

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-CORROSIIVE 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:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.
- 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

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.

PROJECT DATA

PROJECT ADDRESS: 8030 SE 20TH ST
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 545230-2220

SCOPE OF WORK: REPLACE (E) DOORS AND WINDOWS THROUGHOUT THE HOUSE. NEW CABINERY AND APPLIANCES IN KITCHEN. NEW CABINERY IN LAUNDRY, FAMILY ROOM, LIVING ROOM, BATHROOMS, AND REC ROOM. EXISTING FAMILY ROOM FIREPLACE TO BE REMOVED AND RELOCATED/REPLACED WITH NEW GAS INSERT. NEW GAS INSERT IN LIVING ROOM AND STUDY. NEW FLOORING THROUGHOUT LOWER FLOOR, LAUNDRY ROOM, PRIMARY BATHROOM AND SUN ROOM. EXISTING MAIN FLOOR DECKING TO BE REPLACED WITH NEW WATERPROOF MEMBRANE AND THIN SET TILE. NEW SOFFIT BENEATH DECK. UPPER FLOOR DECKING TO BE REPLACED WITH NEW TILE. NEW ENTRY ROOF. EXISTING ENTRY PATIO TO BE REMOVED AND REPLACED. EXISTING DRIVEWAY TO BE EXPANDED IN FRONT OF THE ENTRY. EXISTING PLANTERS IN POOL PATIO AREA TO BE REMOVED. VARIOUS REPAIRS AT EXISTING POOL PATIO.

ZONING: R-12

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY + DAYLIGHT BASEMENT

FIRE PROTECTION: -

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF)
35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)

LOT AREA: 31,140 SF

SETBACKS: FRONT LOT LINE = 20 FT
REAR LOT LINE = 25 FT
SIDE LOT LINES = 15 FT TOTAL (MINIMUM 5 FT)

LOT COVERAGE: 40% MAX

PROJECT TEAM

OWNER: HOT PINK TRUST AND LEGMAN
8030 SE 20TH ST
MERCER ISLAND, WA 98040
PHONE: 206.992.2866
CONTACT: LORI MOLL

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

STRUCTURAL: SWENSON SAY FAGET
2124 THIRD AVE SUITE 100
SEATTLE, WA 98112
PHONE: 206.443.6212
CONTACT: BLAZE BRESKO

GEOTECH: GEOTECH CONSULTANTS, INC.
2401 10TH AVE.
SEATTLE, WA 98102
PHONE: 425.747.5618
CONTACT: MARC MCGINNIS

LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 31,140 SF

LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DRIVES/PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE	4,468.0 SF	2,352.6 SF	6,818.6 SF	21.9 %
PROPOSED LOT COVERAGE	4,545.2 SF	2,352.6 SF	6,897.8 SF	22.2 %
CHANGE	+77.2 SF	0 SF	+388.7 SF	+0.3 %
% ALLOWED LOT COVERAGE			12,456 SF ALLOWABLE	40 %

HIGHEST EL: +180.0'
LOWEST EL: +117.0'
ELEVATION DIFFERENCE= 63.0'

63.0' DIVIDED BY 434.7' (HORZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .145

LOT SLOPE IS 14.5%, WHICH IS LESS THAN 15% THUS LOT COVERAGE ALLOWED IS 40%.

NOTE: CONTOURS TAKEN FROM MERCER ISLAND GIS

HARDSCAPE	PATHWAY/STAIRS	RETAINING WALLS	ATTACHED DECKS	PLANTERS	PATIO	POOL/HOT TUB	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	757.0 SF	73.0 SF	469.2 SF	508.8 SF	2,531.2 SF	748.1 SF	5,087.3 SF	16.3 %
PROPOSED HARDSCAPE	757.0 SF	73.0 SF	469.2 SF	47.7 SF	2,893.7 SF	748.1 SF	4,988.7 SF	16.0 %
CHANGE	+0 SF	+0 SF	+0 SF	-461.1 SF	+362.5 SF	+0 SF	-96.6 SF	-0.3 %
% ALLOWED HARDSCAPE							2,802.6 SF + 5,558.2 SF ALLOWABLE	28.8 %

GROSS FLOOR AREA

LOT SIZE = 31,140 SF
GFA THRESHOLD = 10,000 SF OR 40% (12,456) OF THE LOT AREA, WHICHEVER IS LESS

EXISTING RESIDENCE GFA:
LOWER FLOOR = 2,847.8 SF
MAIN FLOOR = 2,924.6 SF
UPPER FLOOR = 1,231.2 SF
GARAGE = 543.8 SF

TOTAL EXISTING: = 7,547.4 SF

EXISTING GFA IS 7,547.4 SF OR 24.2%

NO CHANGE IN EXTERIOR BUILDING ENVELOPE. NO CHANGE IN GFA.

2018 WSEC CREDITS

INTERIOR REMODEL ONLY. NO CHANGE IN CONDITIONED SPACE. PER ALTERATIONS WORKSHEET

LEGAL DESCRIPTION

MERCER PARK ADD POR OF VAC BLKS 22 THRU 30 DEGC AS FL, S, ELY & SLY OF FOLG DESC LN BEG NXX OF N LN OF 13 OF MERCER BEACH PARK WITH A LN 20 FT E OF & PLW E LN TR B OF SD MERCER BEACH PARK TH N PLW E LN OF SD TR B 153.59 FT TH N 42 DEG 36 MIN 06 SEC E 168.73 FT TO PT ON LN 15 FT W & PLW W LN OF TR 16 SD MERCER BEACH PARK TH N 00 DEG 17 MIN 00 SEC W TO SH OF LAKE WASH & SH LDS ADJ ELY OF EXTN OF ABOVE DESC LN
Plat Block: 22 & Plat Lot: VAC

(E) 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.

ENERGY NOTES

CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R

CLIMATIC ZONE: ZONE #4C

SPACE HEAT TYPE: NATURAL GAS

INSULATION VALUES:
WALLS: R-21
FLAT ATTICS/CEILINGS: R-49
VAULTED CEILINGS: R-38
FLOORS (OVER UNHEATED SPACES): R-30
SLAB-ON-GRADE: R-10

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE

MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY

CRAWL SPACE: 6 MIL POLYETHYLENE

VENTILATION: ATTICS WITH LOOSE FILL: N/A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

HEATING & COOLING: EXISTING NATURAL GAS FURNACE

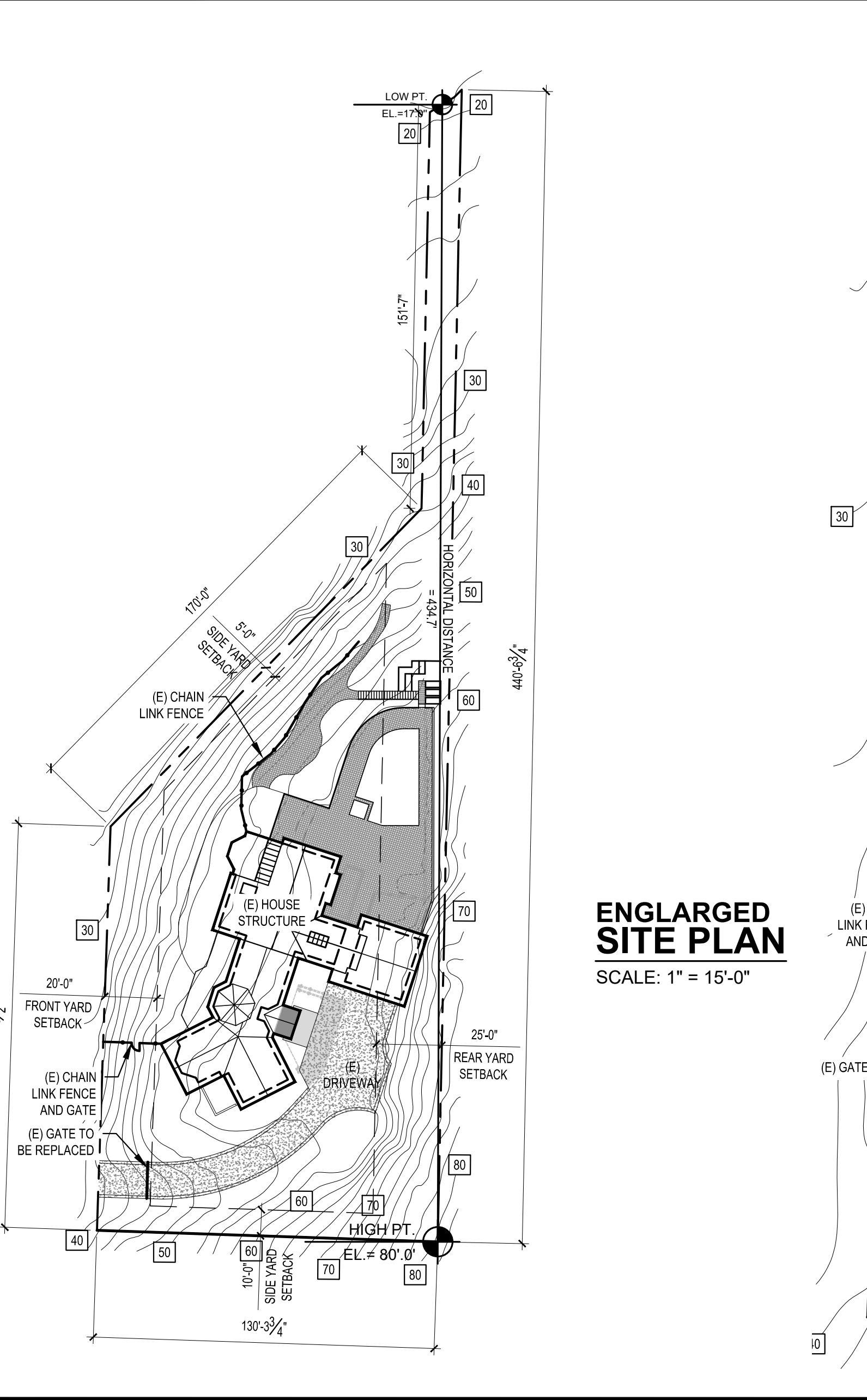
TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
b. DUCTS WITH A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

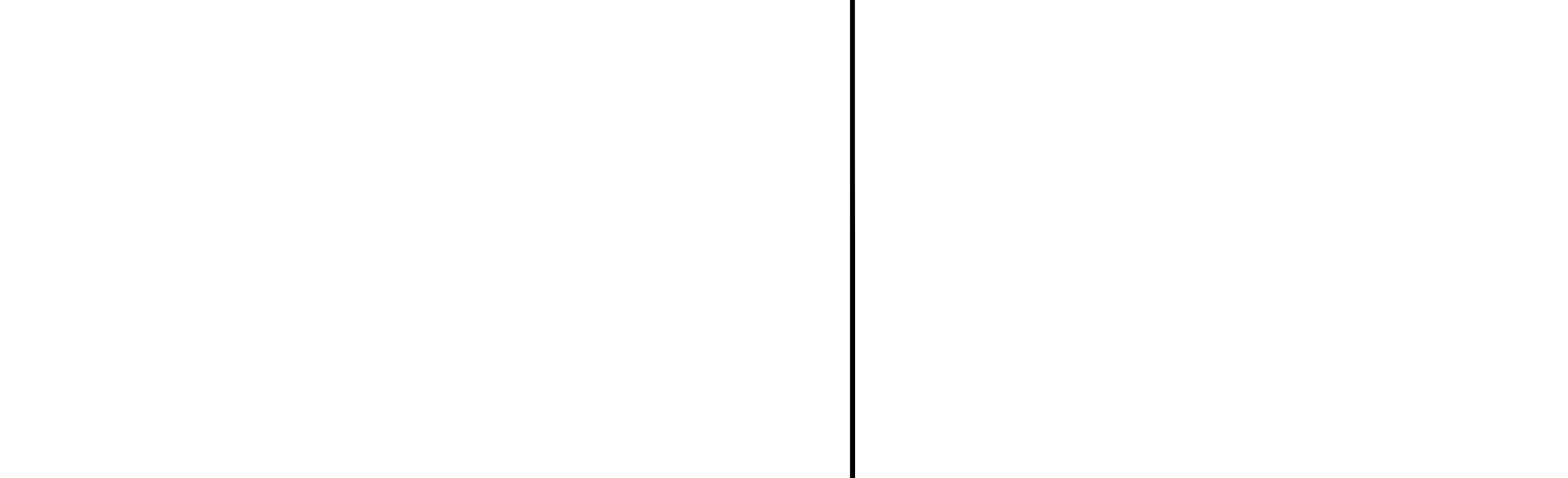
LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.
ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOTCANDLES AT 30" ABOVE THE FLOOR

PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

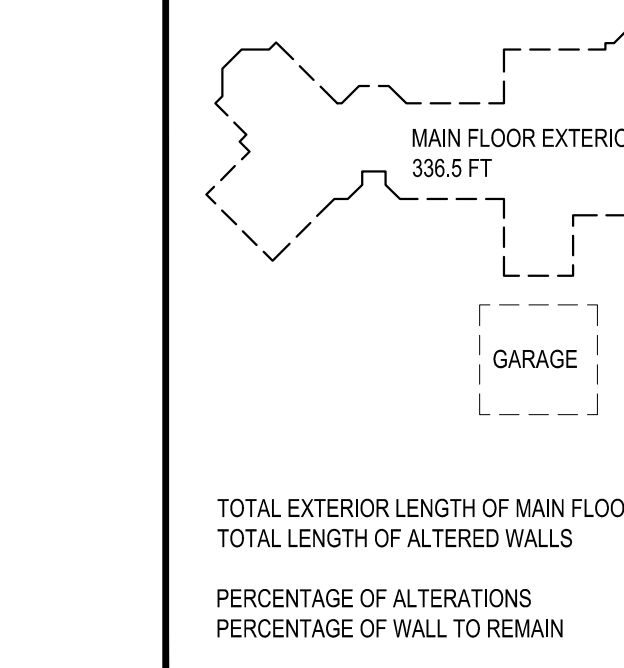
WHOLE HOUSE VENTILATION: WHOLE HOUSE VENTILATION SYSTEM:
a. EXISTING VENTILATION SYSTEM TO REMAIN.
b. SYSTEM SHALL HAVE A 3/8" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2
c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.



40% RULE DIAGRAM (NO SCALE)



VICINITY MAP



SHEET INDEX

A1.0	SITE PLAN AND PROJECT DATA
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A2.3	ENTRY ROOF SECTION AND DETAILS
A3.0	SITE PHOTOS

REVISIONS:

REVISIONS:	
PLOT DATE:	10/17/2023
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	A1.0

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 10/17/2023

STURMAN ARCHITECTS

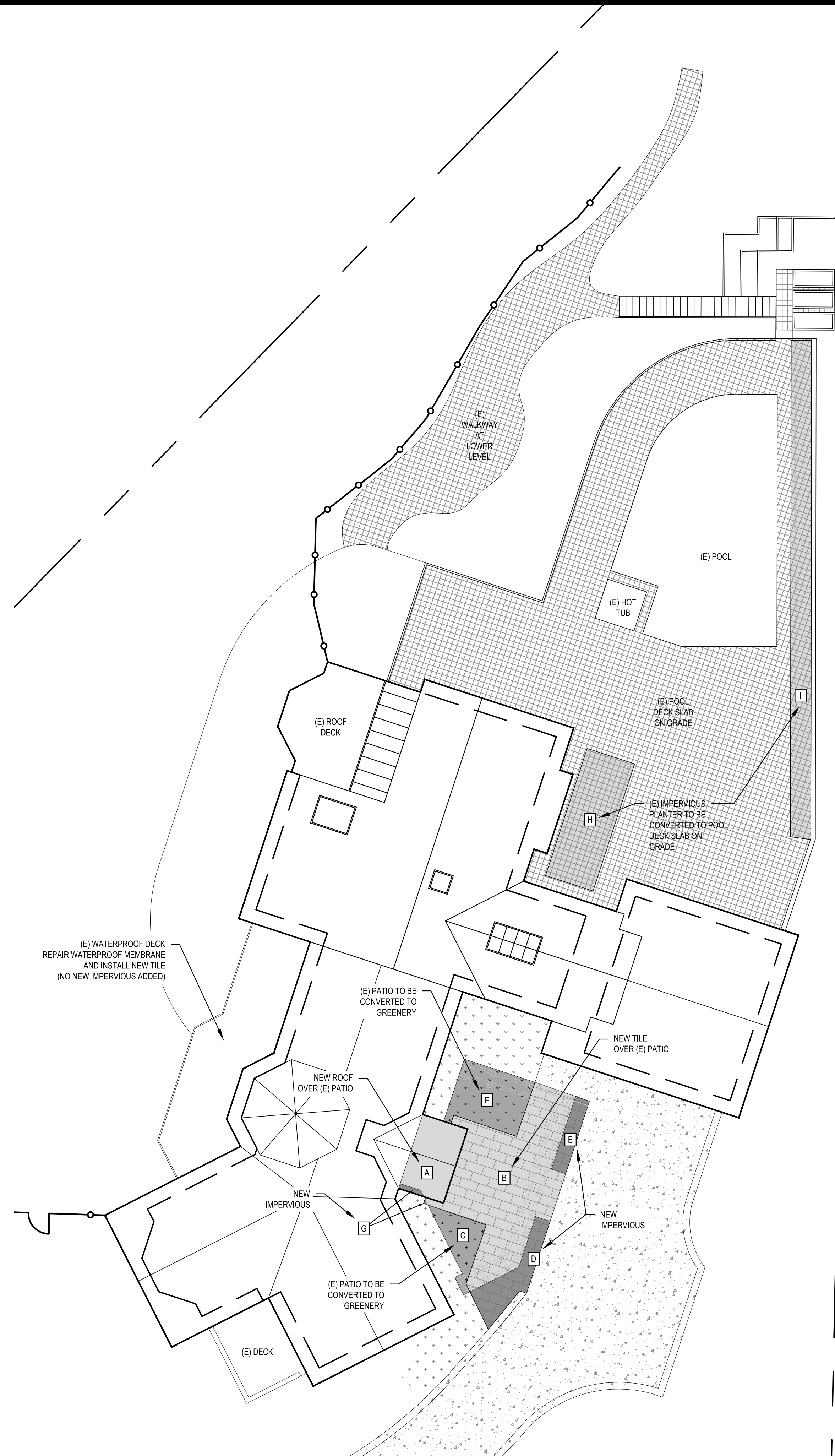
9 - 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY L. STURMAN
STATE OF WASHINGTON

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ONIEL RESIDENCE
8030 SE 20TH ST
MERCER ISLAND, WA 98040

SITE PLAN



PROPOSED IMPERVIOUS PLAN
SCALE: 1" = 10'-0"



LEGEND:

- AREA OF REPLACED IMPERVIOUS
- AREA OF NEW IMPERVIOUS
- AREA OF REMOVED IMPERVIOUS

PROPOSED ENTRY IMPERVIOUS PLAN

SCALE: 1/4" = 10'-0"

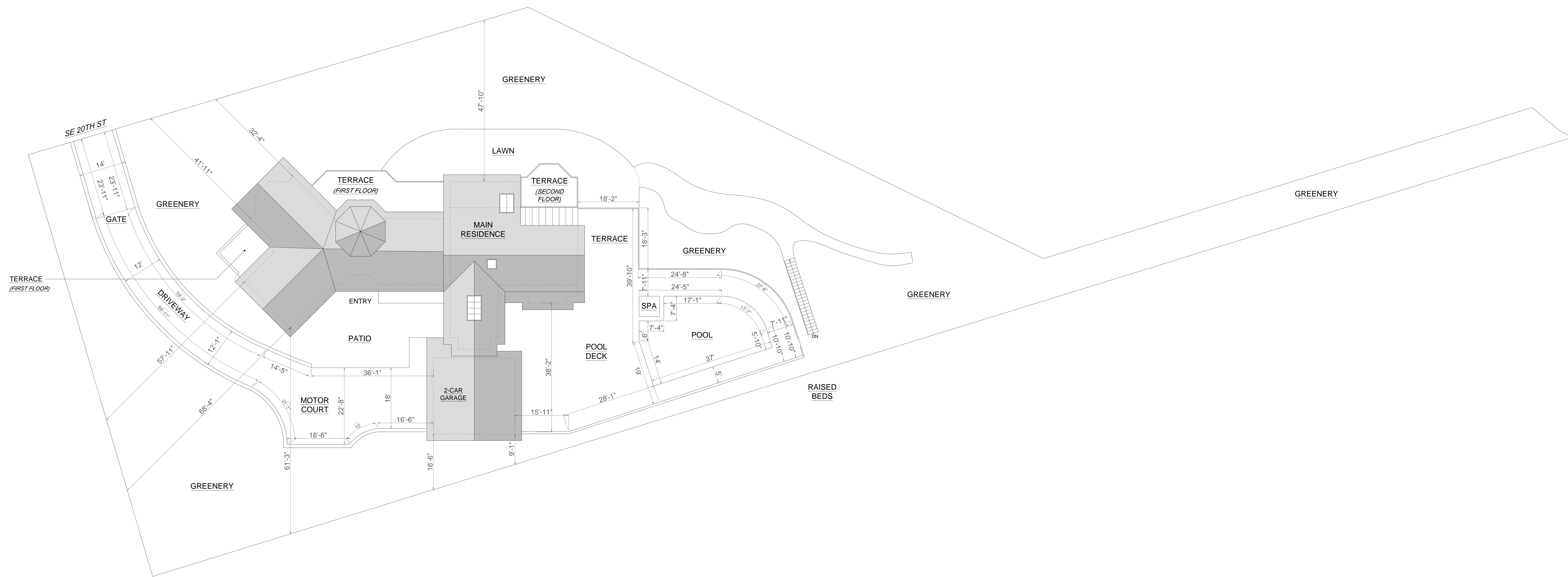
NET NEW IMPERVIOUS SURFACE		
REPLACED	NEW	REMOVED
748.3	83.20	135.00
NET TOTAL SF OF NEW AND REMOVED AREAS		
83.2-135=	-51.80	

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 10/17/2023

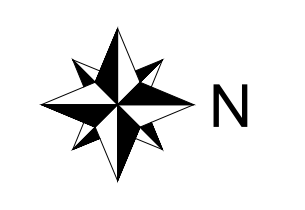
IMPERVIOUS PLAN

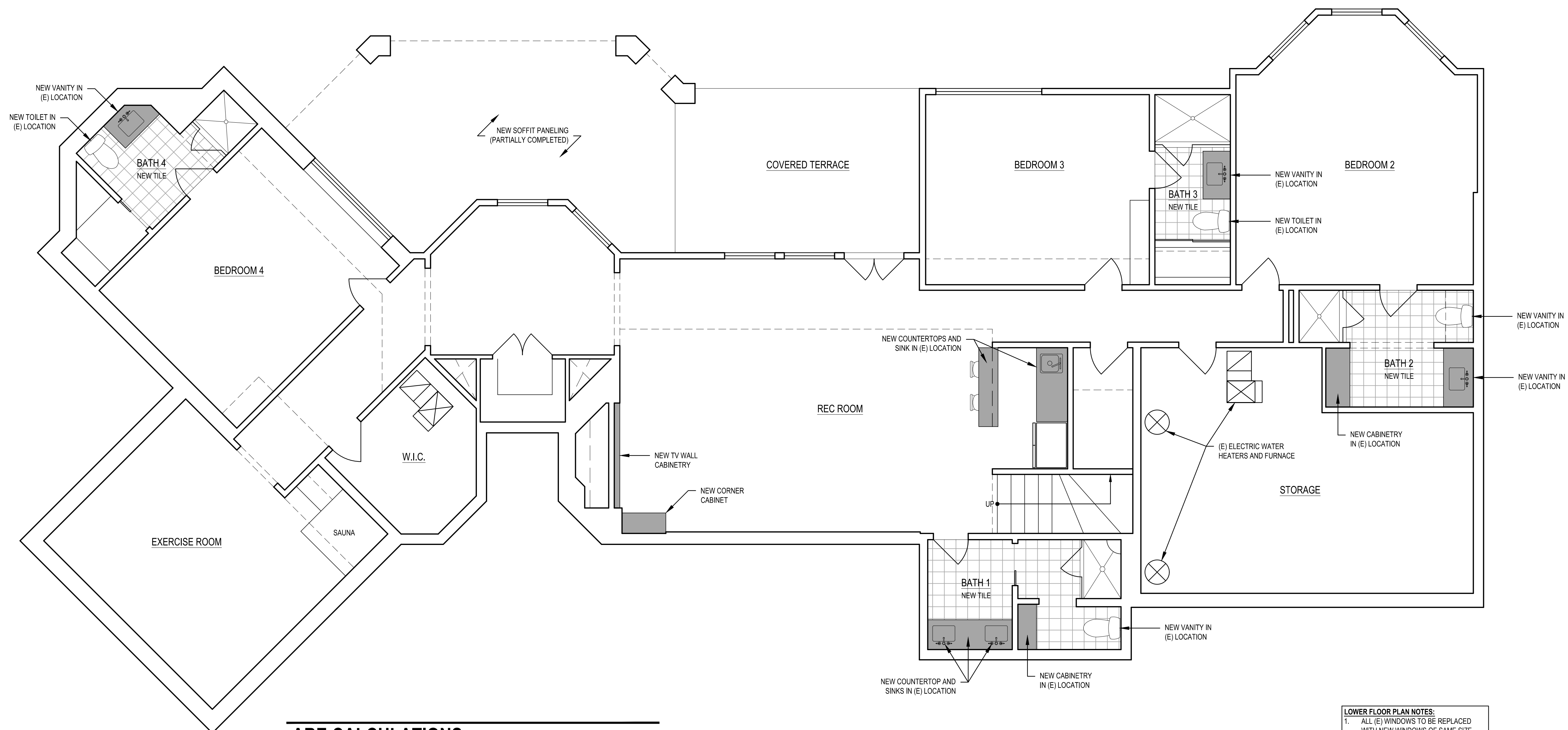
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PLOT DATE: 10/17/2023
DRAWN BY: JM
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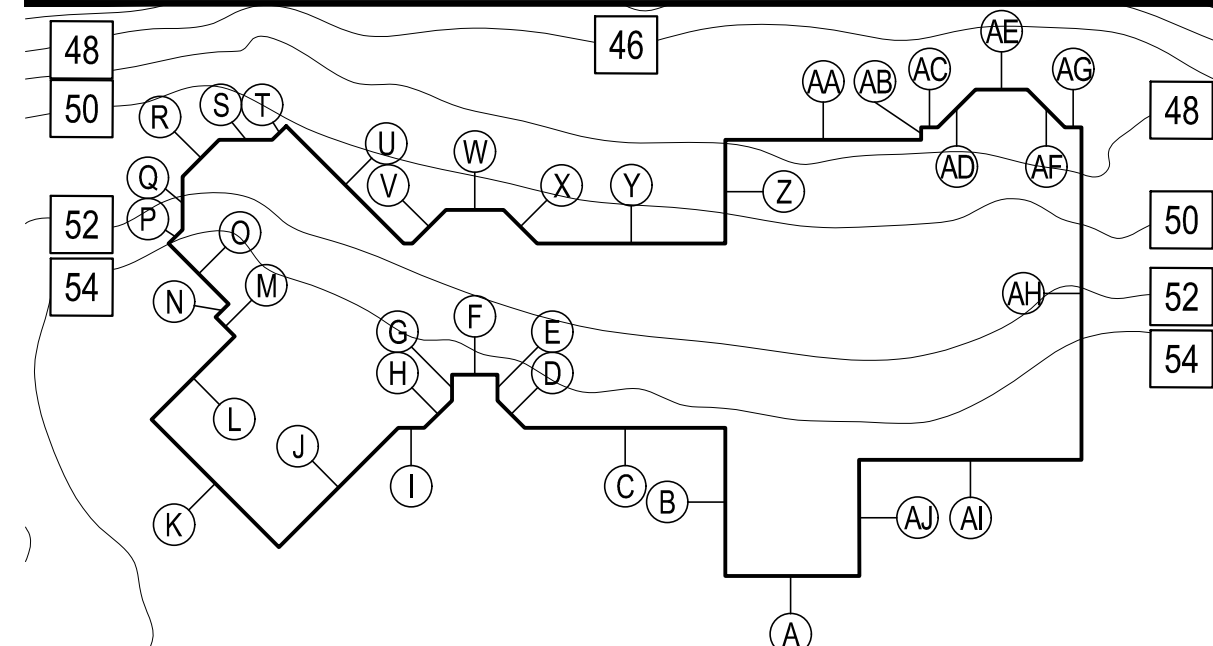


SITE PLAN
SCALE: 3/32"=1'-0"





ABE CALCULATIONS NO SCALE



AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	14.20	55.00	781.00
B	15.70	54.50	855.65
C	21.30	54.10	1152.33
D	4.00	54.10	216.40
E	2.80	54.10	151.48
F	4.80	54.10	259.68
G	2.80	54.10	151.48
H	4.00	54.10	216.40
I	2.80	54.10	151.48
J	17.80	54.50	970.10
K	19.10	54.30	1037.13
L	12.50	54.40	680.00
M	2.80	54.20	151.76
N	2.00	54.20	108.40
O	9.00	54.10	486.90
P	2.00	53.90	107.80
Q	5.70	52.10	296.97
R	5.50	51.00	280.50
S	5.70	50.80	289.56

T	2.00	80.20	160.40
U	17.70	50.50	893.85
V	5.00	50.50	252.50
W	6.00	50.50	303.00
X	5.00	50.50	252.50
Y	20.00	50.50	1010.00
Z	11.00	49.10	540.10
AA	20.80	47.90	996.32
AB	1.40	47.90	67.06
AC	1.80	47.90	86.22
AD	5.70	47.00	267.90
AE	5.50	47.90	263.45
AF	5.70	47.00	267.90
AG	1.80	47.10	84.78
AH	35.30	52.10	1839.13
AI	23.60	54.30	1281.48
AJ	12.30	54.50	670.35
	335.10	1897.10	17581.96
17581.96	52.47	Average Building Elevation	
335.10			

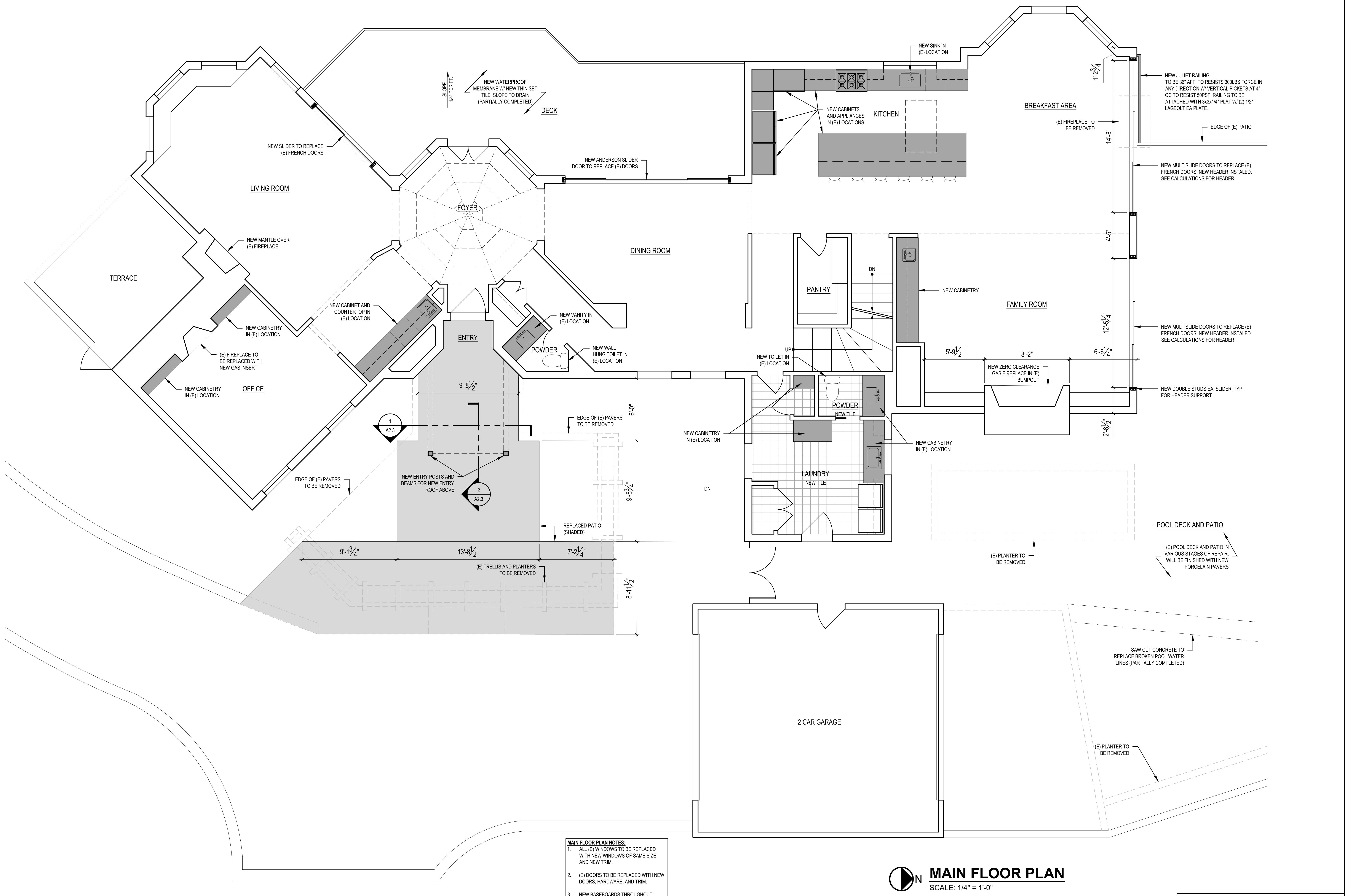
LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LOWER FLOOR PLAN NOTES:**
1. ALL (E) WINDOWS TO BE REPLACED WITH NEW WINDOWS OF SAME SIZE AND NEW TRIM.
 2. (E) DOORS TO BE REPLACED WITH NEW DOORS, HARDWARE, AND TRIM.
 3. NEW BASEBOARDS THROUGHOUT
 4. (E) CAN LIGHTS TO BE REPLACED WITH NEW LED FIXTURES
 5. NEW NYLON CARPET INSTALLED THROUGHOUT U.N.O..

REVISIONS:

NO.	DATE	DESCRIPTION

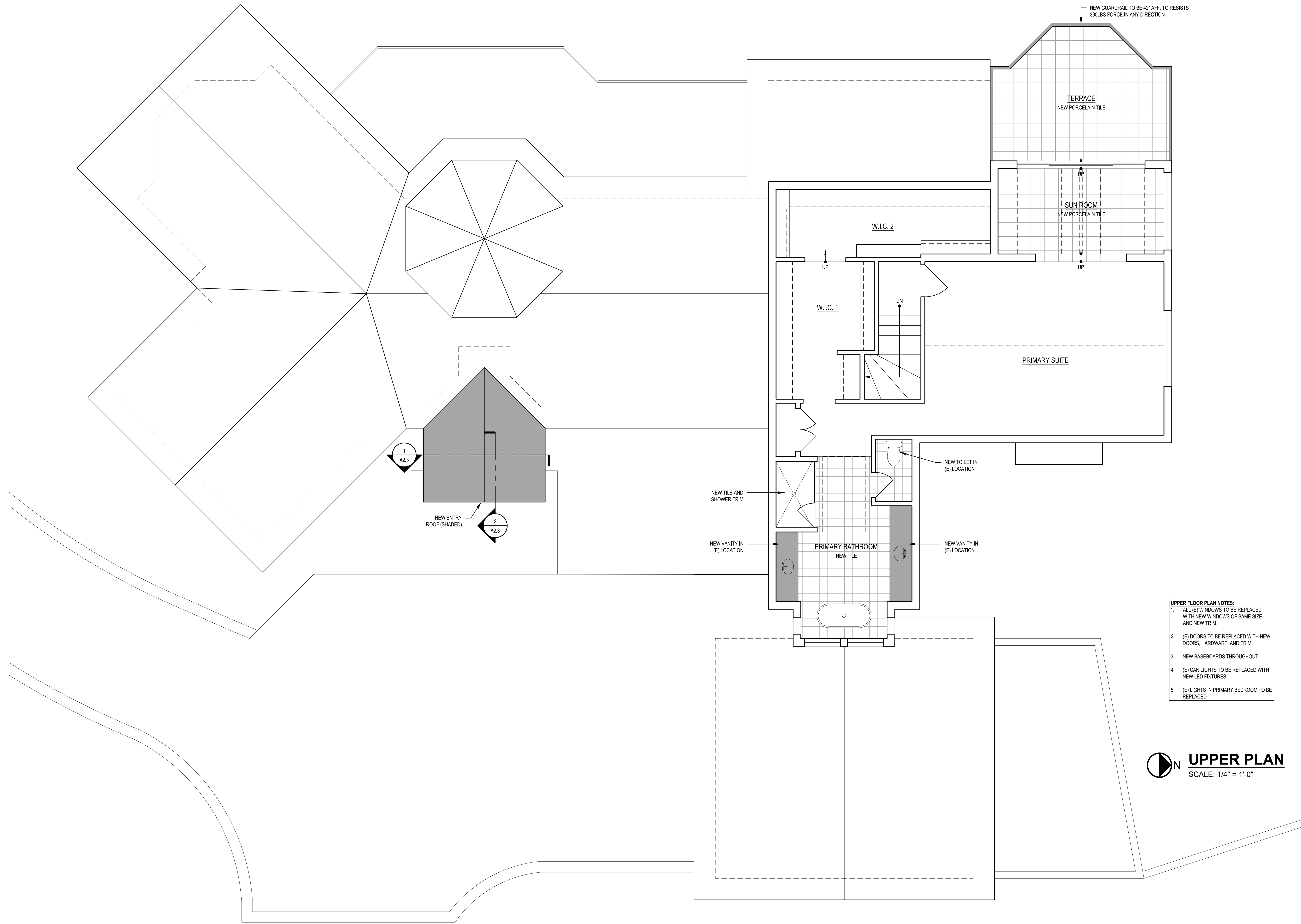
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DRAWN BY: JM
CHECKED BY: BJS



- MAIN FLOOR PLAN NOTES:**
- ALL (E) WINDOWS TO BE REPLACED WITH NEW WINDOWS OF SAME SIZE AND NEW TRIM.
 - (E) DOORS TO BE REPLACED WITH NEW DOORS, HARDWARE, AND TRIM.
 - NEW BASEBOARDS THROUGHOUT
 - (E) CAN LIGHTS TO BE REPLACED WITH NEW LED FIXTURES

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 10/17/2023



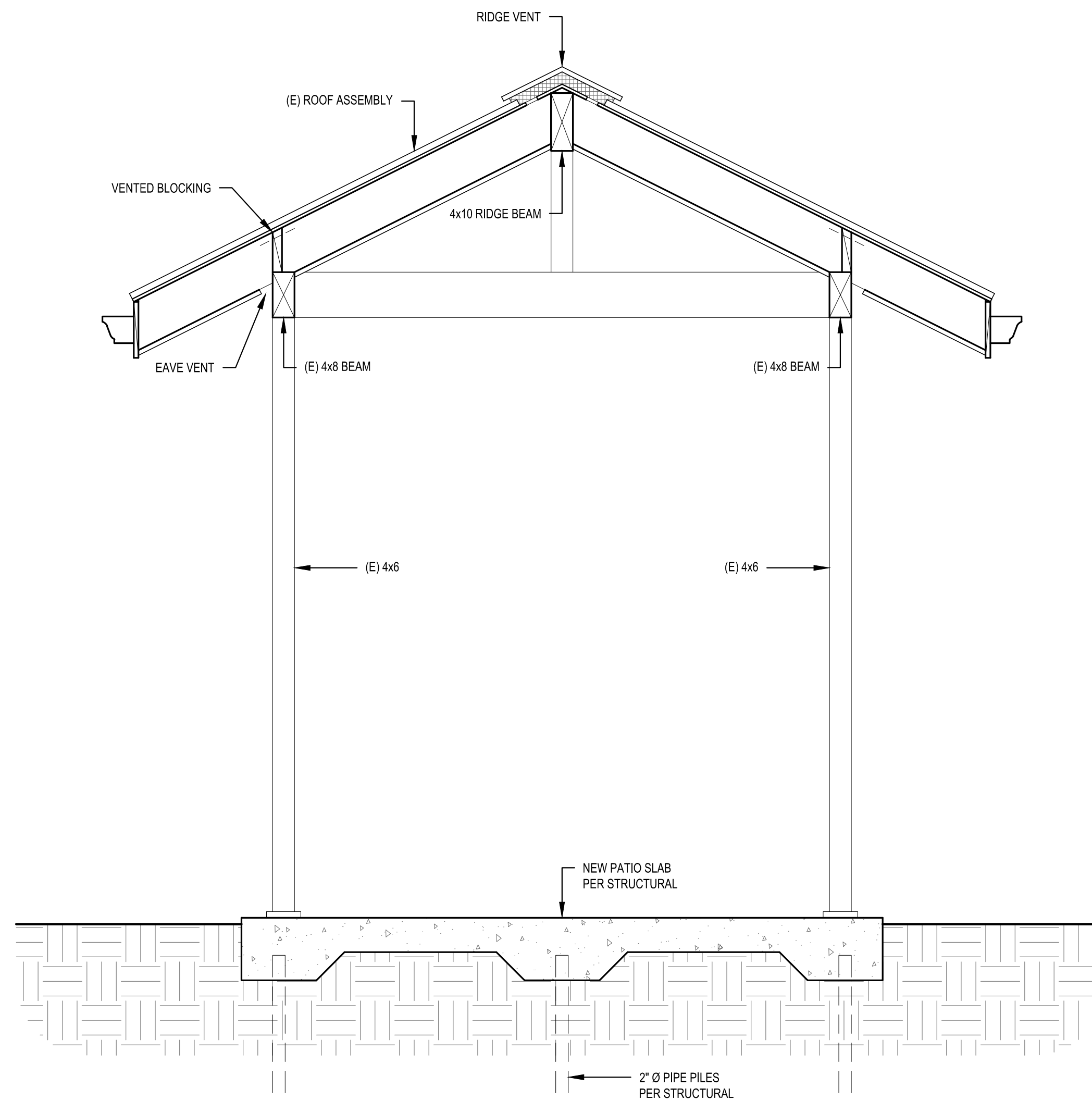
- UPPER FLOOR PLAN NOTES:**
1. ALL (E) WINDOWS TO BE REPLACED WITH NEW WINDOWS OF SAME SIZE AND NEW TRIM.
 2. (E) DOORS TO BE REPLACED WITH NEW DOORS, HARDWARE, AND TRIM.
 3. NEW BASEBOARDS THROUGHOUT
 4. (E) CAN LIGHTS TO BE REPLACED WITH NEW LED FIXTURES
 5. (E) LIGHTS IN PRIMARY BEDROOM TO BE REPLACED

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

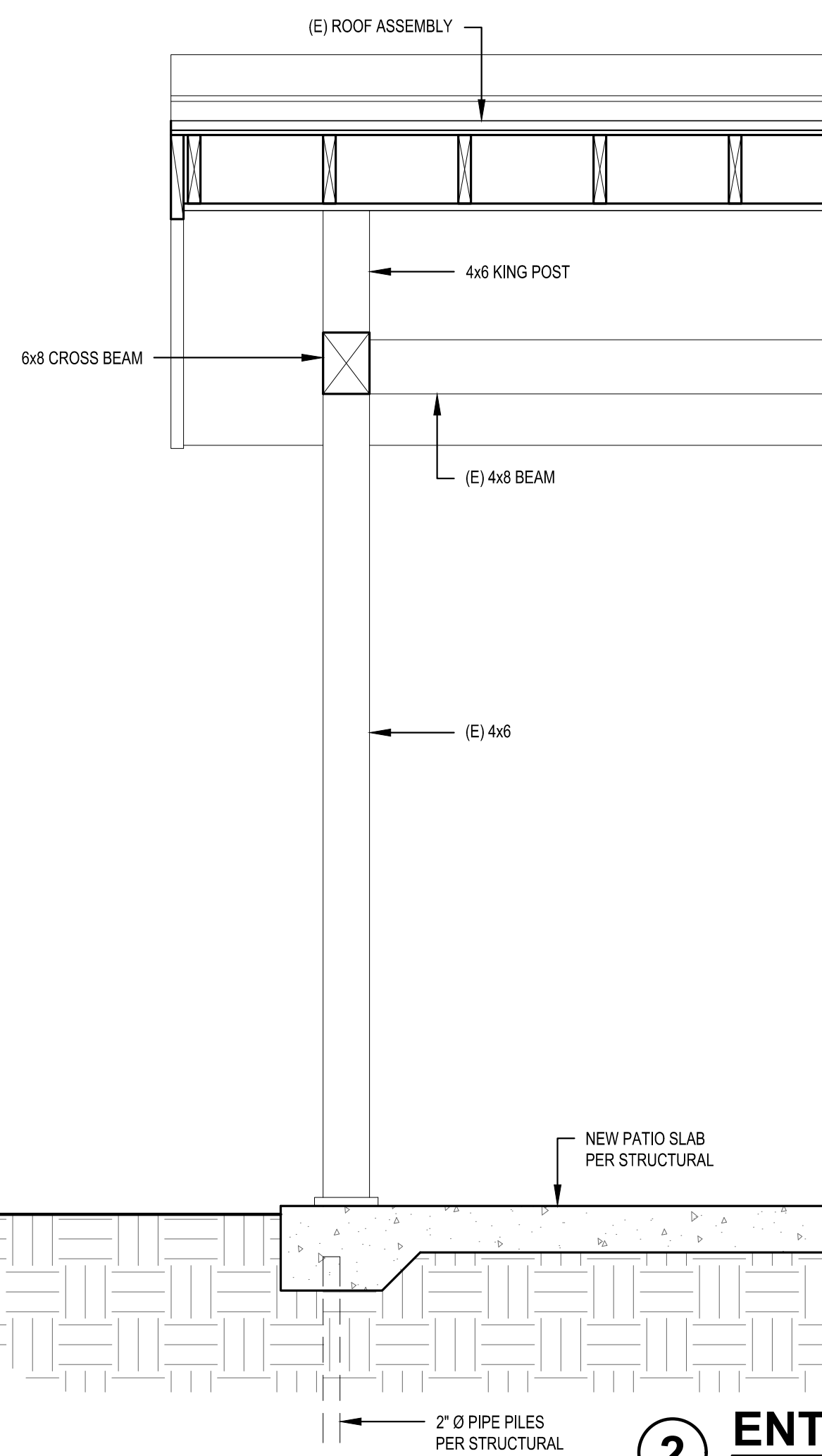
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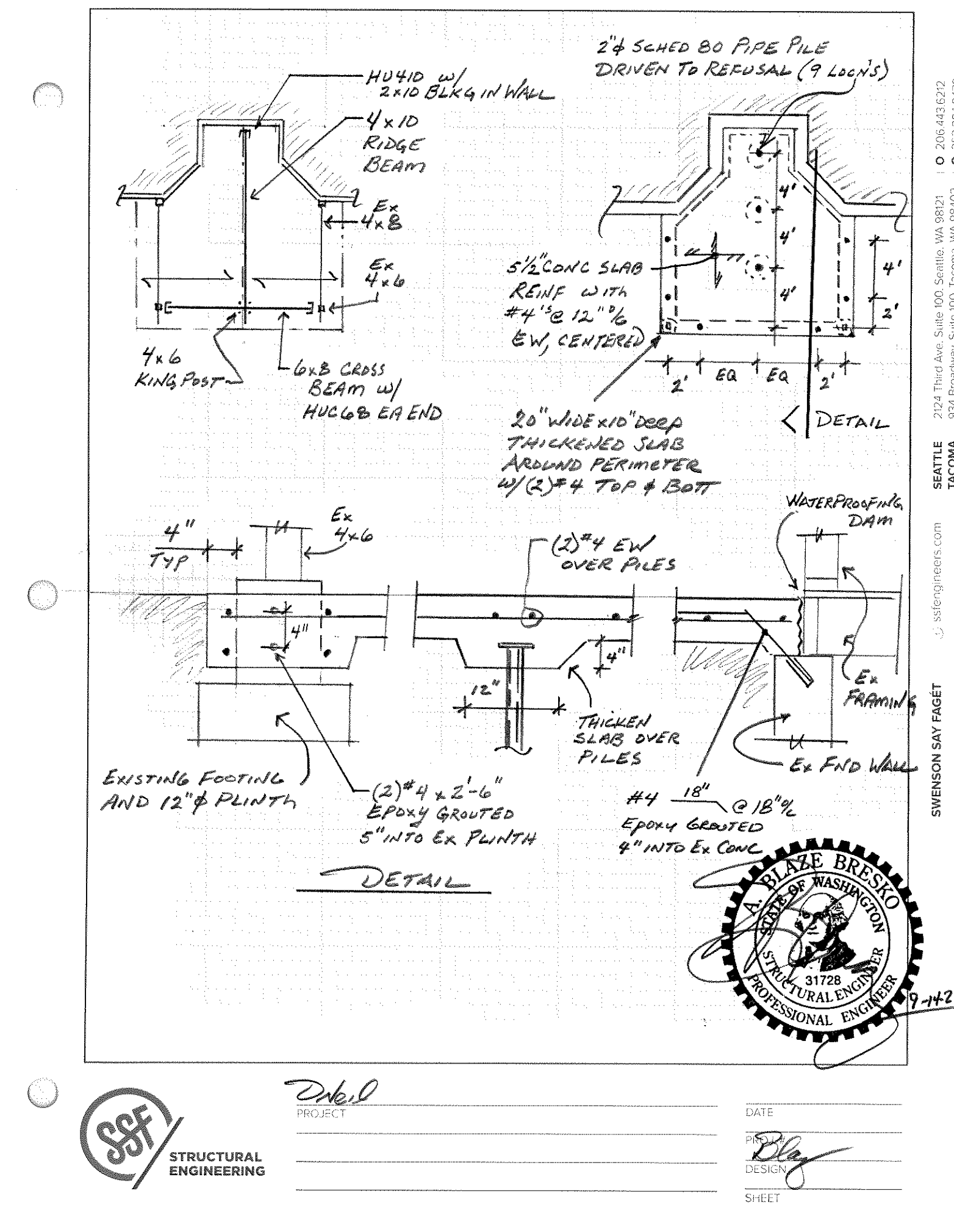
PLOT DATE: 10/17/2023
DRAWN BY: JM
CHECKED BY: BJS



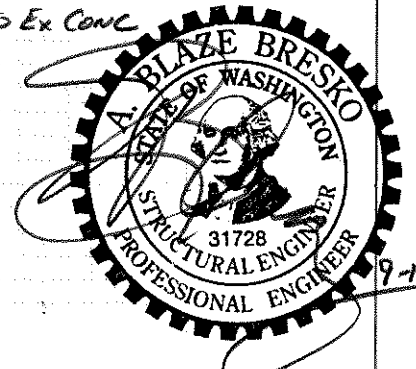
1 ENTRY SECTION
SCALE: 1/4" = 1'-0"



2 ENTRY SECTION
SCALE: 1/4" = 1'-0"



SEATTLE 2024 Third Ave, Suite 500, Seattle, WA 98102
TACOMA 957 Broadway, Suite 100, Tacoma, WA 98402
SWENSON SAY FAGET
U.S. 509.929.0000
www.sstneng.com



DATE: _____
PROJECT: _____
SHEET: _____

REVISIONS:

PLOT DATE: 10/17/2023
DRAWN BY: JM
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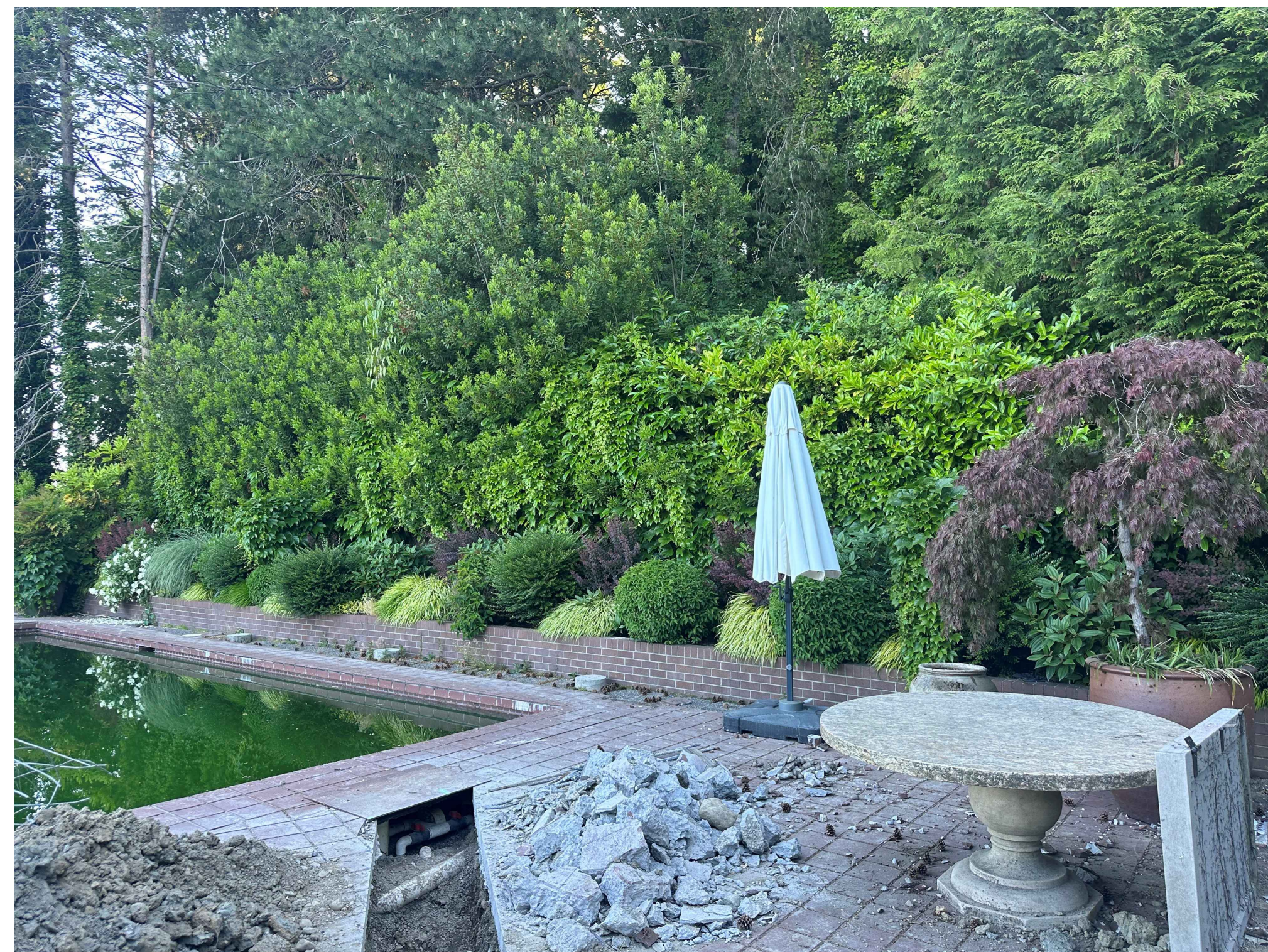
REMOVED ENTRY PAVERS



NEW ENTRY ROOF



POOL AND PATIO REPAIR



**BEFORE
POOL PLANTER**



**AFTER
POOL PLANTER**

REVISIONS:	
1	
2	
3	
4	
5	

PLOT DATE: 10/17/2023
 DRAWN BY: JM
 CHECKED BY: BJS

SHEET
A3.0

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
 A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 10/17/2023