

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%
<b>MAXIMUM HARDSCAPE &amp; LOT COVERAGE - OWHM</b>			
Lot coverage 0&25'	0%	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



38

459

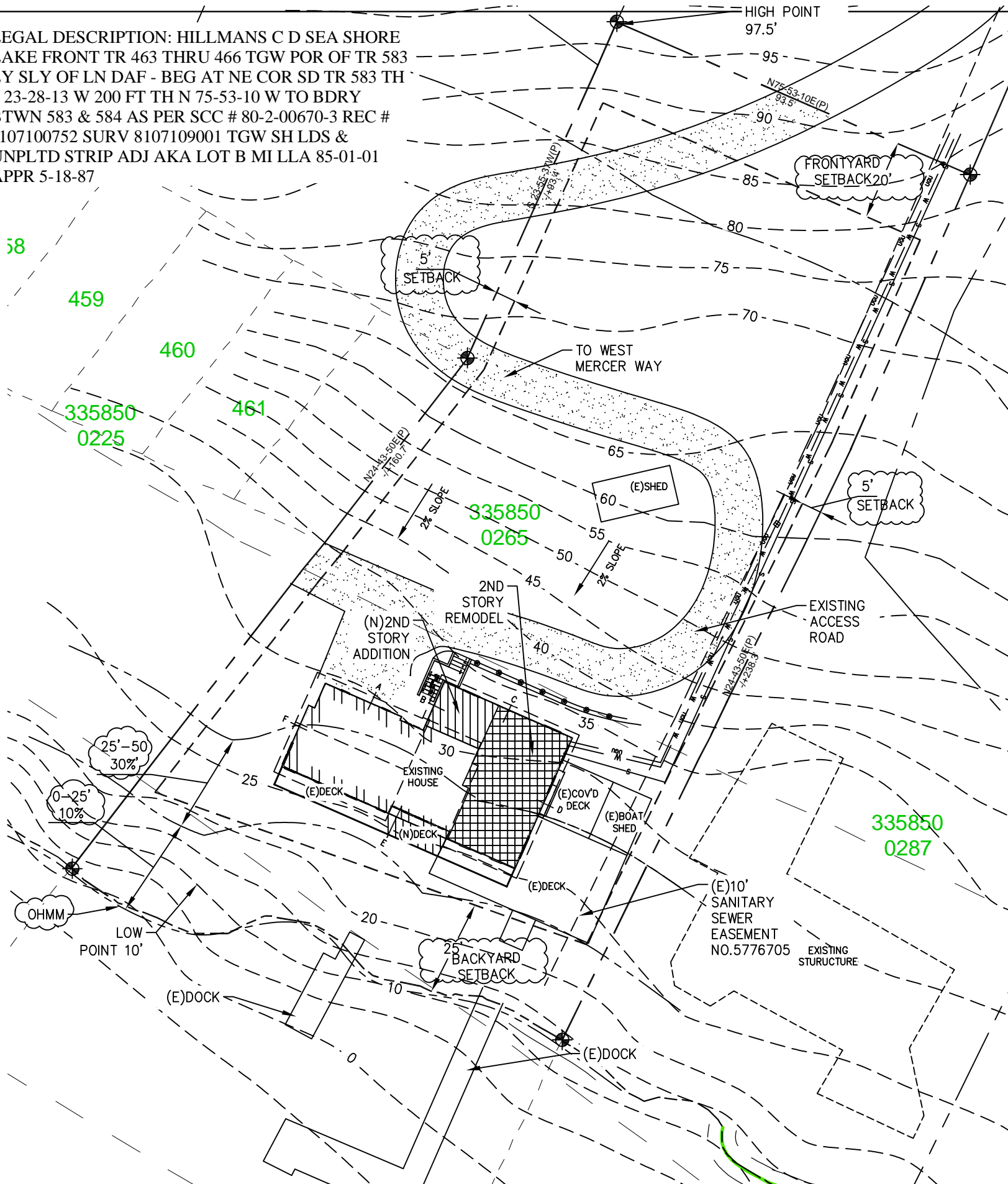
460

461

335850  
0225

335850  
0265

335850  
0287



OVERALL SITE PLAN

LEGEND

EDGE OF PAVEMENT	—EP—EP—EP—
RIGHT-OF-WAY	-----
PROPERTY LINE	-----
FENCE	-----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.



PNDB



HOME • DESIGN

REVISIONS:

DATE:



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

VICINITY MAP N.T.S.



SUBJECT PROPERTY

NORTH  
 MERCER ISLAND, WASHINGTON

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

PNDB



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**

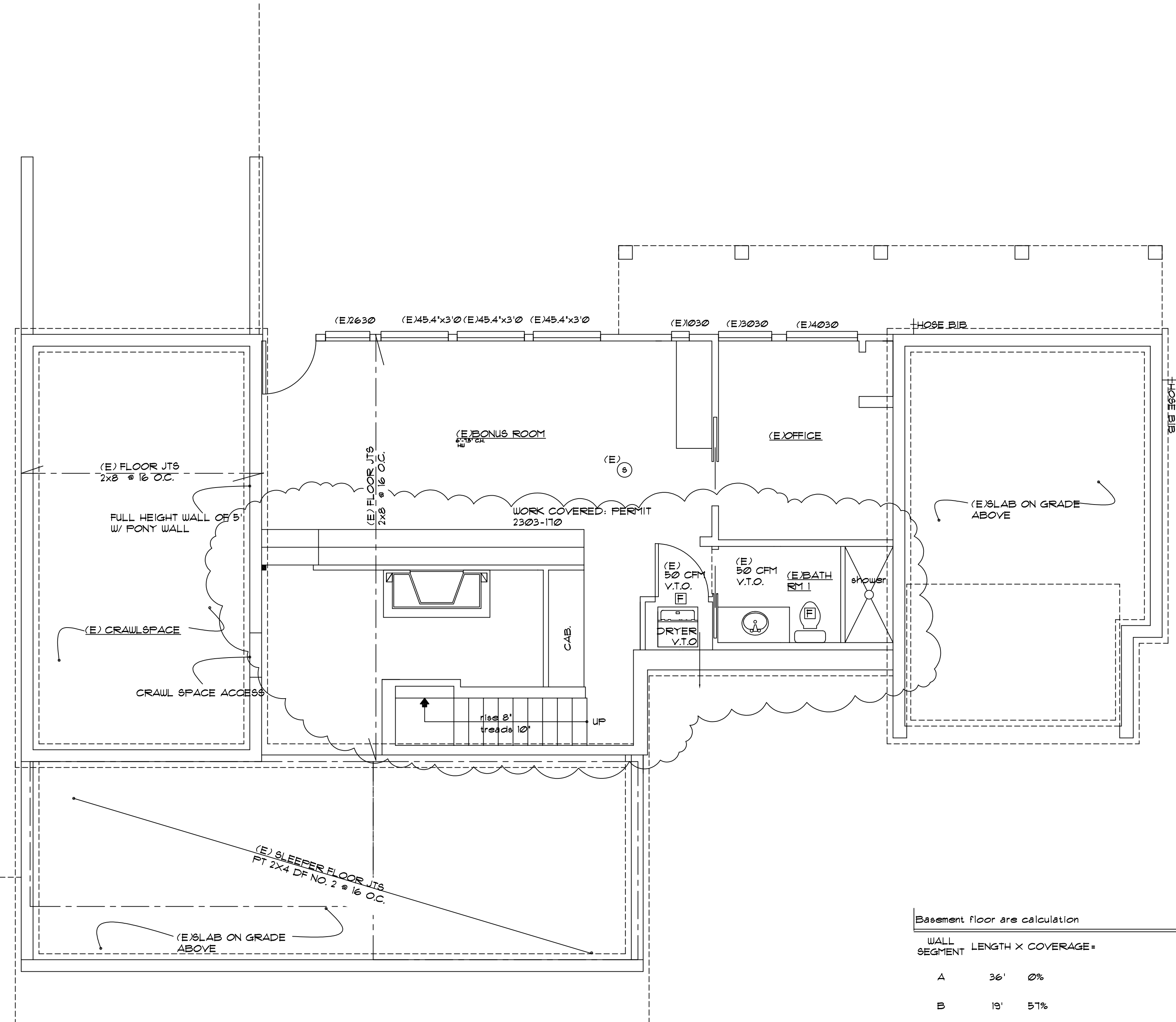
- EXISTING WALL
- DEMO. WALL
- DEMO. NOTE

**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.



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



- 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

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**

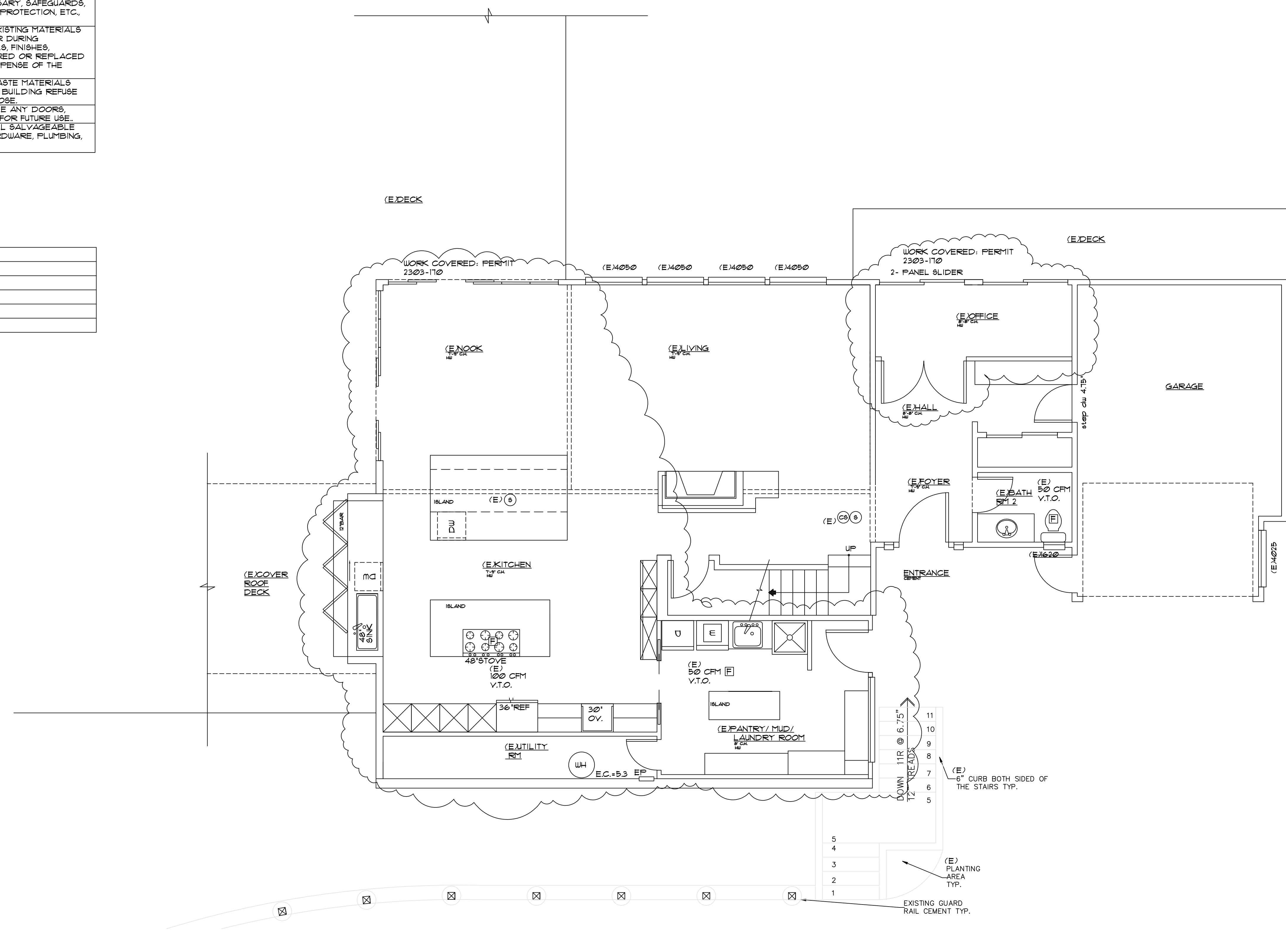
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**WALL LEGEND**

- 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#

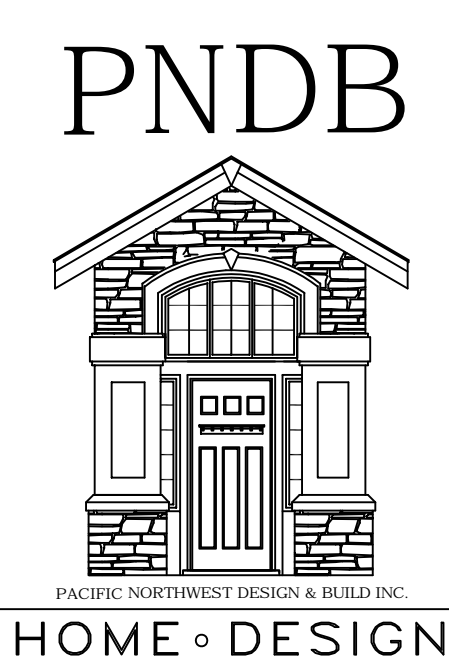
0 4  
 1/4"=1'-0"

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

REVISIONS:

NO.	DATE	DESCRIPTION

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:  
 8091 Mercer Way  
 Mercer Island, WA, 98040

CONTENT:  
**EXISTING MAIN FLOOR PLAN**

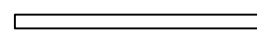
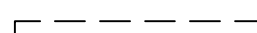

DRAWN BY:	BP
DATE:	09/26/2022
SCALE:	1/4"=1'-0"
PROJECT #:	A-0184
SHEET NO.:	<b>A2-2</b>

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**GENERAL DEMOLITION NOTES**

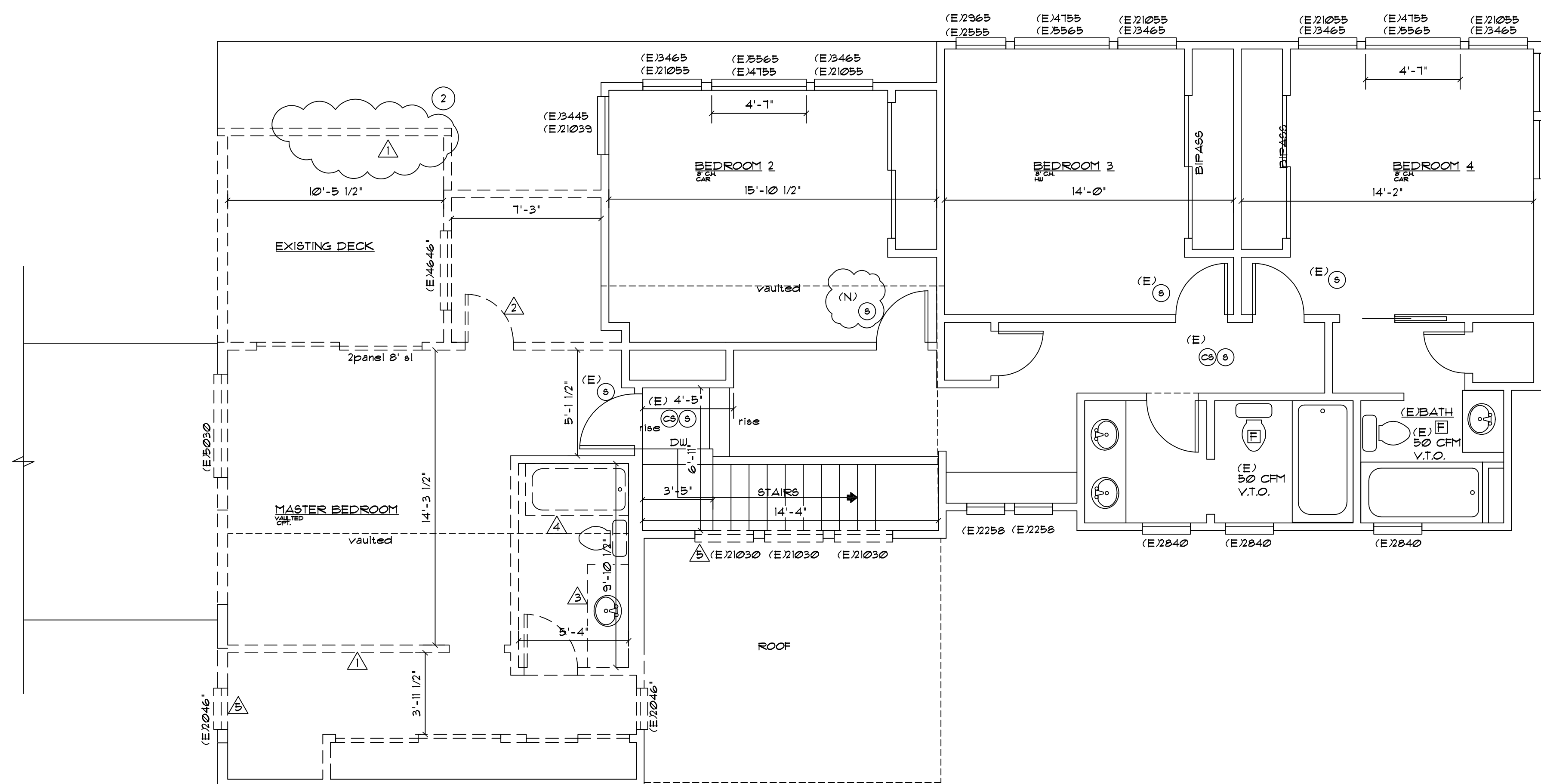
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**WALL LEGEND**

- 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



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

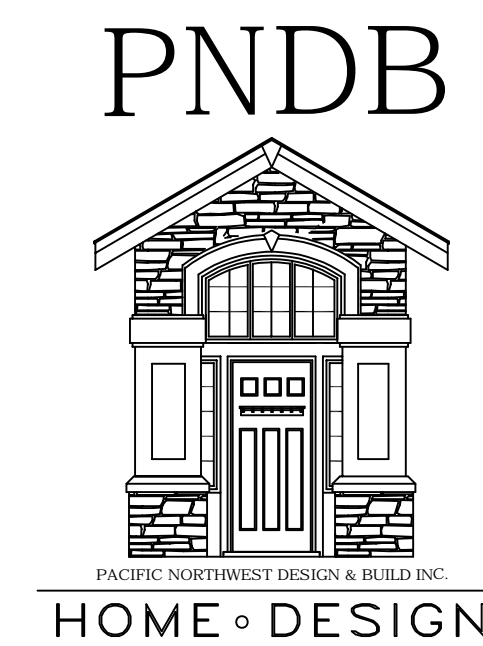
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REVISIONS:

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:

**EXISTING SECOND FLOOR/ DEMO PLAN**

DRAWN BY:	BP
DATE:	09/16/2011
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194
SHEET NO.:	<b>A2-3</b>

**NOTES:**

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

**WALL LEGEND**

- NEW WALL
- EXISTING WALL
- DEMO. WALL

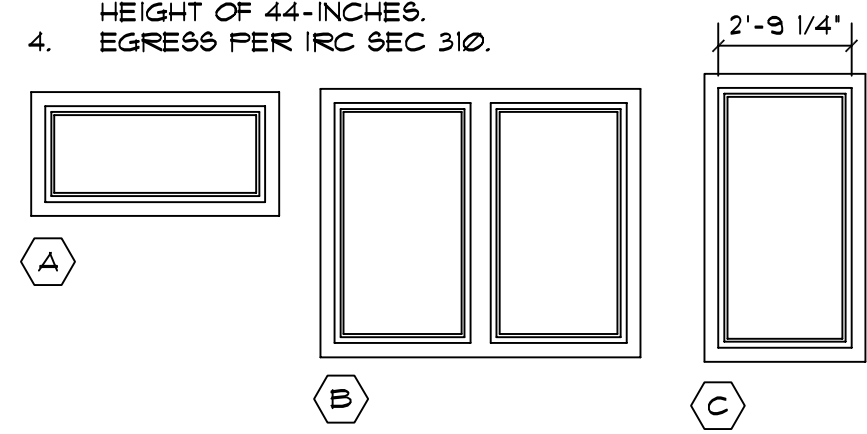
**WINDOW SCHEDULE**

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.



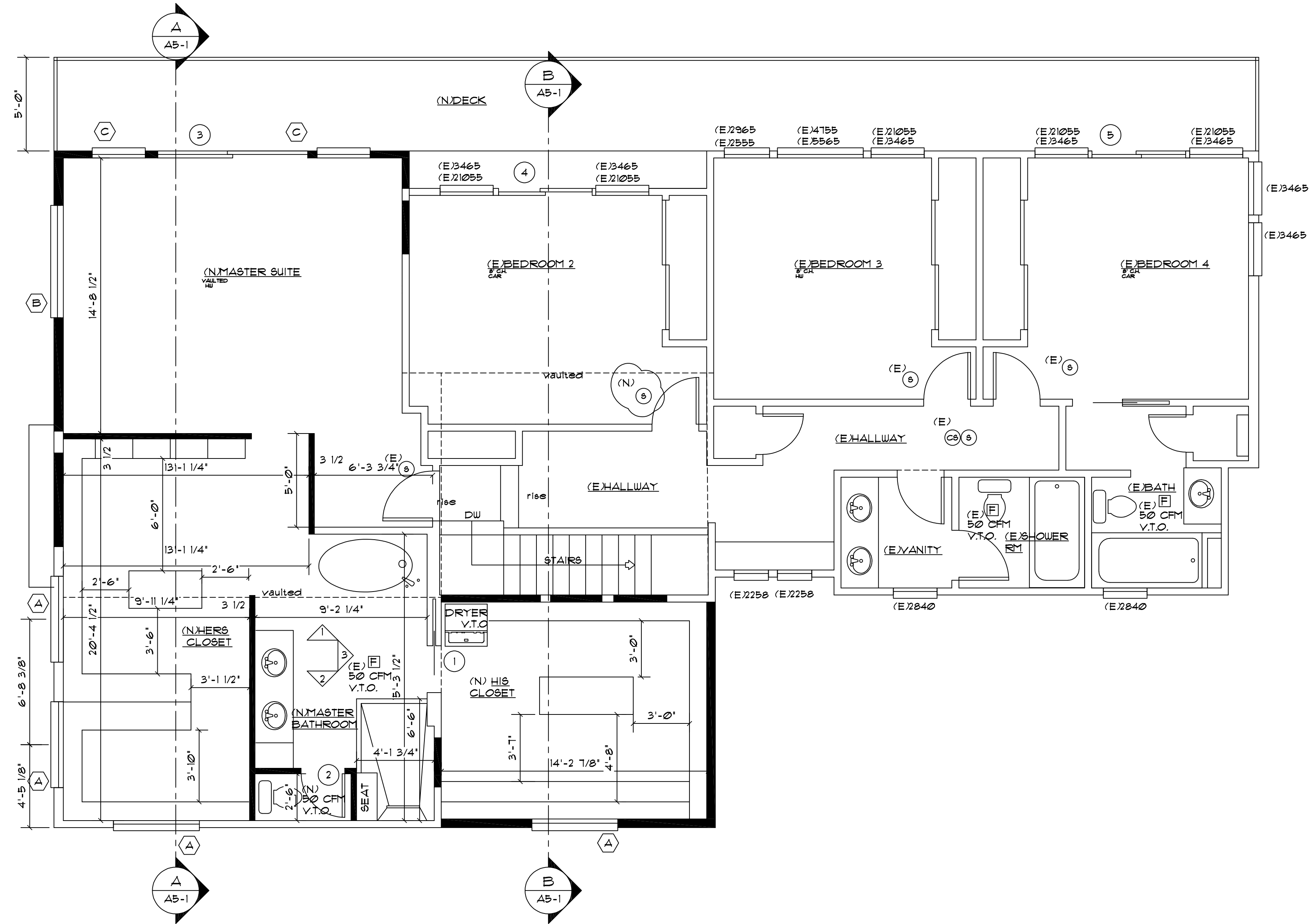
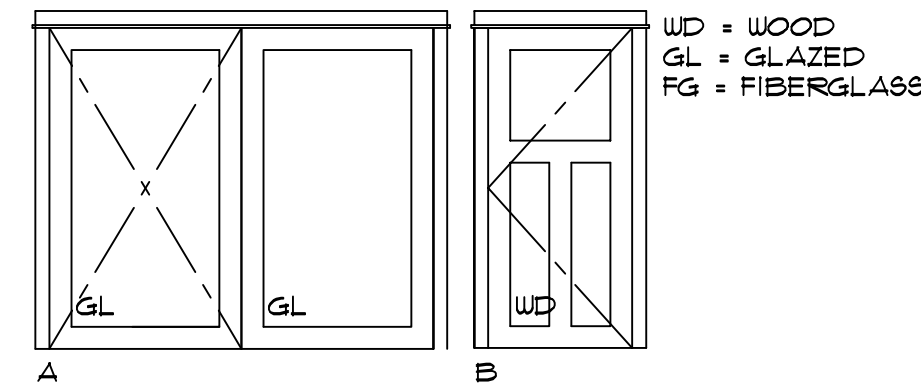
**DOOR SCHEDULE**

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
- (9) 110 V. SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

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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 (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:	09/16/2012
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194
SHEET NO.:	A2 = 4

**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 TOP, SIDES AND ENDS. PLACE ON 30" BUILDING PAPER OR APPROVED GST-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)

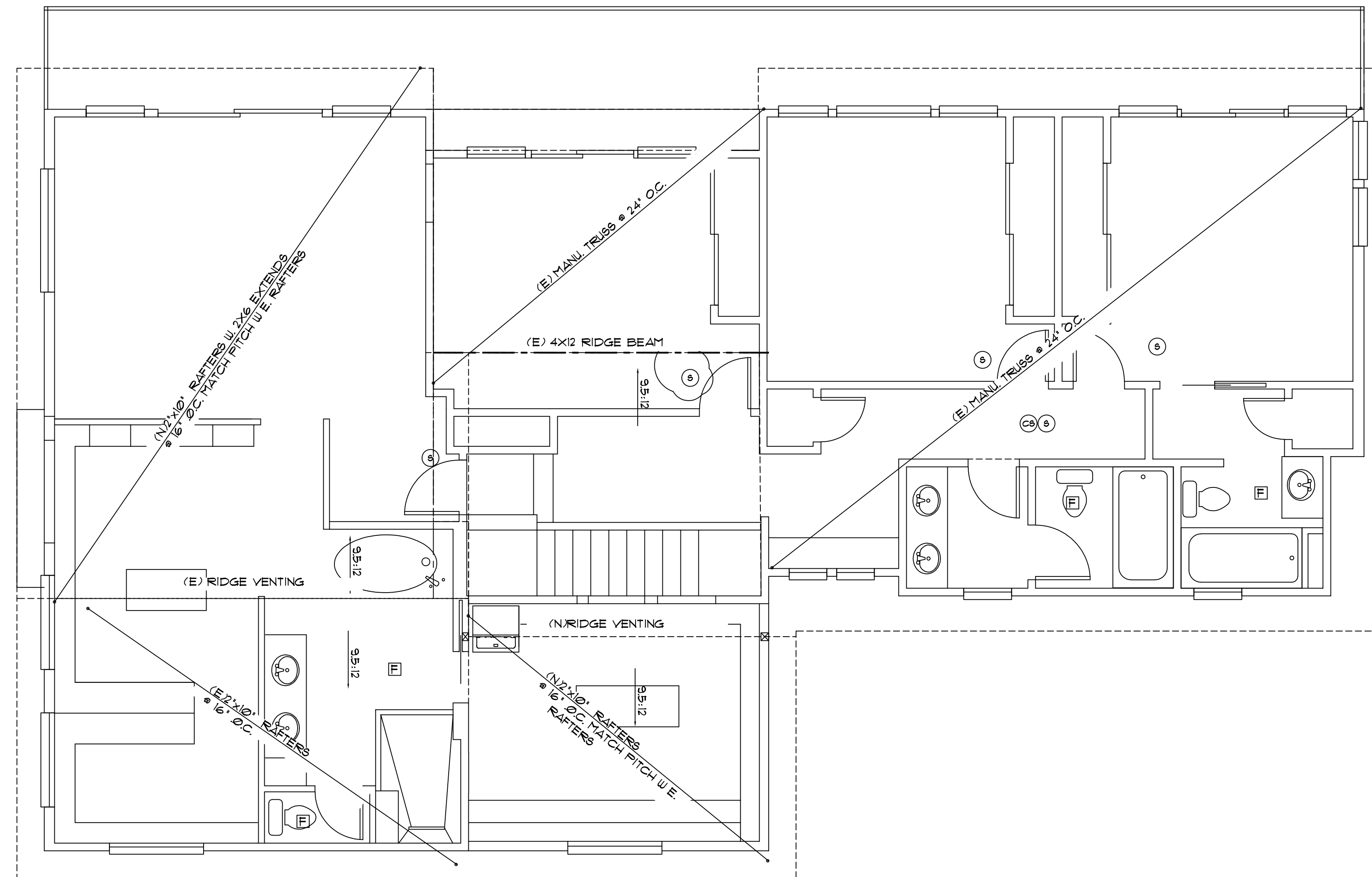
PROVIDED BY CONTINUOUS SOFFIT VENTS INSTALL PER MANU. SPEC.

MIDDLE ROOF VENTING:  
490 SQ. FT. ATTIC AREA/ 300 = 1.6 SQ. FT.  
OF VENTILATION REQUIRED (2309 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.



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

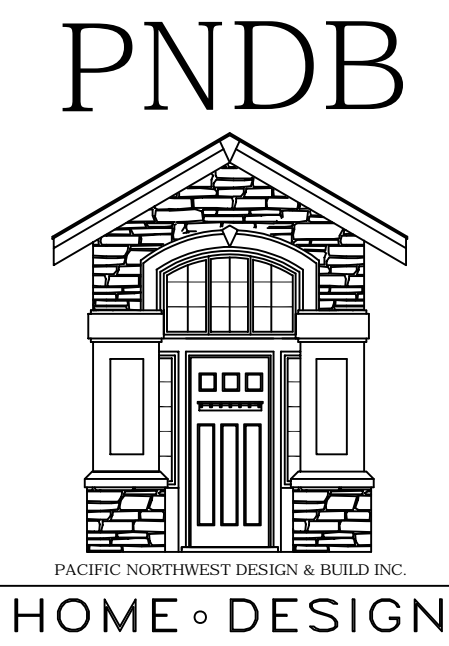
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PROJECT NAME: BUXTON ADDITION

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

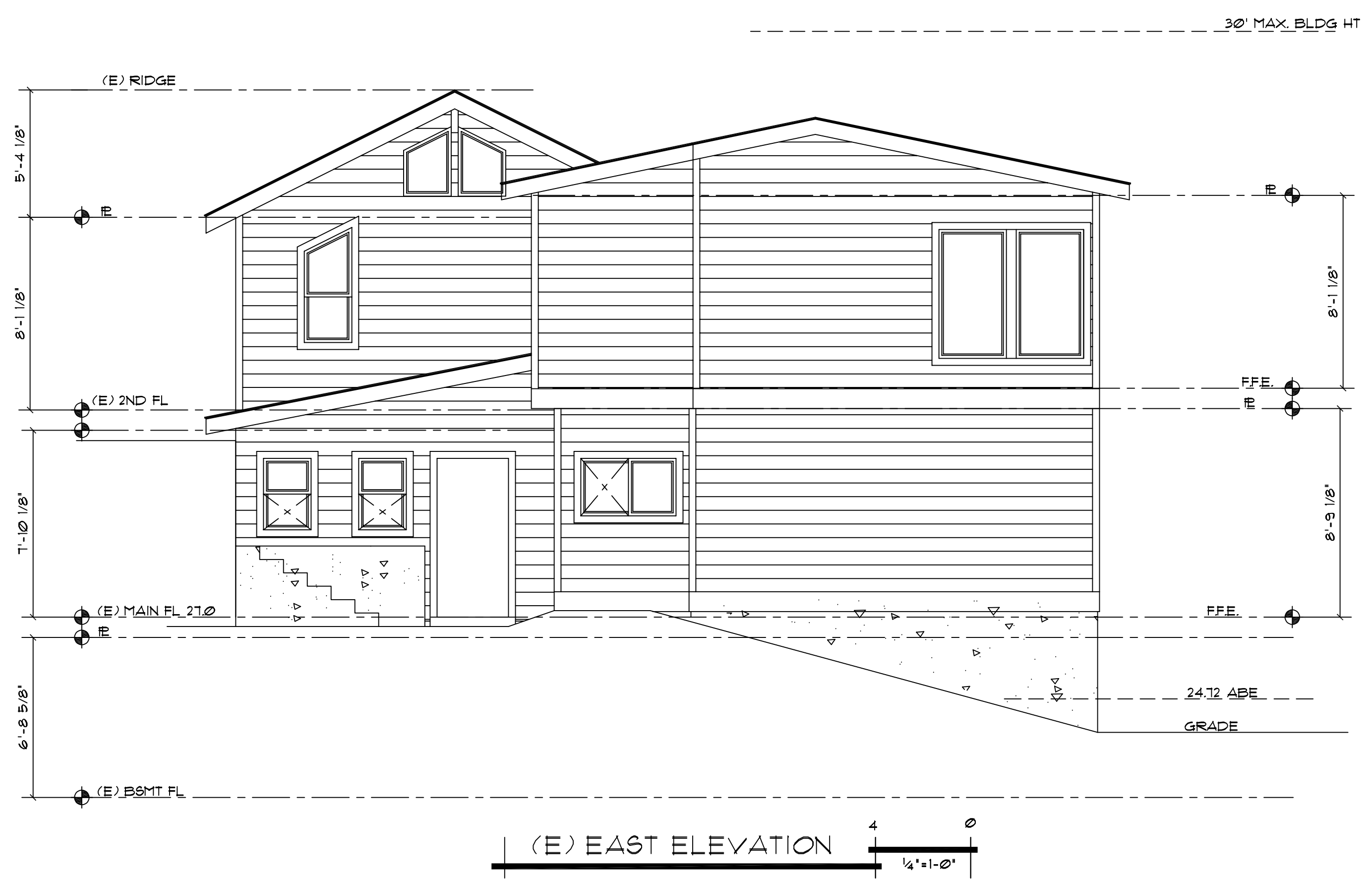
CONTENT:

NEW ROOF PLAN

DRAWN BY:	BP
DATE:	09/26/2022
SCALE:	1/4"=1'-0"
PROJECT #:	A-0194
SHEET NO.:	A2-5



(E) SOUTH ELEVATION  $\frac{1}{4}''=1'-0''$



(E) EAST ELEVATION  $\frac{1}{4}''=1'-0''$

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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 (253)466-3816



PROJECT NAME: BUXTON ADDITION  
 SITE ADDRESS/OWNER:  
 8097 Mercer Way  
 Mercer Island, WA, 98040

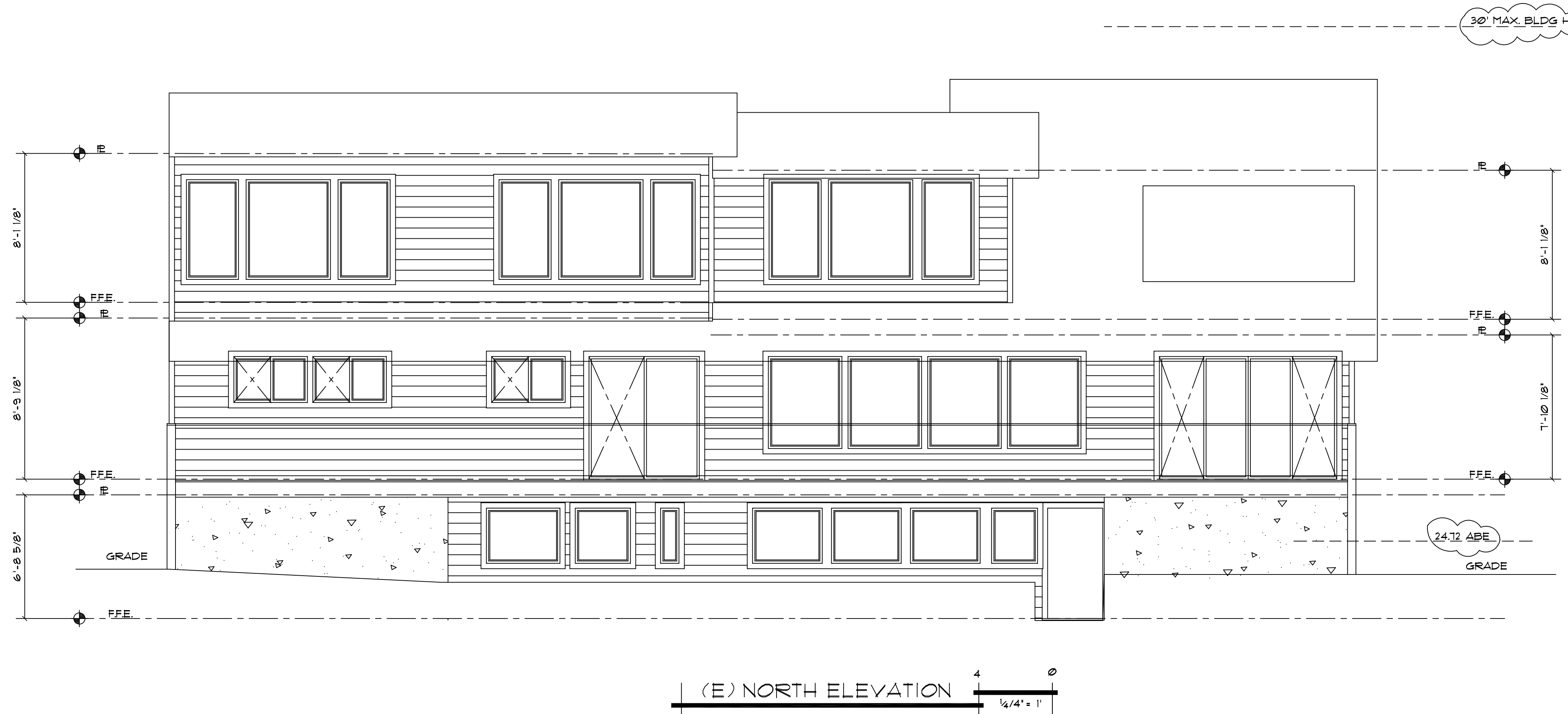
CONTENT:  
 (E) ELEVATIONS

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SCALE:	1/4"=1'-0"
PROJECT #:	A-0134
SHEET NO.:	

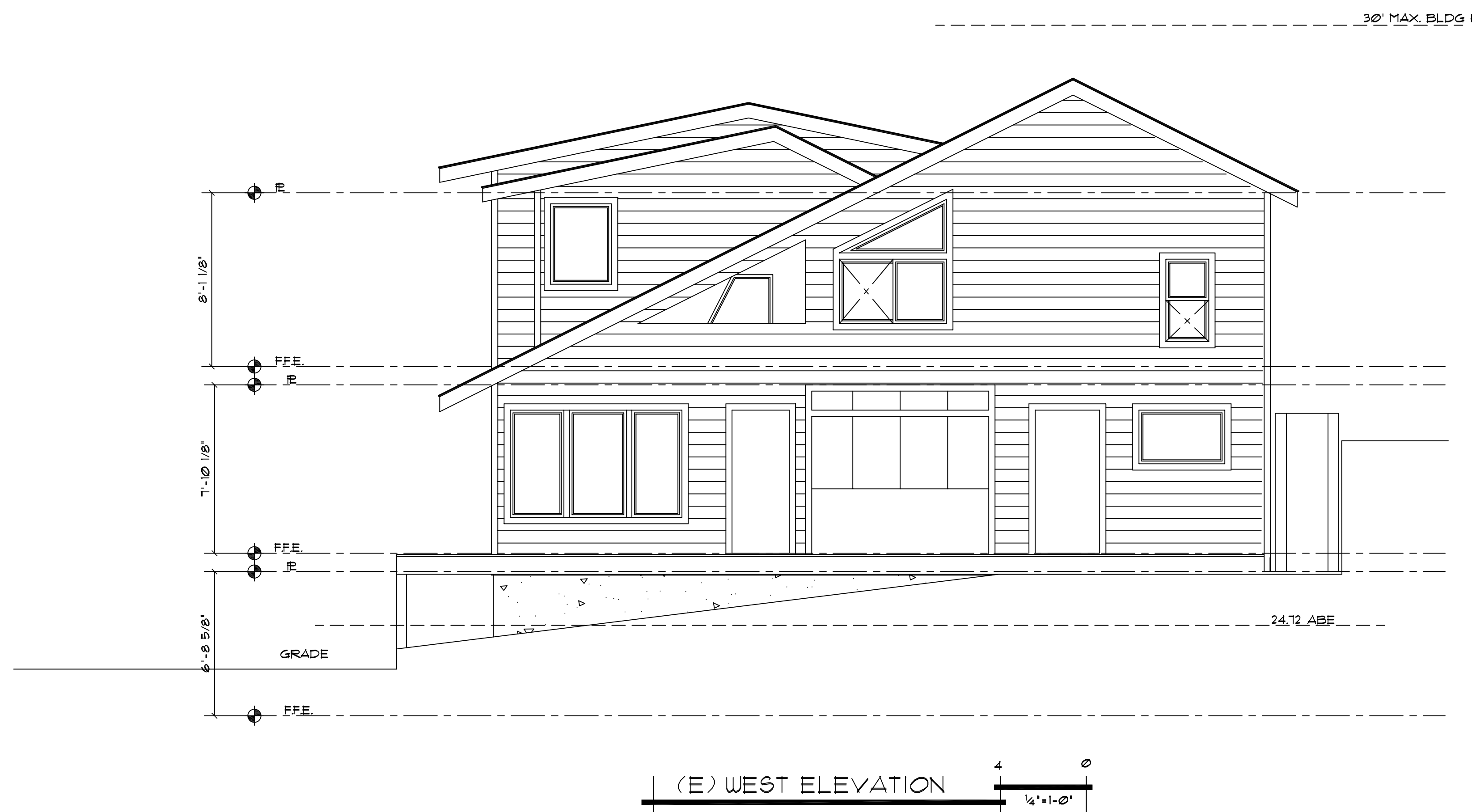
A4 = 1

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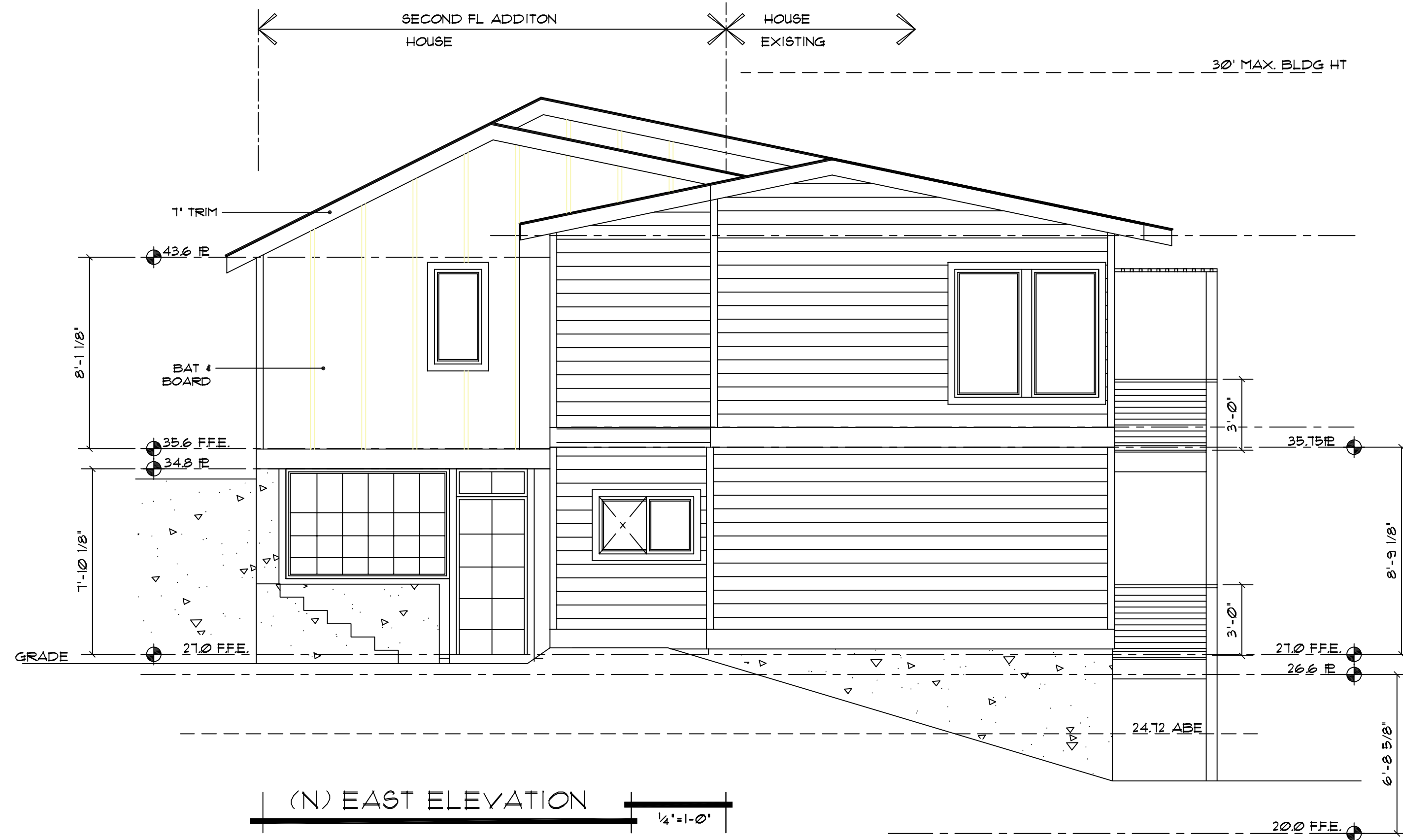
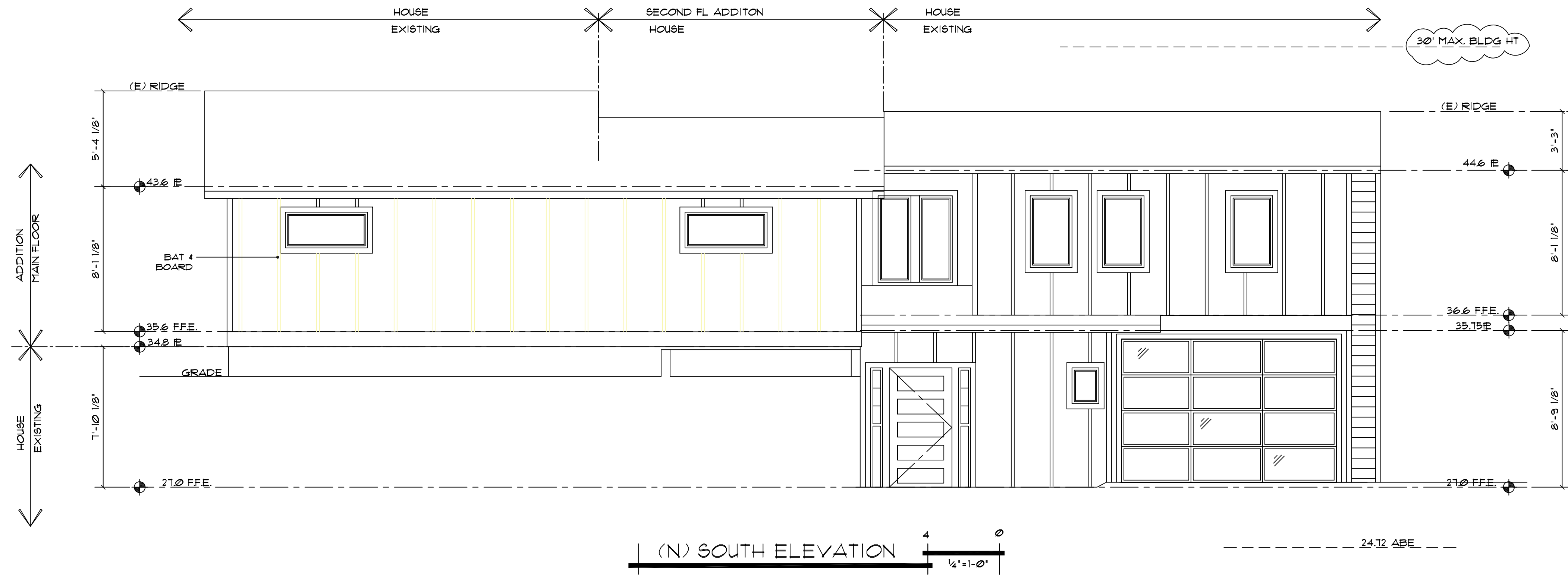
PROJECT NAME:  
**BUXTON ADDITION**  
 SITE ADDRESS/OWNER:  
 8031 Mercer Way  
 Mercer Island, WA 98040

CONTENT:

(E) ELEVATIONS

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

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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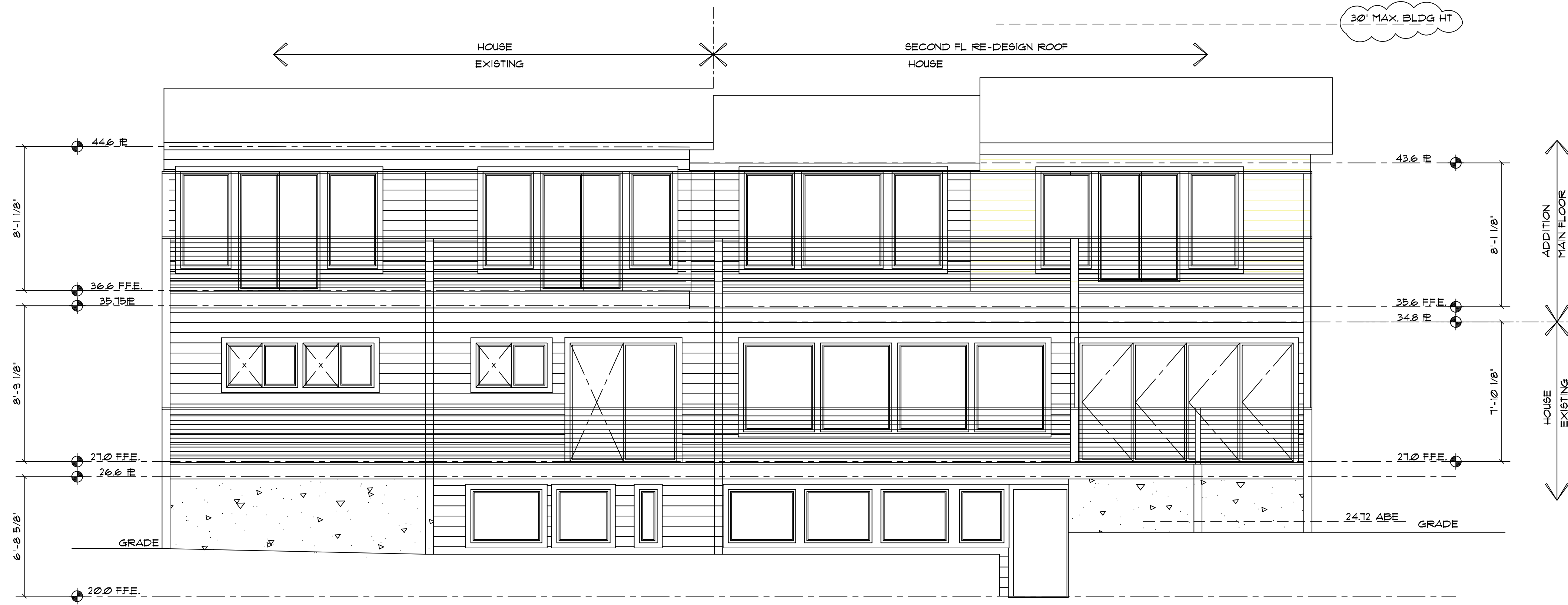
HOME • DESIGN

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

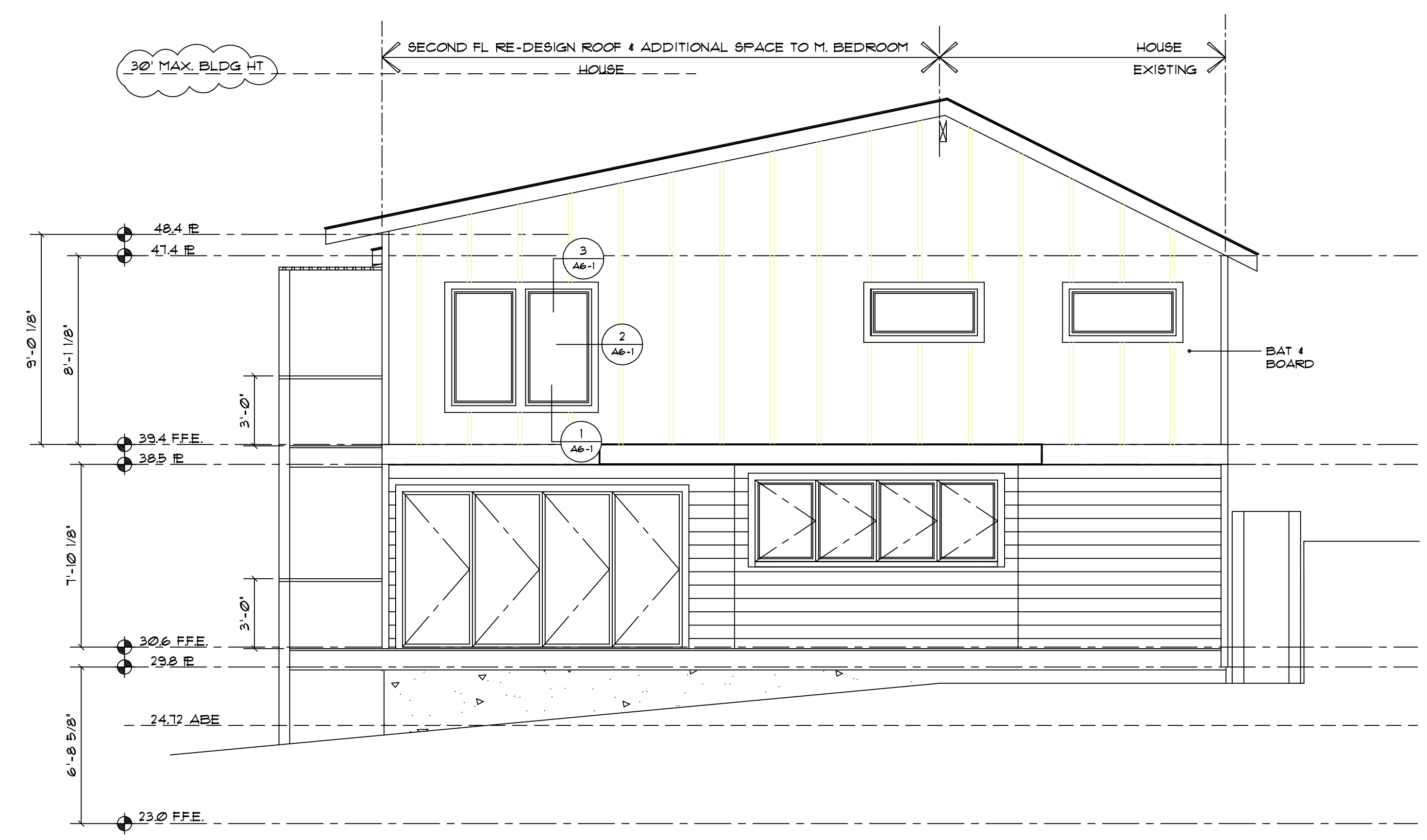
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 (N) ELEVATIONS

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



(N) WEST ELEVATION

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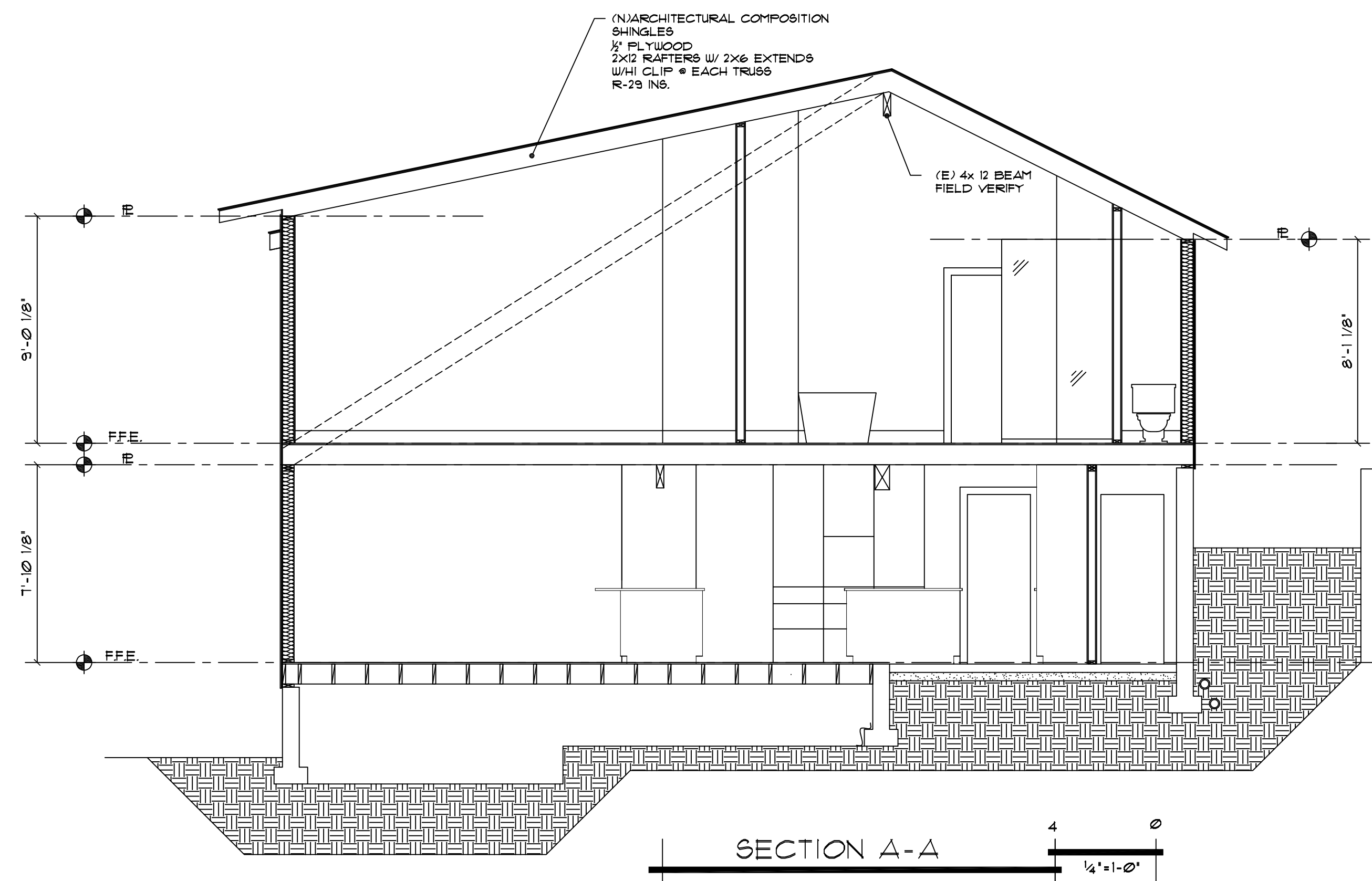
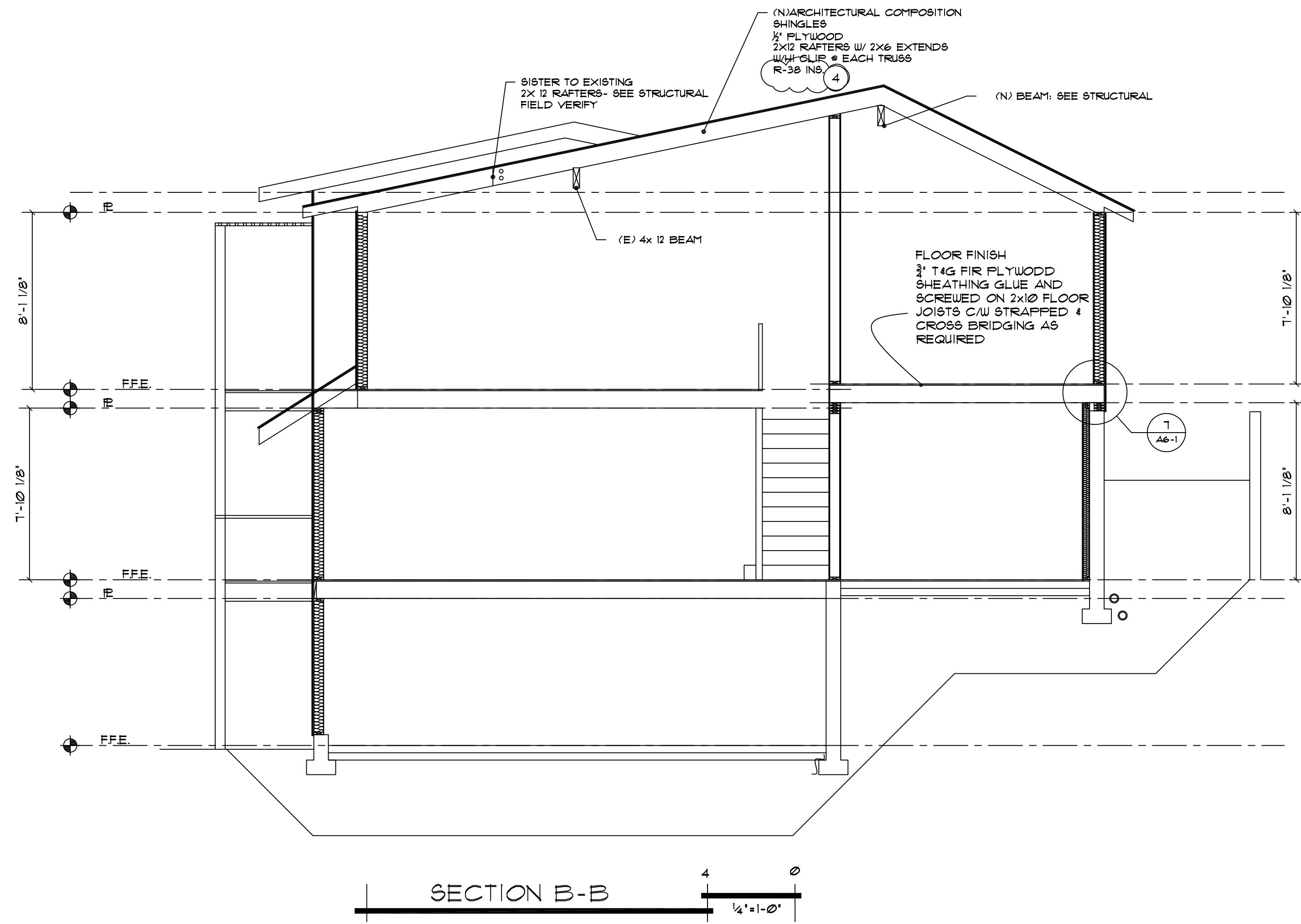
PROJECT NAME:  
**BUXTON ADDITION**  
 SITE ADDRESS/OWNER:  
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CONTENT:

(N) ELEVATIONS

DRAWN BY:	BP
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**

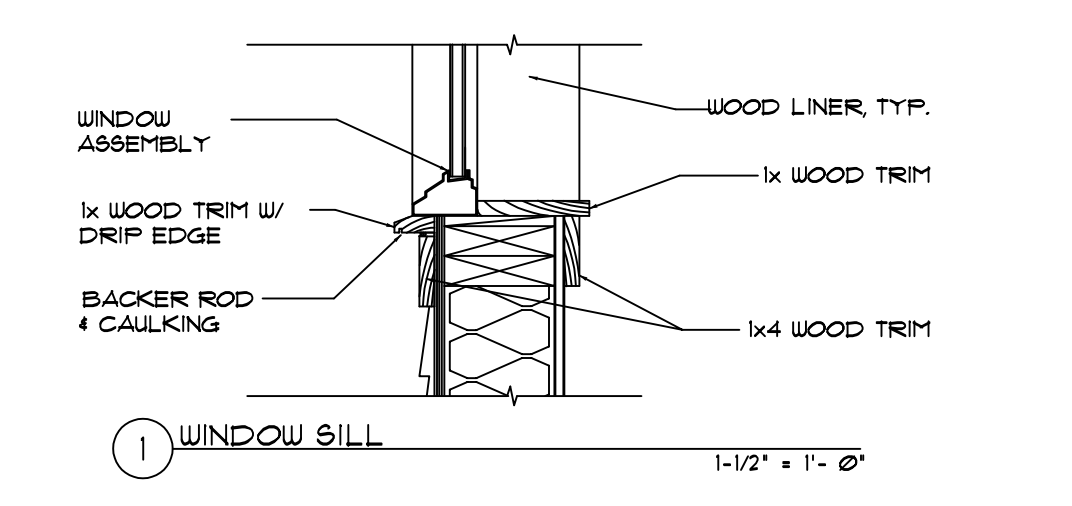
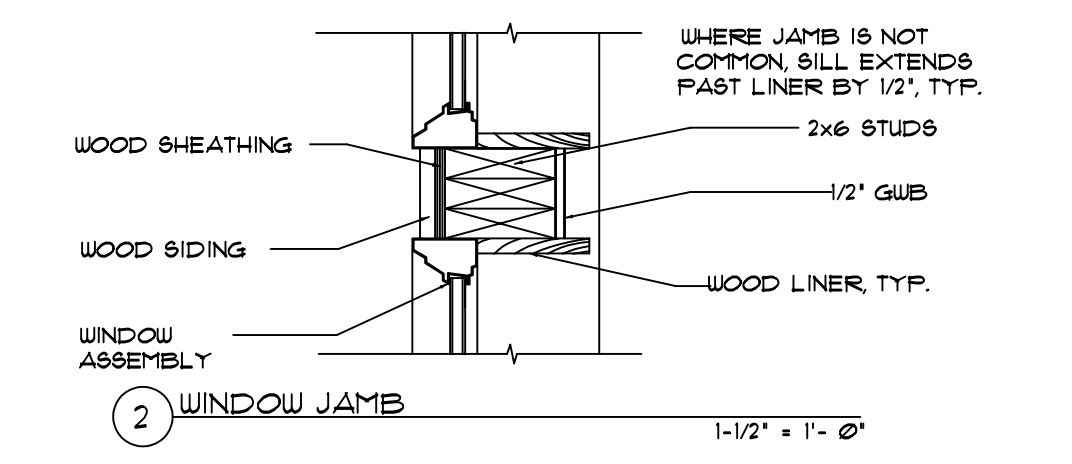
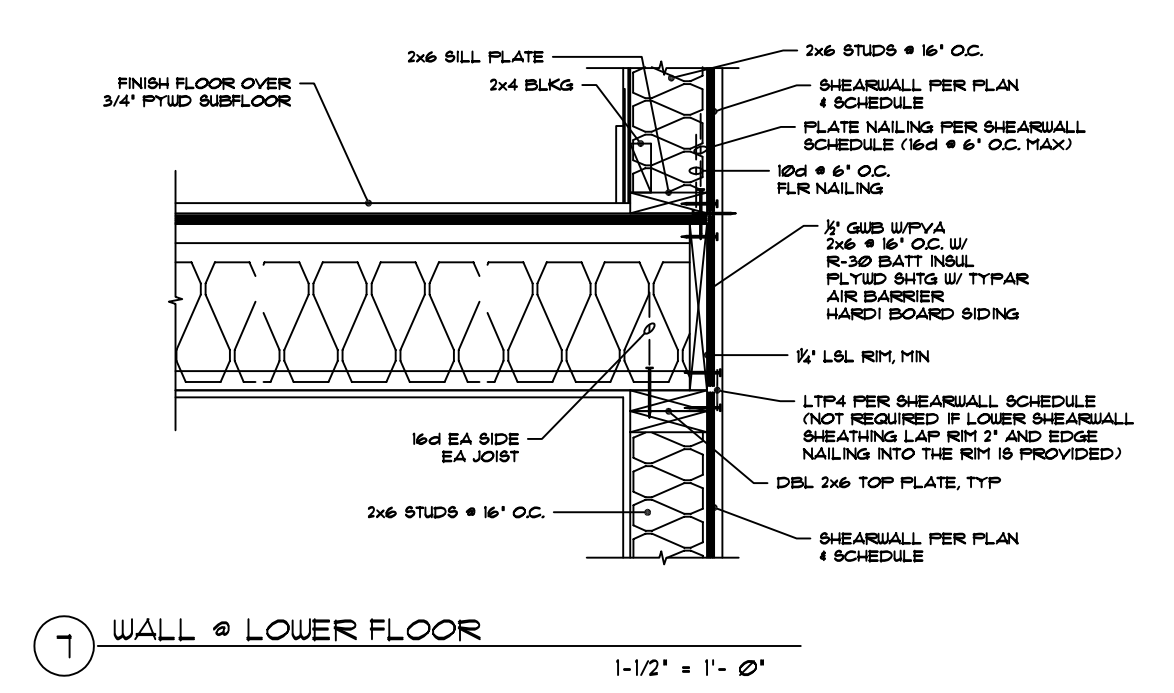
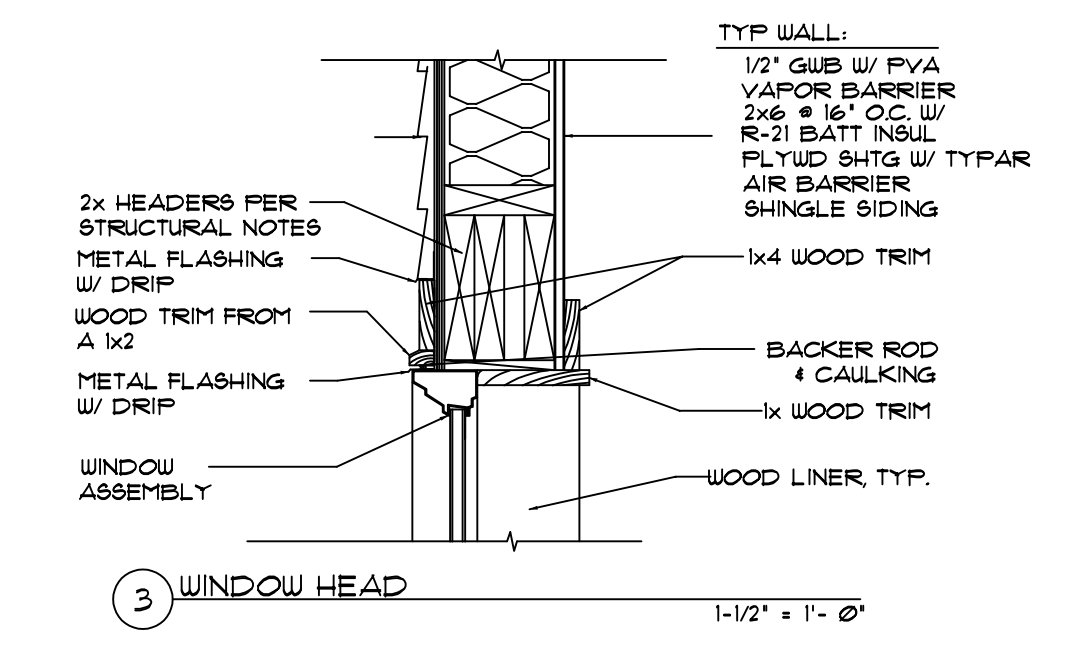
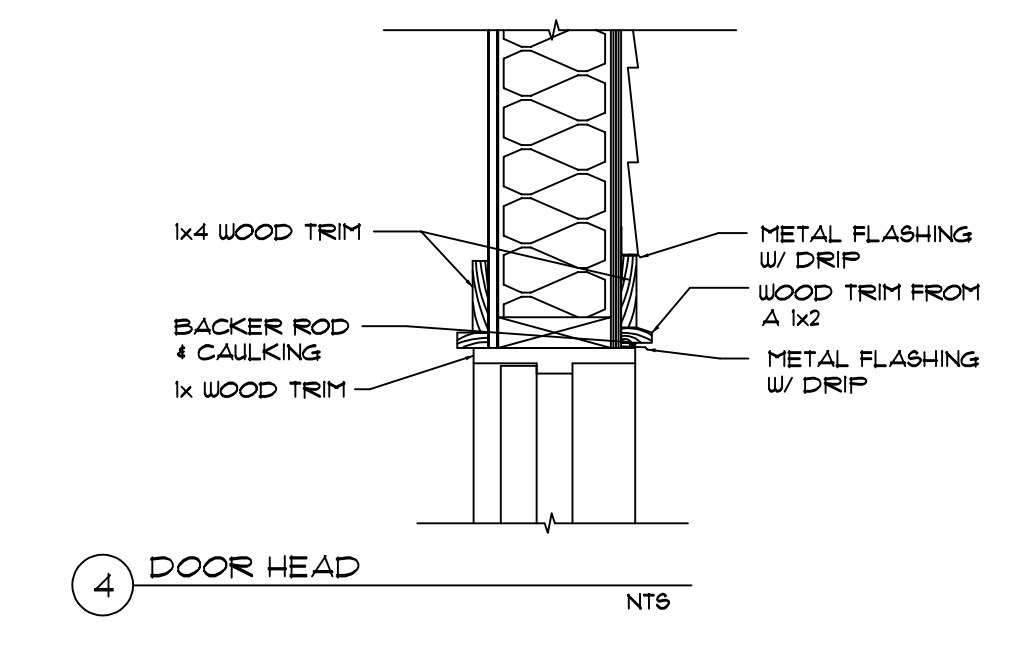
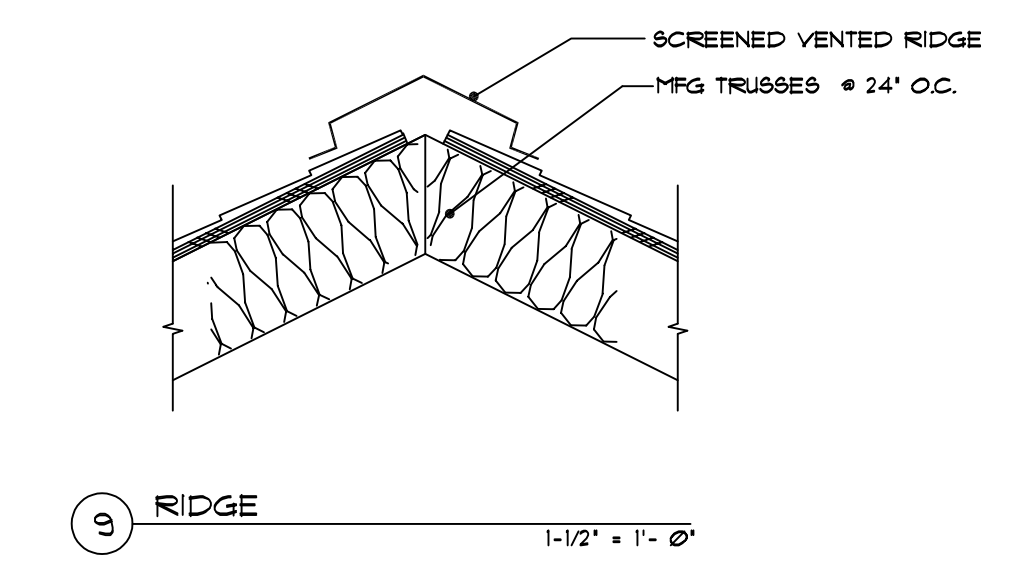
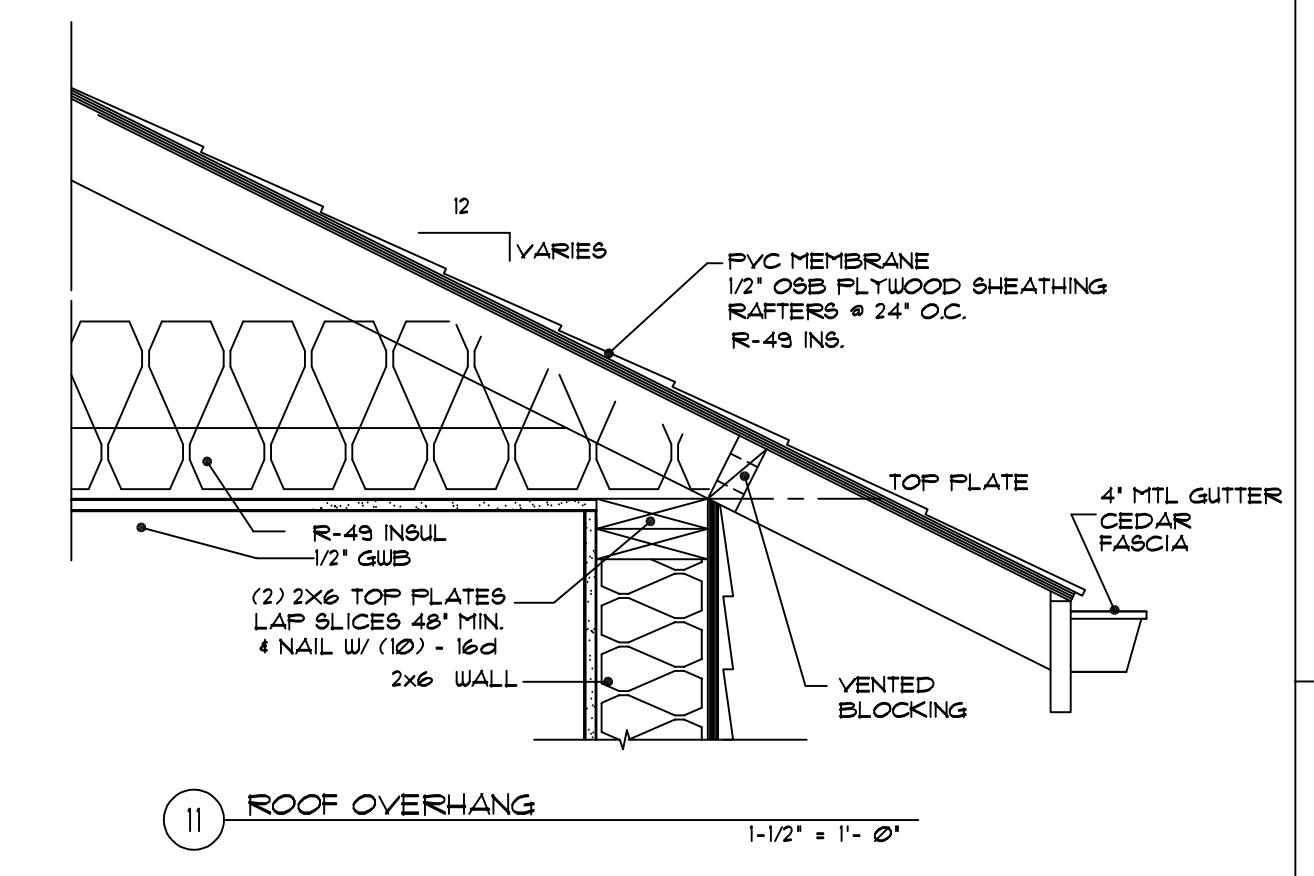
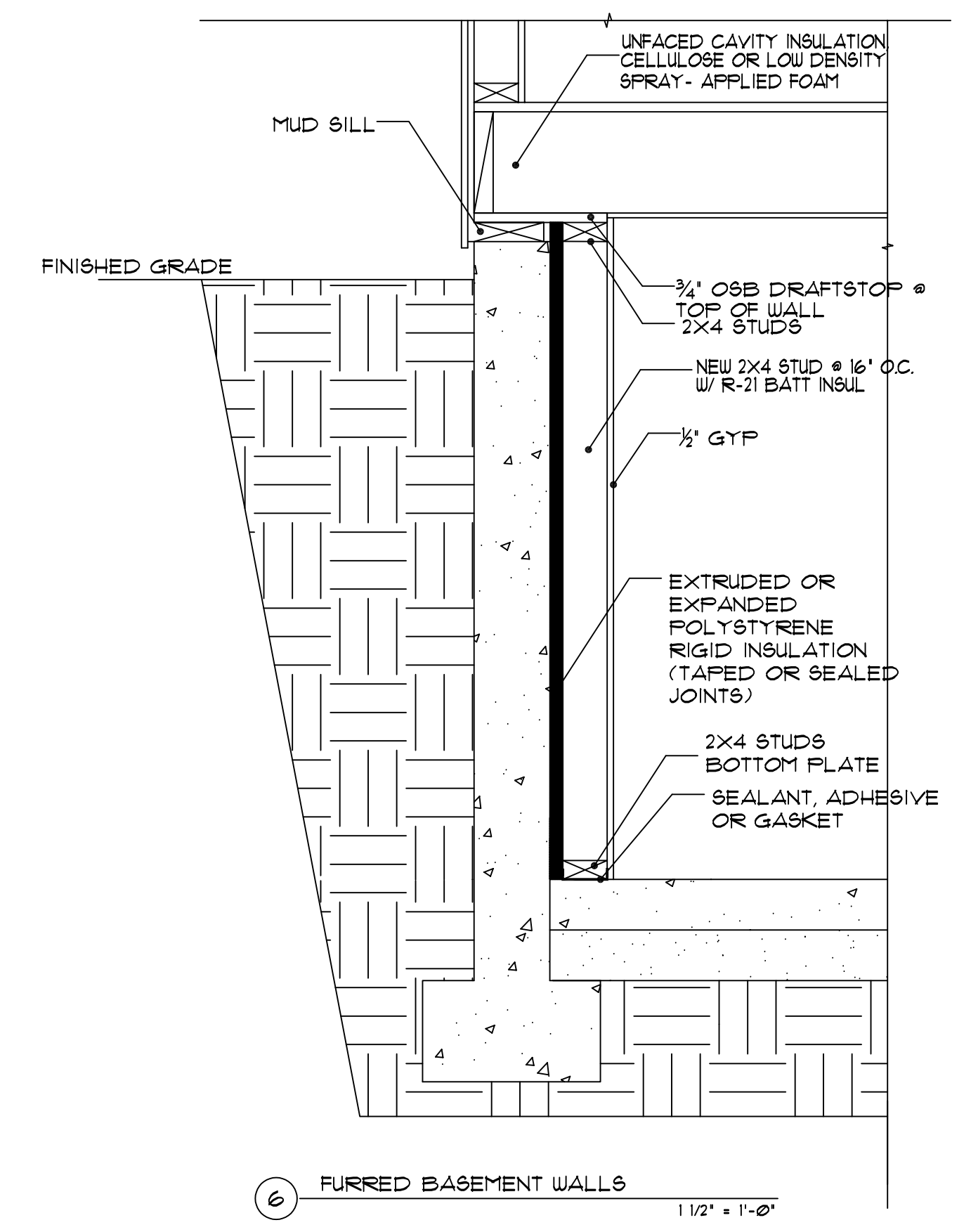
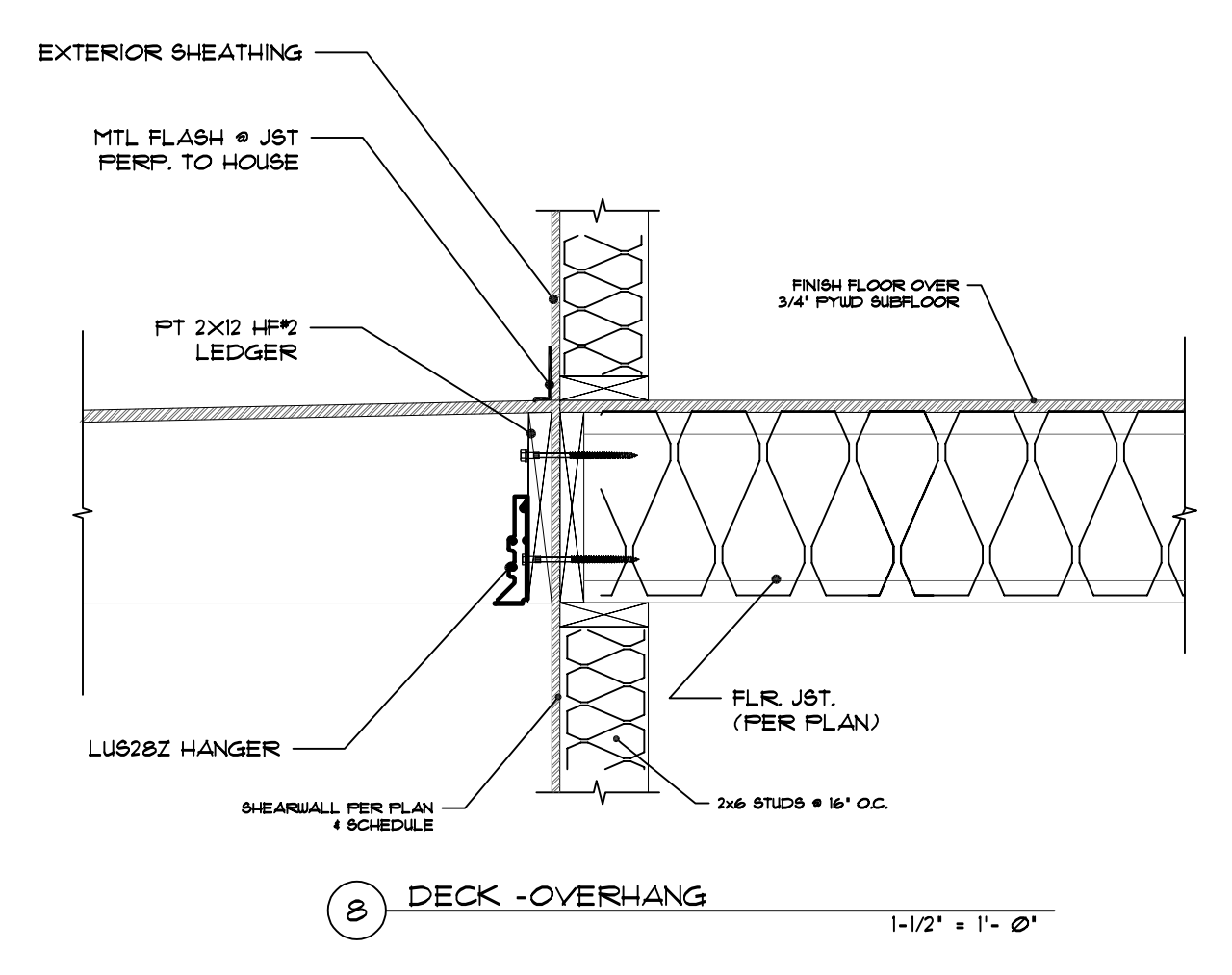
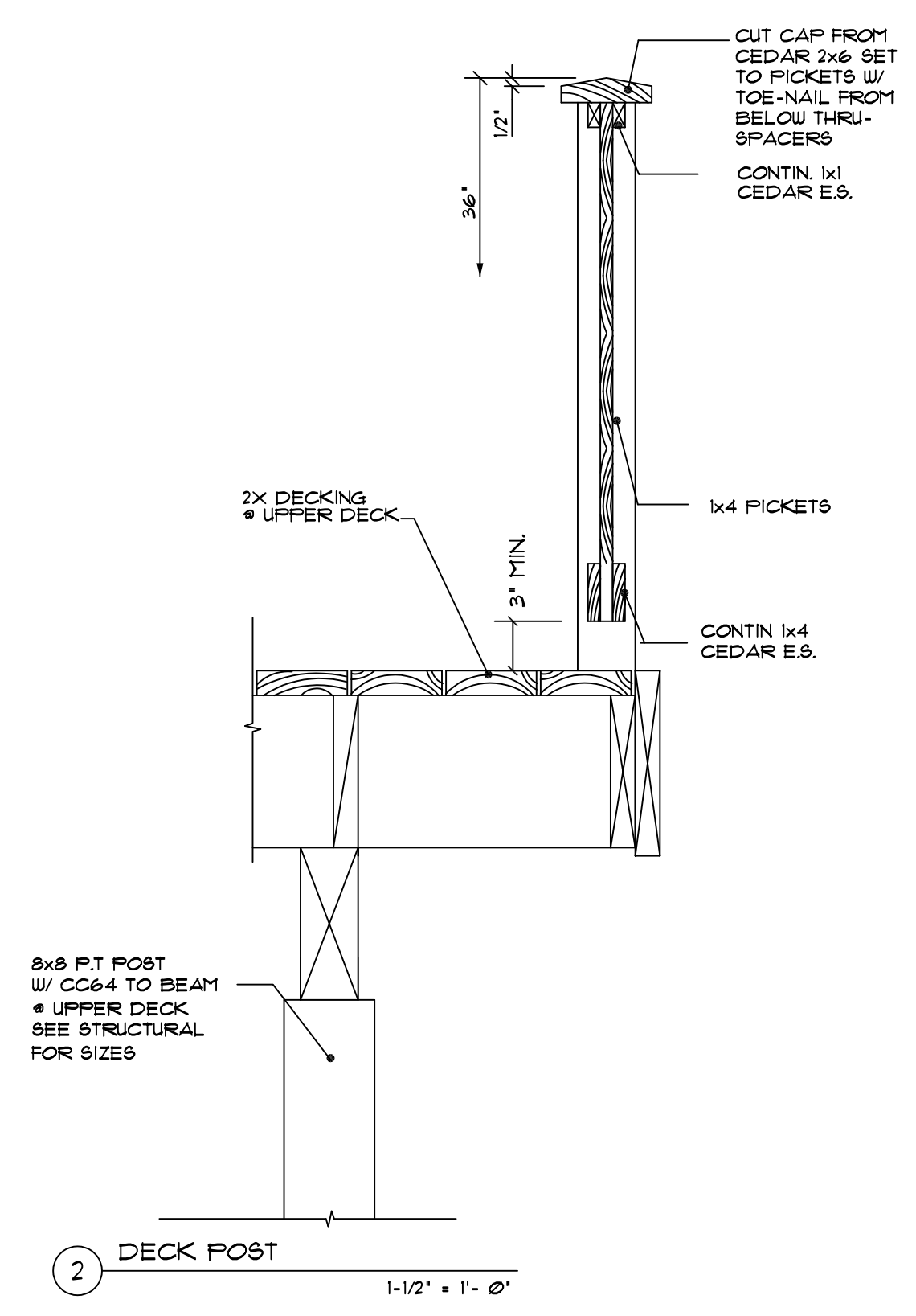
SITE ADDRESS/OWNER:  
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CONTENT:  
**NEW SECTIONS PLAN**

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

SHEET NO:  
**A5-1**

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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.





**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, Fy=60,000 PSL, EXCEPTIONS: ANY BARS #5 AND SMALLER CAN BE GRADE 40, Fy=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.
- 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.  
 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.

- 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.  
 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.
- 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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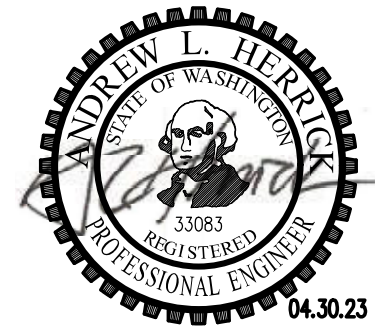
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 DRAWN BY: **ta**

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Structural  
 Notes





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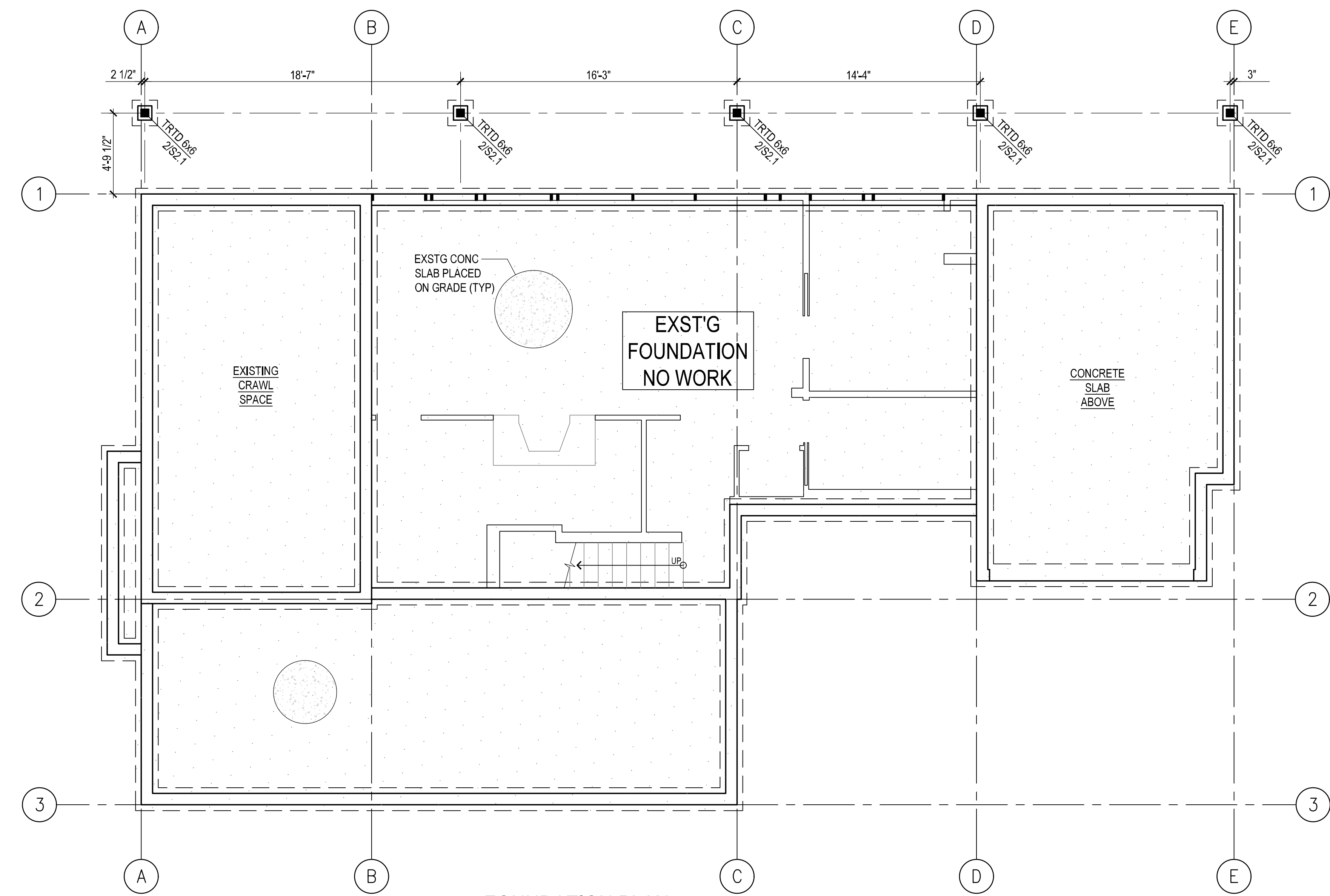
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Foundation  
Plan

S2.1



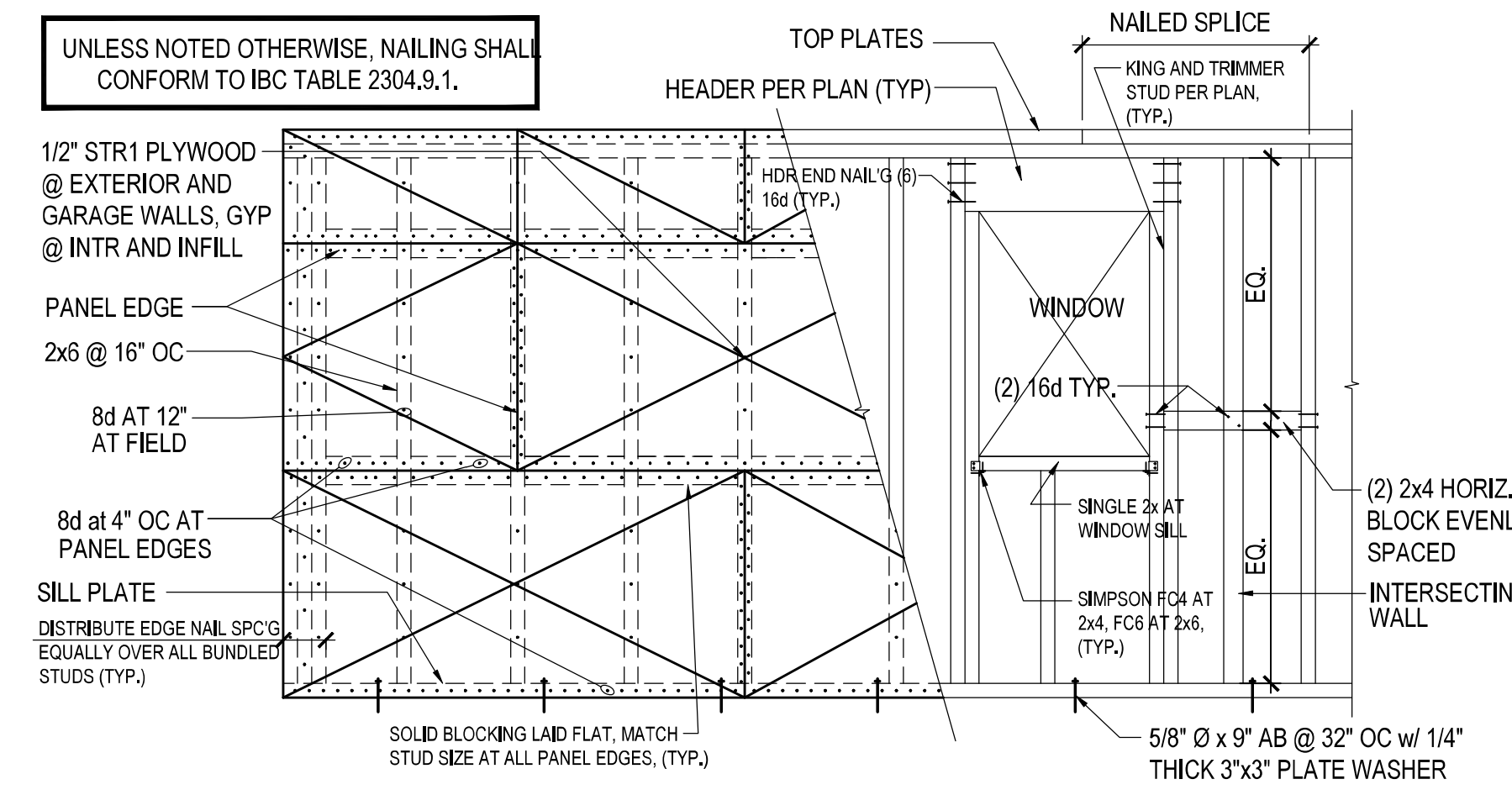
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN NOTES:**

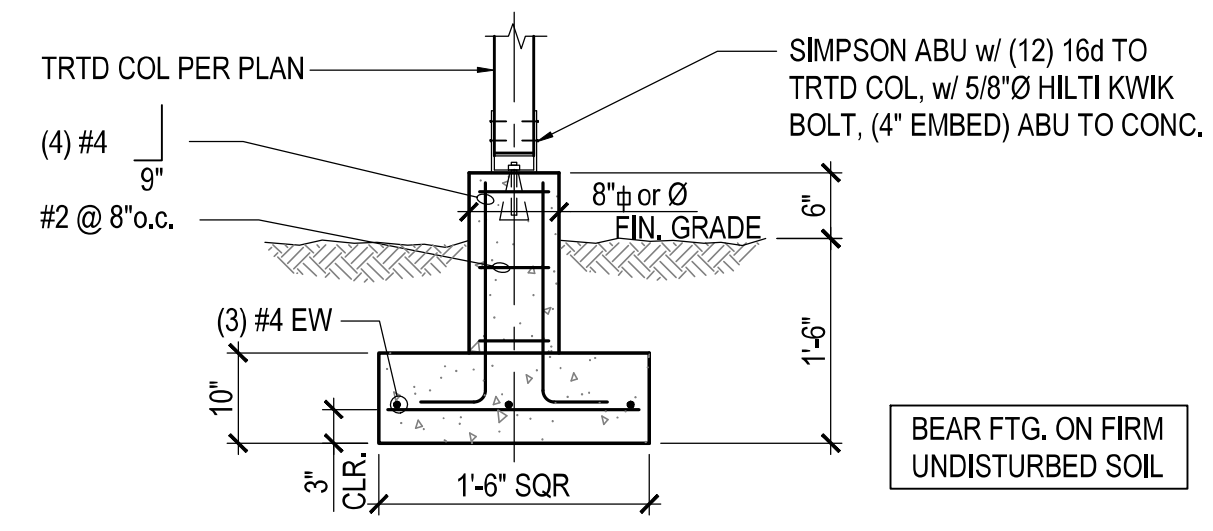
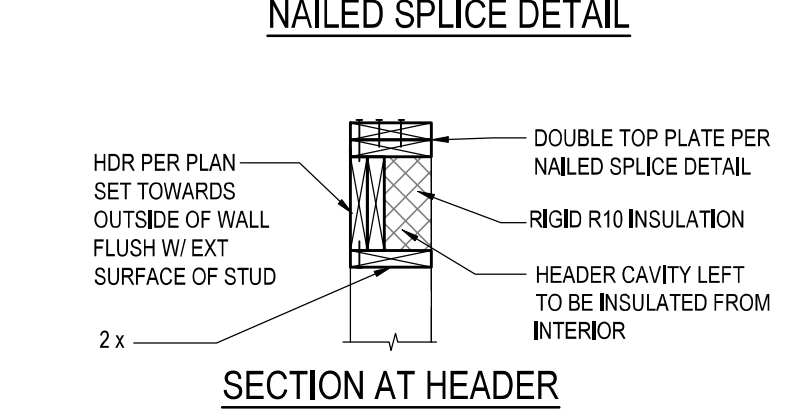
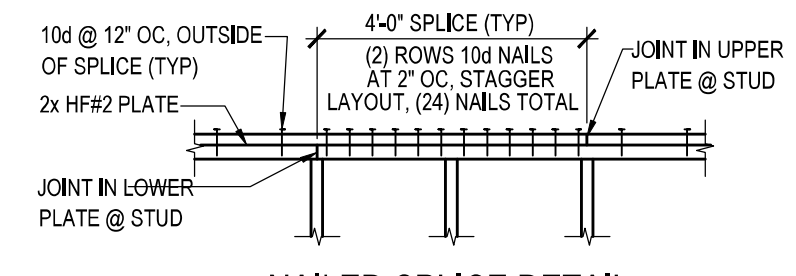
- (SEE SHEET S1.1 FOR ADDITIONAL NOTES)
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
  - INFILL AND NEW WALLS PER 1/2" 2x6 AT EXTERIOR WALLS AND 2x4 AT INTERIOR WALLS @ 16" OC (UNO)
  - PROVIDE FIRE BLOCKING @ ALL PLUMBING AND STAIR PENETRATIONS, AND OTHER LOCATIONS 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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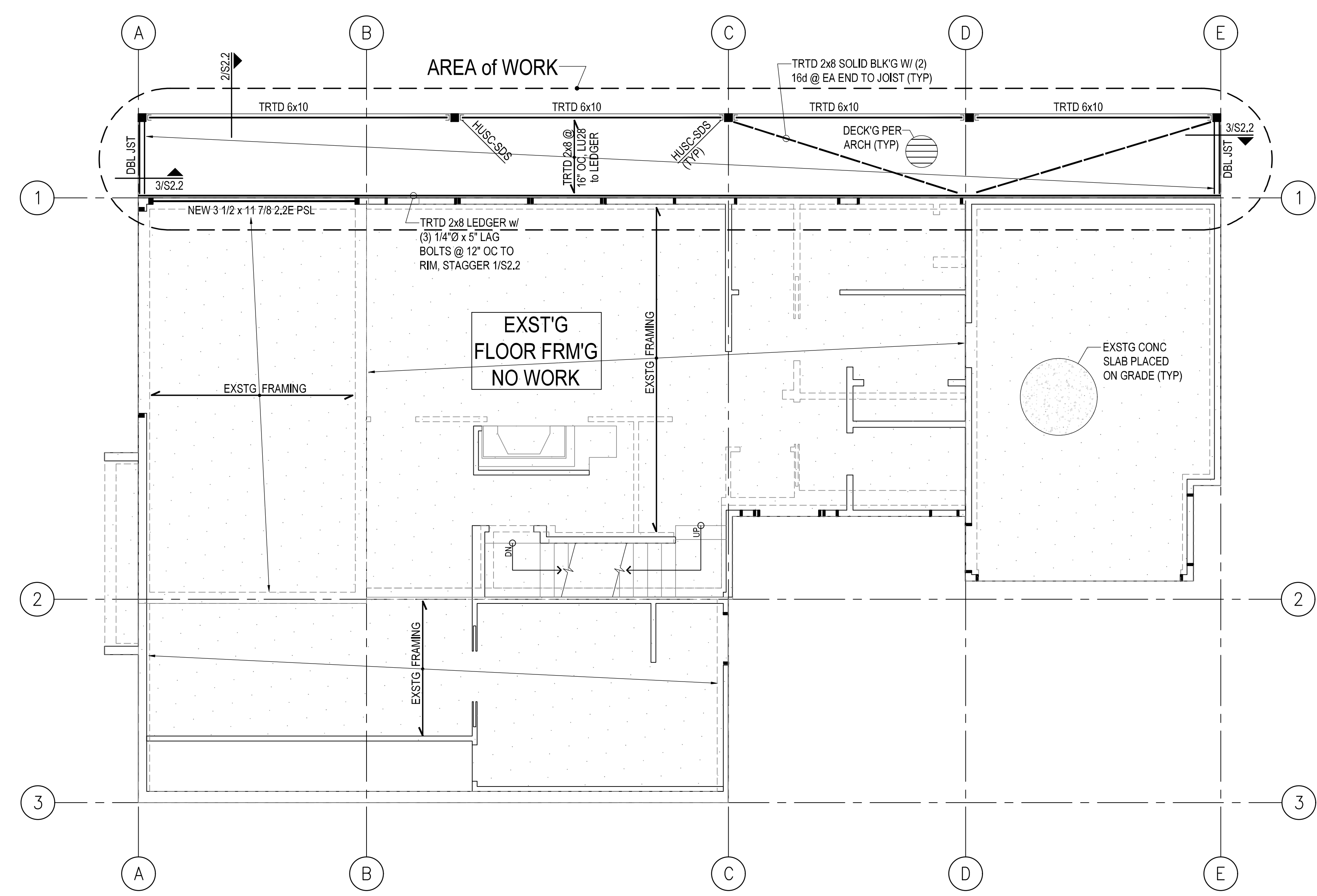
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Main Floor  
Framing Plan

S2.2



**MAIN FLOOR FRAMING PLAN**

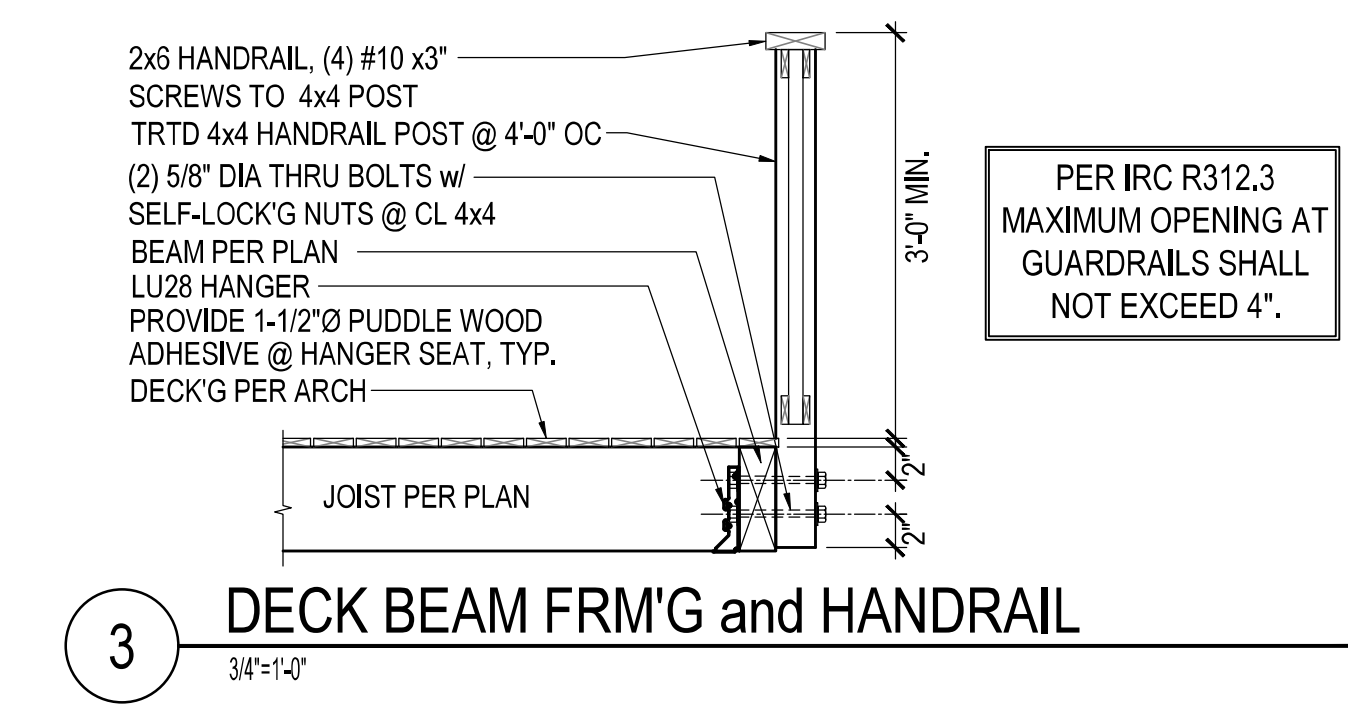
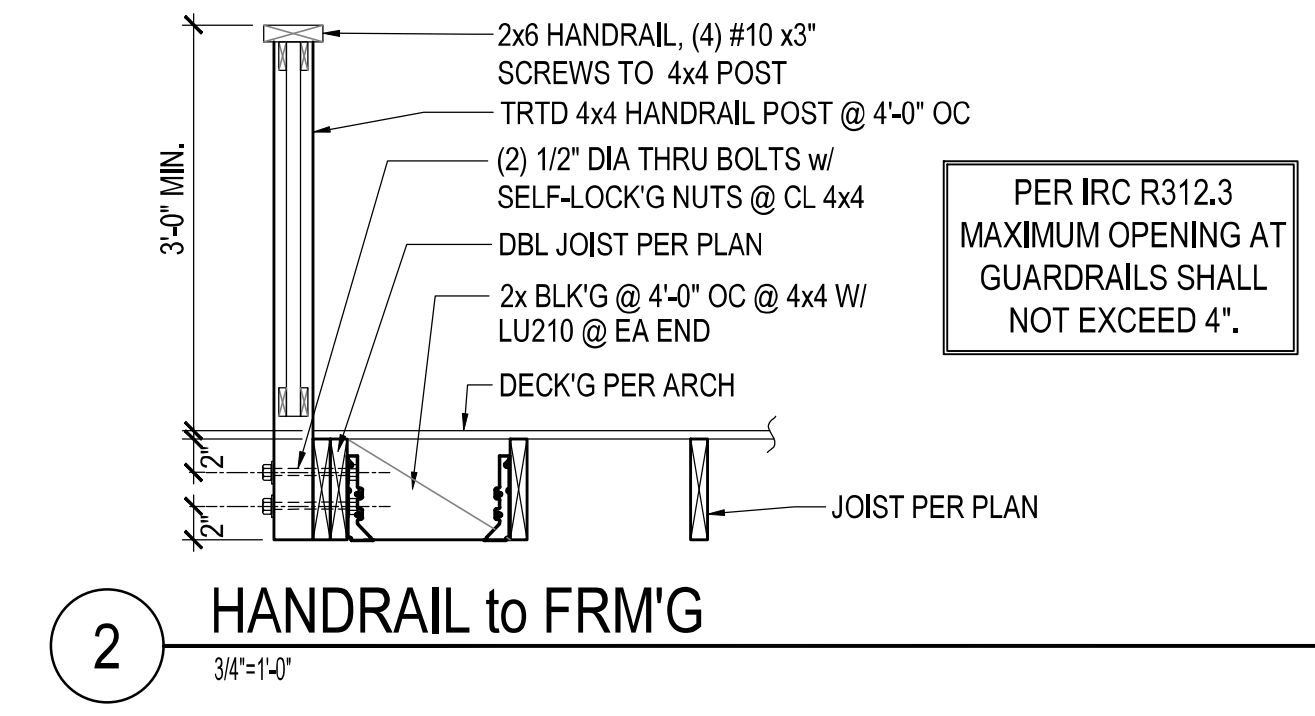
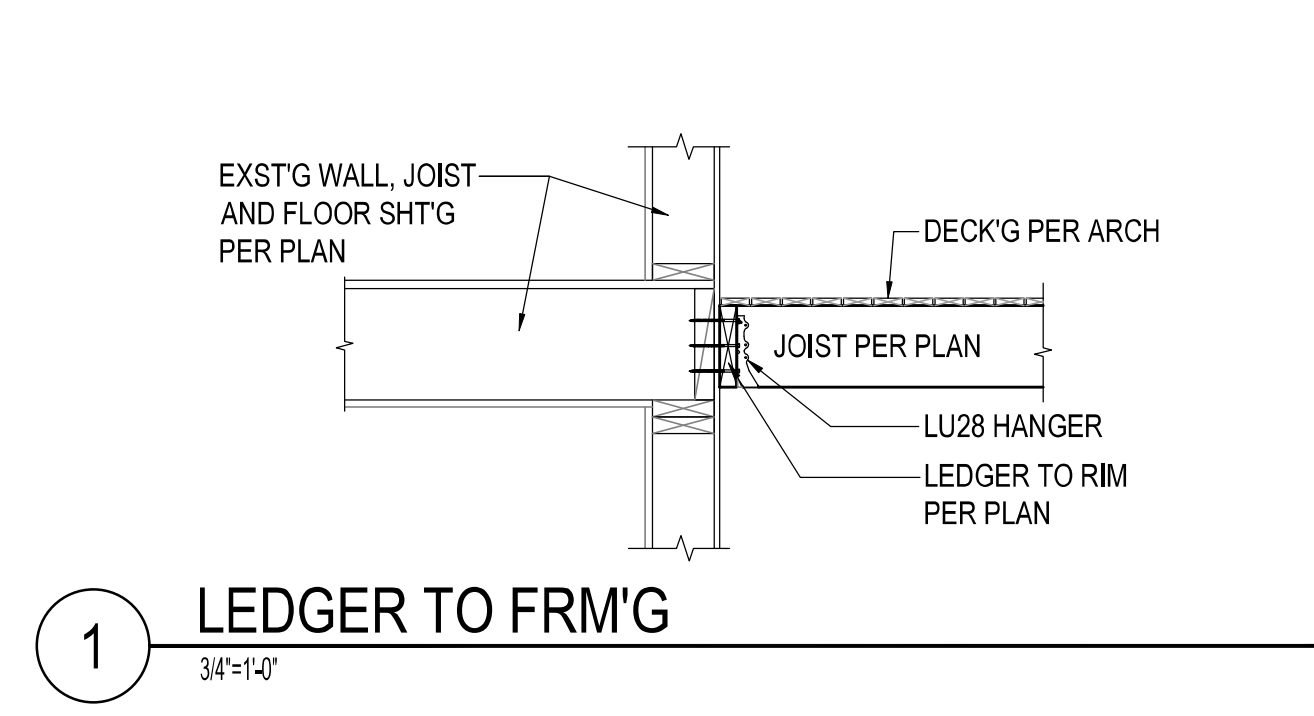
SCALE: 1/4" = 1'-0"

**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.





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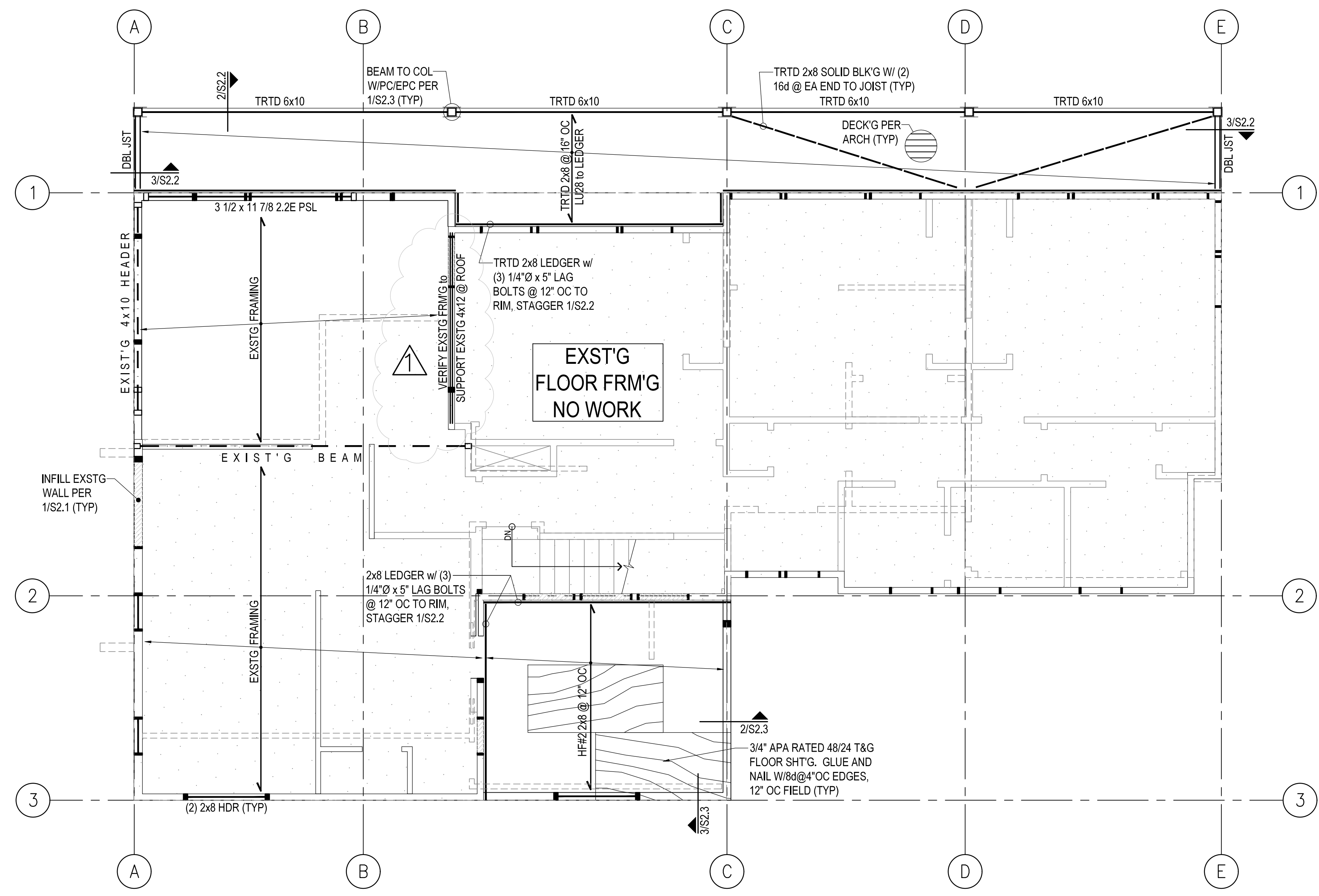
PROJECT MANAGER: AH  
DRAWN BY: ta  
DATE: 07.11.23

RESPOND TO PLAN REVIEW COMMENTS 07.11.23

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Roof Framing  
Plan

S2.3



**UPPER FLR FRAMING PLAN**

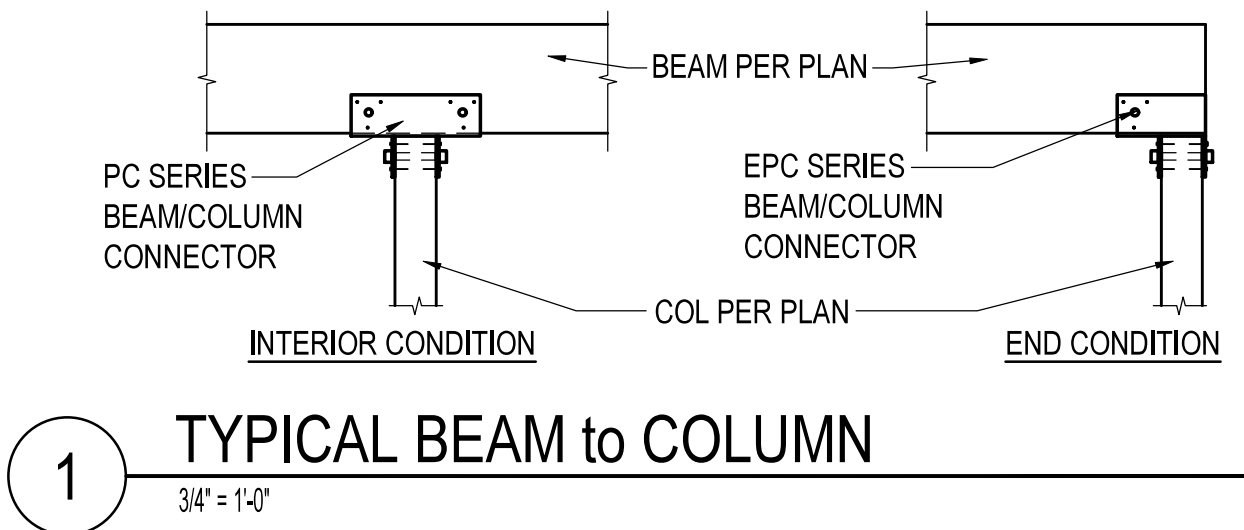
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**PLAN NOTES:**

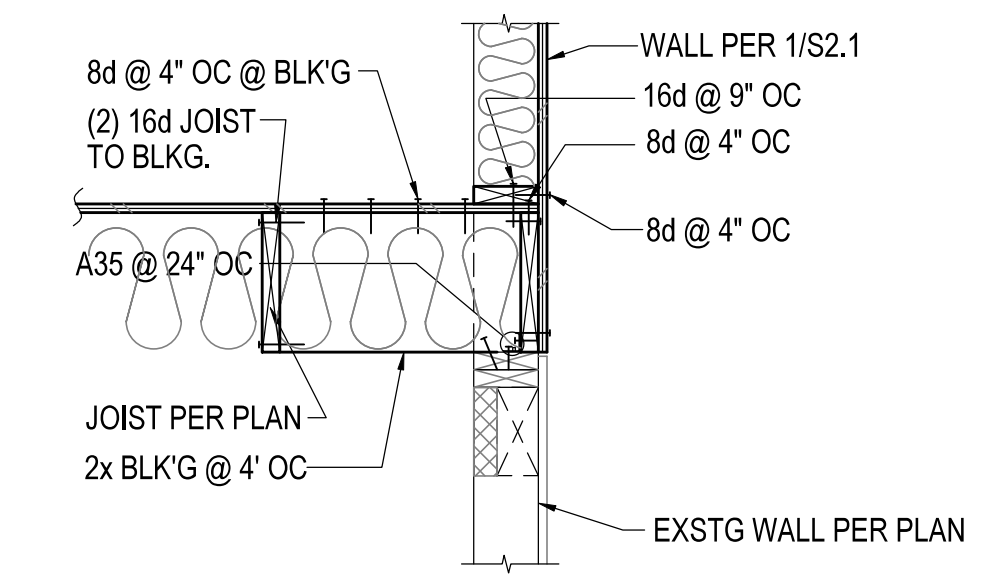
- ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- INFILL AND NEW WALLS PER 1/S2.1, 2x6 AT EXTERIOR WALLS AND 2x4 AT INTERIOR WALLS @ 16" OC (UNO)
- AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0" PROVIDE (1) TRIMMER STUD, AT SPAN > 5'-0" PROVIDE (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**

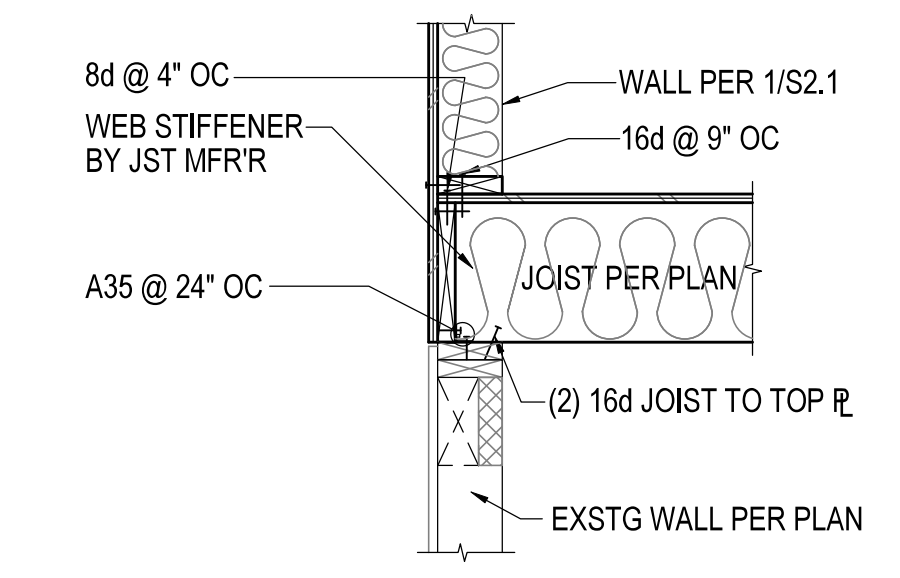
- COLUMN ORIGINATES OR CONTINUES
- COLUMN BELOW
- WALL BELOW
- - - EXISTING BEAM/HEADER
- NEW BEAM/HEADER PER PLAN



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"

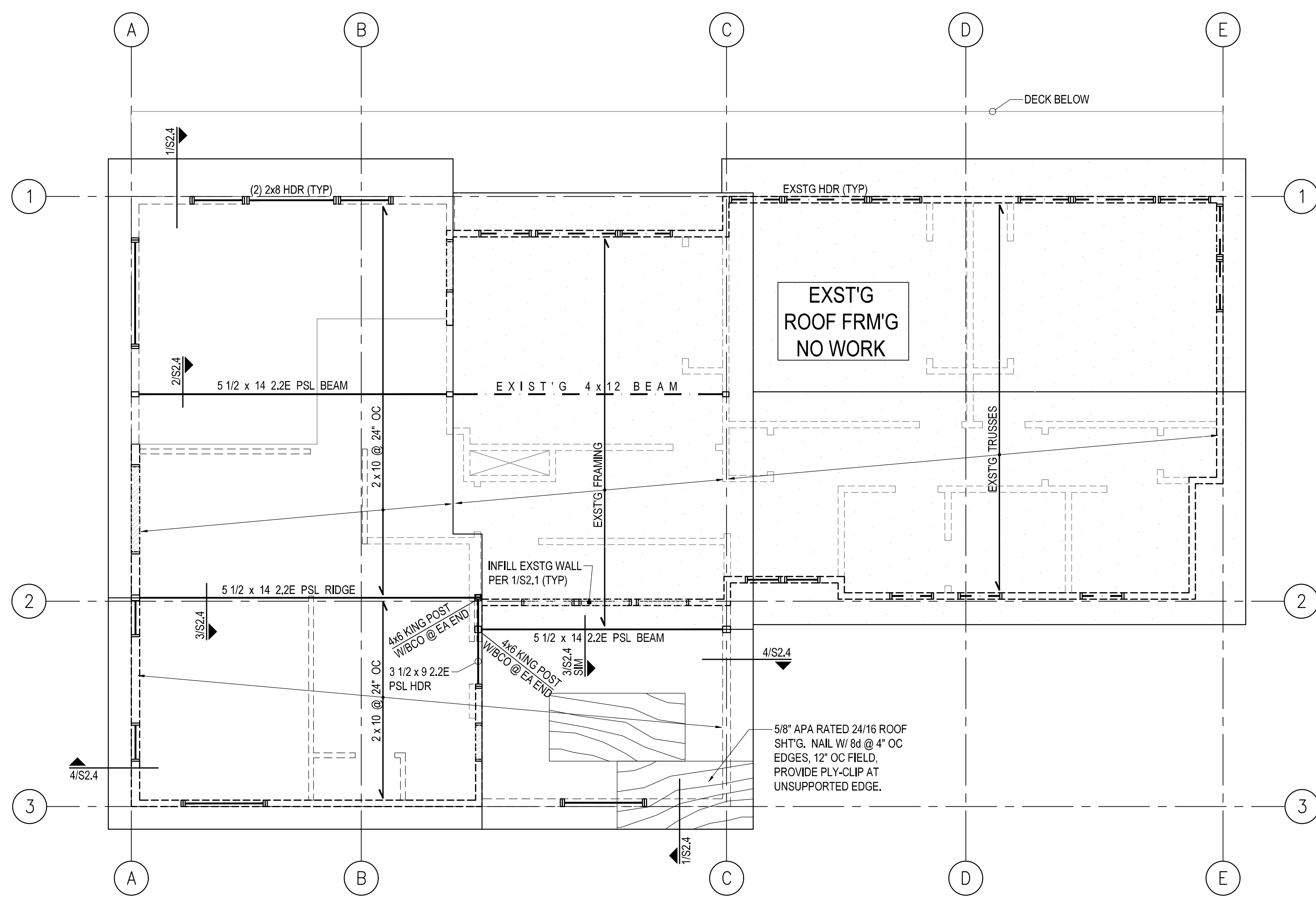


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**ROOF FRAMING PLAN**

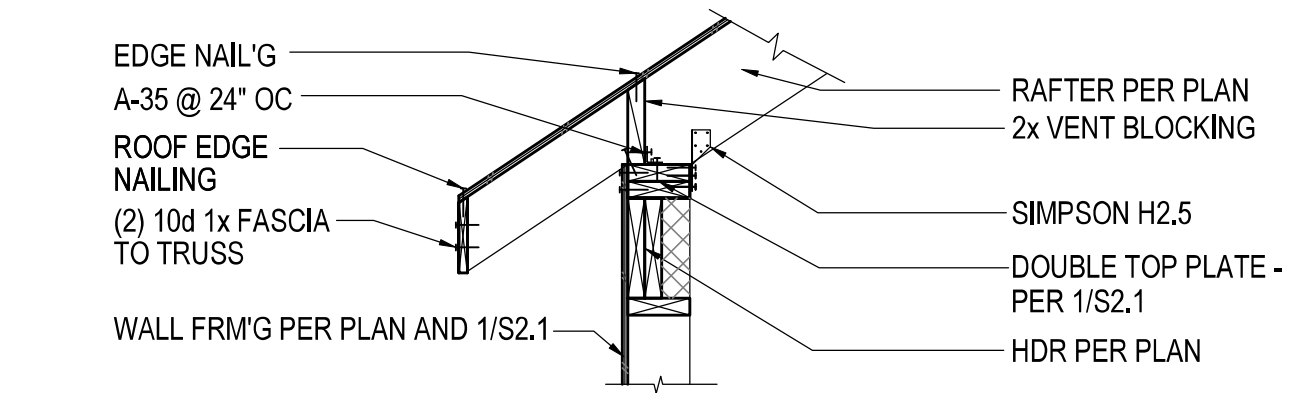
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**PLAN NOTES:**

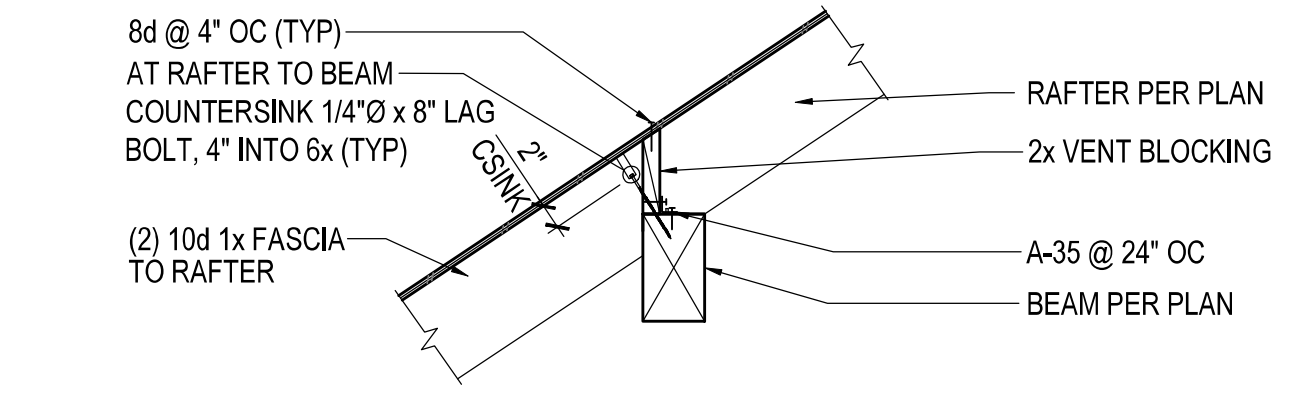
1. ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0" PROVIDE (1) TRIMMER STUD, AT SPAN > 5'-0" PROVIDE (2) TRIMMER STUDS, UNLESS NOTED OTHERWISE, SEE 1/S2.1.
3. BEAM-TO-BEAM CONNECTORS, USE WP SERIES 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**

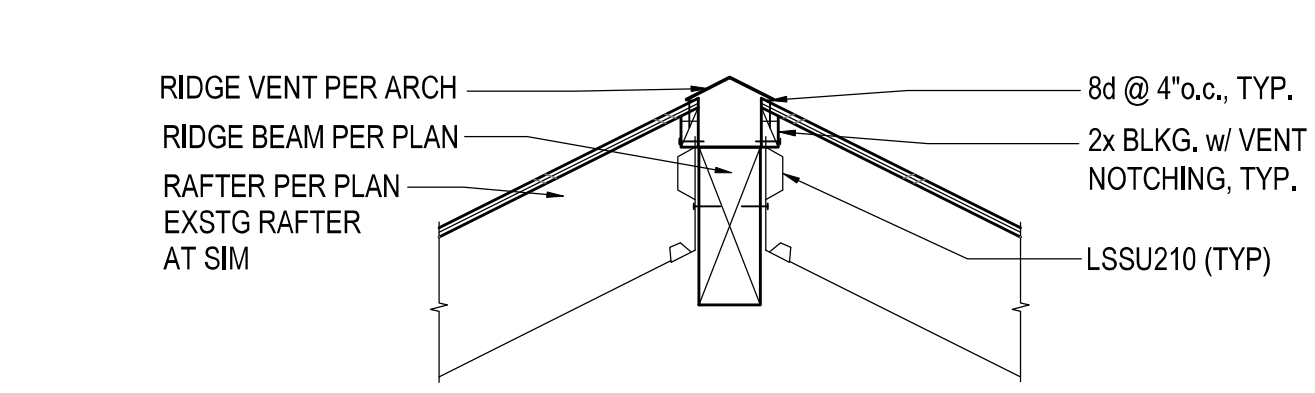
- COLUMN ORIGINATES OR CONTINUES
- COLUMN BELOW
- WALL BELOW
- - - EXISTING BEAM/HEADER
- NEW BEAM/HEADER PER PLAN



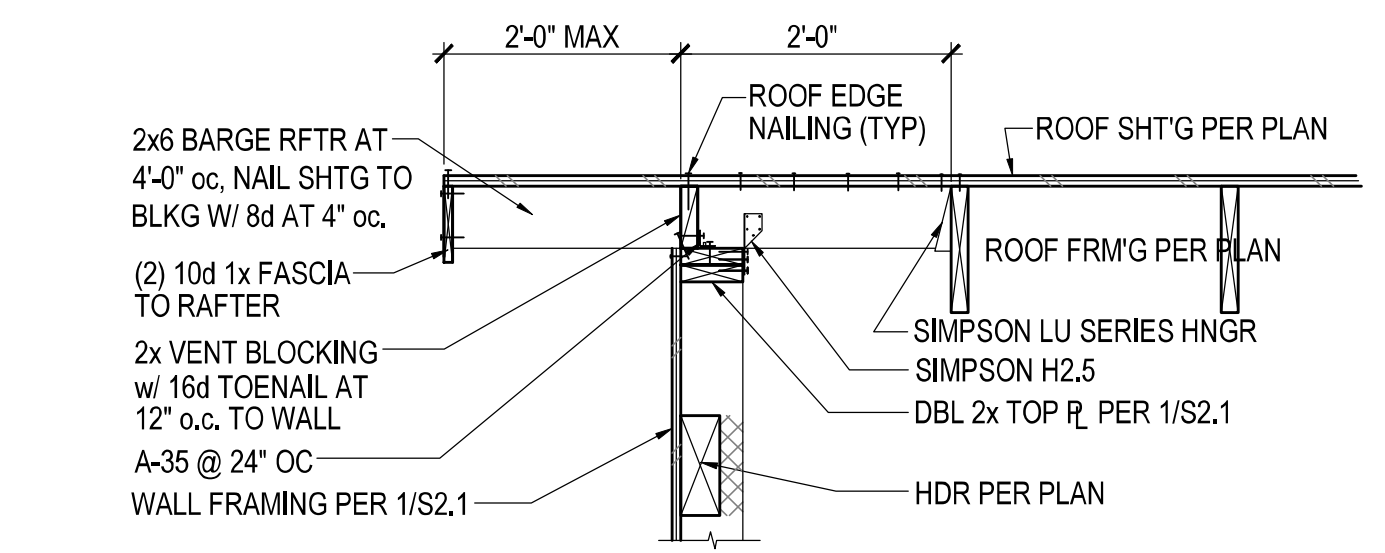
**1 TYPICAL RAFTER to WALL**  
3/4"=1'-0"



**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**