



SCOPE OF WORK

- THIS IS A DESIGN-BUILD PROJECT BY HOME RESOURCE COMPANY, INC. CONTACTS: BOB CLARK, 360-493-1190 DAVE CLARK, 360-799-6894 hrhomebuilders@gmail.com
- THIS IS AN EVENTS-ROOM ADDITION WITH GARAGE AND TWO-BEDROOM RENTAL UNIT IN THE DAYLIGHT BASEMENT. THERE IS ALSO MINIMAL REMODELING OF KITCHEN AND UPSTAIRS BATHROOM (FUTURE/NOT SHOWN) AS WELL AS NEW ACCESS INTO THE EXISTING BASEMENT.
- EXTERIOR DESIGN: THE ADDITION SHALL MATCH STYLE OF EXISTING BUILDING. DESIGN ELEMENTS HAVE BEEN SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL SIDING MATERIAL SELECTION AND COLOR w/ OWNER.
- INTERIOR MODIFICATIONS: THE ADDITION SHALL MATCH THE FLOOR ELEVATION OF THE MAIN FLOOR. CONTRACTOR TO VERIFY FLOOR FINISHES AND FINAL ELEVATIONS PRIOR TO COMMENCING WORK. ALL CABINETRY, COUNTERTOPS, APPLIANCES AND FLOORING BY CONTRACTOR. (1) HOUR FIRE SEPARATION WALL BETWEEN UNITS.
- IN BASEMENT TWO-BEDROOM RENTAL UNIT, INSTALL SMOKE DETECTORS AND FANS. PROVIDE CO2 DETECTOR. FIELD LOCATE.
- CODE COMPLIANCE: ENERGY CODE - 2012 WA STATE ENERGY CODE, CHAPTER 4: COMPLY WITH R402 BUILDING THERMAL ENVELOPE - SEE ALSO SECTION A COMPLY WITH R404.1 - A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. LOCATE PER CONTRACTOR (NOT SHOWN) BLOWER DOOR TEST BY OTHERS HEATING: EXISTING FURNACE OR WALL MOUNT UNITS PER MECHANICAL CONTRACTOR. VENTILATION: ATTIC SPACE : PER SECTION 1203.2 PROVIDE 1 SF VENTILATION PER 150 SF. USE SOFFIT VENT STRIPS AND RIDGE VENTS CONTINUOUS w/IN CONDITIONED SPACE: PER IMC 403.8 FIELD LOCATE ACCESS INTO ANY ROOF STRUCTURE THAT IS GREATER THAN 23" IN HEIGHT. FIRE CODE: AS DIRECTED BY BUILDING OFFICIAL. FIRE PARTITION SEPARATION OR WALLS AND FLOORS, SPRINKLER AND FIRE RISER DESIGN IS DEFERRED SUBMITTAL BY OTHERS. SIGNAGE: ALL SIGNAGE, INCLUDING OCCUPANCY, EXITS AND RESTROOM DESIGNATION, BY OTHERS.

SHEET NOTES

- CEILING PLATE HEIGHT PER SECTION. WINDOW HEIGHT MATCHES DOOR HEIGHT UNO PER SECTIONS.
- ALL WALLS SHALL BE 90 DEGREE OR 45/135 DEGREE.
- UNO, DOORS NOT DIMENSIONED ARE CENTERED TO WALL OR HAVE (2)MIN STUDS BETWEEN DOOR AND ADJOINING WALL.
- ALL INTERIOR AND EXTERIOR FINISHES, CABINET LAYOUT, ELECTRICAL, MECHANICAL, FLOORING, DOOR AND WINDOW STYLES BY CONTRACTOR. VERIFY w/ OWNER.
- ENTRY COURTYARD IS POURED CONCRETE. VERIFY STAMPED, COLORED, EXPOSED AGGREGATE OR LIGHT BROOM FINISH WITH OWNER. SLOPE AWAY FROM HEATED ENVELOPE MINIMUM 1/8" PER FOOT.
- KITCHEN LAYOUT IS REPRESENTATIONAL ONLY. VERIFY ROUGH OPENINGS AND MAKES/MODELS OF APPLIANCES WITH OWNER.
- SEE NOTES ON STRUCTURAL SHEET S1 FOR ADDITIONAL INFORMATION.
- CODE COMPLIANCE: THIS STRUCTURE IS DESIGNED BY A STRUCTURAL ENGINEER TO COMPLY WITH 2015 IBC STANDARDS AS AN ENGINEERED STRUCTURE.

SQUARE FOOTAGE CALCULATIONS (rounded)

	PRIVATE	PUBLIC	PRIVATE
CONDITIONED:			
LOWER FLOOR 2-BEDROOM RENTAL -	1,047 SF		
LOWER FLOOR INTERIOR STAIR -	99 SF		
MAIN FLOOR (EXCEPT KITCHEN) -		1,631 SF	
MAIN FLOOR KITCHEN/PANTRY -	111 SF		
BONUS 1 -			409 SF
BONUS 2 -			218 SF
	1,257 SF	1,631 SF	627 SF
UNCONDITIONED:			
GARAGE/RISER -	587 SF		

LEGEND

- EXISTING TO REMAIN
- EXISTING TO DEMO
- NEW WORK

Upper Floor Plan

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

Main Floor Plan - Demo/New Work

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

Key Plan

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

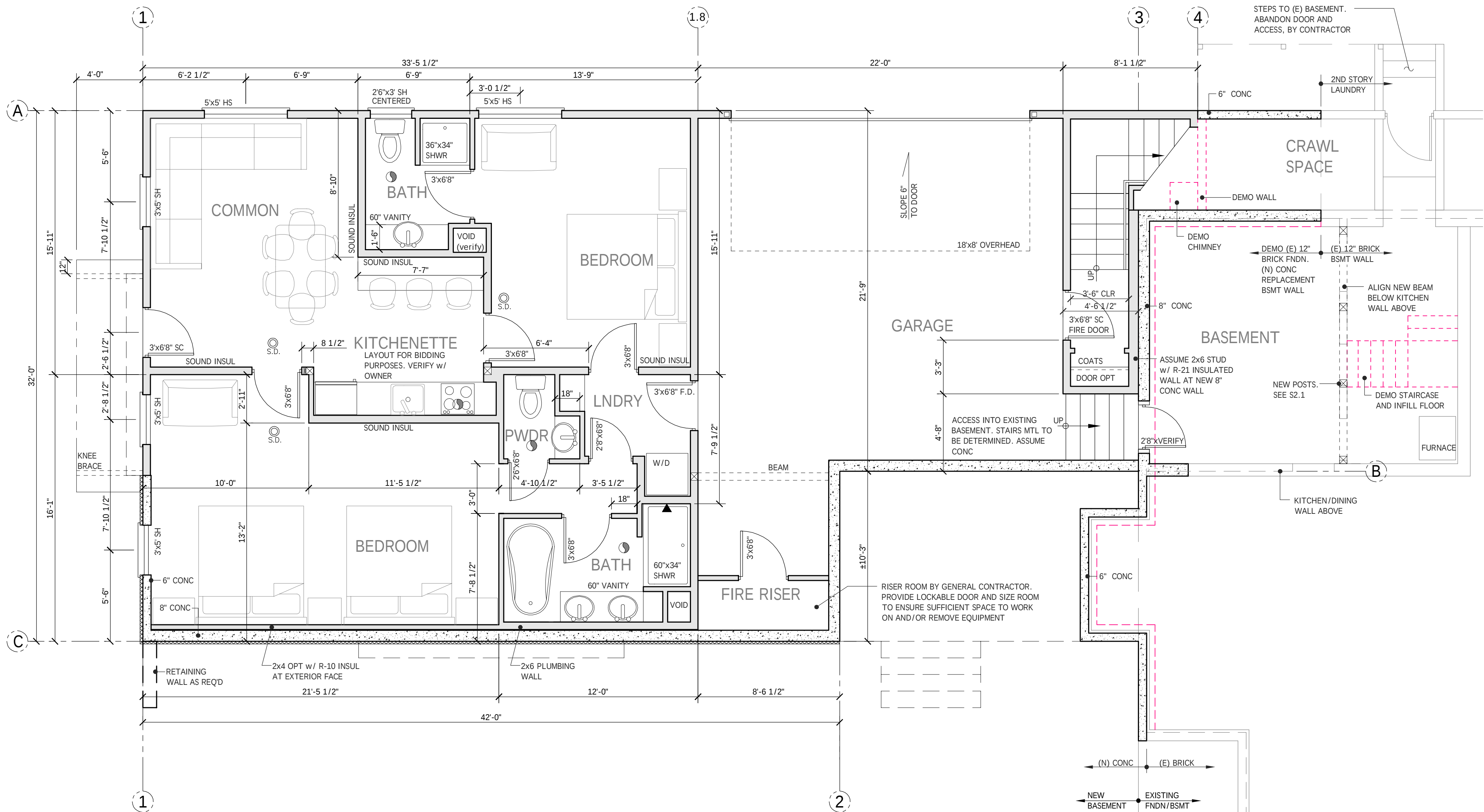
SWANTOWN INN & SPA ADDITION
MAIN/UPPER FLOOR PLANS

A Design For:
ISLAND TIME ENTERPRISES LLC
1431 11TH AVENUE SE, OLYMPIA, WA
360-753-9123

Drafting by: C. H.-S.
Designed by: C. H.-S.
Issue Date: 10/21/16

A 1

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Lower Floor Plan

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

2015 PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE 5 AND MARINE 4 REFERENCE TABLES R402.1.1 AND 402.1.3		
	R-VALUE	U-FACTOR
FENESTRATION U-FACTOR	N/A	U-0.30
SKYLIGHT U-FACTOR	N/A	U-0.50
GLAZED FENESTRATION SHGC	N/A	N/A
CEILING R-VALUE	R-49 FLAT/R-38 VAULT	U-0.026
WOOD FRAME WALL R-VALUE	R-21 INT.	U-0.056
MASS WALL R-VALUE	R-21/R-21	U-0.056
FLOOR R-VALUE	R-30	U-0.029
BELOW-GRADE WALL R-VALUE	R-10 EXT. R-15 INT. CONT. R-21 CAVITY + R-5 TB	U-0.042
SLAB R-VALUE AND DEPTH	R-10 FOR 2'-0"	N/A
- R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. - FOR VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38. - INT. = INTERMEDIATE FRAMING TO INCLUDE 16" O.C. STUDS, 2-STUD CORNER, 2-STUD HEADER SUPPORT, R-10 INSULATED HEADERS. - FNDN VENTS SHALL BE BELOW FLOOR INSULATION. AT HUNG JOIST CONDITIONS A PERMANENTLY ATTACHED BAFFLE SHALL BE INSTALLED AT 30 DEGREE ANGLE TO DIVERT AIR FLOOR BELOW INSULATION. - TB = THERMAL BREAK. - EXTERIOR APPLIED INSULATION SHALL EXTEND TO TOP OF FOOTING AND SHALL BE PROTECTED WHERE ABOVE GRADE. - HEATED SLAB-ON-GRADE FLOORS SHALL BE FULLY INSULATED w/ R-10 INSUL.		
2015 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS REFERENCE TABLE R406.2		
	DESCRIPTION	CREDITS
1. SMALL DWELLING UNIT:	LESS THAN 1,500 SF / 00 SF FENESTRATION	1.5 CREDIT
2. MEDIUM DWELLING UNIT:	ALL DWELLINGS NOT #1 OR #3	3.5 CREDIT
3. LARGE DWELLING UNIT:	MORE THAN 5,000 SF	4.5 CREDIT
4. SMALL ADDITIONS:	LESS THAN 500 SF	0.5 CREDIT
TABLE R406.2 SUMMARY		
OPT.	DESCRIPTION (TABLE R-402.1.1 MODIFICATIONS)	CREDIT
1a	EFFICIENT BUILDING ENVELOPE 1a FENESTRATION: U-0.28, FLOOR: R-38, ABOVE/BELOW GRADE SLAB: R-10 FULL SLAB	0.5
1b	EFFICIENT BUILDING ENVELOPE 1b FENESTRATION: U-0.25, WALL: R-21 + R-4, FLOOR: R-38, BSMT WALL: R-21 INT + R-5 CI, ABOVE/BELOW GRADE SLAB: R-10 FULL SLAB	1.0
1c	EFFICIENT BUILDING ENVELOPE 1c FENESTRATION: U-0.22, CEILING: R-49 ADV., WALL R-21 INT. + R-12 CI, FLOOR: R-38, BSMT WALL: R-21 INT. + R-12 CI, ABOVE/BELOW GRADE SLAB: R-10 FULL SLAB	2.0
1d	EFFICIENT BUILDING ENVELOPE 1d FENESTRATION: U-0.24	0.5
2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a HIGH EFFICIENT (0.35 MAX WATTS/CFM) WHOLE HOUSE FAN NOT INTERLOCKED WITH THE FURNACE FAN- MAX 3.0 AIR CHANGES/HOUR	0.5
2b	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b HEAT RECOVERY (0.70) WHOLE HOUSE + MAX 2.0 AIR CHANGES/HOUR	1.0
2c	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c HEAT RECOVERY (0.85) WHOLE HOUSE + MAX 1.5 AIR CHANGES/HOUR	1.5
3a	HIGH EFFICIENCY HVAC EQUIPMENT 3a GAS, PROPANE OR OIL-FIRED FURNACE w/ MIN AFUE OF 94% OR GAS, PROPANE OR OIL-FIRED BOILER w/ MIN AFUE OF 92%	1.0
3b	HIGH EFFICIENCY HVAC EQUIPMENT 3b AIR-SOURCE HEAT PUMP (HP) w/ MIN HSPF OF 9.0	1.0
3c	HIGH EFFICIENCY HVAC EQUIPMENT 3c CLOSED-LOOP GROUND SOURCE HP w/ MIN COP OF 3.3 or OPEN-LOOP WATER SOURCE HP w/ MAX HEAD 150'/MIN COP OF 3.6	1.5
3d	HIGH EFFICIENCY HVAC EQUIPMENT 3d DUCTLESS SPLIT SYSTEM HP, ZONAL CONTROL	1.0
4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM COMPONENTS INSTALLED IN NON-CRAWL CONDITIONED SPACE	1.0
5a	EFFICIENT WATER HEATING 5a SHWR/KIT SINK FAUCETS > 1.75 GPM ; LAV FAUCETS > 1.0 GPM	0.5
5b	EFFICIENT WATER HEATING 5b GAS/PROPANE/OIL WH MIN 0.74 EF OR WATER HEATER BY GROUND SOURCE HEAT PUMP PER OPTION 3C	1.0
5c	EFFICIENT WATER HEATING 5c GAS/PROPANE/OIL WH MIN 0.91 EF OR SOLAR WATER HTR SUPPLEMENT w/RATED MIN SAVINGS OF 85 therms OR ELECTRIC HEAT PUMP WH MIN 2.0 EF	1.5
5d	EFFICIENT WATER HEATING 5d DRAIN WATER HEAT RECOVERY UNIT AT ALL SHOWERS w/ EFFICIENCY OF 40% FOR EQUAL FLOW OR 52% FOR UNEQUAL FLOWS	0.5
6	RENEWABLE ELECTRIC ENERGY ON-SITE WIND OR SOLAR, 0.5 CREDIT PER 1200 kWh	3.0 MAX

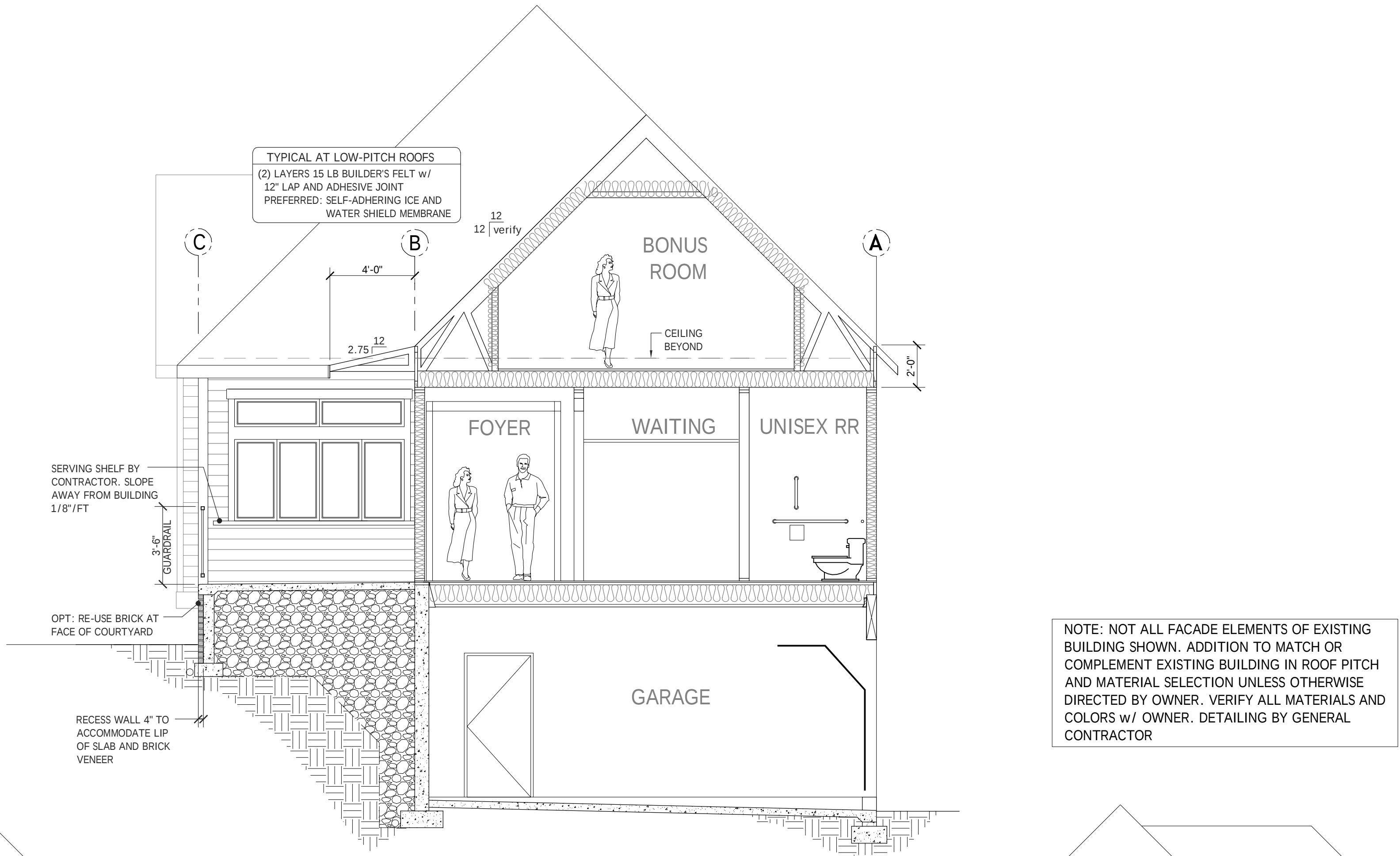
SWANTOWN INN & SPA ADDITION
LOWER FLOOR PLAN/NOTES

Sheet Title:

Drafting by: C. H.-S.
Designed by: C. H.-S.
Issue Date: 10/21/16

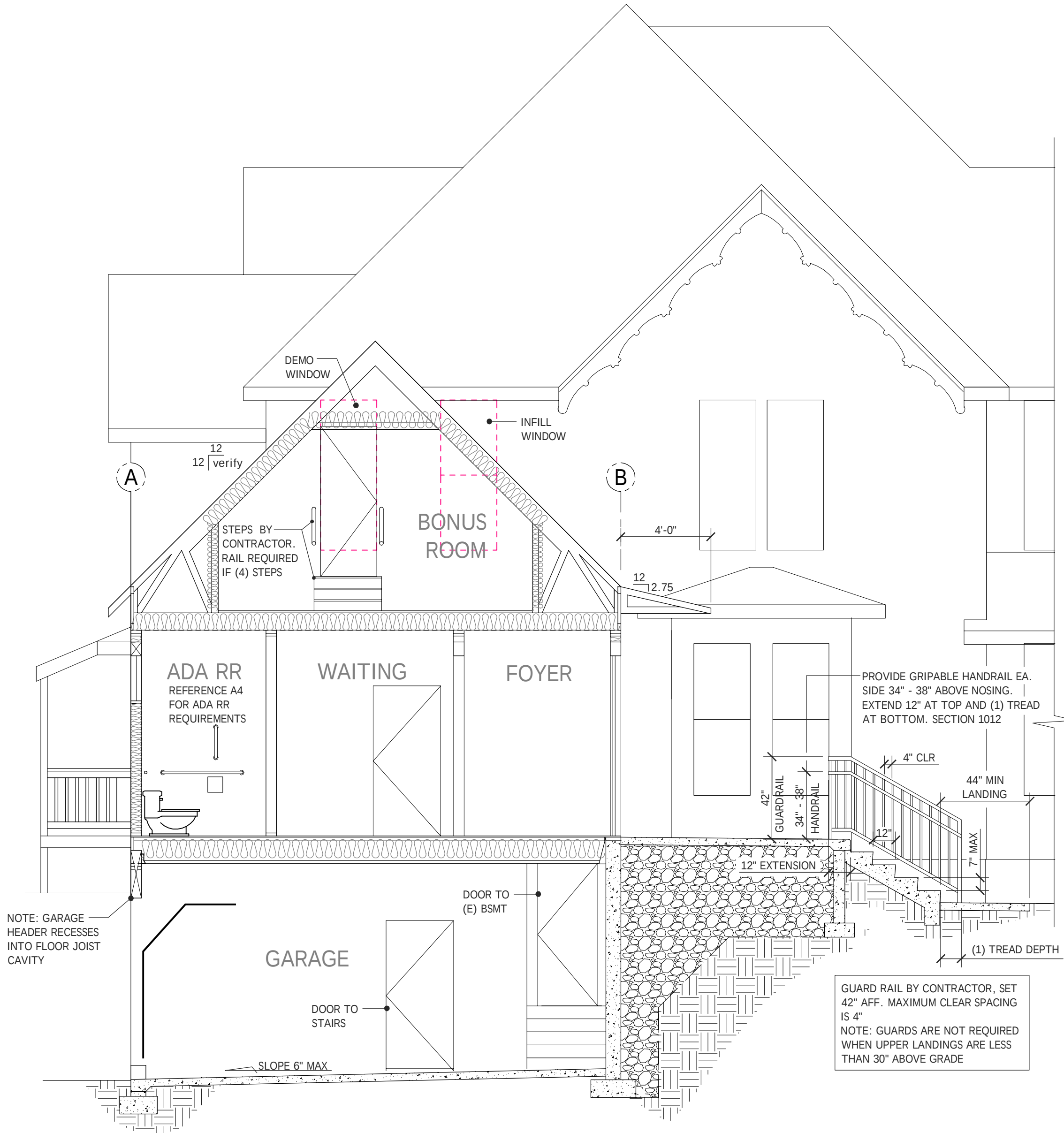
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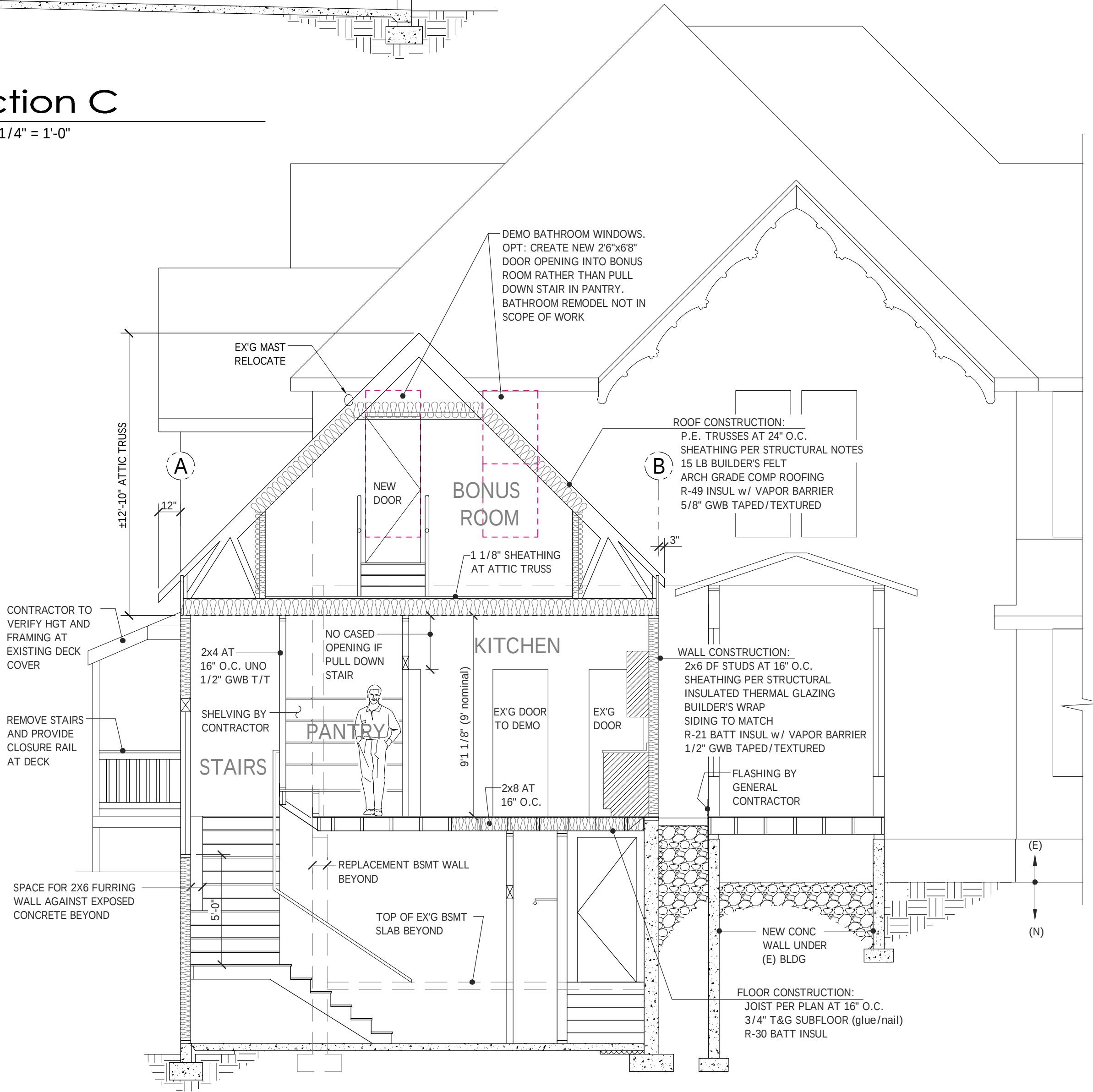
Section C

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



Section B

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



Section A

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

SWANTOWN INN & SPA ADDITION
SECTIONS A/B/C

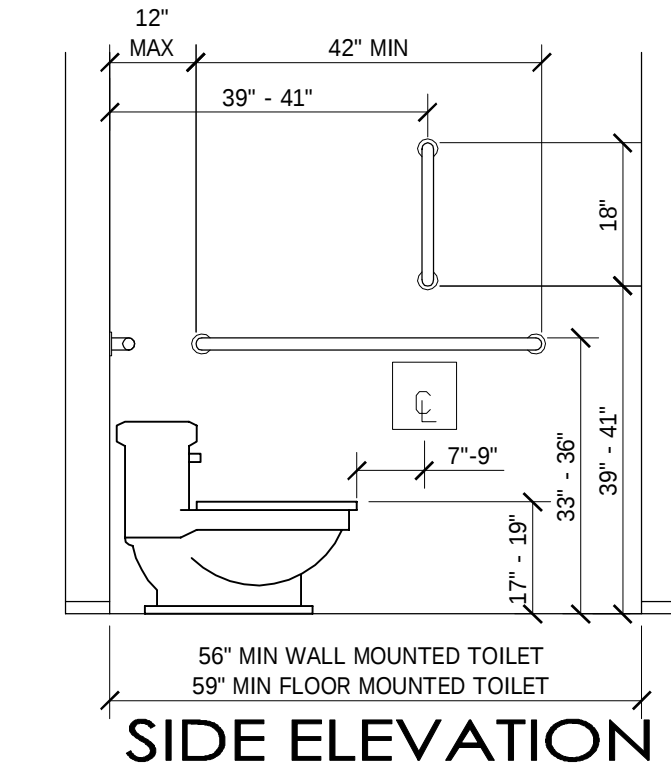
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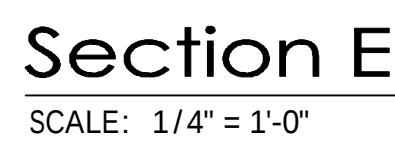
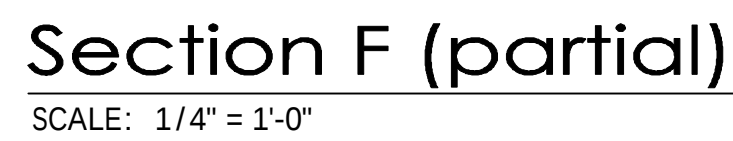
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RESTROOM REQUIREMENTS, PER ANSI 117.1: • WC FLOOR TO SEAT HEIGHT - 17" - 19" • TP HOLDER - MIN 1 1/2" BELOW HOR GRAB BAR, 15" AFF TO CENTERLINE, 7" - 9" FRONT OF WC TO CENTERLINE OF HOLDER • 18" VERT GRAB BAR - 39" - 41" FROM BACK WALL AND 39" - 41" ABOVE FLOOR • 42" HOR SIDE GRAB BAR - 12" MAX FROM BACK WALL, 33" - 36" AFF
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ADA Restroom

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



Sheet Title:

SWANTOWN INN & SPA ADDITION
SECTIONS E / F

Sheet Title: **SWANTOWN IN
SECTIONS E /**

1431 11TH AVENUE SE, OLYMPIA, WA

A Design For: **ISLAND TIME ENTERPRISES LLC**
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East Elevation

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

Section D

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

SWANTOWN INN & SPA ADDITION
Section/Elevation

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