



SUZANNE ZAHR INC.

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM

**ROSS PARKS RESIDENCE
RESIDENTIAL REMODEL ADDITION**

7010 93RD AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

20001

9221

REGISTERED
ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS DATE

ISSUE DATE: 07.29.22

DRAWN BY: SA

CHECKED BY: SZ

SCHEDULES

SHEET NUMBER

A0.2

PERMIT SET

2018 WSEC Residential Energy Compliance Certificate (Effective February 1, 2021)

Property address: _____

Builder/registered design professional name: _____

Builder/reg. design pro. signature: _____

Conditioned floor area: _____ ft² (per building permit)

R-Values (R303.1.1)

Ceiling/Vaulted R-____ Floors: Over unconditioned space R-____
Attic: Attic R-____ Slab-on-grade floor R-____

Walls: Above grade R-____ Fully insulated slab? Y/N (Circle one)
Below, int. R-____ Doors: R-____, R-____, R-____
Below, ext. R-____

U-Value of Windows, Skylights and Doors (R303.1.1.3)

Average area weighted U-value from Glazing Worksheet Average U- ____

Fuel Normalization (Tables R406.2) and Energy Credits (Table R406.3)

System Type Number (1 to 5) _____ (Select one)

Energy Credits selected (1 to 7) _____

Fuel Normalization Credit _____ + Total Energy Credits _____ = Total Credits _____

Heating, Cooling and Domestic Hot Water

System Type (Manufacturer and Model Number)	Efficiency
Heating	
Cooling	
DHW	
Drain water heat recovery	

Onsite Renewable Energy Electric Power System

System type _____ System design capacity _____ kW
Rated annual generation _____ kWh/yr

Appliances	Energy Star?
Manufacturer and Model	(Circle one)
Dish washer	Y or N
Refrigerator	Y or N
Washer	Y or N
Dryer	Y or N

Vented or unvented? If vented, CEF rating _____

Gas fireplace / heating stove (Section R402.4.2) Fireplace efficiency (FE) _____
Heating or Decorative? (Circle one)

HVAC System Duct Leakage Testing (R403.3) Circle one

All ductwork and air handler in conditioned space? (See Option 4.2) Y or N
All ductwork in unconditioned spaces buried and tested at 3% total leakage, and air handler in conditioned space? (See Option 4.1.) Y or N
All ductwork & air handler outside conditioned space insulated to minimum R-8? Y or N
Air handler present at duct leakage test? (Total leakage 4% if yes, 3% if no) Y or N
HVAC leakage to outside test conducted at final? Y or N
Do HVAC duct leakage tests include GPS and time stamp verification? Y or N

HVAC system leakage test calculated design target: _____ CFM @ 25 Pa
HVAC system leakage test measured results: _____ CFM @ 25 Pa

Building Leakage Testing (R402.4.1.2)

Dwelling unit leakage test calculated design target: _____ ACH @ 50 Pa
Dwelling unit leakage test, measured results: _____ ACH @ 50 Pa
Whole Building Leakage test (R2 non-corridor only) design target: _____ CFM/sf @ 50 Pa
Whole Building Leakage test (R2 non-corridor only) measured: _____ CFM/sf @ 50 Pa

Do building leakage tests include GPS and time stamp verification? Y or N
Whole House Ventilation System Measured Flow Rates (M1505.4 IRC-WA) Circle one

Are the system controls correctly labeled? Y or N
The Whole House Ventilation (WHV) system operation and maintenance (O&M) instructions were provided to the building owner? Y or N
Provided to: _____ on _____ (date)

Whole House Ventilation System Type: (Circle one)
(1) Whole house exhaust fan, location _____
(2) Balanced HRV/ERV, location _____
For R2 low-rise, serves more than one unit? Y or N
(3) Supply or HRV WHV integral to the air handler. Describe system control sequence of operations or reference to design submittal: _____

Specify run-time: _____ hours per day _____ CFM
WHV calculated design minimum flow rate per plan submittal: _____
WHV measured min flow rate at commissioning: Exhaust _____ CFM, Supply _____ CFM

Do WHV flow tests include GPS & time stamp verification? Y or N
HRV/ERV sensible heat recovery efficiency: _____

Commissioning Notes: _____

Other Mandatory Requirements Circle one

All other mandatory requirements of WSEC-R have been met? Y or N

EXTERIOR DOOR SCHEDULE

TAG	LOCATION	MANUFACTURER	DOOR WIDTH	DOOR HEIGHT	AREA	SAFETY GLASS	U-VALUE
109.1	MASTER	TBD	6' - 0"	7' - 9"	47 SF	YES	0.3
117.1	DINING	TBD	6' - 0"	7' - 9"	47 SF	YES	0.3

WINDOW SCHEDULE

TAG	LOCATION	MANUFACTURER	QTY.	WIDTH	HEIGHT	SILL	AREA	SAFETY GLASS	U-VALUE
W-1	KITCHEN	TBD	1	9' - 7"	5' - 0"	3' - 0"	48 SF		0.3
W-2	KITCHEN	TBD	2	6' - 3"	5' - 0"	3' - 0"	31 SF		0.3
W-3	EATING	TBD	1	2' - 0"	4' - 0"	4' - 0"	8 SF		0.3

R402.1.1 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^b	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value	49
Wood Frame Wall ^h R-Value	21 int
Floor R-Value	30
Below-Grade ^{c,h} Wall R-Value	10/15/21 int + STB
Slab ^{d,f} R-Value and Depth	10, 2 ft

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 12, BLOCK 6, FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE(S) 6, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINES.

(A) BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT, THENCE S00°09'30"W 25 FEET ALONG THE WEST LINE THEREOF, THENCE CONTINUING S00°09'30"W 130 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE EAST 141.40 FEET TO THE END OF SAID DESCRIBED LINE;

(B) BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S00°09'30"W 25 FEET ALONG THE WEST LINE THEREOF, THENCE EAST 93.50 FEET, THENCE S42°33'59"E 70.61 FEET; THENCE S00°09'30"W 78 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE EAST 27.49 FEET, MORE OR LESS, TO THE NORTHWESTERLY MARGIN OF SOUTHEAST 70TH PLACE, AND THE END OF SAID DESCRIBED LINE.

REFERENCES

- RECORD OF SURVEY, VOL. 23, PG. 61, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY, VOL. 125, PG. 180, RECORDS OF KING COUNTY, WASHINGTON.
- UNRECORDED SURVEY PREPARED BY M.W. MARSHALL UNDER JOB NO. 5022, DATED 9-5-2014.

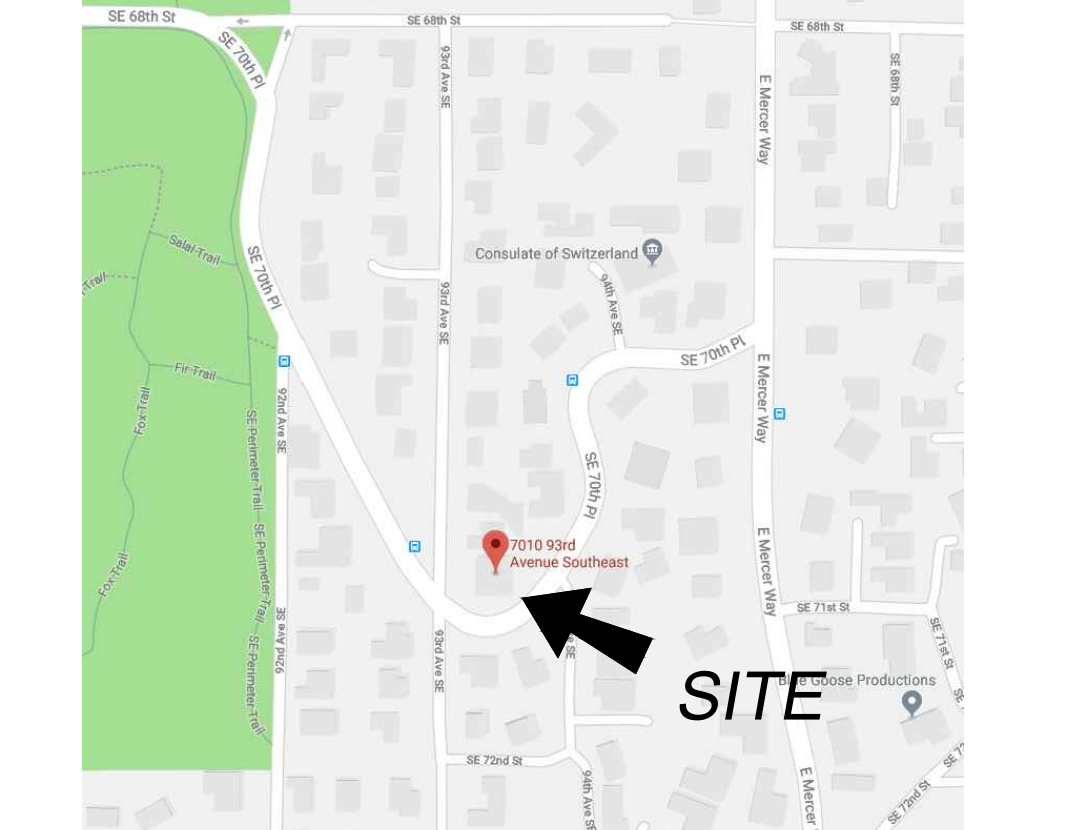
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 258190-0300
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 13,938 S.F. (0.32 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

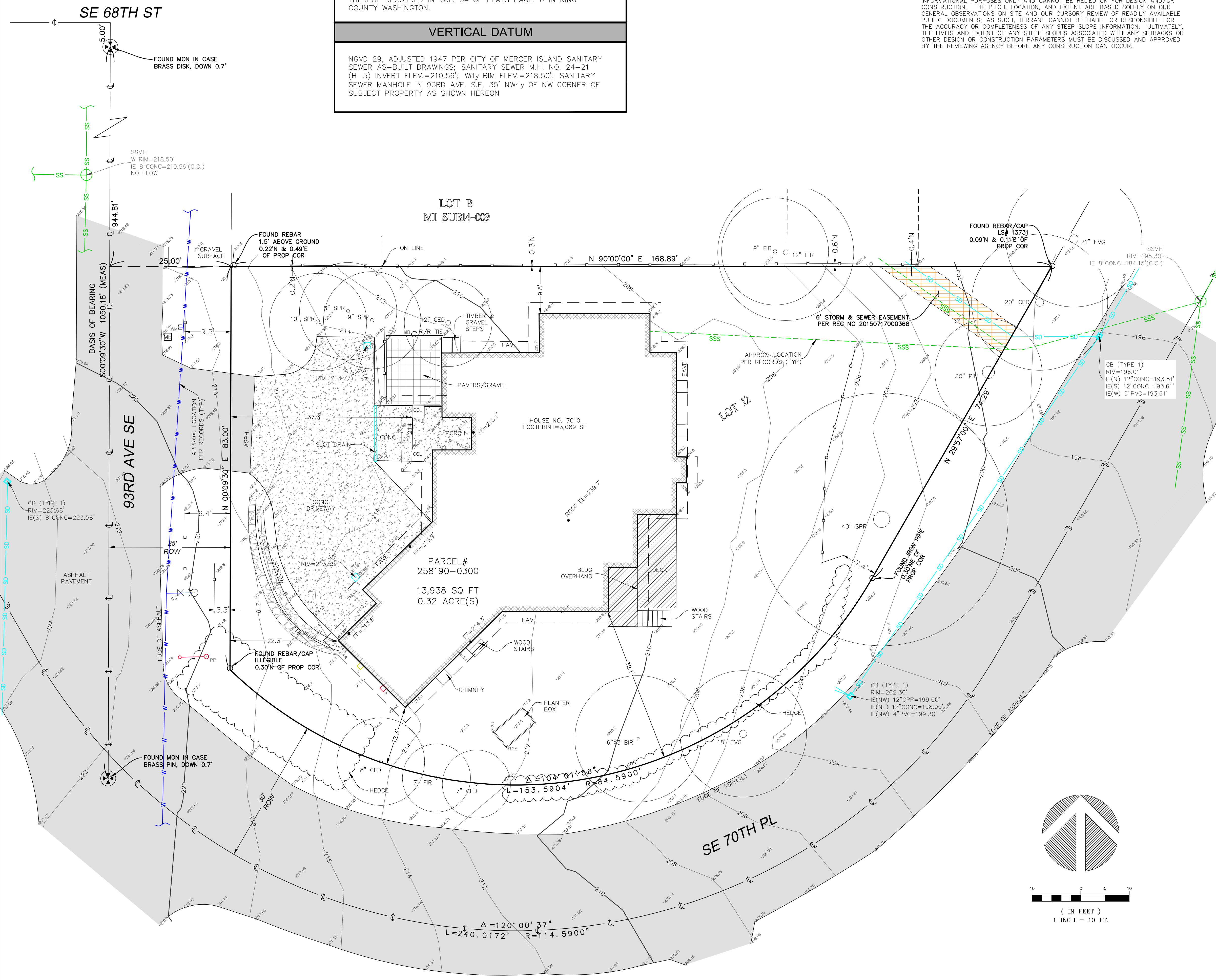
	AREA DRAIN		BIRCH
	ASPHALT SURFACE		BUILDING
	CENTERLINE ROW		CATCH BASIN
	CONCRETE SURFACE		CEDAR
	DECK		COLUMN
	FENCE LINE (WOOD)		CONCRETE
	FIRE HYDRANT		CORNER
	GAS METER		DECIDUOUS
	HEDGE FOLIAGE LINE		EVERGREEN
	INLET (TYPE 1)		FINISH FLOOR
	MAILBOX (RESIDENTIAL)		HOSE BID
	MONUMENT IN CASE (FOUND)		LAND SURVEYOR NUMBER
	PAVER SURFACE		MEASURED
	POWER POLE W/LIGHT		MONUMENT
	REBAR AS NOTED (FOUND)		PIN
	ROCKERY		PROPERTY
	SEWER LINE		RECORD DATA
	SEWER MANHOLE		SPRUCE
	STORM DRAIN LINE		SANITARY SEWER MANHOLE
	TREE (AS NOTED)		SANITARY SIDE SEWER
	WATER LINE		
	WATER METER		
	WATER VALVE		

VICINITY MAP N.T.S.



BASIS OF BEARINGS
HELD BEARING OF N 00°09'30" E ALONG 93RD AVE. S.E. PER PLAT OF FLOOD'S LAKE SIDE TRACTS DIV. NO. 5 PER PLAT THEREOF RECORDED IN VOL. 34 OF PLATS PAGE. 6 IN KING COUNTY WASHINGTON.
VERTICAL DATUM
NGVD 29, ADJUSTED 1947 PER CITY OF MERCER ISLAND SANITARY SEWER AS-BUILT DRAWINGS; SANITARY SEWER M.H. NO. 24-21 (H-5) INVERT ELEV.=210.56'; WRY RIM ELEV.=218.50'; SANITARY SEWER MANHOLE IN 93RD AVE. S.E. 35' NWly OF NW CORNER OF SUBJECT PROPERTY AS SHOWN HEREON

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC 30, TWP. 24N., RGE 05E., W.M.
PARCEL NO. 258190-0300

Ross / Parks Residence
7010 93RD AVE SE
MERCER ISLAND, WA 98004



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	190100
DATE:	2/22/19
DRAFTED BY:	TLR
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
	1 OF 1

SZ

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2	REVISION	11.17.2022

ISSUE DATE: 07.29.22

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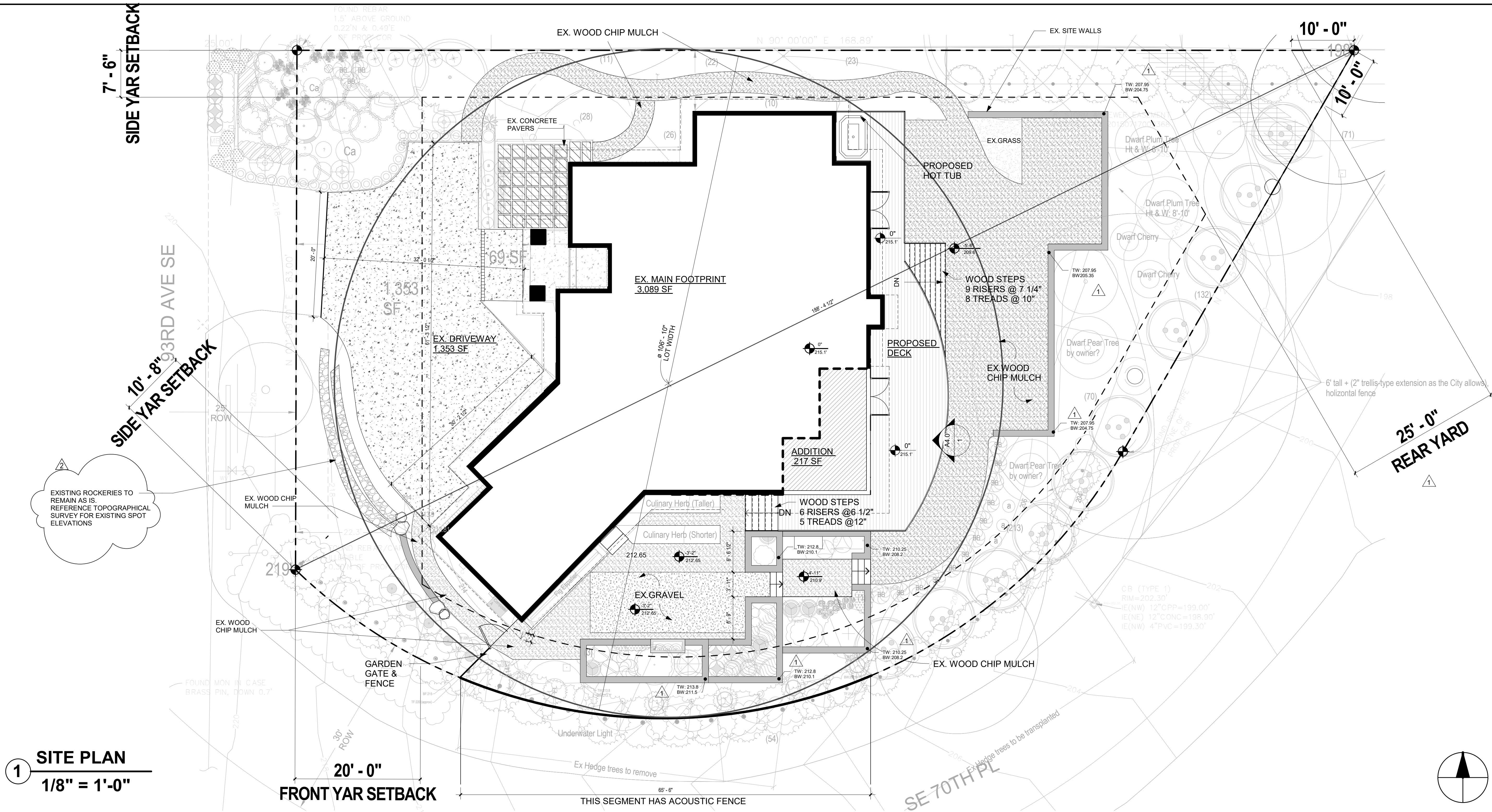
CHECKED BY: SZ

SITE PLAN

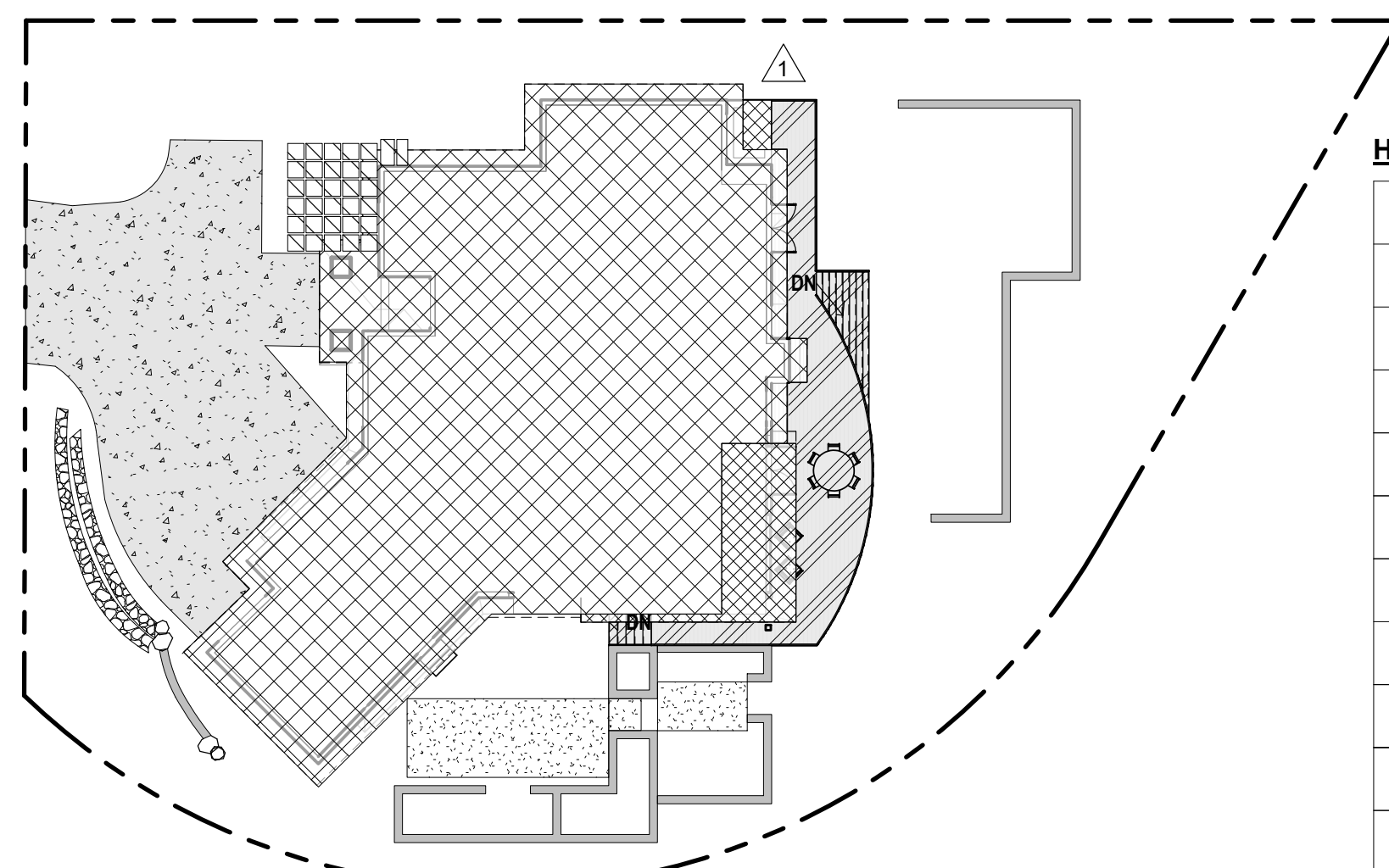
SHEET NUMBER

A1.0

PERMIT SET



1 SITE PLAN
1/8" = 1'-0"



2 SITE PLAN DIAGRAM
1" = 20'-0"

HARDSCAPE

LOT AREA	13,938 SF SF	
AREA BORROWED FROM LOT COVERAGE	98	
ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + 98	1,352 SF	
EX. SITE WALLS	256 SF	
EX. ROCKERIES	95 SF	
EX. GRAVEL PATH & PAVING	256 SF	
EX. CONCRETE STEPS	20 SF	
EX. CONCRETE PAVERS	130 SF	
TOTAL EX. HARDSCAPE AREA	757 SF < 1,352 SF	
PROPOSED. OPEN SLAT WOOD DECK	544 SF	
TOTAL PROPOSED HARDSCAPE AREA	1301 SF < 1,352 SF	

LOT COVERAGE - PROPOSED

LOT AREA	13,938 SF SF	
EX. HOUSE/GARAGE+ OVERHANG	3,815 SF	
DRIVEWAY	1,422 SF	
EXISTING LOT COVERAGE (IMPERVIOUS SURFACE)	5,237 SF (37.17 %)	
ADDITION+ OVERHANG + DECK UNDER HOT TUB	240 SF	
TOTAL IMPERVIOUS SURFACE	5,477 SF	
TOTAL LOT COVERAGE	(5,477 SF) 39.3 % < (5,575 SF) 40 %	
REMAINING IMPERVIOUS SURFACE	98 SF	

OWNER'S NAME:
MICHAEL ROSS + MARIANNE PARKS

SITE AND OWNERS ADDRESS:
7010 93RD AVE SE
MERCER ISLAND, WA 98040

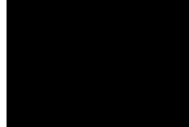
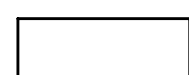
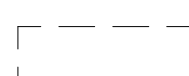
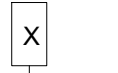
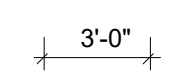
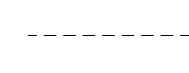
LEGAL DISCRPTION:
FLOODS LAKESIDE TRS DIV #5 LESS N 20 FT THOF
AKA PAR 1 HENNING SHORT PLAT APPROVE BY
MERCER ISLAND 2-12-70
PLat Block: 6
Plat Lot: 12

ASSESSOR'S PARCEL NUMBER:
258190-0300

ZONE: R-8.4

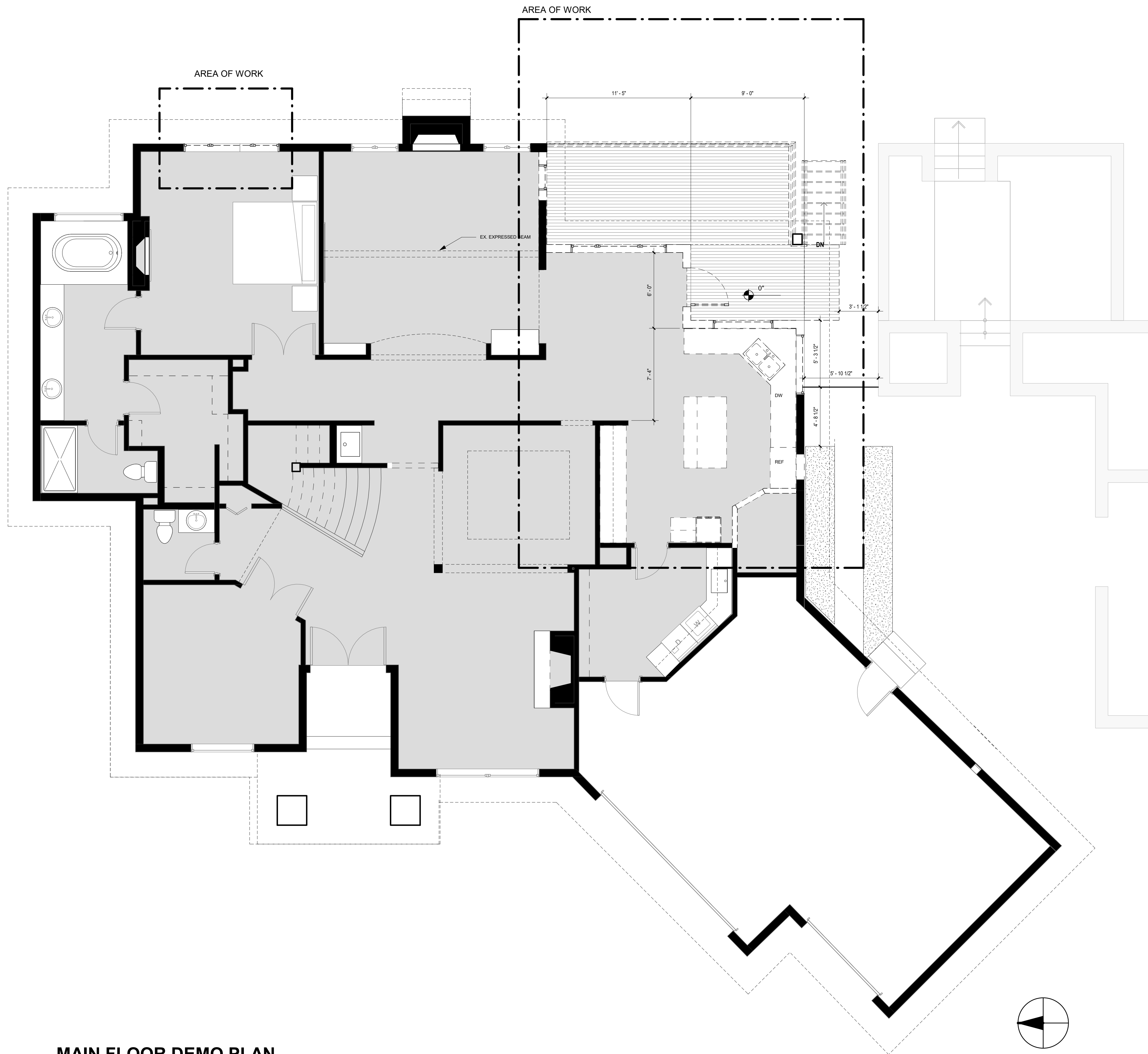
LOT WIDTH: 106'-10"
SIDE YARDS TOTAL: 17 % OF 106'-10" = 18'-2"
SIDEYARD 1: 7'-6"
SIDEYARD 2: 10'-8"

LOT SLOPE CALCULATIONS:
HIGHEST ELEVATION POINT OF LOT: 219 FT
LOWEST ELEVATION POINT OF LOT: 198
ELEVATION DIFFERENCE: 21
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW
POINTS: 188.3
LOT SLOPE: 11.1%

LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.
	REPRESENTS WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN, U.N.O.



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

SZ

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 STATE OF WASHINGTON

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MAIN FLOOR DEMO PLAN

SHEET NUMBER
A2.0

PERMIT SET

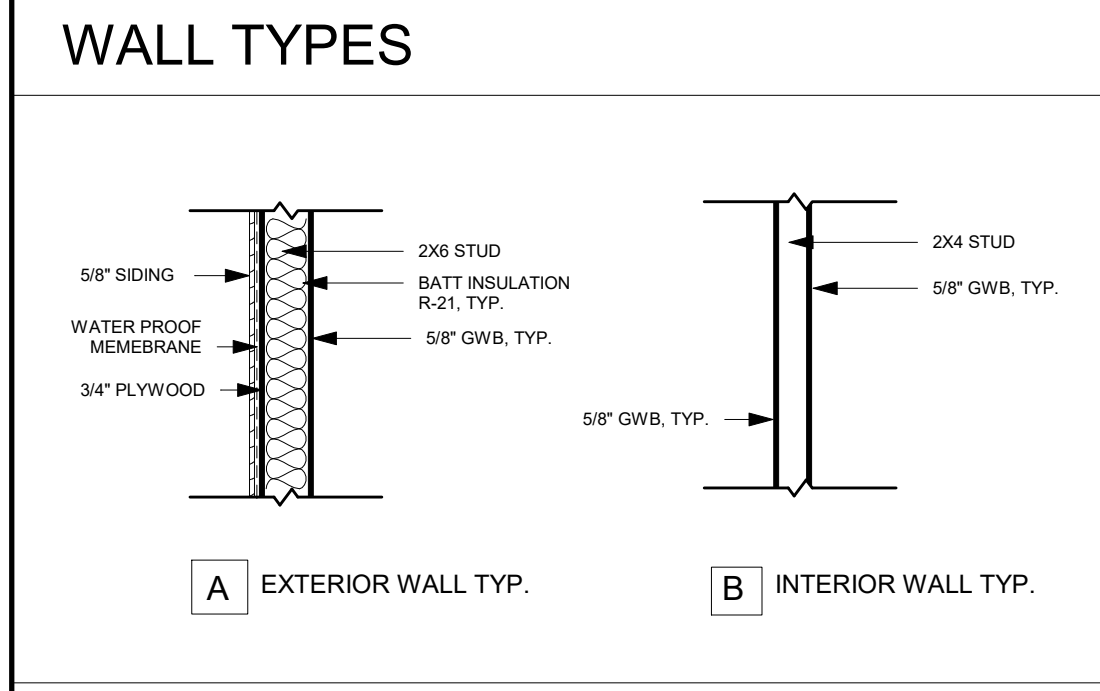
LEGEND	
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	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
	REPRESENTS A WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
	REPRESENTS OVERHEAD SMOKE DETECTOR.
	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR

NOTES

R503.1.1 BUILDING ENVELOPE. BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.1 OR R402.1.4, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3 AND R402.4.4.

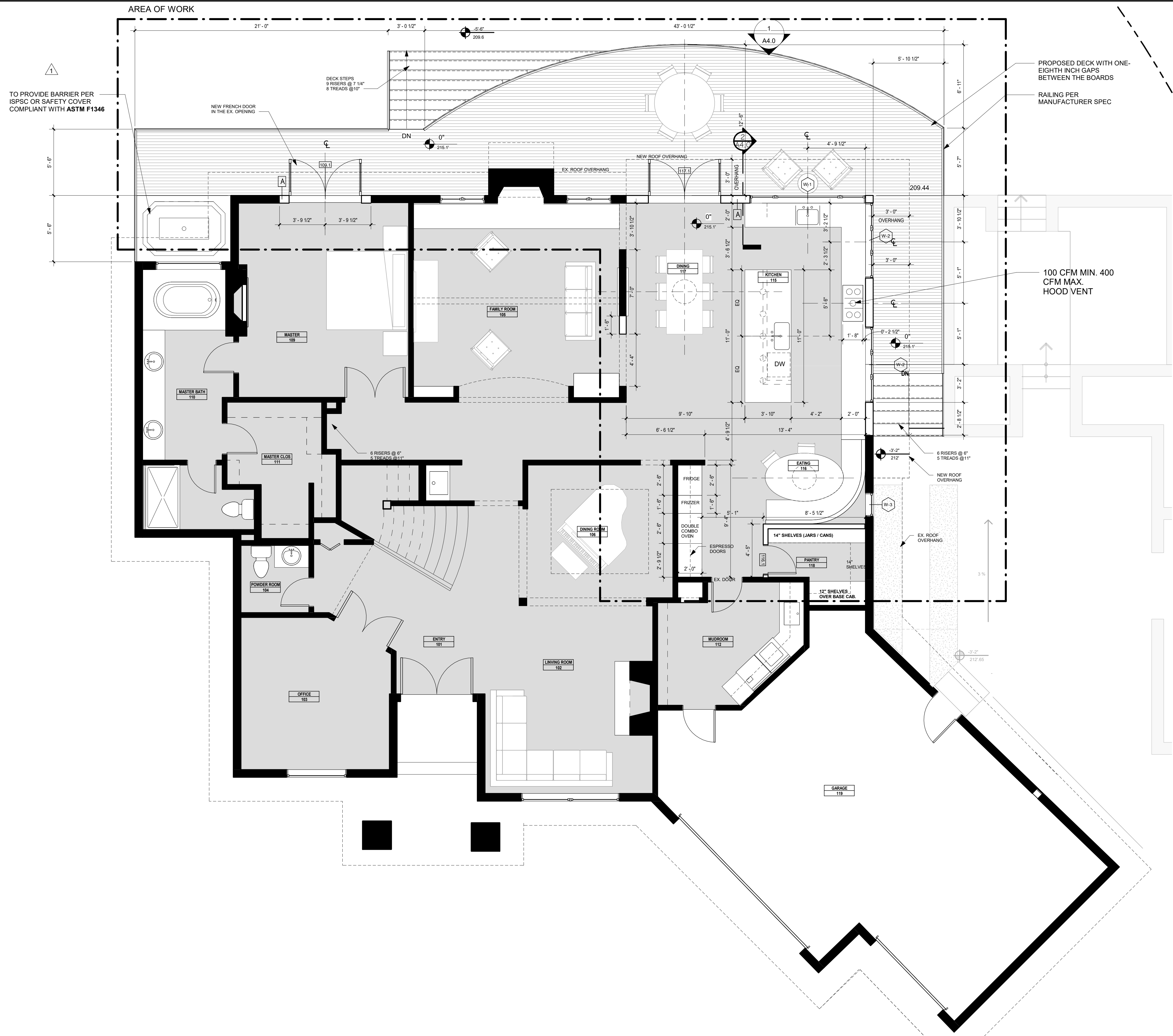
EXCEPTION: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

- STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION.
- EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
- CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
- ROOF REROOF.
- ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING.
- SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THE CODE DOES NOT REQUIRE THE GLAZING FENESTRATION TO BE REPLACED.



SEC R406.2 & 406.3 ENERGY CREDITS

3.1 HIGH EFFICIENCY HVAC	1
7.1 APPLIANCE PACKAGE	0.5
TOTAL CREDITS:	1.5



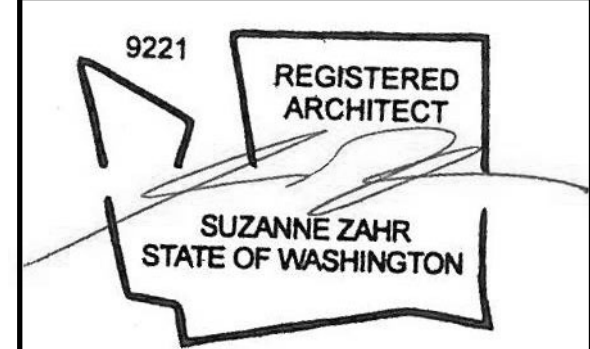
1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"



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MAIN FLOOR CONSTRUCTION PLAN

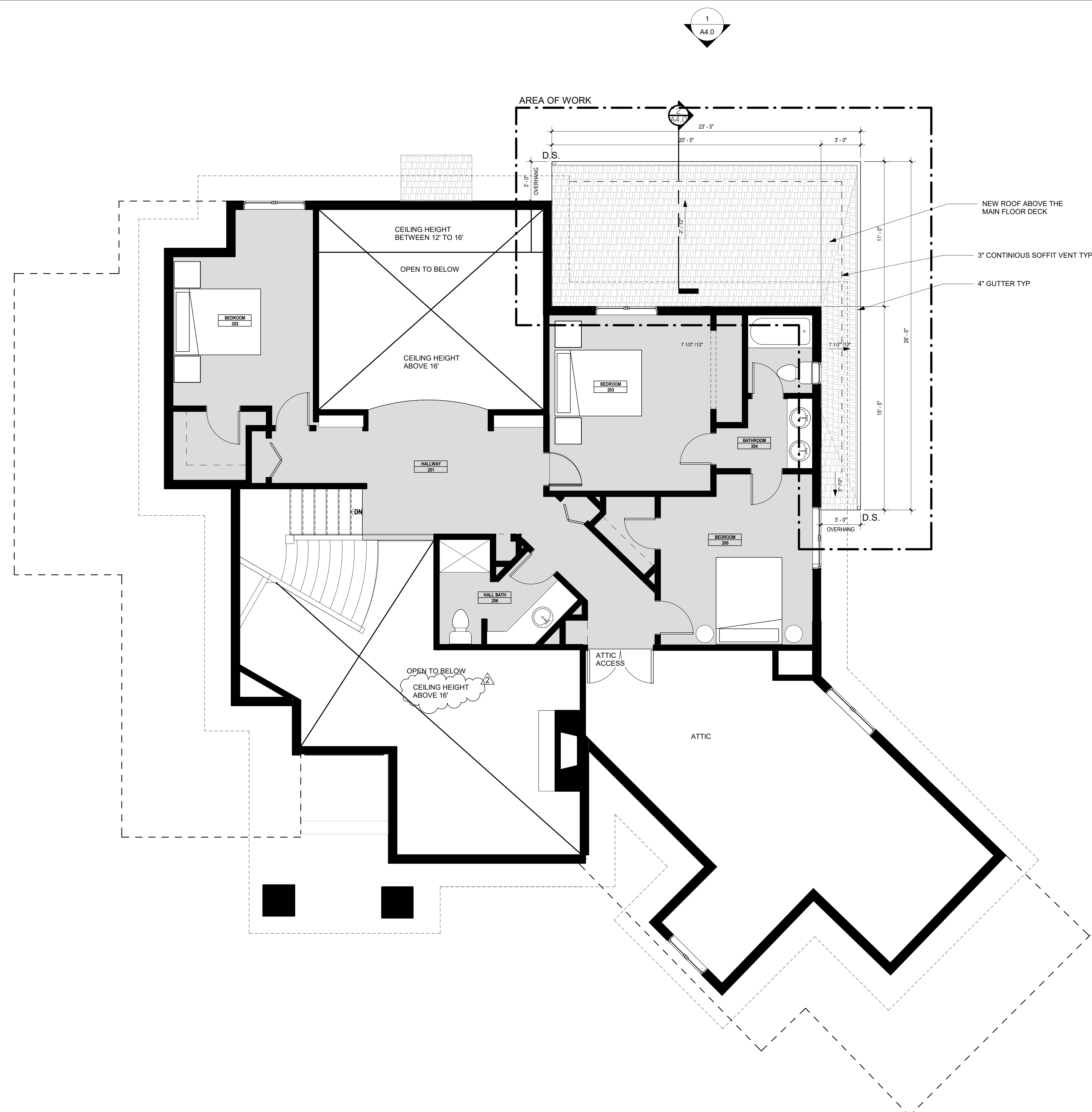
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	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
	REPRESENTS OVERHEAD SMOKE DETECTOR.
	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR.

NOTES

NEW ADDED ROOF
 ROOF VENTILATION TO CONFORM TO IRC SECTION R806.
 ROOF AREA: 316 sf
 VENTILATION REQUIRED: (316 SG /150) x 144 si/sf = 303.36 si 18 sim ea.
 3" SCREENED VENT: 439.68si / 18 si/lf = 17 lf
 TOTAL VENTILATION REQUIRED: VENTILATION PROVIDED: 17 FT LINEAR FEET OF COR-A-VENT
 NOTE: VENTILATION REQUIREMENTS MET BY CONTINUOUS SOFFIT VENT.
 LINEAR FEET OF SOFFIT VENT: 17FT



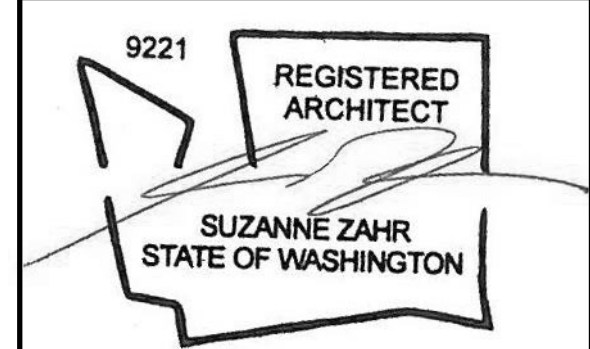
1 PROPOSED UPPER FLOOR PLAN
 1/4" = 1'-0"



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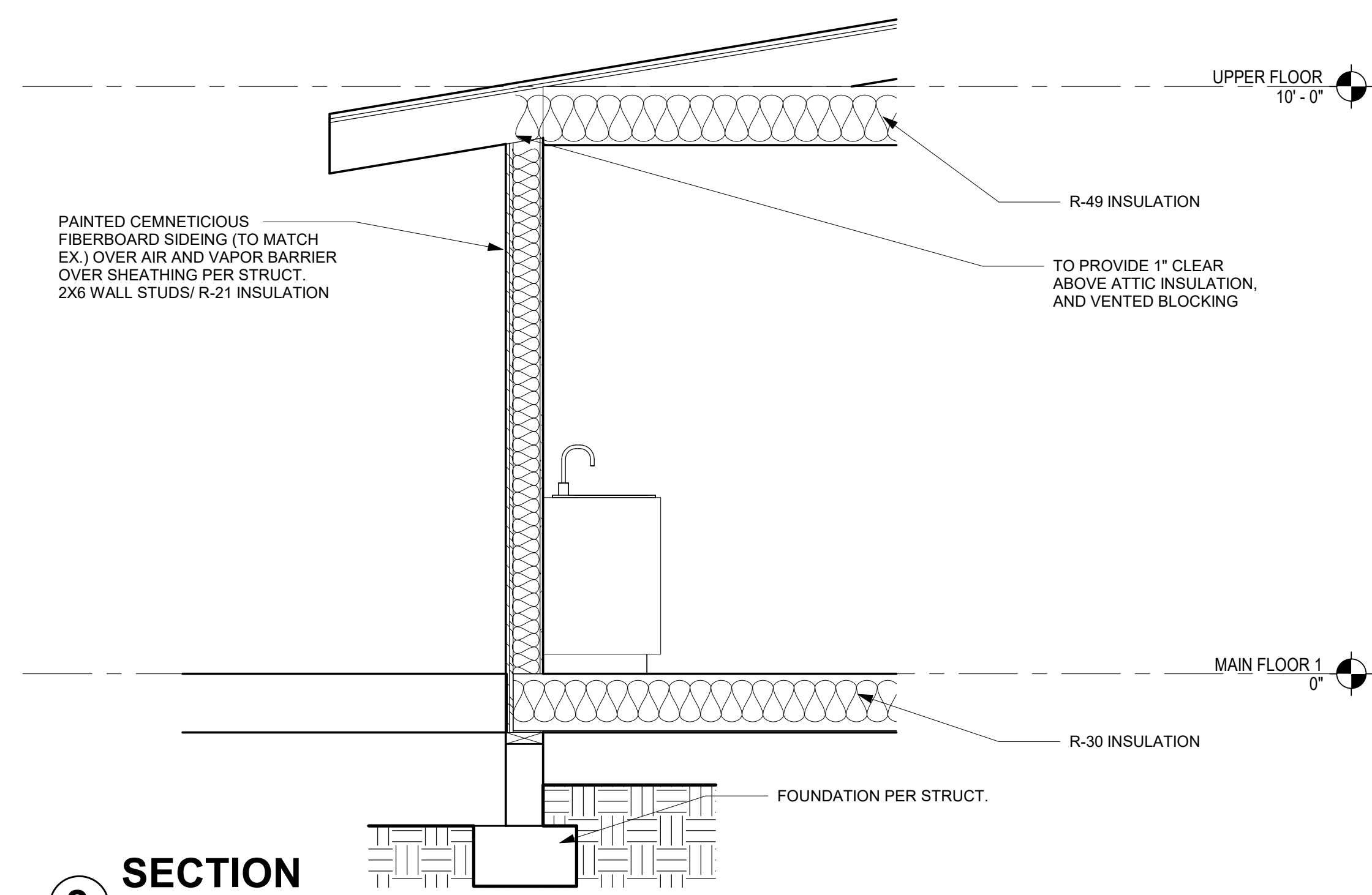
**BUILDING
 ELEVATION &
 SECTION**

SHEET NUMBER
A4.0

PERMIT SET



1 ELEVATION - EAST
 1/4" = 1'-0"



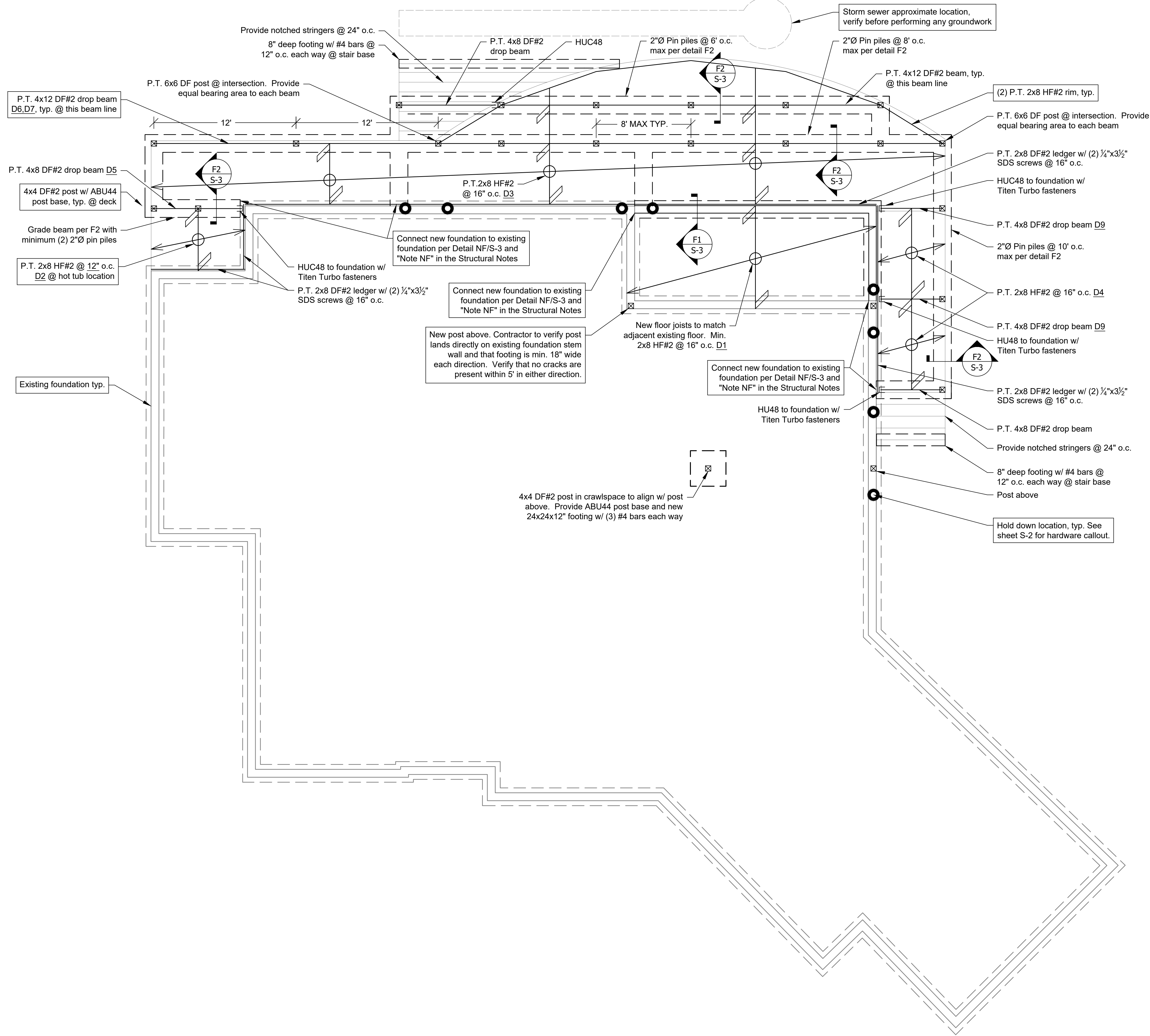
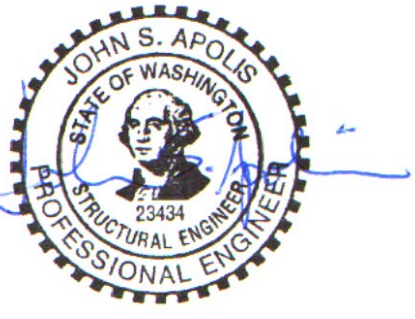
2 SECTION
 1/2" = 1'-0"



BUILDING VIEW - SOUTH



BUILDING VIEW - EAST



NOTES:

- Contractor to verify existing foundation stem wall extends up to deck level.
- Railing system by others.

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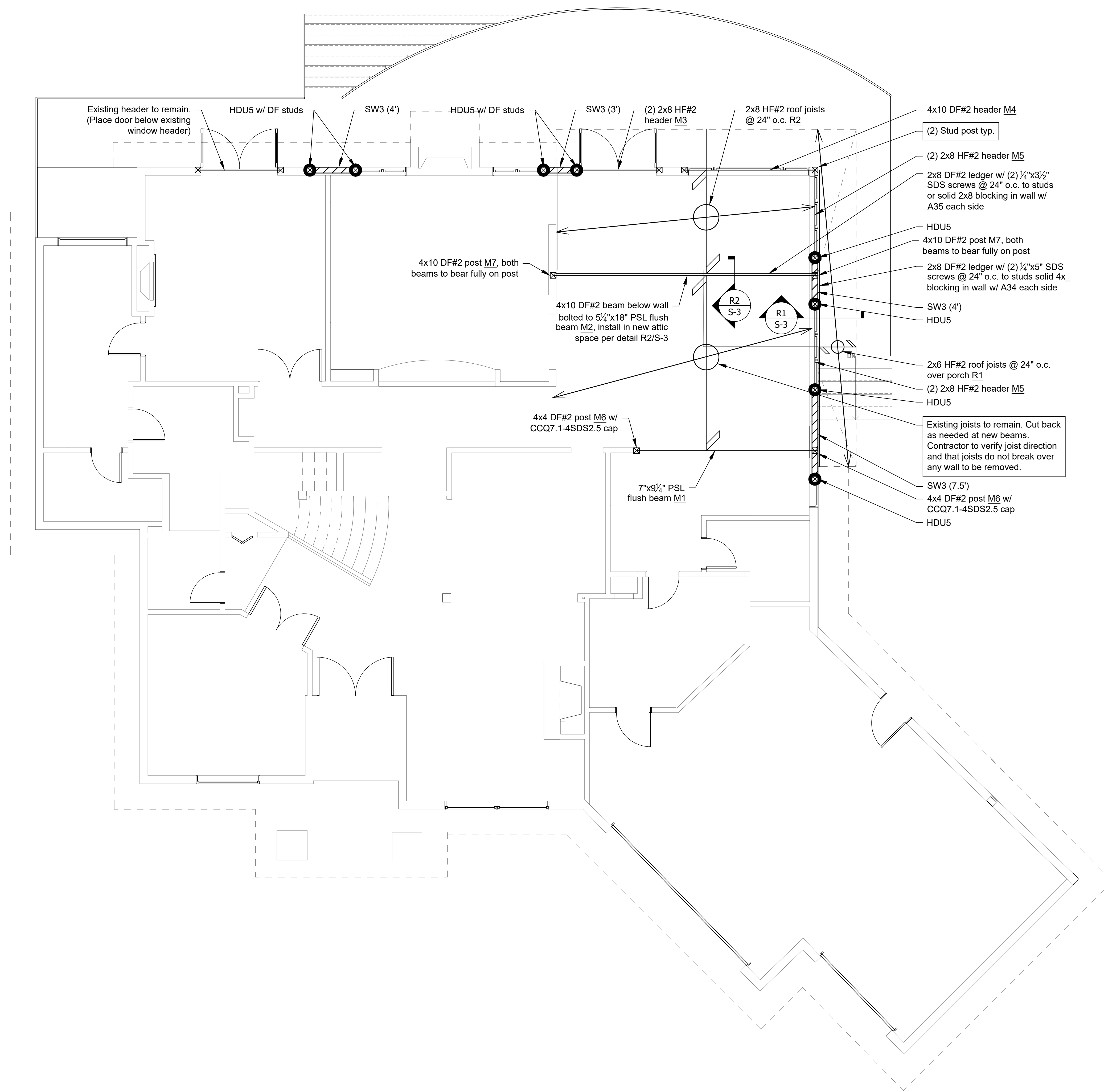
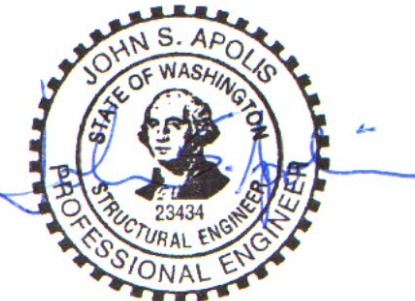
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S-1



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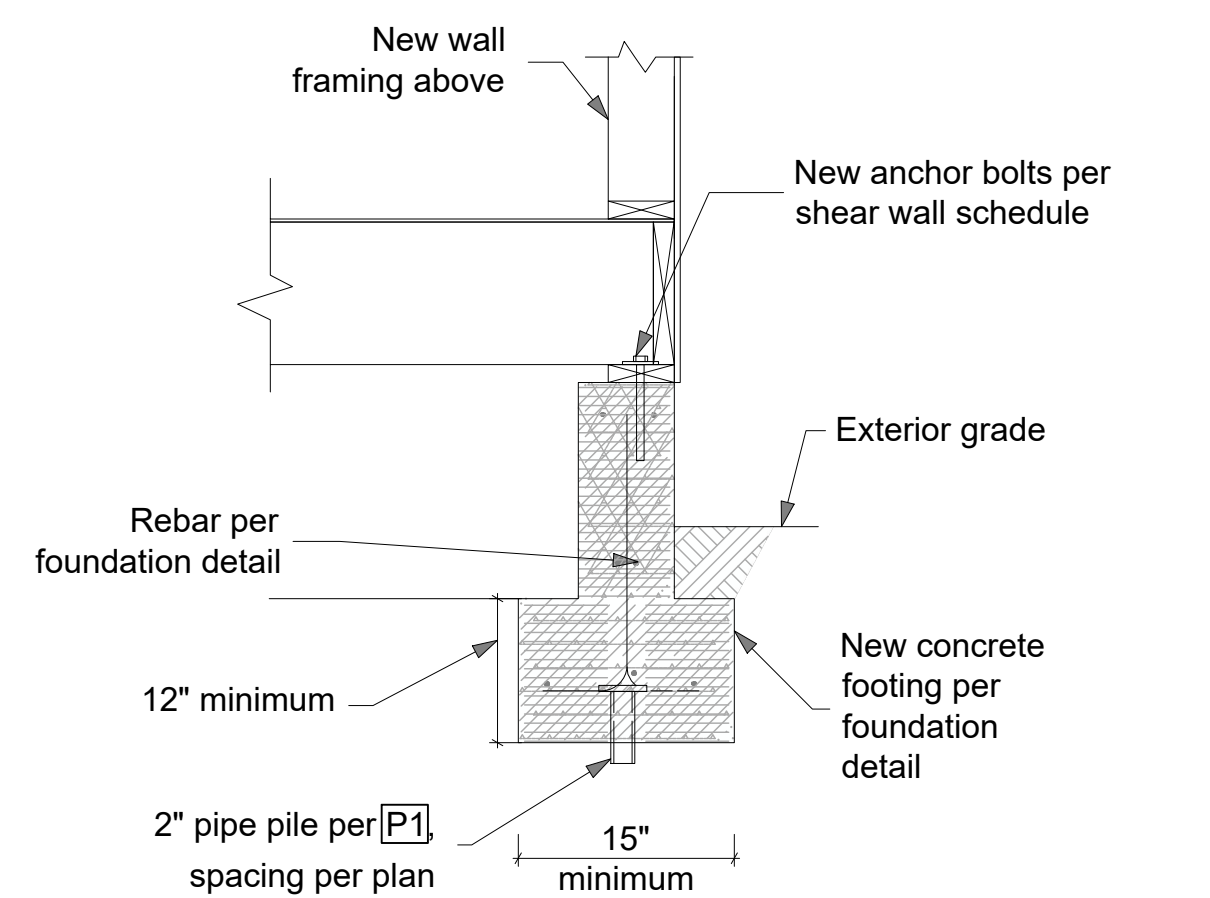
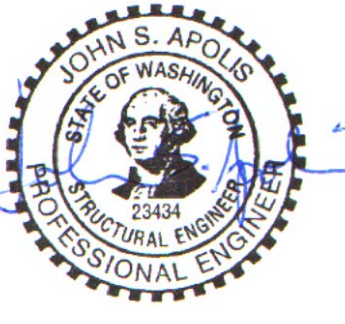
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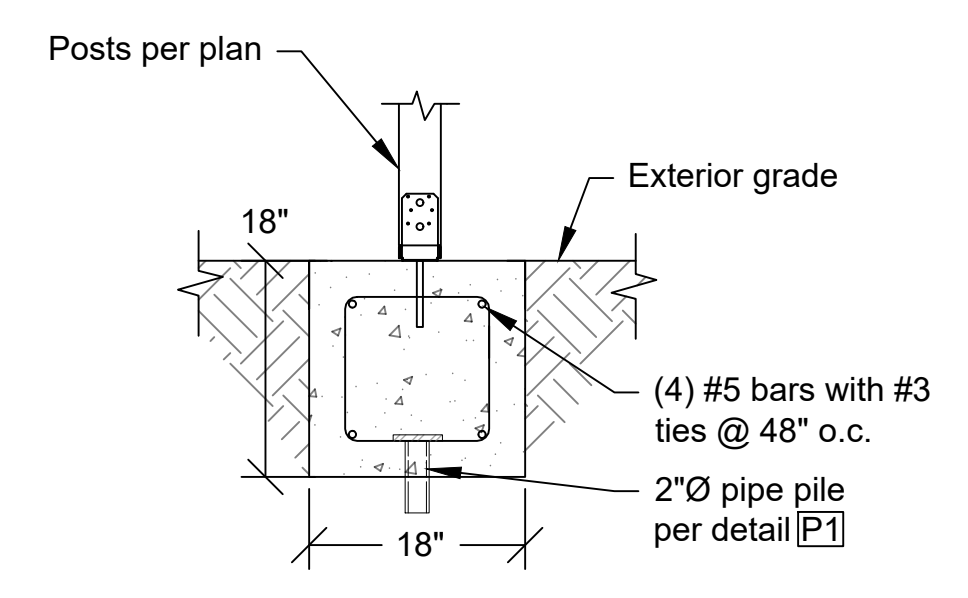
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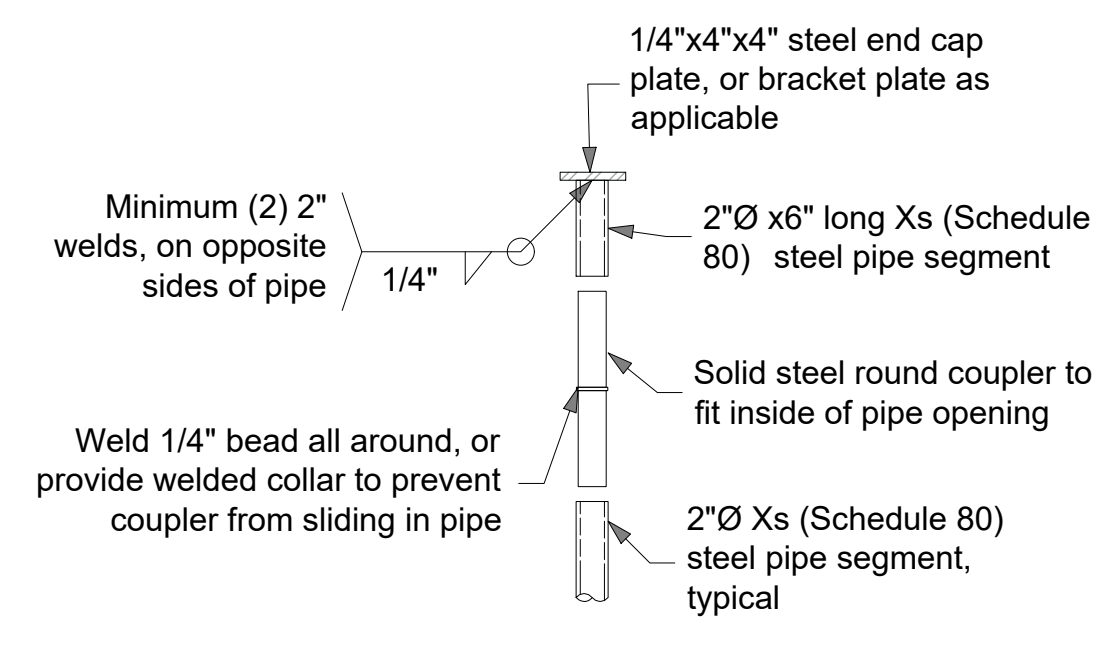
S-2



F1 Pipe Pile Foundation Detail
Scale: 3/4" = 1'-0"

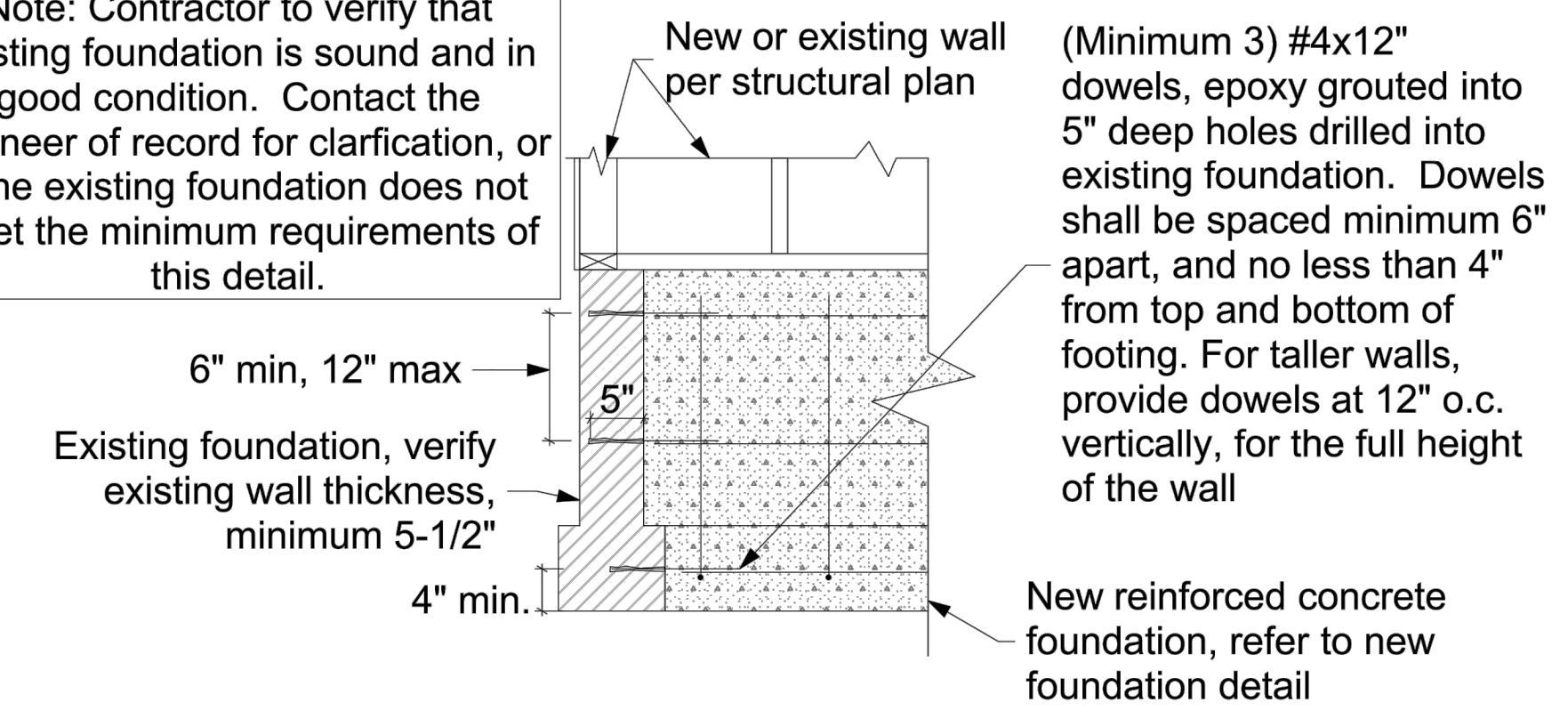


F2 Exterior Grade Beam with Pipe Pile Detail
Scale: 3/4" = 1'-0"

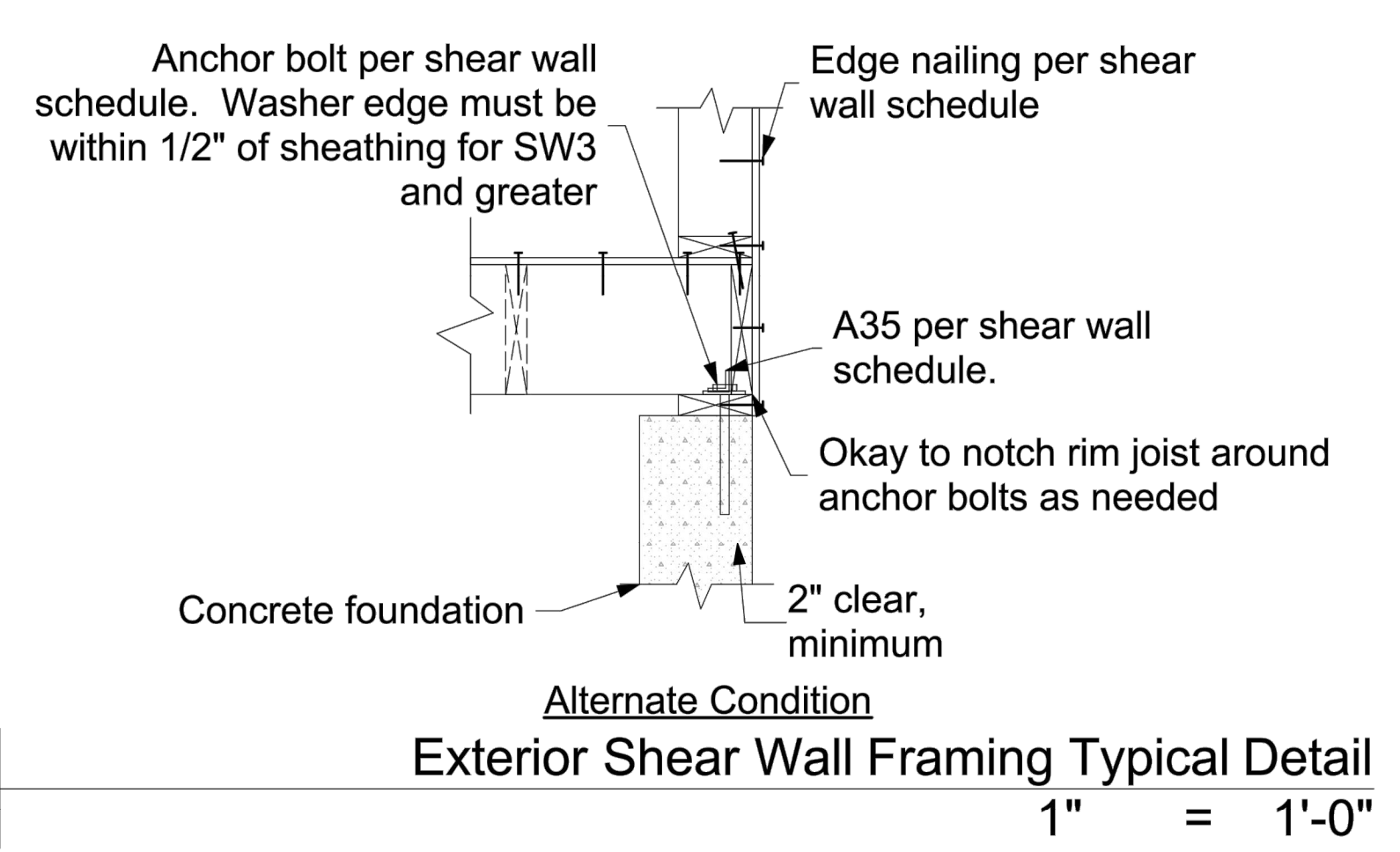
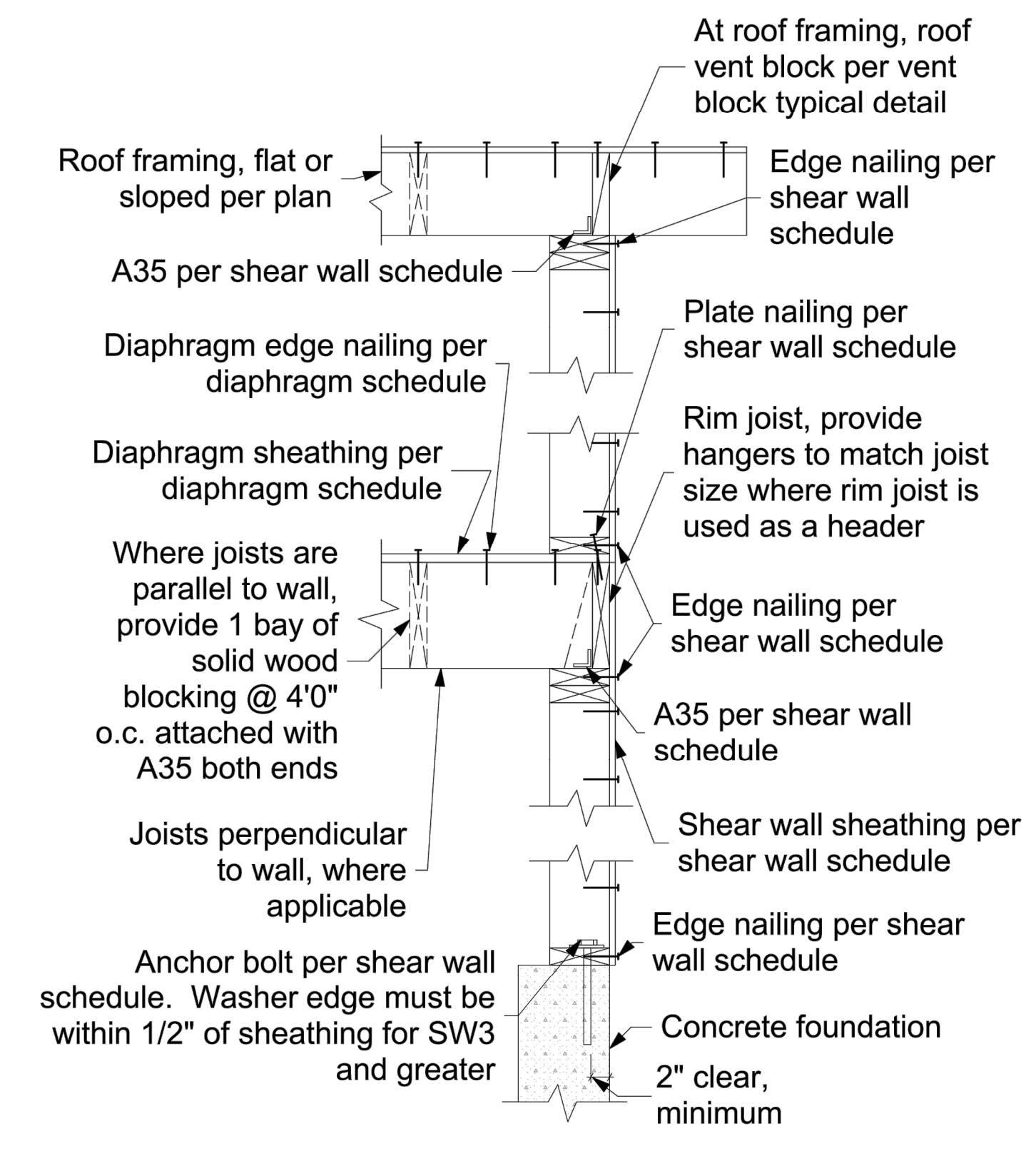


P1 2"Ø Pipe Pile Detail
Scale: 1" = 1'-0"

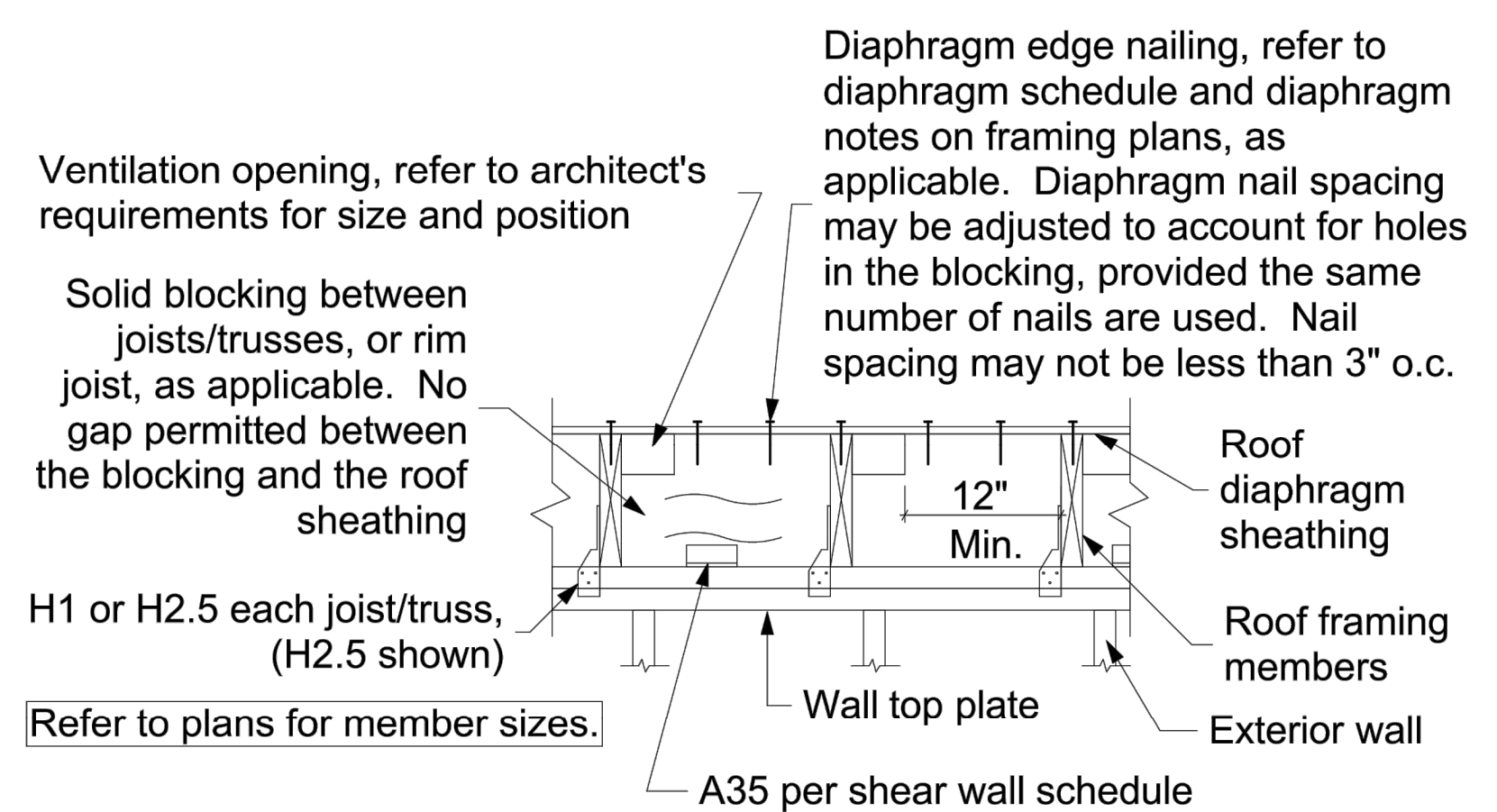
Note: Contractor to verify that existing foundation is sound and in good condition. Contact the engineer of record for clarification, or if the existing foundation does not meet the minimum requirements of this detail.



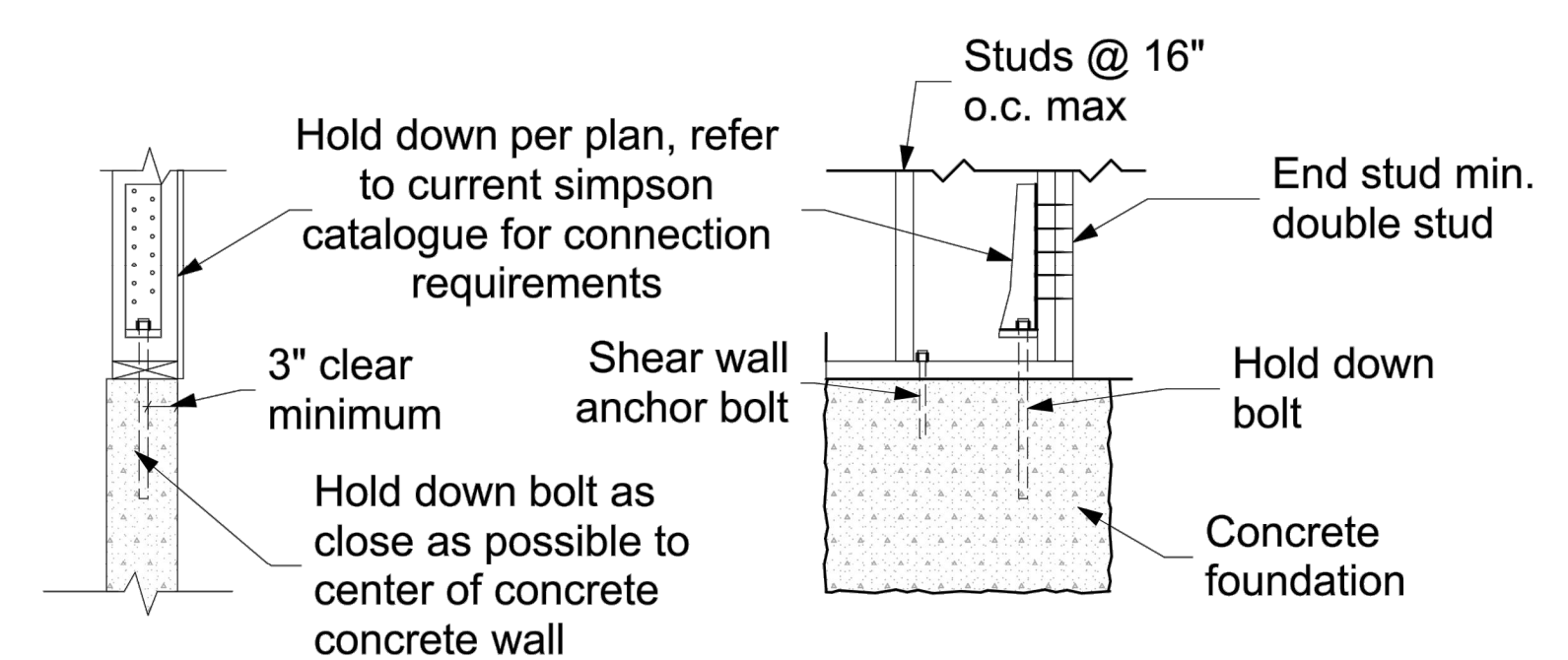
NF New Foundation to Existing Detail
Scale: 3/4" = 1'-0"



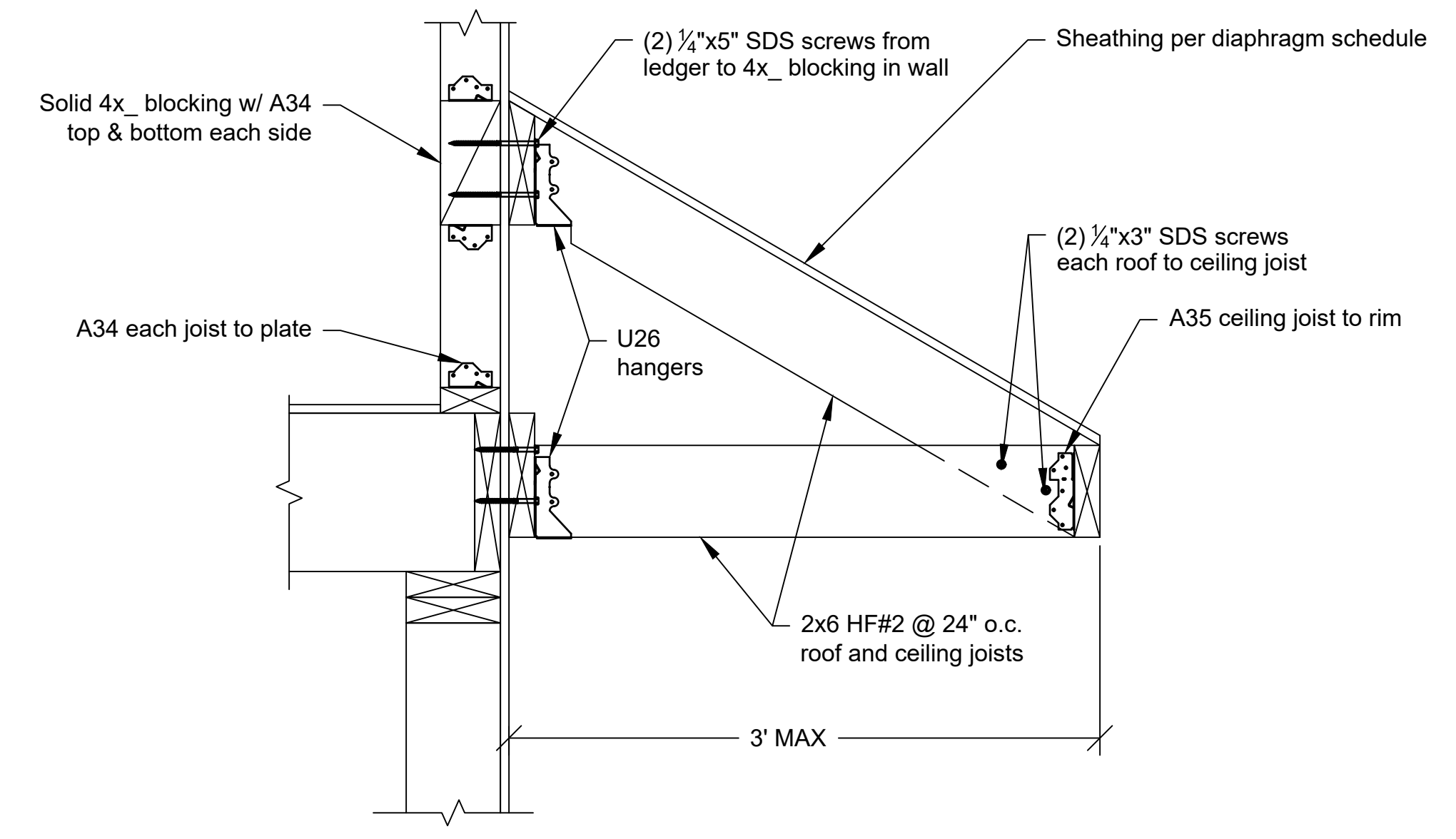
Alternate Condition
Exterior Shear Wall Framing Typical Detail
1" = 1'-0"



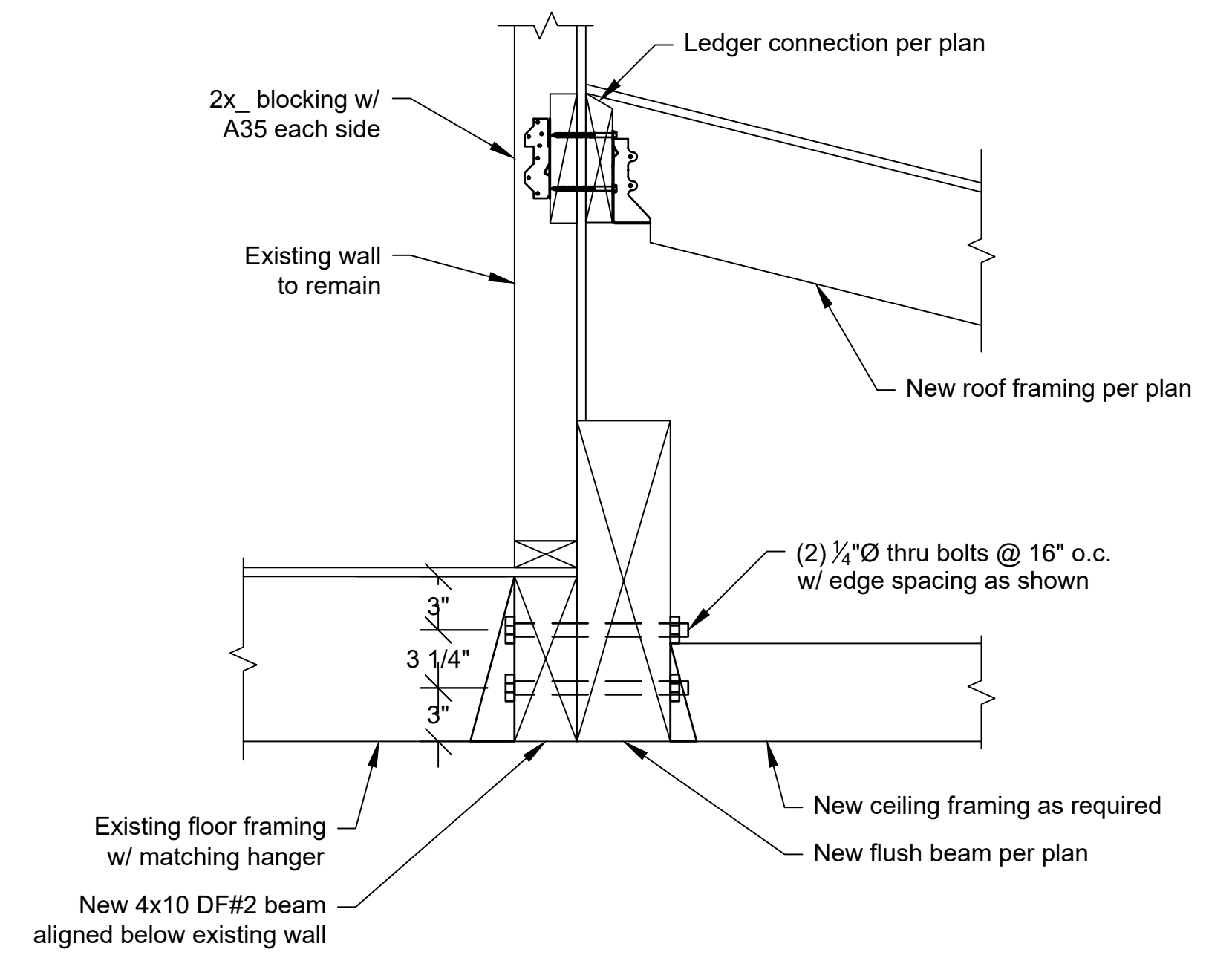
Roof Ventilation Typical Detail
1" = 1'-0"



Retrofit HDU Hold Down Typical Detail
3/4" = 1'-0"



R1 Porch Roof Framing Detail
Scale: 1-1/2" = 1'-0"



R2 Flush Beam @ Existing Wall Framing Detail
Scale: 1-1/2" = 1'-0"

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