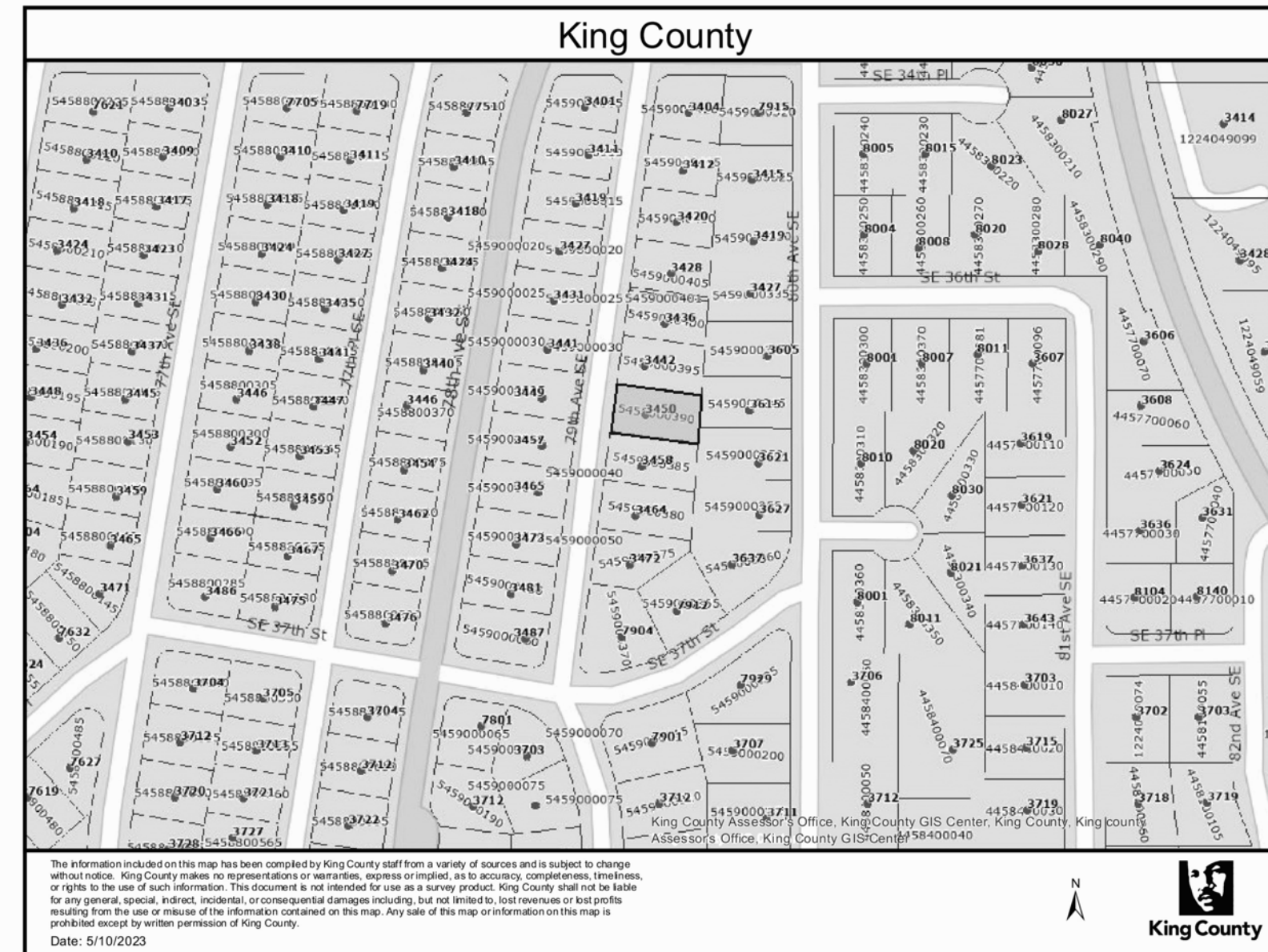


# DINING ROOM AND BEDROOM ADDITION

3450 79TH AVE SE, MERCER ISLAND, WA 98040,

STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040,
OWNER	Elizabeth Scallon and Shena Smith-Connelly, Trusses of SKY TRUST
LEGAL	MERCERDALE # 2
PLAT BLOCK	12
PLAT LOT	15
ASSESSOR'S PARCEL NUMBER	684300-0010
EXISTING HOME	1,820 SQFT
LOT SIZE	8,780 SQFT
PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3



1 PARCEL MAP  
A001

LEGEND			
	PROPERTY LINE		STONE
	SCOPE OF WORK		PEA GRAVEL
	FENCE LINE		CONCRETE
	TOPO LINE		PAVER
			MULCH OR GRASS
			WOOD DECK

**Plan Notes**

**NFPA 72 Monitored Fire Alarm System**  
A NFPA 72 Chapter 29 Monitored Fire Alarm System in compliance with NFPA 72 and CoMI Standards shall be installed throughout the residence. A separate FIRE permit is required.

**Project Description**  
Partial interior remodel and 296 square foot addition

**LOT SLOPE**  
According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.

**LOT SLOPE CALCULATIONS**

Highest Elevation Point of Lot:	170	Feet
Lowest Elevation Point of Lot:	150	Feet
Elevation Difference:	20	Feet
Horizontal Distance Between High and Low Points:	13.6	Feet
Lot Slope*	13.6	%

\*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

**LOT COVERAGE CALCULATIONS**

A. Gross Lot Area	8780	Square Feet
B. Net Lot Area	8780	Square Feet
C. Allowed Lot Coverage Area	3512	Square Feet
D. Allowed Lot Coverage	40%	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	1712	Square Feet
2. Accessory Building Roof Area	0	Square Feet
3. Vehicular Use (Driveway, paved access easements (portion used by the lot for access), parking)	380	Square Feet
4. Covered Patios and Covered Decks	0	Square Feet

**GROSS FLOOR AREA CALCULATIONS**

Building Area	Existing Area	Removed Area	New/Added Area	Total
Upper Floor	0	0	0	0
Main Floor	1178	0	0	1178
Gross Basement Area	586	0	0	586
Garage/ Carport	576	0	0	576
Total Floor Area	3338	0	0	3338
Excluded:				
150% GFA Modifier* (Main and upper floor x2)				
200% GFA Modifier* (Main and upper floor x2)				
Staircase GFA Modifier* (x3 for a three story staircase, x4 for a four story staircase)				
TOTAL Building Area				3008

**200% GFA Modifier\* (Main and upper floor x2)**

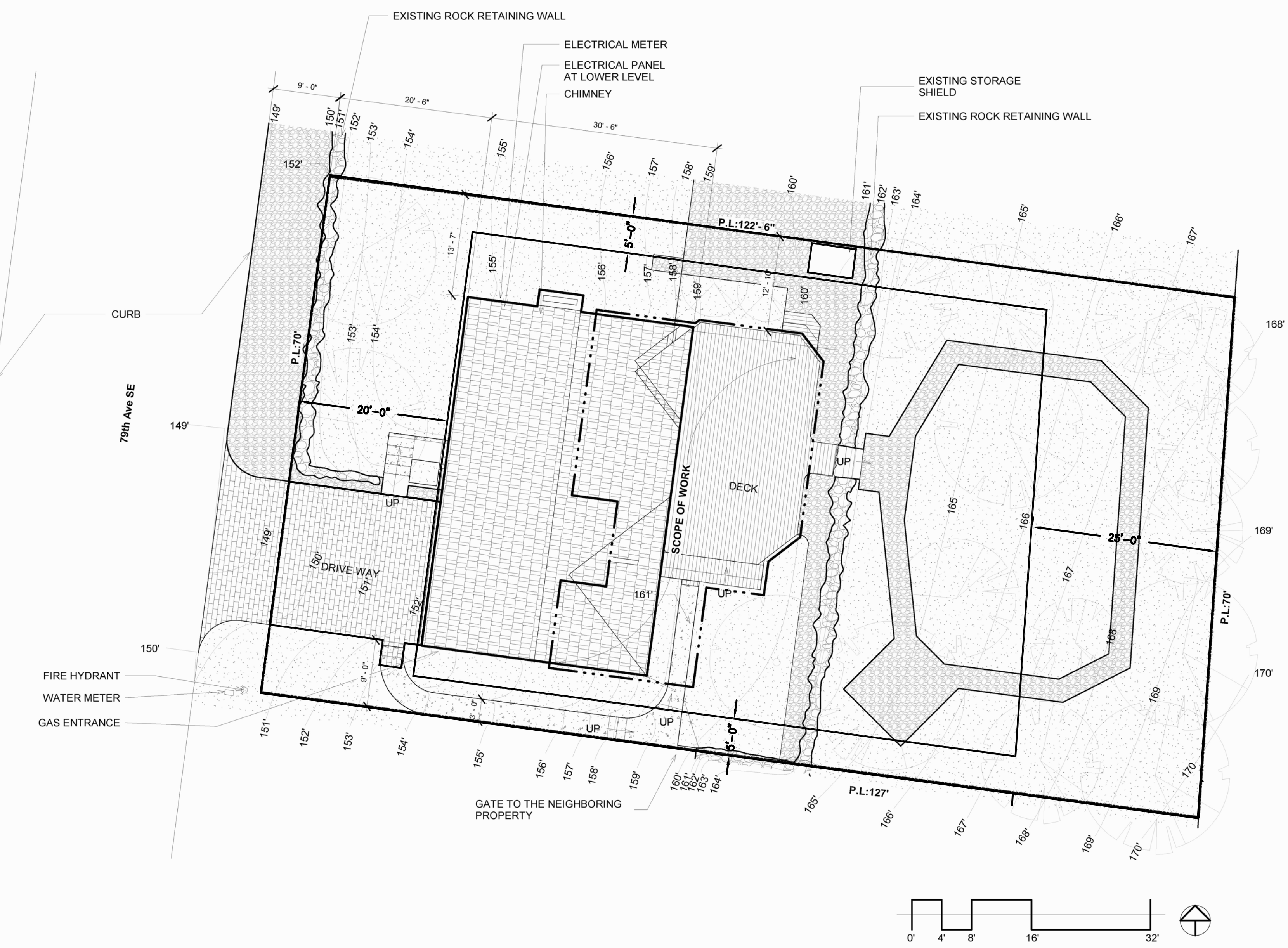
A. Lot Area	8780	Square Feet
B. Zone - A-8.4	R-13	Square Feet
C. Allowed Gross Floor Area (refer to "allowed GFA")	3512	Square Feet
D. Allowed Gross Floor Area	40%	% of Lot
E. Proposed Gross Floor Area	3008	Square Feet
F. Proposed Gross Floor Area	34%	% of Lot

**HARDSCAPE**  
Up to 10% of the net lot area may consist of hardscape areas. For single family residential development, hardscape is the solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, rockeries and retaining walls, and similar constructed elements that do not have a roof. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). The hardscape does not include driving surfaces or buildings. In addition, unused lot coverage for softscape may also be improved with hardscape.

**HARDSCAPE CALCULATIONS**

A. Gross Lot Area	8780	Square Feet
B. Net Lot Area	8780	Square Feet
C. Area Borrowed from Lot Coverage	1004	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	20	% of Lot
E. Allowed Hardscape Area	1794	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	600	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	312	Square Feet
4. Stairs	55	Square Feet
5. Rockeries and Retaining Walls	70	Square Feet
6. Other	0	Square Feet
7. Total Existing Hardscape Area	1037	Square Feet
G. Total Hardscape Area (Removed)	600	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	374	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	0	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	0	Square Feet
6. Other	0	Square Feet
7. Total New Hardscape Area	374	Square Feet
I. Total Project Hardscape Area = (H) - (G) + (H)	811	Square Feet
J. Total Project Hardscape Area = (I) / (E) x 100	45%	% of Lot

Hardscape calculations shown on Plan Sheet # A1



SITE PLAN Scale 1" = 10'

For Responses to Plan Review 01/24/2025

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The Seal below shall be valid only if seal is wet stamped and bears on original signature:

The liability of the above named consultant shall be limited to the area of expertise and to those services provided by the consultant.

**I.B.I. Company**  
Consulting Engineers

P.O. Box 3194  
Bellevue, Washington 98009

1372 Bellevue Way N.E. # 3  
Bellevue, Washington 98004

Phone: (425) 450-0316  
Fax: (425) 454-0316  
ibicompany@comcast.net

Project: Scallon-Smith Connolly Residence Remodel  
3450 79th Ave. S.E.  
Mercer Island, WA 98040

Designer: Elizabeth Scallon And Shena Smith-Connelly  
3450 79th Ave. S.E.  
Mercer Island, WA 98040

Owners: Elizabeth Scallon And Shena Smith-Connelly  
3450 79th Ave. S.E.  
Mercer Island, WA 98040

Jurisdiction: City of Edmonds  
Department of Planning & Community Development  
121 5th Ave. North  
Edmonds, WA 98020  
Phone: (425)-771-0220

Applicable Codes:  
IBC & IRC 2021

I.B.I. Co. FILE DIRECTORY  
B:\JOBS23\JOB23-41  
Start Date: Feb. 15, 2024  
Plot Date: Jan. 24, 2025

Revisions:

Mark	Description	Date

Sheet Content:  
SITE PLAN

Drawn By: JC    Checked By: JC

Date of Issue: 02/25/2024  
Project No.    Sheet No.  
23-41    A001

# DINING ROOM AND BEDROOM ADDITION

1840 Edmonds Way SE, Renton, WA 98058

## APPLICABLE CODES

2021 International Building Code  
 2021 International Residential Code  
 2021 International Mechanical Code  
 2021 International Fire Code  
 2021 International Plumbing Code  
 2021 Washington Energy Code

STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040.
OWNER	Elizabeth Scallon and Shena Smith-Connolly, Trussess of SKY TRUST
LEGAL	MERCERDALE # 2
PLAT BLOCK	12
PLAT LOT	15
ASSESSOR'S PARCEL NUMBER	684300-0010
<b>BUILDING AREAS = (BASEMENT 1257.98 Sq. Ft., MAIN 1296.88 Sq. Ft., NEW MIN 316.85 Sq. Ft.) = 2871.78 Sq. Ft.</b>	
LOT SIZE	8,780 SQFT
PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3

## LEGEND AND ABBREVIATION

	120 VOLT DUPLEX OUTLET		FLOOR DRAIN		EXISTING
	GROUND FAULT DUPLEX OUTLET		VENT		DEMO ELEMENT
	DELICATED OUTLET		WIRING PATH		NEW PROPOSAL
	WEATHERPROOF OUTLET		PENDANT LIGHT		
	SINGLE POLE SWITCH		RECESS LIGHTING	TYP	TYPICAL
	2-WAY SWITCH		WALL MOUNTED LIGHT	VIF	VERIFY IN FIELD
	SWITCH WITH BUILD-IN DIMMER		CEILING MOUNTED LIGHT	FD	FLOOR DRAIN
	2-WAY SWITCH WITH BUILD-IN DIMMER				

## WASHINGTON ENERGY CODE 2021 APPLICABLE TABLES TO THIS PROJECT

**CHAPTER 3 [REDACTED]**  
**GENERAL REQUIREMENTS**

**SECTION 3.01 BUILDING ENVELOPE**

**SECTION 3.02 MECHANICAL SYSTEMS**

**SECTION 3.03 ELECTRICAL SYSTEMS**

**SECTION 3.04 PLUMBING SYSTEMS**

**SECTION 3.05 FIRE AND LIFE SAFETY**

**SECTION 3.06 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.07 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.08 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.09 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.10 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.11 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.12 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.13 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.14 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.15 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.16 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.17 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.18 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.19 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.20 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.21 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.22 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.23 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.24 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.25 ENERGY EFFICIENCY REQUIREMENTS**

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**SECTION 3.95 ENERGY EFFICIENCY REQUIREMENTS**

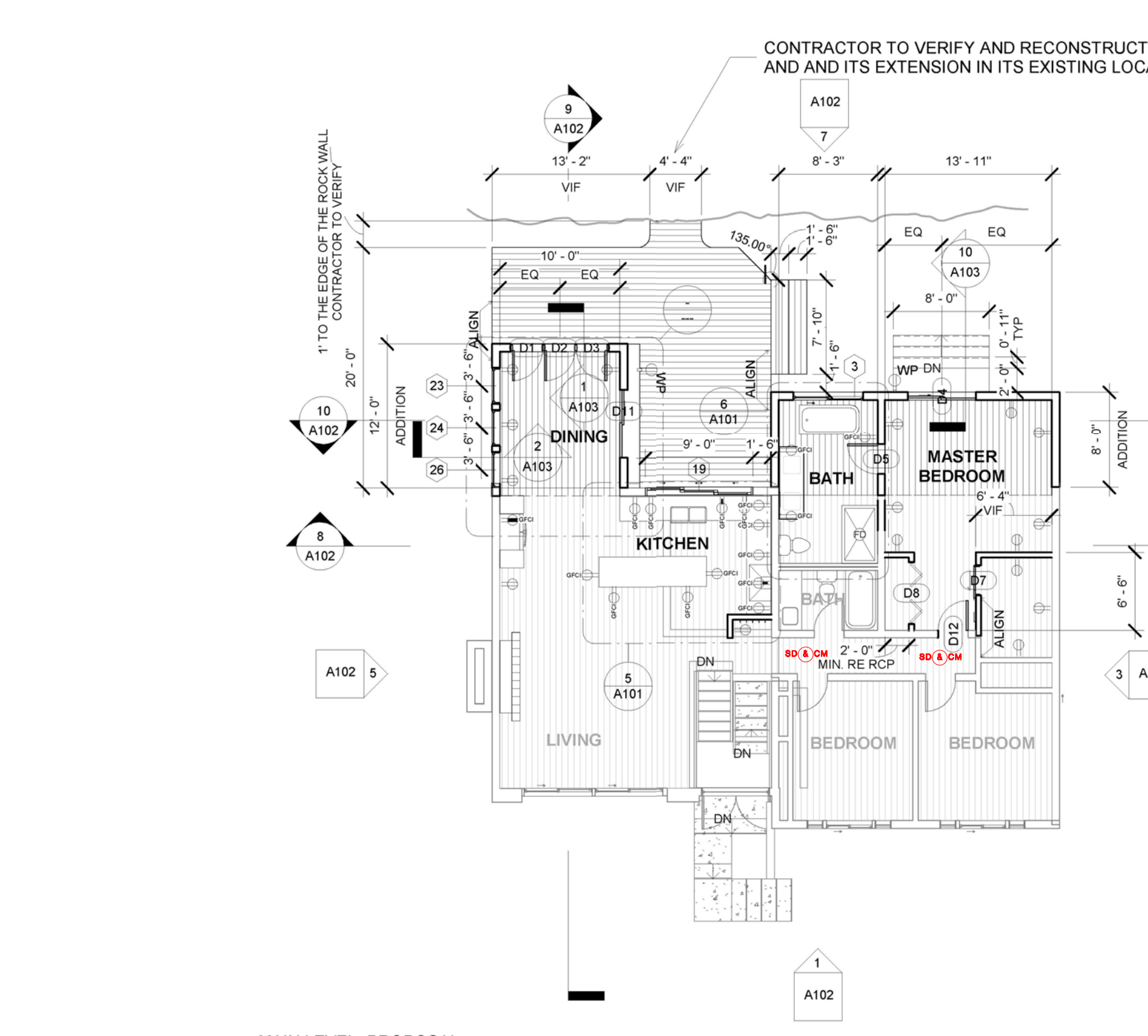
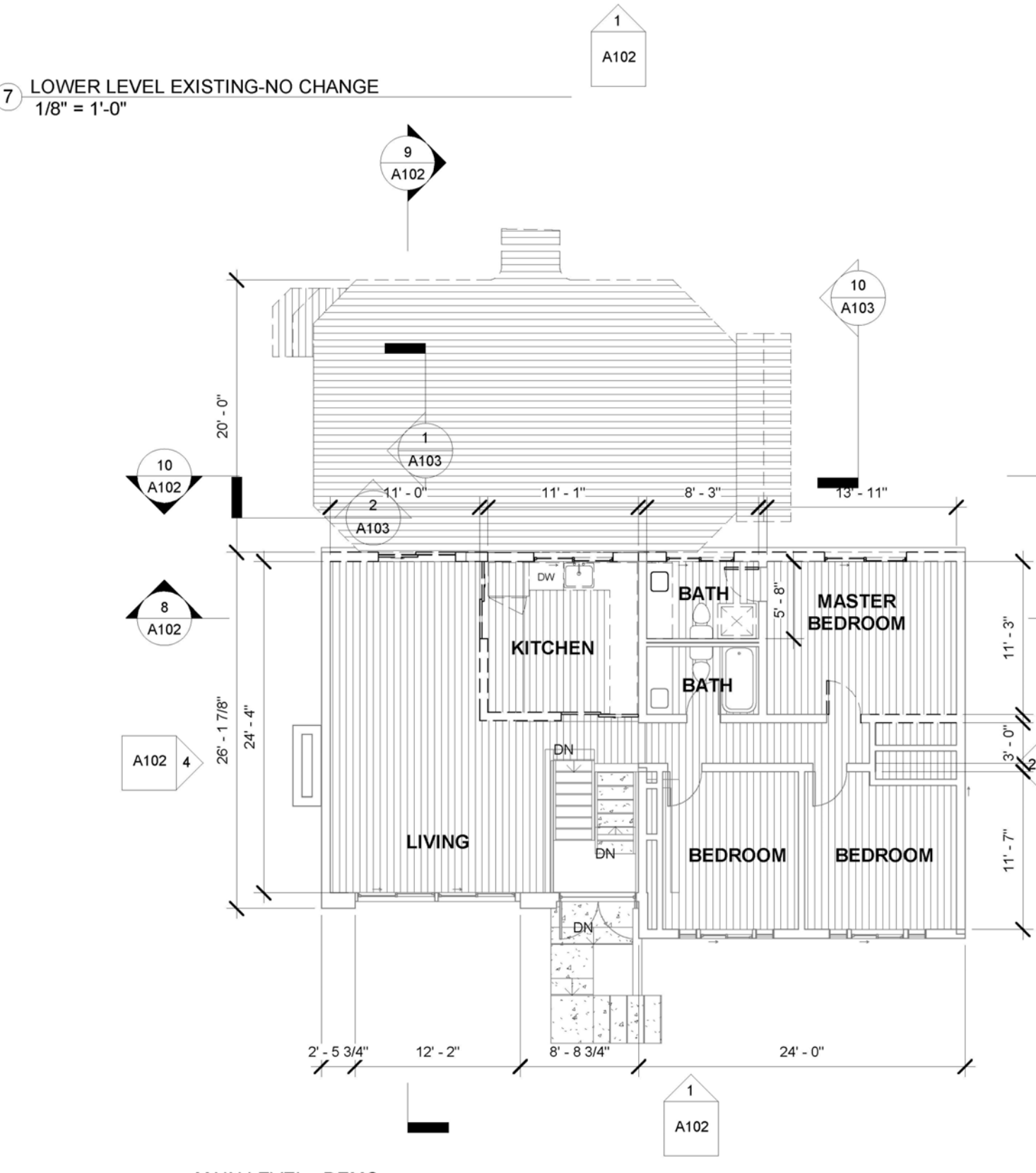
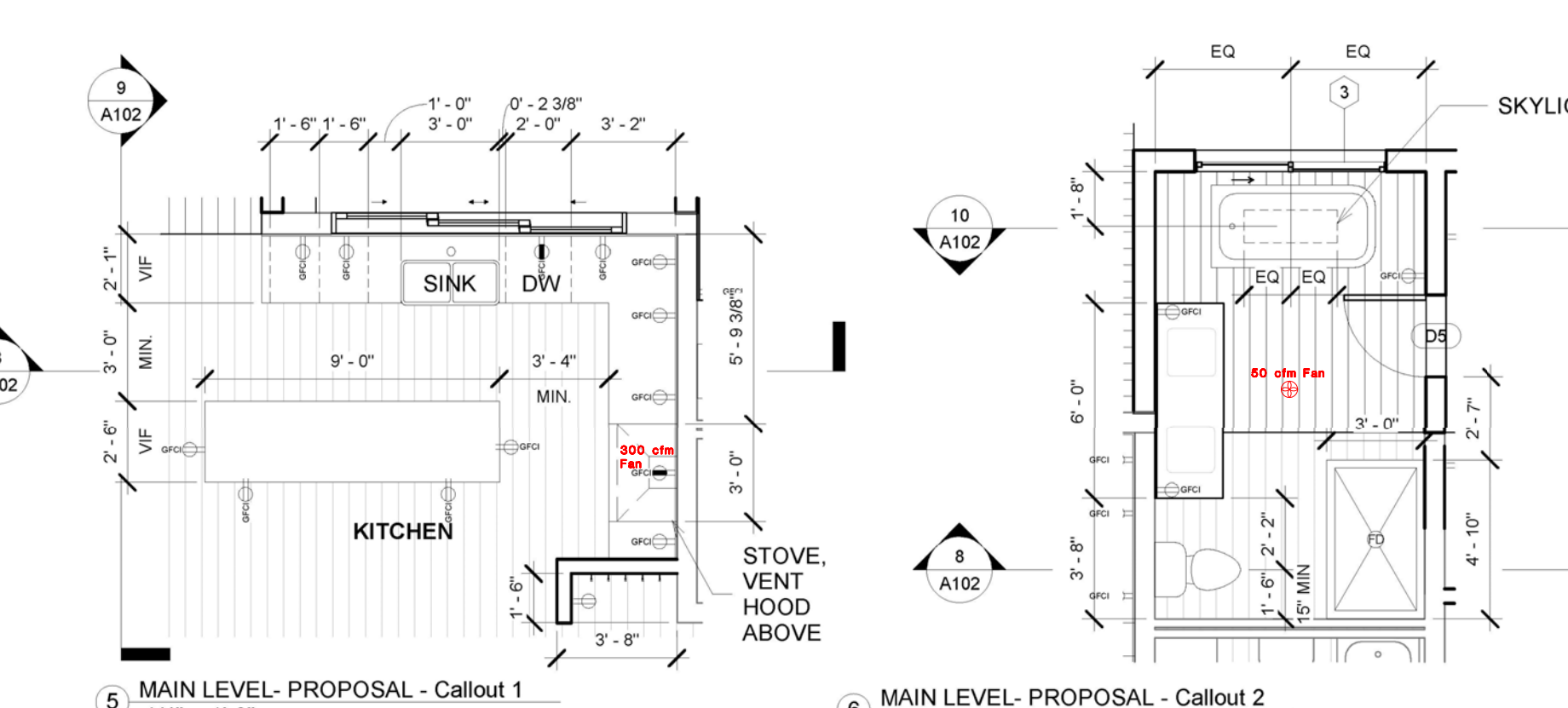
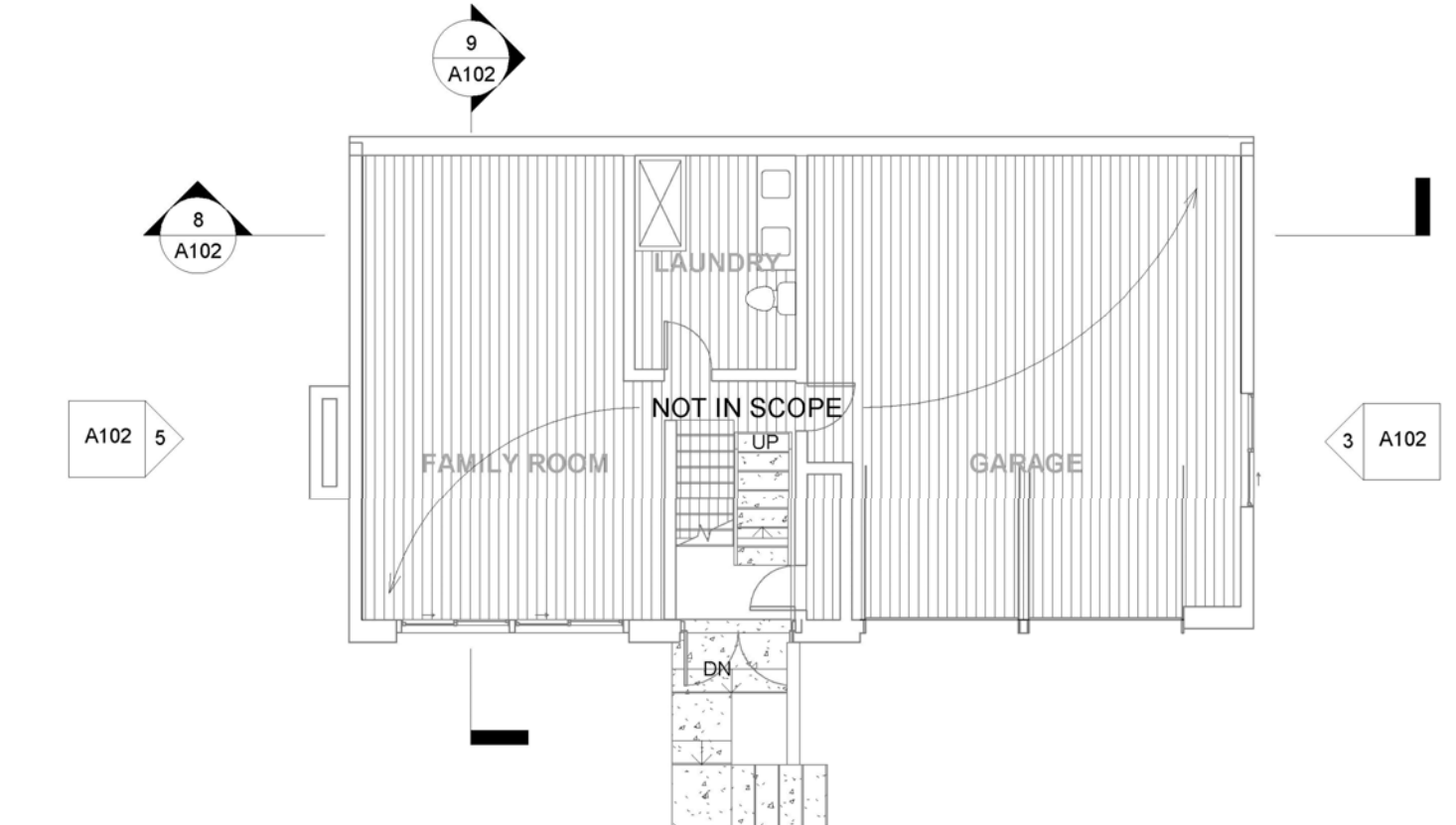
**SECTION 3.96 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.97 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.98 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 3.99 ENERGY EFFICIENCY REQUIREMENTS**

**SECTION 4.00 ENERGY EFFICIENCY REQUIREMENTS**



1 MAIN LEVEL - DEMO  
 1/8" = 1'-0"

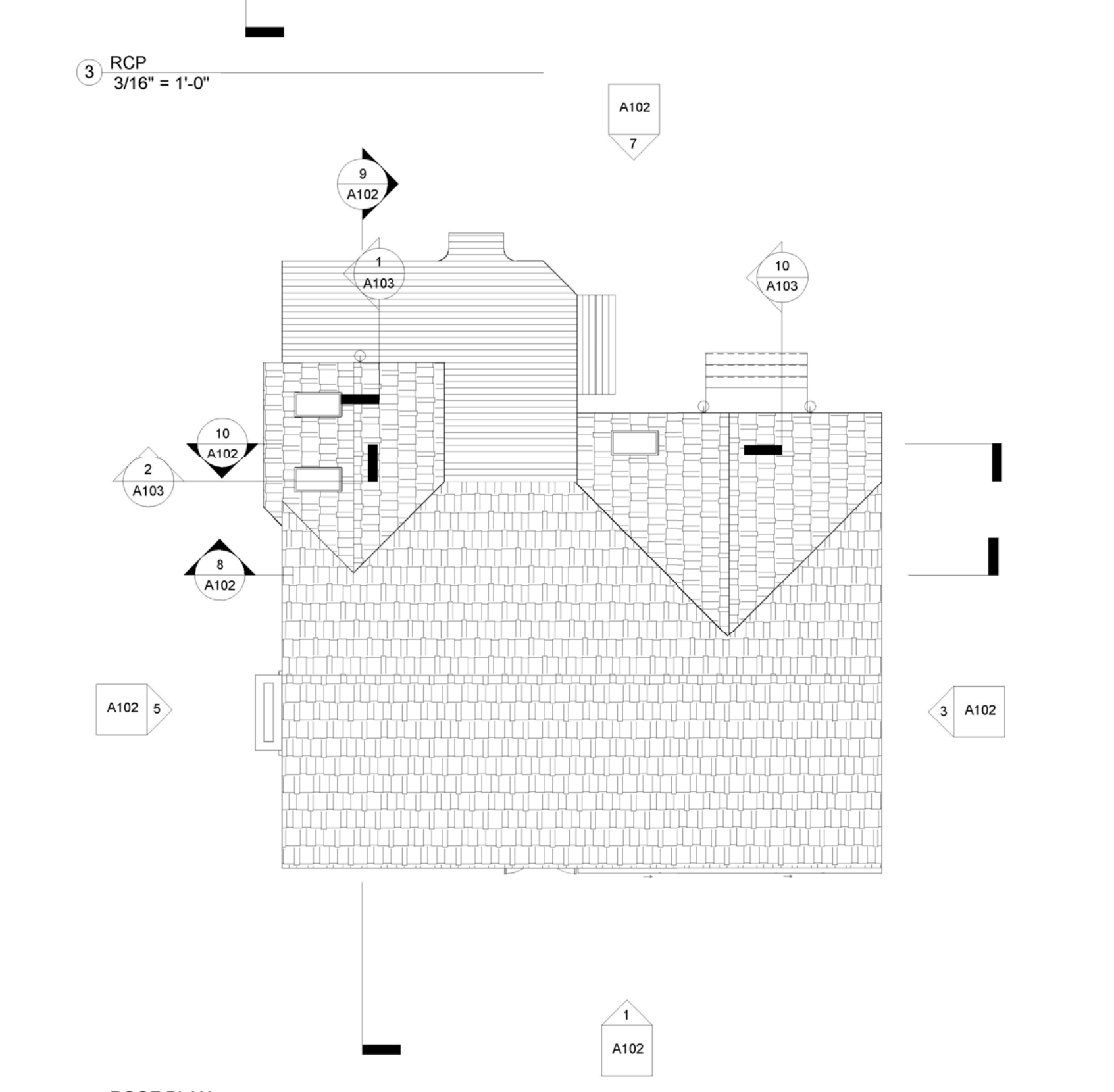
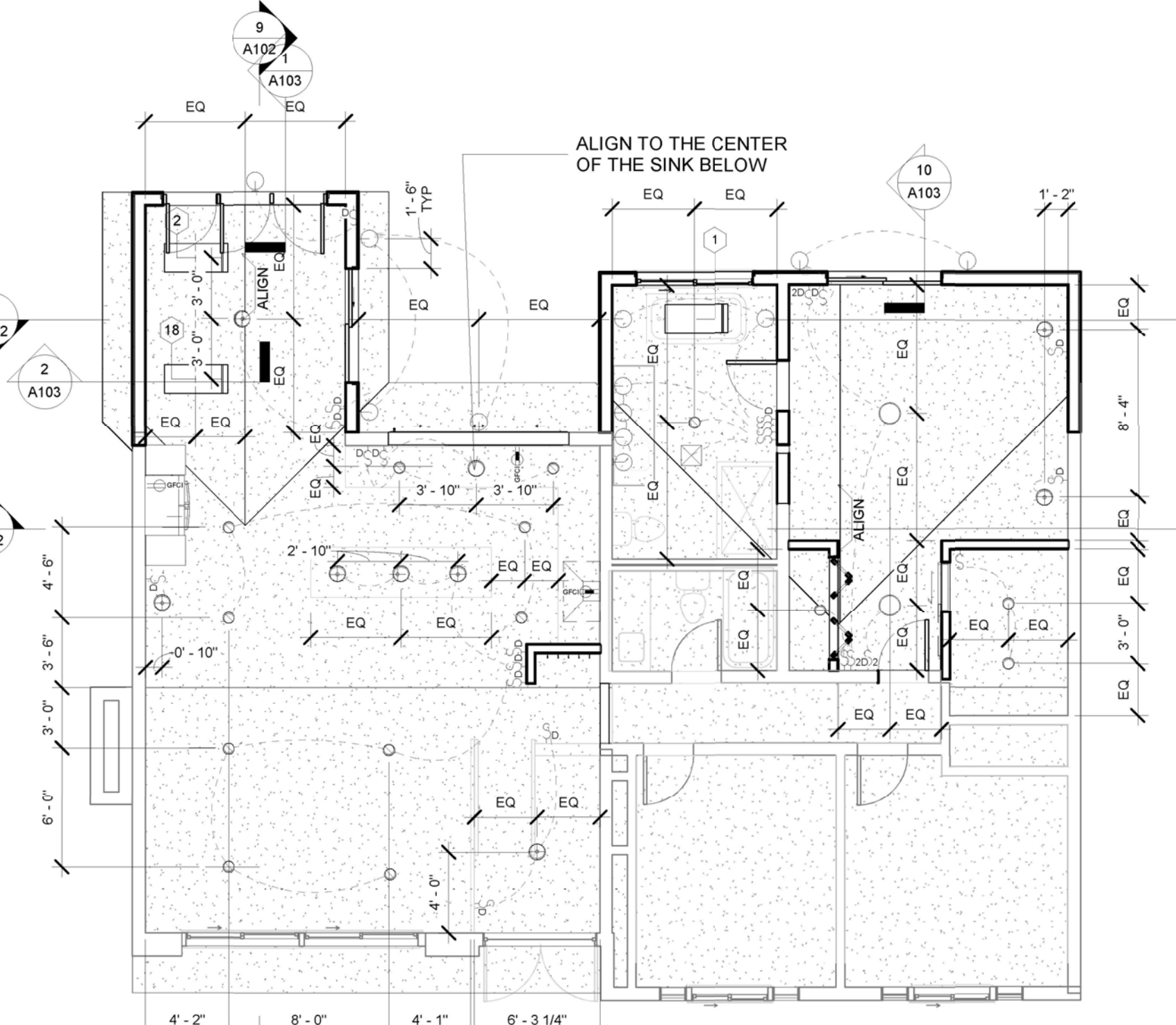
2 MAIN LEVEL - PROPOSAL  
 1/8" = 1'-0"

## Window Schedule

Mark	Width	Height	Sill Height	Comments	Operation	U-Value window - Dyn
1	1'-10"	3'-9"		SKYLIGHT	FIXED	0.60
2	1'-10"	3'-9"		SKYLIGHT	FIXED	0.60
18	1'-10"	3'-9"		SKYLIGHT	FIXED	0.60
23	3'-0"	1'-6"	5'-0"	HIGH WINDOW AT DINING	FIXED	0.30
24	3'-0"	1'-6"	5'-0"	HIGH WINDOW AT DINING	FIXED	0.30
26	3'-0"	1'-6"	5'-0"	HIGH WINDOW AT DINING	FIXED	0.30
3	5'-10"	3'-0"	3'-6"	BATHROOM EAST	SLIDING	0.30
19	9'-0"	3'-0"	3'-0"	KITCHEN	SLIDING	0.30

## Door Schedule

Function	Mark	Type Mark	Width	Height	Comments
Exterior	D1	14	2'-6"	7'-0"	REUSE FROM EXISTING, CONTRACTOR TO VERIFY DIMENSION
Exterior	D2	14	2'-6"	7'-0"	REUSE FROM EXISTING, CONTRACTOR TO VERIFY DIMENSION
Exterior	D3	14	2'-6"	7'-0"	REUSE FROM EXISTING, CONTRACTOR TO VERIFY DIMENSION
Exterior	D4	9	5'-8"	6'-8"	SLIDING DOOR AT MASTER BEDROOM
Exterior	D11	9	5'-8"	6'-8"	SLIDING DOOR AT DINING ROOM
Interior	D5	5	2'-6"	6'-8"	DOOR AT RESTROOM OF THE MASTER BEDROOM
Interior	D7	18	2'-6"	7'-0"	BARN DOOR FOR CLOSET
Interior	D8	16	5'-0"	6'-8"	BIFOLD CLOSET DOOR
Interior	D12	5	2'-6"	6'-8"	SAME LOCATION AS THE EXISTING DOOR



3 RCP  
 3/16" = 1'-0"

4 ROOF PLAN  
 1/8" = 1'-0"

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Consulting Engineers

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 Bellevue, Washington 98009

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 Bellevue, Washington 98004

Phone: (425) 450-0316  
 Fax: (425) 454-0316  
 ibicompany@comcast.net

Project: Scallon-Smith Connolly Residence Remodel  
 3450 79th Ave. S.E.  
 Mercer Island, WA 98040

Designer: Elizabeth Scallon And Shena Smith-Connolly  
 3450 79th Ave. S.E.  
 Mercer Island, WA 98040

Owners: Elizabeth Scallon And Shena Smith-Connolly  
 3450 79th Ave. S.E.  
 Mercer Island, WA 98040

Jurisdiction: City of Edmonds  
 Department of Planning & Community Development  
 121 5th Ave. North  
 Edmonds, WA 98020  
 Phone: (425)-771-0220

Applicable Codes:  
 IBC & IRC 2021

I.B.I. Co. FILE DIRECTORY  
 B:\JOBS23\JOB23-41  
 Start Date: Feb. 15, 2024  
 Plot Date: Jan. 24, 2025

Revisions:

Mark	Description	Date

Sheet Content:  
 FLOOR PLAN AND ELEVATIONS

Drawn By: JC Checked By: JC

Date of Issue: 02/25/2024

Project No. Sheet No.  
 23-41 A101

# DINING ROOM AND BEDROOM ADDITION

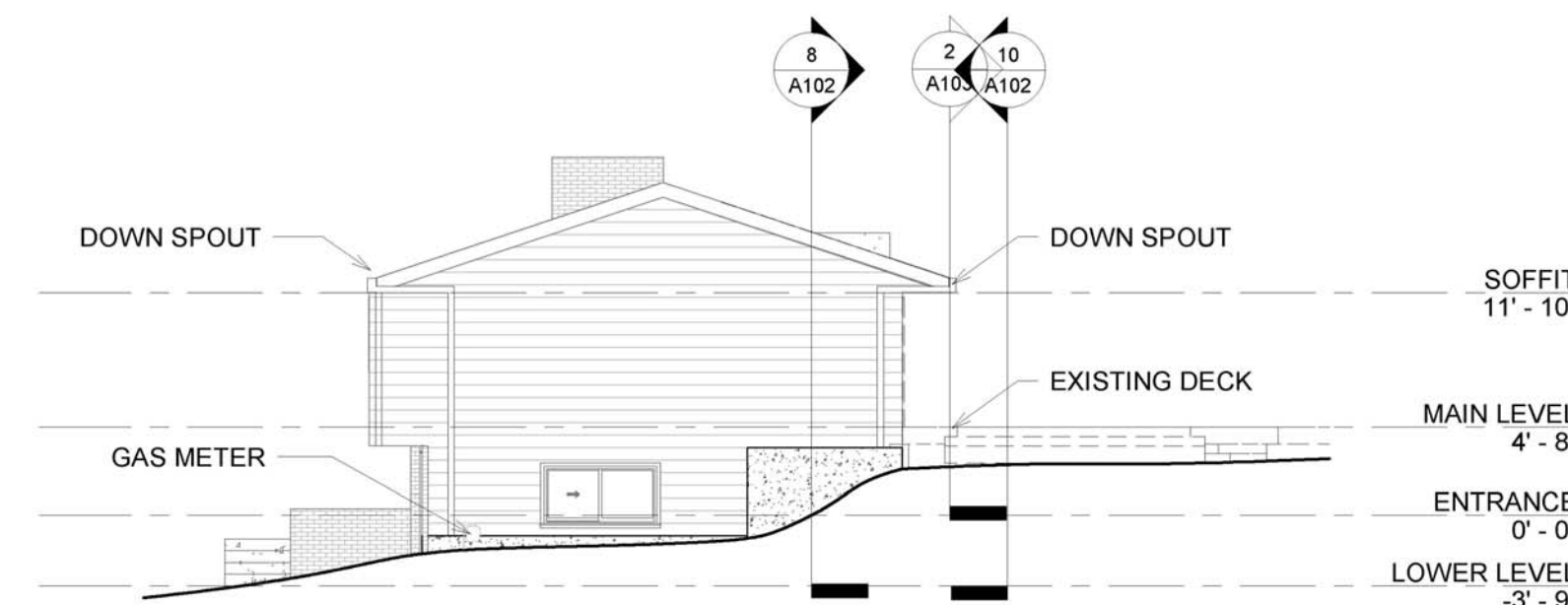
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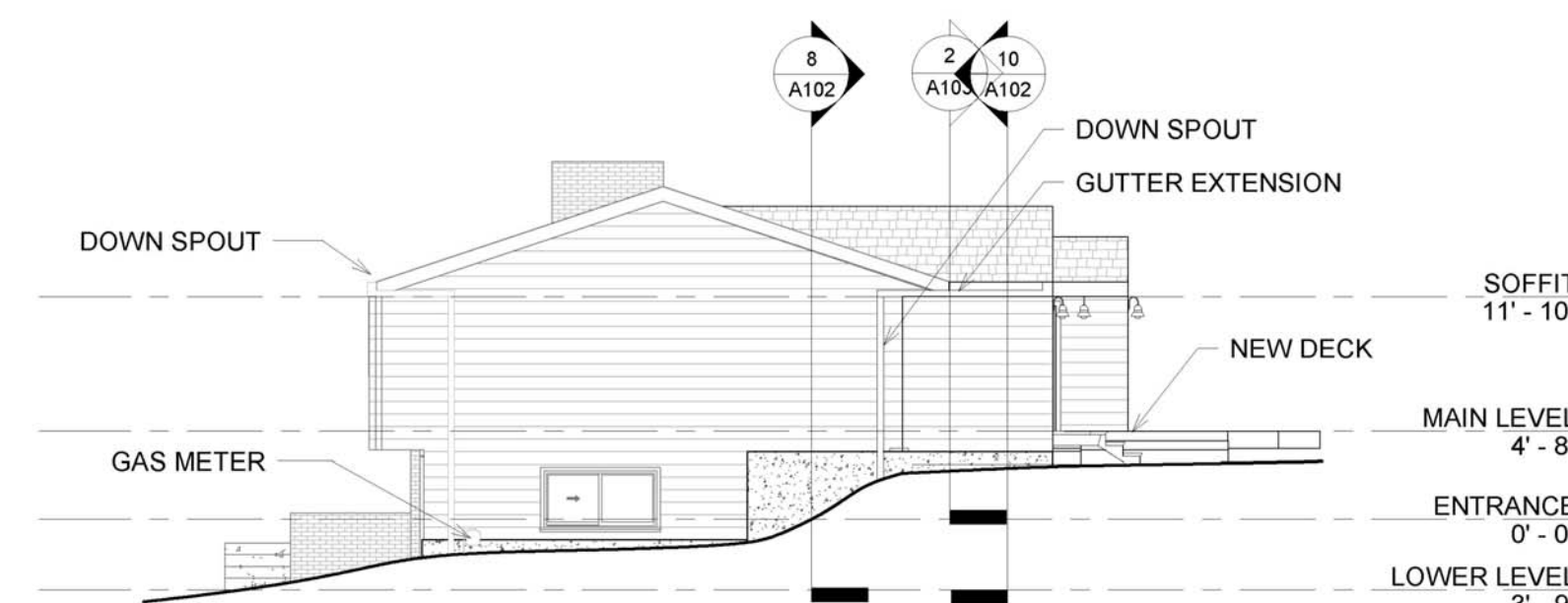
REFER TO SHEET A001 FOR LOT COVERAGE, HARDSCAPE AND FLOOR AREA CALCULATIONS



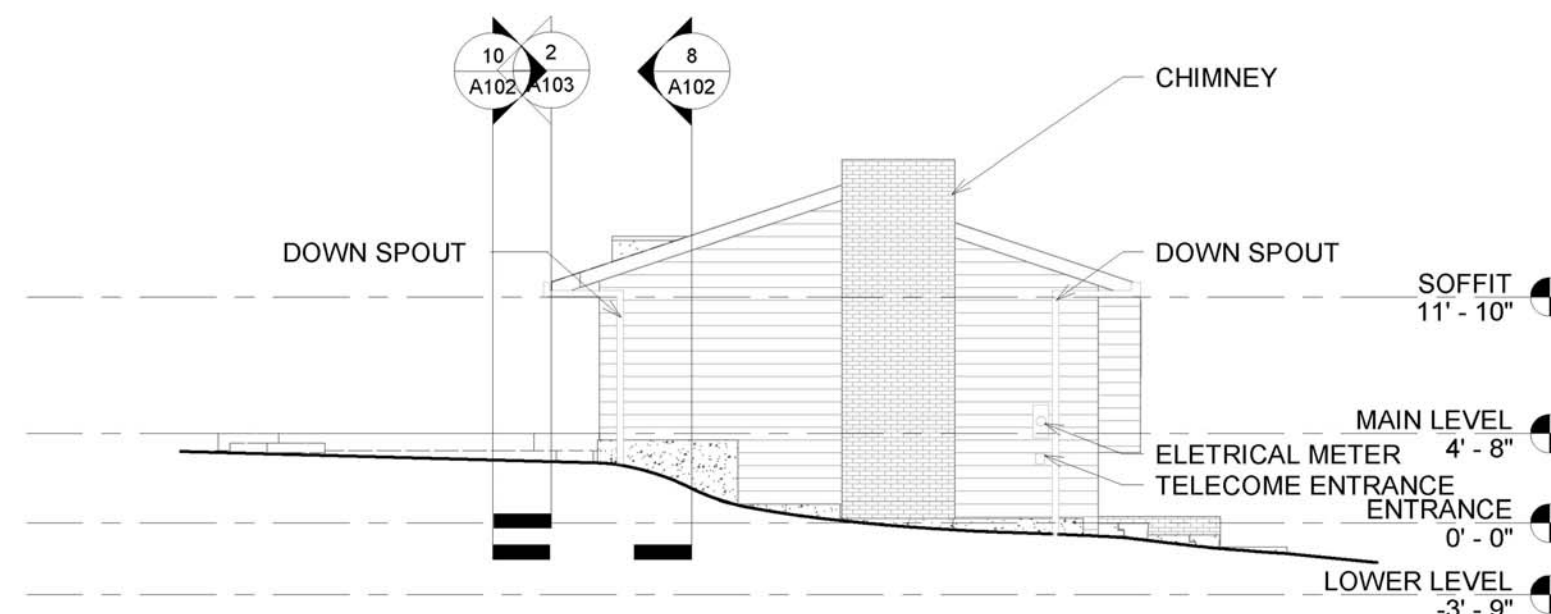
1 WEST ELEVATION - NO CHANGE  
1/8" = 1'-0"



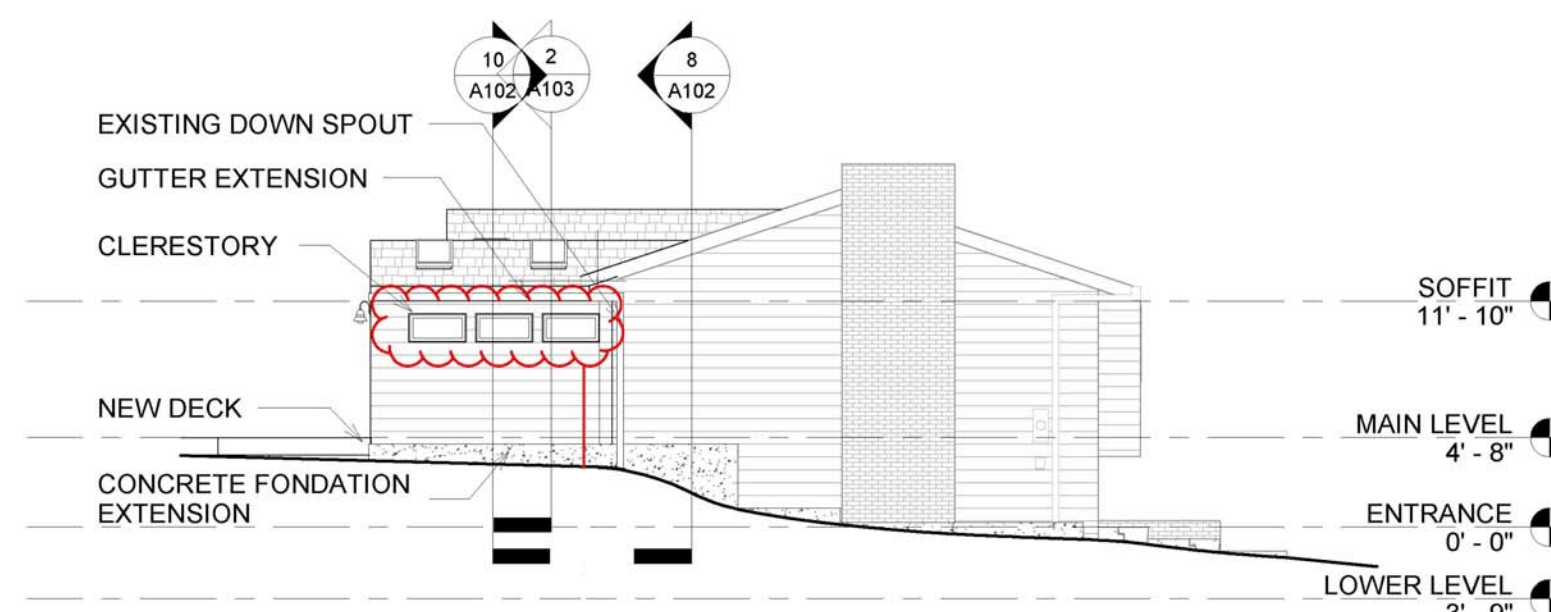
2 SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



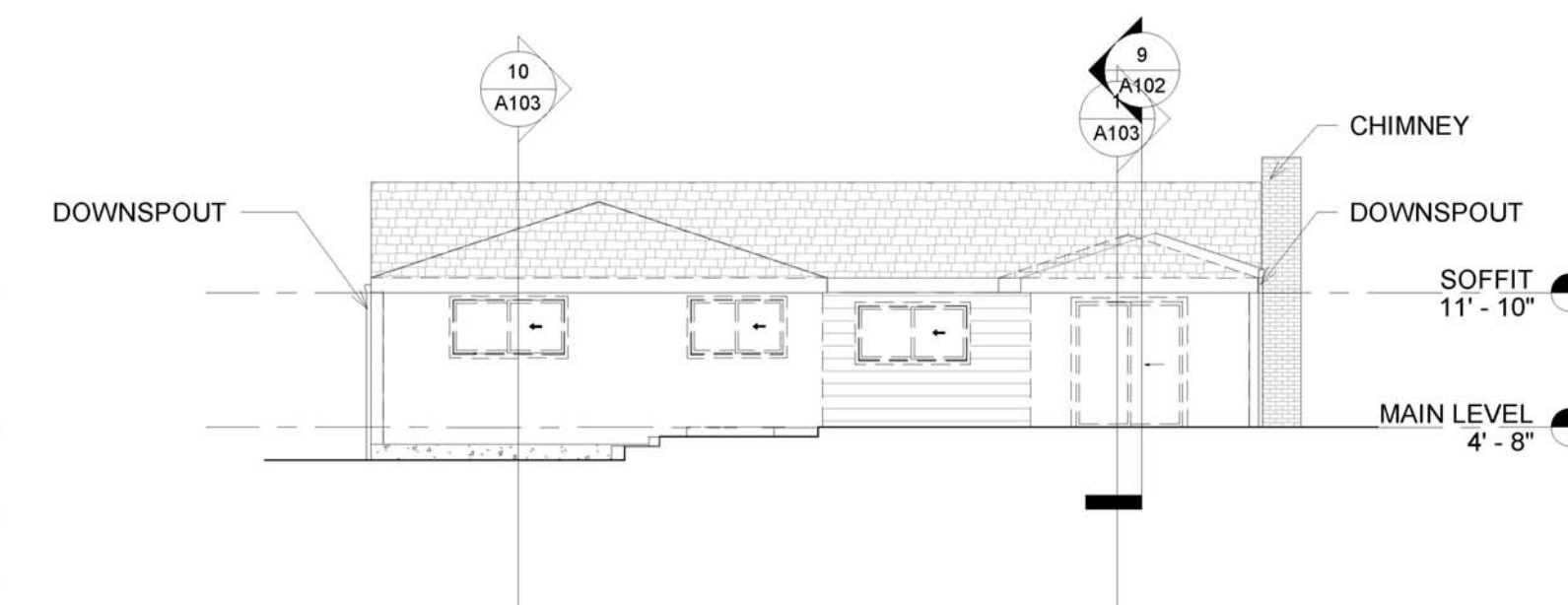
3 SOUTH ELEVATION - PROPOSAL  
1/8" = 1'-0"



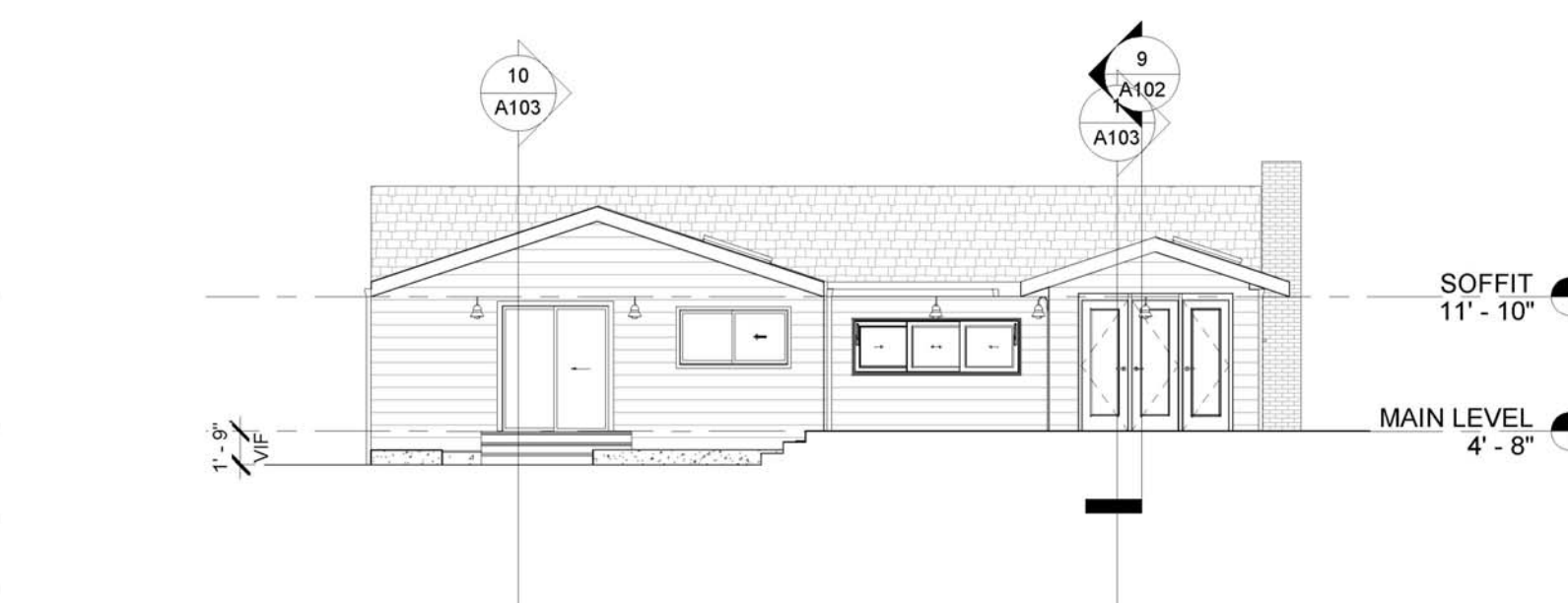
4 NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



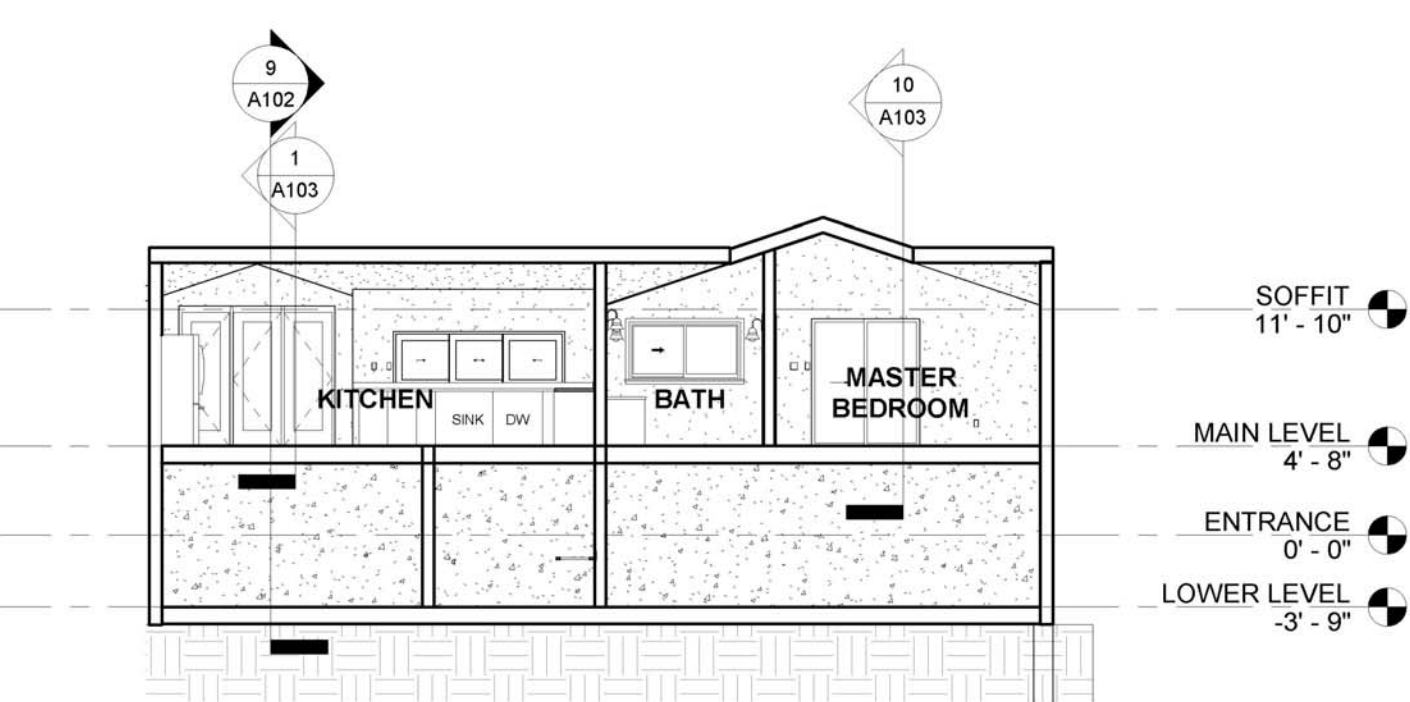
5 NORTH ELEVATION - PROPOSAL  
1/8" = 1'-0"



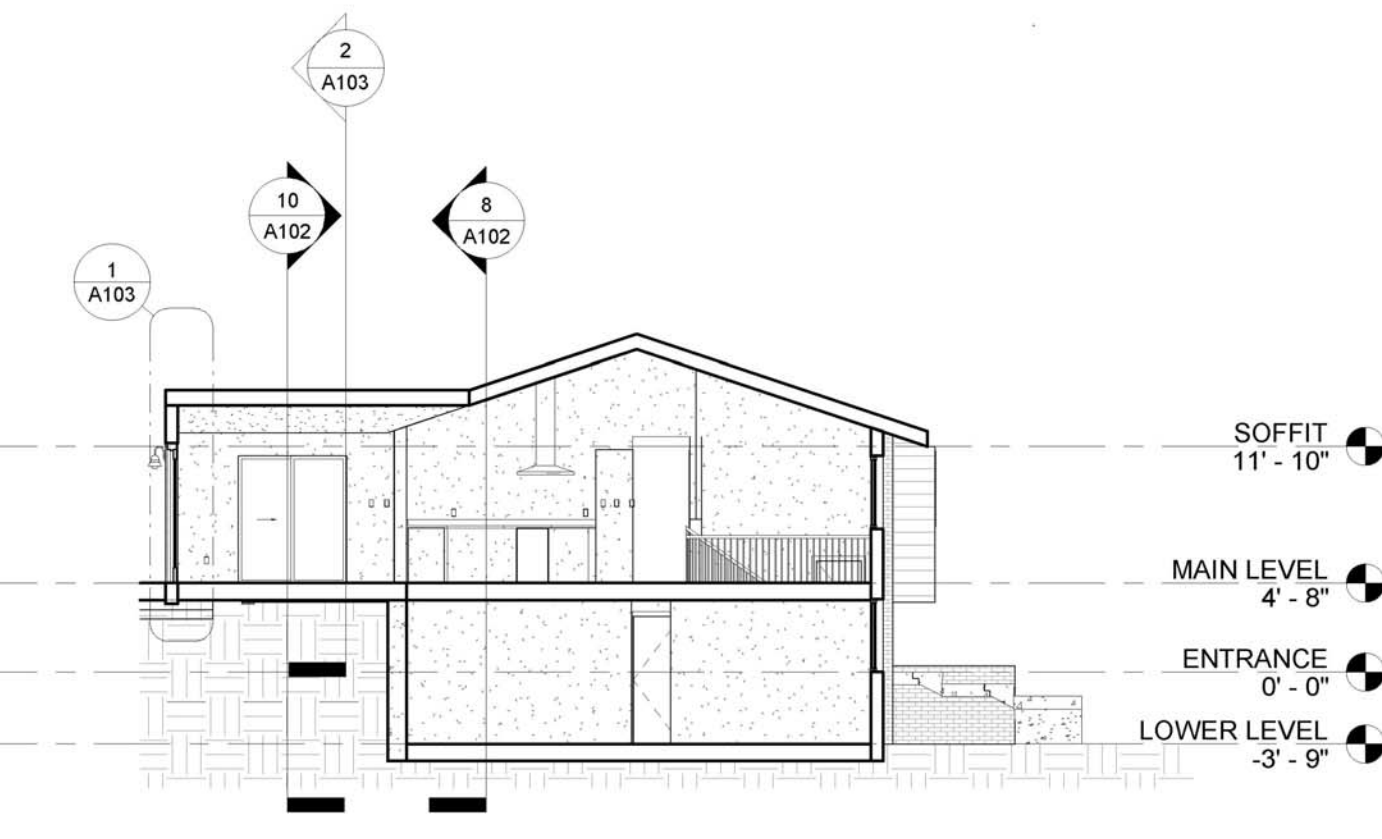
6 EAST ELEVATION - EXISTING  
1/8" = 1'-0"



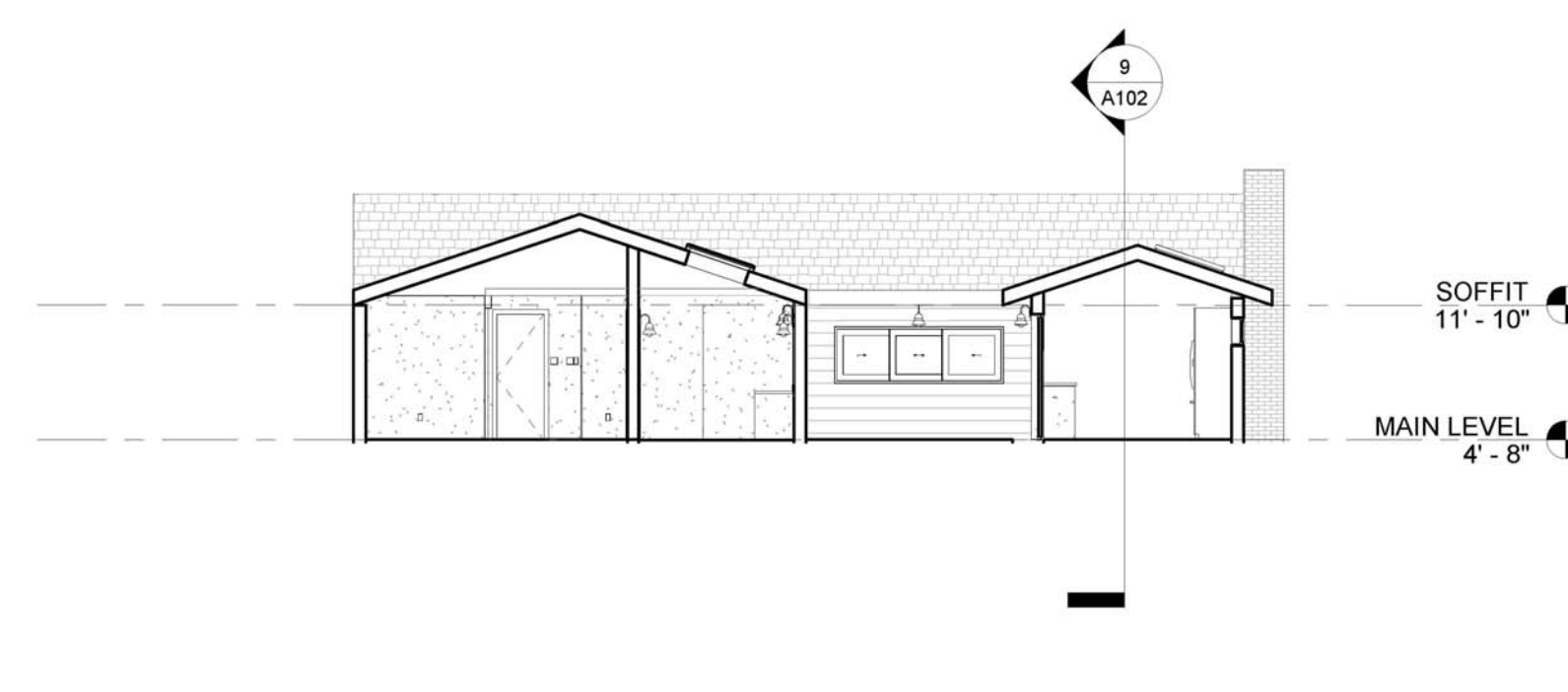
7 EAST ELEVATION - PROPOSAL  
1/8" = 1'-0"



8 Section 2  
1/8" = 1'-0"



9 Section 1  
1/8" = 1'-0"

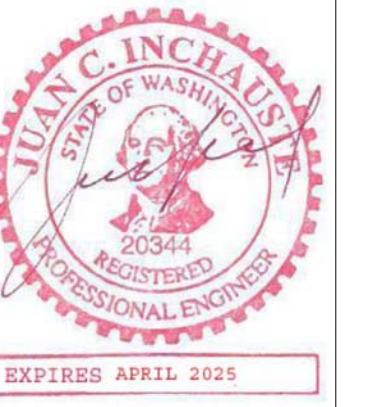


10 Section 3  
1/8" = 1'-0"

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**I.B.I. Company**  
Consulting Engineers

P.O. Box 3194  
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1372 Bellevue Way N.E. # 3  
Bellevue, Washington 98004  
Phone: (425) 450-0316  
Fax: (425) 454-0316  
ibicompany@comcast.net

Project: Scallon-Smith Connolly Residence Remodel  
3450 79th Ave. S.E.  
Mercer Island, WA 98040

Designer: Elizabeth Scallon And Shena Smith-Connelly  
3450 79th Ave. S.E.  
Mercer Island, WA 98040

Owners: Elizabeth Scallon And Shena Smith-Connelly  
3450 79th Ave. S.E.  
Mercer Island, WA 98040

Jurisdiction: City of Edmonds  
Department of Planning & Community Development  
121 5th Ave. North  
Edmonds, WA 98020  
Phone: (425)-771-0220

Applicable Codes:  
IBC & IRC 2021

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B:\JOBS23\JOB23-41  
Start Date: Feb. 15, 2024  
Plot Date: Jan. 24, 2025

Revisions:		
Mark	Description	Date

Sheet Content:  
BUILDING ELEVATIONS

Drawn By:JC Checked By:JC

Date of Issue: 02/25/2024

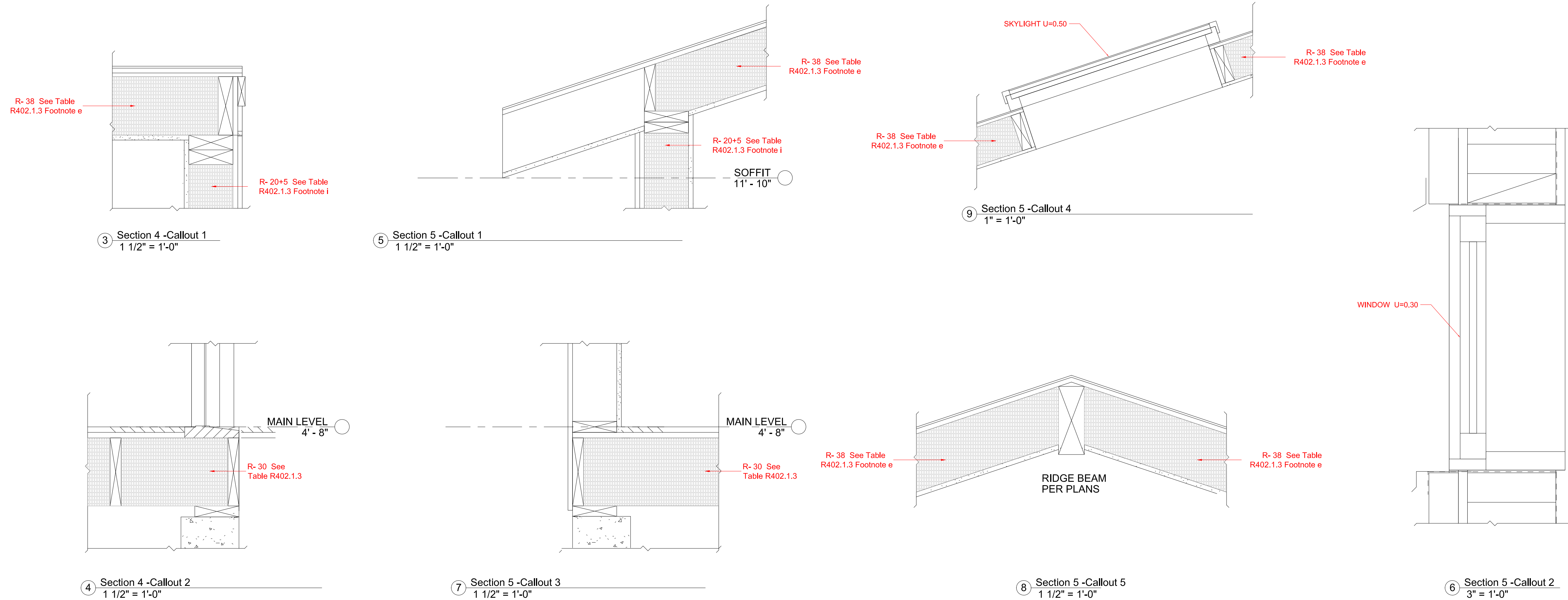
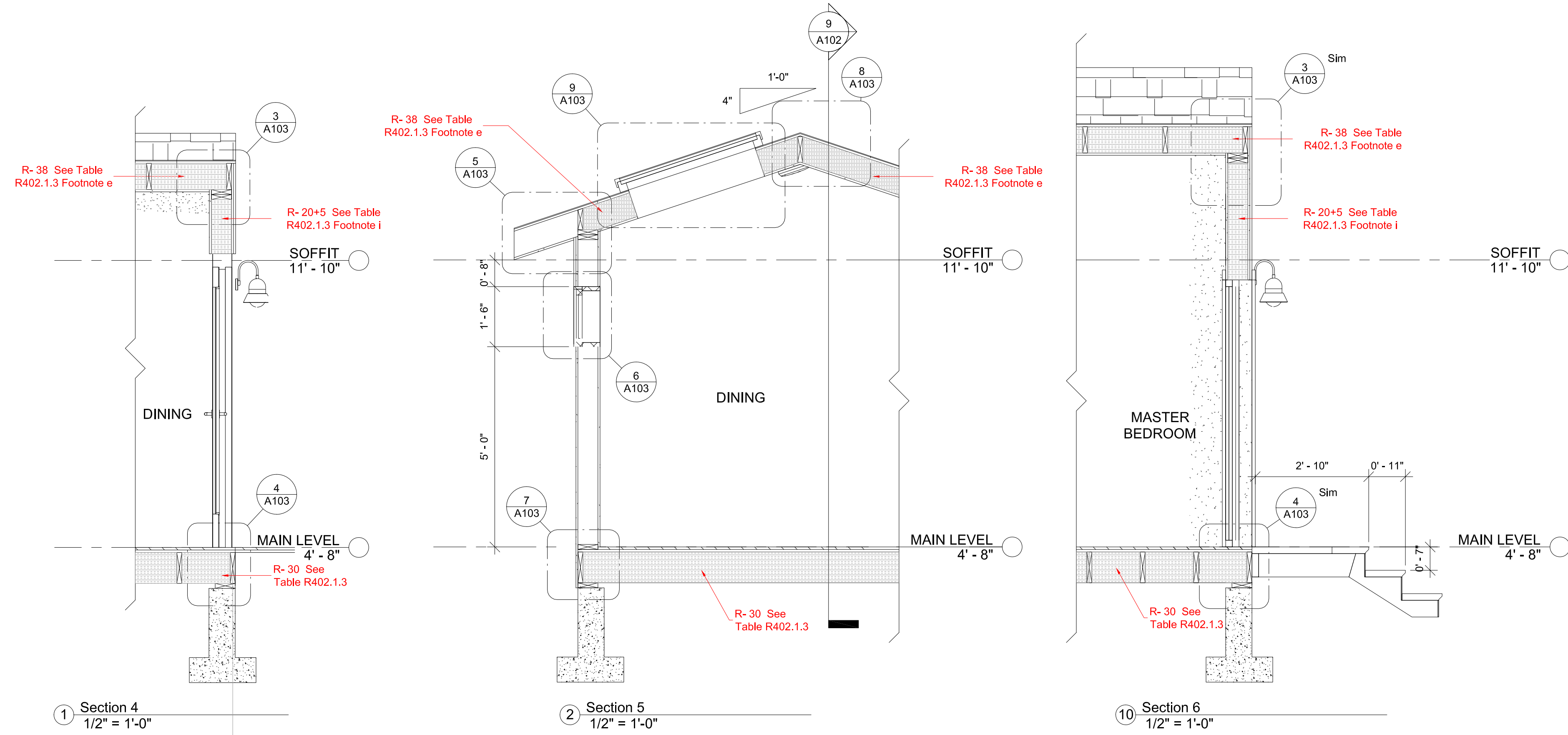
Project No. Sheet No.

23-41 A102

# DINING ROOM AND BEDROOM ADDITION

3450 79TH AVE SE, MERCER ISLAND, WA 98040,

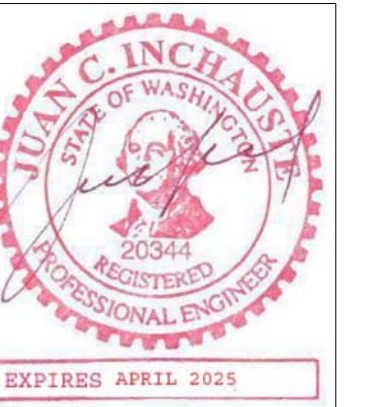
STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040,
OWNER	Elizabeth Scallon and Shena Smith-Connelly, Trusses of SKY TRUST
LEGAL	MERCERDALE # 2
PLAT BLOCK	12
PLAT LOT	15
ASSESSOR'S PARCEL NUMBER	684300-0010
BUILDING AREAS = (BASEMENT 1257.98 Sq. Ft., MAIN 1296.88 Sq. Ft. NEW MIN 316.85 Sq. Ft.) = 2871.78 Sq. Ft.	
LOT SIZE	8,780 SQFT
PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3



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Sheet Content:  
ARCHITECTURAL  
DETAILS

Drawn By: R.I. | Checked By: J.C.I.

Date of Issue: Aug. 18, 10  
Project No. 23-41 | Sheet No. A103