

GENERAL NOTES

- CODE COMPLIANCE**
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 UPC, 2018 IPCM, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS**
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION**
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING**
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES** - VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES** - "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES** - OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
- DOORS**
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER**
TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 6", TYPICAL.
- FRAMING**
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION**
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS** - LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION**
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION**
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS**
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
- EXHAUST DUCTS** - PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.**
- APPLIANCES**
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW**
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE DETECTORS**
NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM REQUIRED THROUGHOUT RESIDENCE. THIS SHALL BE INSTALLED PER NFPA AND COMI STANDARDS. A SEPARATE FIRE PERMIT IS REQUIRED.
- FIRE BLOCKING**
FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER IRC R302.11 AND R302.7

PROJECT DATA

PROJECT ADDRESS: 7655 SE 22ND ST
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 531510-1947

SCOPE OF WORK: REMODEL OF EXISTING BASEMENT WITH NO STRUCTURAL WORK. THE BASEMENT WILL BE CONVERTED INTO A NEW ADU AND STORAGE.

ZONING: R-8.4

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 1 STORY + DAYLIGHT BASEMENT

FIRE PROTECTION: -

BUILDING HEIGHT: 30 FT FROM AVERAGE/FINISH GRADE

LOT AREA: 14,195 SF

SETBACKS: FRONT LOT LINE = -30 FT
REAR LOT LINE = -30 FT
SIDE LOT LINES = +15 FT

LOT COVERAGE: 40%

PROJECT TEAM

OWNER: YURIKA BAILEY
7655 SE 22ND ST
MERCER ISLAND, WA 98040
PHONE: -

ARCHITECT: STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE, SUITE 203
BELLEVUE, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 14,195 SF

LOT COVERAGE	MAIN ROOF STRUCTURE	DETACHED GARAGE	DRIVEWAY/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE	1,567.3 SF	240 SF	349 SF	2,156.3 SF	15.2%
% ALLOWED LOT COVERAGE				5,678 SF ALLOWABLE	40% SF

HARDSCAPE	PATHWAY	PATIO	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	283.4 SF	801.6 SF	885.0 SF	6.2%
% ALLOWED HARDSCAPE			1,277.55 SF ALLOWABLE	9%

HIGHEST EL: +1.51.8'
LOWEST EL: +1.31.7'
ELEVATION DIFFERENCE = 20.1'

20.1' DIVIDED BY 177.3' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 11.3%

LOT SLOPE IS 11.3%, WHICH IS MORE LESS 15%, THUS ALLOWED COVERAGE IS 40%

NOTE:
CONTOURS TAKEN FROM MERCER ISLAND GIS

INTERIOR WORK ONLY. NO CHANGE IN EXISTING LOT COVERAGE OR HARDSCAPE

A.B.E.

INTERIOR WORK ONLY. NO CHANGE IN BUILDING HEIGHT

SHEET INDEX

A1.0 PROJECT DATA, SITE PLAN, BASEMENT/ADU PLAN

EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 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.

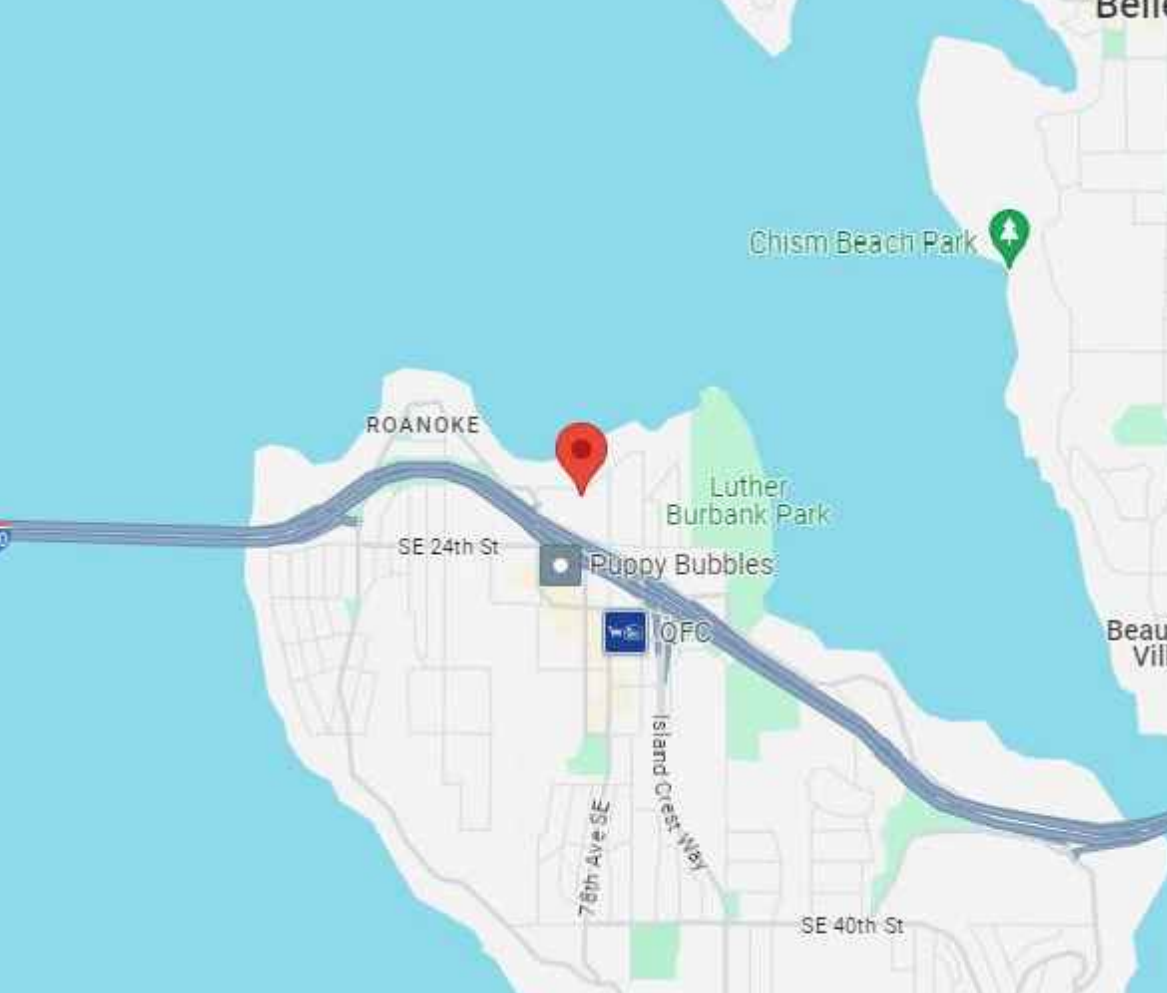
2021 WSEC CREDITS

REMODEL WITH NO NEW CONDITIONED SPACE. THEREFORE NO CREDITS REQUIRED ALTERATIONS (REMODEL) WORKSHEET USED.

LEGAL DESCRIPTION

MC GILVRAS ISLAND ADD E 145 FT
Plat Block: 24
Plat Lot: 12

VICINITY MAP



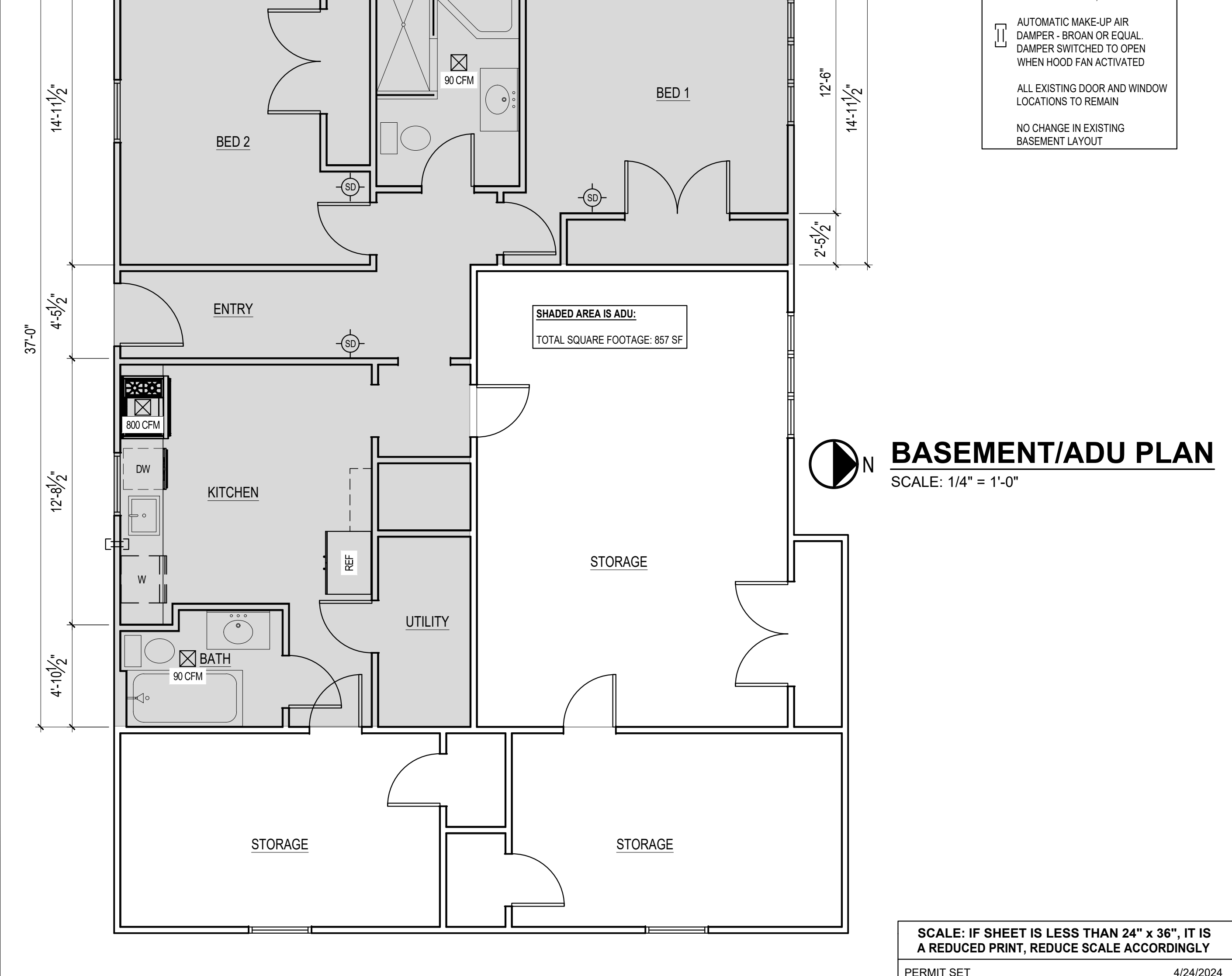
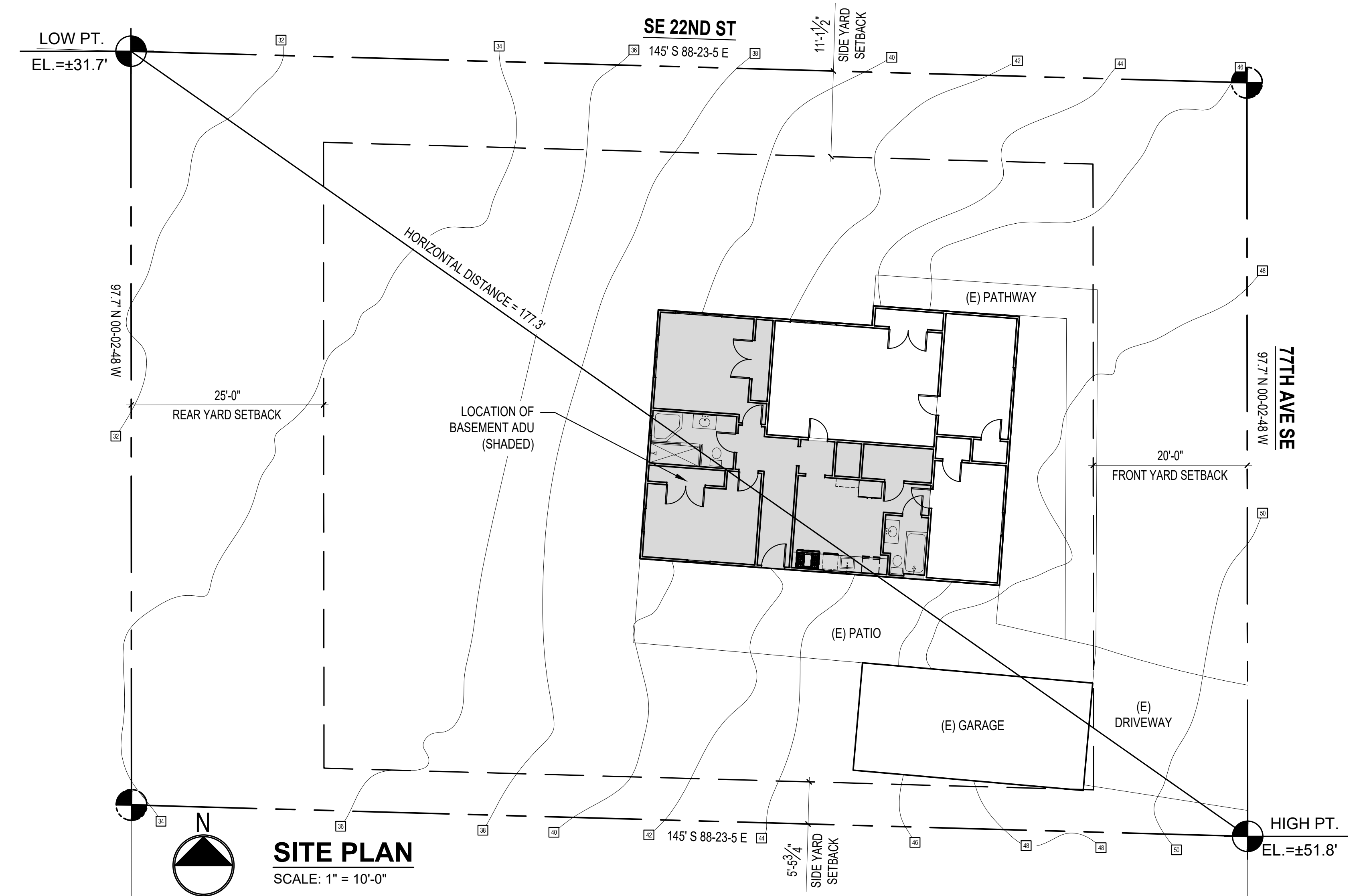
GROSS FLOOR AREA

LOT SIZE	= 14,195 SF
GFA THRESHOLD	= 5,000 FT OR 40% (5,678)
EXISTING RESIDENCE GFA:	
MAIN FLOOR	= 1,000 SF
BASEMENT	= 1,567 SF
DETACHED GARAGE	= 240 SF
TOTAL EXISTING:	= 2,807 SF
EXISTING GFA IS 2,807 SF OR 19.8%	
PROPOSED RESIDENCE GFA:	
MAIN FLOOR	= 1,000 SF
BASEMENT	= 710 SF
BASEMENT ADU	= 857 SF
DETACHED GARAGE	= 240 SF
TOTAL PROPOSED:	= 2,807 SF
PROPOSED GFA IS 2,807 SF OR 19.8%	

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.



STURMAN ARCHITECTS

REGISTERED ARCHITECT
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STATE OF WASHINGTON

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BAILEY ADU
7655 SE 22ND ST
MERCER ISLAND, WA 98040

SITE PLAN

REVISIONS:

1		
2		
3		
4		
5		

PLOT DATE: 4/29/2024

DRAWN BY: JM

CHECKED BY: BJS

SHEET

A1.0