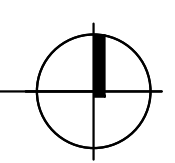


EXISTING SITE
 SCALE: 1"=10'



JORDAN RESIDENCE ADDITION

ADDRESS: 7058 82ND AVE SE, MERCER ISLAND 98040

SCOPE OF WORK: ADD ENTRY AND FRONT PORCH

LEGAL DESCRIPTION:
TWIN VIEW #2
PLAT BLOCK: 3
PLAT LOT 1

QUARTER-SECTION-TOWNSHIP-RANGE: NE-25-24-4

PARCEL NUMBER: 873230-0120

PROJECT DIRECTORY:

OWNER:
STEPHEN AND SARA JORDAN
7058 82ND AVE SE 98040
MERCER ISLAND 98040

ARCHITECT:
JINNY PARK, AIA
JINNY PARK ARCHITECTURE, PLLC
EMAIL: jinnyparkarch@gmail.com
P.425.445.2993

STRUCTURAL ENGINEER:
TBD

GENERAL CONTRACTOR:
TBD

PROJECT DATA:

ZONE: R9.6
OCCUPANCY: RESIDENTIAL GROUP R-3 / U (CAR GARAGE)
CONSTRUCTION TYPE: V-B
LOT AREA: 13,024 SF (0.30 AC)

MAX. GROSS FLOOR AREA: 40% OF NET LOT AREA
13,024 SF x 40% = 5,209.6 SF ALLOWED

EXISTING BASEMENT:	1,560 SF
EXISTING MAIN FLOOR:	1,610 SF
NEW ADDITION (ENTRY):	132 SF
TOTAL:	3,302 SF (25.3%) PROPOSED

LOT COVERAGE (BLDG & DRIVING SURFACES)
: 35% ALLOWED (15% - LESS THAN 30% SLOPE)

HIGHEST ELEVATION: 328'-LOWEST ELEVATION: 314'
= 14' / 68' (HORIZONTAL DISTANCE) = .2 (20% SLOPE)

13,024 SF x .35 = **4,558 SF ALLOWED**

GROSS LOT AREA: 13,204 SF
NET LOT AREA: 13,204 SF
ALLOWED LOT COVERAGE AREA: 4,558 SF
ALLOWED LOT COVERAGE: 35%

EXISTING LOT COVERAGE:
MAIN STRUCTURE ROOF AREA: 1,691 SF
ACCESSORY BUILDING ROOF AREA (SHED): 192 SF
DRIVEWAY: 990 SF
COVERED PATIOS / COVERED DECKS: 153 SF
TOTAL EXISTING LOT COVERAGE: 3,026 SF

PROPOSED LOT COVERAGE:
MAIN STRUCTURE ROOF AREA: 132 SF (ENTRY ADDITION)
COVERED FRONT DECK: 90 SF

TOTAL PROJECT LOT COVERAGE: **3,248 SF (EXISTING+NEW)**
PROPOSED LOT COVERAGE %: 25% OF LOT

HARDSCAPE CALCULATIONS:
LOT AREA: 13,204 SF
ALLOWED HARDSCAPE %: 9%
ALLOWED HARDSCAPE AREA: 1,188 SF

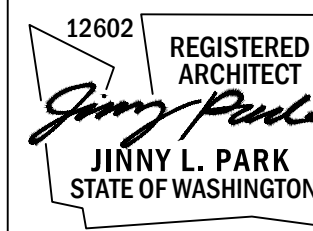
EXISTING HARDSCAPE AREA:
UNCOVERED DECKS: 350 SF
WALKWAYS: 146 SF
TOTAL EXISTING HARDSCAPE AREA: 496 SF

NEW HARDSCAPE AREA:
STAIRS: 111 SF

TOTAL PROJECT HARDSCAPE AREA: 607 SF
TOTAL PROJECT HARDSCAPE %: 5%

MAX. HEIGHT: 30'
HEIGHT CALCS:
A (321x15.3) + B (322x15.0) + C (321x15.3) + D(320x15)
/ 15.3+15+15.3+15
=4911.3+4830+4911.3+4800 / 60.6 = **321'** AVERAGE GRADE

321' + 30' = 351' MAXIMUM ALLOWED HEIGHT ELEVATION
TOP OF PROPOSED ROOF ELEVATION: **337.5'**



COPYRIGHT ©
JINNY PARK ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

JINNY PARK ARCHITECTURE, PLLC
JINNYPARKARCH.COM
425.445.2993

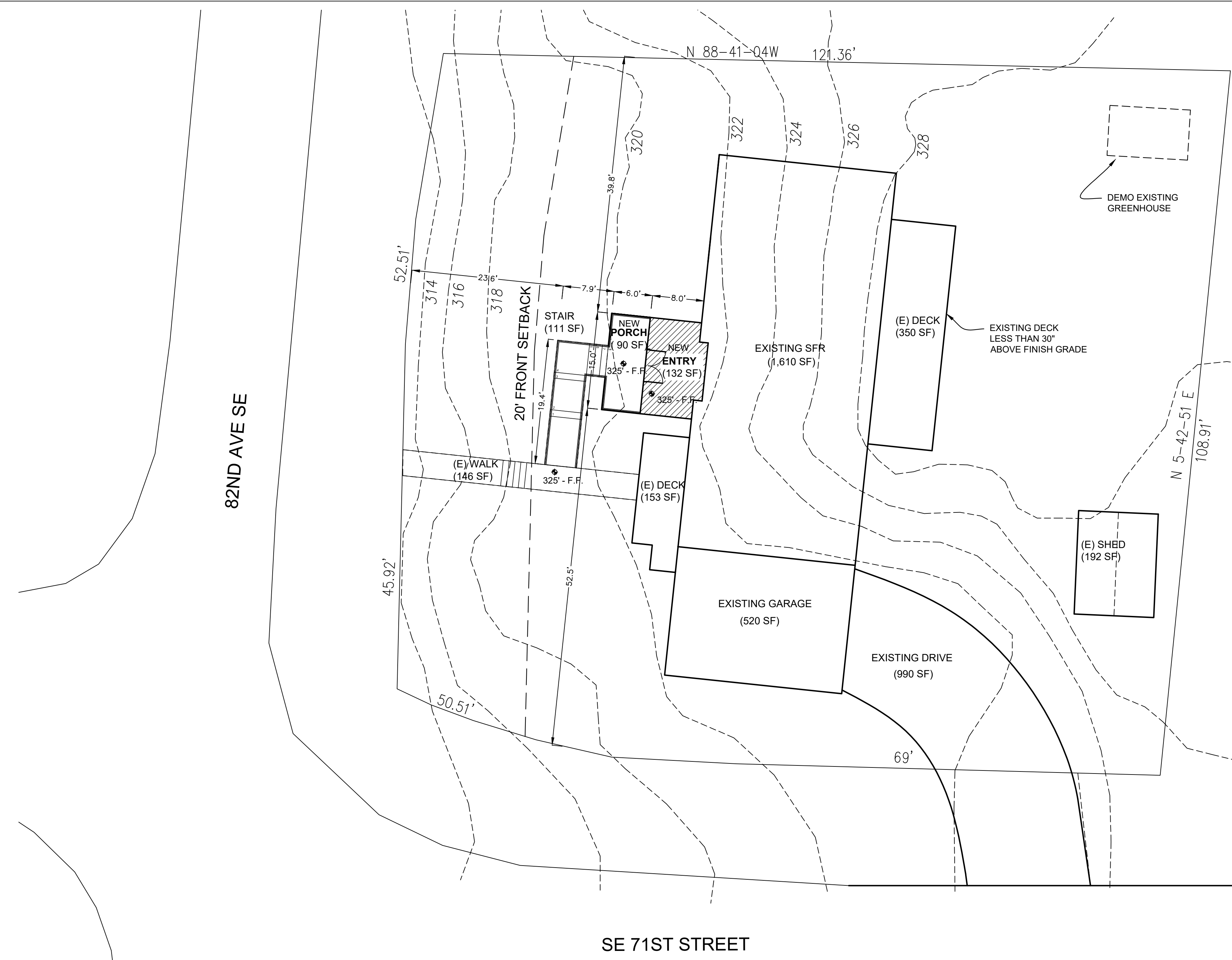
JORDAN RESIDENCE ADDITION
7058 82ND AVE SE
MERCER ISLAND, WA 98040

Date
03.24.24 PERMIT

COVER SHEET
&
SITE PLAN

A1.0

2023101476



APPLICABLE CODES

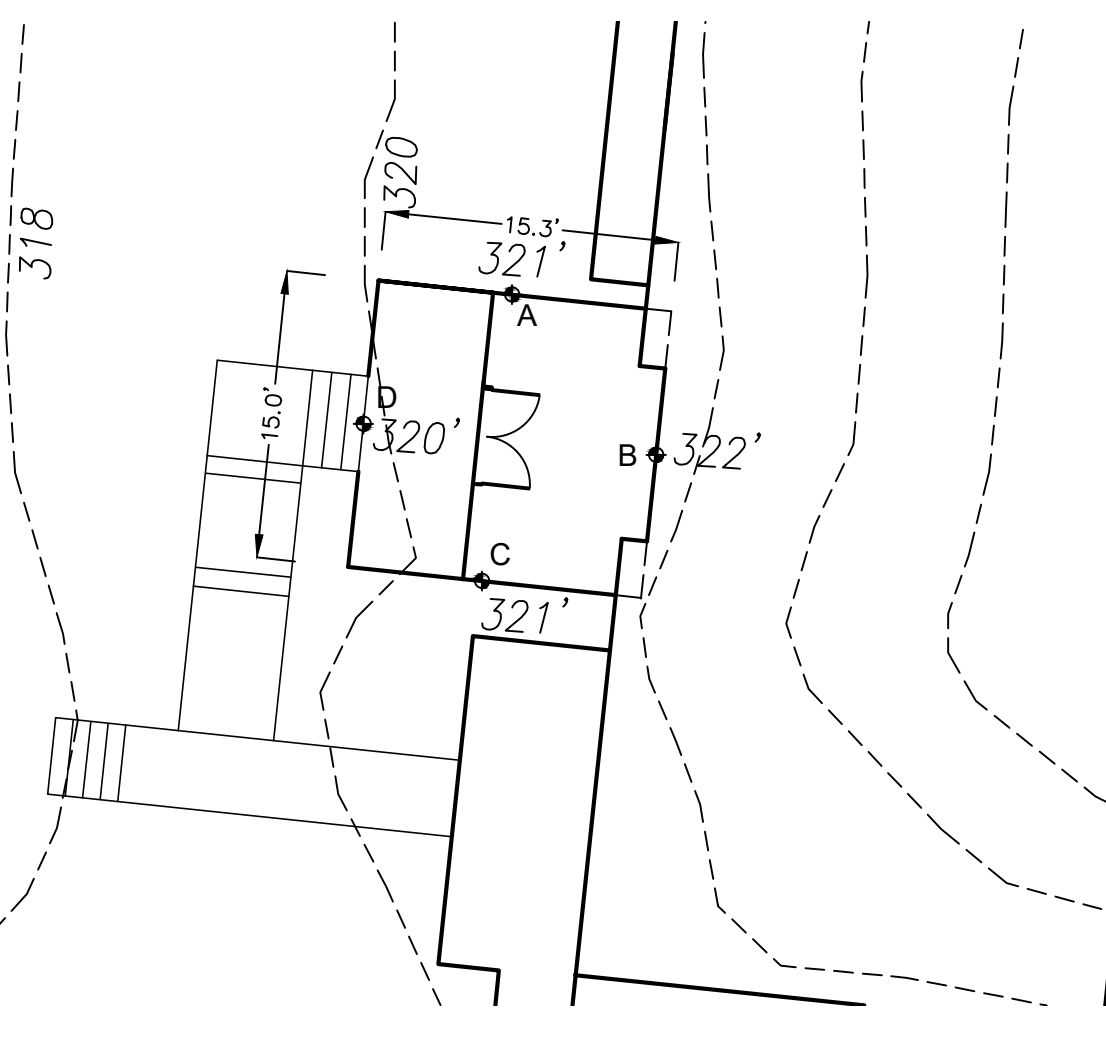
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 NATIONAL FUEL GAS CODE (ANSI Z223.1/NFPA 54)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2207 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 WASHINGTON STATE ENERGY CODE (WSEC)

NOTE: ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES. ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIAL SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE APPLICABLE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN. IN THE EVENT THIS OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. SUBSECTIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE, BUT DO NOT RELEASE THE CONTRACTOR FROM CONFORMING TO ALL APPLICABLE BUILDING CODES AND ORDINANCES.

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL RESIDENTIAL CODE WITH CITY OF BELLEVUE AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.
- ALL WOOD PLATES, IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.
- PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

HEIGHT CALCULATION DIAGRAM



SITE PLAN

SCALE: 1"=10'

LIST OF DRAWINGS

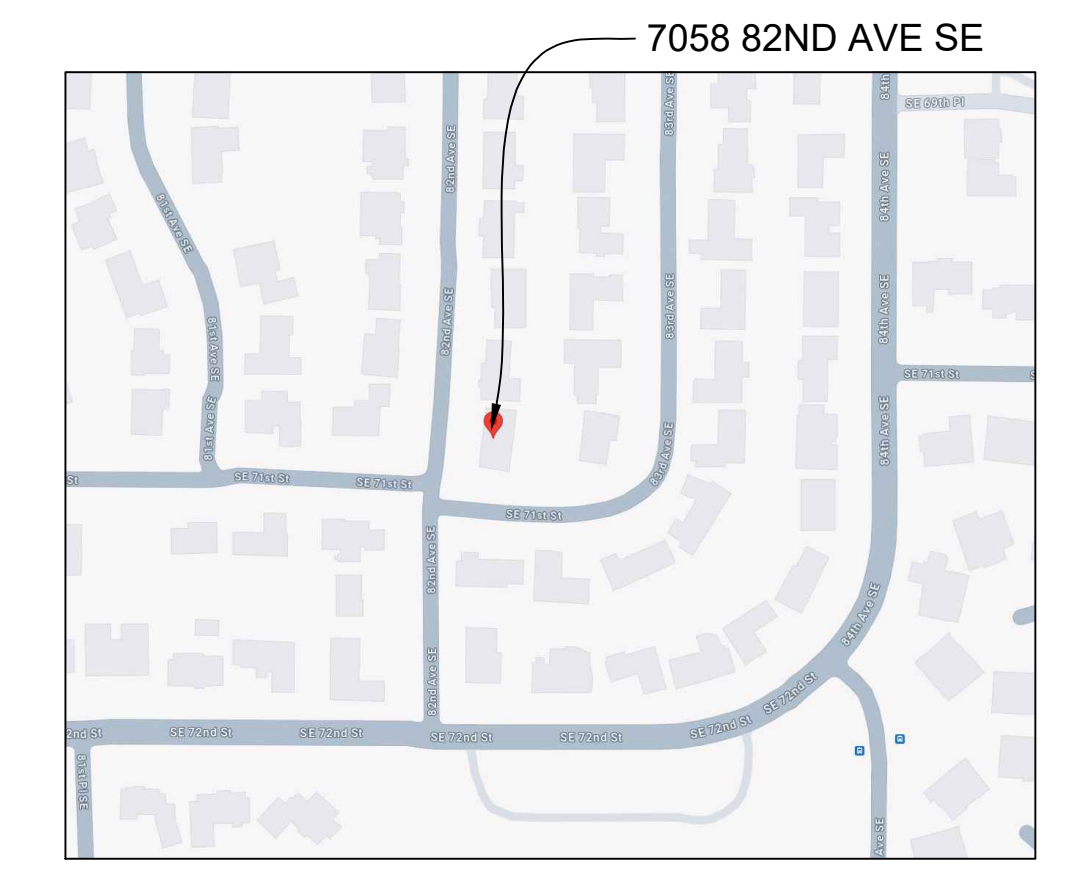
- A0.0 EXISTING SITE
- A1.0 COVER SHEET & SITE PLAN
- A2.0 BASEMENT FLOOR PLANS
- A2.1 MAIN FLOOR PLAN, SECTION & ELEVATIONS
- S1 GENERAL SPECIFICATIONS
- S2 FOUNDATION & FRAMING PLANS
- S3 DECK FRAMING DETAILS

APPLICABLE ENERGY CREDITS

MEDIUM DWELLING UNIT: 1.5 CREDITS REQUIRED
CONDITIONED AREA: 153 SF

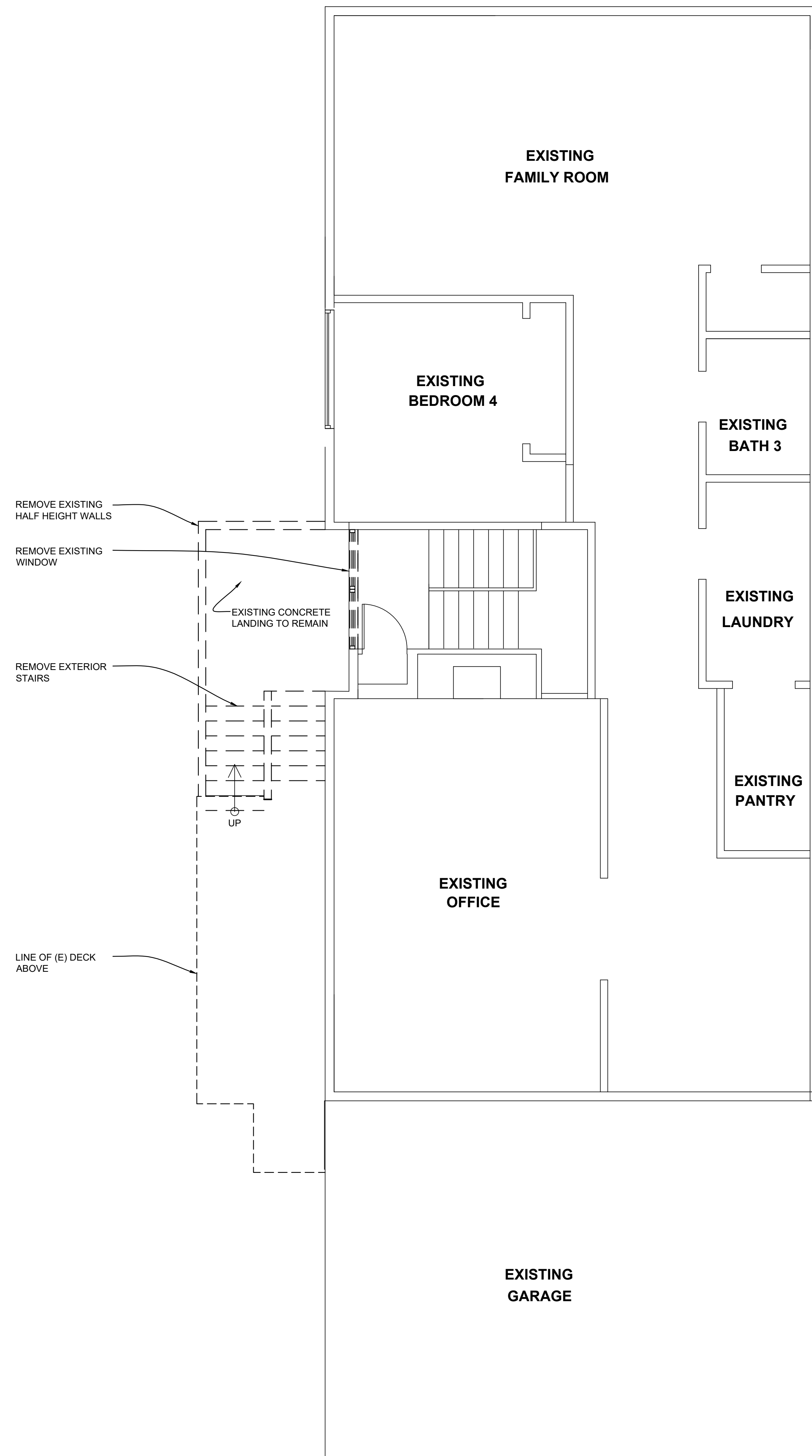
OPTIONS	DESCRIPTIONS	CREDITS
HEATING OPTION 2	HEAT PUMP	1.0
1.3	EFFICIENT BUILDING ENVELOPE: VERTICAL FENESTRATION U = 0.28 FLOOR R-38, WALL R-21, CEILING R-49	0.5
TOTAL		1.5

HIGH EFFICACY LAMPS:
A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.



VICINITY MAP

SCALE: N.T.S.



Demo Basement Floor Plan

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

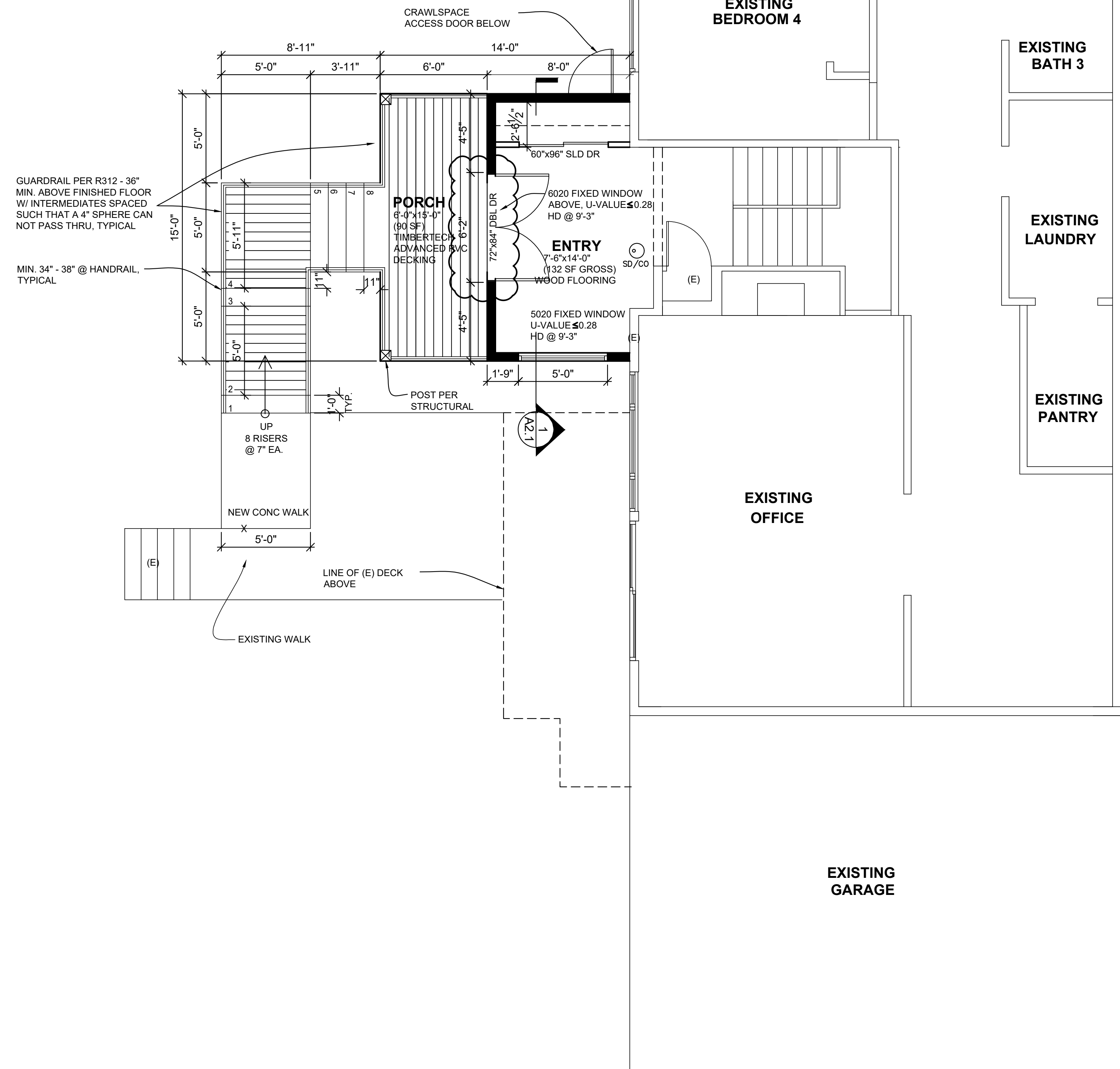
FLOOR PLAN NOTES:

- * ALL INTERIOR FINISHES TO BE 1/2" GWB W/ VAPOR BARRIER.
- * ALL INTERIOR WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
- * ALL EXTERIOR WALLS 2x6 PER STRUCTURAL.
- * HEADERS PER STRUCTURAL.
- * WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- * PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- * PROVIDE SOLID BLOCKING OVER SUPPORTS.
- * CEILING LIGHTS TO BE INSTALLED, TYPICAL.

SD/CO CARBON MONOXIDE ALARMS (R315.2.2)

CRAWL SPACE VENTILATION	
CRAWL SPACE AREA	210 SF
CRAWL SPACE AREA / 150	1.4 SF
TYPICAL VENT: 16"x8" x .8 EFFICIENCY	.71 SF EA
1.4 SF / .71 = 1.4	
PROVIDE (2) VENTS W/ 1.4 SF OF VENTING AREA	

- CRAWL SPACE NOTES:
- * REQUIRED OPENINGS SHALL BE EVENLY SPACED TO PROVIDE CROSS VENTILATION OF THE SPACE EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS.
 - * VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH W/ 1/2" MAX. OPENINGS.
 - * COVER GRADE W/ 6 MIL POLYETHYLENE VAPOR RETARDER, ALL JOINTS OVERLAPPED.
 - * LOCATE AT LEAST (1) CRAWL SPACE VENT WITHIN 3' OF CORNERS.



Basement Floor Plan

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

FLOOR ASSEMBLIES:

- F1 FLOOR OVER CRAWLSPACE**
- FINISH FLOOR PER PLANS
 - SHEATHING & NAILING PER STRUC.
 - FRAMING PER STRUC.
 - BATT INSULATION (R-38 MIN)
 - VENTING PER PLANS
 - 6 MIL VAPOR BARRIER

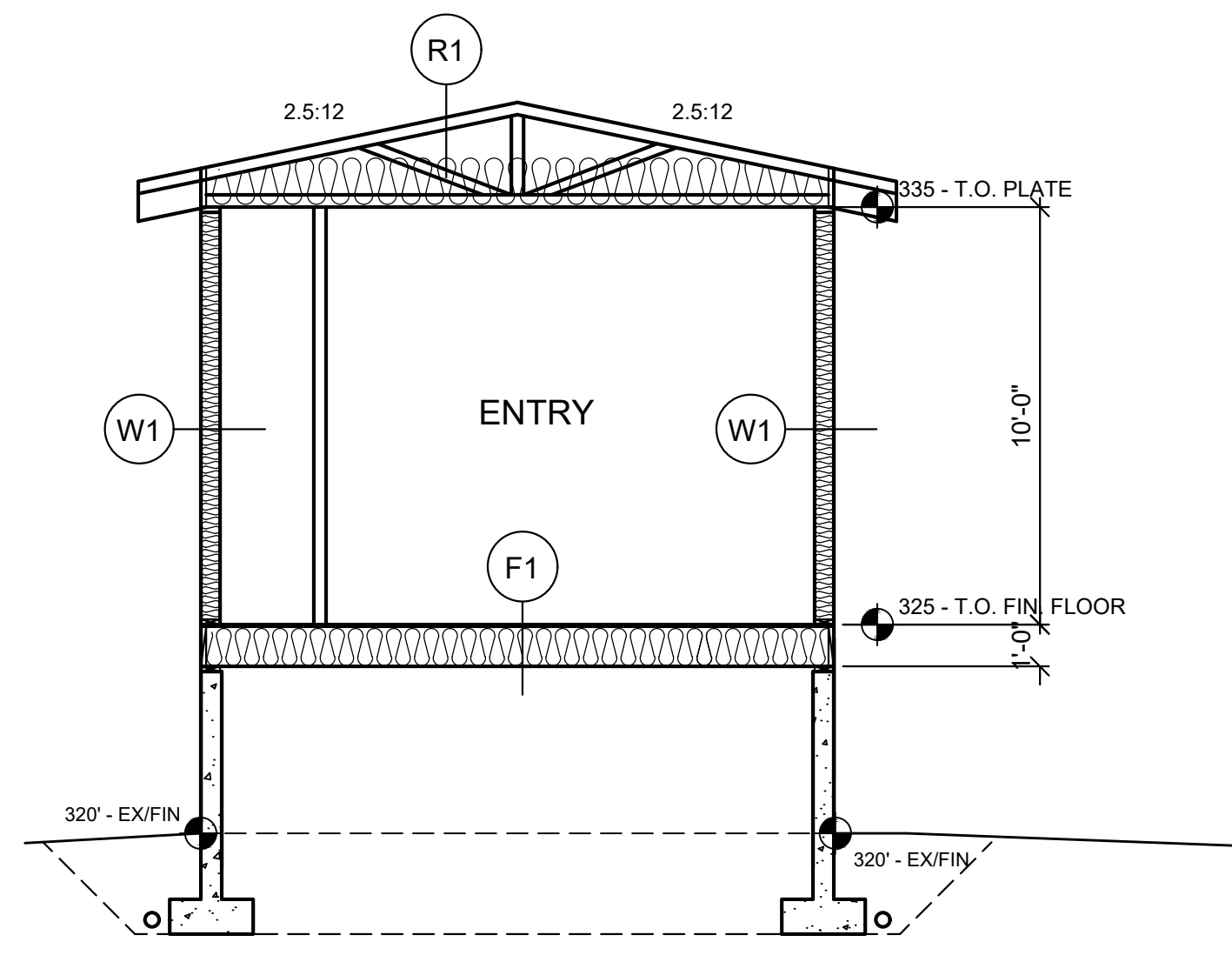
- F4 EXTERIOR DECK**
- DECKING PER PLANS
 - SHEATHING & NAILING PER STRUCTURAL
 - FRAMING PER STRUCTURAL

WALL ASSEMBLIES:

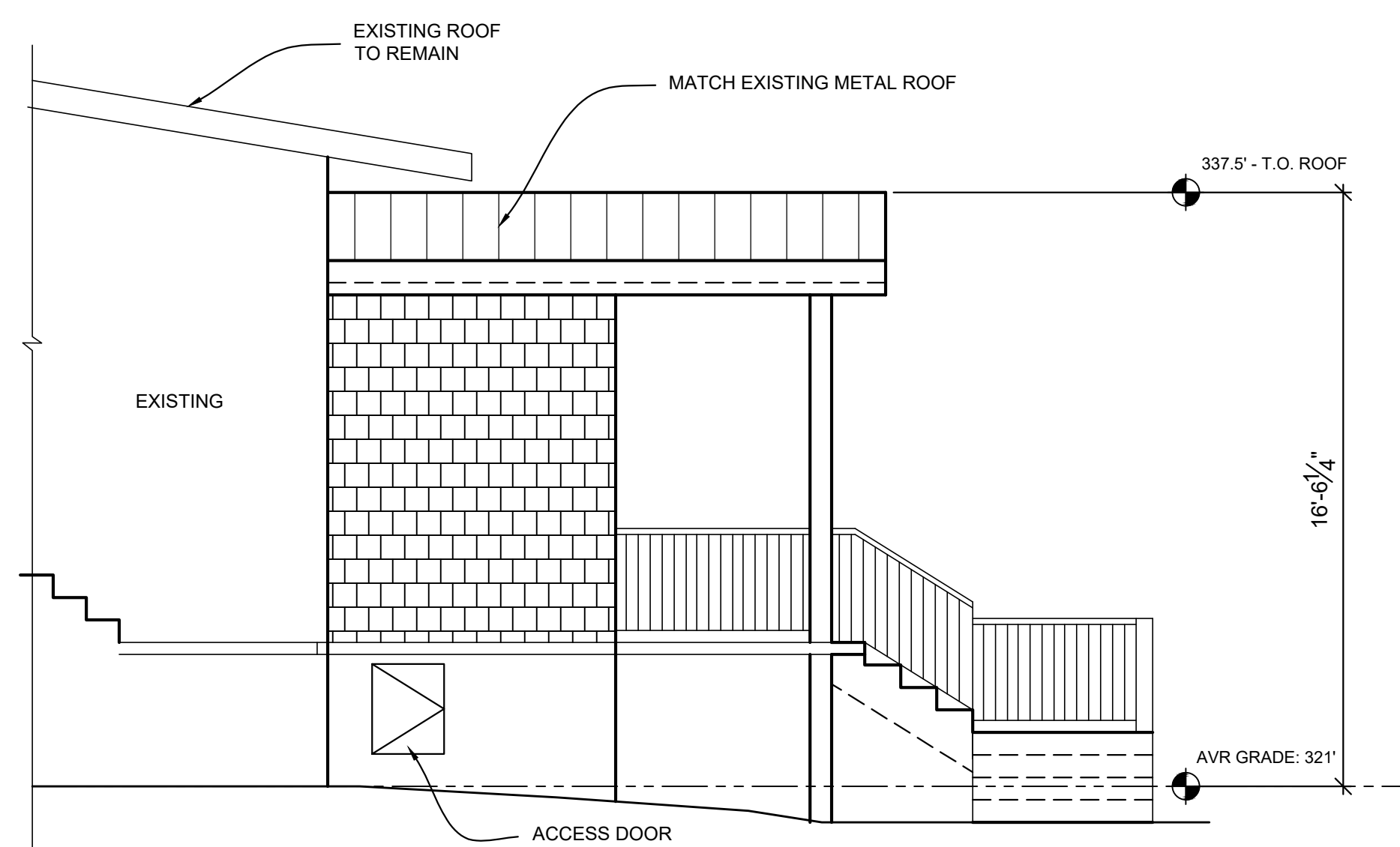
- W1 EXTERIOR WALL**
- SIDING PER ELEVATION
 - 30# BUILDING PAPER
 - SHTG & NAILING PER STRUCTURAL
 - 2x6 STUDS PER STRUCTURAL
 - BATT INSULATION (R-21)
 - 1/2" GWB
 - PVA PRIMER
 - PAINT

ROOF ASSEMBLIES:

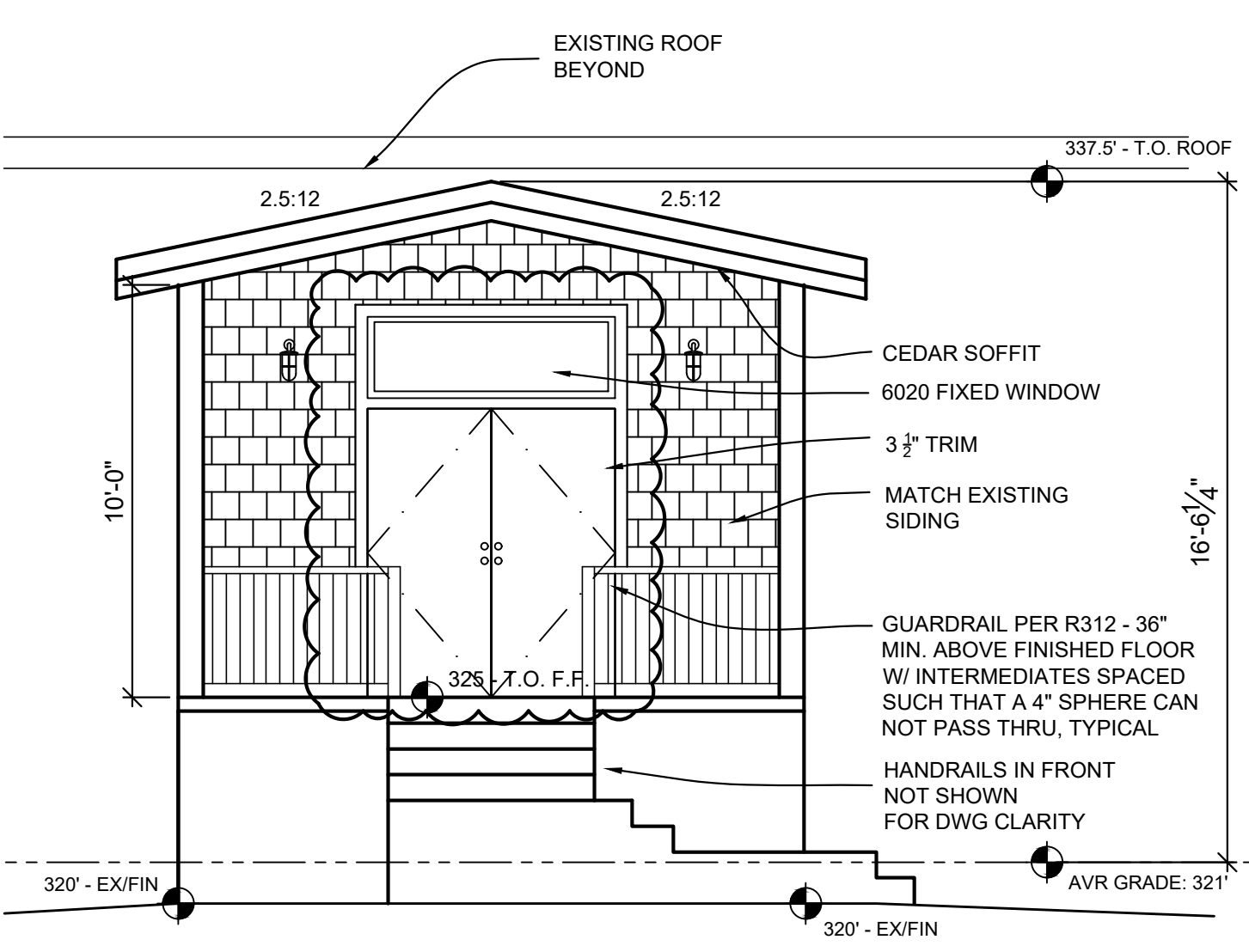
- R1 ROOF**
- MEMBRANE
 - SHEATHING & NAILING PER STRUCTURAL
 - VENTING PER PLANS
 - BATT INSULATION (R-49 MINIMUM)
 - ROOF TRUSSES PER STRUCTURAL
 - 5/8" GWB CEILING



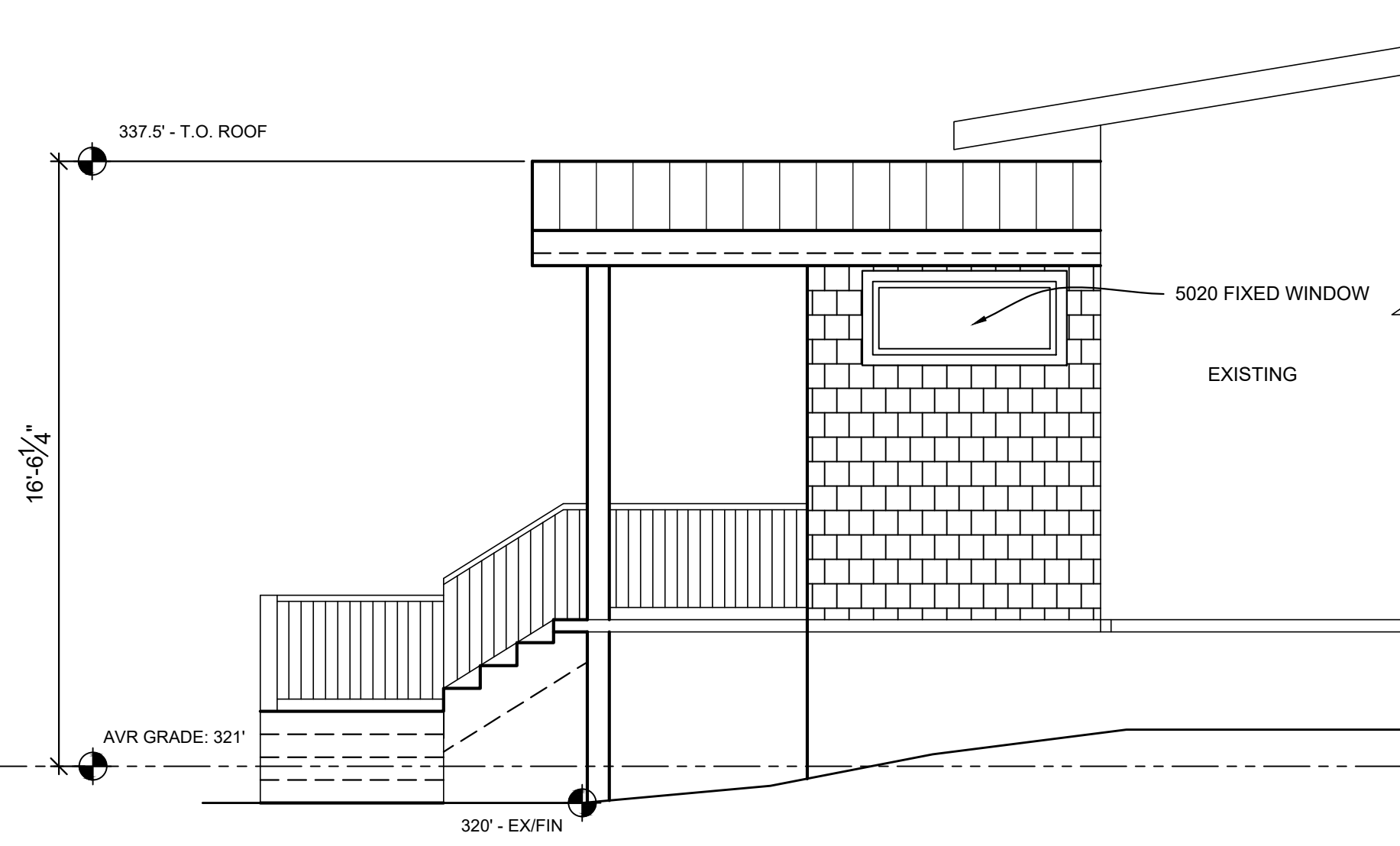
SECTION - N/S
 SCALE: 1/4" = 1'-0"



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

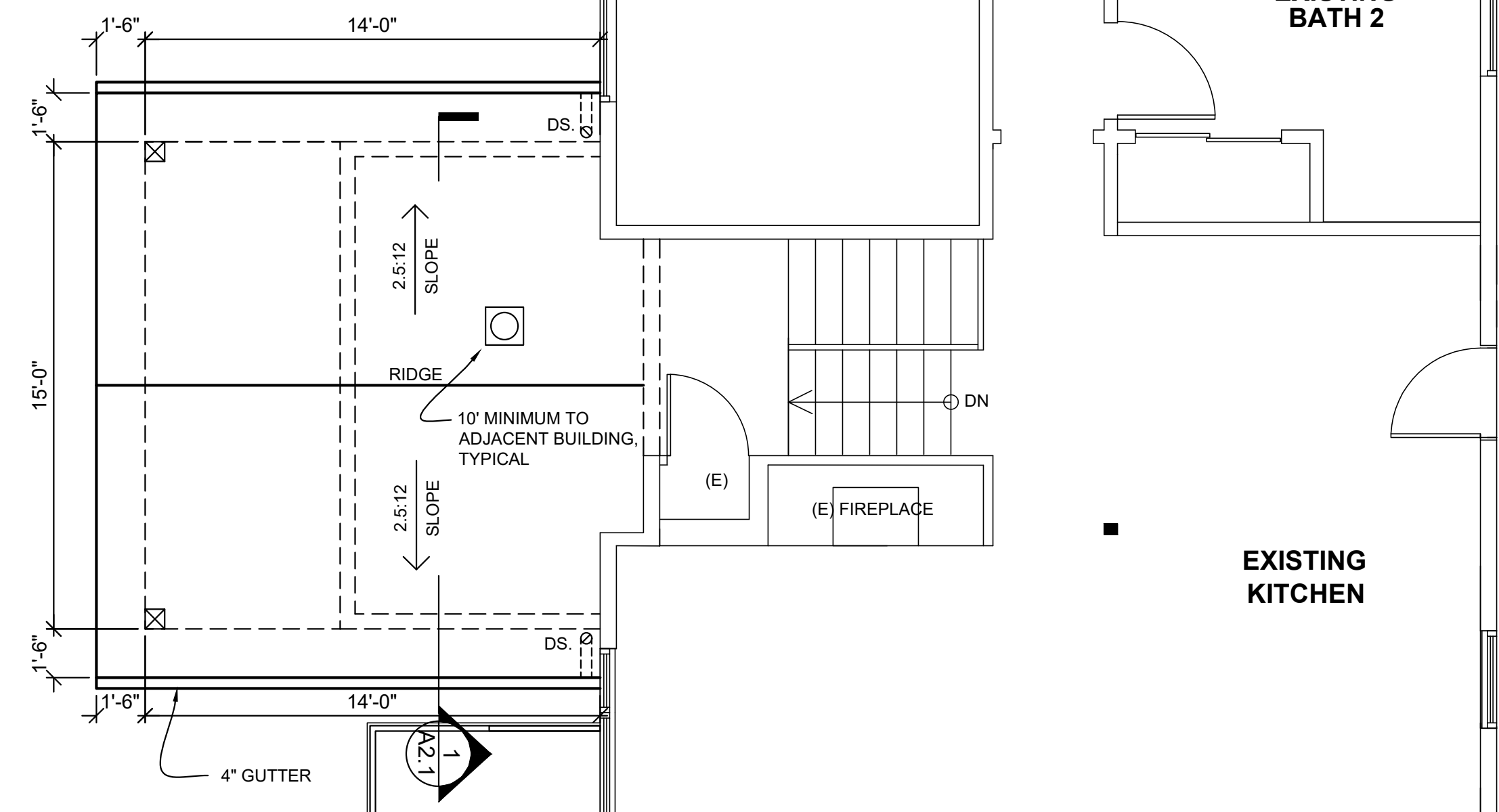


WEST (FRONT) ELEVATION
 SCALE: 1/4" = 1'-0"

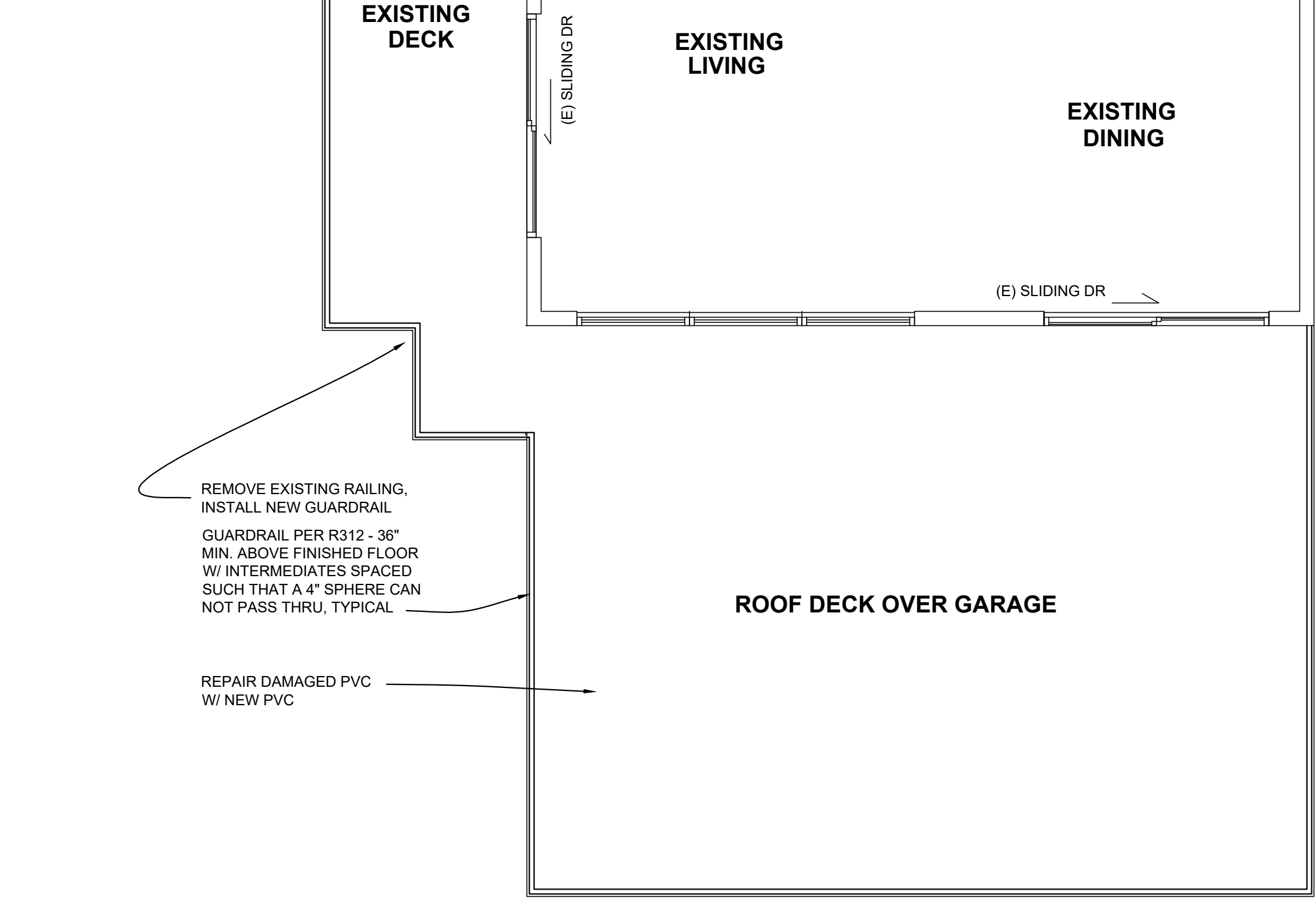


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

ROOF VENTILATION:
 210 SQ FT / 150 = 1.4 SQ FT OF NET VENT AREA REQUIRED
 MASTER FLOW NFA ALUMINUM SLANT ROOF VENT W/ 10" DIA. CUTOUT: .55 SQ FT EACH
 (1) ROOF VENTS X .55 SQ FT EA. = .55 SQ FT
 16 LINEAR FT CONTINUOUS METAL SOFFIT VENT AT EAVE
 9 SQ IN / LINEAR FT = 0.0625 SQ FT / LF
 16 x 0.0625 = 1 SQ FT
 TOTAL: .55 + 1 = 1.55 SQ FT PROVIDED



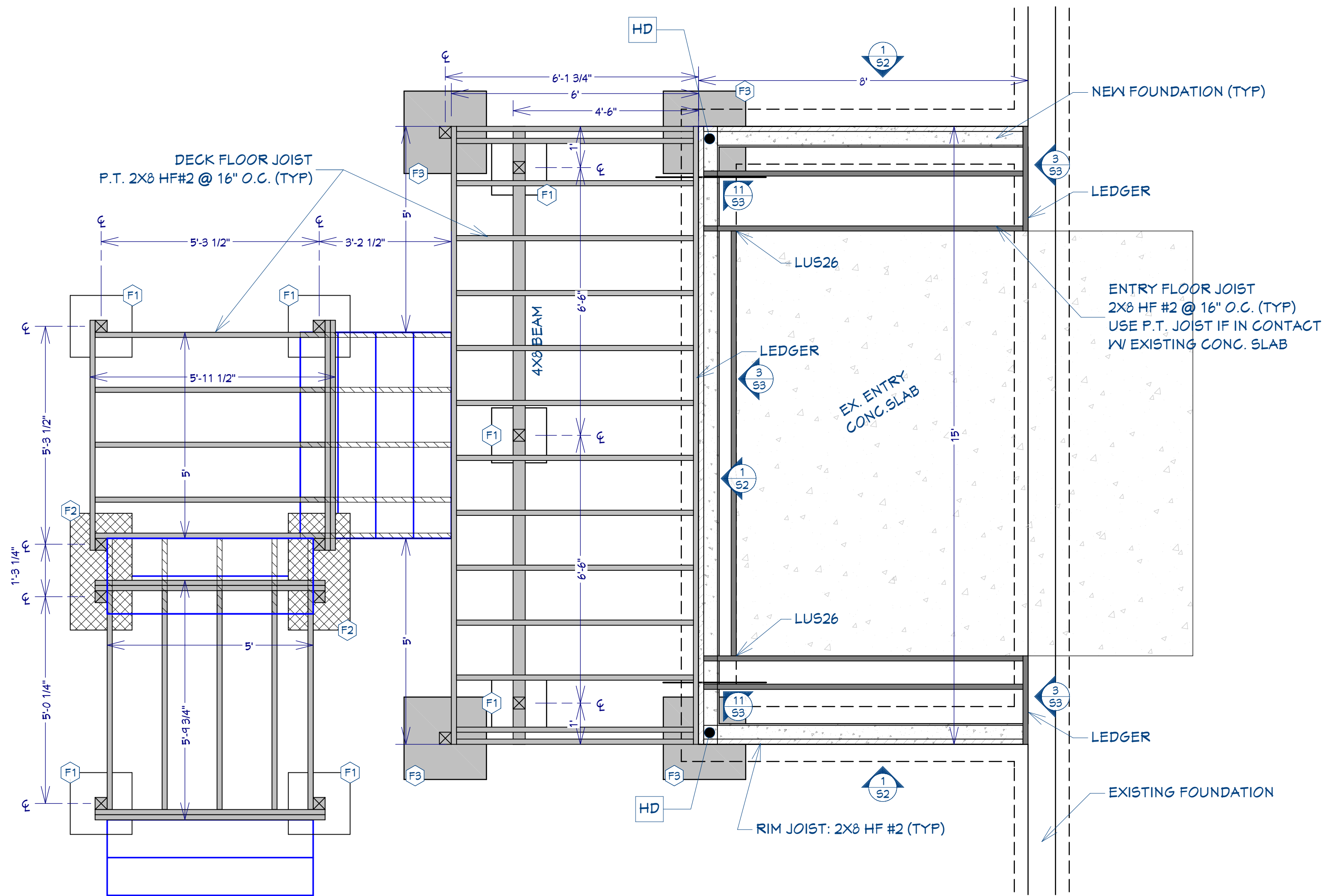
ENTRY ROOF
 SCALE: 1/2" = 1'-0"



REMOVE EXISTING RAILING, INSTALL NEW GUARDRAIL
 GUARDRAIL PER R312 - 36" MIN. ABOVE FINISHED FLOOR W/ INTERMEDIATES SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THRU, TYPICAL

REPAIR DAMAGED PVC W/ NEW PVC

Main Floor Plan
 SCALE: 1/4" = 1'-0"

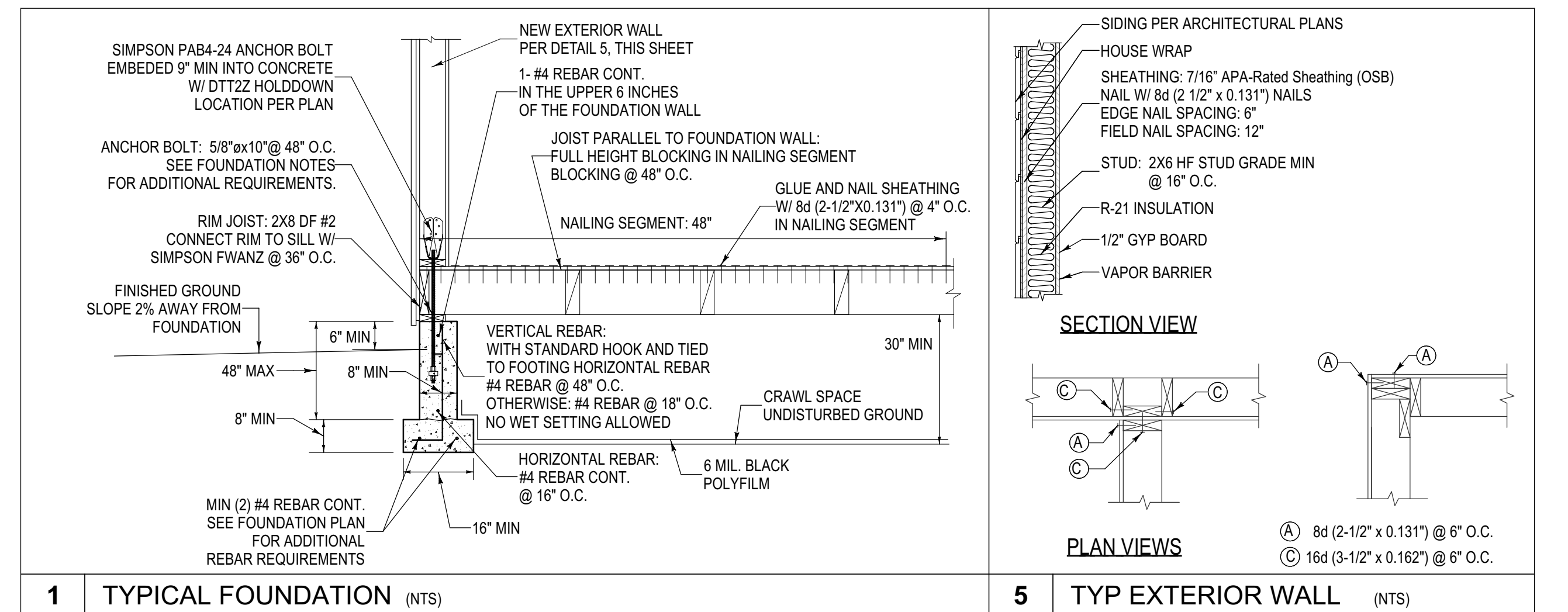
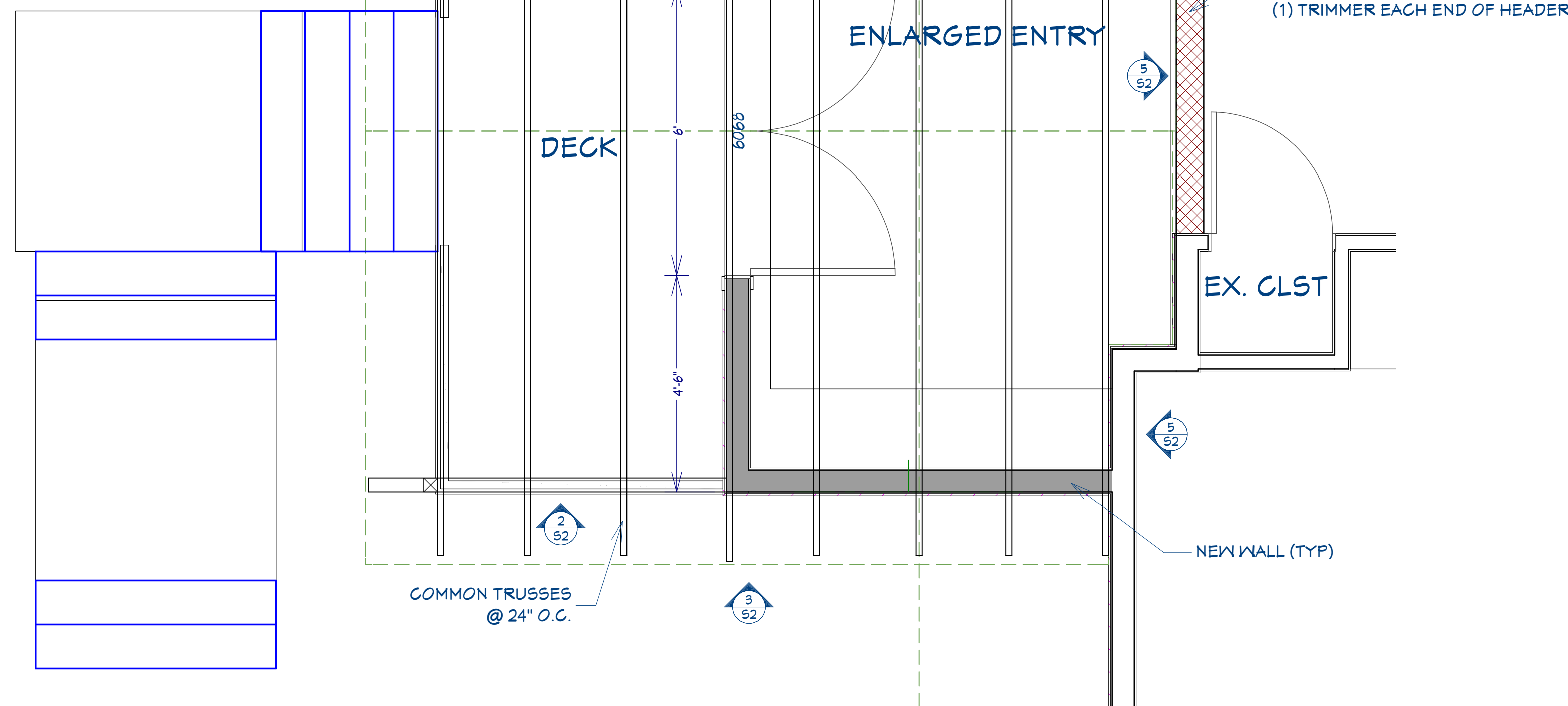


DECK AND ENTRY FOUNDATION AND FLOOR FRAMING PLAN

SCALE: 1/2 in = 1 ft

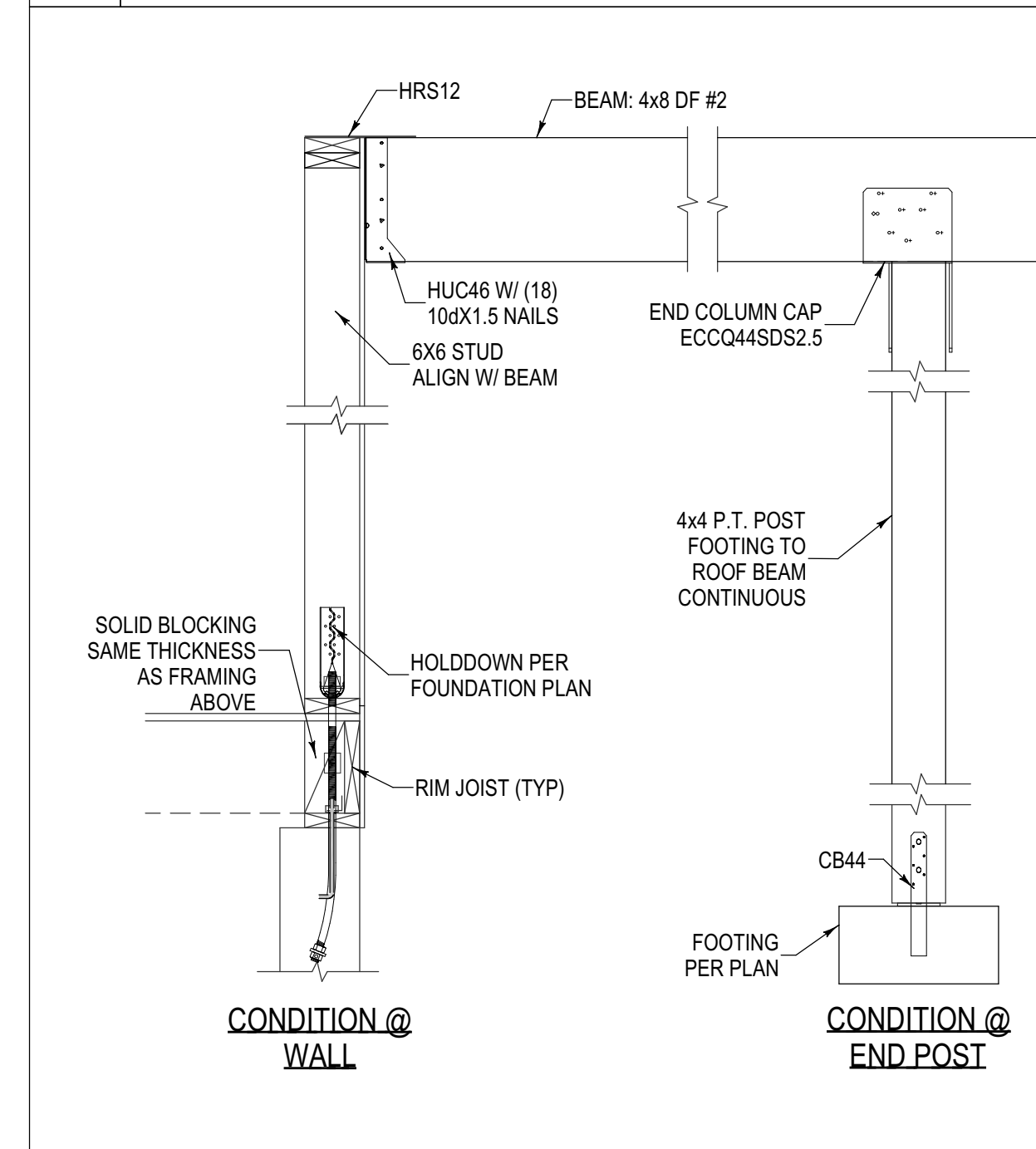
ENTRY ROOF FRAMING

SCALE: 1/2 in = 1 ft

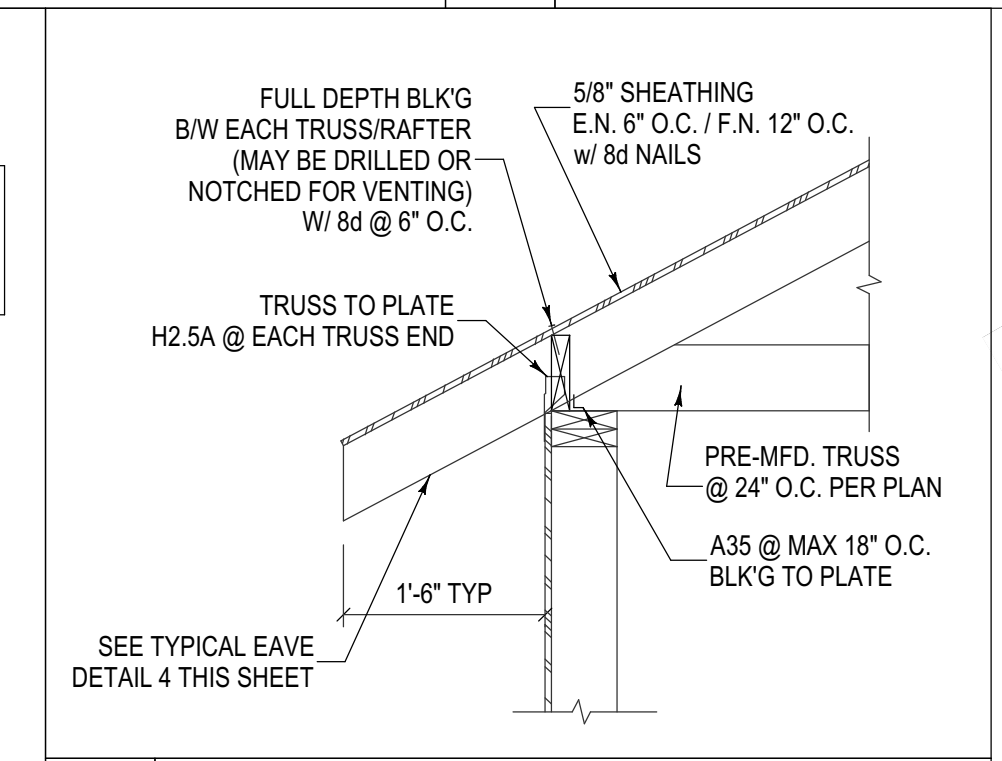


1 TYPICAL FOUNDATION (NTS)

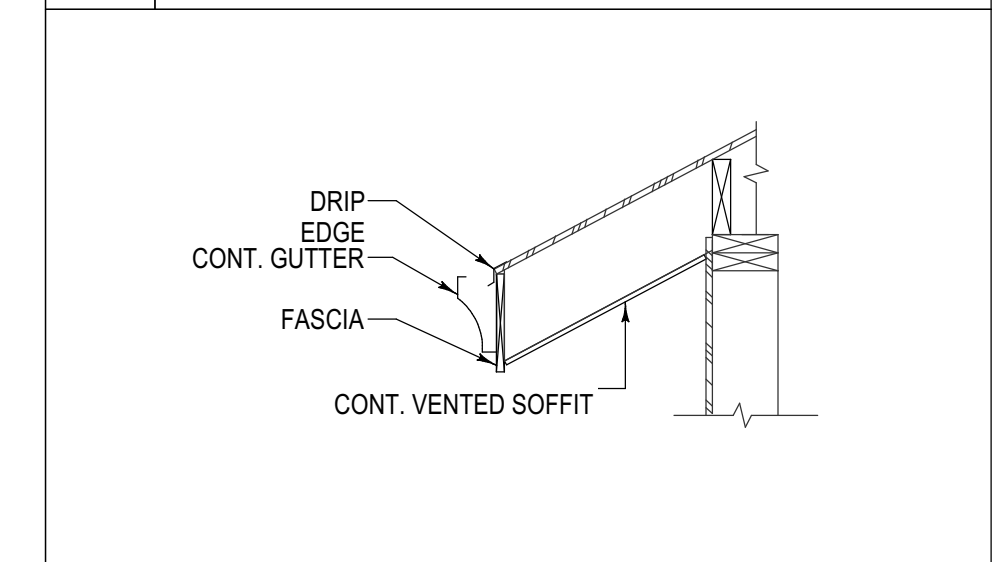
5 TYP EXTERIOR WALL (NTS)



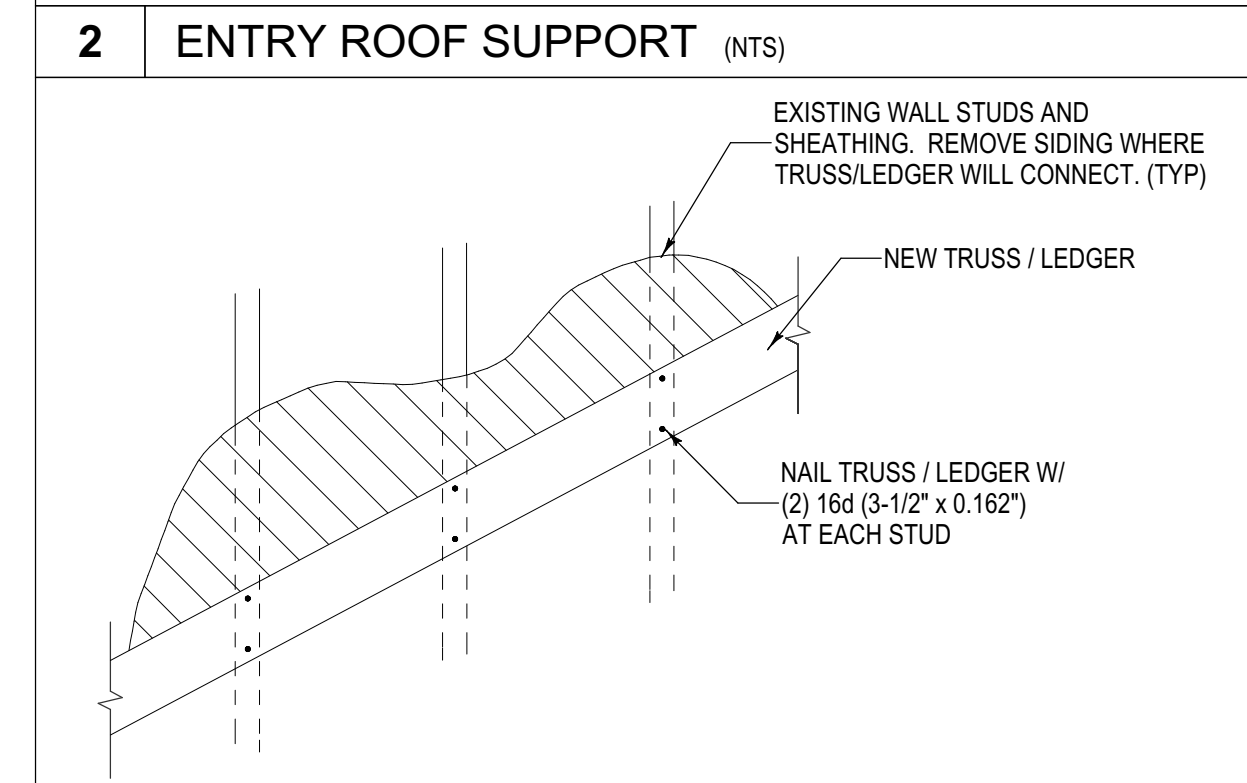
2 ENTRY ROOF SUPPORT (NTS)



3 TYPICAL TRUSS PERP. (NTS)



4 TYPICAL EAVE (NTS)



5 TRUSS / LEDGER TO WALL CONNECTION (NTS)

FOUNDATION NOTES:

- ANCHOR BOLT SIZE AND SPACING: 5/8"x10" @ 48" o.c. EMBED MIN 7" INTO CONCRETE. DISTANCE FROM EDGE: MIN 7 BOLT DIAMETER, MAX 12 INCHES. MIN 2 SILL BOLT PER PLATE.
- PROVIDE 2X SILL PLATE.
- PROVIDE 5" MIN ANCHOR BOLT PROJECTION ABOVE CONCRETE STABBING OR PUSHING OF SILL BOLTS INTO WET CONCRETE IS EXPRESSLY PROHIBITED.
- INSTALL FOAM SEAL BETWEEN SILL PLATE AND CONCRETE IN EXCESS OF 1/3 OF THE SILL PLATE WIDTH. PROVIDE ADDITIONAL SILL BOLTS 6" EACH SIDE OF BORE OR NOTCH.
- INSTALL 1 SF OF FOUNDATION VENT PER 300 SF OF CRAWL SPACE AREA.
- PROVIDE CRAWL SPACE ACCESS THROUGH FOUNDATION WALL OR FROM NEW CLOSET.
- CONTRACTOR SHALL INSTALL HOLD DOWN PER MANUFACTURERS INSTRUCTIONS.
- CONTRACTOR SHALL CONSULT WITH ENGINEER OF RECORD RELATING TO ENGINEERING CALCULATIONS.

HD HOLD DOWN PER TYPICAL FOUNDATION DETAIL 1, THIS SHEET

PLAN NOTES:

- REFERENCE GENERAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE DETAILS ON THIS SHEET FOR FOUNDATION AND ROOF FRAMING DETAILS.
- REFERENCE DETAILS ON SHEET S3 FOR DECK FRAMING DETAILS.
- REFERENCE FOUNDATION DETAILS THIS SHEET.
- CONTRACTOR SHALL CONSULT WITH ENGINEER OF RECORD RELATING TO ENGINEERING CALCULATIONS AND PLAN MODIFICATIONS.

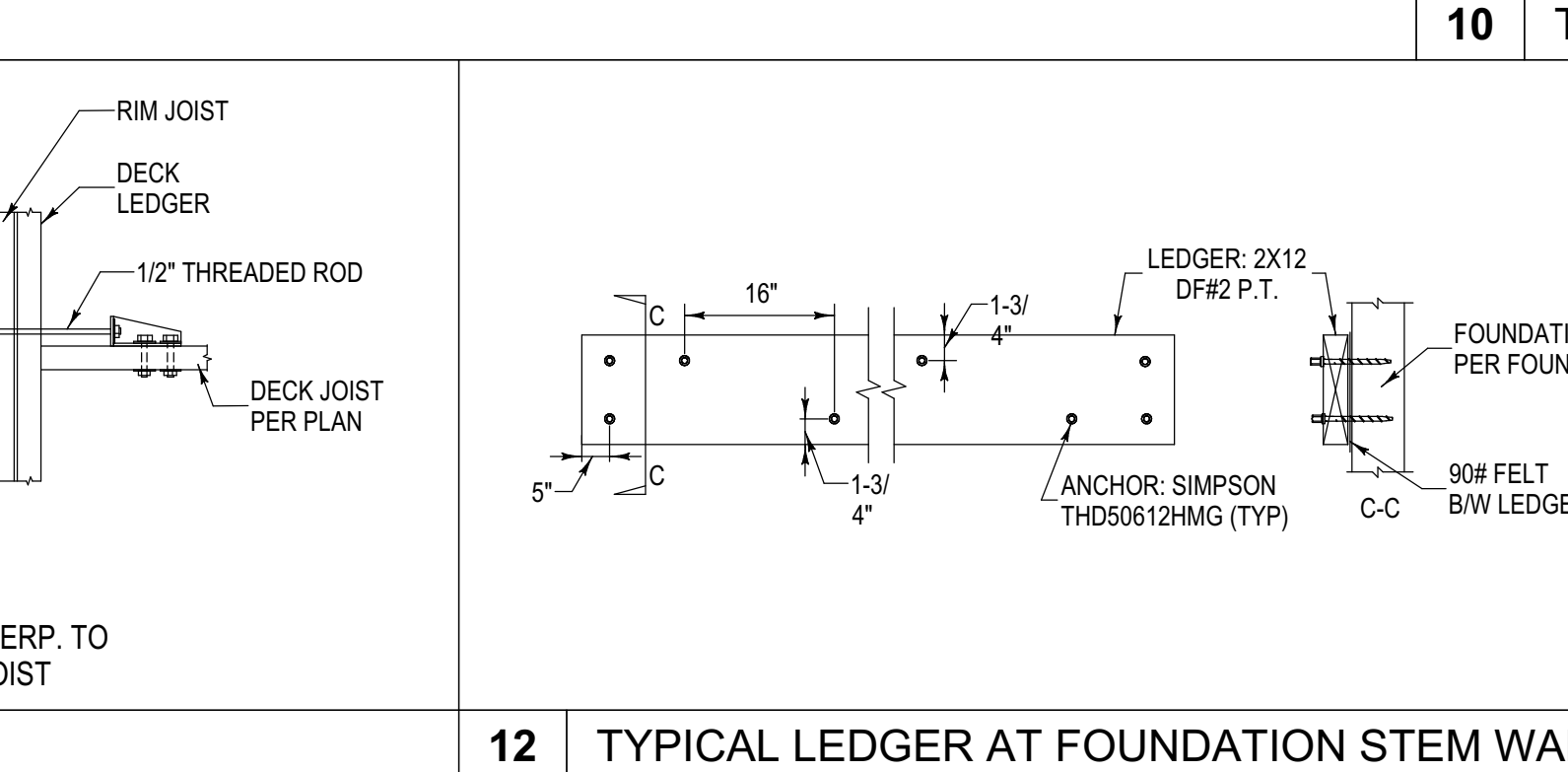
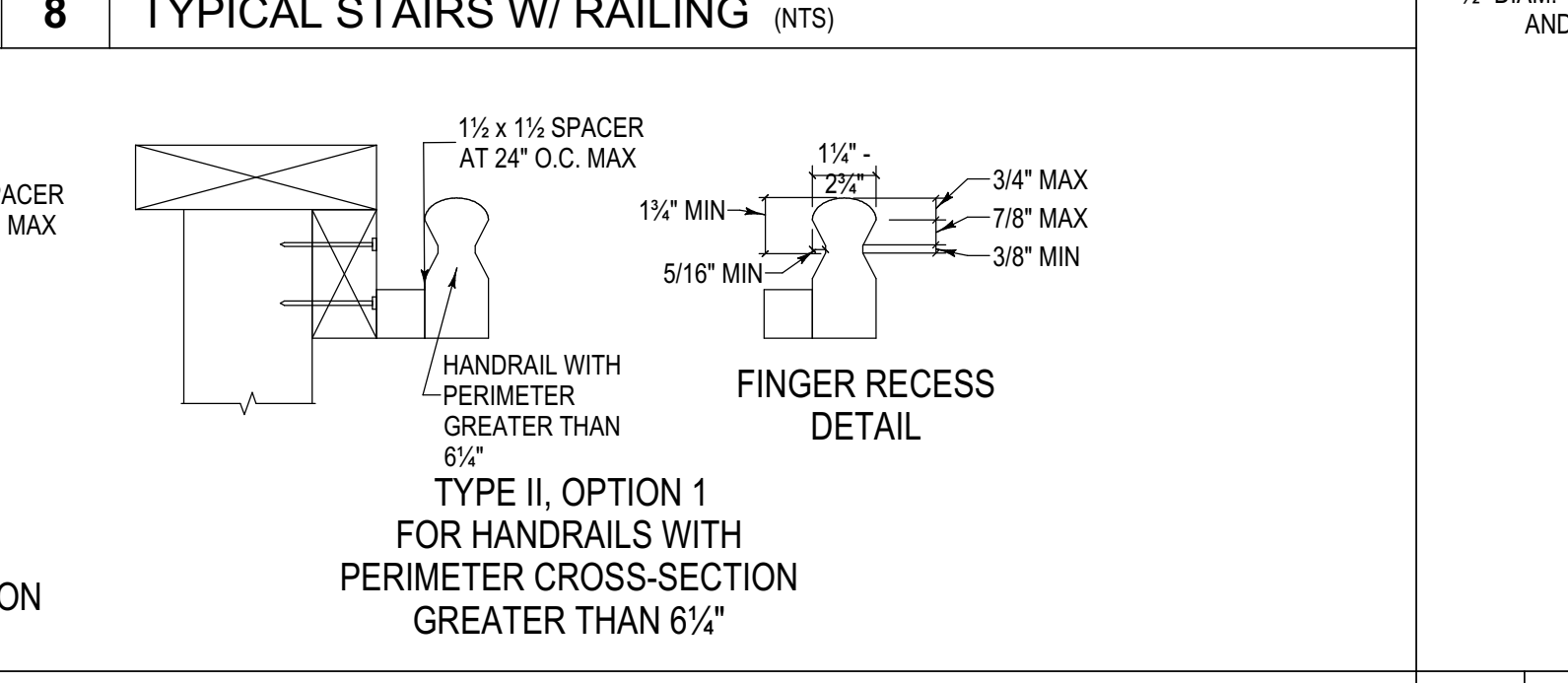
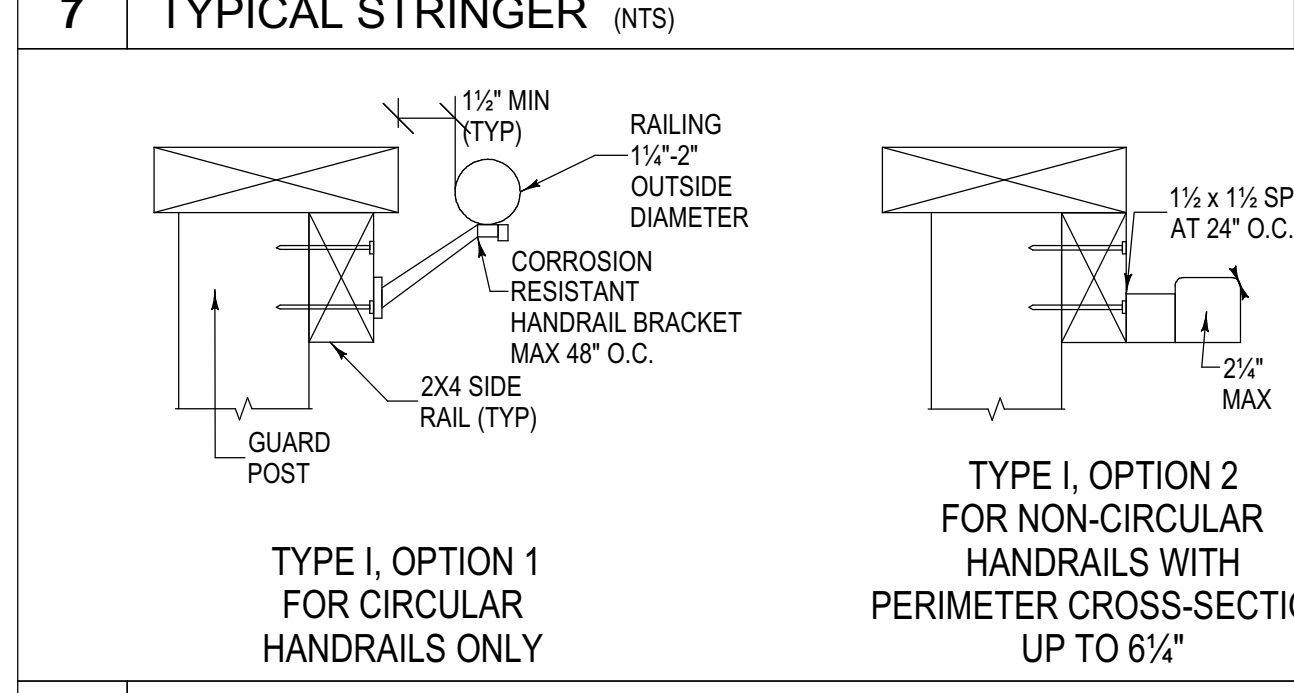
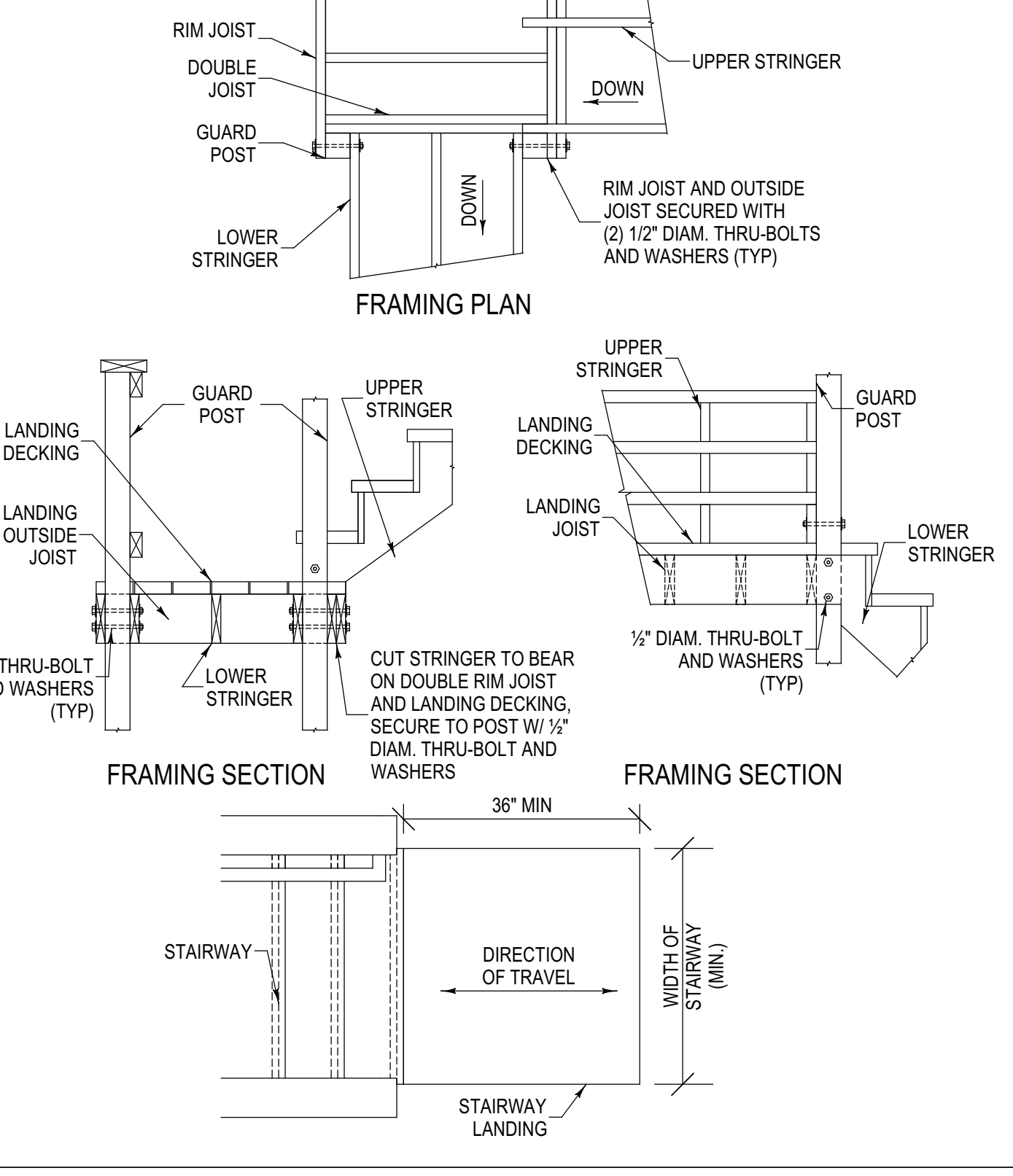
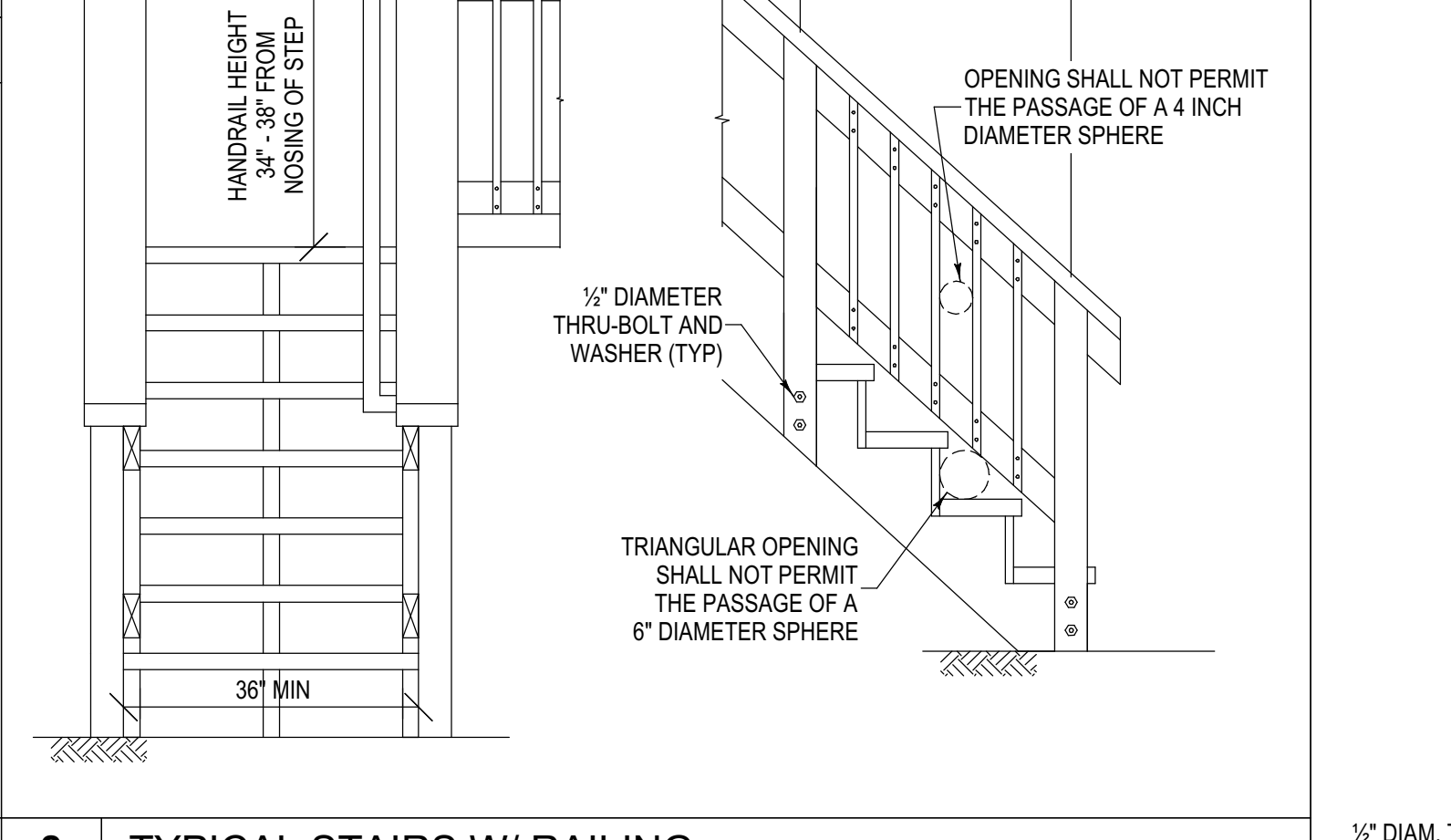
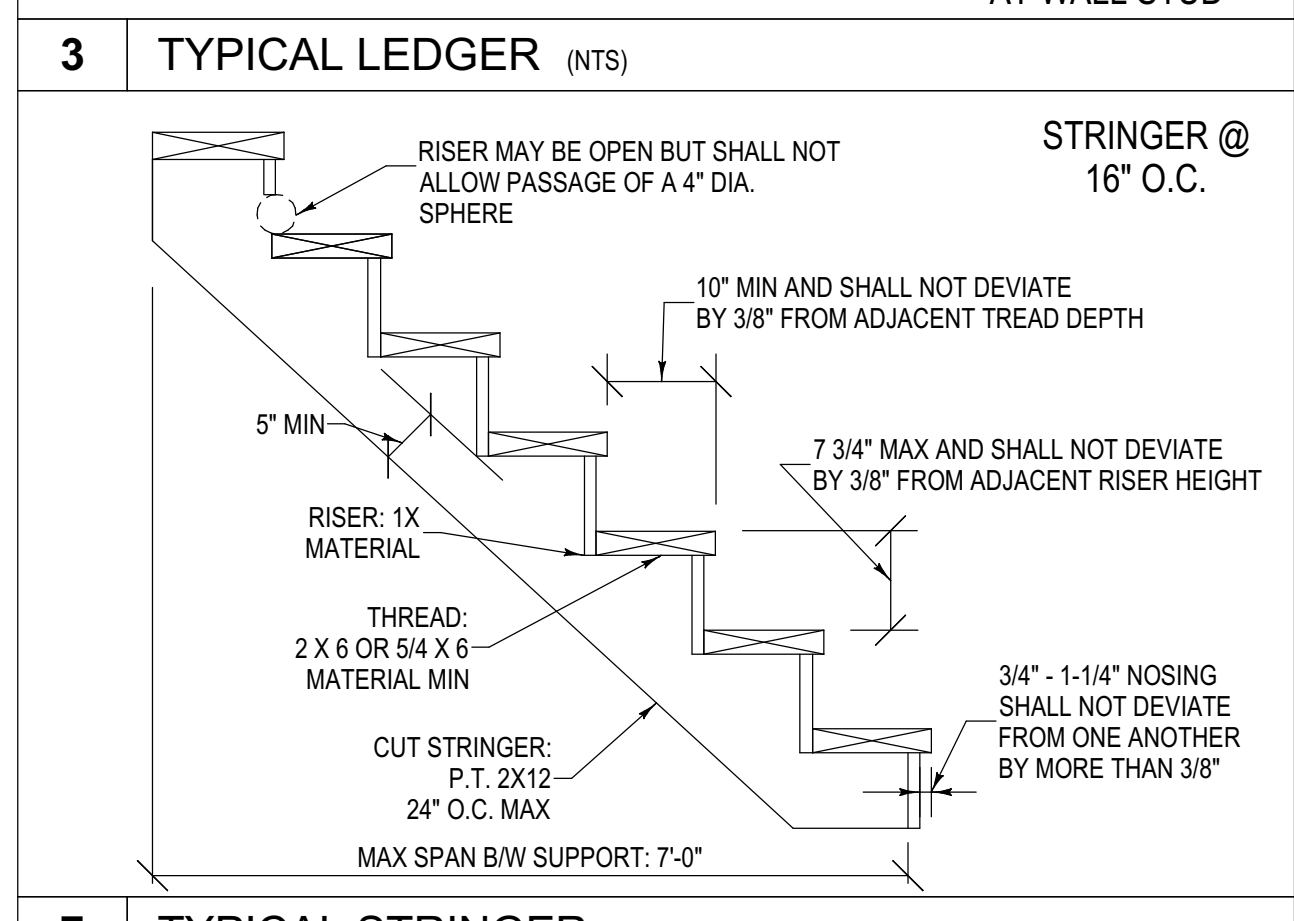
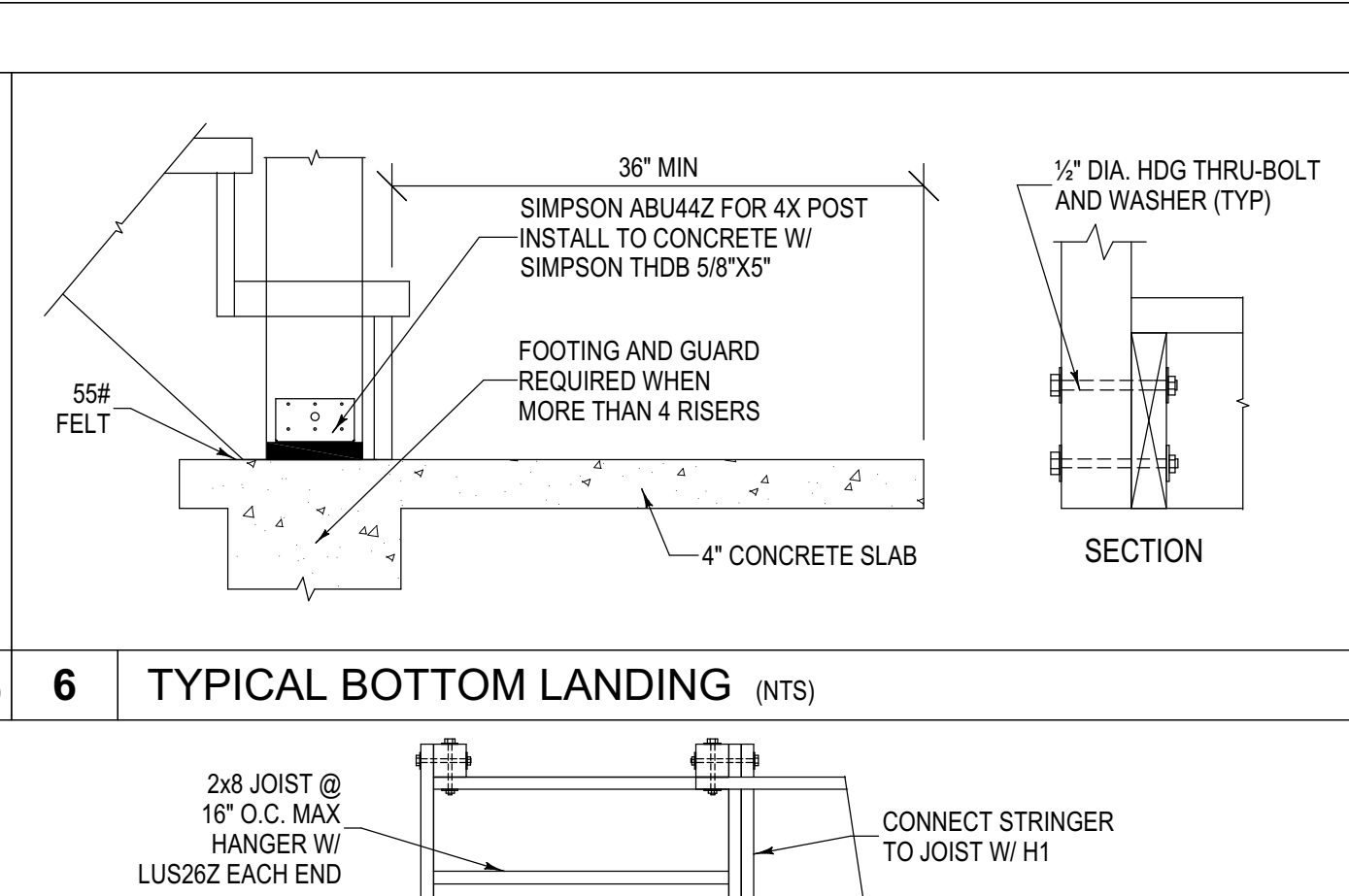
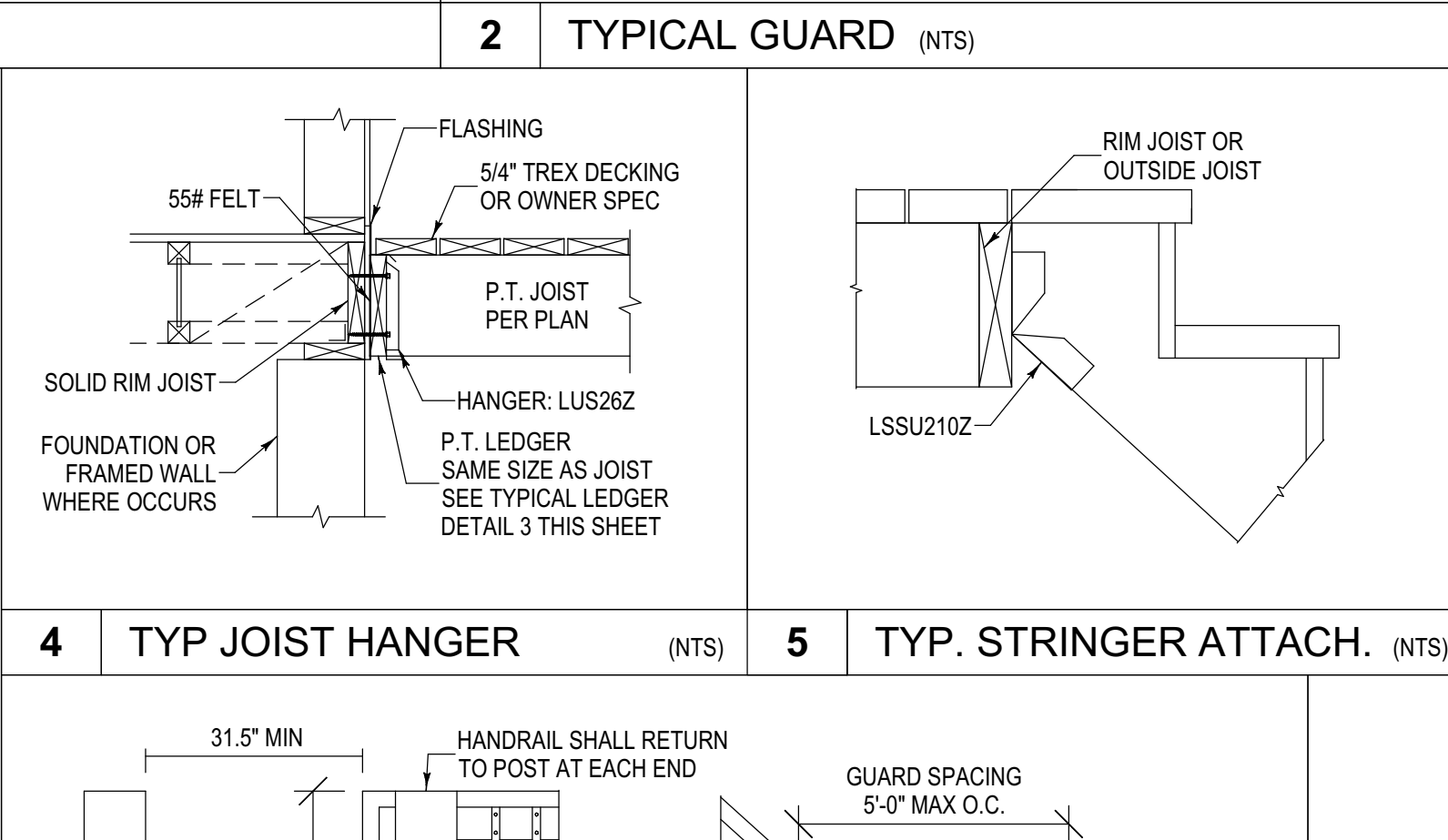
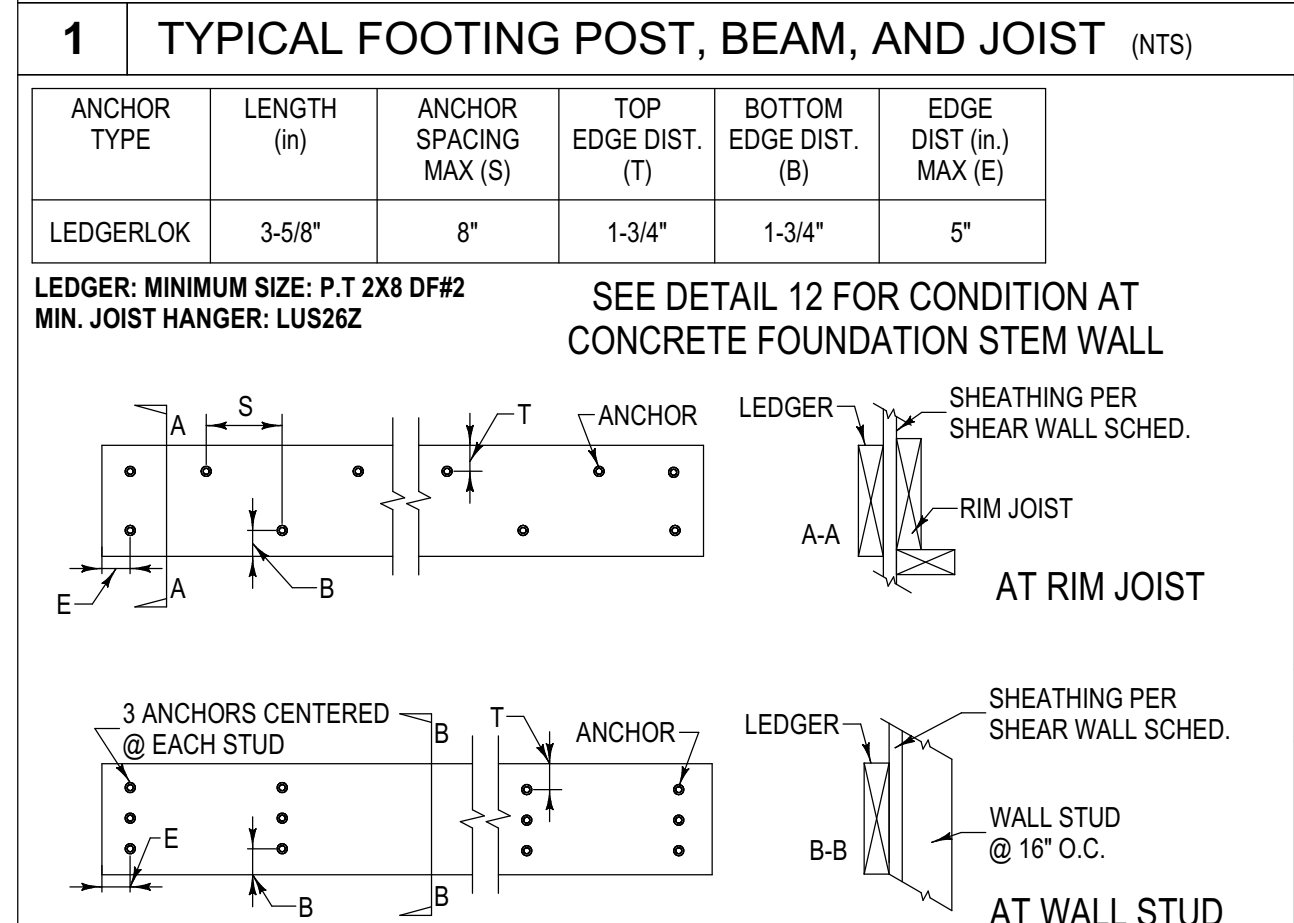
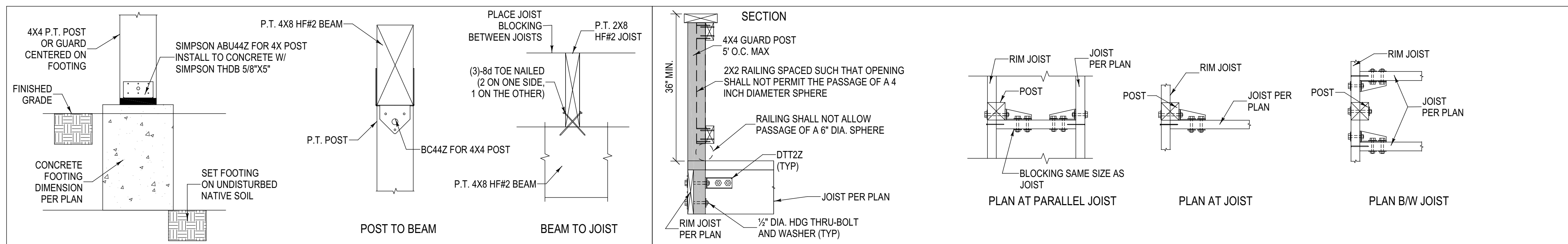
FOOTING NOTES

- F1** FOOTING: 18"x18"x15" THICK W/ 2-#3 @ 12" O.C. E/W
- F2** FOOTING: 34"x18"x15" THICK W/ #3 @ 12" O.C. E/W
- F3** FOOTING: 24"x24"x18" THICK W/ 3-#3 @ 9" O.C. E/W

JOSEPH S ARAUJO, P.E.
360-632-0151
STATE OF WASHINGTON
3874
REGISTERED PROFESSIONAL ENGINEER
SIGNED: 6/23/2024

JORDAN RESIDENCE ADDITION
7058 82ND AVE SE MERCER ISLAND, WA 98040

FOUNDATION AND FRAMING PLAN



JOSEPH S ARAUCTO, P.E.
 360-632-0151

 SIGNED: 6/23/2024

JORDAN RESIDENCE ADDITION
 7058 82ND AVE SE MERCER ISLAND, WA 98040

DECK FRAMING DETAILS