EXISTING SITE

SCALE: 1"=10'

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STATE OF WASHINGTON

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JINNYPARKARCH.COM
425.445.2993

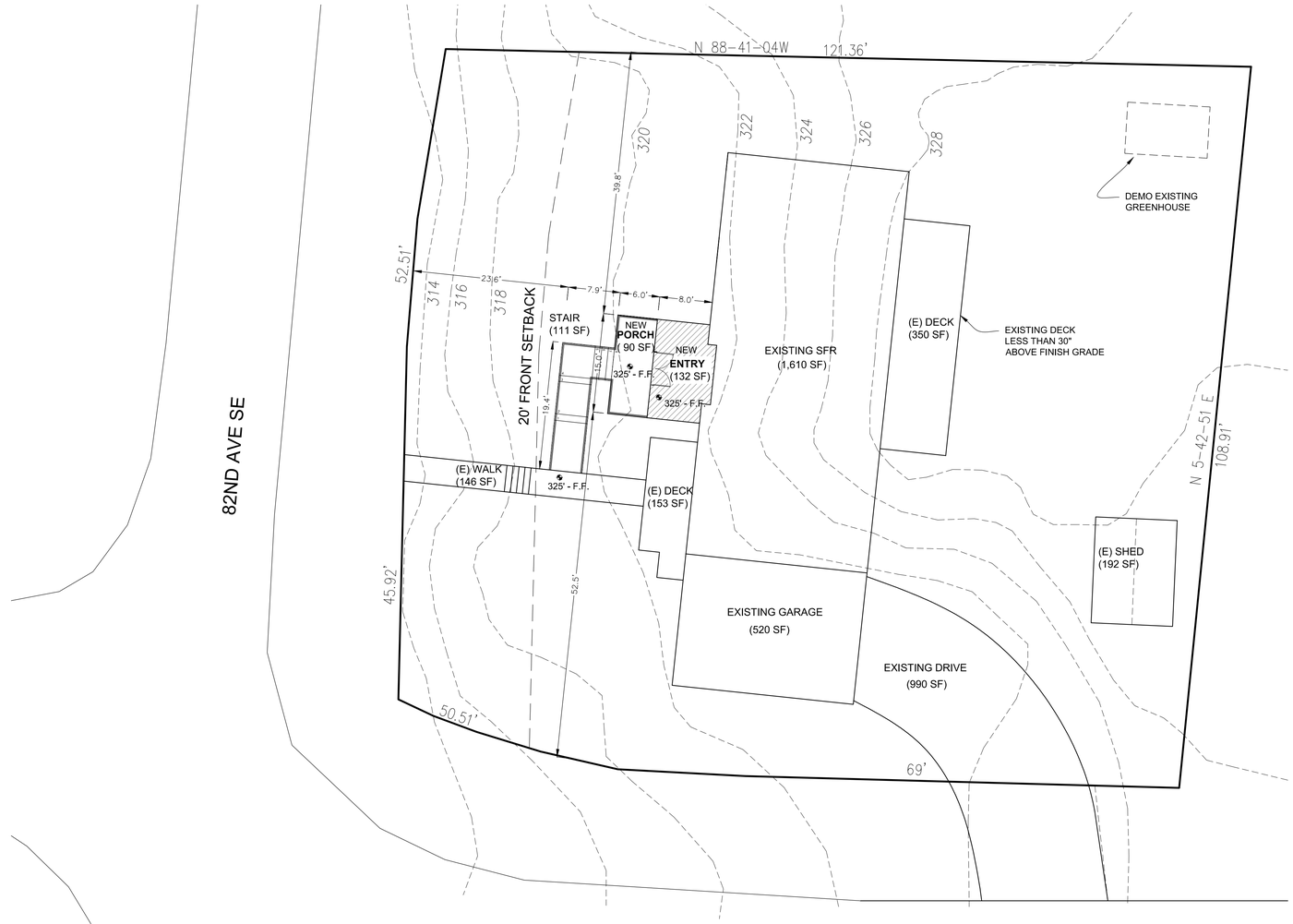
JORDAN RESIDENCE ADDITION
7058 82ND AVE SE
MERCER ISLAND, WA 98040

Date
03.06.24 PERMIT

EXISTING SITE

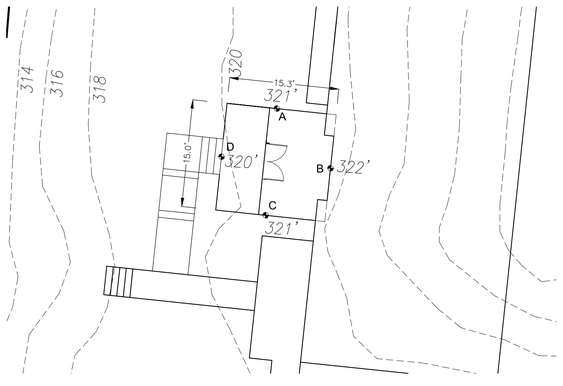
A0.0

2023101476



SITE PLAN

SCALE: 1"=10'



HEIGHT CALCULATION DIAGRAM

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2018 INTERNATIONAL MECHANICAL CODE (IMC)

2018 NATIONAL FUEL GAS CODE (ANSI Z223.1/NFPA 54)

2018 UNIFORM PLUMBING CODE (UPC)

2207 NATIONAL ELECTRICAL CODE (NFPA 70)

2018 WASHINGTON STATE ENERGY CODE (WSEC)

NOTE: ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES. ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIAL 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. SUBSECTIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE, BUT DO NOT RELEASE THE CONTRACTOR FROM CONFORMING TO ALL APPLICABLE BUILDING CODES AND ORDINANCES.

GENERAL NOTES:

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL RESIDENTIAL CODE WITH CITY OF BELLEVUE AMENDMENTS.

CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

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/DESIGNER.

ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

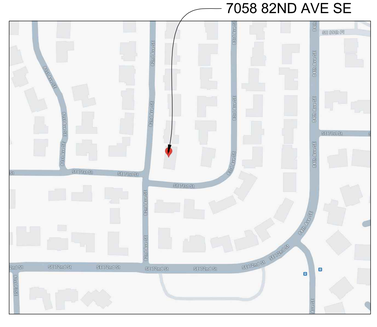
LIST OF DRAWINGS

APPLICABLE ENERGY CREDITS

MEDIUM DWELLING UNIT: 1.5 CREDITS REQUIRED
CONDITIONED AREA: 153 SF

OPTIONS	DESCRIPTIONS	CREDITS
HEATING OPTION 2	HEAT PUMP	1.0
1.3	EFFICIENT BUILDING ENVELOPE: VERTICAL FENESTRATION U = 0.28 FLOOR R-38, WALL R-21, CEILING R-49	0.5
	TOTAL	1.5

HIGH EFFICACY LAMPS:
A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.



VICINITY MAP

SCALE: N.T.S.

JORDAN RESIDENCE ADDITION

ADDRESS: 7058 82ND AVE SE, MERCER ISLAND 98040

SCOPE OF WORK: ADD ENTRY AND FRONT PORCH

LEGAL DESCRIPTION:
TWIN VIEW #2
PLAT BLOCK: 3
PLAT LOT 1

QUARTER-SECTION-TOWNSHIP-RANGE: NE-25-24-4

PARCEL NUMBER: 873230-0120

PROJECT DIRECTORY:

OWNER:
STEPHEN AND SARA JORDAN
7058 82ND AVE SE 98040
MERCER ISLAND 98040

ARCHITECT:
JINNY PARK, AIA
JINNY PARK ARCHITECTURE, PLLC
EMAIL: jinnyparkarch@gmail.com
P.425.445.2993

STRUCTURAL ENGINEER:
TBD

GENERAL CONTRACTOR:
TBD

PROJECT DATA:

ZONE: R9.6
OCCUPANCY: RESIDENTIAL GROUP R-3 / U (CAR GARAGE)
CONSTRUCTION TYPE: V-B
LOT AREA: 13,024 SF (0.30 AC)

MAX. GROSS FLOOR AREA: 40% OF NET LOT AREA
13,024 SF x 40% = 5,209.6 SF ALLOWED

EXISTING BASEMENT:	1,560 SF
EXISTING MAIN FLOOR:	1,610 SF
NEW ADDITION (ENTRY):	132 SF
TOTAL:	3,302 SF (25.3%) PROPOSED

LOT COVERAGE (BLDG & DRIVING SURFACES)
: 35% ALLOWED (15% - LESS THAN 30% SLOPE)

HIGHEST ELEVATION: 328'-LOWEST ELEVATION: 314'
= 14' / 68' (HORIZONTAL DISTANCE) = .2 (20% SLOPE)

13,024 SF x .35 = **4,558 SF** ALLOWED

GROSS LOT AREA: 13,204 SF
NET LOT AREA: 13,204 SF
ALLOWED LOT COVERAGE AREA: 4,558 SF
ALLOWED LOT COVERAGE: 35%

EXISTING LOT COVERAGE:
MAIN STRUCTURE ROOF AREA: 1,691 SF
ACCESSORY BUILDING ROOF AREA (SHED): 192 SF
DRIVEWAY: 990 SF
COVERED PATIOS / COVERED DECKS: 153 SF
TOTAL EXISTING LOT COVERAGE: 3,026 SF

PROPOSED LOT COVERAGE:
MAIN STRUCTURE ROOF AREA: 132 SF (ENTRY ADDITION)
COVERED FRONT DECK: 90 SF

TOTAL PROJECT LOT COVERAGE: **3,248 SF** (EXISTING+NEW)
PROPOSED LOT COVERAGE %: 25% OF LOT

HARDSCAPE CALCULATIONS:
LOT AREA: 13,204 SF
ALLOWED HARDSCAPE %: 9%
ALLOWED HARDSCAPE AREA: 1,188 SF

EXISTING HARDSCAPE AREA:
UNCOVERED DECKS: 350 SF
WALKWAYS: 146 SF
TOTAL EXISTING HARDSCAPE AREA: 496 SF

NEW HARDSCAPE AREA:
STAIRS: 111 SF

TOTAL PROJECT HARDSCAPE AREA: 607 SF
TOTAL PROJECT HARDSCAPE %: 5%

MAX. HEIGHT: 30'
HEIGHT CALCS:
A (321x15.3) + B (322x15.0) + C (321x15.3) + D(320x15)
/ 15.3+15+15.3+15
=4911.3+4830+4911.3+4800 / 60.6 = **321'** AVERAGE GRADE

321' + 30' = 351' MAXIMUM ALLOWED HEIGHT ELEVATION
TOP OF PROPOSED ROOF ELEVATION: **337.5'**

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Date	
03.06.24	PERMIT

COVER SHEET & SITE PLAN

A1.0

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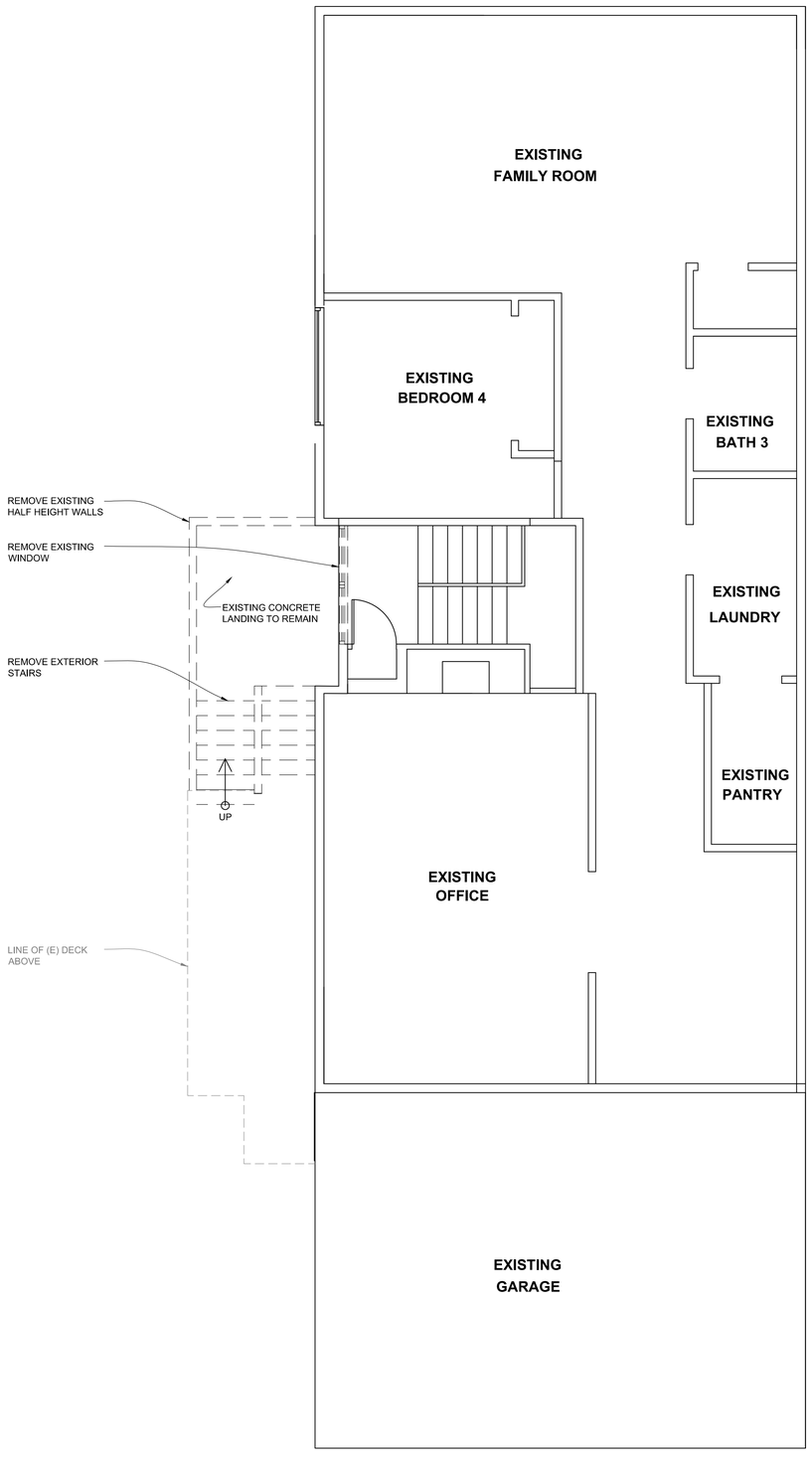


Demo Basement Floor Plan

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

FLOOR PLAN NOTES:

* ALL INTERIOR FINISHES TO BE ½" GWB W/ VAPOR BARRIER.
* ALL INTERIOR WALLS TO BE 2x4 UNLESS NOTED OTHERWISE
* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
* HEADERS PER STRUCTURAL
* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
* PROVIDE SOLID BLOCKING OVER SUPPORTS.

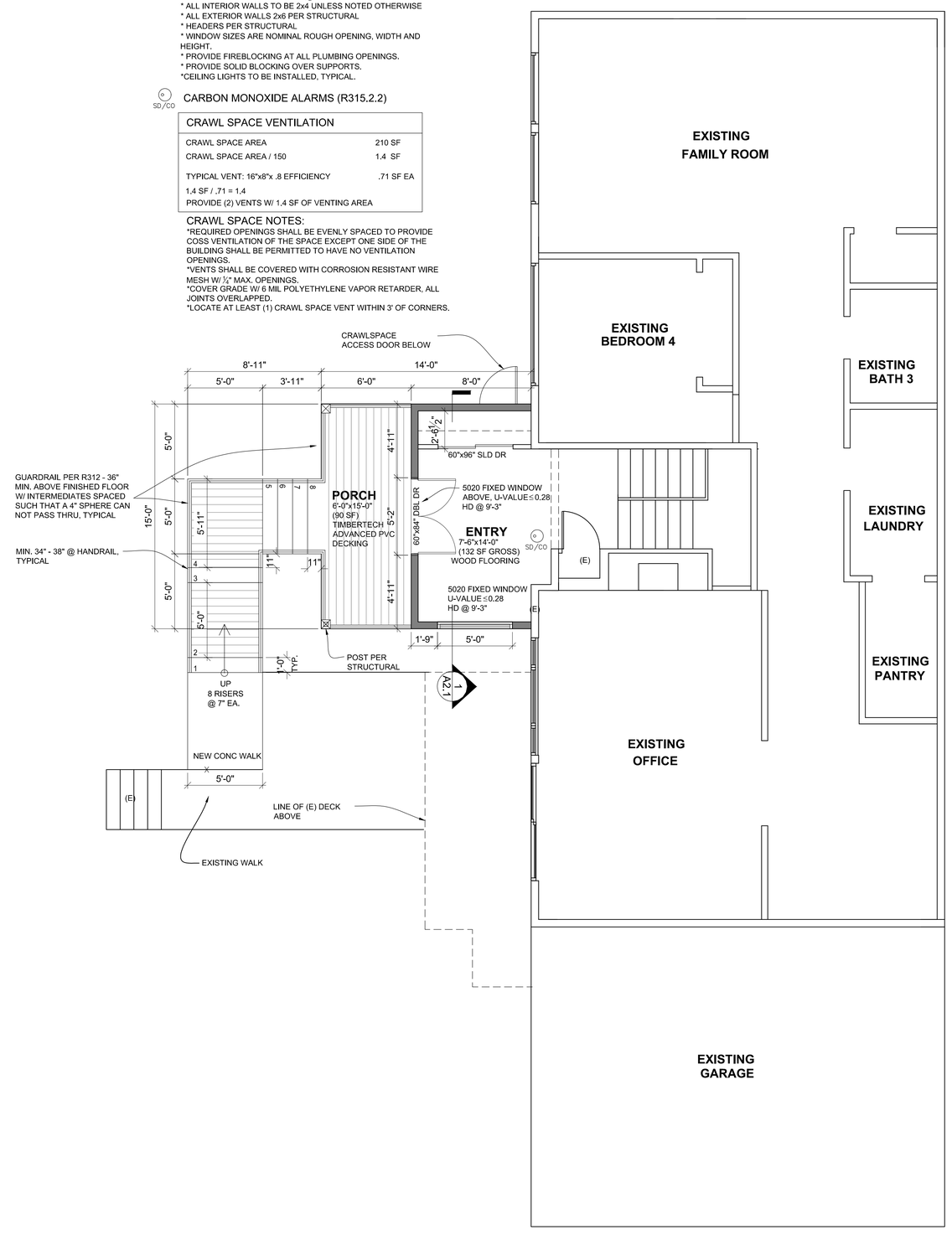
*CEILING LIGHTS TO BE INSTALLED, TYPICAL.

SD/CO CARBON MONOXIDE ALARMS (R315.2.2)

CRAWL SPACE VENTILATION	
CRAWL SPACE AREA	210 SF
CRAWL SPACE AREA / 150	1.4 SF
TYPICAL VENT: 16"x8"x .8 EFFICIENCY	.71 SF EA
1.4 SF / .71 = 1.4	
PROVIDE (2) VENTS W/ 1.4 SF OF VENTING AREA	

CRAWL SPACE NOTES:

*REQUIRED OPENINGS SHALL BE EVENLY SPACED TO PROVIDE COSS VENTILATION OF THE SPACE EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS.
*VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH W/ ½" MAX. OPENINGS.
*COVER GRADE W/ 6 MIL POLYETHYLENE VAPOR RETARDER, ALL JOINTS OVERLAPPED.
*LOCATE AT LEAST (1) CRAWL SPACE VENT WITHIN 3' OF CORNERS.



Basement Floor Plan

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

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JORDAN RESIDENCE ADDITION

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MERCER ISLAND, WA 98040

Date
03.06.24 PERMIT

BASEMENT FLOOR PLANS

A2.0

2023101476

FLOOR ASSEMBLIES:

F1 FLOOR OVER CRAWLSPACE

- FINISH FLOOR PER PLANS
- SHEATHING & NAILING PER STRUC.
- FRAMING PER STRUC.
- BATT INSULATION (**R-38** MIN)
- VENTING PER PLANS
- 6 MIL VAPOR BARRIER

F4 EXTERIOR DECK

- DECKING PER PLANS
- SHEATHING & NAILING PER STRUCTURAL
- FRAMING PER STRUCTURAL

WALL ASSEMBLIES:

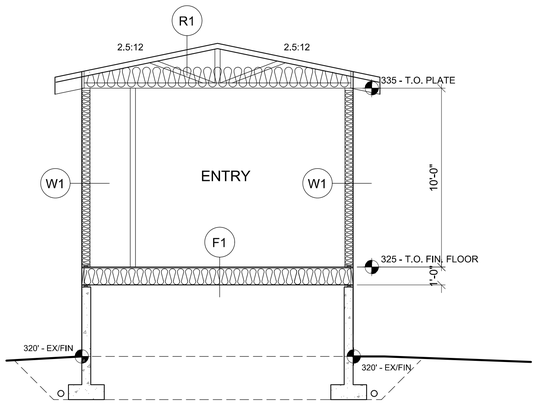
W1 EXTERIOR WALL

- SIDING PER ELEVATION
- 30# BUILDING PAPER
- SHTG & NAILING PER STRUCTURAL
- 2x6 STUDS PER STRUCTURAL
- BATT INSULATION (**R-21**)
- ½" GWB
- PVA PRIMER
- PAINT

ROOF ASSEMBLIES:

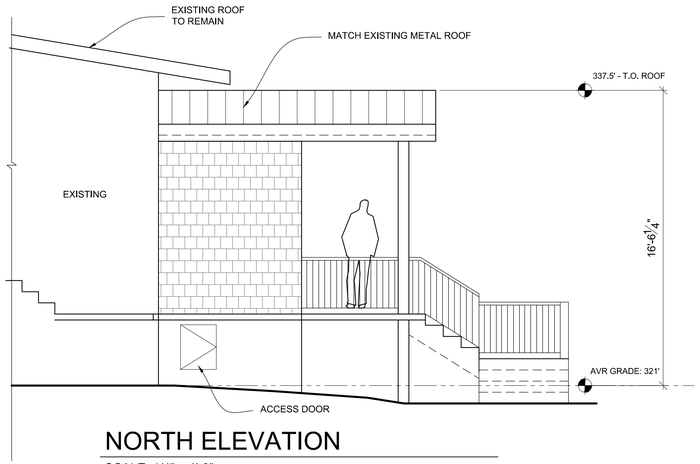
R1 ROOF

- MEMBRANE
- SHEATHING & NAILING PER STRUCTURAL
- VENTING PER PLANS
- BATT INSULATION (**R-49** MINIMUM)
- ROOF TRUSSES PER STRUCTURAL
- ⅝" GWB CEILING



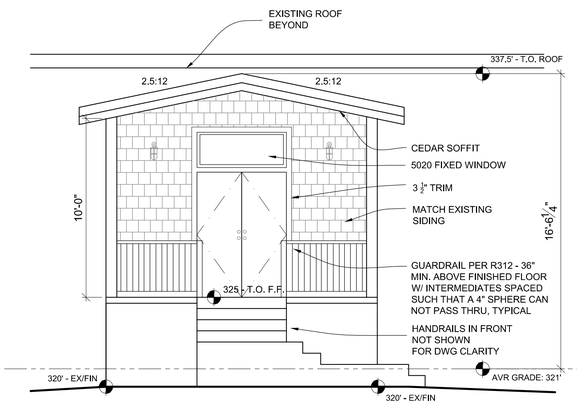
1 SECTION - N/S

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



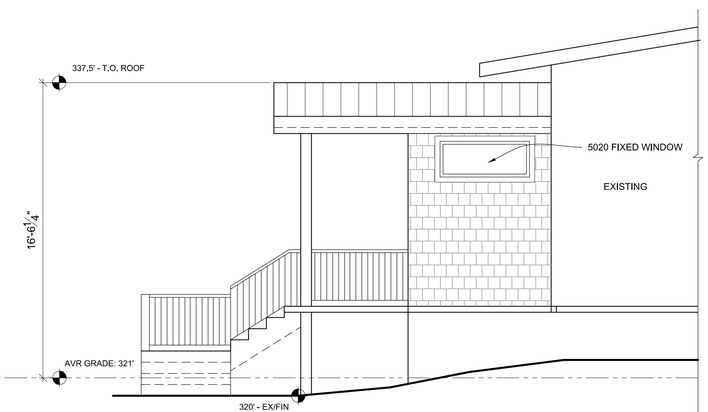
NORTH ELEVATION

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



WEST (FRONT) ELEVATION

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



SOUTH ELEVATION

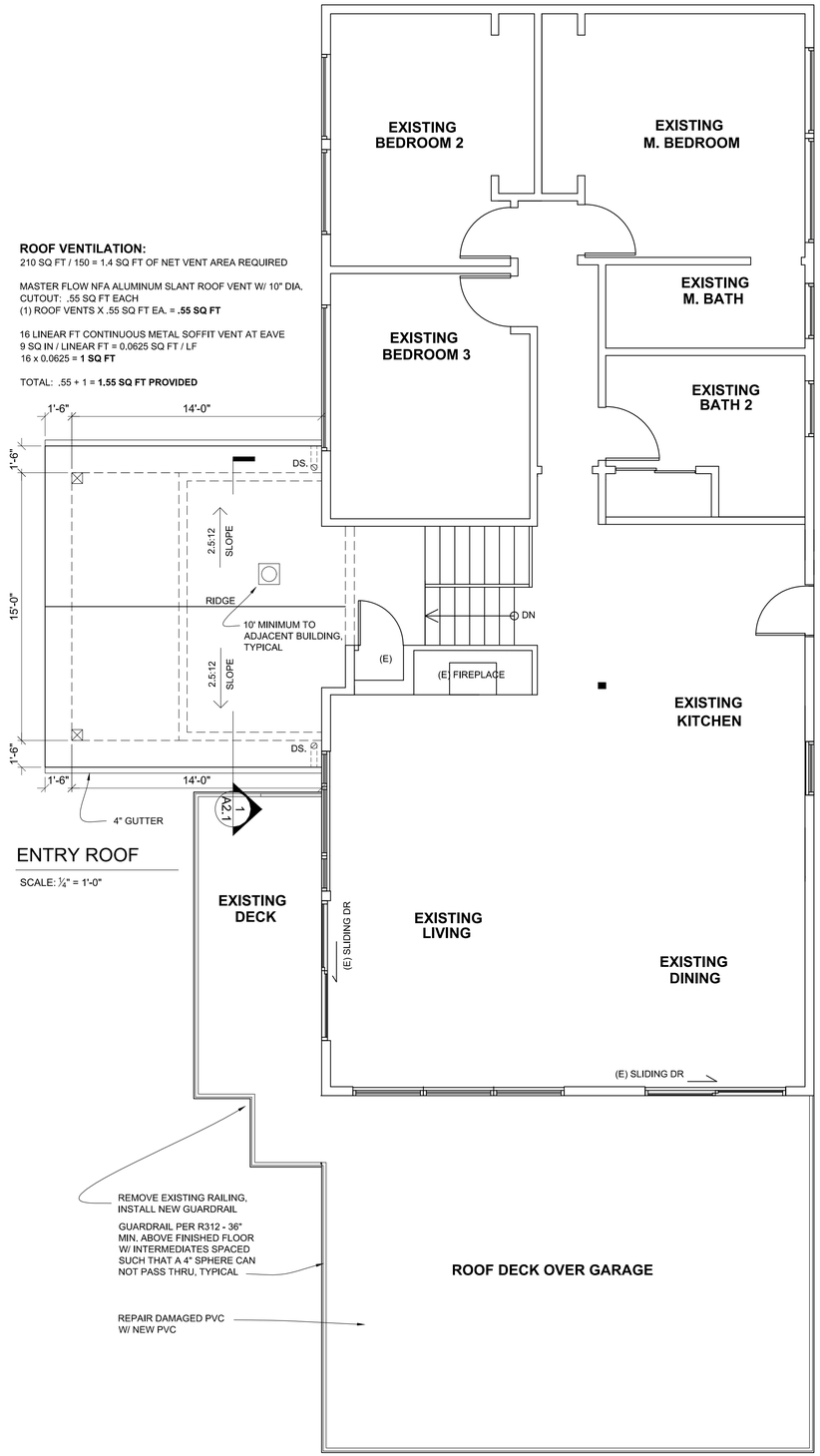
SCALE: 1/4" = 1'-0"

ROOF VENTILATION:
210 SQ FT / 150 = 1.4 SQ FT OF NET VENT AREA REQUIRED

MASTER FLOW NFA ALUMINUM SLANT ROOF VENT W/ 10" DIA. CUTOUT: .55 SQ FT EACH
(1) ROOF VENTS X .55 SQ FT EA. = **.55 SQ FT**

16 LINEAR FT CONTINUOUS METAL SOFFIT VENT AT EAVE
9 SQ IN / LINEAR FT = 0.0625 SQ FT / LF
16 x 0.0625 = **1 SQ FT**

TOTAL: .55 + 1 = **1.55 SQ FT PROVIDED**



ENTRY ROOF

SCALE: ¼" = 1'-0"

Main Floor Plan

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

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JORDAN RESIDENCE ADDITION

7058 82ND AVE SE
MERCER ISLAND, WA 98040

Date
03.06.24 PERMIT

MAIN FLOOR PLAN, SECTION & ELEVATIONS

A2.1

2023101476

Site Preparation
1. Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads, and seismic loads as prescribed by the International Residential Code 2021 (IRC). The construction of buildings and structures shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load resisting elements to the foundation.
2. Design Criteria:
Floor: Live Load 40 psf
Dead Load 10 psf — Seismic Zone: D2
Roof: Snow Load 25 psf — Wind Speed: 98 mph
Frost Line Depth: 18 inches
Exposure: C
Weather Potential: Moderate
3. Verify dimensions at site. All dimensions are to outside or centerline of wood framing members and concrete unless noted otherwise.
4. All stumps and roots shall be removed from the ground to a depth of 12 inches in the area occupied by the building. All back fill under concrete to be pit-run fill compacted to 95% of relative compaction.

Utilities:
U1. Not all buried utilities located on this site are shown on these drawings. Call Utilities Underground Location Service before doing any digging of any depth anywhere on this site.
U2. Yard piping for water service shall be at least 12 inches below grade. Water pipes may not run or laid in the same trench as the building sewer or drainage unless both of the following conditions are met.
A. The bottom of the water pipe, at all joints, shall be at least 12 inches above the top of the sewer line.
B. The water pile shall be placed on a solid shelf excavated at one side of the common trench with a minimum horizontal distance of 12 inches from the sewer or drain. (UPC 609.2)

Foundation:
F1. Foundation construction shall be capable of accommodating all loads according to Section R301 IRC and of transmitting the resulting loads to the supporting soils. Fill soils that support footings and foundations shall be designed, installed, and tested in accordance with accepted Engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403 IRC.
F2. In lieu of a complete Geotechnical evaluation, the load bearing values of 2000 PSF shall be assumed for foundation design. Based on values in Table R401.4.1 IRC.
F3. All footings shall be placed at or below frost line depth. Footings to bear on undisturbed native soil or properly compacted soil.
F4. Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather, porches, carport slabs and steps exposed to the weather, and garage floor slabs shall have a minimum compressive strength of 3000 PSI and shall be mixed with 5-7% air entrainment. All other locations, the minimum compressive strength shall be 2500 PSI; air entrainment not required.
F5. Concrete placement shall be in accordance with ACI 301. The maximum slump of concrete shall not exceed 4 inches in flatwork. Concrete shall be maintained in moist condition for five (5) days after pouring. Construction joints shall be thoroughly cleaned and vertical joints shall be wetted and slushed with a goad of neat cement prior to placement of new concrete.
F6. Foundation vents shall be formed through the foundation stem walls. There shall be 1 square foot of vent per 300 square feet of supported floor area.
F7. All wood used in forming and placing concrete, if within the ground or between foundation sills and the ground shall be removed. Remove all loose or casual wood in contact with the ground from under the building.
F8. Sleeves shall be provided to protect all piping through concrete and masonry walls.

Reinforcing Steel:
R1. Reinforcing steel shall meet the requirements of ASTM A615, A706 or A996. The minimum yield strength of reinforcing steel shall be 40,000 PSI (Grade 40) (276 MPa) unless noted otherwise. Vertical and horizontal shall be placed no closer than the outside face of the wall than one-half the wall thickness. Steel reinforcement for foundation walls shall have concrete cover in accordance with ACI 318.
R2. Tie wall vertical reinforcing steel to continuous footing steel. All reinforcing steel below grade to have a 3 inch embedment, lap all rebar splices and corners 30 bar diameters.
R3. Holdowns: Wall to foundation connections using holdowns must have the holdowns attached to or hooked around the reinforcing steel. All foundation wall holdowns must be installed at the time of foundation inspection.

Framing:
FR1. Protection against decay: Section R319.1 IRC. In areas subject to decay damage as established by Table R301.2(1) IRC, the following locations shall require the use of an approved species, product, preservatives, and end use, in accordance with AWPA U1.
A. Wood joists or the bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
B. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
C. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
D. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch on tops, sides, and ends.
E. Wood siding, sheathing, and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground.
F. Wood structure members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
G. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
H. Field Treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treaded in the field in accordance with AWPA M4.
I. Ground Contact. All wood in contract with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure treated wood suitable for ground contact use, except untreated wood may be used where entirely below ground water level or continuously submerged in fresh water.
FR2. Fasteners for pressure-preservative-treated and fire-retardant-treated wood must be of hot-dipped zinc-coated galvanized steel according with ASTM A 153, stainless steel, silicon bronze. or copper.
FR3. Prefabricated wood I-Joists. Structural capacities and design provisions for prefabricated wood I-Joists shall be established and monitored in accordance with ASTM D5055.
FR4. The allowable spans of girders fabricated of dimensional lumber shall not exceed the values set forth in Tables R502.5(1) IRC and R502.5(2) IRC.
FR5. All joists shall be supported laterally at the ends and over supports with joist of the same type and size of the floor joist; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud.
FR6. Notches on solid lumber joists, rafters, and beams shall not exceed 1/6 of the depth of the member, shall not be longer than 1/3 of the depth of the member and shall not be located in the middle 1/3 of the span. Notches at the ends of the member shall not exceed 1/4 the depth of the member. The tension size of member 4 inches or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed 1/3 depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch. (R502.8.1 IRC)
FR7. Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members or I-joists are prohibited except where permitted by the manufacturer's recommendations. (R502.8.2 IRC)
FR8. Joists, rafters, and trusses must be supported to prevent rotation by installing solid blocking at each bearing point or as required by manufacturer (R502.7 IRC)

Floor Framing:
FF1. Bearing partitions perpendicular to joists must not be offset from support by more than the depth of the joists. At a minimum, double joists are required under parallel bearing partitions. Joists framed into sides of girders must be supported by joist hangers or ledger strips. (R502.4 IRC)
FF2. Bearing: In floor construction, joists and beams must not have less than 1.5 inches of bearing on wood or metal and not less than 3 inches on concrete. (R502.6 IRC)
FF3. All plywood and OSB sub-flooring is to be glued to the supporting framing members. Glue is to be applied in strict conformance to manufacturer directions.
FF4. Accessible under floor areas shall be provided with a minimum 18"x24" opening if access is through the floor, and 16"x24" if access is through an exterior wall. Access shall be unobstructed by pipes, heat ducts, etc. If access is through an exterior wall, an area 16 inch wide and 24 inch in depth must be provided in front of the opening. Through wall openings must not be located under doors into the building. (R408.4 IRC)

Wall Framing:
WF1. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joists shall be offset at least 24 inches and face nailed with a minimum of (8) 16d nails. Plates shall be a nominal 2 inches in depth and have a width at least equal to the width of the studs.
WF2. Built up header with ½ inch spacer shall be nailed with 16d nails 16 inches O.C. along each edge.
WF3. Interior load-bearing walls shall be constructed, framed and fire blocked as specified for exterior walls.
WF4. Cripple walls must be framed of studs not less in size than the stud above. When exceeding 4 feet in height, cripple walls must be framed of studs having the size required for an additional story. Cripple walls with stud height less than 14 inches must be sheathed on at least one side and fastened to top and bottom plates or the cripple wall have solid blocking. Cripple walls shall be supported on continuous foundation. Cripple walls must be braced with 15% more bracing than as required for the wall above, with wall panes spacing not more than 15 feet. (IRC R602.9 and IRC R602.10.2)
WF5. Wood shall be a minimum of 6 inches above ground or the wood shall be of a type with a natural resistance to decay or must be treated. (IRC R319.1.5)
WF6. Place a vapor barrier or equal over all exterior walls. (IRC R318.1)

UNAUTHORIZED MODIFICATIONS:
Changes made to any plans, specifications or other construction documents without prior written consent of the engineer of record (SER) shall relieve the SER from any liability arising directly or indirectly from such changes and client agrees to waive any claims against the SER and to defend, indemnify, and hold harmless the SER from any damages, liabilities or costs, including, without limitation, reasonable attorney's fees and costs or defense.

WF7. Notches. Any studs in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in non-bearing walls may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no greater than 60% of the stud width, the edge of the hole is no closer than 5/8 inches to the edge of the stud and the hole is not located in the same section as a cut or notch. Top plates may be notched or drilled to depth more than 50% of its width, provided a galvanized metal plate of not less than 0.054 inch thick and 1 1/2 inch wide shall be fastened across and to the plate at each side of the opening with not less than 8-16d mails at each side.
Exceptions:
A. A stud may be bored to a diameter not exceeding 60% of its width, provided that such studs located in exterior walls or bearing partitions are doubled and that not more than two successive studs are bored.
B. Approved stud shoes may be used when installed in accordance to the manufacturer installation requirements.
WF8. Provide metal nail plates in all locations where plumbing or wiring comes within 1 ¼ inch of the edge of any stud.
WF9. Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joist underneath so spaced as to give proper clearance for the piping. Where partition containing such piping runs parallel to the floor joists, the joists underneath such partition shall be doubled and spaced to permit passage of such pipes and shall be bridged. When soles or plates of partitions need to be cut, a metal tie not less than 1/8" thick and 1 ½ inch wide shall be fastened to the plate across the opening with not less than 4-16d nails on each side of the opening.
WF10. Fire blocking shall be provided to cut off concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between the top story and the roof space. (IRC R602.8)
Install fire blocking at:
A. In concealed spaces of stud wall and partitions, including furred spaces and parallel row of studs or staggered studs as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding ten feet.
B. At all interconnections between concealed vertical and horizontal spaces such as it occurs at soffits, drop ceilings, and cove ceilings.
C. In concealed spaces between stair stringers at the top and bottom of the run.
D. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
E. For side built chimneys and fireplaces, fire blocking must be a minimum of 1 inch thick and supported on metal strips or metal lath.
F. Fire blocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
WF11. Headers: All openings and exterior walls are to be provided with a header as indicated in the plan.
WF12. Post connection: Provide a positive connection between the post support and post and between the post and beam, sufficient to ensure against uplift and lateral displacement.
WF13. Post material: Structural exterior posts, shall be cedar or treated material.
WF14. Wood columns must be restrained to prevent lateral displacement at the bottom.
WF15. Column and posts located on concrete floors exposed to weather, water splash, or in basements must be supported by concrete piers or metal pedestals projecting above the floors, unless approved wood of natural resistance to decay or treated wood is used. The pedestals must project at least 6 inches above exposed earth and at least 1 inch above such floors.

Exterior Shell:
ES1. Flashing: Flash and counter flash all exterior openings as required to make them weather proof. All exterior window trim, door trim, belly bands, gable bands, or similar exterior or trim shall have head flashing installed.
ES2. Make all roof penetrations for venting etc. on non-conspicuous side of ridges.

Roof:
R1. Plywood roof sheathing, if exposed on underside, may be of exterior type. (IRC R803.3.2.1.1)
R2. Ventilation: Enclosed attic and rafter spaces must have cross ventilation for each separate space by vent openings projected against the entrance of rain and snow. The net free area may not be less than 1/150 of the space ventilated. The openings must be covered with a corrosion resistant ¼" screen. (IRC R806.2)
R3. Insulation dam must be provided at the attic access openings when using blown-in insulation. (WSEC 502.1.4.4)
R4. Trusses must be designed by a registered design professional, in accordance with ANSI / TPI1 standards. (IRC R802.10.2)
R5. Truss bracing must be provided to prevent lateral rotation and provide lateral stability in accordance with the individual truss design drawings. (IRC R802.10.3)
R6. Truss members must not be cut, notched, drilled, spliced, or otherwise altered in anyway without the approval of a registered design professional. Alterations resulting in the addition of loads that exceed the design load for the truss will not be permitted without verification that the truss is capable of supporting such additional loading. (IRC R802.10.4)

Ceiling:
C1. Attic Access: In buildings with combustible ceiling or roof construction, an attic opening shall be provided to attic areas that exceed 30 SF and have a vertical height of 30 inches or greater. The rough opening shall not be less than 22 inches by 30 inches and shall be located in a hall or other readily accessible location. (IRC R807.1)

Roofing Material:
RM1. Asphalt shingles shall have self-sealing strips or be interlocking, and comply with ASTM D225 or D3462. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails with a minimum 12 gage shank with an 3/8 inch diameter head and of a length to penetrate through the roofing materials and a minimum of ¾ inch into the roof sheathing. Where the roof sheathing is less than 1/2 inch thick, the fasteners shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667

Safety - General Requirements
G1. Emergency egress every sleeping room must have at least one openable window or exterior door approved for emergency egress or rescue. Windows must have a minimum open area of 5.7 square feet, 5.0 square feet if at ground level. Minimum net clear opening height of 24 inches and a minimum net clear width of 20 inches. Finished sill height may not be more than 44 inches above floor. (IRC R310.1.1/1.2/1.3)
G2. Attic access must have a minimum of 22x30 inches with unobstructed headroom and be readily accessible. (IRC R607.1)
G3. Smoke detectors: When work is performed that requires a permit, or when a sleeping room is created, the entire building must be provided with smoke alarms. A smoke alarm must be installed in each sleeping room and outside the sleeping room in the immediate vicinity. There must be at least one smoke alarm on every floor level. All smoke alarms must be hardwired and interconnected. (IRC R313) See IRC for building alteration exceptions. Smoke detectors must be listed with UL 217.
G4. Railings must be installed when a deck is 30 inches or more above grade.
G5. Garage separation: Garages must be separated from residence and attic space with not less that ½ drywall on the garage side. If there is residential space above the garage, the ceiling must have 5/8-inch Type X GWB and all supporting walls must have 1/2-inch drywall. (IRC R309.2)
G6. Garage Door: Any door between a garage and a residence must be either a 1-3/8 inch wood or metal door, or a 20-minute rated door. (IRC R309.1)
G7. Garage Floor: The floor surface in a garage must be non-combustible and slopped toward the garage door or floor drain. (IRC R309.3)
G8. Showers must have a non-absorbent wall covering extending to 72 inches above the floor. (IRC R307.2)
G9. Central furnace within compartments or alcoves shall have a minimum working space clearance of 3 inches along the sides, back, and top with a total width of the enclosing space being at least 12 inches wider than the furnace. Furnaces having a firebox open to the atmosphere shall have at least a 6-inch working space along the front combustion chamber side. (IRC M1305)
G10. Safety Glass (IRC R308.4): Each pane of glazing installed in hazardous locations shall be provided with a manufacturer or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies. Such label must be visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of type which once applied cannot be removed without being destroyed. Common hazardous locations are as follows:
A. Glazing in swinging doors except jalousies.
B. Glazing in fixed and sliding panels of sliding door assemblies and panels of sliding and bi-fold closet door assemblies.
C. Glazing in storm doors.
D. Glazing in all unframed swinging doors.
E. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or waling surface.

F. Glazing in an individual fixed or openable panel adjacent to a door where the nearest vertical edge is within a 24 inches arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
G. Glazing in an individual fixed or openable panel, other than those locations described in Items E and F above, that meets all of the following conditions:
a) Exposed area of an individual pane greater than 9 square feet.
b) Bottom edge less than 18 inches above the floor
c) Top edge greater than 36 inches above the floor
d) One or more walking surfaces within 36 inches horizontally of the glazing.
H. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panel.

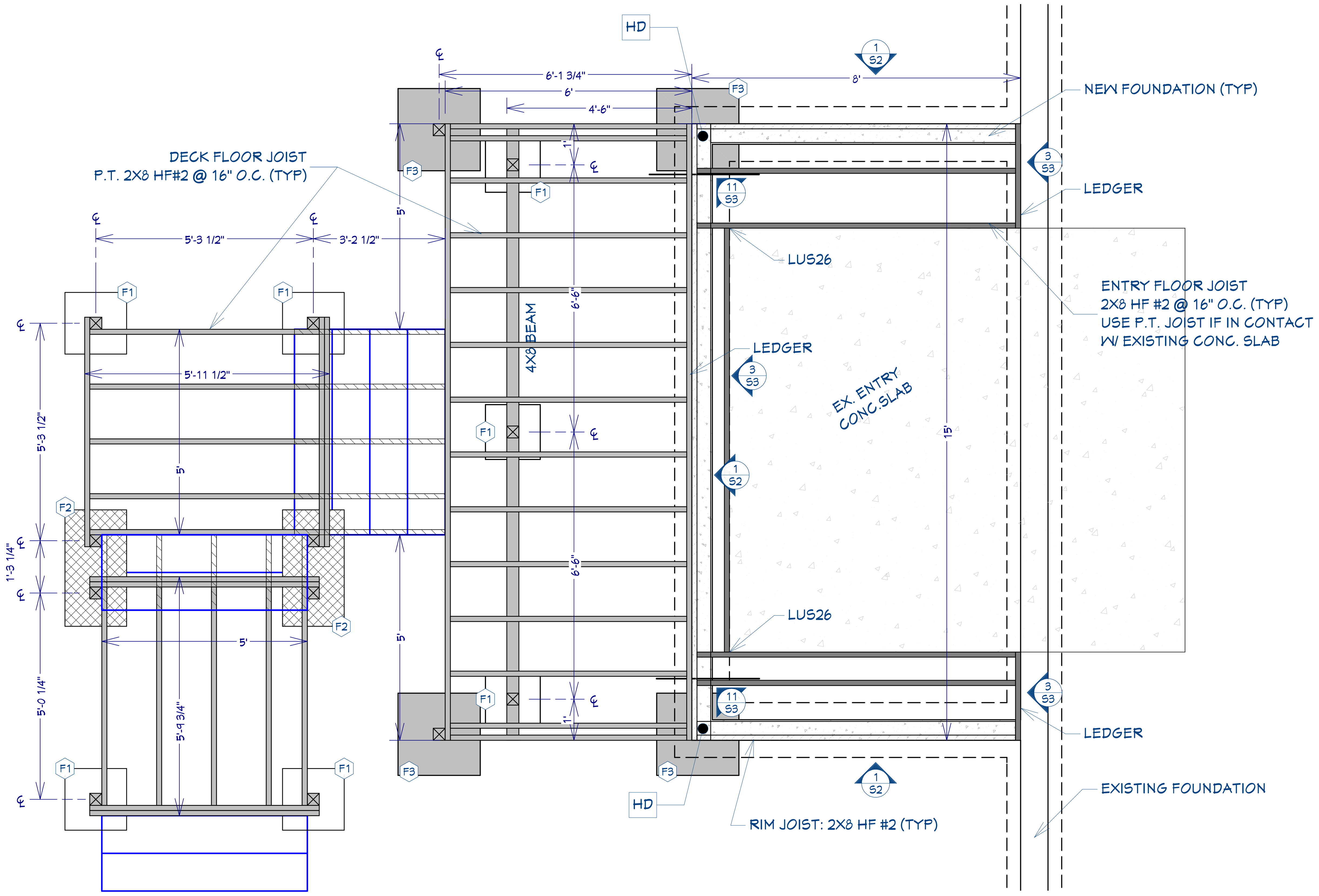
Plumbing:
P1. Inspection: No plumbing or drainage system or building sewer may be covered, concealed or put into use until it has been tested, inspected, and approved. (UPC 103.5.1.3)
P2. Supply Testing: Plumbing supply piping must be tested with working water pressure, except plastic piping, 50 PSI at pressure. (UPC 609.4)
P3. Drain Testing: Plumbing drains must be tested with water filled to the highest vent in the system or 5 PSI air pressure. (UPC 609.4)
P4. Protection: All piping passing under or through a wall must be protected from breakage. Approved provisions must be made for expansion of hot water piping. Voids around piping passing through concrete floors on the ground must be appropriately sealed. (UPC 313.1)
P5. Support: Horizontal piping must be supported at sufficiently close intervals to prevent sagging. Pipe supports for ABS may not exceed 4 feet on center. (UPC 314.5/315.5.1)
P6. Whirlpool bathtubs must provide a removable panel of sufficient dimension to access the pump. (UPC 415.1)
P7. Relief valves must be provided with a drain, not smaller than the relief valve outlet, extending to the outside of the building and discharging downward 6-24 inches above grade. (UPC 608.5)
P8. Relief valve piping may not discharge into a water heater pan. (UPC 508.5)
P9. Hose bibs must be protected by an approved non-removable type backflow prevention device. (UPC 603.4.7)
P10. Water heaters must be anchored or strapped in the upper and lower third of the tank to resist horizontal displacement due to earthquake motion. A distance of 4 inches must be provided between the lower strap and the controls. (UPC 508.2)
P11. Water Heater Pan: When a water heater is located where water damage may occur from a leaking water heater, a watertight pan must be installed beneath the tank. The pan must have a minimum ¾ inch drain which drains to the outside of building. (UPC 308.4)
P12. Seal: All plumbing fixtures, including toilets, must be caulked or sealed at their base. (UPC 407.2)
P13. Freeze Protection: All water lines must be protected from freezing. If water lines are not located completely between heated space and insulation, provide insulation as required to assure pipes are protected from freezing.

LEGEND
/ A# — DETAIL REFERENCE
- DETAIL INDEX
A# - SHEET NUMBER

JOSEPH S ARAUCTO, P.E.
360-632-0151
JOSEPH S ARAUCTO — STATE OF WASHINGTON — 3874 — REGISTERED PROFESSIONAL ENGINEER
SIGNED: 3/5/2024

JORDAN RESIDENCE ADDITION
7058 82ND AVE SE MERCER ISLAND, WA 98040

GENERAL SPECIFICATIONS

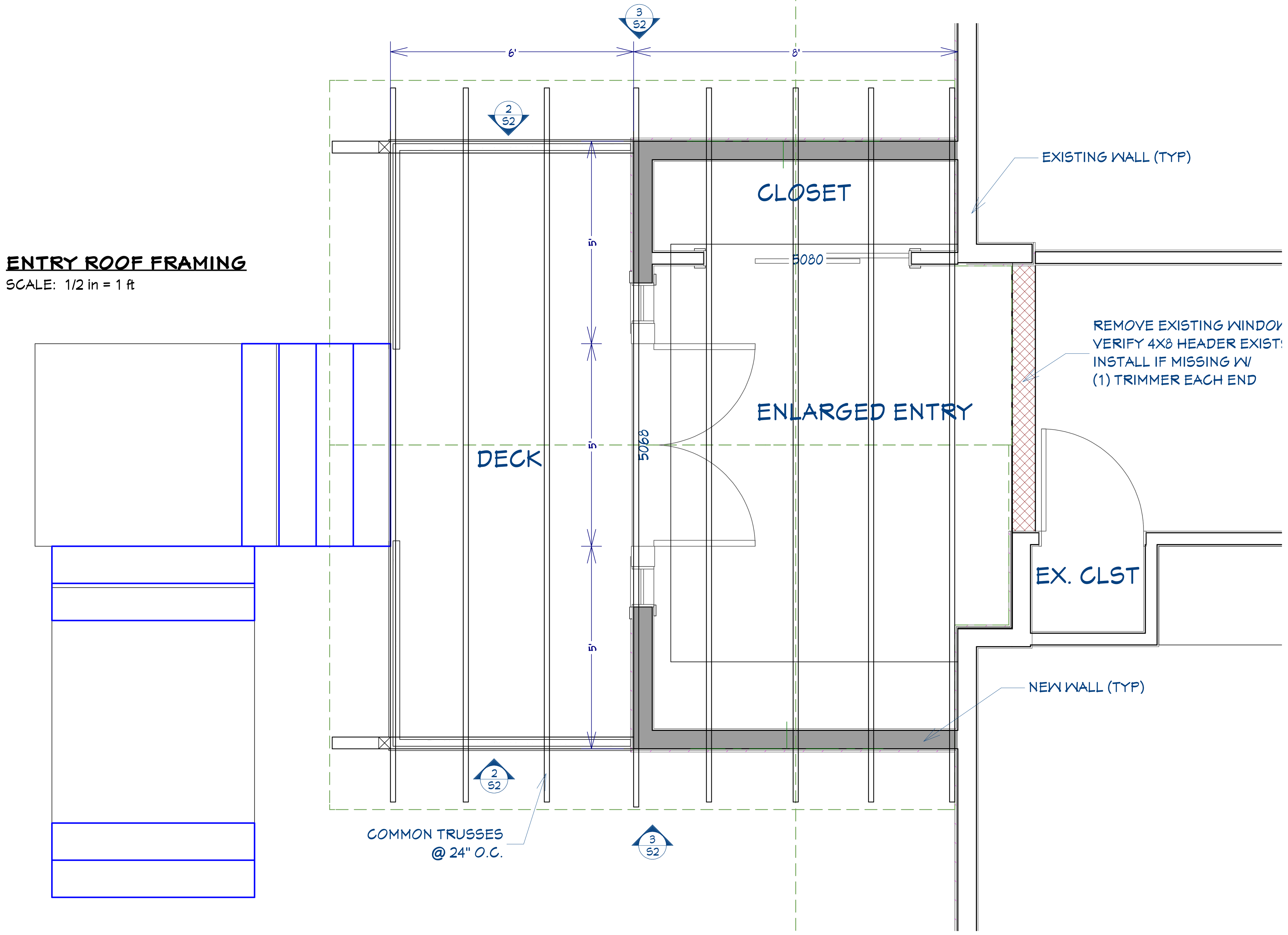


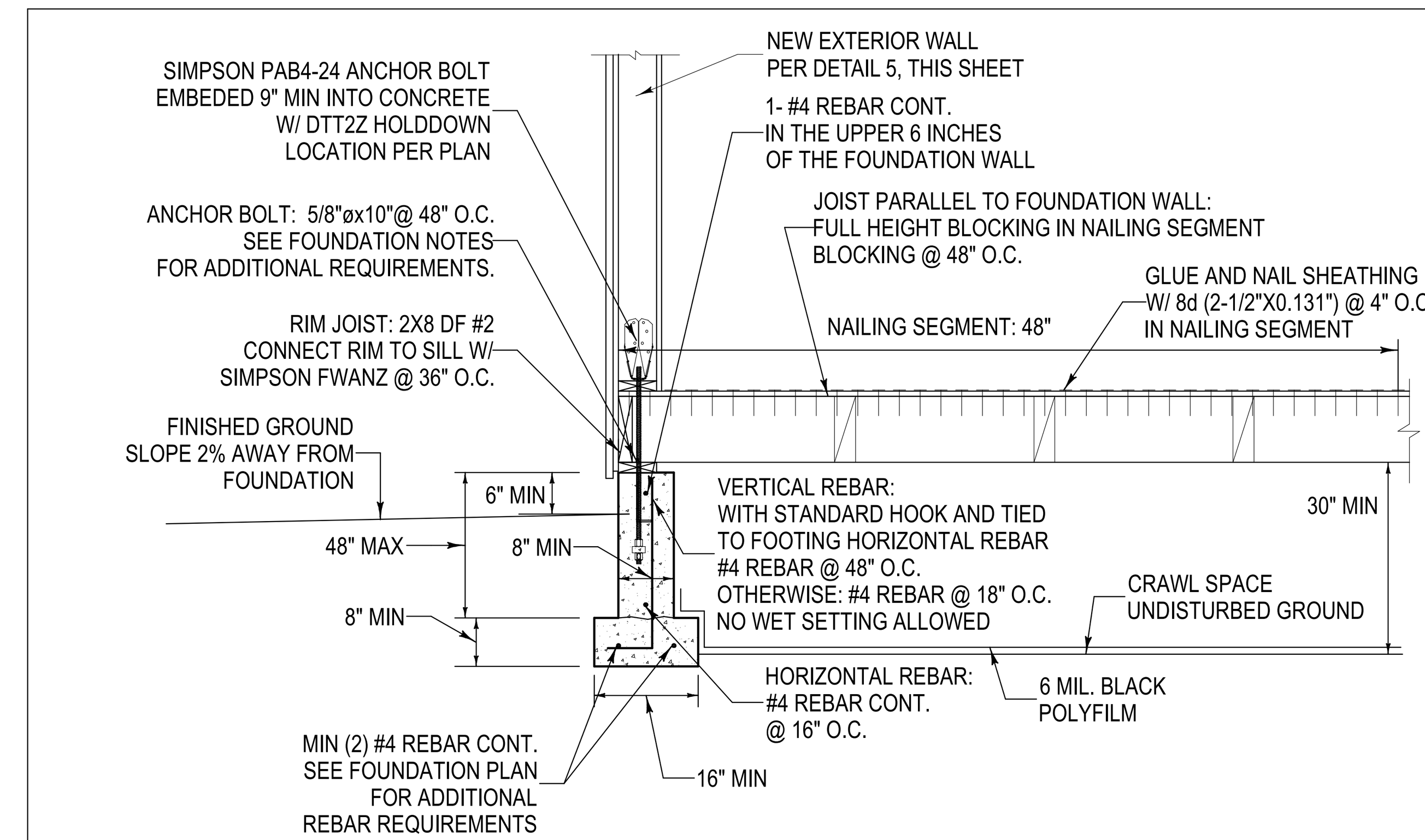
DECK AND ENTRY FOUNDATION AND FLOOR FRAMING PLAN

SCALE: 1/2 in = 1 ft

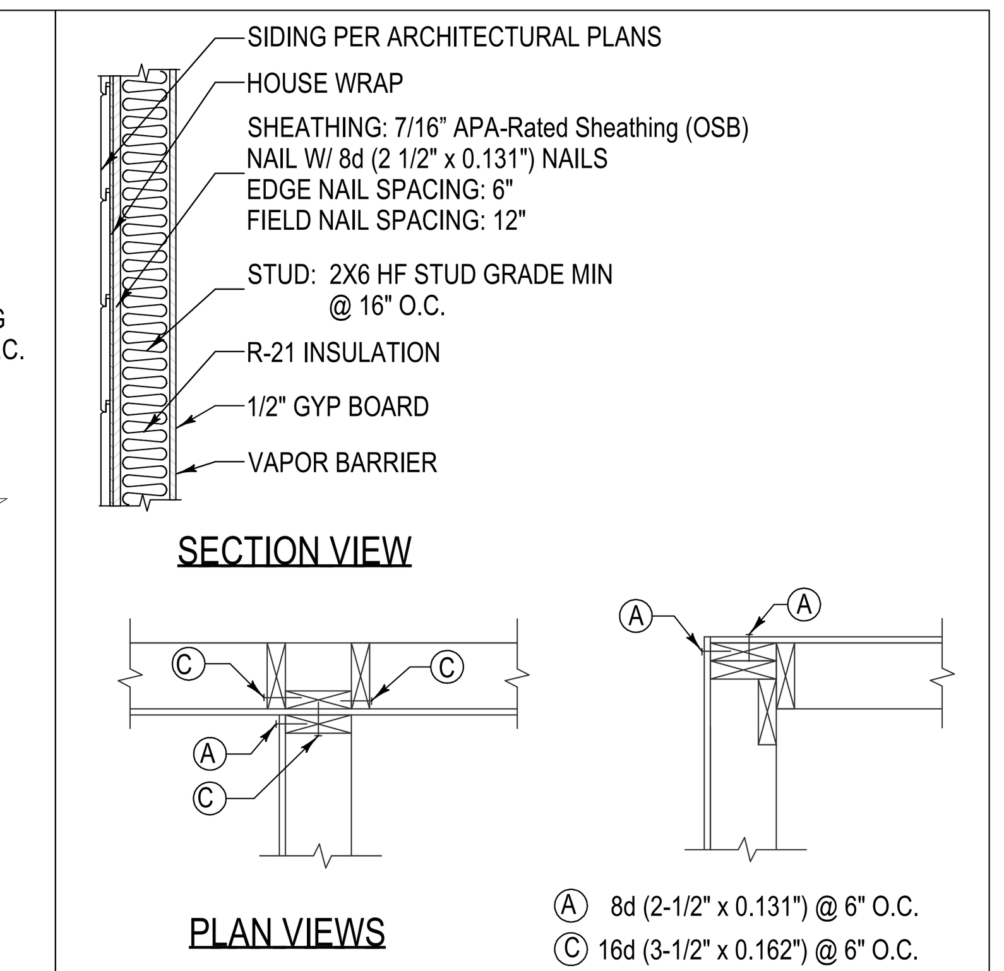
ENTRY ROOF FRAMING

SCALE: 1/2 in = 1 ft

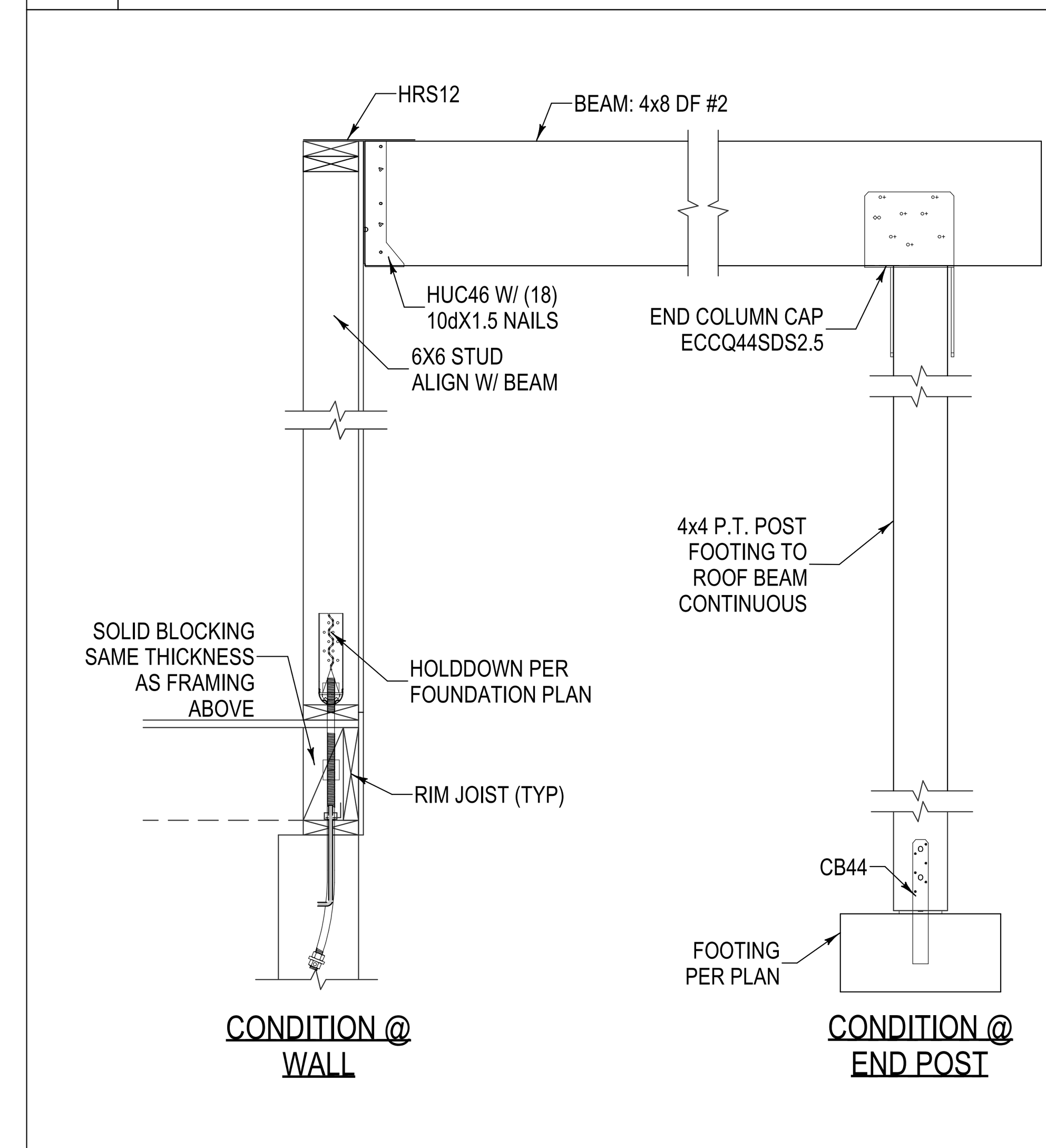




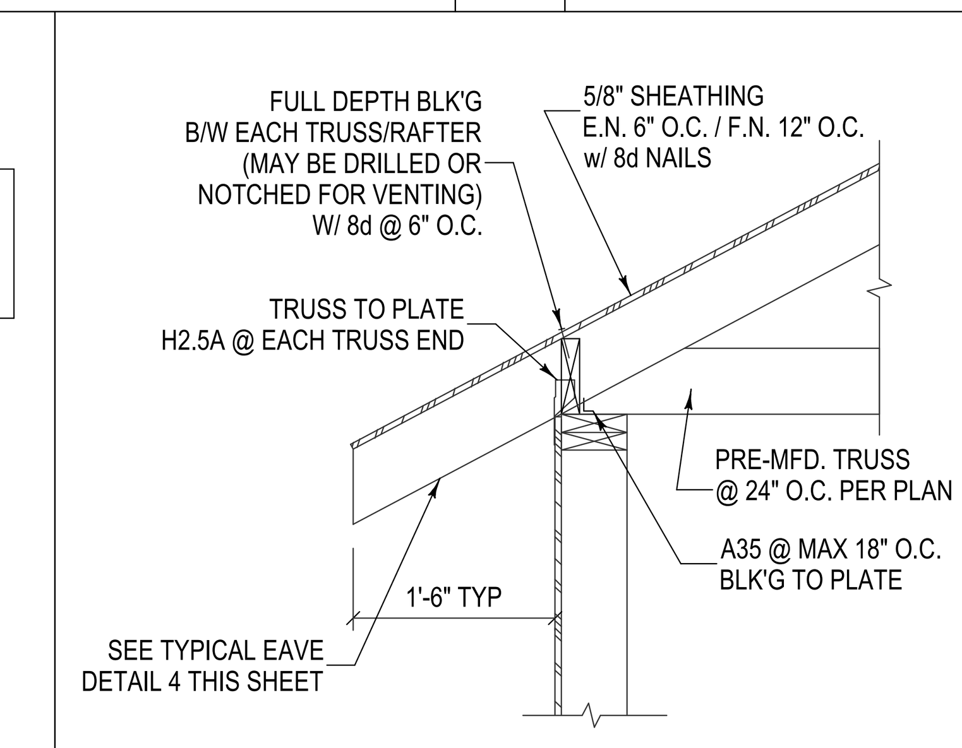
1 TYPICAL FOUNDATION (NTS)



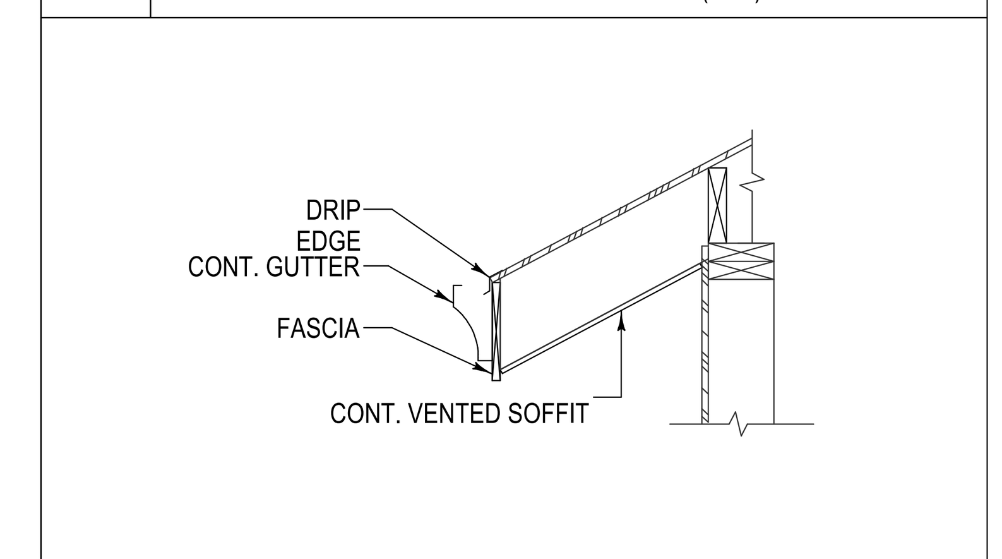
5 TYP EXTERIOR WALL (NTS)



2 ENTRY ROOF SUPPORT (NTS)



3 TYPICAL TRUSS PERP. (NTS)



4 TYPICAL EAVE (NTS)

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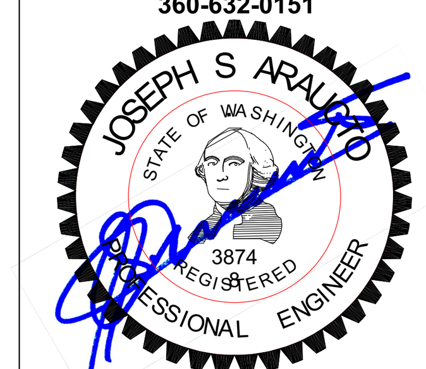
360-632-0151



SIGNED: 3/5/2024

FOUNDATION NOTES:

1. ANCHOR BOLT SIZE AND SPACING: 5/8"øx10"@ 48" o.c.
   EMBED MIN 7" INTO CONCRETE
   DISTANCE FROM EDGE: MIN 7 BOLT DIAMETER, MAX 12 INCHES
   MIN 2 SILL BOLT PER PLATE
2. PROVIDE 2X SILL PLATE
3. PROVIDE 5" MIN ANCHOR BOLT PROJECTION ABOVE CONCRETE
4. STABBING OR PUSHING OF SILL BOLTS INTO WET CONCRETE
   IS EXPRESSLY PROHIBITED
5. INSTALL FOAM SEAL BETWEEN SILL PLATE AND CONCRETE
6. WHERE SILL PLATES ARE BORED OR NOTCHED
   IN EXCESS OF 1/3 OF THE SILL PLATE WIDTH,
   PROVIDE ADDITIONAL SILL BOLTS 6" EACH SIDE
   OF BORE OR NOTCH.
7. INSTALL 1 SF OF FOUNDATION VENT PER 300
   SF OF CRAWL SPACE AREA.
8. PROVIDE CRAWL SPACE ACCESS THROUGH FOUNDATION WALL
   OR FROM NEW CLOSET
9. CONTRACTOR SHALL INSTALL HOLD DOWN PER
   MANUFACTURERS INSTRUCTIONS
10. CONTRACTOR SHALL CONSULT WITH ENGINEER OF RECORD
    RELATING TO ENGINEERING CALCULATIONS

HD — HOLD DOWN PER TYPICAL FOUNDATION DETAIL 1, THIS SHEET

PLAN NOTES:

1. REFERENCE GENERAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
2. REFERENCE DETAILS ON THIS SHEET FOR FOUNDATION AND ROOF
   FRAMING DETAILS
2. REFERENCE DETAILS ON SHEET S3 FOR DECK FRAMING DETAILS
3. REFERENCE FOUNDATION DETAILS THIS SHEET
4. CONTRACTOR SHALL CONSULT WITH ENGINEER OF RECORD
   RELATING TO ENGINEERING CALCULATIONS AND PLAN MODIFICATIONS

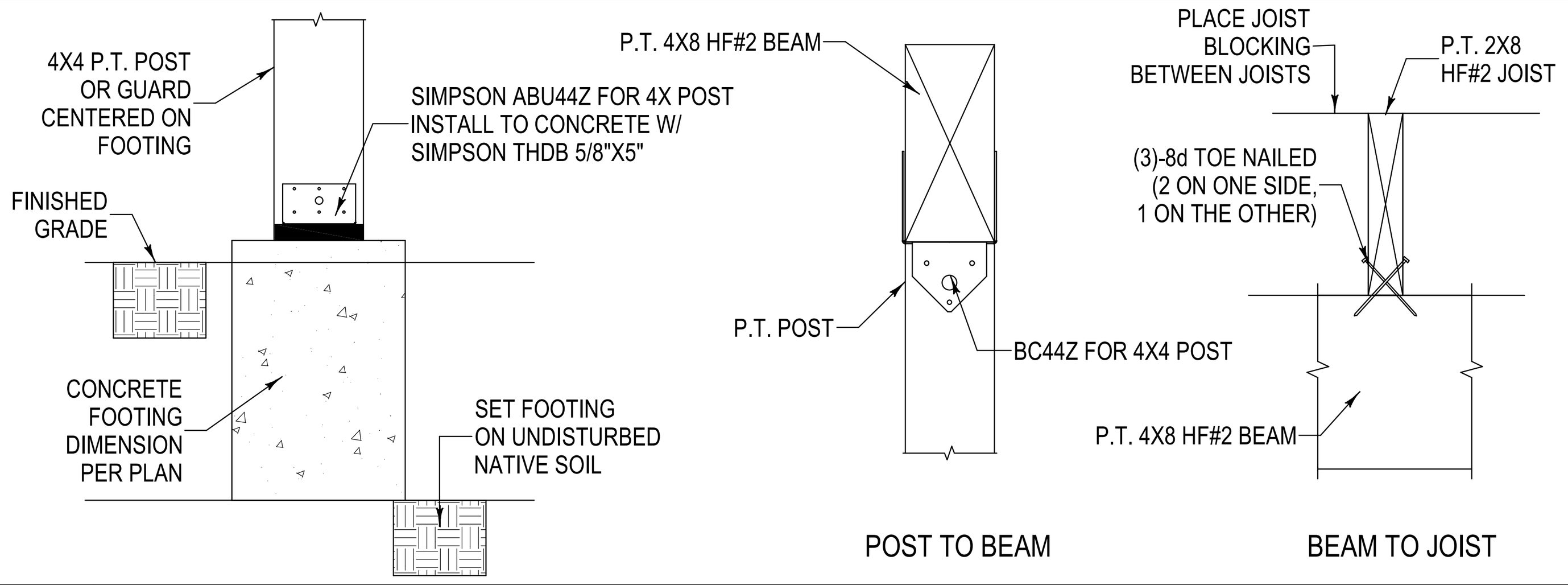
FOOTING NOTES

F1	FOOTING: REBAR:	18"x18"x15" THICK W/ 2-#3@ 12" O.C. E/W
F2	FOOTING: REBAR:	34"x18"x15"THICK W/ #3@ 12" O.C. E/W
F3	FOOTING: REBAR:	24"x24"x18" THICK W/ 3-#3@ 9" O.C. E/W

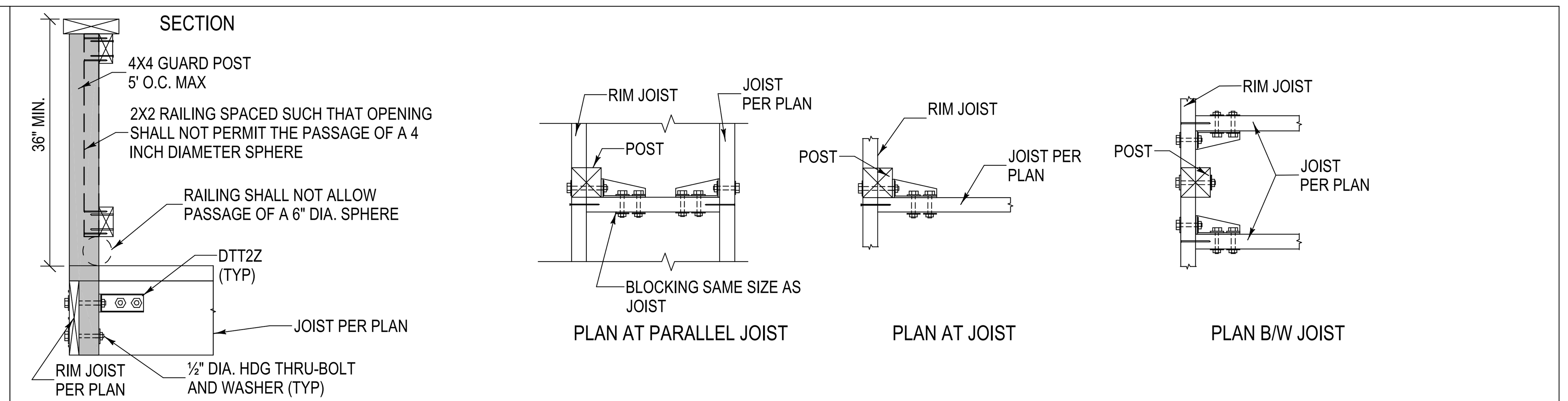
JORDAN RESIDENCE ADDITION
7058 82ND AVE SE MERCER ISLAND, WA 98040

FOUNDATION AND FRAMING PLAN

S2



1 TYPICAL FOOTING POST, BEAM, AND JOIST (NTS)

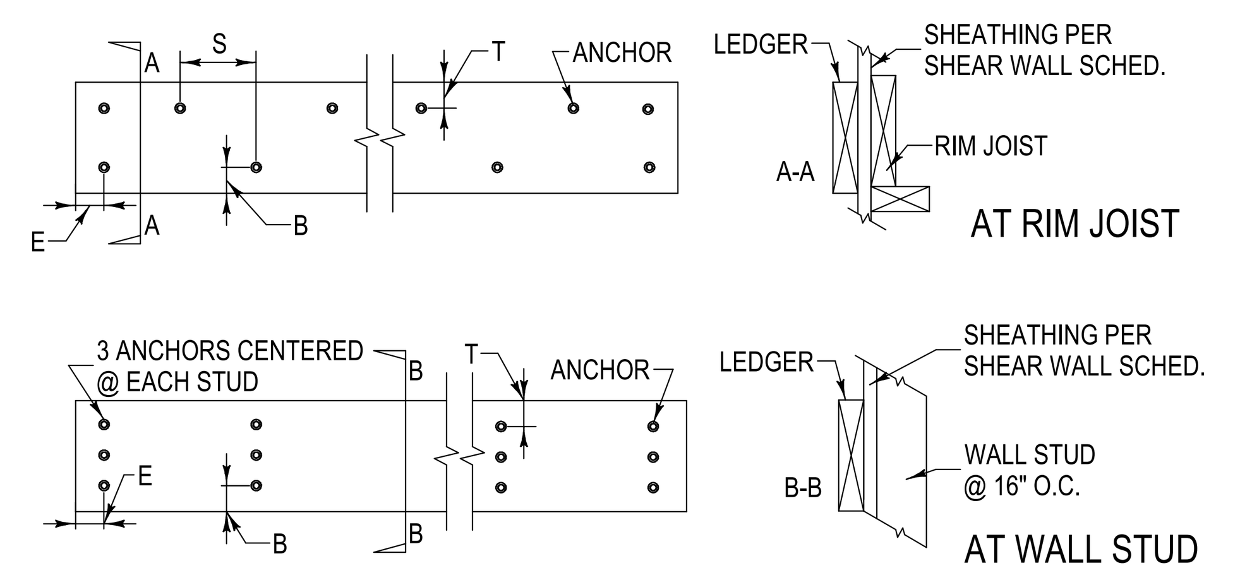


2 TYPICAL GUARD (NTS)

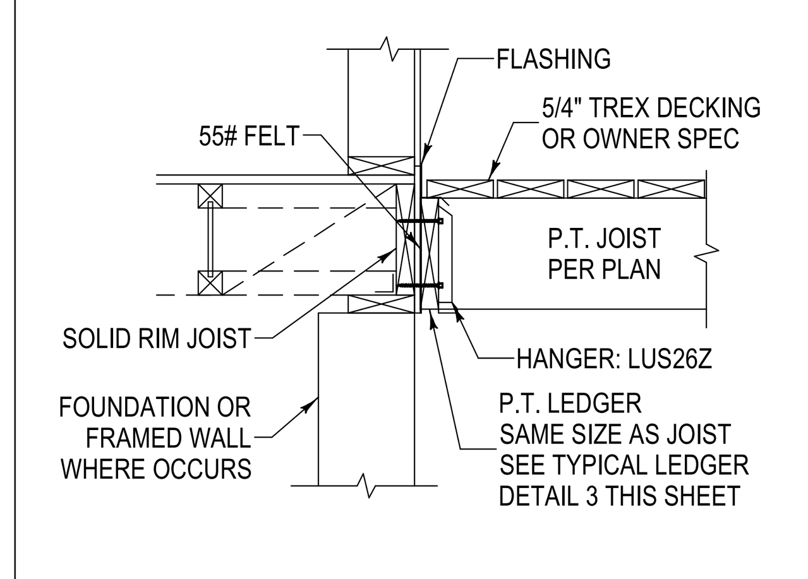
ANCHOR TYPE	LENGTH (in)	ANCHOR SPACING MAX (S)	TOP EDGE DIST. (T)	BOTTOM EDGE DIST. (B)	EDGE DIST (in.) MAX (E)
LEDGERLOK	3-5/8"	8"	1-3/4"	1-3/4"	5"

LEDGER: MINIMUM SIZE: P.T 2X8 DF#2
MIN. JOIST HANGER: LUS26Z

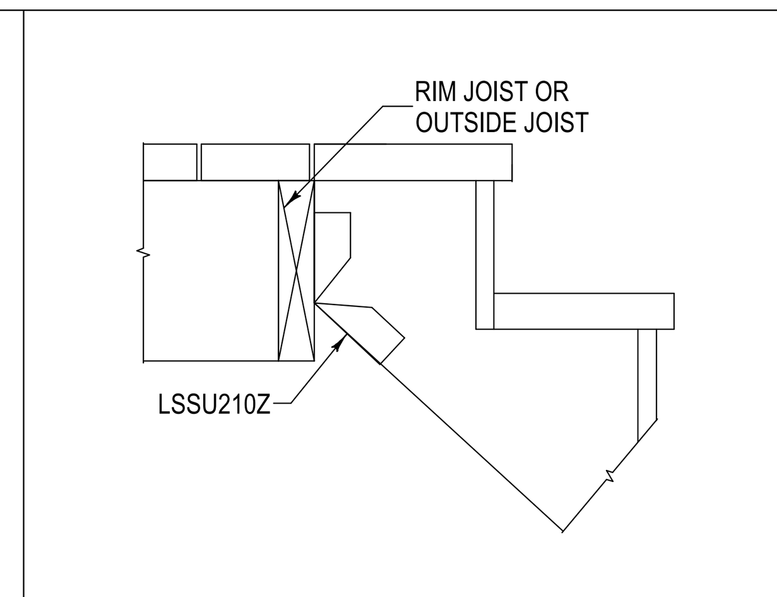
SEE DETAIL 12 FOR CONDITION AT CONCRETE FOUNDATION STEM WALL



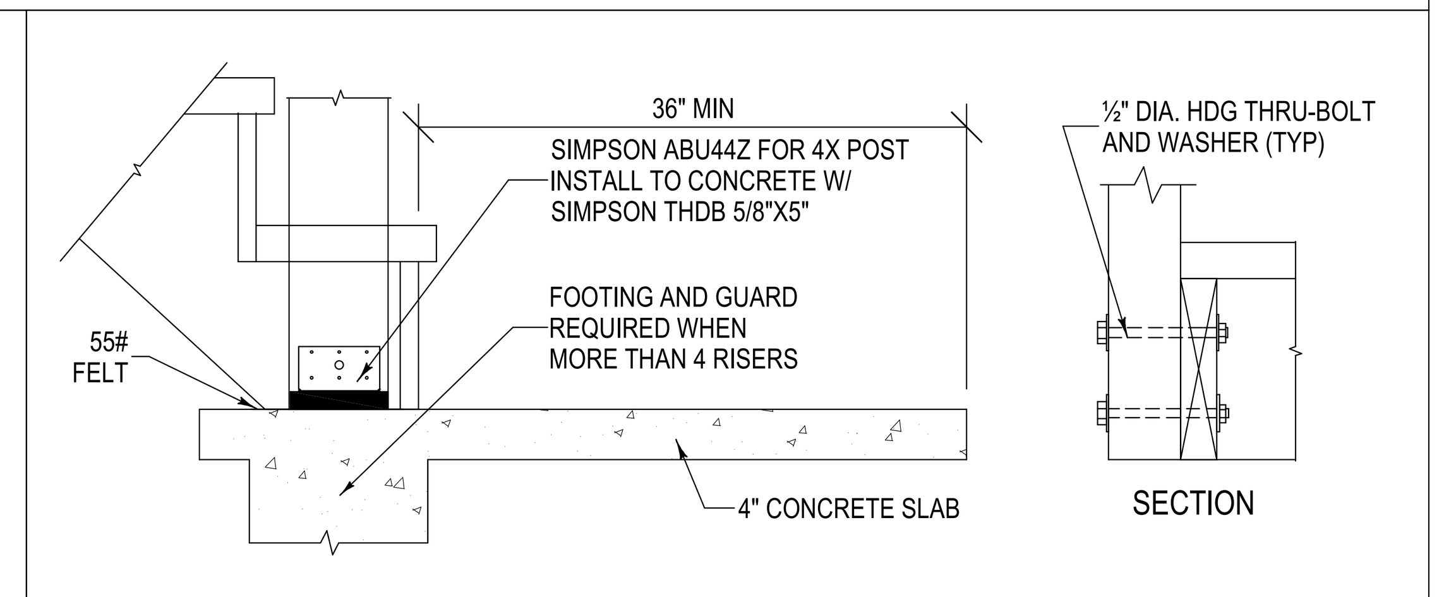
3 TYPICAL LEDGER (NTS)



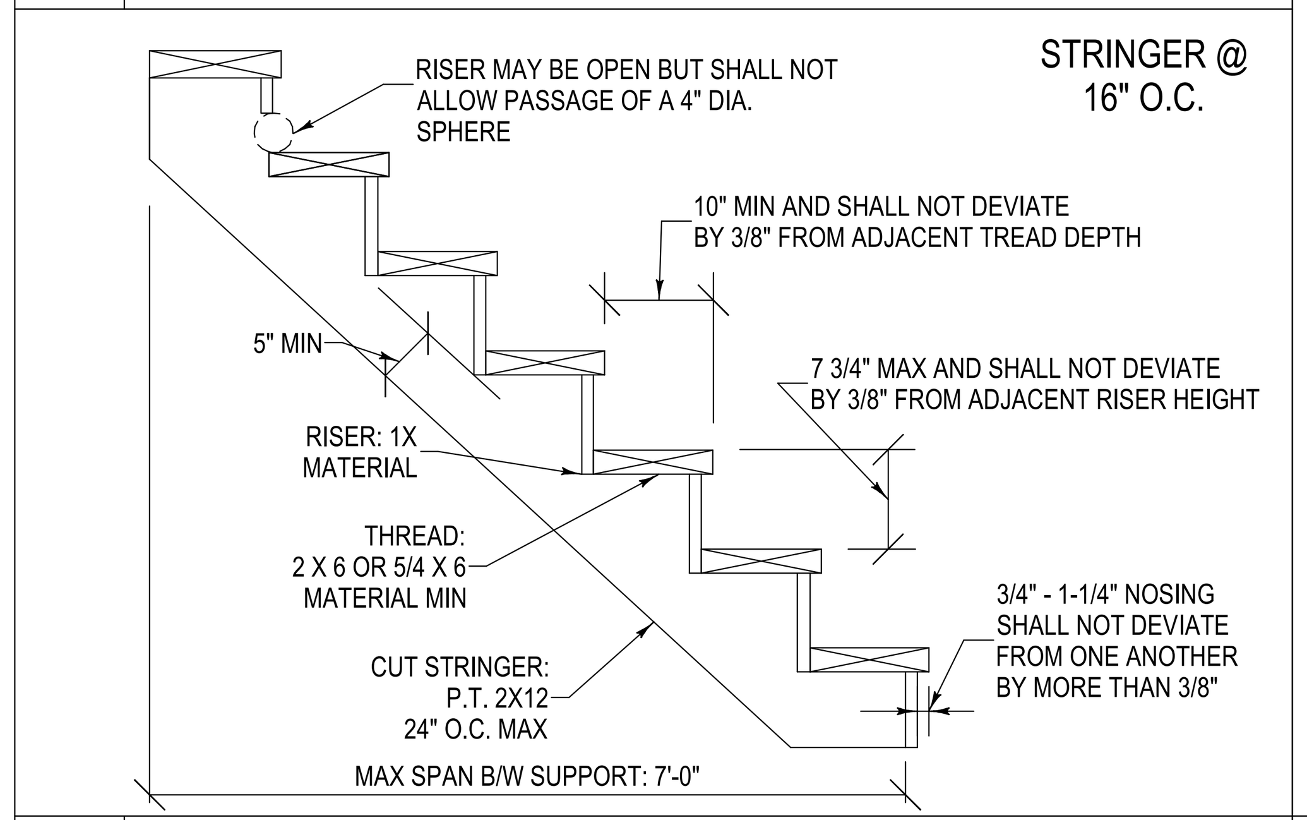
4 TYP JOIST HANGER (NTS)



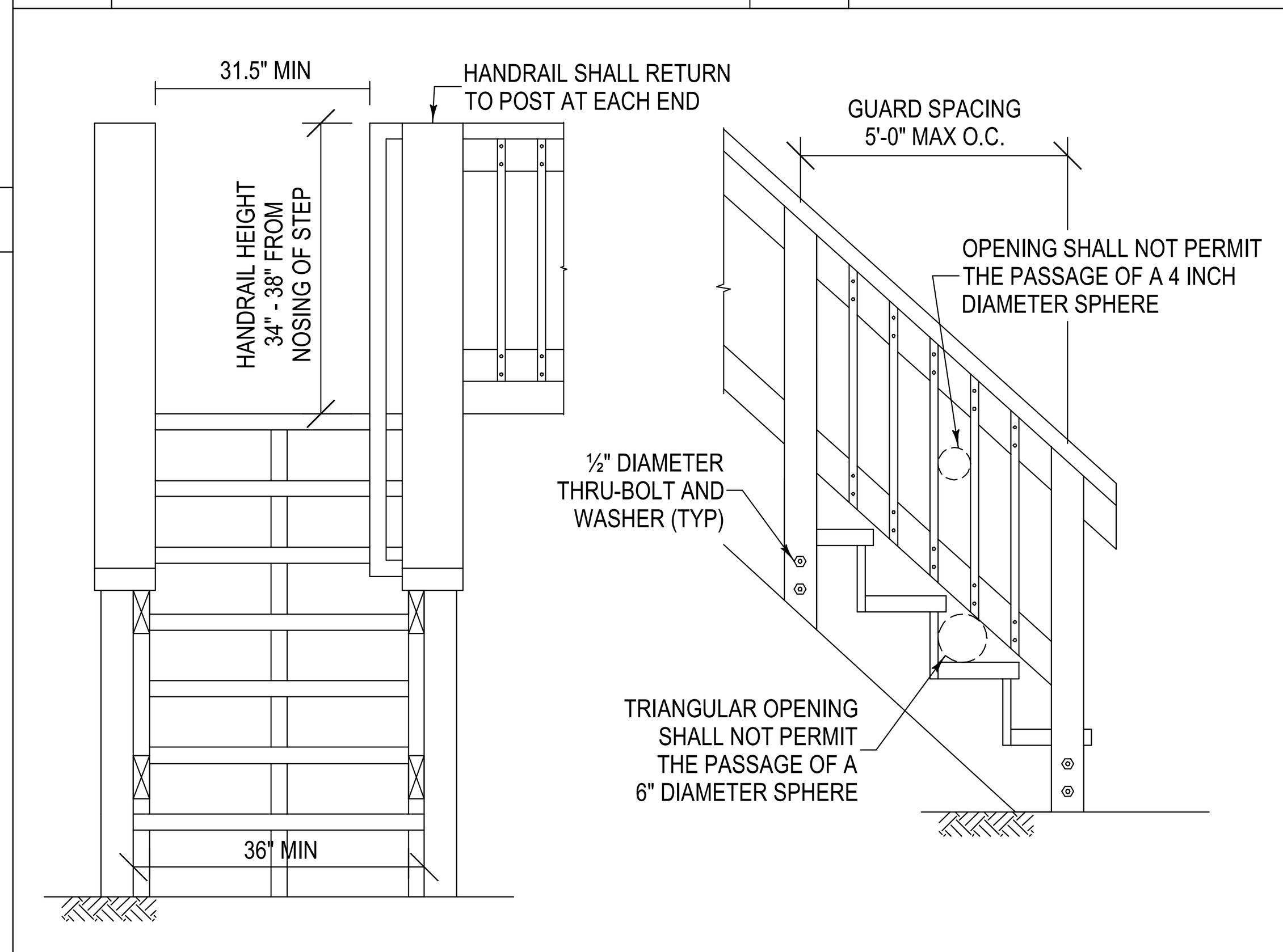
5 TYP. STRINGER ATTACH. (NTS)



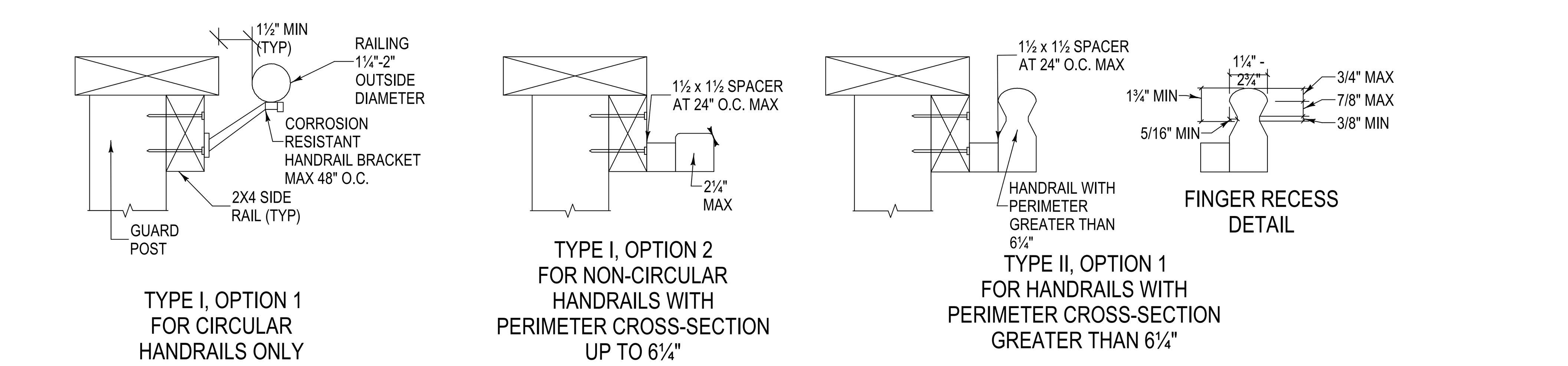
6 TYPICAL BOTTOM LANDING (NTS)



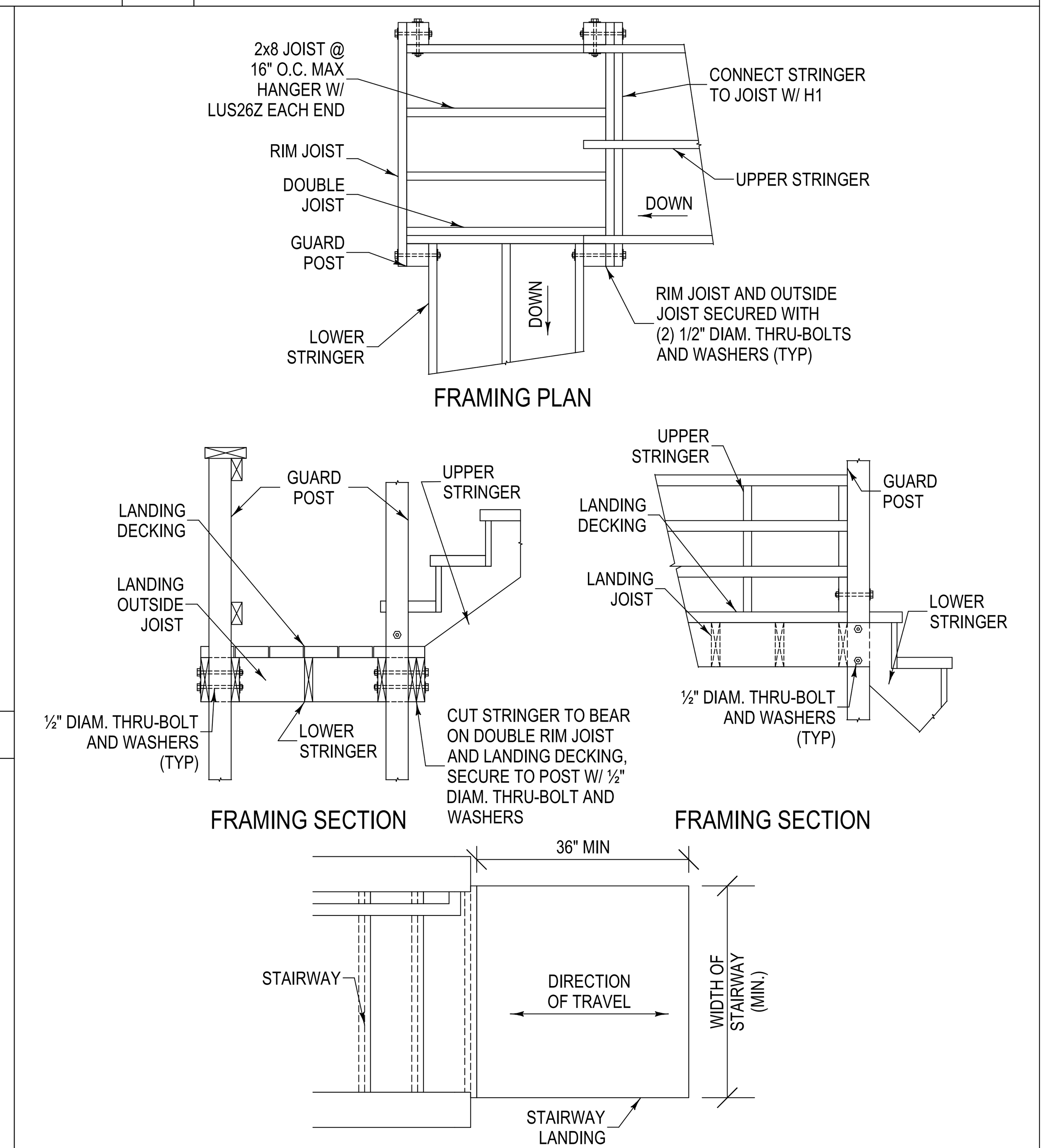
7 TYPICAL STRINGER (NTS)



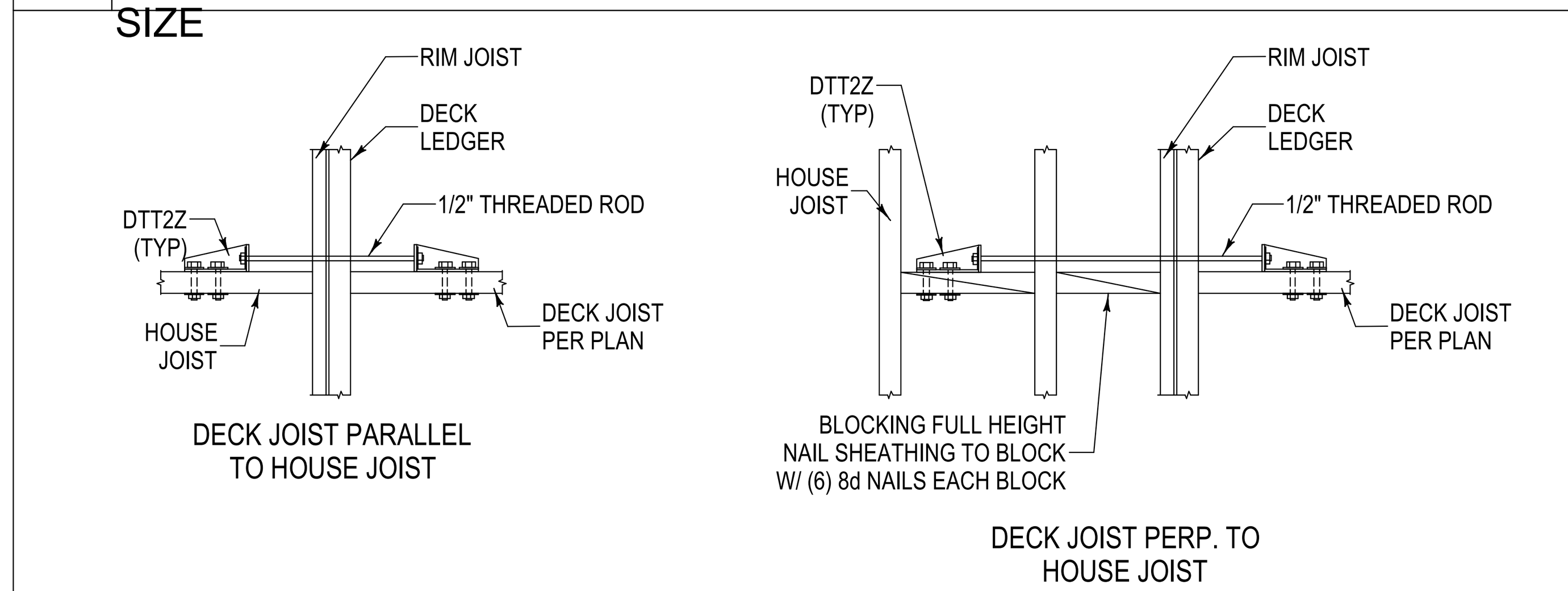
8 TYPICAL STAIRS W/ RAILING (NTS)



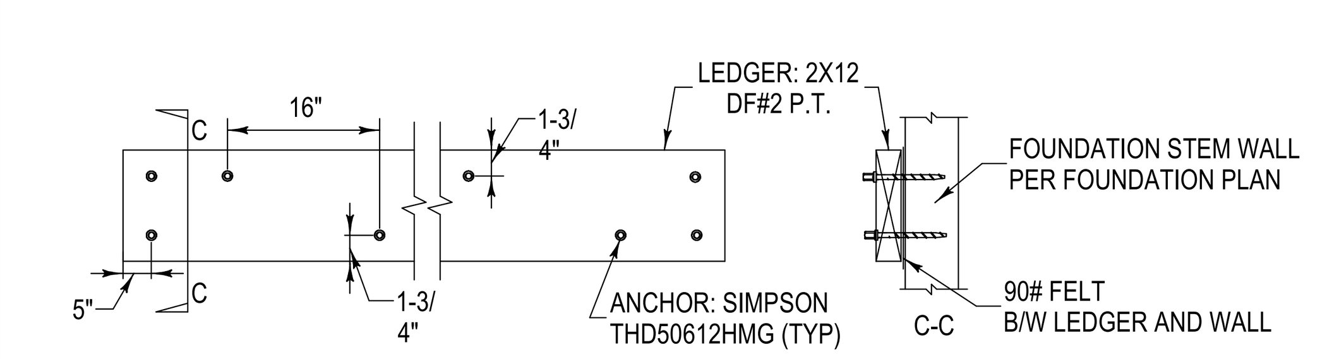
9 TYPICAL HANDRAIL MOUNTING AND GRIP SIZE (NTS)



10 TYPICAL STAIR LANDING (NTS)



11 TYPICAL DECK LATERAL LOAD SUPPORT (NTS)



12 TYPICAL LEDGER AT FOUNDATION STEM WALL (NTS)

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DECK FRAMING DETAILS

S3