

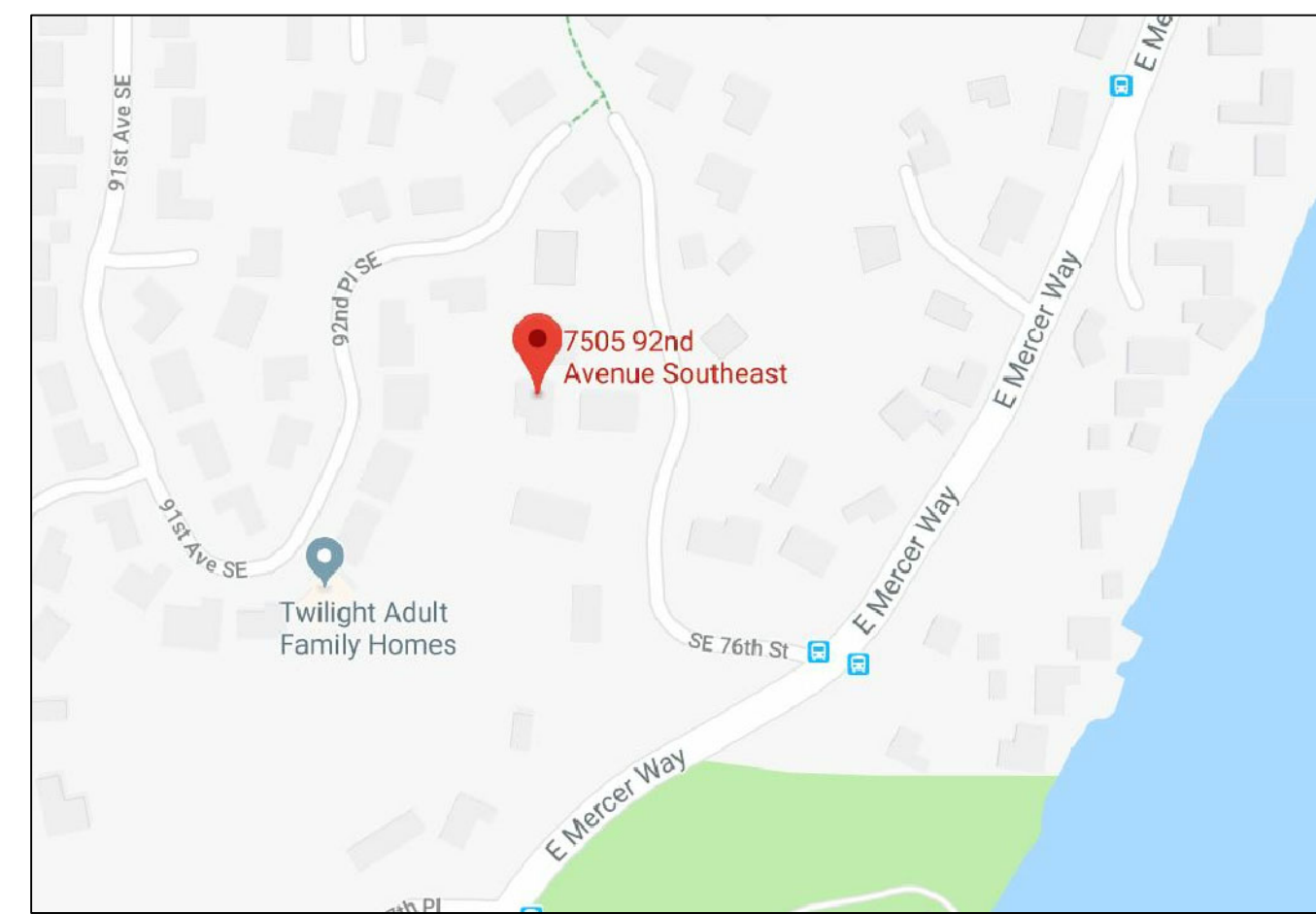
All drawings, specifications, plans, ideas, arrangements, and design solutions represented or referred to are the property of and owned by Josh PS whether the project for which they are made is executed or not. They were created, evolved, developed and produced for the sole use on and in connection with this project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission of Josh PS.

© COPYRIGHT 2020 JOSH PS

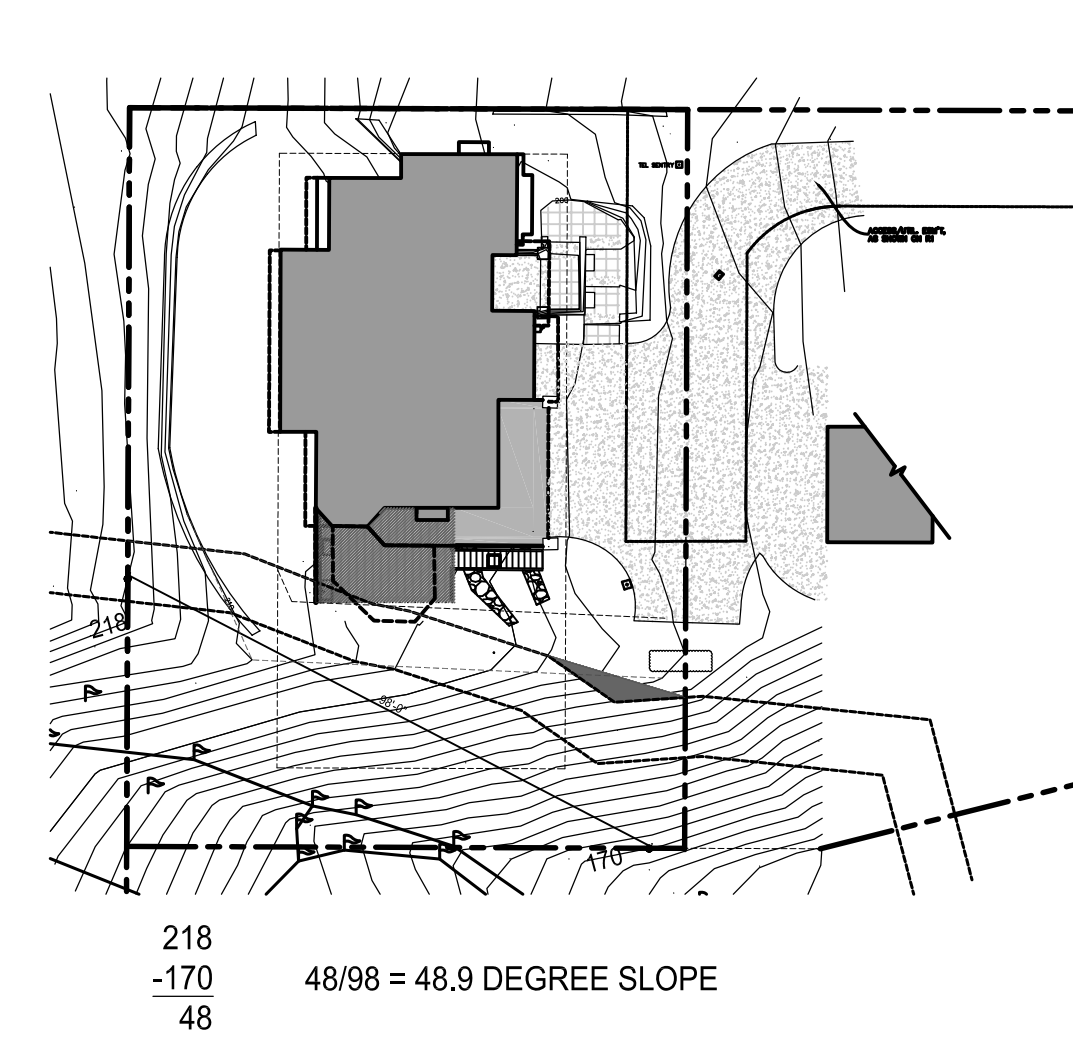
9388 REGISTERED ARCHITECT

JOSH
JOSHUA BRINCKO
STATE OF WASHINGTON

PROJECT DATA	PROPERTY DATA	ENERGY DATA																		
<p>OWNER LAI JONATHAN@DCLMANAGEMENT.COM 7505 92ND AVE SE MERCER ISLAND, WA 98040</p> <p>ARCHITECT JOSH PS 5406 SW BEACH DRIVE TER SEATTLE, WA 98116 SDCI ID: AC58960 CONTACT: S. JOSHUA BRINCKO (206 708 9933) JOSH@JOSHARCH.COM</p> <p>STRUCTURAL ENGINEER SWENSON SAY FAGET 2124 3RD AVE #100 SEATTLE, WA 98121 CONTACT: KARL ROSMAN (206 443 6212) KROSMAN@SWENSONSAYFAGET.COM</p> <p>CONTRACTOR OWNER</p> <p>GEOTECHNICAL ENGINEER PANGEO 3213 EASTLAKE AVE E, SUITE B SEATTLE, WA 98102 CONTACT: SIEW L. TAN, P.E. (206 262 0370)</p>	<p>PROJECT ADDRESS 7505 92ND AVE SE MERCER ISLAND, WA 98040</p> <p>ZONING DESIGNATION R-9.6</p> <p>19.02.020.E HEIGHT LIMIT 30' FROM AVERAGE GRADE TO HIGHEST POINT OF ROOF (5' BONUS FOR CHIMNEYS ETC.)</p> <p>*FENCES MAX 72" HIGH (50" LATTICE ALLOWED UP TO 90")</p> <p>SETBACKS FRONT: 20' NORTH SIDE: 7.5' SOUTH SIDE: 13.43' REAR: 25'</p> <p>LOT AREA 11447 SF</p> <p>ASSESSOR'S TAX NUMBER 257950-0188</p> <p>LEGAL DESCRIPTION FLOODS LAKE SIDE TRS LOT 11 MERCER ISLAND SHORT PLAT NO 95-0521 REC NO 9602019001 SD SHORT PLAT DAF - POR OF LOT 2 BLK 5 OF FLOODS LAKE SIDE TRS - AKA LOT 4 OF THE SULLIVAN SEGREGATION APPROVED SUBD 03-22-83 OF CITY OF MERCER ISLAND REC NO 8903100404 PLAT BLOCK: 5 PLAT LOT: 2</p>	<p>PRESCRIPTIVE OPTION (ENERGY CREDIT 1A)</p> <p>INSULATION VALUES SLAB PERIMETER (FIRST 24") R-10 BELOW GRADE WALLS (EXTERIOR) R-10 BELOW GRADE WALLS (INTERIOR) R-21 ABOVE GRADE WALLS R-21 FLOORS R-30 ATTICS W/ 1" CLEAR VENT SPACE R-49 ADV FRAMED ATTICS W/ 1" CLEAR VAULTED JOISTS/RAFTERS R-38</p> <p>FENESTRATION OVERHEAD GLAZING U-0.28 U-0.50</p> <p>*ALL NEW FENESTRATION TO BE NFRC CERTIFIED</p>																		
TABLE OF CONTENTS	CONSTRUCTION DATA	VENTILATION DATA																		
<table border="1"> <thead> <tr> <th>SHT</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A1.0</td> <td>SITE PLAN + PROJECT INFORMATION</td> </tr> <tr> <td>A1.1</td> <td>GENERAL NOTES</td> </tr> <tr> <td>A1.2</td> <td>TESC</td> </tr> <tr> <td>A2.0</td> <td>FLOOR PLAN</td> </tr> <tr> <td>A3.0</td> <td>ELEVATIONS</td> </tr> <tr> <td>A8.0</td> <td>DETAILS</td> </tr> <tr> <td>S1.0-1.1</td> <td>STRUCT GENERAL NOTES</td> </tr> <tr> <td>SSK</td> <td>FOUNDATION PLAN AND ROOF FRAMING</td> </tr> </tbody> </table>	SHT	DESCRIPTION	A1.0	SITE PLAN + PROJECT INFORMATION	A1.1	GENERAL NOTES	A1.2	TESC	A2.0	FLOOR PLAN	A3.0	ELEVATIONS	A8.0	DETAILS	S1.0-1.1	STRUCT GENERAL NOTES	SSK	FOUNDATION PLAN AND ROOF FRAMING	<p>SCOPE OF WORK REPLACE EXISTING DECK WITH PAVERS; ADD PATIO AND EXTERIOR KITCHENETTE</p> <p>AREA SUMMARY 19.02.020.D.1.b MAX GROSS FLOOR AREA (40%) 11,447 = 4578.8 SF MAX ALLOWED = 4,500 SF EXISTING *STAIRCASE FROM FLOOR ONE TO TWO IS ONLY COUNTED ONCE</p> <p>CONDITIONED SPACE LOWER LEVEL 660 SQ FT MAIN LEVEL 1940 SQ FT UPPER LEVEL 1560 SQ FT TOTAL 4160 SQ FT</p> <p>UNCONDITIONED SPACE LOWER LEVEL 630 SQ FT TOTAL 630 SQ FT</p> <p>SEE SHEET A1.0a FOR HARDSCAPE AND LOT COVERAGE</p>	<p>SYSTEM DESIGN THIS SYSTEM IS DESIGN/BUILD (IRC CH. 15)</p> <p>SYSTEM CRITERIA MINIMUM OF .35 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS. MAXIMUM OF .50 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS.</p> <p>SYSTEM COMPONENTS TIMER INTAKE GRILL & DUCTING (FROM EXTERIOR) MOTORIZED DAMPER ELECTRIC AIR TEMPERING UNIT INTAKE BLOWER DISTRIBUTION DUCTING (HABITABLE ROOMS) DISTRIBUTION GRILLS (HABITABLE ROOMS) ELECTRIC EXHAUST FAN EXHAUST DUCTING EXHAUST PORT WITH BACK DRAFT DAMPER</p> <p>SYSTEM FUNCTION INTAKE BLOWER, AIR TEMPERING UNIT, AND EXHAUST FAN TO BE CONNECTED TO TIMER FOR SYNCHRONIZED, INTERMITTENT USE THROUGHOUT EACH DAY. FRESH AIR FROM THE EXTERIOR IS PULLED THROUGH AIR TEMPERING UNIT, THEN DISTRIBUTED THROUGH DUCTING TO ALL HABITABLE ROOMS. A BALANCED QUANTITY OF AIR IS SIMULTANEOUSLY EVACUATED FROM THE INTERIOR W/ THE EXHAUST FAN DUCTED TO EXT</p>
SHT	DESCRIPTION																			
A1.0	SITE PLAN + PROJECT INFORMATION																			
A1.1	GENERAL NOTES																			
A1.2	TESC																			
A2.0	FLOOR PLAN																			
A3.0	ELEVATIONS																			
A8.0	DETAILS																			
S1.0-1.1	STRUCT GENERAL NOTES																			
SSK	FOUNDATION PLAN AND ROOF FRAMING																			
<p>AVG GRADE CALC: WEIGHTED MIDPOINT SUM = 3850.9+3336.48+862.4+1921.38+1466.86+7713.02+5048.68+863.52 +1211.74+820.4+2665.73+1259.4+6371.84+1676.8+2515.2+2476+817.6+ 44,879.95 TOTAL LENGTH = 19.4+16.8+4+9.3+7.1+39.3+24.7+4.2+5.9+4+12.7+6+30.4+8+12+12+4 = 219.8 WEIGHTED SUMLENGTH = 44879.95/219.8 = 204.19' AVERAGE GRADE</p>																				



1 VICINITY MAP
NOT TO SCALE



3 SLOPE DIAGRAM/CALC
SCALE: 1/32" = 1'-0"

19.02.020.C.1.c.i (b)
17% OF 123.09' WIDTH = 20.93' MIN TOTAL OF SIDE YARDS

19.02.020.C.1.c.ii (a), (2) 7.5' MIN SIDE

NO BUFFERS REQUIRED IN GEOLOGIC HAZARD ZONE, BUT PROFESSIONAL REVIEW REQUIRED

PROPERTY OWNER MUST SIGN AND NOTARIZE A HOLD HARMLESS AGREEMENT PER MERCER ISLAND CITY CODE 19.01.060 FOR GEOLOGIC HAZARD AREA

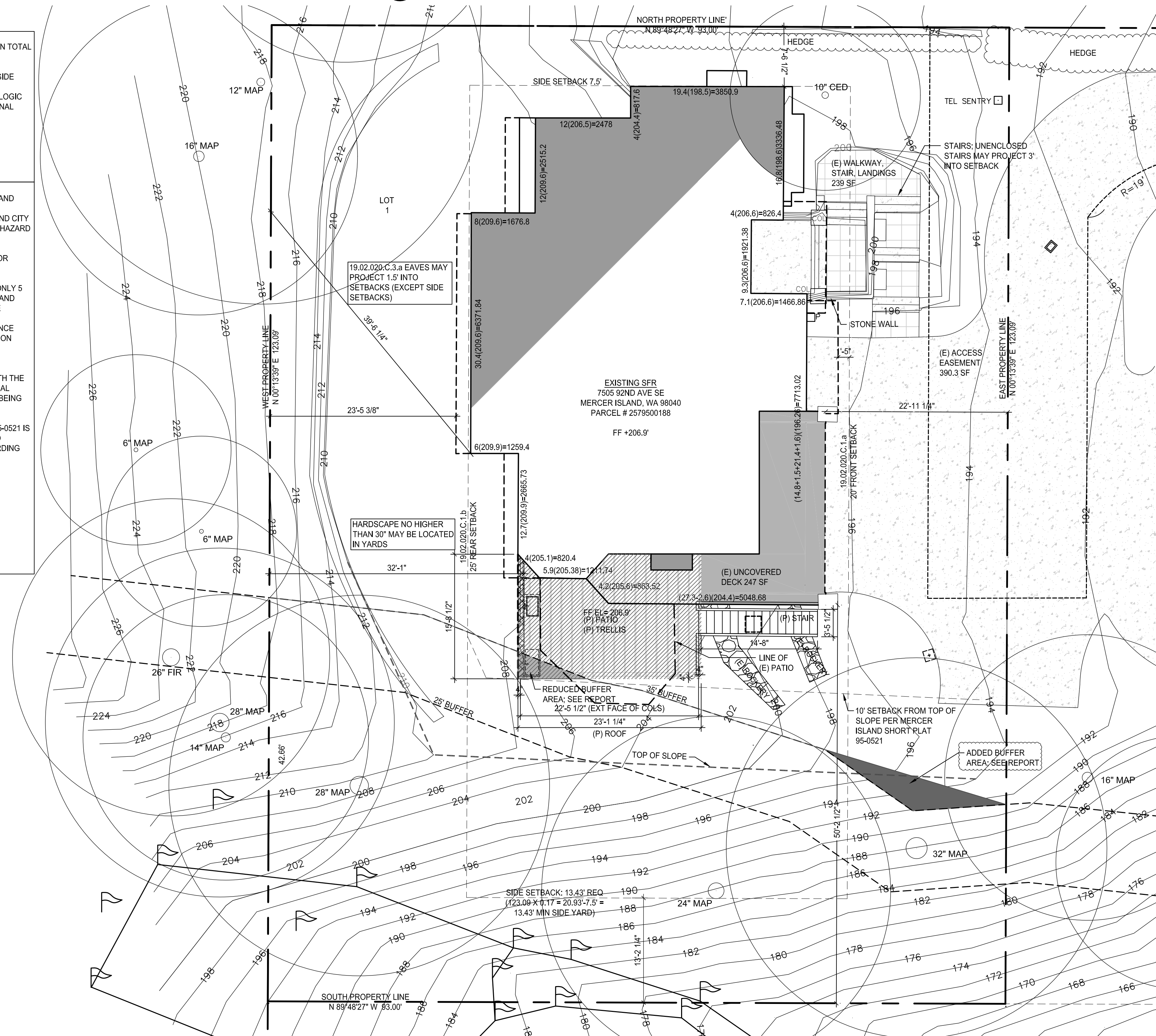
SEE GEOTECHNICAL REPORT FOR STATEMENT OF RISK

SEPA REVIEW NOT REQ SINCE ONLY 5 CUBIC YARDS OF CUT AND FILL AND WORK OUTSIDE WATERCOURSE

ARBORIST REPORT NOT REQ SINCE DEVELOPMENT HAS NO IMPACT ON TREES OR ROOT ZONE

THERE ARE NO LAND USE APPLICATIONS ASSOCIATED WITH THE PROJECT OTHER THAN A CRITICAL AREA DETERMINATION THAT IS BEING PROCESSED CONCURRENTLY

MERCER ISLAND SHORT PLAT 95-0521 IS APPLICABLE TO THE PROPOSED PROJECT (KING COUNTY RECORDING #9602019001)



2 SITE PLAN (TO BE VERIFIED IN FIELD)
SCALE: 1/8" = 1'-0"

DESIGN	SJB
DRAWN	CEC
CHECKED	SJB
DATE	[2019-0114 DESIGN] [2019-0621 PERMIT] [2020-0211 REV 1] [2020-0413 REV 2] [2020-0428 REV 3]

LAI
7505 92ND AVE SE
MERCER ISLAND WA 98040

PERMIT

SITE PLAN
PROJECT INFORMATION



A1.0