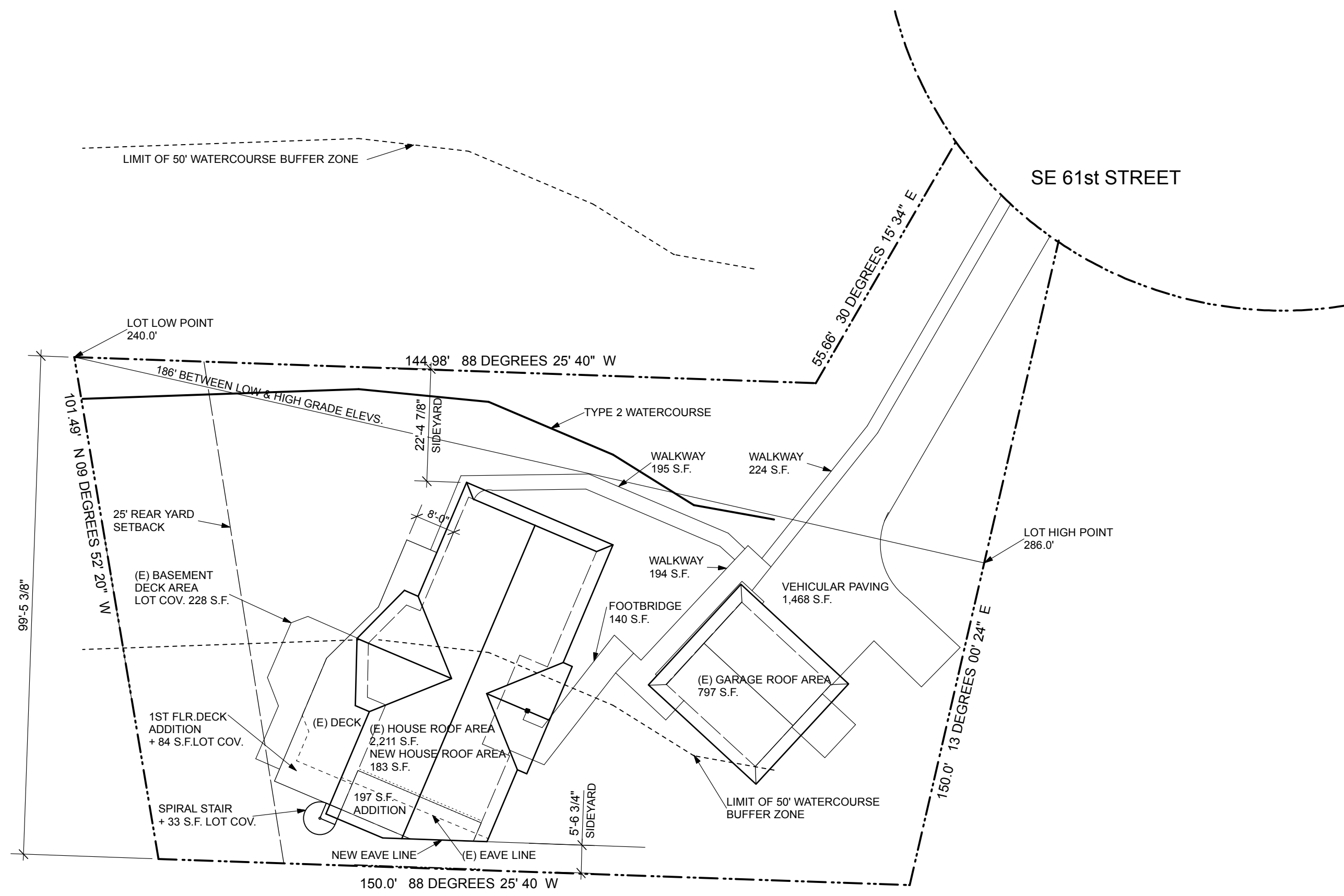


# ABBREVIATIONS

A.B. ANCHORBOLT	FLRG. FLOORING	PLYWD. PLYWOOD
ABT. ABOUT	FLRG. FLOORING	PR. PAIR
ADD. ADDENDUM	FL'SHG. FLASHING	P.T. PRESSURE TREATED
ADJ. ADJUSTABLE	F.O. FACE OF	P.T.D. PAPER TOWEL DISPENSER
ALUM. ALUMINUM	F.P. FIREPLACE	QTY. QUANTITY
APPROX. APPROXIMATE	FR. FRAME /	
AVG. AVERAGE	FR. FREEZER	
	FT. FEET	R. RUBBER
BD. BOARD	FTG. FOOTING	RAD. RADIATOR / RADIUS
BLDG. BUILDING	FURN. FURNACE	RD. ROUND
BM. BEAM		R.D. ROOF DRAIN
B.O. BOTTOM OF	GA. GAGE	RECEP. RECEPTACLE
BOT. BOTTOM	GALV. GALVANIZED	REF. REFRIGERATOR
B.R. BEDROOM	G.C. GENERAL CONTRACTOR	REQ'D. REQUIRED
BR. BRICK	GL. GLASS	REV. REVISION
BRG. BEARING	GL. BL. GLASS BLOCK	RM. ROOM
BTW. BETWEEN	G.L. GLU LAM	R.O. ROUGH OPENING
	G.L.B. GLU LAM BEAM	R.S. ROUGH SAWN
	GR. GRADE	
C. CARPET	G.W.B. GYPSUM WALLBOARD	S. SOUTH
C.I.P. CAST IN PLACE		S.C. SOLID CORE
C.L. CENTERLINE	H.B. HOSE BIB	SCH. SCHEDULE
CLKG. CAULKING	H.C. HOLLOW CORE	S.D. SOAP DISPENSER,
CLG. CEILING	HDR. HEADER	SMOKE DETECTOR
CLO. CLOSET	HDWR. HARDWARE	SEPARATE
CLR. CLEAR	HORIZ. HORIZONTAL	S.F. SQUARE FEET / SWEDISH FINI.
C.O. CHANGE ORDER	HT. HEIGHT / HEAT	SGL. SINGLE
COL. COLUMN	H.W.H. HOT WATER HEATER	SH. SHELF, SHELVES, SHELVING
CONC. CONCRETE		SHT. SHEET
CONN. CONNECTION	I.D. INSIDE DIAMETER	SHT'G. SHEATHING
CONST. CONSTRUCTION	INT. INTERIOR	SIM. SIMILAR
CONT. CONTINUOUS	INSUL. INSULATION	SL. SLIDING / SLATE
CONTR. CONTRACTOR	JNT. JOINT	SP. SPACE, SPEAKER
C.T. CERAMIC TILE	JST. JOIST	SPEC. SPECIFICATION
		SQ. SQUARE
		S.S. STAINLESS STEEL
D. DRYER / DRAWER	LAM. LAMINATE	ST. STONE, STAIN
DBL. DOUBLE	LAV. LAVATORY	STL. STEEL
DET. DETAIL	LT. LIGHT	STRUC. STRUCTURE
DIAG. DIAGONAL	LTG. LIGHTING	SYM. SYMMETRIC
DIAM. DIAMETER	L.F. LINEAL FEET	
DIM. DIMENSION		T. TEMPERED
DISP. DISPOSAL, DISPENSER	MAT'L. MATERIAL	T.B. TOWEL BAR
DN. DOWN	MAX. MAXIMUM	TEL. TELEPHONE
DR. DOOR	MED. MEDIUM	TEMP. TEMPORARY
D.S. DOWNSPOUT	M.D.O. MEDIUM DENSITY	T&G. TONGUE & GROOVE
D.W. DISHWASHER	OVERLAY PLYWOOD	TERR. TERRAZZO
DWG. DRAWING	MECH. MECHANICAL	THERM. THERMOSTAT
	MET. METAL	THRESH. THRESHOLD
	MFR. MANUFACTURER	T.O. TOP OF
E. EAST	MIN. MINIMUM	T.P.D. TOILET PAPER DISPENSER
(E) EXISTING	MK. MARK	TYP. TYPICAL
EA. EACH	MT. MOUNT	
ELEC. ELECTRICAL		U.N.O. UNLESS NOTED OTHERWISE
ELEV. ELEVATION	N. NORTH	
EQ. EQUAL	N.A. NOT APPLICABLE	VAR. VARIES / VARIABLE
EQUIP. EQUIPMENT	N.I.C. NOT IN CONTRACT	VERT. VERTICAL
EST. ESTIMATE	NO. NUMBER	V.T. VINYL TILE
EXIST. EXISTING	NOM. NOMINAL	
EXP. JT. EXPANSION JOINT	N.T.S. NOT TO SCALE	W. WEST / WASHER
EXT. EXTERIOR	O.C. ON CENTER	W. WITH
	O.D. OUTSIDE DIAMETER	W.C. WATER CLOSET
F.B. FLUSH BEAM / FLAT BAR	OPP. OPPOSITE	WD. WOOD
F.D. FLOOR DRAIN	ORIG. ORIGINAL	WDO. WINDOW
FDN. FOUNDATION		W/O. WITHOUT
FIN. FINISH	P. PAINT	W/P. WATERPROOF
FLOUR. FLUORESCENT	PERF. PERFORATED	W.W.M. WELDED WIRE MESH
FLR. FLOOR	P. LAM. PLASTIC LAMINATE	
	P.B. PARTICLE BOARD	@ AT
	PL. PLASTIC / PLATE	# NUMBER
	PLBG. PLUMBING	

# GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNCERTAINTY OR DISCREPANCY. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNLESS NOTED OTHERWISE.
- NO CHANGE IN THE SCOPE OR INTENT OF THE WORK SHALL OCCUR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH 2018 IBC AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES ADOPTED BY THE CITY OF MERCER ISLAND.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHAFTS, OPENINGS, BASES, FIRE-STOPS AND STRUCTURAL SUPPORT FOR DUCTS, CONDUIT AND OTHER EQUIPMENT AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING, AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING DURING THE CONSTRUCTION PROCESS AND FOR THE SAFETY OF ALL WHO ENTER THE BUILDING DURING CONSTRUCTION.
- ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT AND CONFORM TO ALL CODES APPLICABLE TO THE JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS, ARTICLES, OPERATIONS OR METHODS LISTED OR SCHEDULED ON THE DRAWINGS AND SPECIFICATIONS AND ALL ADDENDA ISSUED INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS NECESSARY AND REQUIRED FOR COMPLETION OF THE WORK.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR ANY CONTRACTORS' FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTORS, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- DRAFT STOPS, FIRE STOPS AND NAILING SHALL BE INSTALLED PER CODE UNLESS OTHERWISE NOTED IN THE DRAWINGS.



**SIDE YARD CALCULATION**  
 LOT WIDTH: 99.4'  
 TOTAL REQUIRED SIDE YARD: 17% OF 99.4' = 16.89'  
 MINIMUM REQUIRED SIDE YARD: 33% OF 16.89' = 5.57' = 5'-6 3/4"

**SITE PLAN**  
 1" = 20'-0"

## LAND USE NOTES

ZONING: R 15 LOT AREA: 18,280 S.F.

## LOT COVERAGE CALCULATIONS

ALLOWABLE LOT COVERAGE: 30% OF LOT AREA = 5,484

## EXISTING LOT COVERAGE

HOUSE ROOF	2,211
GARAGE ROOF	797
DRIVEWAY	1,468
TOTAL EXIST. LOT COV:	4,476 S.F.
<b>NEW LOT COVERAGE</b>	
ADDITION ROOF:	183 S.F.
TOTAL NEW LOT COV:	183 S.F.

**TOTAL LOT COVERAGE 4,659 S.F. < 5,484 ALLOWABLE**

## HARDSCAPE CALCULATIONS

ALLOWABLE HARDSCAPE: 9% OF LOT AREA = 1,645.2

<b>EXISTING HARDSCAPE</b> (not covered by roof or deck areas)	
BASEMENT DECKS	230
FIRST FLOOR DECK	312
ENTRY FOOTBRIDGE DECK	140
SUBTOTAL DECKS	682
WALKWAY ALONG DRIVEWAY	224
WALKWAY FROM BASEMENT TO DRIVEWAY	195
WALKWAY FROM GARAGE TO FOOTBRIDGE	194
ANTENNA PAD	81
TOTAL EXIST. HARDSCAPE	1,376

<b>NEW HARDSCAPE</b> (not covered by roof or deck areas)	
NEW FIRST FLOOR DECK	84
NEW SPIRAL STAIR FROM DECK	33
TOTAL NEW HARDSCAPE	117

**TOTAL HARDSCAPE 1,493 S.F. < 1,645 ALLOWABLE**

## GROSS FLOOR AREA

FLOOR LEVEL	EXISTING	NEW	TOTAL
BASEMENT	1,513	-0-	1,513
FIRST FLOOR	1,578	197	1,775
HOUSE SUBTOTAL	3,091 s.f.	197 s.f.	3,288 s.f.
GARAGE	540 s.f.	0	540 s.f.
<b>TOTAL GROSS FLOOR AREA</b>			<b>3,828 s.f.</b>

## BUILDING HEIGHT CALCULATIONS

ALLOWABLE HEIGHT: 30'  
 DISTANCE BETWEEN LOWEST GRADE AND TOP OF ROOF = < 30'  
 SEE EXTERIOR ELEVATIONS.

## LEGAL DESCRIPTION

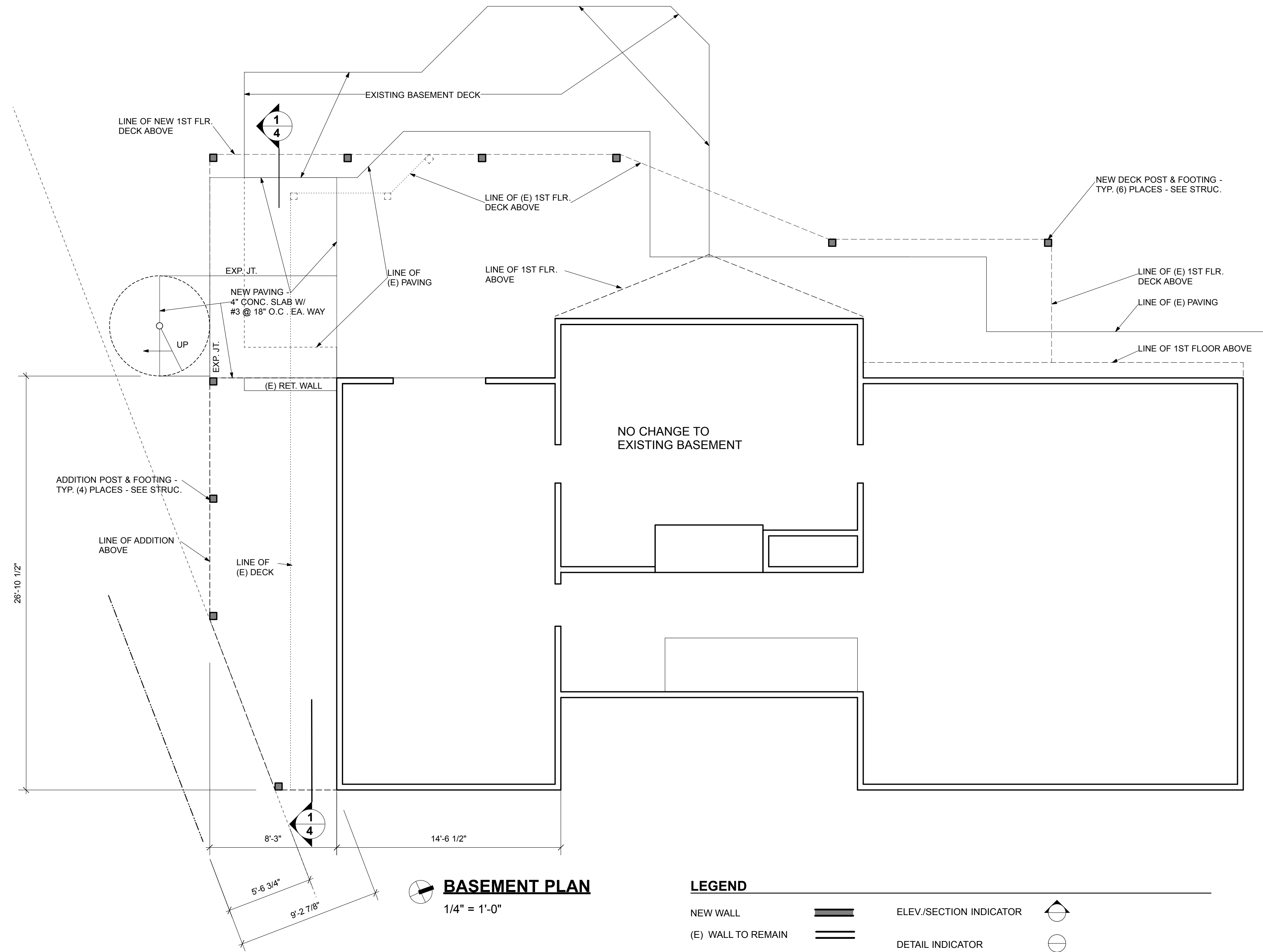
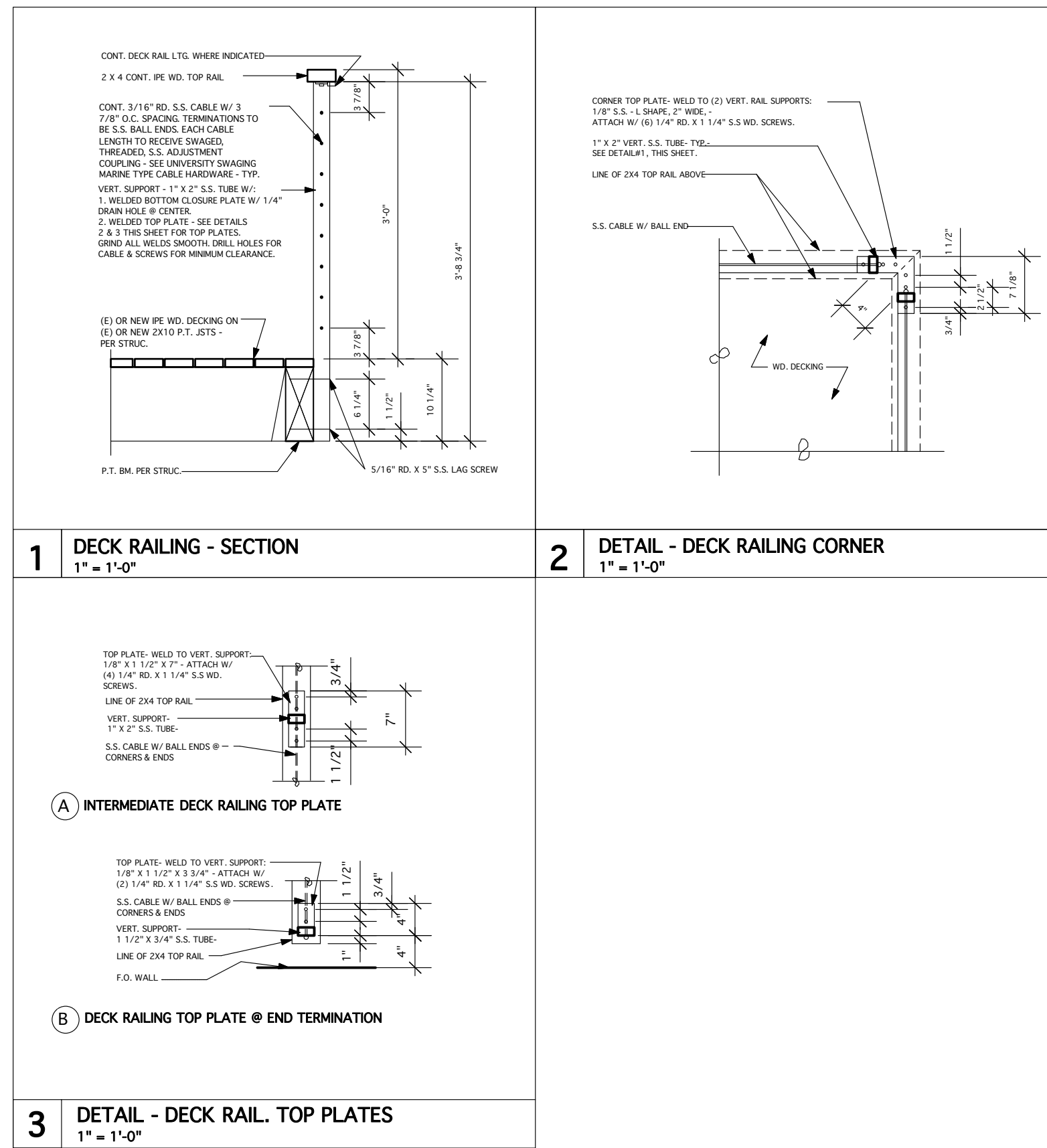
RECORDS OF KING COUNTY AUDITOR: SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

## PROPERTY DATA

OWNER: JOHN & EVA BANBURY  
 TAX PARCEL #: 192280-0220

## DRAWING INDEX

- SITE PLAN, NOTES
- BASEMENT PLAN, DETAILS
- FIRST FLOOR PLAN
- SECTION OF ADDITION, DETAILS
- EXTERIOR ELEVATIONS
- FRAMING PLANS, FOOTING SCHEDULE, DETAILS

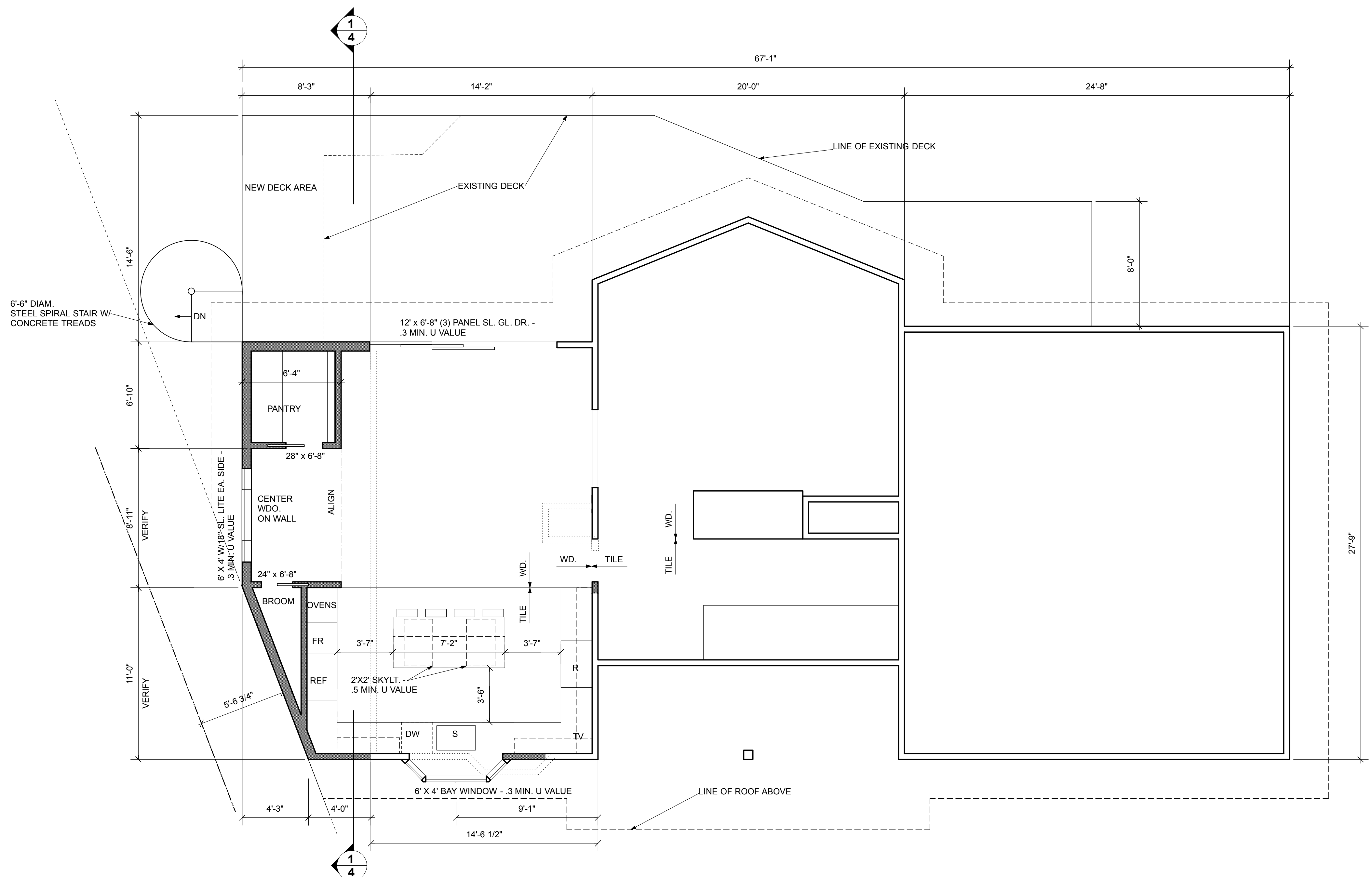
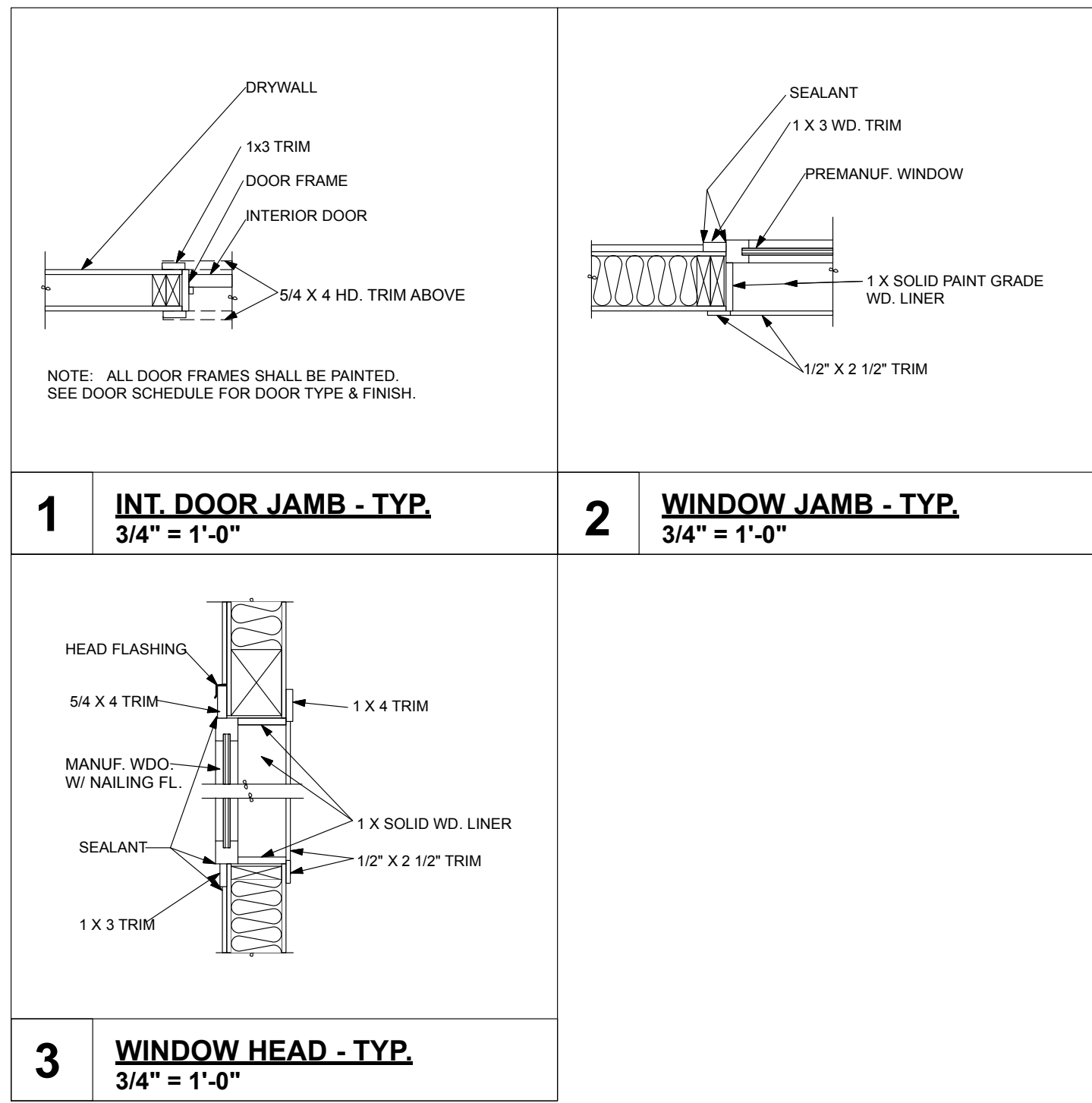


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Morcor Island, Washington 98040

PROJECT #: 19-01 SCALE: AS NOTED DATE: 4/10/19  
REVISIONS

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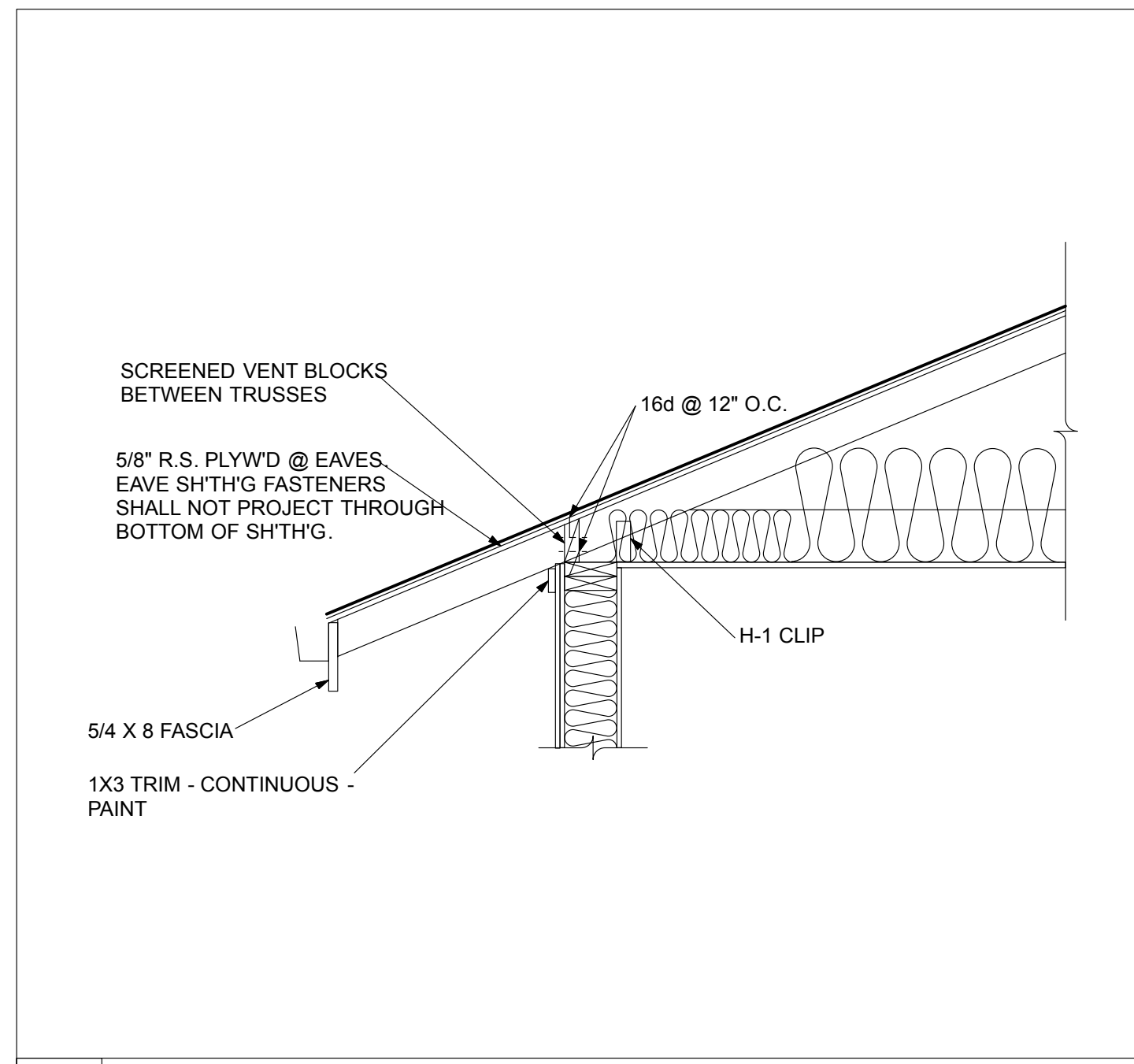


**FIRST FLOOR PLAN**  
1/4" = 1'-0"

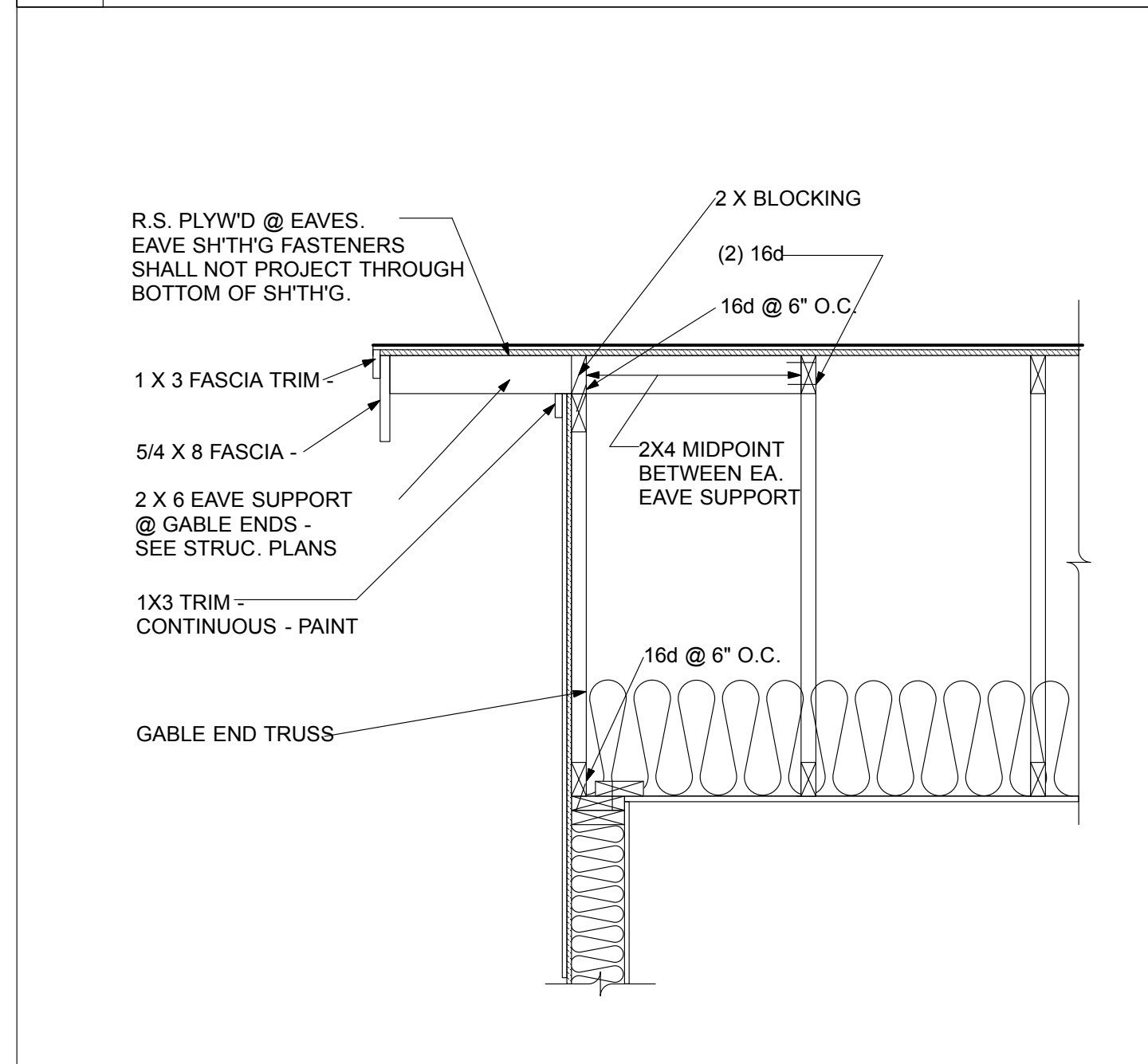
**LEGEND**

NEW WALL		ELEV./SECTION INDICATOR	
(E) WALL TO REMAIN		DETAIL INDICATOR	
(E) WALL TO BE REMOVED			

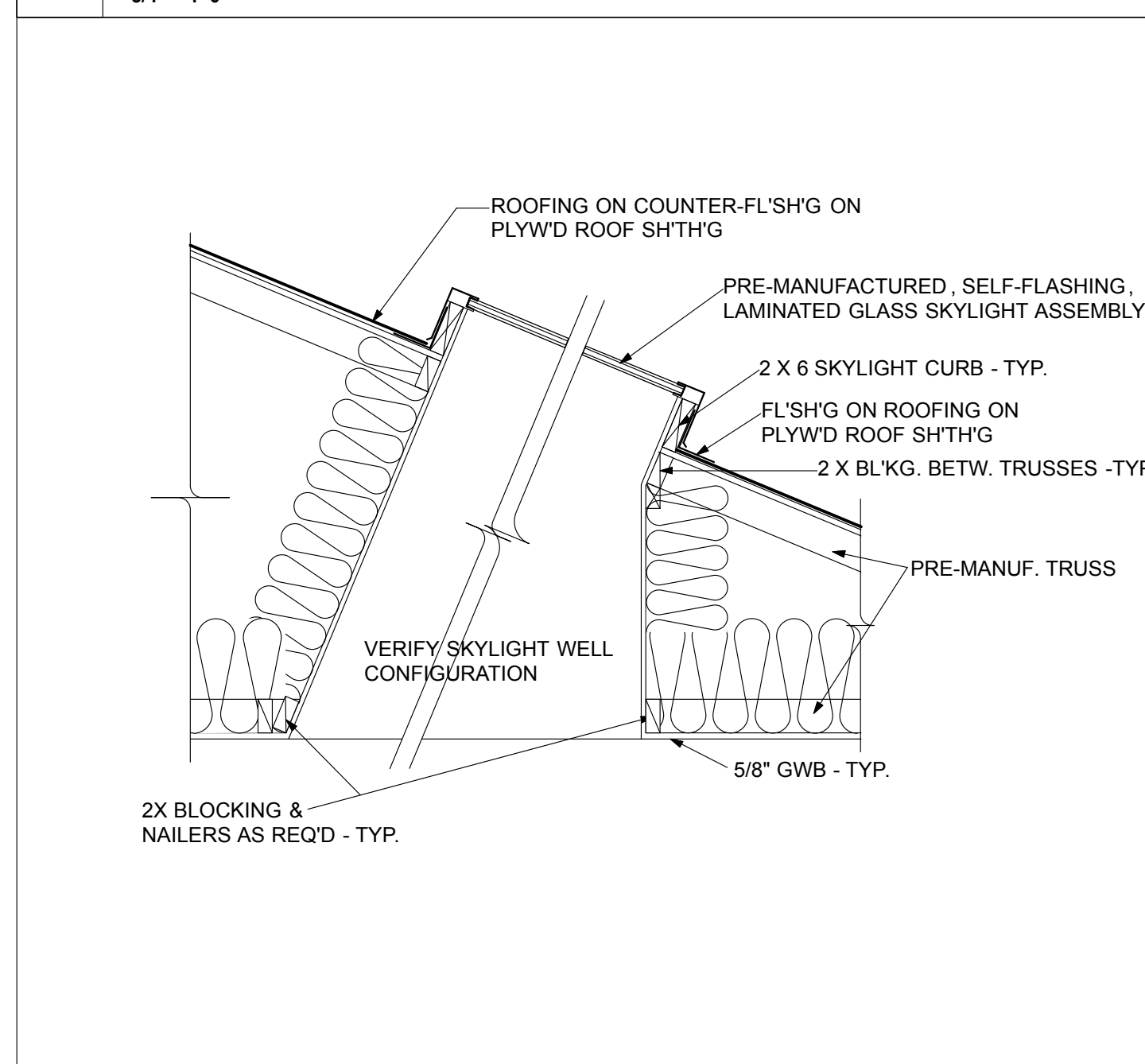




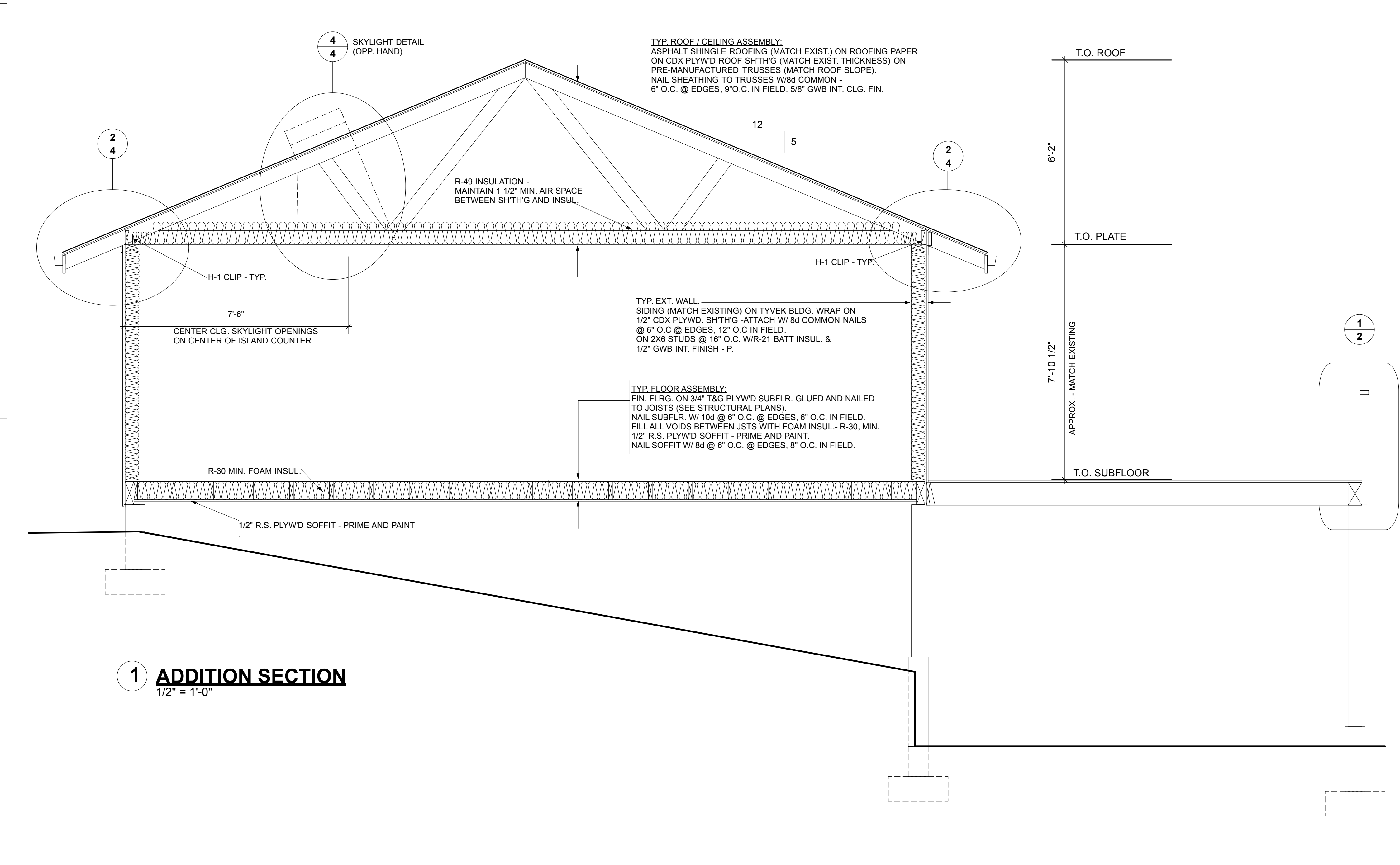
**2 TYPICAL EAVE & ROOF / WALL CONNECTION DETAIL**  
3/4" = 1'-0"



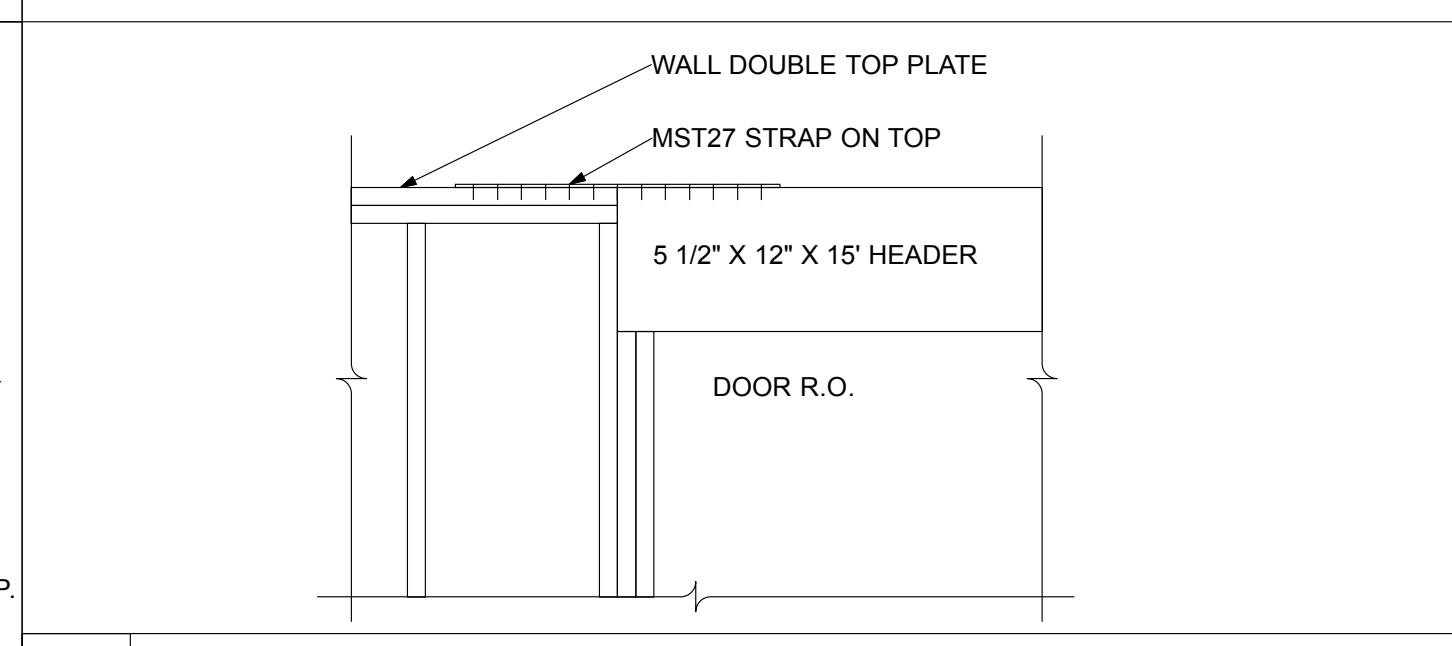
**3 TYPICAL EAVE & ROOF / WALL CONNECTION DETAIL**  
3/4" = 1'-0"



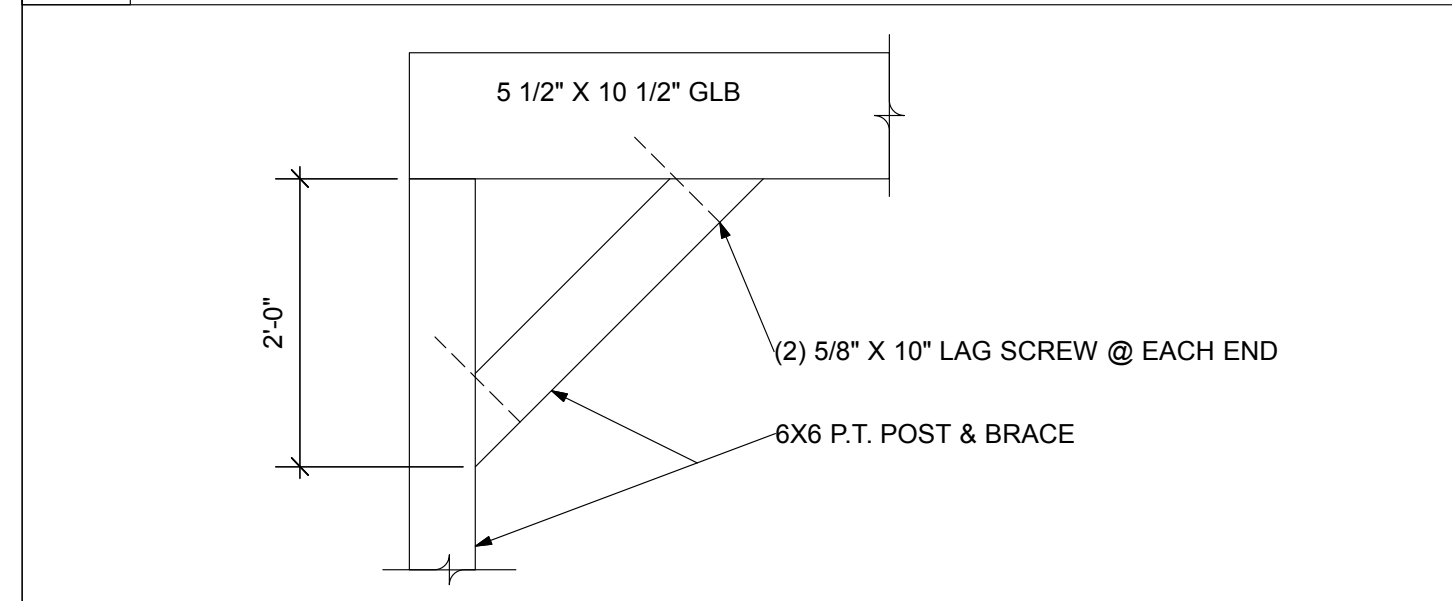
**4 SKYLIGHT DETAIL**  
3/4" = 1'-0"



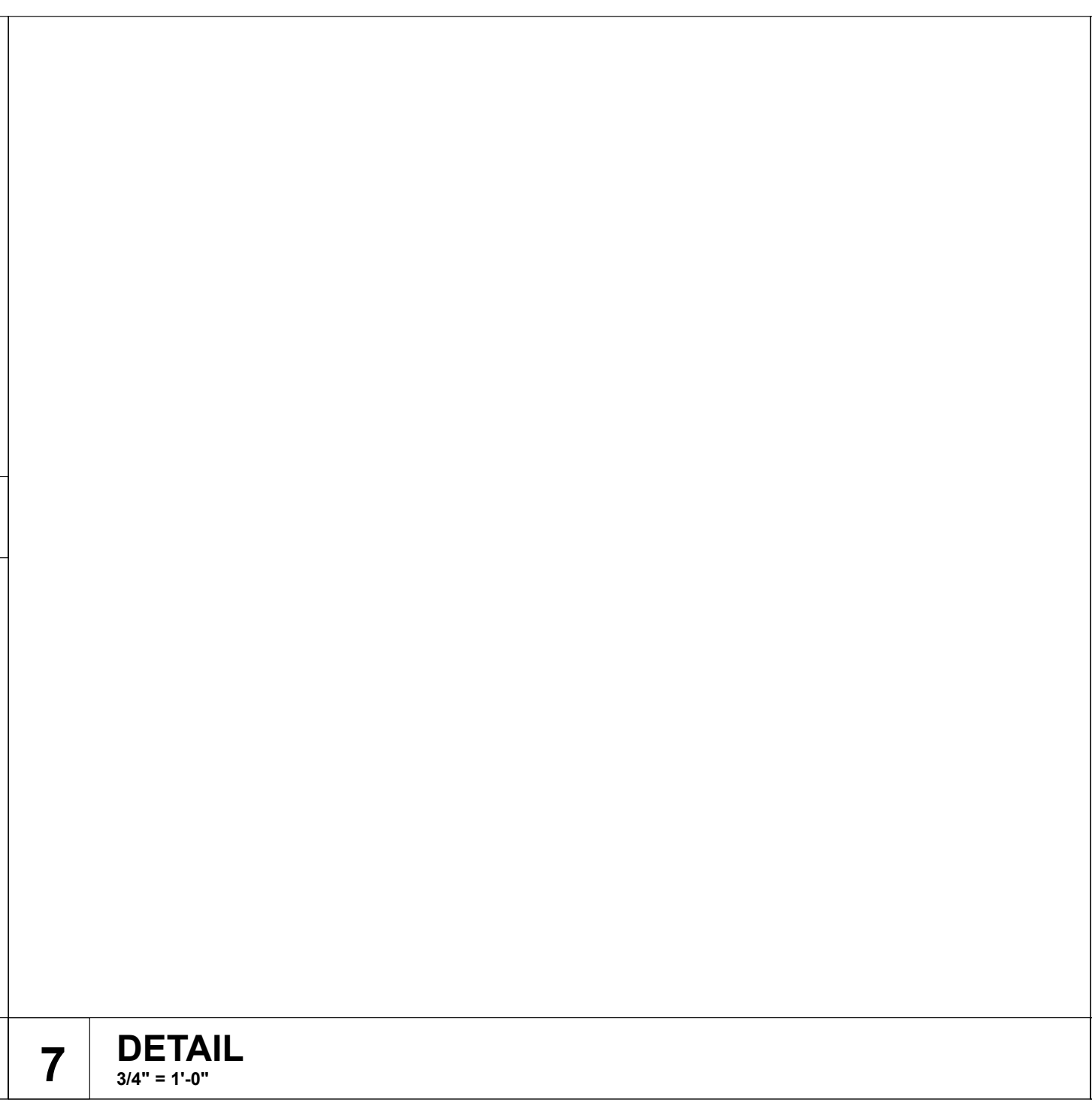
**1 ADDITION SECTION**  
1/2" = 1'-0"



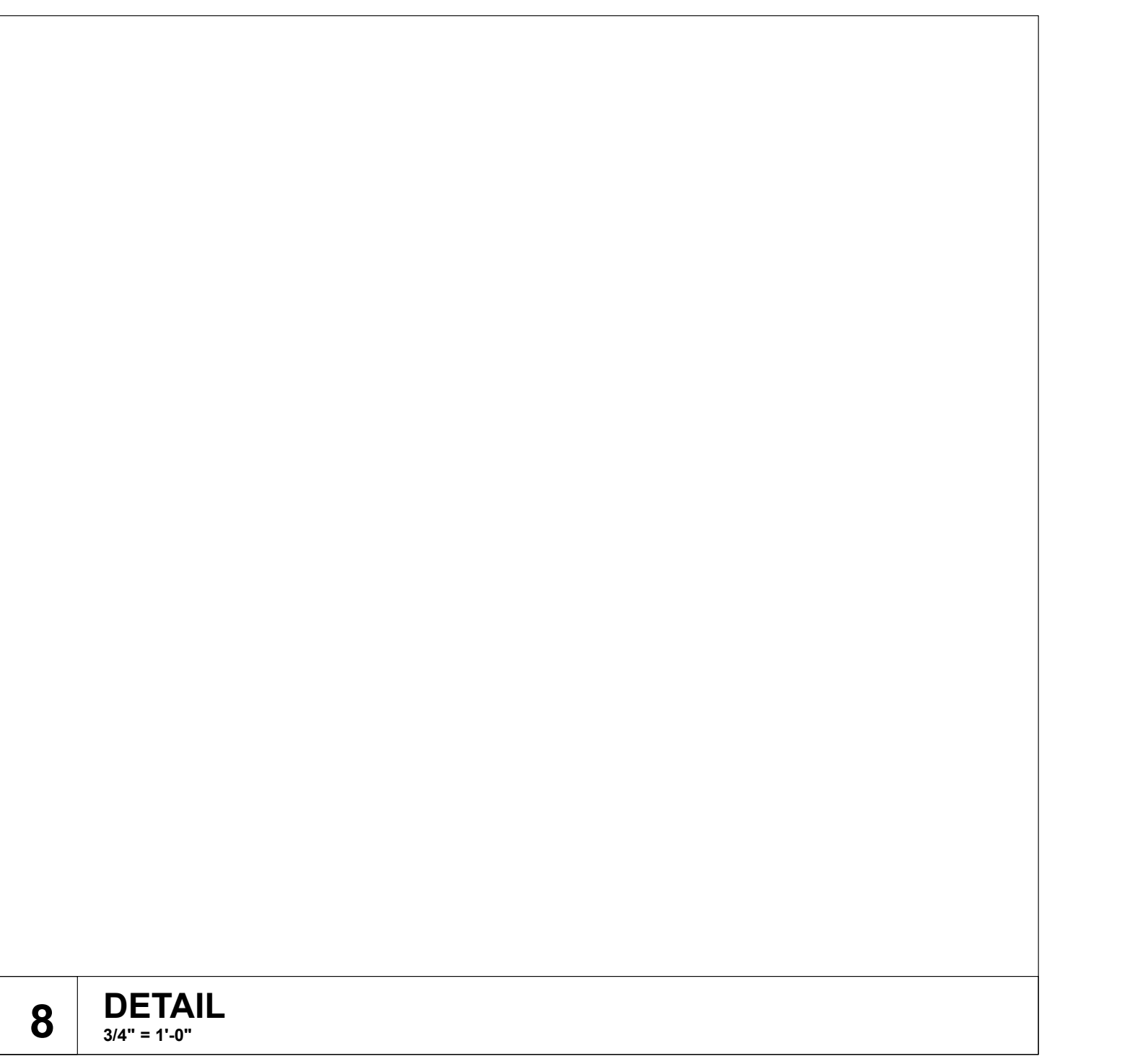
**5 HEADER DETAIL**  
3/4" = 1'-0"



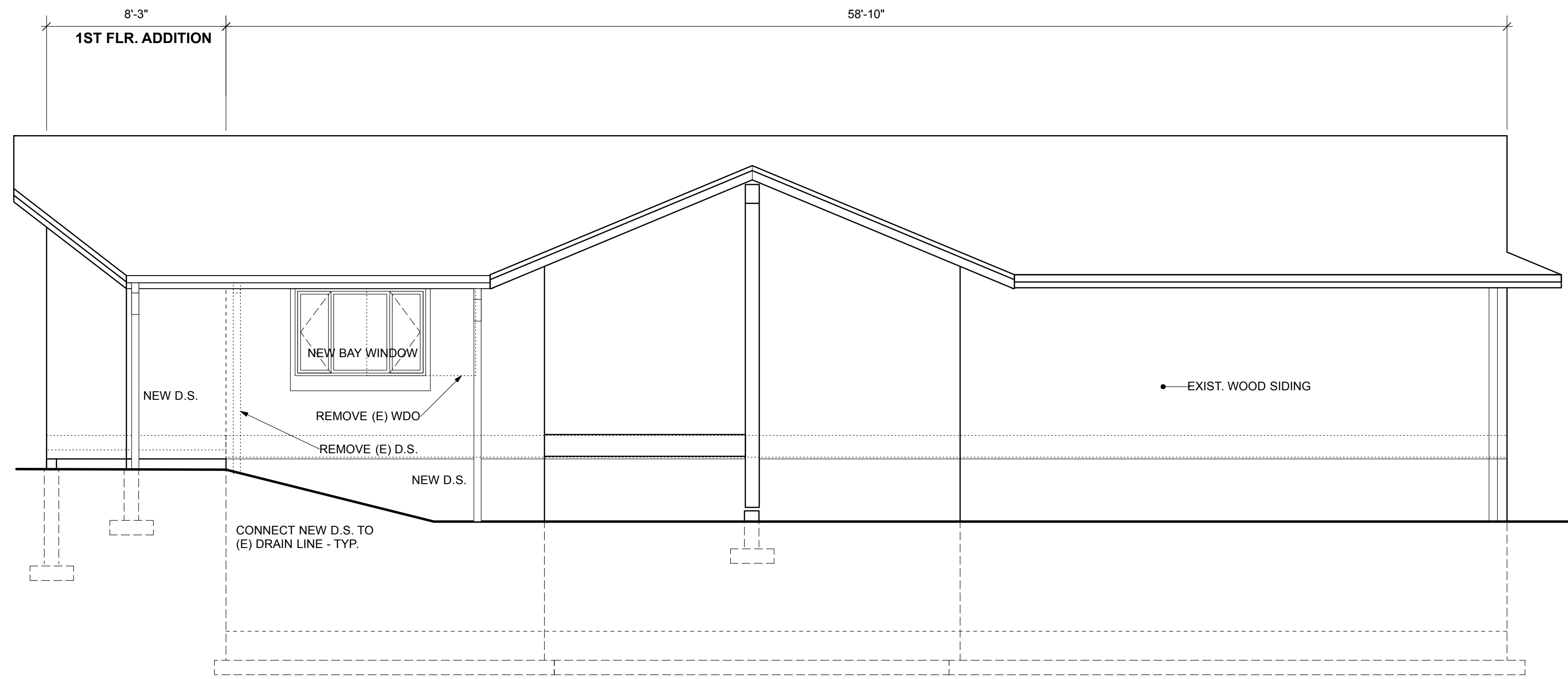
**6 BRACE DETAIL**  
3/4" = 1'-0"



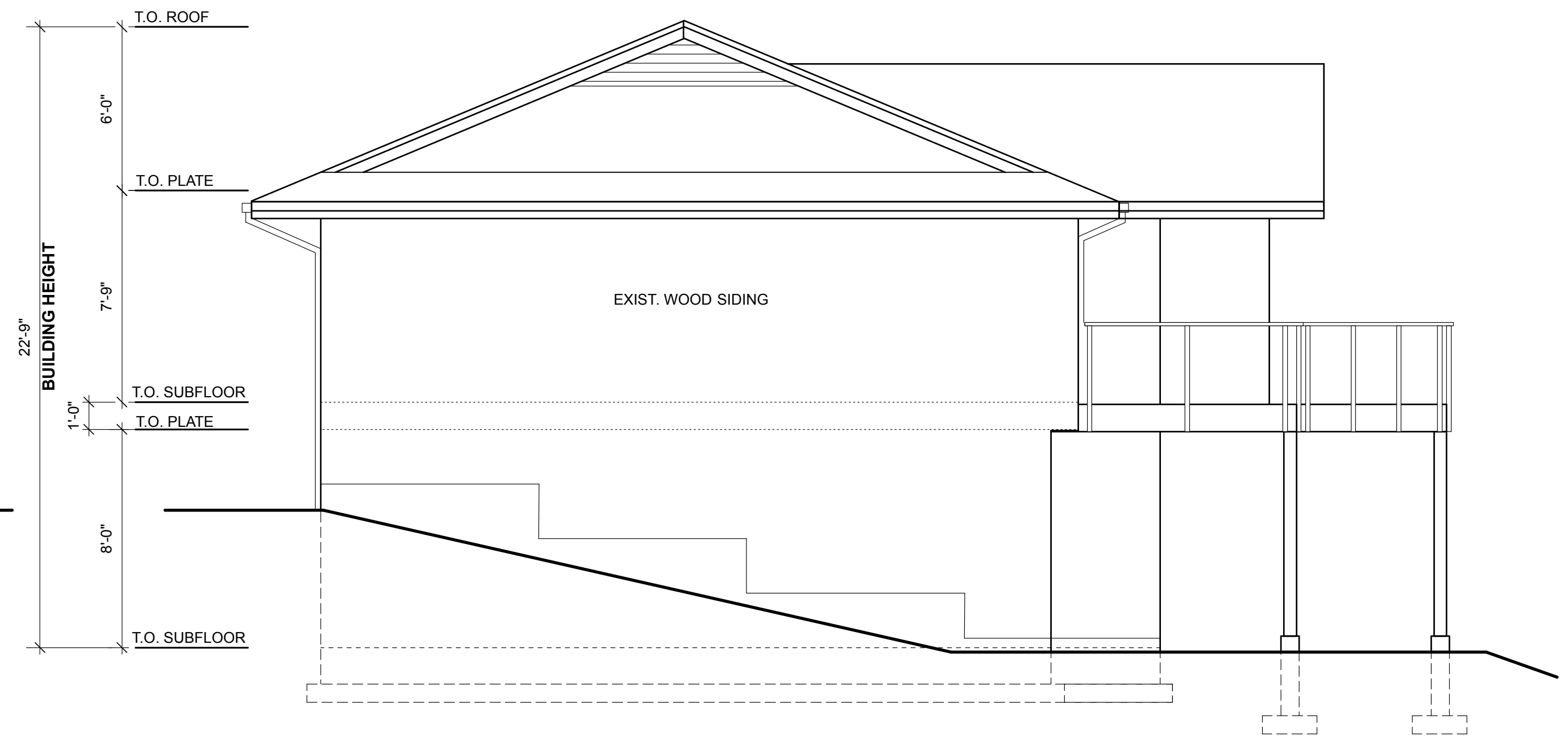
**7 DETAIL**  
3/4" = 1'-0"



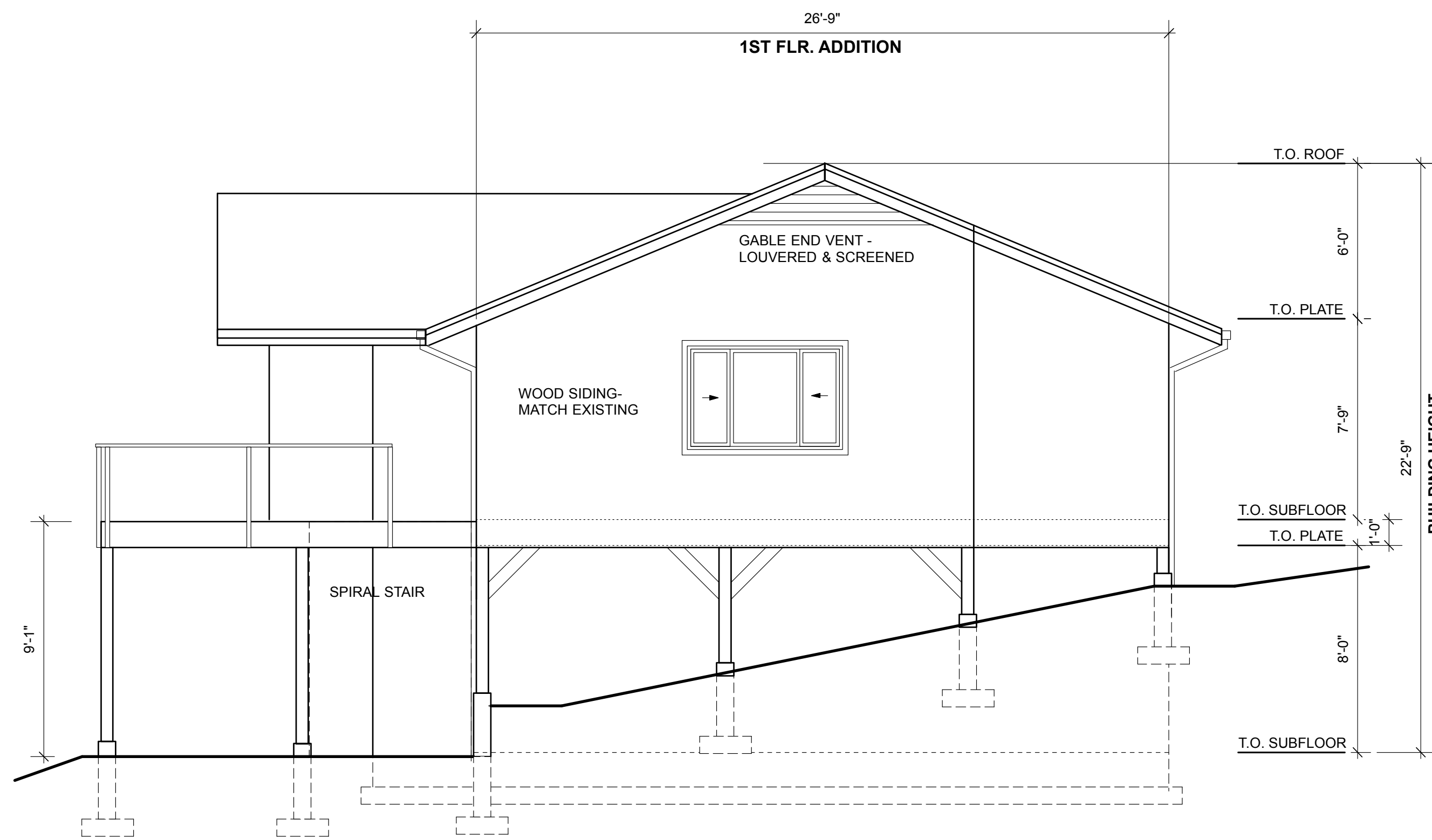
**8 DETAIL**  
3/4" = 1'-0"



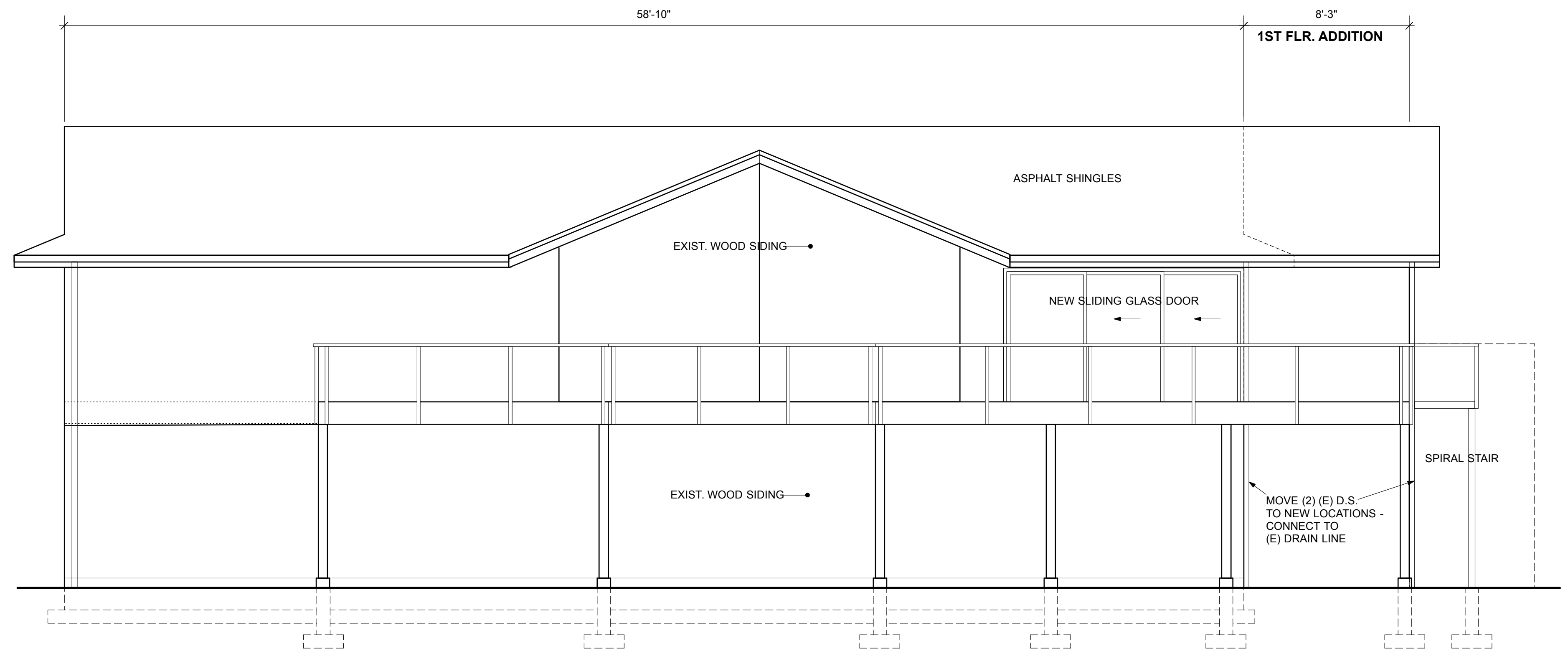
**EAST ELEVATION**



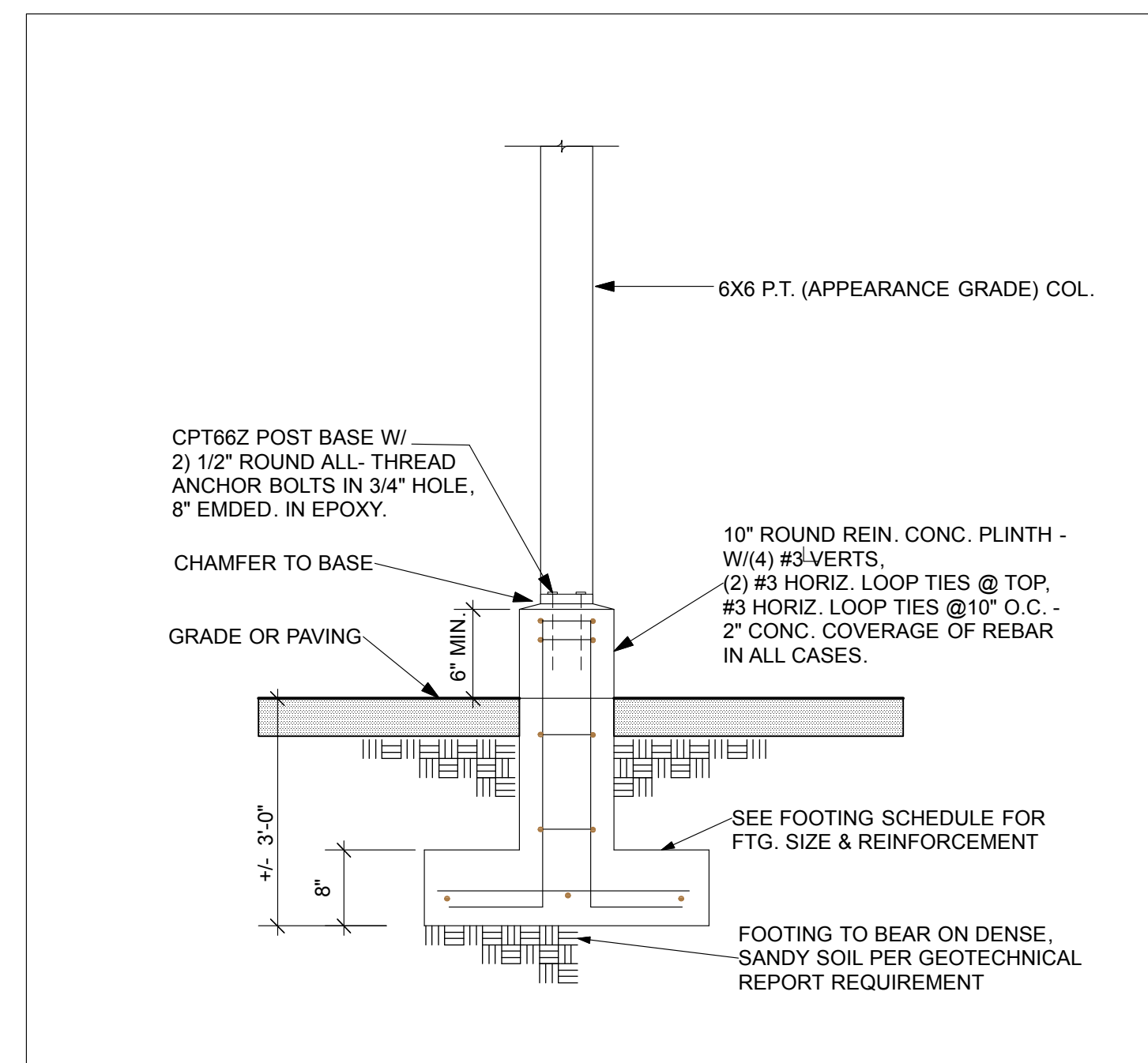
**NORTH ELEVATION**



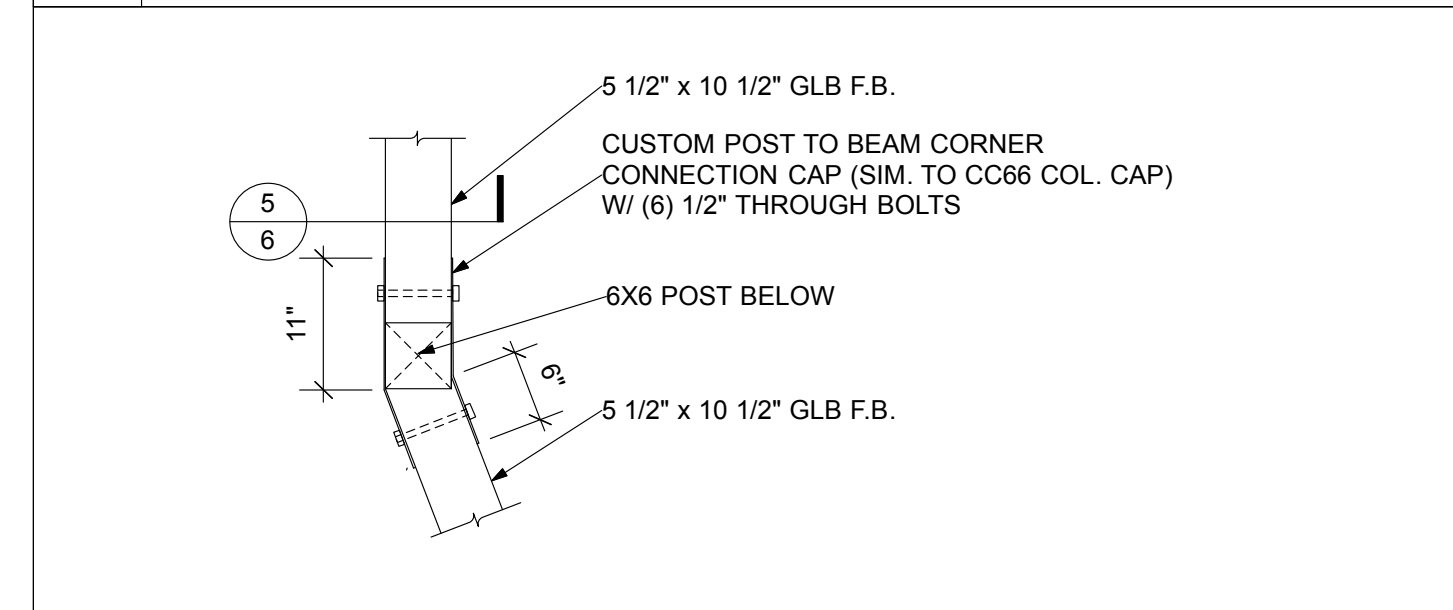
**SOUTH ELEVATION**



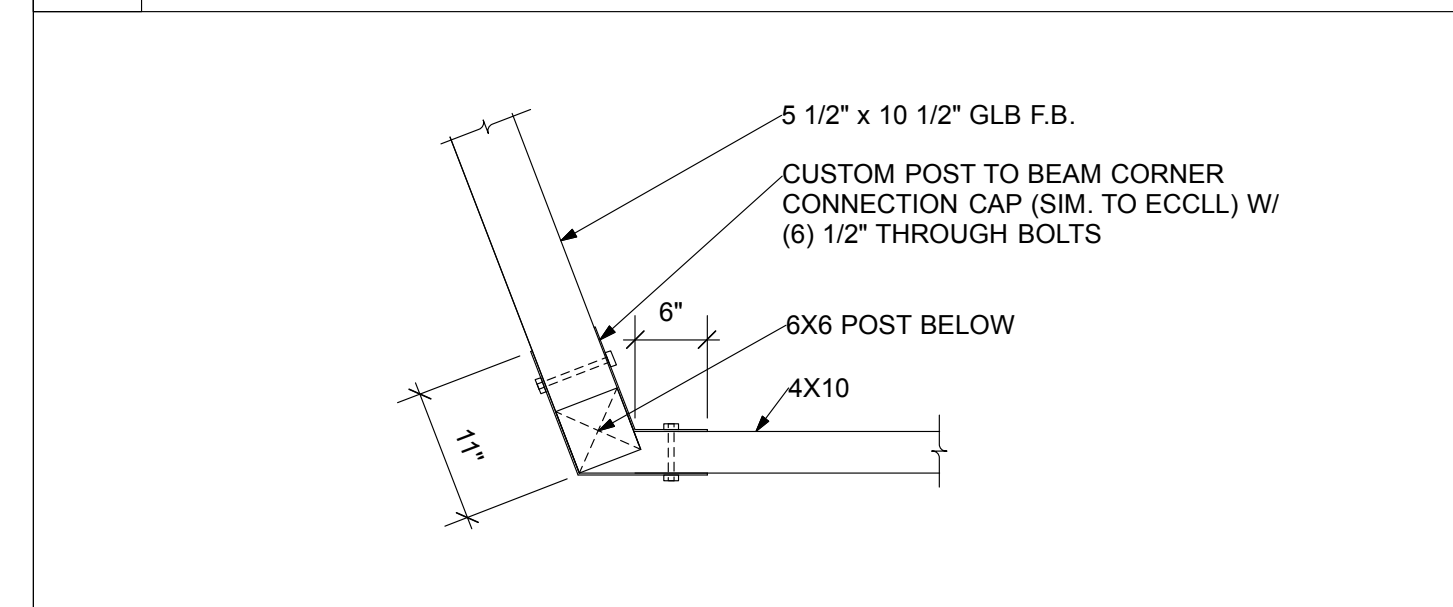
**WEST ELEVATION**



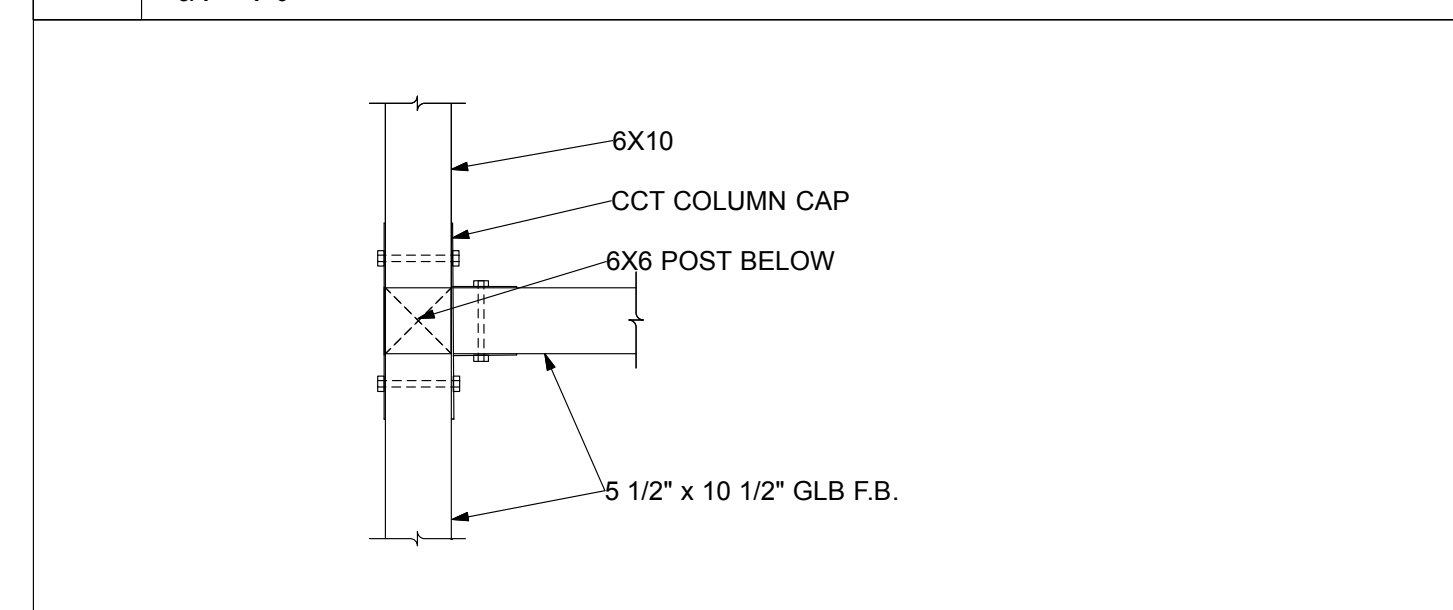
**1 DECK FOOTING & PLINTH - TYP.**  
3/4" = 1'-0"



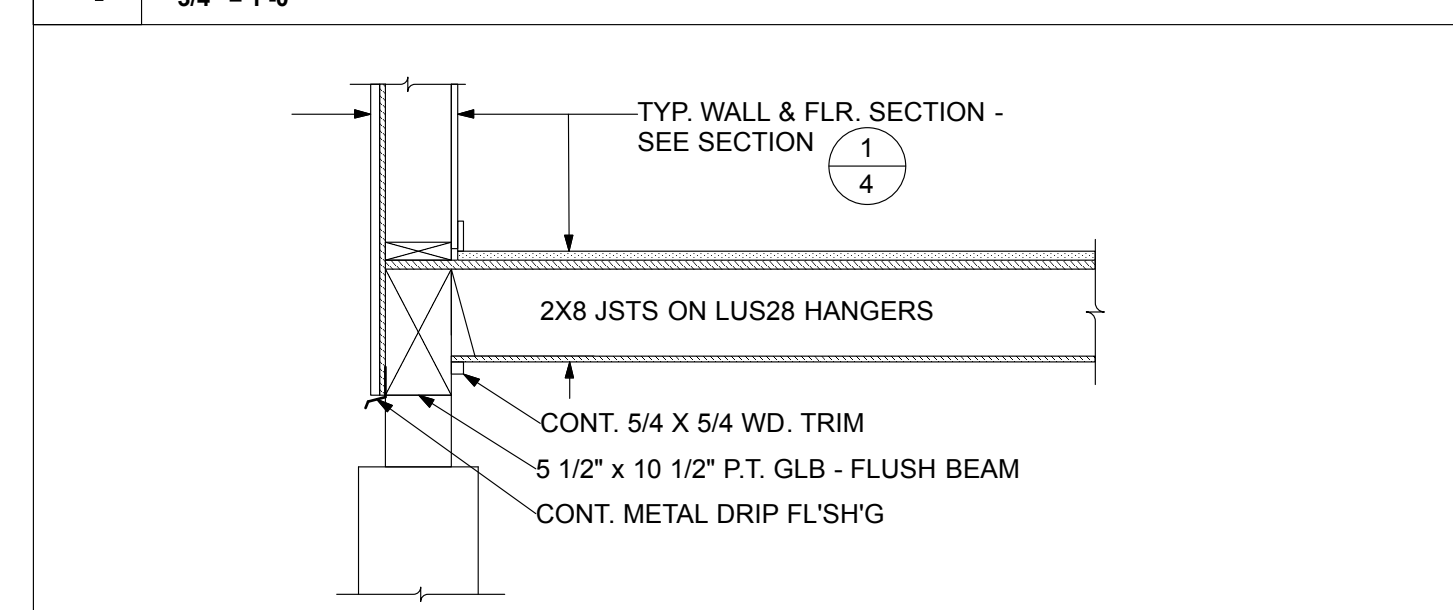
**2 CORNER POST TO BEAM CONNECTION**  
3/4" = 1'-0"



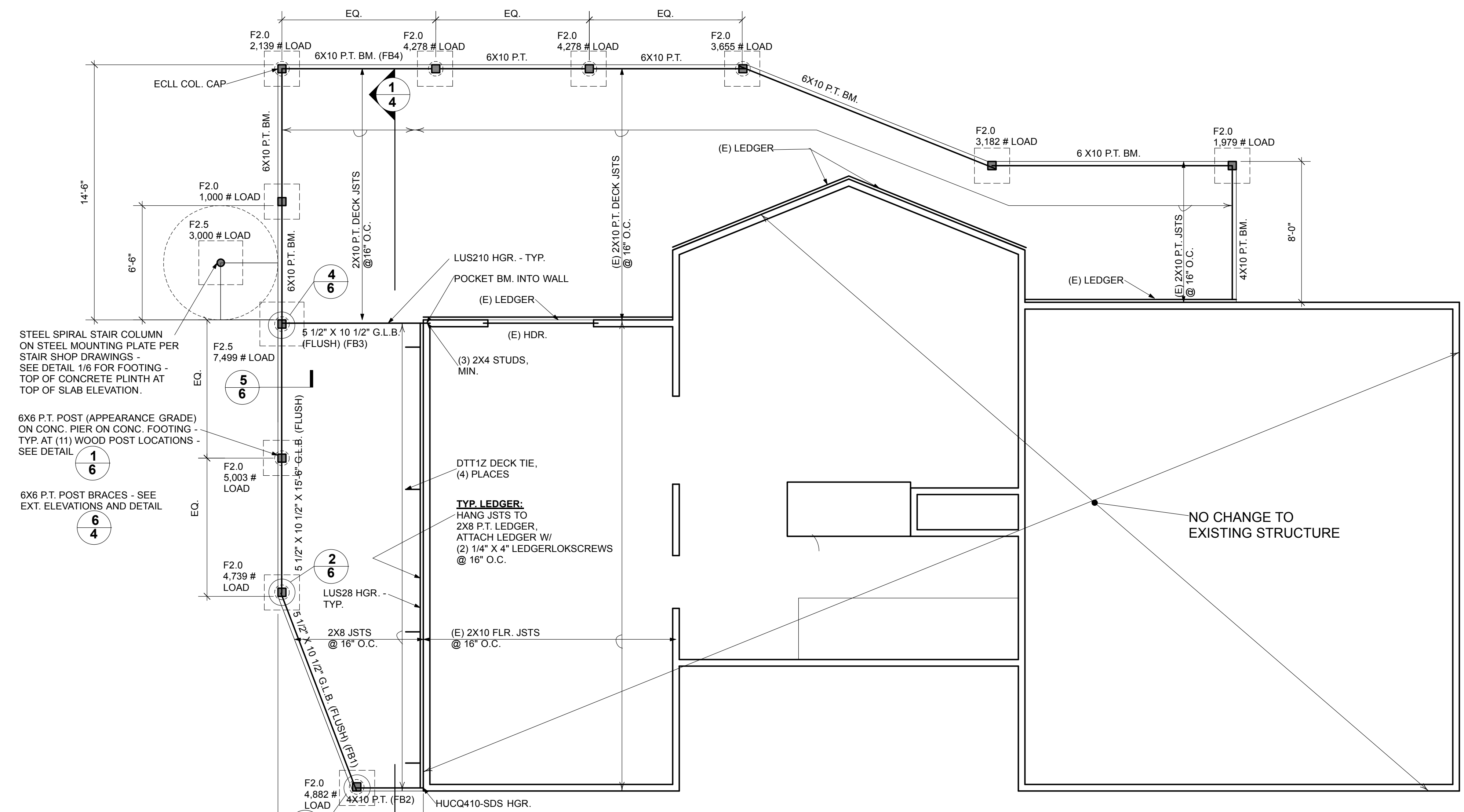
**3 CORNER POST TO BEAM CONNECTION**  
3/4" = 1'-0"



**4 POST TO BEAM CONNECTION**  
3/4" = 1'-0"

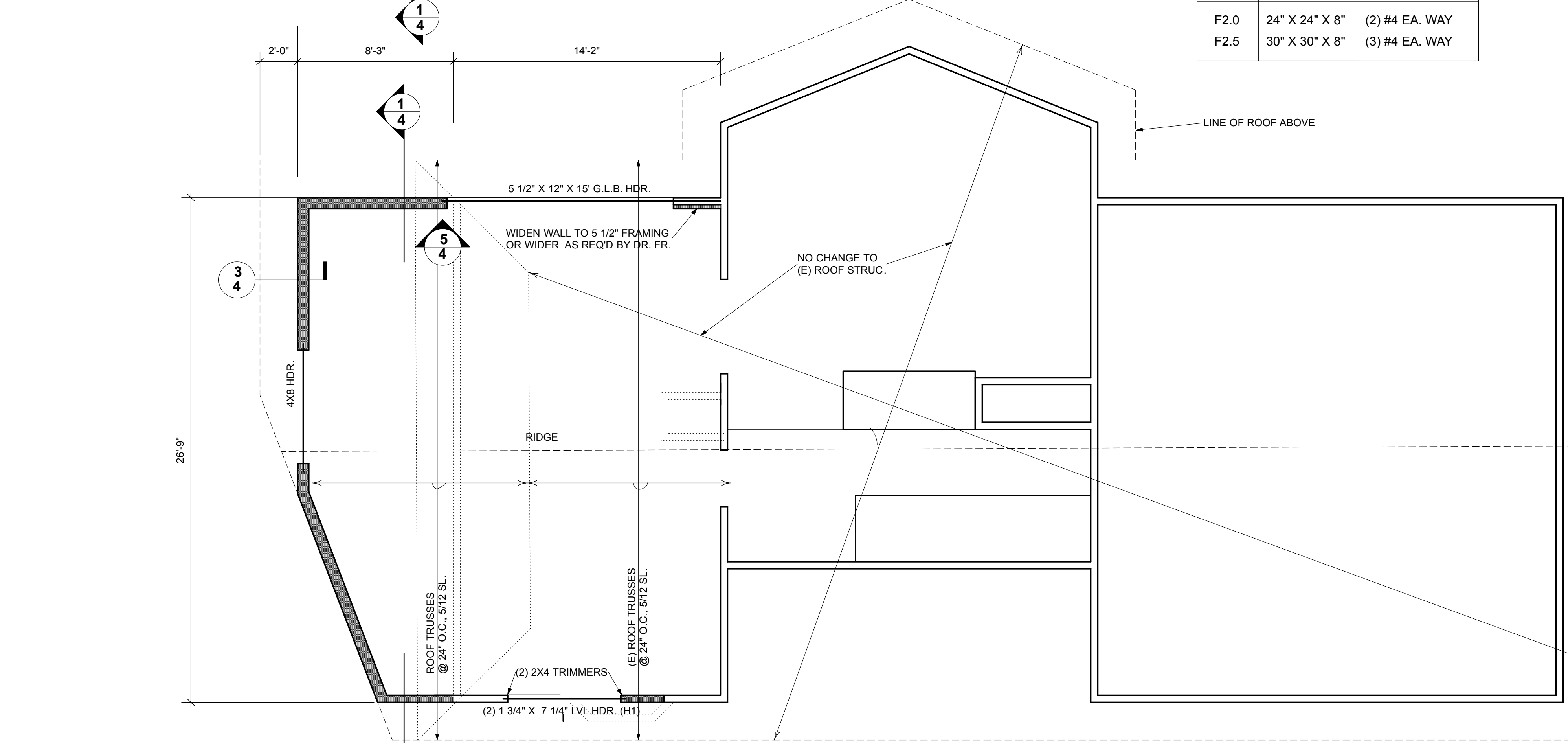


**5 WALL / BEAM DETAIL**  
3/4" = 1'-0"



**FIRST FLOOR FOUNDATION & FRAMING PLAN**  
1/4" = 1'-0"

MARK	SIZE	REINFORCING
F2.0	24" X 24" X 8"	(2) #4 EA. WAY
F2.5	30" X 30" X 8"	(3) #4 EA. WAY



**ROOF FRAMING PLAN**  
1/4" = 1'-0"

**NOTES:**  
1. SEE ARCHITECTURAL PLAN FOR DIMENSIONS  
2. HANG ALL DECK JOISTS TO ALL BEAMS AND LEDGERS UNLESS NOTED OTHERWISE.