



CITY OF MERCER ISLAND	INSPECTION REQUESTS	
DEVELOPMENT SERVICES GROUP	online:	Construction of the project shall be from <i>approved plans only</i> . No deviation from the approved project plans is allowed without prior approved project plans is allowed without prior approved from the city of Mercer Island. Approved plans must be kept on site and maintained in good condition.
9611 SE 36TH STREET MERCER ISLAND, WA 98040 PHONE: 206.275.7605 www.mercergov.org	MyBuildingPermit.com	 Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations ROW restrictions Additional Fire Code Requirements In advance of desired inspection. Be specific as to type of inspection. In advance of desired inspection. Be specific as to type of inspection.
	voicemail:	• Hours of Work • Drainage Requirements • Planning Req
MIEPIan	(206) 275-7730	 Construction Vehicle Parking Restrictions Sewer Requirements Noise Abatement Certification Noise Abatement Certification Tree Requirements Tree Requirements Tree Requirements Inspector Date Approved
RISHINGTO.		Image: Refer to "Preconstruction Meeting Checklist" provided at the preconstruction meeting for development related requirements. Image: Pre-construction Meeting to Review Conditions of Permit Approval. Image: Image: Pre-construction Meeting Checklist" provided at the preconstruction meeting for development related requirements. Image: Pre-construction Meeting to Review Conditions of Permit Approval. Image: Image: Pre-construction Meeting to Review Conditions of Permit Approval. Image: Pre-construction Meeting to Review Conditions of Permit Approval.
NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO F	PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56	Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected 📈 Erosion control
Applicant is to complete the following information.		prior to the start of any site work. A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information.
Applicant Contact information <i>prior</i> to permit issuance:	Applicant Contact information <i>post</i> permit issuance:	Separate ROW permit required
Name:	Name:	Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and Land clearing, grading and demolition Temporary power
		must remain in place throughout the project.
Address:	Address:	No trees shall be cut without a City of Mercer Island tree permit. Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection. (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)
Phone:	Phone:	For this project, trees are authorized to be removed and replaced with trees. This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their Footings, setbacks, UFER ground. If applicable, provide survey letter
Email:	Email:	(soil bearing capacity, compaction, earthwork, pile installation, etc.)
DEOLUDED ODEOLAL INICOECTIONIC / CEDUCE		FIRE PROTECTION REQUIREMENTS:
REQUIRED SPECIAL INSPECTIONS / STRUCT	I ORAL OBSERVATIONS: Special Inspections or Structural Observation (check items below).	Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614
The owner is responsible for hiring an approved private Special Ir		Fire Sprinkler Monitored Household * Storm drainage, including (but not limited to): NFPA 13D Fire Alarm per NFPA 72 • Connections to storm
Inspectors (except Geotechnical) must be WABO certified. When Special Inspection or Structural Observation is required, the	report shall be submitted to the City Building Inspector prior to the City	Plus Monitored Sprinkler Monitored Sprinkler • Conveyance piping / cleanouts
Inspection. Note: Inspection by the City Inspector is required in ac	ddition to the Special Inspection or Structural Observation indicated	NFPA 13R Water Flow Alarm NFPA 13R • Detention systems NFPA 13 Other: • Infiltration systems • Control structures / manholes
below. Do not cover or conceal any work prior to the City inspect	tion.	Approved Fire Code Alternatives: • Pump systems
STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):		FCA1
Engineer of Record: Com	npany:Phone:Phone:	FCA2 FCA4 Water Supply Water as-built drawings
		MATER SLIPPLY REOLUREMENTS:
SOILS / GEOTECHNICAL: Special Inspector: Com	npany:Phone:	Connections to side Back-flow valves Back-flow valves Grinder pump systems
Erosion control measures	Subsurface drainage placement	Connections to existing Sewer manholes
Shoring installation and monitoring Observe and monitor excavation	 Verify fill material and compaction Rockery installation 	City Installation.
Verification of soil bearing	Pile placement (auger cast/driven pile)	Required Service Line Size: Required Meter Size: Image: Construction of the service Line Size: Required Meter Size:
Other:	Other:	(water main to meter) (water main to house) Underslab insulation / vapor barrier / reinforcing Underslab insulation / vapor barrier / reinforcing
REINFORCED CONCRETE: Special Inspector: Com	npany: Phone:	Pressure reducing valve required if pressure exceeds 80 psi.
Concrete strength	Retaining wall construction	Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation).
Reinforcing steel and concrete placement	Prestressed / Precast construction	Additional water supply requirements: Inspection letter for lateral wood inspection.
Shotcrete placement Other:	Other:	BRAINAGE REQUIREMENTS:
STRUCTURAL STEEL: (AISC 360, Chapter N)		Image: Consiste detention system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge into the lake. Image: Consiste Infiltration system required. Image: Direct discharge into the lake. Image: Direct discharge
	npany:Phone:	Solution system required. In No storm water permit required. Image: Solution System required. Image: Solution System required. Image: Solution System required. Image: Solution S
 Fabrication and shop welds Structural steel erection, field welds and bolting 	Moment Frame construction Other:	Gas Piping Gas Piping Gas Piping Bas Provided and Formation Gas Piping SIDE SEWER REOLUDEMENTS:
Other:	Other:	SIDE SEWER REQUIREMENTS: Image: Side Sewer Requirements: <
STRUCTURAL MASONRY:		Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.
	npany:Phone:	Video tape of existing sewer required (see standard details)
 Mortar strength Masonry unit strength 	Glass unit masonry installation Wall panel and veneer installation	New connection. Connect to existing. Disconnect permit required. Reconnect permit required. Stucco (paper and lath) Other:
Other: Other: Other:	Other:	Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.
		APPROVED CODE ALTERNATIVES:
WOOD: Special Inspector /		Code alternatives must be Inspected. Refer to the Inspection Checklist
Engineer of Record: Com	npany:Phone:	CA1: CA2: CA2: TT
Lateral resisting system construction Other:	High strength diaphragm construction Other:	Final Inspection: Fire protection, including (but not limited to): • Fuel Tank Installation
		Access Road Fire Extinguishing System
	npany:Phone:	SURVEY REQUIREMENTS (The following survey information must be submitted when checked): • Fire Code Alternatives (see below) • Fire Alarm System Image: I
Epoxy grout installations	Stucco installation	Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation
 Expansion anchor installations Other post installed anchors 	 Infiltration System Exterior Insulation Finish System (EIFS) installation 	reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.
Alternative construction methods:	Other:	Surveyor: • Waterfront property • Well water on property Building height survey • Fire / lawn sprinkler • Boiler
Alternative construction materials: DEFERRED SUBMITTALS:		Building setback survey TS
	drawings for submittal to the City for review and approval prior to item	Impervious surface survey
fabrication / construction.		applicable, provide closeout (summary) letters from Engineer, Special
 Connector plate wood trusses Metal joist / metal trusses 	Post tension layout Exterior cladding	A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.
Premanufactured structures (stairs, etc.)	Window wall / curtain wall construction	Givil / Drainage
Precast concrete elements Other:	Other:	GEOTECHNICAL INFORMATION:
ENERGY CODE COMPLIANCE INFORMATIO		Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1
Indicate where the following information is located in the drawin	ng set. Alternatively, incorporate or include the Residential Energy Code	Approved Start Date End Date
Prescriptive Compliance (RECPC) Form into the drawing set.		Beotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.
Sheet:		Call the appropriate contact to arrange the inspection. Geotechnical Engineer Phone Contact: Phone Scheduling: O
Building envelope: wSEC Table 402.1.1	_ Air Leakage Testing. IRC Section R402.4.1.2 WA Amendments	
(include U-factors, insulation and moisture control) Whole house ventilation: IRC Section M1507 WA Amended	 Provide air leakage test report verifying air leakage rate does not to exceed 5 air changes per hour. 	Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.
(include ventilation option and duct sizing if applicable)	Duct Leakage Testing. WSEC R403.2.2	
Energy Credit Information: WSEC Table 406.2 (include specific, written requirements)	Postconstruction Test. wsec R403.2.2.1 Rough-in Test. wsec R403.2.2.3	Permit number Approved by Date PLAN REVIEW APPROVALS:
RECPC Form Information:		O If applicable. Not all review disciplines may be required to review the documents.
(if incorporated within drawing set) http://www.mercergov.org/files/2012ResidentialEnergyCalcForm.pdf		□ Impact fees apply and are due <i>prior</i> to Final Inspection or on
		M , whichever occurs first.
FILE NAME: DSG CVR 2016 24x36.PDF		Date Building Planning Engineering Tree Fire REVISED: December 1st, 2015







Seattle Whidbey Island

P.O. Box 665 Freeland Washington 98249 206-283-8317 360-341-1958 pagearch@whidbeyisland.com www.williampagearchitects.com

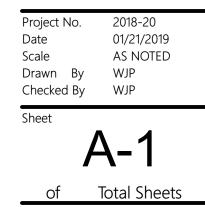
Issue/Revisions No. Date Comments 1 04-14-2019 BLDG. DEPT.





Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Overviews



OPTION	DESCRIPTION	CREDIT(S)	Estimated Cost
5a	EFFICIENT WATER HEATING 5a:	0.5	
	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. ^c		
	To qualify to claim this credit, the building permit drawings shall specify the option		
	being selected and shall specify the maximum flow rates for all showerheads, kitchen		
	sink faucets, and other lavatory faucets.		
5b	EFFICIENT WATER HEATING 5b:	1.0	
	Water heating system shall include one of the following:		
	Gas, propane or oil water heater with a minimum EF of 0.74		
	or and the second s		
	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.		
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum		
	equipment efficiency.		
5c	EFFICIENT WATER HEATING 5c:	1.5	
	Water heating system shall include one of the following:		
	Gas, propane or oil water heater with a minimum EF of 0.91		
	or		
	Solar water heating supplementing a minimum standard water heater. Solar water		
	heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the		
	Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems		
	or		
	Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards		
	of NEEA's Northern Climate Specifications for Heat Pump Water Heaters		
	To qualify to claim this credit, the building permit drawings shall specify the option		
	being selected and shall specify the water heater equipment type and the minimum		
	equipment efficiency and, for solar water heating systems, the calculation of the		
	minimum energy savings.		
5d	EFFICIENT WATER HEATING 5d:	0.5	
	A drain water heat recovery unit(s) shall be installed, which captures waste water heat		
	from all the showers, and has a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 52% if installed for unequal flow. Such units shall be		
	rated in accordance CSA B55.1 and be so labeled.		
	To qualify to claim this credit, the building permit drawings shall include a plumbing		
	diagram that specified the drain water heat recovery units and the plumbing layout		
	needed to install it and labels or other documentation shall be provided that		
	demonstrates that the unit complies with the standard.		

Table 406.2 Energy Credits (2015 Code)

DESCRIPTION	CREDIT(S)	Estimated Cost
RENEWABLE ELECTRIC ENERGY:	0.5	
For each 1200 kWh of electrical generation per each housing unit provided annually		
by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 3 credits.		
Generation shall be calculated as follows:		
For solar electric systems, the design shall be demonstrated to meet this requirement		
using the National Renewable Energy Laboratory calculator PVWATTs.		
Documentation noting solar access shall be included on the plans.		
For wind generation projects designs shall document annual power generation based		
on the following factors:		
The wind turbine power curve; average annual wind speed at the site; frequency		
distribution of the wind speed at the site and height of the tower.		
To qualify to claim this credit, the building permit drawings shall specify the option		
being selected and shall show the photovoltaic or wind turbine equipment type,		
provide documentation of solar and wind access, and include a calculation of the		
minimum annual energy power production.		
	RENEWABLE ELECTRIC ENERGY: For each 1200 kWh of electrical generation per each housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTs. Documentation noting solar access shall be included on the plans. For wind generation projects designs shall document annual power generation based on the following factors: The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the	RENEWABLE ELECTRIC ENERGY: 0.5 For each 1200 kWh of electrical generation per each housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 3 credits. 0.5 Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTS. 0.5 Documentation noting solar access shall be included on the plans. For wind generation projects designs shall document annual power generation based on the following factors: 1 The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower. 1 1 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the 1 1

Prescriptive Energy Code Compliance for All Climate Zones in Washington

This project will use	the requirements	of the Prescriptive	Path below and	incorporate the	
he minimum values number of additiona	listed. In addition I credits are check	, based on the size ked as chosen by th	of the structure ne permit applic	the appropriate	
Authorized Represent				Date	
	All Clima				
		R-Value ^a	U-Factor ^a	<u></u>	
Fenestration U-Factor	.b	n/a	0.30		
Skylight U-Factor		n/a	0.50		
Glazed Fenestration S	SHGC ^{b,e}	n/a	n/a		
Ceiling ^k		49 ^j	0.026		
Nood Frame Wall ^{g,m,r}		21 int	0.056		
Mass Wall R-Value		21/21 ^h	0.056		
Floor		30 ^g	0.030	-	
				-	
Below Grade Wall ^{c,m}		10/15/21 int + TB	0.042	-	
Slab ^d R-Value & Dept Table R402.1.1 and		10, 2 ft	n/a	_	
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1. Small Dwelling	um number of cred Unit: 1.5 credits units less than 1500 ditions to existing b et. ng Unit: 3.5 credit ng units that are not 5 credits. Unit: 4.5 credits units exceeding 500 than 500 square f mary Building Envelope 1 Building Envelope 3 Building 2 Building Envelope 3 Building 2 Building 2	dits: 0 square feet in conduilding that are great ts t included in #1 or #3 00 square feet of confect: .5 credits a b c c c cient Ventilation 2a cient Ventilation 2c	litioned floor area er than 500 squa 5. Exception: Dw aditioned floor are 0.5 1.0 2.0 0.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0	with less than 300 re feet of heated flo elling units serving a.	square feet of fenestration bor area but less than 1500 R-2 occupancies shall
1. Small Dwelling	um number of cred Unit: 1.5 credits units less than 1500 ditions to existing b et. ng Unit: 3.5 credit ng units that are not 5 credits. Unit: 4.5 credits units exceeding 500 than 500 square f mary Bailding Envelope 1 Bailding Envelope 3 Bailding	dits: 0 square feet in conduilding that are great ts t included in #1 or #3 00 square feet of confect: .5 credits a b c c c cient Ventilation 2a cient Ventilation 2c	litioned floor area er than 500 squa 5. Exception: Dw aditioned floor are 0.5 1.0 2.0 0.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.0 1.5 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0	with less than 300 re feet of heated flo elling units serving a.	square feet of fenestration bor area but less than 1500 R-2 occupancies shall
I. Small Dwelling Dwelling area. Ad square fe 2. Medium Dwelling All dwellin require 2. 3. Large Dwelling Dwelling Dwelling 4. Additions less Fable R406.2 Sum Option Description 1a Efficient E 1b Efficient E 1c Efficient E 1d Efficient E 2a Air Leaka 2b Air Leaka 2b Air Leaka 3a High Effic 3b High Effic 3d High Effic 4 High Effic 5a Efficient N	um number of cred Unit: 1.5 credits units less than 1500 ditions to existing b et. ng Unit: 3.5 credit ng units that are not 5 credits. Unit: 4.5 credits units exceeding 500 than 500 square f mary Building Envelope 1 Building Envelope 3 Building 2 Building Envelope 3 Building 2 Building 2	dits: 0 square feet in conduilding that are great ts t included in #1 or #3 00 square feet of confect: .5 credits a b c c c cient Ventilation 2a cient Ventilation 2c	litioned floor area er than 500 squa 5. Exception: Dw aditioned floor are 0.5 1.0 2.0 0.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0 1.0 1.5 1.0	with less than 300 re feet of heated flo elling units serving a.	square feet of fenestration bor area but less than 1500 R-2 occupancies shall

5d Efficient Water Heating 5d 6 Renewable Electric Energy 0.0 Renewable Electric Energy 200 kwh **Total Credits** 2.0 *Please refer to Table R406.2 for complete option descriptions

Table R402.1.1 Footnotes

For SI: 1 foot .= 304.8 mm, ci .= continuous insulation, int .= intermediate framing.

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from

Appendix Table A101.4 shall not be less than the R-value specified in the table. ^b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. c "10/15/21.+TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21.+TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity nsulation at the interior of the basement wall. "TB" means thermal break between floor slab and basement

^d R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.

^e There are no SHGC requirements in the Marine Zone. ^f Reserved.

^g Reserved.

^h Reserved.

ⁱ The second R-value applies when more than half the insulation is on the interior of the mass wall. ^j Reserved.

^k For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38.

¹Reserved. ^m Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.

Table R402.1.3 Footnote

^a Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source or as specified in Section R402.1.3.

Table 406.2 Energy Credits (2015 Code)

OPTION	DESCRIPTION	CREDIT(S)
1a	EFFICIENT BUILDING ENVELOPE 1a:	0.5
	Prescriptive compliance is based on Table R402.1.1 with the following modifications:	
	Vertical fenestration $U = 0.28$	
	Floor R-38 Slab on grade R-10 perimeter and under entire slab	
	Below grade slab R-10 perimeter and under entire slab	
	or	
	Compliance based on Section R402.1.4: Reduce the Total UA by 5%.	
1b	EFFICIENT BUILDING ENVELOPE 1b:	1.0
	Prescriptive compliance is based on Table R402.1.1 with the following modifications:	
	Vertical fenestration $U = 0.25$	
	Wall R-21 plus R-4	
	Floor R-38	
	Basement wall R-21 int plus R-5 ci	
	Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab	
	or	
1c	Compliance based on Section R402.1.4: Reduce the Total UA by 15%. EFFICIENT BUILDING ENVELOPE 1c:	2.0
re	Prescriptive compliance is based on Table R402.1.1 with the following modifications:	2.0
	Vertical fenestration $U = 0.22$	
	Ceiling and single-rafter or joist-vaulted R-49 advanced	
	Wood frame wall R-21 int plus R-12 ci	
	Floor R-38	
	Basement wall R-21 int plus R-12 ci	
	Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab	
	or	
	Compliance based on Section R402.1.4: Reduce the Total UA by 30%.	
1d ^a	EFFICIENT BUILDING ENVELOPE 1d:	0.5
i u	Prescriptive compliance is based on Table R402.1.1 with the following modifications:	0.5
	Vertical fenestration $U = 0.24$	
2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a:	0.5
	Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per	
	hour maximum	
	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.	
	To qualify to claim this credit, the building permit drawings shall specify the option	
	being selected and shall specify the maximum tested building air leakage and shall	
	show the qualifying ventilation system.	
2b	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b:	1.0
	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air	
	changes per hour maximum	
	and	
	All whole house ventilation requirements as determined by Section M1507.3 of the	
	<i>International Residential Code</i> shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.70.	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall	
	show the heat recovery ventilation system.	

Table 406.2 Energy Credits (2015 Code)

OPTION	DESCRIPTION	CREDIT(S)	Estimated Cost
2c	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c: Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum and	1.5	
	All whole house ventilation requirements as determined by Section M1507.3 of the <i>International Residential Code</i> shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.85.		
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.		
3a ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3a: 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	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.		
3b ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3b: Air-source heat pump with minimum HSPF of 9.0	1.0	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.		
3c ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3c: Closed-loop ground source heat pump; with a minimum COP of 3.3 or	1.5	
	Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6		
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.		
3d ^b	HIGH EFFICIENCY HVAC EQUIPMENT 3d: Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit.	1.0	
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.		
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.	1.0	
	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. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.		

Abbreviations

Estimated Cost

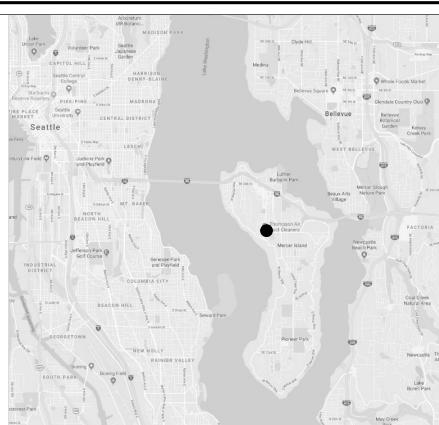
\sim	
	AT
#	NUMBER
ALT.	ALTERNATE AVERAGE
AVG.	AVERAGE
AWG.	AWNING
BLDG.	BUILDING
BM.	BEAM
CAS.	CASEMENT CUBIC FEET PER MINUTE
CFM.	CUBIC FEET PER MINUTE
CIR.	CLEAR
CL	CENTER LINE
	CENTER LINE CEILING
	CLOSET
	COLUMN
	. CONCRETE
	CARPET
	DOUGLAS FIR
	DOUBLE HUNG
	DIAMETER
DN.	DOWN
DS.	DOWN DOWNSPOUT
D	DIER
ELEC.	ELECTRICAL
	EQUAL
	EXISTING
EXT.	EXTERIOR
	EACH WAY
	FINISH
	FLOOR
	REFRIGERATOR
	FOOTING
FX.	
	GAUGE
GFIC	GROUND FAULT INTERRUPTE
	CIRCUIT
GLB.	GLUE LAMINATED BEAM
	GYPSUM WALL BOARD
	HANGERS
	HOT DIPPED GALVANIZED
HM.	HEMLOCK
HT.	HEIGHT
IBC.	INTERNATIONAL BUILDING
	CODE
IEC.	INTERNATIONAL ELECTRIC
	CODE

C.	INTERNATIONAL FIRE CODE
°C.	INTERNATIONAL PLUMBING
	CODE
RC.	INTERNATIONAL RESIDENTIAL
	CODE
NT.	INTERIOR
IN.	
T. 1AT.	LIGHT MATERIAL
	MATERIAL
	METAL
	NUMBER
	NOT TO SCALE
	ON CENTER
	OPPOSITE HAND
	ORIENTED STRAND BOARD
	PARALLEL LAMINATION
LYWD.	PLYWOOD
/PNT.	PRIME AND PAINT
	PROPERTY LINE
T.	PRESSURE TREATED
S.	PARALLEL STRAND LUMBER
	ROUGH OPENING
	SMOKE DETECTOR
	SAFETY GLASS
	SINGLE HUNG
	SIMILAR SQUARE FOOT
Q.	SQUARE
u. L.	SLIDING
	STAINLESS STEEL
	TO BE DETERMINED
/В	TOP & BOTTOM
F.	TOP FLANGE
NO.	UNLESS NOTED OTHERWISE
Έ.	VAPOR BARRIER
ΊΟ.	VENT TO OUTSIDE
V	WASHING MACHINE
V/	WITH
VD.	WOOD
V/O	
VRB.	WEATHER RESISTANT BARRIER

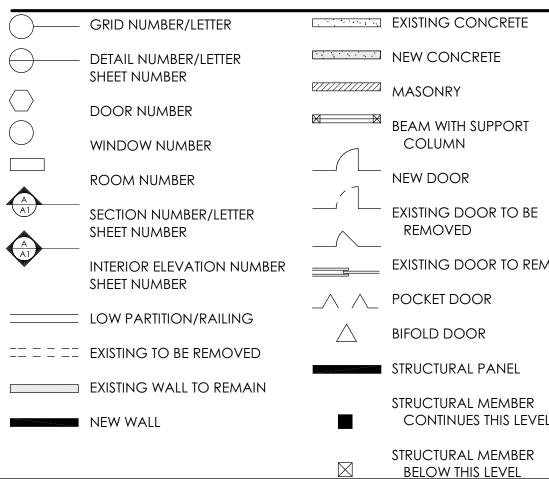
Electrical Symbols

ELECTRICAL - DATA - AUDIO LEGEND SYMBOL DESCRIPTION \rightarrow CEILING FAN 😔 🥺 VENTILATION FANS: CEILING FANS, WALL MOUNTED WALL MOUNTED LIGHT FIXTURES; FLUSH MOUNTED, WALL SCONCE CHANDELIER LIGHT FIXTURE _____ FLUORESCENT LIGHT FIXTURE O PUCK LIGHTING EMERGENCY WALL LIGHTING ^{WP} ^{GFC} 110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI \$^{₩P}\$³\$⁴\$ SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY \$ SWITCHES: DIMMER, TIMER AV Control A AUDIO VIDEO: CONTROL PANEL, SWITCH (SP) SP SPEAKERS: CEILING MOUNTED, WALL MOUNTED ^{C5}∑^{C5}TV/ ₩ WALL JACKS: CAT5, CAT5+ TV, TV/CABLE ☑ TELEPHONE JACK 図 INTERCOM THERMOSTAT 🖻 🌳 DOOR CHIME, DOOR BELL 🗐 🛎 SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED \odot CO DETECTORS: CEILING MOUNTED (O/S) CO /SMOKE DETECTORS: CEILING MOUNTED ELECTRICAL BREAKER PANEL

Site Map



Symbols



Energy Requirements

Legal Description

MERCERDALE NO. 2 BLOCK 10 LOT13 SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON

PARCEL NUMBER 545900-0125

(920) Olick's Res Newcastle The Golf Club Q At Newcastle

- COLUMN
- REMOVED
- EXISTING DOOR TO REMAIN

 - STRUCTURAL MEMBER CONTINUES THIS LEVEL
 - STRUCTURAL MEMBER BELOW THIS LEVEL

Building Information

ZONE SITE A	-		R-9.6 9,952 SF.	
BUILD	DING AREA			
		LEVEL 2 .IVING AREA G AREA LEVEL 1	1,728 SF. 840 SF. 2,568 SF. 498 SF. 3,066 SF.	
	GARAGE	EXISTING	476 SF.	
	ΡΑΤΙΟ	existing	355 SF.	
SF.	DRIVEWAY	& WALKWAYS	807 SF. TOTAL MINUS R	OOF = 693
	COVERAGE UDING ROO	F OVERHANG	3,111 SF / 9,952 SF. LOT =	31.26% OK

IMPERVIOUS AREA (ALL SURFACES) 3808 SF. = 38.26% OK

Code Information

THIS PROJECT HAS BEEN DESIGN TO CONFORM TO THE FOLLOWING CODES:

< 40% MAX. (SEE SHT. A4)

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL MECHANICAL CODE 2015 UNIFORM PLUMBING CODE AS ADOPTED BY THE WASHINGTON STATE
- BUILDING CODE COUNCIL.
- 2015 WASHINGTON STATE ENERGY CODE 2017 NATIONAL ELECTRICAL CODE

Owner/Consultants

OWNER

ARCHITECT

US EASTERN FLASH ENTERPRISE 3869 - 79TH AVE. SE. MERCER ISLAND, WASHINGTON

WILLIAM PAGE ARCHITECTS P.O. BOX 665 FREELAND, WASHINGTON 98249 360-341-1958

CONTRACTOR

OWNER

Index to Drawings

SHEET	Title	Comments
A-1	Overviews	
A-2	Information Sheet	
A-3	General Notes	
A-4	Site Plan	
A-5	Plan Level 1	
A-6	Plan Level 2	
A-7	Foundation Plan	
A-8	Braced WallI Lines	
A-9	Roof Framin Plan	
A-10	Elevations	
A-11	Elevations	
A-12	Building Section	
A-13	Structural Notes Details	
A-14	Building Section	
A-15	Survey	



P.O. Box 665 Freeland Washington 98249 206-283-8317 360-341-1958 pagearch@whidbeyisland.com www.williampagearchitects.com

Issue/Revisions No. Date Comments 1 04-14-2019 BLDG. DEPT.





Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Information Sheet

Project No. Date	2018-20			
Scale	01/21/2019 AS NOTED			
Drawn By	WJP			
Checked By	WJP			
Sheet				
Δ_2				
Γ	7 - ∠			



ENERGY NOTES:

BUILDING AIR LEAKAGE SEALS & WEATHER STRIPPING (R402.4) EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, WALLS OR ROOFS AND ALL OTHER PENETRATIONS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE. OTHER EXTERIOR JOINTS SHALL BE SIMILARLY TREATED, TAPED OR COVERED WITH MOISTURE VAPOR PERMEABLE WRAP.

BUILDING AIR LEAKAGE TESTING (R402.4.1.2 TESTING)

AS REQUIRED BY INSPECTOR, VERIFY WITH EACH PROJECT. EXISTING/REMODEL PORTIONS OF HOUSE DO NOT REQUIRE BLOWER DOOR TEST. ONLY ADDITION AND NEW CONSTRUCTION REQUIRE BLOWER DOOR TESTING. ADDITION/NEW CONSTRUCTION SHALL NOT EXCEED 5 AIR CHANGES PER HOUR. TESTING TO BE PERFORMED BY APPROVED 3rd PARTY. PERFORM TESTING PER WSEC REQUIREMENTS.

HVAC CONTROLS

EACH DWELLING UNIT IS REQUIRED TO HAVE ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER EACH SYSTEM.

DUCT TESTING

R403.2.2 DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, IF NOT ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE, R403.2.1 DUCT SHALL BE INSULATED WITH R8 MIN.

LIGHTING

R404.1 A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY.

500 SF

>5,000 SF.

ENERGY CREDITS

R406 ENERGY EFFICIENCY REQUIREMENTS.

ADDITIONS	
Small dwelling units	
MEDIUM DWELLING UNITS	
large dwelling units	

MOISTURE VAPOR RETARDERS

IRC R601.3 INSTALL A VAPOR RETARDER SUCH AS KRAFT/PAPER FACED INSULATION, VAPOR RETARDING PAINT, VAPOR RETARDING FOIL OR OTHER APPROVED VAPOR RETARDERS IN ALL FRAMED WALLS, FLOORS AND CEILING ELEMENTS OF THE CONDITIONED BUILDING ENVELOPE ON THE WARM (WINTER) SIDE OF INSULATION. IN WET AREAS SUCH AS SHOWER STALLS INSTALL VAPOR BARRIER BEHIND TILE BACKER BOARD OR INSTALL A WATERPROOF MEMBRANE OVER TILE BACKER BOARD. INSTALL VAPOR BARRIER BEHIND BATH TUBS AND SHOWERS.

<1,500 SF. OR ADDITION <750SF.

ALL UNITS NOT SMALL OR LARGE

0.5 POINTS

1.5 POINTS

3.5 POINTS

4.5 POINTS

REMODEL/ADDITIONS

R101.4.3 REMODELS AND ADDITIONS SHALL CONFORM TO ENERGY CODE AS THEY RELATE TO NEW CONSTRUCTION. EXPOSED EXISTING CAVITIES SHALL BE FILLED WITH INSULATION. 2x4 FRAMING ADD R15, 2x6 FRAMING ADD R21.

INSULATION GLAZING/VAPOR RETARDER

RESIDENTIAL SPACES SHALL CONFORM TO THE FOLLOWING CRITERIA 2012 WASHINGTON STATE ENERGY CODE, TABLE R402.1.1, "INSULATION AND						
FENESTRATION REQUIREMENTS BY COMPON	VENT'' FOR CLIMATE ZONE MARINE 4					
FENESTRATION U-FACTOR	0.30					
SKYLIGHT U-FACTOR	0.50					
GLAZING FENESTRATION SHGC NR						
CEILING R-FACTOR	R49EXCEPT SINGLE RAFTER/JOIST/					
VAULTED CEILINGS CAN BE RE	DUCED TO R38					
wood frame walls	R21 INT.					
MASS WALL	R21/21					
FLOOR	R30					
BELOW GRADE WALLS	R10 CONTINUOUS ON THE EXTERIOR					
OF THE WALL, OR R15 ON THE CONTINUOUS	S INSULATION ON THE INTERIOR OF THE					
WALL, OR R21 CAVITY INSULATION PLUS A T	HERMAL BREAK BETWEEN THE SLAB AND					

THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. SLAB R10,FOR 2FT.

SEE GLAZING CALCULATIONS ON WINDOW SCHEDULE.

ELECTRICAL. DATA. & AUDIO NOTES:

HOME OWNER AND ARCHITECT SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. OR ARC FAULT PER NATIONAL, STATE ELECTRICAL CODE REQUIREMENTS.
- 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER AND ARCHITECT PRIOR TO WIRE INSTALLATION.
- 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER AND ARCHITECT.

AUDIO:

- 1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR:
- 2. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE SYSTEM TO BE APPROVED BY HOME OWNER AND ARCHITECT.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER AND ARCHITECT.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL dimension.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL F SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 4 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE LESS THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPEN AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPEN AREA LESS THAN 20" WIDE OR 24"HIGH.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPEN FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.30

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

EROSION CONTROL NOTES:

INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION

MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.

HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.

GENERAL PLUMBING & HVAC NOTES:

METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.

DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.

ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.

TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120*F.

EACH HOSE BIBB 10" MIN. ALL HOSE BIBBS SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.

HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPIATE.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

Notes

Notes

ATTIC VENTING AND ACCESS NOTES

SECTION R806 IRC ENCLOSED ATTICS AND RAFTERS SPACES WHERE CEILINGS ARE APPLIED TO UNDERSIDE SHALL HAVE CROSS VENTILATION WITH 1/8"-1/4" CORROSION RESISTANT WIRE MESH.

THE TOTAL NET FREE VENTILATION AREA NOT LESS THAN 1/150 OF TOTAL AREA EXCEPT AREAS THAT PROVIDE 50-80% OF REQUIRED VENTING IN THE UPPER PORTION AND AT LEAST 3 FEET ABOVE EAVE AND BALANCE AT EAVES, OR A VAPOR RETARDER NOT EXCEEDING 1 PERM IS INSTALLED ON WARM SIDE OF INSULATION.

WHERE VENTING OCCURS ADD BAFFLES TO DEFLECT AIR ABOVE INSULATION. INSULATION SHALL NOT BLOCK THE FLOW OF AIR. A MIN. OF 1" AIR SPACE ABOVE INSULATION AND ROOF SHEATHING.

CROSS VENTILATION OF RAFTER BAYS AT VALLEY, SKYLIGHTS OR OTHER OBSTRUCTION. NOTCHING OR DRILLING OF HOLES PER IRC 802.7

ATTIC ACCESS IF AREA EXCEEDS 30 SF. AND A 30" VERTICAL HEIGHT MEASURED BETWEEN FRAMING MEMBERS. ROUGH FRAMED AREA 22'X30" IN AN ACCESSIBLE AREA. IN ACCESS IS IN HEATED AREA THEN INSULATE HATCH AND WEATHER STRIP.

VENTILATION AND INDOOR AIR QUALITY

M1507 IS REQUIRED IN EACH KITCHEN, BATHROOM, WATER CLOSET, LAUNDRY ROOM, AND OTHER ROOMS WHERE EXCESSVE WATER VAPOR AND ODOR IS PRODUCED.

BATHROOM 50 CFM MIN. INTERMITTENT, OR 20 CFM CONTINUOUS 100 CFM MIN. INTERMITTENT, OR 25 CFM CONTINUOUS KITCHEN

WHOLE HOUSE VENTILATION, FAN SHALL BE INTEGRATED INTO 92% EFFICIENT OIL/ GAS HEATING SYSTEM DISTRIBUTED INTO EACH HABITABLE ROOM. MUST HAVE LABEL THAT READS "WHOLE HOUSE FAN"

PROVIDE A MOTORIZED MIXING DAMPER INTERCONNECTED WITH AIR HANDLING FAN AND A 24 HOUR TIMER. HVAC TO COMPLY WITH M 1508 FOR SIZING OF DUCTS, DAMPERS, VENTILATION RATE, FAN NOISE AND ALL OTHER REQUIREMENTS.

ALL GAS APPLIANCES SHALL FRESH AIR INTAKE AND EXHAUST DIRECT TO OUTSIDE AND HAVE SEALED COMBUSTION CHAMBERS.

EXHAUST

KITCHEN RANGE, CLOTHES DRYERS DUCTING TO HAVE SMOOTH INTERIOR DUCTS, AIR TIGHT VENTED TO OUTS IDE WITH BACK DRAFT DAMPERS. CLOTHES DRYER DUCTS SHALL NOT BE INSTALLED WITH SCREWS WHICH WOULD OBSTRUCT FLOW, 4" MIN. DIAMETER AND MAX. 14' COMBINED VERT./HORIZ. RUN WITH MAX. TWO 90 DEGREE TURNS, DEDUCT 2' PER 90 DEGREE TURN OVER TWO MAX.

MECHANICAL

HVAC AND PLUMBING PERFORMED IN A "BIDDER-DESIGN MANNER UNO. THE CONTRACTOR SHALL SUBMIT SUCH SYSTEMS SEPARATELY FOR PERMIT.IT IS THE CONTRACTOR RESPONSIBILITY TO TO DESIGN THE SYSTEMS TO MEET ALL REQUIREMENTS AND CODE. CONTRACTOR SHALL SUBMIT DRAWINGS, PAY FOR AND OBTAIN PERMITS AND PERFORM WORK IN A MANNER THAT EXCEEDS WORKMANSHIP FOR THE INDUSTRY.

ALL DRAWINGS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL TO THE OWNER BEFORE PERFORMING WORK.

THE HEATING FOR THIS PROJECT IS EXISTING.

APPLIANCES INSTALLED IN AREAS SUBJECT TO DAMAGE SHALL BE INSTALLED BEHIND BOLLARDS OF STEEL OR CONCRETE. GAS EQUIPMENT IN GARAGES SHALL BE ELEVATED 18" ABOVE FLOOR LEVEL.

MISCELLANEOUS NOTES

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL AND STATE ELECTRICAL CODE REQUIREMENTS.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL EXTERIOR OPENINGS, FLASHINGS, COUNTER FLASHINGS, EXPANSION JOINTS SHALL BE CONSTRUCTED IN A MANNER TO MAKE THEM WATER PROOF.

DRAWING NOTES:

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

THE FOLLOWING DOCUMENTS REQUIRE THAT SOME ASSUMPTIONS BE MADE CONCERNING THE SITE , UTILITIES AND THE BUILDINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES PRIOR TO CONTINUING WORK.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. DO NOT SCALE DRAWINGS, IF A DIMENSION IS MISSING CONTACT ARCHITECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE COMPLETION OF WORK. WORK NOT COVERED IN THE CONSTRUCTION DOCUMENTS WILL NOT BE REQUIRED UNLESS IT IS REASONABLY INFERRED AS BEING NECESSARY TO PROVIDE THE INTENDED RESULTS. WRITTEN SPECIFICATIONS AND GENERAL REQUIREMENTS SHALL HAVE PRECEDENCE OVER DRAWINGS. DAMAGED OR DEFECTIVE WORK OR MATERIAL SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

ALL DIMENSIONS ARE TO FACE OF STUDS, MASONRY OR CONCRETE UNLESS NOTED OTHERWISE.

CROSS SECTIONS AND DETAILS SHOWN DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT THE APPLICATION OF ANY DRAWING, SECTION OR DETAILS THAT MAY APPLY TO OTHER SAME OR SIMILAR CONDITION NOT REFERENCED.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

THE SURVEY INFORMATION HAS BEEN SUPPLIED BY PLOG REAL ESTATE AND CONSULTING

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

INSTALL FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSULATE ALL ACCESS DOORS/ HATCHES TO ATTICS TO R48, CRAWL SPACES EQUAL THE WALL, FLOOR RATING.

GRADING NOTES

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARDS DOWN HILL. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF



Notes

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2015 IEC, 2015 IMC AND 2015 IPC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE, COUNTY AND CITY AUTHORITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

WILLIAM PAGE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES and local codes.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT

DRAWINGS AND SPECIFICATIONS AT THE JOB SITE. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS: CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES. PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF OTHER SUB CONTRACTORS TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS AND THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, STAIRS AND ALL OTHERS ITEMS.

CONTRACTOR SHALL NOTIFY OWNER, ARCHITECT AND LOCAL BUILDING OFFICIALS AT CRITICAL MILESTONES AS ESTABLISHED BY LOCAL MUNICIPALITY AND AS SHOWN IN THESE DOCUMENTS IN ORDER TO OBTAIN NECESSARY APPROVALS PRIOR TO COMMENCEMENT OF FURTHER WORK.

GENERAL NOTES

THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS, MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. THE PERIODIC SITE VISITS BY THE ARCHITECT OR ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION NOR RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR WORK BY THE CONTRACTORS EMPLOYEES, OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF AND PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: EMPLOYEES AND ALL OTHER AFFECTED PERSONS, ALL WORK, AND MATERIALS AND EQUIPMENT, OTHER PROPERTY AT THE SITE OR ADJACENT PROPERTY.

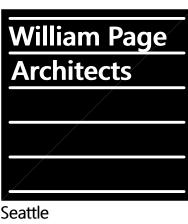
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF WILLIAM PAGE ARCHITECTS, DEVELOPED FOR THE EXCLUSIVE USE OF WILLIAM PAGE ARCHITECTS.USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF WILLIAM PAGE ARCHITECTS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

SITE PLAN NOTES

CALL BEFORE YOU DIG:

Notes



Whidbey Island

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Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

General Notes

Project No.	2018-20
Date	01/21/2019
Scale	AS NOTED
Drawn By	WJP
Checked By	WJP
Sheet	
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Βι	Building Information							
ZONE SITE A	-		R-9.6 9,952 SF.					
BUILD	DING AREA							
	EXISTING	LEVEL 1 LEVEL 2	1,728 SF. 840 SF.					
	TOTAL EX. I	LIVING AREA	2,568 SF.					
	NEW LIVIN	G AREA LEVEL 1	498 SF.					
	TOTAL LIVI	NG AREA	<u>3,066 SF.</u>					
	GARAGE	EXISTING	476 SF.					
	PATIO	EXISTING	355 SF.					
SF.	DRIVEWAY	& WALKWAYS	807 SF. TOTAL MINUS ROOF = 693	3				

3,111 SF / 9,952 SF. LOT =31.26% OK

< 40% MAX. (SEE SHT. A4)

Legal Description

MERCERDALE NO. 2 BLOCK 10 LOT13 SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON

IMPERVIOUS AREA (ALL SURFACES) 3808 SF. = 38.26% OK

PARCEL NUMBER 545900-0125

LOT COVERAGE

INCLUDING ROOF OVERHANG

Owner/Consultants

OWNER

ARCHITECT

US EASTERN FLASH ENTERPRISE 3869 - 79TH AVE. SE. MERCER ISLAND, WASHINGTON WILLIAM PAGE ARCHITECTS

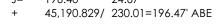
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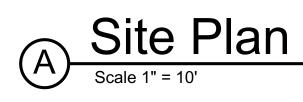
CONTRACTOR

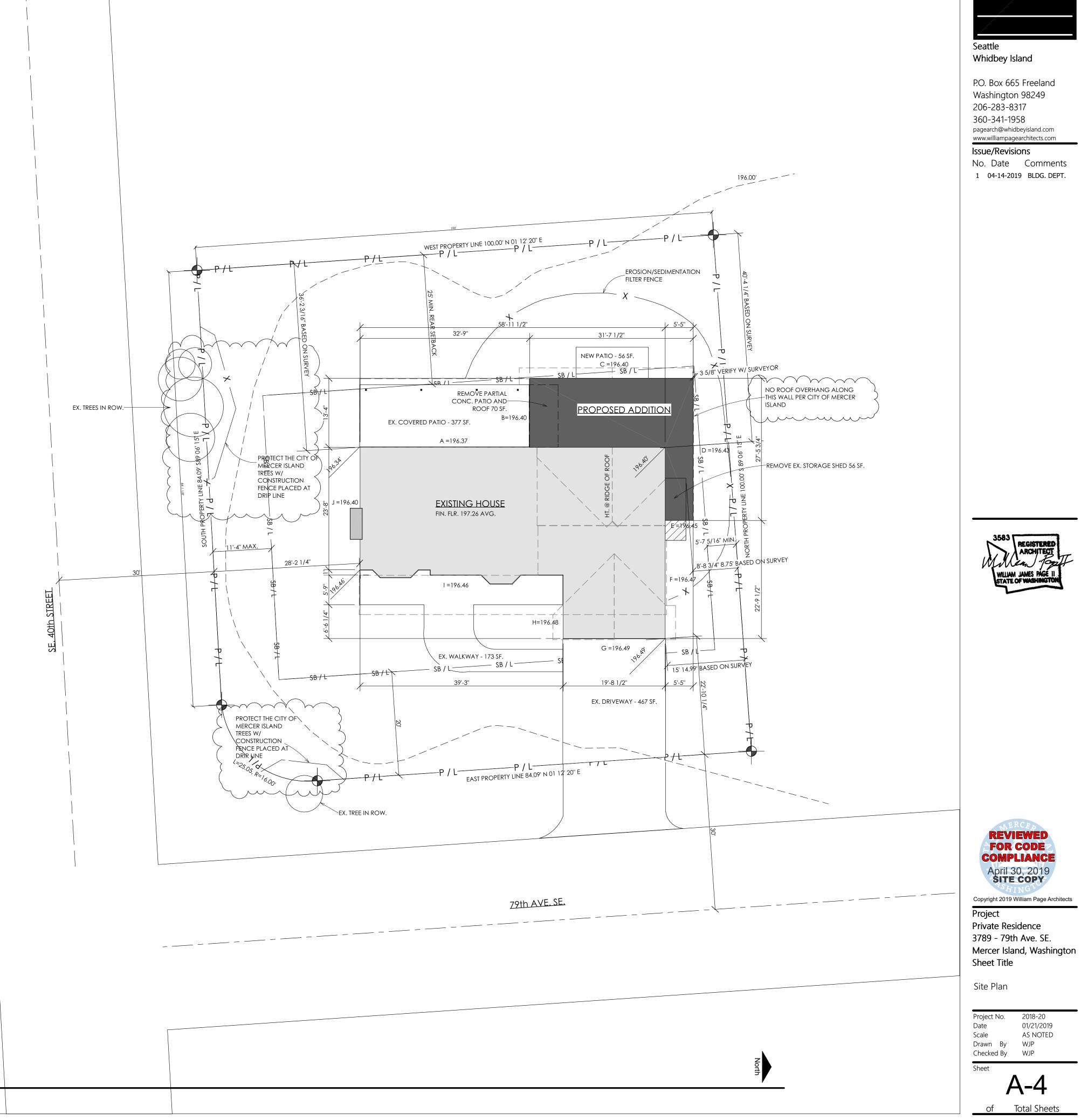
OWNER

AVERAGE BUILDING ELEVATION (ABE)

MIDE	POINT	WALL SEGMENT LENGTH
A=	196.37	32.75
B=	196.40	13.34
C=	196.40	31.75
D=	196.43	27.50
E=	196.45	5.5
F=	196.47	22.75
G=	196.49	20.00
H=	196.48	12.50
=	196.46	39.25
J=	196.40	24.67







William Page

Architects

<u>KEY NOTES</u>

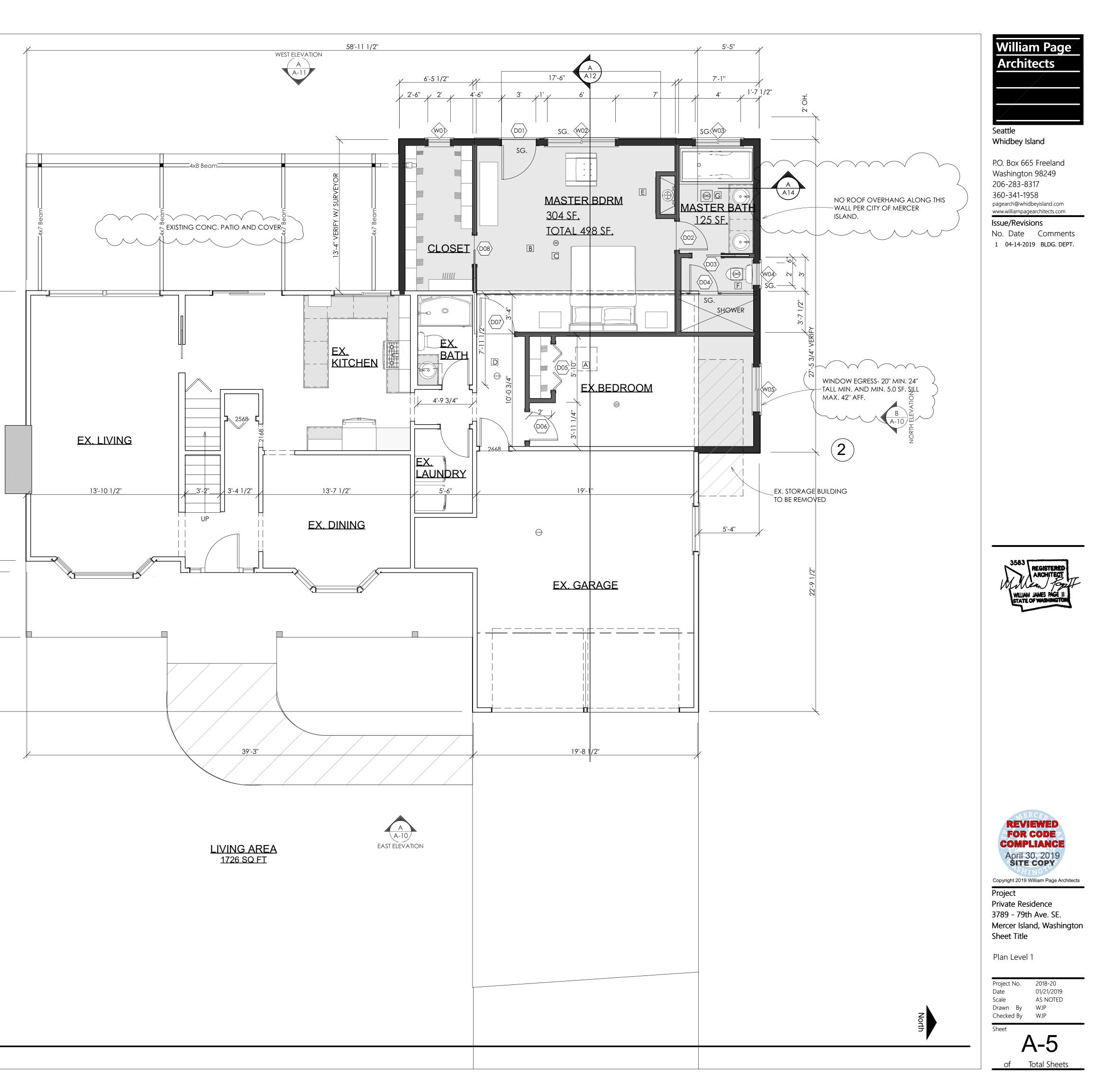
- A 22" x 30" ATTIC ACCESS
- B TONED AREA NEW CONSTRUCTION
 C SMOKE DETECTOR HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- D CO2 & SMOKE DETECTOR INTERCONNECTED AND HARDWIRED
- WITH BATTERY BACKUP. E ZERO CLEARANCE SEALED GAS FIREPLACE INSTALL PER MANUFACTURE'S
- INSTRUCTIONS. FIREPLACE SHALL BE DIRECT VENT.
- E 50 CFM MIN. EXHAUST FAN W/ 24 HR. TIMER
- G 90 CFM MIN. WHOLE HOUSE EXHAUST

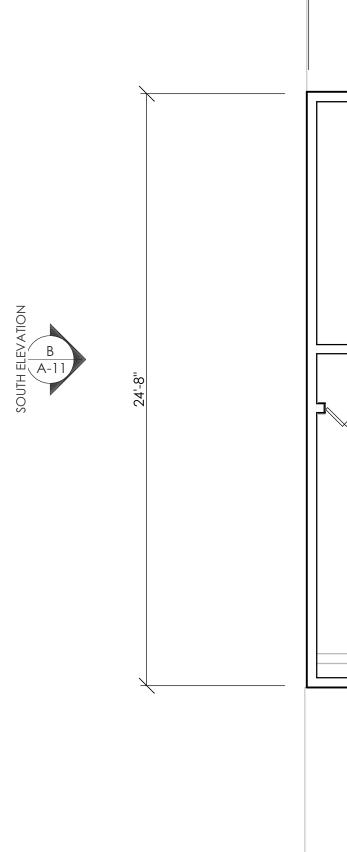


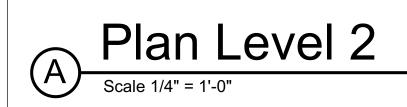
NUMBER	LABEL	FLOOR	WIDTH	HEIGHT	DESCRIPTION	THICKNESS
D01	3068	1	36 "	80 "	EXT. HINGED-GLASS PANEL	1 3/4"
D02	2668	1	30 "	80 "	HINGED-DOOR P04	1 3/8"
D03	2668	1	30 "	80 "	POCKET-DOOR P04	1 3/8"
D04	2668	1	30 "	80 "	HINGED-DOOR P04	1 3/8"
D05	4068	1	48 "	80 "	4 DR. BIFOLD-LOUVERED	1 3/8"
D06	2668	1	30 "	80 "	HINGED-DOOR P04	1 3/8"
D07	3068	1	36 "	80 "	HINGED-DOOR P04	1 3/8"
D08	2668	1	30 "	80 "	POCKET-DOOR P04	1 3/8"

	WINDOW SCHEDULE							
NUMBER	LABEL	FLOOR	WIDTH	HEIGHT	EGRESS	COMMENTS	DESCRIPTION	
W01	2020FX	1	24 "	24 "			FIXED GLASS	
W02	6046LS	1	72 "	54 "			LEFT SLIDING	
W03	4046LS	1	48 "	54 "			LEFT SLIDING	
W04	2020AW	1	24 "	24 "			SINGLE AWNING	
W05	4046LS	1	48 "	54 "			LEFT SLIDING	

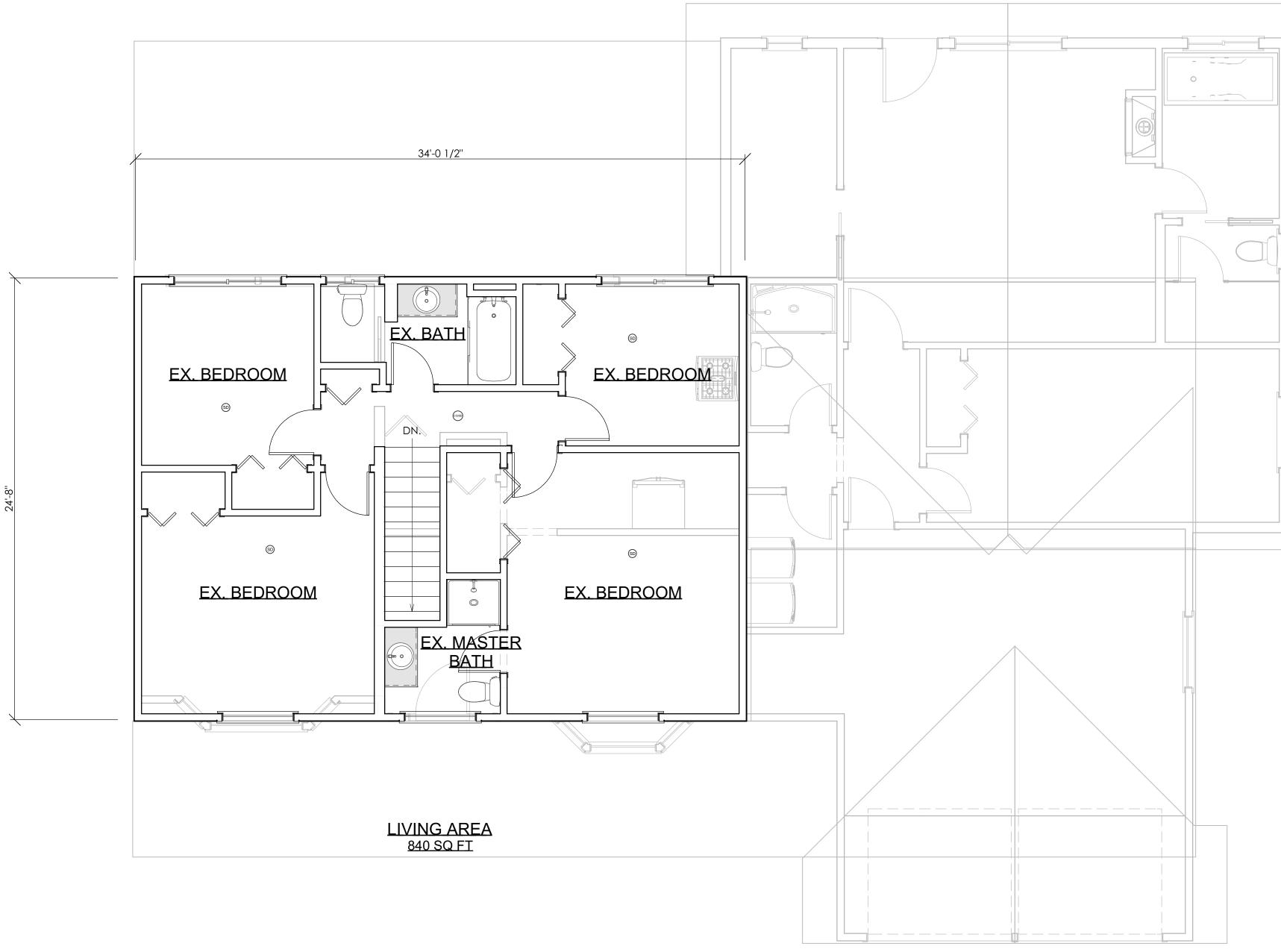




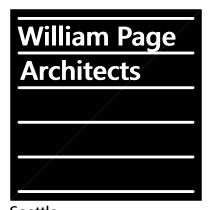












Seattle Whidbey Island

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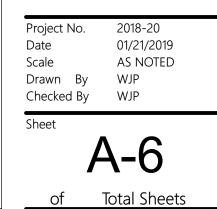
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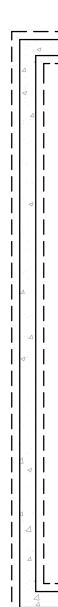


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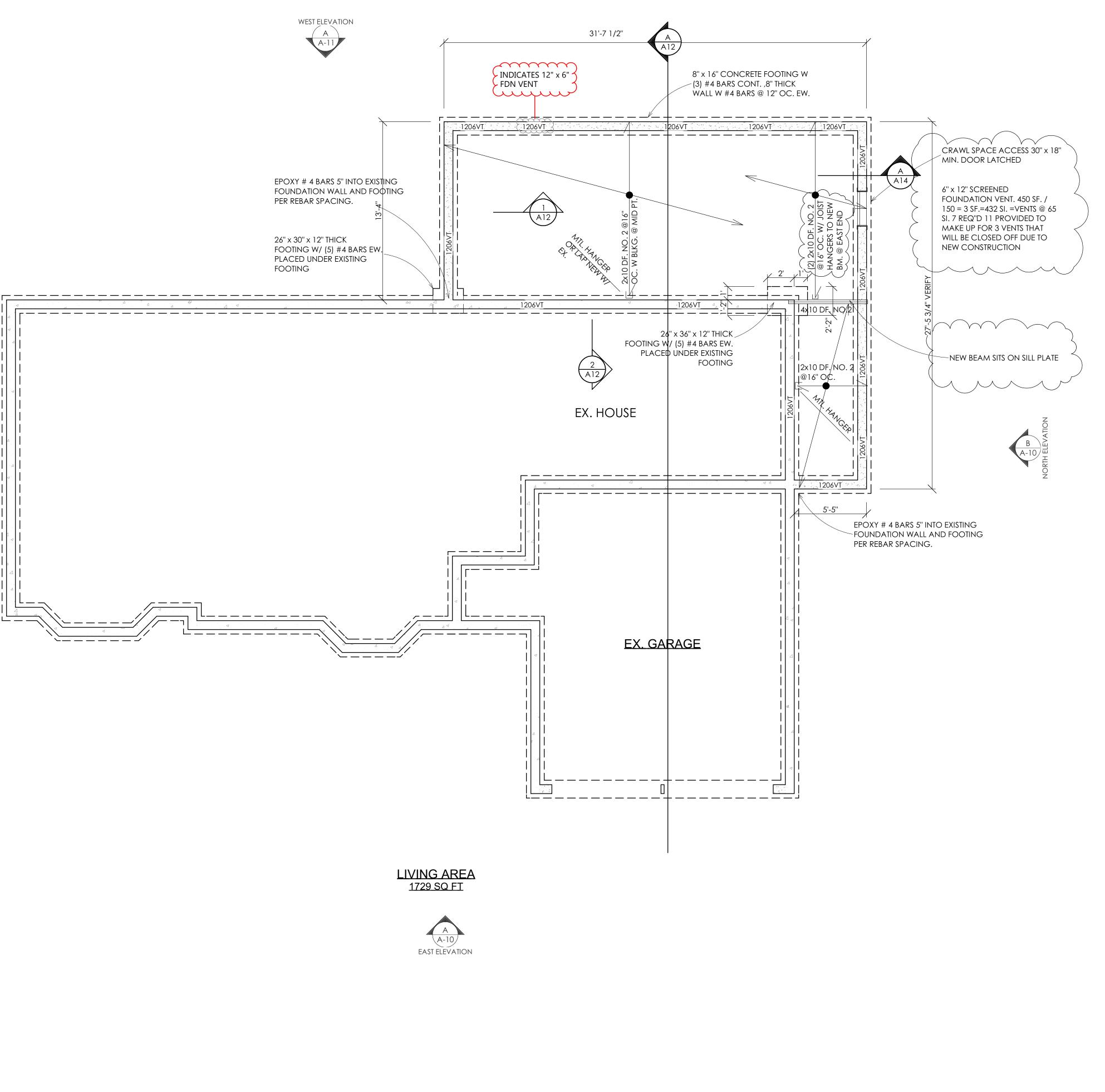
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Plan Level 2









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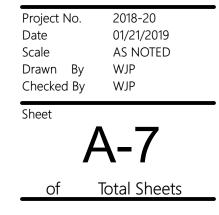
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Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Foundation Plan

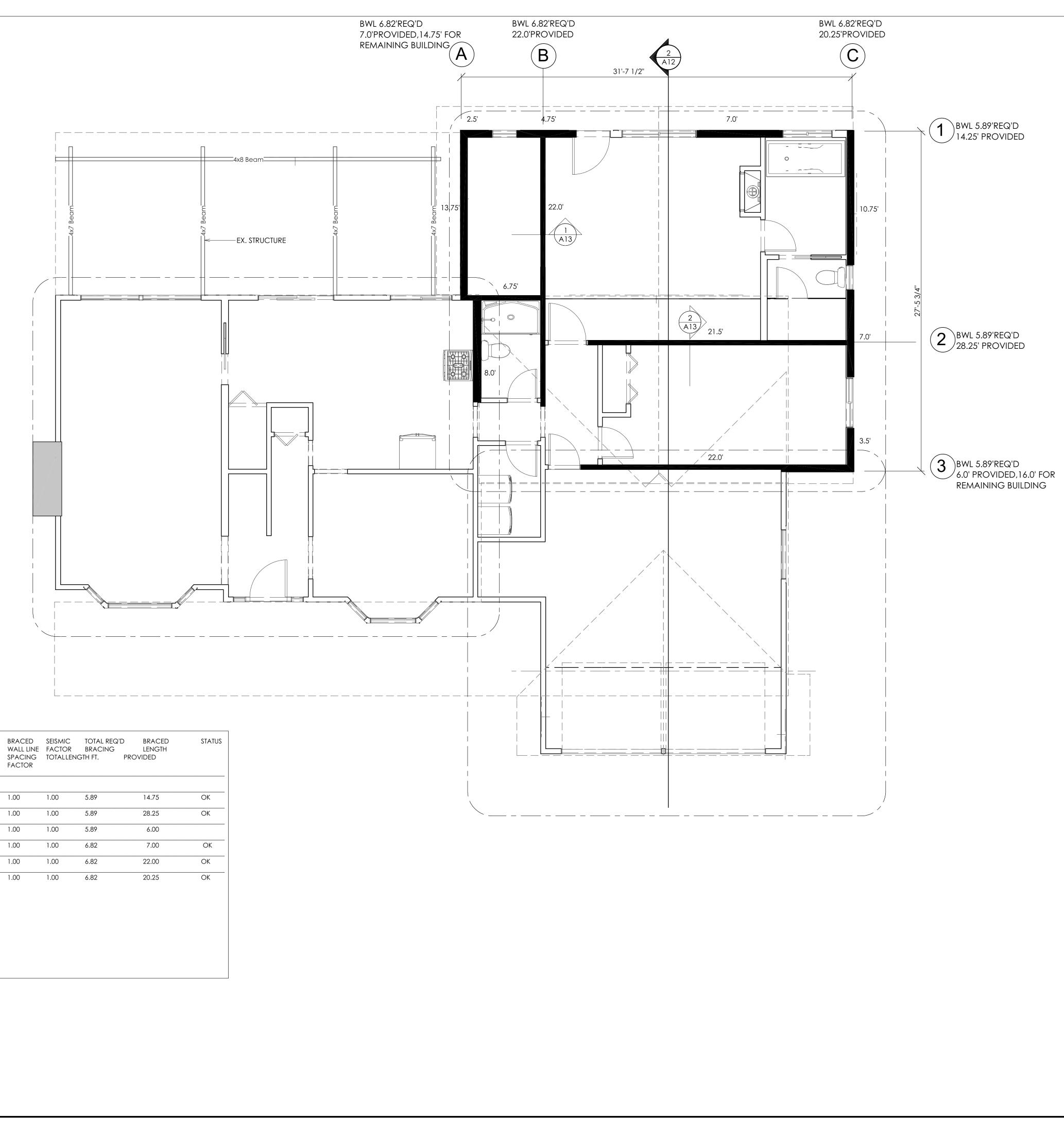


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SEISMIC CALCULA SEISMIC ADJUSTMENT FACTORS	ADJUSTMENTS	BRACED WALL LINE	BRACING METHOD	BRACED WALL LINE LENGTH FT.	SDC D2 REQ'D BRACING FT.	BRACED WALL LINE SPACING FACTOR	SEISMIC FACTOR TOTALLEN	TOTAL REQ'D BRACING GTH FT. I	BRACED LENGTH PROVIDED	STATUS
STORY HEIGHT WALL DEAD LOAD	1.00 1.00	LEVEL 1				TACIOK				
ROOF/CEILING DEAD LOAD STONE/MASONRY CRIPPLE WALL	1.00 N/A N/A	1	CS-WSP	31.75	5.89	1.00	1.00	5.89	14.75	OK
SEISMIC FACTOR TOTAL	1.00 CS-WSP INDICATES CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AND NAILING PER NOTE E ON DETAIL A/A-14	2	CS-WSP	31.75	5.89	1.00	1.00	5.89	28.25	OK
		3	CS-WSP	31.75	5.89	1.00	1.00	5.89	6.00	
		A	CS-WSP	27.50	6.82	1.00	1.00	6.82	7.00	OK
		В	CS-WSP	27.50	6.82	1.00	1.00	6.82	22.00	OK
		C	CS-WSP	27.50	6.82	1.00	1.00	6.82	20.25	OK

A Braced Wall Line Calculations





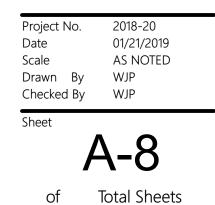
William Page Architects Seattle Whidbey Island P.O. Box 665 Freeland Washington 98249 206-283-8317 360-341-1958 pagearch@whidbeyisland.com www.williampagearchitects.com Issue/Revisions No. Date Comments 1 04-14-2019 BLDG. DEPT. 3583 REGISTERED REVIEWE **FOR CODI** COMPLIANCE April 30, 2019 SITE COPY Copyright 2019 William Page Architects Project

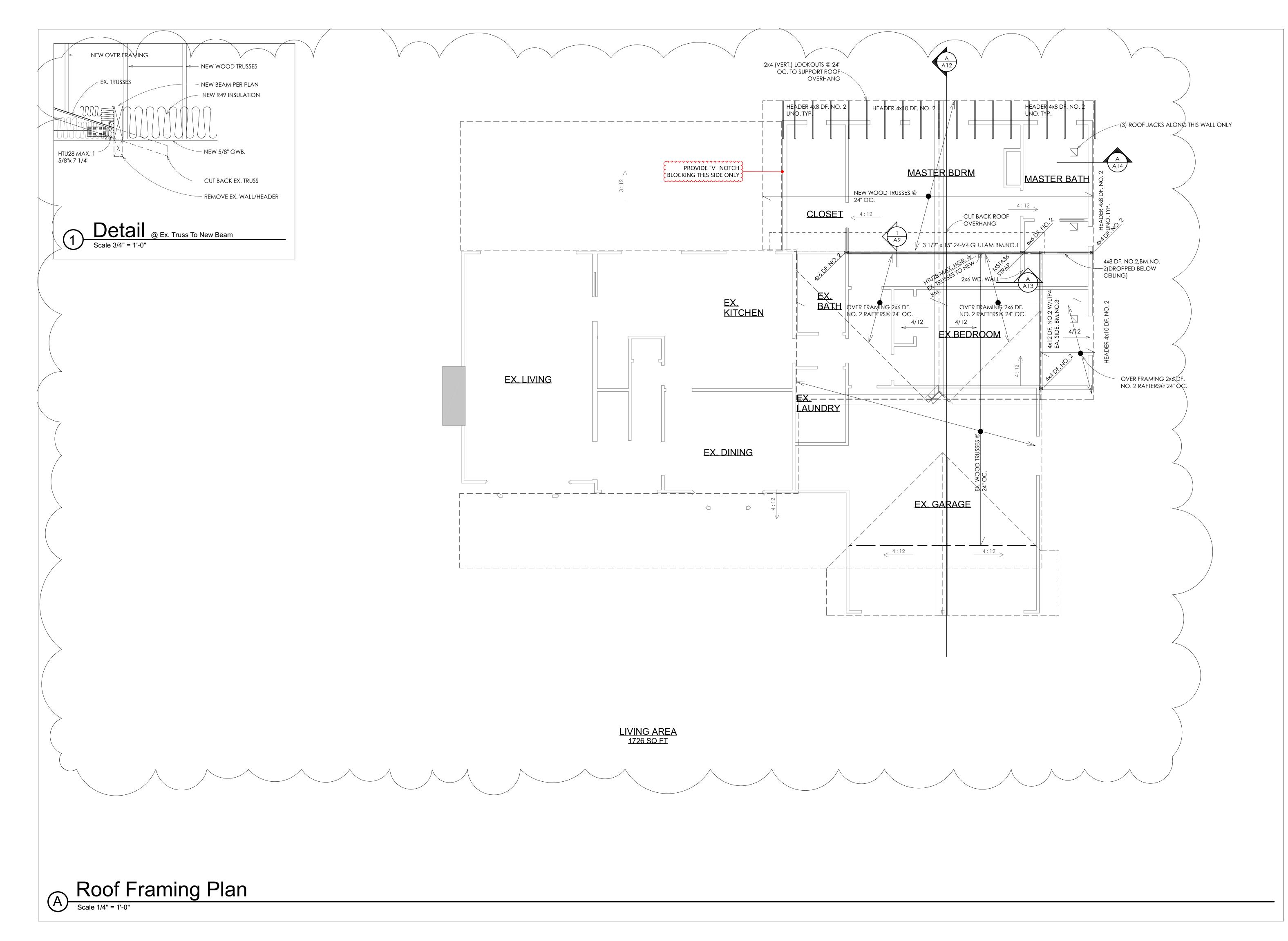
Braced Walll Lines

Sheet Title

Private Residence 3789 - 79th Ave. SE.

Mercer Island, Washington





William Page Architects
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Issue/Revisions

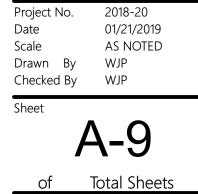
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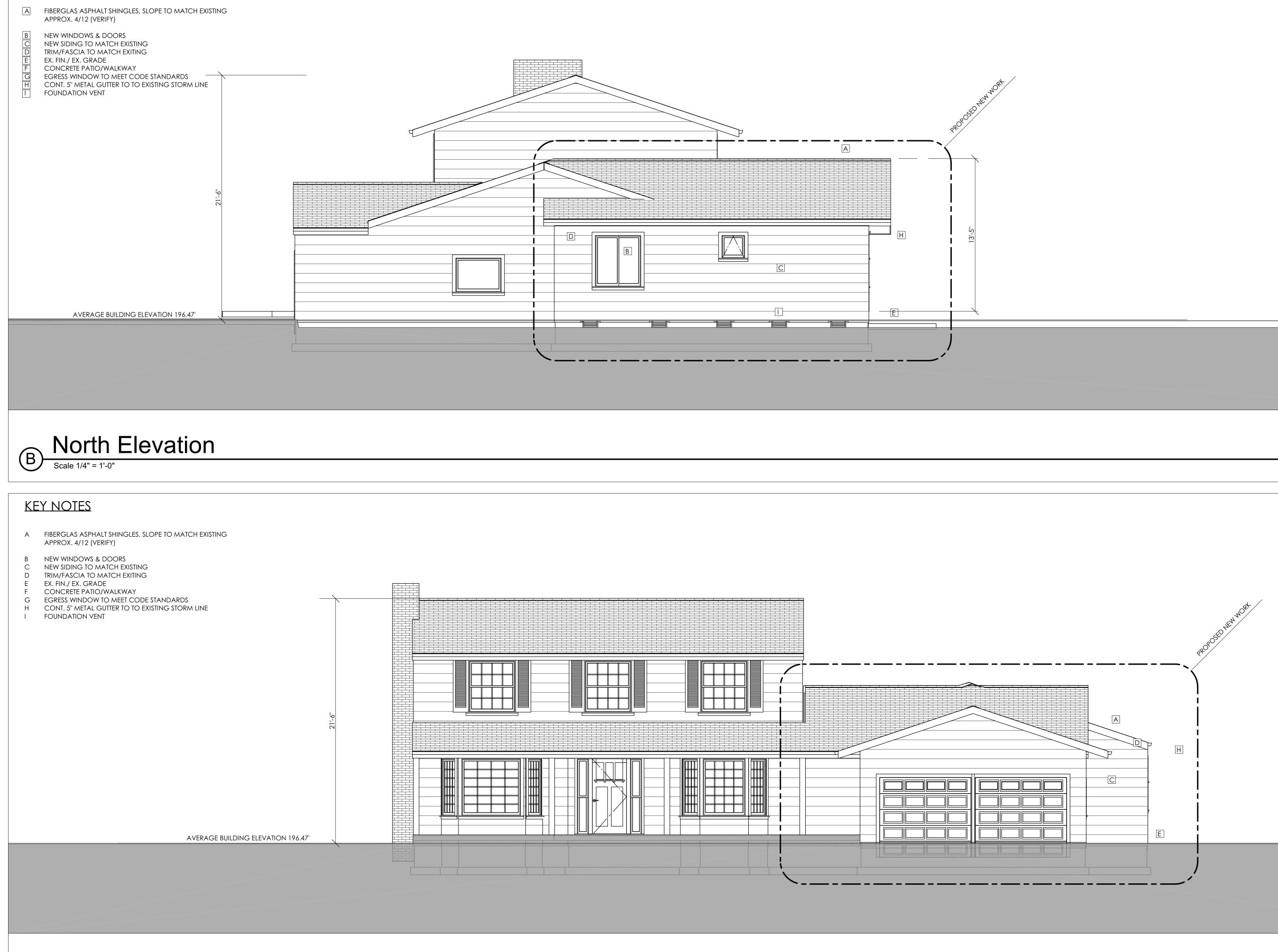


Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Roof Framin Plan



<u>key notes</u>





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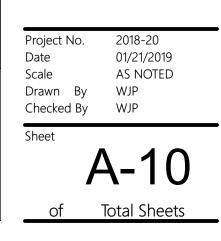
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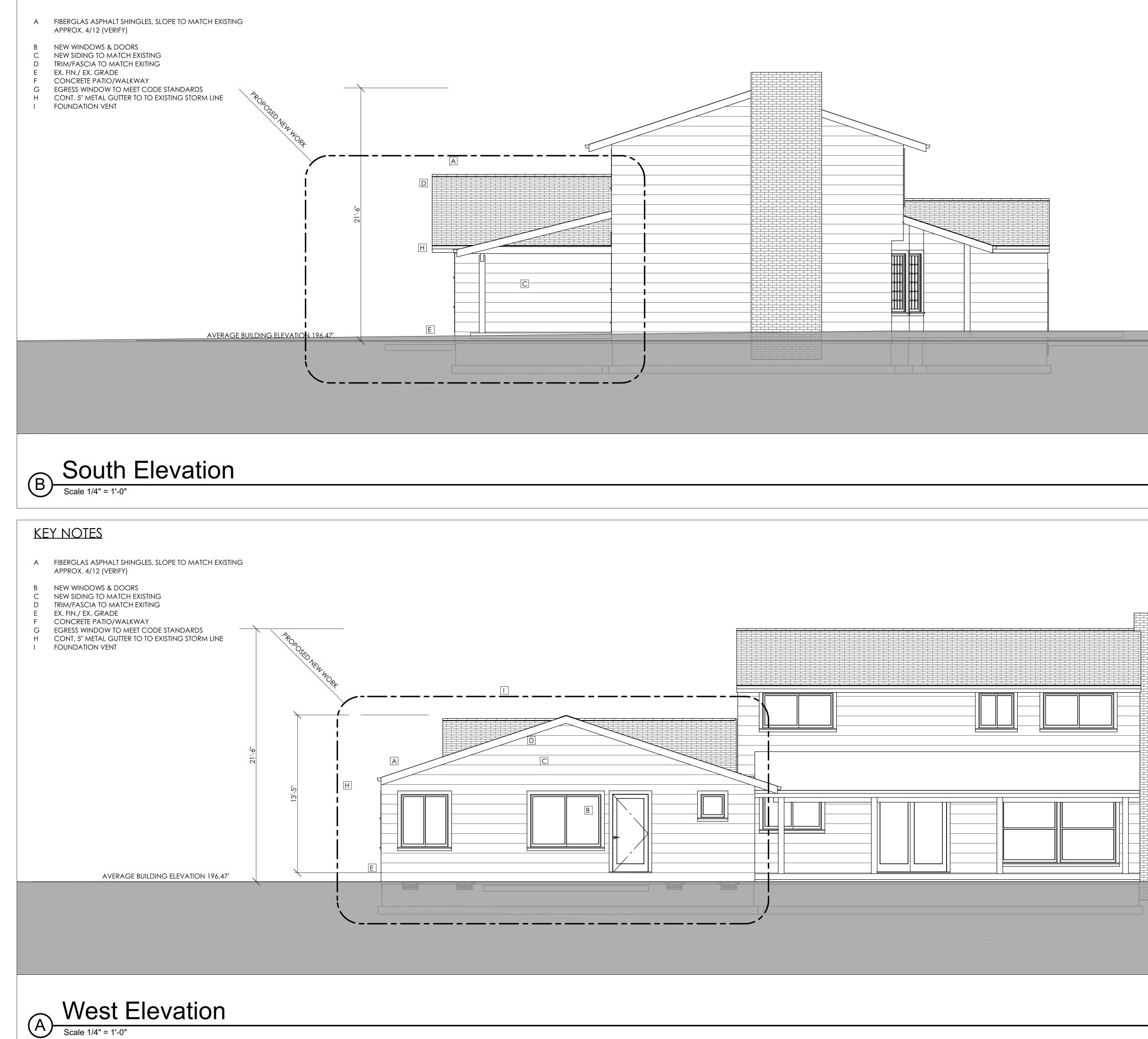
Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Elevations



<u>Key notes</u>

Scale 1/4" = 1'-0"



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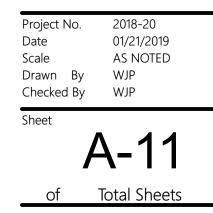
Issue/Revisions No. Date Comments 1 04-14-2019 BLDG. DEPT.



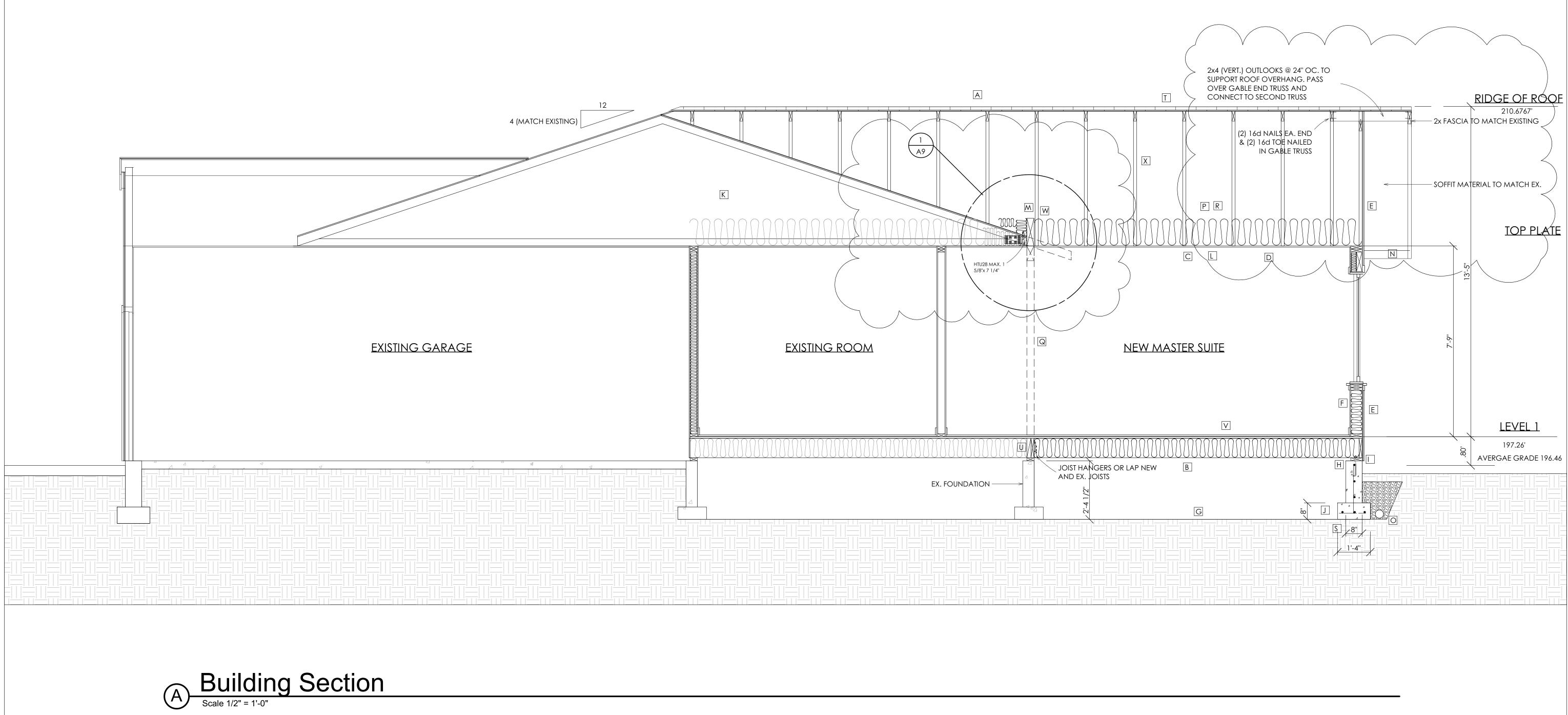


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Elevations







<u>key notes</u>

- P **R49 INSULATION**
- REMOVE EXISTING EXTERIOR BEARING WALL, REPLACE W/ BM. 2 1" AIR SPACE
- FOOTING PER PLAN
- FIBERGLAS ASPHALT ROOFING ON UNDERLAYMENT OVER 1/2" S to match existing U SOLID BLOCKING BELOW NEW COLUMN AT EA. END OF BEAMS
- V W

X

3/4" SUBFLOOR GLUED AND NAILED TO JOISTS. 4x SOLID BLOCKING ON EA. SIDE OF NEW BEAMS MIN. ONE BA NEW WOOD TRUSSES @ 24" OC.

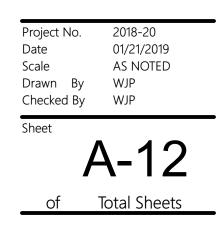
	KF	Y NOTES	William Page
			Architects
1. & METAL TRUSS HGRS.	Α	CONT. RIDGE VENTING	
	В	R38 INSULATION	
2" SHEATHING	С	H2.5A @ ROOF FRAMING MEMBER TO TOP PLATE	
иS BAY	DW FGI L Z O	 1/2" TYPE"X" GWB. @ CEILINGS AND WALLS SIDING ON WRB. (WEATHER RESISTANT BARRIER) ON EXT. SHEATHING NAIL W/ 10d @ 6" OC. @ EDGES and 12" IN FIELD. SEAM SHEATHING @ RIM JOIST, PLATE OR BLKG. R 21 INSULATION & EXTERIOR SHEATHING 6 MIL BLACK PLASTIC VAPOR BARRIER TURN UP WALLS 6" 5/8" DIA. x 10" HDG. AB W/ 3x3x5/16" HDG. WASHER @ 4'-0" OC. MAX. 12" MAX. FROM ENDS. 2x PRESSURE TREATED PLATE. #4 GRADE 40 BARS @ 12" OC. EW FOOTING (3) #4 BARS CONT. W/ MIN. 24" LAP SLICE.UNO. SEE STRUCTURAL DRAWINGS. EXISTING TRUSSES 2x SCREENED BLOCKING W/ (3) 2.5" DIA. HOLES, NAIL DOWN FROM SHEATHING W/ 10d NAILS @ 8" OC. CONNECT BLOCKING TO BLOCKING W/ (2) RBC. CONNECT BLOCKING TO TOP PLATE W/(2) A35. BEAM SIZE PER PLAN CONTINUOUS METAL GUTTER AND 2x3 DOWNSPOUT, CONNECT TO STORM DRAIN SYSTEM 4" DIA. RIGID FOOTING DRAIN PIPE W/ HOLES FACING DOWN IN 12" WASHED GRAVEL COVERED W/ FILTER FABRIC. FILL BALANCE OF AREA W/ WASHED SAND AND TOP 6" ORGANIC SOIL. 	Seattle Whidbey Island P.O. Box 665 Freeland Washington 98249 206-283-8317 360-341-1958 pagearch@whidbeyisland.com www.williampagearchitects.com Issue/Revisions No. Date Comments 1 04-14-2019 BLDG. DEPT.

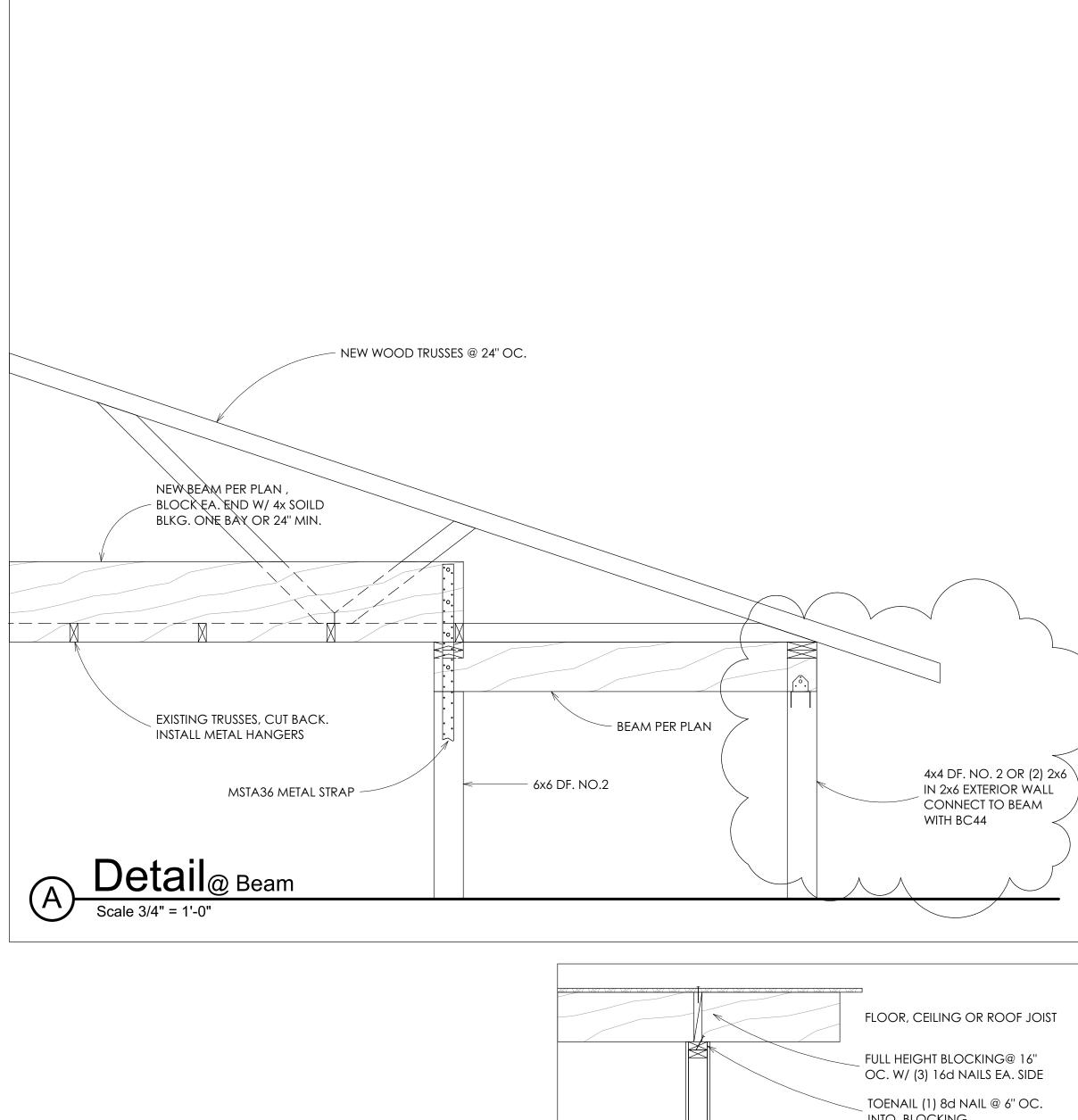
3583 REGISTER

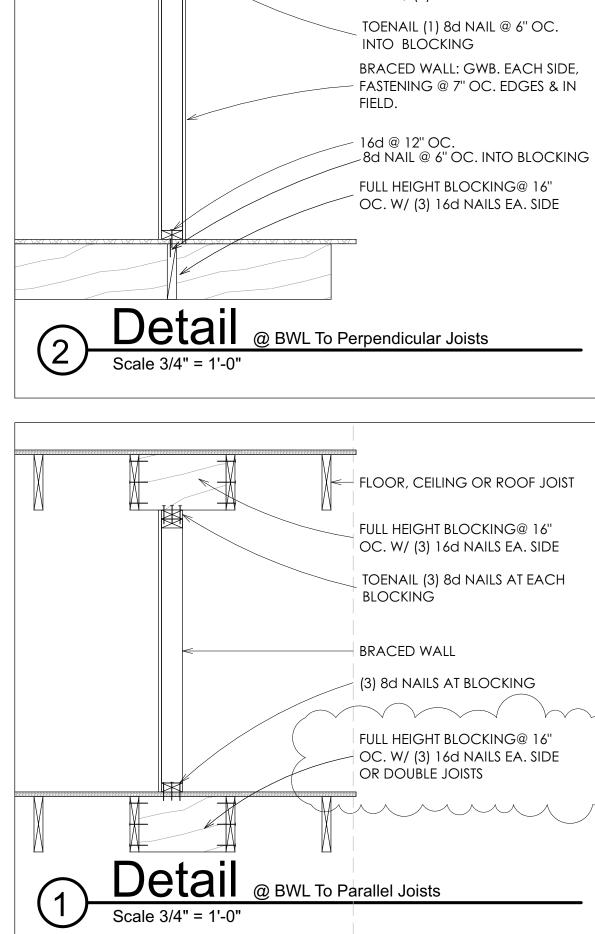


Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Building Section







PLYWOOD SHEATHING:

ALL PLYWOOD SHALL BE AMERICAN ASSOCIATION CDX-RATED SHEATHING, ORIENTED STRAND BOARD OR BETTER, SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. STAGGER JOINTS AT ROOF AND FLOORS. ALL NAILING SHALL BE COMMON NAILS OR EQUAL. WHERE SCREWS ARE USED FOR WOOD TO WOOD ATTACHMENTS, USE WOOD SCREWS MEETING THE REQUIREMENTS OF A.N.S.I./A.S.T.E. B18.6.1 OF GRADE ASTM A584. GRADE 1013 TO 1022 STEEL (Fy=193,600 PSI). HORIZONTAL DIAPHRAGM AND SHEARWALL CAPACITIES SHALL BE PER THE LATEST EDITION OF I.C.C. REPORT ESR-1539. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SHALL HAVE THE FOLLOWING SPAN/INDEX RATIO, AND SHALL BE ATTACHED AS FOLLOWS, UNLESS NOTED OTHERWISE:

USE THICKNESS INTERMEDIATE ATTACHMENT		SPAN/INDEX	EDGE	
		RATIO	ATTACHMENT	
ROOF OC.	1/2"	32/16	8d @ 6" OC.	8D @ 12"
FLOOR 10"	3/4" T&G	40/20	SCREWS @ 6"	SCREWS@
	ALLS 1/2"	24/12	10d @ 6" OC.	10d 0d @

SCREWS AT FLOOR SHEATHING SHALL BE #8 x 2 1/2" LONG FOR SHEATHING LESS THAN 1" NOMINAL THICKNESS, AND SHALL HAVE CURRENT I.C.C. APPROVAL AS A REPLACEMENT FOR 10d NAILS IN WOOD PANEL DIAPHRAGMS. SCREWS PER I.C.C. ER-5280 OR APPROVED EQUAL. ALL FLOOR SHEATHING SHALL BE GLUED TO SUPPORT MEMBERS WITH AN A.P.A. AFG-01 OR ASTM D3498 QUALIFIED GLUE IN ACCORDANCE WITH A.P.A. FORM E30. AT CONTRACTOR'S OPTION, 10d NAILS MAY BE USED IN LIEU OF SCREWS AT FLOOR SHEATHING WITH PRIOR APPROVAL OF OWNER OR ARCHITECT.

<u>NAILING:</u>

ALL NAILS SHALL CONFORM TO ASTM F1667. ALL NAILING SHALL BE WITH COMMON WIRE NAILS OR APPROVED EQUAL. ALL NAILING SHALL BE POWER DRIVEN FASTENERS MEETING THE REQUIREMENTS I.C.C. ESR-1539 OR APPROVED EQUAL. ALL NAILS AND FASTENERS IN PRESSURE TREATED OR FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, COPPER, OR APPROVED EQUAL, TYPICAL UNLESS NOTED OTHERWISE TO MEET THE REQUIREMENTS OF I.B.C. SECTION 2304.9.5. NAILS SPECIFIED BY PENNYWEIGHT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PENNYWEIGHT	SHANK DIAMETER	NAIL BENDING YEILD STENGTH, Fby
8d 10d	0.131" 0.148"	100,000 PSI 90,000 PSI
16d	0.162"	90,000 PSI

ENGINEERED WOOD BEAMS (PARALLAM):

PARALLAM BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2,900 PSI, Fv = 290 PSI, Fc (PERPENDICULAR) =750 PSI, E = 2,000,000 PSI. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION I.C.C. REPORT ESR-1387.

ENGINEERED WOOD BEAMS (LAMINATED VENEER LUMBER):

LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,250 PSI, Fv = 285 PSI, Fc (PERPENDICULAR) = 650 PSI, E = 1,500,000 PSI. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION I.C.C. REPORT ESR-1533.

ENGINEERED WOOD BEAMS (PARALLEL STRAND LUMBER):

PARALLEL STRAND LUMBER STUDS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fv = 190 PSI, Fc (PERPENDICULAR) = 600 PSI, E = 1,800,000 PSI. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION I.C.C. REPORT ESR-13876.

GLU LAMINATED TIMBER:

GLU-LAMINATED TIMBERS SHALL BE MANUFACTURED AND INDENTIFIED AS REQUIRED IN A.I.T.C. A 1901.1 AND ASTM D 3737. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN CRIED, A.I.T.C. SPECIFICATION 24F-V4 FOR SIMPLE SPANS, AND 24F-V8 FOR CANTILEVER SPANS (Fb = 2400 PSI TENSION, TYPICAL). PROVIDE A.I.T.C. STAMP ON TIMBER AND SUBMIT CERTIFICATE TO "ARCHITECT". MATERIALS MUST BE OBTAINED FROM AN A.I.T.C. APPROVED FABRICATOR, ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICTED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET-USE" TYPE.

Structural Notes

PLYWOOD WEB JOIST:

DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION I.C.C. REPORT ESR-1153 FOR TJI (ESR-1405 FOR PRI JOIST 1225 FOR PWI 1305 FOR LPI). CONNECTIONS AND BEARING MATERIAL TO BE SHOP CONNECTED TO JOISTS AND DESIGNED AND FURNISHED BY JOIST FABRICATOR.

CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:

FLOOR LIVE LOAD MAXIMUM =L/480, FLOOR TOTAL MAXIMUM =L/240. ADDITIONAL JOISTS SHALL BE SUPPLIED AS REQUIRED TO SUPPORT

MECHANICAL AND APPLIANCE EQUIPMENT.

WOOD:

SAWN LUMBER:

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

JOISTS:	2x4	DF. N
	2x6 OR LARGER	DF. N
BEAMS:	LESS THAN 4" WIDE	DF. N
	GREATER THAN 4"	DF. N
LEDGERS AND TOP PLATES:	ALL SIZES	DF. N
STUDS:	ALL SIZES	DF. N
POSTS:	ALL SIZES	DF. N

WOOD GENERAL:

DOUBLE UP FLOOR JOISTS OR BLOCKING UNDER PARTITIONS. PROVIDE 2" SOLID BLOCKING AT SUPPORTS OF ALL JOISTS. DOUBLE UP STUDS AT JAMBS AND BEAMS GREATER THAN 5'-0" SPAN. EVERY OTHER STUD OF WOOD FRAME BEARING WALLS SHALL HAVE A SIMPSON H3 ANCHOR TOP AND BOTTOM, EXCEPT AT THOSE WALLS WHERE PLYWOOD SHEATHING IS DIRECTLY ATTACHED TO THE TOP AND BOTTOM PLATES WITH EDGE NAILING, PROVIDE 2x SOLID BLOCKING AT MID HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. ALL FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN FIELD ACCORDANCE WITH AWPA M4. WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT AND EQUIVALENT I.C.C. APPROVAL. ALL WOOD CONNECTORS IN CONTACT WITH PRESSURE TREATED OF FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR APPROVED EQUAL, TYPICAL UNLESS NOTED OTHERWISE. TYPICAL CONNECTIONS SHALL USE THE FOLLOWING SIMPSON STRONG-TIE CONNECTORS, UNLESS NOTED OTHERWISE:

CONNECTION TYPE

POST TO FOUNDATION: POST TO BEAM: JOIST TO BEAM: BEAM TO BEAM:

TYPICAL CONNECTOR

PC TYPE POST CAP LU TYPE HANGER HU TYPE HANGER

Structural Notes

D.	2	
D.	2	
С.	2	
D.	2	
D.	2	
D.	2	
С.	2	

ABU TYPE POST BASE

GENERAL NOTES

BUILDING CODE:

2015 EDITION OF THE INTERNATIONAL BUILDING AND RESIDENTIAL CODE.

<u>loads:</u>

ROOF LIVE LOAD ROOF DEAD LOAD FLOOR LIVE LOAD FLOOR DEAD LOAD Stair live load WIND LOAD SEISMIC DESIGN CATEGORY D2

=25 PSF (SNOW) =15 PSF =40 PSF =15 PSF =100PSF =110 MPH, EXPOSURE B

Foundations:

SPREAD FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL 18" MINIMUM BELOW FINISHED GRADE. FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET FOR PERIMETER FOOTINGS. DESIGN SOIL BEARING VALUE = 1,500 PSF.

CONCRETE:

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 PSI TO COMPLY WITH EXPOSURE REQUIREMENTS OF IBC TABLE 1904.2.2. STRUCTURAL DESIGN IS BASED ON F"C OF 2,500 PSI. PER IBC 1705.3, NO SPECIAL INSPECTION REQUIRED.

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO A.G.I. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACE, EXCEPT THAT SLABS ON GRADE NEED TO BE VIBRATE ONLY AT TRENCHES, FLOOR DUCTS, TURNDOWNS, ETC. MAXIMUM SLUMP OF 4 1/2" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON APPROVAL BY "ARCHITECT". UNLESS APPROVED OTHERWISE IN WRITING BY THE "ARCHITECT", ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT), AS SHOWN ON FOUNDATION, FLOOR OR SITE PLAN, SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 200 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

FLY ASH, UPON "ARCHITECTS APPROVAL SHALL BE LIMITED TO 18% OF CEMENTITOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

REINFORCING STEEL:

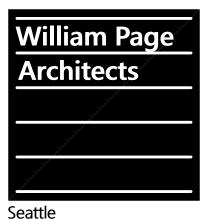
ASTM A615 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. ASTM A615 (Fy = 40 KSI) DEFORMED BARS FOR ALL BARS #3 AND SMALLER. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE. LASEST A.C.I. CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGES AS FOLLOWS:

3"
2"
1 1/2

LAP SPLICES IN CONCRETE:

LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF A.C.I. 318. STAGGER SPLICES A MINIMUM OF ONE LAP PER LENGTH. ALL REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/ CORROSION.

PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING INTO FOUNDATION WITH STANDARD 90 DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.



Whidbey Island

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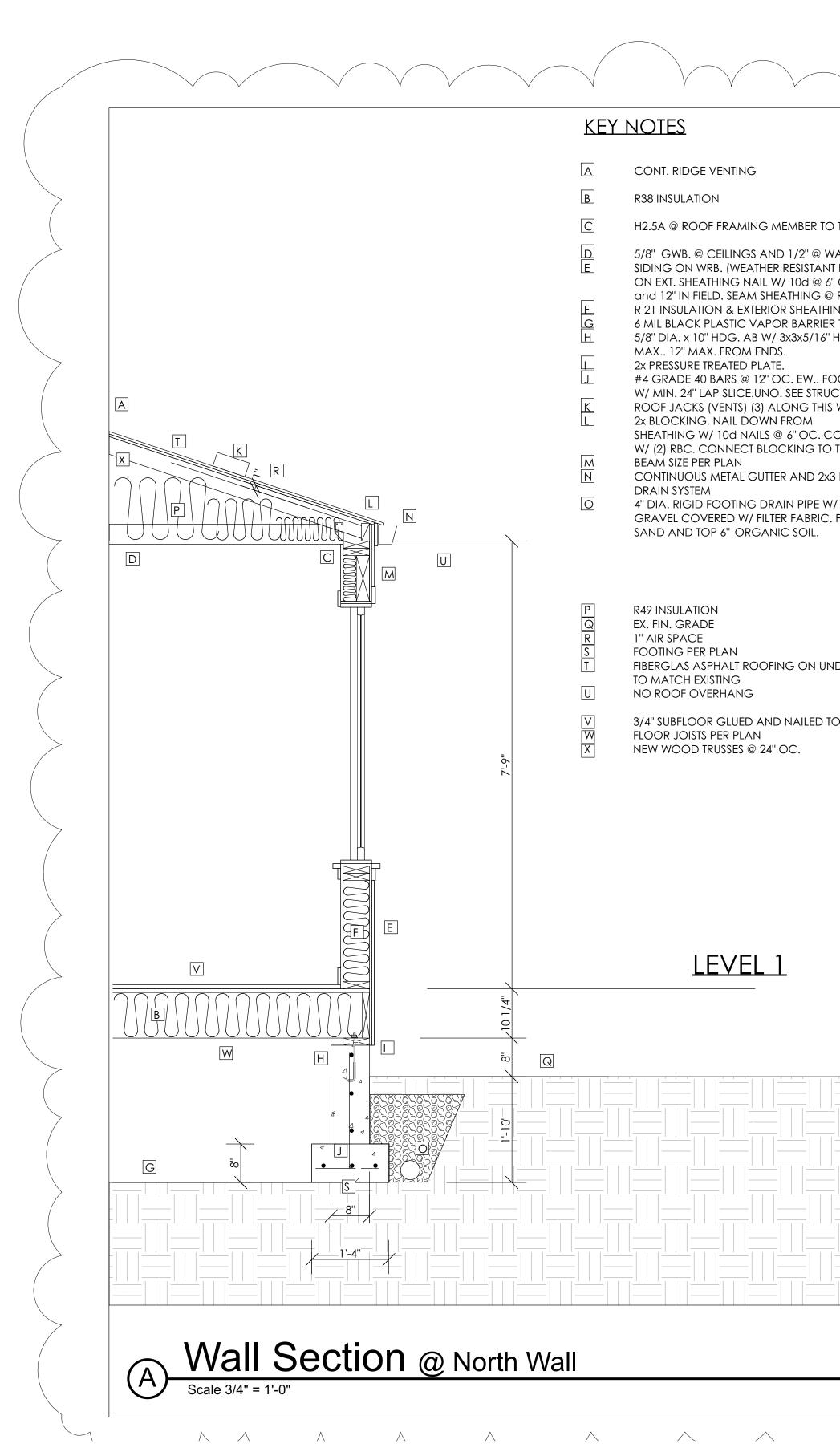
Structural Notes Details

Project No. 2018-20 01/21/2019 Date AS NOTED Scale WJP Drawn By WJP Checked By Sheet A-13

of

Total Sheets

Structural Notes





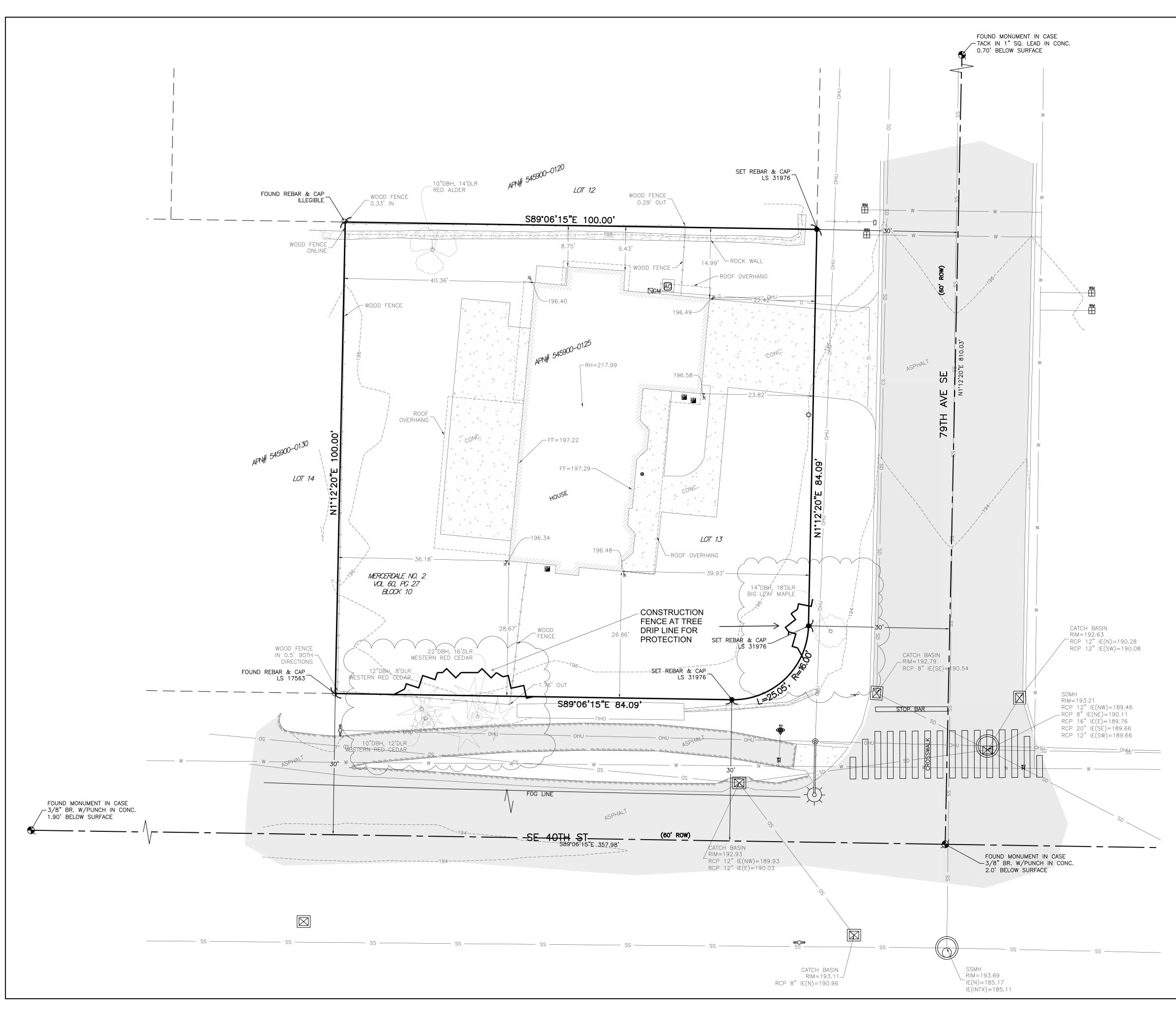
Seattle Whidbey Island

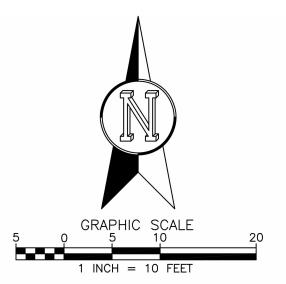
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<u>Key notes</u>

	A	CONT. RIDGE VENTING	
	В	R38 INSULATION	
	С	H2.5A @ ROOF FRAMING MEMBER TO TOP PLATE	
	D E	5/8" GWB. @ CEILINGS AND 1/2" @ WALLS SIDING ON WRB. (WEATHER RESISTANT BARRIER) ON EXT. SHEATHING NAIL W/ 10d @ 6" OC. @ EDGES	
	F G H	and 12" IN FIELD. SEAM SHEATHING @ RIM JOIST, PLATE OR BLKG. R 21 INSULATION & EXTERIOR SHEATHING 6 MIL BLACK PLASTIC VAPOR BARRIER TURN UP WALLS 6" 5/8" DIA. x 10" HDG. AB W/ 3x3x5/16" HDG. WASHER @ 4'-0" OC.	
		MAX 12" MAX. FROM ENDS. 2x PRESSURE TREATED PLATE.	
	J	#4 GRADE 40 BARS @ 12" OC. EW FOOTING (3) #4 BARS CONT. W/ MIN. 24" LAP SLICE.UNO. SEE STRUCTURAL DRAWINGS.	
	K	ROOF JACKS (VENTS) (3) ALONG THIS WALL ONLY 2x BLOCKING, NAIL DOWN FROM	
		SHEATHING W/ 10d NAILS @ 6" OC. CONNECT BLOCKING TO BLOCKING W/ (2) RBC. CONNECT BLOCKING TO TOP PLATE W/(2) A35.	\langle
	M	BEAM SIZE PER PLAN CONTINUOUS METAL GUTTER AND 2x3 DOWNSPOUT, CONNECT TO STORM	
	0	DRAIN SYSTEM 4" DIA. RIGID FOOTING DRAIN PIPE W/ HOLES FACING DOWN IN 12" WASHED GRAVEL COVERED W/ FILTER FABRIC. FILL BALANCE OF AREA W/ WASHED SAND AND TOP 6" ORGANIC SOIL.	
			3583 REGISTERED
	Ρ	R49 INSULATION	WILLIAM JAMES PAGE II
	Q R	EX. FIN. GRADE 1" AIR SPACE	STATE OF WASHINGTON
	R S T	FOOTING PER PLAN FIBERGLAS ASPHALT ROOFING ON UNDERLAYMENT OVER 1/2" SHEATHING TO MATCH EXISTING	
	U	NO ROOF OVERHANG 3/4" SUBFLOOR GLUED AND NAILED TO JOISTS.	
_	V W X	FLOOR JOISTS PER PLAN NEW WOOD TRUSSES @ 24" OC.	
7'-9''			
			\langle
		LEVEL 1	NERCEO
,101/4"			REVIEWED FOR CODE
_			COMPLIANCE
	<u> </u>		April 30, 2019 SITE COPY
			Copyright 2019 William Page Architects
 			Project Private Residence
			3789 - 79th Ave. SE.
<u></u> 			Mercer Island, Washington Sheet Title
			Building Section
- <u></u> 	<u></u> 		
	 		Project No. 2018-20 Date 01/21/2019
			Scale AS NOTED Drawn By WJP Checked By WJP
$h \ \Lambda / c$	511		Sheet
orth Wa	all) A-14
			of Total Sheets
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GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITH OUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST ON THE PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
- 3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332–130–090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE BELOW AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
- TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

FROJECT INFORMATION		
SURVEYOR:	PLOG REAL ESTATE AND CONSULTING, LLC. 22525 SE 64TH PL, STE 2274 ISSAQUAH, WA 98027 PH.: (206) 420–7130	
PROPERTY OWNER:	MELISSA YANG 3789 79TH AVE SE MERCER ISLAND, WA 98040	
TAX PARCEL NUMBER:	545900-0125	
PROJECT ADDRESS:	3789 79TH AVE SE MERCER ISLAND, WA 98040	
PARCEL AREA:	9,946 S.F. (0.228 ACRES ±) AS SURVEYED	

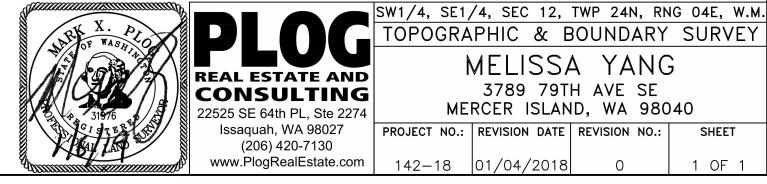
REFERENCE SURVEYS P1 - PLAT OF MERCERDALE NO. 2, VOL 60, PG 27 R1 – AF# 9402249004 |R2 - AF # 20120727900004|R3 – AF# 20161230900005

VERTICAL DATUM & CONTOUR INTERVAL ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS. 2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR \pm 1.0' FOR THIS PROJECT.

LEGAL DESCRIPTION

LOT 13, BLOCK 10, MERCERDALE NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON. COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM & BASIS OF BEARINGS BEARINGS AND COORDINATES USED FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) WASHINGTON NORTH ZONE AND WERE ESTABLISHED USING RTK GPS UTILIZING THE SMARTNET REFERENCE NETWORK.



Architects

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Project Private Residence 3789 - 79th Ave. SE. Mercer Island, Washington Sheet Title

Survey

SHEET

1 OF 1

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Project No. 2018-20 Date 01/21/2019 Scale AS NOTED WJP Drawn By WJP Checked By

