HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

GENERAL NOTES

GENERAL:

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE *2018 INTERNATIONAL RESIDENTIAL CODE (IRC)* AS AMENDED BY THE STATE OF WASHINGTON AND BE IN ACCORDANCE WITH WASHINGTON STATE LAWS, REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

DO NOT SCALE DRAWINGS OR DETAILS - USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE PLANS. DIMENSIONS ON THE PLANS ARE TO FACE OF FRAMING OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.

DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4" FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS, UNLESS NOTED OTHERWISE.

VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER / ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.

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

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

CONTRACTOR TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL AND MECHANICAL PLAN.

SOILS:

UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE OF WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

CLEARING AND GRADING (T.E.S.C. MEASURES):

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, INTERNATIONAL RESIDENTIAL CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITH THESE PLANS HAVE BEEN REVIEWED TO THESE REQUIREMENTS. ANY VARIANCE FROM THE ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE EFFECTED BY THE WORK.

FINAL SITE DRAINAGE MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 6" WITHIN THE FIRST 10'. *Ref IRC R401.3*

CRAWL SPACE:

UNDER-FLOOR AREAS SHALL BE VENTED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER-FLOOR AREA. ONE OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING. *Ref IRC R408.2*

CRAWL SPACE, UNOBSTRUCTED ACCESS, MINIMUM 18" x 24". *Ref IRC R408.4*

PROVIDE 18" MINIMUM CRAWL SPACE UNDER WOOD JOIST AND 12" MINIMUM CRAWL SPACE UNDER WOOD GIRDERS. *Ref IRC R317.1*

A GROUND COVER VAPOR BARRIER OF MIN. 6 MIL. (0.006") POLYETHYLENE (OR EQUIVALENT) SHALL BE INSTALLED IN ALL CRAWL SPACES, JOINTS LAPPED 12", EXTEND UP FOUNDATION WALL AND SECURE TO SILL PLATE WHEREVER PRACTICAL.

ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 8" OF SOILS SHALL BE PRESSURE TREATED WOOD. *Ref IRC R317.1*

GARAGES:

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED . DOORS BETWEEN GARAGE AND DWELLING SHALL BE SOLID WOOD DOORS; MINIMUM 1 3/8" THICK WITH SELF CLOSING DEVICE. *Ref R302.5.1*

SEPARATION FROM DWELLING TO GARAGE, SHOP OR SIMILAR AREAS SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. *Ref IRC R302.6 & TABLE 302.6*

HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL. *Ref IRC G2408.2*

FIREPLACES:

FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127. *Ref IRC R1004.1*

MASONRY FIREPLACES, BARBECUES, SMOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE. FOUNDATIONS SHALL BE MIN. 12" THICK AND EXTEND MIN. 6" BEYOND MASONRY. FIREBOX WALLS MIN. 10" THICK EXCEPT MIN. 8" THICK WHERE A FIREBRICK LINING IS USED. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2 INCHES OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. MIN. 4" THICK NON-COMBUSTIBLE HEARTH EXTENDING 16" IN FRONT AND 8" TO THE SIDE OF THE FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1" DISTANCE FROM SUCH OPENING. *Ref IRC R1001 - R1003*

CEILING HEIGHTS:

HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 50% OF REQUIRED FLOOR AREA OF A SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION LOWER THAN 5'-0". BATHROOM SHALL HAVE A MIN CEILING HEIGHT OF 6'-8" OVER THE FIXTURE AND ITS FRONT CLEARANCE AREA. *Ref IRC R305*

ROOFING:

APPLY ROOFING IN ACCORDANCE WITH *IRC R905.*

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER 12" (2% SLOPE) FOR DRAINAGE.

ATTIC:

PROVIDE ATTIC VENTILATION AS INDICATED ON ROOF FRAMING PLANS. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. *Ref IRC R806.2*

ATTIC ACCESS SHALL HAVE A ROUGH FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES LOCATED IN A READILY ACCESSIBLE LOCATION. THE MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. *Ref IRC R807.* FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS *Ref IRC IM1305.1.3*

GLAZING:

TO BE IN COMPLIANCE WITH IRC R308 AND WASHINGTON STATE SAFETY GLASS LAW.

GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS ON DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, AREAS WITHIN 60" VERTICAL AND 36" HORIZONTAL OF THE BOTTOM LANDING OF A STAIRWAY, STORM DOORS, RAILINGS, SHOWER DOORS, SLIDING GLASS DOORS, AND TUB ENCLOSURES SHALL BE SAFETY GLAZING MATERIAL. *Ref IRC R308.4*

ALL EXTERIOR WALL GLAZING SHALL COMPLY WITH THE 2018 EDITION OF THE WASHINGTON STATE ENERGY CODE.

EGRESS:

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY EXIT WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC R310.1.

ONE EXIT DOOR CONFORMING TO IRC R311.2 IS REQUIRED.

FIRE & CARBON MONOXIDE PROTECTION:

SMOKE & CARBON MONOXIDE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, IRC R314 & IRC R315. ALL ALARM DEVICES SHALL BE INTERCONNECTED PER IRC R314.1.

FIREBLOCKING PER *IRC R1003.19, R1001.12, R302.11 & R602.8. DRAFTSTOPPING PER IRC R302.12 & R502.12.*

VENTILATION & LIGHTING:

HABITABLE ROOMS NOT PROVIDED WITH AN OPENABLE EXTERIOR OPENING OF AT LEAST 4% OF THE FLOOR AREA, A MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED THAT PROVIDES MIN. 35 AIR CHANGES PER HOUR. *IRC R303.1.*

DRYER & BATH FANS TO BE 50 CFM, AND RANGE/OVEN FANS TO BE 100 CFM MIN, VENT TO THE OUTSIDE. *IRC303 AND 2006 WA STATE VENTILATION AND INDOOR AIR QUALITY CODE.*

NATURAL LIGHTING TO BE NOT LESS THAN 8% OF THE FLOOR AREA OR ALL HABITABLE SPACES. *IRC R303.*

STAIRS:

MINIMUM HEADROOM OF 6'-8" MEASURED VERTICALLY FROM A SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OR PLATFORM. IRC R311.7.2 MINIMUM WIDTH 36". *IRC 311.7.1*

MINIMUM TREAD 10", MAXIMUM RISER 7 3/4", HANDRAIL MINIMUM 34" AND MAXIMUM 38" ABOVE STAIR NOSING. HANDRAIL TO BE 1 1/4" TO 2" CROSS SECTION AND 1 1/2" AWAY FROM WALL. *IRC R311.7.5 & 311.7.8.* INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL ALONG STRINGER. COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 1/2" GYPSUM BOARD. *IRC R302.11*

GUARDRAILS: ANY WALKING SURFACE 30" OR MORE ABOVE GRADE OR ADJACENT SURFACE SHALL HAVE MIN. 36" HIGH GUARDRAIL. *IRC R312.*

BATHROOMS:

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STUDS.

ALL GLAZING USED FOR DOORS OR ENCLOSURES IN BATHROOMS SHALL BE SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING. *IRC R308.4*

BATH TUB & SHOWER STALL NON-ABSORBENT WAINSCOTS SHALL BE A MINIMUM OF 72 INCHES ABOVE THE FLOOR. *IRC R307.2.*

WATERCLOSETS SHALL HAVE MIN. 15" TO SIDE WALLS FROM CENTER OF FIXTURE, AND MIN. 21" FRONT CLEARANCE. IRC R307.1

APPLIANCES IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE TO STRUCTURAL MEMBERS WITH STRAP ANCHORS OR SIMILAR ANCHORING METHOD.
IRC G2404.4

ENERGY:

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, CLIMATE ZONE PER TABLE R301.1, TABLE R402.1.1, UNLIMITED GLAZING WITH MODIFICATIONS.

ENERGY CREDITS - MAIN HOUSE - 4.5 CREDITS REQUIRED, 4.5 CREDITS SELECTED

0.5 CREDITS - OPTION 1A - EFFICIENT BUILDING ENVELOPE: TABLE 402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.28, FLOOR R-38, SLAB ON GRADE AND BELOW GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB.

1.0 CREDITS - OPTION 2B - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2, REDUCE TESTED AIR LEAKAGE TO 2.0 ACH AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE *INTERNATIONAL RESIDENTIAL CODE* SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70.

1.0 CREDITS - OPTION 3A - HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 94%, OR GAS, PROPANE OR OILED-FIRED BOILER WITH MINIMUM AFUE OF 92%.

1.0 CREDITS - OPTION 4 - HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. THIS INCLUDES ALL EQUIPMENT AND DISTRIBUTION SYSTEM COMPONENTS SUCH AS FORCED AIR DUCTS, HYDRONIC PIPING, HYDRONIC FLOOR HEATING LOOP, CONVECTORS AND RADIATORS. ALL COMBUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMBUSTION. FOR FORCED AIR DUCTS: A MAXIMUM OF 10 LINEAR FEET OF RETURN DUCTS AND 5 LINEAR FEET OF SUPPLY DUCTS MAY BE LOCATED OUTSIDE THE CONDITIONED SPACE. ALL METALLIC DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED, THEY CANNOT CONTAIN SPLICES. FLEX DUCT CONNECTIONS MUST BE MADE WITH NYLON STRAPS AND INSTALLED USING A PLASTIC STRAPPING TENSIONING TOOL. DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST BE INSULATED TO A MINIMUM OF R-8. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

1.0 CREDITS - OPTION 5B - EFFICIENT WATER HEATING: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.74 OR WATER HEATER HEATED BY GROUND SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3C. OR FOR R-2 OCCUPANCY, A CENTRAL HEAT PUMP WATER HEATER WITH AN EF GREATER THAN 2.0 THAT WOULD SUPPLY DHW TO ALL THE UNITS THROUGH A CENTRAL WATER LOOP INSULATED WITH R-8 MINIMUM PIPE INSULATION.

ENERGY CREDITS - GUEST HOUSE - 1.5 CREDITS REQUIRED, 1.5 CREDITS SELECTED

0.5 CREDITS - OPTION 1A - *EFFICIENT BUILDING ENVELOPE:* TABLE 402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.28, FLOOR R-38, SLAB ON GRADE AND BELOW GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB.

0.5 CREDITS - OPTION 2A - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2, REDUCE TESTED AIR LEAKAGE TO 3.0 ACH AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.

0.5 CREDITS - OPTION 5A - EFFICIENT WATER HEATING: ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

WALLS: INSULATED PER *WSEC TABLE R402.1.1.*

ROOF AND CEILING: INSULATED PER *WSEC TABLE R402.1.1.* PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2x12 RAFTERS IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

FLOORS: INSULATE PER *WSEC TABLE R402.1.1*

SLAB ON GRADE: INSULATE PER TABLE R402.1.1. PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION. INSULATION, INSTALLED INSIDE THE FOUNDATION WALL, SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB 24" MIN. OR DOWNWARD AND THEN HORIZONTALLY BENEATH THE SLAB FOR A COMBINED 24" MIN. INSULATION INSTALLED OUTSIDE THE FOUNDATION SHALL EXTEND DOWNWARD 24" MIN. OR TO THE FROSTLINE. *WSEC 402.2.9.1*

VAPOR BARRIERS: VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION PER *TABLE R402.4.1.1*
FLOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR KRAFT FACED MATERIAL. ROOF/CEILING ASSEMBLIES WHERE THE VENTILATION SPACE ABOVE THE INSULATION IS LESS THAN AN AVERAGE OF 12 INCHES SHALL BE PROVIDED WITH A VAPOR RETARDER. WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE A VAPOR RETARDER INSTALLED. FACED BATT INSULATION SHALL BE FACE STAPLED. A GROUND COVER OF MIN. 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES W/ JOINTS LAPPED MIN. 12".

GLAZING AND DOOR: GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED IN ACCOURDANCE WITH *WSEC SECTIONS R402.1.1 AND R303.1.3(2),* RESPECTIVELY.

VICINITY MAP

PROJECT DIRECTORY

GENERAL CONTRACTOR

Hamish Anderson Custom Home Inc
Attn: Hamish Anderson

11250 Kirkland Way Suite 104
2067997225
hamish@hamishanderson.com

ARCHITECT

Gelotte Hommas Drivdahl Architecture
Attn: Tom Brown

2340 130th Ave. NE, Suite 100
Bellevue, WA 98005
425.828.3081
tomb@ghdarch.com

STRUCTURAL ENGINEER

Lund Opsahl
Attn: Kevin Aguilar, Chris Cattron

1201 First Avenue South, Suite 310
2064025156
kaguilar@lundopsahl.com
ccattron@lundopsahl.com

PROJECT ADDRESS

1640 72ND AVE SE
MERCER ISLAND, WA 98040

ZONING CLASSIFICATION

R12

IMPERVIOUS SURFACE

PLEASE REFER TO A1.1 SITE PLAN.

BUILDING AREA CALCULATIONS

EXIST. FINISHED AREAS	
BASEMENT	562 SF
MAIN FLOOR	2,364 SF
UPPER FLOOR	2,333 SF
TOTAL	5,259 SF

EXIST. GARAGE & STORAGE AREAS	
BASEMENT	183 SF
MAIN FLOOR	757 SF
TOTAL	940 SF

EXIST. DECK/ PATIOS	
MAIN FLOOR	1441 SF
UPPER FLOOR	283 SF
TOTAL	940 SF

DEMO DECKS / PATIOS	
MAIN FLOOR	-617 SF
UPPER FLOOR	-283 SF

NEW FINISHED AREAS	
MAIN FLOOR	225 SF
UPPER FLOOR	302 SF
TOTAL	527 SF

NEW DECKS / PATIOS	
MAIN FLOOR	392 SF
UPPER FLOOR	214 SF

PROPOSED TOTAL FINISHED AREAS:	
BASEMENT	562 SF
MAIN FLOOR	2,589 SF
UPPER FLOOR	2,635 SF
TOTAL	5,789 SF

PROPOSED GARAGE & STORAGE AREAS	
BASEMENT	183 SF
MAIN FLOOR	757 SF
TOTAL	940 SF

PROPOSED TOTAL DECK/PATIOS	
MAIN FLOOR	1216 SF
UPPER FLOOR	214 SF
TOTAL	1430 SF

GROSS FLOOR AREA CALCULATIONS

MAXIMUM ALLOWED	8,896 SF (40%)
TOTAL FLOOR AREA	6,641 SF
BASEMENT EXCLUSION	631 SF
TOTAL GFA	6,010 SF(27%)

LEGAL DESCRIPTION

MC GILVRAS ISLAND ADD BEG SE COR OF 2 TH N 58 DEG 32 MIN 20 SEC W 47.39 FT TH N 32 DEG 12 MIN 14 SEC E TO SH LN OF LAKE WASH TH SELY ALG SH LN TO PT N 48 DEG 48 MIN 00 SEC E OF BEG TH S 48 DEG 48 MIN 00 SEC W TO BEG & SH LDS ADJ

PARCEL NUMBER 531510-0014

BUILDING CLASSIFICATION

USE GROUP (IBC CHAPTER 3):	R-3 (SINGLE FAM. RESIDENTIAL_
CONSTRUCTION TYPE (IBC 6025):	TYPE V
ALLOWABLE AREA (IBC TABLE 503):	3 STORIES W/ BASEMENT, OR 4 STORIES IF SPRINKLERED
SPRINKLERS (IBC 903.3.1.3)	NFPA 13D SYSTEM PROVIDED
FIRE FLOW (UFC TABLE A-111-A-1)	NO SPRINKLERS REQ'D

ENERGY COMPLIANCE

WASHINGTON STATE ENERGY CODE: 2018 EDITION, PRESCRIPTIVE METHOD FOR SINGLE-FAMILY RESIDENTIAL, CLIMATE ZONE 5 & MARINE 4. DOOR U-FACTORS SHALL CONFORM TO 2015 WSEC TABLE R303.1.3(2).

GLAZING U-FACTOR		CEILING	VAULTED CEILING	WALL ABOVE GRADE	WALL-INT BELOW GRADE	WALL-EXT BELOW GRADE	FLOOR	SLAB ON GRADE
VERT.	OVERHEAD							
0.28	0.50	R-49	R-38	R-21	R-21 TB	R-10/15/21 int. + TB	R-38	R-10 ALL

DRAWING INDEX

ARCHITECTURAL

	A0.1	COVER SHEET
	A1.1	ARCHITECTURAL SITE PLAN
	A1.1D	SITE DEMO PLAN
1	A1.2	LANDSCAPE PLAN
	A2.2	MAIN FLOOR PLAN
	A2.2D	MAIN FLOOR DEMO PLAN
	A2.3	UPPER FLOOR PLAN
	A2.3D	UPPER FLOOR DEMO PLAN
	A2.4	ROOF PLAN
	A3.01	EXTERIOR ELEVATIONS
	A3.02	EXTERIOR ELEVATIONS
	A4.01	BUILDING SECTIONS
1	A5.01	EXTERIOR DETAILS
	A6.01	DOOR AND WINDOW SCHEDULES

STRUCTURAL

	S1.1	STRUCTURAL TITLE SHEET
	S1.2	STRUCTURAL GENERAL NOTES
	S1.3	STRUCTURAL GENERAL NOTES
	S1.4	STRUCTURAL GENERAL NOTES
	S2.1	FOUNDATION PLAN
	S2.2	MAIN LEVEL FRAMING PLAN
	S2.3	UPPER LEVEL FRAMING PLAN
	S2.4	ROOF FRAMING PLAN
	S2.5	ELEVATIONS
	S3.1	STRUCTURAL CONCRETE DETAILS
	S5.1	STRUCTURAL STEEL DETAILS
	S6.1	STRUCTURAL WOOD DETAILS
	S6.2	STRUCTURAL WOOD DETAILS
	S6.3	STRUCTURAL WOOD DETAILS

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL
1640 72ND AVE SE
MERCER ISLAND, WA 98040

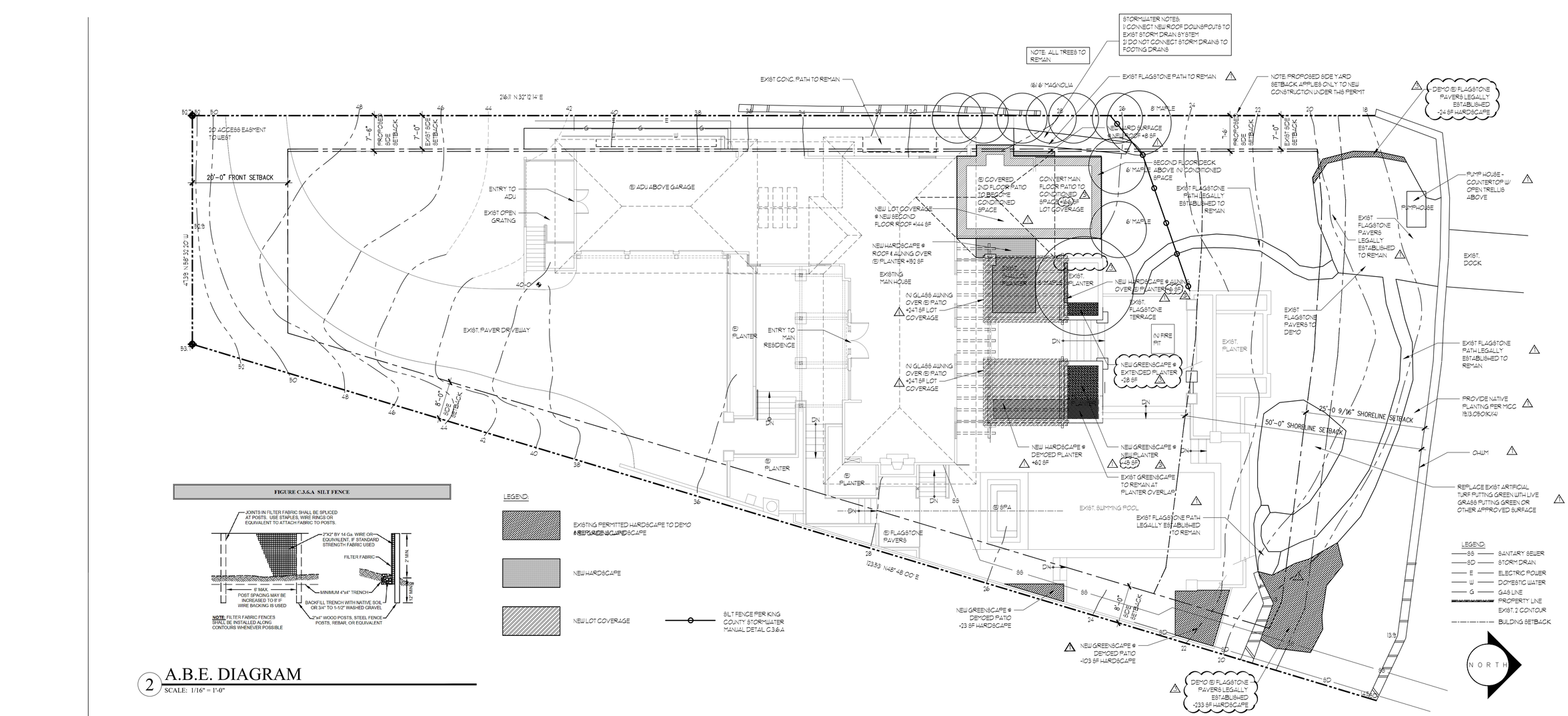
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

COVER SHEET

A0.1

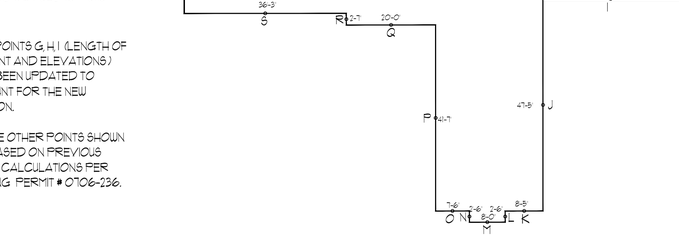
FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



1 SITE/TESC/STORM WATER PLAN PROPOSED

SCALE: 1" = 10'-0"

0 5 10 20 30 FT.



LEGEND:

EXISTING PERMITTED HARDSCAPE TO DEMO

NEW HARDSCAPE

NEW LOT COVERAGE

SILT FENCE PER KING COUNTY STORMWATER MANUAL DETAIL C.3.6.A

2 A.B.E. DIAGRAM

SCALE: 1/16" = 1'-0"

	ELEV.	LENGTH	E x L
A	38-2	49-0	1870.2
B	33-10	1-6	50.8
C	31-4	33-4	1044.4
D	29-3	2-4	68.3
E	28-9	7-4	210.8
F	28-0	2-4	65.3
G	25-4	20-9	525.6
H	20-2	17-3	347.8
I	21-4	30-3	645.2
J	31-0	47-5	1468.9
K	22-11	8-5	192.9
L	22-11	2-6	57.3
M	21-9	8-0	172
N	28-3	2-6	70.6
O	21-0	7-6	202.5
P	31-10	41-7	1323.7
Q	31-10	20-0	636.7
R	35-10	2-7	92.6
S	35-10	36-3	1299
T	40-0	22-0	880
TOTAL		362-10	11275.6

A.B.E. = 11275.6 / 362-10' = 31.07

NOTE: POINTS G, H, I (LENGTH OF SEGMENT AND ELEVATIONS) HAVE BEEN UPDATED TO ACCOUNT FOR THE NEW ADDITION.

ALL THE OTHER POINTS SHOWN ARE BASED ON PREVIOUS HEIGHT CALCULATIONS PER BUILDING PERMIT # 0706-236.

LEGAL DESCRIPTION:
THAT PORTION OF LOTS 2 AND 3, BLOCK 1 MCGILVRA'S ISLAND ADDITION IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE NORTH 58°32'20" WEST, 47.39 FEET;
THENCE NORTH 32°12'14" EAST TO THE SHORE LINE OF LAKE WASHINGTON;
THENCE SOUTHEASTERLY ALONG SAID SHORE LINE TO A POINT WHICH BEARS NORTH 48°48'00" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 48°48'00" WEST TO POINT OF BEGINNING;
TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJACENT TO OR ABUTTING THEREON AND LYING BETWEEN THE NORTHWESTERLY AND THE SOUTHEASTERLY BOUNDARIES OF THE ABOVE DESCRIBED TRACT EXTENDED NORTHEASTERLY;
TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER A STRIP 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE NORTH 58°32'20" WEST, 47.39 FEET TO THE TRUE POINT OF THE BEGINNING OF THE EASEMENT;
THENCE CONTINUING NORTH 58°32'20" WEST 72.0 FEET;
THENCE WEST 76.19 FEET TO THE EAST MARGIN OF EXISTING 72ND AVENUE S.E.;
THENCE NORTH 00°08'45" EAST ALONG SAID MARGIN OF 20.00 FEET;
THENCE EAST 81.79 FEET;
THENCE SOUTH 58°32'20" EAST, 78.01 FEET TO THE NORTHWESTERLY LINE OF ABOVE DESCRIBED TRACT;
THENCE SOUTH 32°12'14" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

LOT AREA:

22,240 SF

LOT SLOPE:

HIGH POINT:	56.56
LOW POINT:	16.54
DIFFERENCE:	40.02
DISTANCE BETWEEN POINTS:	263.23
SLOPE	15.2%

LOT COVERAGE:

ALLOWED (35%)	7784 SF
EXISTING:	
HOUSE ROOF	4128 SF
DRIVEWAY	2743 SF
NEW PROPOSED:	
(N) ROOF @ MASTER	144 SF
(N) BREAKFAST ROOM	166 SF
(N) AWNING	494 SF
TOTAL PROPOSED (34.5%)	7676 SF

GROSS FLOOR AREA:

ALLOWED (LESSER OF 40% OR 10,000 SF):	8896 SF
EXISTING	5454 SF
NEW MASTER BEDROOM EXPANSION	302 SF
NEW BREAKFAST ROOM	225 SF
INCLUDED BASEMENT	49 SF
PROPOSED:	6030 SF
EXCLUDED BASEMENT	696 SF

SQUARE FOOTAGE:

REF A0.1

PROPOSED BUILDING HEIGHT:

A.B.E.	31.07
MAX HEIGHT:	61.07
PROPOSED HEIGHT: SEE ELEVATIONS (A3.01, A3.02)	

HARDSCAPE:

ALLOWED (9%):	2,022 SF
EXISTING HARDSCAPE (30%)	6643 SF
LEGAL NON-CONFORMING	
PATIOS RETAINING WALLS & POOL	4,884 SF
REAR YARD FLAGSTONE	122 SF
SIDE YARD WALK	323 SF
NON-CONFORMING	
PUTTING GREEN	324 SF
PROPOSED NEW HARDSCAPE:	
NEW ROOF @ MASTER	+ 8 SF
AWNING OVER (E) PLANTER	+ 8 SF
DEMO (E) PLANTER	-62 SF
AWNING & ROOF OVER (E) PLANTER	+152 SF
SUBTOTAL	+228 SF
PROPOSED REMOVED HARDSCAPE:	
LEGAL NON-CONFORMING	
(REQUIRED 2:1 REMOVAL = 11 SF * 2 = 154 SF)	
DEMO (2) PATIO AREAS	-246 SF
DEMO FOR NEW PLANTER	-210 SF
DEMO OF FLAGSTONE	-233 SF
SUBTOTAL	-456 SF
NON-CONFORMING	
PUTTING GREEN	-324 SF
PROPOSED TOTAL:	6091 SF
NET CHANGE IN LEGAL NON-CONFORMING HARDSCAPE	-228 SF

LANDSCAPING AREA:

OVERALL SITE	
REQUIRED (65%)	14,456 SF
ALLOWED HARDSCAPING IMPROVEMENTS (9%)	2,001 SF
REQUIRED SOFTSCAPE (56%)	12,454 SF
EXISTING SOFTSCAPE (58%) (LEGAL NON-CONFORMING)	12,908 SF
PROPOSED SOFTSCAPE (56.1%)	8,039 SF
NET CHANGE IN LEGAL NON-CONFORMING SOFTSCAPE	+228 SF

BASEMENT GFA EXCLUSION CALCS

Segment	Coverage	Length	Product
A	100%	24.58	24.58
B	100%	12.75	12.75
C	87%	1.5	1.31
D	81%	7.92	6.42
E	100%	13.58	13.58
F	100%	8.17	8.17
G	100%	9.5	9.50
H	100%	12.5	12.50
I	100%	23.08	23.08
J	100%	13	13.00
K	51%	7.29	3.69
L	51%	4.1	2.08
M	51%	8	4.05
N	100%	4.1	4.10
O	100%	7.79	7.79
P	100%	13	13.00
Sum		170.86	159.59

Total Basement Area	745 sf
Excluded Area	696 sf

TESC NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SHOW APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED T ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY KING COUNTY.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR.

GELOTTE HOMMAS DRIVDAHL ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

Job No. 2110
Project Manager: TB
Issue Date: 9/16/22

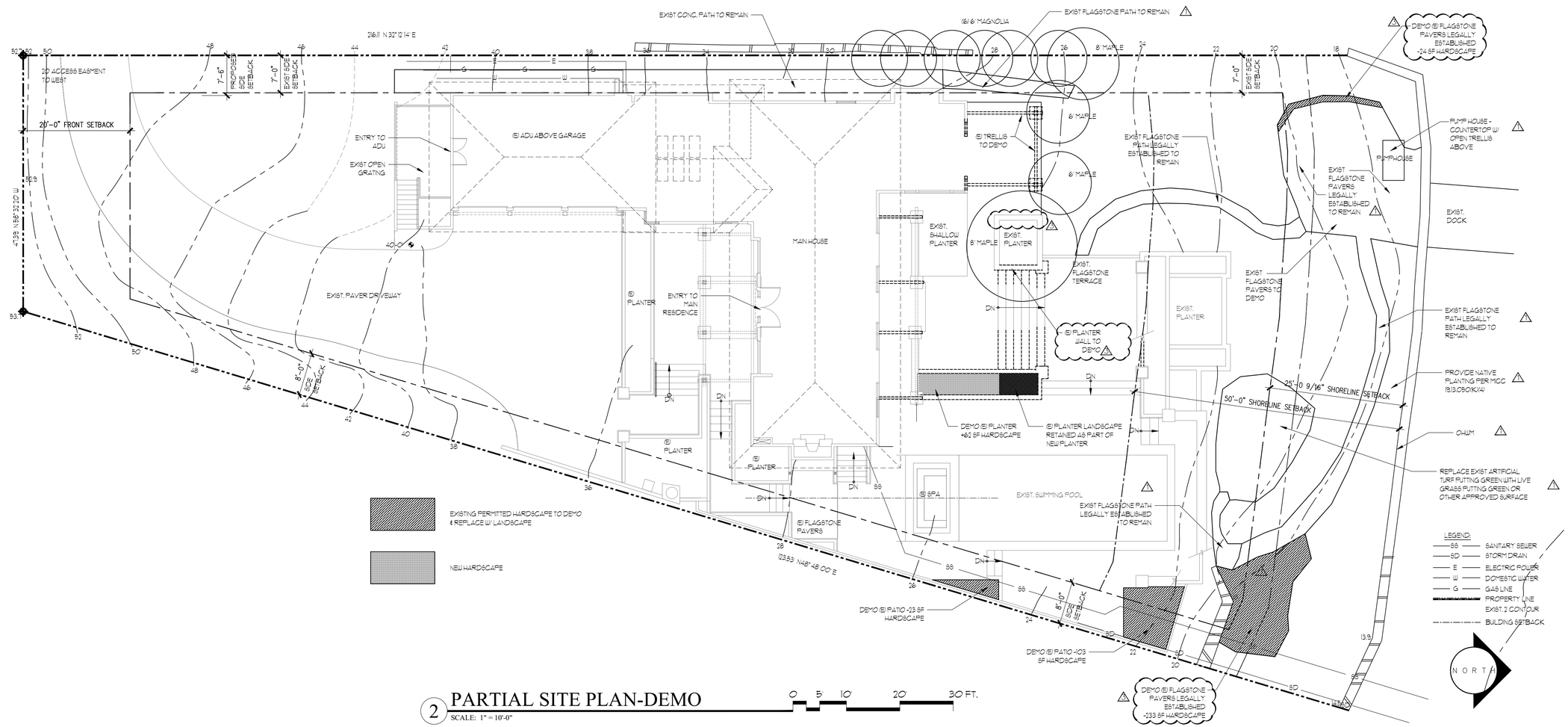
NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

ARCHITECTURAL SITE PLAN

A1.1

FILE: A1.1-site plan PRINTED: 8/30/2017

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM



2 PARTIAL SITE PLAN-DEMO
SCALE: 1" = 10'-0"

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

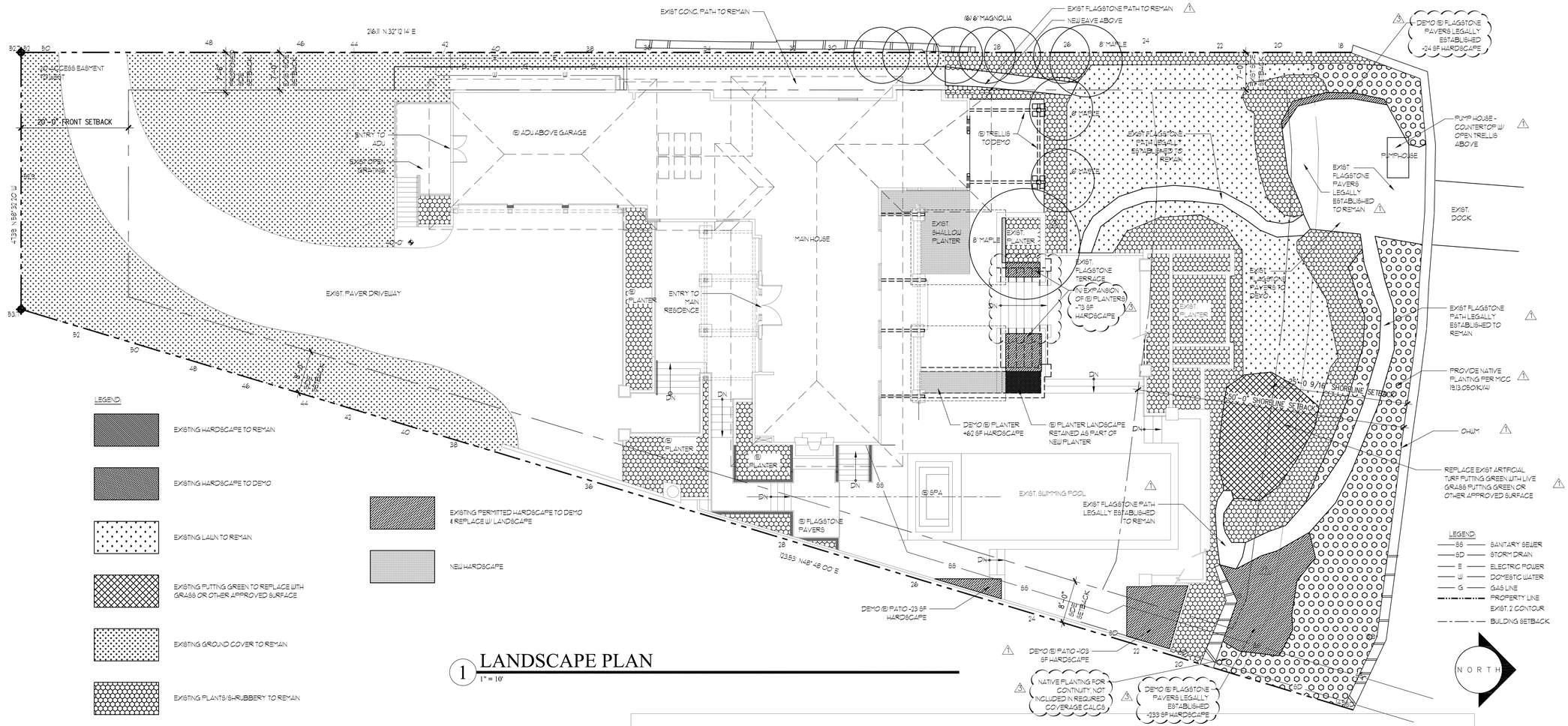
NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

SITE DEMO PLAN

A1.1D

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022

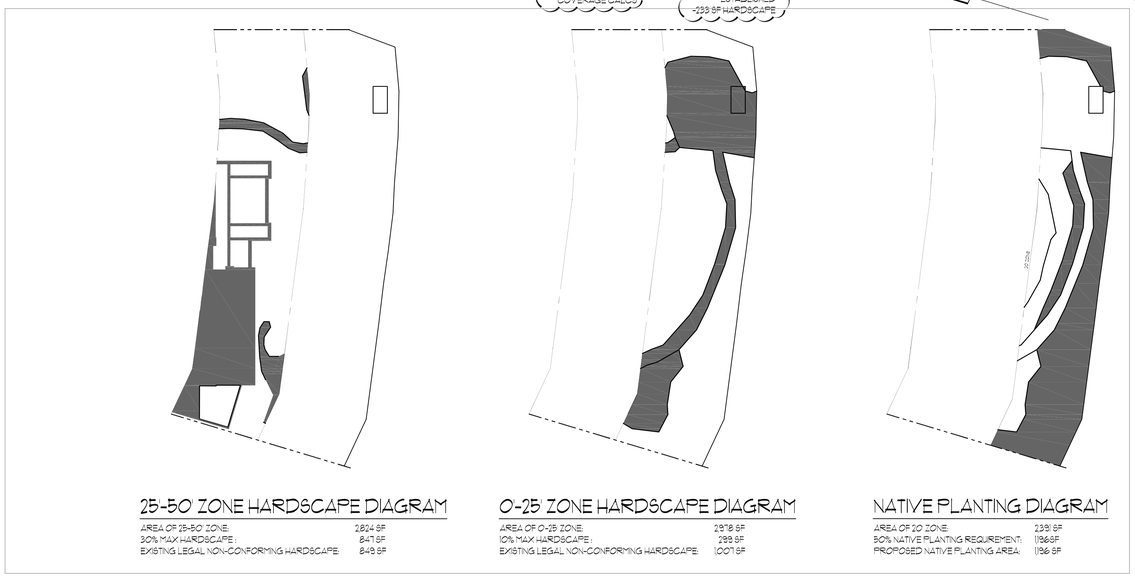
GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM



1 LANDSCAPE PLAN
1" = 10'

LEGEND:

- EXISTING HARDSCAPE TO REMAIN
- EXISTING HARDSCAPE TO DEMO
- EXISTING LAWN TO REMAIN
- EXISTING PUTTING GREEN TO REPLACE WITH GRASS OR OTHER APPROVED SURFACE
- EXISTING GROUND COVER TO REMAIN
- EXISTING PLANTS/SHRUBBERY TO REMAIN
- EXISTING PLANTS/SHRUBBERY TO REPLACE W/ NATIVE PLANTINGS
- EXISTING PERMITTED HARDSCAPE TO DEMO & REPLACE W/ LANDSCAPE
- NEW HARDSCAPE



25-50' ZONE HARDSCAPE DIAGRAM

AREA OF 25-50' ZONE:	2824 SF
30% MAX HARDSCAPE:	847 SF
EXISTING LEGAL NON-CONFORMING HARDSCAPE:	849 SF

0-25' ZONE HARDSCAPE DIAGRAM

AREA OF 0-25' ZONE:	2978 SF
10% MAX HARDSCAPE:	298 SF
EXISTING LEGAL NON-CONFORMING HARDSCAPE:	1001 SF

NATIVE PLANTING DIAGRAM

AREA OF 20' ZONE:	2391 SF
50% NATIVE PLANTING REQUIREMENT:	1196 SF
PROPOSED NATIVE PLANTING AREA:	1196 SF

1 SHORELINE DIAGRAMS
1" = 20'

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

LANDSCAPE PLAN

A1.2

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022

DEMOLITION NOTES

1 REMOVE EXISTING STEPS

2 REMOVE EXISTING FLOOR FINISH.PREPARE AND CLEAN THE SUBFLOOR AS NEEDED FOR RAISING THE FLOOR.

3 REMOVE EXISTING DOORS AND WINDOWS.

4 REMOVE EXISTING TRELLIS. SALVAGE BEAMS AND RE-USE FOR NEW TRELLUS IF FEASIBLE.

5 REMOVE BBQ, CABINETS AND FIRE PIT.

6 REMOVE EXISTING ISLAND.

7 REMOVE EXISTING RAILING. SALVAGE TO REUSE.

LEGEND

EXISTING WALLS

EXISTING WALLS TO BE REMOVED

(E) STAIR & LANDING
(E) KITCHEN
(E) FAMILY RM. 201
(E) DEN
(E) POWDER
DEMO (E) KITCHEN
DEMO (E) TRELLIS
(E) STAIR & LANDING
(E) HALL
(E) RAILING TO REMAIN
DEMO & REPLACE (E) BEAMS BLW, KEEP (E) PURLINS
(E) IMPERVIOUS PLANTING BED
EXISTING PLANTER
(E) STEEL BEAMS TO REMAIN
(E) WALL TO REMAIN
(E) WALL TO REMAIN
(E) DINING
DEMO PARTIAL (E) PLANTER & PARTIAL (E) STEPS
DEMO (E) BENCH
EXIST. PLANTER
(E) ENTRY
(E) COVERED ENTRY
DEMO (E) PLANTER
(E) LIVING
EXIST. SWIMMING POOL

1 MAIN FLOOR PLAN-DEMO
SCALE: 1/4" = 1'-0"

0 1 2 4 8 12 FT.

NORTH

GELOTTE HOMMAS DRIVDAHL ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

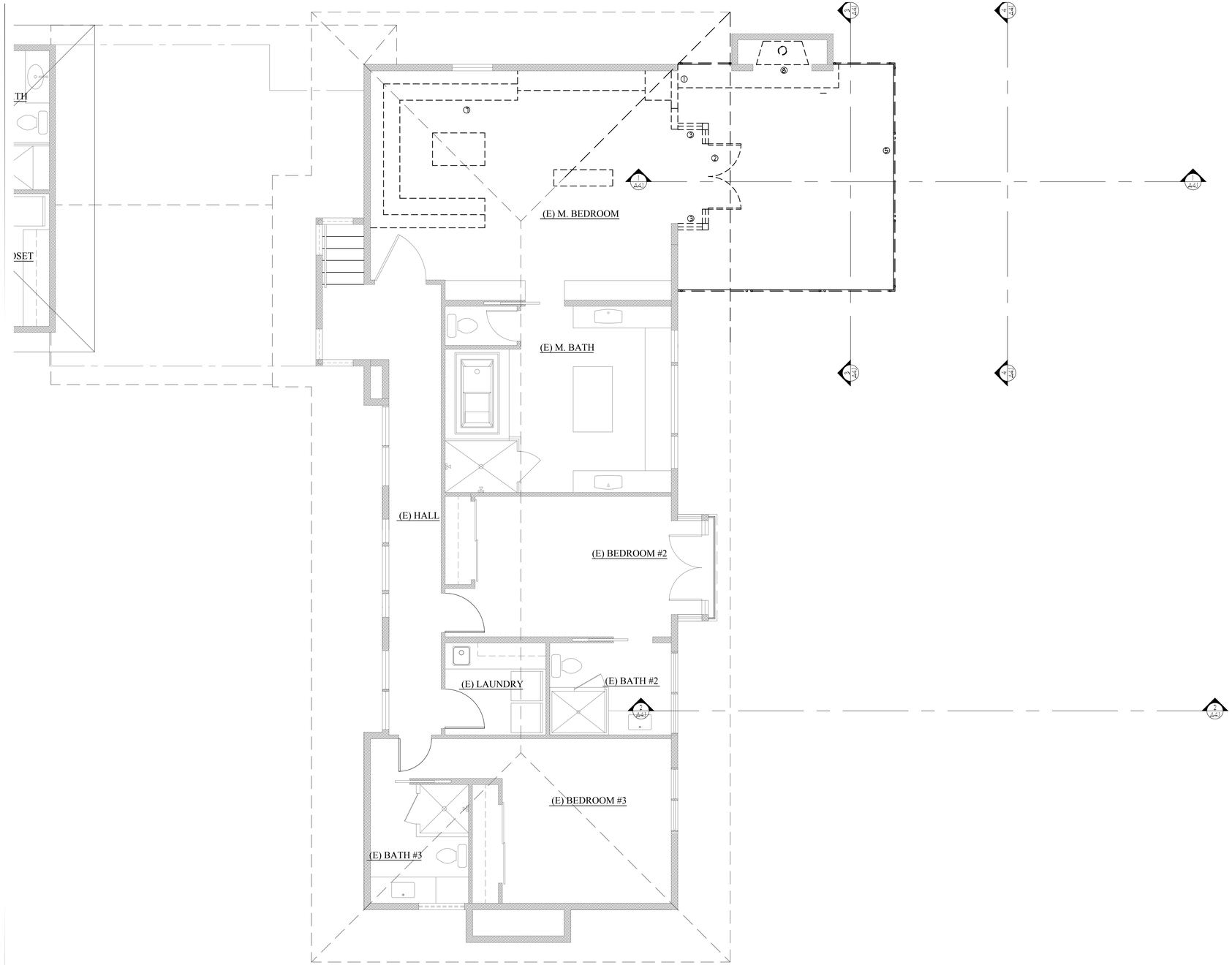
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

MAIN FLOOR DEMO PLAN

A2.2D

FILE: xPlot-existing PRINTED: 8/26/2017



DEMOLITION NOTES

1 REMOVE EXISTING WALLS PER PLAN.

2 REMOVE EXISTING DOOR. SAIVAGE TO BE REUSED.

3 REMOVE EXISTING WINDOWS. SALVAGE TO BE REUSED.

4 N/A

5 REMOVE EXISTING RAILING. SALVAGE TO REUSE IF FEASIBLE.

6 N/A

7 REMOVE EXISTING CABINETS.

8 DEMO GAS FIREPLACE. SALVAGE TO REUSE.

LEGEND

EXISTING WALLS

EXISTING WALLS TO BE REMOVED

1 UPPER FLOOR PLAN-DEMO

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

0 1 2 4 8 12 FT.

NORTH

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

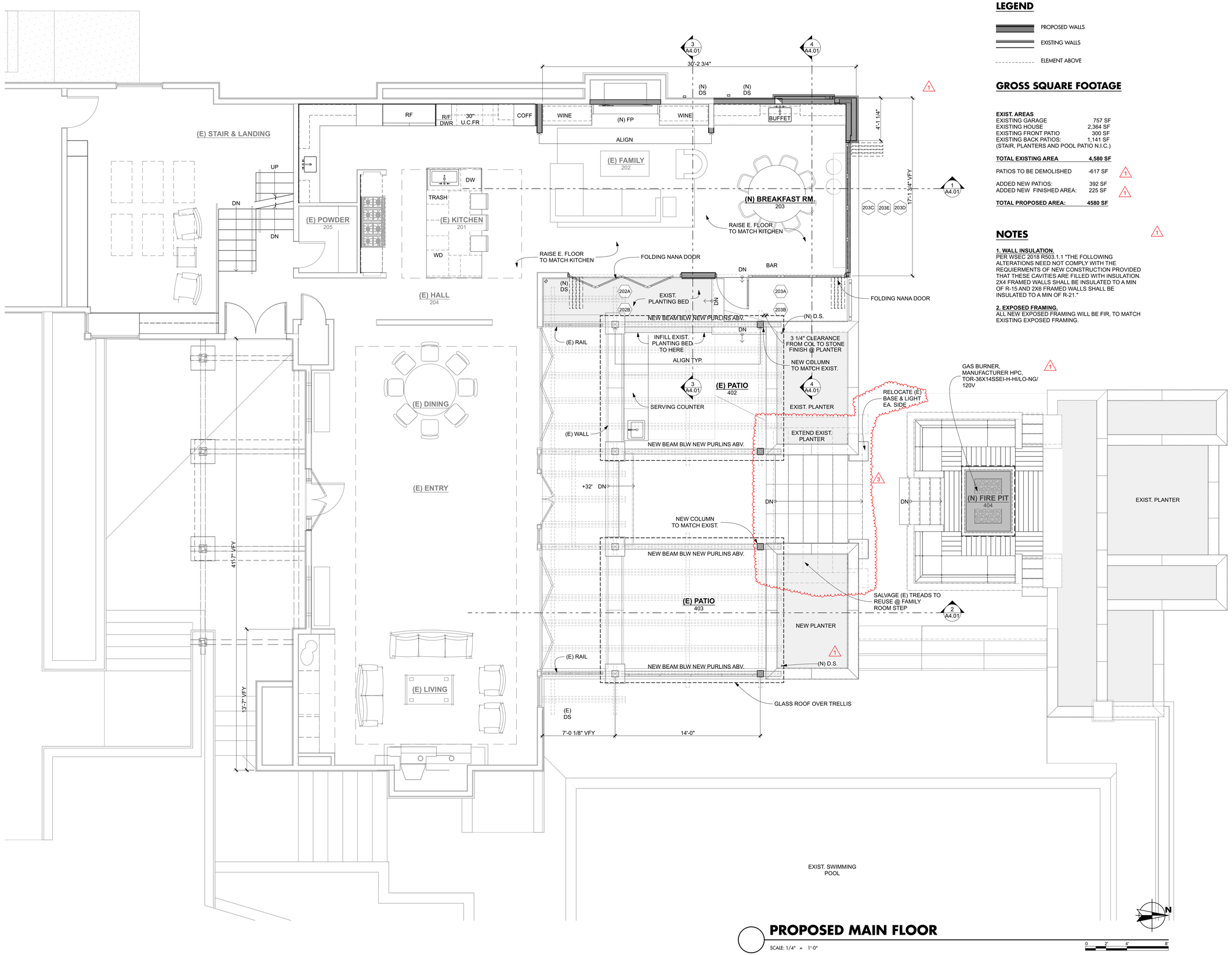
Job No. 2110
Project Manager: TB
Issue Date: 9/16/22

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

UPPER FLOOR DEMO PLAN

A2.3D

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



PROPOSED MAIN FLOOR

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

0 2' 4' 8'

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- ELEMENT ABOVE

GROSS SQUARE FOOTAGE

EXIST. AREAS

EXISTING GARAGE	757 SF
EXISTING HOUSE	2,364 SF
EXISTING FRONT PATIO	300 SF
EXISTING BACK PATIOS:	1,141 SF
(STAIR, PLANTERS AND POOL PATIO N.I.C.)	
TOTAL EXISTING AREA	**4,580 SF**
PATIOS TO BE DEMOLISHED	-617 SF
ADDED NEW PATIOS:	392 SF
ADDED NEW FINISHED AREA:	225 SF
TOTAL PROPOSED AREA:	**4580 SF**

NOTES

1. WALL INSULATION.
PER WSEC 2018 R503.1.1 "THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIERMENTS OF NEW CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MIN OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MIN OF R-21."

2. EXPOSED FRAMING.
ALL NEW EXPOSED FRAMING WILL BE FIR, TO MATCH EXISTING EXPOSED FRAMING.

GLOTTE HOMMAS DRIVDAHL ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

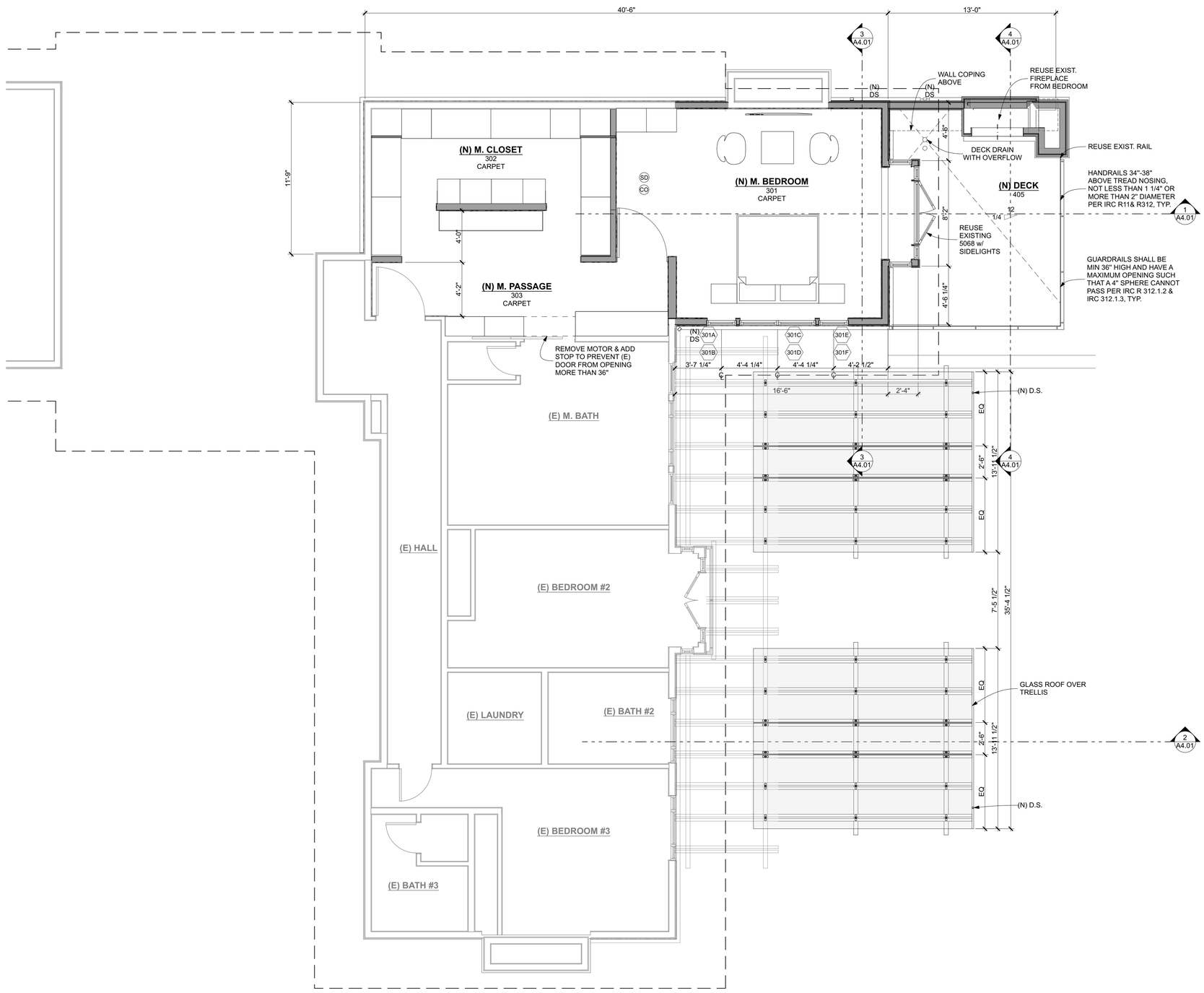
Job No. 2110
Project Manager: TB
Issue Date: 9/16/22

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

MAIN FLOOR PLAN

A2.2

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- ELEMENT ABOVE

GROSS SQUARE FOOTAGE

EXIST. AREAS	
EXISTING HOUSE	2,333 SF
EXISTING DECK	283 SF
TOTAL EXISTING AREA	**2,616 SF**
DECK TO BE DEMOLISHED	-283 SF
ADDED NEW FINISHED AREA:	302 SF
NEW DECK:	206 SF
TOTAL PROPOSED AREA:	**2,841 SF**

1

NOTES

3

1.RE-USED WINDOWS & DOORS
WINDOWS AND DOORS THAT WILL BE RE-USED TO BE VERIFIED TO MEET U=0.30 AND SAFETY GLAZING WHERE REQUIRED. WHEN MORE THAN ONE REPLACEMENT FENESTRATION UNIT IS BEING INSTALLEDD, AN AREA- WEIGHTED AVERAGE OF THE U-FACTOR SAHLL BE PERMITTED TO BE USED TO DEMONSTRATE COMPLIANCE. WSEC R503.1.1.1 AND WSEC TABLE R402.1.1.

UPPER FLOOR

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

0 2' 4' 8'

N

GLOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

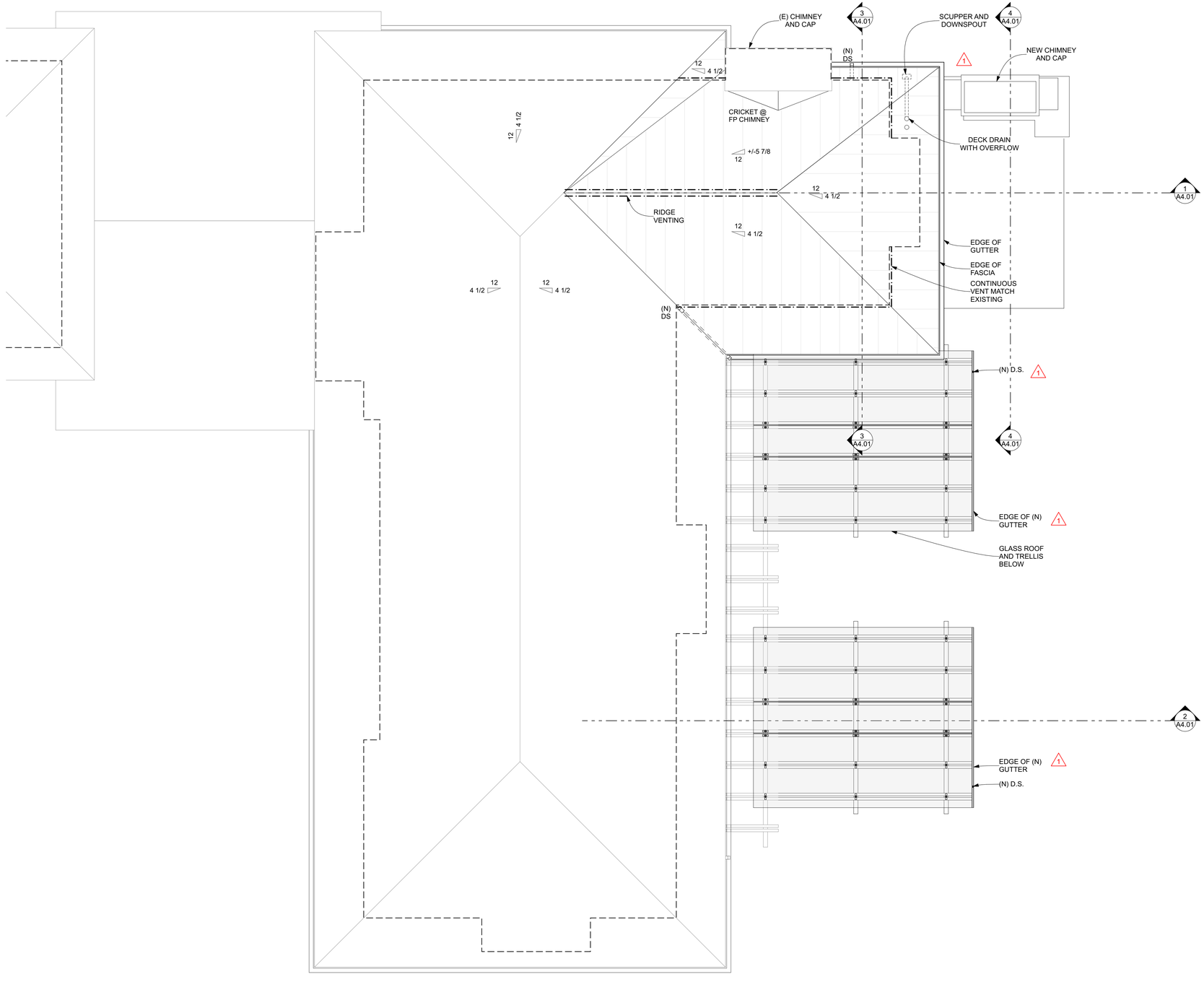
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

UPPER FLOOR PLAN

A2.3

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



ROOF VENTING CALCS

EAVE VENTING
AT ROOF:
VENTING PRODUCT: COR-A-VENT S-400 @ LOWER EAVES
10 SQ IN NFVA/LINEAL FOOT (10/144+0.0694 SQ FT/LINEAL FOOT)

RIDGE VENTING
VENTING PRODUCT COR-A-VENT V300=13.5 SQ IN NFVA/LINEAL FOOT (13.5 SQ IN /144=0.93 SQ FT)

ROOF AREA= 576 SF

REQUIRED VENTING AREA: 1/300X576= 1.92 SF
TOTAL VENTING PROVIDED: 3.85 SF

EAVE VENTING= 34.25' LINEAL FEET
34.25'X0.0694'= 2.37 SF (0.96 SF REQUIRED)

RIDGE VENTING= 16' LINEAL FEET
16'X0.093'= 1.48 SF (0.96 SF REQUIRED)

ROOF PLAN

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

N

0 2' 4' 8'

GELOTTE HOMMAS DRIVDAHL ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

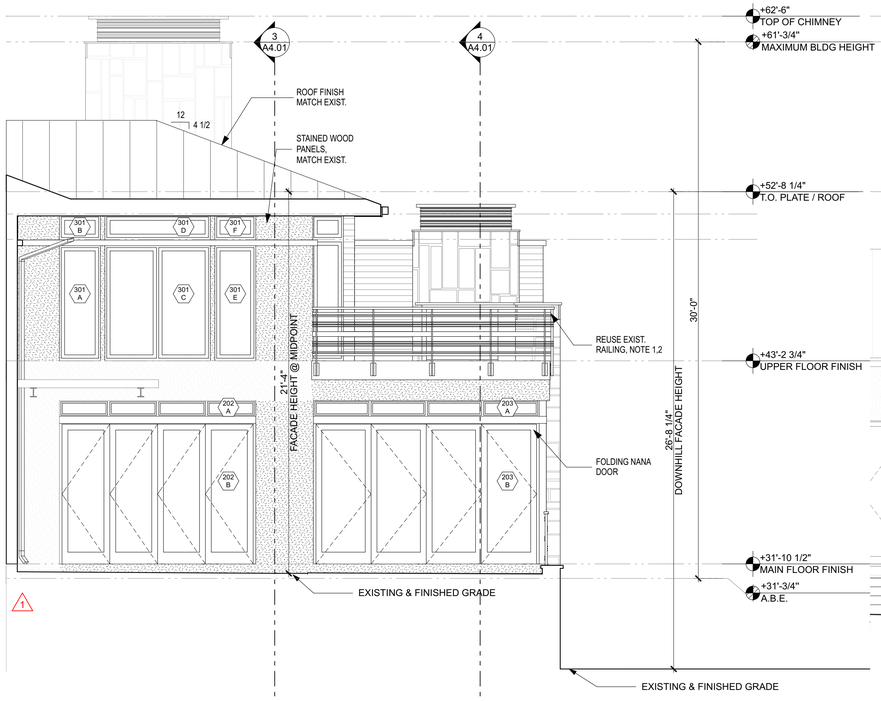
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

ROOF PLAN

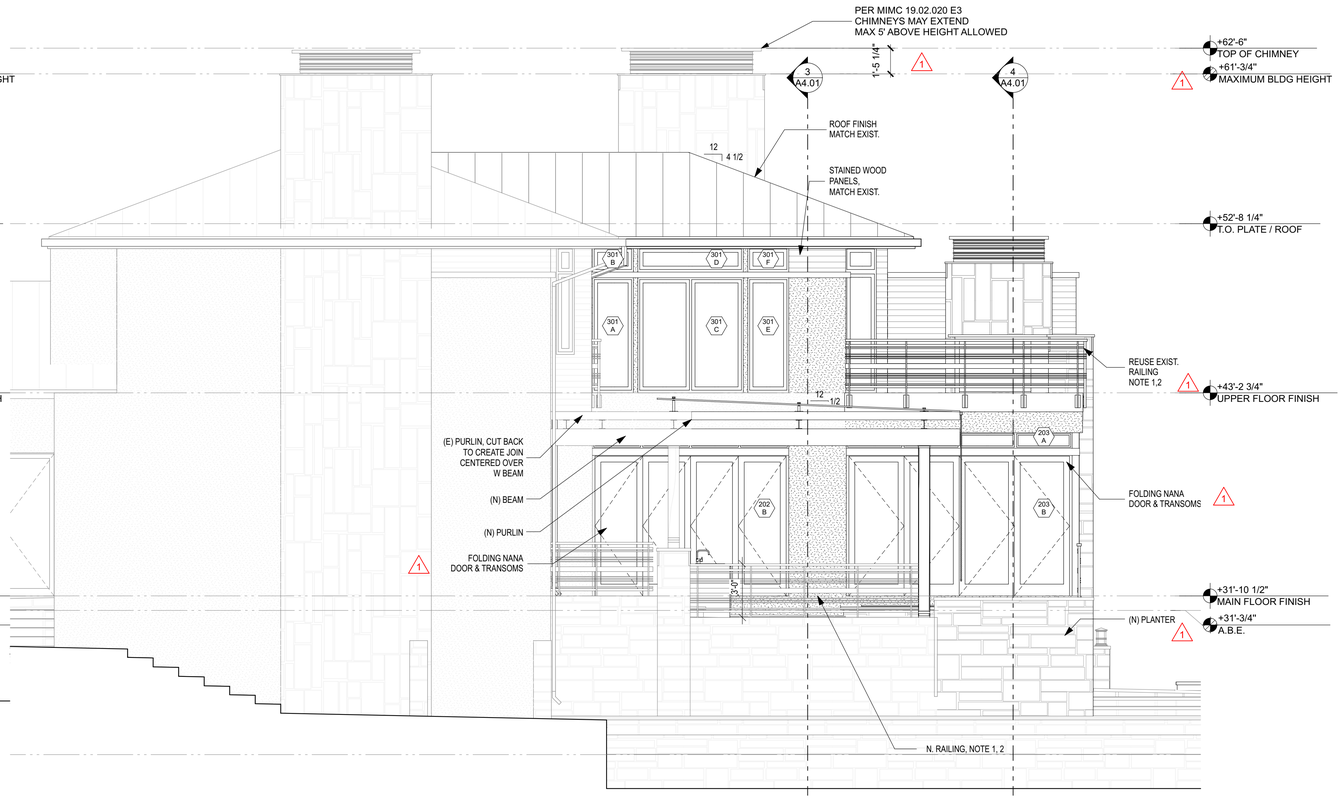
A2.4

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



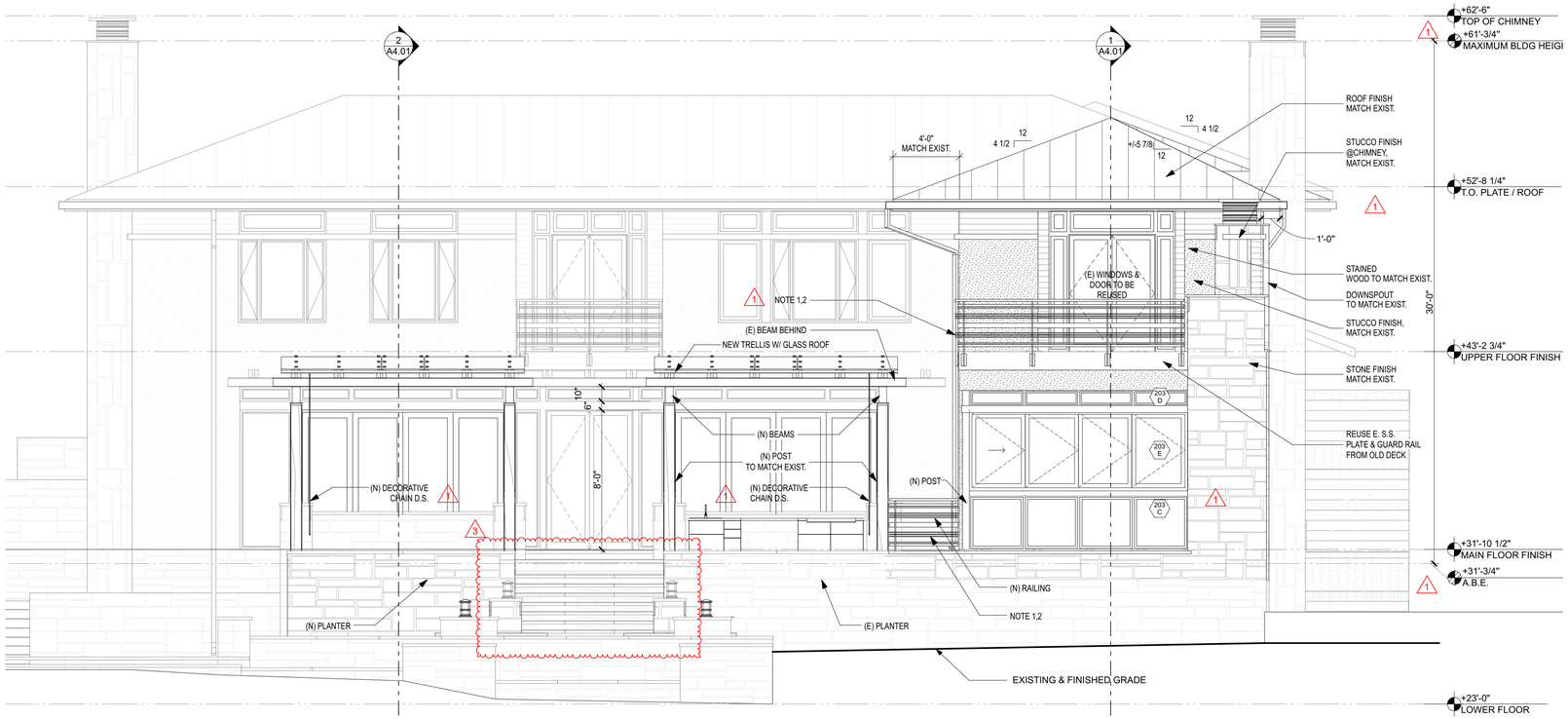
3 EAST ELEVATION PARTIAL - PROPOSED

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



2 EAST ELEVATION - PROPOSED

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



1 NORTH ELEVATION - PROPOSED PERMIT

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

NOTES

1) HANDRAILS TO BE 34"-38" ABOVE TREAD NOSING, 1 1/2" FROM WALL, NOT LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER PER IRC, SECTION R311& R312. HANDRAILS TO BE PROVIDED FOR A FLIGHT OF STAIRS WITH FOUR OR MORE RISERS PER IRCR311.7.8.

2) GUARD RAILS SHALL BE MIN 36" HIGH AND HAVE A MAXIMUM OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC, SECTIONS R312.1.2 & R312.1.3

3) VERIFY CODE COMPLIANCE FOR EXISTING HANDRAILS AND GUARDRAILS THROUGHOUT.

GLOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

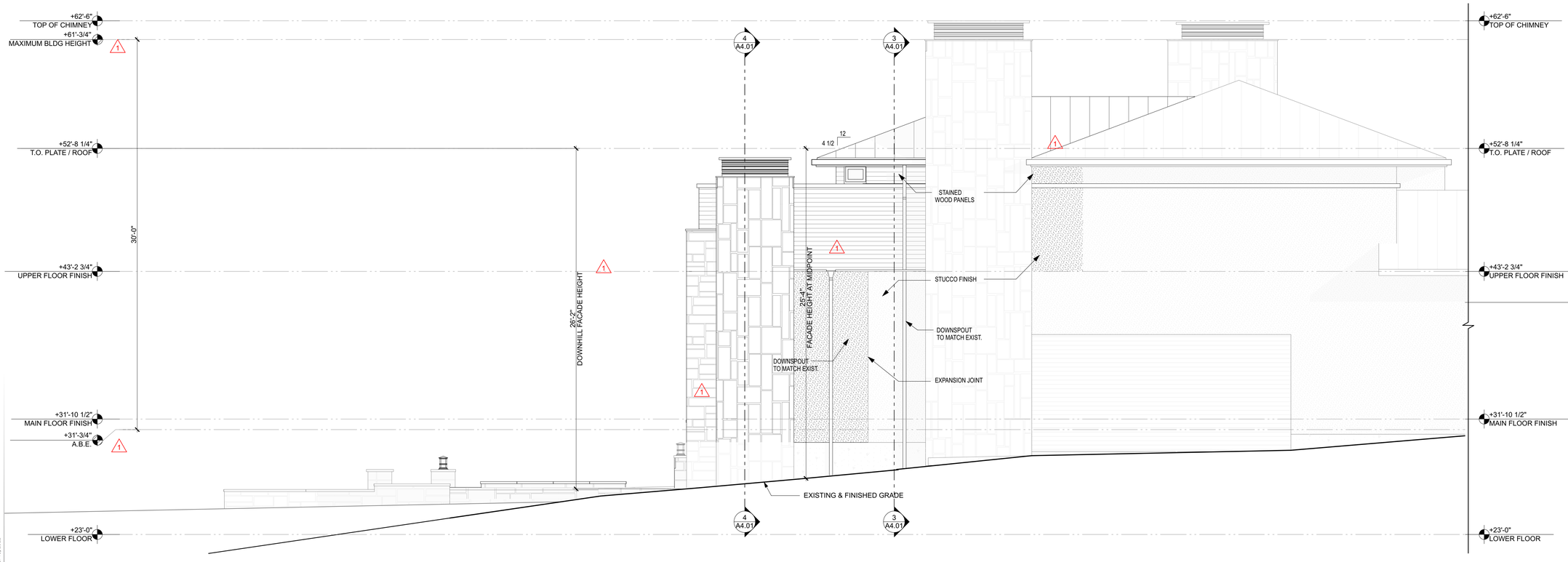
NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

EXTERIOR ELEVATIONS

A3.01

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM



1 WEST ELEVATION - PROPOSED

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

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

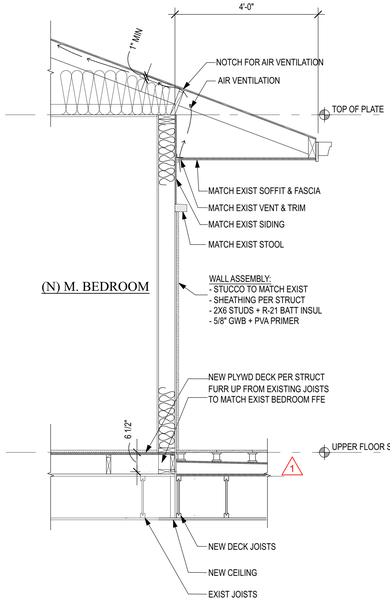
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

EXTERIOR ELEVATIONS

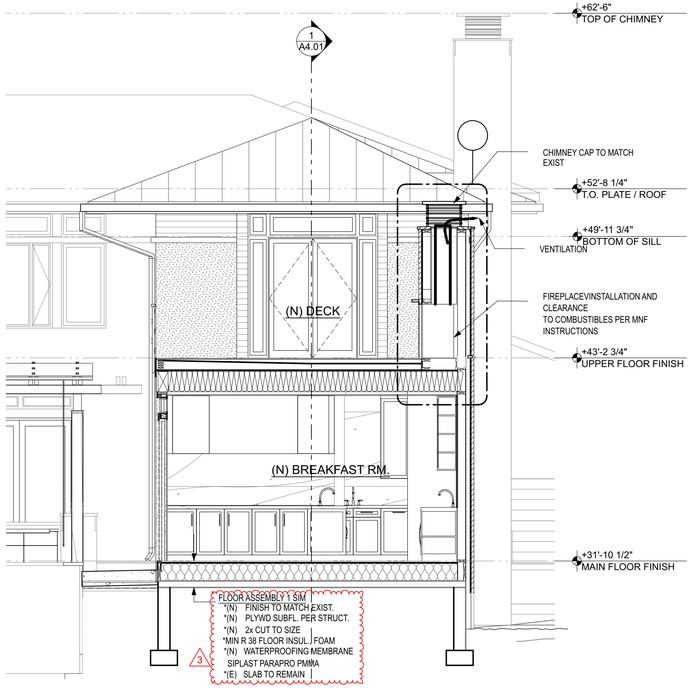
A3.02

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



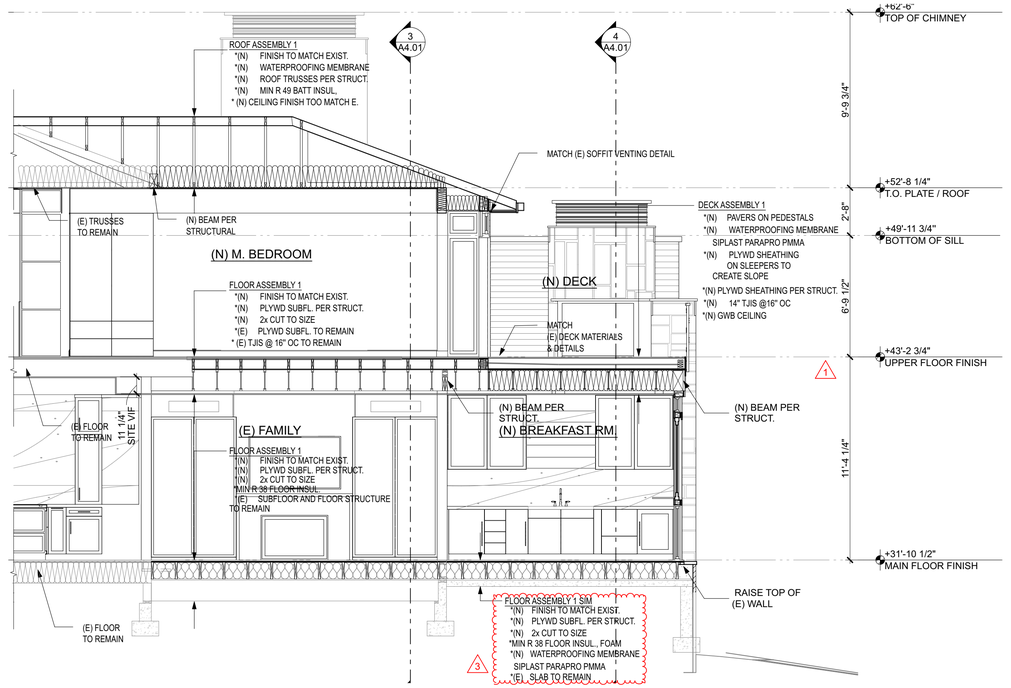
5 TYP WALL SECTION @ DECK

SCALE: 1/2" = 1'-0"



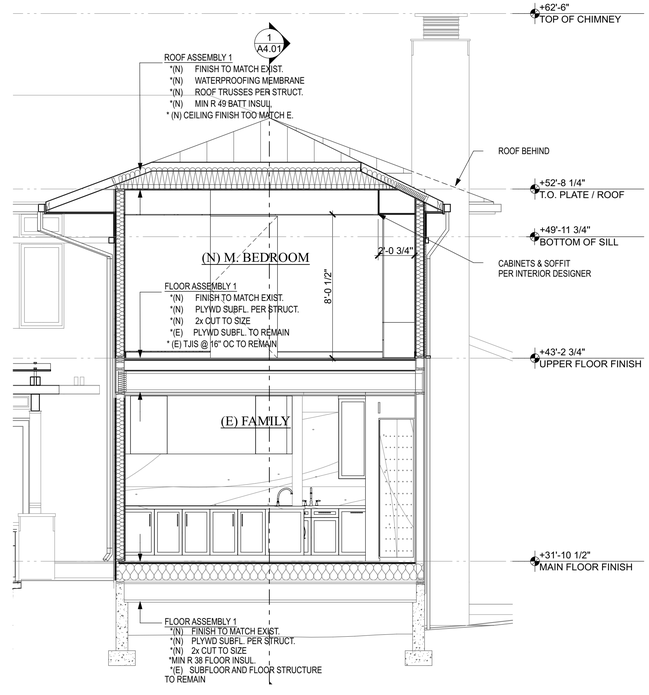
4 BUILDING SECTION

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



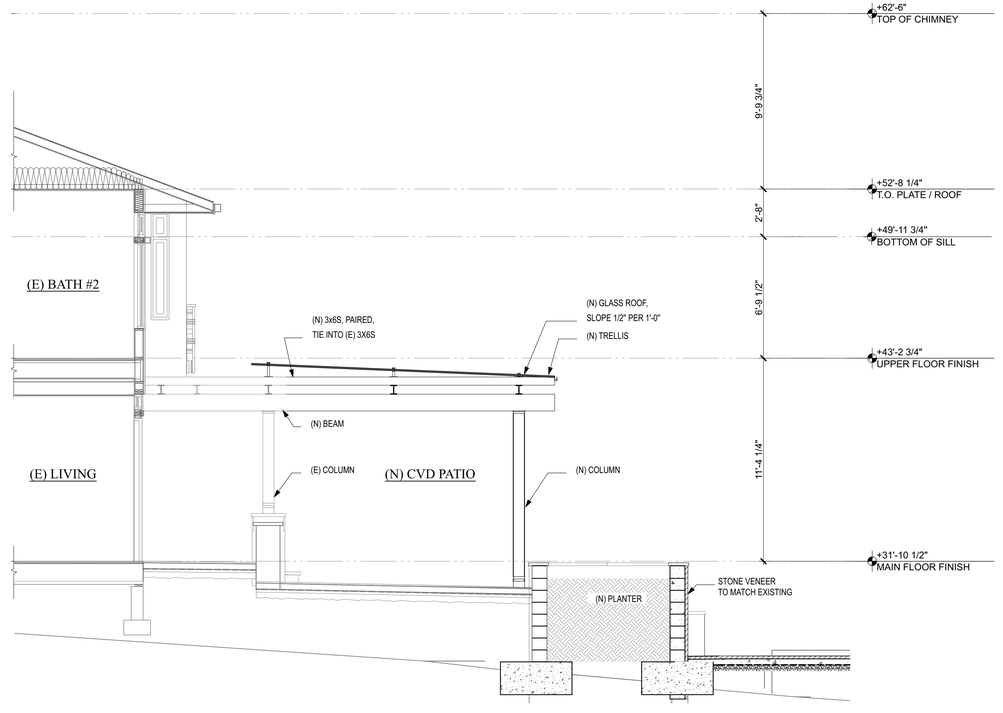
1 BUILDING SECTION

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



3 BLDG SECTION

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



2 BLDG SECTION

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

GLOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

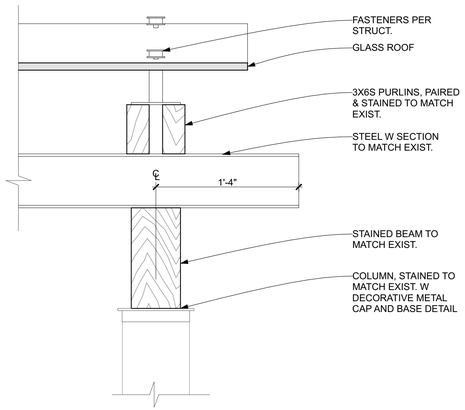
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

BUILDING SECTIONS

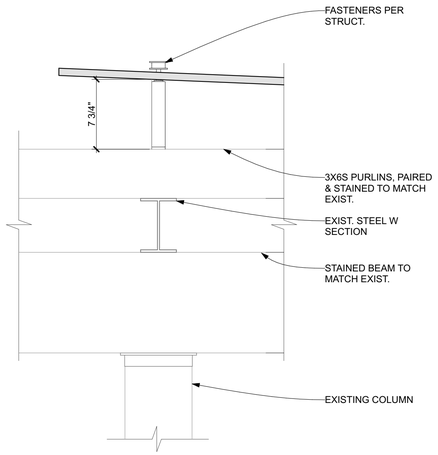
A4.01

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



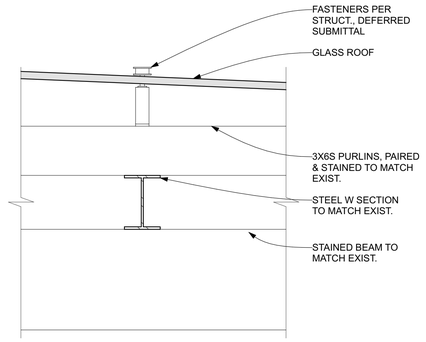
5 **GLASS TRELLIS**

SCALE: 1 1/2"= 1'-0"



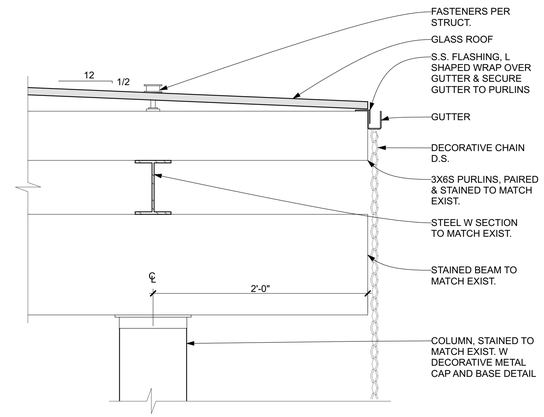
4 **GLASS TRELLIS**

SCALE: 1 1/2"= 1'-0"



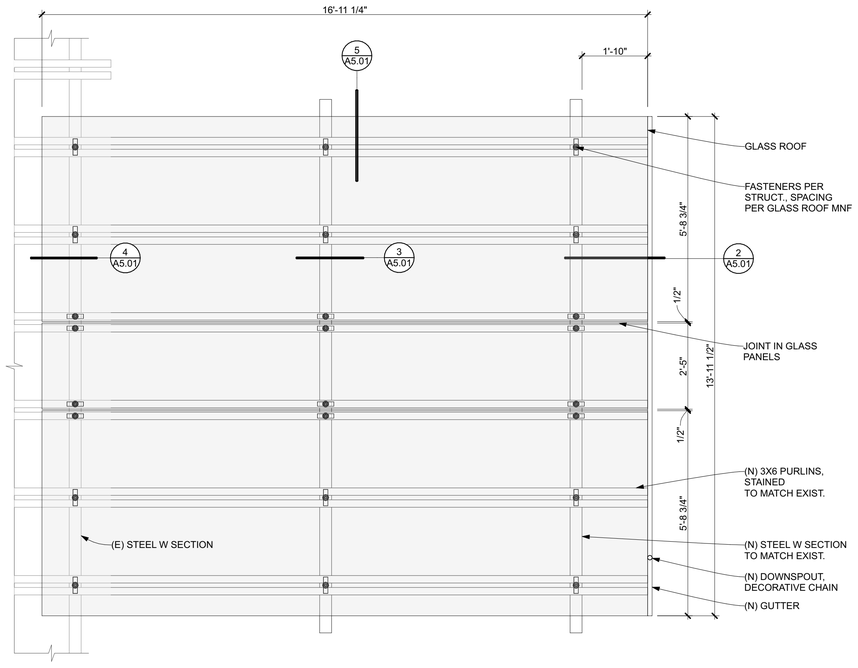
3 **GLASS TRELLIS**

SCALE: 1 1/2"= 1'-0"



2 **GLASS TRELLIS**

SCALE: 1 1/2"= 1'-0"



1 **GLASS TRELLIS DTL**

SCALE: 1/2" = 1'-0"

GLOTTE HOMMAS DRIVDAHL ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

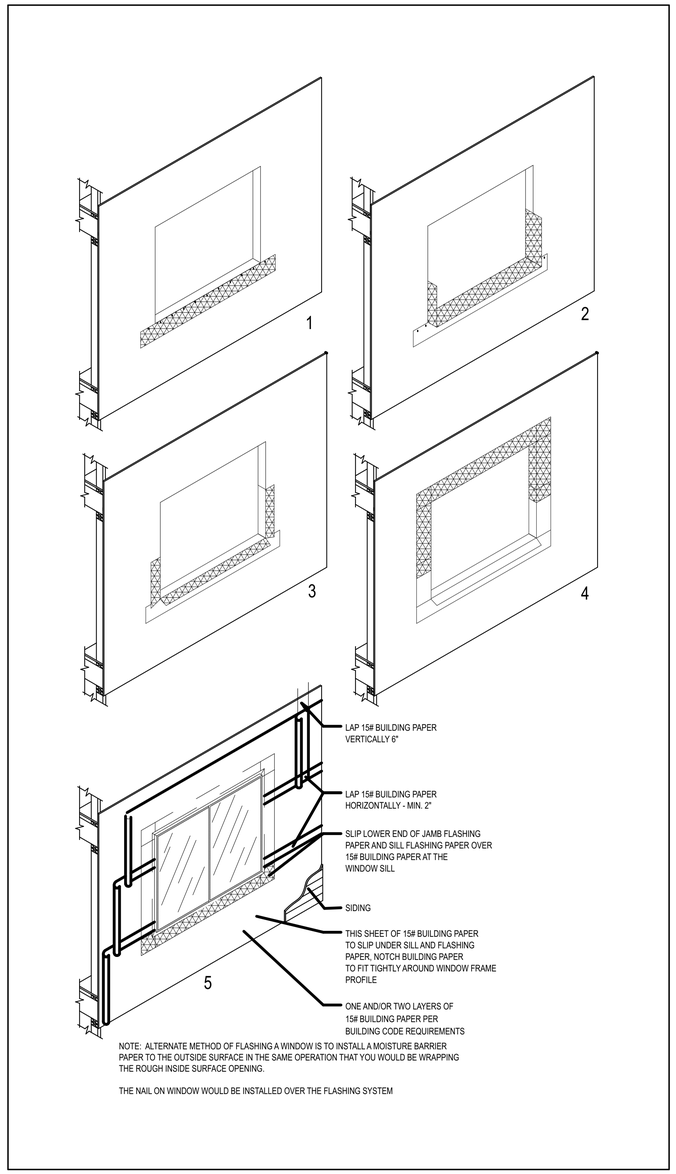
Job No.	2110
Project Manager:	TB
Issue Date:	**9/16/22**

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

EXTERIOR DETAILS

A5.01

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022



NOTE: ALTERNATE METHOD OF FLASHING A WINDOW IS TO INSTALL A MOISTURE BARRIER PAPER TO THE OUTSIDE SURFACE IN THE SAME OPERATION THAT YOU WOULD BE WRAPPING THE ROUGH INSIDE SURFACE OPENING.

THE NAIL ON WINDOW WOULD BE INSTALLED OVER THE FLASHING SYSTEM

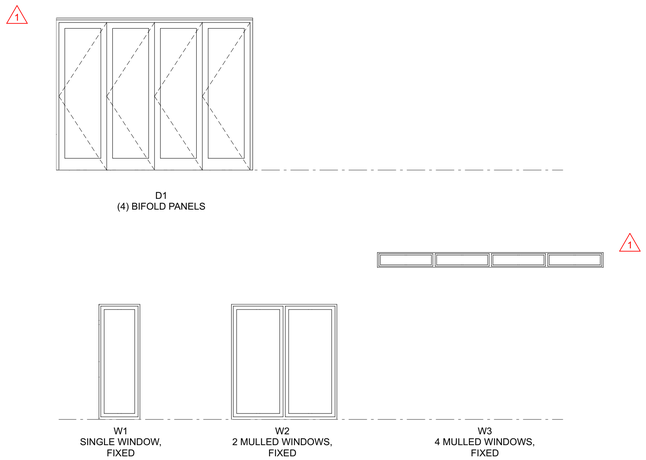
TYPICAL WINDOW FLASHING DETAILS

EXTERIOR DOOR SCHEDULE

LOCATION	NO.	SIZE WIDTH	SIZE HEIGHT	MFGR	TYPE	EGRESS	SAFETY GLASS	U-VALUE	CPD#	NOTES:
MAIN FLOOR										
	202B	10'-11 1/4"	7'-11 1/4"	NANA	D1		YES	0.26	NAN-M-10-07768-00001	
	203B	12'-7"	7'-11 1/4"	NANA	D1		YES	0.26	NAN-M-10-07768-00001	
	203E	12'- 6 1/4"	4'- 8 1/2"	NANA	D1		YES	0.26	NAN-M-10-07768-00001	

WINDOW SCHEDULE

LOCATION	NO.	UNIT DIMENSIONS WIDTH	UNIT DIMENSIONS HEIGHT	HEAD HEIGHT	MFGR	TYPE	EGRESS	SAFETY GLASS	U-value	NOTES:
MAIN FLOOR										
	202A	10'-11 1/4"	10 1/2"	9'-1 1/2"	NANA	W3		YES	0.28	
	203A	12'-7"	10 1/2"	9'-1 1/2"	NANA	W3		YES	0.28	
	203C	12'-6 1/4"	3'-0 3/4"	3'-0 3/4"	NANA	W3		YES	0.28	
	203D	12'-6 1/4"	10 1/2"	9'-1 1/2"	NANA	W3		YES	0.28	
UPPER FLOOR										
	301A	2'-3 1/2"	6'-5 1/4"	6'-5 1/4"	MATCH EXIST.	W1		YES	0.28	
	301B	2'-3 1/2"	1'-4 3/4"	8'-1 3/4"	MATCH EXIST.	W1			0.28	
	301C	5'-10 3/4"	6'-5 1/4"	6'-5 1/4"	MATCH EXIST.	W2		YES	0.28	
	301D	5'-10 3/4"	1'-4 3/4"	8'-1 3/4"	MATCH EXIST.	W1			0.28	
	301E	2'-3 1/2"	6'-5 1/4"	6'-5 1/4"	MATCH EXIST.	W1		YES	0.28	
	301F	2'-3 1/2"	1'-4 3/4"	8'-1 3/4"	MATCH EXIST.	W1		YES	0.28	



1 WINDOWS AND DOORS TYPES

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

GELOTTE HOMMAS DRIVDAHL ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081
THEARTOFARCHITECTURE.COM

HARRIS REMODEL

1640 72ND AVE SE
MERCER ISLAND, WA 98040

Job No. 2110
Project Manager: TB
Issue Date: 9/16/22

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION

DOOR AND WINDOW SCHEDULES

A6.01

FILE: 2110 Harris Remodel PRINTED: Friday, September 16, 2022