

HU RESIDENCE

ABBREVIATIONS

A.C.T.	ACOUSTICAL CLG TILE	REFER	REFRIGERATOR
BLK'G	BLOCKING	R.A.	RETURN AIR
		R.O.	ROUGH OPENING
		R&S	ROD AND SHELF
CD	CARBON MONOXIDE DETECTOR	S.A.	SUPPLY AIR
CLG	CEILING	SCHD	SCHEDULE
C.T.	COMMON TRUSS	SD	SMOKE DETECTOR
CLR	CLEAR	SH	SHELVES
COMP	COMPOSITION	SHT	SHEET
CONC	CONCRETE	SHWR	SHOWER
		SIM	SIMILAR
DBL	DOUBLE	S.S.	STAINLESS STEEL
DIA	DIAMETER	STOR	STORAGE
		SUSP	SUSPENDED
F.D.	FLOOR DRAIN	TEL	TELEPHONE
F.E.	FIRE EXTINGUISHER	THERM	THERMOSTAT
F.E.C.	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
F.F.	FINISH FLOOR	U.C.L.	UNDERCABINET LIGHTS
FLR	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FRM'G	FRAMING	V	VINYL
		VB	VAPOR BARRIER
		V.C.T.	VINYL COMPOSITION TILE
		VTOS	VENT TO OUTSIDE
		W.C.	WATER CLOSET
		w/p	WITH
		w/o	WITHOUT
		WD	WOOD
		W/D	WASHER AND DRYER
G.T.	GIRDER TRUSS		
G.W.B.	GYPSON WALL BOARD		
GYP	GYPSON		
HDWD	HARDWOOD		
HDWR	HARDWARE		
HT	HEIGHT		
H.M.	HIP MASTER		
MFR	MANUFACTURER		
MIL	MILLIMETERS		
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
PLYW'D	PLYWOOD		
P.T.	PRESSURE TREATED		

TYP WINDOW NOTES:

- SEE ARCHITECTURAL FLOOR PLANS FOR WINDOW LOCATIONS AND DESIGNATIONS. SEE ELEVATIONS & BUILDING SECTIONS FOR WINDOW HEAD/SILL LOCATIONS.
- ALL RESIDENTIAL WINDOWS ARE BASED UPON COEUR D'ALENE VINYL WINDOWS, EXCEPT AS NOTED.
- NOT USED
- WINDOW DIMENSIONS SHOWN ARE SUGGESTED. ROUGH OPENINGS, NET DIMENSIONS TO BE PER MANUFACTURER. VERIFY WITH MFR.
- ALL WINDOWS TO BE FIXED UNLESS SHOWN/NOTED OTHERWISE.
- PROVIDE SAFETY GLAZING PER KEYNOTE P-4 AS LOCATED ON FLOOR PLANS.
- GLAZING TO BE PER ENERGY COMPLIANCE NOTES. SEE SHEETS A000 - A002

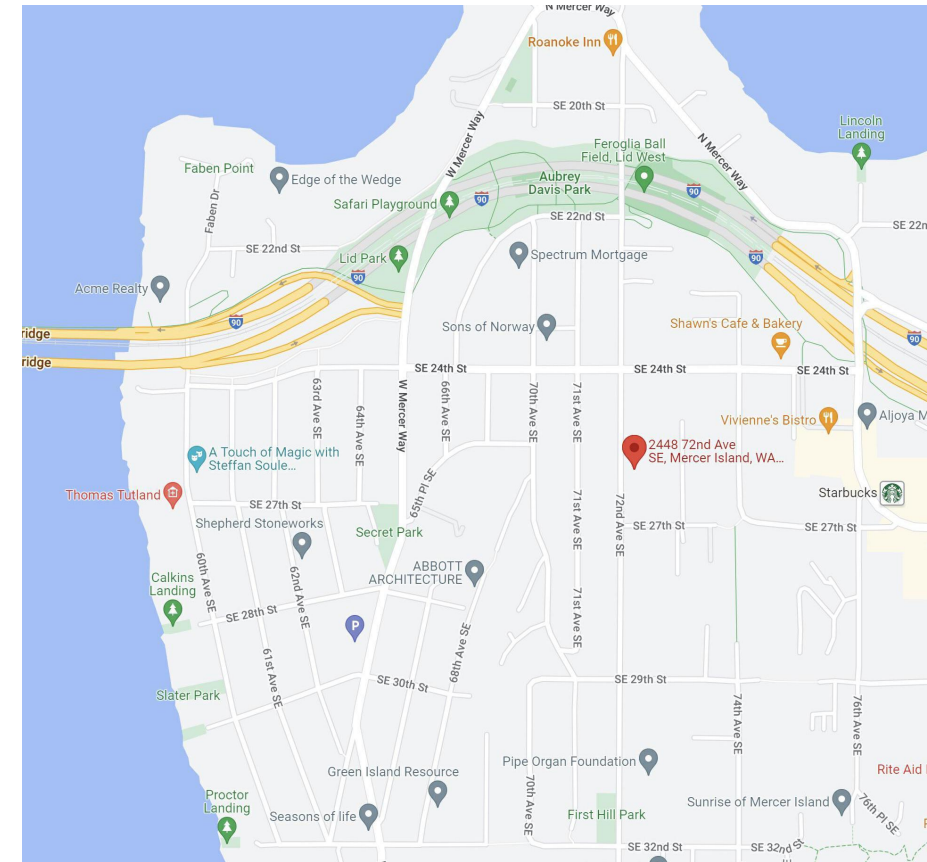
TYP DOOR NOTES:

- ALL RESIDENTIAL SLIDING GLASS DOORS ARE BASED ON COEUR D'ALENE VINYL SLIDING DOORS.
- GLAZING TO BE PER ENERGY COMPLIANCE NOTES. SEE SHEETS A000 - A002.
- PROVIDE SAFETY GLAZING PER GENERAL NOTES.
- NOT USED.
- PROVIDE MIN 0.20 U-VALUE AT SOLID CORE FLUSH DOORS WHERE EXPOSED TO AMBIENT TEMPERATURE.

FIRE PROTECTION SYSTEMS:

NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13D SAND CoMI STANDARDS. SEPARATE FIRE PERMIT REQUIRED.

VICINITY MAP



ENERGY CODE NOTES

ENERGY COMPLIANCE

PROPOSED RESIDENCE TO COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 W.S.E.C. - SEE WSEC FORM/REQUIREMENTS ON SHEET A002.

MECHANICAL VENTILATION REQUIREMENTS

PROPOSED RESIDENCE TO COMPLY WITH THE PRESCRIPTIVE VENTILATION REQUIREMENTS OF SECTION M1507 OF THE IRC.

AN INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM INTEGRATED WITHIN THE FORCED AIR SYSTEM

**SEE THE MECHANICAL VENTILATION M1507 OF THE WA STATE RESIDENTIAL CODE SECTION ON SHEET A002

[2] HEAT PUMP - 1.0 CREDIT

HEAT PUMP SHALL MEET FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(1)(C) OR C403.3.2(2).

[3.5] HIGH EFFICIENCY HVAC EQUIPMENT - 1.5 CREDITS

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0.

PROPOSED MODEL:

- BRYAN EVOLUTION HEAT PUMP SYSTEM
- EFFICIENCY: 11.0 HSPF

HEAT PUMP SUPPLEMENTARY HEAT, IF PROVIDED, SHALL BE PER R403.1.2.

- AT FINAL INSPECTION THE AUXILIARY HEAT LOCK OUT CONTROL SHALL BE SET TO 35°F OR LESS.

[5.2] EFFICIENT WATER HEATING - 0.5 CREDITS:

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.80. 5

PROPOSED MODEL:

- RINNAI RCS199IN SUPER HIGH EFFICIENCY PLUS
- UNIFORM ENERGY FACTOR: 0.95

[6.1] RENEWABLE ELECTRIC ENERGY - 3 CREDITS

FOR EACH 1200 KWH OF ELECTRICAL GENERATION PER HOUSING UNIT PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 1.0 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS.
FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY LABORATORY CALCULATOR PkWATTS OR APPROVED ALTERNATE BY THE CODE OFFICIAL.

SEE SHEET A100.1 & A100.2 & A100.3 FOR SOLAR SPECIFICATIONS AND LAYOUTS.

TOTAL CREDITS: 6

NOTE:

- FIELD INSPECTOR TO VERIFY RECEIPT OF BLOWER DOOR TEST
- FIELD INSPECTOR TO VERIFY RECEIPT OF DUCT LEAKAGE TEST

PROJECT INFO

PROJECT ADDRESS:

2448 72ND AVENUE SOUTHEAST
MERCER ISLAND, WA, 98040

BUILDER:

ATERA HOMES, LLC
451 DUVALL AVE NE, SUITE 115
RENTON, WA, 98059

CONTACT: MILTON ORELLANA
PHONE: (425) 306-2758
EMAIL: build@aterahomes.com

DESIGNER:

ATERA DESIGN STUDIO, LLC
451 DUVALL AVE NE, SUITE 115
RENTON, WA 98059

CONTACT: MILTON ORELLANA
PHONE: (425) 306-2758
EMAIL: studio@aterahomes.com

SCOPE OF WORK:

CONSTRUCT A NEW 2,996 SQ FT SINGLE FAMILY RESIDENCE.

LEGAL DESCRIPTION:

THE SOUTH 60 FEET OF THE WEST 120 FEET OF LOT 4, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE SOUTH 17.33 FEET OF THE NORTH 77.33 FEET OF THE WEST 120 FEET OF SAID LOT 4, BLOCK 5, MCGILVRA'S ISLAND ADDITION.

CODE INFORMATION:

GENERAL INFORMATION:

BUILDING AREAS:	SEE SQUARE FOOTAGE SCHED. THIS SHEET.
CODE COMPLIANCE:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 UNIFORM PLUMBING CODE 2018 WASHINGTON STATE ENERGY CODE 2018 WASHINGTON STATE AMENDMENTS
CONTR. CLASS:	TYPE Vb CONSTRUCTION
GLAZING:	SEE ENERGY CODE NOTES SHT A000
PARCEL #:	531510-0366
ZONE:	R9.6

PARCEL DESCRIPTION:

PROPERTY TYPE:	R - RESIDENTIAL SINGLE
PRESENT USE:	FAMILY (RES USE/ZONE)
LOT AREA:	7,200 SF

AREA, SQUARE FOOTAGE...

Name	Area
Garage	435.0 SF
Main Floor	1538.8 SF
Upper Floor	1021.7 SF
Gross Building Area: 3	2995.5 SF
Cov'd Patio	246.4 SF
Cov'd Porch	61.3 SF
Roof Deck	1070.4 SF
Upper Roof Deck	466.6 SF
Exterior Area: 6	1844.8 SF
Grand total: 9	4840.3 SF

DRAWING INDEX

NUMBER	SHEET NAME	REV. ID	REV. DATE
A000	COVER SHEET	8	2024/04/05
A001	CODE NOTES	1	20230125
A002	ENERGY NOTES	7	2024/03/01
A003	ENERGY/VENTING CALCULATIONS		
A100	SURVEY		
A101	SITE PLAN & AREA/HT CALCULATIONS	8	2024/04/05
A301	MAIN FLOOR	7	2024/03/01
A401	UPPER FLOOR	7	2024/03/01
A501	ROOF PLAN	6	2024/01/22
A601	ELEVATIONS	7	2024/03/01
A701	SECTIONS	6	2024/01/22
A702	SECTIONS	6	2024/01/22
A703	SECTIONS	6	2024/01/22
A704	SECTIONS	6	2024/01/22
ARCHITECTURAL 'A': 14			
S001	STRUCTURAL NOTES & DETAILS		
S002	STRUCTURAL NOTES		
S101	FOUNDATION/MAIN FLOOR FRAMING PLAN		
S102	UPPER FLOOR/MAIN ROOF FRAMING PLAN	6	2024/01/22
S103	ROOF FRAMING PLAN	6	2024/01/22
S201	FOUNDATION HOLD-DOWNS	3	20230418
S202	MAIN FLOOR SHEARWALLS & UPPER FLOOR HOLD-DOWNS	6	2024/01/22
S203	UPPER FLOOR SHEARWALLS	6	2024/01/22
S301	SIMPSON HOLD-DOWN & TENSION TIES STANDARD DTLS		
S302	SIMPSON HOLD-DOWN & TENSION TIES STANDARD DTLS		
S303	SIMPSON HOLD-DOWN & TENSION TIES STANDARD DTLS		
STRUCTURAL 'S': 11			
D101	FOUNDATION & FRAM'G DETAILS		
D102	FRAMING DETAILS		
D201	STAIR & RAILING DETAILS	1	20230125
D301	ROOF DETAILS		
D401	SPECIALTY DETAILS	7	2024/03/01
DETAIL 'D': 5			
E001	SOLAR ROOF LAYOUT	7	2024/03/01
E002	SOLAR SPECIFICATIONS	7	2024/03/01
E003	SOLAR SPECIFICATIONS	7	2024/03/01
ELECTRICAL 'E': 3			

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No.	Date	Description
1	20230125	SUB2 City Comment Submittal
2	20230131	SUB2 City Comment Submittal
3	20230301	SUB7: REV2 CLIENT REVISIONS
4	2024/03/01	SUB7: REV2 CLIENT REVISIONS
5	2024/04/05	SUB8: REV3 SITE ISSUES

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RENTON, WA 98059



HU RESIDENCE

2448 72nd AVE SE, Mercer Island

PERMIT SET

COVER SHEET

PROJECT NO: 21014
ISSUE DATE: 2022/06/29

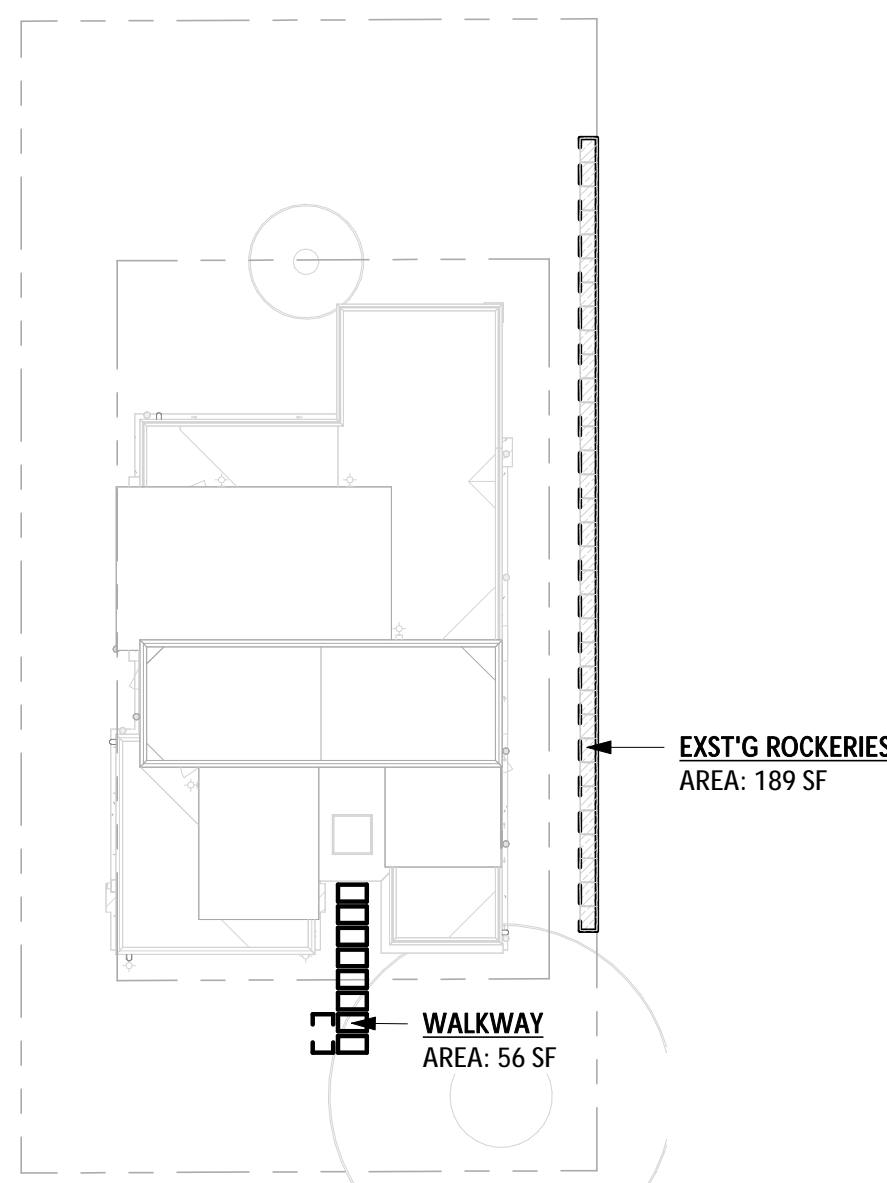
A000

SCALE 24X36: 1 : 1

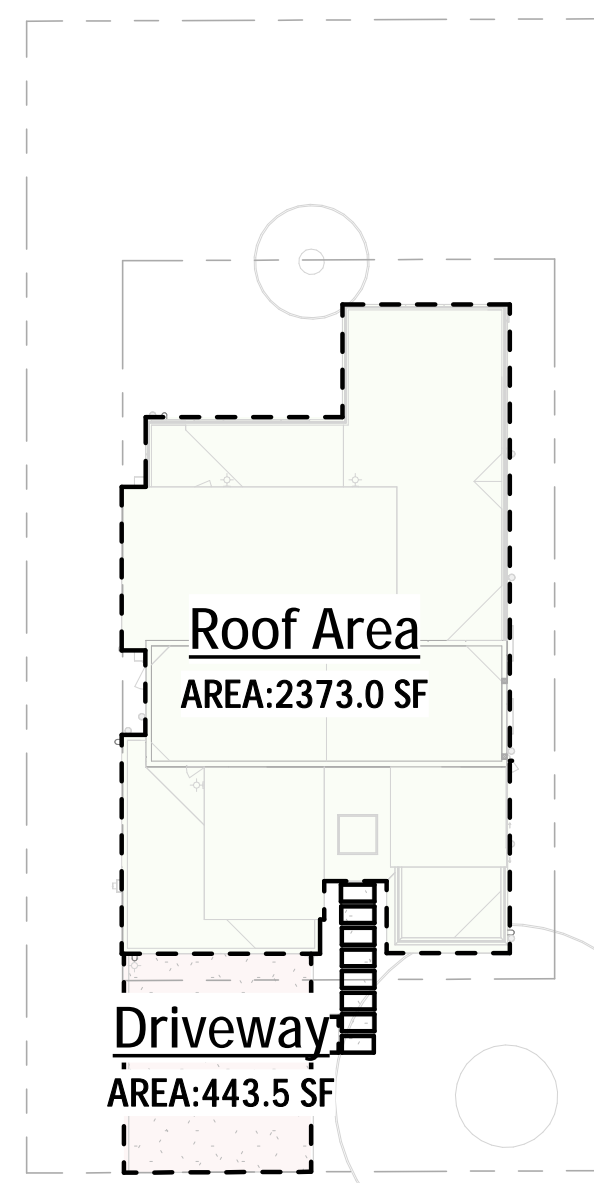
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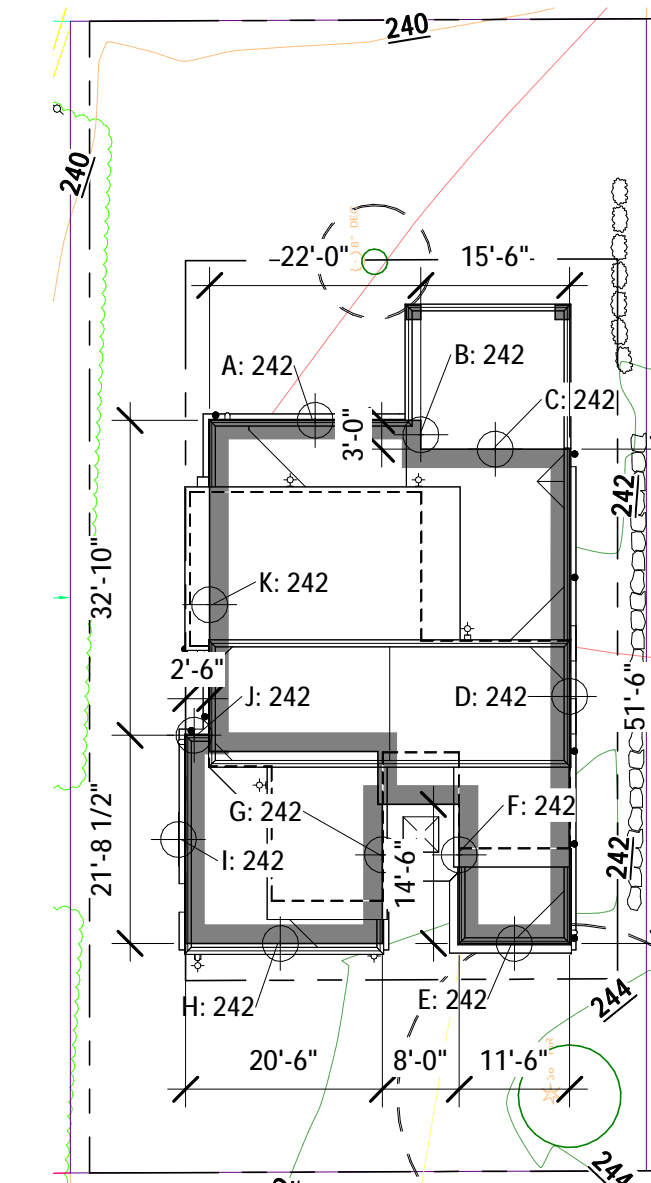
3 HARDSCAPE COVERAGE CALCS
 SCALE: 1" = 20'-0"



2 LOT COVERAGE CALCS
 SCALE: 1" = 20'-0"

Area Schedule - Lot Coverage

Name	Area
Driveway	443.5 SF
Roof Area	2373.0 SF
Grand total: 2	2816.5 SF



1 AVERAGE BLDG HT CALCULATIONS
 SCALE: 1" = 20'-0"

TREE RETENTION SCHEDULE

MARK	RETAINED	DIAMETER AT BREADTH HEIGHT		TYPE SPECIES
		EXISTING	RETAINED D.B.H.	
A	Yes	32"	32"	DOUGLAS FIR
B	Yes	8"	8"	JAPANESE MAPLE
2		40"	40"	

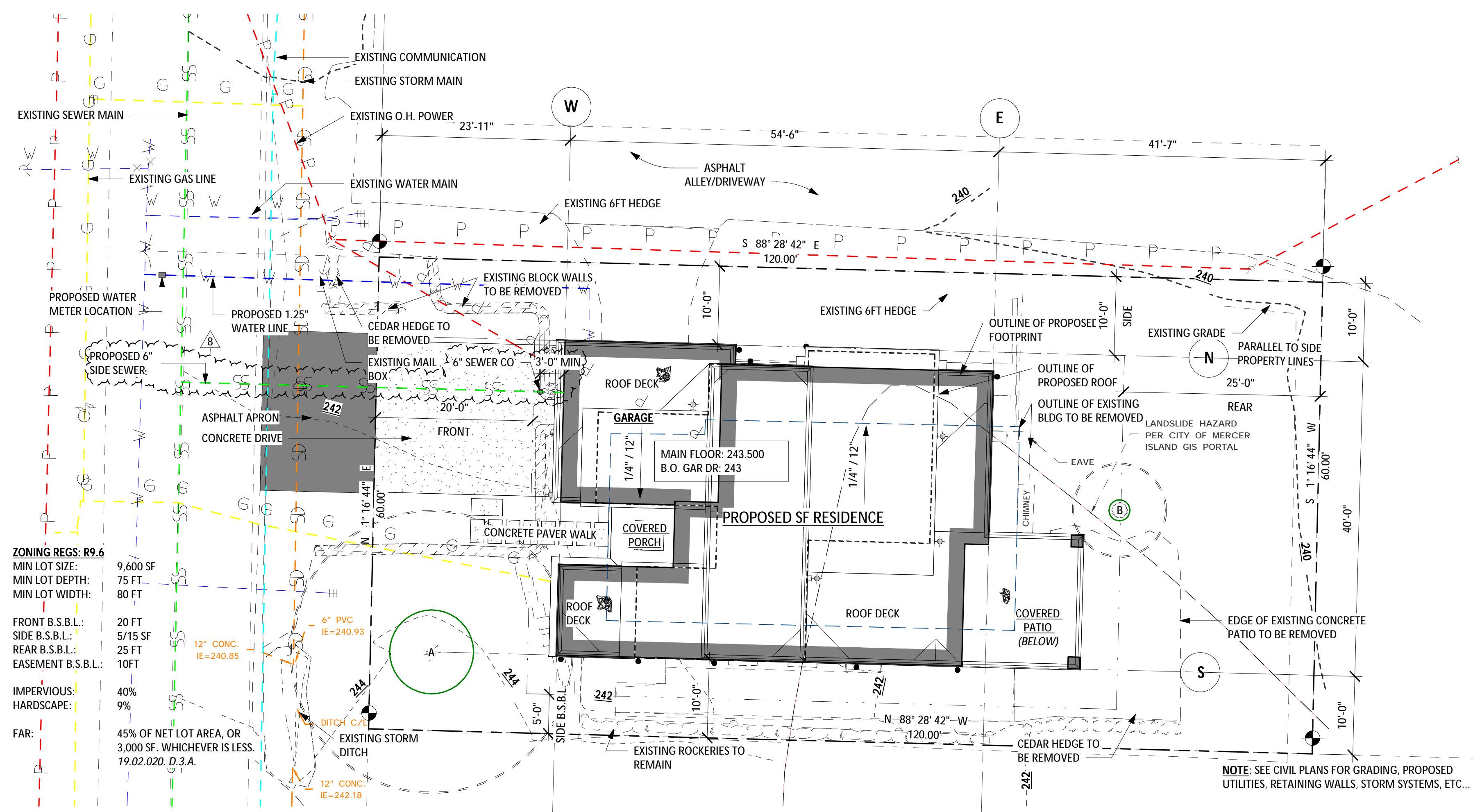
TREE RETENTION CALCS

TOTAL TREES RETAINED	40"
TOTAL TREES TO BE REMOVED	0"
PROPOSED TREE RETENTION %	100%

A.B.E. CHART

A.B.E. ID	A.B.E.	SEGMENT LENGTH	A.B.E. * LENGTH
A	242	22	5324
B	242	3	726
C	242	15.5	3751
D	242	51.5	12463
E	242	11.5	2783
F	242	14.5	3509
G	242	14.5	3509
H	242	21.25	5142.5
I	242	21.9	5299.8
J	242	3.25	786.5
K	242	32.9	7961.8
Grand total: 11	211.8		51255.6

AVERAGE BLDG ELEVATION CALCULATIONS:
 51,255.6 / 211.8 = 242 A.B.E.



SEE SHEET A002 FOR F.A.R. CALCULATIONS



No.	Date	Description
1	2023/01/25	SUB2 City Comment Submittal
2	2023/06/07	SUB5 City Comments REVISIONS
3	2023/06/07	SUB6 City Comments REVISIONS
4	2023/06/07	SUB7 City Comments REVISIONS
5	2023/06/07	SUB8 City Comments REVISIONS
6	2023/06/07	SUB9 City Comments REVISIONS
7	2023/06/07	SUB10 City Comments REVISIONS
8	2023/06/07	SUB11 City Comments REVISIONS
9	2023/06/07	SUB12 City Comments REVISIONS
10	2023/06/07	SUB13 City Comments REVISIONS
11	2023/06/07	SUB14 City Comments REVISIONS
12	2023/06/07	SUB15 City Comments REVISIONS
13	2023/06/07	SUB16 City Comments REVISIONS
14	2023/06/07	SUB17 City Comments REVISIONS
15	2023/06/07	SUB18 City Comments REVISIONS
16	2023/06/07	SUB19 City Comments REVISIONS
17	2023/06/07	SUB20 City Comments REVISIONS
18	2023/06/07	SUB21 City Comments REVISIONS
19	2023/06/07	SUB22 City Comments REVISIONS
20	2023/06/07	SUB23 City Comments REVISIONS
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97	2023/06/07	SUB100 City Comments REVISIONS

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PERMIT SET
 SITE PLAN & AREA/HT CALCULATIONS

PROJECT NO: 21014
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A101

SCALE 24X36: As indicated
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