

PROJECT OWNER:
 BETH AND DANE CHRISTOFFERSON
 4340 90TH AVE SE
 MERCER ISLAND, WA 98040

PROPERTY ADDRESS:
 SAME AS ABOVE

PROPERTY TAX ACCOUNT NO.:
 445730-0535

LEGAL DESCRIPTION:
 LUCAS HEIGHTS ADDITION
 PLAT BLOCK: 7 PLAT LOT: 11

LOT SIZE:
 9,525 sqft

PROJECT TEAM:

DESIGN/DRAWINGS:
 SHELLY JOHNSON
 4907 E MERCER WAY
 TEL: 206.465.7221

GENERAL CONTRACTOR:
 TYSON DUNN
 TYSON REMODEL & REPAIR LLC
 #tysonrr8560P
 TEL: 206.395.4372

STRUCTURAL ENGINEER:
 NICHOLAS CARTER
 BYKONEN CARTER QUINN
 2033 SIXTH AVENUE #995
 SEATTLE, WA, 98121
 TEL 206-264-7784

PROJECT DESCRIPTION:
 312 SQ.FT. ADDITION TO EXISTING
 SINGLE FAMILY HOME. ADDITION TO
 INCLUDE PRIMARY BEDROOM AND
 BATH AT FIRST FLOOR AND EXTERIOR
 COVERED PATIO AT BASEMENT LEVEL.

REQUIRED SETBACKS:
 FRONT YARD: 20'-0"
 REAR YARD: 25'-0"
 SIDE YARDS: 5'-0" (15' TOTAL BUT NONE LESS THAN 5')

GROSS FLOOR AREA

EXISTING FLOOR AREA	PROPOSED ADDITIONS	ALLOWABLE GROSS FLOOR AREA = 40% LOT SIZE = 9,525 SQ.FT. X .40 = 3,810 SQ.FT.
MAIN FLOOR 1330	312	
BASEMENT 1200	0	
GARAGE 480	0	
TOTAL 3010	312	3322 SQ.FT. OK

LOT COVERAGE

ALLOWABLE COVERAGE (BUILDING + DRIVING SURFACES) = 40% LOT SIZE = 9,525 SQ.FT. X .40 = 3,810 SQ.FT.

EXISTING BUILDING FOOTPRINT (TO EDGE OF EAVES) = 2258 SQ.FT.
 EXISTING DRIVEWAY = 635 SQ.FT.
 EXISTING COVERED PATIO = 280 SQ.FT.
 PROPOSED BUILDING FOOTPRINT (TO EDGE OF EAVES) = 369 SQ.FT.

TOTAL PROPOSED LOT COVERAGE = 3,542 SQ.FT. OK

ALLOWABLE HARDSCAPE COVERAGE = 9% LOT SIZE = 9,525 SQ.FT. X .09 = 857 SQ.FT.

EXIST. UNCOVERED DECK = 407 SQ.FT.
 EXIST. UNCOVERED PATIO = 0 SQ.FT.
 EXIST. WALKWAYS = 73 SQ.FT.
 EXIST. EXT. STAIR = 50 SQ.FT.
 EXIST. ROCKERY WALL = 20 SQ.FT.
 TOTAL EXISTING HARDSCAPE = 550 SQ.FT.

TOTAL REMOVED HARDSCAPE = 238 SQ.FT.
 (50 SQ. FT. EXT. STAIR + 188 SQ.FT. DECK)

NEW REAR DECK (NOT UNDER EAVES) = 12 SQ.FT.
 NEW REAR PATIO (NOT UNDER DECK) = 116 SQ.FT.
 NEW WALKWAYS = 0
 NEW ROCKERY WALL = 0
 TOTAL NEW HARDSCAPE = 128 SQ.FT.

TOTAL FINAL HARDSCAPE = 550 - 238 + 128 = 440 SQ.FT. OK

ROOF VENTING

ROOF AREA TO BE VENTED W/CONTINUOUS RIDGE VENT + EAVE VENTS

ROOF: 420 SQFT/150 = 2.8SF = 403 SQ.IN. REQ
 ROOF VENT 18 SQIN NFA/FT, EAVE VENT 12 SQIN/FT
 18(26')+2x12(15') = 468+360 = 828 SQ.IN. = OK

1ST FLOOR VENTING AT ADDITION: 309 SQFT/150 = 2 SQFT = 292 SQ.IN. REQ
 SOFFIT VENT 12 SQIN/LINEAR FOOT
 12X2(20') = 480 SQ.IN. = OK

ENERGY CODE COMPLIANCE

ADDITIONS LESS THAN 500 SQ.FT. REQUIRE 1.5 CREDITS

0.5 CREDITS - 1.3 EFFICIENT BUILDING ENVELOPE
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 W/THE FOLLOWING MODIFICATIONS:
 VERTICAL FENESTRATION U=0.28
 FLOOR R-38

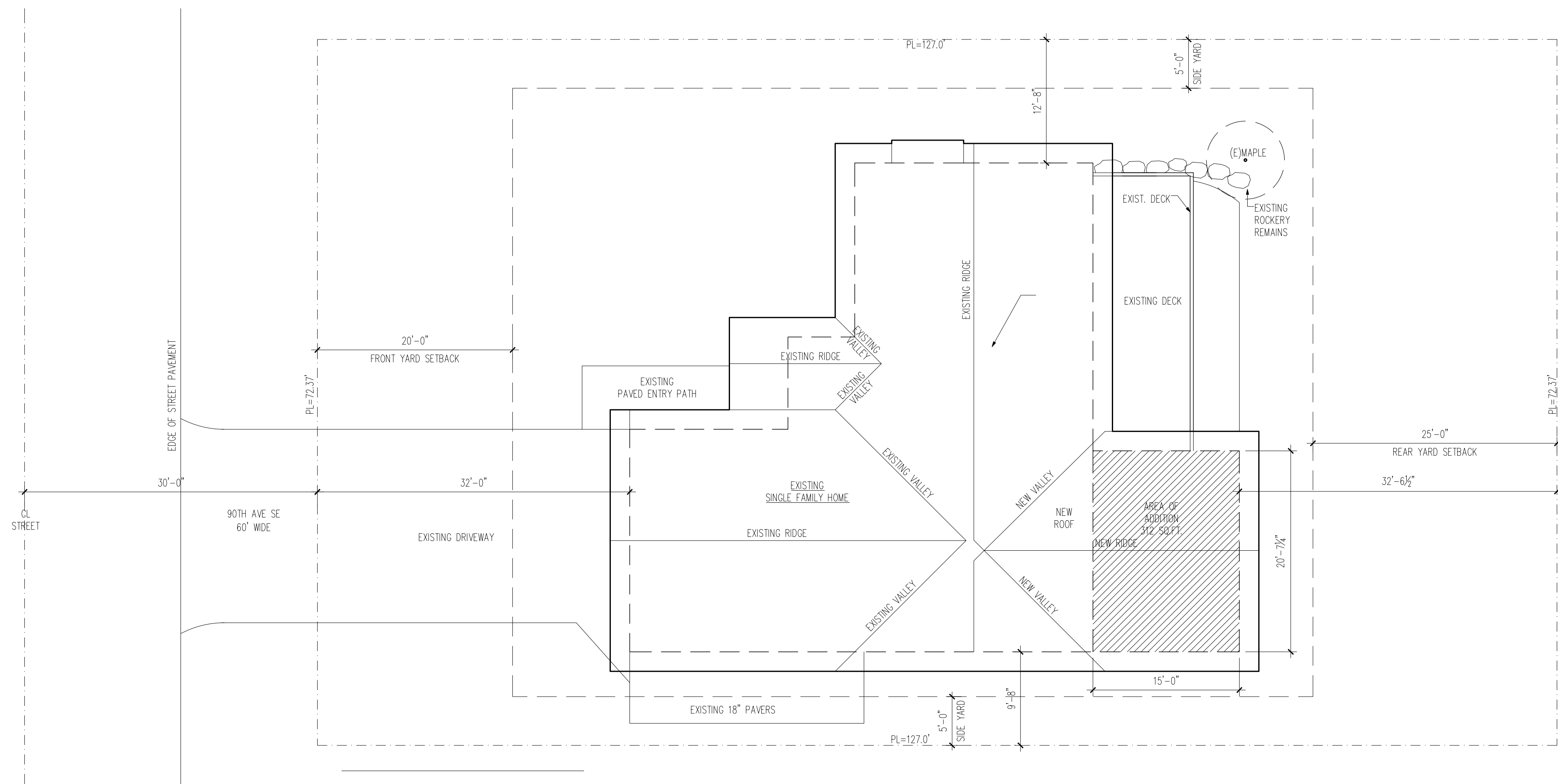
1.0 CREDITS - 3.2 HIGH EFFICIENCY HVAC
 NEW AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 9.5

HEIGHT LIMIT

30'-0" - SEE SHEET A2 FOR BUILDING HEIGHT CALCULATIONS


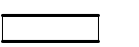
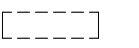
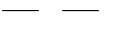



DRAWING INDEX

A1 PROJECT INFORMATION, SITE PLAN
 A2 BASEMENT PLAN, FIRST FLOOR PLAN
 A3 EXTERIOR ELEVATIONS, SECTION, WINDOW + DOOR SCHEDULE



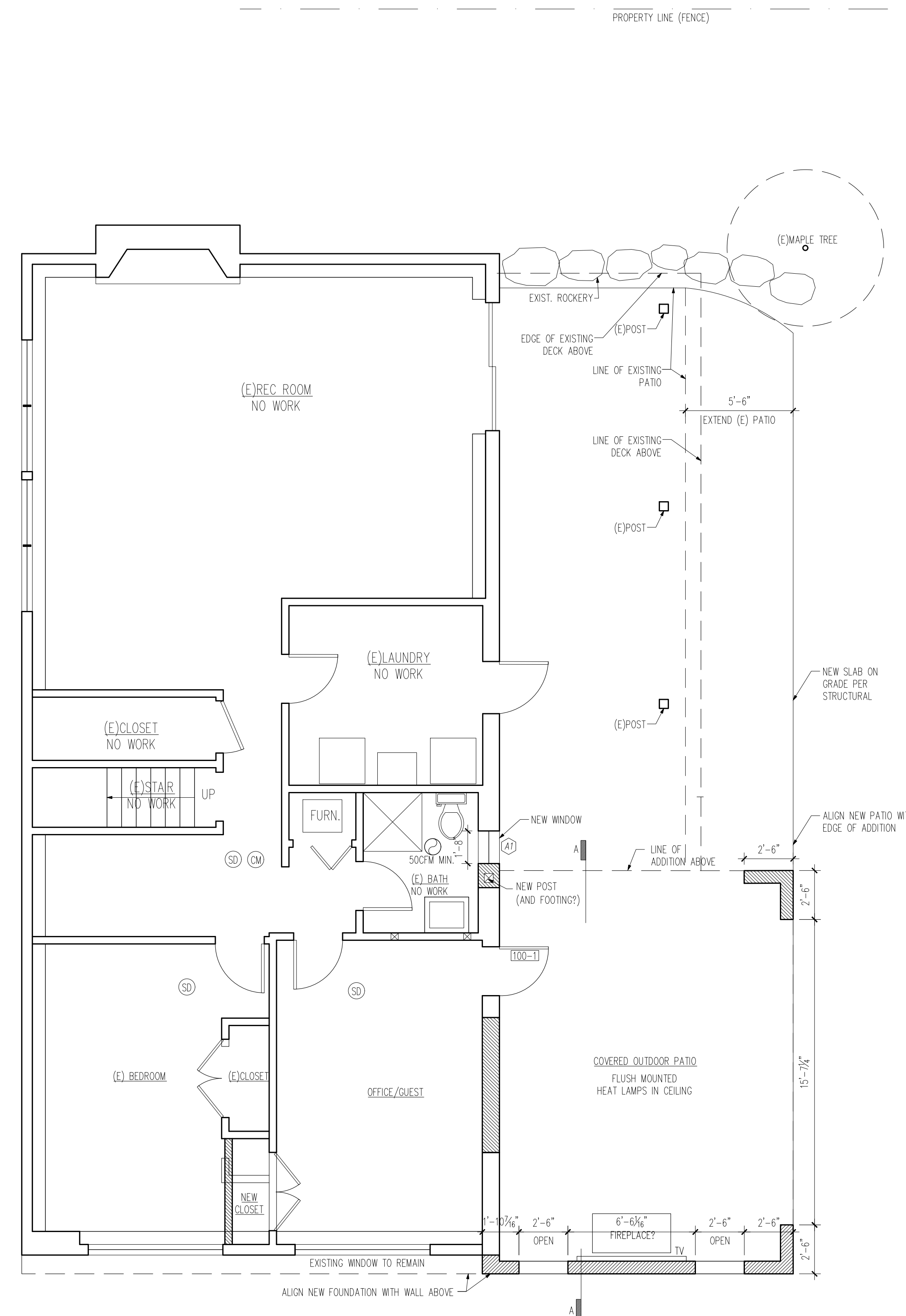
Site Plan
 Scale: 1/8"=1'-0"
 REF. NORTH

PLAN KEY:

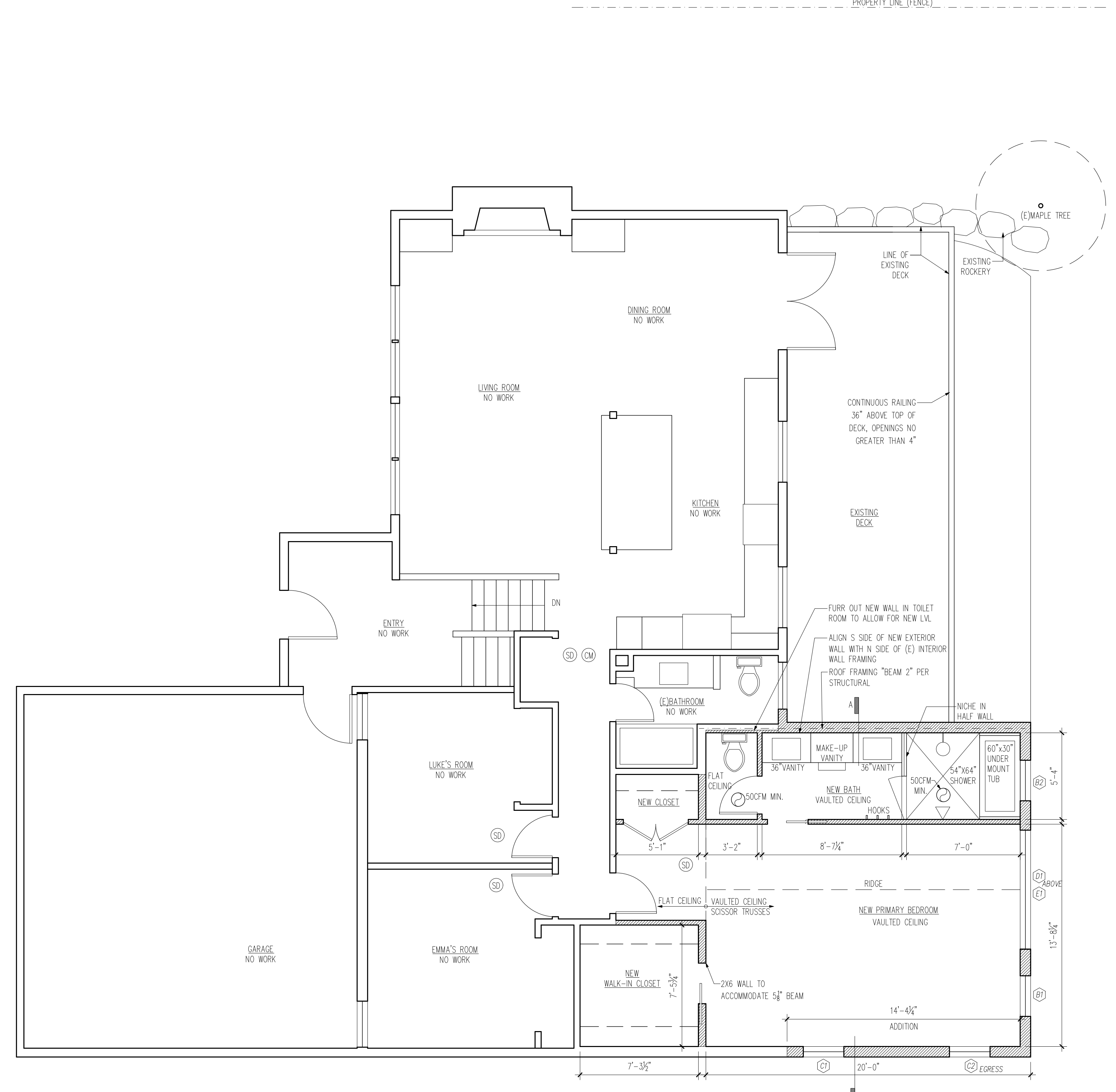
-  NEW WALL
-  EXISTING WALL
-  TO BE DEMOLISHED
-  OVERHEAD
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  EXHAUST FAN

PLAN NOTES:

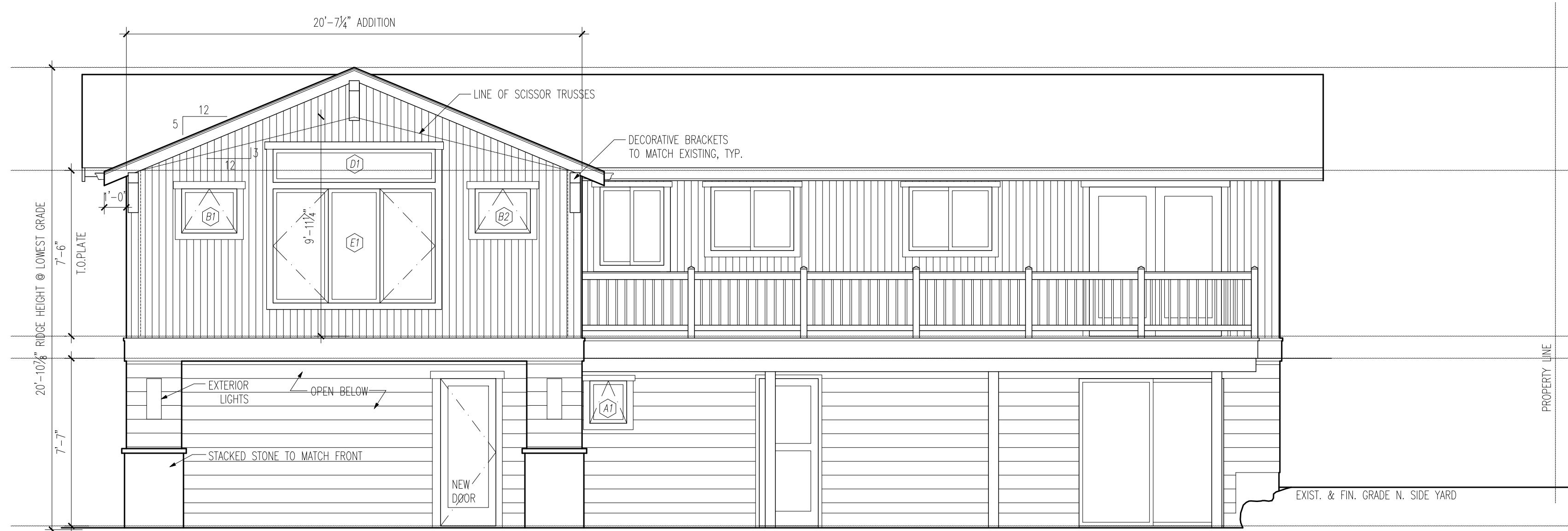
1. INSULATE ALL EXISTING 2X4 EXTERIOR WALLS OPENED DURING CONSTRUCTION TO BE INSULATED TO A MINIMUM OF R-15. NEW WALLS TO BE INSULATED TO A MINIMUM OF R-21.
2. CONTRACTOR TO VERIFY THAT THERE IS A SMOKE DETECTOR INSIDE AND OUTSIDE EACH SLEEPING AREA AND ON ALL FLOORS, AND A CARBON MONOXIDE DETECTOR OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL OF THE DWELLING.
3. DIMENSIONS ARE TO ROUGH FRAMING, U.N.O.
4. ALL EXISTING WINDOWS AND DOORS TO REMAIN U.N.O.
5. NEW WINDOWS AND DOORS TO BE REPLACED TO HAVE MIN. U-VALUE OF .28
6. ALL SMOKE ALARMS IN THE PRIMARY DWELLING UNIT MUST BE INTERCONNECTED.



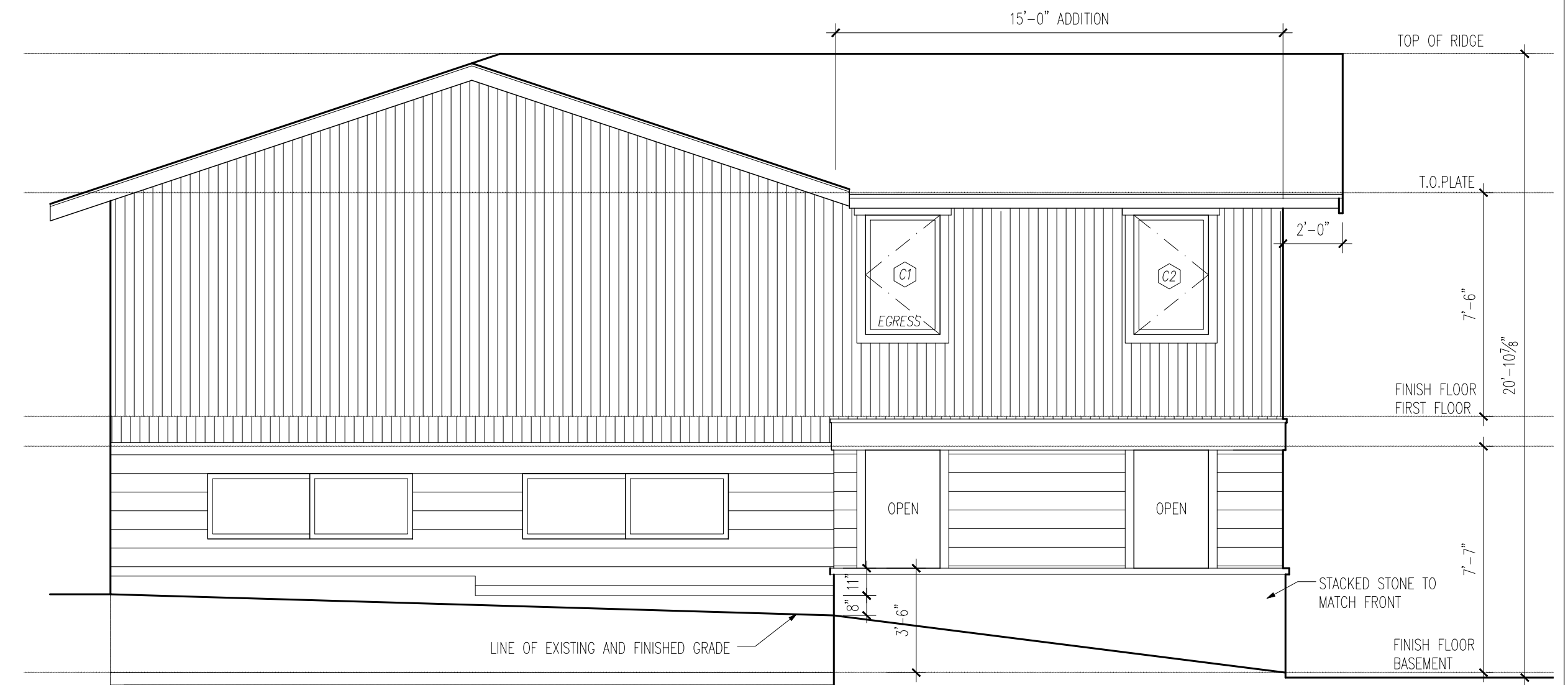
Basement Plan
1/4" = 1'-0"
REF. NORTH



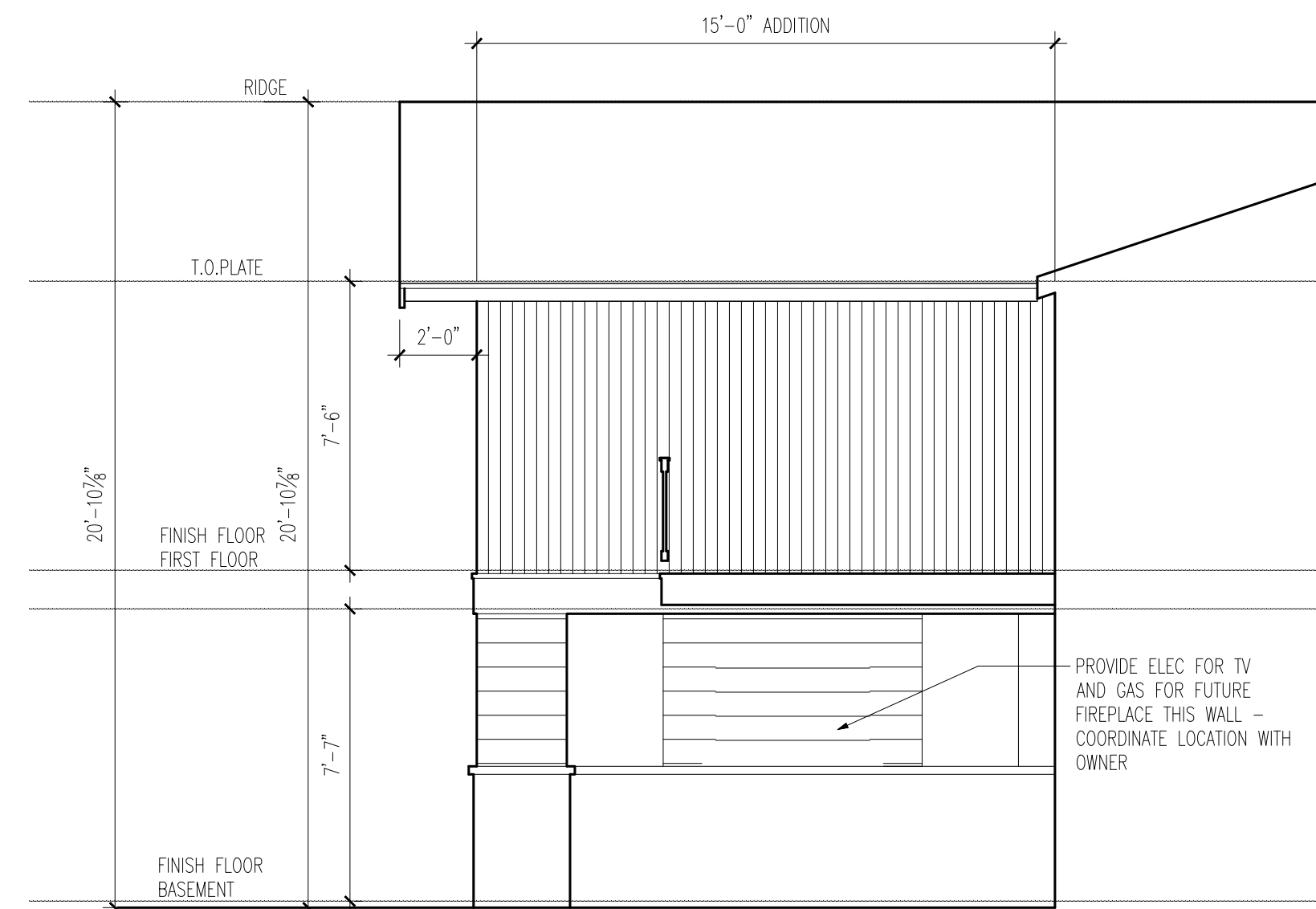
First Floor Plan
1/4" = 1'-0"
REF. NORTH



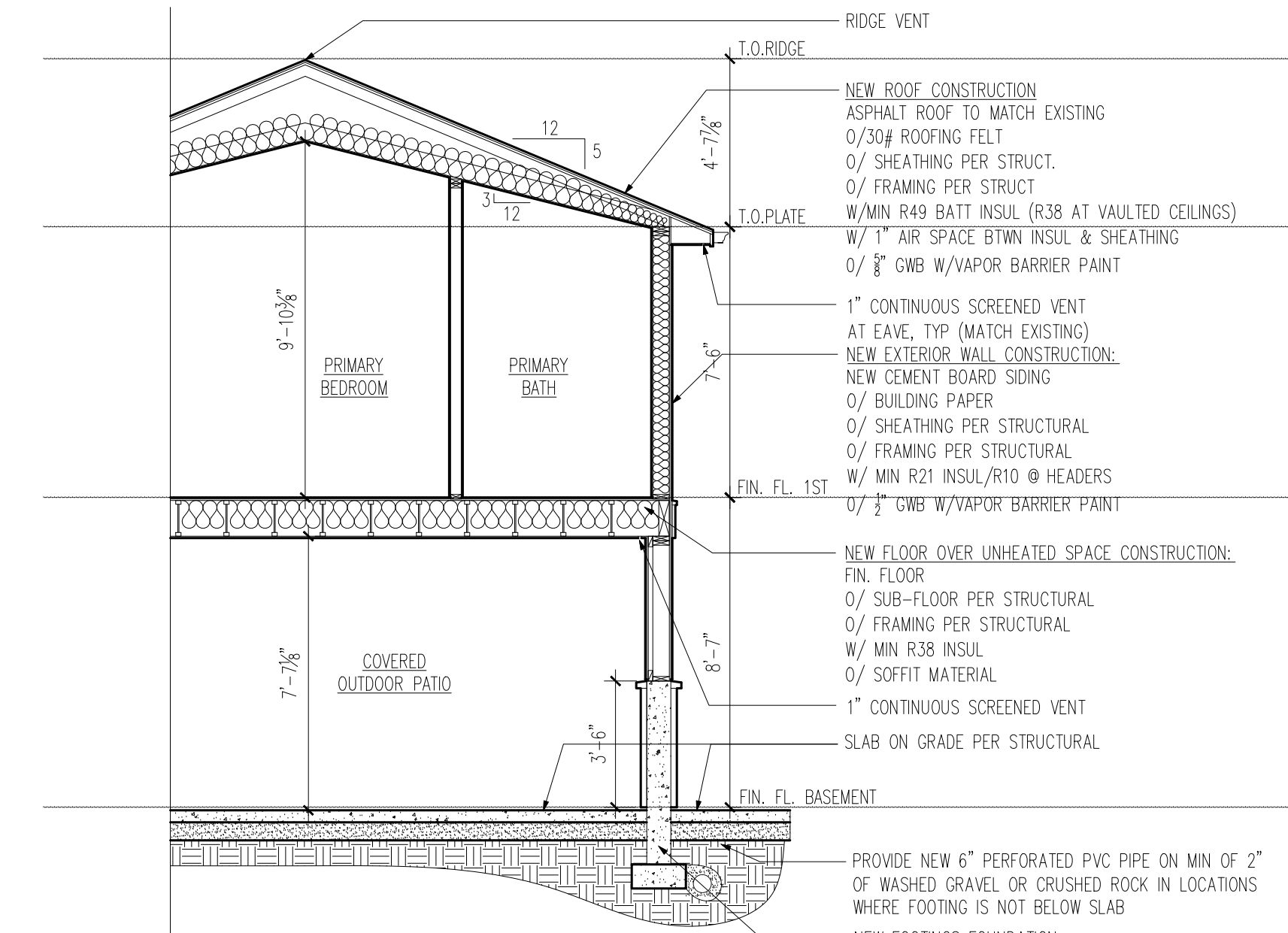
East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



North Elevation of Addition
1/4" = 1'-0"



Section A
1/4" = 1'-0"

WINDOW SCHEDULE

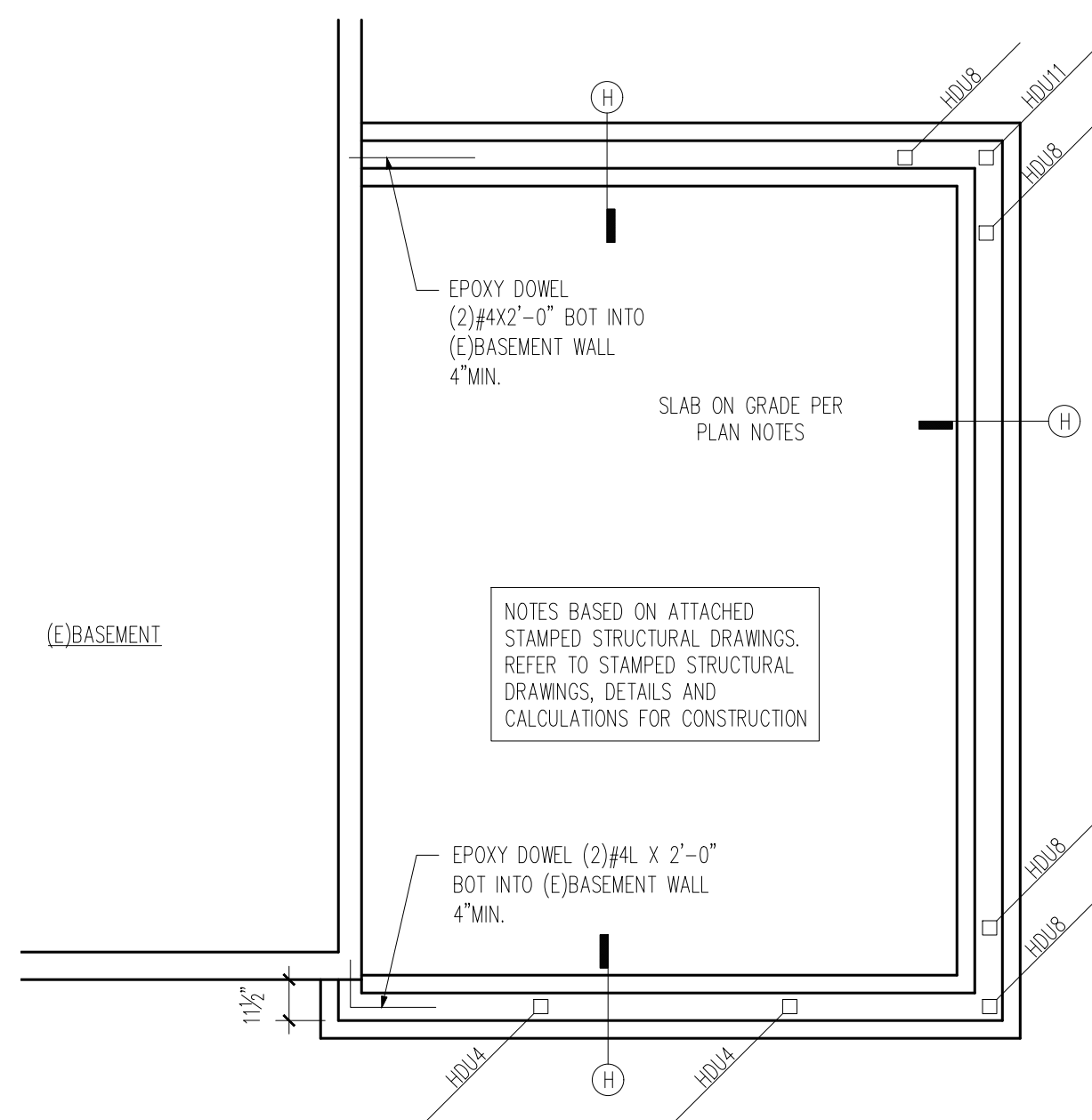
NUMBER	SIZE	TYPE	JAMB	U-VALUE	NOTES
A1	1'-8" X 1'-11"	AWNING	5"	.28	
B1	2'-6" X 2'-0"	AWNING	7"	.28	
B2	2'-6" X 2'-0"	AWNING	7"	.28	
C1	2'-6" X 4'-0"	CASEMENT	7"	.28	EGRESS
C2	2'-6" X 4'-0"	CASEMENT	7"	.28	EGRESS
D1	7'-4" X 1'-6"	FIXED	7"	.28	
E1	7'-4" X 5'-2"	CASEMENT/FIXED/CASEMENT	7"	.28	

NOTE: VERIFY ALL SIZES IN FIELD MANUFACTURER TO BE DETERMINED WOOD CLAD OR FIBERGLASS UNITS W/ARGON FILLED LOW E DOUBLE GLAZING TO BE U VALUE .30 OR BETTER

EXTERIOR DOOR SCHEDULE

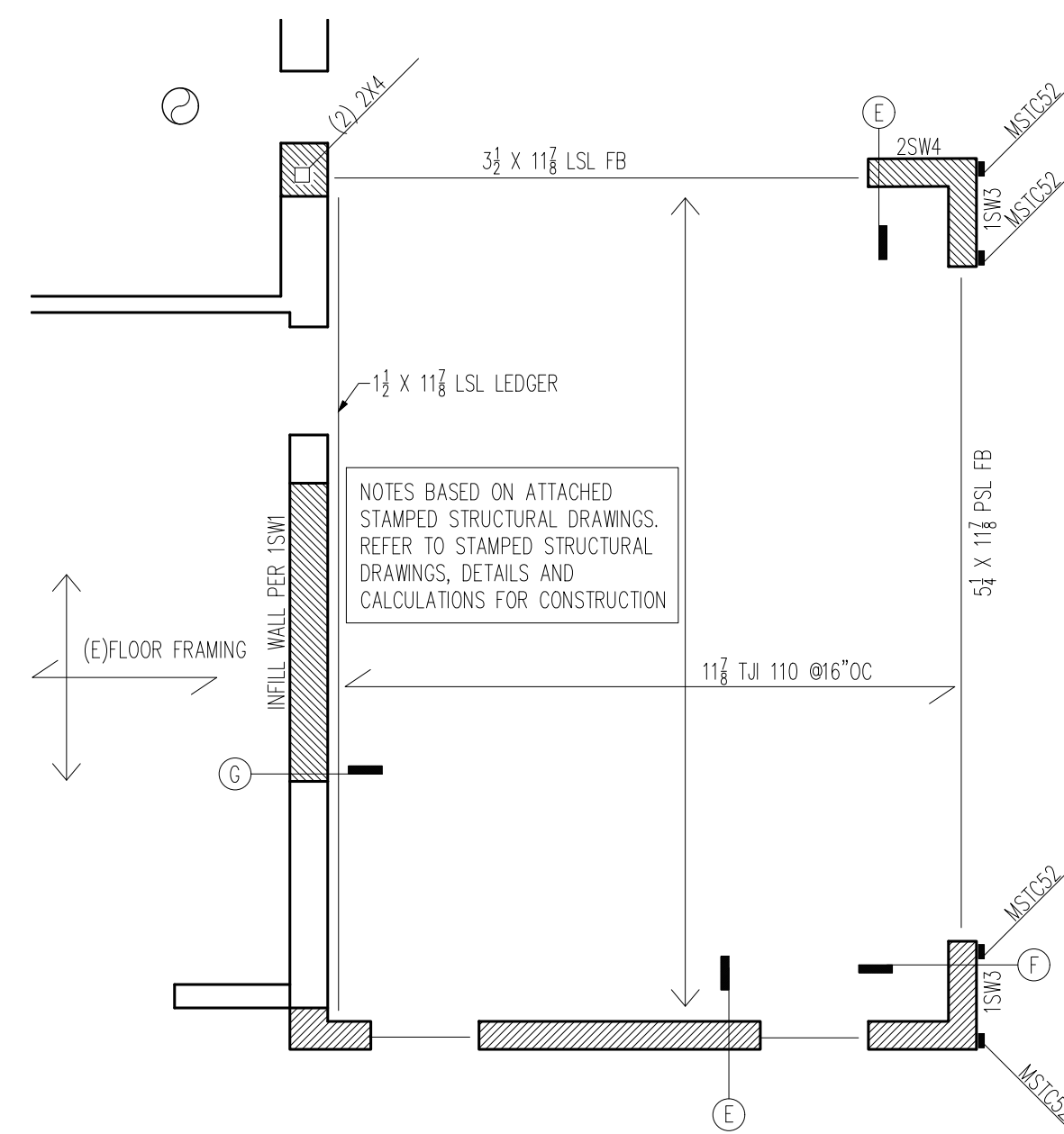
NUMBER	LEAF SIZE	TYPE	THICKNESS	U-VALUE	NOTES
100-1	12'-6" X 6'-8"	SWING	1-3/4"	.30	STYLE TBD (ASSUME WOOD, SINGLE PANEL W/1 LITE)

- Foundation Plan Notes**
- All slabs-on-grade shall be 4" reinforced with W#6x6 #14@14 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.
 - All holdowns provide the following anchor bolts:
 HD04 SSTB24 (2)2x
 HD08 SSTB28 (3)2x
 HD11 PAB8 (4)2x
 - All anchors to be installed as required by manufacturer. Minimum (2) 2x studs unless otherwise noted on plans.



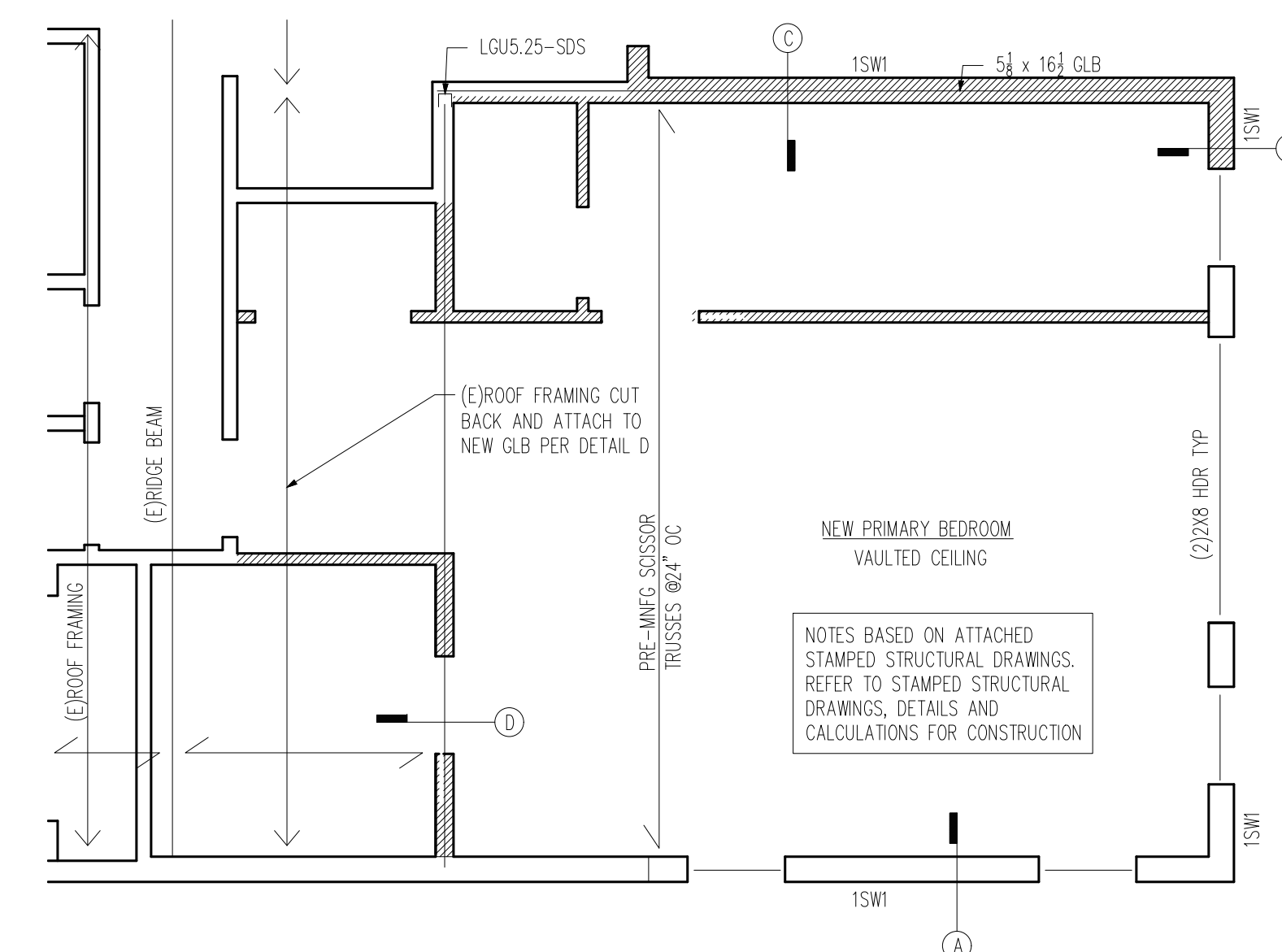
Foundation Plan @ Addition
 1/4" = 1'-0"
 REF. NORTH

- Floor Framing Plan Notes**
- Floor sheathing shall be 23/32" APA, Sturd-I-Floor with a panel index of 40/20. Nail to framing with 10d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans.
 - 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.
 - Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractors option).



First Floor Framing Plan
 1/4" = 1'-0"
 REF. NORTH

- 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.
 - Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractors option).



Roof Framing Plan
 1/4" = 1'-0"
 REF. NORTH