

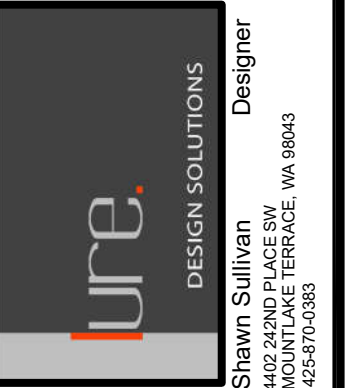
# GRAHAM RESIDENCE

PROPOSED ADDITION /REMODEL

4220 91st AVE. SE  
MERCER ISLAND, WA 98040

Misc. Info:	
1. 95% CD	09-08-2021
2. FINAL CD SET	10-28-2021
3.	
4.	
5.	

CD SET

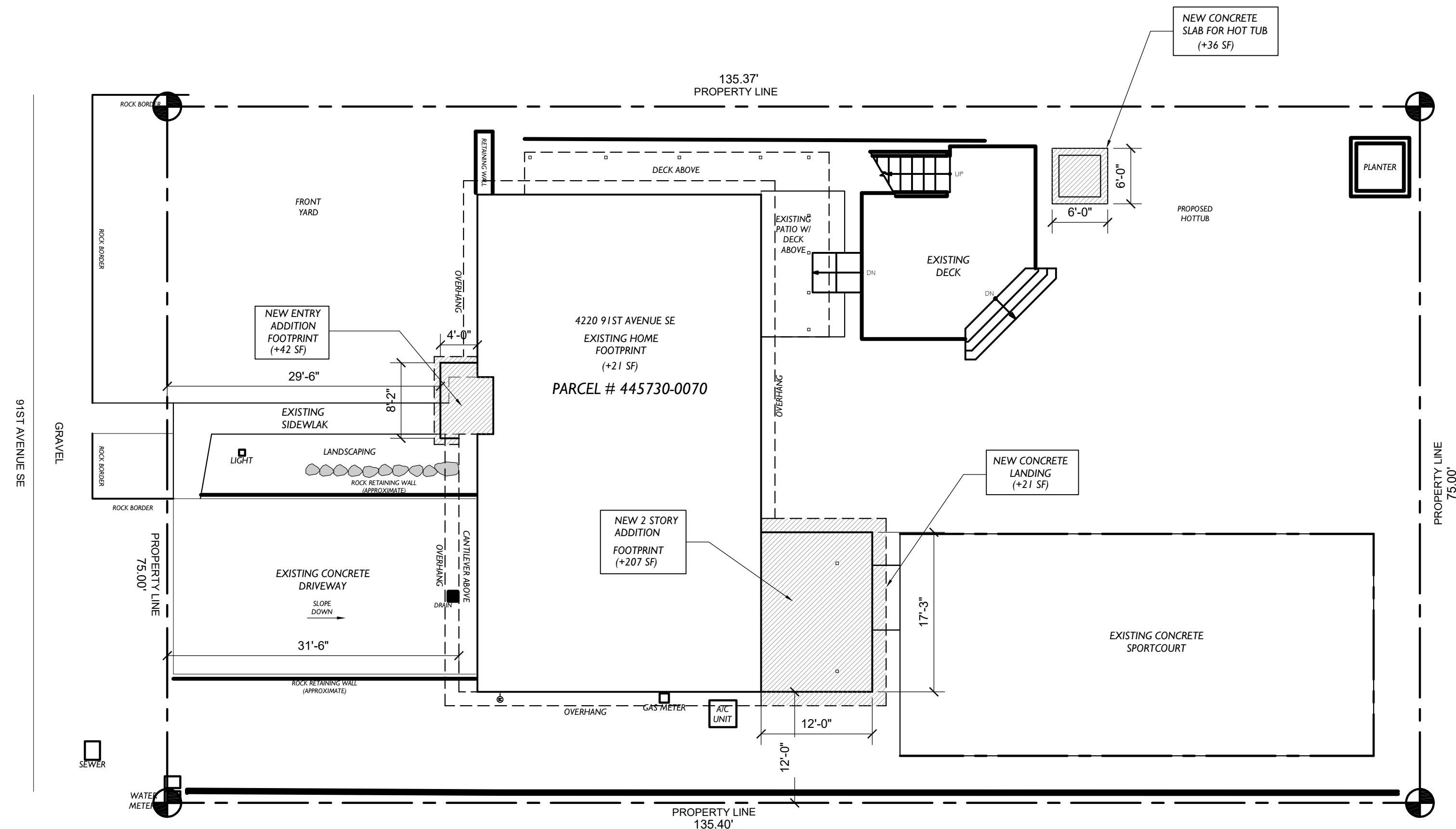


Graham Residence  
REMODEL / ADDITION  
4220 91ST AVE. SE  
MERCER ISLAND, WA 98040

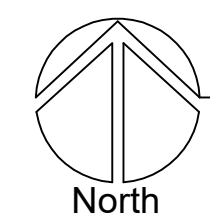
SITE PLAN

DATE:	04- 2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021- 10
SHEET:	

A1.0



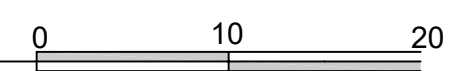
HATCH REPRESENTS FOOTPRINT OF PROPOSED NEW ADDITION



## SITE PLAN

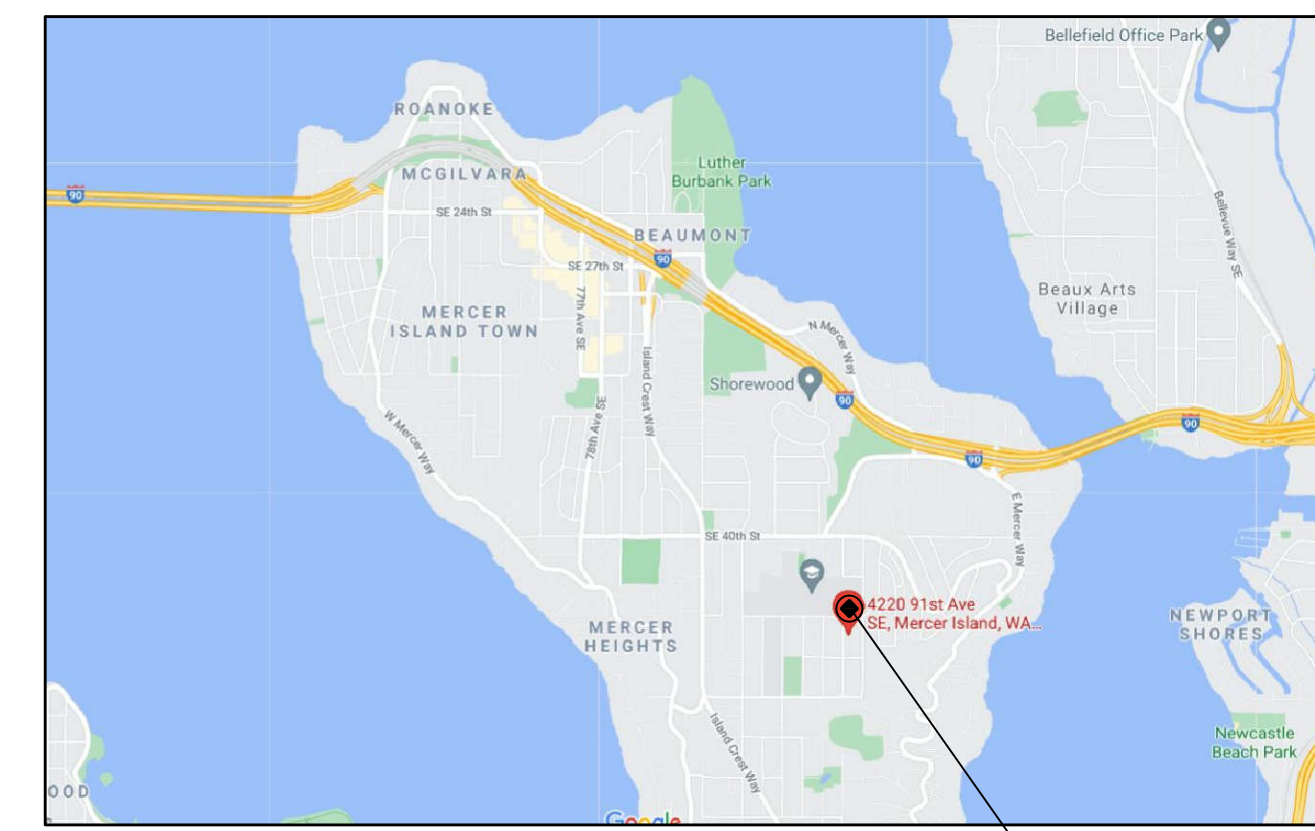
GRQHAM RESIDENCE

Scale: 1"=10'



**Monitored Fire Alarm System Required**  
System must meet NFPA 72 Chapter 29 specifications and be approved by the CoMI Fire Marshal. **Separate Permit Required.**

### VICINITY MAP



PROJECT SITE:

### PROJECT PARTICIPANTS

OWNER:	TAYLOR GRAHAM PH: (206) 300-0819
CONTRACTOR:	WEAVER CONSTRUCTION WILLIAM WEAVER PH: (408) 348-3095
ENGINEERING:	EVAN APOLIS CSES 6311 17TH. AVENUE SEATTLE, WA 98115 PH: 206-527-1288
DESIGNER / DRAFTSMAN:	SHAWN SULLIVAN 4402 242ND PLACE SW MOUNTLAKE TERRACE, WA 98043 PH: (425) 870-0383

### PROJECT DATA

JURISDICTION:	MERCER ISLAND KING COUNTY, WA
PROJECT ADDRESS:	4220 91ST AVE. SE, MERCER ISLAND, WA 98040
TAX ACCOUNT NOS:	#445730-0070
ZONING:	R9.6
PROPERTY TYPE:	R (2 STORY)
LOT SIZE:	10125 SF
CONSTRUCTION TYPE:	TYPE V-NR
YEAR BUILT:	1961

### GROSS FLOOR AREA (GFA)

ZONING:	R9.6
ALLOWABLE GFA IS 40% OF LOT AREA -	10,125 X .40 = 4050 SF
<b>SQUARE FOOTAGE</b>	
EXISTING HOME SF (8' HT CEILINGS) -	2680 SF
2 STORY ENTRY - 40 SF X 2" =	80 SF
NEW ENTRY ADDITION (8 FT CEILING) -	42 SF
NEW EXERCISE ROOM ADDITION (LOWER FLOOR) -	207 SF
NEW M. BEDROOM ADDITION (LOWER FLOOR) -	207 SF
TOTAL GFA -	3216 SF
	3216 SF < 4050 THUS OK

### LOT COVERAGE

LOT AREA -	10,125 SF
ALLOWABLE LOT COVERAGE -	40% 10,125 X .40 = 4050 SF
<b>EXISTING LOT COVERAGE:</b>	
EXISTING HOME (W/ ROOF OVERHANG)-	2100 SF
DRIVEWAY (PAVED ACCESS)-	532 SF
TOTAL EXISTING LOT COVERAGE-	2,632 SF...26%
<b>PROPOSED LOT COVERAGE:</b>	
NEW ENTRY ADDITION (W/ ROOF OVERHANG)-	52 SF
NEW REAR ADDITION- (W/ ROOF OVERHANGS)-	273 SF
TOTAL PROPOSED NEW LOT COVERAGE-	325 SF
TOTAL LOT COVERAGE:	2,632 SF + 325 SF = 2957 SF... 29%
LOT COVERAGE REMAINING TO BARROW-	4050 SF - 2957 SF = 1093 SF

### HARDSCAPE

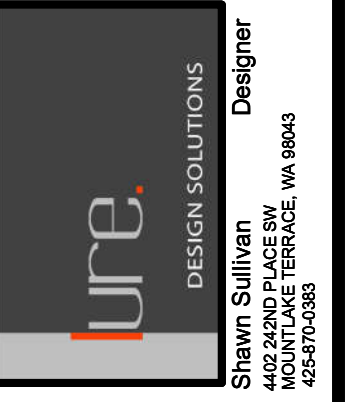
<b>TOTAL EXISTING</b>	
UNCOVERED DECKS -	688 SF
WALKWAYS -	128 SF
SPORTS COURT -	1100 SF
TOTAL EXISTING	1897 SF
<b>NEW -</b>	
NEW HOT TUB SLAB	36 SF
NEW REAR CONCRETE LANDING	21 SF
TOTAL	57 SF
TOTAL 1897+57=	1954 SF
<b>ALLOWABLE HARDSCAPE COVERAGE:</b>	
10,125 X .09=	911 SF
1954 > 911 SO (1043 SF) BORROWED LOT COVERAGE NEEDED	
1954 SF - 1043 SF= 911 SF...9% THUS OK	

### LEGAL DESCRIPTION

LUCAS HEIGHTS ADD & POR VAC ALLEY

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**CD SET**

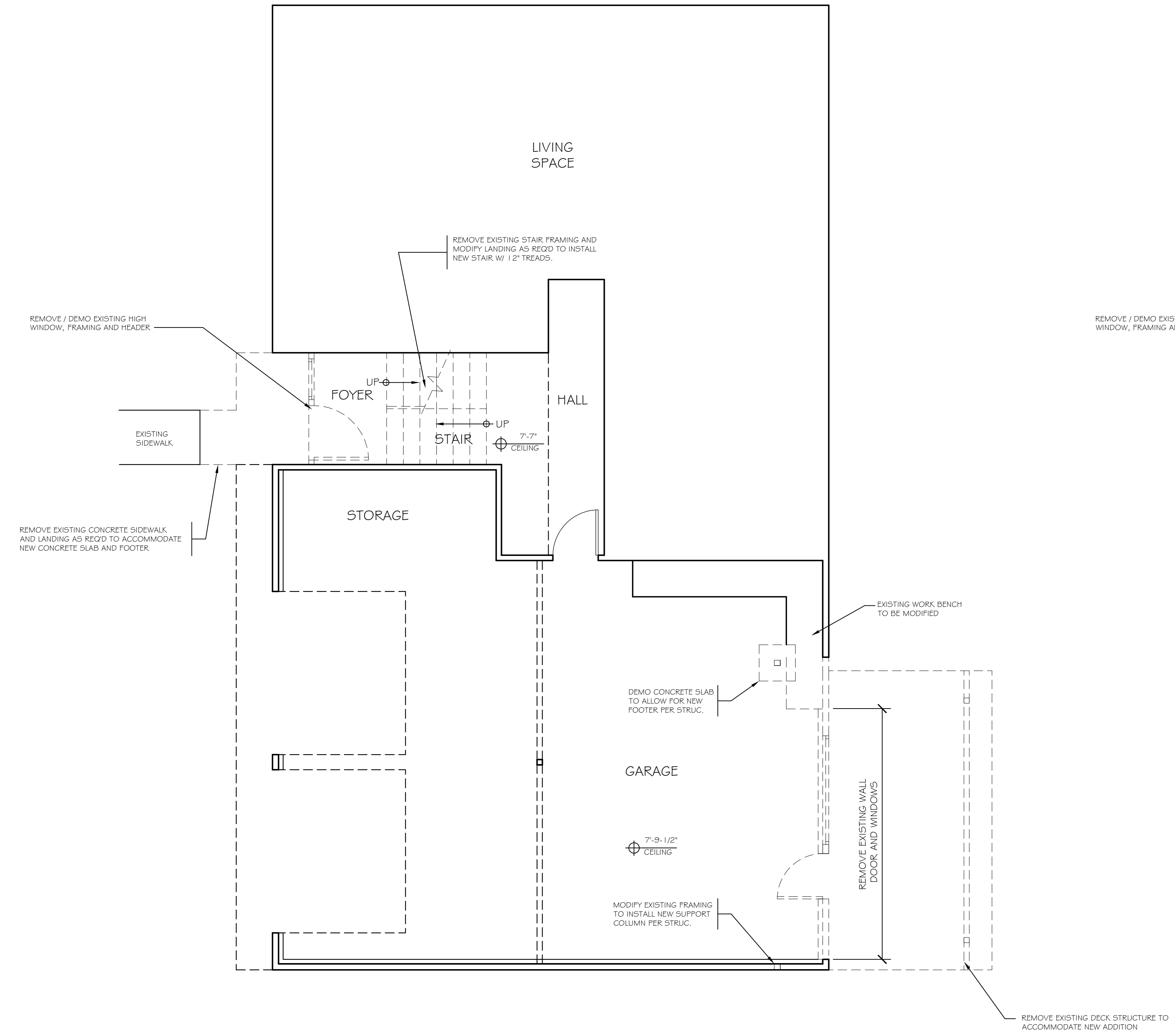


**Graham Residence**  
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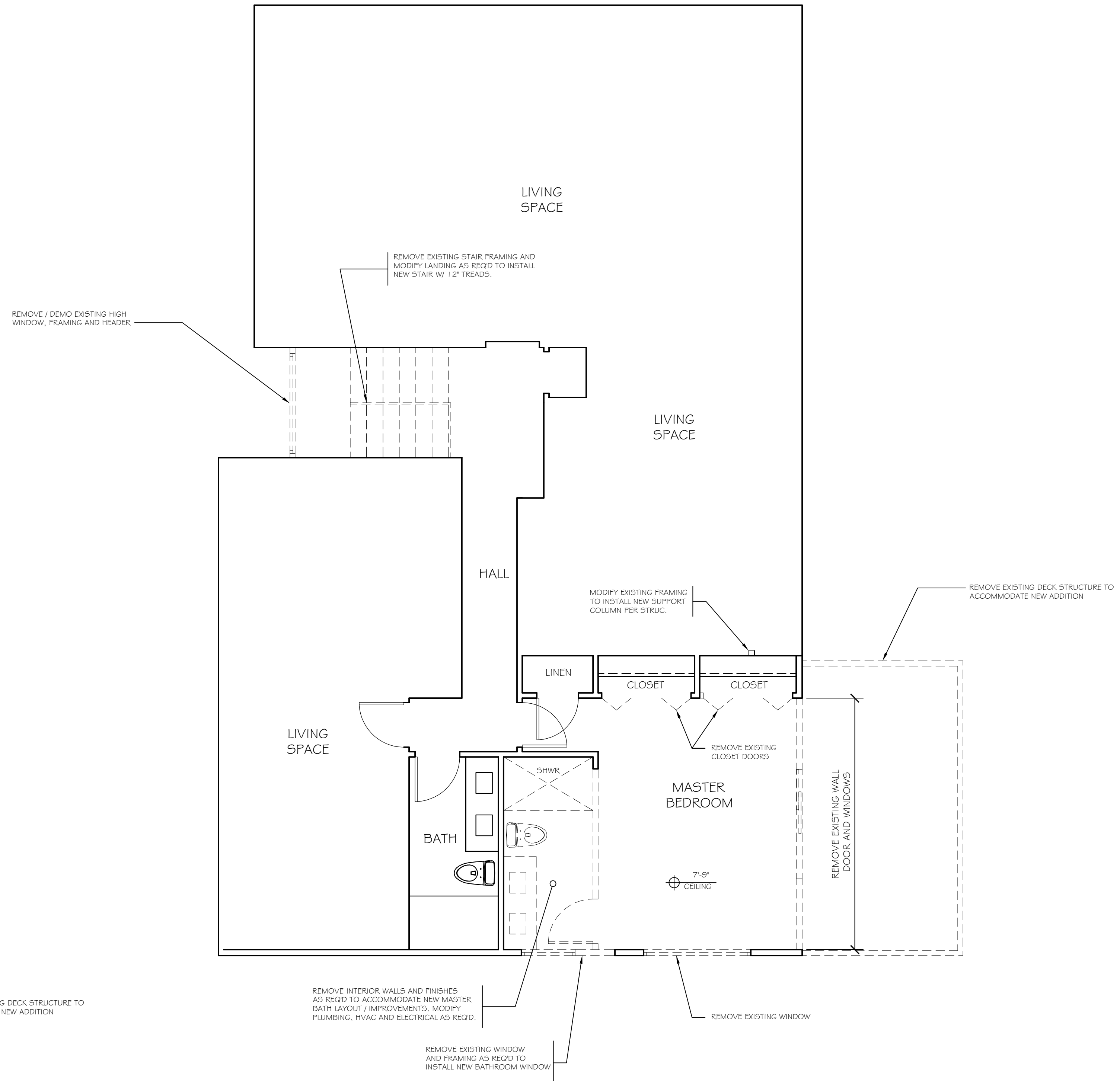
**ACBUILT / DEMO PLAN  
 LOWER AND UPPER  
 FLOOR PLANS**

DATE:	04- 2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021- 10
SHEET:	

**A2.1**



**ASBUILT-DEMO PLAN- LOWER FLOOR**  
 Graham Residence- ADDITION / REMODEL  
 SCALE: 1/4"=1'-0"  
 North



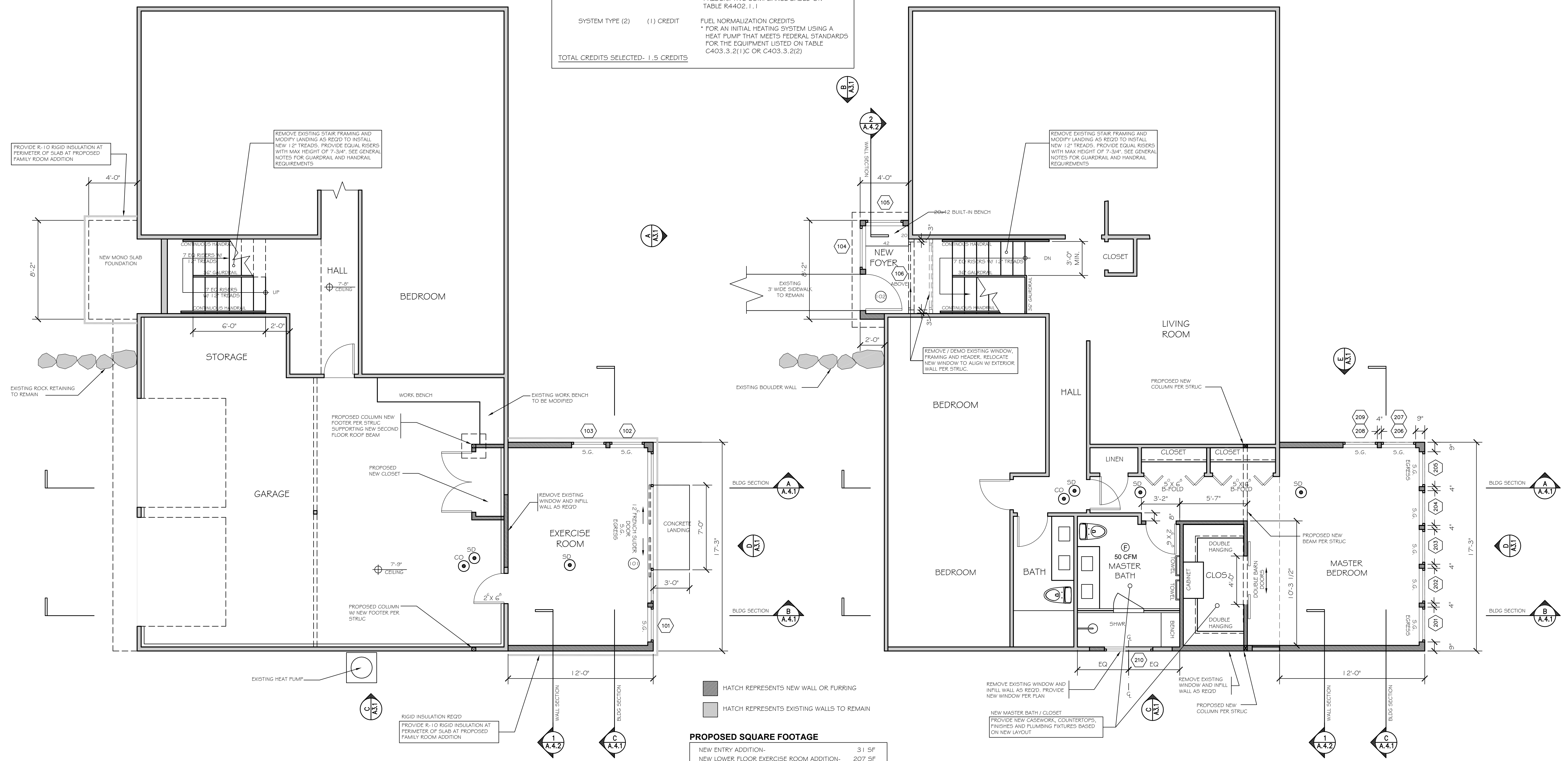
**ASBUILT-DEMO PLAN- UPPER FLOOR**  
 Graham Residence- ADDITION / REMODEL  
 SCALE: 1/4"=1'-0"  
 North

ENERGY CREDITS SELECTIONS

PER TABLE R402.3 ADDITIONS LESS THAN 500 SF REQUIRES (1.5) ENERGY CREDITS

1.1	(.5) CREDIT	ENVELOPE CREDITS *PRESCRIPTIVE COMPLIANCE BASED ON TABLE R4402.1.1
SYSTEM TYPE (2)	(1) CREDIT	FUEL NORMALIZATION CREDITS * FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED ON TABLE C403.3.2(1)C OR C403.3.2(2)

TOTAL CREDITS SELECTED- 1.5 CREDITS



**PROPOSED LOWER FLOOR PLAN**  
Graham Residence- ADDITION / REMODEL  
SCALE: 1/4"=1'-0"

**PROPOSED UPPER FLOOR PLAN**  
Graham Residence- ADDITION / REMODEL  
SCALE: 1/4"=1'-0"

**PROPOSED SQUARE FOOTAGE**

NEW ENTRY ADDITION-	31 SF
NEW LOWER FLOOR EXERCISE ROOM ADDITION-	207 SF
NEW UPPER FLOOR M. BEDROOM ADDITION-	207 SF
<b>TOTAL NEW ADDED SQUARE FOOTAGE (GFA)-</b>	<b>445 SF</b>
NEW REAR CONCRETE HOT TUB SLAB-	36 SF
NEW REAR CONCRETE LANDING-	21 SF

**GENERAL NOTES.**

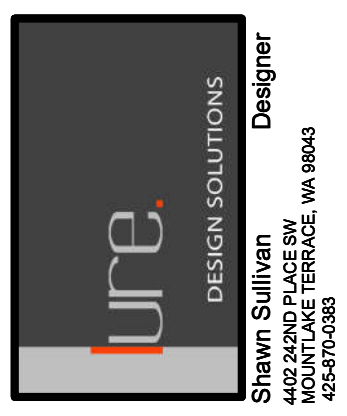
- PROVIDE ROOF DRAINS, FLOOR DRAINS AND GUTTERS PER ROOF PLAN
- DOWNSPOUTS TO BE TIGHTLINED TO PERIMETER DRAIN SYSTEM PER CIVIL ENGINEER
- PROVIDE WATERPROOF MEMBRANE AT ALL FLAT/LOW SLOPE ROOF CONDITIONS. CONSULT ROOFING CONTRACTOR / WATERPROOFING CONSULTANT FOR WATERPROOF SYSTEMS
- WRAP CONTINUOUS WATERPROOF MEMBRANE UP ALL VERTICAL SURFACES A MIN OF 12". PROVIDE CONTINUOUS WRAP UP AND OVER TOP OF ALL CURB LOCATIONS
- PROVIDE METAL FLASHING CAPS AT ALL ROOF CURB LOCATIONS
- PROVIDE ICE AND WATER-SHIELD MEMBRANE AT SLOPES  $\frac{3}{8}$  OR LESS ID COMP SHINGLES ARE PROVIDED.
- ALL OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR STUD WALL OR EDGE OF BEAM TO EXTERIOR EDGE OR RAFTER TAIL
- PROVIDE R-48 SPRAY FOAM INSULATION AT ROOF RAFTERS- SEE PLANS FOR SPECIFIC NOTE
- ALL TOP PLATE HEIGHTS ARE NOTED BY [ ]
- CONTRACTOR IS RESPONSIBLE FOR ALL FOR PROPER FLASHING AND WATERPROOFING METHODS AT ROOF, WALLS, COVERED DECKS AND CANOPIES.
- SEE EXTERIOR ELEVATIONS FOR GENERAL EXTERIOR MATERIAL TYPE
- DRAWING REVISIONS ARE INDICATED BY  $\Delta$
- SMOKE DETECTOR (PLACED IN EVERY BEDROOM AND IN HALLWAY OUTSIDE OF BEDROOM DOOR) SIGNIFIED BY  $\odot$  SD
- CARBON MONOXIDE DETECTORS PLACED IN HALLWAY OUTSIDE OF BEDROOM DOOR) SIGNIFIED BY  $\odot$  CO
- STAIRWAY REQUIREMENTS  
LANDINGS / IRC R311.4.3  
"Door Width 36" MIN  
"7-3/4" MAX DROP
- EGRESS REQUIREMENTS
  - BEDROOM SILLS AT 44" MAX ABOVE FIN FLOOR
  - MIN. 20" W X 24" HIGH OPENING
  - MIN. 5.7 SF FT CLEAR OPENING SIZE
- (INTERIOR AND EXTERIOR)
  - MAX. 7-3/4" RISE AND MIN. 10" RUN
  - MIN. 6"-8" HEADROOM CLEARANCE
  - HANDRAILS AT 34-38" ABOVE THE STAIR NOSING
  - HANDRAIL GRASP DIMENSIONS BETWEEN 1-1/4" -2"
  - PROVIDE CONTINUOUS HANDRAIL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL
  - WHERE HANDRAIL IS USED AS GUARDRAIL, 4" CLEAR MAX. OPENINGS
  - ALL GUARDRAIL TO BE A MIN OF 36" HT.
- ALL EXHAUST FANS TO VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1
- THE EXISTING PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AND WILL BE REUSED. NEW HVAC DUCTING WILL BE ADDED TO EXISTING SYSTEM AND ROUTED TO THE PROPOSED NEW ADDITION SPACE
- SAFETY GLASS (S.G.): PROVIDE SAFETY GLASS IN ALL WINDOWS THAT MEASURE LARGER THAN 9 SF OR THE BOTTOM EDGE IS LESS THAN 18 ABOVE FINISH FLOOR. (SEE WINDOW SCHEDULE OR TYPES)
- PROVIDE VERTICAL R-10 RIGID INSULATION AT EXTERIOR EDGE OF NEW THICKENED SLAB FOOTER AND 24" WIDE HORIZONTAL PANELS AT INTERIOR SIDE - SEE WALL SECTIONS A4.2
- MIN. INSULATION ENERGY CODE REQUIREMENTS:
 

WINDOWS AND GLAZED DOORS:	U FACTOR .30
SKYLITE:	U-FACTOR .50
ATTIC CEILING:	R-VALUE .949
WOOD FRAMED WALLS (16 O.C.):	R-VALUE R21
FLOOR SYSTEM:	R-VALUE R30
BELOW GRADE WALL (CAVITY INSUL W/ THERMAL BREAK):	R-VALUE R30
SLAB ON GRADE (R-VALUE AND MIN. DEPTH):	R10 / 2 FT

Misc. Info:

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3.		
4.		
5.		

**CD SET**



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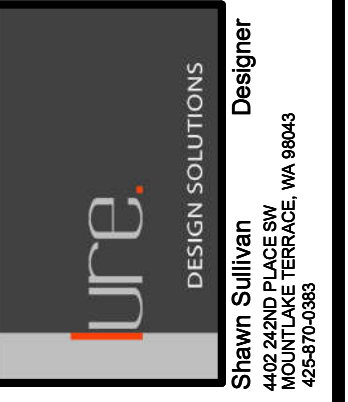
**PROPOSED UPPER & LOWER FLOOR**

DATE:	04- 2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021- 10
SHEET:	

**A2.2**

Misc. Info:
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3.
4.
5.

**CD SET**



**Graham Residence**  
 REMODEL / ADDITION  
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 MERCER ISLAND, WA 98040

**PROPOSED ROOF PLAN**

DATE:	04-2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021-10
SHEET:	

**A2.3**

**NEW ENTRY ROOF**

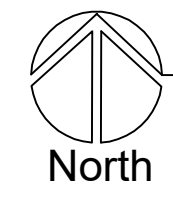
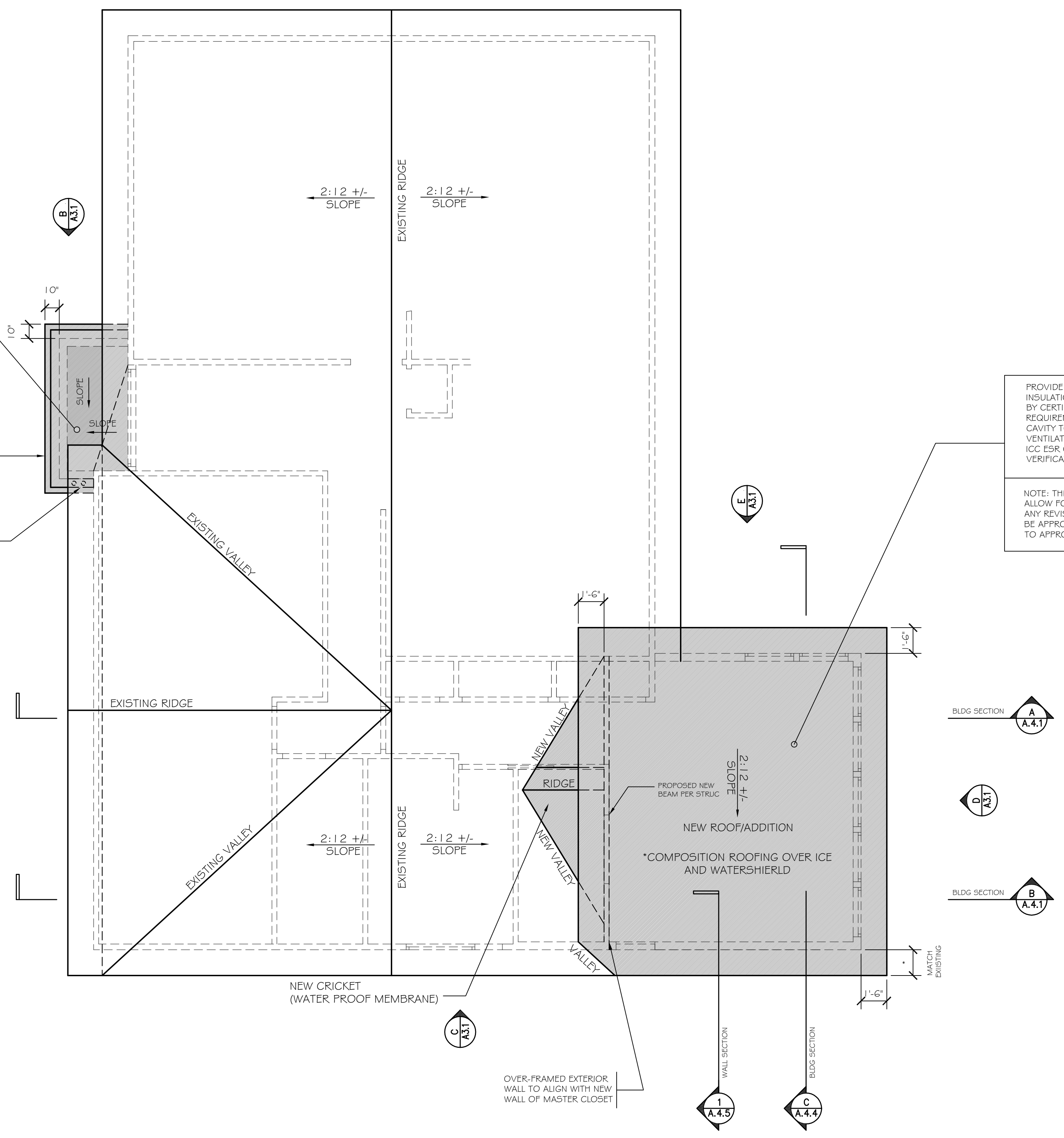
FLAT ROOF:  
 ROOF RAFTERS PER STRUCTURE. INSTALL ROOF CRICKETS TO DIRECT WATER FLOW TO ROOF DRAIN. APPLY WATERPROOF MEMBRANE CONTINUOUSLY UP OVER CURB AND UP ADJACENT WALLS MIN. 12" AND INTO ROOF DRAIN. PROVIDE FLASHING CAP AT TOP OF CURB. COORDINATE W/ ROOFING CONTRACTOR FOR ADDITIONAL FLASHING AND WATERPROOFING METHODS.

2X CURB W/ FLASHING CAP

ROOF DRAIN W/ BUILT-IN OVERFLOW TO CONNECT TO EXPOSED DOWNSPOUT BELOW

PROVIDE "CLOSED CELL" SPRAY FOAM ROOF INSULATION SYSTEM MIN. R-30 INSTALLED BY CERTIFIED INSTALLER PER R306.5 REQUIREMENTS. FILL ENTIRE RAFTER/JOIST CAVITY TO ELIMINATE AIR SPACE. NO CROSS VENTILATION REQD. PROVIDE A COPY OF ICC ESR ON JOBSITE FOR FIELD INSPECTOR VERIFICATION

NOTE: THIS SYSTEM IS SELECTED TO ALLOW FOR AN UNVENTED ROOF SYSTEM. ANY REVISIONS OR SUBSTITUTIONS MUST BE APPROVED BY THE DESIGNER. INSPECTOR TO APPROVE PROPER INSTALLATION



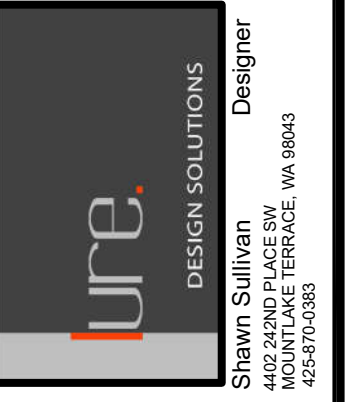
**PROPOSED ROOF PLAN**

Graham Residence- ADDITION / REMODEL

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

Misc. Info:
1. 95% CD 09-08-2021
2. FINAL CD SET 10-28-2021
3.
4.
5.

**CD SET**

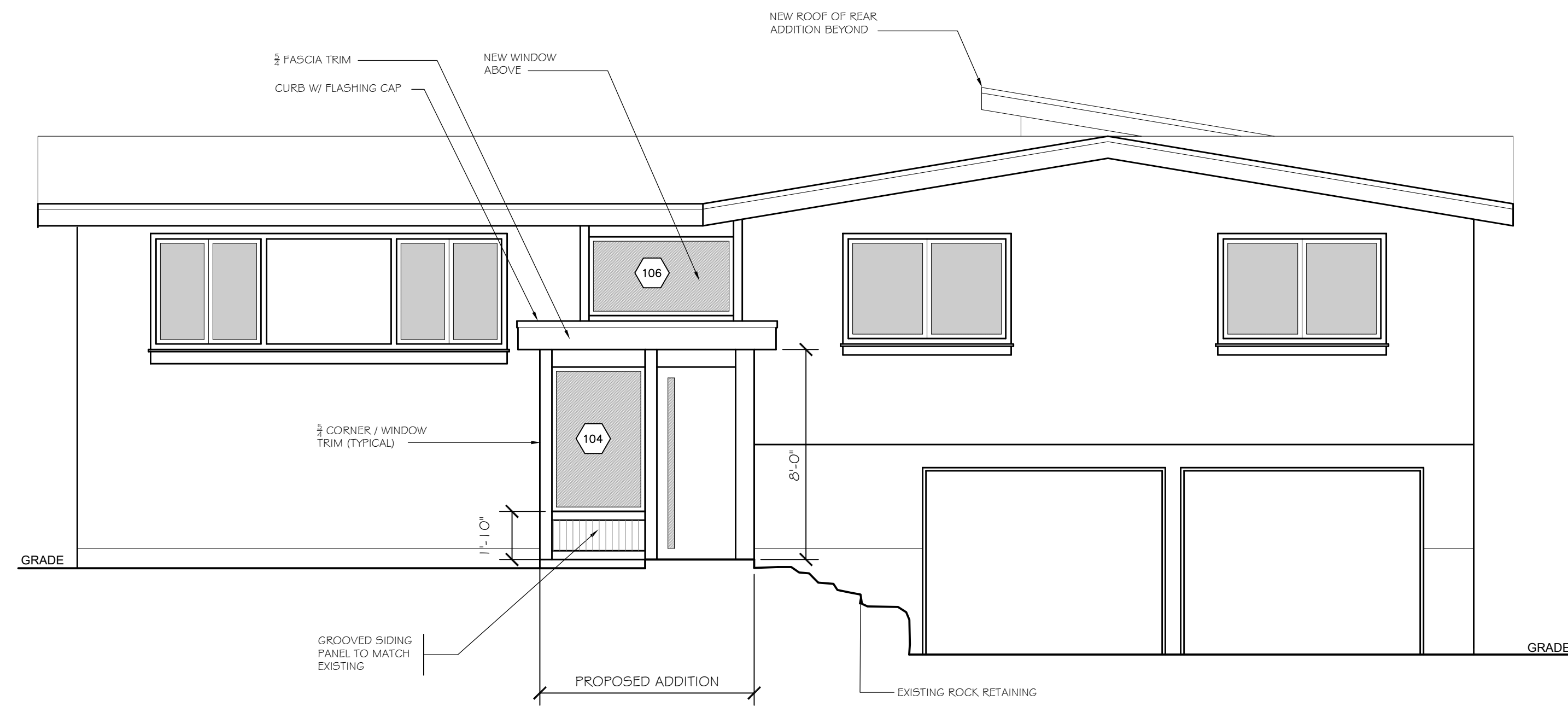


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 MERCER ISLAND, WA 98040

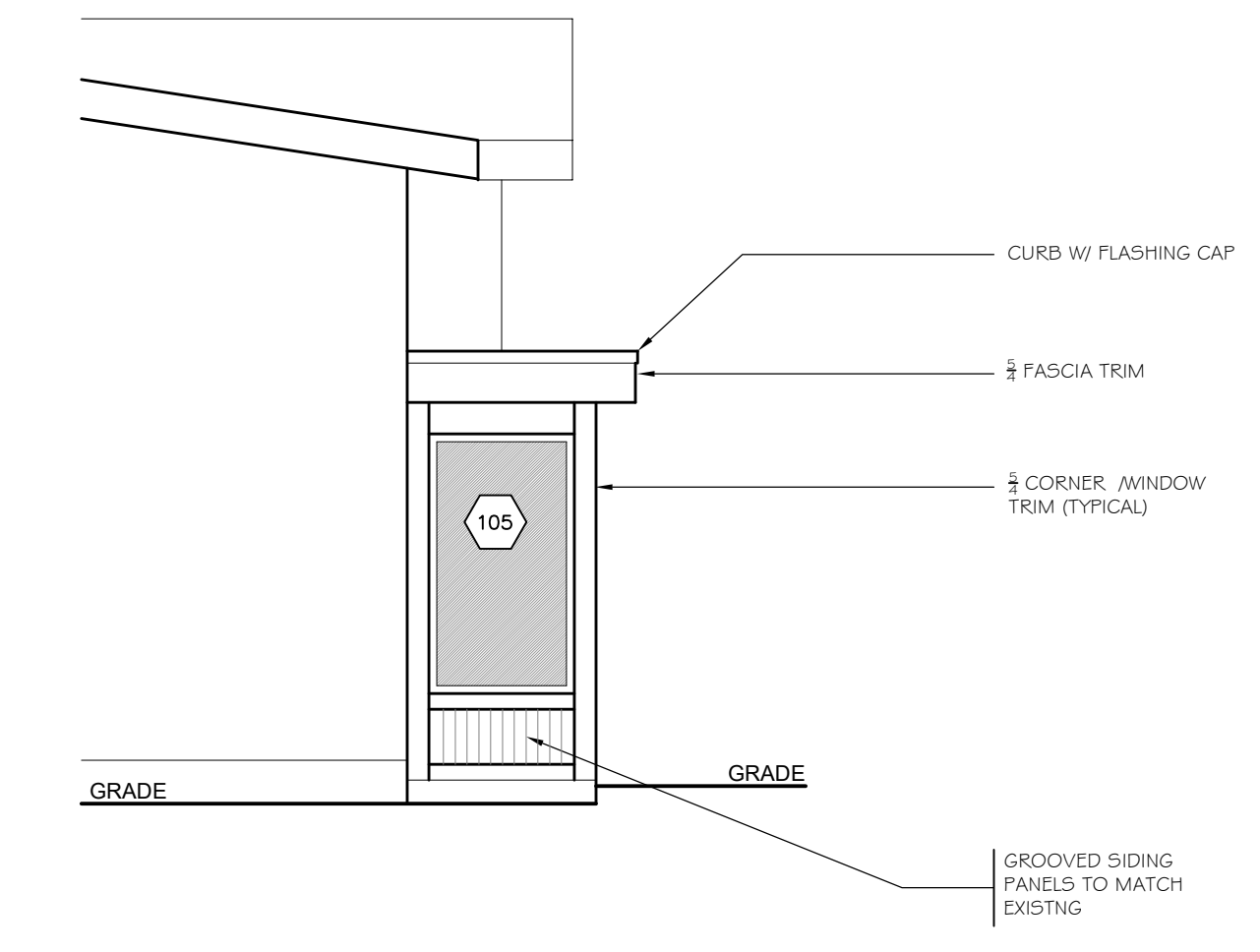
**PROPOSED EXTERIOR ELEVATIONS**

DATE:	04- 2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021- 10
SHEET:	

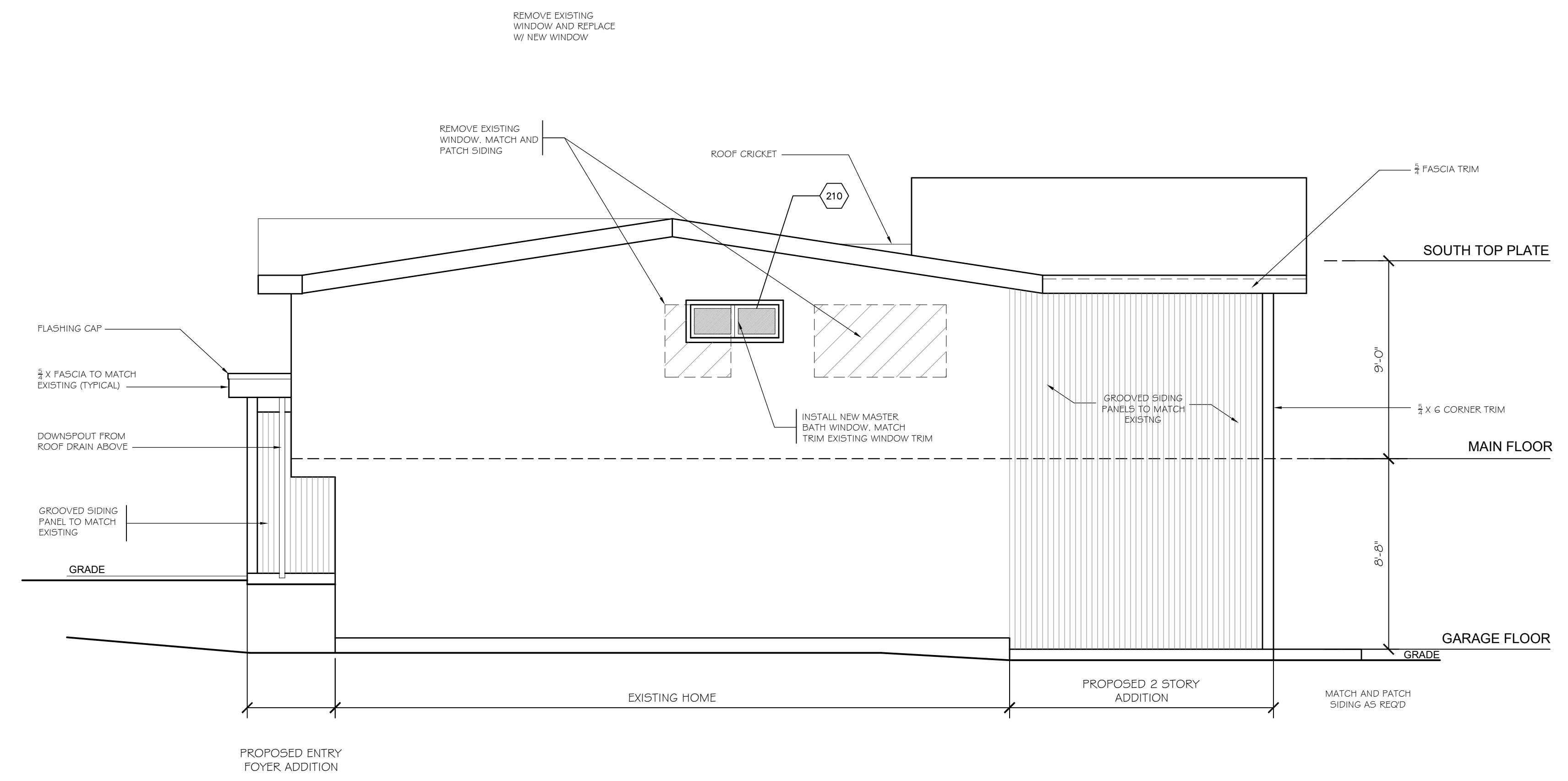
**A3.1**



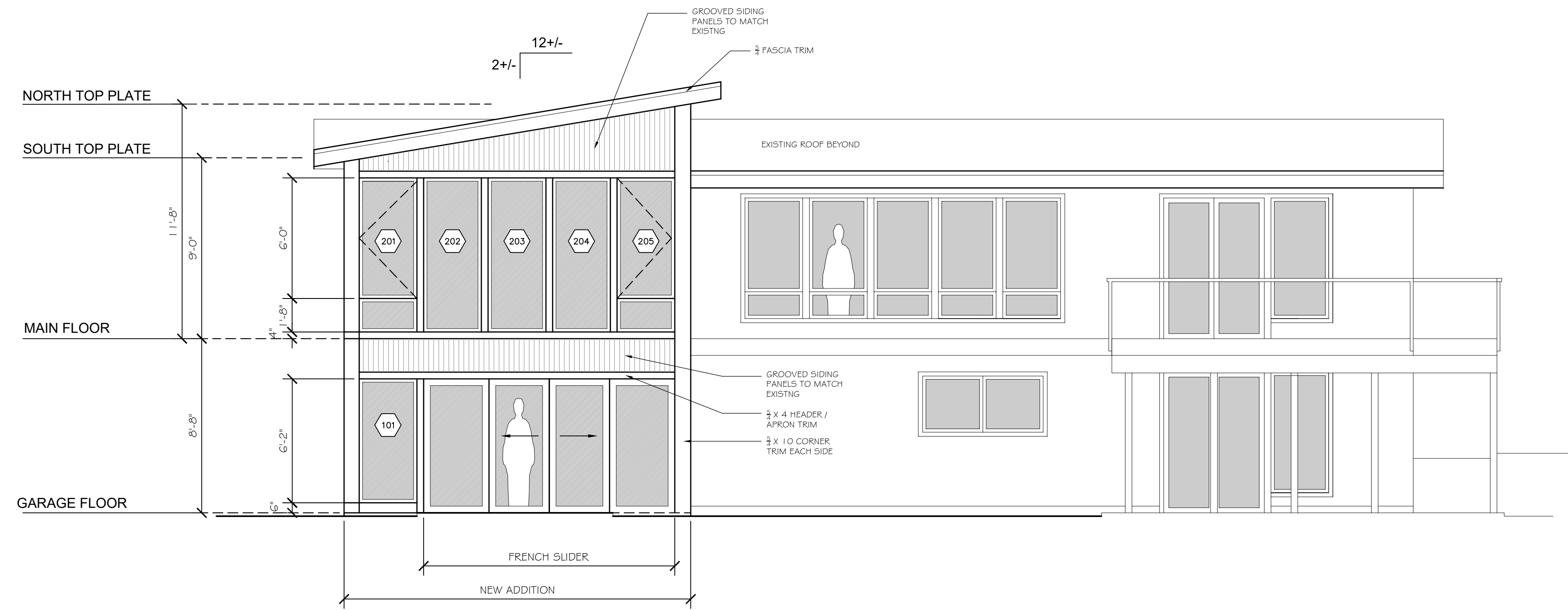
**A** EXTERIOR ELEV. --WEST  
 Graham Residence SCALE: 1/4"=1'-0"



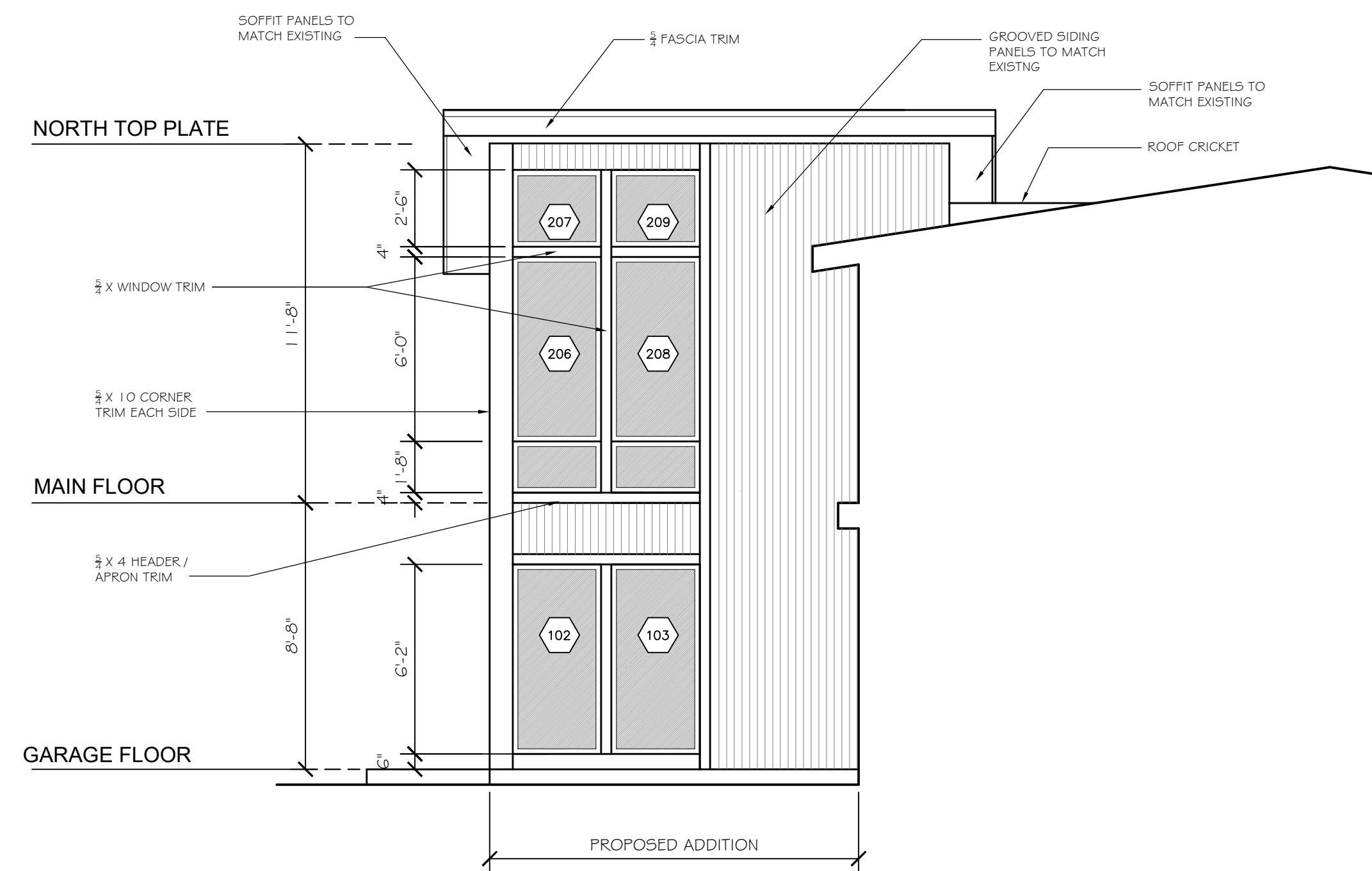
**B** EXTERIOR ELEV. - PARTIAL- NORTH  
 Graham Residence SCALE: 1/4"=1'-0"



**C** EXTERIOR ELEV. --SOUTH  
 Graham Residence SCALE: 1/4"=1'-0"



**D** EXTERIOR ELEVATION- REAR ADDITION -EAST  
 Graham Residence SCALE: 1/4"=1'-0"

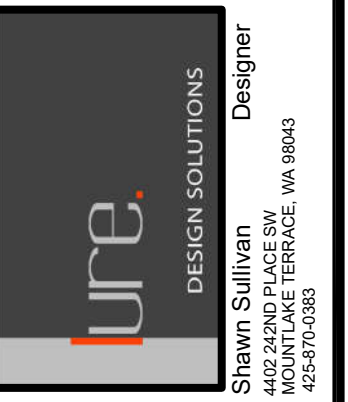


**E** EXTERIOR ELEV. - PARTIAL- NORTH  
 Graham Residence SCALE: 1/4"=1'-0"

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3.		
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5.		

**CD SET**



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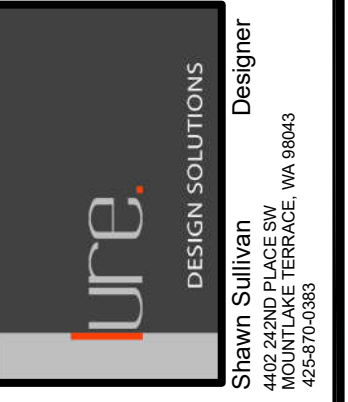
**PROPOSED EXTERIOR ELEVATIONS**

DATE:	04- 2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021- 10
SHEET:	

**A3.2**

Misc. Info:
1. 95% CD 09-08-2021
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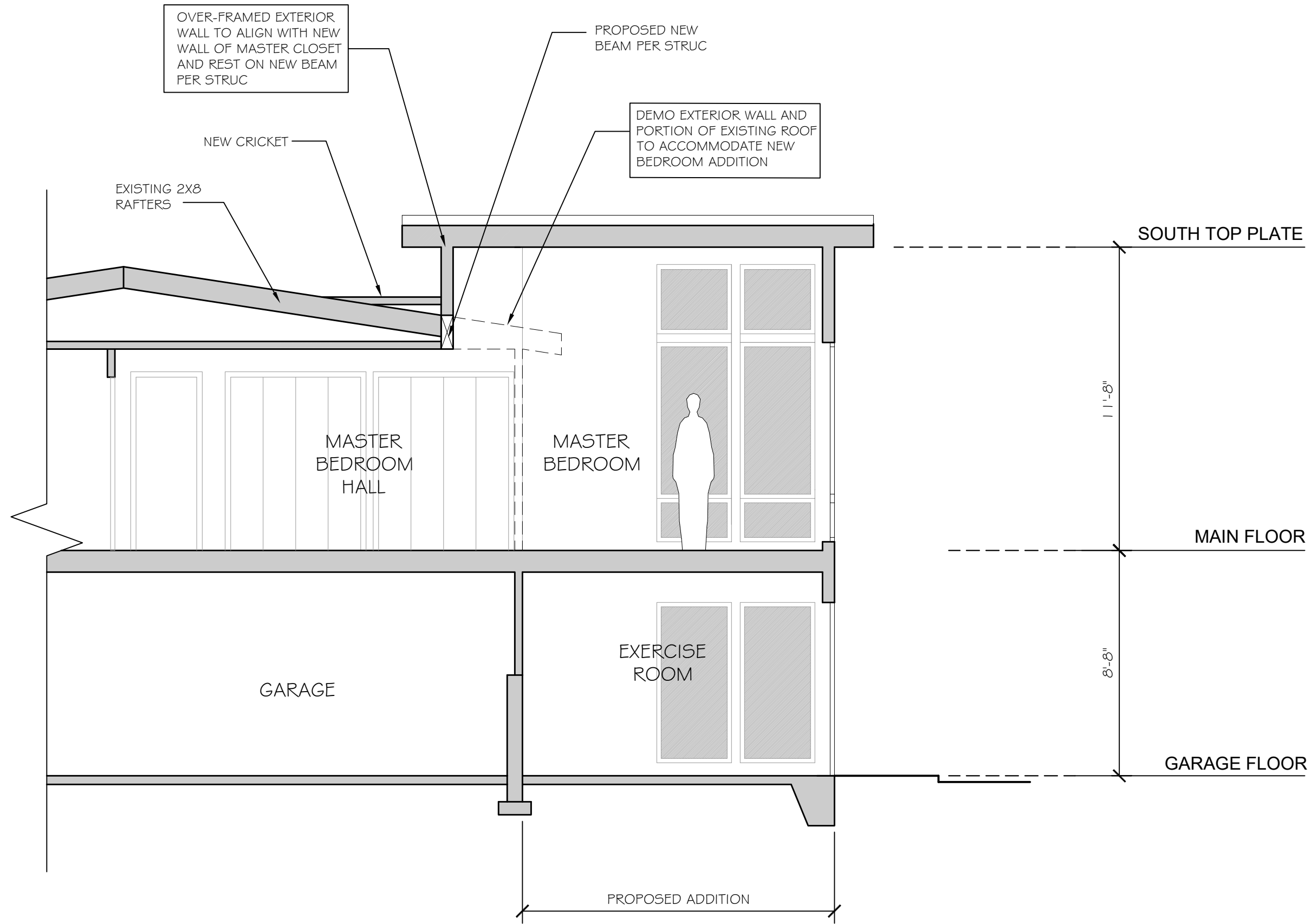


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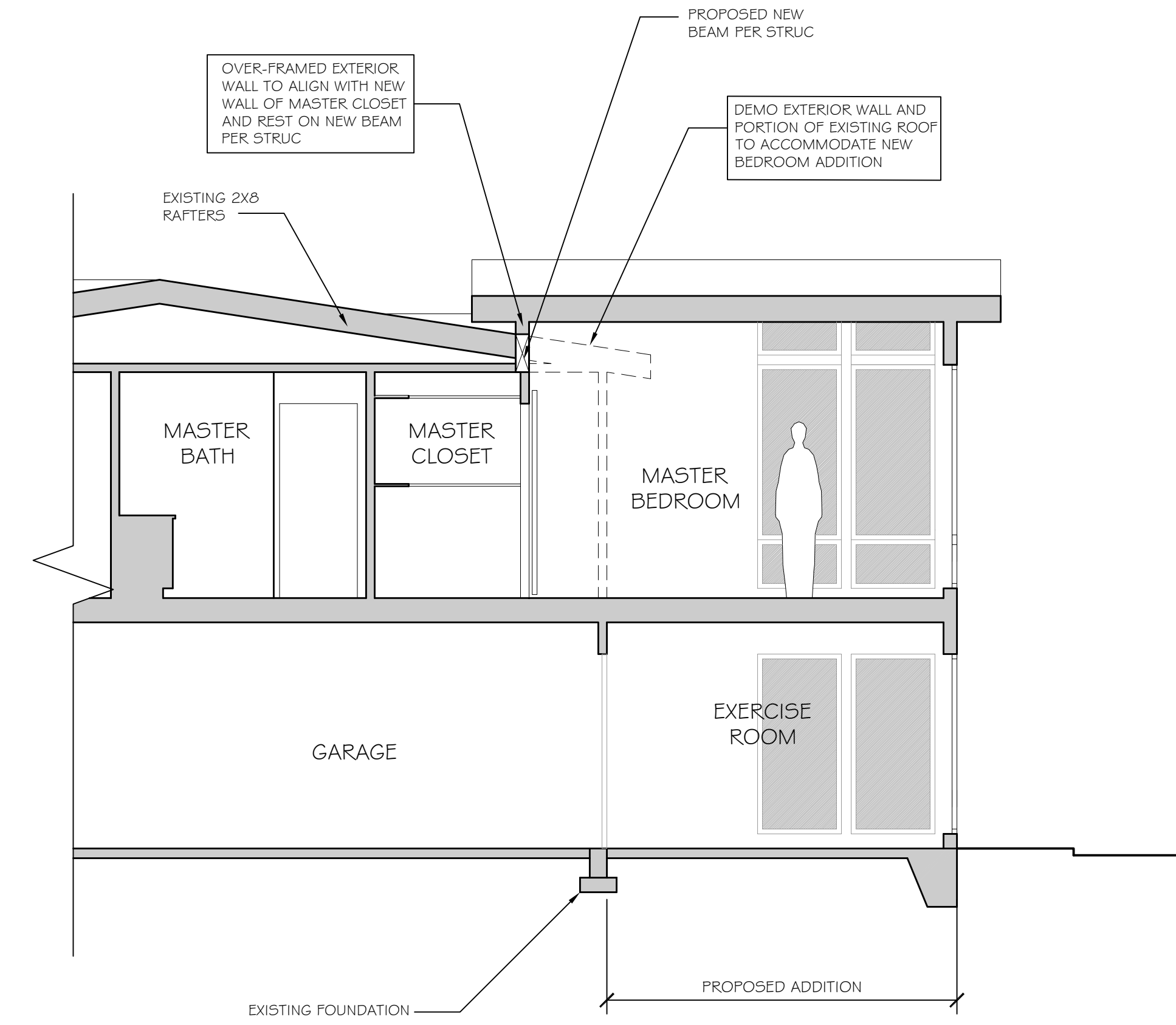
**PROPOSED BUILDING SECTIONS**

DATE:	04- 2021
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2021- 10
SHEET:	

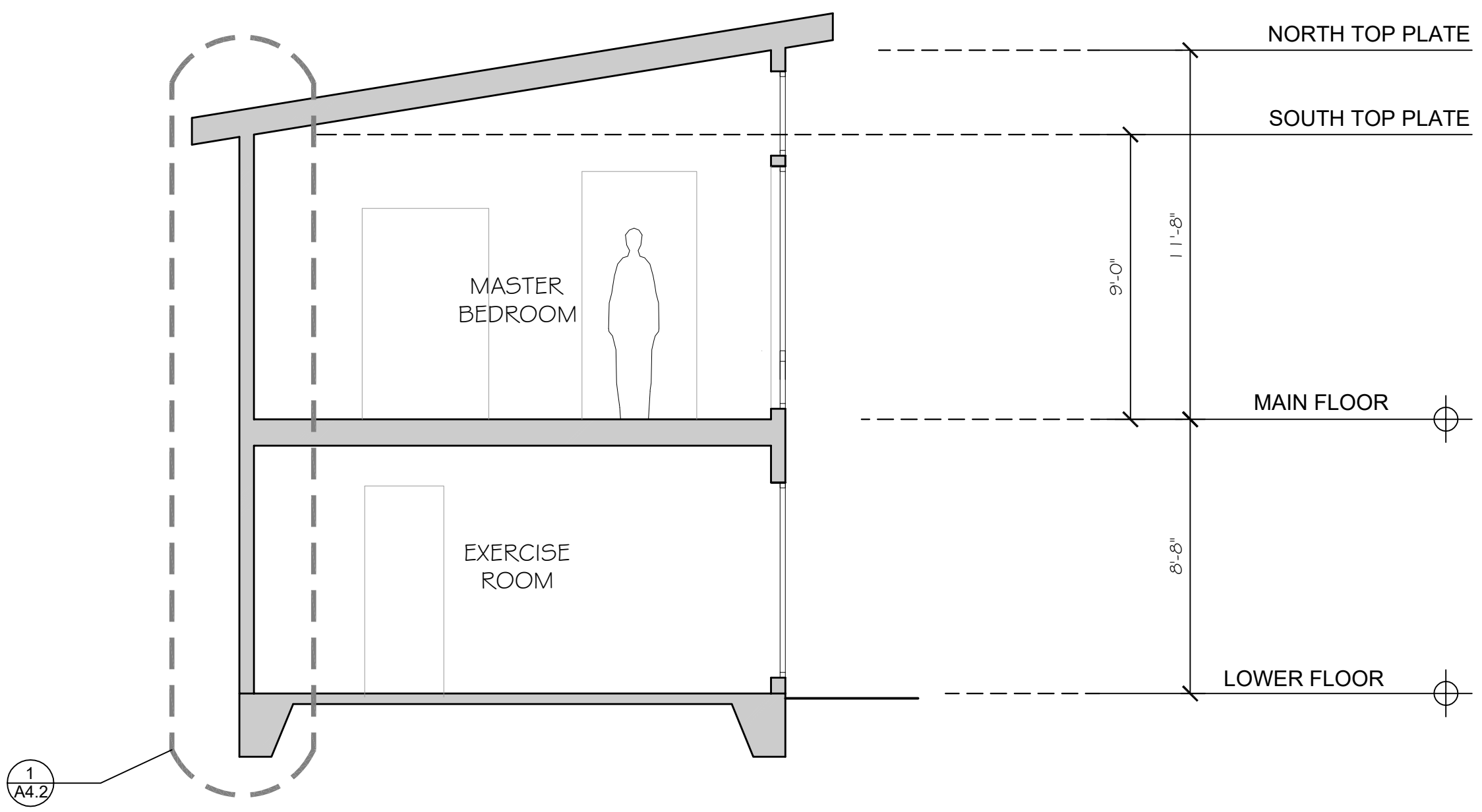
**A4.1**



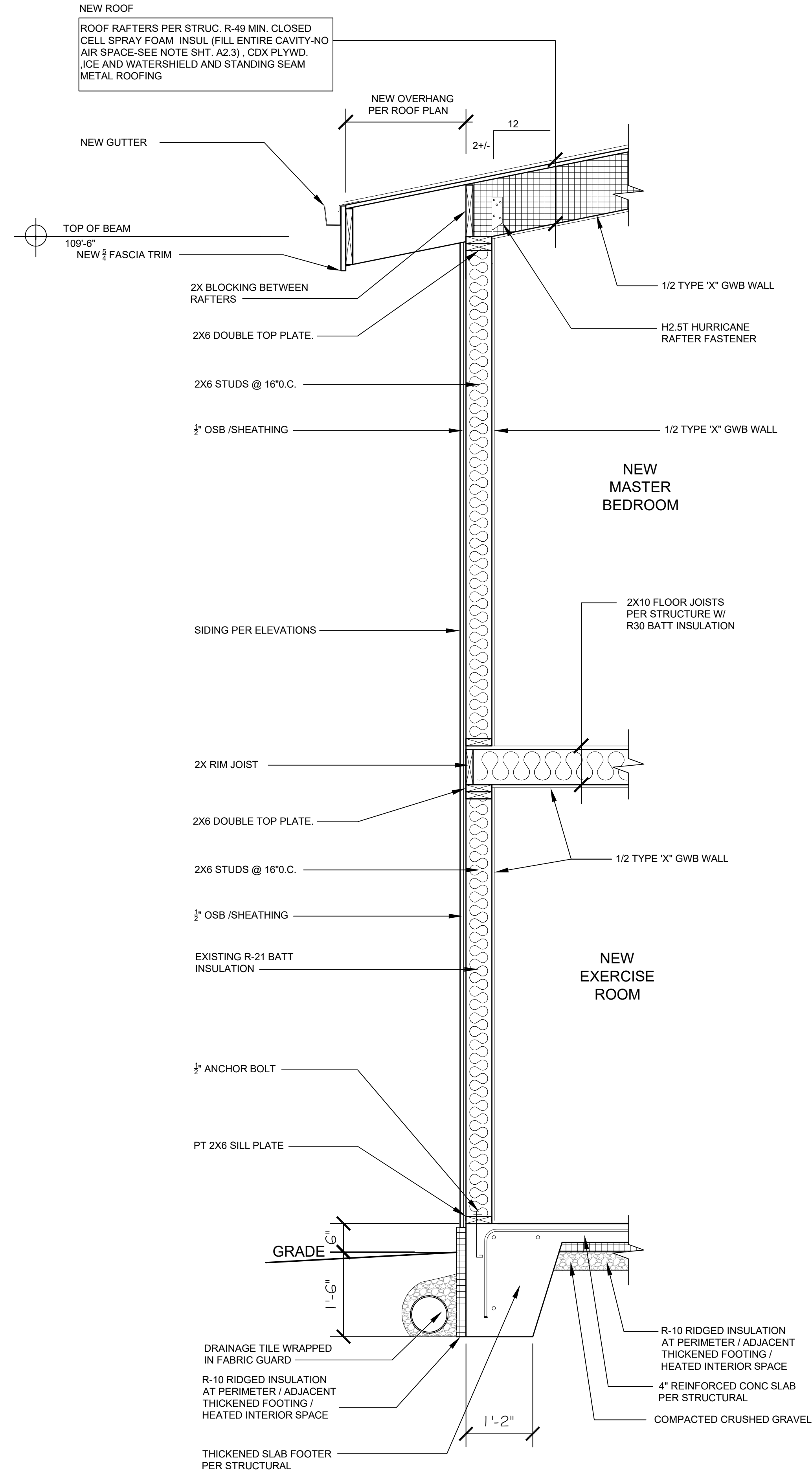
**A BUILDING SETION**  
 Graham Residence SCALE: 1/4"=1'-0"



**B BUILDING SETION**  
 Graham Residence SCALE: 1/4"=1'-0"

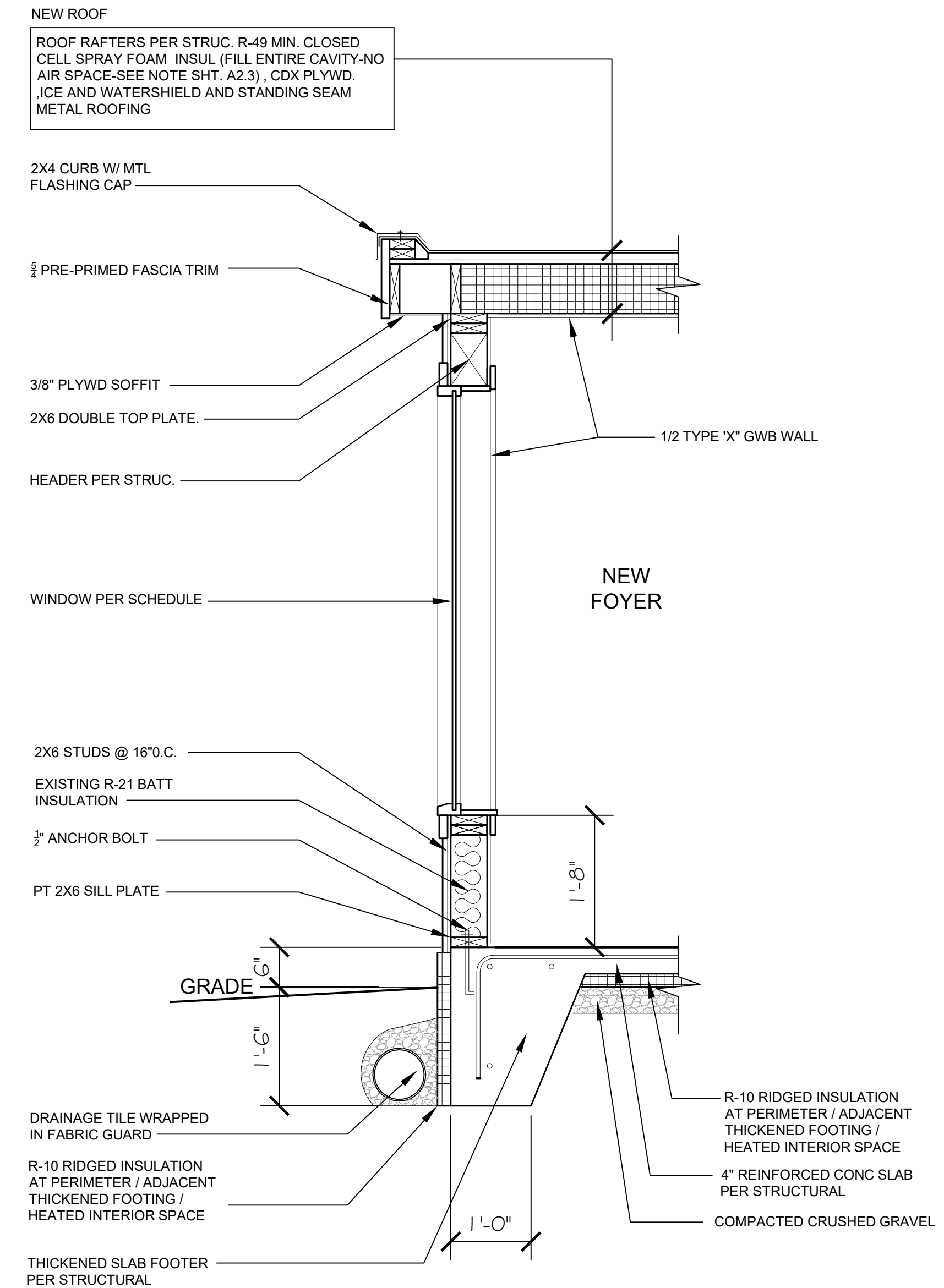


**C BUILDING SETION**  
 Graham Residence SCALE: 1/4"=1'-0"



**1 WALL SECTION**  
Graham Residence

Scale: 3/4" = 1'-0"

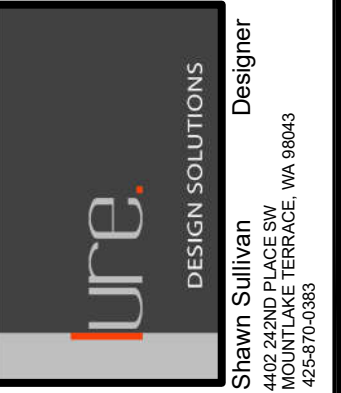


**2 WALL SECTION**  
Graham Residence

Scale: 3/4" = 1'-0"

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**PROPOSED  
WALL SECTIONS**

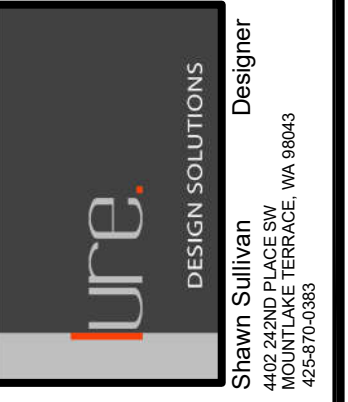
DATE:	04- 2021
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DRAWN:	SLS
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SHEET:	

**A4.2**



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**Graham Residence**  
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**PROPOSED WINDOW AND DOOR SCHEDULES**

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**A5.1**

**WINDOW SCHEDULE (APPROX. R.O.SIZES)**

**LOWER FLOOR**

WNDW NO.	ROOM NAME	R.O. SIZE W X H	MATERIAL	TYPE	OPERATION	NOTES	U-FACTOR
101	EXERCISE ROOM	2'0" X 6'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
102	EXERCISE ROOM	2'0" X 6'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
103	EXERCISE ROOM	2'0" X 6'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
104	FOYER	3' X 5'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
105	FOYER	3' X 5'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
106	FOYER (HIGH WNDW)	5' X 3'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.

**UPPER FLOOR**

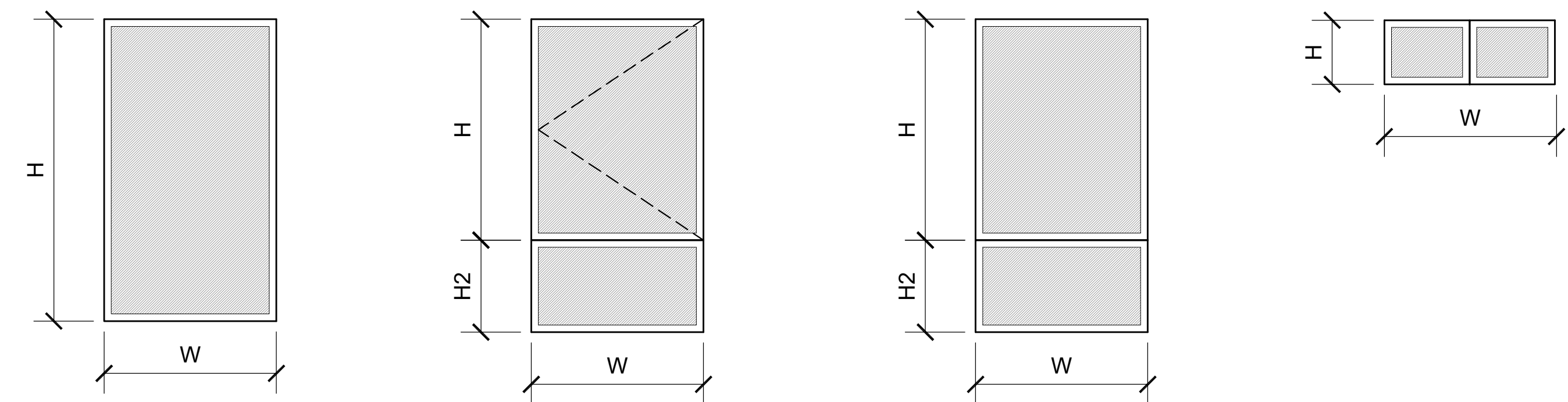
201	MASTER BEDROOM	2'0" X 6' MULLED TO 2'10" X 1'	VINYL	B	CASEMENT / PICTURE	SAFETY GLAZING EGRESS	.24 MIN.
202	MASTER BEDROOM	2'0" X 7'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
203	MASTER BEDROOM	2'0" X 7'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
204	MASTER BEDROOM	2'0" X 7'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
205	MASTER BEDROOM	2'0" X 6' MULLED TO 2'10" X 1'	VINYL	B	CASEMENT / PICTURE	SAFETY GLAZING EGRESS	.24 MIN.
206	MASTER BEDROOM	2'0" X 6' MULLED TO 2'10" X 1'	VINYL	C	PICTURE / PICTURE	SAFETY GLAZING	.24 MIN.
207	MASTER BEDROOM	2'0" X 2'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
208	MASTER BEDROOM	2'0" X 6' MULLED TO 2'10" X 1'	VINYL	C	PICTURE / PICTURE	SAFETY GLAZING	.24 MIN.
209	MASTER BEDROOM	2'0" X 2'	VINYL	A	PICTURE	SAFETY GLAZING	.24 MIN.
210	MASTER BATHROOM	4' X 1'	VINYL	D	SLIDER		.24 MIN.

\*WINDOW SIZES ABOVE REFLECT APPROXIMATE R.O. (ROUGH OPENINGS). WINDOWS TO BE SIZED ACCORDINGLY  
 \*VERIFY ALL R.O. (NEW /REPLACED) FOR WINDOWS SIZE PRIOR TO ORDERING / MANUFACTURING  
 \* SEE PLANS AND ELEVATIONS FOR WINDOW TAG LOCATION (XXX)  
 \* SAFETY GLAZING TO BE PROVIDE PER LOCAL CODE REQUIREMENTS

**EXTERIOR DOOR SCHEDULE**

DOOR NO.	ROOM NAME	SIZE: W X H	MATERIAL	TYPE	OPERATION	NOTES	U-FACTOR
101	EXERCISE ROOM	12' X 6' FRENCH SLIDER	VINYL	A	FRENCH SLIDER	SAFETY GLAZING	.28 MIN.
202	FOYER	3' X 6' DOOR	WOOD DOOR W/ SMALL RELITE	B	IN-SWING RIGHT		.28 MIN.

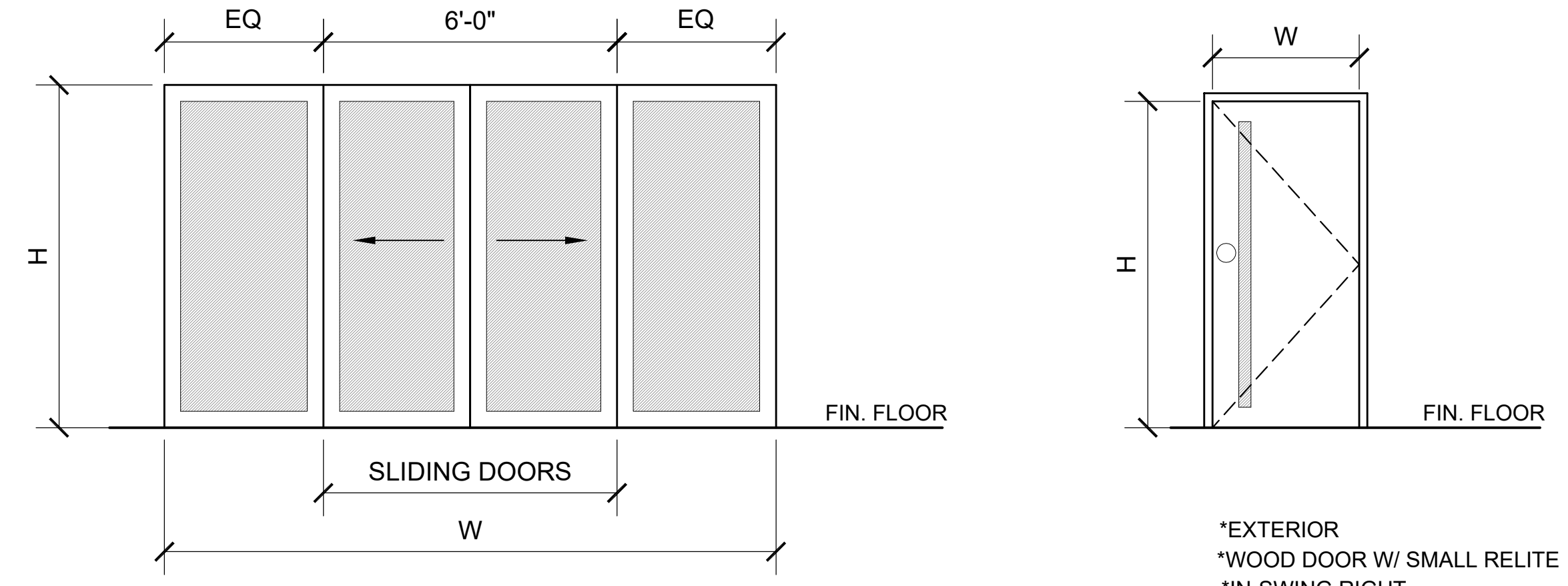
**PROPOSED WINDOW / EXTERIOR DOOR SCHEDULE**  
Graham Residence



- TYPE A**  
\*PICTURE  
\*VINYL  
\*SAFETY GLASS
- TYPE B**  
\*CASEMENT MULLED TO PICTURE  
\*VINYL  
\*SAFETY GLASS  
\*EGRESS
- TYPE C**  
\*PICTURE MULLED TO PICTURE  
\*VINYL  
\*SAFETY GLASS
- TYPE D**  
\*SLIDER  
\*VINYL  
\*SAFETY GLASS

**PROPOSED WINDOW TYPES**

Graham Residence  
\*ALL VIEWS ARE FROM EXTERIOR



- TYPE A**  
\*VINYL  
\*SAFETY GLASS  
\*FRENCH SLIDER
- TYPE B**  
\*EXTERIOR  
\*WOOD DOOR W/ SMALL RELITE  
\*IN-SWING RIGHT

**PROPOSED EXTERIOR DOOR TYPES**

Graham Residence  
\*ALL VIEWS ARE FROM EXTERIOR