

# 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 R402.1.1 FOR CLIMATE ZONE 4C

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

\*5TB = R-5 THERMAL BREAK

## 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

3 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.

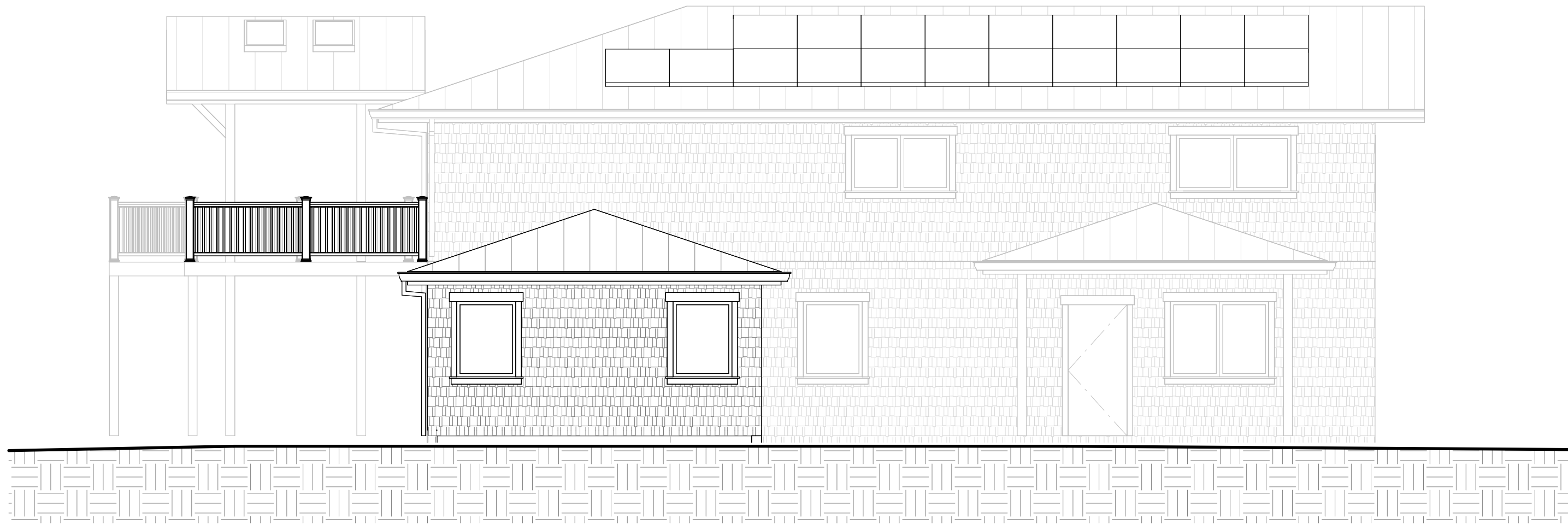
TOTAL 3 CREDITS

**NOTE:** THE SOLAR PANEL HAS BEEN DESIGNED, PERMITTED AND INSTALLED SEPARATELY BY OTHERS. SOLAR PANEL PERMIT NUMBER IS 2402-124. THE SYSTEM WILL PROVIDE ELECTRICAL GENERATION OF APPROXIMATELY 14,587 KWH/YEAR.

## 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/M<sup>2</sup>) AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/S/M<sup>2</sup>) WHEN TESTED ACCORDING TO NFRC 400 OR AIAA/WDMA/CSA 101/1.5.2/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 WSU 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 WSCC AND VIAQ 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:

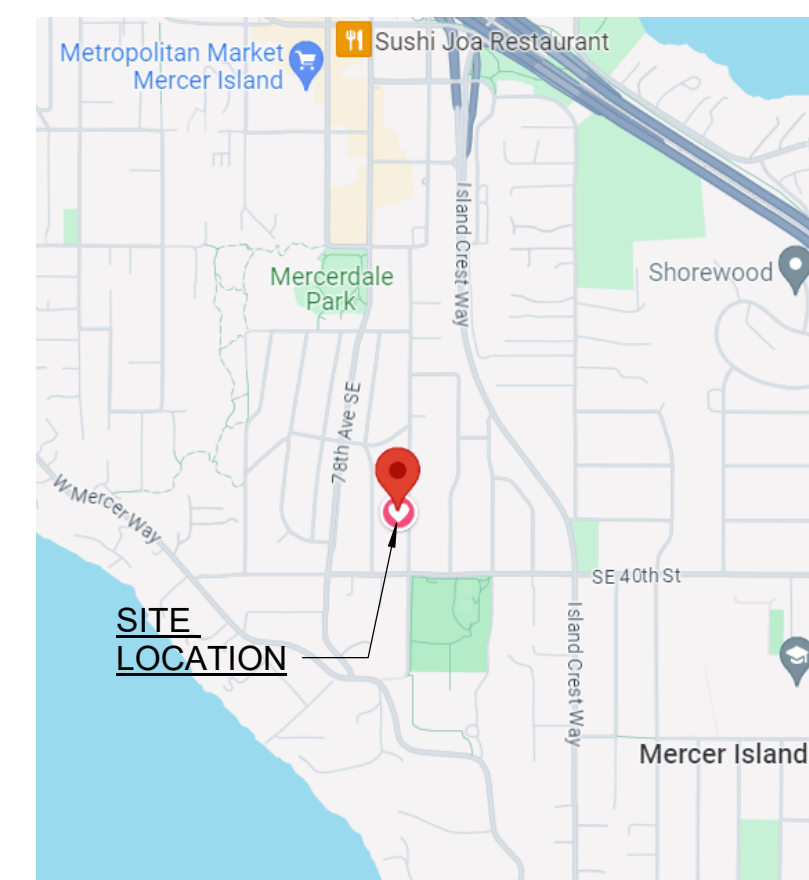
- PLUMBING
- HVAC, MECHANICAL SYSTEMS
- AUTOMATIC SPRINKLER SYSTEMS, VERIFY

- 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

CLIENT	ARCHITECT
NAME: TOM WALSH & ELAIN WINTERS ADDRESS: 3817 80TH AVE SE MERCER ISLAND, WA 98040 PHONE: (206) 310-6398 CONTACT: TOM WALSH EMAIL: tomw1415@gmail.com	BAYLIS ARCHITECTS 10801 MAIN ST # 110, BELLEVUE, WA 98004 PHONE: (425) 454-0566 CONTACT: JIN WAN EMAIL: wan@baylisarchitects.com
GENERAL CONTRACTOR	STRUCTURAL
TBD	BTL ENGINEERING 19011 WOODINVILLE-SNOHOMISH ROAD NE SUITE 100 WOODINVILLE, WA 98072 PHONE: (425) 814-8448 CONTACT: THOMAS N. WOLDENDORP EMAIL: brian.lampe@btlleng.net
SURVEYOR	
SITE SURVEYING INC 21923 NE 11TH STREET SAMMAMISH, WA 98074 PHONE: (425)298-4412 CONTACT: THOMAS N. WOLDENDORP EMAIL: tmw@sitesurveying.com	

## PROJECT DATA

<b>PROJECT NAME:</b>	Walsh Remodel
<b>PROJECT ADDRESS:</b>	3817 80TH AVE SE Mercer Island, WA 98040
<b>PROJECT LEGAL DESCRIPTION:</b>	MERCERDALE # 2
<b>TAX PARCEL #:</b>	545900-0225
<b>LOT AREA:</b>	9,600 SF
<b>JURISDICTION:</b>	CITY OF MERCER ISLAND
<b>LAND USE ZONING:</b>	R-9.6
<b>OCCUPANCY GROUPS:</b>	R-3 SINGLE FAMILY RESIDENCE
<b>TYPE OF CONSTRUCTION:</b>	VB

A NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND GOMI STANDARDS HAS BEEN INSTALLED IN 2020 AND A FIRE PERMIT HAS BEEN SECURED FOR THE NEW MONITORED SYSTEM.  
TI PERMIT REQUIRED FOR THE ADDITION OF ADDITIONAL DEVICES, MODIFICATION TO THE SYSTEM, OR REMOVAL OF DEVICES. THIS PERMIT MAY BE DEFERRED, HOWEVER MUST BE COMPLETED PRIOR TO FINAL OCCUPANCY APPROVAL

## 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

LOWER FLOOR HEATED AREA EXISTING TO BE REMODELED	257 SF	MAIN FLOOR DECK AREA (REMOVE PART OF) EXISTING UNCOVERED DECK:	-116 SF
ADDITION TO BE ADDED	207 SF		
TOTAL	464 SF		

## LOT COVERAGE CALCULATIONS

NET LOT SIZE	9,600 SF
TOTAL LOT COVERAGE ALLOWED (15% THEREFORE) 40% ALLOWED	LOT SLOPE = 6.2% 9,600 SF * 40% = 3,840 SF
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

A002 SITE PLAN & SITE CALCULATION

## SURVEY

SURVEY SURVEY 1

## STRUCTURAL

S101	GENERAL STRUCTURAL NOTES
S201	FOUNDATION PLAN
S202	ROOF FRAMING PLAN
S301	DETAILS
S302	DETAILS

## ARCHITECTURAL

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

## ABBREVIATIONS

ALT	Above Finish Floor
ALTE	Alternate
APPROX	Approximate
CONC	Concrete
CONST	Construction
CPT	Carpet
CTR	Center, Counter
DIA	Diameter
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
HW/T	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
STL	Steel
STRL	Structural
SYS	System
TOW	TOP of Wall
TP	Typical
UNO	Unless Noted Otherwise
VIF	Verify in Field
W/	With
WD	Wood
W/O	Without

#3369



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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:

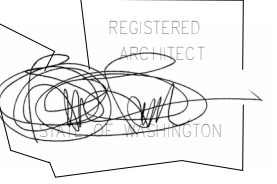
NO.	DESCRIPTION	DATE
1	PERMIT RESPONSE	2024-03-28

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

## COVERSHEET

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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:

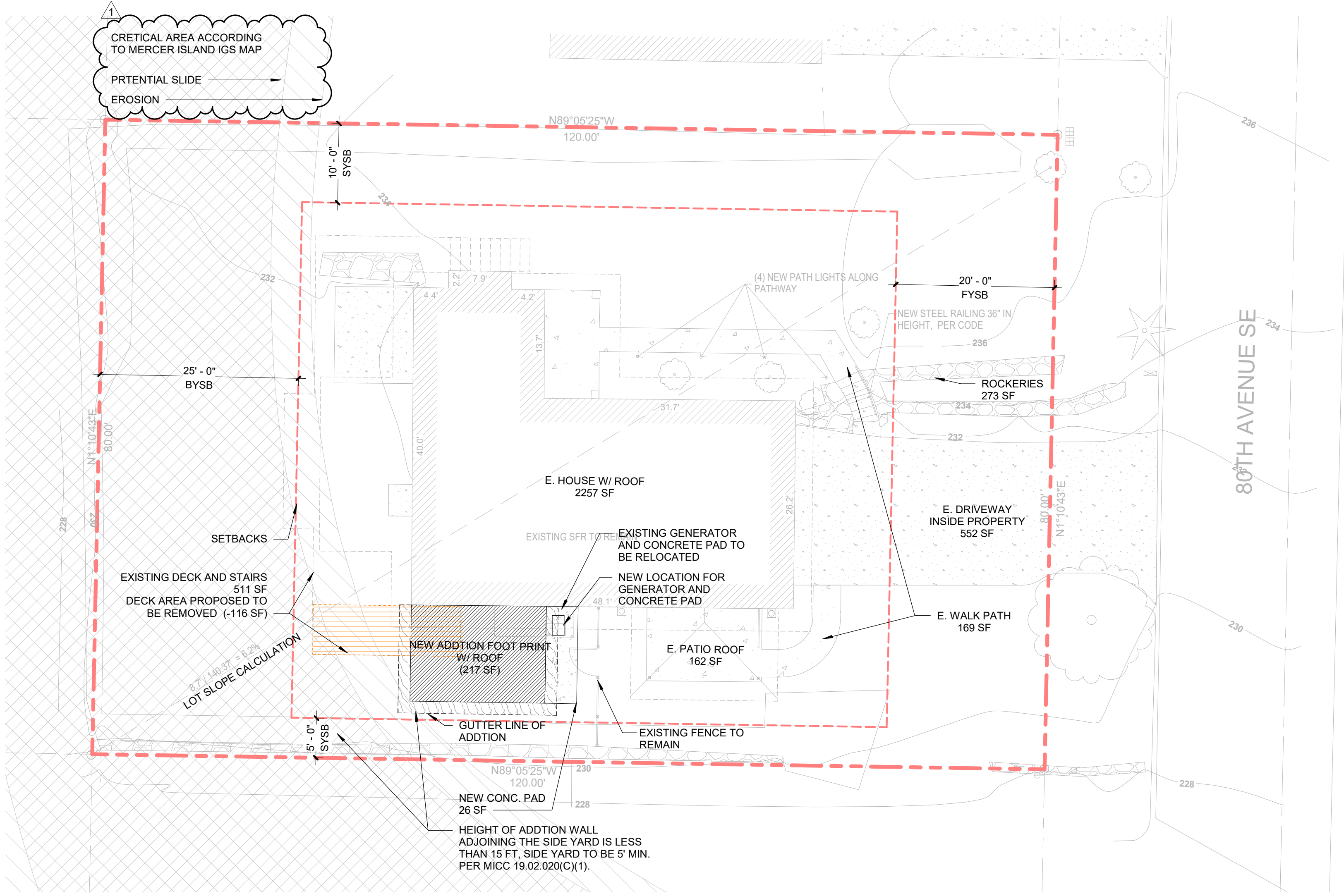
NO.	DESCRIPTION	DATE
1	PERMIT RESPONSE	2024-03-28

ARCHITECTS  
**baylis**  
 10801 Main Street, #110 | Bellevue, WA 98004  
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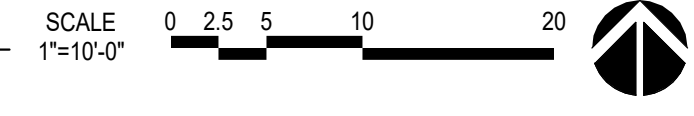
SITE PLAN & SITE CALCULATION

### 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
- VGE TREE PROTECTION FENCE



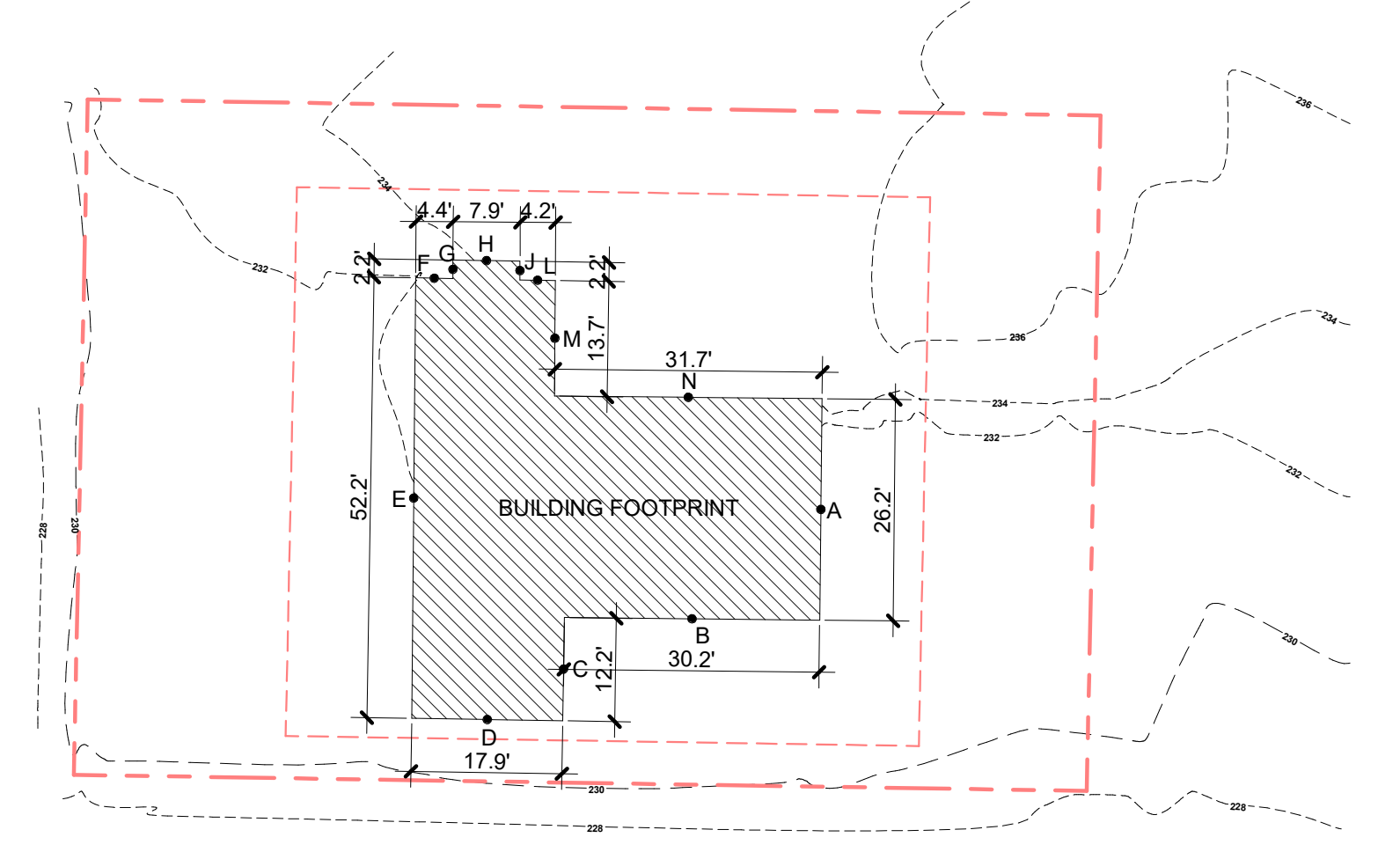
1 SITE PLAN  
 1" = 10'-0"



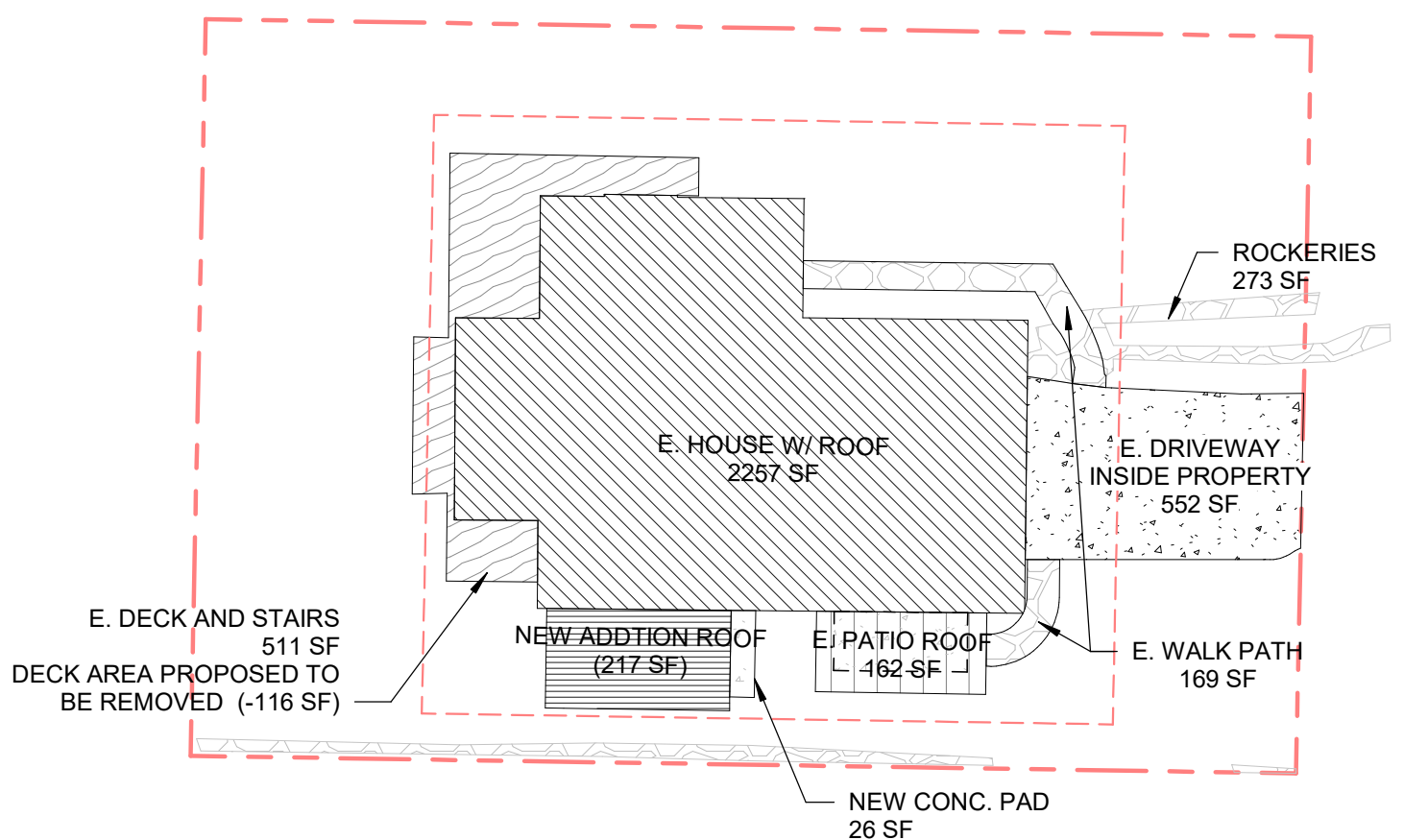
#### AVERAGE BUILDING ELEVATION CALCULATION

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	<b>3,778 SF (39.4%)</b>
	<3,840 SF...OK

#### IMPERVIOUS AREA CALCULATION

DECK EXEMPTED -354 SF  
 TOTAL **3,431 SF (35.7%)**

#### HARDSCAPE CALCULATION

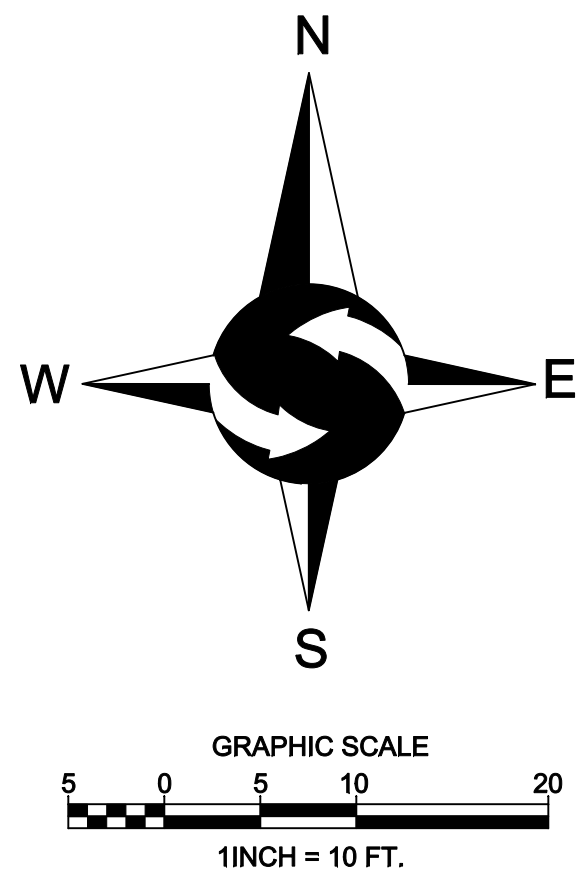
E. ROCKERIES	251 SF
E. PATIO (WITHOUT ROOF)	93 SF
E. WALK PATH	169 SF
E. STAIR	41 SF
E. DECKS	470 SF
RECLAIMED DECK COVERAGE	-116 SF
TOTAL	<b>908 SF (9.5%)</b>
	< 9% + 0.6%(BORROWED FROM LOT COVERAGE)...OK

#### 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	<b>2,959 SF (30.8%)</b>
	<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  
SAMMAMISH, 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.

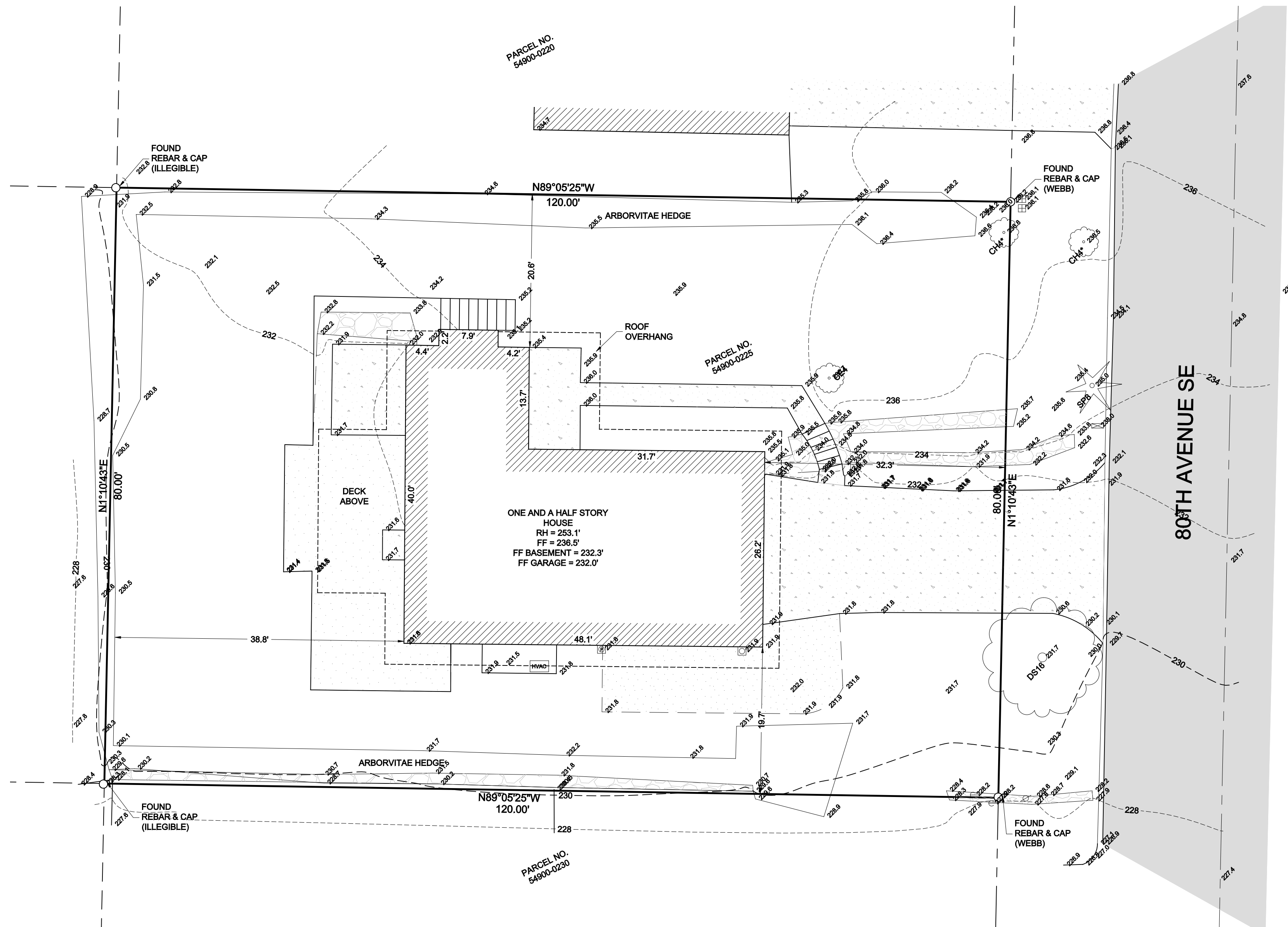
THE MARK IS A MONUMENT IN CASE ON THE CENTERLINE OF 80TH AVENUE SE OPPOSITE HOUSE # 3719.

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

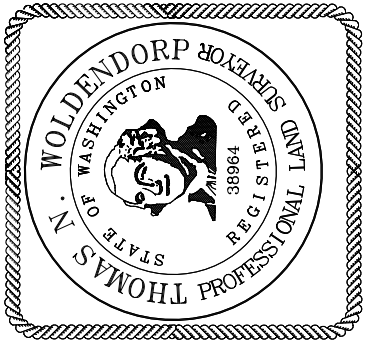
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



**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	40-PSF	-	
BALCONIES & DECKS	60-PSF	-	1.5 x OCCUPANCY LOAD
UNINHABITABLE ATTIC, WITH STORAGE	20-PSF	-	CONCURRENT WITH SNOW LOADS
UNINHABITABLE ATTIC, WITHOUT STORAGE	10-PSF	-	NON-CONCURRENT WITH SNOW LOADS
HANDRAILS AND GUARDS	-	200-LBS	ANY POINT, ANY DIRECTION (ASCE 7-16, SECTION 4.5.1)

WIND DESIGN DATA	
<b>ASCE 7-16, CHAPTER 28: SIMPLIFIED ENVELOPE PROCEDURE</b>	
BASIC DESIGN WIND SPEED (3-SEC. GUST), V	100-MPH
RISK CATEGORY	II
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	N/A
EXTERIOR COMPONENTS & CLADDING	25-PSF
TOPOGRAPHICAL FACTOR, K <sub>zt</sub>	2.00
<b>SNOW LOADS</b>	
<b>ASCE 7-16, CHAPTER 7</b>	
GROUND SNOW LOAD, P <sub>g</sub>	25-PSF
FLAT ROOF SNOW LOAD, P <sub>f</sub> = 0.7 C <sub>e</sub> C <sub>t</sub> I <sub>s</sub> P <sub>g</sub>	25-PSF
• SNOW EXPOSURE FACTOR, C <sub>e</sub>	1.0
• SNOW LOAD IMPORTANCE FACTOR, I <sub>s</sub>	1.0
• THERMAL FACTOR, C <sub>t</sub>	1.2
DO NOT ADJUST FOR SLOPE OR DRIFT UNLESS NOTED ON THE DRAWINGS.	

SEISMIC DESIGN DATA	
<b>ASCE 7-16, CHAPTER 12.8: EQUIVALENT LATERAL FORCE PROCEDURE</b>	
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR, I <sub>e</sub>	1.0
MAPPED SPECT ACCEL, SHORT PERIOD, S <sub>s</sub>	1.413
MAPPED SPECT ACCEL, 1-SEC, S <sub>1</sub>	0.492
SITE CLASS	D
SPECTRAL RESPONSE COEFF. SHORT PERIOD, S <sub>ds</sub>	1.130
SPECTRAL RESPONSE COEFF. 1-SEC, S <sub>d1</sub>	0.593
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC-FORCE-RESISTANCE SYSTEM	PLY. SHEAR WALLS
RESPONSE MODIFICATION FACTOR, R	6.5
SEISMIC RESPONSE COEFFICIENT, C <sub>s</sub>	0.174
DESIGN BASE SHEAR, V (ADDITION)	1.39 KIPS

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: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. ALLOWABLE SOIL BEARING PRESSURE, PASSIVE LATERAL EARTH PRESSURE, AND SOIL PROFILE TYPE ARE DERIVED FROM THE GEOTECHNICAL REPORT. 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.

GEOTECHNICAL PROPERTIES AS DEFINED IN GEOTECHNICAL REPORT:	
<b>GEOTECH CONSULTANTS, INC.</b>	
<b>PROJECT NUMBER JN 24099, DATED MARCH 27, 2024</b>	
SOIL SITE CLASS	D
ALLOWABLE SOIL BEARING PRESSURE	2000-PSF
PASSIVE LATERAL EARTH PRESSURE	250-PCF
BASE FRICTION COEFFICIENT	0.40

**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 CONSTRUCTION	MIN. 28-DAY COMPRESSIVE STRENGTH, f <sub>c</sub>
INTERIOR SLABS-ON-GRADE	2500-PSI
FOOTINGS, BASEMENT WALLS, FOUNDATION/STEM WALLS	3000-PSI <sup>1</sup>

<sup>1</sup> SPECIFIED COMPRESSIVE STRENGTH (f<sub>c</sub>) 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	GRADE 60, f <sub>y</sub> = 60,000-PSI
#4 BAR & SMALLER	GRADE 40, f <sub>y</sub> = 40,000-PSI
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	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS & LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS & SMALLER)	1-1/2"
SLABS & INTERIOR FACE OF WALLS (#11 BARS & SMALLER)	3/4"
COLUMN TIES, COLUMN SPIRALS, BEAM STIRRUPS	1-1/2"

**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: ∅

MEMBER USE	SIZE	SPECIES	GRADE
STUDS	2X, 3X	HEM-FIR OR SPF	STUD
JOISTS/RAFTERS	2X, 3X	HEM-FIR	NO. 2
PLATES/MISC.	2X, 3X	HEM-FIR	NO. 2
BEAMS	4X	DOUGLAS FIR-LARCH	NO. 2
POSTS	4X	DOUGLAS FIR-LARCH	NO. 2
TIMBER BEAMS	6X & LARGER	DOUGLAS FIR-LARCH	NO. 2
TIMBER POSTS	6X & LARGER	DOUGLAS FIR-LARCH	NO. 2

- 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	F <sub>b</sub>	F <sub>c1</sub>	F <sub>v</sub>	E
BEAMS	1.55E LAMINATED STRAND LUMBER (LSL)	2325-PSI	800-PSI	310-PSI	1550-KSI
BEAMS	2.0E LAMINATED VENEER LUMBER (LVL)	2600-PSI	750-PSI	285-PSI	2000-KSI
BEAMS	2.2E PARALLEL STRAND LUMBER (PSL)	2900-PSI	750-PSI	290-PSI	2200-KSI
RIM BOARDS	LAMINATED STRAND LUMBER (LSL)	1700-PSI	680-PSI	400-PSI	1300-KSI

- 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		FLOOR TRUSS DESIGN LOADING	
MEMBER USE	UNIFORM LOAD	MEMBER USE	UNIFORM LOAD
TOP CHORD SNOW LOAD	25-PSF	TOP CHORD LIVE LOAD	40-PSF
TOP CHORD WIND LOAD (UPLIFT)	15-PSF	TOP CHORD DEAD LOAD	10-PSF
TOP CHORD DEAD LOAD	7-PSF		
BOTTOM CHORD LIVE LOAD	10-PSF	BOTTOM CHORD LIVE LOAD	N/A
BOTTOM CHORD DEAD LOAD	5-PSF	BOTTOM CHORD DEAD LOAD	5-PSF

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 PLES 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 653, 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	ASTM A307	ASTM B695, CLASS 55 GALVANIZED or STAINLESS STEEL	ANSIIAWC NDS-2018 SECTION 12.1.3 HOLE = BOLT Ø + (1/32" to 1/16") WASHER @ BOLT HEAD & @ NUT
ALL-THREAD/THREADED ROD	ASTM F1554	ASTM B695, CLASS 55 GALVANIZED or STAINLESS STEEL	ANSIIAWC NDS-2018 SECTION 12.1.3 HOLE = BOLT Ø + (1/32" to 1/16") WASHER @ BOLT HEAD & @ NUT
LAG SCREWS	ASTM A307	ASTM A153 GALVANIZED or STAINLESS STEEL	ANSIIAWC NDS-2018 SECTION 12.1.4 LEAD HOLE = 0.5 SHANK Ø; SHANK HOLE = SHANK Ø WASHER @ LAG HEAD
WOOD SCREWS		ASTM A153 GALVANIZED or STAINLESS STEEL	ANSIIAWC NDS-2018 SECTION 12.1.5 PILOT HOLE = 0.5 ROOT Ø (UNLESS SELF-BORING)
NAILS	ASTM F1667	ASTM A153 GALVANIZED or STAINLESS STEEL	ANSIIAWC NDS-2018 SECTION 12.1.6 AVOID OVERDRIVING or UNDERDRIVING AVOID WOOD SPLITTING TOENAILS 30°, 1/3 NAIL LENGTH FROM JOINT

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

NAIL USE	PENNY WEIGHT	SIZE
FRAMING NAILS	12d BOX	0.131"Ø x 3-1/4"
SHEATHING NAILS	8d BOX	0.131"Ø x 2-1/2"

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	HDLX-SDS2.5	PHDXA
	STHD14/STHD14RJ	STAD14/STAD14RJ
	DTT1Z	LTS19-TZ w/ 1"x1"x1/4" PLATE WASHER (TO ACCOMMODATE 3/8" LAG SCREW)
STRAPS	MST48	KST248
	ST2215	KST216
	ST6224	KST224
	CS16	RS150
	MASA / MASAP	FA4
ANGLES/TIES	CMSTC16	CMSTC16
	LG2	LUG2
	LTP4	MP4F
	LTP5	MP6F
	A34	MP34
	A35	MPA1
	H1	RT15
	H2.5	RT7
	H2.5A	RT7A
	POST CAPS	LPCxZ
LCE4		PBES74
EPCxx		EPCMxx
CCQxxSDS5.5		KCCQxx
ECCQxxSDS5.5		KECCQxx
POST BASES	ACx	PBSxx
	PBxx	WExx
	ABUxx	PAUxx
DRAG STRUTS	ABAxx	PAXxE
	HTS30C	HTW30C
	DSC3	DSC4
HANGERS	LUSxx	JUSxx
	IUSxx	THFxx
	ITTx	THOxx
	HUxx / HUCxx	HDxx / HDxxIF
	MIUxx	THFxx
	HUSxx	HUSxx



**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

NO.	DESCRIPTION	DATE
1	PLAN REVIEW	03/28/2024



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

**GENERAL STRUCTURAL NOTES**





**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:

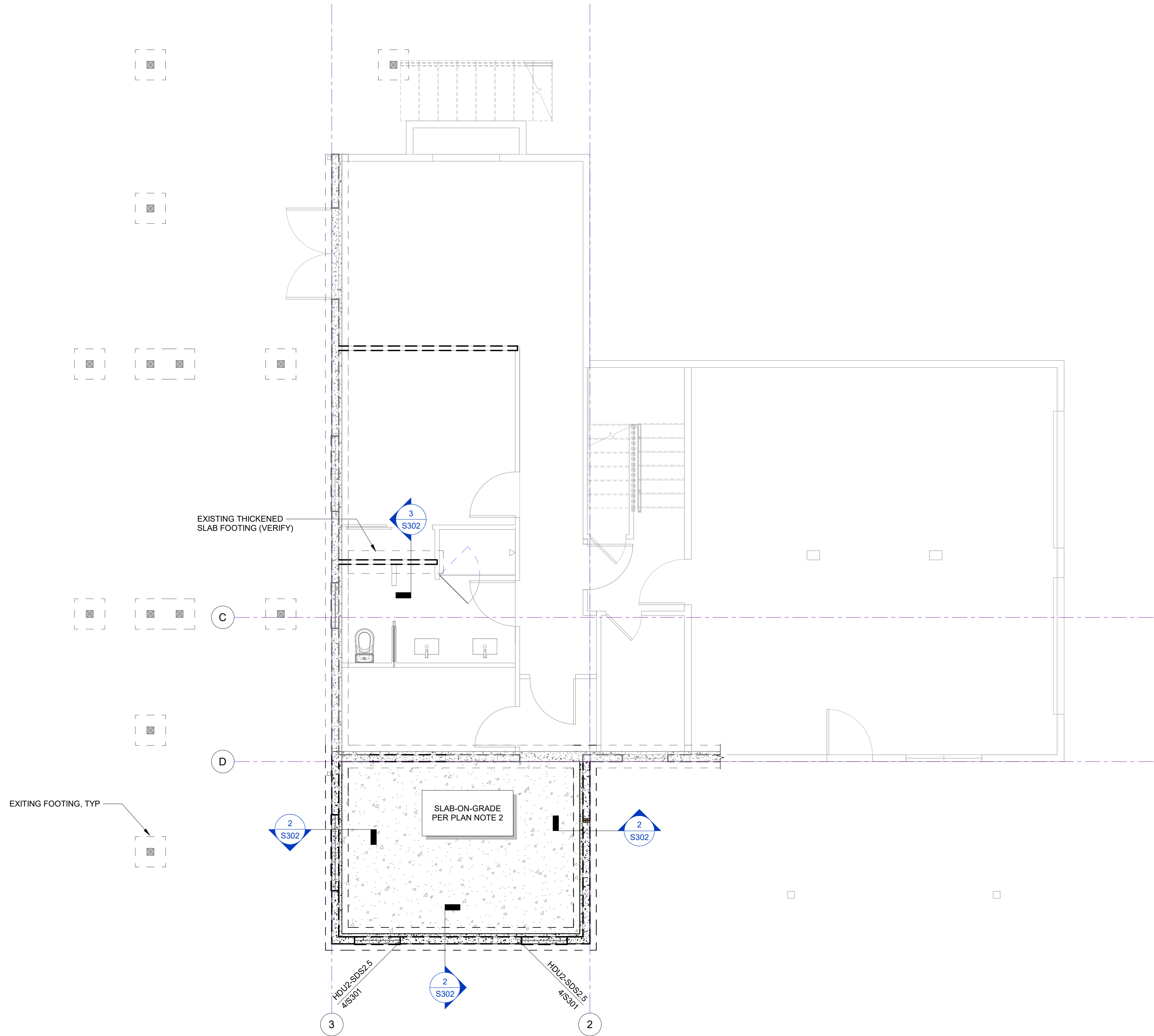
NO.	DESCRIPTION	DATE
1	PLAN REVIEW	03/28/2024



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

FOUNDATION PLAN

S201

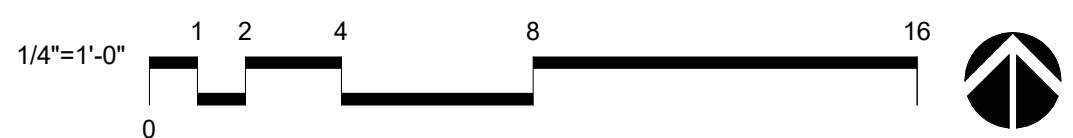


**FOUNDATION PLAN NOTES:**

- BOTTOM OF FOOTINGS SHALL BE SET BELOW FROST DEPTH ON SOIL PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. FINAL ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND ON-SITE VERIFICATION BY THE GEOTECHNICAL ENGINEER.
- SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE POURED OVER 10mil VAPOR BARRIER PLACED OVER FREE-DRAINING GRANULAR FILL PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. 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)
- SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSION AND SLOPE REQUIREMENTS.
- 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
  - HOLDOWN TO WALL ABOVE

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









**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
1	PLAN REVIEW	03/28/2024



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

DETAILS

S301

### SHEAR WALL SCHEDULE

(IN ACCORDANCE w/ ANSII/AF&PA SDPW5-2015 SECTION 4.3)  
 UPDATED 4/20/2021

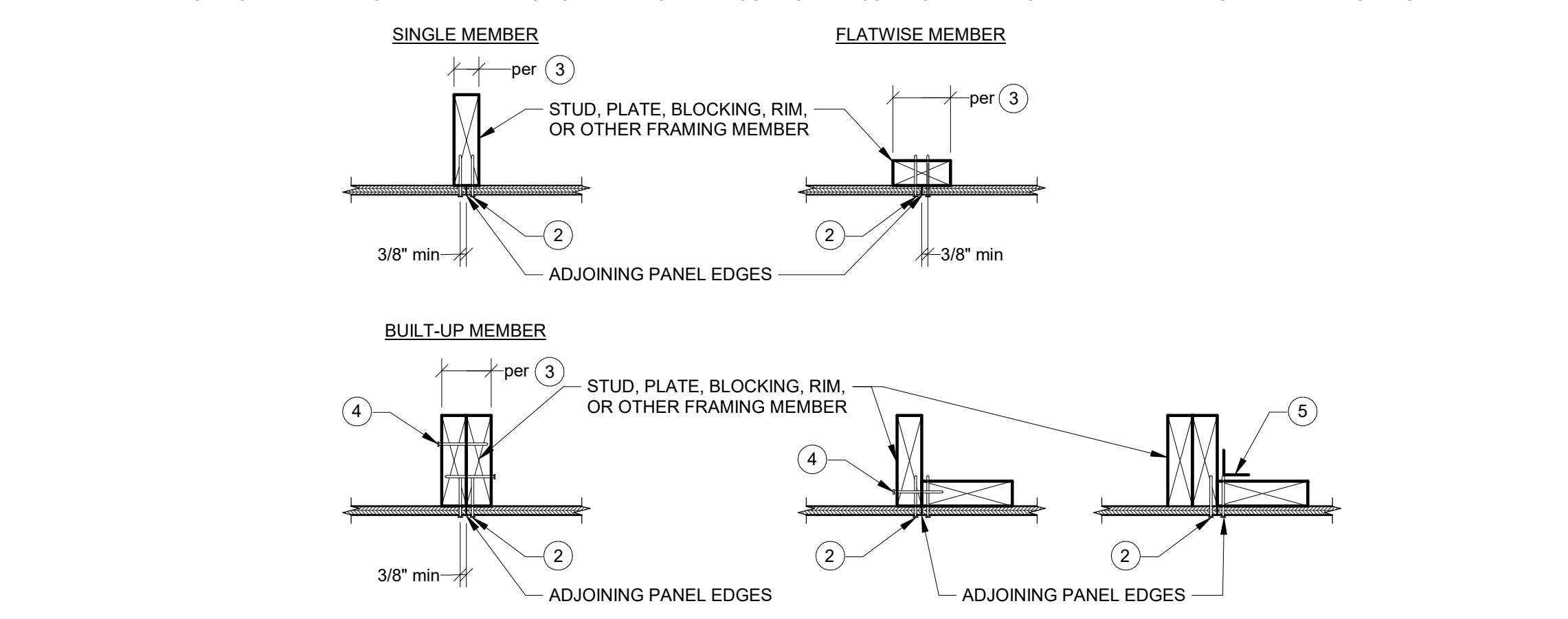
WALL TYPE	SHEATHING (1)	PANEL EDGE NAILING (2)	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES (3)		MUDSILL PLATE	FACE NAILING (4)	FRAMING CLIPS (5)	ANCHORAGE TO CONCRETE (6)		SEISMIC CAPACITY h/b = 2 (h/b = 3.5)	WIND CAPACITY h/b = 2 (h/b = 3.5)
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 Side	6"oc	2x	-	2x	6"oc	A35 @ 27"oc or LTP4 @ 27"oc	5/8"Ø @ 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"Ø @ 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"Ø @ 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"Ø @ 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"Ø @ 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"Ø @ 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"Ø @ 12"oc	MASAP @ 7"oc	1180-plf (957-plf)	1640-plf (1338-plf)

**SHEAR WALL SCHEDULE NOTES**

① (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.

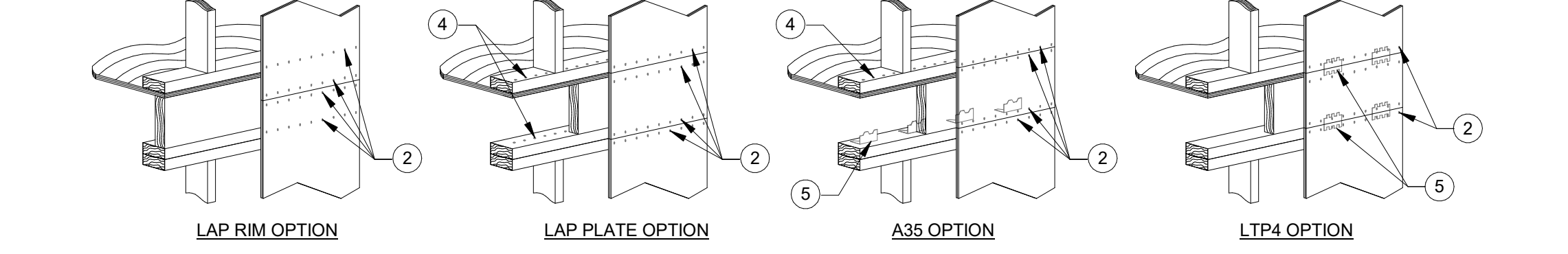
② (SECTION 4.3.7.1.2 & SECTION 4.3.7.1.3)  
 PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12"oc. MAXIMUM STUD SPACING SHALL BE 16"oc. SHEATHING NAILS SHALL BE 0.131"dia. x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.

③ (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.

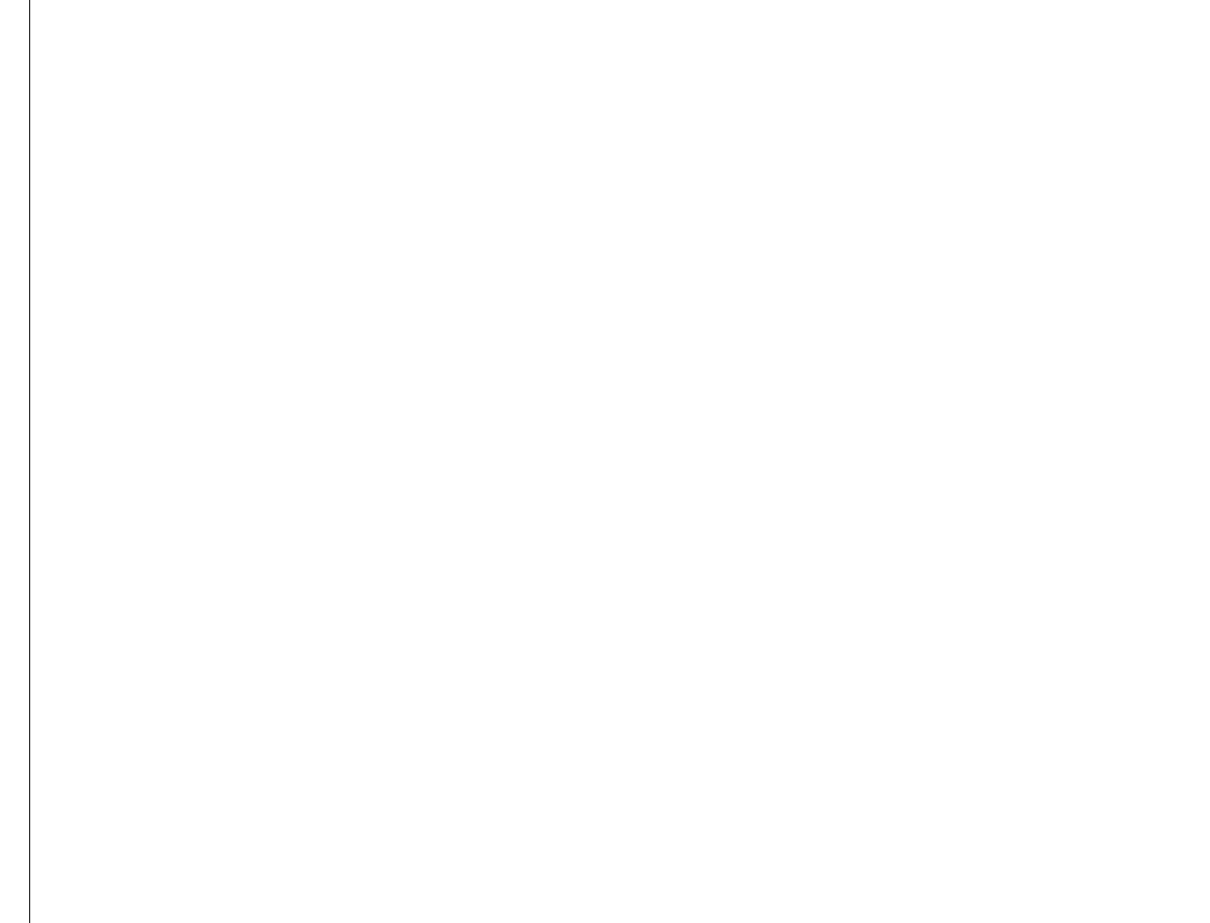
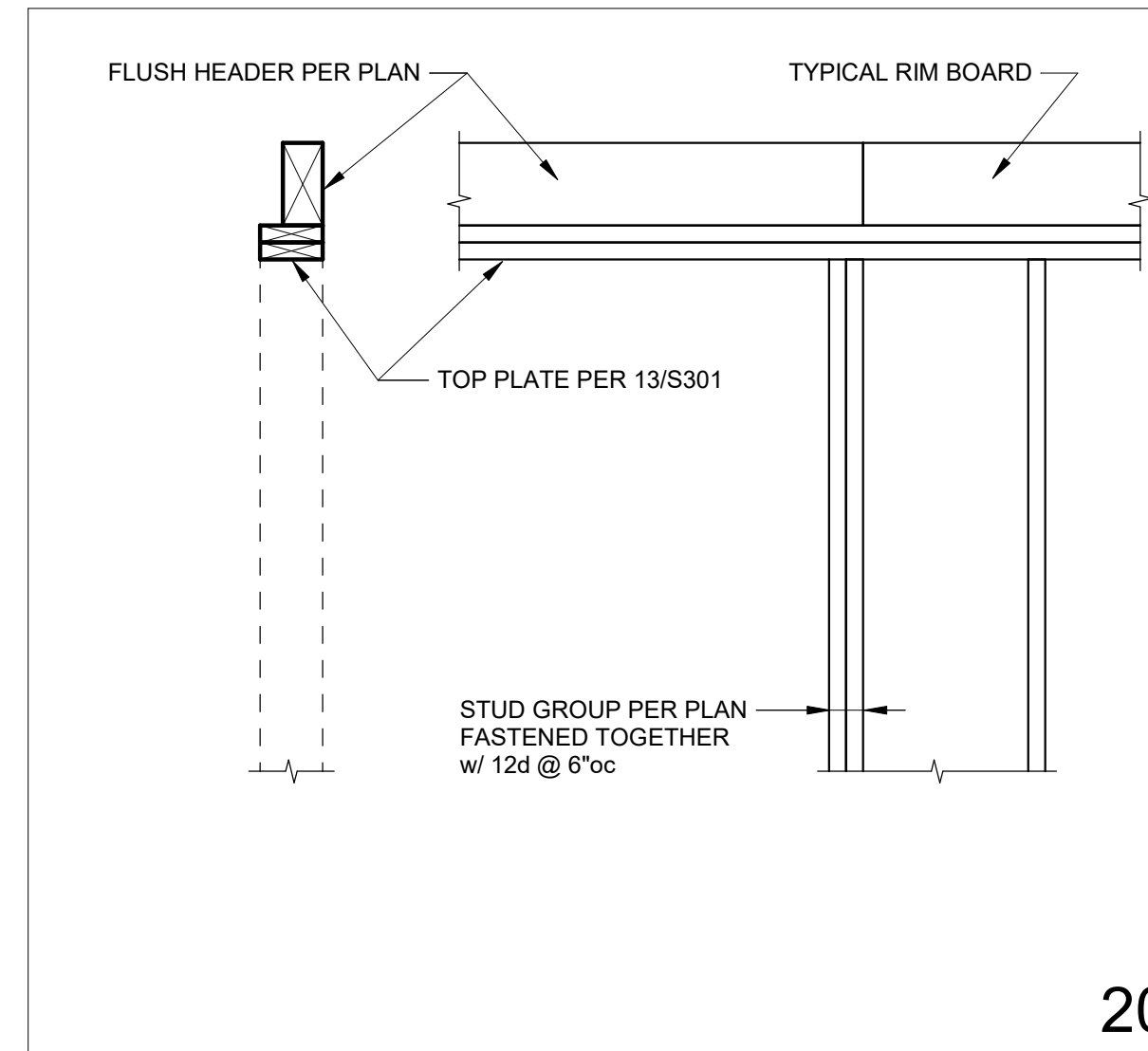
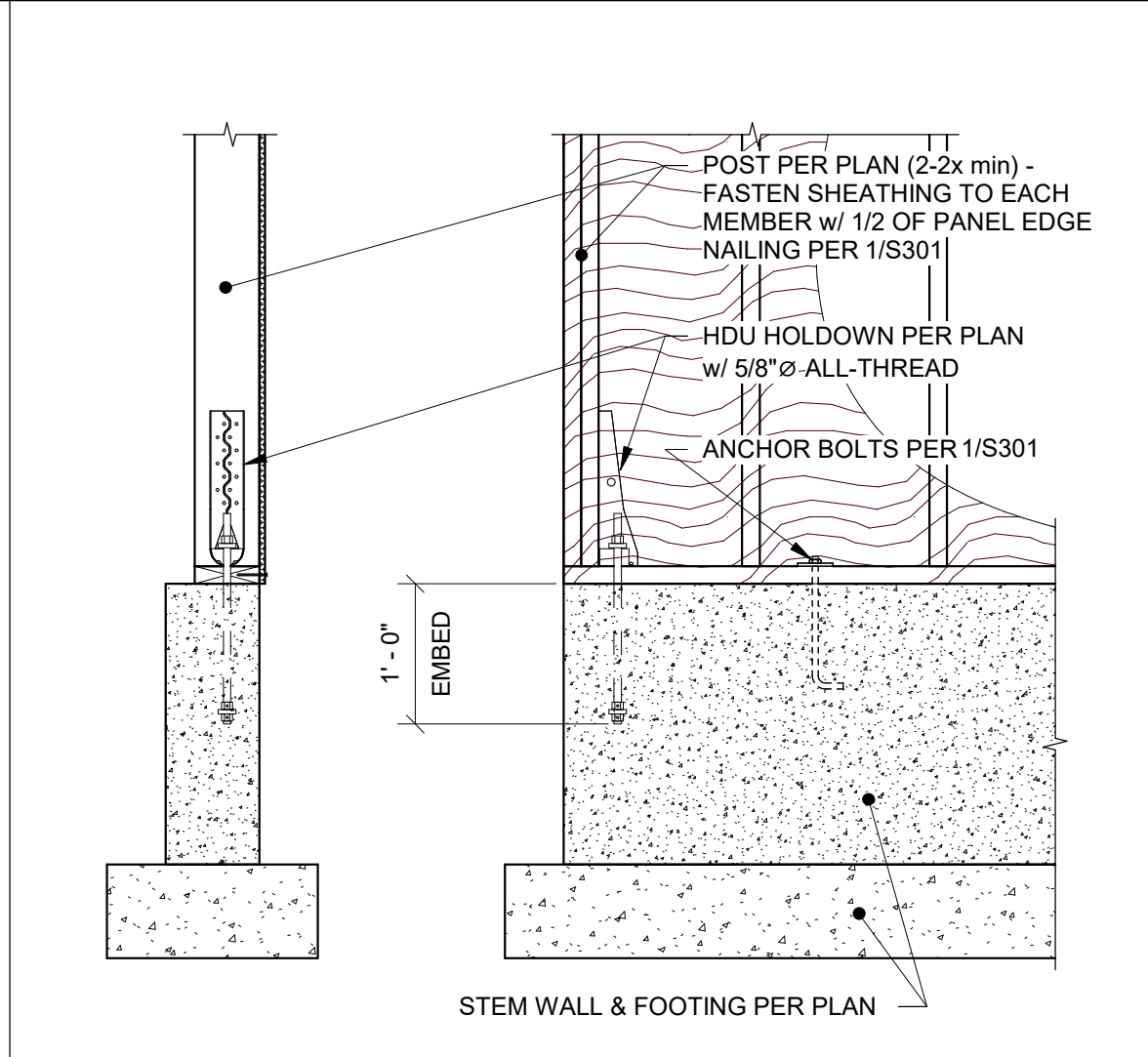
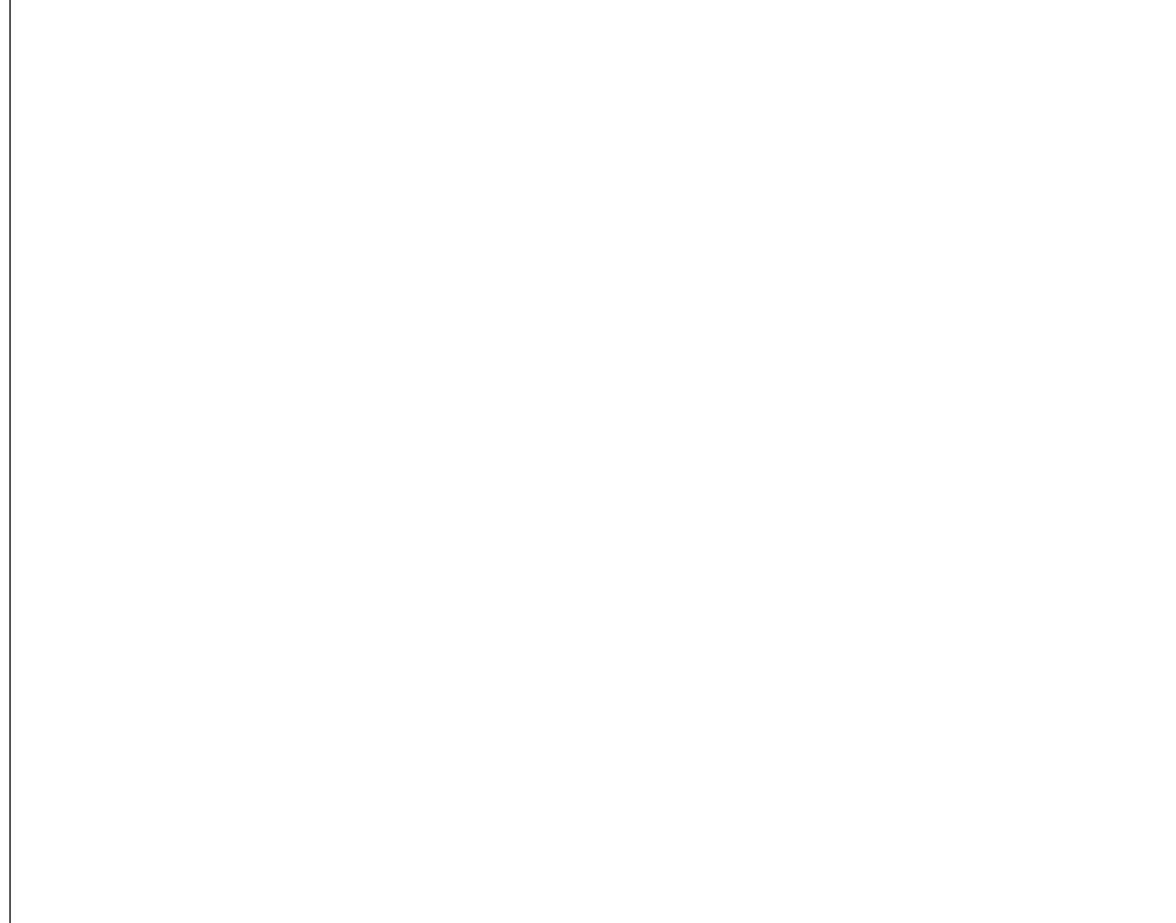
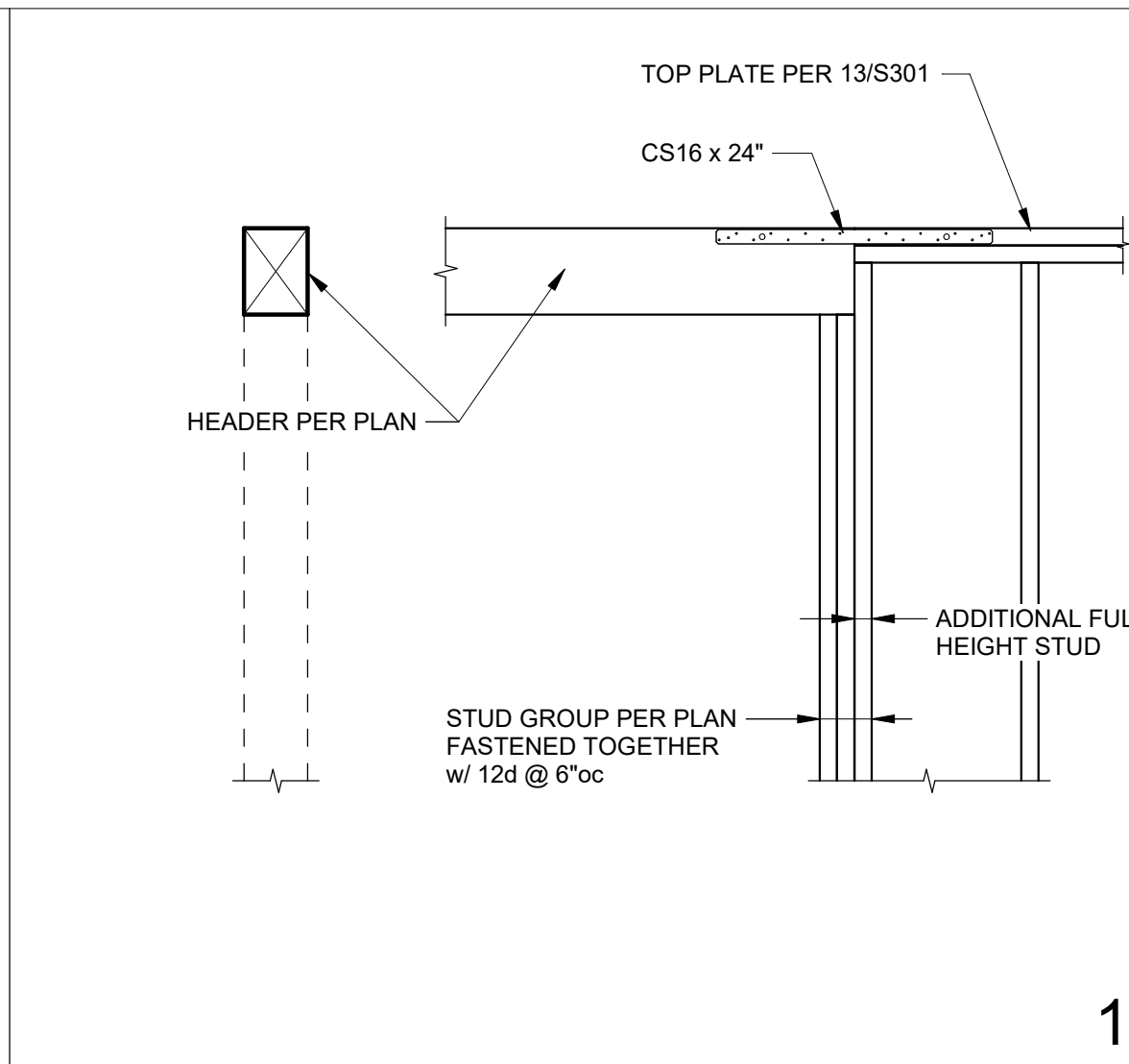
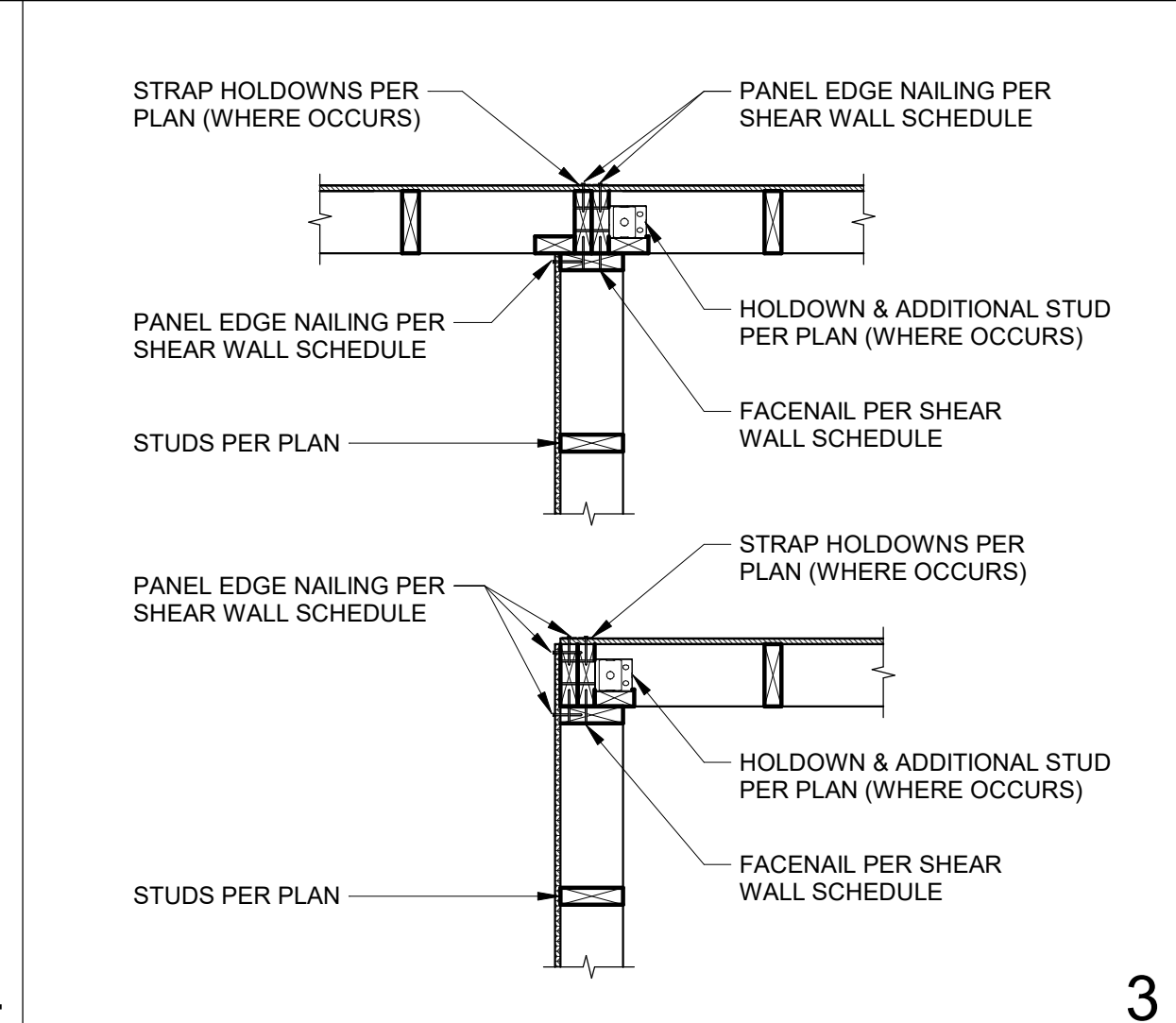
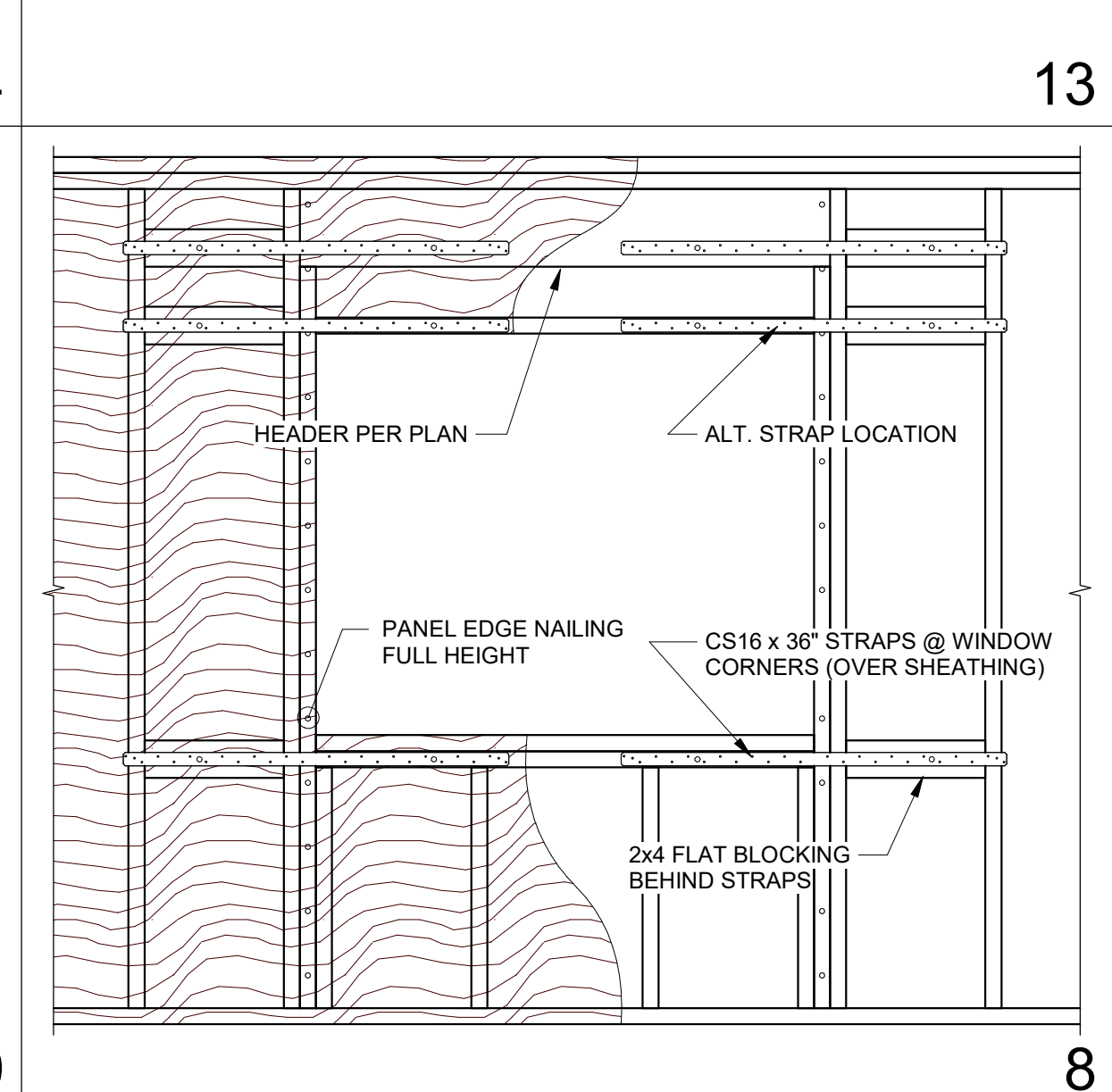
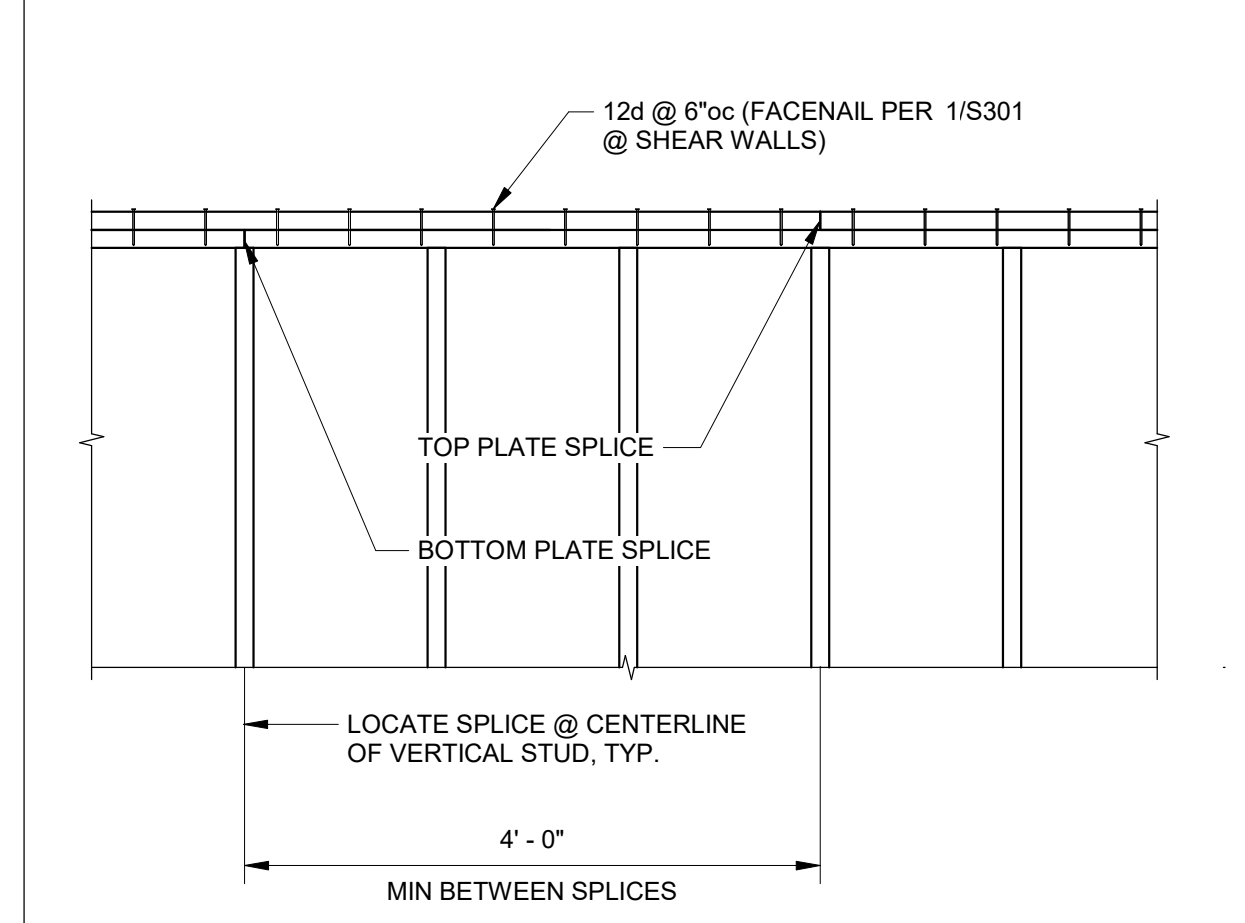
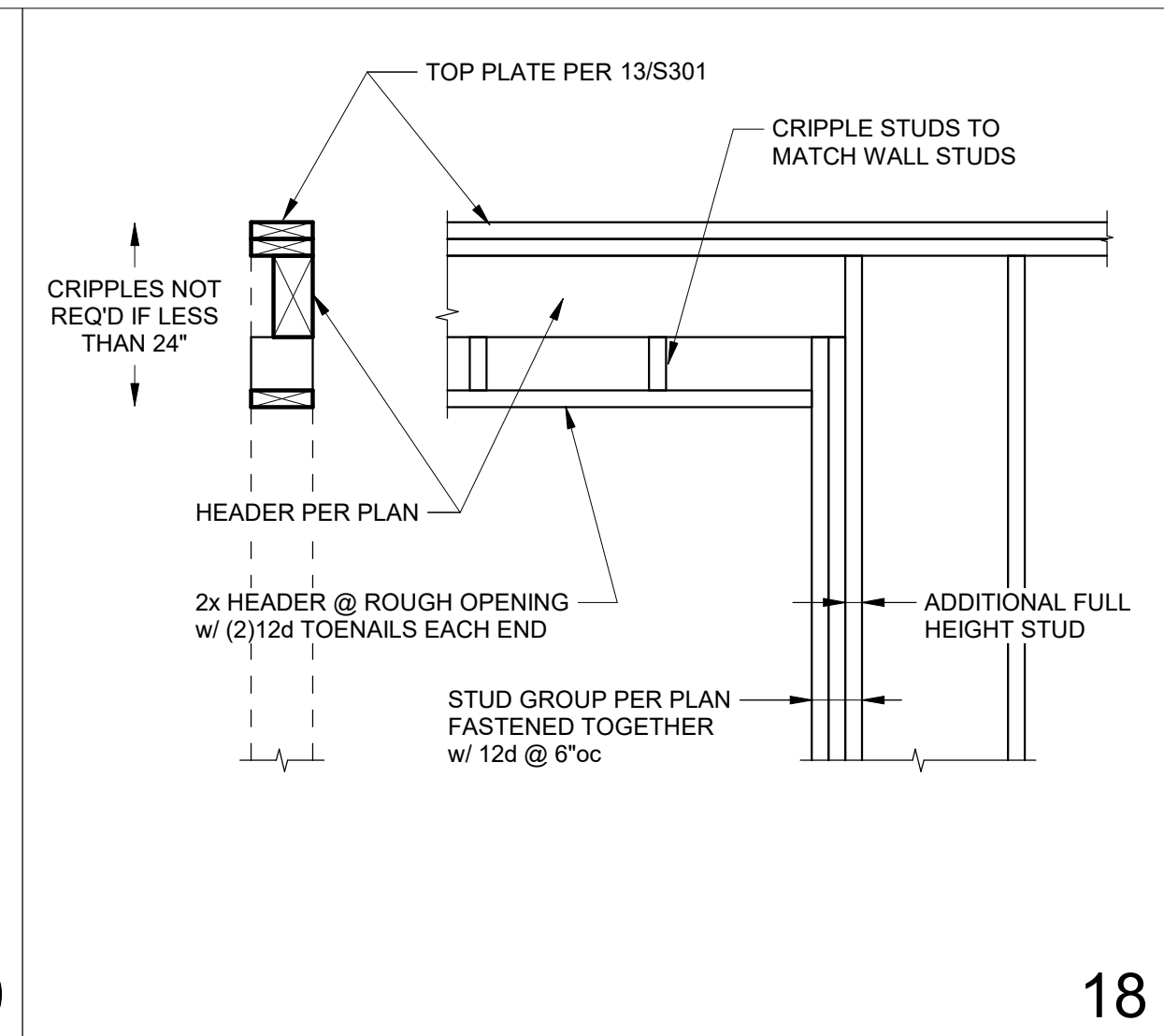
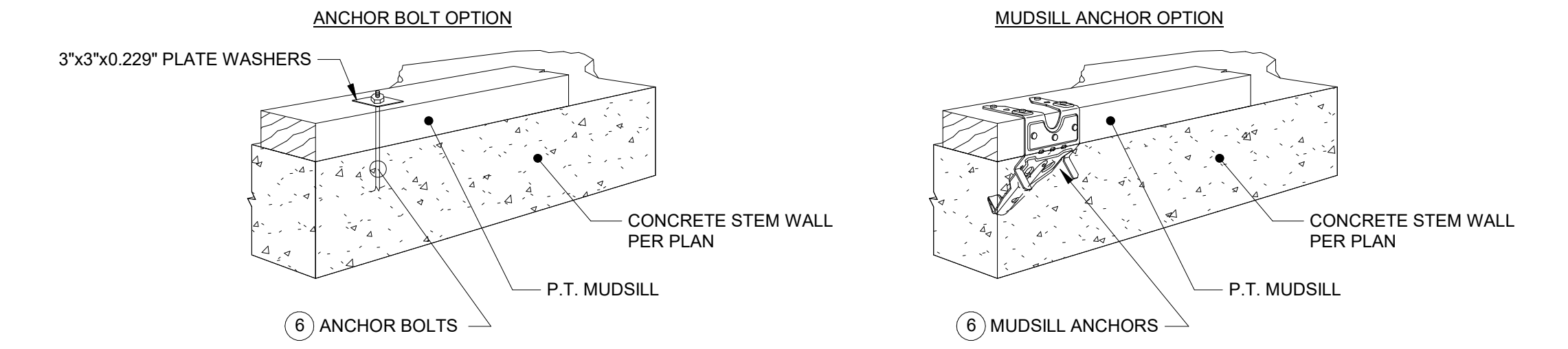


④ FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1-1/2". FRAMING NAILS SHALL BE 0.131"dia. x 3-1/4". 0.131"dia. x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.

⑤ 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.



⑥ (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.



3/28/2024 3:16:32 PM





**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:

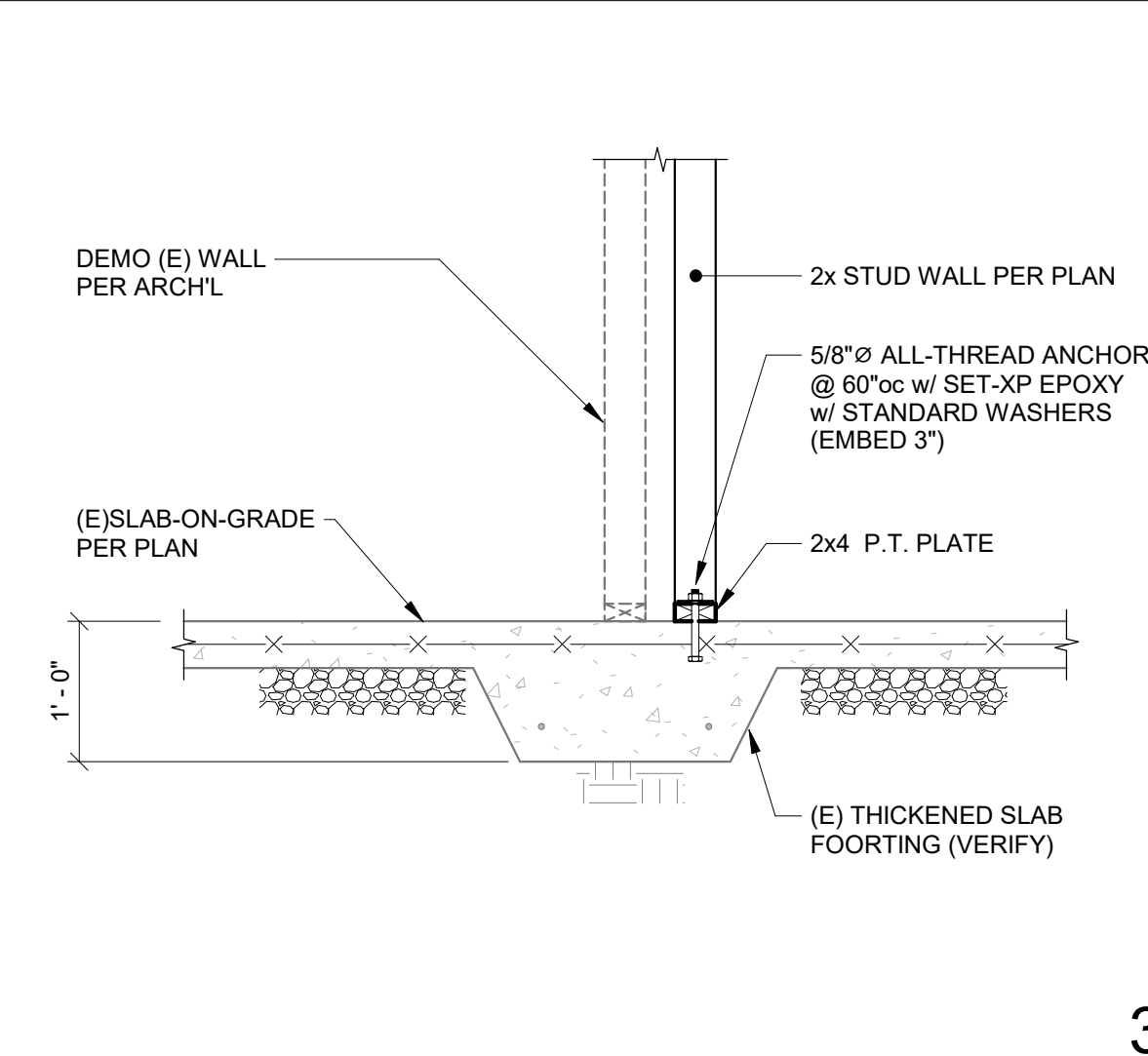
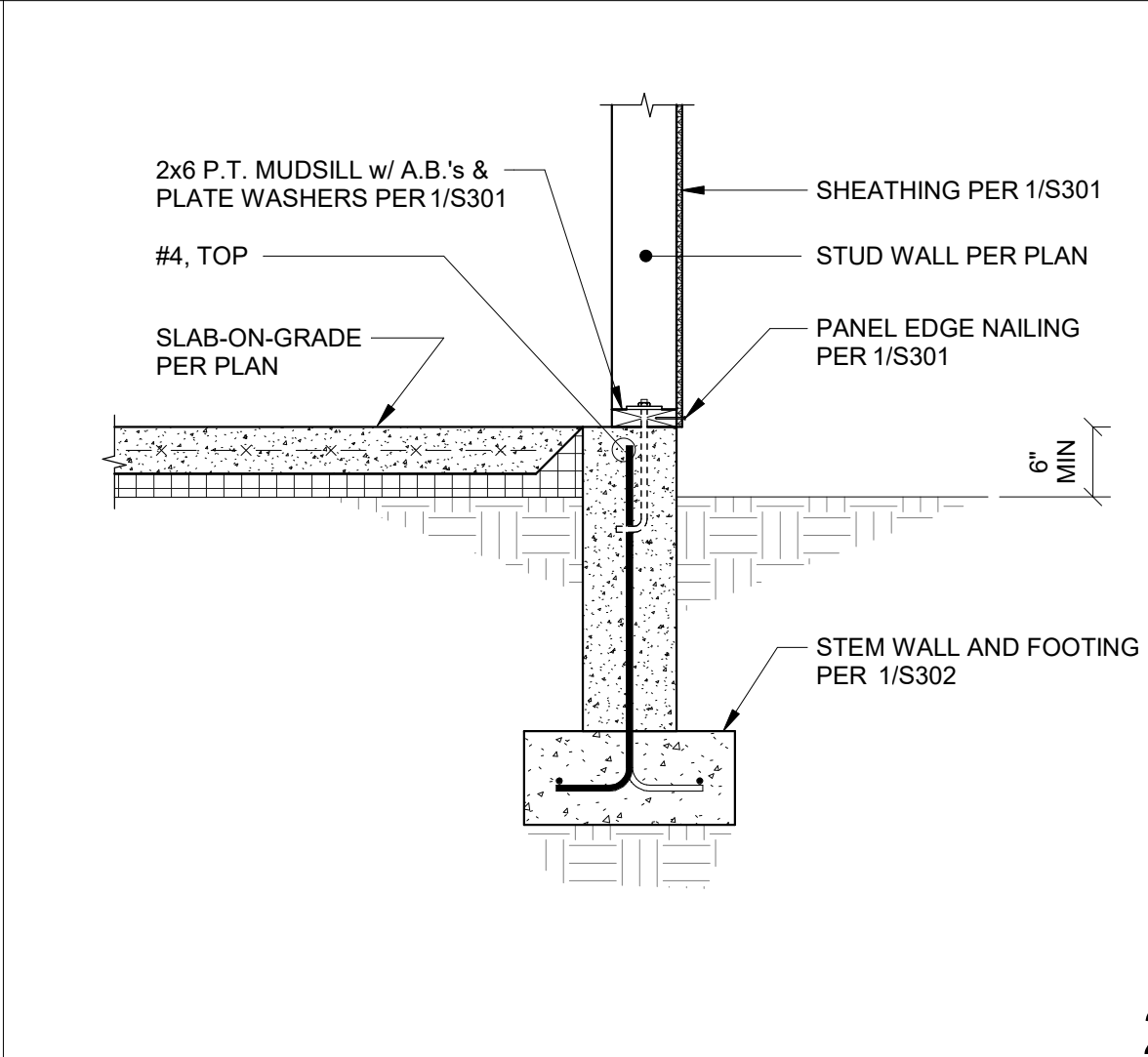
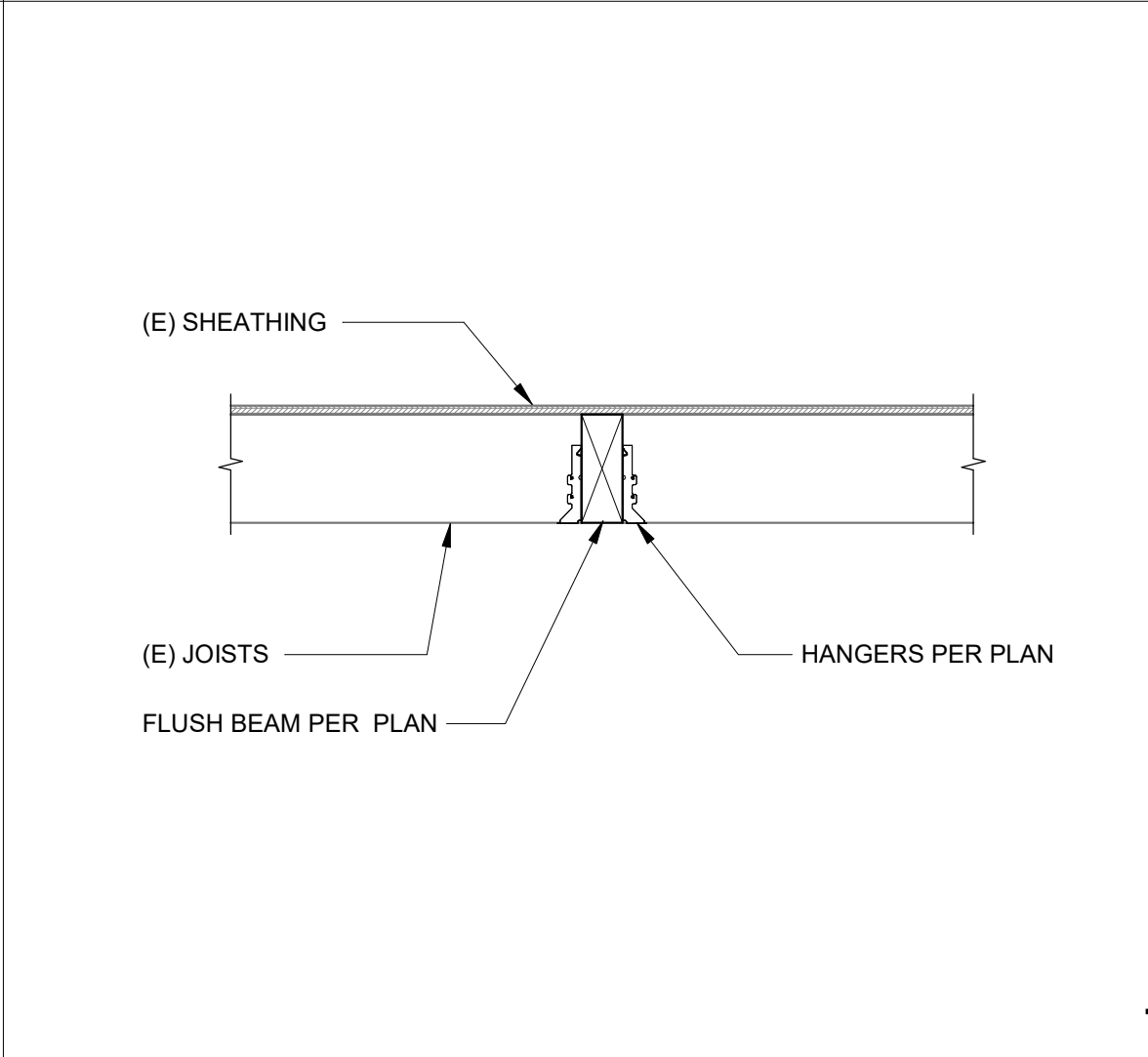
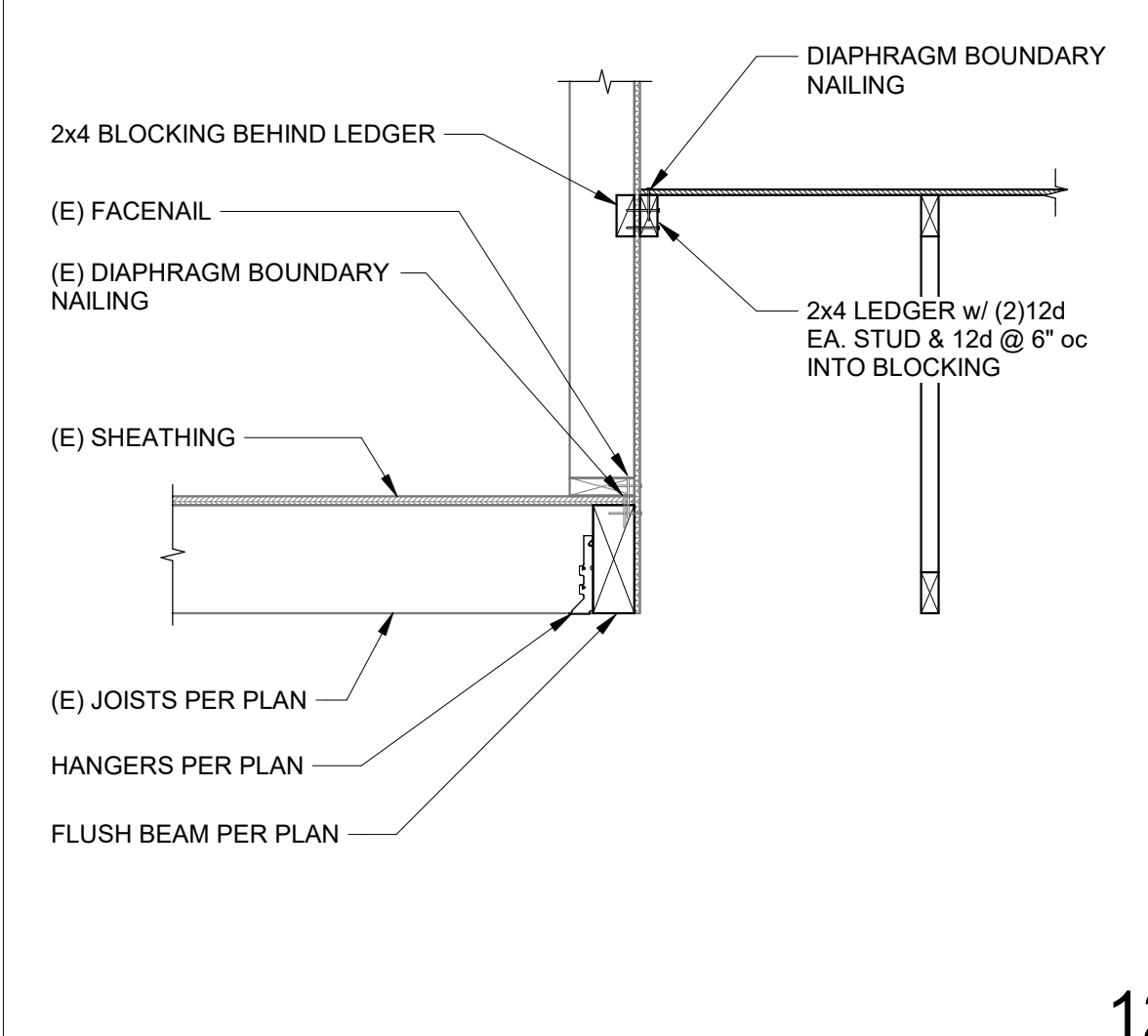
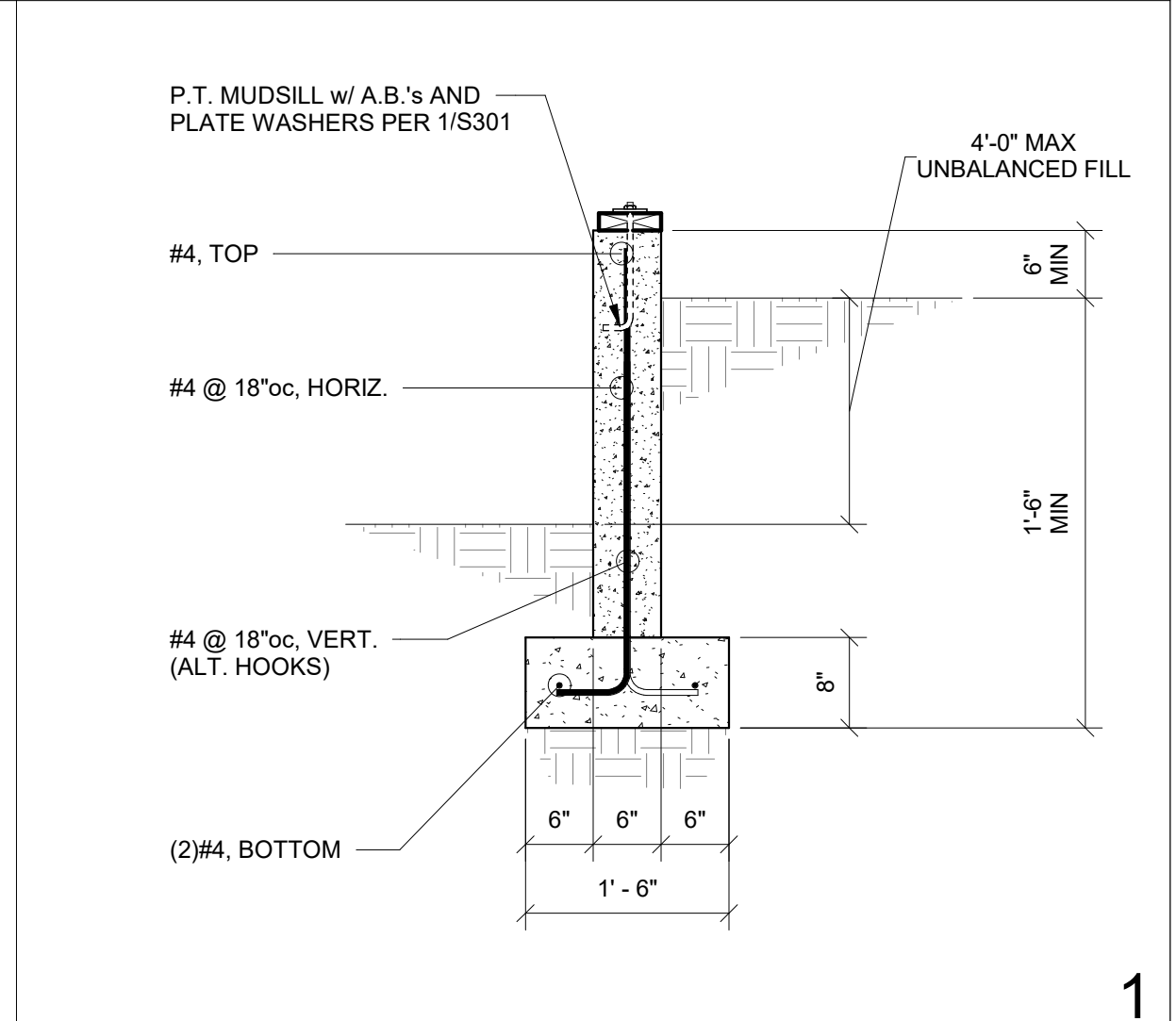
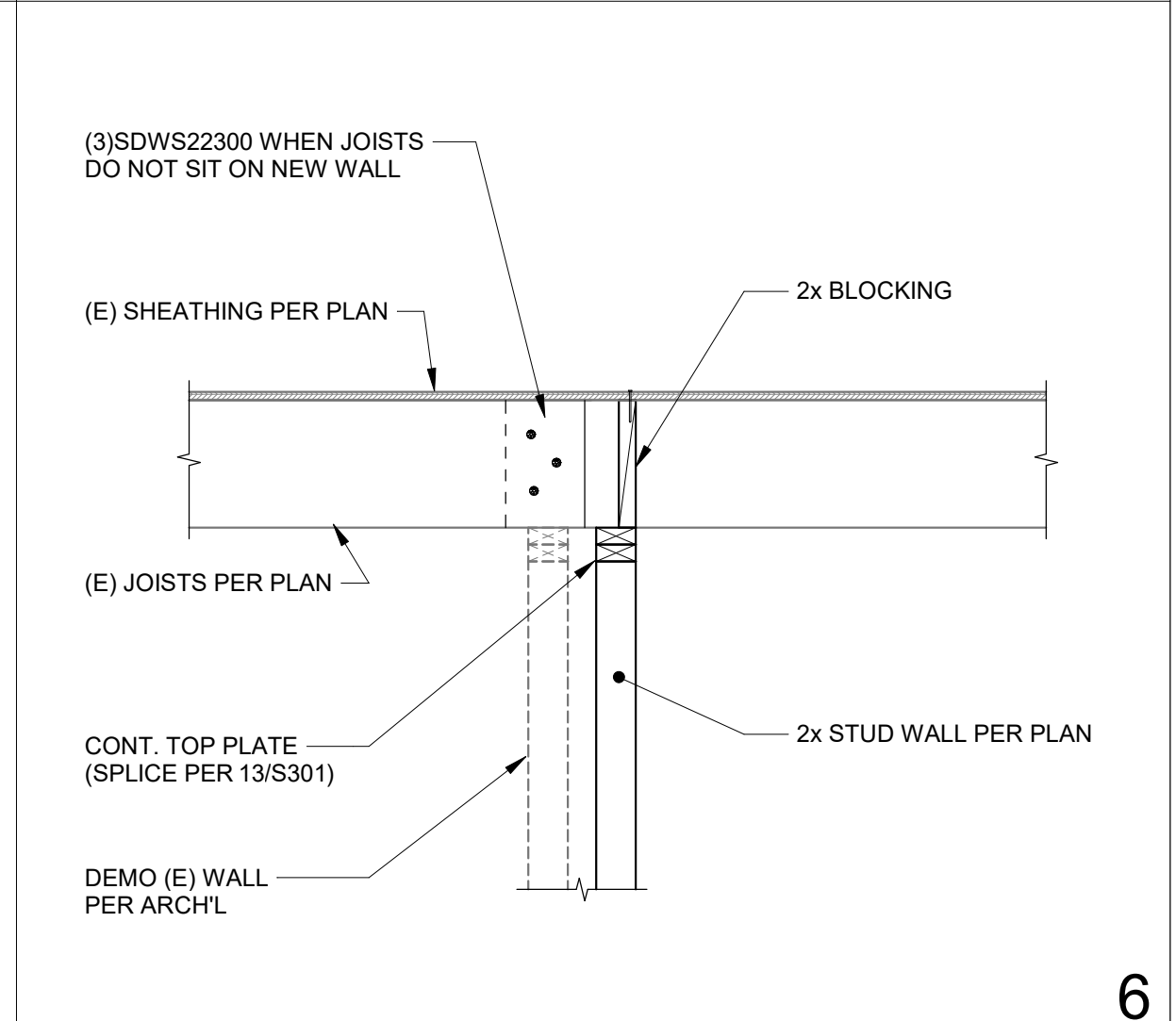
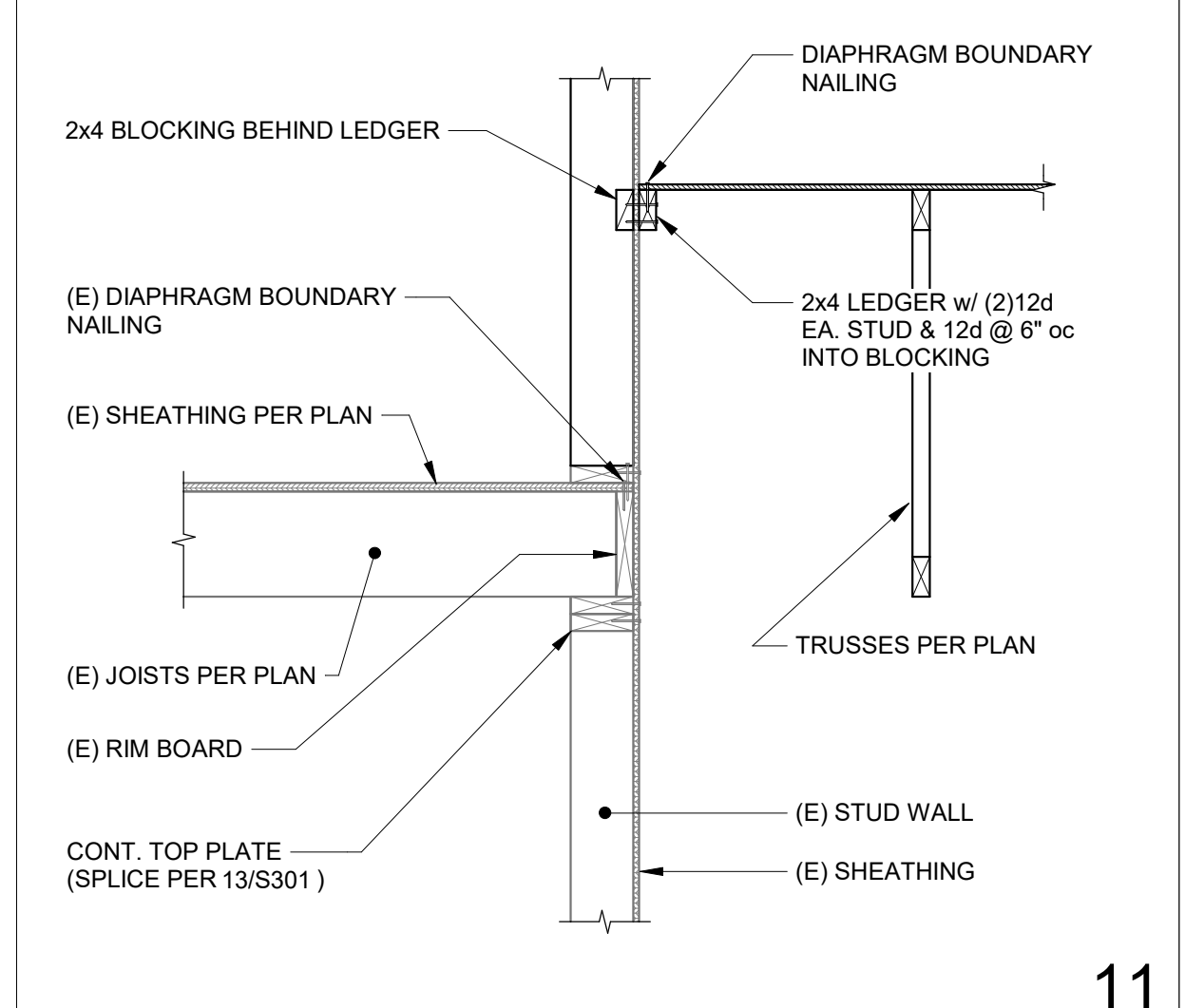
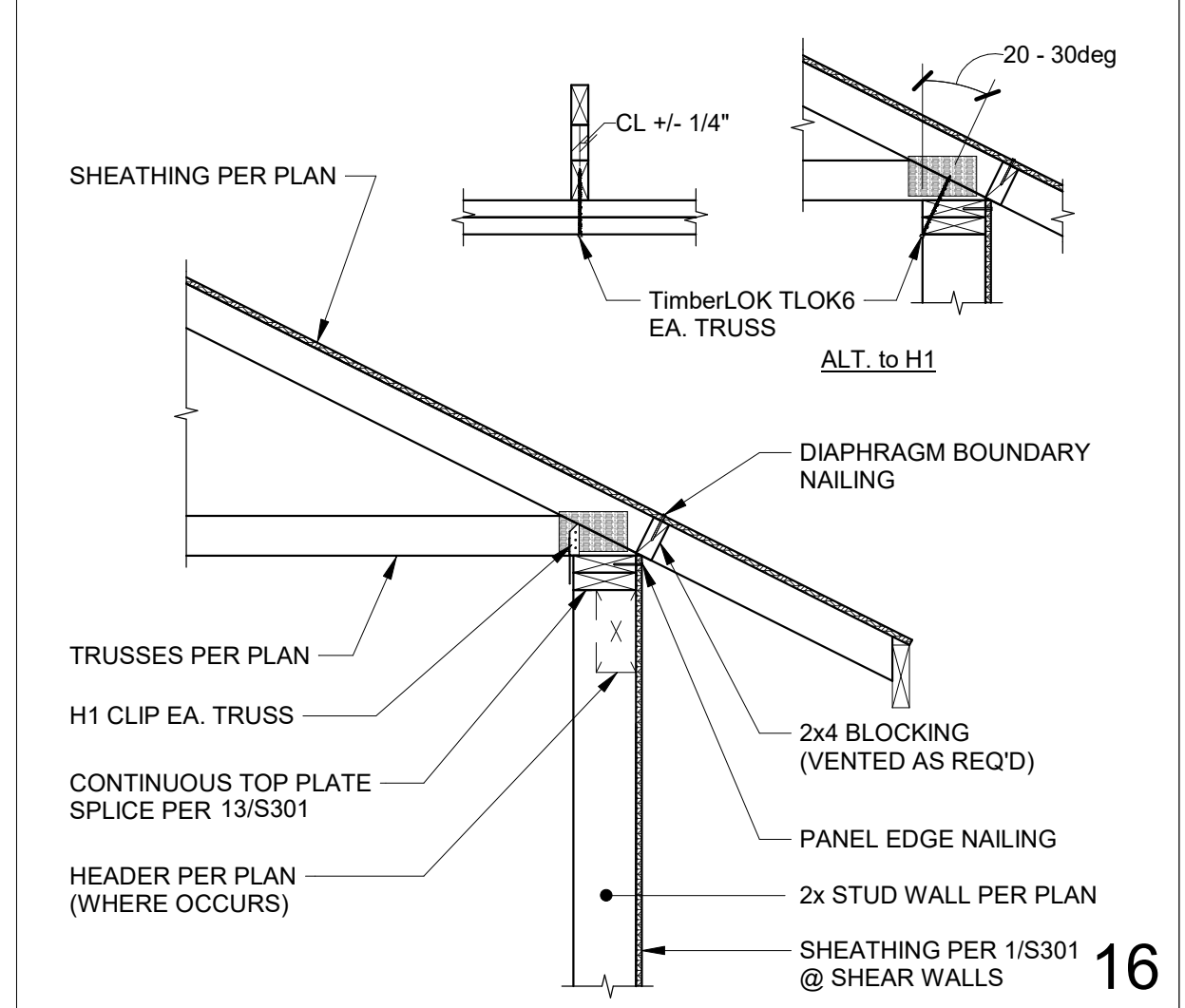
NO.	DESCRIPTION	DATE
1	PLAN REVIEW	03/28/2024

**BTL**  
**ENGINEERING**  
 ARCHITECTS  
 19011 Woodinville-Snohomish Road NE, Suite 100  
 Woodinville, WA 98072-4436  
 Phone: 425-414-8448 Fax: 425-421-2120

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

DETAILS

S302



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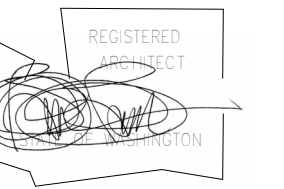
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WALSH REMODEL

3817 80TH AVE SE  
Mercer Island, WA 98040

PERMIT SET  
02-21-2024

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

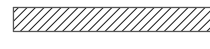
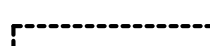
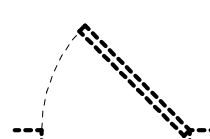

REVISIONS:

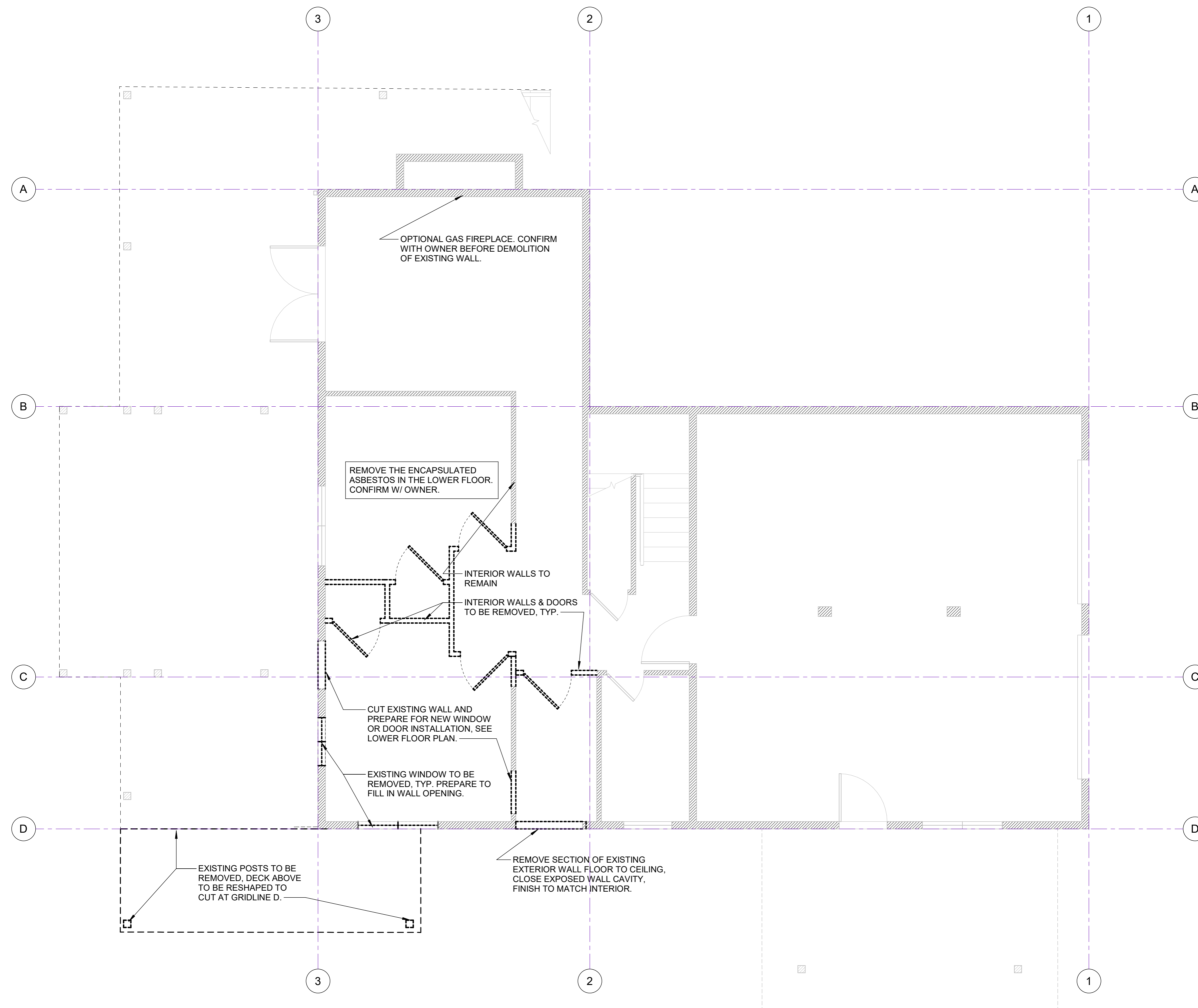
NO.	DESCRIPTION	DATE

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10801 Main Street, #110 | Bellevue, WA 98004  
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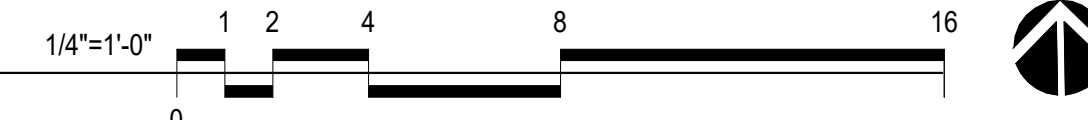
LOWER FLOOR  
DEMOLITION PLAN

DEMOLITION FLOOR PLAN LEGEND:

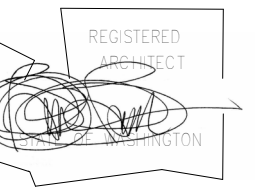
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WINDOW TO BE REMOVED



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







NO.	DESCRIPTION	DATE
1	PERMIT RESPONSE	2024-03-28

- 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:**

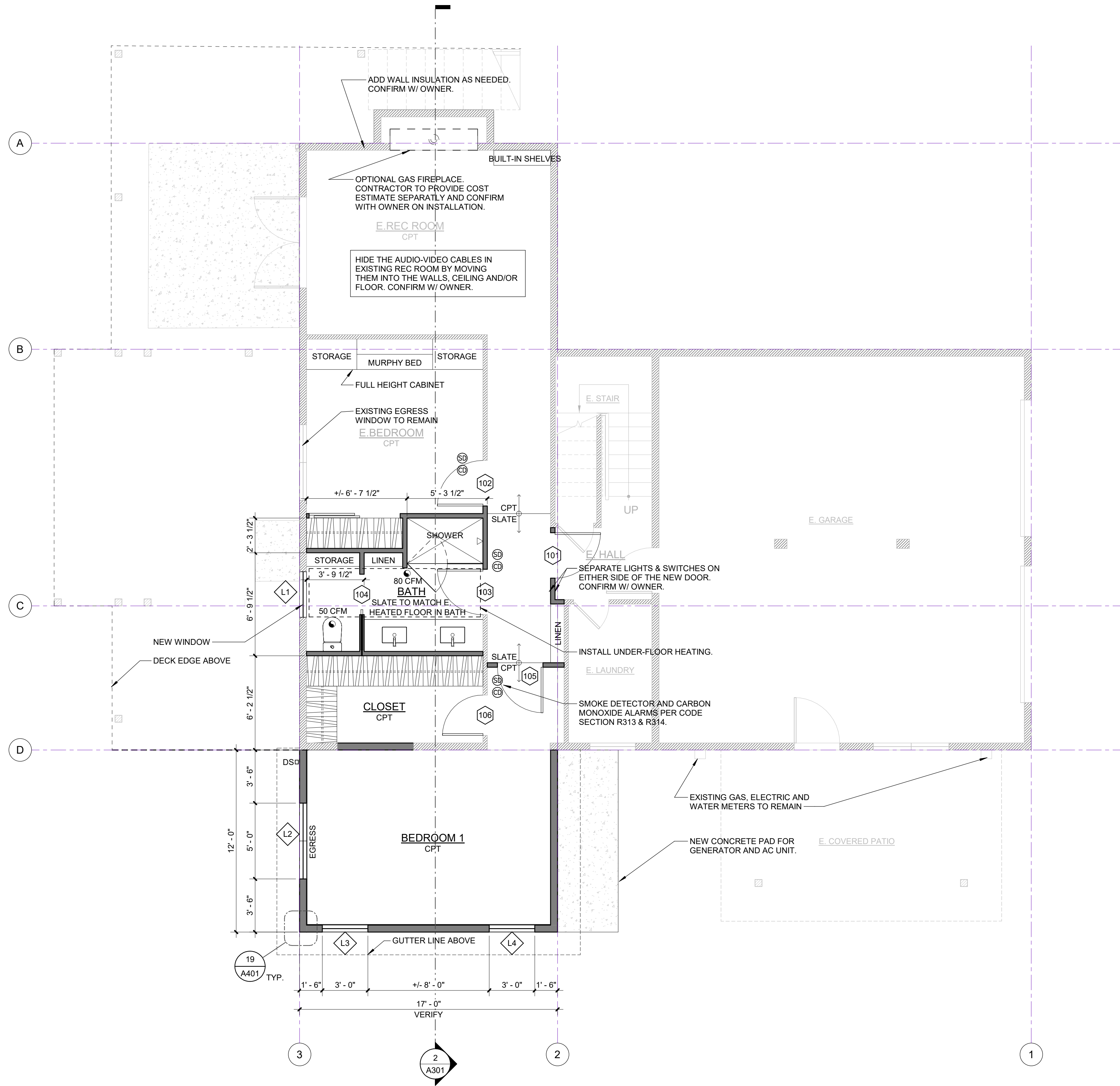
- EXISTING WALL TO REMAIN
- NEW WALL
- WINDOW TAG
- DOOR TAG
- DETAIL TAG
- BUILDING SECTION
- RECESSED EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- DOWNSPOUT
- FFHB

**LOWER FLOOR HEATED AREA**

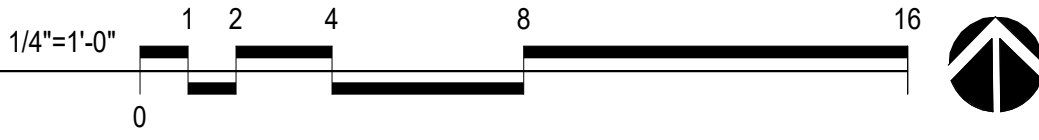
EXISTING TO BE REMODELED	257 SF
ADDITION TO BE ADDED	207 SF

A NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS WAS INSTALLED IN 2020 AND A FIRE PERMIT HAS BEEN SECURED FOR THE NEW MONITORED SYSTEM.

TI PERMIT REQUIRED FOR THE ADDITION OF ADDITIONAL DEVICES, MODIFICATION TO THE SYSTEM, OR REMOVAL OF DEVICES. THIS PERMIT MAY BE DEFERRED, HOWEVER MUST BE COMPLETED PRIOR TO FINAL OCCUPANCY APPROVAL.



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







REVISIONS:

NO.	DESCRIPTION	DATE

- 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
  - 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

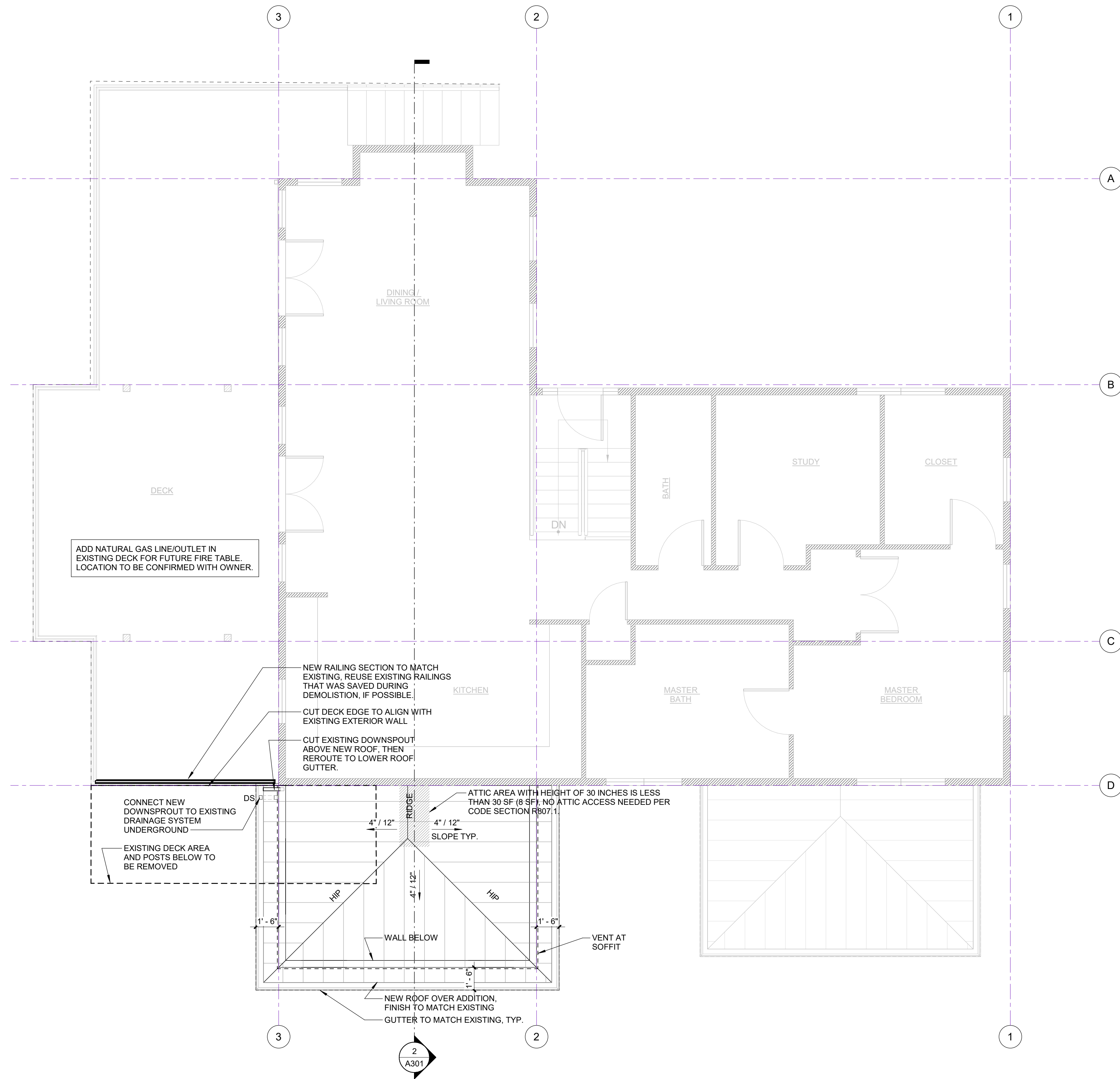
- FIREPLACE NOTES:**
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**FLOOR PLAN LEGEND:**

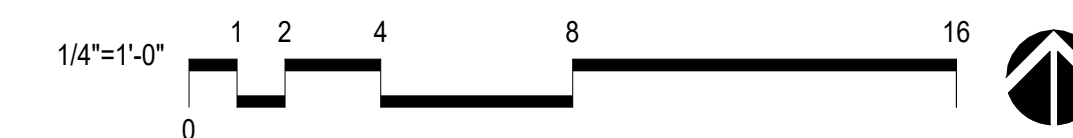
- EXISTING WALL TO REMAIN
- NEW WALL
- WINDOW TAG
- DOOR TAG
- DETAIL TAG
- BUILDING SECTION
- RECESSED EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- DOWNSPOUT
- FFHB

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

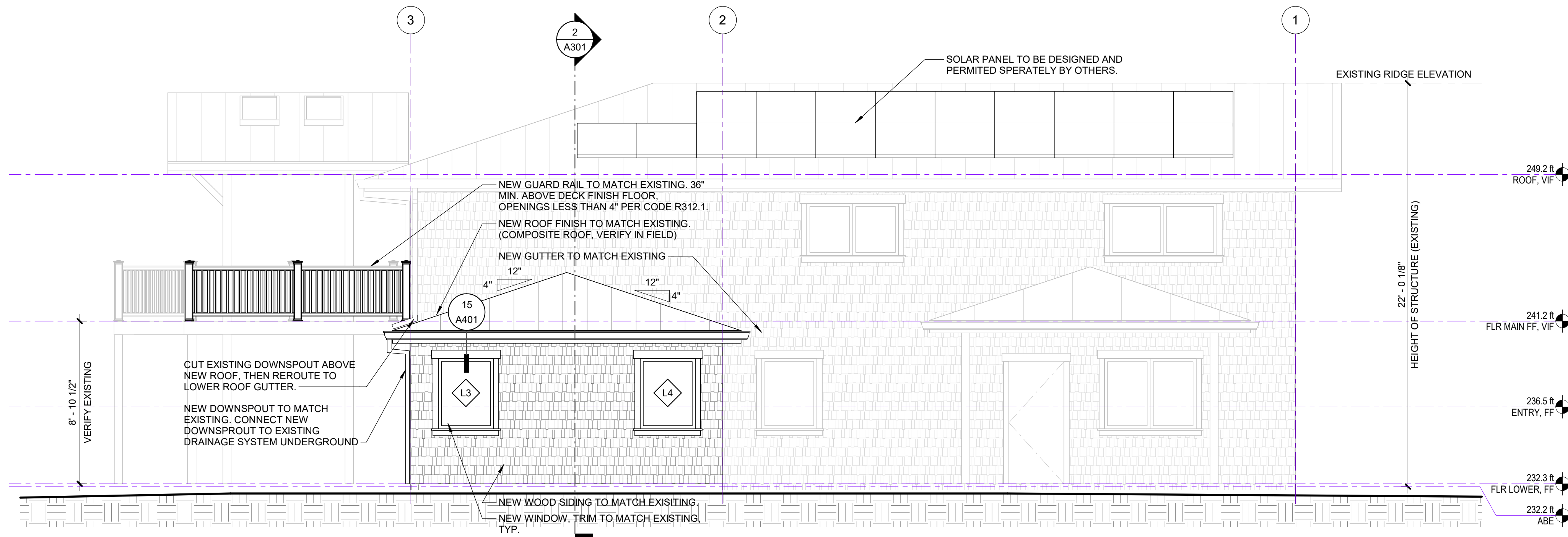
- NOTES:**  
ROOF VENTILATION CLACULATION: CONFIRM WITH IRC R806.2
- |                       |                       |
|-----------------------|-----------------------|
| ADDITION ROOF AREA    | 221 SF                |
| MIN. VENTILATING AREA | 221 SF / 150 = 1.5 SF |
- VENTILATION PROVIDED  
42 FT OF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



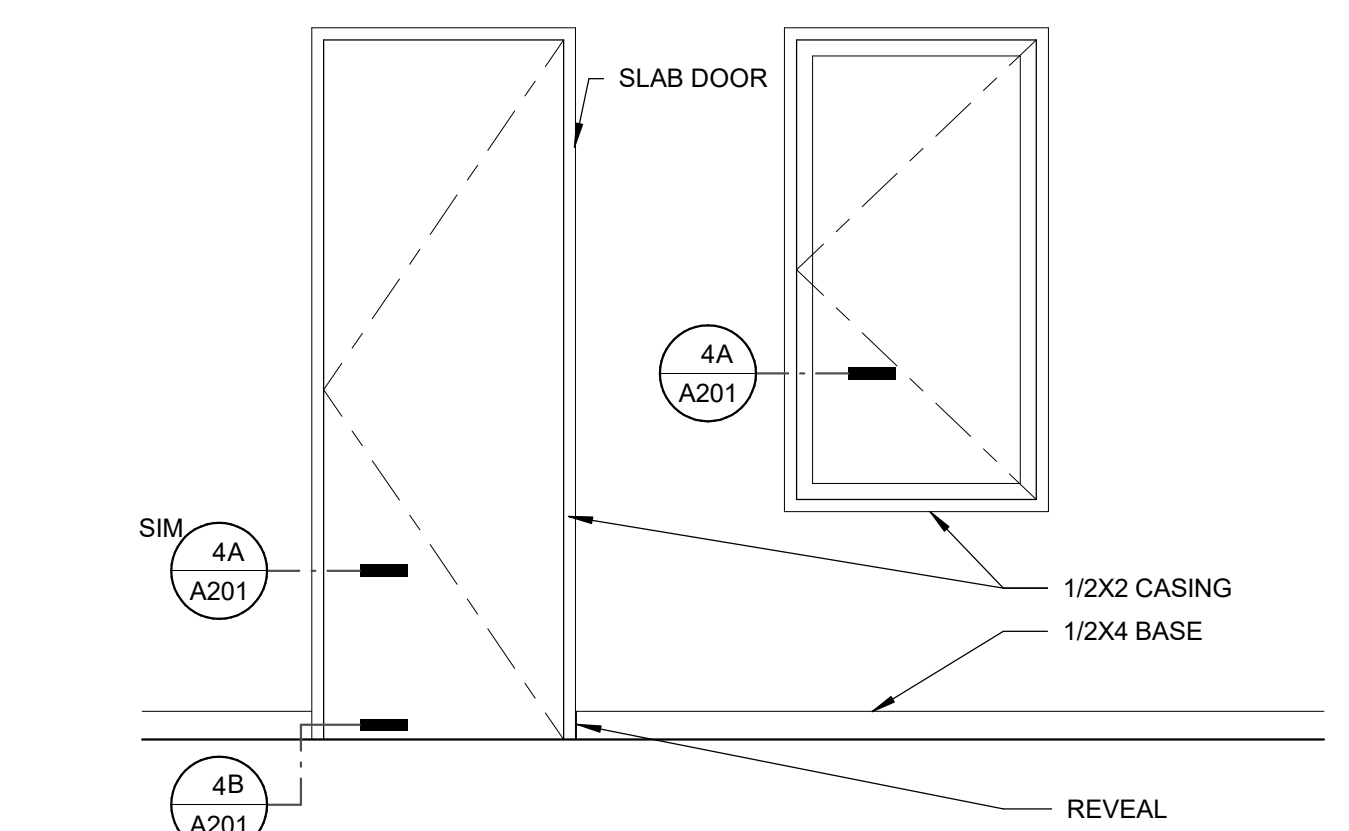
**1 MAIN FLOOR & DECK DRAINAGE PLAN**  
1/4" = 1'-0"



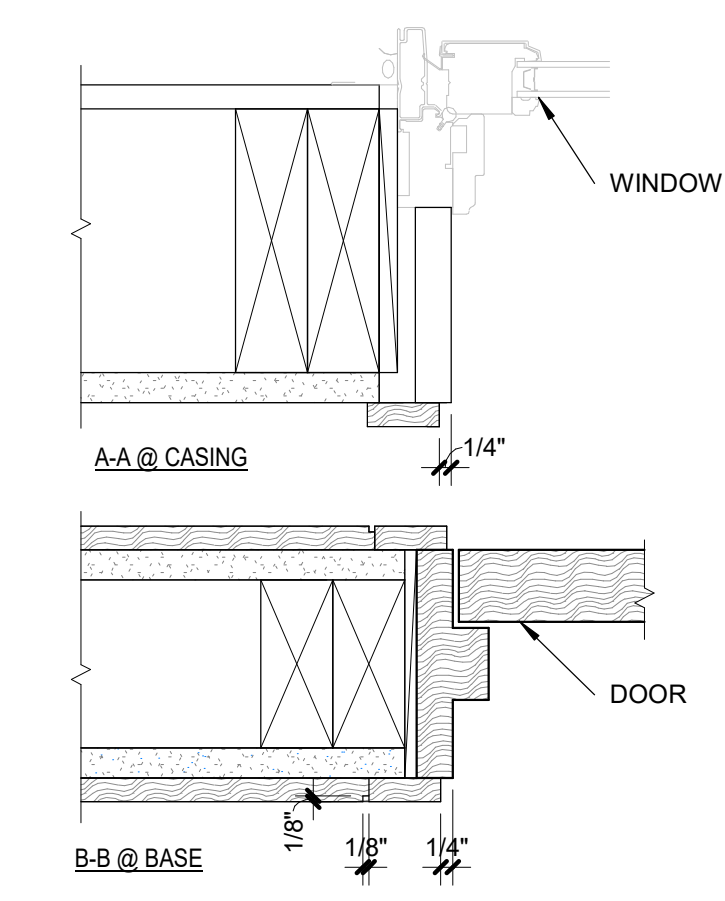




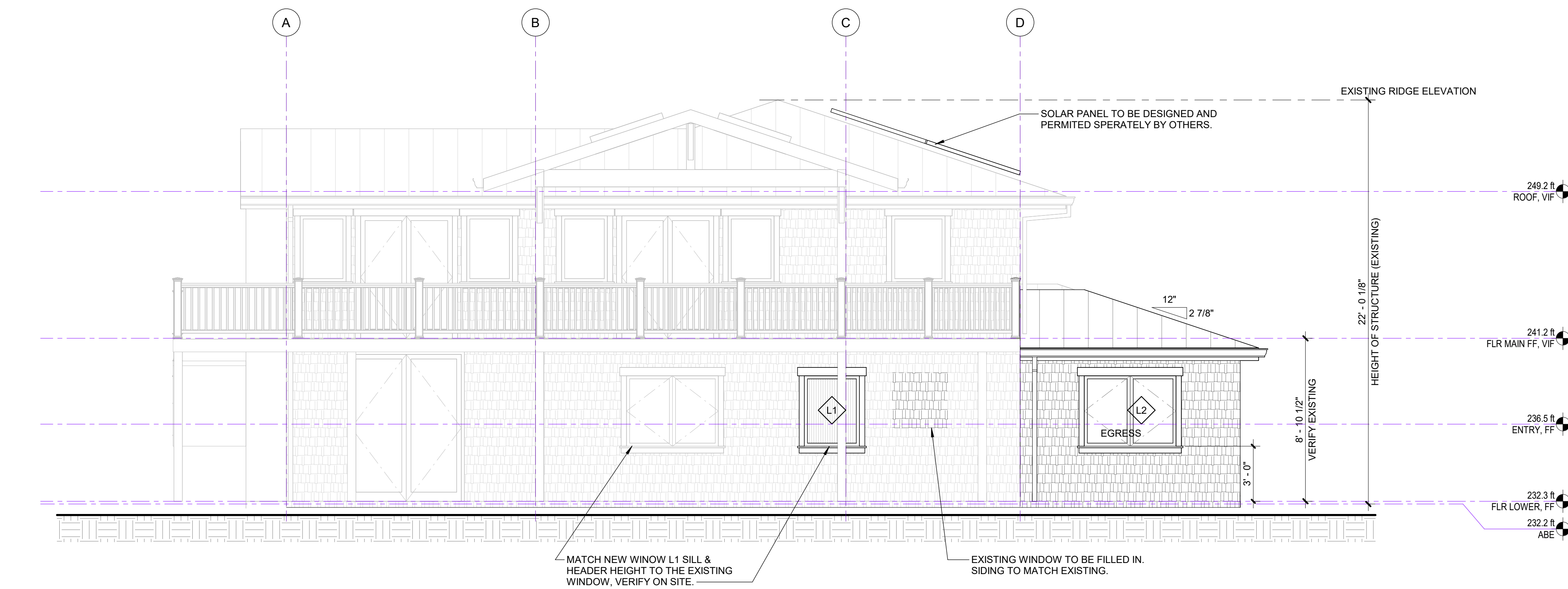
1 South Elevation  
1/4" = 1'-0"



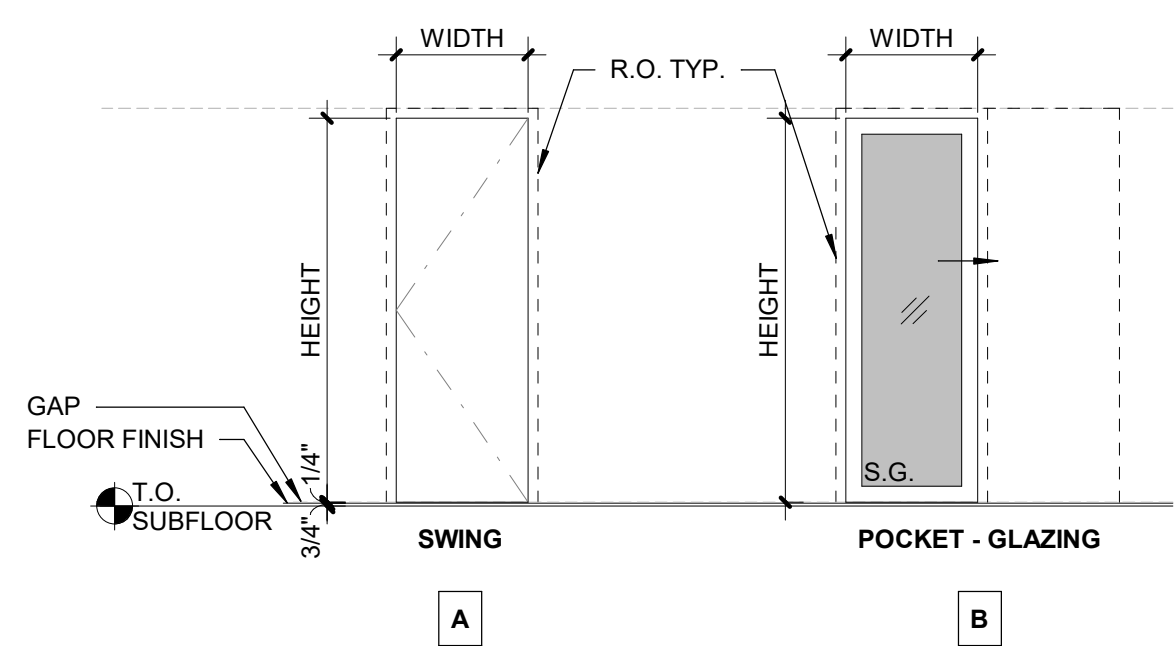
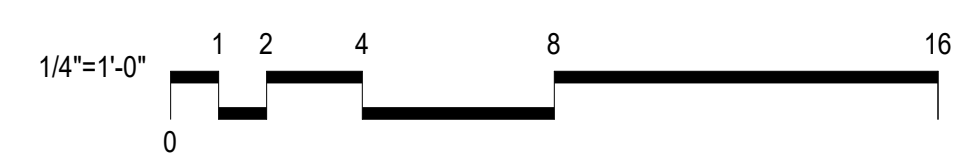
3 TYP WINDOW & DOOR CASINGS  
1/2" = 1'-0"



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



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



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	

- 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

REVISIONS:

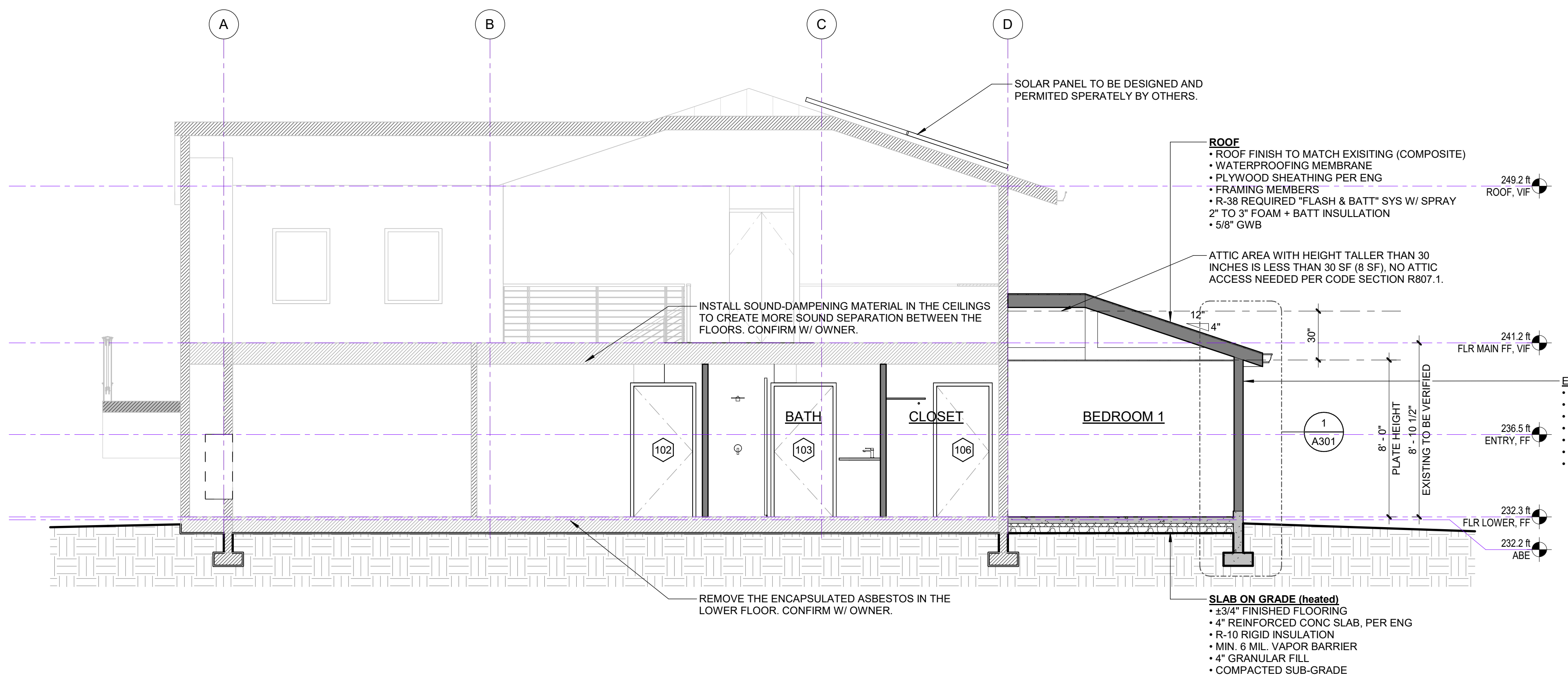
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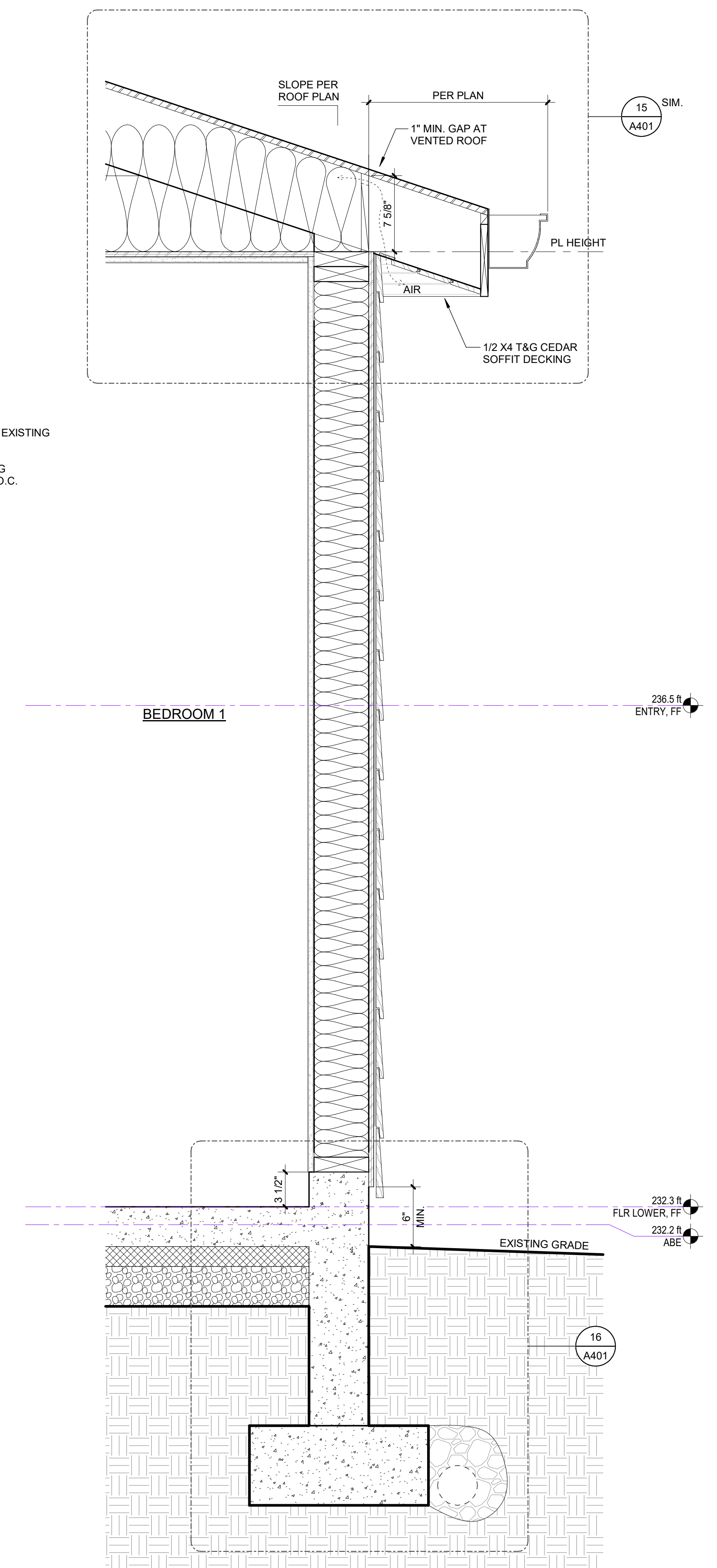
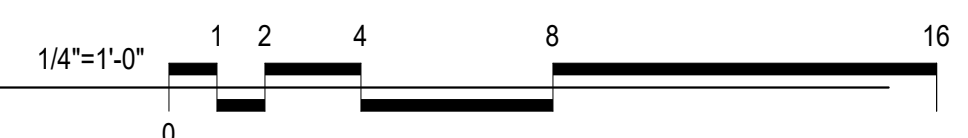


REVISIONS:

NO.	DESCRIPTION	DATE



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



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



