

GENERAL NOTES

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ALL CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

CONTRACTOR'S RESPONSIBILITY:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER. SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

PROJECT NOTES

PROPOSED ADDITION TO EXISTING RESIDENCE AND NEW ADU/GARAGE

OWNERS
STEVE KAO & HUI HONG
21722 CHINOOK ROAD
WOODWAY, WA 98020

ZONING
R-15

PROPERTY TAX ACCT#
PROPERTY TAX ACCOUNT NUMBER: 294890-0015

LEGAL DESCRIPTION
GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LIDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

LOT COVERAGE

TOTAL LOT AREA:	42,797 S.F.	NET LOT AREA	39,844 S.F.
LOT COVERAGE:			
HOUSE W/ ADDITIONS	5,266 S.F.		
DADU	1,108 S.F.		
SHED	143 S.F.		
STRUCTURAL TOTAL	6,517 S.F.		
SPORT COURT	1,950 S.F.		
DRIVING SURFACES	6,766 S.F.		
TOTAL	15,233 S.F.		
HARDSCAPE MAX. ALLOWED 9% OF 42,797 S.F. = 3,852 S.F.			
STEPPING STONES & ROCKERIES	976 S.F.		
40% ALLOWABLE LOT COVERAGE OR 17,119 S.F.			

GROSS FLOOR AREA

BASEMENT	640 S.F.
MAIN FLOOR	3,916 S.F.
UPPER FLOOR	1,908 S.F.
DADU	1,952 S.F.
TOTAL	8,416 S.F.
ALLOWABLE GROSS FLOOR AREA	12,000 S.F.

LOT SLOPE CALCULATION

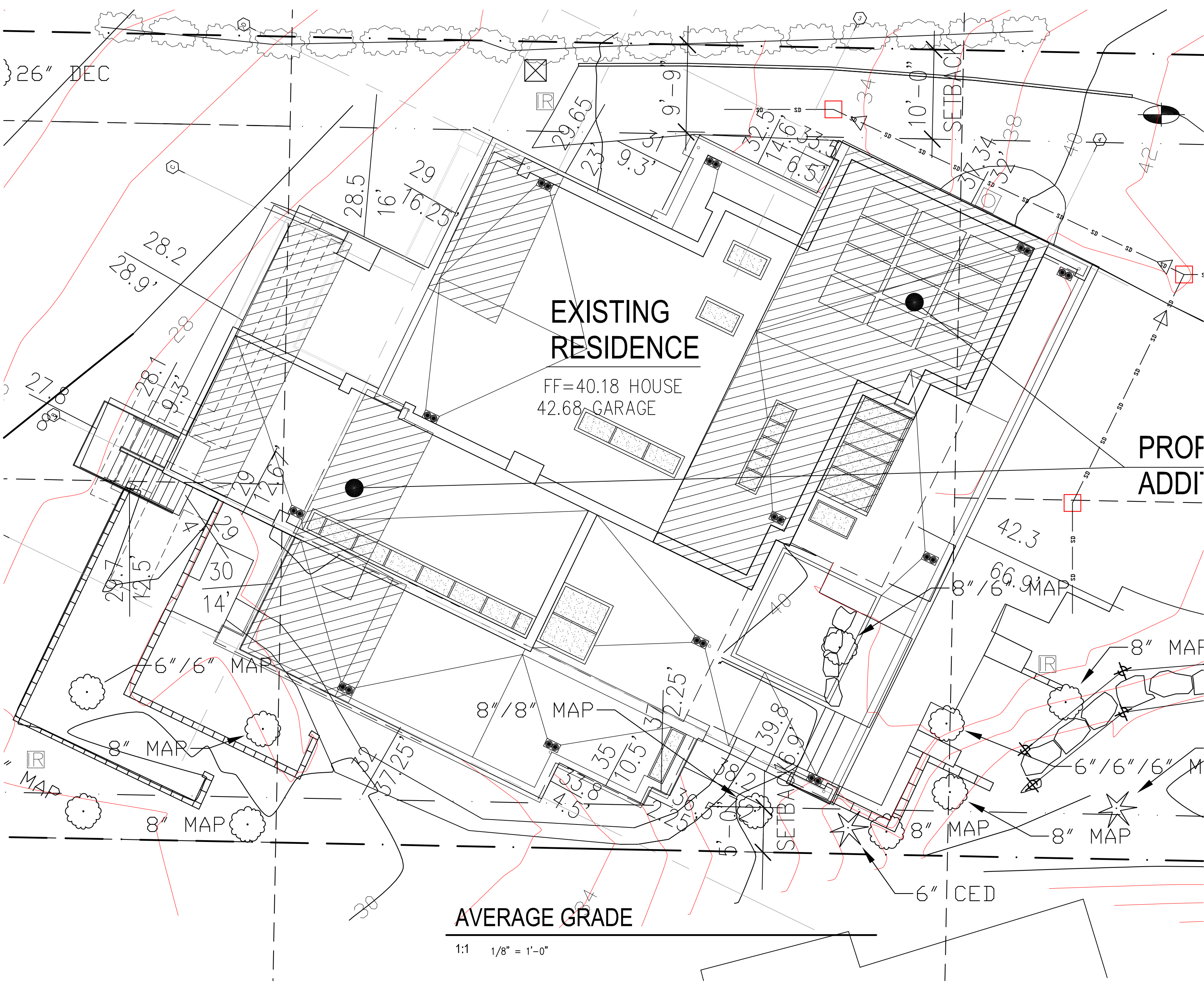
HIGH POINT 80'-LOW POINT 18'-62" DIFFERENCE
62'/438.3' HORIZONTAL DISTANCE*100=12.8% LOT SLOPE

FIRE SPRINKLERS

PROVIDE A NFPA 13D FIRE SPRINKLER SYSTEM THROUGHOUT THE MAIN HOUSE. THIS SYSTEM WILL REQUIRE A SEPARATE FIRE PERMIT.
PROVIDE THE DADU WITH A NFPA 13D MONITORED FIRE ALARM SYSTEM.

SHEET INDEX

SF	MERCER ISLAND COVER SHEET
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C-2	DRAINAGE PLAN
0-3	DETAILS
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3.0	LOWER FLOOR PLAN
3.1	MAIN FLOOR PLAN
3.2	UPPER FLOOR PLAN
4.0	SCHEDULES
4.1	SCHEDULES
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5.0	EXTERIOR ELEVATIONS
5.1	EXTERIOR ELEVATIONS
6.0	BUILDING SECTIONS
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6.2	BUILDING SECTIONS
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7.0	INTERIOR ELEVATIONS
7.1	INTERIOR ELEVATIONS
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7.4	INTERIOR ELEVATIONS
7.5	INTERIOR ELEVATIONS
7.6	INTERIOR ELEVATIONS
7.7	INTERIOR ELEVATIONS
7.8	INTERIOR ELEVATIONS
7.9	INTERIOR ELEVATIONS
E.1	LOWER FLOOR ELECTRICAL PLAN
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S.2	MAIN FLOOR FRAMING PLAN
S.3	UPPER FLOOR / LOWER ROOF FRAMING PLAN
S.4	ROOF FRAMING PLAN
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S1.1	GENERAL STRUCTURAL NOTES
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S4.0	TYPICAL WOOD DETAILS
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S4.2	FLOOR DETAILS
S4.3	DECK DETAILS
S4.4	WOOD DETAILS
S4.5	PARAPET AND FLAT ROOF DETAILS
S5.0	STEEL DETAILS
S6.0	WOOD AND STEEL DETAILS
DADU PLANS	
2.0	FLOOR PLANS/FRAMING PLANS
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2.2	ELECTRICAL PLANS
3.0	EXTERIOR ELEVATIONS/SECTIONS
3.1	DETAILS



length	elevation	axb
32	37.34	1194.88
6.5	33.5	217.75
14.6	32.5	474.5
9.3	31	288.3
23	29.65	681.95
16.25	29	471.25
16	28.5	456
28.9	28.2	814.98
9.3	28.1	261.33
8	27.8	222.4
12.5	29.7	371.25
4	29	116
14	30	420
37.25	32	1192
4.5	33.8	152.1
10.5	35	367.5
2.25	36.5	82.125
2.25	37	83.25
7.2	38.2	275.04
16.9	39.8	672.62
66.9	42.3	2829.87
342.1		11645.1

length	elevation	axb
29.5	59	1740.5
31	60	1860
37	60.1	2223.7
19	59.2	1124.8
8	59.1	472.8
12	59.1	709.2
136.5		8131

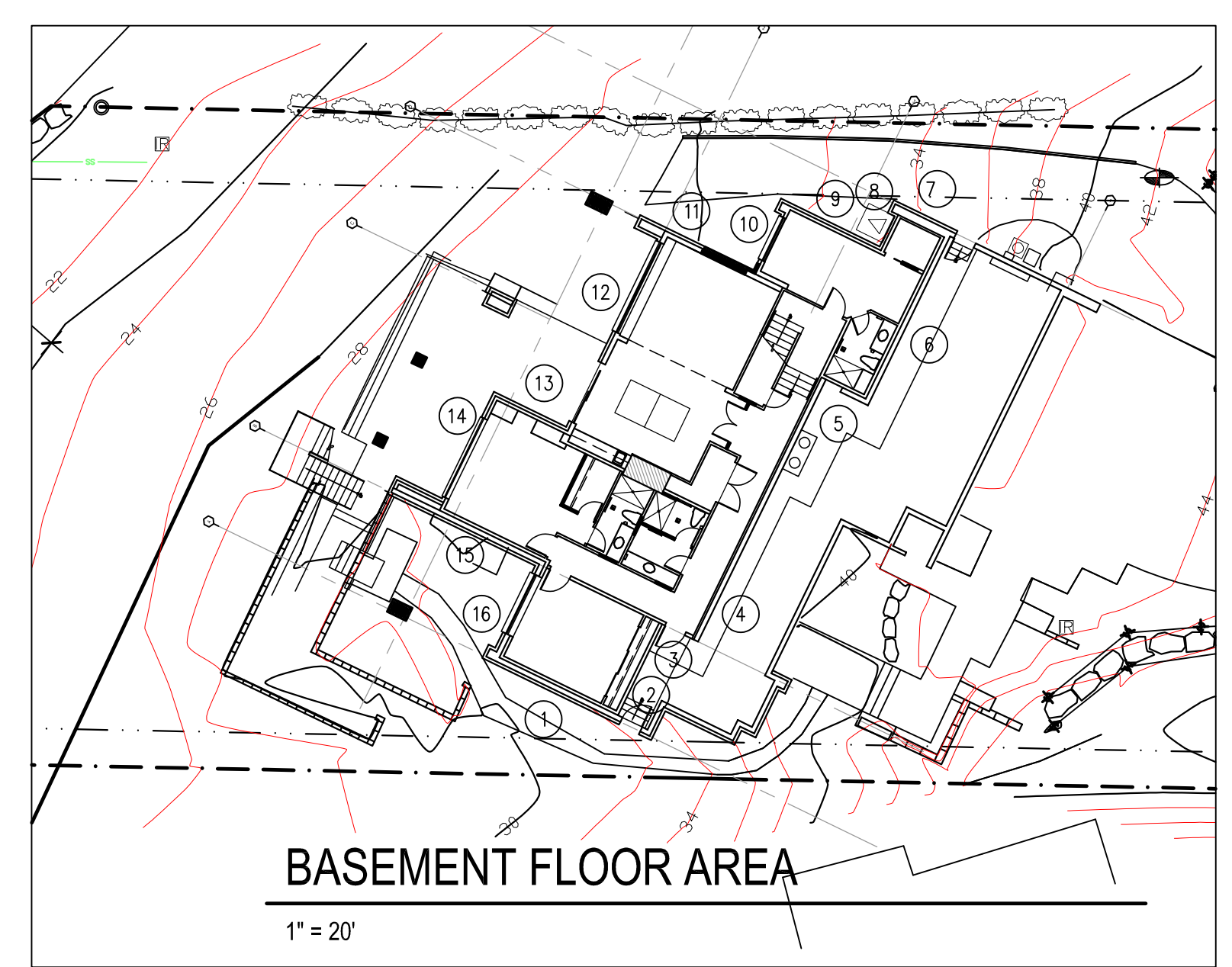
34.04 average grade

DADU AVERAGE GRADE

59.57 average grade

WALL SEGMENT #	LENGTH	% COVERAGE	SEGMENT LENGTH
1	20	0.27	5.4
2	14	0.27	3.78
3	5	0.44	2.2
4	40	0.44	17.6
5	5	0.44	2.2
6	26	0.53	13.78
7	8	0.53	4.24
8	6	0.53	3.18
9	14	0.35	4.9
10	14	0.18	1.44
11	14	0.18	2.52
12	30	0.05	1.5
13	11	0	0
14	20	0	0
15	16	0.27	4.32
16	14	0.27	3.78
251			70.84

SEGMENT L/TOTAL FLOOR AREA	0.282231076
2266	639.5356175



No. Date Revision