

ENERGY CODE

CALCULATIONS BASED ON CHAPTER 51-11R WAC STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, RESIDENTIAL.

PRESCRIPTIVE REQUIREMENTS

Table with 2 columns: Requirement and Value. Includes Fenestration (Glazing) U-Factor (0.30), Skylight U-Factor Max (0.50), Glazed Fenestration SHGC (NOT REQ'D), Attic Ceiling R-Value (R-49), Vaulted Ceiling R-Value (R-38), Wood Frame Wall R-Value (R-21), Mass Wall R-Value (R-21), Floor R-Value (R-30), Below-Grade Wall - Ext. Continuous Insulation (R-10), Below-Grade Wall - Int. Continuous Insulation (R-15), Below-Grade Wall - Cavity Insulation (R-21+5TB*), Slab R-Value & Depth (R-10, 2 FT).

R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS 5. ADDITIONS NO MORE THAN 500 SF MIN 1.5 CREDITS

PROVIDE: TABLE 406.2 FUEL NORMALIZATION CREDITS

SYSTEM TYPE OF PRIMARY HEATING SOURCE 1 Combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(4) or C403.3.2(5) 0 CREDITS

PROVIDE: TABLE 406.3 ENERGY CREDITS

6.1 RENEWABLE ELECTRIC ENERGY 1.5 CREDITS

For each 1200 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 1.0 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTS or approved alternate by the code official. Documentation noting solar access shall be included on the plans.

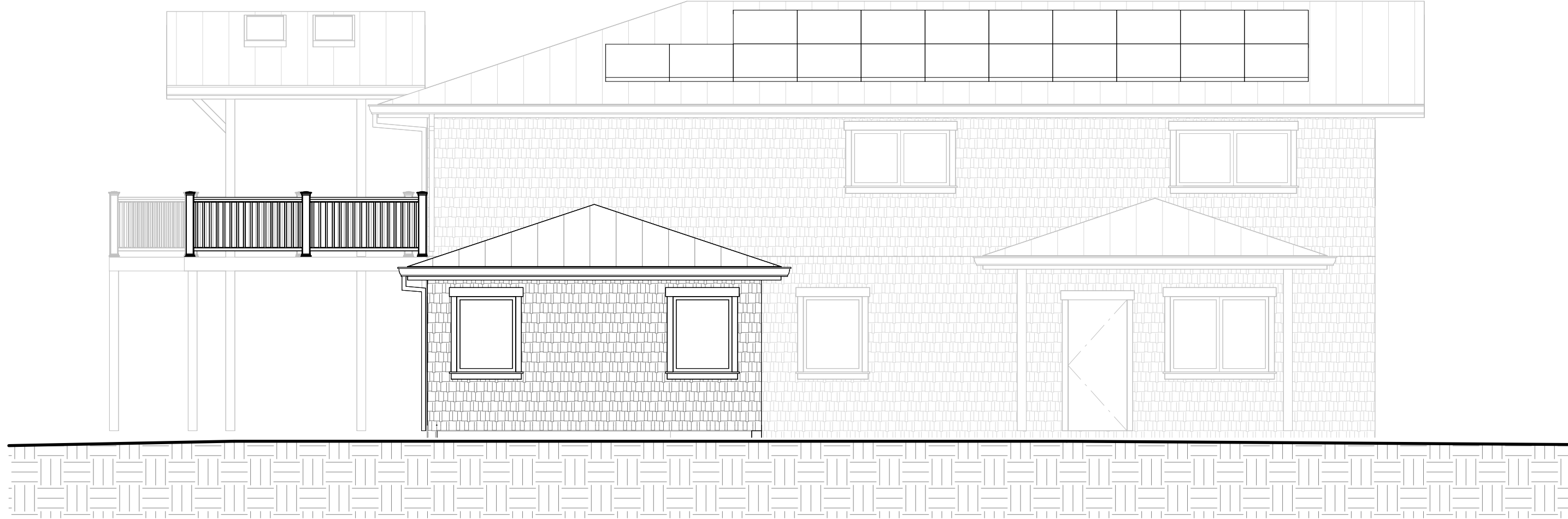
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.

TOTAL 1.5 CREDITS

ENERGY NOTES AS REQUIRED

- A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES/U-FACTORS AND THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT AS WELL AS DUCT AND AIR LEAKAGE RATES. - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. - THE BUILDING SHALL COMPLY TO SECTION R402.4.1.2, SECTION R403.3.3, AND SECTION R404.1 OF THE ENERGY CODE OR AS PER THE REQUIREMENTS OF THE CITY/ TOWN OF JURISDICTION. - FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR. DECKING INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24 INCHES ON CENTER. FOUNDATION VENTS SHALL BE PLACED SO THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION. - THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR EXCHANGES PER HOUR. (R402.4.1.2) - WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/S/M²), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/S/M²) WHEN TESTED ACCORDING TO NFRC 400 OR AIAA/WDMA/CSA 101/1 S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER. SEE ENERGY CODE SECTION R402.4.3 FOR EXCEPTIONS. - AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. - DUCTS OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO MINIMUM OF R-8. - DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH W50 RS-33. USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. - ALL ELECTRIC WATER HEATER IN UNCONDITIONED SPACE, OR ON CONCRETE FLOORS IN CONDITIONED SPACES, SHALL BE PLACED ON AN INSULATED SURFACE WITH MINIMAL THERMAL RESISTANCE OF R-10 AND A MINIMAL COMPRESSIVE STRENGTH OF 40 PSI TO SUPPORT THE APPLIANCE. - WHOLE HOUSE VENTILATION FAN EFFICIENCY TO COMPLY WITH SECTION R403.6.1, AND TABLE R403.6.1, UNLESS QUALIFY FOR EXCEPTION WHERE AN AIR HANDLER THAT IS INTEGRAL TO THE TESTED AND LISTED HVAC EQUIPMENT THAT IS USED TO PROVIDE WHOLE HOUSE VENTILATION, THE AIR HANDLER SHALL BE POWERED BY AN ELECTRONICALLY COMMUTATED MOTOR. - WHOLE HOUSE VENTILATION: BASED ON SECTION M1507.3 OF IRC. WE WILL HAVE INTERMITTENT AND PROVIDE RUN TIME 80% WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM. (M1507.3.5) PROVIDE 270 CFM - MAX HEAT EQUIPMENT OUTPUT xx Btu/Hour PER WASHINGTON STATE HEATING SYSTEM SIZE WORKSHEET.

WALSH REMODEL



GENERAL NOTES

- 1. GENERAL NOTES DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES DOCUMENTED IN AIA FORM A201 GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS OR INFORMATION CONTAINED WITHIN THE CONTRACT DOCUMENTS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CODES

- 3. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES. ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE APPLICABLE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN, IN THE EVENT THIS OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. CURRENT EDITIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE, BUT DO NOT RELEASE THE CONTRACTOR FROM CONFORMING TO ALL APPLICABLE BUILDING CODES AND ORDINANCES AND THEIR SUBSECTIONS.

APPLICABLE CODES PER CITY/COUNTY REQUIREMENTS:

- 2018 INTERNATIONAL BUILDING CODE (IBC) - WAC 51-50
2018 INTERNATIONAL RESIDENTIAL CODE (IRC) - WAC 51-51
2018 INTERNATIONAL MECHANICAL CODE (IMC) - WAC 51-52
2018 WASHINGTON STATE ENERGY CODE - WAC 51-11C & WAC 51-11R
2018 UNIFORM PLUMBING CODE (UPC) - WAC 51-52 & WAC 51-57
2018 INTERNATIONAL FIRE CODE (IFC) - WAC 51-54A
2018 INTERNATIONAL FUEL GAS CODE (IFGC) - WAC 51-52
2018 NFPA 13

CONSULTANT'S DRAWINGS

- 4. CONSULTANT DRAWINGS INCLUDING BUT NOT LIMITED TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN ARE SUPPLEMENTARY TO THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES IDENTIFIED BETWEEN THE CONSULTANT'S DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION

- 5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT. 6. THE CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS BEFORE BEGINNING WORK. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT INDICATED IN THE CONTRACT DOCUMENTS, AND PROVIDED BY OTHERS. 8. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING, BUCK-OUTS, BACKING AND JACKS AS REQUIRED FOR THE WORK, UNLESS NOTED OTHERWISE. 9. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR INSPECTING THE WORKMANSHIP OF SUBCONTRACTORS PRECEDING. DISCREPANCIES IN PROCEEDING WORK SHALL BE REPORTED TO THE CONTRACTOR IMMEDIATELY. FAILURE TO DO SO IN A TIMELY MANNER SHALL BE CONSIDERED AS ACCEPTANCE OF THAT WORK. 10. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK CAUSED BY THE SUBCONTRACTOR, ITS AGENTS, OR EMPLOYEES. SUBCONTRACTOR SHALL REPAIR SAID DAMAGE AT THE SUBCONTRACTOR'S EXPENSE. 11. THE USE OF WORD "PROVIDE" SHALL ALWAYS MEAN, "FURNISH, INSTALL, CONNECT OR SECURE" AS REQUIRED. 12. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND TRADE ASSOCIATES ACCEPTED STANDARDS.

MECHANICAL & ENERGY GENERAL NOTES

- 1. ALL GLAZING SHALL BE DOUBLE GLAZED PER SPECIFICATIONS. 2. ALL METAL DUCT JOINTS TO BE SEALED WITH DUCT SEALANT AND TESTED. 3. ALL OPENINGS IN THE EXTERIOR WALLS SHALL BE SEALED OR WEATHERSTRIPPED AS APPROPRIATE TO LIMIT AIR LEAKAGE. 4. BATT INSULATION SHALL BE CAREFULLY INSTALLED TO AVOID TEARING OR RIPPING THE VAPOR BARRIER. ALL JOINTS (BETWEEN BATT SPLICES) AND TEARS SHALL BE SEALED. ALL JOINTS (BETWEEN BATT SPLICES) AND TEARS SHALL BE SEALED WITH DUCT TAPE (OR OTHER APPROVED MATERIAL). 5. SHOWERS SHALL BE EQUIPPED WITH FLOW-CONTROL DEVICES THAT LIMIT TOTAL FLOW TO A MAXIMUM OF 2.5 GPM PR SHOWERHEAD. 6. FACTORY-BUILT WINDOWS SHALL BE RATED AND TESTED BY THE ASTM STANDARD E 283-73 LISTING AIR LEAKAGE RATES. 7. R-10 DUCT INSULATION REQUIREMENTS PER WESC TABLE 5-11. 8. ALL FAN DUCTING TO BE SMOOTH WALL 26-GAUGE OR HEAVIER. 9. FUEL FOR WATER AND SPACE HEATING SHALL BE GAS. 10. SERVICE WATER HEATER SHALL HAVE A LABEL WHICH STATES THAT IT COMPLIES WITH 1987 THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT. 11. ALL WATER SERVICE PIPING SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH LOCAL CODE. 12. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL INSULATION INSTALLED. 13. ONLY ONE DUCT IS ALLOWED PER JOIST BAY FOR BATH, KITCHEN OR LAUNDRY ROOM VENT FANS. 14. ALL HVAC AND MECHANICAL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE WSC&E AND VOA REGULATIONS.

- DRAWING STANDARDS / DIMENSIONS 13. DO NOT SCALE DRAWINGS; USE WRITTEN DIMENSIONS. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CLARIFY SAID CONDITION WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

- 14. ALL INFORMATION RELATED TO EXISTING CONDITIONS HAS BEEN REPRESENTED TO THE BEST KNOWLEDGE OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES THAT WOULD EFFECT THE CONSTRUCTION OF THE PROJECT BEFORE STARTING THE WORK.

- 15. DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF CONCRETE, GRID LINES, OR CENTERLINE OF COLUMNS, DOORS AND WINDOWS UNLESS NOTED OTHERWISE.

- 16. VERIFY SIZE AND LOCATION OF AND PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, ANCHORS, INSERTS, ROUGH BLOCKS AND BACKING FOR SURFACE MOUNTED ITEMS.

- 17. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL IN ALL FINISHED AREAS.

- 18. ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENINGS OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN.

- 19. PLANS ARE DRAWN ASSUMING THE FOLLOWING ROUGH OPENINGS: -SWINGING DOORS: NOMINAL SIZE +2" -BI-FOLD DOORS: NOMINAL SIZE + 1 1/2" -BI-PASS DOORS: NOMINAL SIZE +0" -WINDOWS: NOMINAL SIZE +0"

- 20. PROVIDE CAULKING BETWEEN SOLE PLATES AND SUBFLOOR AND BETWEEN RIM JOISTS AT BOTH TOP PLATE AND SUBFLOOR.

- 21. SAFETY GLAZING: WINDOW MFR. SHALL PROVIDE TEMPERED SAFETY GLAZING WHERE REQUIRED BY IRC R308.4

- 22. SKYLIGHTS SHALL COMPLY WITH IRC R308.6

- 23. REFER TO ARCHITECT'S STANDARDS FOR SYMBOLS AND ABBREVIATIONS IN SPECIFICATION MANUAL FOR CLARITY OF DRAWINGS. IF A SYMBOL OR ABBREVIATION IS IDENTIFIED IN THE SPEC MANUAL THAT IS IN DISCREPANCY WITH THE STANDARDS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

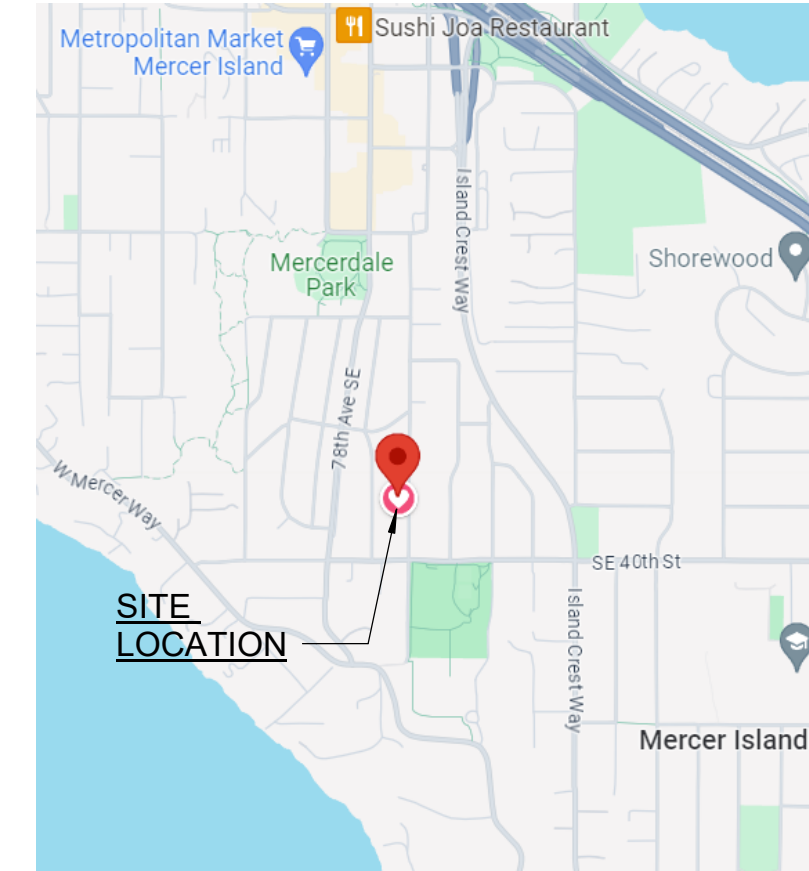
- 24. DEFERRED SUBMITTALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDER DESIGN AND FOR SUBMITTING DRAWINGS AND/OR SPECIFICATIONS TO THE CITY/TOWN OF JURISDICTION AS DEFERRED SUBMITTALS FOR THE FOLLOWING: -PLUMBING -HVAC, MECHANICAL SYSTEMS -AUTOMATIC SPRINKLER SYSTEMS, VERIFY

THESE SUBMITTALS SHALL BE PROVIDED TO THE CITY PRIOR TO COMMENCING ANY WORK ON THE SYSTEM.

- 25. ALL FASTENERS, CONNECTORS & HANGERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD ARE REQUIRED TO BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR BE STAINLESS STEEL.

- 26. REPETITIVE FEATURES NOT FULLY SHOWN OR NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

VICINITY MAP



PROJECT TEAM

Table with 2 columns: Role and Name/Contact Info. Includes Client (Tom Walsh & Elaine Winters), Architect (Baylis Architects), General Contractor (TBD), and Surveyor (Site Surveying Inc).

PROJECT DATA

Table with 2 columns: Field and Value. Includes Project Name (Walsh Remodel), Project Address (3817 80th Ave SE), Project Legal Description (Mercerdale # 2), Tax Parcel # (545900-0225), Lot Area (9,600 SF), Jurisdiction (City of Mercer Island), Land Use Zoning (R-9.6), Occupancy Groups (R-3 Single Family Residence), and Type of Construction (VB).

JURISDICTION WILL DECIDE WHETHER TO MANDATE FIRE SPRINKLERS IN PROPOSED RESIDENCE. IF SPRINKLER SYSTEM REQUIRED, NFPA 13D FIRE SPRINKLER SYSTEMS WILL BE PROVIDED PER CODE IN PROPOSED RESIDENCE. A SEPARATE PERMIT IS REQUIRED FOR THE SPRINKLER SYSTEM.

PROJECT SCOPE OF WORK

THE CONSTRUCTION WORK INVOLVES DEMOLISHING A PORTION OF THE INTERIOR WALLS ON THE LOWER FLOOR AND REMOVING ONE SECTION OF THE EXTERIOR WALL ON THE SOUTH SIDE. A NEW ROOM WILL BE ADDED AT WHERE THE EXTERIOR WALL WAS REMOVED. PART OF THE EXISTING DECK AREA WILL BE REMOVED.

PROPOSED SF CALCULATION

Table with 2 columns: Description and Area. Includes Lower Floor Heated Area (257 SF), Main Floor Deck Area (207 SF), and Total (464 SF).

LOT COVERAGE CALCULATIONS

Table with 2 columns: Description and Value. Includes Net Lot Size (9,600 SF), Total Lot Coverage Allowed (9,600 SF * 40% = 3,840 SF), and Proposed Lot Coverage (3,778 SF < 3,840 SF ... OK).

SEE A002 FOR DETAIL CALCULATION ON OTHER ITEMS.

BUILDING HEIGHT CALCULATION

THE PROPOSED ADDITION IS LOWER THAN EXISTING BUILDING HEIGHT. SEE A002 FOR ABE CALCULATION AND A201 EXTERIOR ELEVATION.

SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes A002 SITE PLAN & SITE CALCULATION.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes AFF Above Finish Floor, ALT Alternate, APPROX Approximate, CONC Concrete, CONST Construction, CPT Carpet, CTR Center, Counter, DIA Diameter, DIM Dimension, DN Down, DW Dishwasher, E Existing, ELEC Electrical, ELEV Elevation / Elevator, ENG Engineer, EQ Equal, FF Finish Floor, FFHB Frost-Free Hose Bibb, FIN Finish, FL Floor Line, FLR Floor, GWB Gypsum Wall Board, GYP Gypsum, HDR Header, HDWD Hardwood, HOR Horizontal, HR Hour, HT Height, HWT Hot Water Tank, INFO Information, INSUL Insulation / Insulate, M Master (as in 'M Bath'), MAX Maximum, MECH Mechanical, MFR Manufacturer, MIN Minimum, MIR Mirror, MISC Miscellaneous, MTL Metal, OC On Center, OHG Overhang, OVHD Overhead, O/ Over, OG Obscure Glass, PLWD Plywood, R Riser / Radius, RD Roof Drain, REF Refrigerator, REQ Required / Requirement, RO Rough Opening, RM Room, SF Square Feet, SG Safety Glass, SIM Similar, SPEC Specification / Specifications, SS Stainless Steel, ST Steel, STRL Structural, SYS System, TOW TOP of Wall, TYP Typical, UNO Unless Noted Otherwise, VIF Verify in Field, W/ With, WD Wood, W/O Without.

SURVEY

Table with 2 columns: Survey Number and Description. Includes SURVEY 1.

STRUCTURAL

Table with 2 columns: Sheet Number and Description. Includes S101 GENERAL STRUCTURAL NOTES, S201 FOUNDATION PLAN, S202 ROOF FRAMING PLAN, S301 DETAILS, S302 DETAILS.

ARCHITECTURAL

Table with 2 columns: Sheet Number and Description. Includes D101 LOWER FLOOR DEMOLITION PLAN, A101 LOWER FLOOR PLAN, A102 MAIN FLOOR ADDITION AREA ROOF PLAN, A201 BUILDING ELEVATIONS & WINDOW / DOOR SCHEDULES, A301 BUILDING SECTION, WALL SECTION, & INTERIOR DOOR SCHEDULE, A401 DETAILS.

#3369



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WALSH REMODEL

3817 80TH AVE SE Mercer Island, WA 98040

PERMIT SET

02-21-2024

Table with 2 columns: Field and Value. Includes Project Number (19-0446) and Project Manager (JW).

DRAWN BY: JW

REVISIONS:

Table with 3 columns: No., Description, and Date. Includes a header row and several empty rows for revisions.

ARCHITECTS baylis 10801 Main Street, #110| Bellevue, WA 98004 (425) 454 0566 | BaylisArchitects.com

COVERSHEET

A001



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WALSH REMODEL

3817 80TH AVE SE
Mercer Island, WA 98040

PERMIT SET
02-21-2024

PROJECT NUMBER: 19-0446
PROJECT MANAGER: JW
DRAWN BY: JW

REVISIONS:

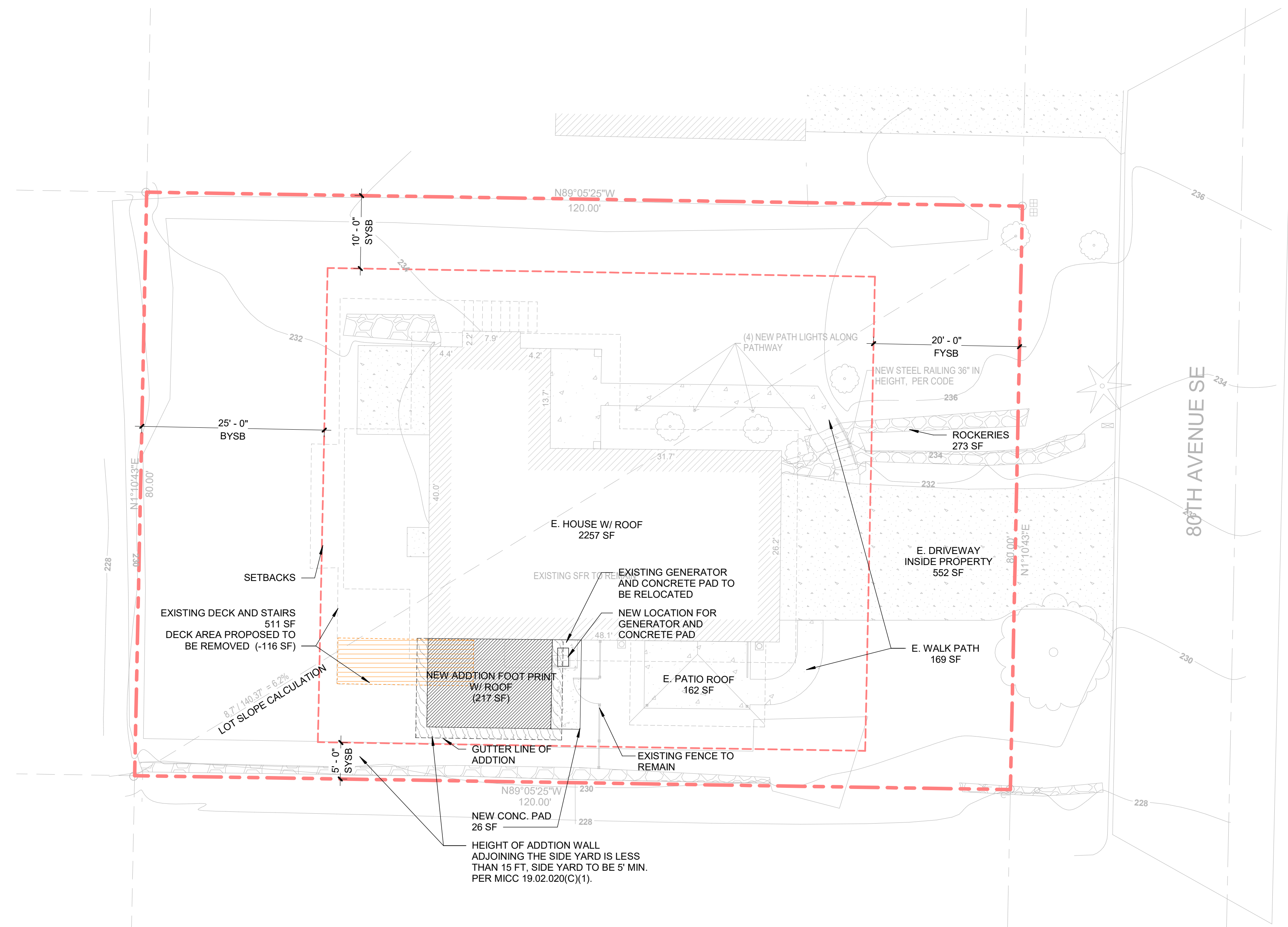
NO.	DESCRIPTION	DATE

ARCHITECTS
baylis
10801 Main Street, #110 | Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

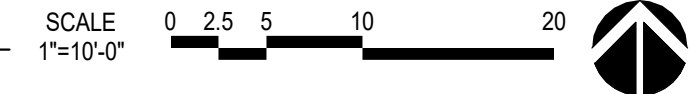
SITE PLAN & SITE CALCULATION

SITE PLAN LEGEND

- EXISTING ELEMENTS
- PROPOSED ADDITION AREA
- EXISTING STRUCTURE TO BE REMOVED
- UTILITY/SEWER EASEMENT
- PROPOSED DECK AREA
- TRENCH DRAIN
- C.O. CLEANOUT (C.O.)
- D.S. DOWNSPOUT (D.S.)
- EXISTING TO BE REMOVED
- LINE OF ROOF OVERHANG
- LINE OF EXISTING GRADE
- LINE OF PROPOSED GRADE
- SETBACK/EASEMENT
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- POWER LINE
- GAS LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE



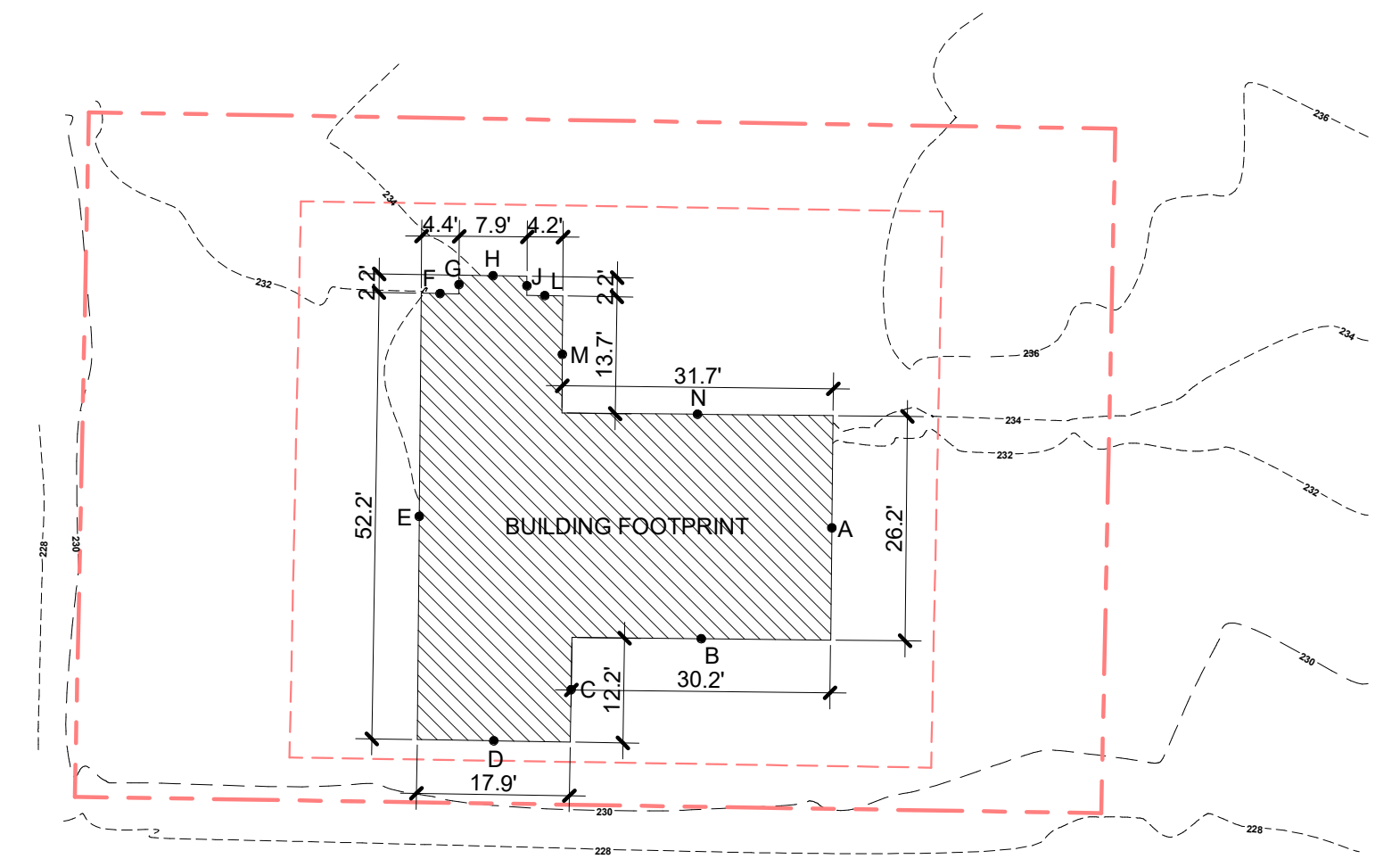
1 SITE PLAN
1" = 10'-0"



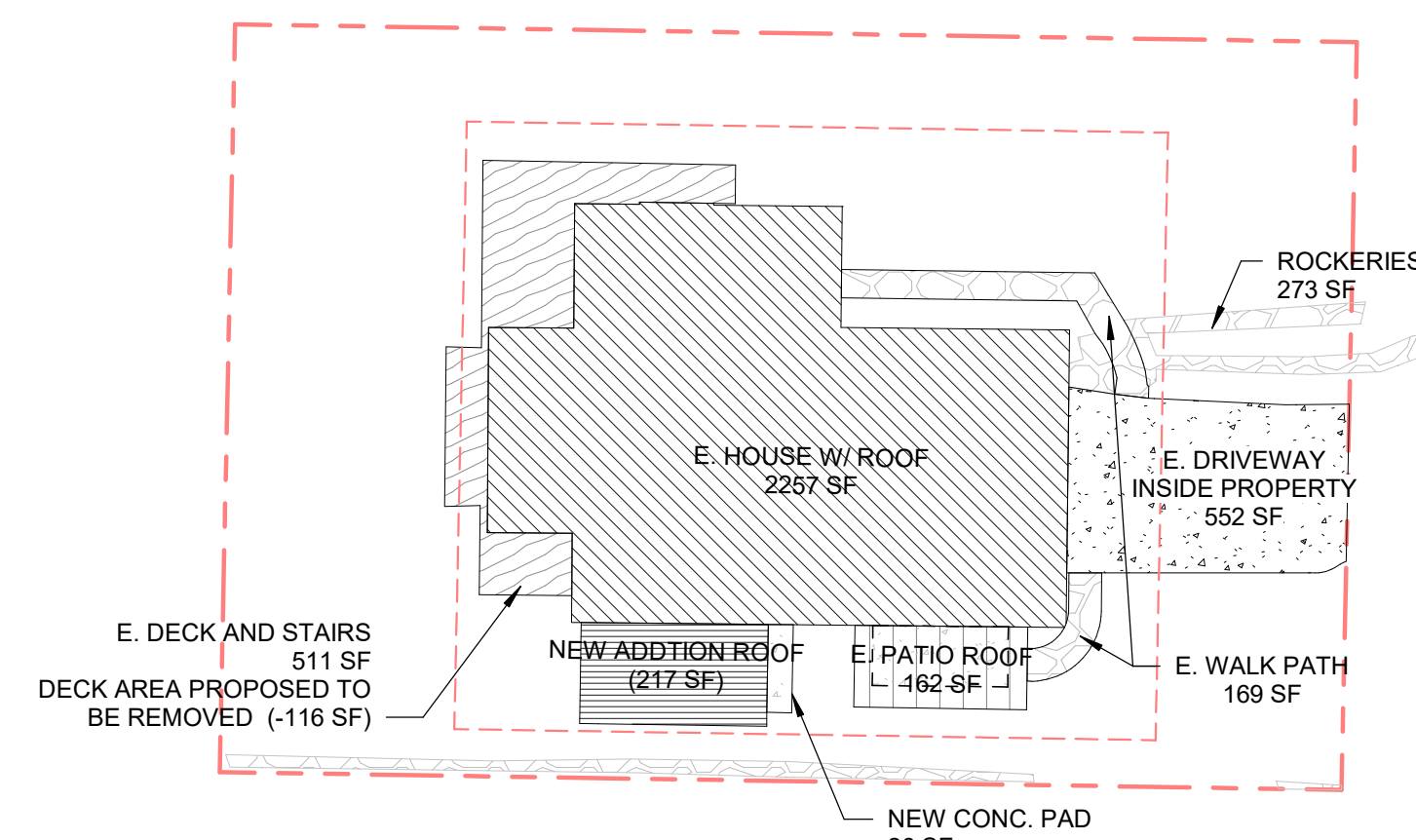
AVERAGE BUILDING ELEVATION CALCULATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 231.6 FT	a = 26.2 ft
B = 230.9 FT	b = 30.2 ft
C = 230.5 FT	c = 12.2 ft
D = 230.2 FT	d = 17.9 ft
E = 232.0 FT	e = 52.2 ft
F = 232.5 FT	f = 4.4 ft
G = 233.2 FT	g = 2.2 ft
H = 234.0 FT	h = 7.9 ft
J = 234.2 FT	j = 2.2 ft
L = 234.3 FT	l = 4.2 ft
M = 234.0 FT	m = 13.7 ft
N = 234.0 FT	n = 31.7 ft

ABE CALCULATION
SUM OF (MIDPOINT ELEVATION) * (WALL SEGMENT LENGTH)
SUM OF (WALL SEGMENT LENGTH)
= 47,591.7 / 205 = 232.2 FT

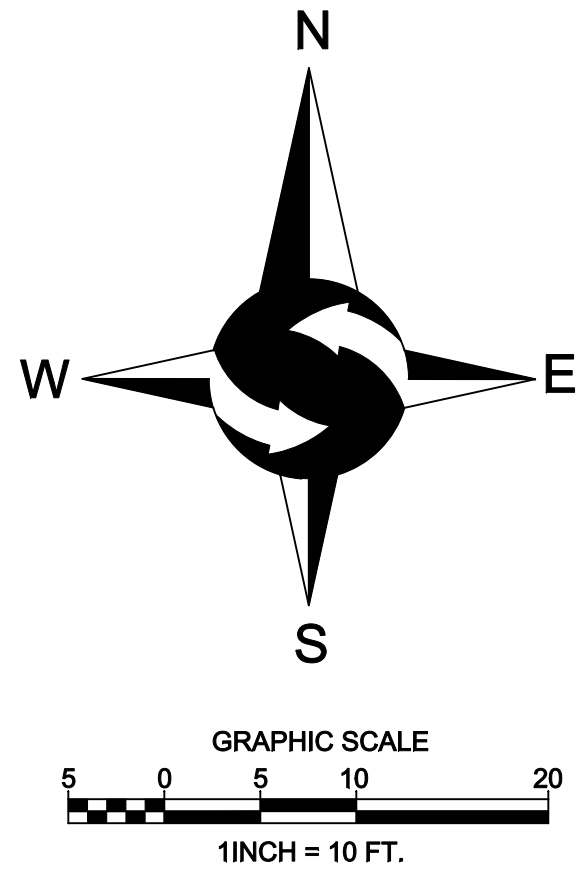


3 MAX BUILDING HT CAL DIAGRAM
1" = 20'-0"



2 IMPERVIOUS SURFACE CALCULATION DIAGRAM
1" = 20'-0"

SITE INFORMATION	
NET LOT AREA	9,600 SF
LOT SLOPE CALCULATION	
HIGHEST ELEV. - LOWEST ELEV. / DISTANCE	
236.8' - 228.1' = 8.7'	
8.7' / 140.37' = 0.062 = 6.2%	< 15%
LOT COVERAGE CALCULATION	
MAX LOT COVERAGE FOR LOT SLOPE LESS THAN 15% (40%)	3,840 SF
E. HOUSE W/ ROOF	2,257 SF
E. DRIVEWAY INSIDE PROPERTY	552 SF
E. WALK PATH	169 SF
E. PATIO ROOF	162 SF
E. DECK AND STAIRS	511 SF
PROPOSED TO REMOVE DECK AREA	-116 SF
PROPOSED NEW CONC. PAD	26 SF
PROPOSED ADDITION W/ ROOF	217 SF
TOTAL	3,778 SF (39.4%)
	< 3,840 SF...OK
IMPERVIOUS AREA CALCULATION	
DECK EXEMPTED	-354 SF
TOTAL	3,431 SF (35.7%)
HARDSCAPE CALCULATION	
E. ROCKERIES	251 SF
E. PATIO (WITHOUT ROOF)	93 SF
E. WALK PATH	169 SF
E. STAIRS	41 SF
E. DECKS	470 SF
RECLAIMED DECK COVERAGE	-116 SF
TOTAL	908 SF (9.5%)
	< 9% + 0.6% (BORROWED FROM LOT COVERAGE)...OK
GROSS FLOOR CALCULATION	
MAX GROSS FLOOR AREA (40%)	3,840 SF
EXISTING FLOOR AREA	2,450 SF
EXISTING GARAGE	288 SF
PROPOSED ADDITION FLOOR AREA	221 SF
TOTAL	2,959 SF (30.8%)
	< 3,840 SF...OK



LEGEND

- | | | | |
|--|---|--|-------------------------|
| | FOUND MONUMENT AS DESCRIBED | | CONCRETE WALL |
| | FOUND REBAR AS DESCRIBED | | ROCKERY |
| | TACK IN LEAD FOUND | | ASPHALT SURFACE |
| | SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP | | CONCRETE SURFACE |
| | POWER METER | | GRAVEL SURFACE |
| | UTILITY POLE | | CE CEDAR |
| | GAS METER | | DS DECIDUOUS |
| | SANITARY SEWER CLEANOUT | | SP SPRUCE |
| | SANITARY SEWER MANHOLE | | BI BIRCH |
| | WATER VALVE | | CH CHERRY |
| | FIRE HYDRANT | | * INDICATES MULTI-TRUNK |
| | WATER METER | | |
| | SIGN | | |
| | APPROXIMATE LOCATION SANITARY SEWER LINE | | |
| | APPROXIMATE LOCATION STORM DRAIN LINE | | |
| | OHP OVERHEAD POWER | | |
| | OHU OVERHEAD UTILITIES | | |
| | X CHAINLINK FENCE | | |
| | □ WOOD FENCE | | |

LEGAL DESCRIPTION

LOT 7, BLOCK 11, MERCERDALE NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE PLAT OF MERCERDALE NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAKAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: THOMAS WALSH
3817 80TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 545900-0225

PROJECT ADDRESS: 3817 80TH AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 9,600 S.F. (± 0.220ACRES)
AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

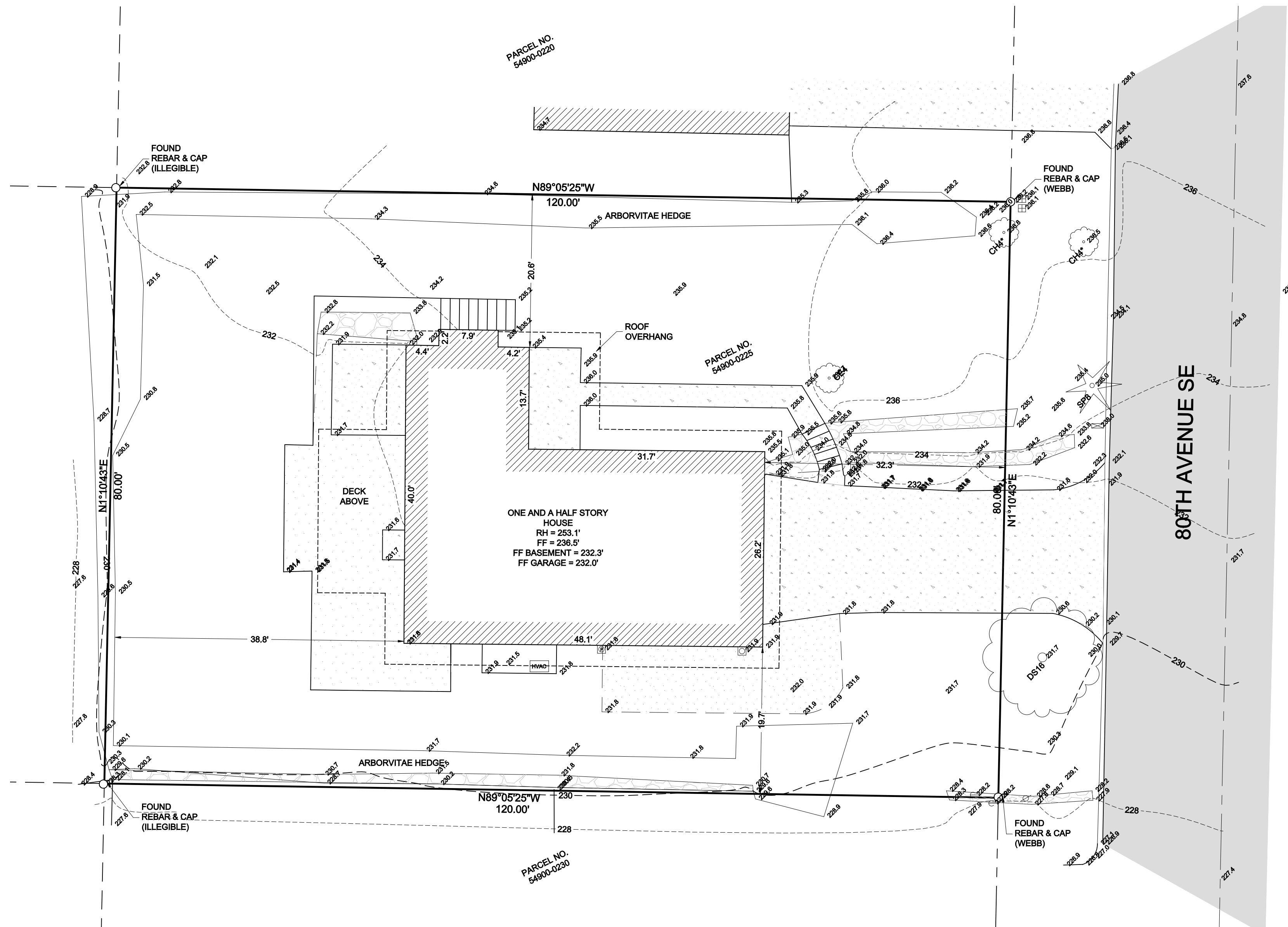
THE MARK IS A MONUMENT IN CASE ON THE CENTERLINE OF 80TH AVENUE SE OPPOSITE HOUSE # 3719.

POINT ID NO. 8244.
ELEVATION: 239.922 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS



SW 1/4, SE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
THOMAS WALSH
3817 80TH AVENUE SE
MERCER ISLAND WA 98040

PROJECT NO. 19-112
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 4/3/19
SHEET 1 OF 1

GENERAL STRUCTURAL NOTES:

- CRITERIA:
1.1 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.
1.2 DESIGN LOADING CRITERIA
THE DESIGN LOADING OF THE STRUCTURE IS AS FOLLOWS:

LIVE LOADS (IN ACCORDANCE WITH IBC TABLE 1607.1)
OCCUPANCY OR USE
UNIFORM LIVE LOAD
CONCENTRATED LIVE LOAD
NOTES
FLOOR, RESIDENTIAL
BALCONIES & DECKS
UNINHABITABLE ATTIC, WITH STORAGE
UNINHABITABLE ATTIC, WITHOUT STORAGE
HANDRAILS AND GUARDS

WIND DESIGN DATA
ASCE 7-16, CHAPTER 28: SIMPLIFIED ENVELOPE PROCEDURE
BASIC DESIGN WIND SPEED (3-SEC. GUST), V
RISK CATEGORY
WIND EXPOSURE
INTERNAL PRESSURE COEFFICIENT
EXTERIOR COMPONENTS & CLADDING
TOPOGRAPHICAL FACTOR, Kzt
SNOW LOADS
ASCE 7-16, CHAPTER 7
GROUND SNOW LOAD, Pg
FLAT ROOF SNOW LOAD, Ps = 0.7 Cs Ct lps Ps
SNOW EXPOSURE FACTOR, Ce
SNOW LOAD IMPORTANCE FACTOR, Is
THERMAL FACTOR, Ct

SEISMIC DESIGN DATA
ASCE 7-16, CHAPTER 12.8: EQUIVALENT LATERAL FORCE PROCEDURE
RISK CATEGORY
SEISMIC IMPORTANCE FACTOR, Ie
MAPPED SPECT ACCEL, SHORT PERIOD, Ss
MAPPED SPECT ACCEL, 1-SEC, S1
SITE CLASS
SPECTRAL RESPONSE COEFF. SHORT PERIOD, Sps
SPECTRAL RESPONSE COEFF. 1-SEC, Sd1
SEISMIC DESIGN CATEGORY
BASIC SEISMIC-FORCE-RESISTANCE SYSTEM
RESPONSE MODIFICATION FACTOR, R
SEISMIC RESPONSE COEFFICIENT, Cs
DESIGN BASE SHEAR, V (ADDITION)

- SEE DRAWINGS FOR ADDITIONAL LOADING CRITERIA.
1.3 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
1.4 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
1.5 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
1.6 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.
1.7 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.
1.8 ALL STRUCTURAL SYSTEMS COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

- GEOTECHNICAL:
2.1 FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE, LATERAL EARTH PRESSURE, AND SOIL PROFILE TYPE ARE ASSUMED AND THEREFORE MUST BE VERIFIED. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN. 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 DRAININGS, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

GEOTECHNICAL PROPERTIES
SOIL SITE CLASS
ALLOWABLE SOIL BEARING PRESSURE
ACTIVE LATERAL EARTH PRESSURE (RESTRAINED)
ACTIVE LATERAL EARTH PRESSURE (UNRESTRAINED)
SEISMIC LATERAL EARTH PRESSURE
PASSIVE LATERAL EARTH PRESSURE
BASE FRICTION COEFFICIENT

- CONCRETE:
3.1 CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC CHAPTER 19 AND ACI 318-14. MIX SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-CONTENT CONFORMING TO ACI 318-14 TABLE 19.3.3.1. CONCRETE STRENGTH, BASED ON IBC SECTION 1904.1, SHALL BE AS FOLLOWS:

TYPE OR LOCATION OF CONCRETE
MIN. 28-DAY COMPRESSIVE STRENGTH, f'c
CONSTRUCTION
INTERIOR SLABS-ON-GRADE
FOOTINGS, BASEMENT WALLS, FOUNDATION/STEM WALLS

1 SPECIFIED COMPRESSIVE STRENGTH (f'c) SPECIFICATIONS ADDRESS SERVICEABILITY REQUIREMENTS. DESIGN STRENGTH OF CONCRETE IS 2500-PSI. THEREFORE, STRENGTH TESTS ARE NOT REQUIRED. PROVIDE CONCRETE MIX TICKETS VERIFYING STRENGTH SPECIFICATIONS.

- 3.2 REINFORCING STEEL SHALL CONFORM TO ASTM A615/A615M-18E1 AND THE FOLLOWING:

BAR SIZE
STEEL GRADE
#5 BAR & LARGER
#4 BAR & SMALLER
WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M-18a

- 3.3 REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-14. LAP ALL CONTINUOUS REINFORCEMENT (#6 AND SMALLER) 2'-0" MINIMUM. LAPS OF LARGER BARS (#6 AND #7) SHALL BE 3'-0". MIN. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS AND LAP 2'-0" MINIMUM. 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 OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

- 3.4 CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CONDITION
CLEAR COVER
FOOTINGS & UNFORMED SURFACES CAST AGAINST & PERMANENTLY EXPOSED TO EARTH
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS & LARGER)
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS & SMALLER)
SLABS & INTERIOR FACE OF WALLS (#11 BARS & SMALLER)
COLUMN TIES, COLUMN SPIRALS, BEAM STIRRUPS

- WOOD:
6.1 FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. UNLESS OTHERWISE NOTED, FURNISH TO THE FOLLOWING MINIMUM STANDARDS: Ø

MEMBER USE
SIZE
SPECIES
GRADE
STUDS
JOISTS/RAFTERS
PLATES/MISC.
BEAMS
POSTS
TIMBER BEAMS
TIMBER POSTS

- 6.2 ENGINEERED WOOD SHOWN ON THE DRAWINGS ARE DESIGNED BASED ON TRUS JOIST ENGINEERED LUMBER MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC REPORT NO. ES ESR-1387. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. ALL HANGERS AND OTHER HARDWARE NOT SHOWN SHALL BE DESIGNED AND SUPPLIED BY THE JOIST MANUFACTURER. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE ICC REPORT NUMBER, AND THE QUALITY CONTROL AGENCY. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

MEMBER USE
PRODUCT
Fb
FcL
Fv
E
BEAMS
BEAMS
BEAMS
RIM BOARDS

- 6.3 PREFABRICATED CONNECTOR PLATE WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH TPI 1-2014 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (MITEK, ITW OR OTHER APPROVED TRUSS PLATE MANUFACTURER).

UNLESS OTHERWISE NOTED, LOADING SHALL BE AS FOLLOWS:

ROOF TRUSS DESIGN LOADING
MEMBER USE
UNIFORM LOAD
FLOOR TRUSS DESIGN LOADING
MEMBER USE
UNIFORM LOAD

SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- 1. SLOPE OR DEPTH, SPAN AND SPACING
2. LOCATION OF ALL JOINTS AND SUPPORT LOCATIONS
3. NUMBER OF PILES IF GREATER THAN ONE
4. REQUIRED BEARING WIDTHS
5. DESIGN LOADS AND LOCATIONS: INCLUDE TOP AND BOTTOM CHORD LIVE AND DEAD LOADS, GIRDER LOADS, AND ENVIRONMENTAL LOADS (SEISMIC, WIND, SNOW, ETC.)
6. OTHER LATERAL LOADS, INCLUDING DRAG STRUT LOADS
7. ADJUSTMENTS TO WOOD AND METAL CONNECTOR PLATE DESIGN VALUE FOR CONDITIONS OF USE
8. MAXIMUM REACTION FORCE AND DIRECTION (INCLUDING MAXIMUM UPLIFT)
9. METAL-CONNECTOR-PLATE TYPE, SIZE, THICKNESS, AND LOCATION
10. SIZE SPECIES AND GRADE FOR EACH MEMBER
11. TRUSS-TO-TRUSS CONNECTIONS AND TRUSS FIELD ASSEMBLY REQUIREMENTS
12. CALCULATED SPAN-TO-DEFLECTION RATIO AND MAXIMUM VERTICAL AND HORIZONTAL DEFLECTION FOR LIVE AND TOTAL LOADS
13. MAXIMUM AXIAL TENSION AND COMPRESSION FORCES IN EACH TRUSS MEMBER
14. REQUIRED PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT LOCATION AND THE METHOD AND DETAILS OF RESTRAINT BRACING TO BE USED
15. PLACEMENT LAYOUT INCLUDING BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC.
16. TRUSS-TO-TRUSS AND TRUSS-TO-BEAM CONNECTION DETAILS AND HARDWARE

- 6.4 ROOF, FLOOR & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1 PLYWOOD OR OSB MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS DOC PS-1 OR DOC PS-2, OR APA PRP-108 PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS. SEE DRAWINGS FOR THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS. UNLESS OTHERWISE NOTED, WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING OF 24/0. GLUE FLOOR SHEATHING TO ALL SUPPORTING MEMBERS WITH ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01.

- 6.5 WOOD MEMBERS SHALL BE PROTECTED AGAINST DECAY AND TERMITES IN ACCORDANCE WITH IBC SECTION 2304.12. WHERE REQUIRED, MEMBERS SHALL BE NATURALLY DURABLE SPECIES OR SHALL BE TREATED WITH WATERBORNE PRESERVATIVES WOOD IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION SPECIFICATION AWPA U1. MEMBERS SHALL BE CLEARLY LABELED. MODIFIED TREATED MEMBERS (RIPPED OR END CUT) SHALL BE FIELD TREATED IN ACCORDANCE WITH SPECIFICATION AWPA M4.

- 6.6 TIMBER CONNECTORS AND PROPRIETARY FASTENERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, CENTER STRAP ON JOINT AND PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, WITH EQUAL NUMBER AND SIZE OF FASTENERS IN EACH MEMBER.

ALTERNATE HARDWARE MANUFACTURER SUBSTITUTIONS, SUCH AS USP CONNECTORS, SHALL BE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH SPECIFIED FRAMING MEMBERS. SEE HANGER CONVERSION TABLE FOR PRE-APPROVED SUBSTITUTIONS.

TIMBER CONNECTORS AND THEIR FASTENERS SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR ASTM A 853, TYPE G185.

- 6.7 DOWEL-TYPE FASTENERS (BOLTS, LAG SCREWS, WOOD SCREWS AND NAILS) SHALL CONFORM TO SECTIONS 11 & 12 OF THE ANSIIAWC NDS-2018.

DOWEL TYPE FASTENER
GRADE
REQUIREMENTS AT EXTERIOR USE OR WHEN IN CONTACT w/ TREATED LUMBER
INSTALLATION
BOLTS
ALL-THREAD/THREADED ROD
LAG SCREWS
WOOD SCREWS
NAILS

NAILS SPECIFIED ON DRAWINGS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

MAIL USE
PENNY WEIGHT
SIZE
FRAMING NAILS
SHEATHING NAILS

ALL METAL FASTENERS EXPOSED TO WEATHER OR IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED FROM CORROSION ACCORDING TO TABLE ABOVE. NUTS AND BOLTS EXPOSED TO WEATHER OR IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153/A153M-16a OR STAINLESS STEEL. SEE ABOVE FOR PROPRIETARY FASTENER REQUIREMENTS. DO NOT SUBSTITUTE STANDARD DOWEL-TYPE FASTENERS FOR PROPRIETARY FASTENERS UNLESS SPECIFICALLY ALLOWED.

QUALITY ASSURANCE:

- 7.1 SPECIAL INSPECTION IN ACCORDANCE WITH IBC SECTION 1704.2 IS NOT REQUIRED. STANDARD INSPECTIONS SHALL BE IN ACCORDANCE WITH IBC SECTION 110.
7.2 STRUCTURAL OBSERVATION IN ACCORDANCE WITH IBC SECTION 1704.6 IS NOT REQUIRED.

Hanger Conversion Table
TYPE
SIMPSON STRONG-TIE PRODUCT #
USP CONNECTORS PRODUCT #
HOLDOWNS
STRAPS
ANGLES/TIES
POST CAPS
POST BASES
DRAG STRUTS
HANGERS



WALSH REMODEL

3817 80TH AVE SE Mercer Island, WA 98040

PERMIT SET 02-21-2024

PROJECT NUMBER: 23-010-07
PROJECT MANAGER: BTL
PROJECT ENGINEER: KJL
DRAWN BY: JLL

REVISIONS:
NO. DESCRIPTION DATE



1901 Woodville-Steinbock Road NE, Suite 100
Woodville, WA 98072-2436
Phone: 425-414-8448 Fax: 425-421-2120
ARCHITECTS

GENERAL STRUCTURAL NOTES



WALSH REMODEL
 3817 80TH AVE SE
 Mercer Island, WA 98040

PERMIT SET
 02-21-2024

PROJECT NUMBER: 23-010-07
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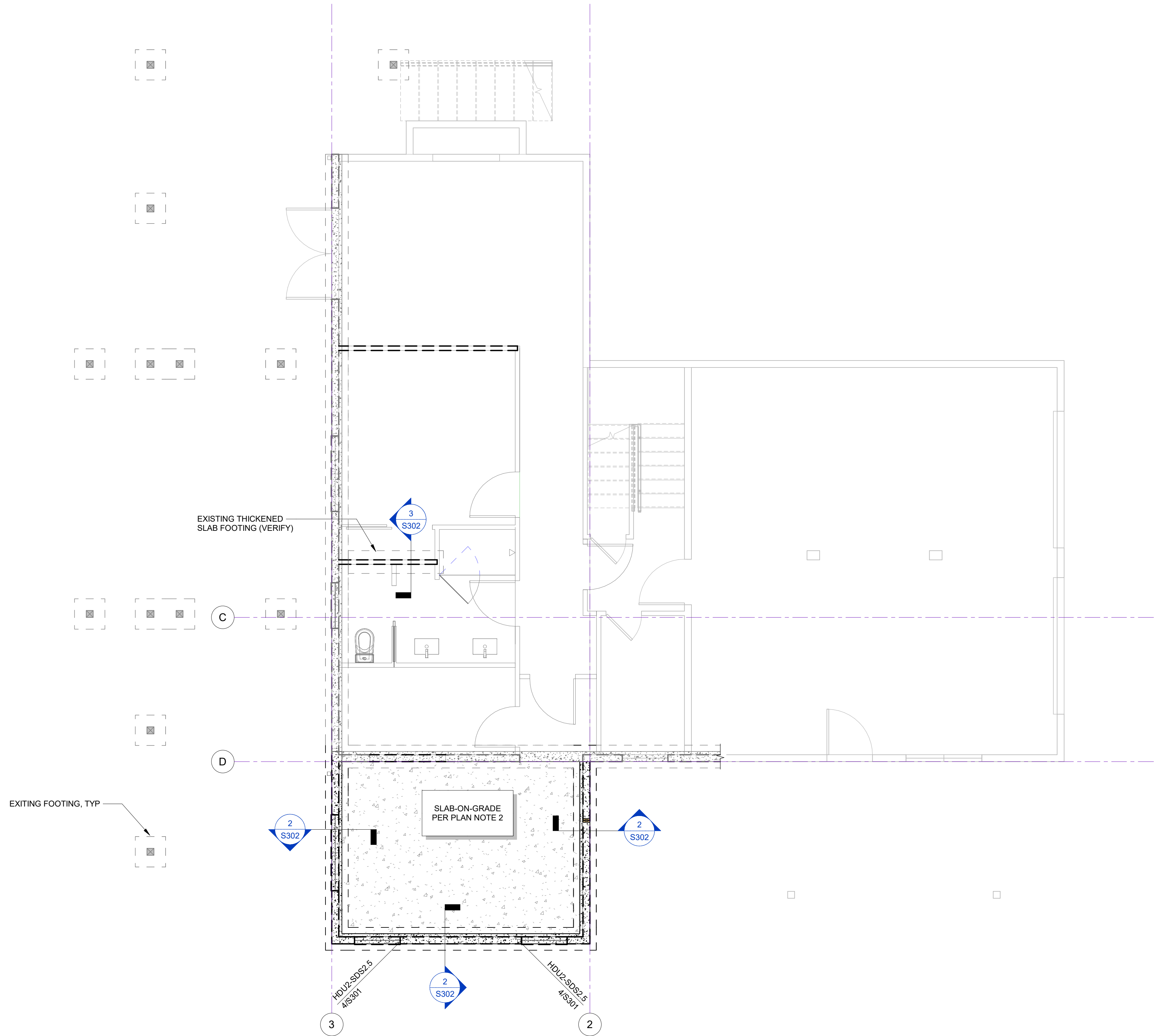
NO.	DESCRIPTION	DATE
	COORD	12/12/2023



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 10801 Main Street, #110 Bellevue, WA 98004
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FOUNDATION PLAN

S201



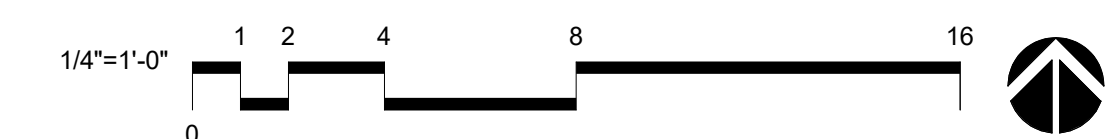
FOUNDATION PLAN NOTES:

1. BOTTOM OF FOOTINGS SHALL BE SET BELOW FROST DEPTH ON COMPETENT, PROPERLY COMPACTED BEARING SOIL. THE CONTRACTOR SHALL DETERMINE ACTUAL FOOTING ELEVATIONS BASED ON FINAL GRADES.
2. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE POURED OVER 10mil VAPOR BARRIER PLACED OVER FREE-DRAINING GRANULAR FILL. THE SLAB SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
 - 6x6 W1.4xW1.4 WWM, CENTERED IN SLAB
 - #3 @ 24"oc EACH WAY, CENTERED IN SLAB
 - FIBROUS REINFORCEMENT ADMIXTURE (i.e., FIBERMESH 650, MASTER FIBER F100)
3. SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSION AND SLOPE REQUIREMENTS.
4. ANCHOR BOLTS FOR EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-6, U.O.N.

LEGEND

- DETAIL CALL-OUT
- ANCHOR BOLTS PER SHEAR WALL ABOVE PER SCHEDULE OF 1/S301
- BEARING OR SHEAR WALL ABOVE
- STEM WALL AND FOOTING BELOW
- SLAB-ON-GRADE PER PLAN NOTE 2
- HOLD-DOWN X/SX
HOLD-DOWN TO WALL ABOVE

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





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REVISIONS:

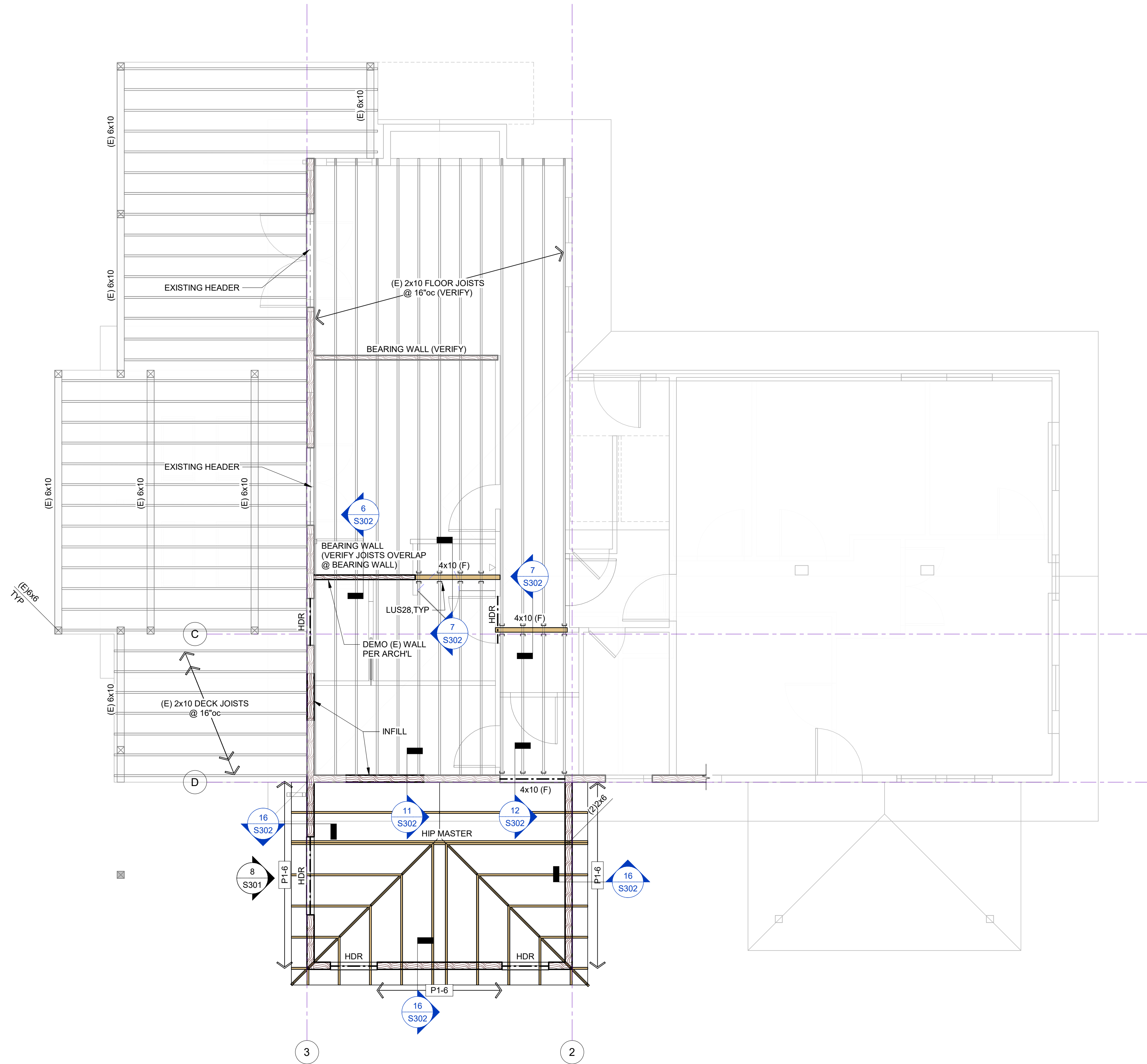
NO.	DESCRIPTION	DATE



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ROOF FRAMING PLAN

S202



ROOF FRAMING PLAN NOTES:

- ROOF SHEATHING SHALL BE 5/8" THICK (PANEL SPAN RATING 32/16). FASTEN SHEATHING TO FRAMING WITH 0.131"Ø x 2-1/2" NAILS (8d COMMONS) AS FOLLOWS:

FRAMING, EDGES	6"oc
FRAMING, FIELD	12"oc
BOUNDARIES, BLOCKING, STRUTS	6"oc

AT UNFRAMED PANEL EDGES, PROVIDE PSCA PANEL FRAMING CLIPS CENTERED BETWEEN EACH FRAMING MEMBER. SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.

SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.

- ROOF FRAMING SHALL BE CONNECTOR-PLATE TRUSSES @ 24"oc. REFER TO GENERAL STRUCTURAL NOTES FOR LOADING AND OTHER REQUIREMENTS.
- PROVIDE SOLID FLAT BLOCKING AT ALL VALLEYS. FASTEN SHEATHING TO BLOCKING IN ACCORDANCE WITH PLAN NOTE 1.

WALL FRAMING PLAN NOTES:

- EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-6 CONSISTING OF 2x6 STUDS @ 16"oc, U.O.N. INTERIOR WALLS SHALL CONSIST OF 2x4 STUDS @ 16"oc, U.O.N.

WHERE ADJACENT SHEAR WALLS ARE IN CONTACT, NAIL STUDS TOGETHER PER 3/S301. SEE 1/S301 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.

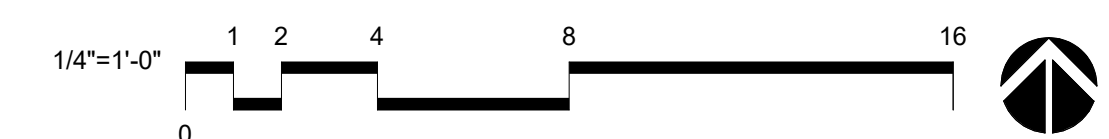
- HEADERS SHALL BE 4x8, U.O.N. SEE DETAIL 19/S301.

- BUILT-UP STUD GROUPS IN WALLS SUPPORTING BEAMS, POSTS OR GIRDER TRUSSES ABOVE SHALL BE (2) STUDS, U.O.N. SEE GENERAL STRUCTURAL NOTES FOR FASTENING REQUIREMENTS.

LEGEND

- DETAIL CALL-OUT
- SHEAR WALL PER SCHEDULE OF 1/S301
- BEARING OR SHEAR WALL THIS LEVEL
- POST BELOW
- HEADER PER PLAN NOTE 5
- BOTTOM FLUSH BEAM
- EXISTING FRAMING

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





WALSH REMODEL
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 Mercer Island, WA 98040

PERMIT SET
 02-21-2024

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DETAILS

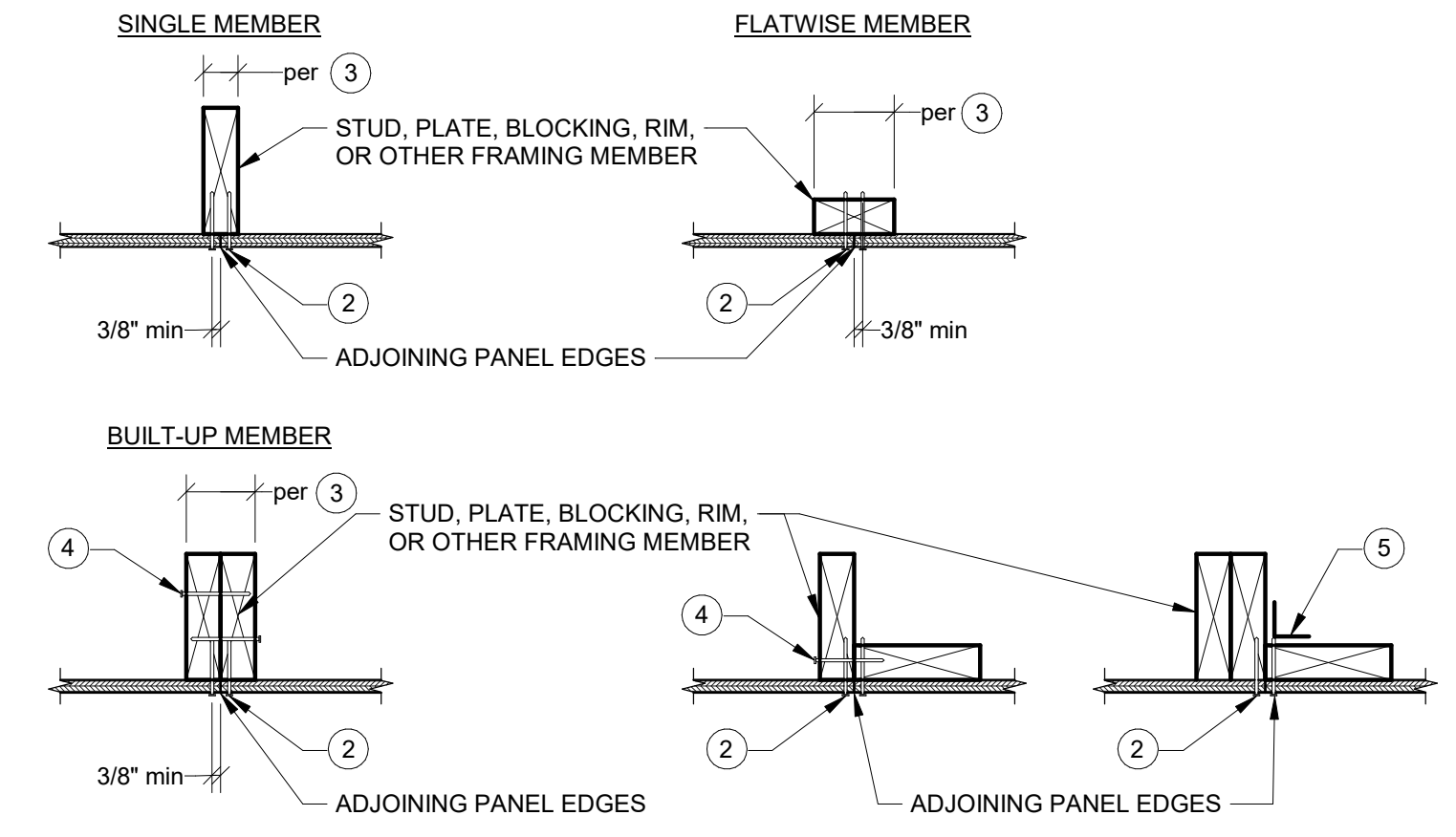
S301

SHEAR WALL SCHEDULE

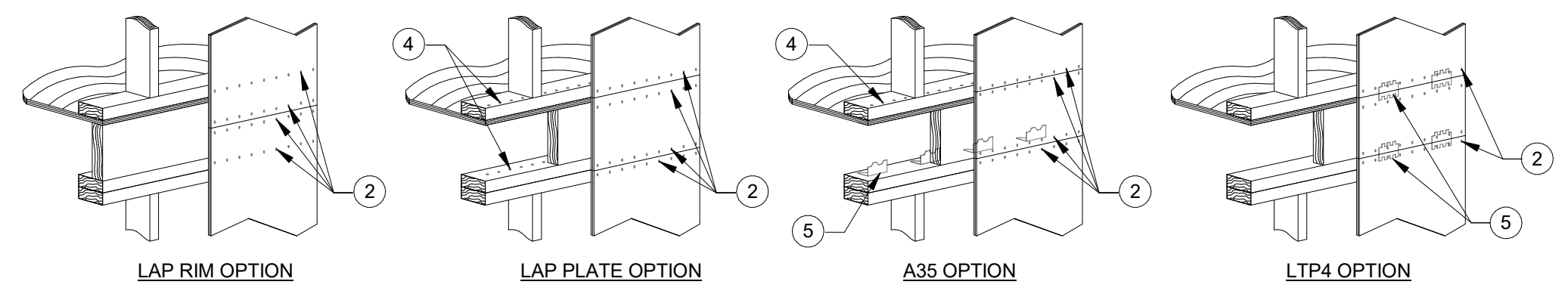
(IN ACCORDANCE w/ ANSII/AF&PA SDPWYS-2015 SECTION 4.3)
 UPDATED 4/20/2021

WALL TYPE	SHEATHING (1)	PANEL EDGE NAILING (2)	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES (3)		MUDSILL PLATE	FACE NAILING (4)	FRAMING CLIPS (5)	ANCHORAGE TO CONCRETE (6)		SEISMIC CAPACITY h/b = 2 (h/b = 3.5)	WIND CAPACITY h/b = 2 (h/b = 3.5)
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 Side	6"oc	2x	-	2x	6"oc	A35 @ 27"oc or LTP4 @ 27"oc	5/8" @ 60"oc	MASAP @ 52"oc	240-plf (194-plf)	240-plf (194-plf)
P1-4	1 Side	4"oc	2x	-	2x	4"oc	A35 @ 18"oc or LTP4 @ 18"oc	5/8" @ 46"oc	MASAP @ 36"oc	350-plf (284-plf)	350-plf (284-plf)
P1-3	1 Side	3"oc	3x	(2)2x	2x	3"oc	A35 @ 14"oc or LTP4 @ 14"oc	5/8" @ 36"oc	MASAP @ 28"oc	450-plf (366-plf)	450-plf (366-plf)
P1-2	2 Side	2"oc	3x	(2)2x	2x	2"oc	A35 @ 7-1/2"oc or LTP4 @ 7-1/2"oc	5/8" @ 20"oc	MASAP @ 18"oc	590-plf (478-plf)	820-plf (669-plf)
P2-4	2 Side	4"oc	3x	(2)2x	2x	4"oc	A35 @ 18"oc AND LTP4 @ 18"oc	5/8" @ 28"oc	MASAP @ 15"oc	700-plf (568-plf)	700-plf (568-plf)
P2-3	2 Side	3"oc	3x	(2)2x	2x	3"oc	A35 @ 14"oc AND LTP4 @ 14"oc	5/8" @ 22"oc	MASAP @ 11"oc	900-plf (733-plf)	900-plf (733-plf)
P2-2	2 Side	2"oc	3x	(2)2x	2x	2"oc	A35 @ 8"oc AND LTP4 @ 8"oc	5/8" @ 12"oc	MASAP @ 7"oc	1180-plf (957-plf)	1640-plf (1338-plf)

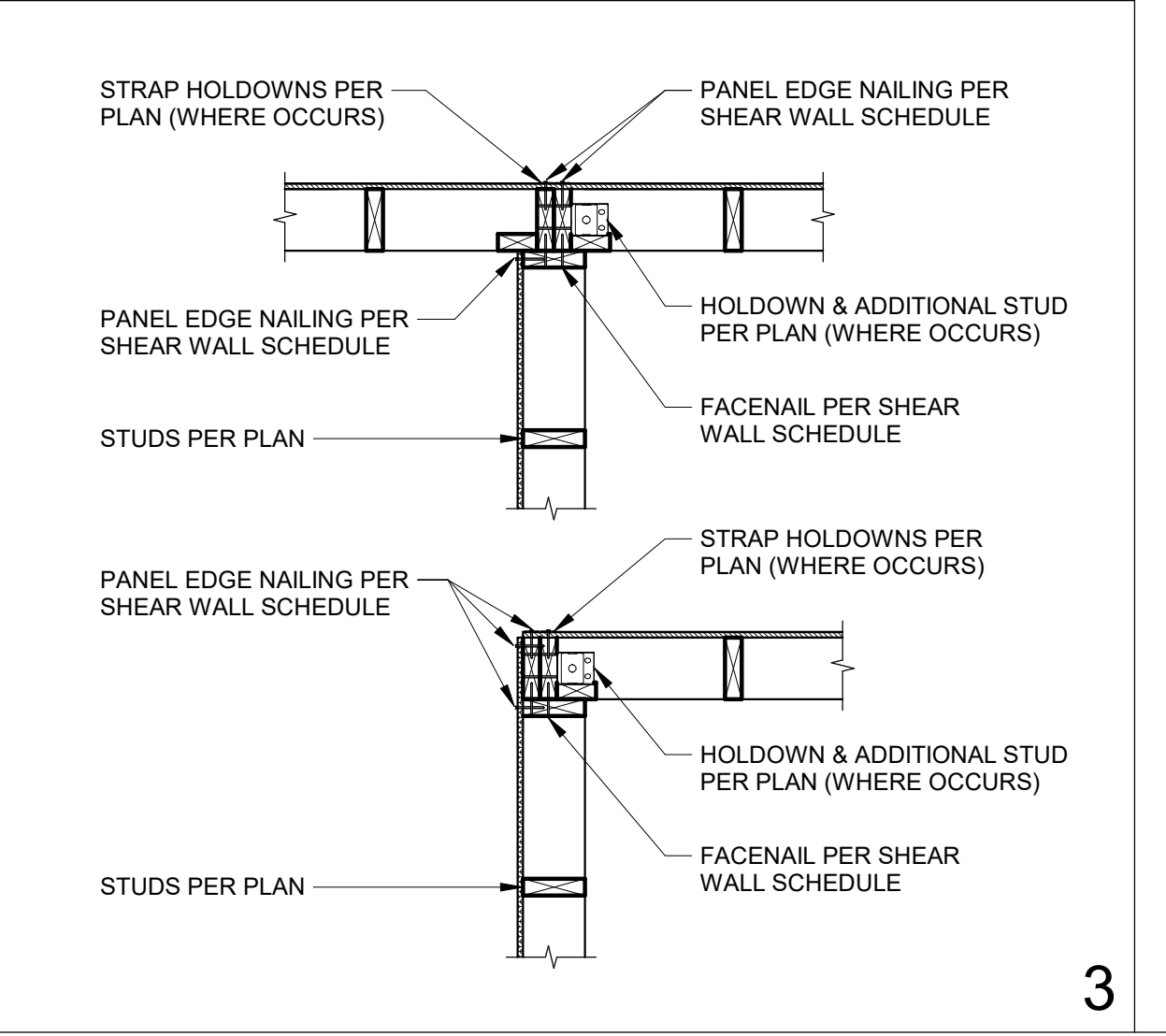
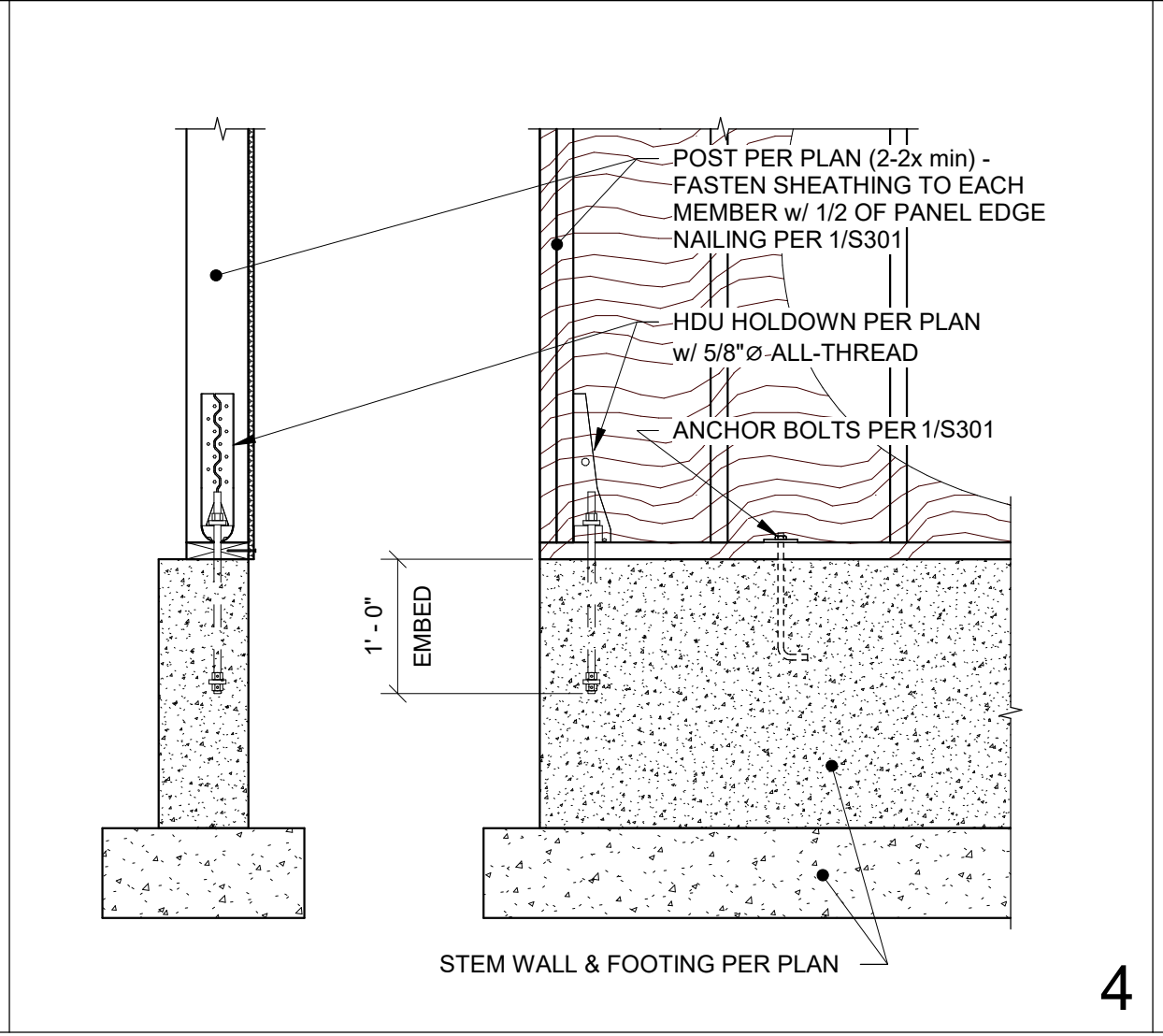
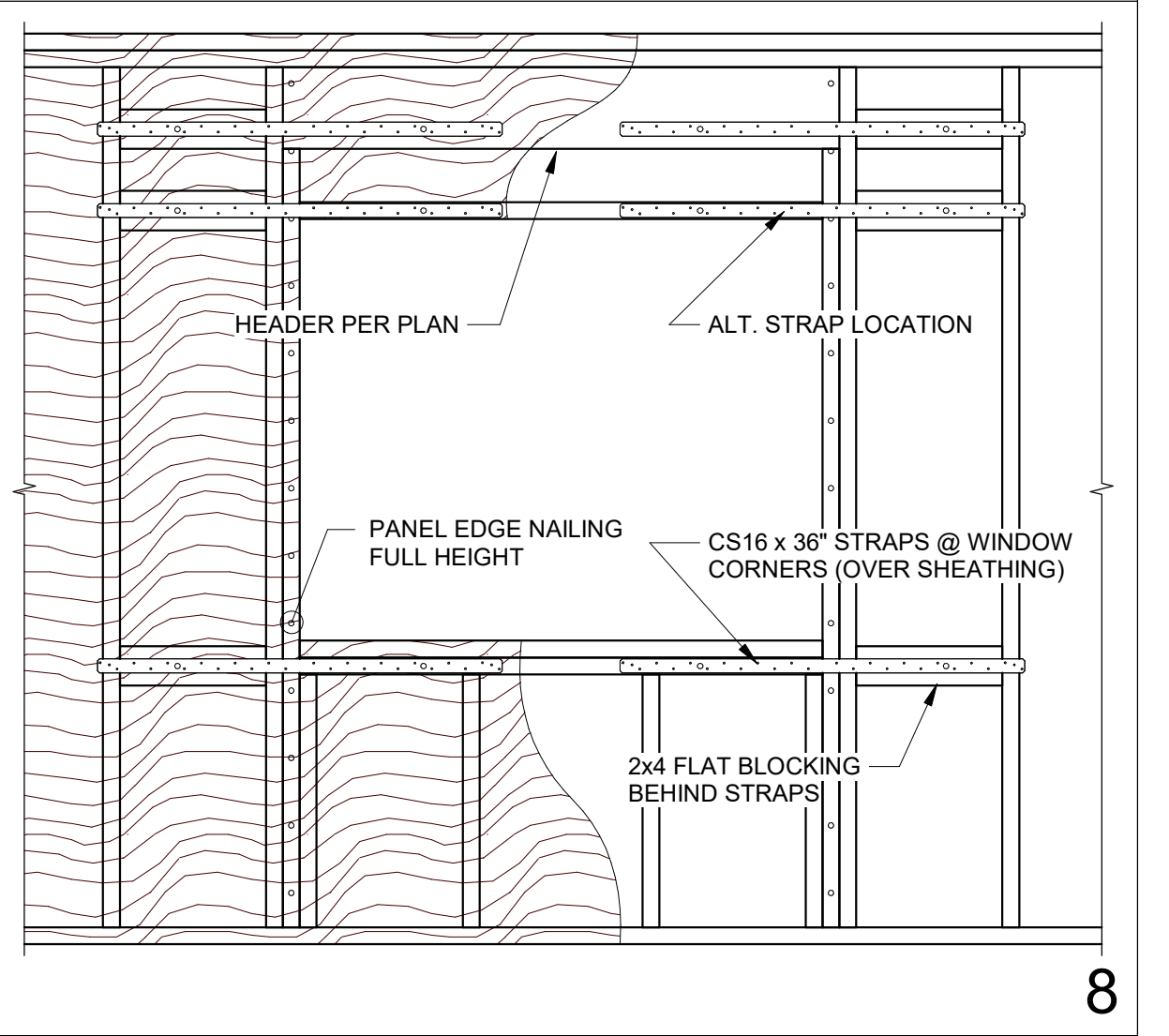
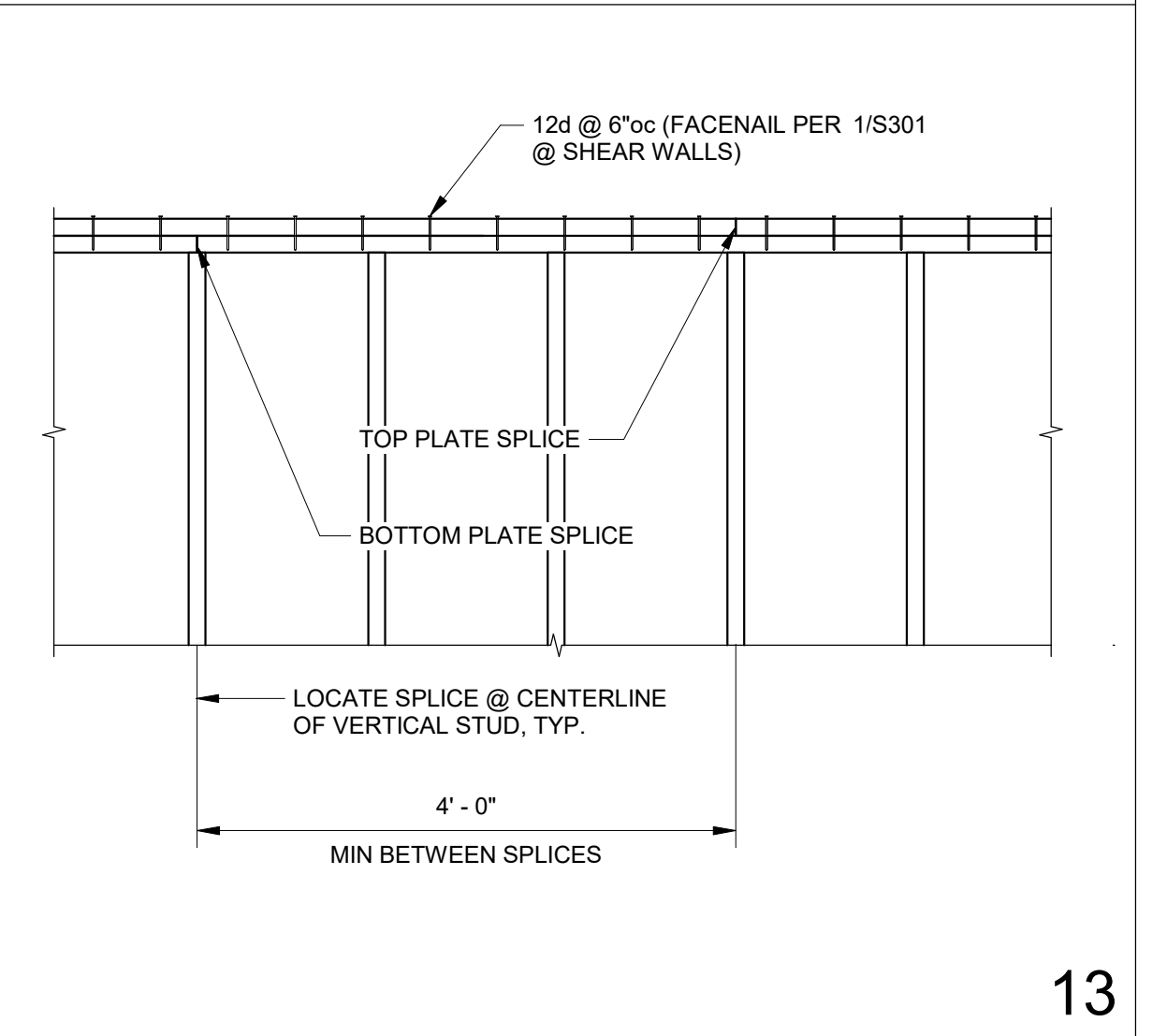
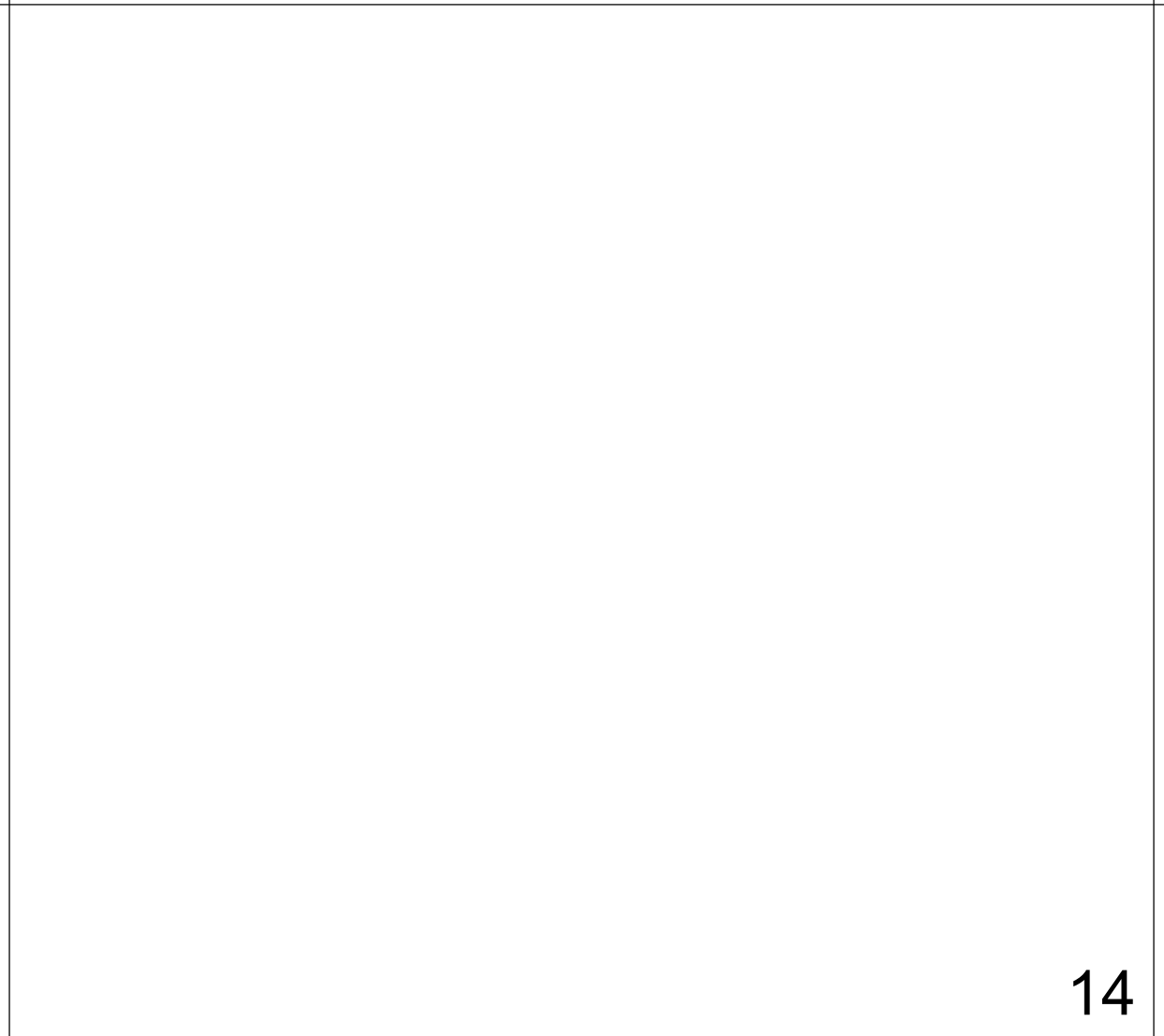
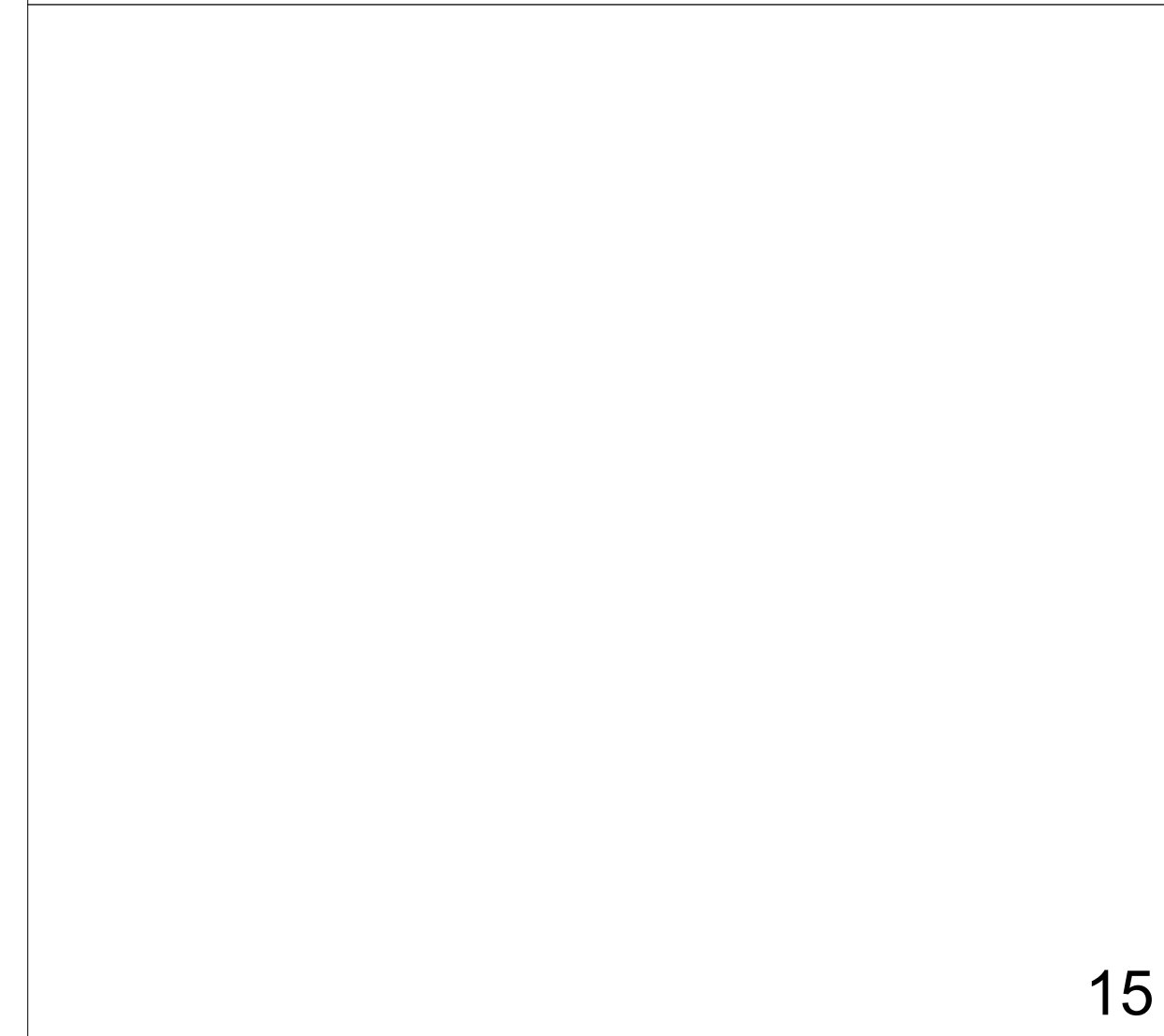
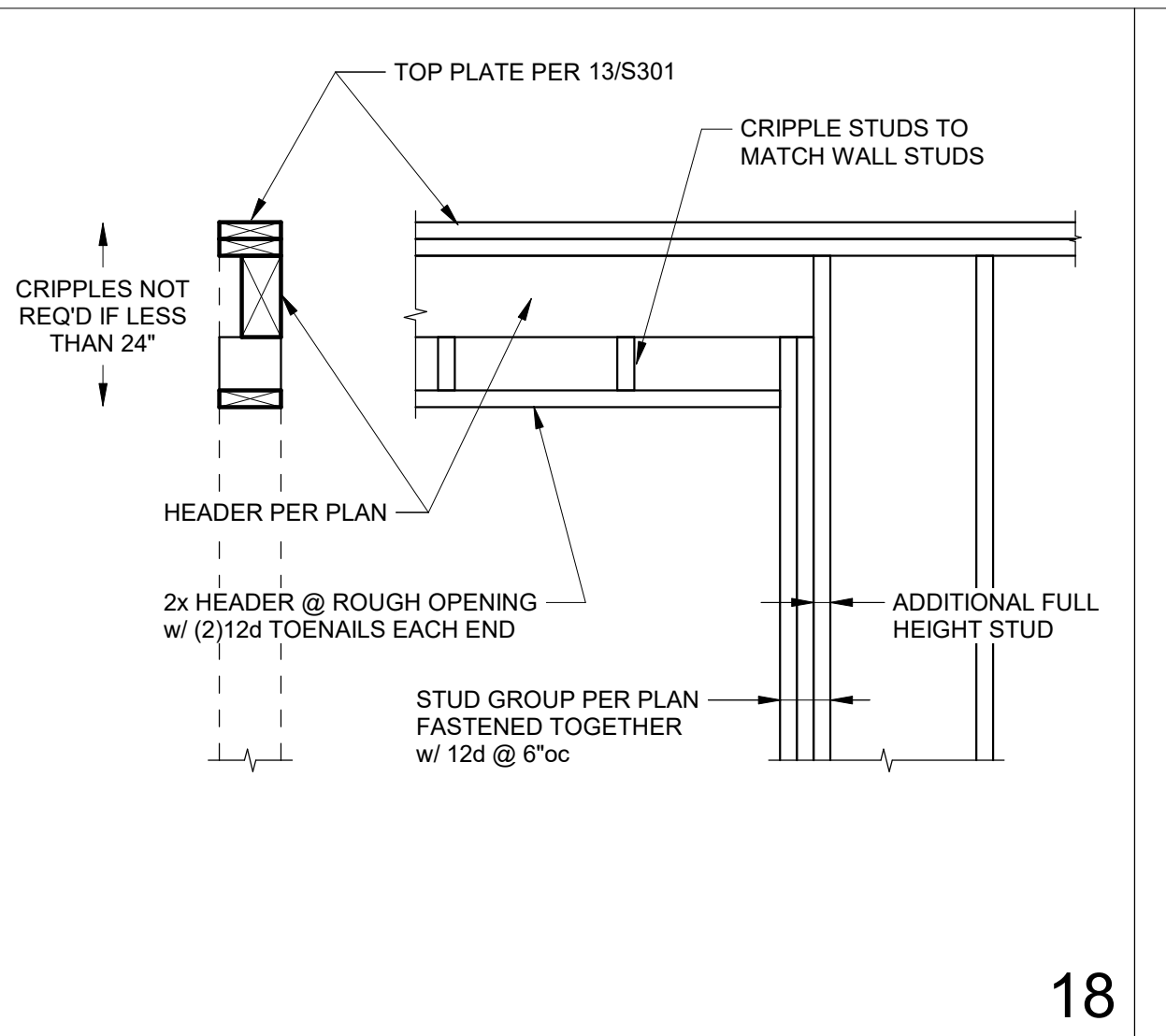
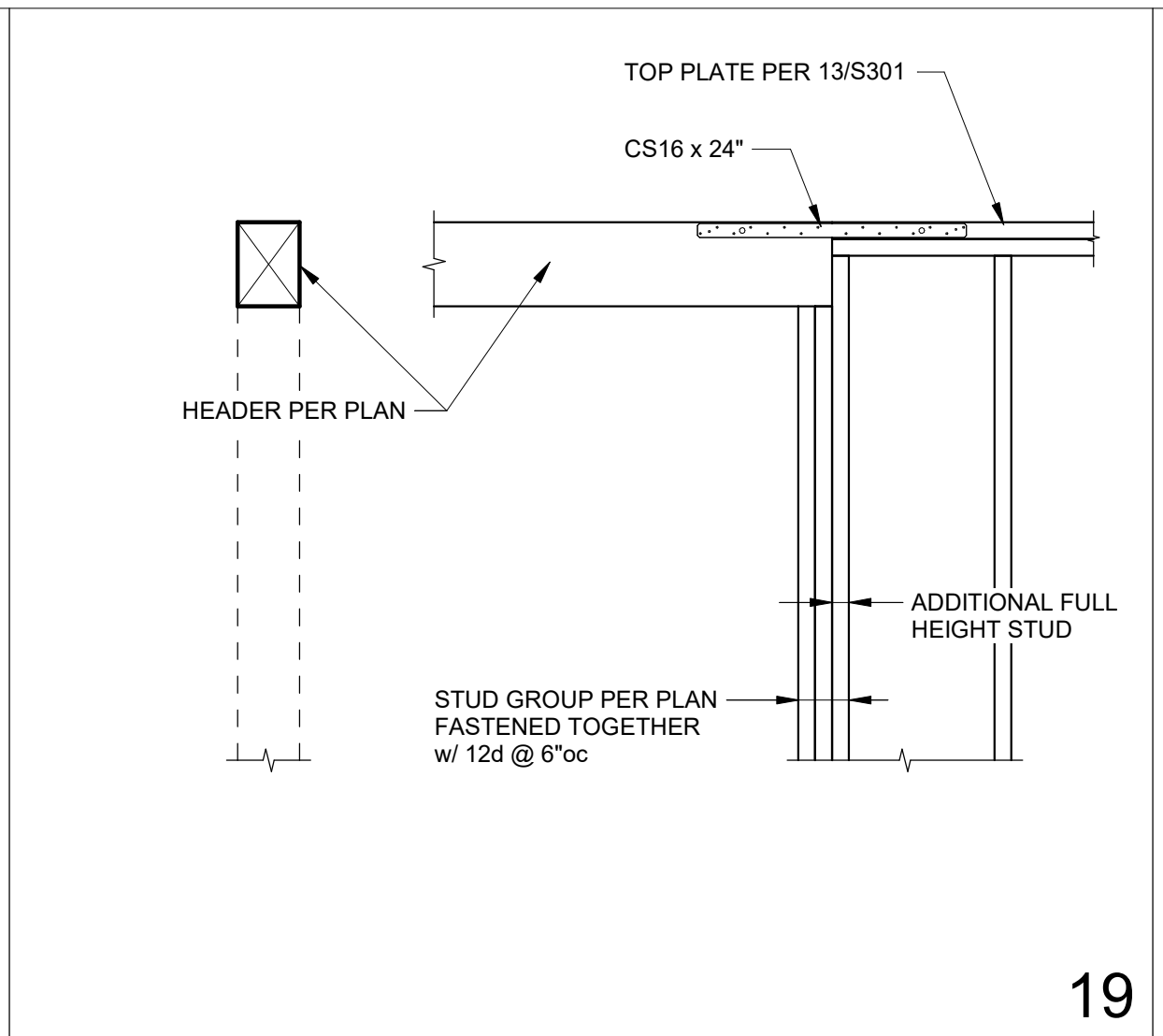
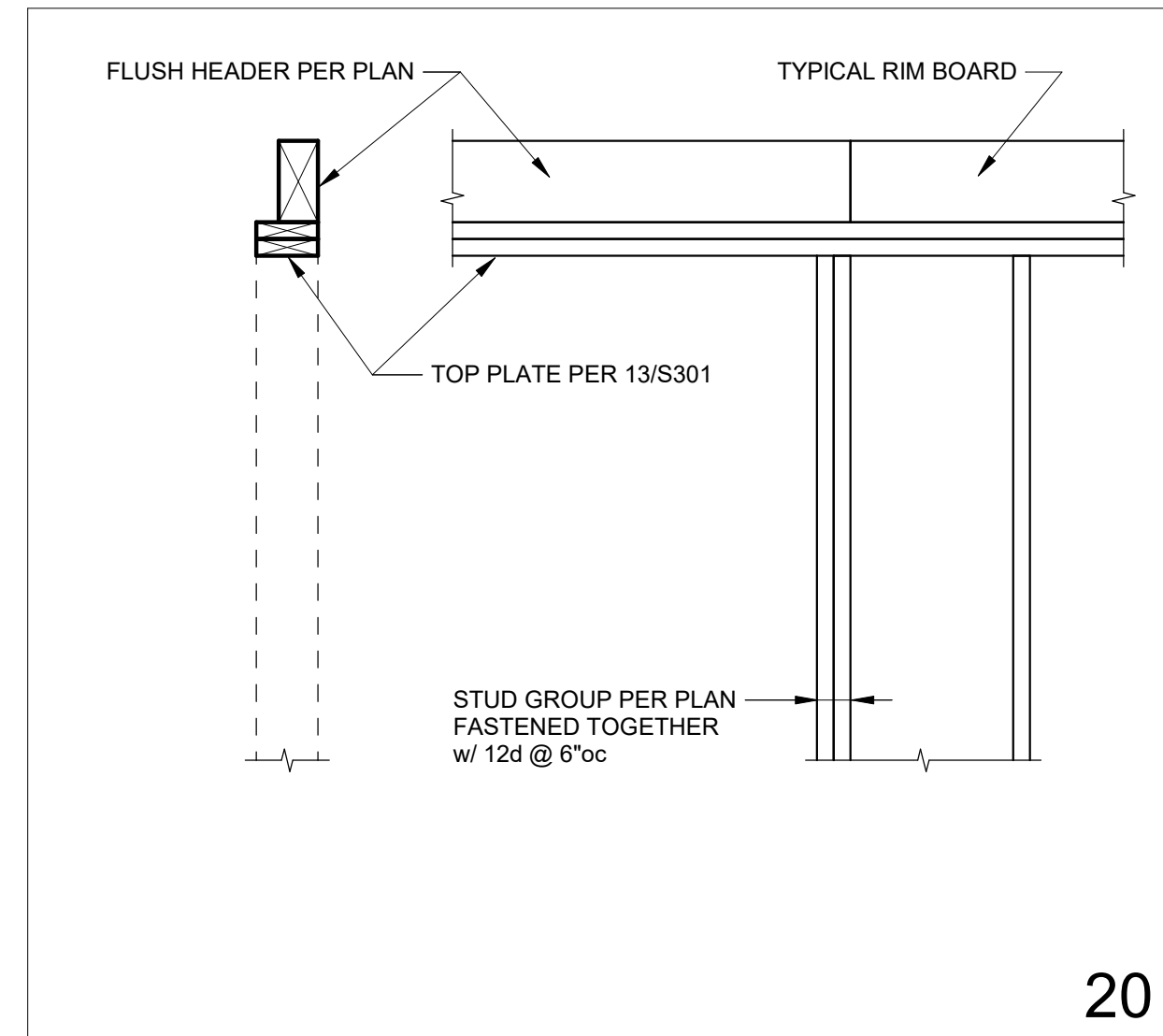
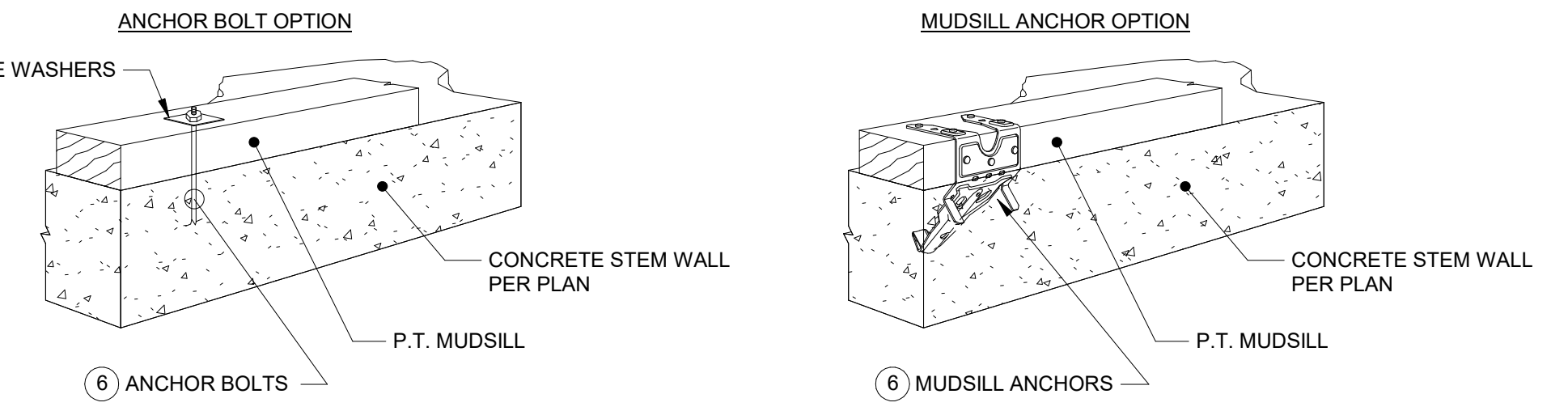
- SHEAR WALL SCHEDULE NOTES**
- (SECTION 4.3.7.1.1)
 7/16" OSB or 15/32" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (2/4)0. PANELS SHALL NOT BE LESS THAN 4'8" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
 - (SECTION 4.3.7.1.2 & SECTION 4.3.7.1.3)
 PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12"oc. MAXIMUM STUD SPACING SHALL BE 16"oc. SHEATHING NAILS SHALL BE 0.131"dia. x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.
 - (SECTION 4.3.7.1.4)
 THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.



- FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1-1/2". FRAMING NAILS SHALL BE 0.131"dia. x 3-1/4". 0.131"dia. x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.
- AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS. USE 0.131"dia. x 2-1/2" NAILS AT LTP4 CLIP WHEN INSTALLED OVER 1/2" SHEATHING.

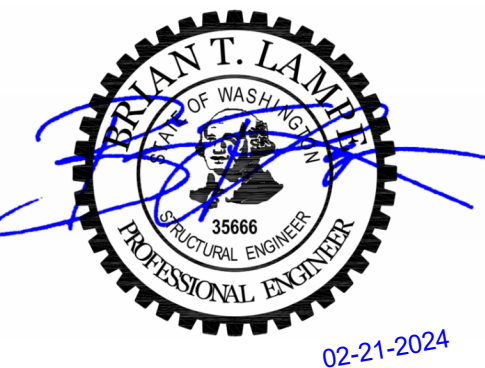


- (SECTION 4.3.6.4.3)
 ANCHOR BOLTS EMBEDMENT SHALL BE 7". U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED.



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1



WALSH REMODEL
 3817 80TH AVE SE
 Mercer Island, WA 98040

PERMIT SET
 02-21-2024

PROJECT NUMBER: 23-010-07
 PROJECT MANAGER: BTL
 PROJECT ENGINEER: KB
 DRAWN BY: JLL

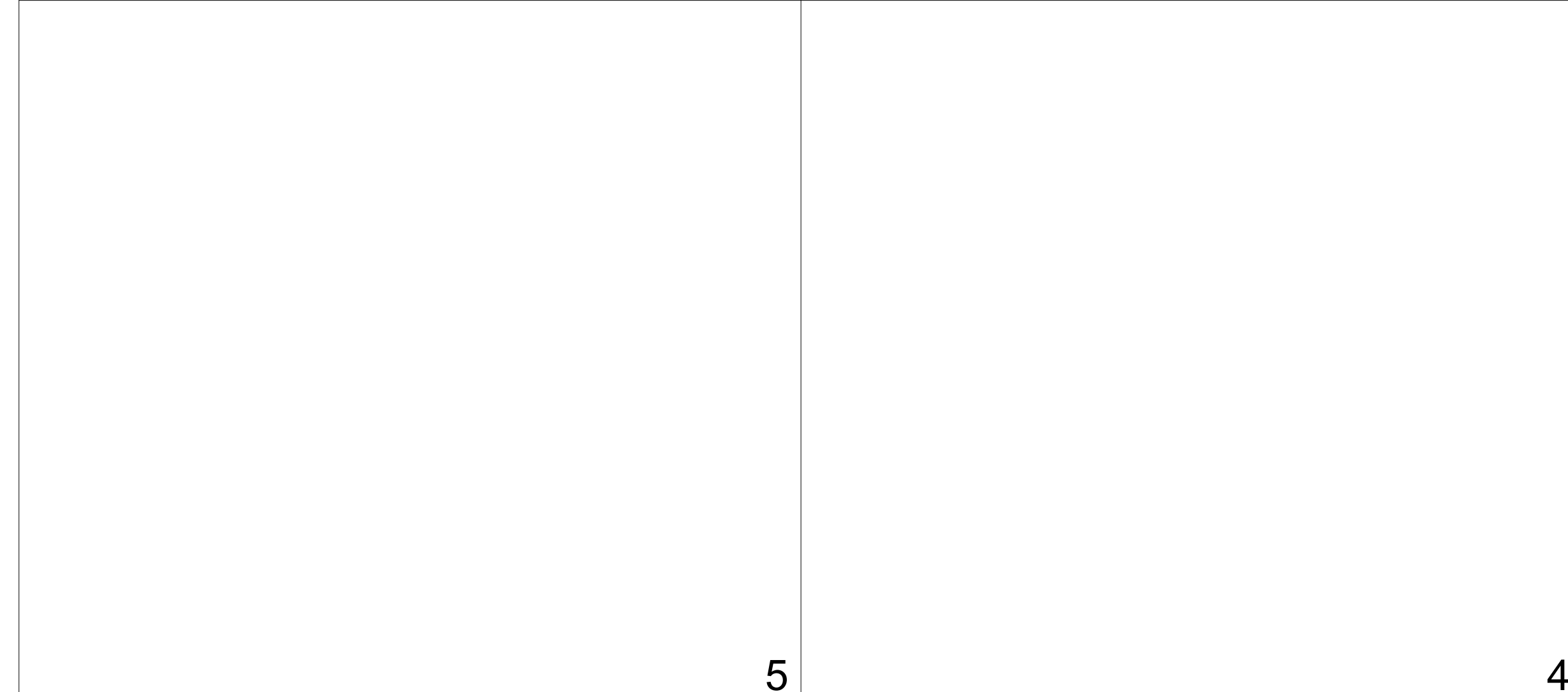
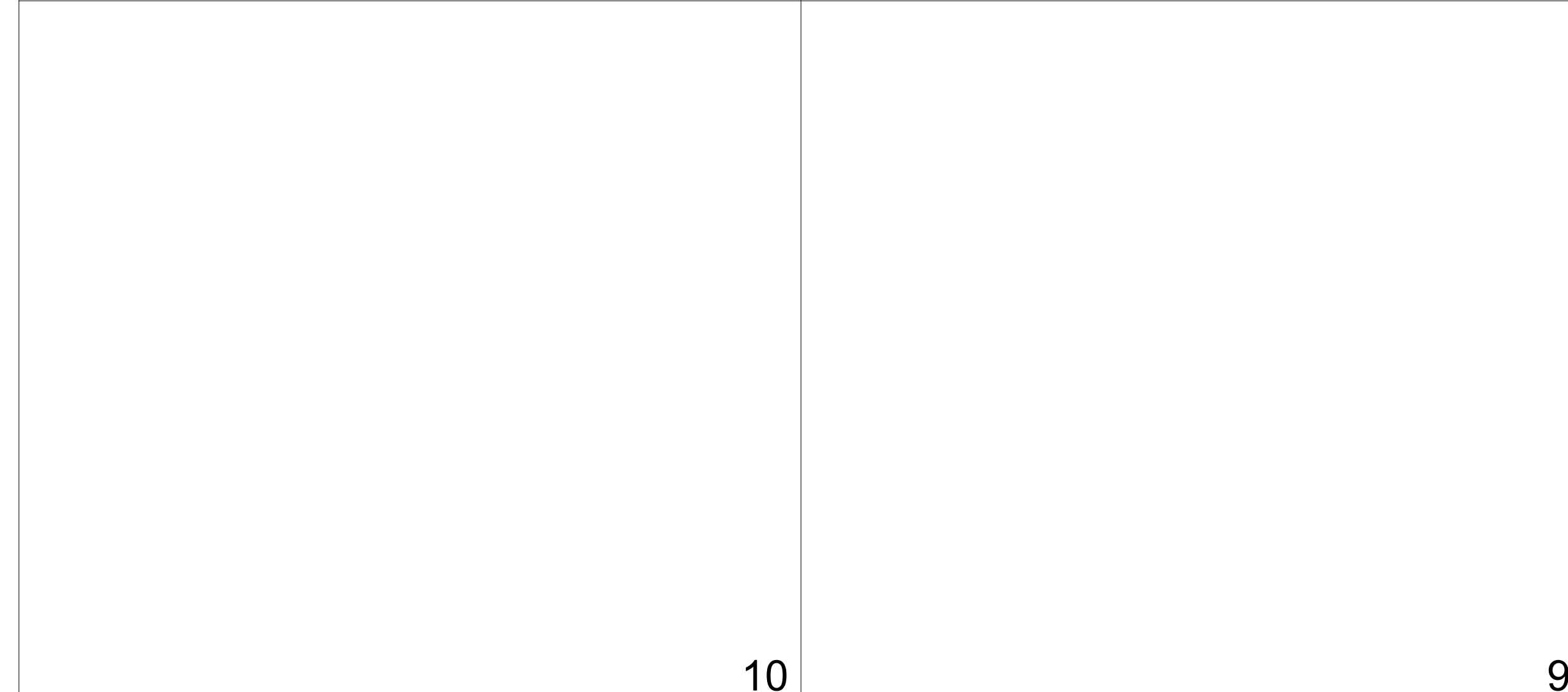
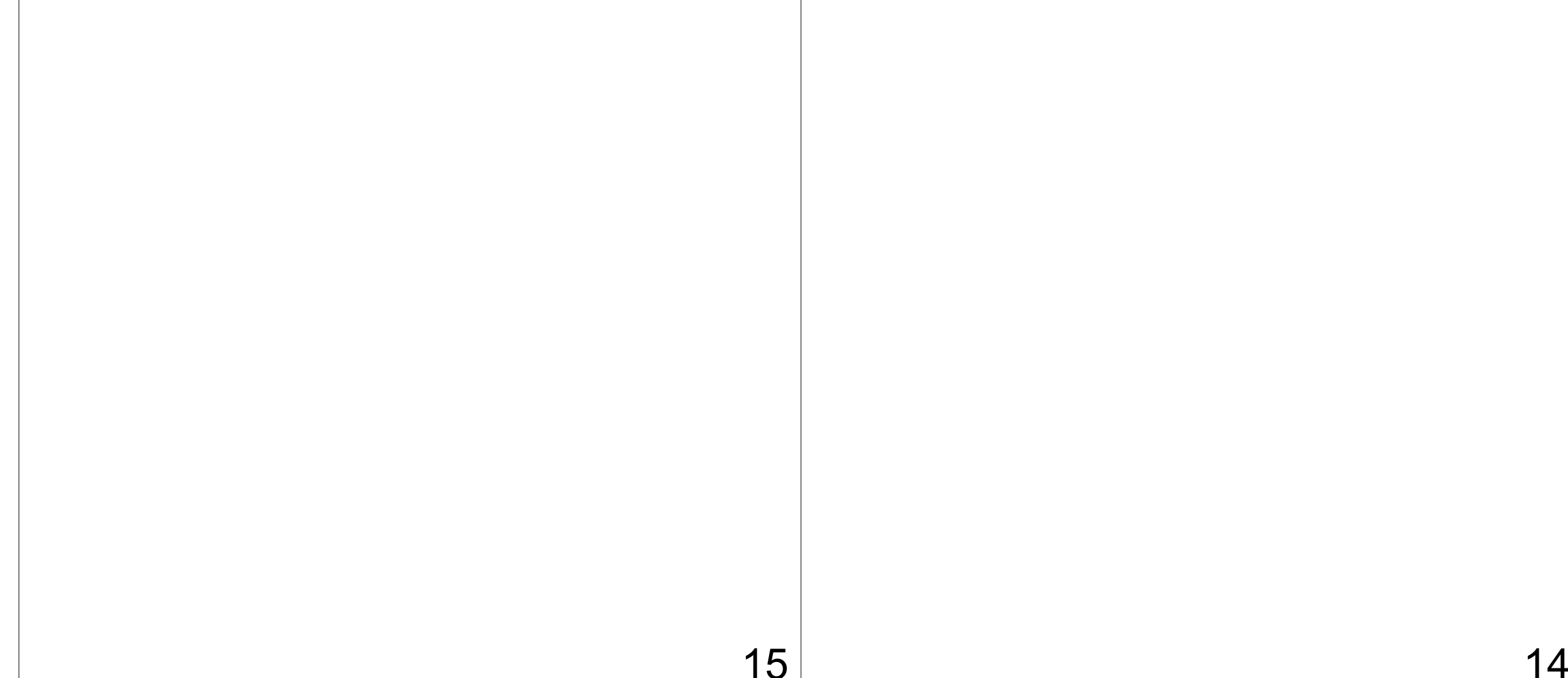
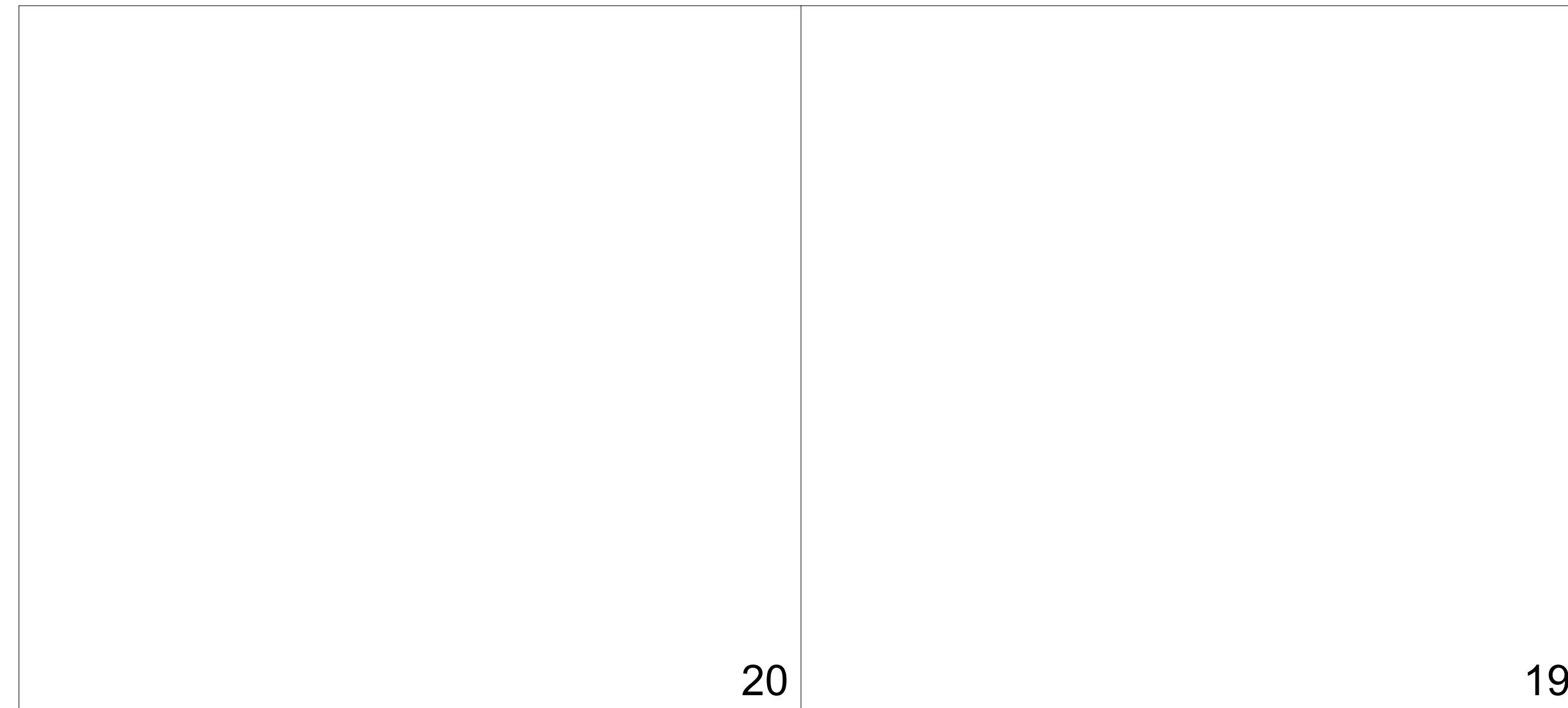
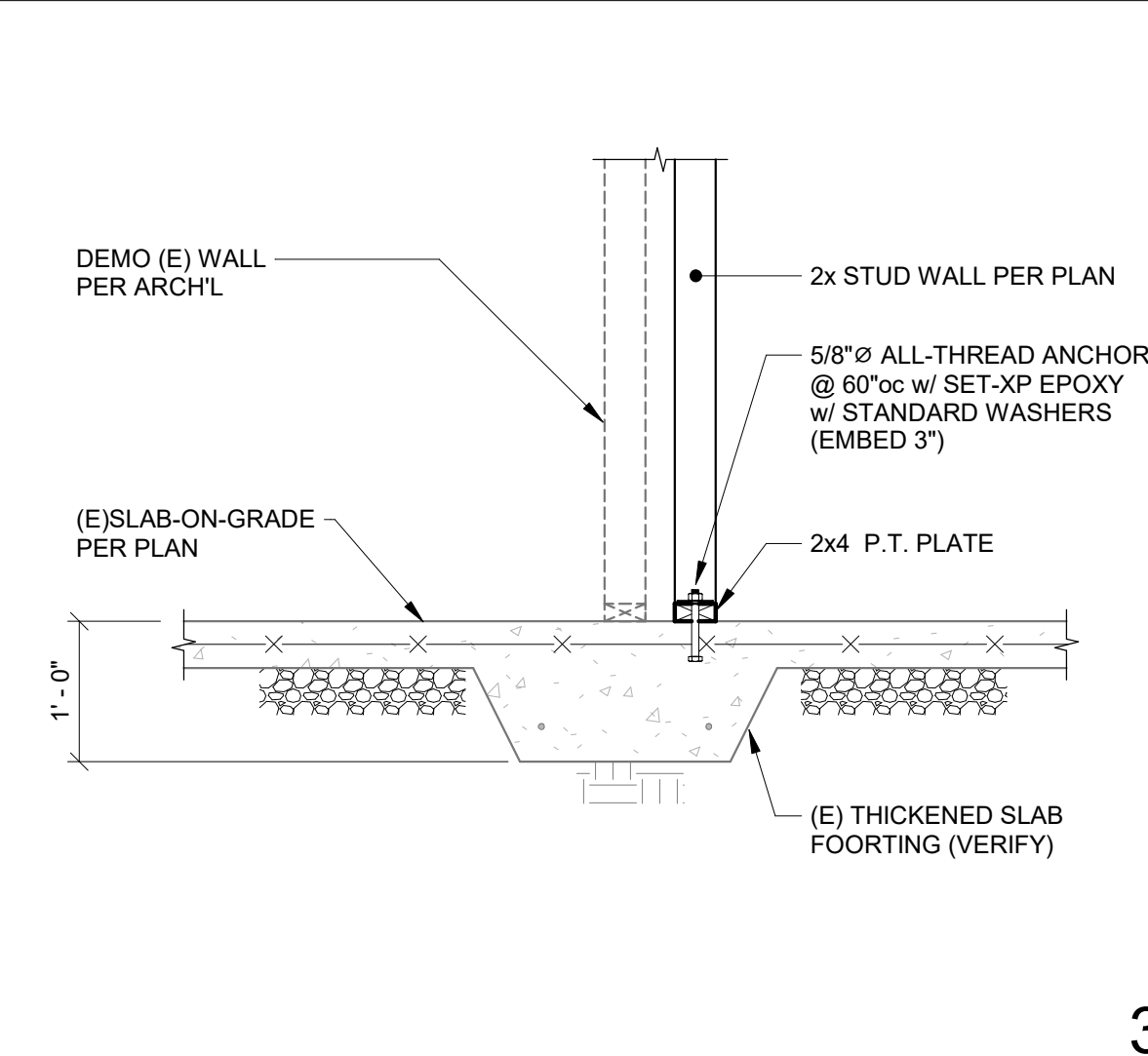
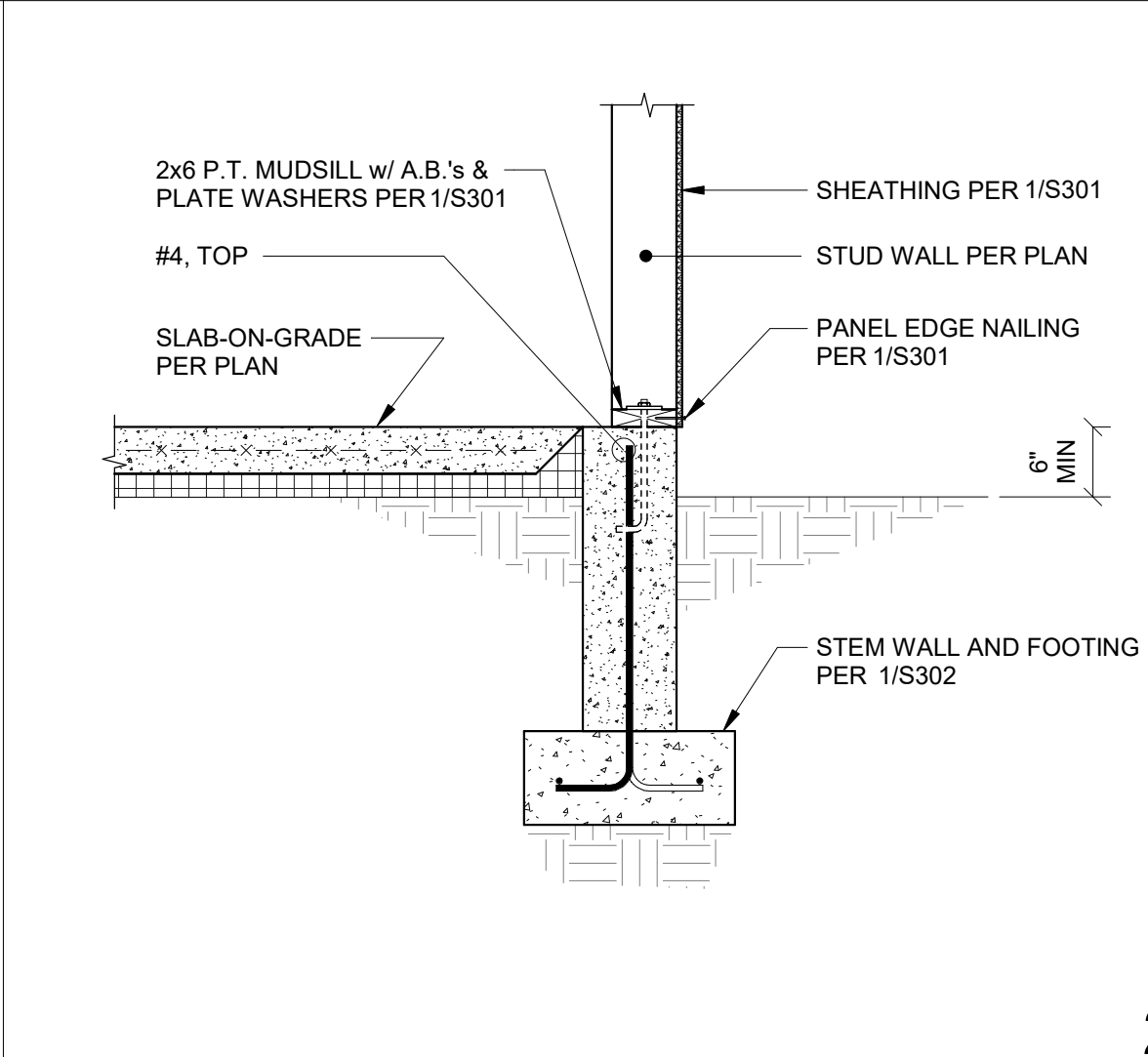
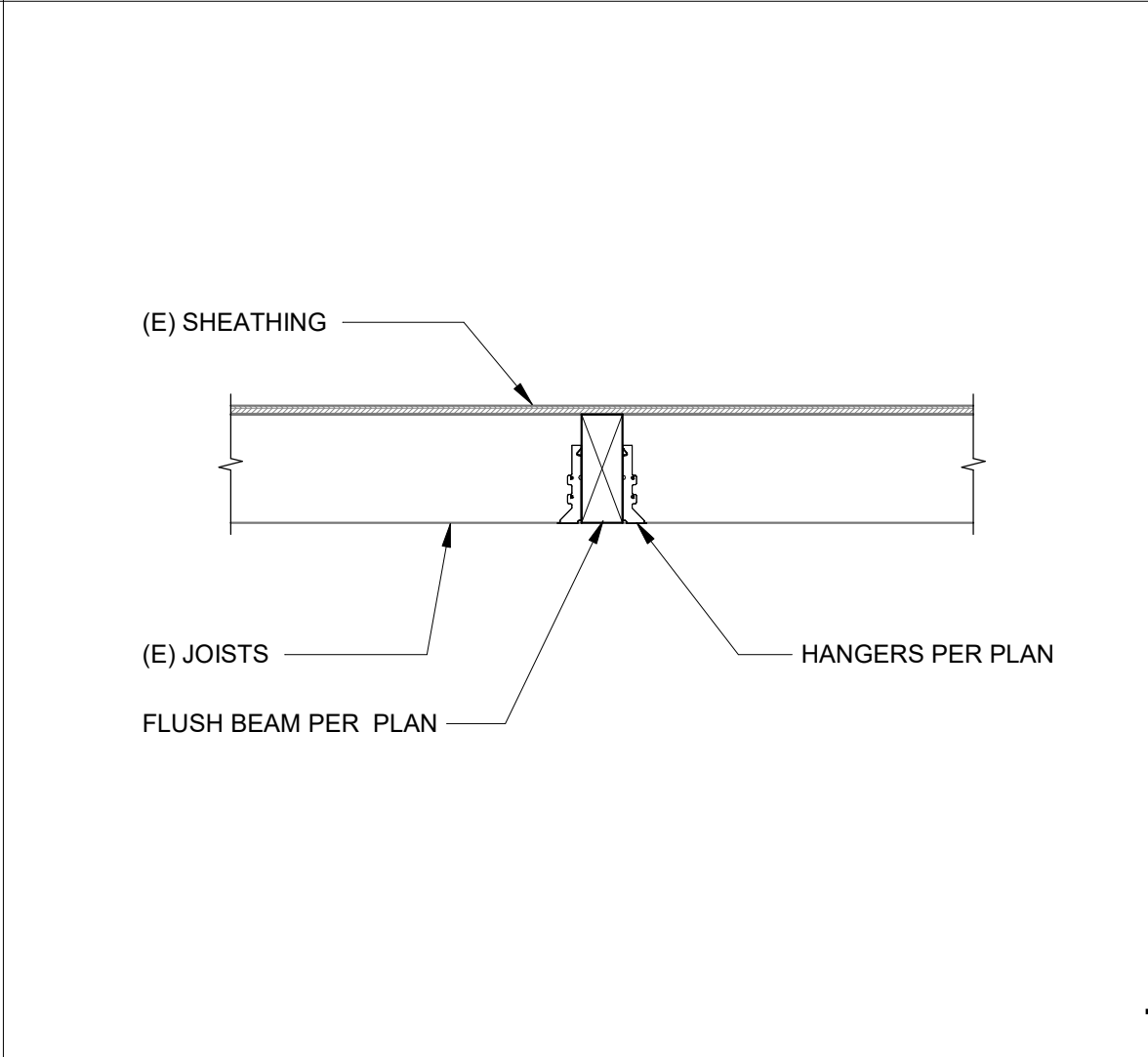
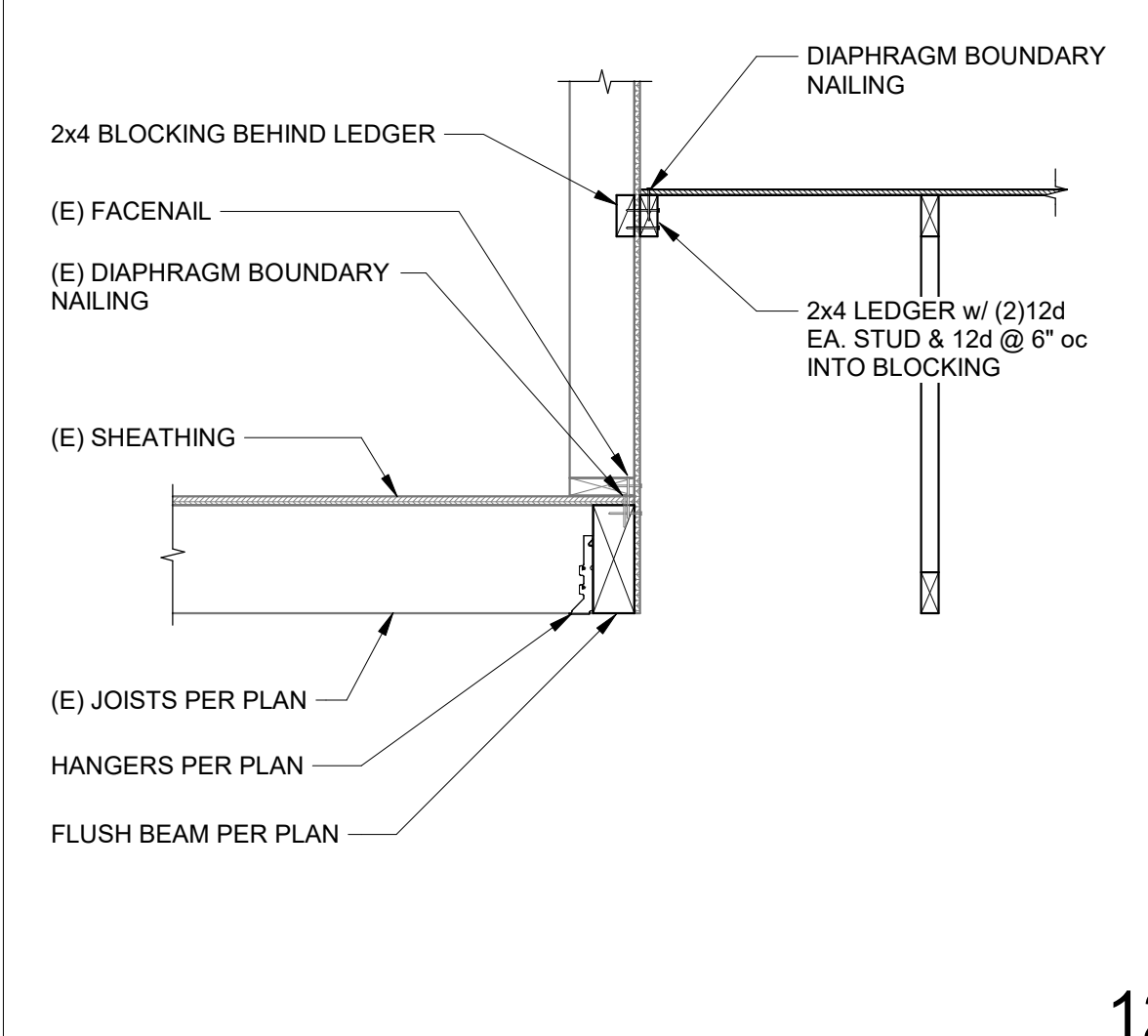
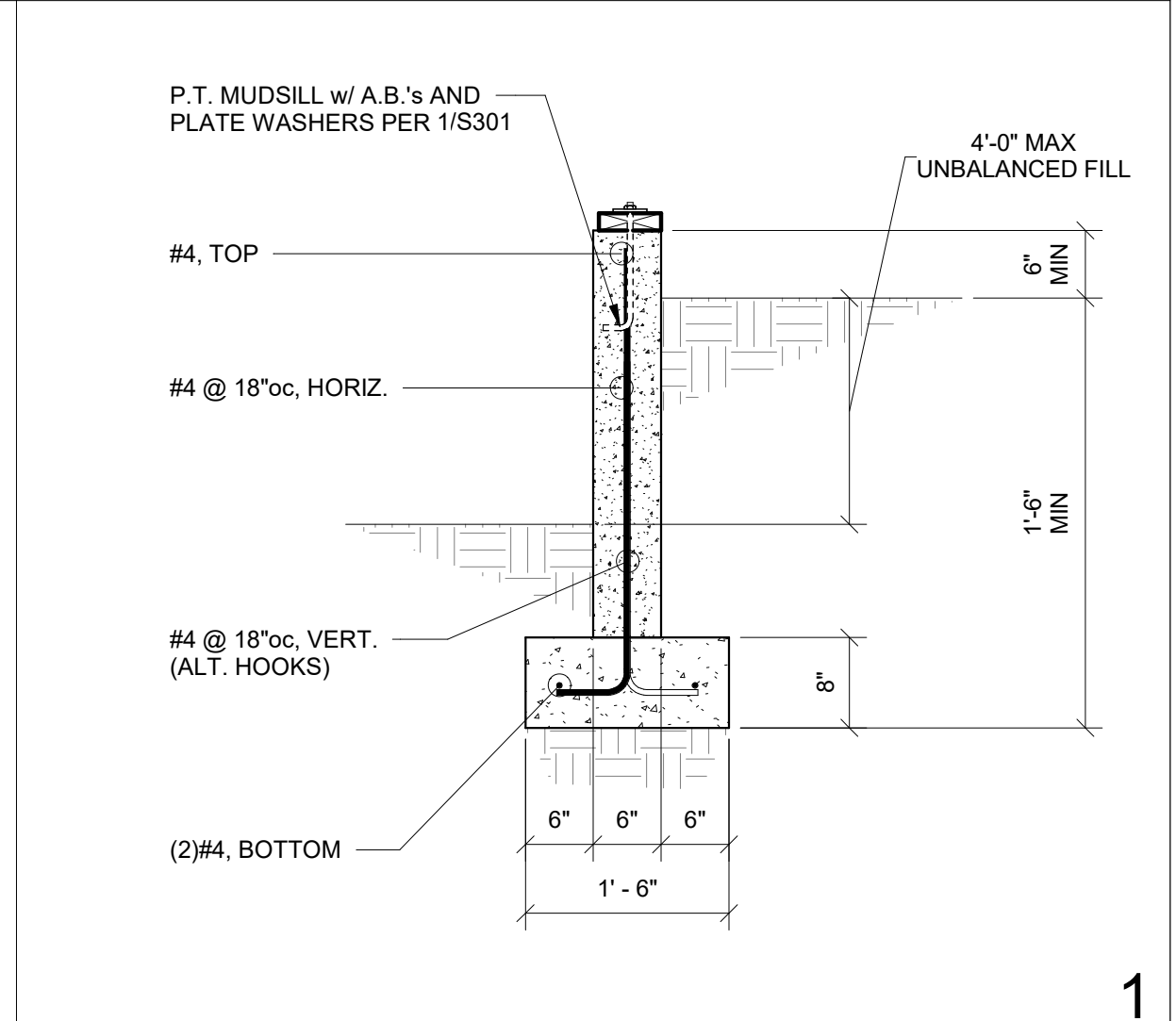
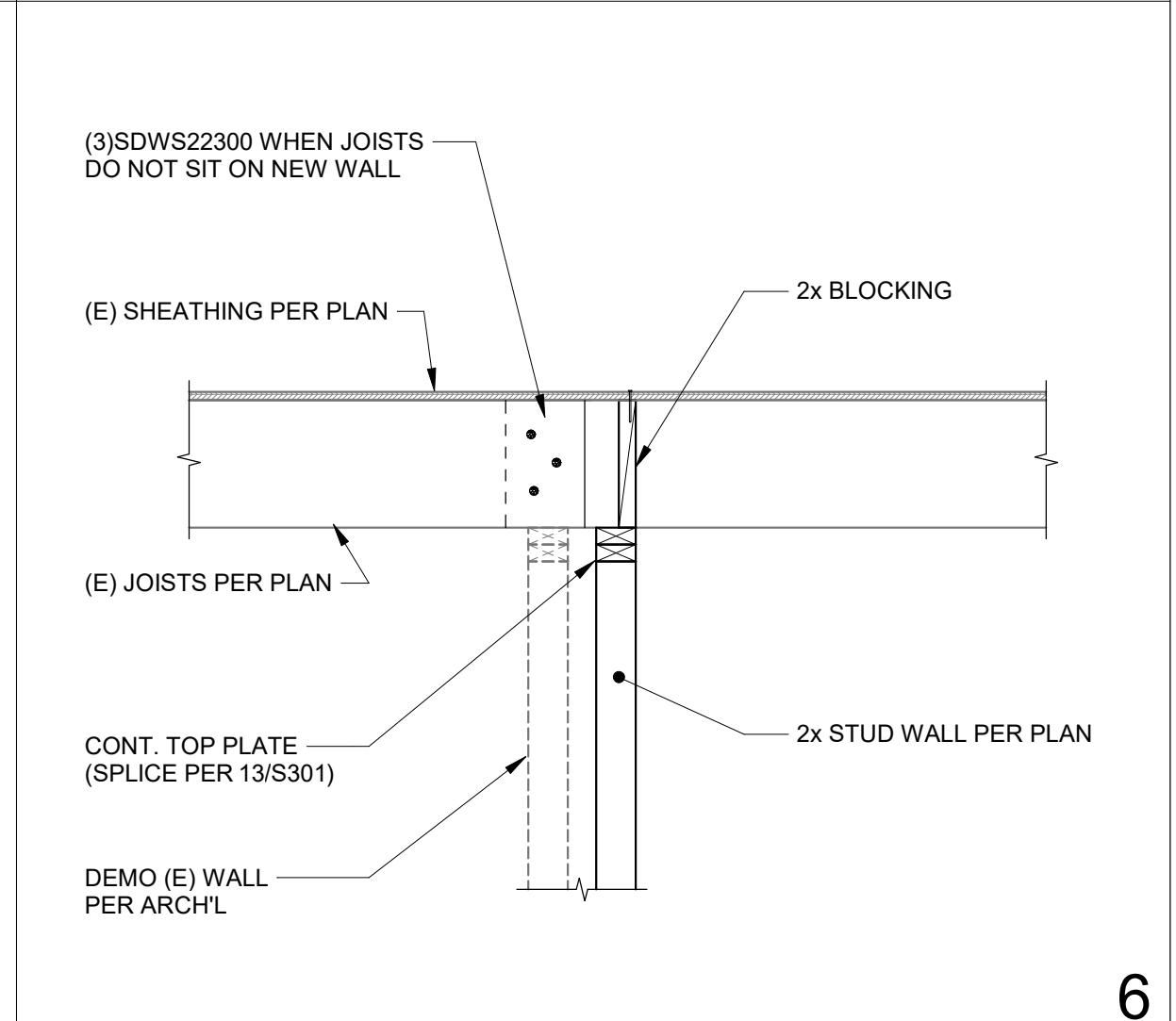
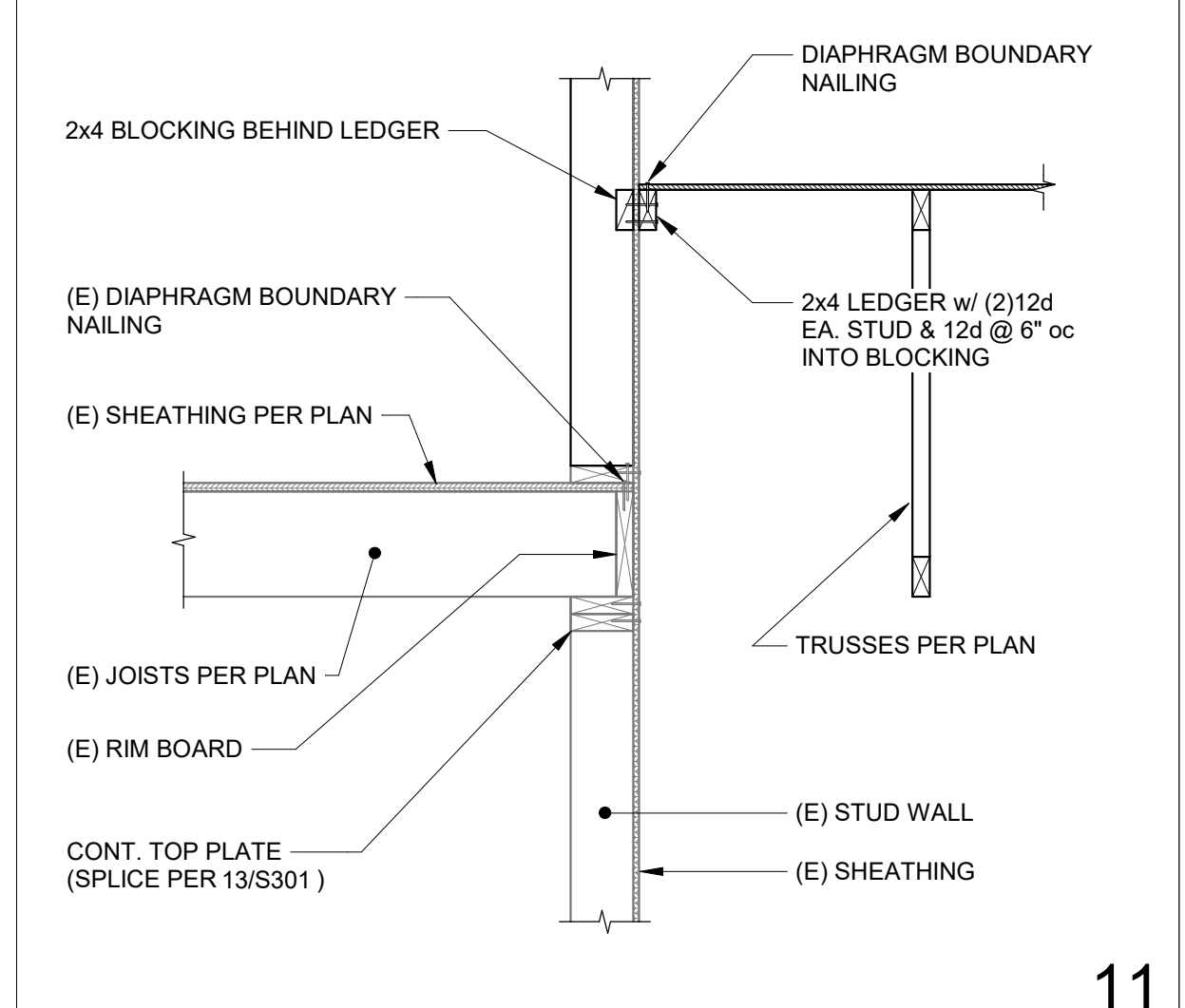
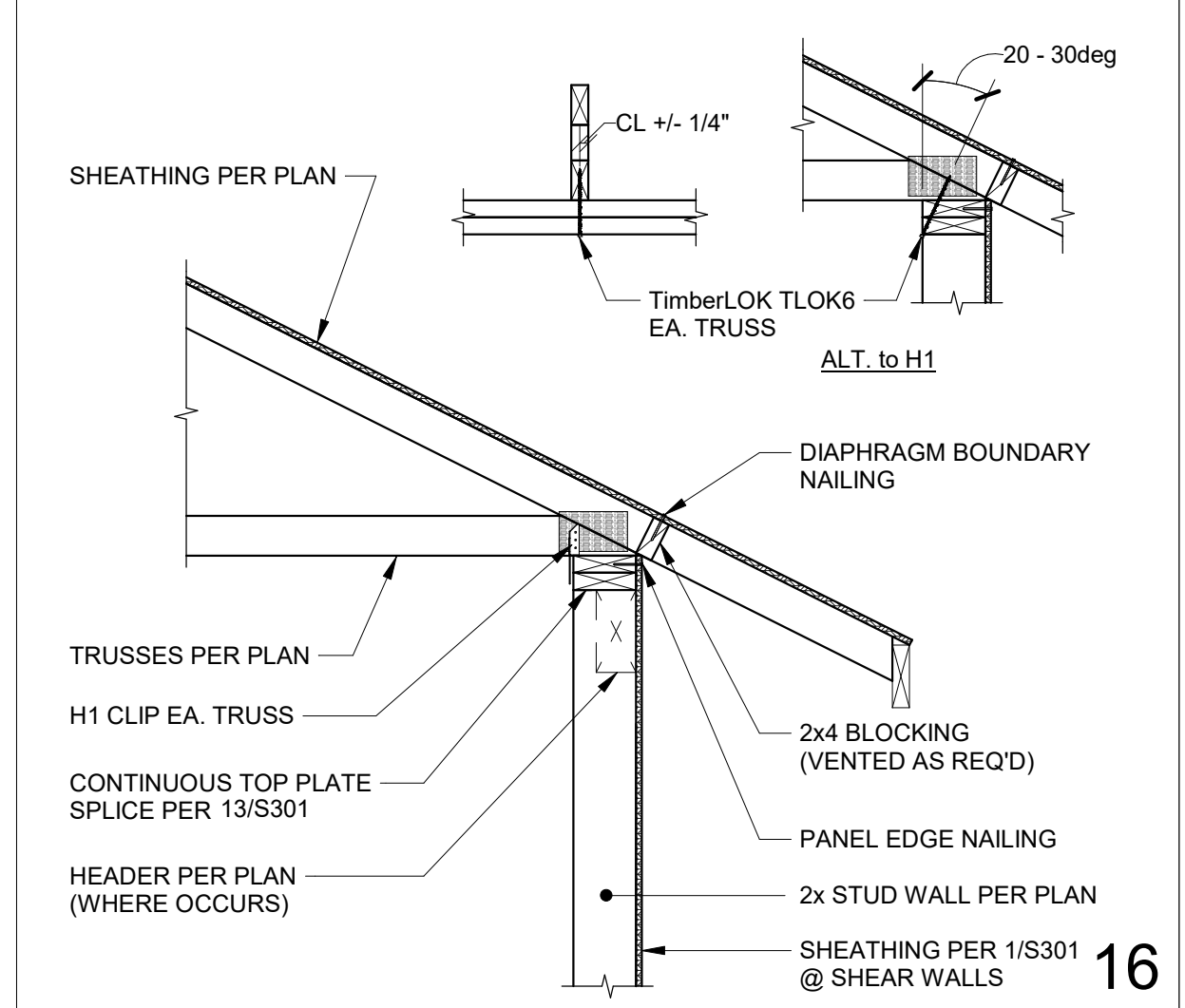
REVISIONS:

NO.	DESCRIPTION	DATE

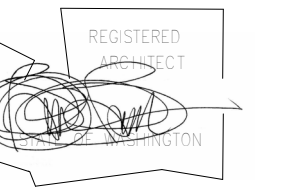


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 (425) 454 0566 | BaylisArchitects.com

DETAILS
S302



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WALSH REMODEL

3817 80TH AVE SE
Mercer Island, WA 98040

PERMIT SET
02-21-2024

PROJECT NUMBER: 19-0446
PROJECT MANAGER: JW
DRAWN BY: JW

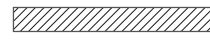
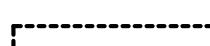
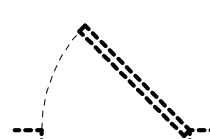

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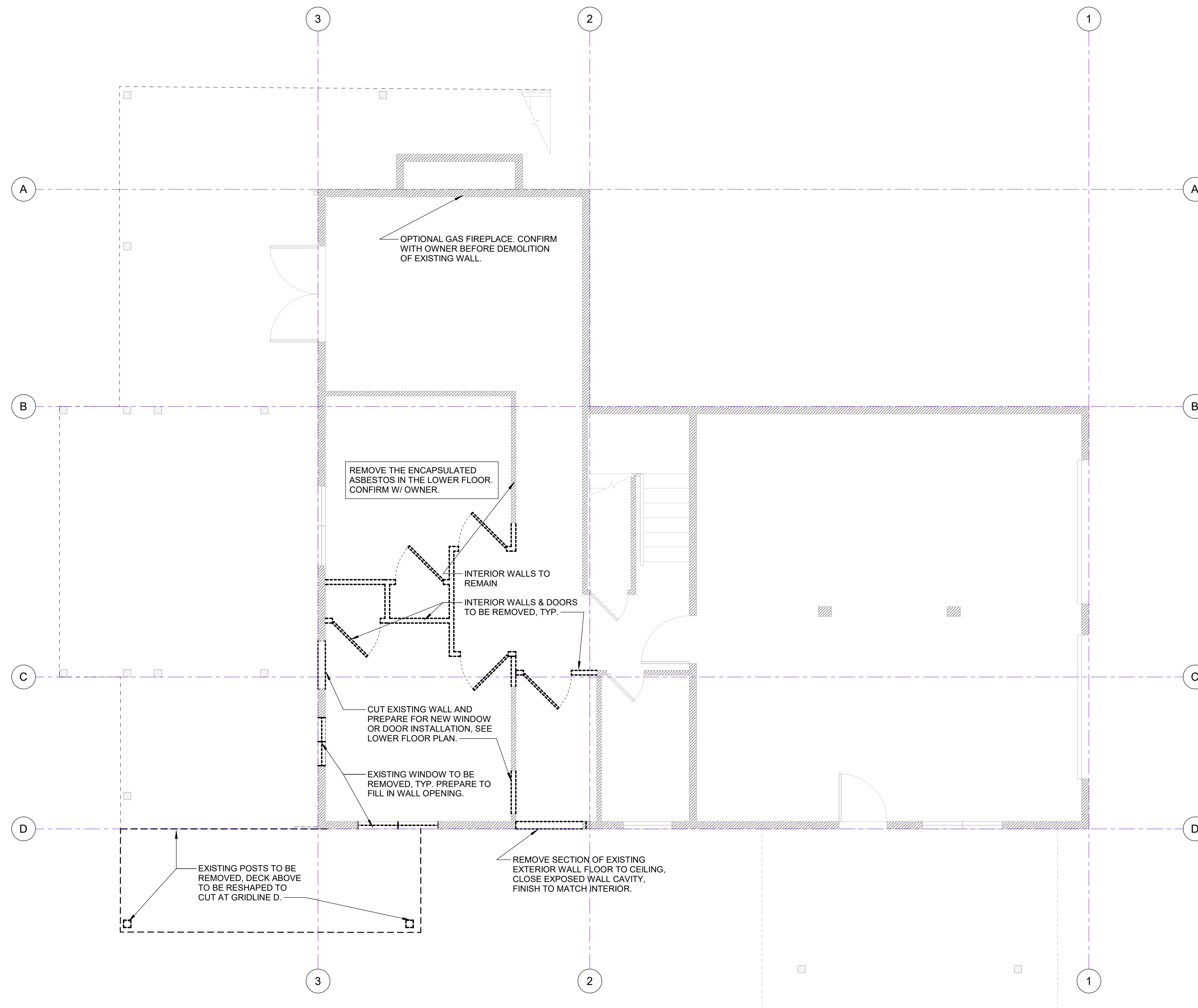
NO.	DESCRIPTION	DATE

ARCHITECTS
baylis
10801 Main Street, #110 | Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

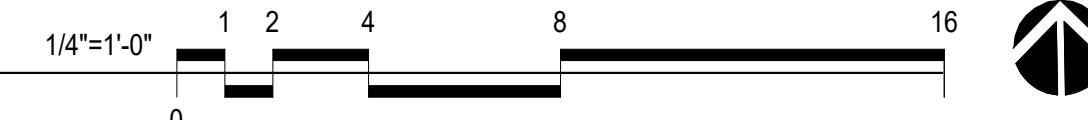
LOWER FLOOR
DEMOLITION PLAN

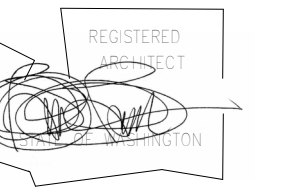
DEMOLITION FLOOR PLAN LEGEND:

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WINDOW TO BE REMOVED



1 LOWER FLOOR DEMOLITION PLAN
1/4" = 1'-0"





NO.	DESCRIPTION	DATE

FLOOR PLAN NOTES:

- TYPICAL WALL CONSTRUCTION:
 - EXTERIOR WALLS - 2X6 STUDS @ 16" O.C. UNO
 - INTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C.
- 2X6 STUDS @ PLUMBING WALLS & POCKET DOORS, TYP
- ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN
- VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR

SMOKE & CARBON MONOXIDE ALARM NOTES:

- LOCATE SMOKE ALARMS PER PLANS AND IRC R314.1
- MULTIPLE SMOKE ALARMS TO BE INTERCONNECTED PER IRC R313.1
- SMOKE ALARMS TO BE HARD-WIRED WITH BATTERY BACK-UP PER IRC 313.2
- LOCATE CARBON MONOXIDE ALARMS (CMA) PER PLANS AND IRC 315.1. A COMBINATION FIRE AND CARBON MONOXIDE DETECTOR IS ACCEPTABLE
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IRC 315.3

FIREPLACE NOTES:

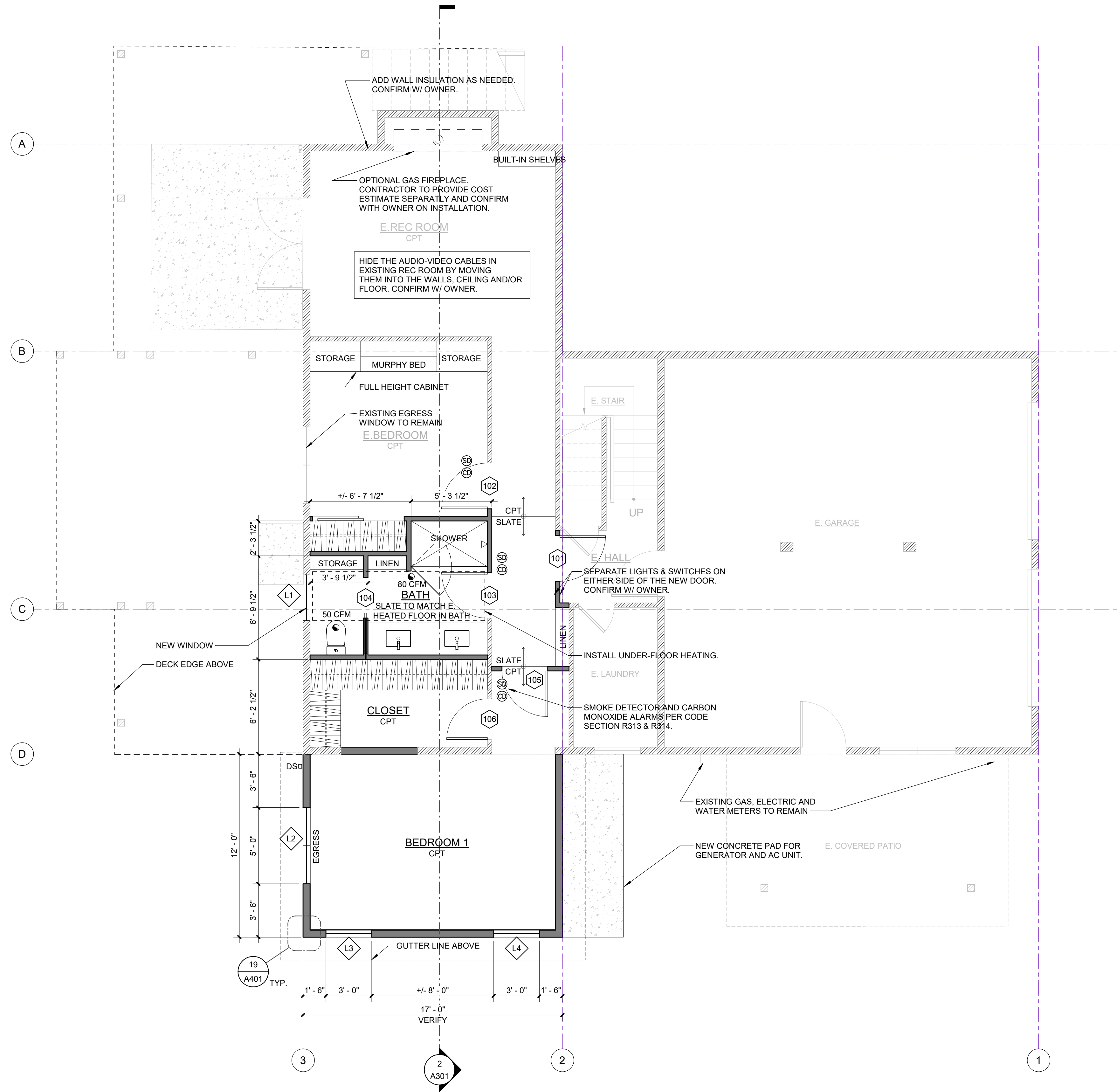
- FIREPLACE TO BE A PRE-MANUFACTURED FIREPLACE WITH CHIMNEY, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS

FLOOR PLAN LEGEND:

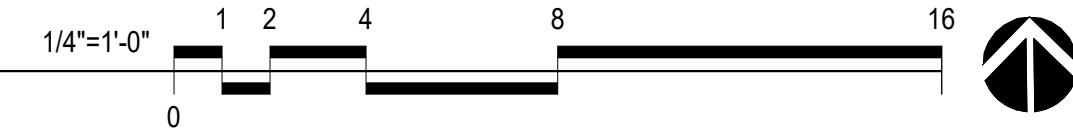
- EXISTING WALL TO REMAIN
- NEW WALL
- WINDOW TAG
- DOOR TAG
- DETAIL TAG
- BUILDING SECTION
- RECESSED EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- DOWNSPOUT
- FFHB

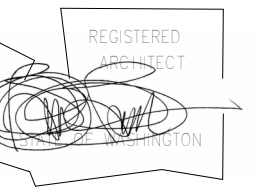
LOWER FLOOR HEATED AREA

EXISTING TO BE REMODELED	257 SF
ADDITION TO BE ADDED	207 SF



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





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- FLOOR PLAN NOTES:**
- TYPICAL WALL CONSTRUCTION:
 - EXTERIOR WALLS - 2X6 STYDS @ 16" O.C. UNO
 - INTERIOR WALLS - 2X4 & 2X6 STYDS @ 16" O.C.
 - 2X6 STYDS @ PLUMBING WALLS & POCKET DOORS, TYP
 - ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN
 - VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
 - BATH TUB AND SHOWER FLOORS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR

- SMOKE & CARBON MONOXIDE ALARM NOTES:**
- LOCATE SMOKE ALARMS PER PLANS AND IRC R314.1
 - MULTIPLE SMOKE ALARMS TO BE INTERCONNECTED PER IRC R313.1
 - SMOKE ALARMS TO BE HARD-WIRED WITH BATTERY BACK-UP PER IRC 313.2
 - LOCATE CARBON MONOXIDE ALARMS (CMA) PER PLANS AND IRC 315.1: A COMBINATION FIRE AND CARBON MONOXIDE DETECTOR IS ACCEPTABLE
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IRC 315.3

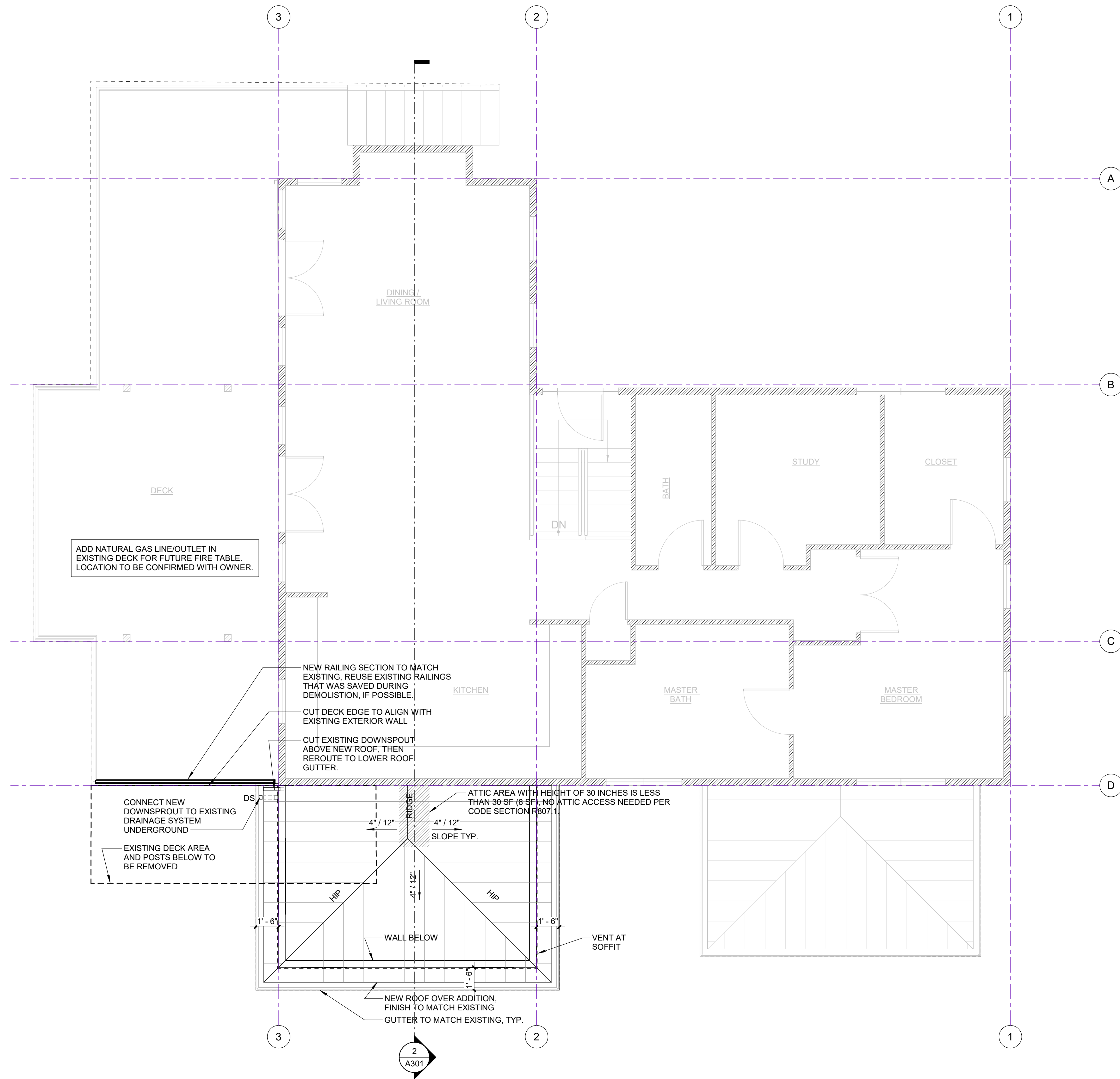
- FIREPLACE NOTES:**
- FIREPLACE TO BE A PRE-MANUFACTURED FIREPLACE WITH CHIMNEY, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS

FLOOR PLAN LEGEND:

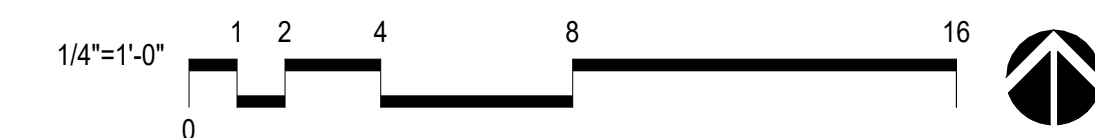
- EXISTING WALL TO REMAIN
- NEW WALL
- WINDOW TAG
- DOOR TAG
- DETAIL TAG
- BUILDING SECTION
- RECESSED EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- DOWNSPOUT
- FFHB

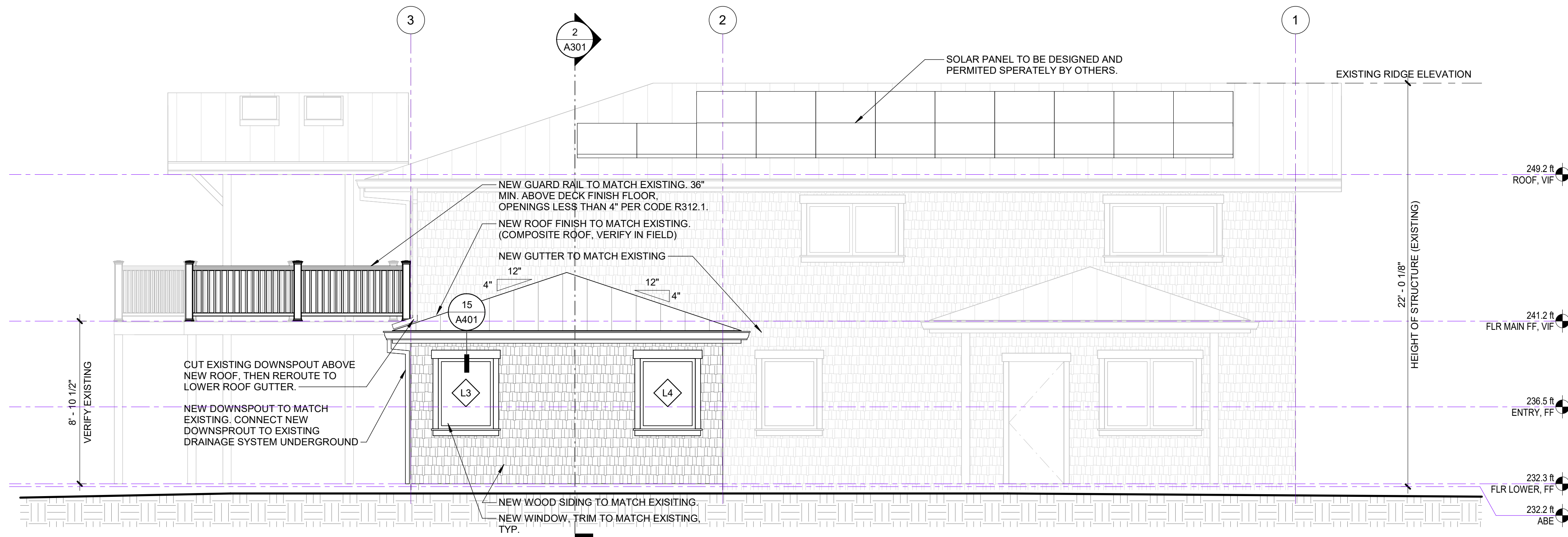
DECK AREA
PROPOSED TO REMOVE PART OF EXISTING UNCOVERED DECK **-116 SF**

- NOTES:**
- ROOF VENTILATION CLACULATION: CONFIRM WITH IRC R806.2
 - ADDITION ROOF AREA 221 SF
 - MIN. VENTILATING AREA 221 SF / 150 = 1.5 SF
 - VENTILATION PROVIDED 42 FT OF 1 1/2" CONTINUOUS SOFFIT VENTING: 42 FT * (1 1/2" / 12) = 5.25 SF > 1.5 SF ...OK

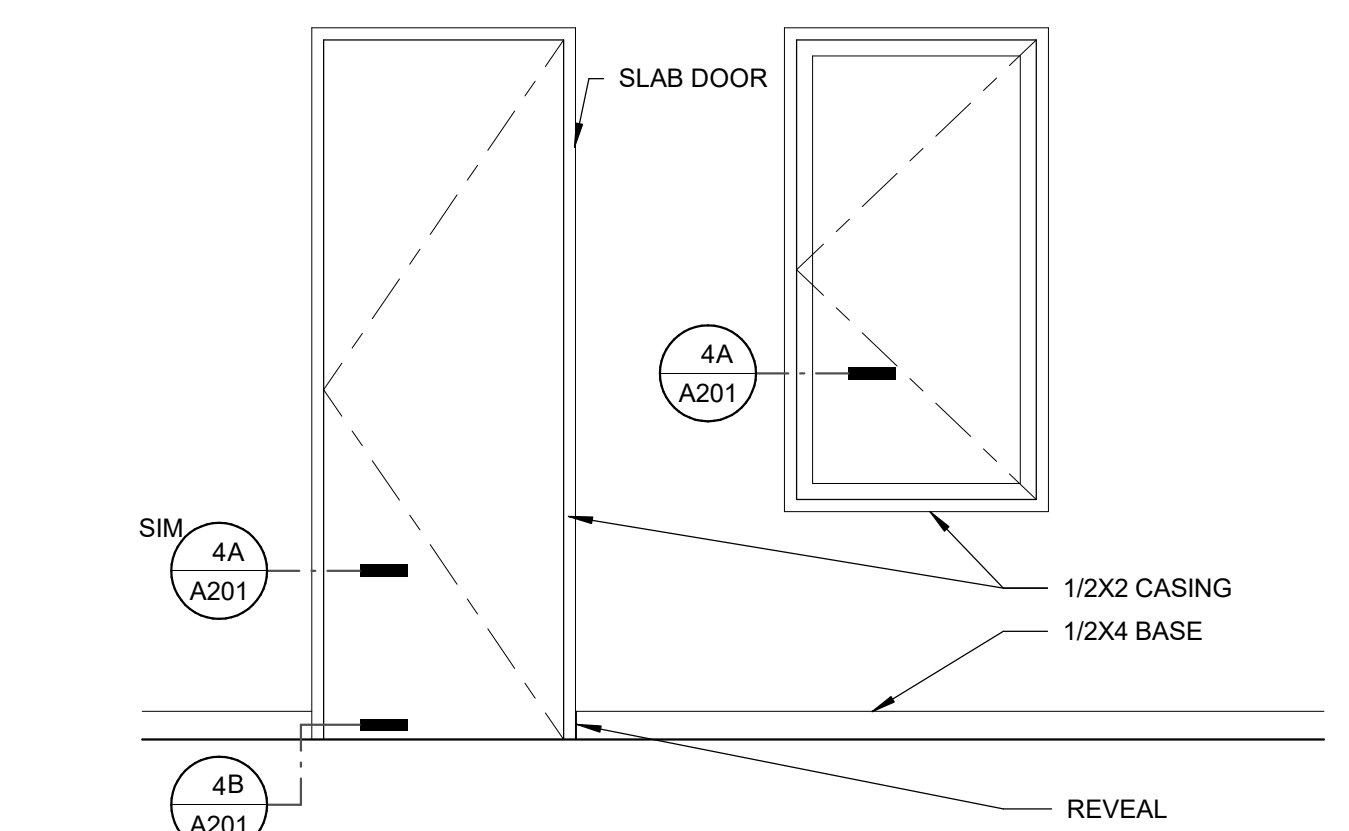


1 MAIN FLOOR & DECK DRAINAGE PLAN
1/4" = 1'-0"

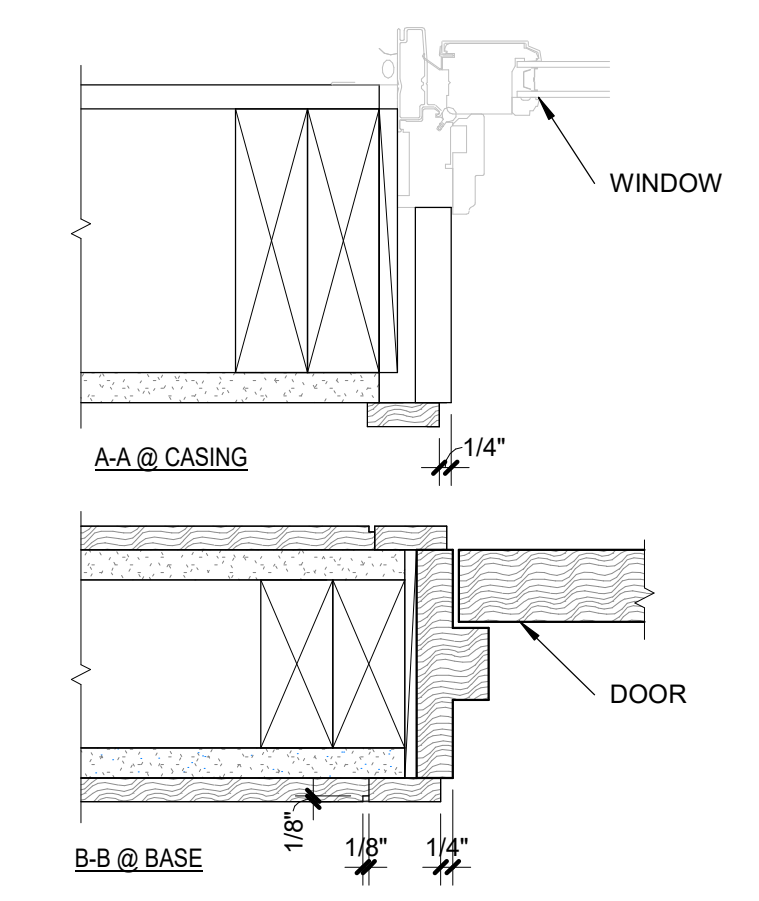




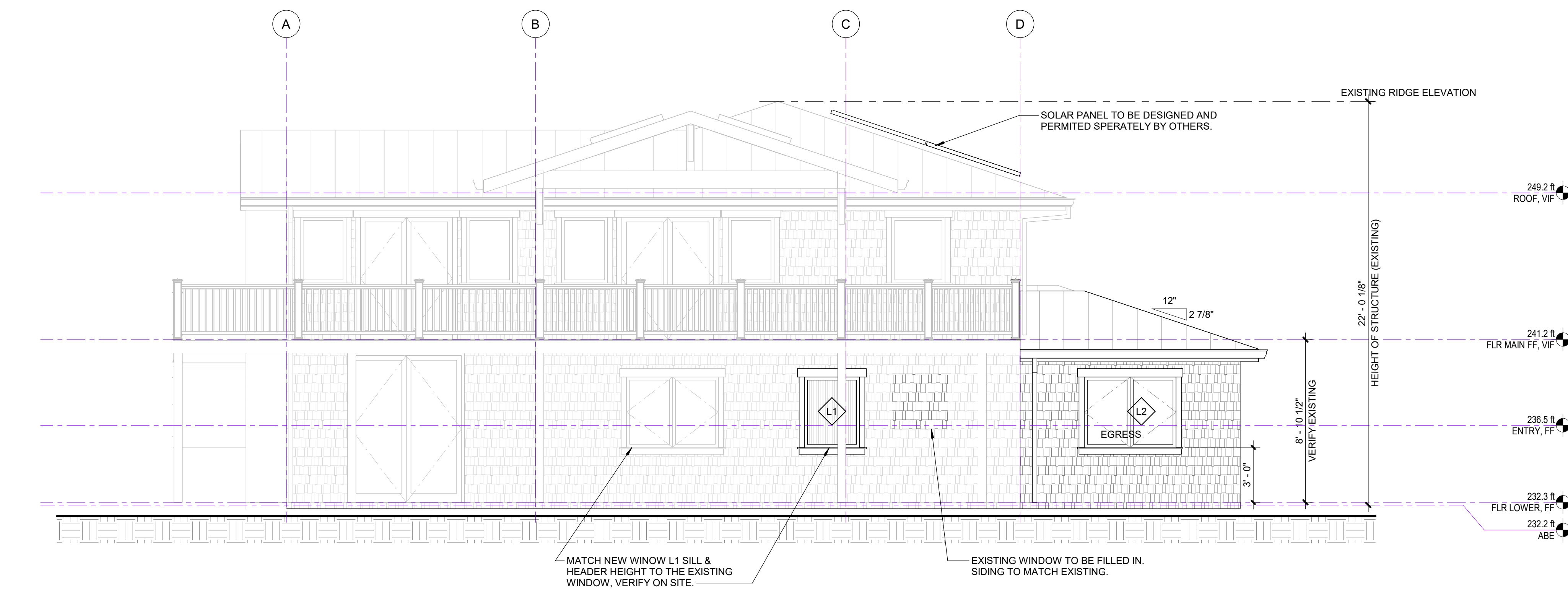
1 South Elevation
1/4" = 1'-0"



3 TYP WINDOW & DOOR CASINGS
1/2" = 1'-0"



4 INT CASING & BASE - PLAN VIEW
3" = 1'-0"

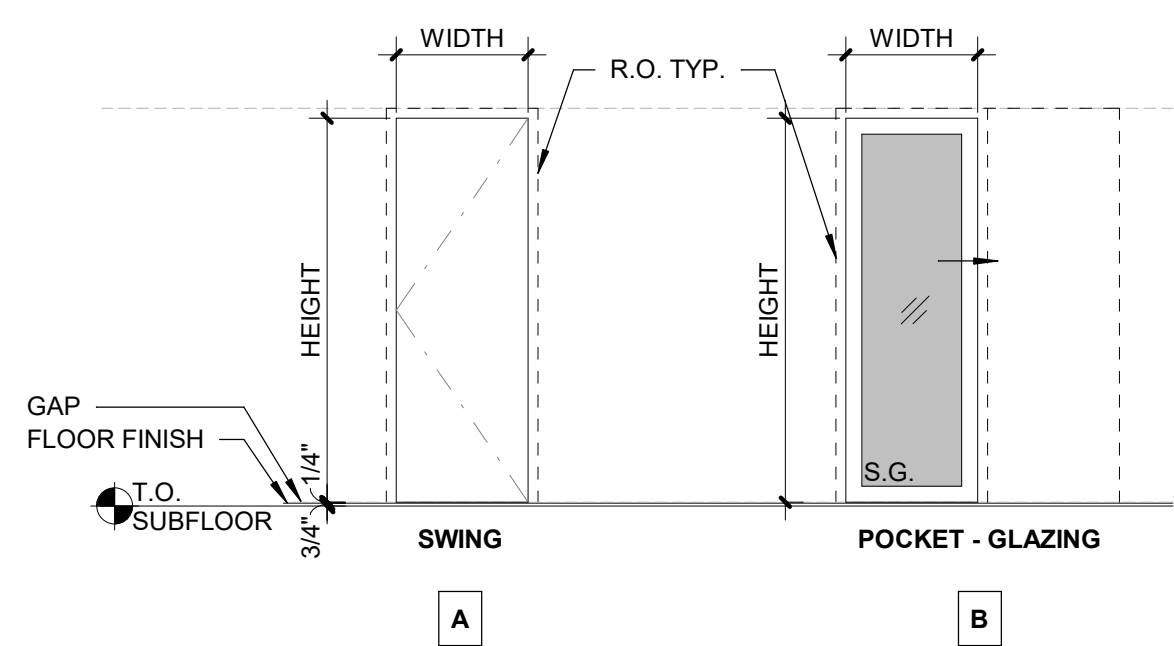
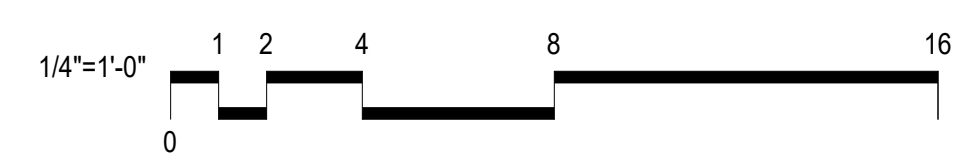


2 West Elevation
1/4" = 1'-0"

- WINDOW & EXTERIOR DOOR NOTES:**
- WINDOW & DOOR MANUFACTURER: PER SPEC, UNLESS NOTED OTHERWISE.
 - ALL GLAZING SHALL BE DOUBLE GLAZED, TRIPLE GLAZED IF NEEDED, W/ 1 LAYER OF LOW E COATING AND 5/8" AIRSPACE FILLED WITH ARGON GAS AS RECD., AVERAGE U-VALUE TO BE 0.30 OR LESS.
 - ALL DOOR & WINDOW HEAD CASINGS TO ALIGN U.O.
 - THE CONFIGURATION PER A201 & TYP WATERPROOF DETAILS PER A401.
 - ALL HEADER HEIGHTS ARE MEASURED FROM THE TOP OF SUBFLR. UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY UNIT HEIGHT AND ROUGH OPENING W/ WINDOW MANUFACTURER AND ADJUST AS REQD. TO ALLOW DOOR & WINDOW HEIGHTS TO ALIGN.
 - WINDOW & DOOR SUPPLIER TO VERIFY LOCATION OF ALL SAFETY GLASS PER CURRENT CODE REQUIREMENTS.
 - PROVIDE SCREENS @ ALL OPERABLE WINDOWS.
 - EGRESS WINDOW PER IRC CODE W/ MIN CLEAR OPEN 20" WIDTH & 24" HT & MIN. 5.7 SF NET OPEN AREA, 44" MAX SILL HT.
 - HARDWARE TYPES T.B.D., SEE SPECIFICATION.
 - ALL EXTERIOR DOORS HAVE THRESHOLD & WEATHERSTRIP.
 - ALL WINDOWS ON WHERE OPERABLE SECTIONS ARE LOCATED WITHIN 36 INCHES OF FINISHED FLOOR AND LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW SHALL HAVE LIMITERS TO RESTRICT THE WINDOW OPERATION TO NOT ALLOWING A 4" SPHERE TO PASS THROUGH

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INTERIOR DOOR TYPES
1/4" = 1'-0"

INTERIOR DOOR SCHEDULE - LOWER FLOOR

#	LOCATION	DOOR SIZE		ROUGH HEADER HEIGHT From Subflr (ft-in)	DOOR TYPE		REMARKS (S.G. - Safety Glass; O.G. - Obscure Glass; T&W - Threshold & Weatherstrip)
		Width	Height		Type	Function	
101	E. HALL	3'-0"	6'-8"	6' - 10 1/2"	A	Swing - 1P Solid	
102	E. BEDROOM	3'-0"	6'-8"	6' - 10 1/2"	A	Swing - 1P Solid	
103	BATH	3'-0"	6'-8"	6' - 10 1/2"	A	Swing - 1P Solid	
104	BATH	2'-8"	6'-8"	6' - 10 1/2"	B	Pocket - 1P Glazing	S.G.; O.G.
105	BEDROOM 1	3'-0"	6'-8"	6' - 10 1/2"	A	Swing - 1P Solid	
106	CLOSET	2'-8"	6'-8"	6' - 10 1/2"	A	Swing - 1P Solid	

*NOTE: VERIFY THE ROUGH HEADER HEIGHT ON SITE TO ALIGN WITH EXISTING.

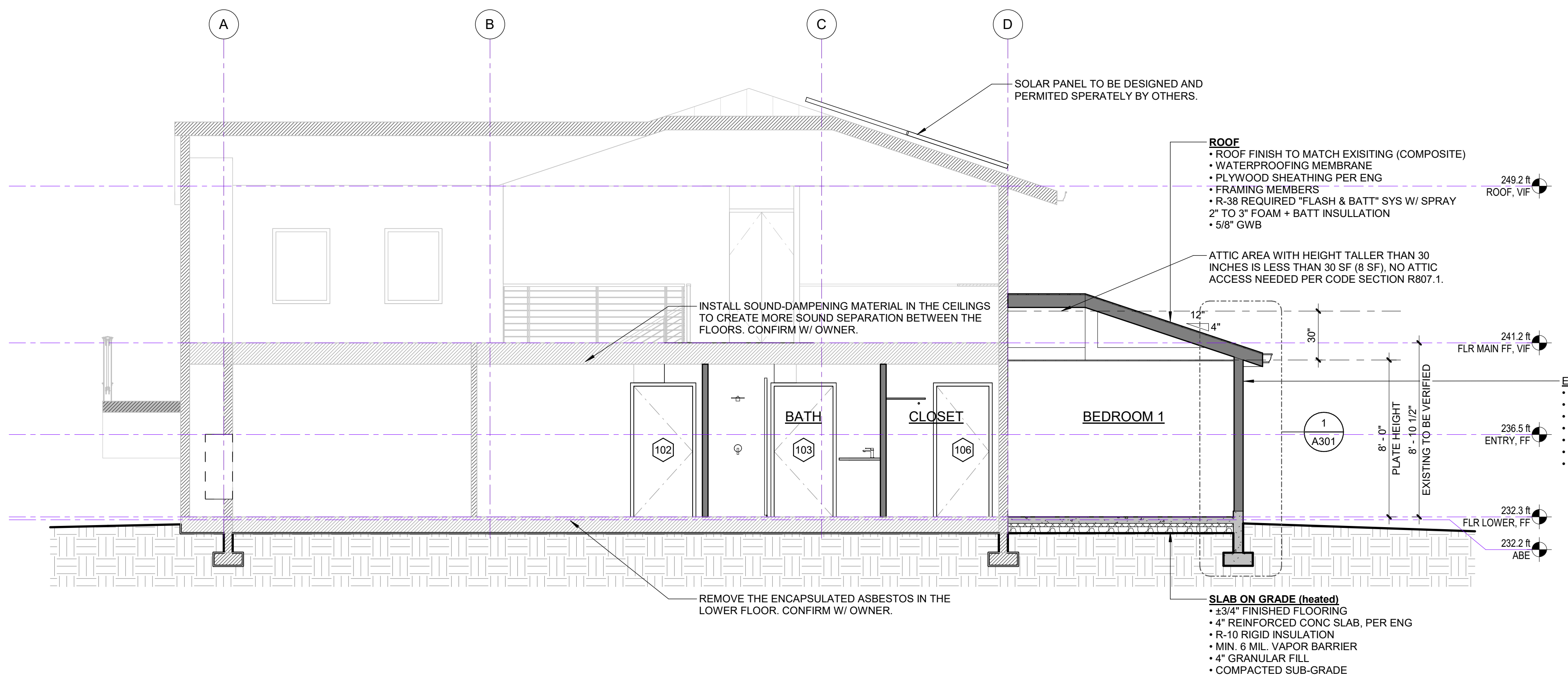
EXTERIOR WINDOW SCHEDULE - LOWER FLOOR

#	LOCATION	ROUGH OPENING (ft-in)		ROUGH HEADER HEIGHT From Subflr (ft-in)	WINDOW		REMARKS: (U-VALUE: 0.30 MAX; S.G. - SAFETY GL; O.G. - OBSCURE GL; R.S. - ROLLER SHADE)
		WIDTH	HEIGHT		TYPE	AREA (sf)	
L1	BATH	3'-0"	3'-10"	6' - 10"	FIXED	11.5 SF	O.G. (VERIFY W/ OWNER OPTIONAL GLASS W/ SHADE)
L2	BEDROOM 1	5'-0"	3'-10"	6' - 10"	CASEMENT	19.2 SF	R.S.; EQUAL PANEL WIDTH, EGRESS
L3	BEDROOM 1	3'-0"	3'-10"	6' - 10"	FIXED	11.5 SF	R.S.
L4	BEDROOM 1	3'-0"	3'-10"	6' - 10"	FIXED	11.5 SF	R.S.
Total Area of Windows						53.7 SF	

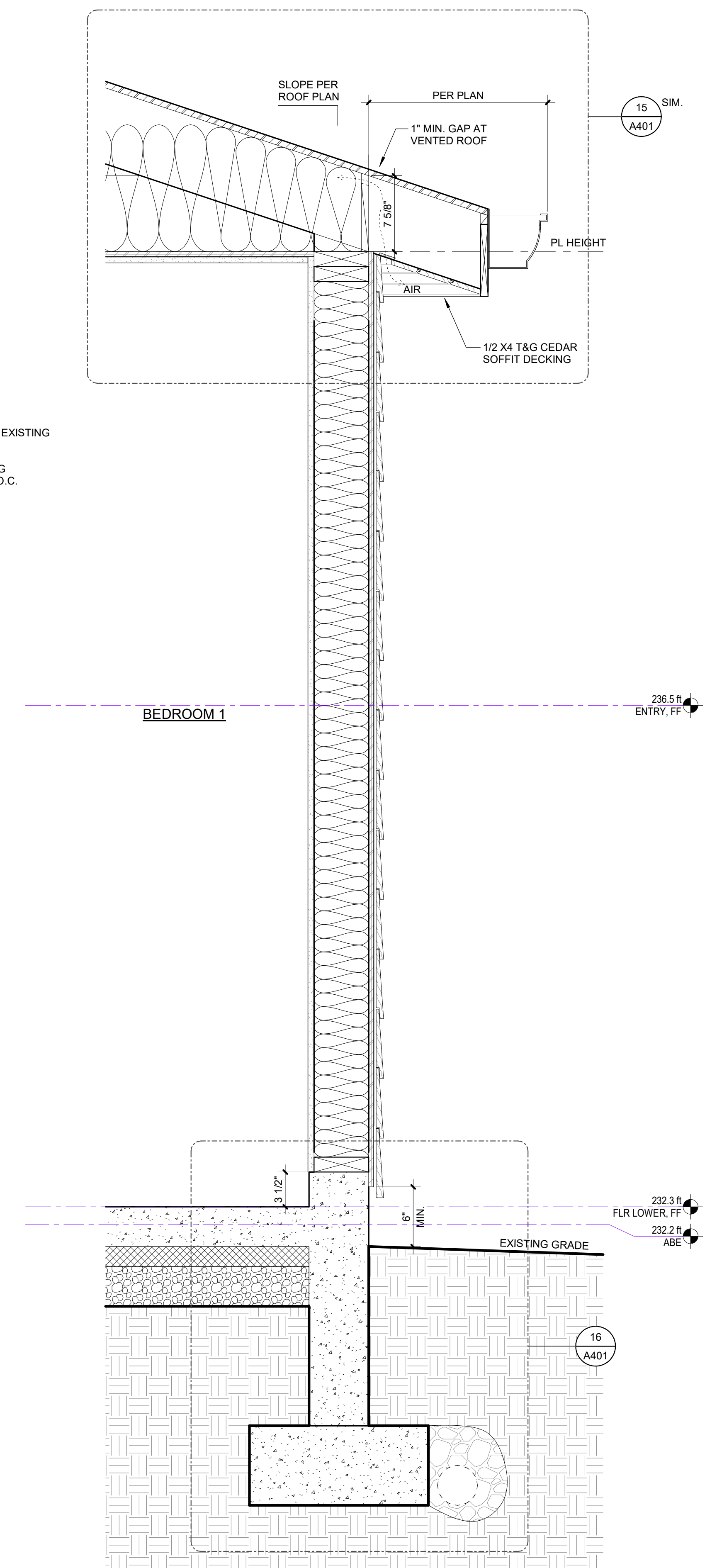
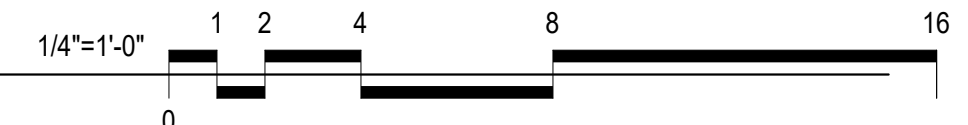


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2 BUILDING SECTION THROUGH ADDITION
1/4" = 1'-0"

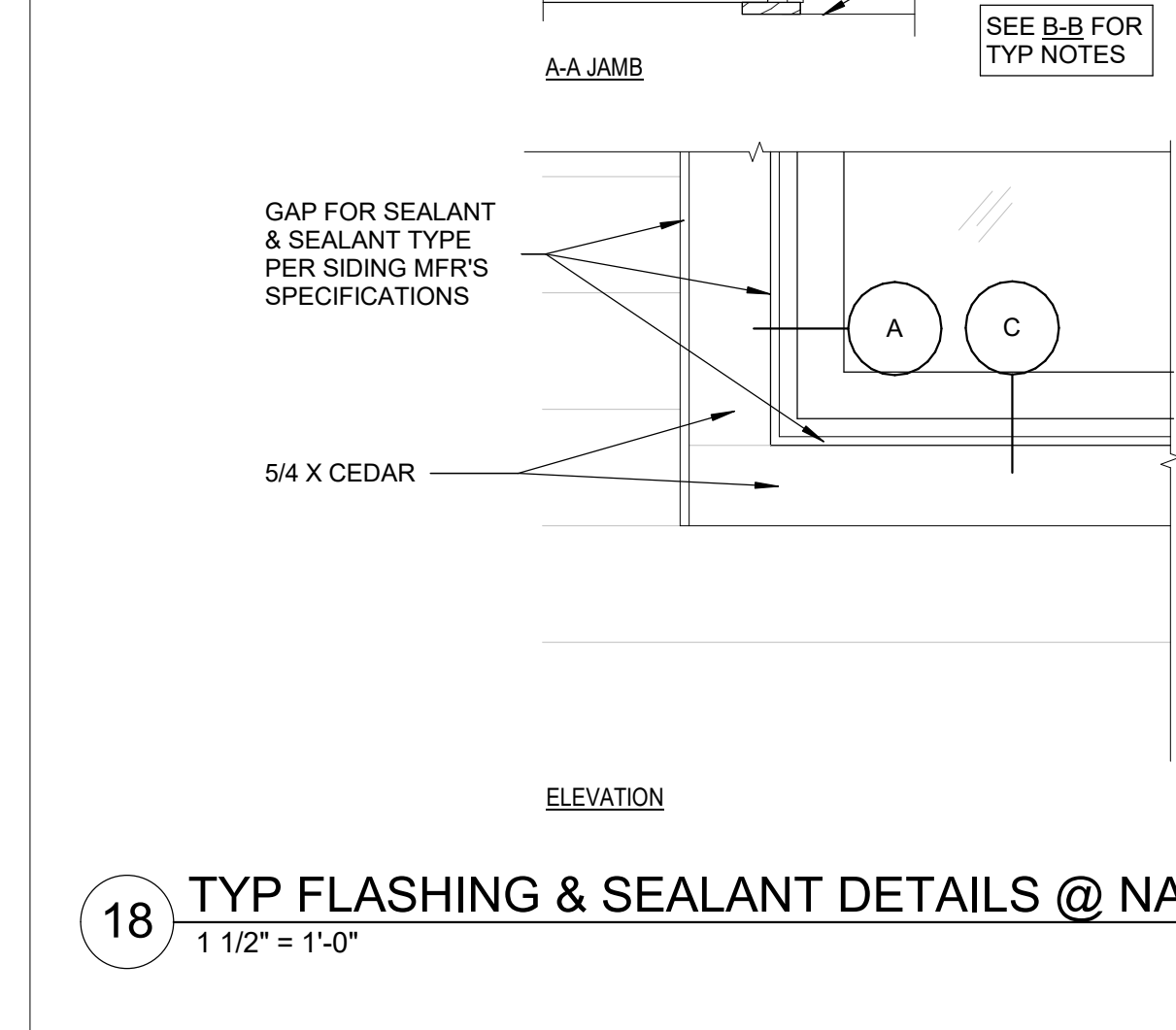
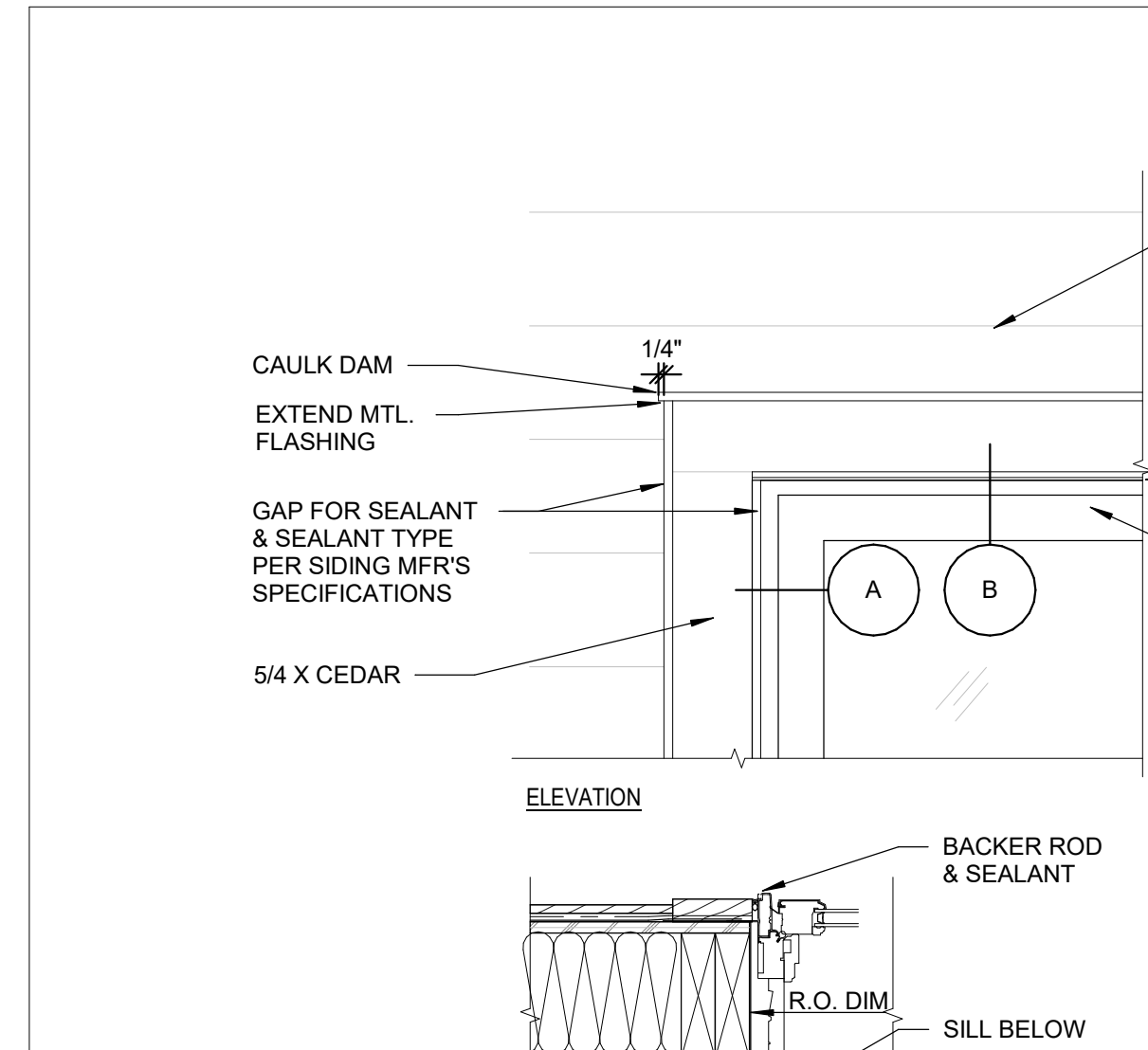
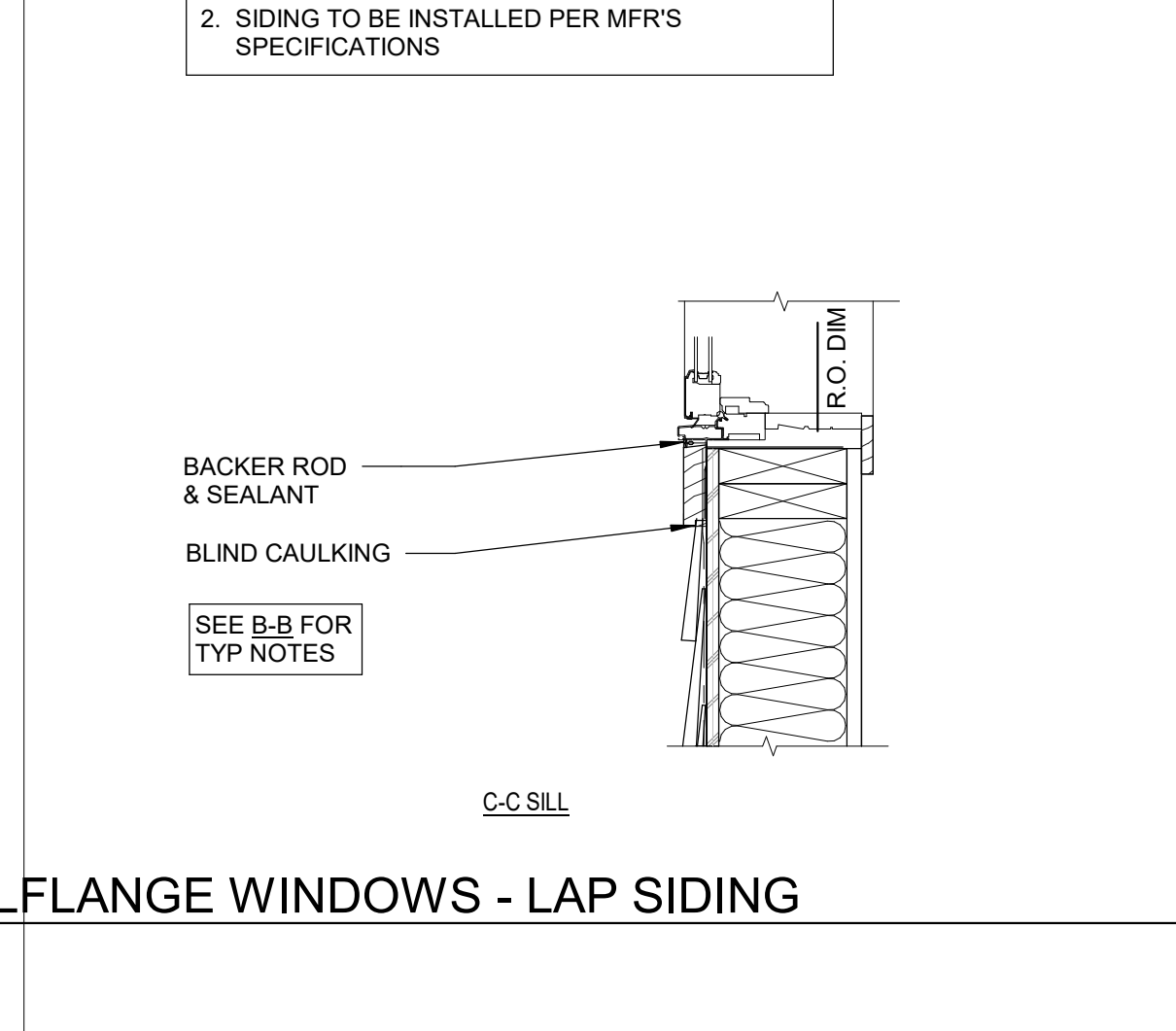
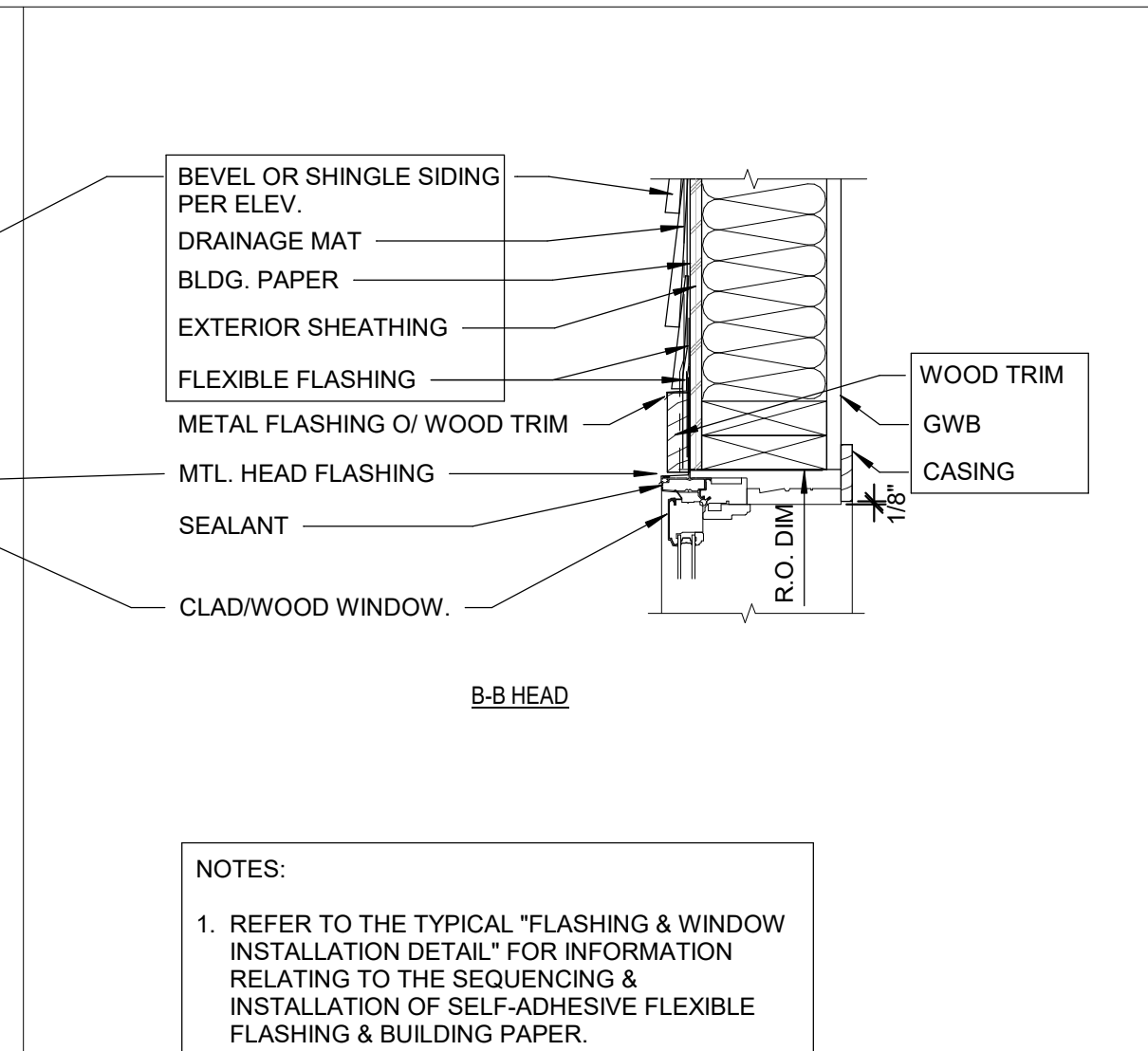
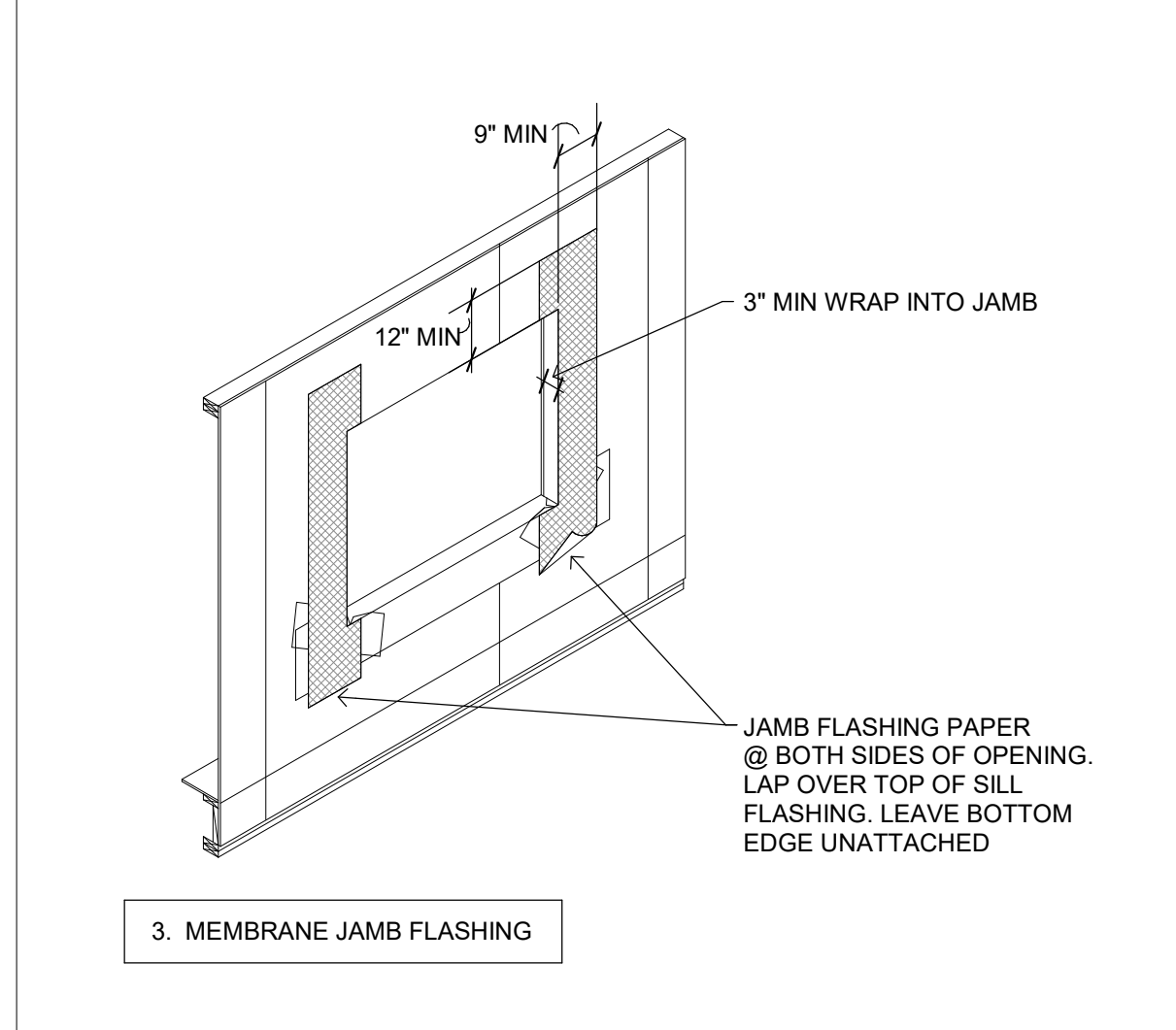
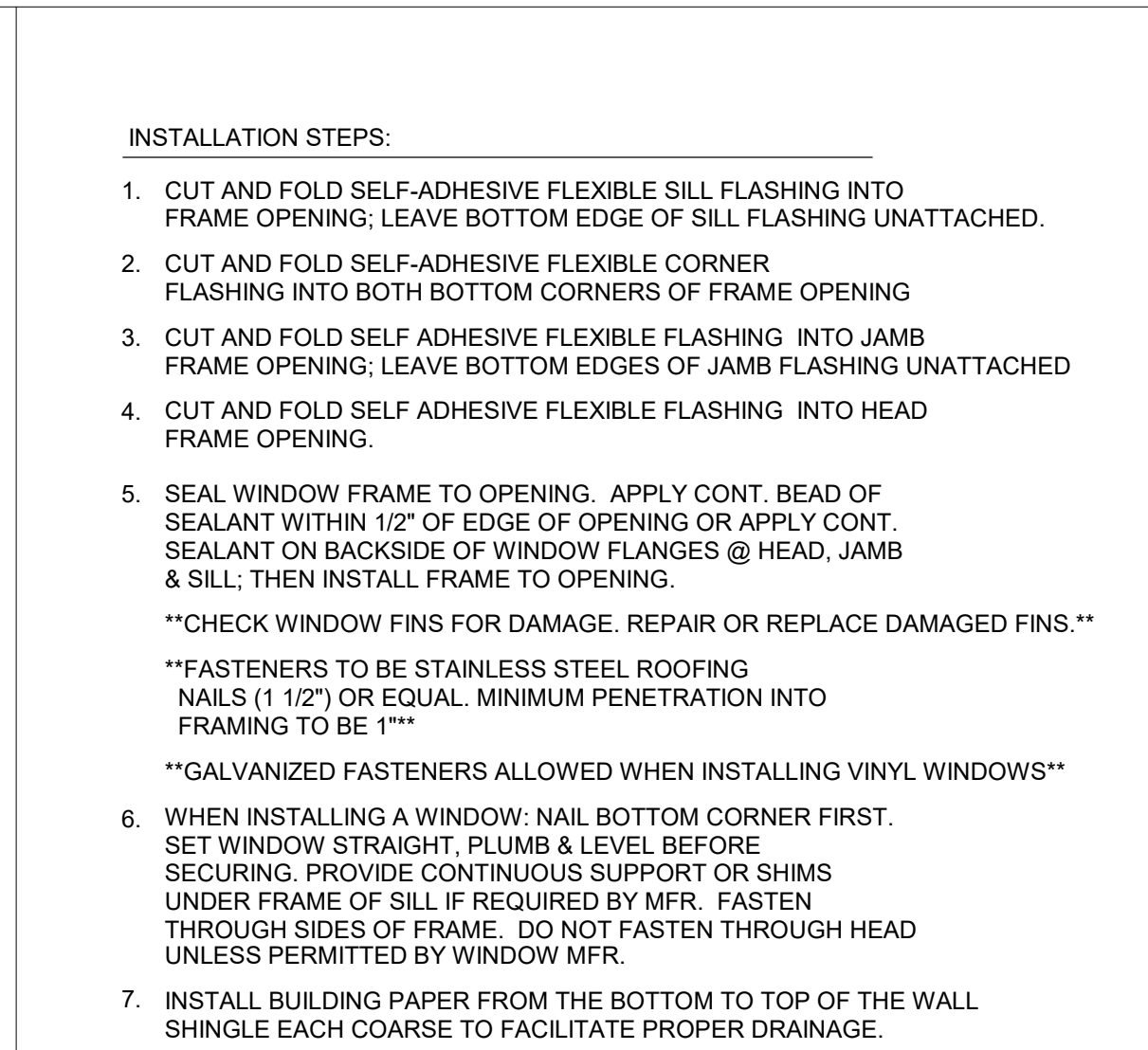
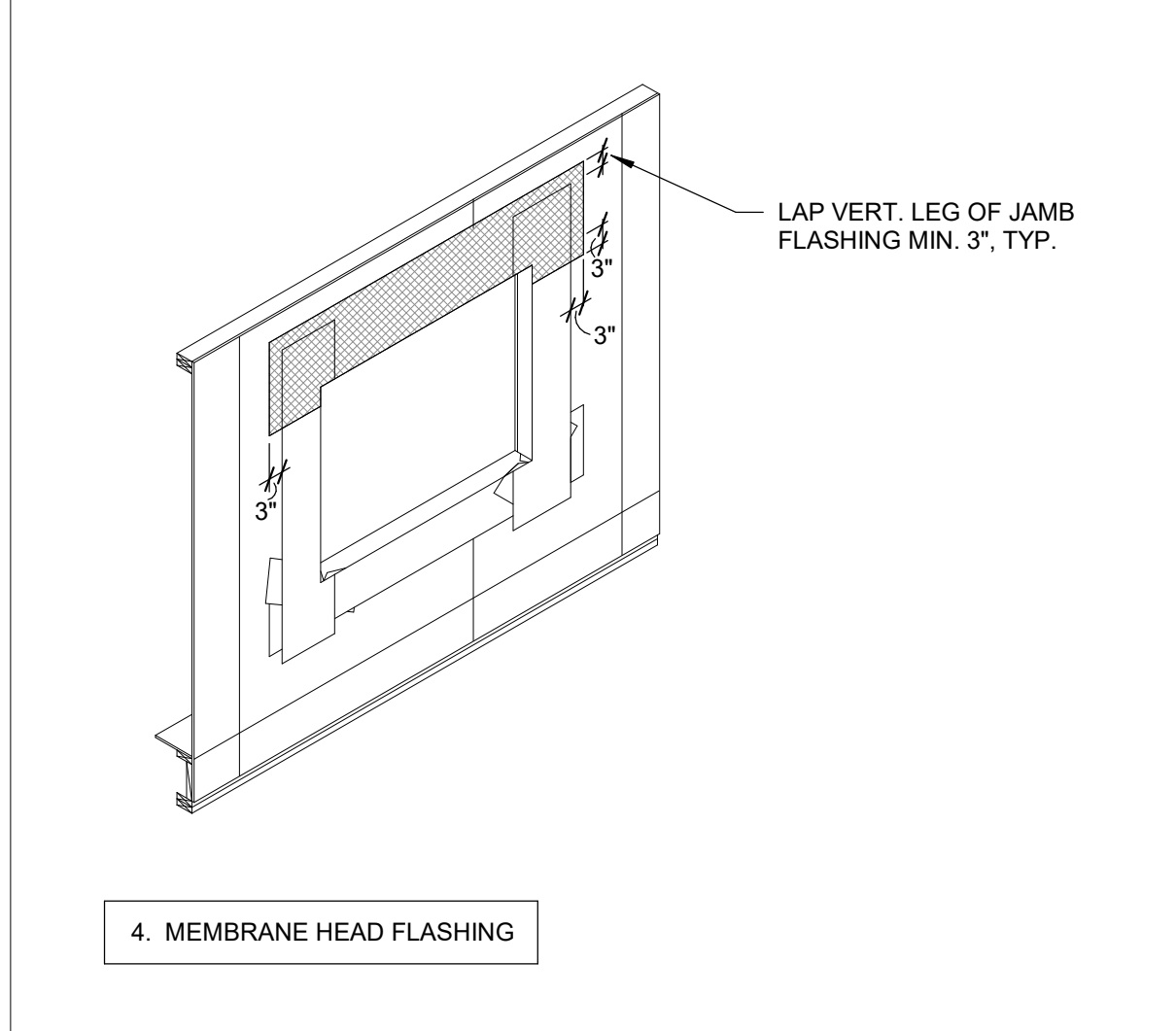
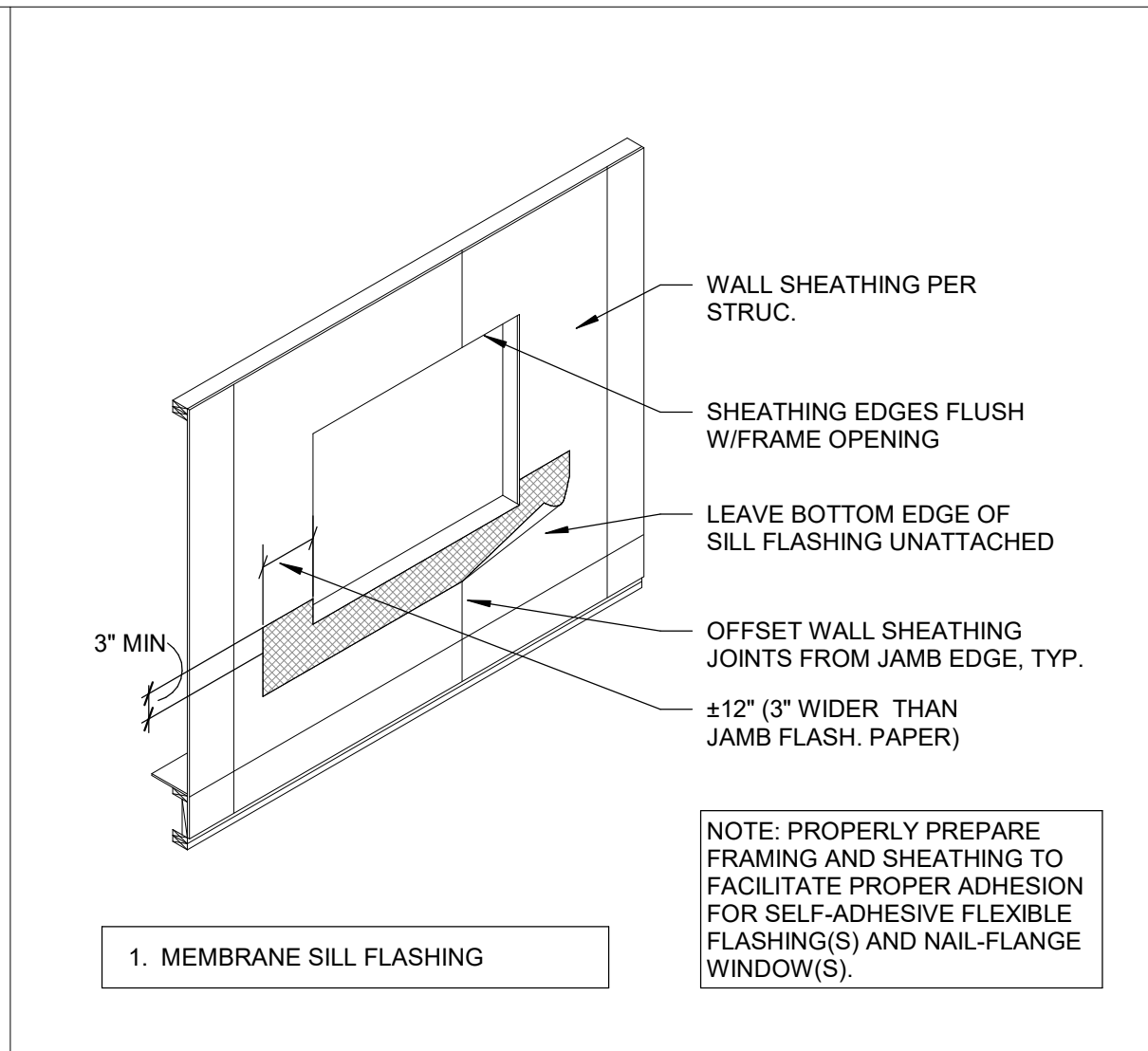
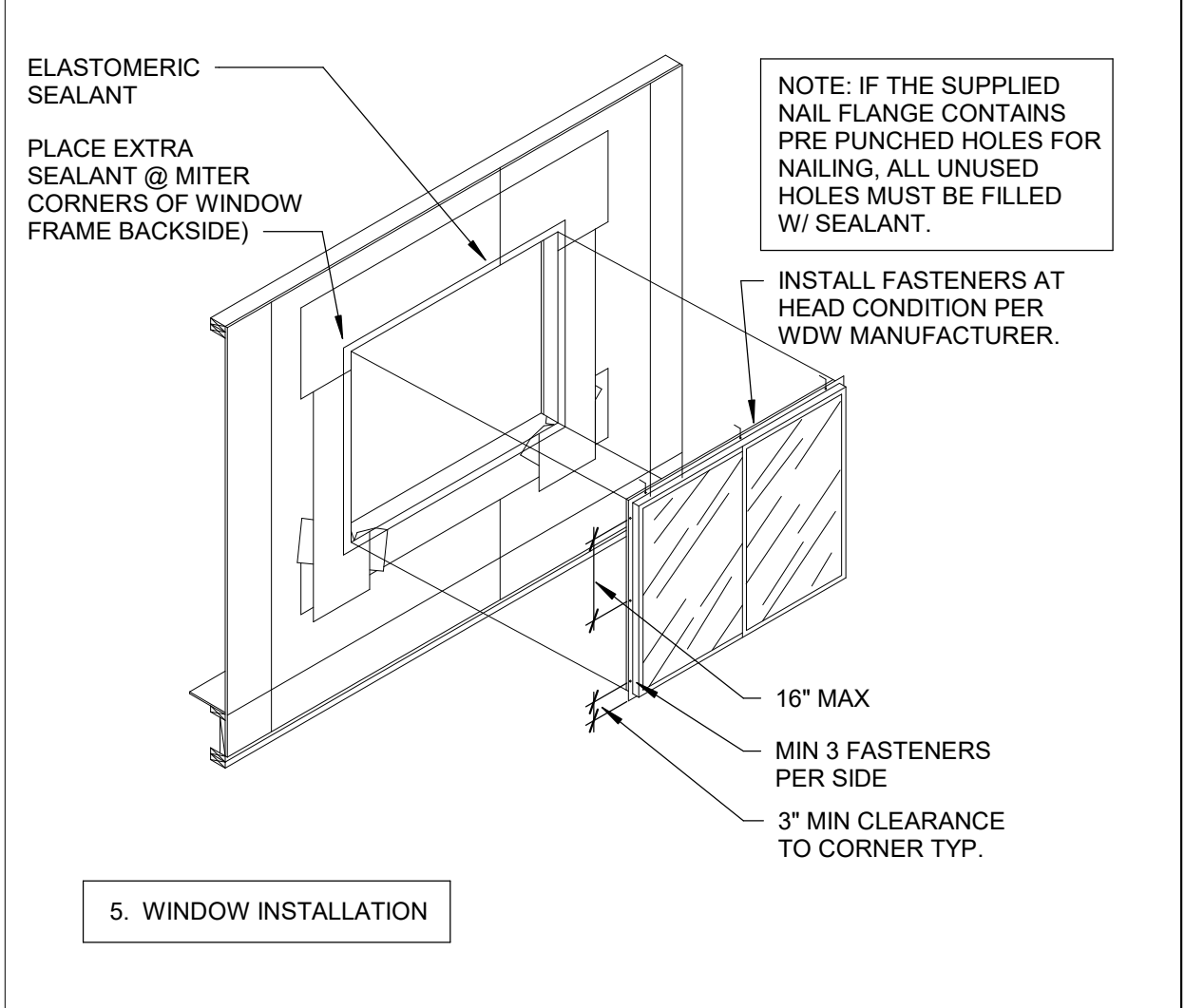
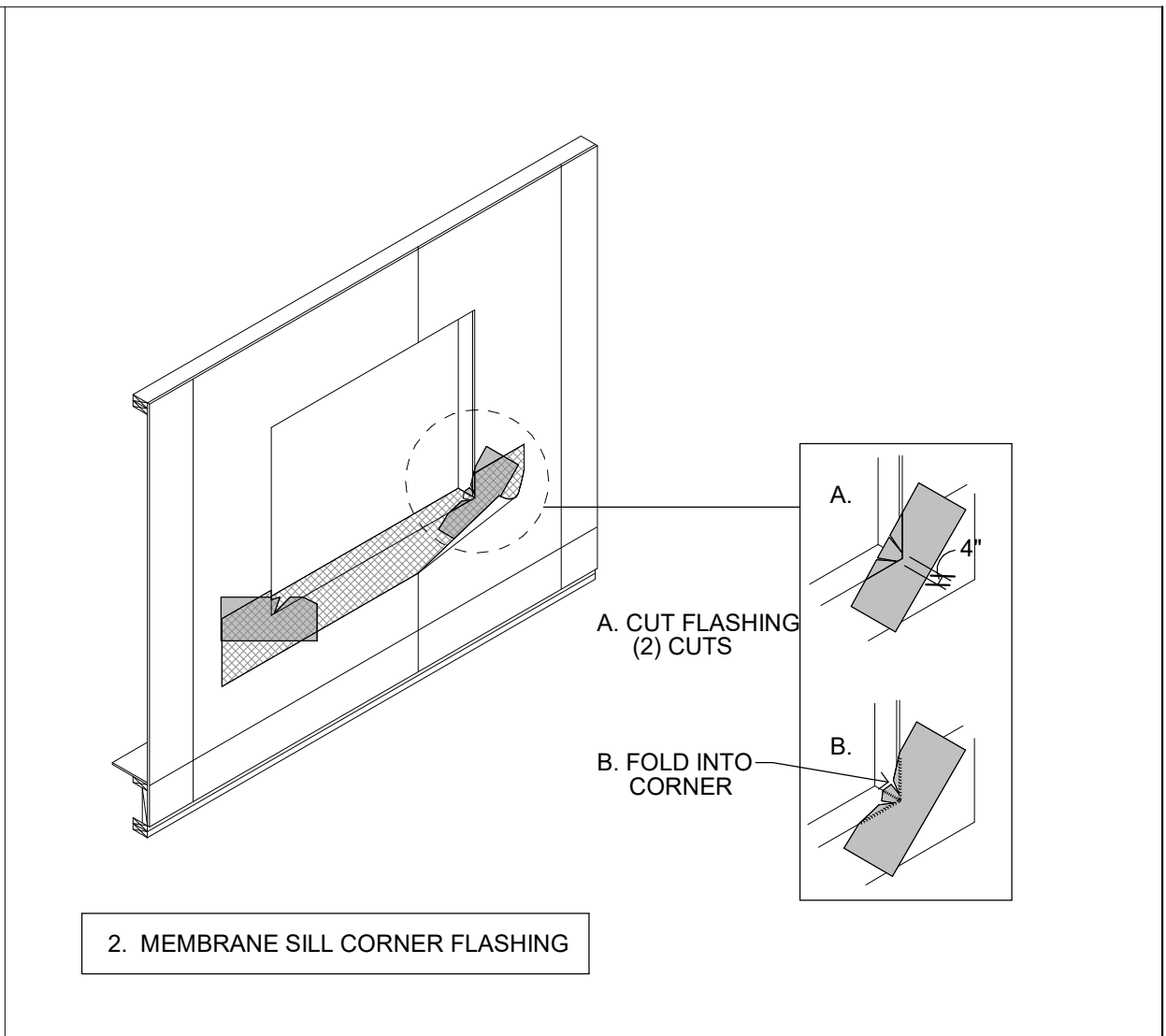


1 WALL SECTION @BEDROOM ADDITION
1 1/2" = 1'-0"

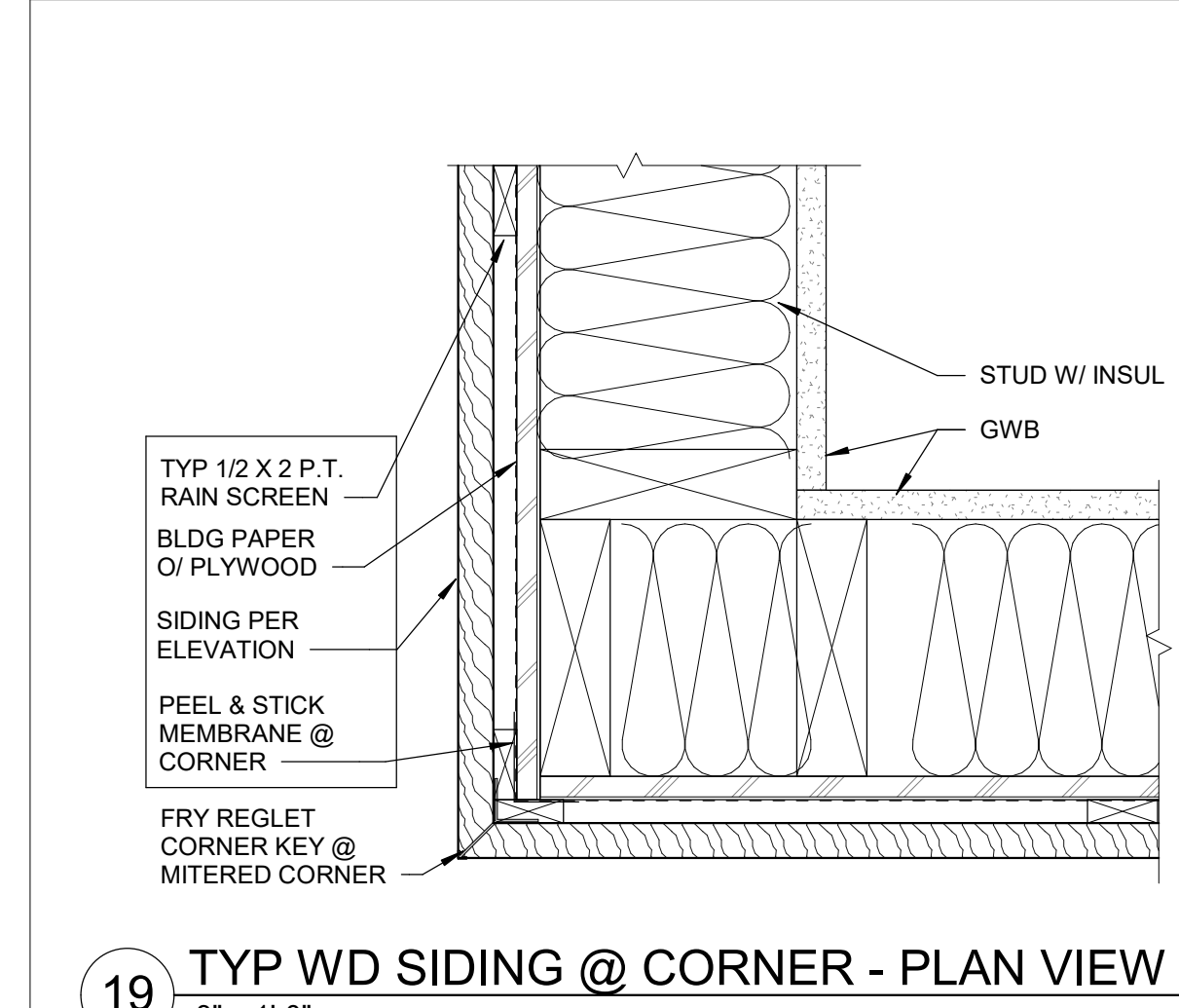
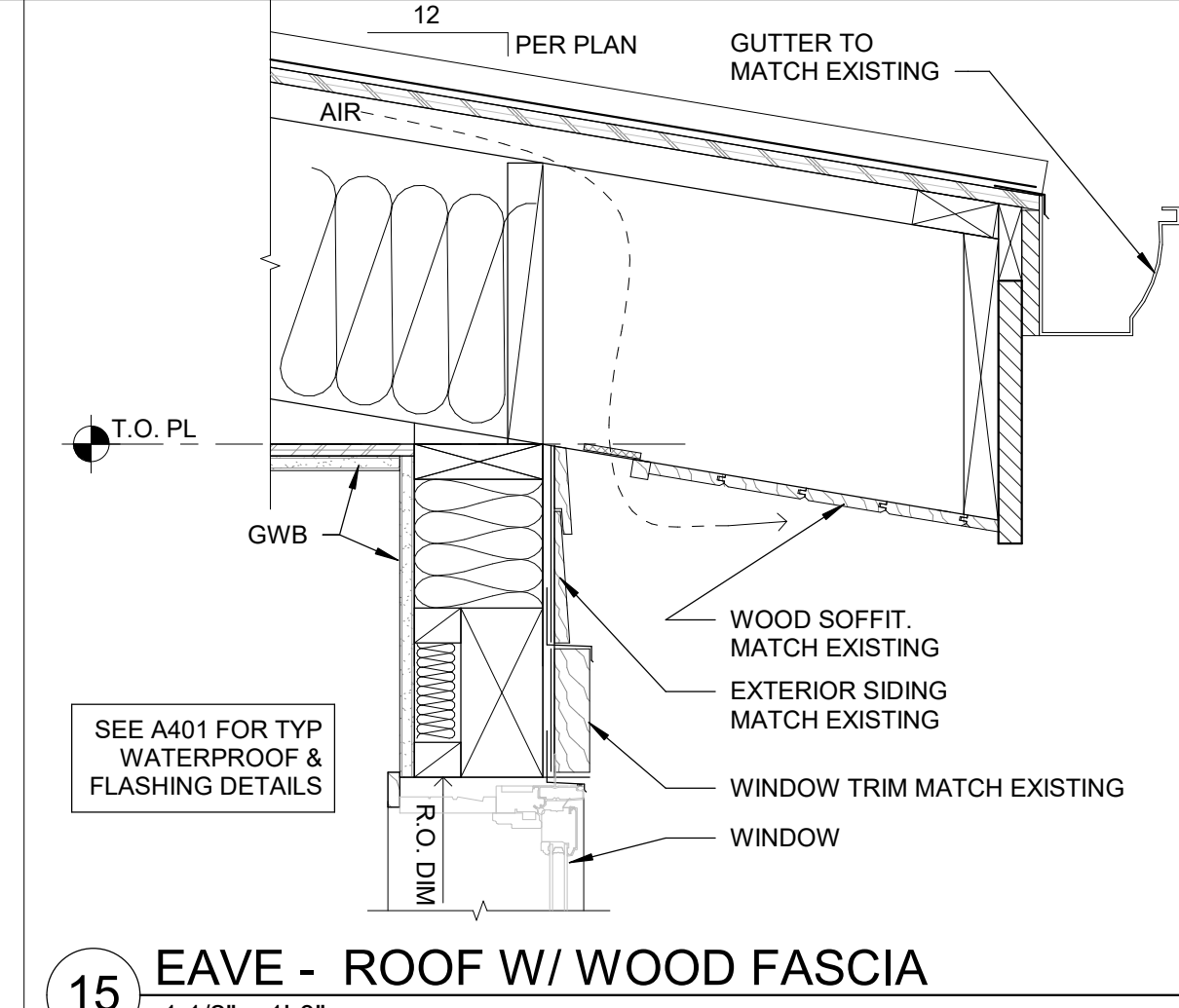
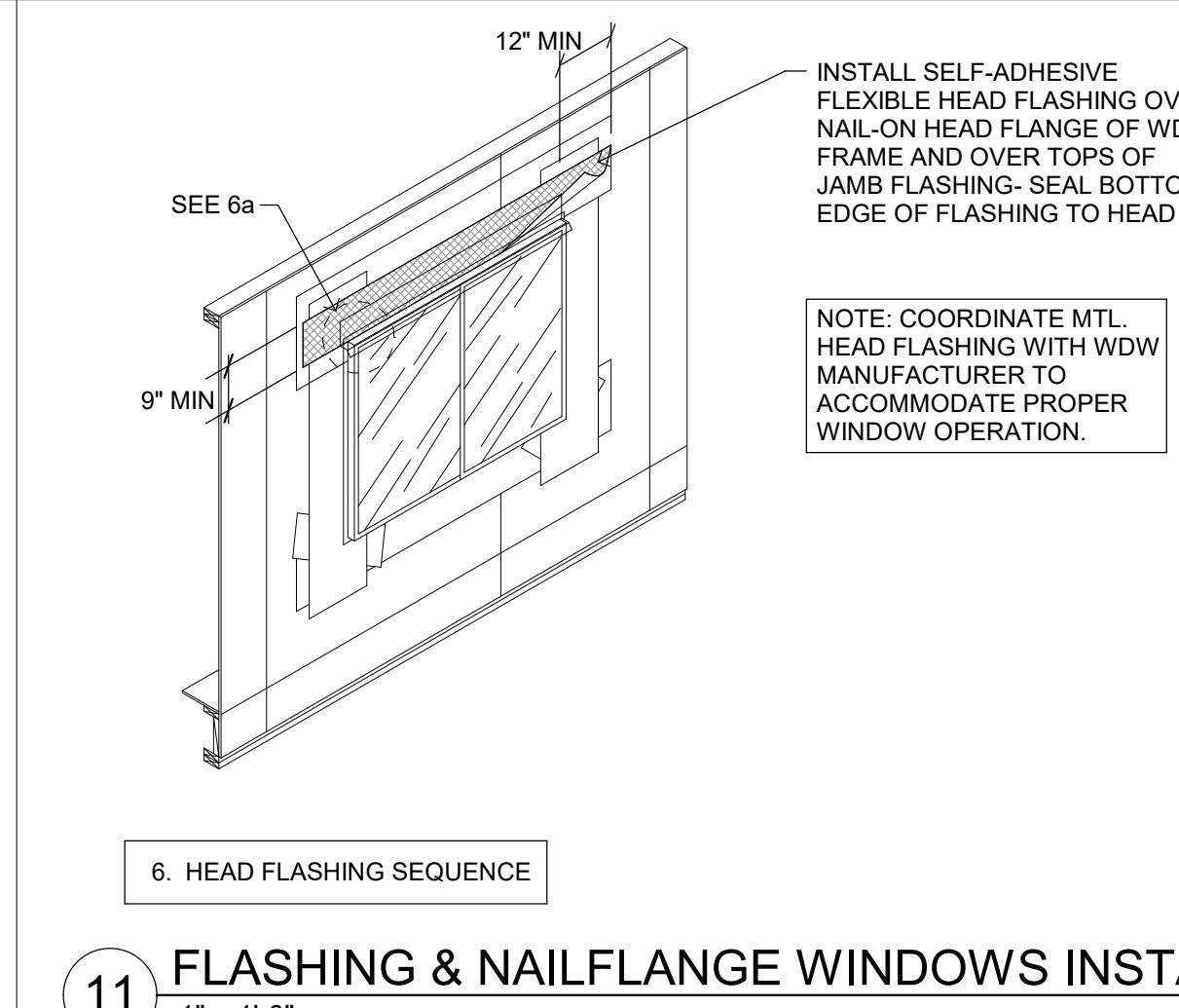
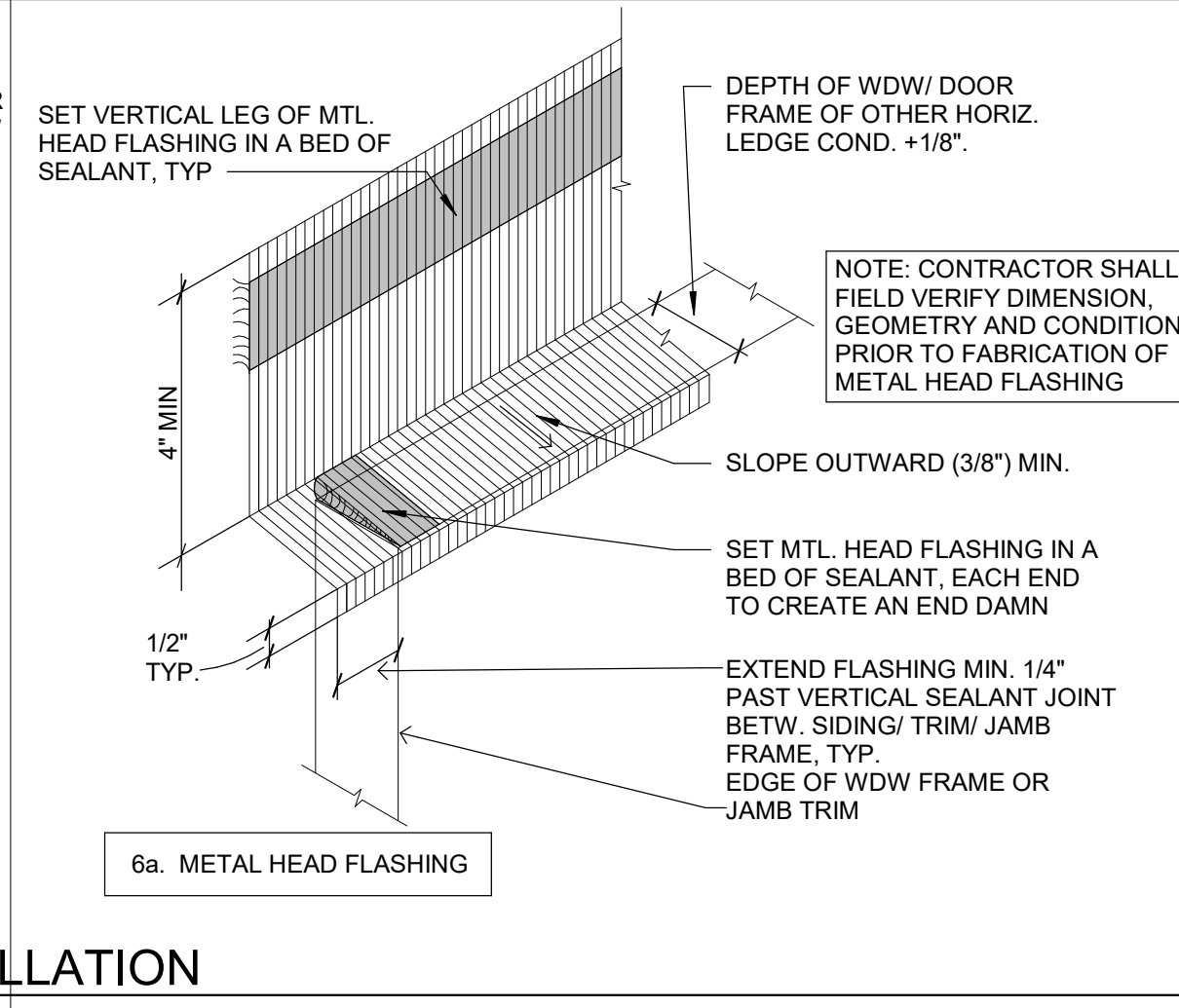
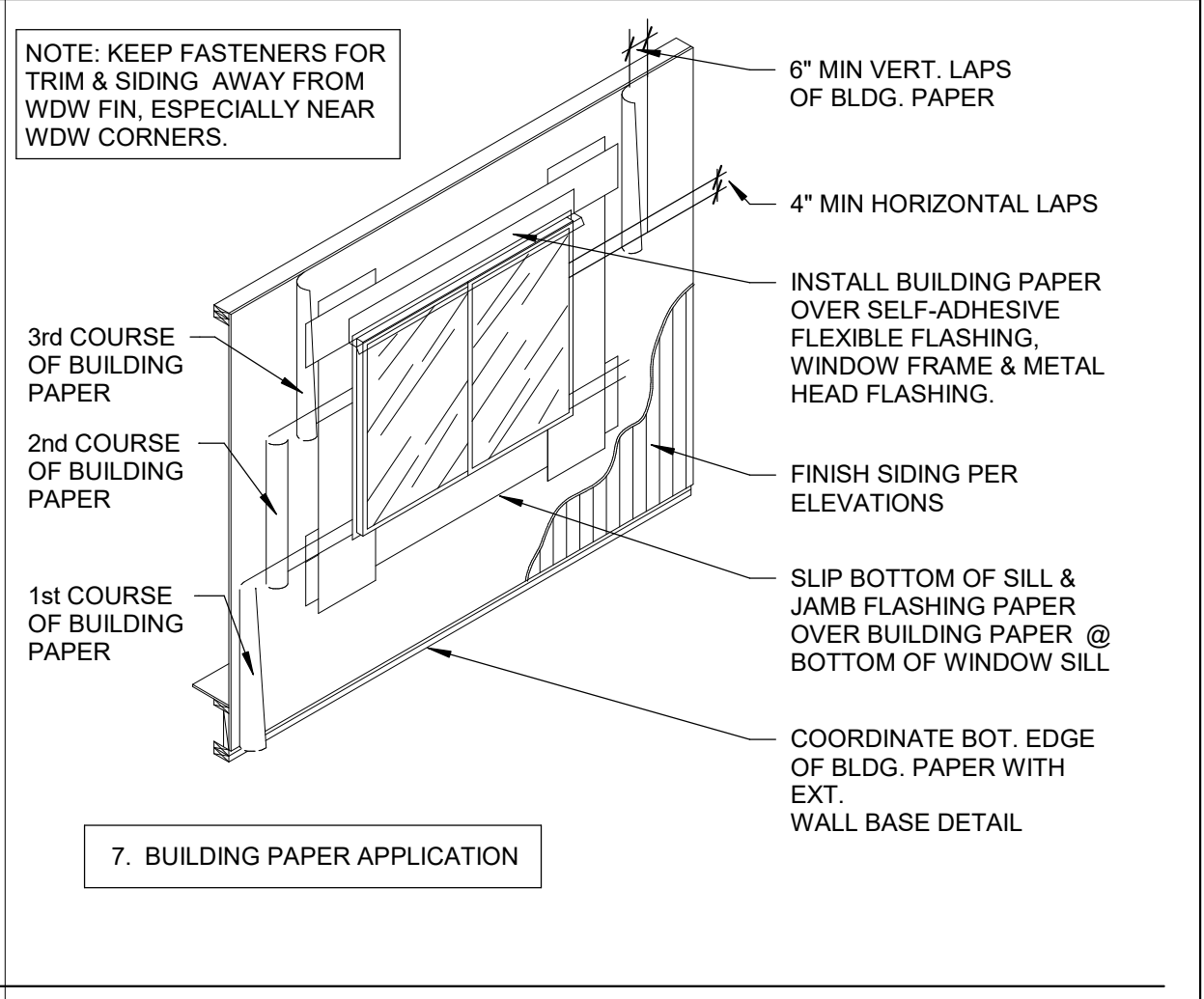


REVISIONS:

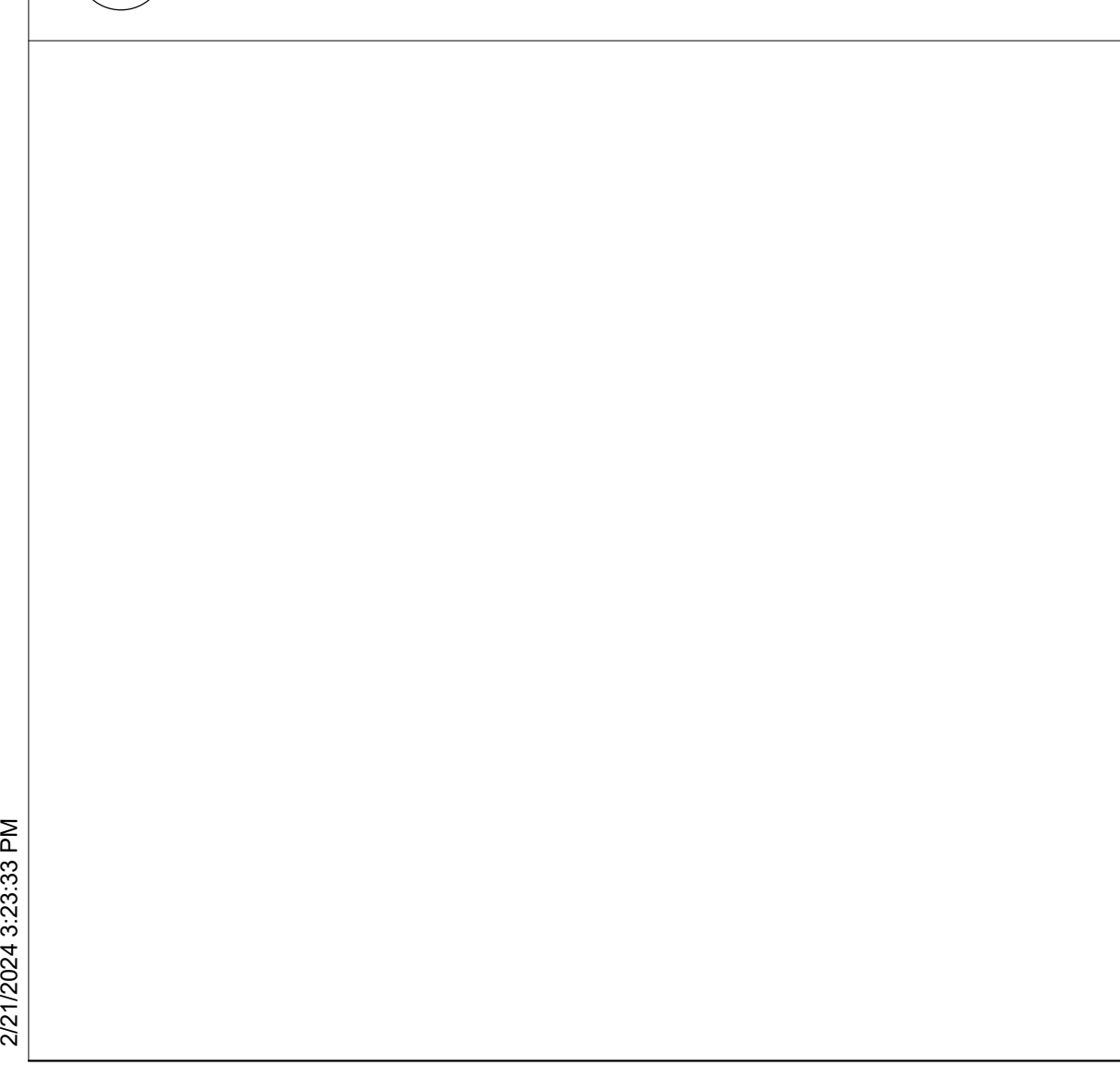
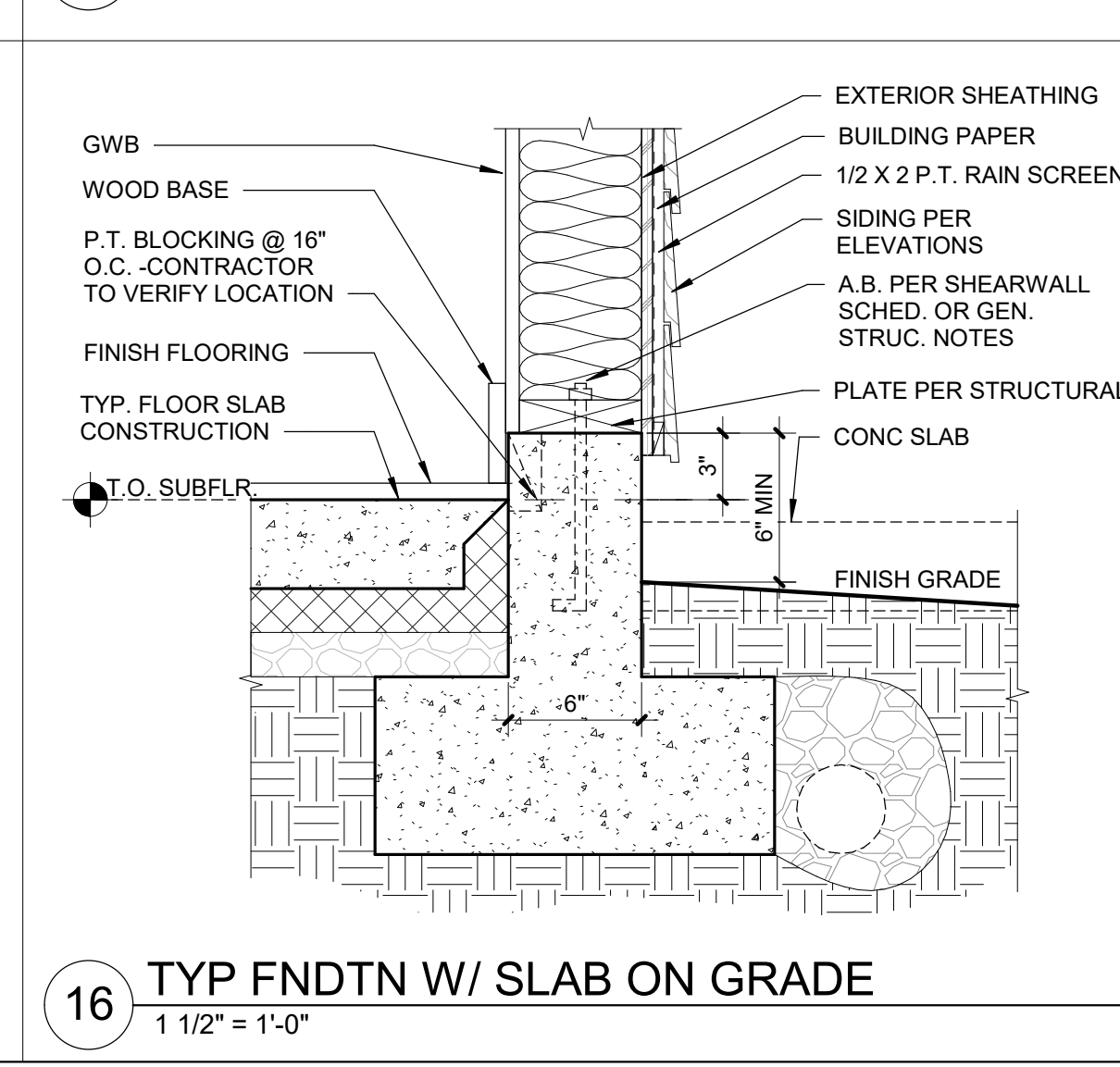
NO.	DESCRIPTION	DATE



18 TYP FLASHING & SEALANT DETAILS @ NAILFLANGE WINDOWS - LAP SIDING
1 1/2" = 1'-0"



19 TYP WD SIDING @ CORNER - PLAN VIEW
3" = 1'-0"



2/21/2024 9:23:33 PM