

LOT SLOPE:

Highest Elevation Point of Lot:	56	Feet
Lowest Elevation Point of Lot:	14.28	Feet
Elevation Difference:	41.72	Feet
Horizontal Distance Between High and Low Points:	168	Feet
Lot Slope*	24.8	%

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

LEGAL DESCRIPTION:

PARTION OF LOT 5, LELAND ADDITION AS PER PLATS, RECORDED IN VOLUM 82 OF PLATS, PAGE 19 RECORDS OF KING COUNTY WASHINGTON.

PARCEL NUMBER: 42600-0050

GROSS FLOOR AREA CALCULATIONS

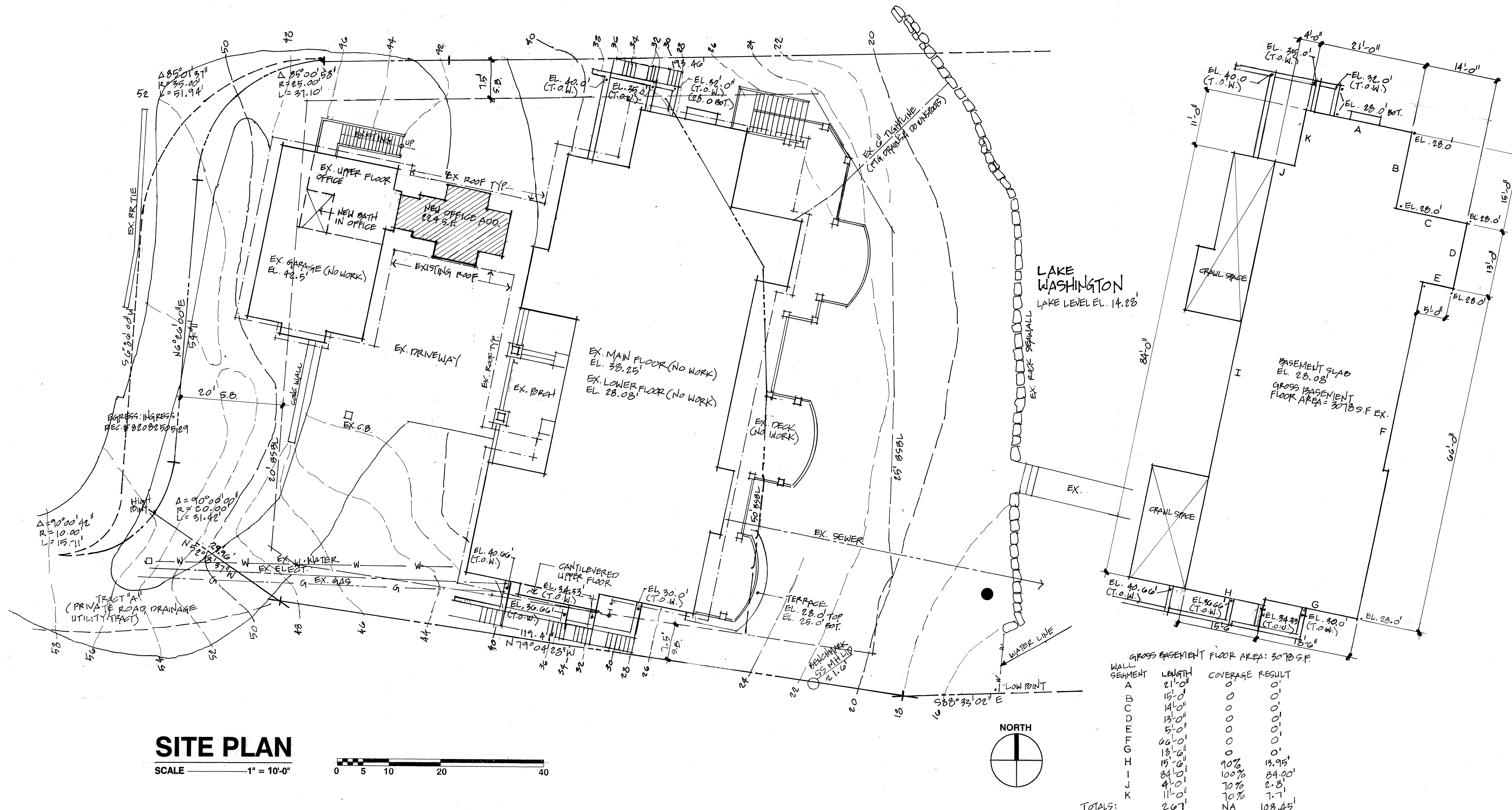
Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	242 Sq. Ft.	0 Sq. Ft.	224 (under ex. roof) Sq. Ft.	466 Sq. Ft.
Main Floor	3662 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	3662 Sq. Ft.
Gross Basement Area	3078 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	3078 Sq. Ft.
Garage/ Carport	810 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	810 Sq. Ft.
Total Floor Area	7792 Sq. Ft.	0 Sq. Ft.	224 Sq. Ft.	8016 Sq. Ft.
Accessory Buildings	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.

LOT COVERAGE:

EXISTING - NO NEW LOT COVERAGE PROPOSED

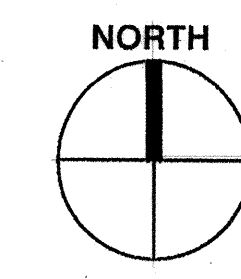
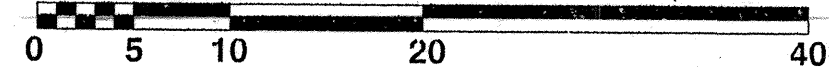
IMPERVIOUS SURFACE:

EXISTING - NO NEW IMPERVIOUS SURFACE PROPOSED



SITE PLAN

SCALE 1" = 10'-0"



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LOSH RESIDENCE

7900 SE 61ST. PLACE
MERCER ISLAND, WA 98040

Additions and Alterations For:

Drawing Title:
SITE PLAN

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date:
7/29/21
Revisions:
No. Description Date

Scale: 1" = 10'-0"

Sheet No.

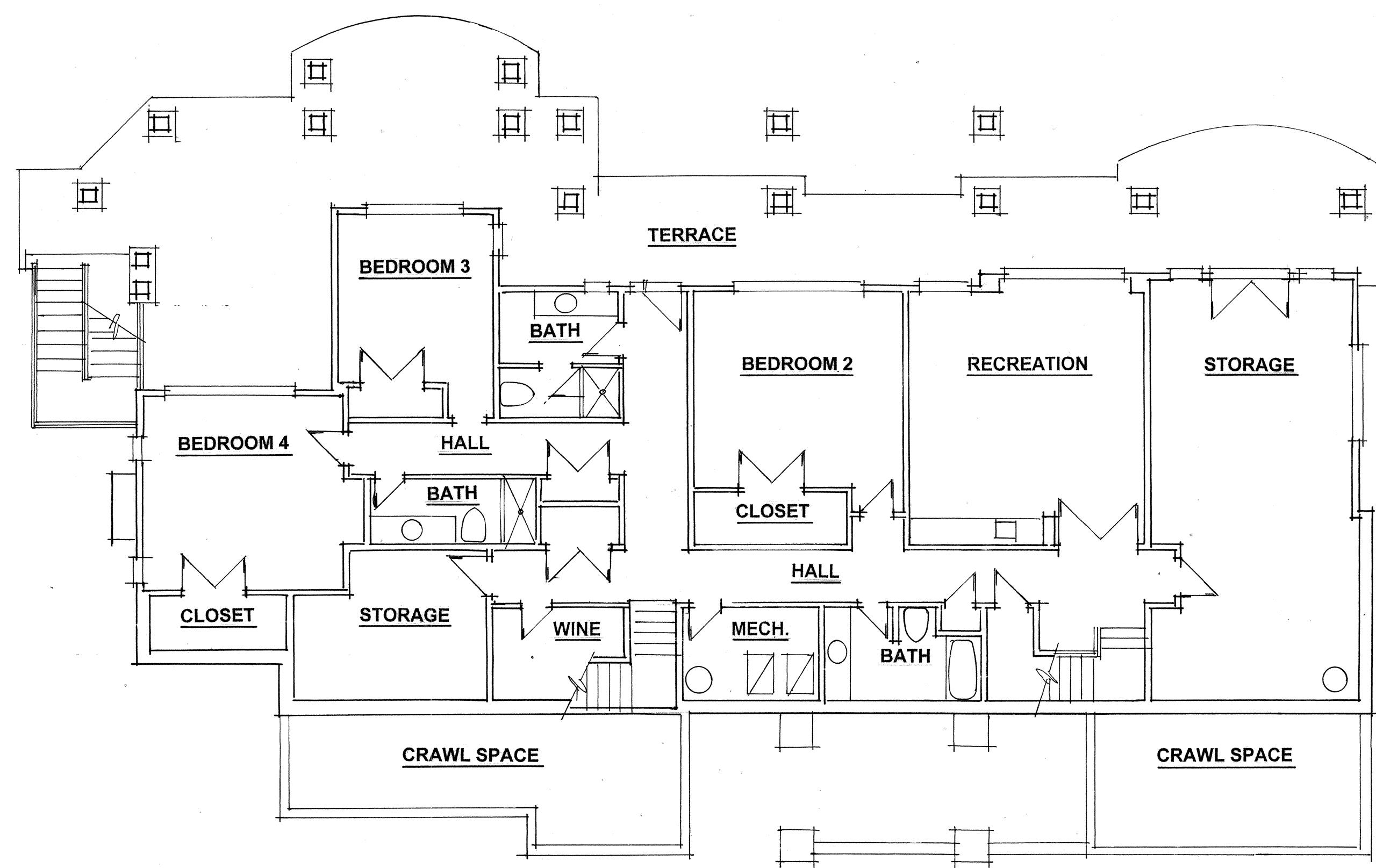
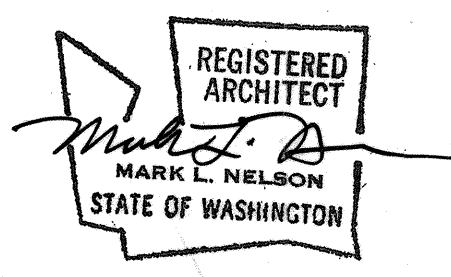
A1

GROSS BASEMENT FLOOR AREA: 3078 S.F.

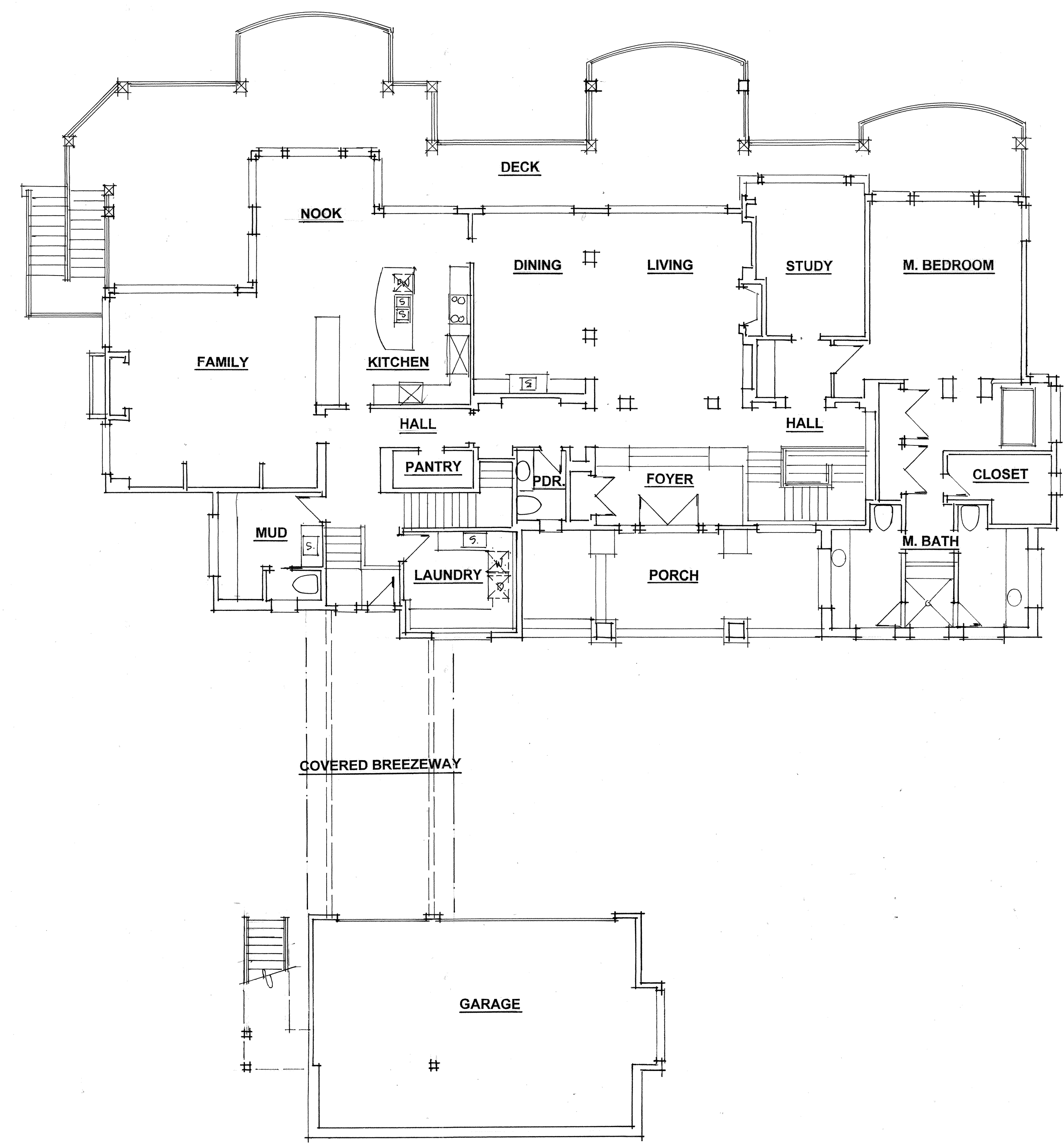
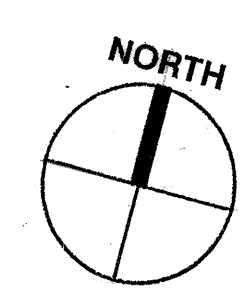
108.45 ÷ 267 = .406 OR 40.6%
.406 x 3078 = 1,249 S.F. EXCLUDED FRONT GROSS FLOOR AREA
3078 - 1,249 S.F. = 1,829 GROSS BASEMENT AREA W/EXCLUSION



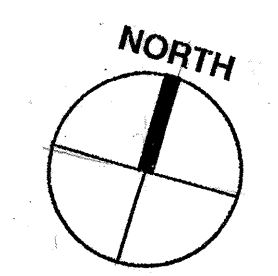
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EXISTING LOWER FLOOR PLAN
SCALE 1/8"=1'-0"
EXISTING LOWER FLOOR: 3078 S.F.



EXISTING MAIN FLOOR PLAN
SCALE 1/8"=1'-0"
EXISTING MAIN FLOOR: 3062 S.F.



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Additions and Alterations For:

Drawing Title:
EXISTING MAIN FLOOR
PLAN, EXISTING LOWER
FLOOR PLAN

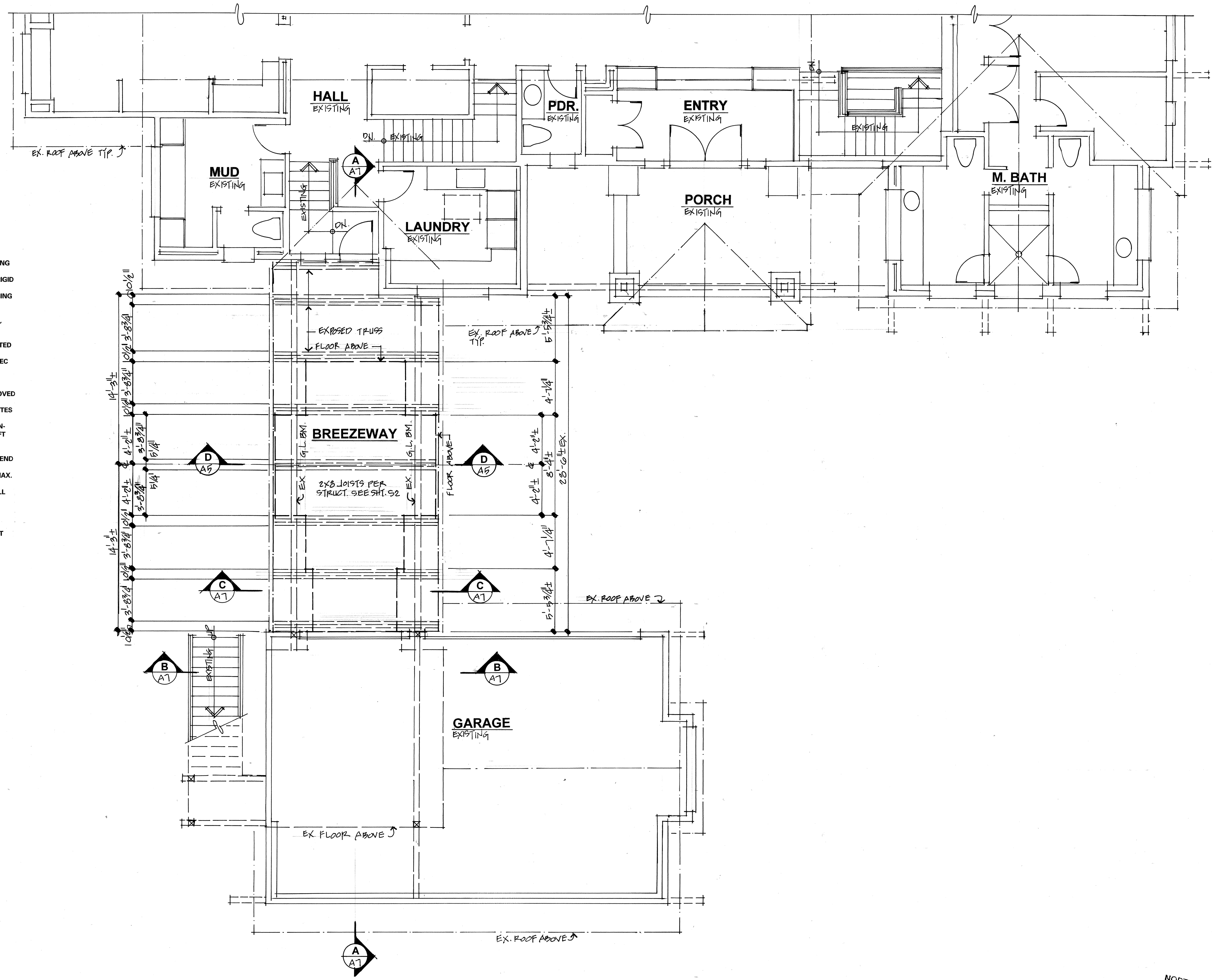
Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date:
7/29/21
Revisions:

No.	Description	Date

Scale: 1/8"=1'-0"
Sheet No.

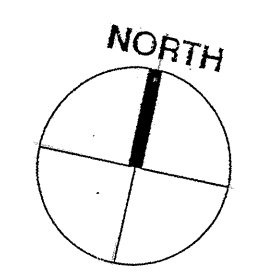
A3



- FLOOR PLAN NOTES:**
- CONTRACTOR SHALL VERIFY TO INSPECTOR THAT ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING A 200lb. LOAD ON TOP OF RAILING ACTING IN ANY DIRECTION AS REQUIRED BY IRC.
 - ALL HEADERS 4X8 MIN. U.N.O.- SEE FRAMING PLANS
 - ALL EGRESS WINDOWS (E) TO HAVE A NET 24" CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, MIN. NET CLEAR OPENING AREA OF 5.7 S.F. AND 44" MAX. SILL HEIGHT TYPICAL
 - ALL HEADERS IN EXTERIOR WALLS TO BE INSULATED WITH R10 RIGID INSULATION
 - FILL ALL EXISTING FRAMING CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION TO THE FULL DEPTH WITH BATT INSULATION OR INSULATION HAVING AN EQUIVALENT R-VALUE
 - ALL WINDOWS ARE NOMINAL NOMINAL R.O. WIDTH AND HEIGHT, VERIFY WINDOW SIZES WITH MANUFACTURER
 - UNIFORM RISERS AT ALL STAIRS
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
 - FIREBLOCKING AT ALL PLUMBING PENETRATIONS
 - CAULK AND WEATHERSTRIP ALL JOINTS AND OPENINGS PER WSEC
 - DENOTES SOLID BEARING UNDER CONCENTRATED LOAD, SEE FRAMING PLANS
 - ALL DIMENSIONS TO FACE OF STUD
 - PROVIDE 26 GA. GALVANIZED SHEET METAL FLASHING OR APPROVED ABOVE WINDOW AND DOORS TYPICAL, LAP W.R.B. OVER
 - SEE SHEET A2 FOR LUMBER GRADES, STRUCTURAL FRAMING NOTES
 - KITCHEN RANGE, DRYER, BATHROOM AND LAUNDRY ROOM VENTILATION DUCTS TO HAVE SMOOTH NON-COMBUSTIBLE NON-ABSORBENT SURFACE AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS
 - CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE ASSEMBLED WITH METAL SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO THE DUCT
 - ALL SHOWERS SHALL FLOW RESTRICTORS TO LIMIT WATER TO MAX. 1.75 GPM PER WSEC
 - PROVIDE "DENSHELD" TILE BACKER BOARD OR APPROVED TO ALL AREAS SUBJECT TO WATER SPLASH
 - ALL TOILETS TO BE MAX. 1.6 GALLONS/FLUSH OR LESS
 - SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED W/BATTERY BACKUP
 - THE POINT OF DISCHARGE OF EXHAUST FANS SHALL BE AT LEAST 3' FROM ANY OPENING IN THE BUILDING

- LEGEND:**
- EXISTING WALLS TO BE REMOVED
 - EXISTING WALLS TO REMAIN
 - NEW CONSTRUCTION
 - SHEAR WALL (SEE SCHED. SHT. S1)
 - EXHAUST FAN
 - 110 V. SMOKE DETECTOR W/ BATTERY BACKUP INTERCONNECTED
 - CO COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
 - (S.G.) SAFETY GLASS
 - (E.) EGRESS
 - f.H.B. HOSE BIB

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



Additions and Alterations For:

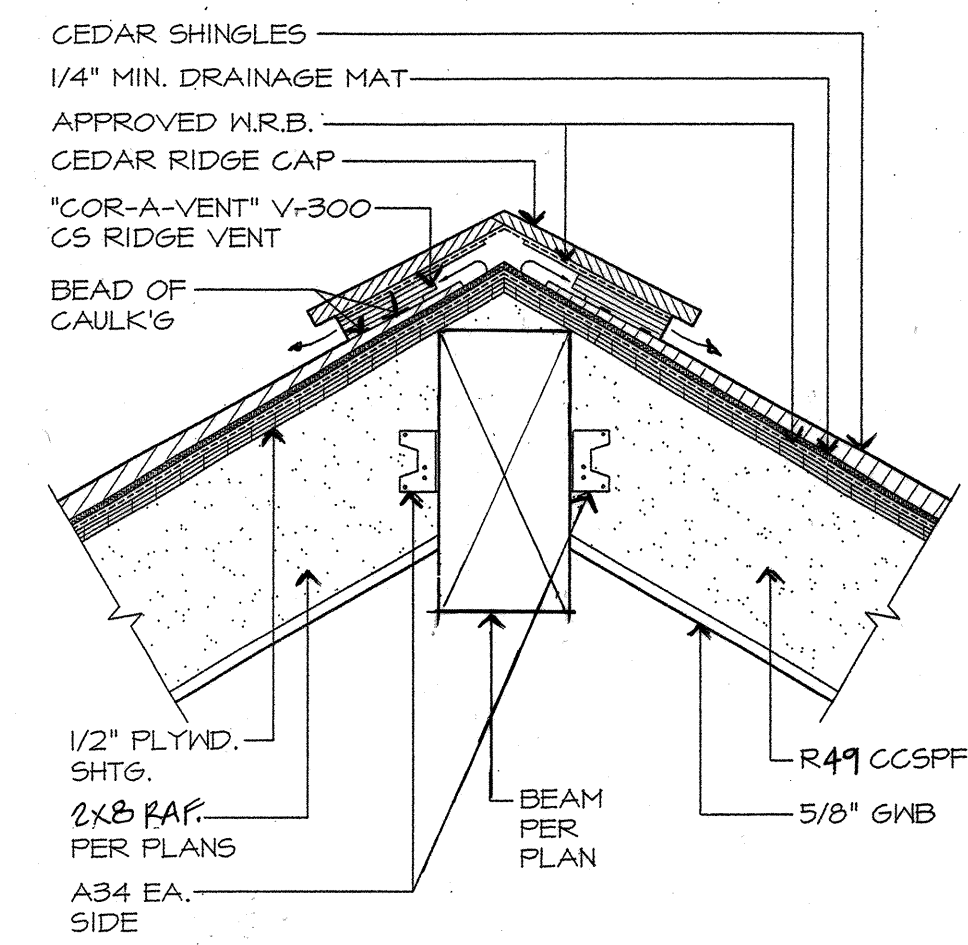
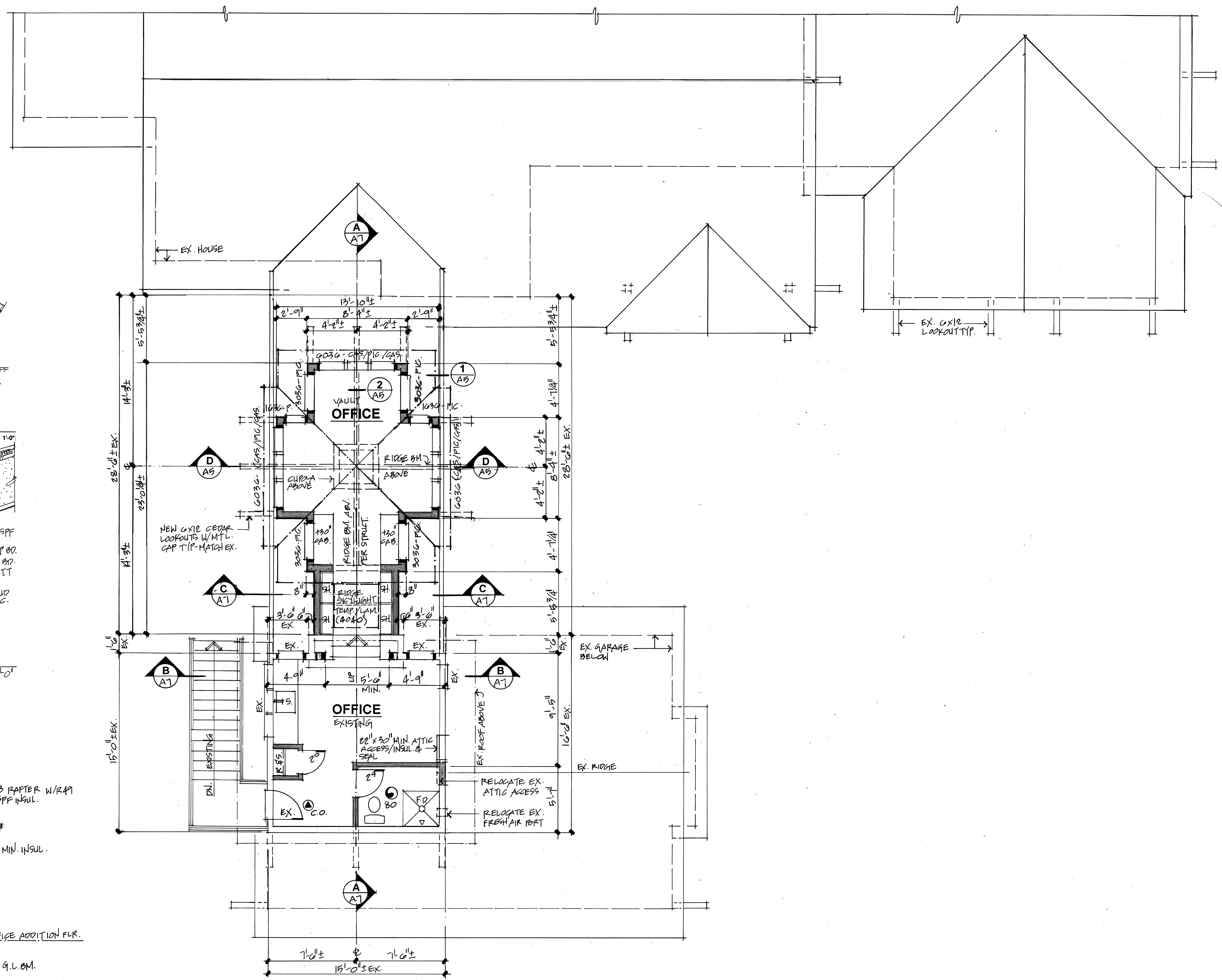
Drawing Title:
UPPER FLOOR PLAN

Drawn By: T.D.
Checked By: MLN
Approved By:

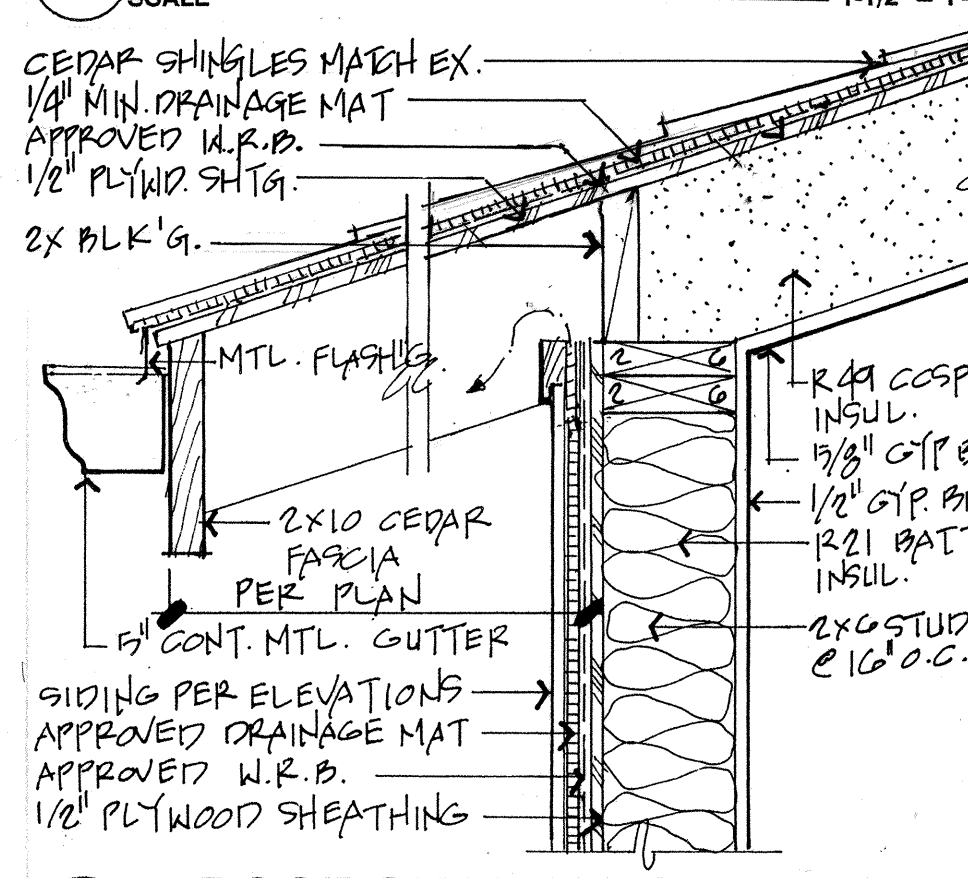
Issue Date:
7/29/21
Revisions:
No. Description Date

Scale: 1/4" = 1'-0"
Sheet No.

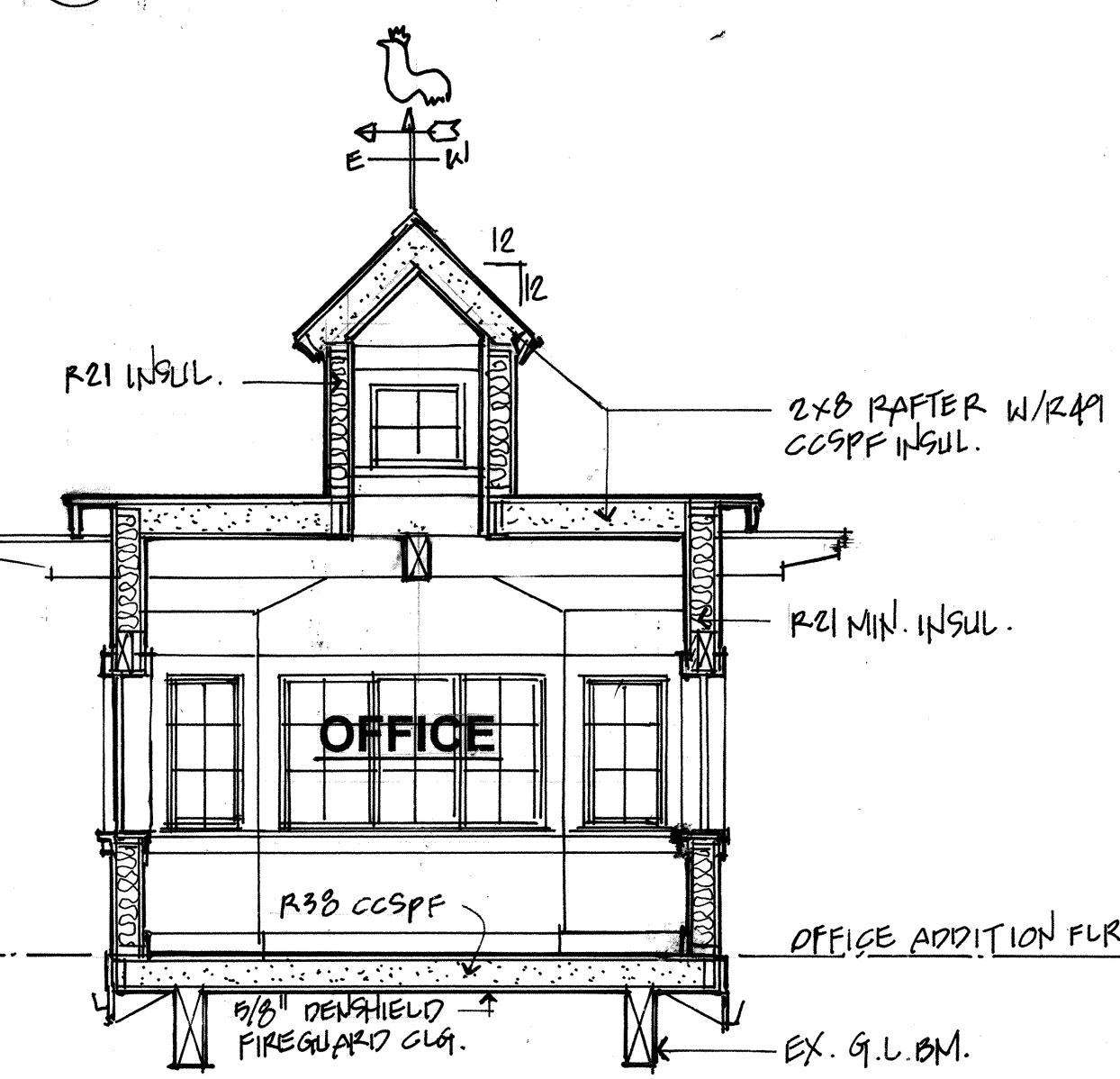
A5



2 UNVENTED VAULTED CLG.
SCALE 1-1/2" = 1'-0"



1 ROOF OVERHANG DETAIL
SCALE 1/2" = 1'-0"



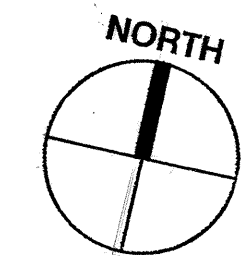
SECTION DD
SCALE 1/4" = 1'-0"

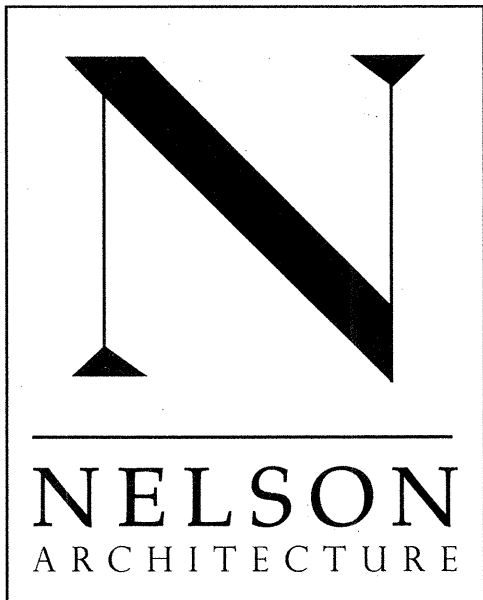
UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

EXISTING OFFICE: 2319 S.F. (EX. HTG. SYSTEM)
NEW OFFICE ADDITION: 2306 S.F.

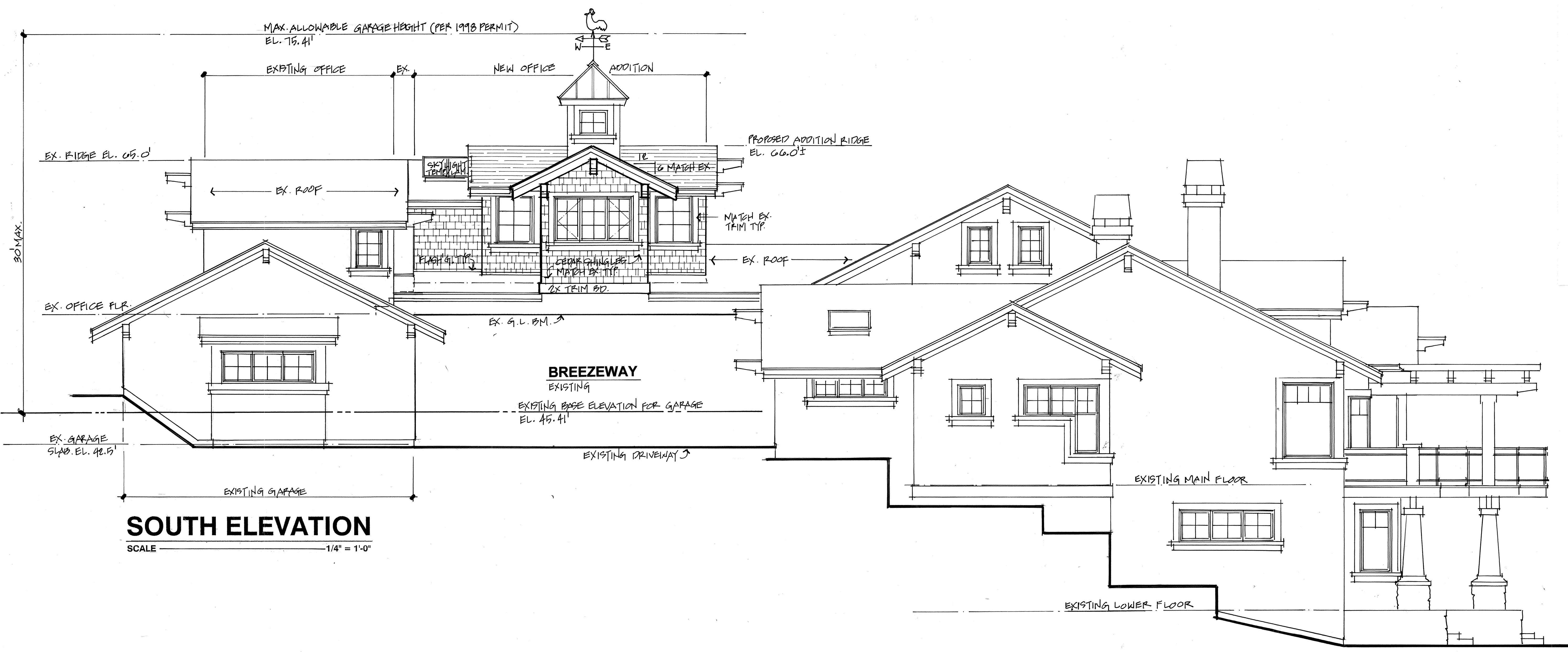
2018 ENERGY CREDITS: table 406.3

Heat Pump Heating Option:	1.0 credit
1.3 Efficient Building Envelope:	0.5 credit
TOTAL:	1.5 credits

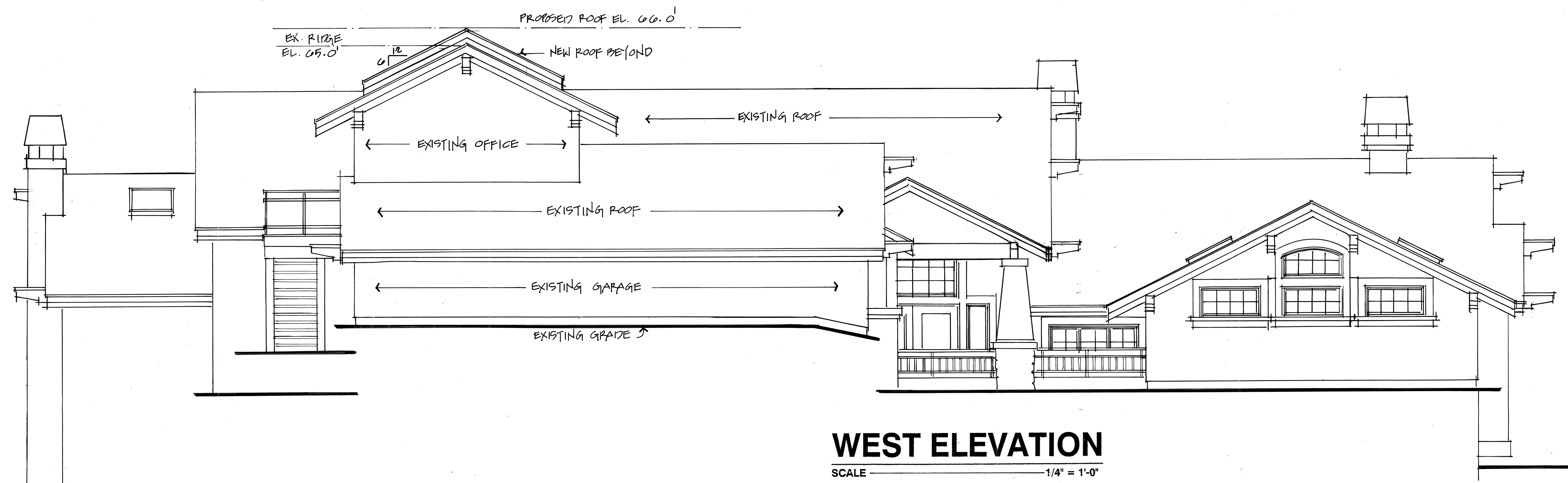




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SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

Additions and Alterations For:
LOSH RESIDENCE
 9700 SE 61ST. PLACE
 MERCER ISLAND, WA 98040

Drawing Title:
EXTERIOR ELEVATIONS

Drawing By: T.D.
Checked By: MLN
Approved By:

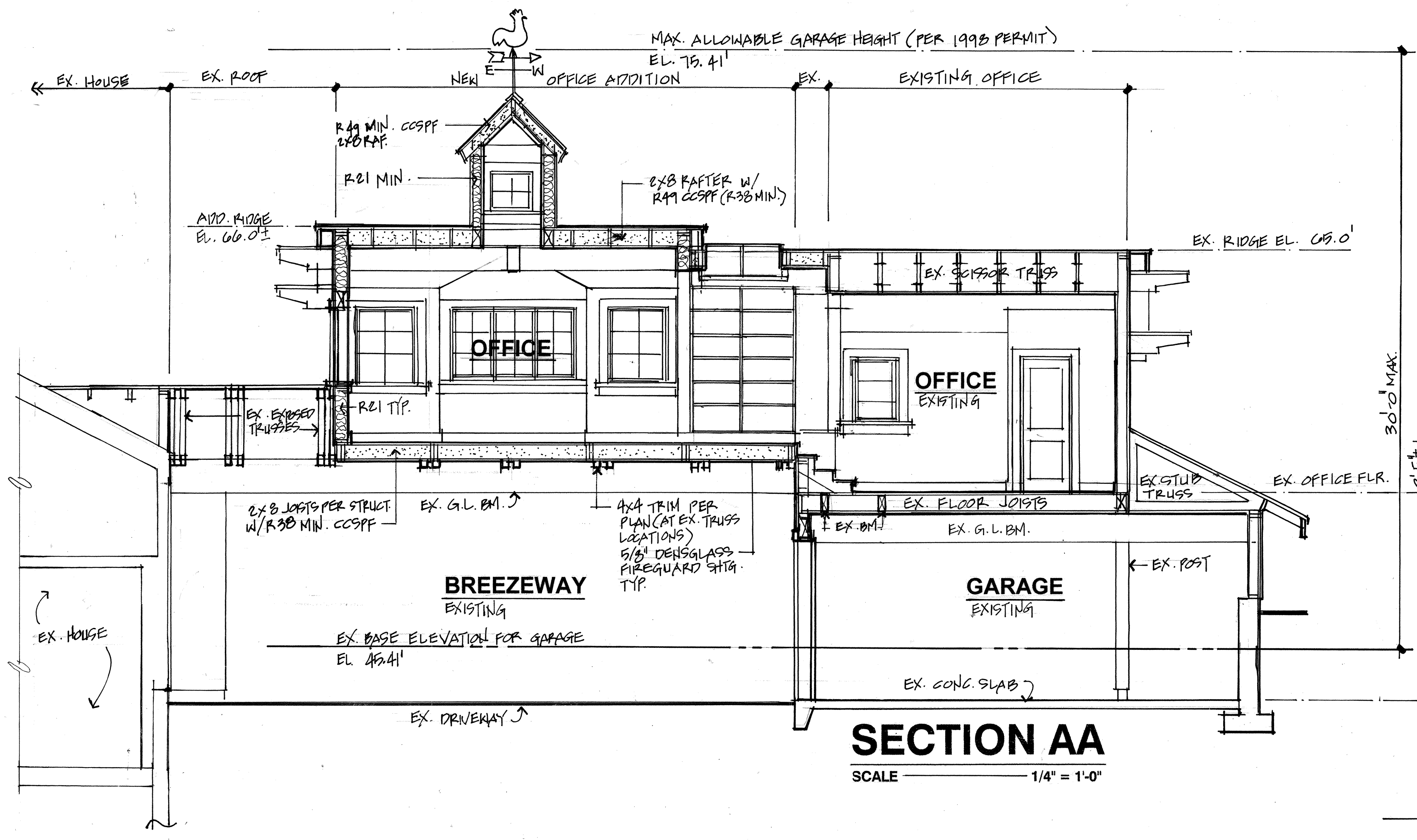
Issue Date: 7/29/21

Revisions:

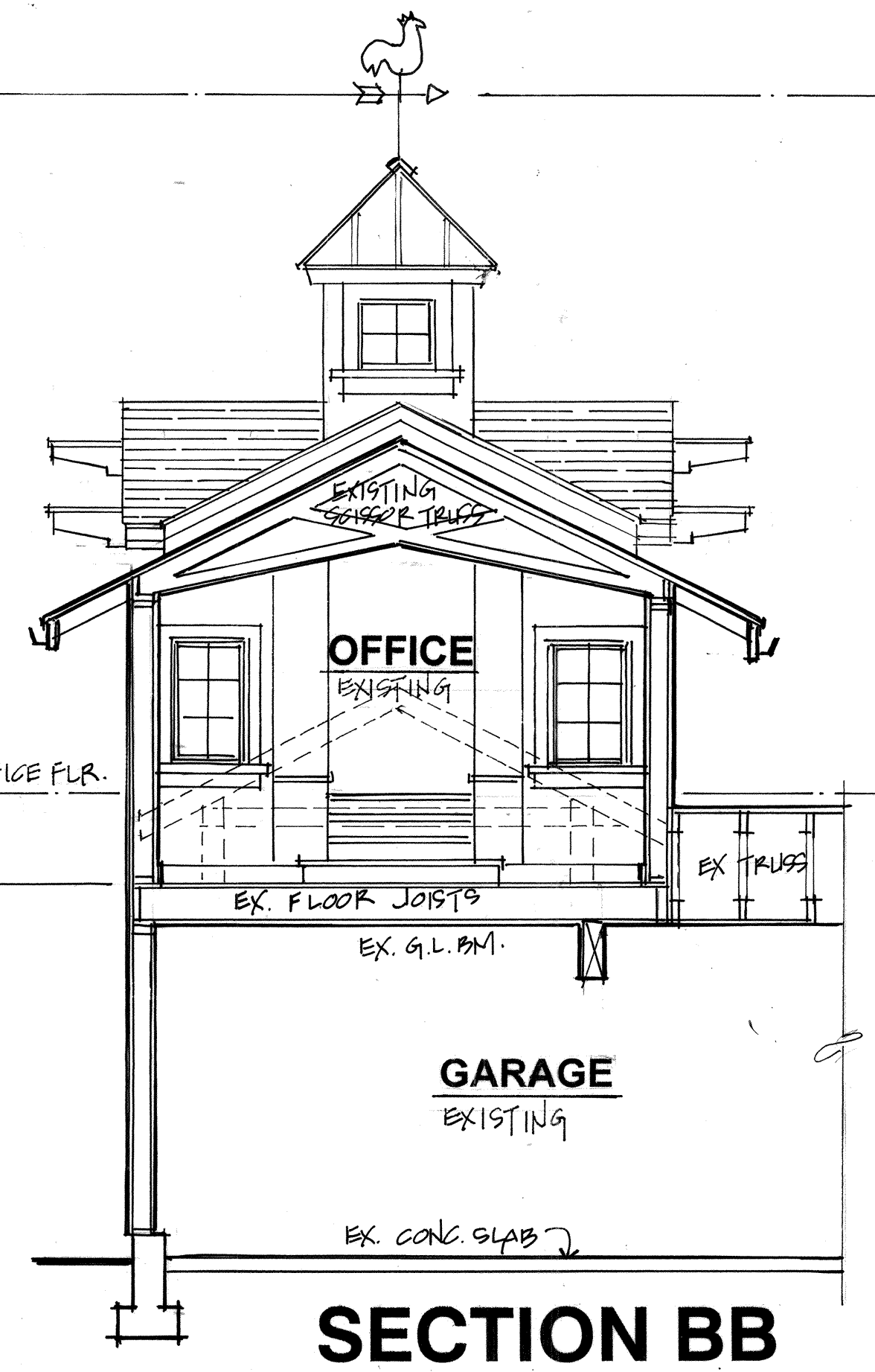
No.	Description	Date

Scale: 1/4" = 1'-0"
Sheet No.

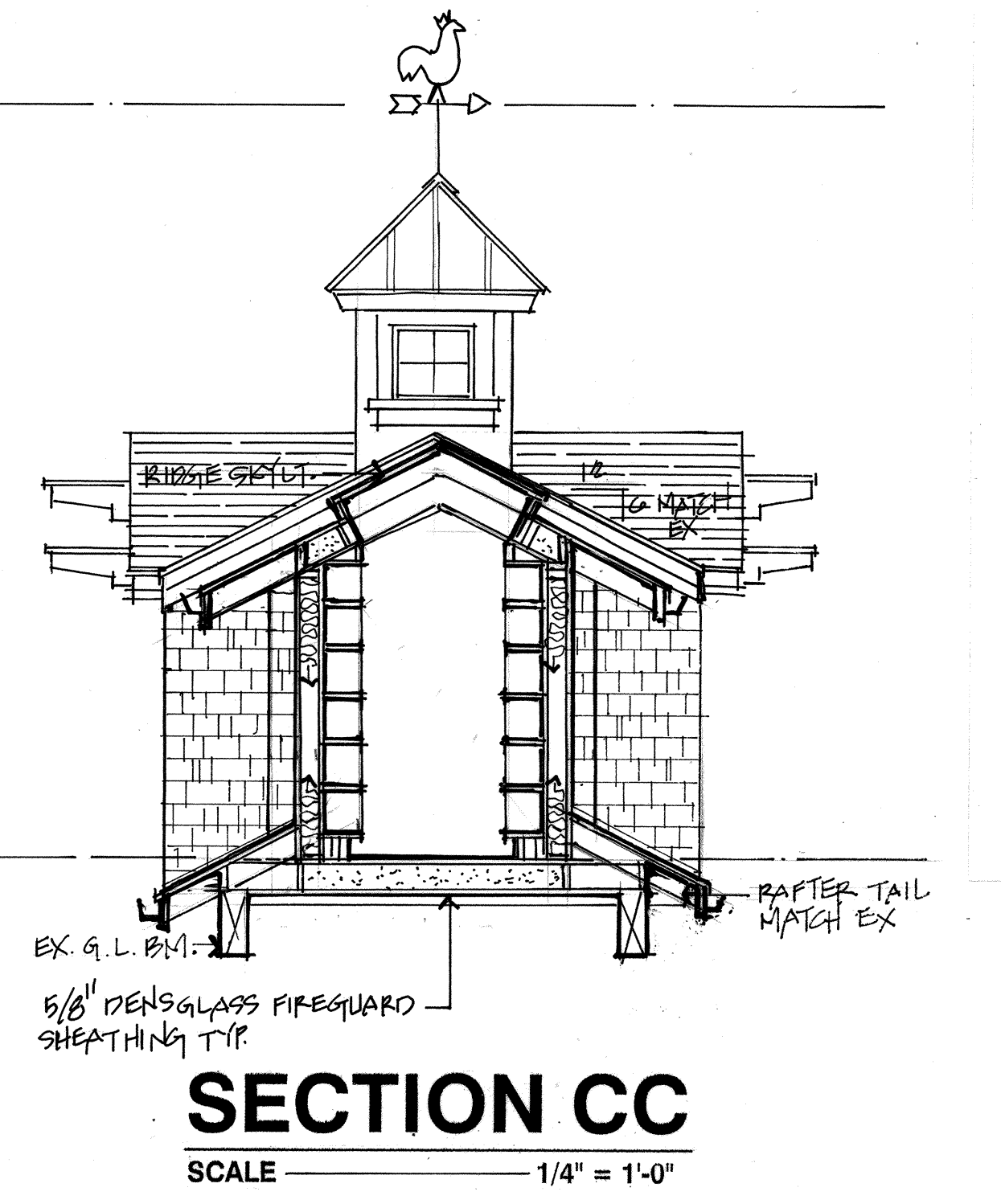
A6



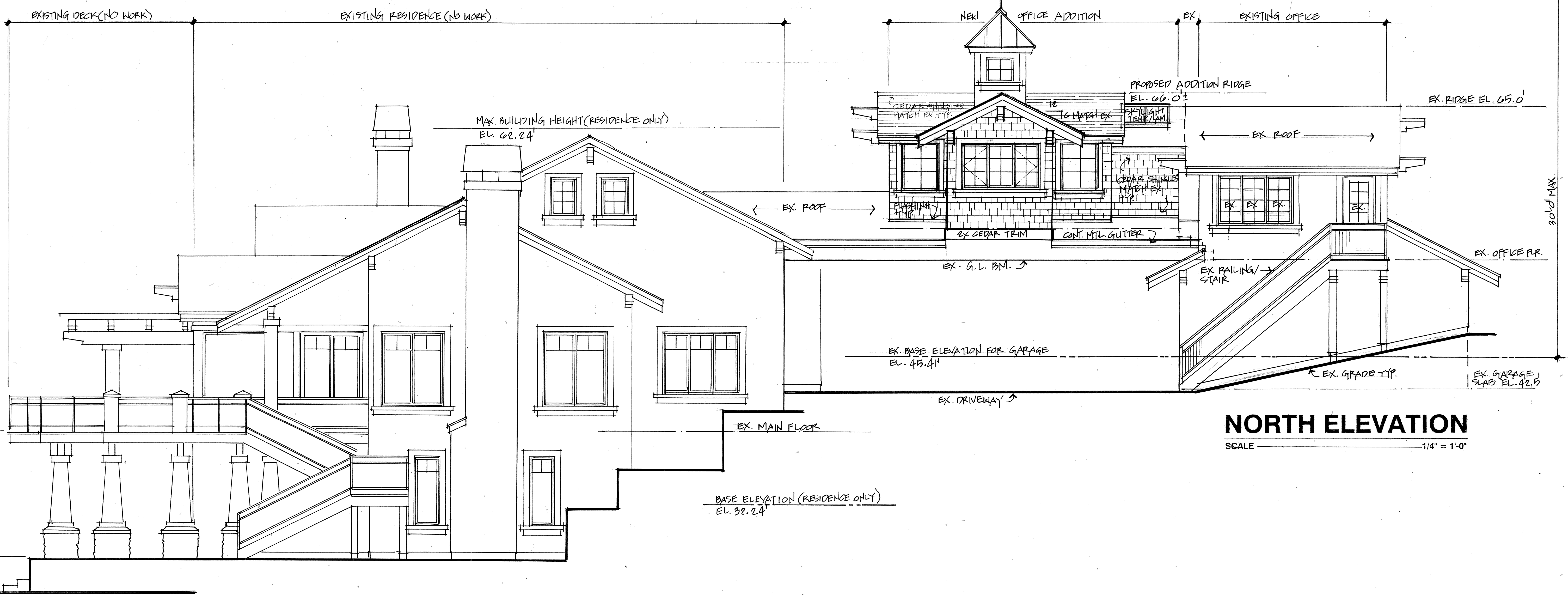
SECTION AA
SCALE 1/4" = 1'-0"



SECTION BB
SCALE 1/4" = 1'-0"



SECTION CC
SCALE 1/4" = 1'-0"



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

LOSH RESIDENCE

MERCER ISLAND, WA 98040

9700 SE 61ST. PLACE

Additions and Alterations For:

Drawing Title:
NORTH ELEVATION
SECTIONS AA, BB, CC

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date:
7/29/21
Revisions:
No. Description Date

Scale: 1/4" = 1'-0"
Sheet No.

A7