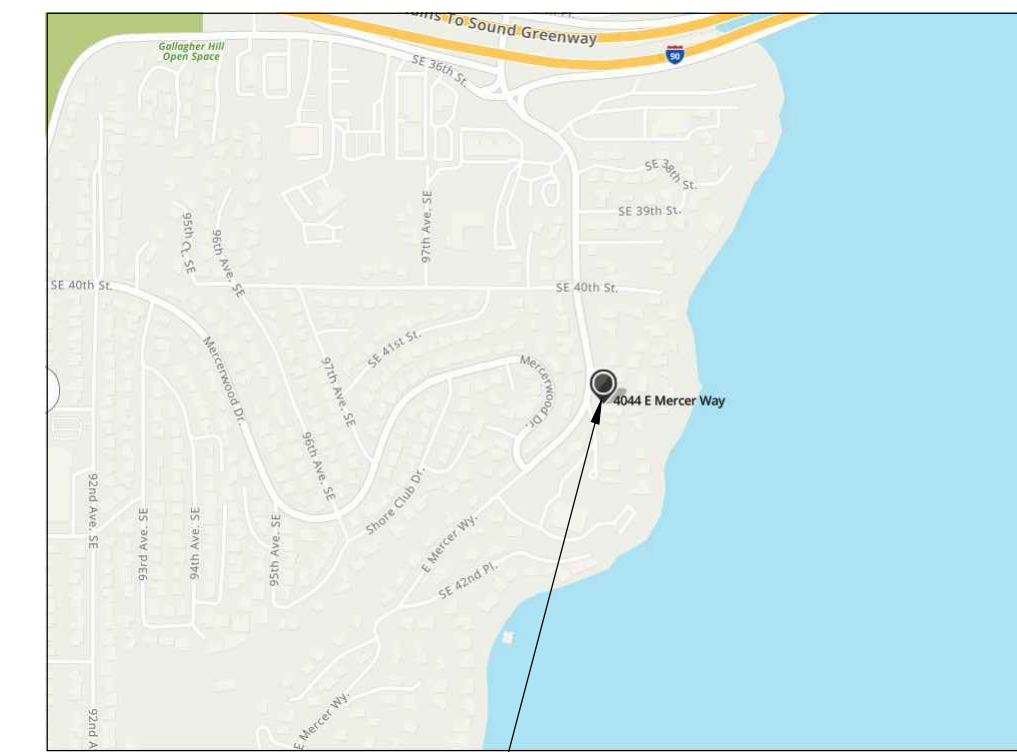


Morris Basement ADU Conversion

FFWD LLC
5608 17TH Ave NW, Ste #42
Seattle, WA 98107
ffwdllc@gmail.com

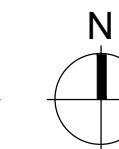
ABBREVIATIONS:

ABV ABOVE	FIN FINISH	O/ OVER	TYP TYPICAL
AFF ABOVE FINISH FLOOR	FL FLUSH	OC ON CENTER	UNO UNLESS NOTED OTHERWISE
BLDG BUILDING	FLR FLOOR	OG OBSCURE GLAZING	VTO VENT TO OUTSIDE
BLKG BLOCKING	FOF FACE OF FINISH	OH OVERHANG	w WIDE
BM BEAM	FOS FACE OF STUD	P.L. PROPERTY LINE	w WASHER
BOT BOTTOM	FRMG FRAMING	PL PLATE	w/ WITH
CIPC CAST-IN-PLACE CONCRETE	FRZR FREEZER	PT POINT	WC WATER CLOSET
CL CENTERLINE	FT FOOT	PTW PRESERVATIVE TREATED WOOD	WFC WOOD FRAME CONSTRUCTION
CLG CEILING	FTG FOOTING	REBAR REINFORCEMENT BAR	WH WATER HEATER
CLR CLEAR	FV FIELD VERIFY	REFR REFRIGERATOR	WIC WALK-IN-CLOSET
CMD CARBON MONOXIDE DETECTOR	FV FOUNDATION VENT	REQD REQUIRED	WP WORK POINT
CO CLEANOUT	GA GAUGE	REQTS REQUIREMENTS	WWF WELDED WIRE FABRIC
CONC CONCRETE	GB GYPSUM BOARD	RAFT RAFTER	
CONT CONTINUOUS	GLB GLULAM BEAM	RO ROUGH OPENING	
D DRYER	GSM GALVANIZED SHEET METAL	R.O.W. RIGHT-OF-WAY	
DBLE DOUBLE	HDR HEADER	RFT RIP-TO-FIT	
DEMO DEMOLISH	HGR HANGER	RTS RIP-TO-SLOPE	
DIA DIAMETER	h HIGH	RV RIM VENT	
DN DOWN	HT HEIGHT	SC SOLID CORNER	
DP DEEP	HVAC HEATING, VENTILATION, & AIR-CONDITIONING	SD SMOKE DETECTOR	
DP DIMENSION POINT	IG INSULATED GLASS	SF SQUARE FEET	
DS DOWNSPOUT	INT INTERIOR	SG SAFETY GLAZING	
DTL DETAIL	LAV LAVATORY	SHWR SHOWER	
DW DISHWASHER	LBS POUNDS	SIM SIMILAR	
(E) EXISTING	LF LINEAR FEET	SPEC SPECIFICATIONS	
EA EACH	LO LOW	SQ FT SQUARE FEET	
ELEV ELEVATION	MAX MAXIMUM	SQ IN SQUARE INCHES	
EQ EQUAL	MFR MANUFACTURER	STD STANDARD	
EXT EXTERIOR	MIN MINIMUM	SUBFLR SUBFLOOR	
EW EACH WAY	(N) NEW	T&G TONGUE & GROOVE	
*EW EGRESS WINDOW	N/A NOT APPLICABLE	THK THICK	
FDN FOUNDATION	NIC NOT IN CONTRACT	TOPO TOPOGRAPHY	
FG FINISH GRADE		TOW TOP OF WALL	



VICINITY PLAN:

SCALE: NOT TO SCALE



PROJECT CONTACT INFORMATION:

OWNER: Eliot Property Holdings LLC 13621 Perdido Key Dr Unit W801 Pensacola, FL 32507	DESIGNER: FFWD LLC 5608 17th Ave NW Ste #42 Seattle, WA 98107	CONTRACTOR: Renovation Partner LLC 5608 17th Ave NW Ste #42 Seattle, WA 98107
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PROJECT PROPERTY INFORMATION:

PROJECT ADDRESS:
4044 E Mercer Way
Mercer Island, WA 98040

LEGAL DESCRIPTION:
LAKEHOLM ADD W 194 FT OF 7 & W 75 FT OF S 10 FT OF 6
Plat Block: 0
Plat Lot: 6-7

ASSESSOR'S TAX NUMBER:
413190-0037

LAND USE ZONE:
R-9.6

PROJECT DESCRIPTION:
INTERIOR REMODEL OF EXISTING RESIDENCE WITH BASEMENT CONVERSION TO AN ATTACHED DWELLING UNIT.

CODE INFORMATION:

APPLICABLE CODES (AS AMENDED BY WA STATE, KING COUNTY & LOCAL JURISDICTION):

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2018 NATIONAL ELECTRICAL CODE

2018 UNIFORM PLUMBING CODE (UPC)

MECHANICAL CODE PER 2018 (IRC)

2018 INTERNATIONAL FIRE CODE

WASHINGTON STATE ENERGY CODE, 2018 EDITION (WSEC)

WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, 2018 EDITION (VIAQ)

OCCUPANCY: GROUP R-3 (SINGLE-FAMILY RESIDENTIAL)

NOTE:

ELECTRICAL PLAN AND SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

PLUMBING PLAN AND SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

HEATING & MECHANICAL VENTILATION SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

ELECTRICAL, PLUMBING & MECHANICAL TO BE UNDER SEPARATE PERMIT SUBMITTAL.

PROJECT SQUARE FOOTAGES:

EXISTING RESIDENCE

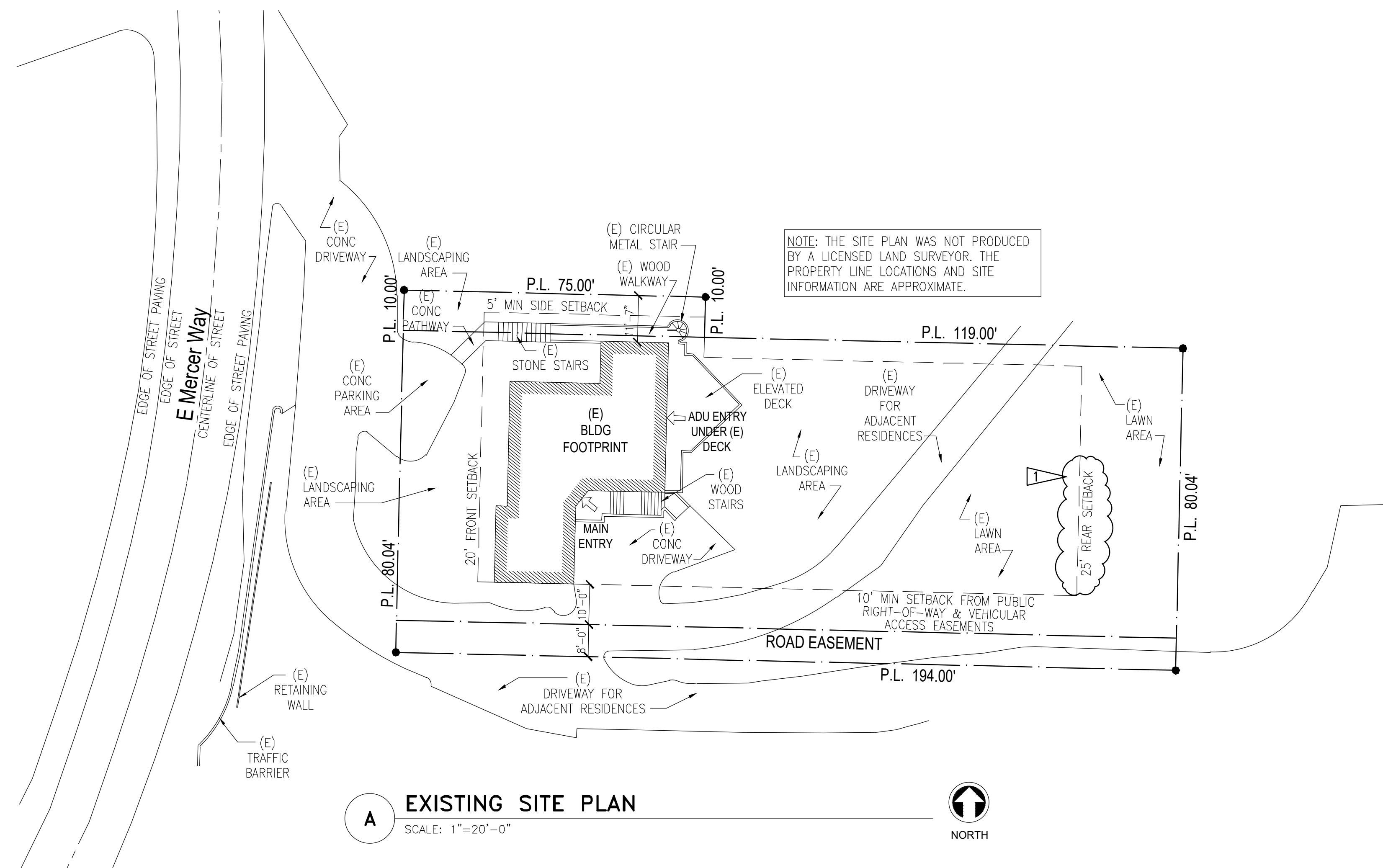
(E) MAIN FLOOR AREA:	1,720 SF
(E) FINISHED BASEMENT FLOOR AREA:	1,210 SF
(E) ATTACHED GARAGE FLOOR AREA:	400 SF
EXISTING TOTAL LIVING AREA:	2,930 SF

PROPOSED RESIDENCE

(E) MAIN FLOOR AREA:	1,720 SF
(E) FINISHED BASEMENT FLOOR AREA:	512 SF
(E) ATTACHED GARAGE FLOOR AREA:	400 SF
PROPOSED BASEMENT CONVERSION TO ADU AREA:	698 SF
EXISTING TOTAL LIVING AREA (MAIN & ADU):	2,930 SF

INDEX OF DRAWINGS:

T1.0	GENERAL INFORMATION & SITE PLAN
A1.0	CODE NOTES
A2.0	MAIN FLOOR PLAN
A3.0	BASEMENT DEMOLITION PLAN
A4.0	BASEMENT FLOOR PLAN
A5.0	SCHEDULES & DETAILS



A EXISTING SITE PLAN

SCALE: 1"=20'-0"



Morris Basement ADU Conversion

4044 E Mercer Way
Mercer Island, WA 98040

Permit Set

Date:	Description:
2/20/2023	Permit Intake
4/10/23	Correction 01

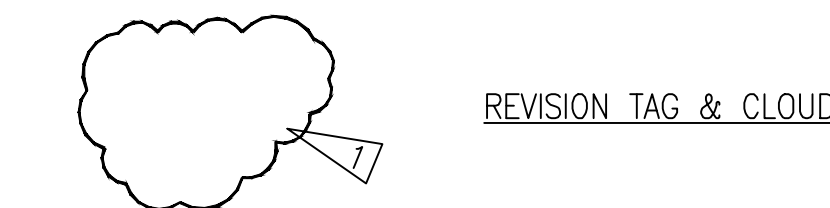
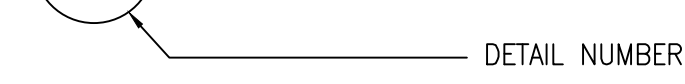
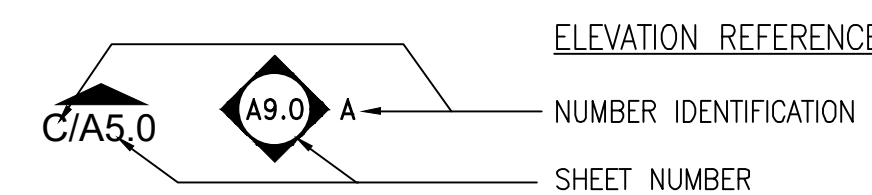
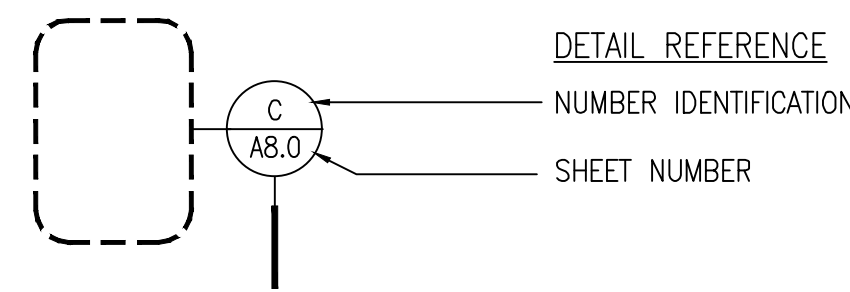
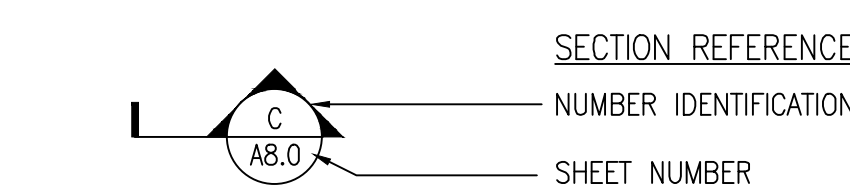
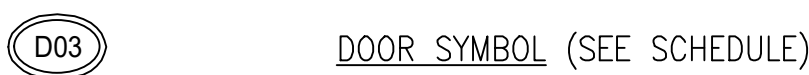
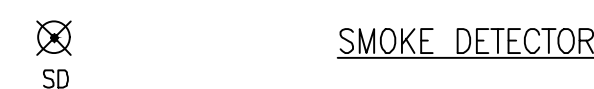
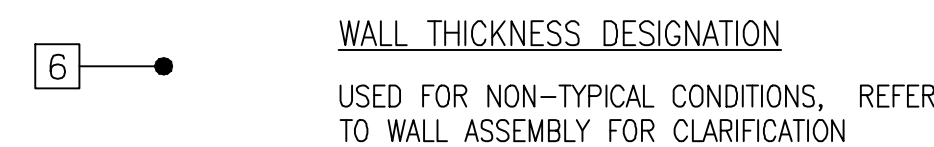
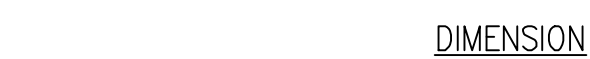
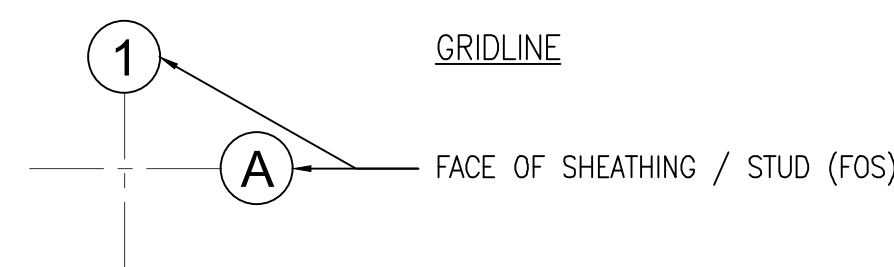
Project No.: FFWD 2210
Drawn: BVR

GENERAL INFORMATION & SITE PLAN

Sheet No:

T1.0

SYMBOL LEGEND:



WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WITH SUPPLY AND EXHAUST FANS PER SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF THE WHOLE-HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH THE PROPER CONTROLS PER SECTION M1505.4.2. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M1505.4.3 AS MODIFIED BY THE WHOLE-HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1504.5.3.1 WHERE APPLICABLE. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2.

M1505.4.2 SYSTEM CONTROLS

- 1. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:
- 2. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT ARE READILY ACCESSIBLE BY THE OCCUPANT; WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION; RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR." MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT;
- 3. WHOLE-HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED PER SECTION M1505.4.3.2.

M1505.4.3 MECHANICAL VENTILATION RATE

THE WHOLEHOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1. VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 x TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 x (NUMBER OF BEDROOMS + 1)] BUT NOT LESS THAN 30 CFM FOR EACH DWELLING UNIT.

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
< 500	30	30	35	45	50
501-1,000	30	35	40	50	55
1,001-1,500	30	40	45	55	60
1,501-2,000	35	45	50	60	65
2,001-2,500	40	50	55	65	70
2,501-3,000	45	55	60	70	75
3,001-3,500	50	60	65	75	80
3,501-4,000	55	65	70	80	85
4,001-4,500	60	70	75	85	90
4,501-5,000	65	75	80	90	95

For SI: 1 square foot = 0.0929 m2, 1 cubic foot per minute = 0.0004719 m³/s.

TABLE M1505.4.3(2)
SYSTEM COEFFICIENT (SYSTEM)

SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCE	1.0	1.25
NOT BALANCED	1.25	1.5

TABLE M1505.4.3(3)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a, b}

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	50%	66%	75%	100%
FACTOR ^a	2	1.5	1.3	1.0

- a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
- b. Extrapolation beyond the table is prohibited.

M1505.4.4 LOCAL EXHAUST RATES

LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4(1). IF THE LOCAL EXHAUST FAN IS INCLUDED IN THE WHOLE-HOUSE VENTILATION SYSTEM, IN ACCORDANCE WITH SECTION 1505.4.1, THEN THE EXHAUST FAN SHALL BE CONTROLLED TO OPERATE AS SPECIFIED IN SECTION M1505.4.2.

TABLE M1505.4.4(1)
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
KITCHEN	100 CFM	30 CFM
BATHROOM - TOILET ROOMS	50 CFM	20 CFM

NOTE: REFER TO TABLE M1505.4.4.(2) FOR PRESCRIPTIVE EXHAUST DUCT SIZING.

SOUND TRANSMISSION CONTROL FOR NEW DUPLEXES AND ACCESSORY DWELLING UNITS :

- FLOORS BETWEEN DWELLING UNITS (OR BETWEEN A UNIT AND A COMMON AREA) ARE REQUIRED TO HAVE SOUND DEADENING (STC = 45 MINIMUM) AND IMPACT SOUND INSULATION (IIC = 50 MINIMUM).
- WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND COMMON AREAS ARE REQUIRED TO HAVE SOUND DEADENING (STC = 45 MINIMUM).

EMERGENCY ESCAPE AND RESCUE:

ONE WINDOW (OR DOOR) IN THE BASEMENT, A HABITABLE ATTIC, AND IN EACH BEDROOM, MUST MEET THESE REQUIREMENTS (IRC R310):

- THE MINIMUM NET CLEAR OPEN AREA IS 5.7 SQUARE FEET, (HOWEVER, OPENINGS AT GRADE FLOOR MAY BE A MINIMUM OF 5 SQUARE FEET).
- THE MINIMUM CLEAR OPEN WIDTH IS 20"
- THE MINIMUM CLEAR OPEN HEIGHT IS 24"
- THE MAXIMUM ALLOWED SILL HEIGHT IS 44"
- THE INSIDE OF THE WINDOW WELLS MUST BE A MINIMUM OF 9 SQUARE FEET IN AREA, WITH A MINIMUM 3"WIDTH, AND MUST ALLOW THE WINDOW TO OPEN ALL THE WAY. A LADDER IS REQUIRED IF THE BOTTOM OF THE WINDOW WELL IS MORE THAN 44"BELOW THE ADJACENT GROUND.
- WINDOW OPENING CONTROL DEVICES CANNOT BE LOCATED MORE THAN 70" ABOVE THE FINISHED FLOOR.

SAFETY GLAZING FOR DOORS & WINDOWS:

SAFETY GLAZING IS GENERALLY REQUIRED AS FOLLOWS (IRC R308.4):

- GLAZING IN OR WITHIN 24"OF THE ARC OF A DOOR.
- GLAZING CLOSE TO THE FLOOR.
- GLAZING ADJACENT TO STAIRS AND STAIR LANDINGS.
- GLAZING NEAR WET FLOOR SURFACES.

ROOF VENTILATION:

VENTILATION IS REQUIRED ON THE COLD SIDE OF ATTIC/ROOF INSULATION (IRC R806). SEE IRC R806.5 FOR UNVENTED ROOF CONSTRUCTION REQUIREMENTS

- THE VENTILATION OPENINGS MUST HAVE AT LEAST 1 SQUARE FOOT OF VENTING PER 150 SQUARE FEET OF AREA BEING VENTED. THIS CAN BE REDUCED TO 1 SQUARE FOOT OF VENTING PER 300 SQUARE FEET OF ARE TO BE VENTED IF YOU PROVIDE VENTILATORS IN THE UPPER PORTION OF THE AREA TO BE VENTED.

- THE VENT MUST HAVE AT LEAST 1" OF AIR SPACE ABOVE THE ROOF INSULATION.
- CROSS-VENTILATION IS REQUIRED.

ATTIC ACCESS:

ATTIC ACCESS (IRC R807).

- THE ATTIC OPENING MUST BE AT LEAST 22" X 30".
- THE ATTIC HEADROOM MUST BE AT LEAST 30" AT THE ACCESS POINT TO THE ATTIC.

CRAWL SPACE VENTILATION:

VENTILATION IS REQUIRED IN CRAWLSPACE (IRC R408).

- CROSS-VENTILATION IS REQUIRED IN CRAWL SPACES. (SEE ALSO SRC R317.1 FOR CRAWL SPACE CLEAR HEIGHTS: 18" MINIMUM FOR JOISTS; 12" MINIMUM FOR WOOD GIRDERS WITHOUT PRESSURE TREATING.)
- THE MINIMUM AREA OF CROSS-VENTILATION OPENINGS IS 1 SQUARE FOOT PER 300 SQUARE FEET OF CRAWL SPACE AREA.

CRAWL SPACE ACCESS:

CRAWLSPACE ACCESS (IRC R408.4).

- THE MINIMUM CRAWL SPACE ACCESS OPENING IS 24" X 18" THROUGH A FLOOR OR 24" X 16" THROUGH THE WALL.

FIRE & DRAFTSTOPS:

(IRC R302.11 AND I302.12)

- FIREBLOCKING AND DRAFT STOPS ARE REQUIRED IN FLOORCEILINGASSEMBLIES SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.
- FIRE BLOCKS ARE REQUIRED BETWEEN CONNECTED, CONCEALED SPACES PER R302.11.

ROOM DIMENSION REQUIREMENTS:

(IRC R304 AND R305):

- THE REQUIRED CEILING HEIGHT IS 7'-0" MINIMUM FOR HABITABLE SPACES. THE MINIMUM CEILING HEIGHT FOR BATHROOMS, LAUNDRY ROOMS, BASEMENTS AND HALLWAYS IS 6 FEET 8 INCHES.
- ROOMS WITH SLOPED CEILINGS MUST MEET THE MINIMUM HEIGHT FOR AT LEAST 50% OF THE AREA (AREAS WITH CEILINGS LESS THAN 5' HIGH DONT COUNT TOWARDS THE MINIMUM REQUIRED ROOM AREA).
- WHEN A BATHROOM HAS A SLOPING CEILING, A MINIMUM 6'-8" HEIGHT AT THE CENTER LINE OF BATHROOM FIXTURES IS REQUIRED.
- HABITABLE ROOMS SHALL BE NOT LESS THAN 70 SQUARE FEET (EXCEPT KITCHENS).
- HABITABLE ROOMS SHALL NOT BE LESS THAN 7'-0" IN ANY HORIZONTAL DIRECTION (NOT REQUIRED FOR CLOSETS, STORAGE, KITCHENS OR UTILITY ROOMS).

BUILDING SEPARATION REQUIREMENTS:

FOR WALLS, OPENINGS AND EAVES CLOSE TO THE PROPERTY LINE YOU NEED TO FOLLOW THESE SEPARATION REQUIREMENTS (IRC R302.1):

- A ONE-HOUR FIRE-RATED WALL IS REQUIRED IF THE WALL IS LESS THAN 5' FROM THE PROPERTY LINE. (CARPORT POSTS DEFINE AN EXTERIOR WALL, AND THE SPACE BETWEEN POSTS IS CONSIDERED AN OPENING.) SEE THE DESCRIPTION IN THE ADJACENT BOX FOR A TYPICAL ONE HOUR RATED WALL.
- NO OPENINGS (DOORS AND WINDOWS) ARE ALLOWED IN WALLS LESS THAN 3' FROM THE PROPERTY LINE.
- OPENINGS IN THE WALL CAN'T EXCEED 25% OF THE TOTAL WALL AREA OF THE STORY IN WALLS THAT ARE 3' TO 5' FROM THE PROPERTY LINE.
- EAVES ARE NOT ALLOWED TO BE CLOSER THAN 2' TO THE PROPERTY LINE.
- UNDER-EAVE OR SOFFIT VENTS ARE NOT ALLOWED IN EAVES LESS THAN 5' FROM THE PROPERTY LINE; INSTEAD, SOLID BLOCKING IS REQUIRED FROM THE TOP OF THE WALL FRAMING TO THE ROOF SHEATHING.

GARAGE FIRE SEPARATION REQUIREMENT:

(IRC R302.5.1 AND TABLE R302.6):

- 1/2" REGULAR GYPSUM BOARD (ON THE GARAGE SIDE) IS REQUIRED AT WALLS SEPARATING THE GARAGE FROM THE DWELLING, INCLUDING GARAGES LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT.
- WHEN A DWELLING IS ABOVE A GARAGE, THE GARAGE CEILINGS MUST BE COVERED WITH 5/8" TYPE X GYPSUM BOARD. THE STRUCTURE SUPPORTING THE DWELLING UNIT (WALLS, BEAMS AND POSTS) MUST BE COVERED WITH 1/2" REGULAR GYPSUM BOARD.
- DOORS BETWEEN A GARAGE AND A DWELLING MUST BE 1-3/8" THICK (MINIMUM) SOLID WOOD OR STEEL (SOLID OR HONEY-COMB CORE), OR BE A 20-MINUTE FIRE-RATED DOOR. THE DOOR MUST ALSO BE SELF-CLOSING.
- NO FIRE SEPARATION IS REQUIRED BETWEEN A CARPORT AND DWELLING UNIT. (CARPORTS HAVE AT LEAST TWO OPEN SIDES WITH NO PORTION OF THE DWELLING LOCATED ABOVE. SEE R309.2).

STAIR REQUIREMENTS:

STAIRS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R311.7).

- MINIMUM OF 36' CLEAR WIDTH.
- MAXIMUM OF 7-3/4" RISER (HEIGHT OF EACH STEP).
- MINIMUM OF 10" TREAD DEPTH (A TREAD NOSING MAY BE REQUIRED).
- MINIMUM OF 6'-8" HEADROOM CLEAR.
- HANDRAIL WITH A 34"-38" HEIGHT.
- HANDRAIL GRASPING DIMENSION OF AT LEAST 1-1/4" AND NO MORE THAN 2".
- WINDING STAIR TREADS: EACH STEP MUST BE AT LEAST 10" MEASURED 12" FROM THE NARROWEST POINT AND AT LEAST 6" AT THE NARROWEST POINT.

GUARDRAILS & WINDOW FALL PROTECTION:

GUARDRAILS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R312).

- A GUARD (GUARDRAIL) IS REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT GRADE OR FLOOR.
- MINIMUM OF 36" FOR THE GUARD HEIGHT.
- MAXIMUM OF 4" CLEAR SPACE BETWEEN INTERMEDIATE RAILS IN GUARDS.
- FALL PROTECTION IS REQUIRED FROM OPERABLE WINDOWS MORE THAN 6 FEET ABOVE GRADE, WHEN LOWEST EDGE OF WINDOW OPENING IS WITHIN 24" OF FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SMOKE ALARM:

THE FOLLOWING RULES APPLY FOR SMOKE ALARMS (IRC R314).

- YOU MUST INSTALL SMOKE ALARMS IN NEW CONSTRUCTION AND EXISTING DWELLING UNITS.
- THE ALARMS MUST BE POWERED BY INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK-UP IN NEW CONSTRUCTION AND NEW ADDITIONS.
- SMOKE ALARMS MAY BE BATTERY-POWERED IF YOU ARE ALTERING OR REPAIRING A DWELLING UNIT, EXCEPT WHEN YOU CAN INSTALL INTERCONNECTED BUILDING WIRING WITHOUT REMOVING THE INTERIOR FINISHES.
- ALARMS ARE REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPINGAREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS). AN ALARM OUTSIDE OF THE BEDROOMS MUST BE CLEARLY AUDIBLE IN THE BEDROOMS. SHOW THE ALARM LOCATION ON YOUR PLANS.
- HEAT ALARM: A HEAT DETECTOR OR HEAT ALARM RATED FOR AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY IS REQUIRED FOR NEW GARAGES ATTACHED TO OR LOCATED UNDER NEW OR EXISTING DWELLINGS.

CARBON MONOXIDE ALARM:

INSTALL CARBON MONOXIDE ALARMS ACCORDING TO THESE REQUIREMENTS (SEE IRC R315)

- YOU MUST INSTALL CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION AND IN EXISTING DWELLING UNITS.
- CARBON MONOXIDE ALARMS ARE REQUIRED OUTSIDE SLEEPINGAREAS, AND ON ALL FLOORS (INCLUDING BASEMENTS). SHOW THE ALARM LOCATION(S) ON YOUR PLANS

FFWD LLC

5608 17TH Ave NW, Ste #42
Seattle, WA 98107
ffwdllc@gmail.com

**Morris Basement
ADU Conversion**

4044 E Mercer Way
Mercer Island, WA 98040

**Permit
Set**

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Project No.: FFWD 2210
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CODE NOTES

Sheet No:

A1.0

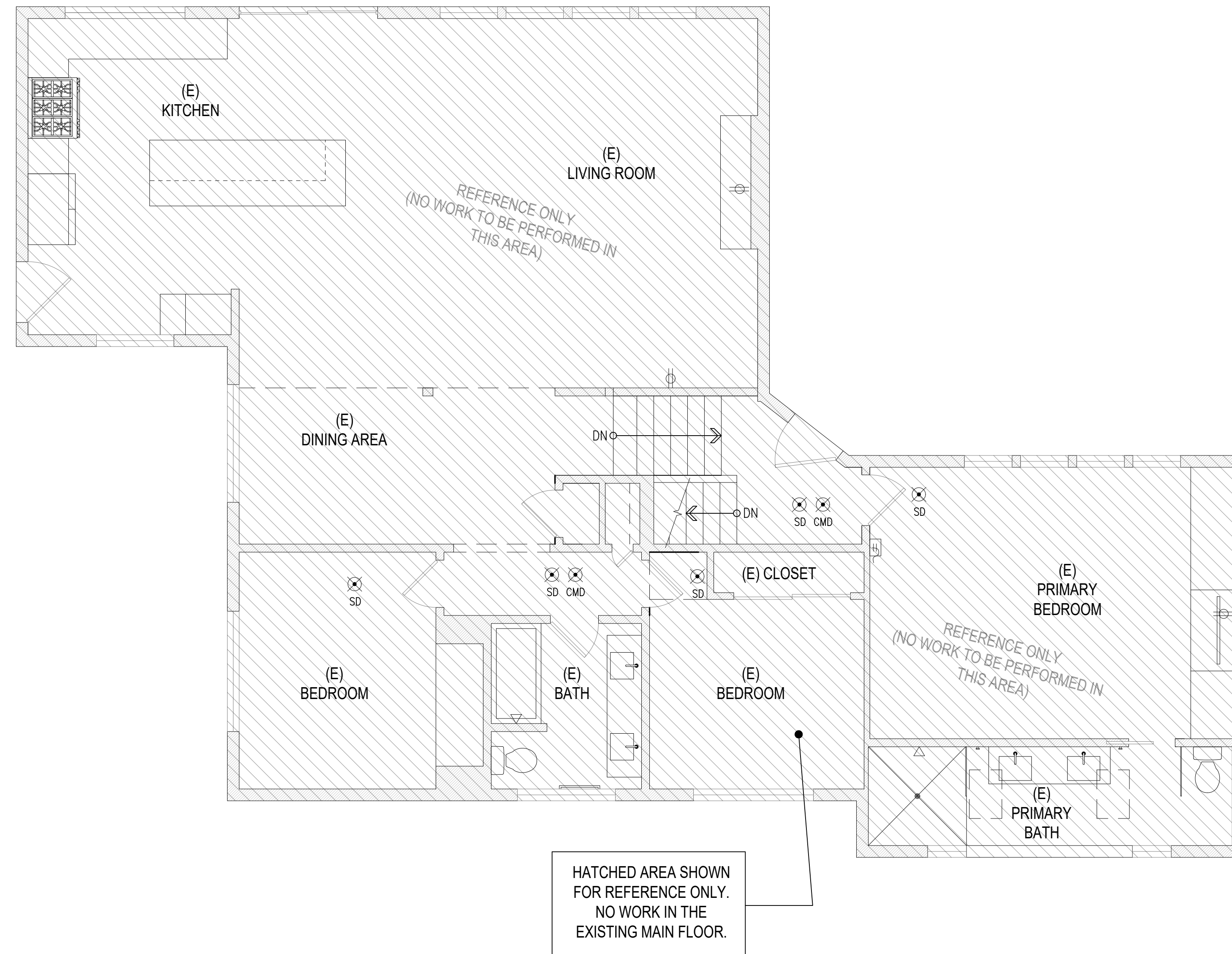
LEGEND

(E) 2x WALL CONSTRUCTION.
 EXISTING CONSTRUCTION TO BE REMOVED.
 2x4 INTERIOR WALL CONSTRUCTION.
 2x EXTERIOR WALL CONSTRUCTION TO MATCH W/ R-15 INSULATION
 INFILL WALL TO MATCH EXISTING ASSEMBLY.

(E) DOOR TO BE SALVAGED OR REMOVED
 (E) DOOR TO REMAIN
 NEW OR RELOCATED DOOR
 NOTE: DOOR TO MATCH EXISTING UNO

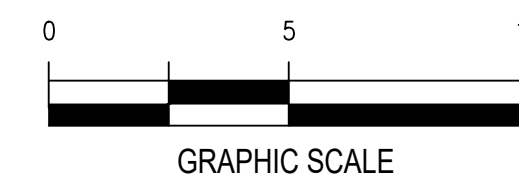
(E) WINDOW TO BE SALVAGED OR REMOVED
 (E) WINDOW TO REMAIN
 NEW OR RELOCATED WINDOW

(E) INDICATES EXISTING FIXTURE



HATCHED AREA SHOWN FOR REFERENCE ONLY. NO WORK IN THE EXISTING MAIN FLOOR.

A EXISTING MAIN FLOOR
 SCALE: 1/4"=1'-0"



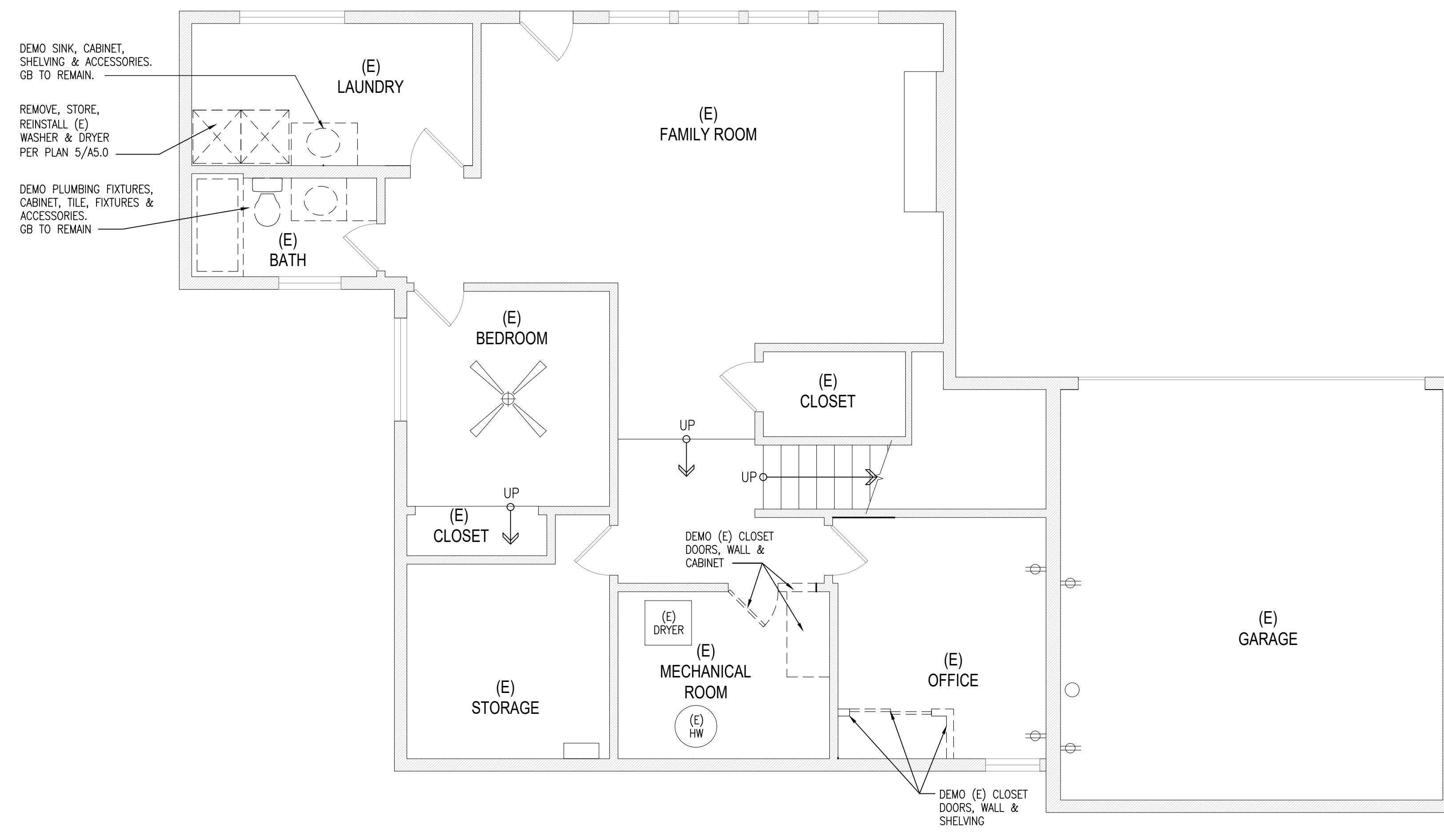
Morris Basement
 ADU Conversion
 4044 E Mercer Way
 Mercer Island, WA 98040

Permit Set

Date:	Description:
2/20/2023	Permit Intake
4/10/23	Correction 01

Project No.: FFWD 2210
 Drawn: BVR

MAIN FLOOR PLAN



LEGEND

===== (E) 2x WALL CONSTRUCTION.

----- EXISTING CONSTRUCTION TO BE REMOVED.

===== 2x4 INTERIOR WALL CONSTRUCTION.

===== 2x EXTERIOR WALL CONSTRUCTION TO MATCH W/ R-15 INSULATION

===== INFILL WALL TO MATCH EXISTING ASSEMBLY.

(E) DOOR TO BE SALVAGED OR REMOVED

(E) DOOR TO REMAIN

NEW OR RELOCATED DOOR

NOTE: DOOR TO MATCH EXISTING UNO

(E) WINDOW TO BE SALVAGED OR REMOVED

(E) WINDOW TO REMAIN

NEW OR RELOCATED WINDOW

DO3 SEE TO DOOR SCHEDULE ON SHEET A6.0.

WO1 SEE TO WINDOW SCHEDULE ON SHEET A6.0.

SD SMOKE DETECTOR (IRC - SECTION R314)
 NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS.

CMD CARBON MONOXIDE DETECTOR (IRC - SECTION R315)

NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS

VTO EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR

(E) INDICATES EXISTING FIXTURE

A BASEMENT DEMOLITION PLAN
 SCALE: 1/4"=1'-0"

NORTH

0 5 10
 GRAPHIC SCALE

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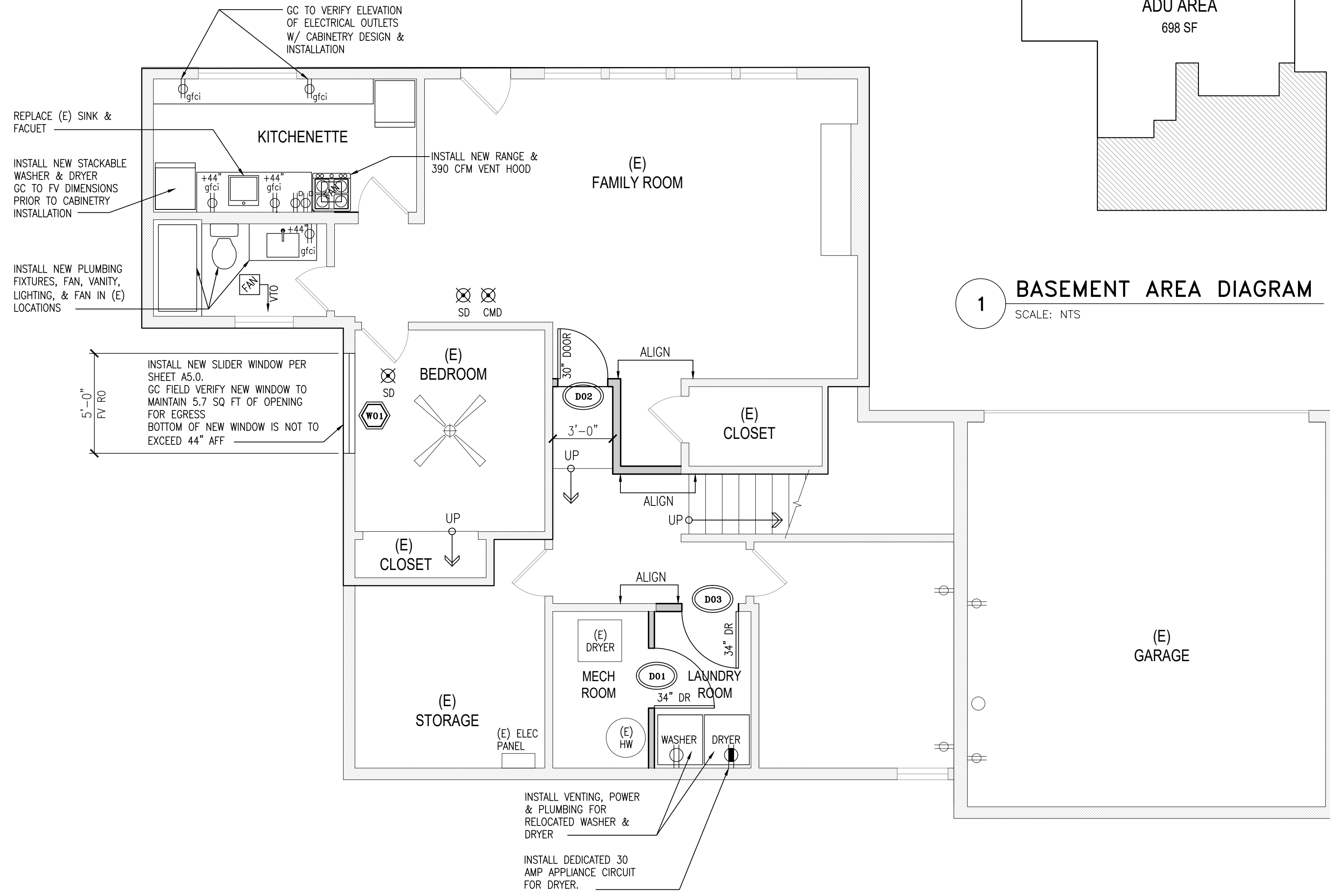
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BASEMENT DEMOLITION PLAN

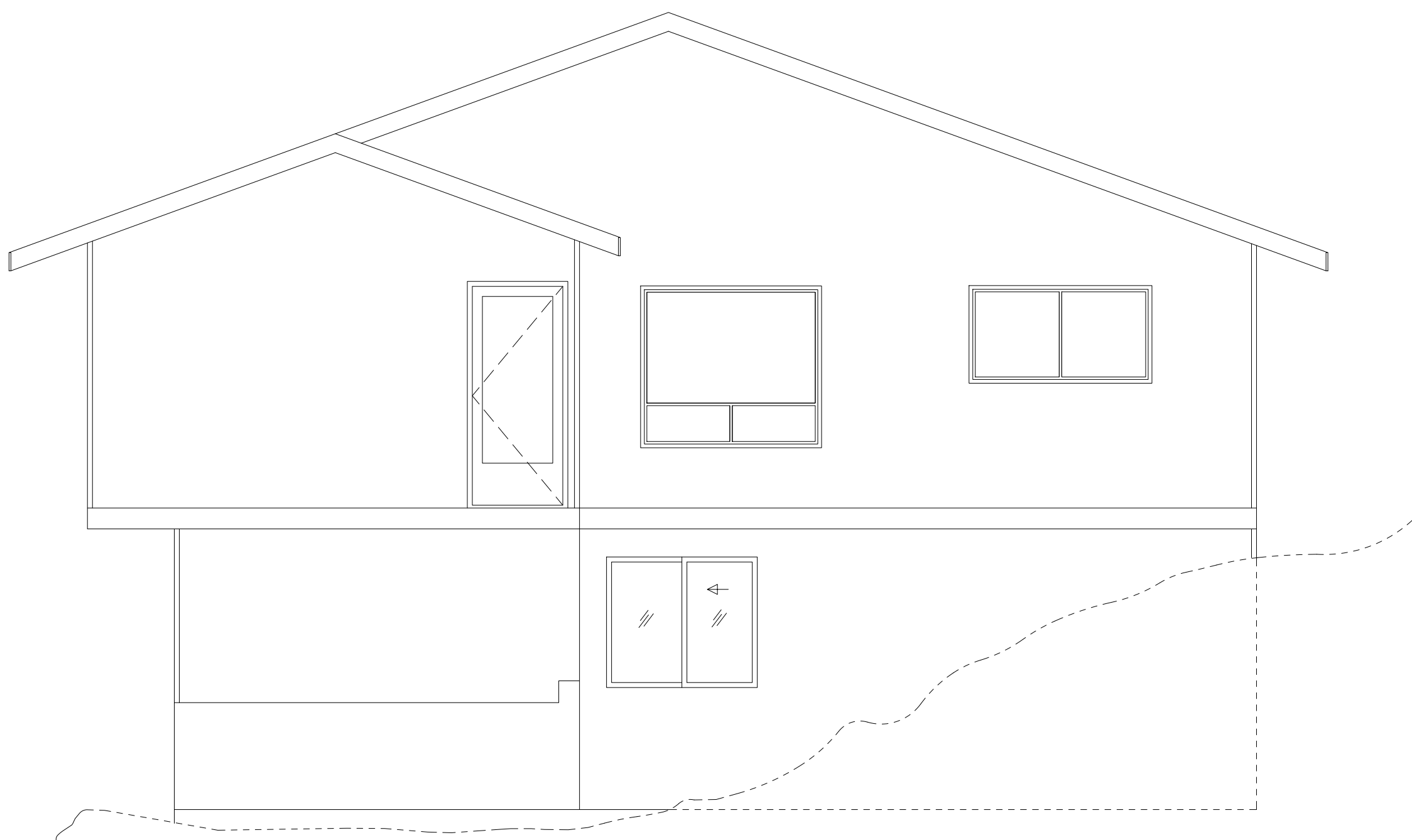
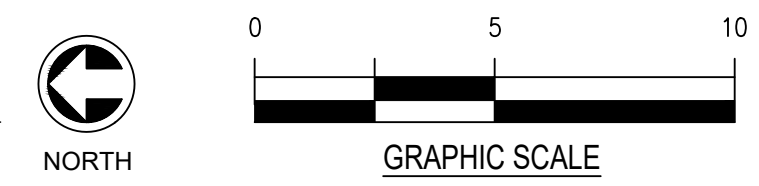
Sheet No:
A3.0

POWER & LIGHTING LEGEND

- ⊙ RECESSED CAN
 - ⊕ VANITY LIGHT FIXTURE
 - 48" UTILITY LIGHT FIXTURE
 - ⊙ PENDANT LIGHT FIXTURE
 - ⊙ SURFACE MOUNTED FIXTURE
 - ⊙ SWITCH
 - ⊙ DIMMER SWITCH
 - ⊙ THREE-WAY SWITCH
 - ⊙ TIMER SWITCH
 - ⊙ MOTION SENSOR SWITCH
 - ⊙ EXHAUST FAN
 - (R) INDICATES EXISTING FIXTURE TO BE REPLACED
 - (E) INDICATES EXISTING FIXTURE
 - ⊗ SMOKE DETECTOR (IRC - SECTION R314)
 - ⊗ SD
 - ⊗ CARBON MONOXIDE DETECTOR (IRC - SECTION R315)
 - ⊗ CMD
 - ⊙ DUPLX OUTLET
 - ⊙ SWITCHED OUTLET
 - ⊙ GFCI DUPLX OUTLET
 - ⊙ DEDICATED CIRCUIT
 - ⊙ QUADRUPLEX OUTLET
 - ⊙ WEATHER-PROOF OUTLET
 - ⊙ THERMOSTAT - TIMER CONTROLLED
 - ⊙ CEILING FAN
- NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
- EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR



A BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



B NORTH ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

- (E) 2x WALL CONSTRUCTION.
- - - - EXISTING CONSTRUCTION TO BE REMOVED.
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- INFILL WALL TO MATCH EXISTING ASSEMBLY.
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- ⊙ SEE TO DOOR SCHEDULE ON SHEET A6.0.
- ⊙ SEE TO WINDOW SCHEDULE ON SHEET A6.0.
- ⊗ SMOKE DETECTOR (IRC - SECTION R314)
- ⊗ SD
- ⊗ CARBON MONOXIDE DETECTOR (IRC - SECTION R315)
- ⊗ CMD
- NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
- EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR
- (E) INDICATES EXISTING FIXTURE

NOTE: NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM TO BE INSTALLED THROUGHOUT RESIDENCE PER COMI AND NFPA STANDARDS. (A SEPARATE FIRE PERMIT IS REQUIRED.)

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BASEMENT FLOOR PLAN

