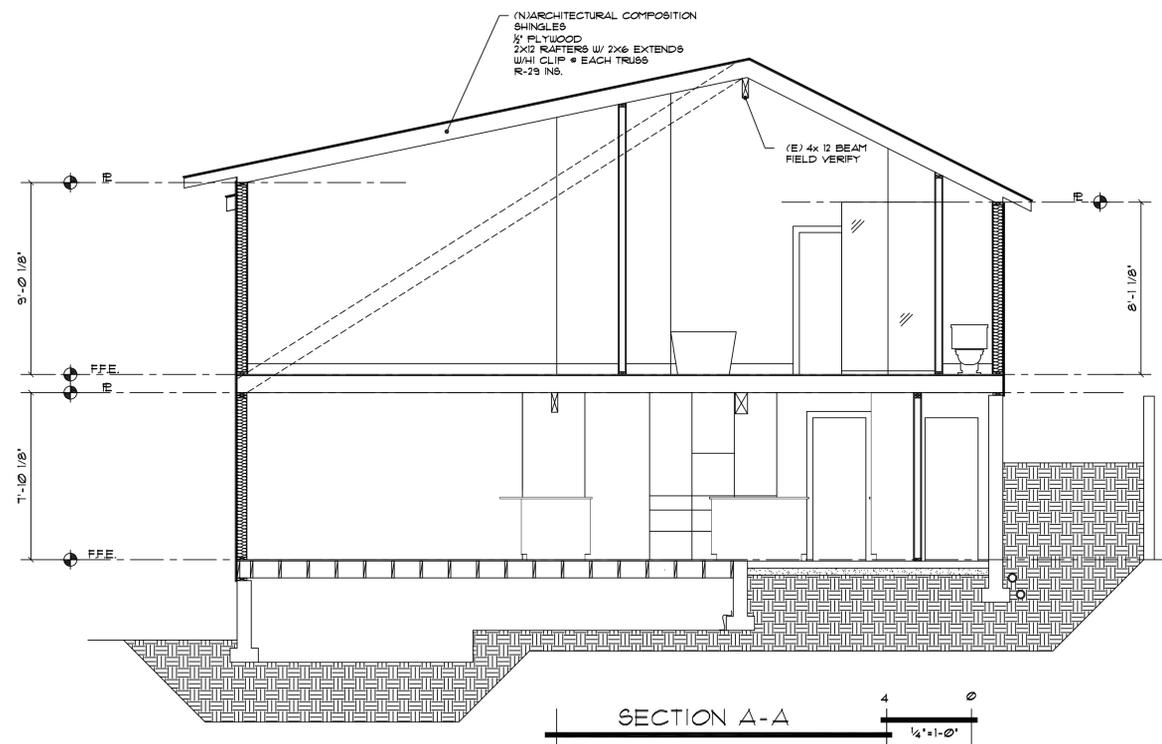
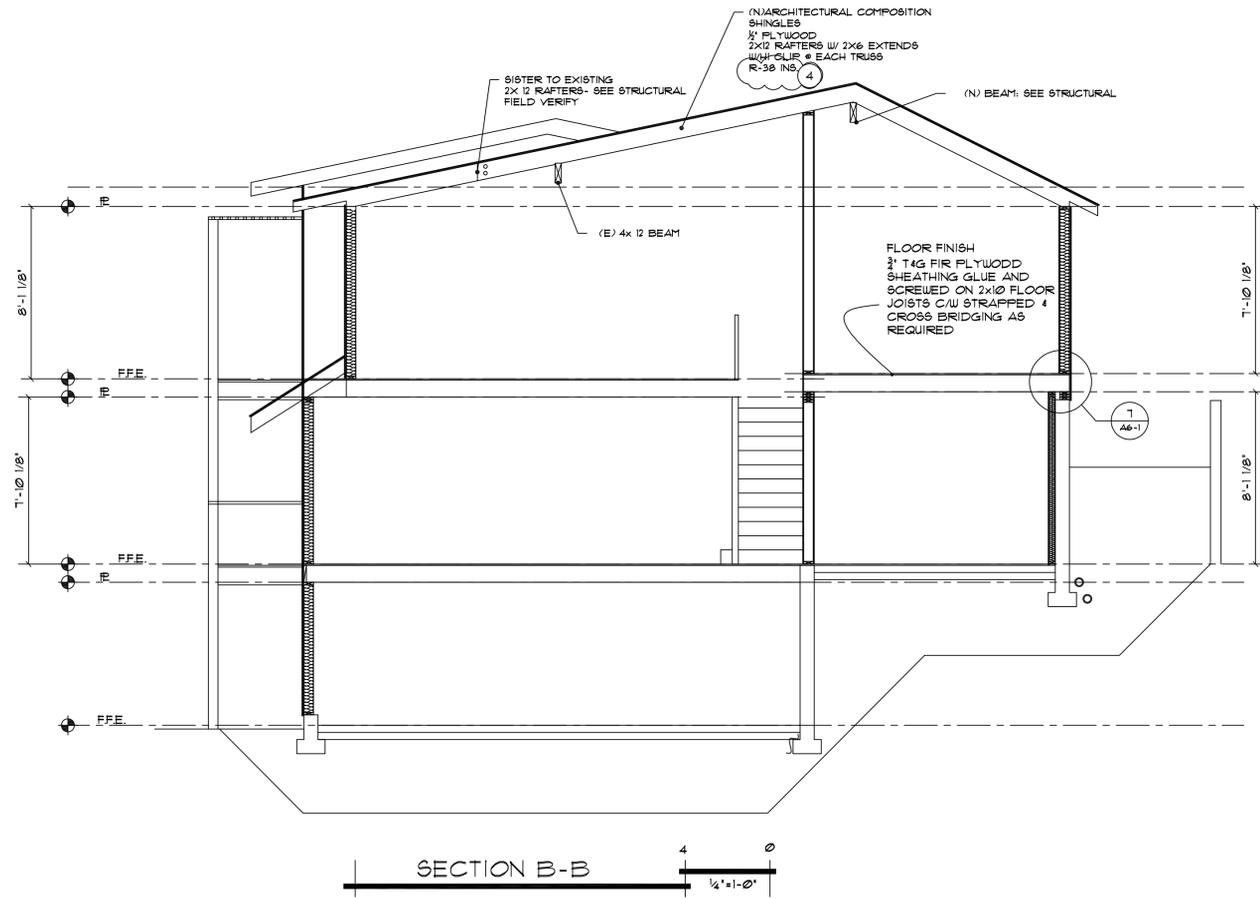
PROJECT NAME:
BUXTON ADDITION
 SITE ADDRESS/OWNER:
 8093T Mercer Way
 Mercer Island, WA, 98040

CONTENT:

(N) ELEVATIONS

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DATE:	09/26/2022
SCALE:	1/4" = 1'-0"
PROJECT #:	A-0194
SHEET NO.:	A4-4

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. RELIANCE ON 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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PROJECT NAME:
BUXTON ADDITION

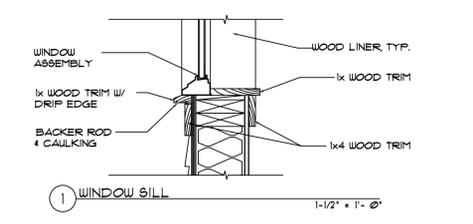
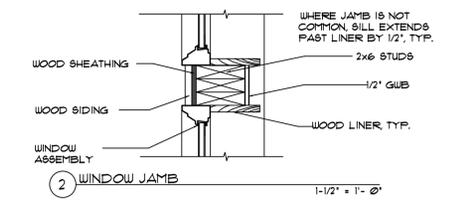
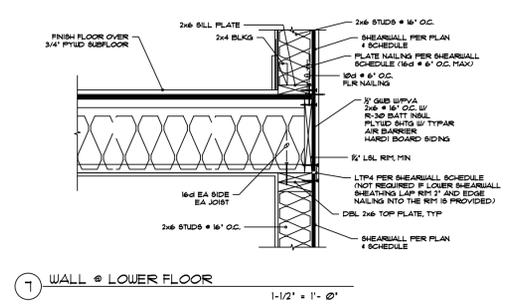
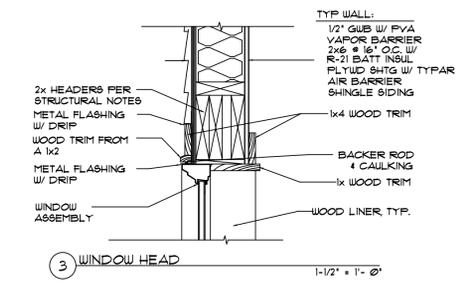
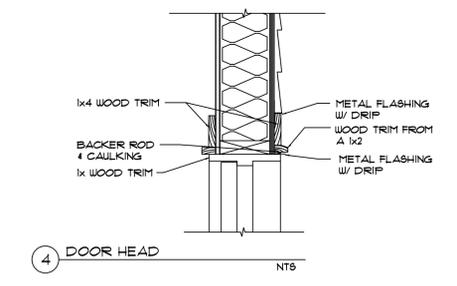
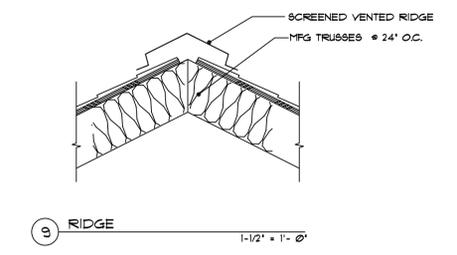
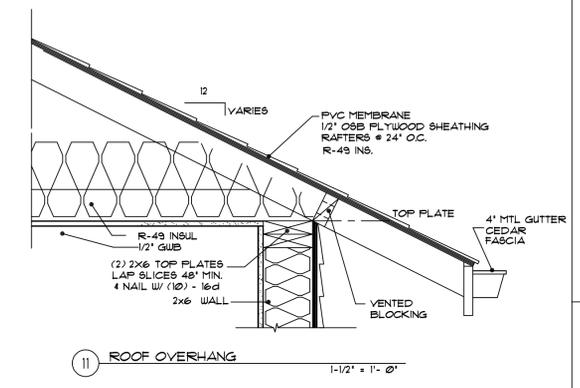
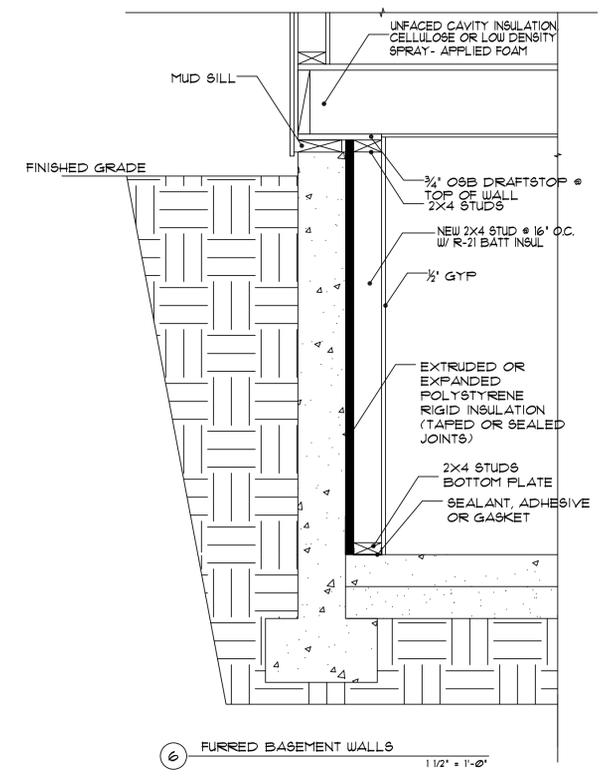
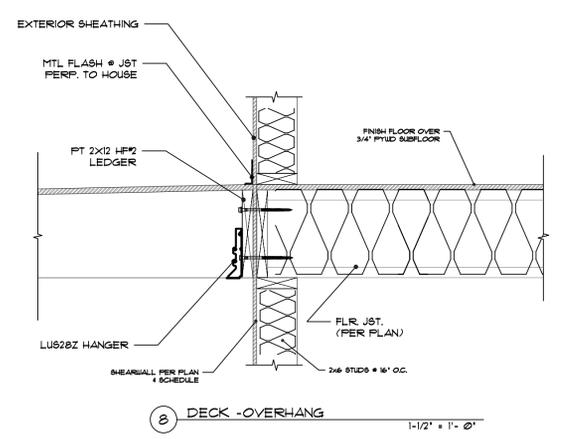
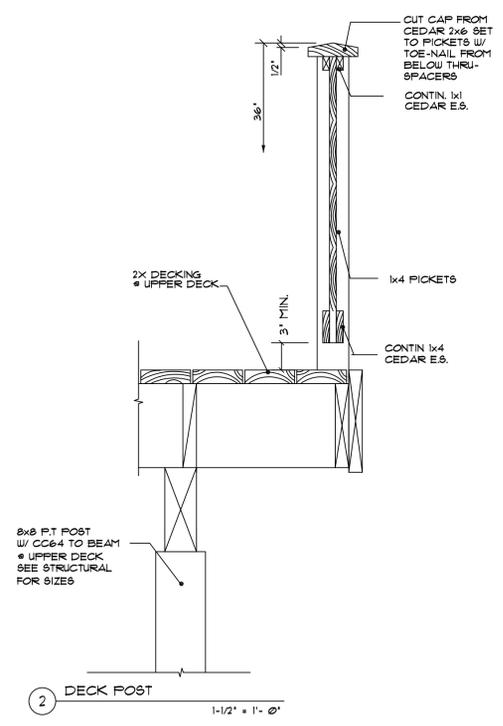
SITE ADDRESS/OWNER:
 80931 Mercer Way
 Mercer Island, WA. 98040

CONTENT:
NEW SECTIONS PLAN

DRAWN BY:	BP
DATE:	09/26/2012
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194

SHEET NO:
A5-1

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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PROJECT NAME: BUXTON ADDITION
 SITE ADDRESS/OWNER: 8031 Mercer Way
 Mercer Island, WA, 98040

CONTENT: DETAILS

DRAWN BY:	BP
DATE:	09/26/2022
SCALE:	1/4" = 1' - Ø"
PROJECT #:	A-0194
SHEET NO.:	A6 = 1

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.

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 FROM 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.

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 CONDITIONS.

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 1/2" REINFORCING BAR 3' FROM THE TOP, CORNER REINFORCING TO BE LAPPED MINIMUM 24".

ALL FOOTINGS ARE TO HAVE TWO 1/2" 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 NOTED.

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.

ELECTRICAL

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

ROOF:

- FLAT CEILING
FLAT CEILING - ADVANCE FRAMING
VAULTED CEILING - SINGLE RAFTER/JOIST
WALL ABOVE GRADE - STUDS 16" O.C.
HEADERS
WALL BELOW GRADE
MASS WALL R-VALUE
FLOOR OVER CRAWL SPACE
SLAB ON GRADE

- R-49
R-38
R-38
R-21
R-10
R-10/15-21 Int-TB
R-21
R-38
R-10

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 MAY BE REQUIRED BY LOCAL CODES AND CONVENTIONS.

CAULKING IS TO BE APPLIED AT ALL EXTERIOR SILLS AND FLATES AND ALL EXTERIOR ENVELOPE PENETRATIONS (BETWEEN WINDOW OR DOOR FRAMES AND ROUGH-OPENINGS).

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 GULLAM 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 TYPY WHEREVER POSSIBLE.

WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED WITH 45lb. FELT, A SILL PLATE GASKET AND PRESURE 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 1-JOIST IN D-2 ZONE.

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 (1/2" 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 SAUN LUMBER SHALL BE DOUGLAS FIR/ LARCH INSTALLED AS NOTED ON THE PLANS.

SOLID SAUN 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 4 better
B. Sills, Plates & Blocking.....#3
C. Studs.....DF 'stud'
D. 2" T & G Sub-Floor Decking.....#3
E. Wall & Roof Sheathing.....1/2" C-D Ext. Glue Plywood (32/16)
F. Sub-Floor over Joists.....3/4" C-d Ext. Glue Plywood (32/16)
G. Underlayment.....1/2" Underlayment Grade particle board

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 1/2" WATER RESISTANT GYPSUM BOARD AND A HARD, MOISTURE RESISTANCE SURFACE UP TO 60" ABOVE FLOOR (MIN).

PROVIDE 1 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 1 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 VENT TO THE OUTSIDE THROUGH SHEET METAL DUCTS. CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR ENVELOPE.

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.

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 R302.10.3.

R302.10.1 INSULATION INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR - 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 ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 123. EXCEPTIONS:

- 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 CANULC 91022.
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 123 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 CANULC 91022.

EXCEPTION: CELLULOSE FIBER LOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CAN UL C 91022 PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND R302.10.3.

R302.10.3 CELLULOSE FIBER LOOSE-FILL INSULATION CELLULOSE FIBER LOSE -FILL INSULATION SHALL COMPLY WITH CPBC 16 PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH APCS 16 CFR PARTS 1209 AND 1404.

R302.10.1 EXPOSED ATTIC INSULATION EXPOSED INSULATION INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 012 WATT PER SQUARE CENTIMETER.

R302.10.5 TESTING TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910.

INFILTRATION 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
2. BELOW - GRADE PORTION OF ANY WALL
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.
R102.1.1 CLASS III VAPOR RETARDER CLASS, CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R1022.1.1 MET.

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

R102.1.3 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 AREA SHALL BE PERMITTED.

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

W5EC 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 R402.4.4.

R402.4.1.2 TESTING THE BUILDING OR DUELLING 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 10000 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 FOLLOWING CIRCUMSTANCES:

- 1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

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:

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
11 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
12 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 (1/2" GUB).
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES WIRES AT CEILING AND FLOOR LEVELS, 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 R100.9.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DUELLING IS REQUIRED AT THE LINE OF DUELLING 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.

FLASHING

APPROVED CORROSION - RESISTANT FLASHING SHALL BE APPLIED SHINGLE - FASHION IN A MANNER TO PREVENT ENTRY OF WATER TO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF - ADHERED T MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION - RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

- 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 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.
11 THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS OR DETAILS.
12 APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S 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 13. 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 STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. 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 1032 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 TOP 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 R103.11.

EXTERIOR DOORS, WINDOWS, AND SKYLIGHTS

PER 2015 WASHINGTON STATE ENERGY CODE THE BUILDING THERMAL ENVELOPE 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 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 SQFT.

MINIMUM OPENING AREA: ALL THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQFT. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQFT.

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 MINIMUM WEIGHT OF NOT MORE THAN 44 LBS 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

- 1. GLAZING IN DOORS - SIDE HINGED DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING AND BIFOLD DOOR ASSEMBLIES PER IRC SECTION R308.4.1.
2. GLAZING ADJACENT TO DOORS - PANELS WITHIN THE 24" OF EITHER SIDE OF THE DOOR IN CLOSED POSITION PER IRC SECTION R308.4.1.
3. GLAZING IN WINDOWS - THE PANE IS LARGER THAN 9 SQFT, THE BOTTOM EDGE IS LESS THAN 18" 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 R308.4.4.
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 SECTION R308.4.5.
6. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE 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 THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R308.4.7.

INSPECTIONS AND ENFORCEMENT

R401.3 POSTING OF CERTIFICATE W5EC A PERMITS INDICATE 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 CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUE OF THE INSULATION INSTALLED IN THE CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES ± U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION, 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 CERTIFICATE SHALL LIST THE HIGHEST VALUE. THE CERTIFICATE SHALL LIST THE CERTIFICATES SHALL LIST 1" 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 DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH W5EC R5-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN 2015 W5EC 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 2015 W5EC 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 table with columns for DATE and REVISIONS.

CONTACT: PACIFIC NORTHWEST DESIGN AND BUILD
ADDRESS: 15205 84th Ave CT E, Puyallup, Wa. 98375, (253) 416-0386

PNUB



HOME • DESIGN

PROJECT NAME: BUXTON ADDITION
SITE ADDRESS/OWNER: 809T Mercer Way, Mercer Island, WA, 98040

CONTENT: GENERAL NOTES
DRAIN BY: BP
DATE: 09/16/2022
SCALE: 1/4"=1'-0"
PROJECT #: A-0194
SHEET NO:

A 1 = 1

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC 2018 EDITION).
- DESIGN LOADING CRITERIA
 ROOF LIVE LOAD 25 PSF (SNOW)
 FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF
 DECK LIVE LOAD 60 PSF
 BASIC WIND SPEED (3-SEC GUST) . . . 110 MPH, MRI 50YR = 85 MPH, EXPOSURE C, Kz1 = 1.3, I = 1.0
 SEISMIC SITE CLASS "D", R=6.0, Ss=1.473, S1=0.508, I = 1.0
- 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.
- 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.
- 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.
- 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

- 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

- 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 STRENGTH, 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.
- A MINIMUM OF 80% OF REINFORCING STEEL SHALL COME FROM RECYCLED MATERIALS, REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $F_y=60,000$ PSL. EXCEPTIONS: ANY BARS #5 AND SMALLER CAN BE GRADE 40, $F_y=40,000$ PSL.
- 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.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH IBC SECTION 1907.7.

 FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . 2"
 (#5 BARS OR SMALLER) 1-1/2"
 SLABS AND WALLS (INT. FACE), . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

WOOD

- 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
- 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.
- 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.
- 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
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 EQUIV	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.

- NAILS AND STAPLES - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.
- 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.

 $F_b=2325$ PSI, $E=1550$ KSI, $F_v=310$ 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.

- 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 MEMBER.

 $F_b=2900$ PSI, $E=2000$ KSI, $F_v=290$ 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.
- 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 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 PLYWOOD WEB JOIST PROVIDED.

- 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)

- 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.
- 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

- 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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 8097 West Mercer Way
 Mercer Island, Washington 98040

PROJECT MANAGER: **AH**
 DRAWN BY: **ta**

DATE: **04.30.23**

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Structural
 Notes



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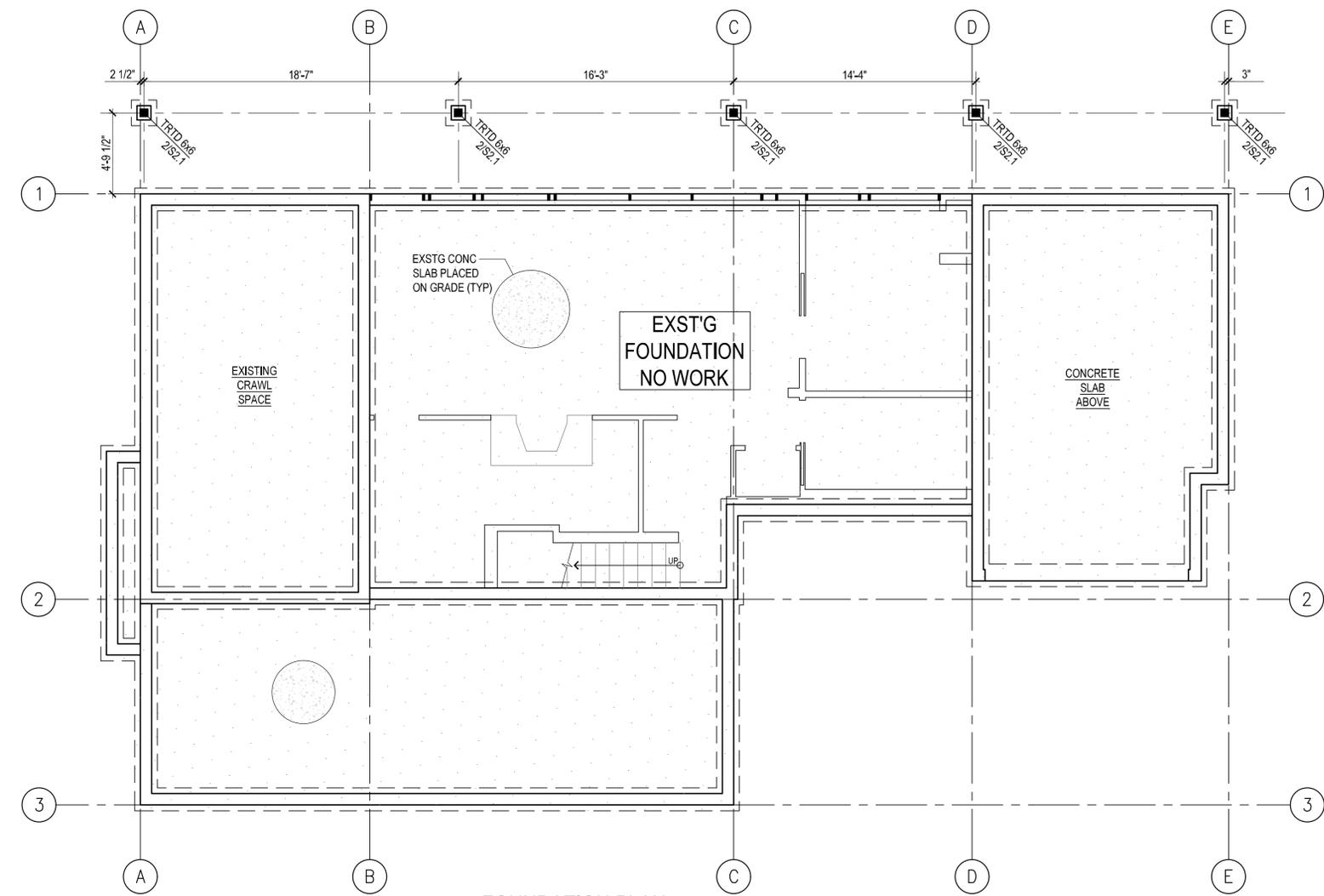
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Foundation
Plan

S2.1



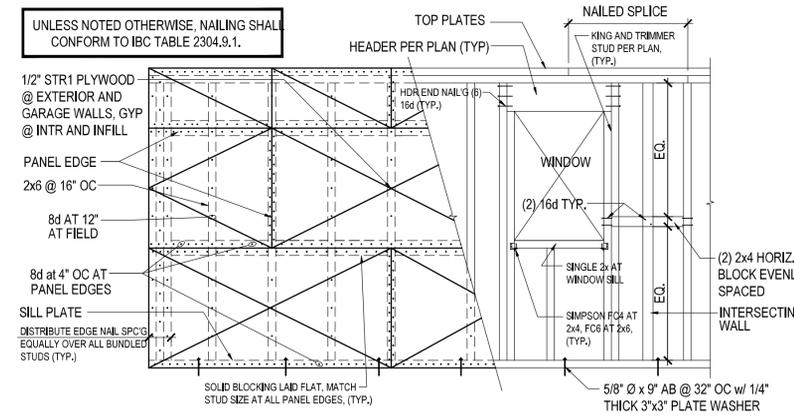
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

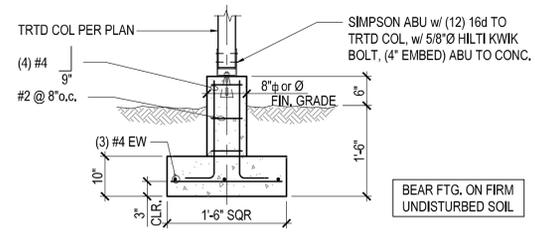
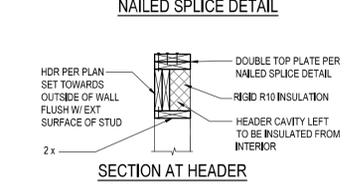
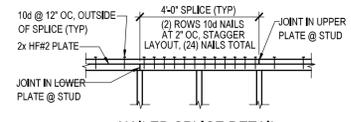
- (SEE SHEET S1.1 FOR ADDITIONAL NOTES)
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 - INFILL AND NEW WALLS PER 1/2" 2x6 AT EXTERIOR WALLS AND 2x4 AT INTERIOR WALLS @ 16" OC (UNO)
 - PROVIDE FIRE BLOCKING @ ALL PLUMBING AND STAIR PENETRATIONS, AND OTHER LOCATIONS PER IRC SEC R302.11
 - PROVIDE P.F. LUMBER IN LOCATIONS PER IRC SEC R317.1
 - ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - SEE 1/5.3 FOR TYPICAL BEAM TO COLUMN CONNECTIONS
 - MINIMUM PROTECTION REQUIRED FOR BOLTS, NAILS, AND METAL CONNECTORS IN CONTACT WITH TREATED MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS: TRIPLE ZINC MAX (S185 ASTM A653) FOR METAL PLATES, HOT DIP GALVANIZE (ASTM A123 FOR CONNECTORS AND ASTM 152 FOR FASTENERS AND ANCHORS).

LEGEND

- COLUMN ORIGINATES OR CONTINUES
- COLUMN BELOW
- WALL BELOW
- - - EXISTING BEAM/HEADER
- NEW BEAM/HEADER PER PLAN



1 TYPICAL FRAMED WALL ELEVATION
not to scale



2 ISOLATED FOOTING and WOOD COLUMN
3/4" = 1'-0"

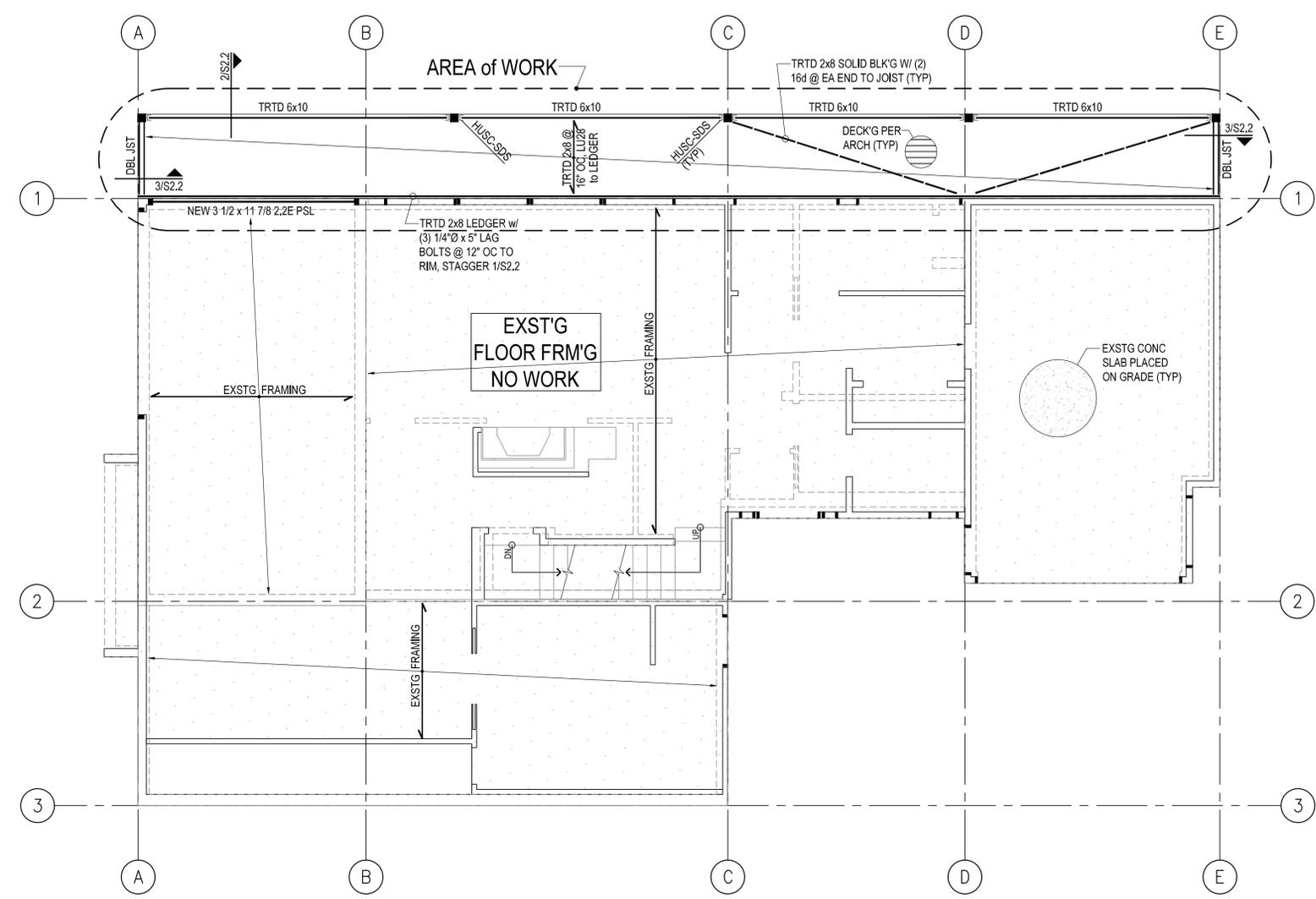


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MAIN FLOOR FRAMING PLAN

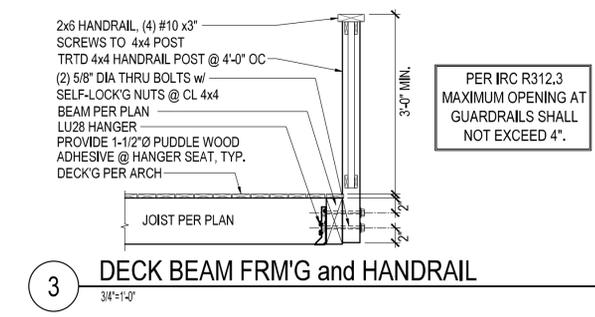
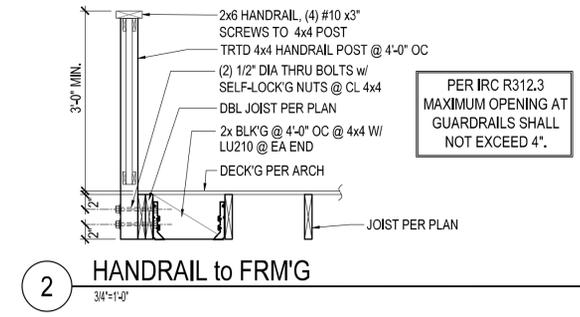
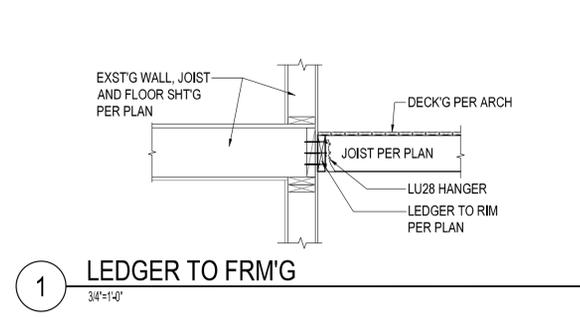
SCALE: 1/4" = 1'-0"

LEGEND

- COLUMN ORIGINATES OR CONTINUES
- COLUMN BELOW
- WALL BELOW
- - - EXISTING BEAM/HEADER
- NEW BEAM/HEADER PER PLAN

PLAN NOTES:

1. ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INFILL AND NEW WALLS PER 1/S2.1, 2x6 AT EXTERIOR WALLS AND 2x4 AT INTERIOR WALLS @ 16" OC (UNO)
3. AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0" PROVIDE (1) TRIMMER STUD, AT SPAN > 5'-0" PROVIDE (2) TRIMMER STUDS, UNLESS NOTED OTHERWISE, SEE 1/S2.2.
4. BEAM-TO-BEAM CONNECTORS, USE WP SERIES HANGERS. 2X MEMBER TO BEAM CONNECTOR USE LB SERIES HANGERS. AT SLOPED OR SKEWED 2X USE LSSU210 HANGER.
4. WOOD COLUMN BEARING ON BEAM USE BC CONNECTOR SERIES, WOOD BEAM BEARING ON COLUMN USE PC CONNECTOR SERIES. SEE 1/S2.3 FOR TYPICAL BEAM TO COLUMN CONNECTIONS
5. ALL NEW HEADERS SHALL BE (2) 2 x 8, UNLESS NOTED OTHERWISE.
6. FLOOR SHEATHING: 3/4" APA RATED 48/24 TONGUE AND GROOVE SHEATHING, GLUE AND NAIL WITH 8D AT 4" ON CENTER EDGES, 12" ON CENTER FIELD, TYPICAL AT FLOOR.



Main Floor
Framing Plan

S2.2



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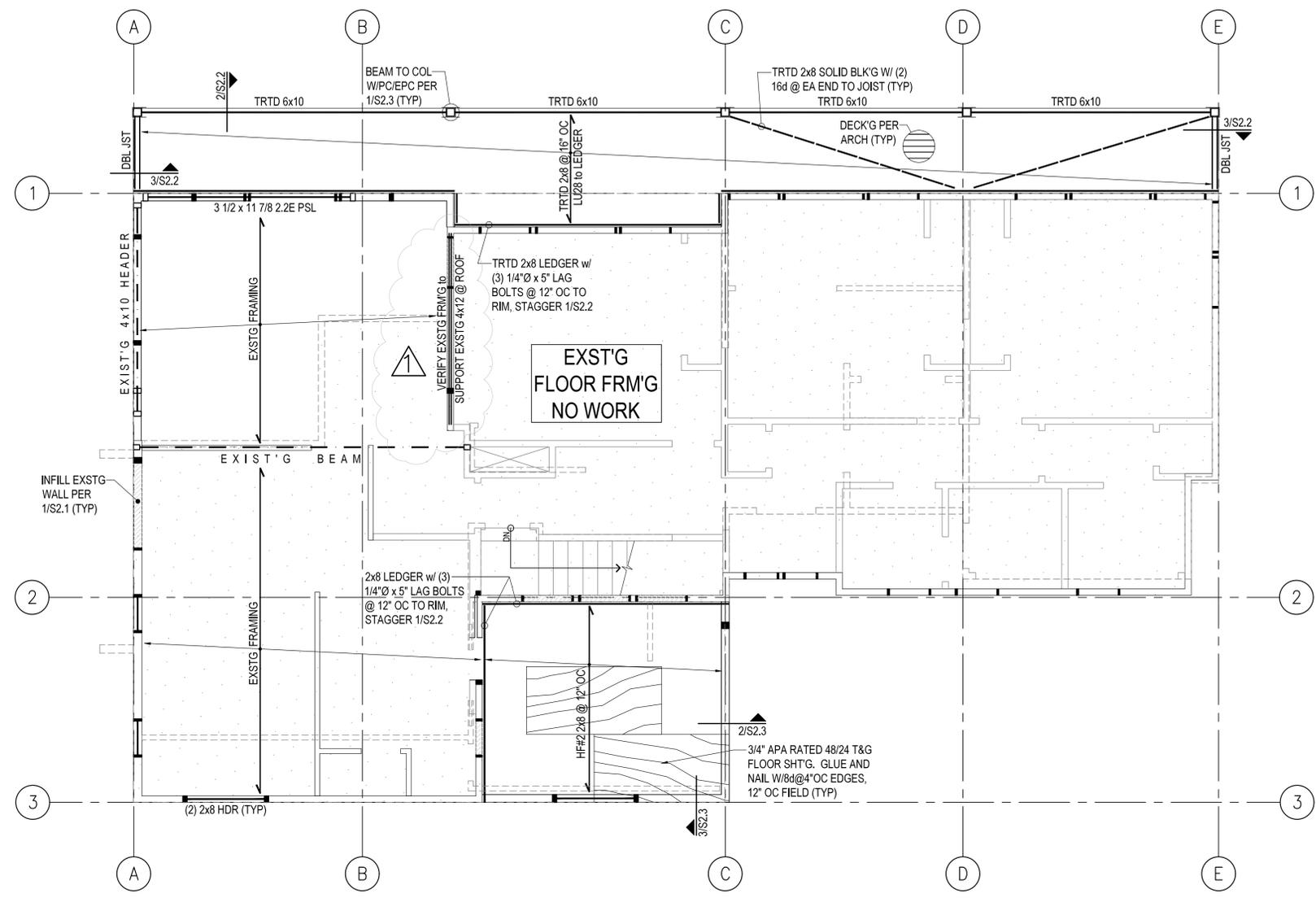
PROJECT MANAGER: AH
DRAWN BY: ta
DATE: 07.11.23

RESPOND TO PLAN REVIEW COMMENTS 07.11.23

PERMIT
SUBMITTAL

Roof Framing
Plan

S2.3



UPPER FLR FRAMING PLAN

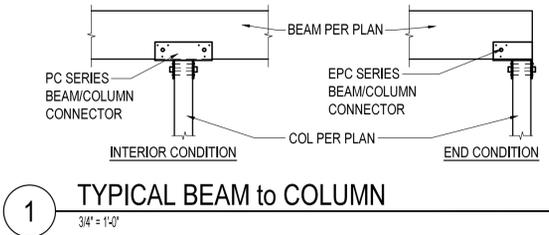
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PLAN NOTES:

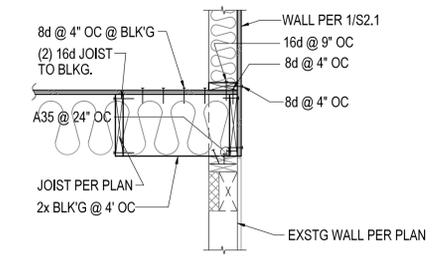
- ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- INFILL AND NEW WALLS PER 1/S2.1, 2x6 AT EXTERIOR WALLS AND 2x4 AT INTERIOR WALLS @ 16" OC (UNO)
- AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0" PROVIDE (1) TRIMMER STUD, AT SPAN > 5'-0" PROVIDE (2) TRIMMER STUDS, UNLESS NOTED OTHERWISE, SEE 1/S2.1.
- BEAM-TO-BEAM CONNECTORS, USE WP SERIES HANGERS. 2X MEMBER TO BEAM CONNECTOR USE LB SERIES HANGERS. AT SLOPED OR SKEWED 2X USE LSSU210 HANGER.
- WOOD COLUMN BEARING ON BEAM USE BC CONNECTOR SERIES, WOOD BEAM BEARING ON COLUMN USE PC CONNECTOR SERIES. SEE 1/S2.3 FOR TYPICAL BEAM TO COLUMN CONNECTIONS
- ALL NEW HEADERS SHALL BE (2) 2 x 8, UNLESS NOTED OTHERWISE.
- FLOOR SHEATHING: 3/4" APA RATED 48/24 TONGUE AND GROOVE SHEATHING, GLUE AND NAIL WITH 8D AT 4" ON CENTER EDGES, 12" ON CENTER FIELD, TYPICAL AT FLOOR.

LEGEND

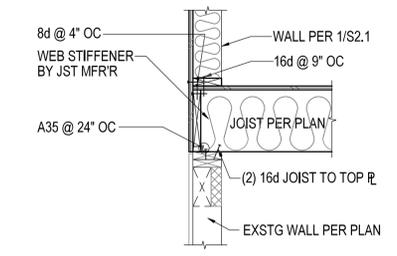
- COLUMN ORIGINATES OR CONTIGUES
- COLUMN BELOW
- WALL BELOW
- - - EXISTING BEAM/HEADER
- NEW BEAM/HEADER PER PLAN



1 TYPICAL BEAM to COLUMN
3/4" = 1'-0"



2 FRM'G JSTS PARLL to EXT WALL
3/4" = 1'-0"



3 FRM'G JSTS PERP to EXT WALL
3/4" = 1'-0"

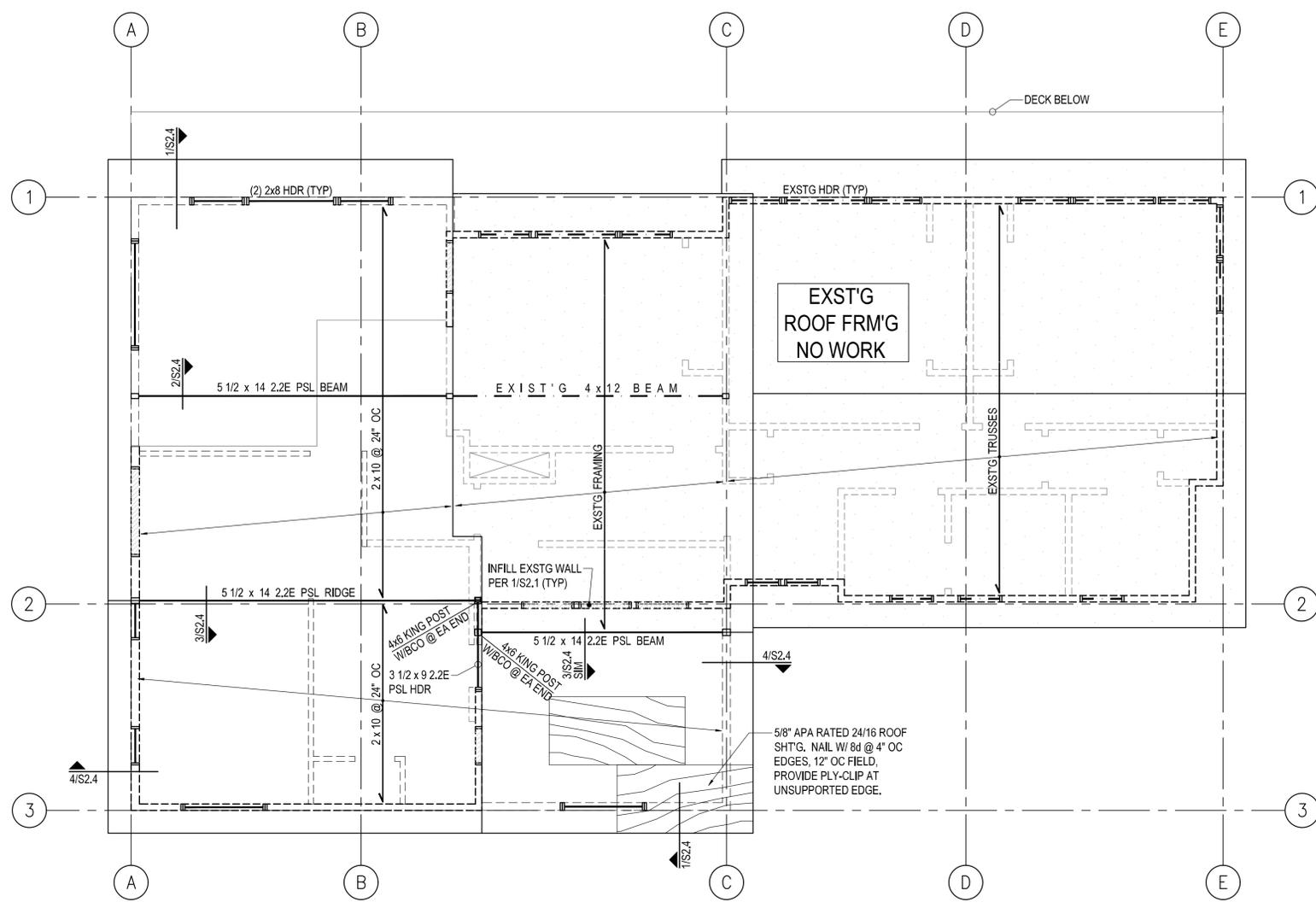


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ROOF FRAMING PLAN

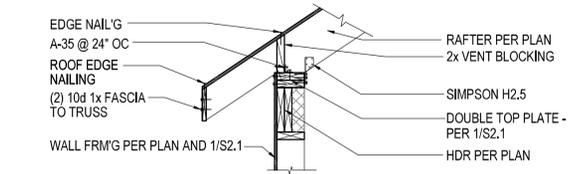
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PLAN NOTES:

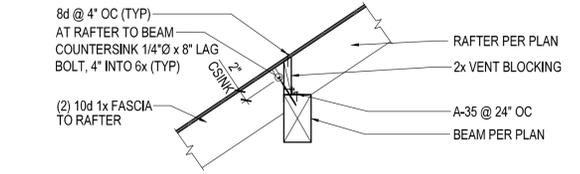
1. ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0" PROVIDE (1) TRIMMER STUD, AT SPAN > 5'-0" PROVIDE (2) TRIMMER STUDS, UNLESS NOTED OTHERWISE, SEE 1/S2.1.
3. BEAM-TO-BEAM CONNECTORS, USE WP SERIES HANGERS, 2X MEMBER TO BEAM CONNECTOR USE LB SERIES HANGERS, AT SLOPED OR SKEWED 2X USE LSSU210 HANGER.
4. WOOD COLUMN BEARING ON BEAM USE BC CONNECTOR SERIES, WOOD BEAM BEARING ON COLUMN USE PC CONNECTOR SERIES. SEE 1/S2.3 FOR TYPICAL BEAM TO COLUMN CONNECTIONS
5. ALL NEW HEADERS SHALL BE (2) 2 x 8, UNLESS NOTED OTHERWISE.
6. ROOF SHEATHING: 5/8" APA RATED 24/16 SHEATHING, NAIL WITH 8d AT 4" ON CENTER EDGES, 12" ON CENTER FIELD, TYPICAL AT ROOF, INSTALL PSCL PLY-CLIP AT UNSUPPORTED EDGE OF ROOF SHEATHING.
7. ALL NEW AND INFILL WALLS PER 1/S2.1, SHEATH W/ PLYWOOD AT EXTERIOR, DRYWALL PER ARCH AT INTERIOR, UNLESS NOTED OTHERWISE.

LEGEND

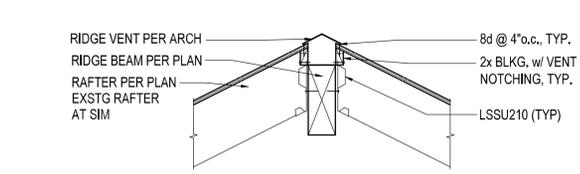
- COLUMN ORIGINATES OR CONTINUES
- COLUMN BELOW
- WALL BELOW
- - - EXISTING BEAM/HEADER
- NEW BEAM/HEADER PER PLAN



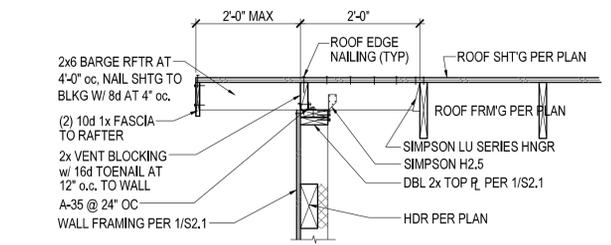
1 TYPICAL RAFTER to WALL
3/4"=1'-0"



2 RAFTER TO BEAM
3/4"=1'-0"



3 RAFTERS to RIDGE BEAM
3/4"=1'-0"



4 EAVE FRM'G at GABLE END
3/4"=1'-0"

Roof Framing Plan

S2.4