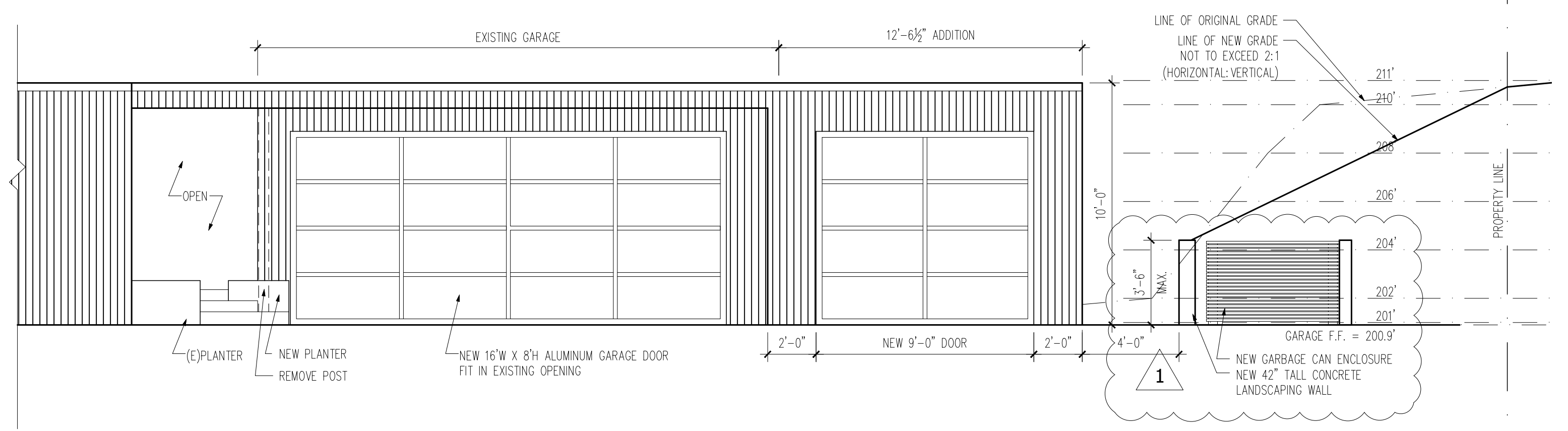
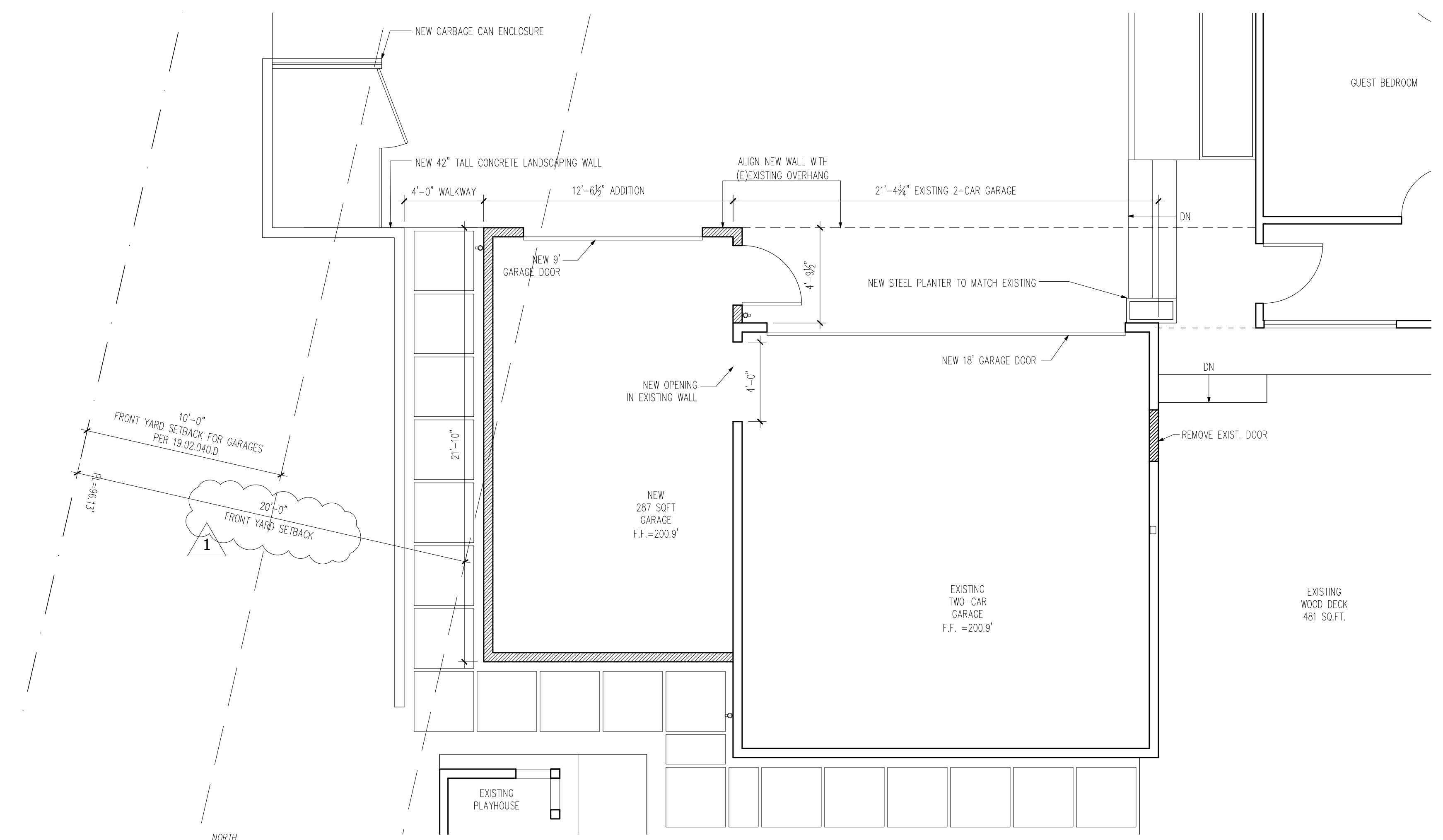


1 Site / Roof Plan  
Scale: 1/8" = 1'-0"



3 Garage - North Elevation  
Scale: 1/4" = 1'-0"



2 Garage - Floor Plan  
Scale: 1/4" = 1'-0"

PROJECT INFORMATION

**PROJECT OWNER:**  
JAYMEE AND SHELLY JOHNSON  
4907 E MERCER WAY  
MERCER ISLAND WA 98040

**PROPERTY ADDRESS:**  
SAME

**PARCEL NUMBER:**  
216200-0240

**LOT SIZE:**  
24,212 SQ.FT.

**LEGAL DESCRIPTION:**  
EAST MERCER HIGHLANDS ADD LOTS 24 & 25 LESS POR LY NLY & WLY OF LN BEG AT MOST WLY COR OF 25TH N 70-45-14 E ALG NLY LN 17.63 FT TO TPOB OF LN TH S 02-44-11 W 6.49 FT TO NON WITH LN 10 FT NLY & PLT SWLY LN OF 25 TH S 49-54-27 E 86.10 FT TH S 86-45-48 E 80.82 FT TH N 88-17-02 E 32.38 FT TH N 30-36-32 W 71.43 FT TO W MON OF E MERCER WAY & TERM SD LN TOW POR LOT 23 ELY OF LN BEG 18 FT W OF NE COR TH S 09-26-31 E TO SE COR

**PROJECT TEAM:**  
**ARCHITECTURE:**  
SHELLY JOHNSON  
4907 E MERCER WAY  
MERCER ISLAND, WA 98040  
TEL: 206-465-7221  
**STRUCTURAL ENGINEER:**  
NICHOLAS CARTER  
BYKONEN CARTER QUINN  
2033 SIXTH AVE #995  
SEATTLE, WA 98121  
TEL 206-264-7784  
**GEOTECH:**  
ROB WARD  
GEOTECH CONSULTANTS, INC.  
2401 10TH AVE E  
SEATTLE, WA 98102  
TEL: (425) 747-5618  
**GENERAL CONTRACTOR:**  
DYNA CONTRACTING  
1537 NW BALLARD WAY 1537 NW  
SEATTLE, WA 98107  
TEL: (206) 297-6369

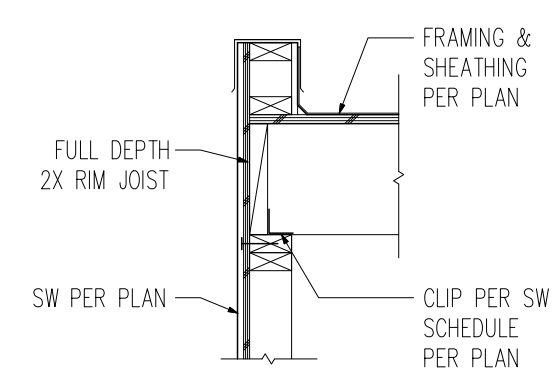
<b>BUILDING CODES:</b> 2018 INTERNATIONAL RESIDENTIAL CODE WASHINGTON STATE ENERGY CODE	<b>LOT SLOPE CALCULATIONS:</b> HIGHEST POINT OF LOT = 209' LOWEST POINT OF LOT = 155' ELEVATION DIFFERENCE = 54' HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 153'-4" LOT SLOPE = (54/153.3) X 100 = 35%
<b>LOT COVERAGE:</b> PER 19.02.020.F.3.0 ALLOWABLE LOT COVERAGE FOR LOT WITH 35% SLOPE = 30%	<b>GROSS LOT AREA:</b> 22,167 SQ.FT. <b>ALLOWABLE COVERAGE = 30% = 6,650</b>
<b>MAIN STRUCTURE ROOF AREA:</b> 1813 SQ.FT. <b>EXISTING GARAGE:</b> 571 SQ.FT. <b>EXISTING DRIVEWAY:</b> 3170 SQ.FT. <b>COVERED PLAYHOUSE:</b> 84 SQ.FT. <b>PROPOSED GARAGE ADDITION:</b> 276 SQ.FT. <b>TOTAL:</b> 5914 SQ.FT. OK	<b>HARDSCAPE CALCULATIONS:</b> GROSS LOT AREA: 22167 SF NET LOT AREA: 22617 SF ALLOWED HARDSCAPE AREA : 9% OF LOT AREA = 1995 SF TOTAL EXISTING HARDSCAPE AREA = 956 SF = 1039 ADD'L ALLOWED <b>PROPOSED HARDSCAPE:</b> WALKWAY AROUND GARAGE = 180 NEW RETAINING WALL WEST SIDE OF GARAGE ADDITION = 25 SF TOTAL NEW HARDSCAPE = 205 SF = OK
<b>GROSS FLOOR AREA CALCULATIONS:</b> BASEMENT = 1170 SF MAIN/FIRST FLOOR = 1330 UPPER FLOOR = 750 GARAGE = 571 PLAYHOUSE = 84 TOTAL = 3821  ALLOWED GFA FOR R-15 = 8,867 SF (12,000SF OR 40% OF LOT (8,867) WHICHEVER IS LESS)	<b>PROPOSED NEW AREA:</b> GARAGE = 276 TOTAL = 276 SF + 3821SF = 4097 SF = OK
<b>DRAWING INDEX</b> A1 PROJECT INFORMATION, SITE/ROOF PLAN, FLOOR PLAN, ELEVATION A2 STRUCTURAL PLANS SURVEY	

**STRUCTURAL PLAN NOTES**  
**Roof Framing Plan Notes**

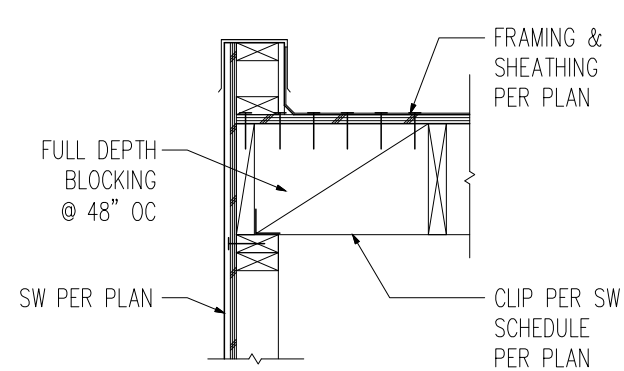
- Roof sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0. Nail to framing with 8d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans. Where noted on the plans all panel edges shall be block with minimum 2x material.
- All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
- All columns shall be double stud minimum, u.n.o., with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.

**Foundation Plan Notes**

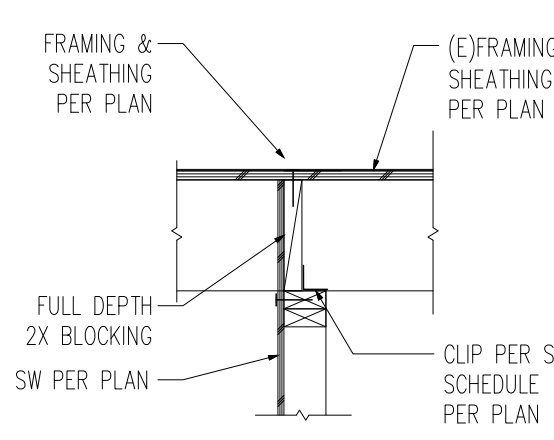
- All slabs-on-grade shall be 4" reinforced with WWF6x6 W1.4xW1.4 u.n.o. Provide minimum 6-mil visqueen vapor barrier under all slabs. Slabs shall be supported on a minimum 4 inches of free draining material.



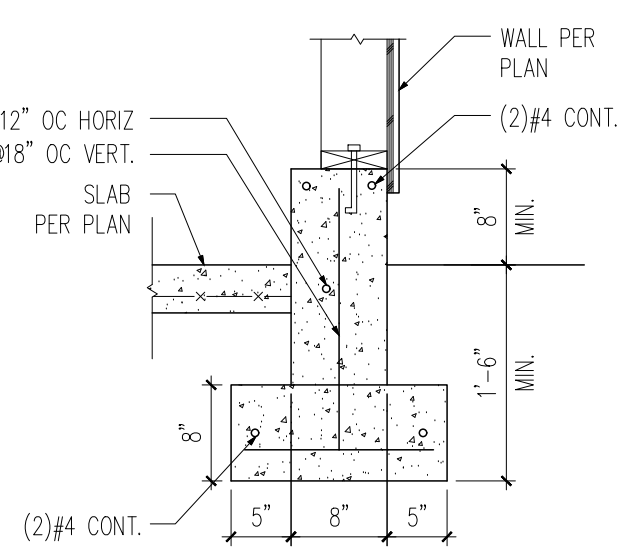
**A Structural Detail**  
 Scale: 3/4" = 1'-0"



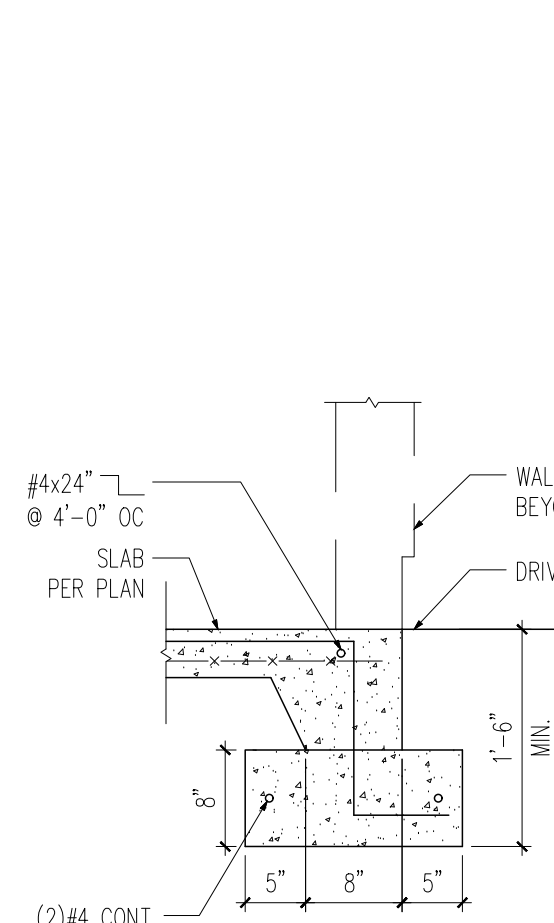
**B Structural Detail**  
 Scale: 3/4" = 1'-0"



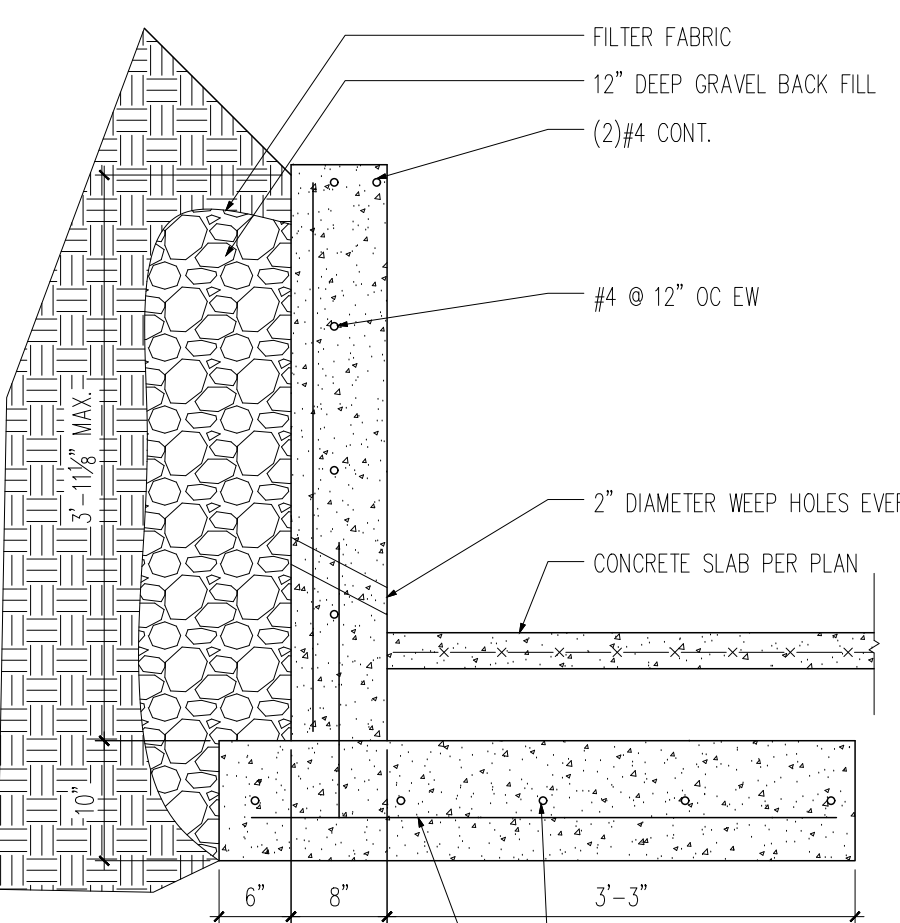
**C Structural Detail**  
 Scale: 3/4" = 1'-0"



**D Structural Detail**  
 Scale: 3/4" = 1'-0"



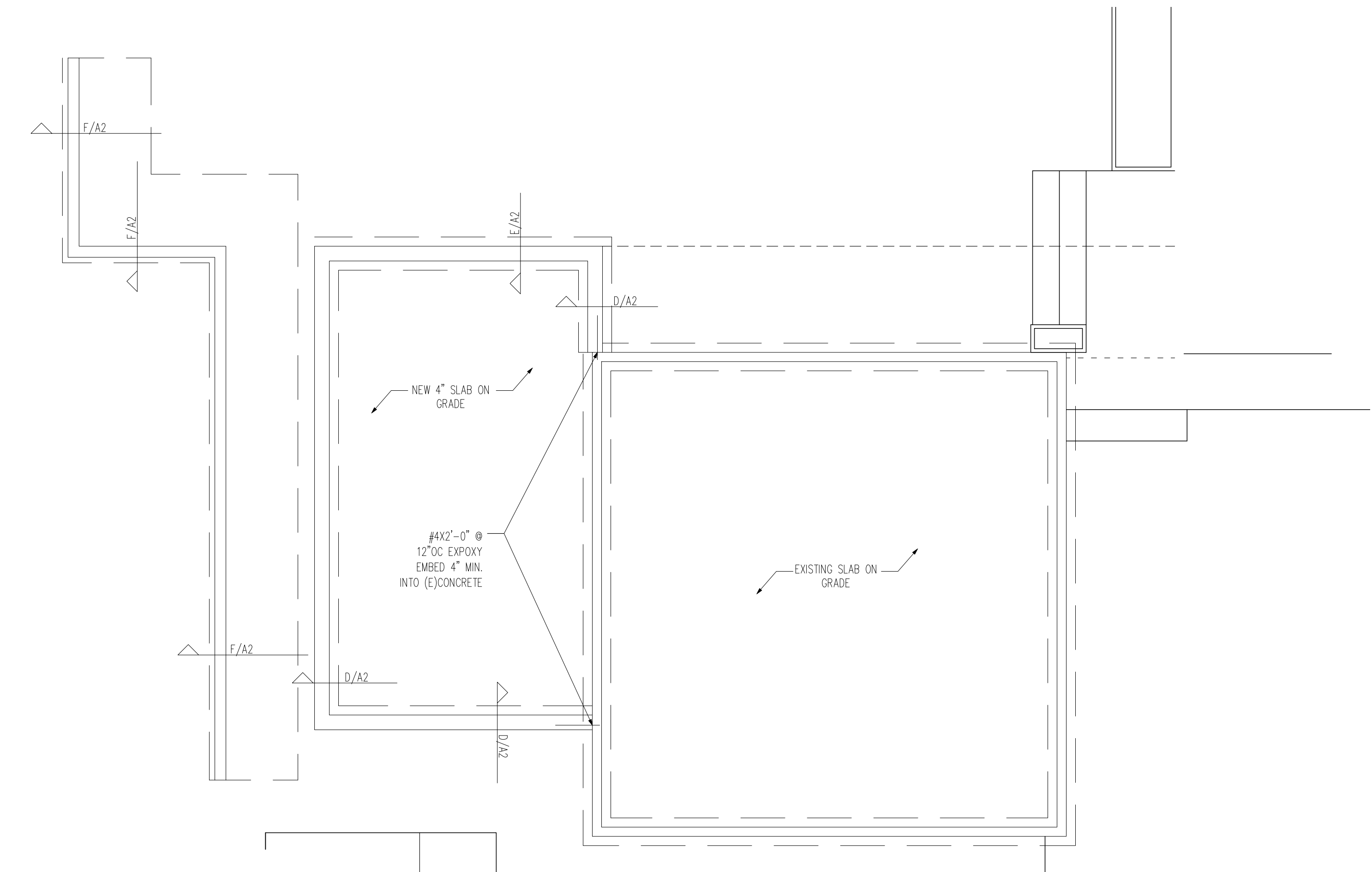
**E Structural Detail**  
 Scale: 3/4" = 1'-0"



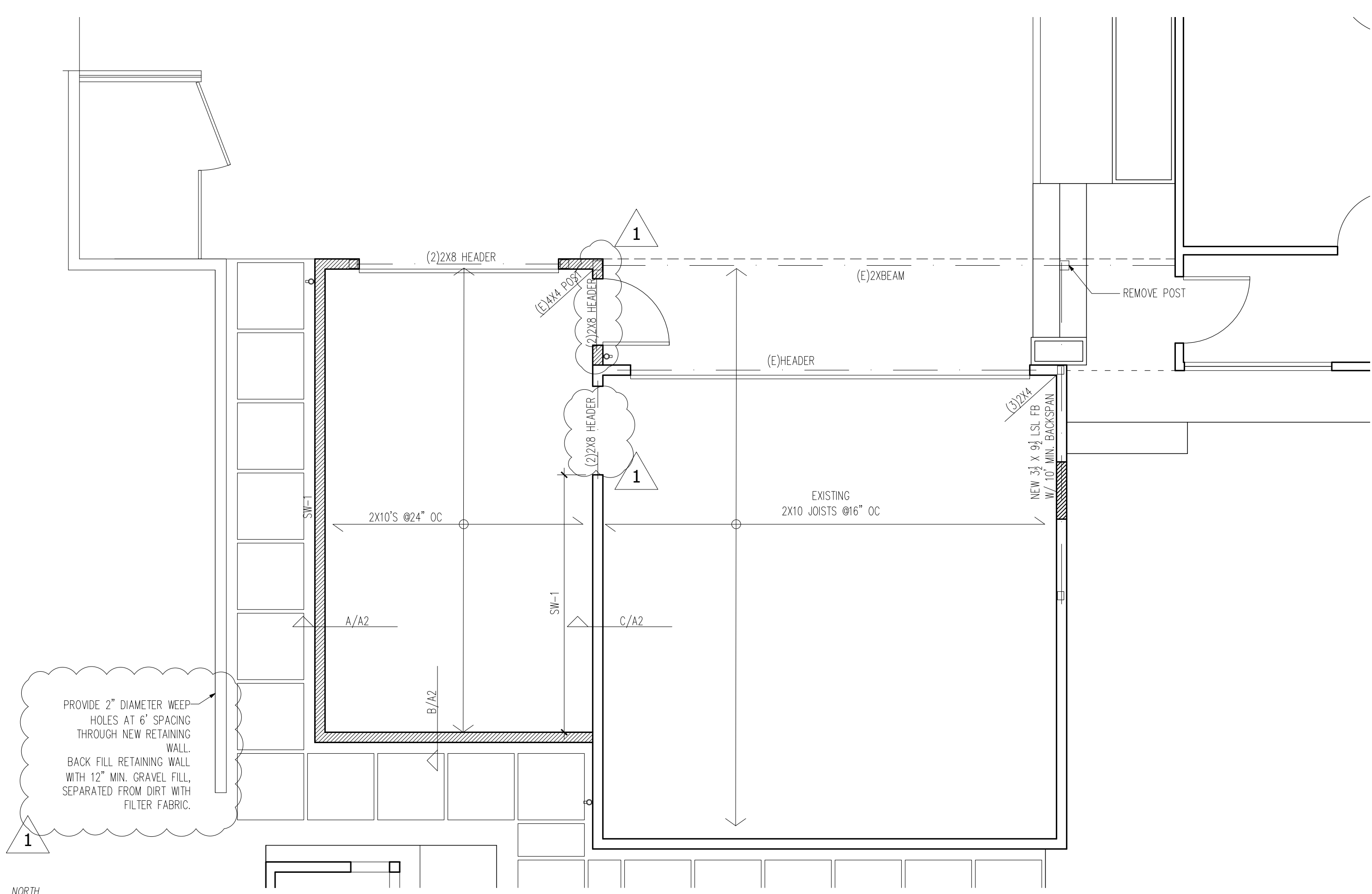
**F Structural Detail**  
 Scale: 3/4" = 1'-0"

MARK	SHEATHING	BLOCKING	PANEL NAILING <sup>1</sup>	ATTACHMENT TO TOP PLATE <sup>2</sup>	BOTTOM PLATE ATTACHMENT <sup>3</sup>		CAPACITY (plf) SEISMIC
					NAILING TO WOOD BELOW <sup>3</sup>	A.BOLTS TO CONCRETE BELOW	
SW1	15/32" APA SHEATHING	YES	8d @ 6" OC	CLIP @ 24" OC	16d @ 6" OC	5/8" @ 48" OC	242

<sup>1</sup> Nails shall be 8d common. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12" oc.  
<sup>2</sup> Clip shall be A35, or 1194  
<sup>3</sup> Nails shall be 16d box (0.135 x3") or 10d common (0.148 x3") Screws shall be Simpson SDS25300 (1/4" x3" min)  
<sup>4</sup> At 2x6 plates the edge of the plate washer shall be a maximum 1/2" from the face of sheathing



**1 Garage - Foundation Plan**  
 Scale: 1/4" = 1'-0"



**2 Garage - Roof Framing Plan**  
 Scale: 1/4" = 1'-0"