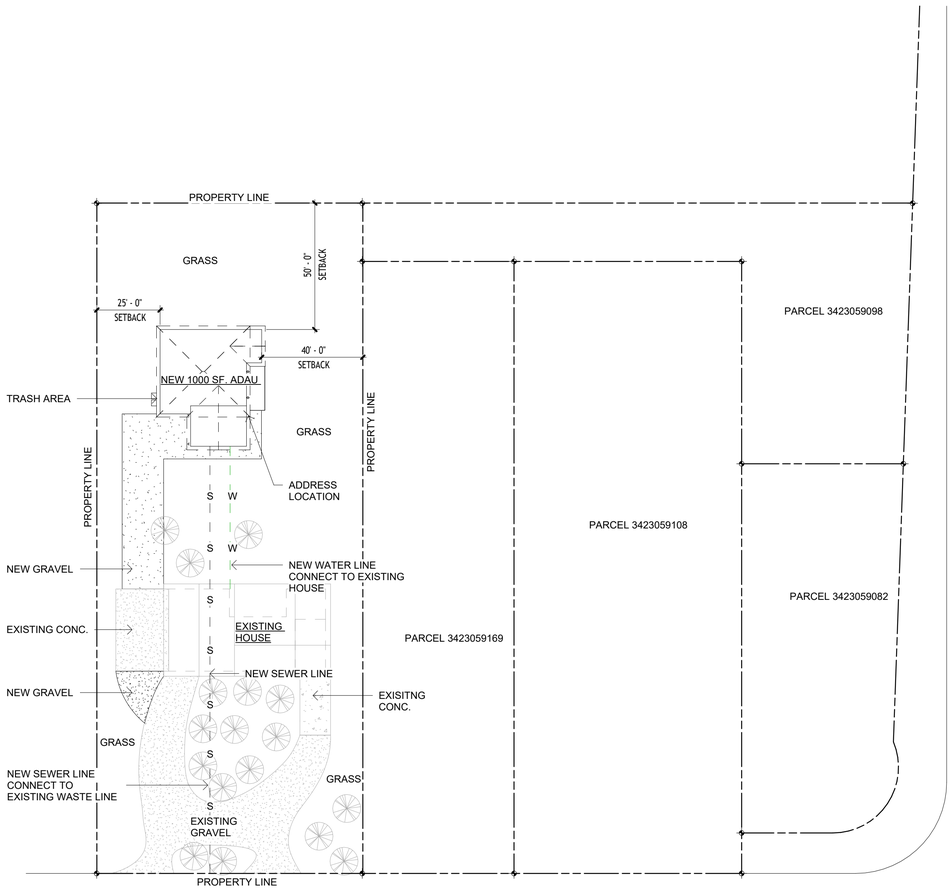

104TH AVE SE

SE 192ND ST

104TH AVE SE

LEGEND

EXISTING

NEW

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREA:

EXISTING HOUSE:	1,480	SF
EXISTING CONC. PAD:	500	SF
EXISTING CONCRETE:	280	SF
EXISTING GRAVEL:	2,780	SF

TOTAL EXISTING IMPERVIOUS SURFACE AREA:

1,480 SF + 500 SF + 280 SF + 2,780 SF = 5,040 SF

NEW IMPERVIOUS SURFACE AREA:

NEW ADA USE AREA:	1,000	SF
NEW GRAVEL:	1,660	SF
NEW GARAGE:	350	SF

TOTAL NEW IMPERVIOUS SURFACE AREA:

5,240 SF (EXISTING) + 3,010 SF (NEW) = 8,250 SF

SUMMARY:

TOTAL EXISTING IMPERVIOUS SURFACE AREA:	5,040	SF
TOTAL NEW IMPERVIOUS SURFACE AREA:	3,010	SF
TOTAL IMPERVIOUS SURFACE AREA AFTER NEW CONSTRUCTION:	8,050	SF
LOT SIZE: LOT SIZE:	27,007	SF
IMPERVIOUS SURFACE PERCENTAGE:	29%	

N

1 SITE PLAN
1" = 30'-0"

104TH AVE SE

13836 SE 192ND ST, RENTON WA 98058

OWNER

MILES
TEL: (253) 324-3798

CODE DATA

PROJECT NAME:	NEW 1000 SF ADU W/ 340 GARAGE
PARCEL #:	342305-9091
PROPERTY ADDRESS:	13836 SE 192ND ST, RENTON WA 98058
CITY:	RENTON
ZIP CODE:	98058
LOCAL JURISDICTION:	KING COUNTY
CODE UTILIZED:	2021 INTERNATIONAL RESIDENCE CODE 2021 WASHINGTON STATE ENERGY CODE

INDEX

SHEET #	DRAWING DESCRIPTION
ARCHITECTURE	SHEET
• A100	COVER, SITE PLAN
• A101	PROPOSED FLOOR PLAN
• A102	BUILDING ELEVATIONS
• A103	FOUNDATION & ROOF FRAMING
• A104	BUILDING SECTIONS & DETAILS

PROJECT DESCRIPTION

NEW 1,000 SF ADAU WITH 340 SF GARAGE

STRUCTURAL ENGINEER

JESSE LANDERS CONSULTING ENGINEER

(360) 909-7292

PROPERTY CHARACTERISTICS

ZONING:	R6
WATER:	WATER DISTRICT
SEWER/SEPTIC:	PRIVATE
ROAD ACCESS:	PUBLIC
PARKING:	ADEQUATE
STREET SURFACE:	PAVED

GENERAL DESCRIPTION

HIGHEST & BEST USE AS IF VACANT:	SINGLE FAMILY
HIGHEST & BEST USE AS IMPROVED:	PRESENT USE
PRESENT USE:	SINGLE FAMILY
LAND SQFT:	27,007
ACRES:	0.62

EXISTING HOUSE:

BUILDING NUMBER:	1
YEAR BUILT:	1942
YEAR RENOVATED:	0
STORIES:	1
LIVING UNITS:	1
GRADE:	6 LOW AVERAGE
1ST FLOOR:	1,480

VACINITY MAP

N

0 4' 8' 16'
0 2"

EMERALD ARCHITECTURAL INNOVATIONS

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Tacoma, WA 98403
Phone: 206-510-4163
e-mail: Ayoub@emeraldarchitecture.com

Address:

Phone:
e-mail:

No.	Description	Date

NEW 1000 SF ADU

13836 SE 192ND ST,
RENTON WA 98058

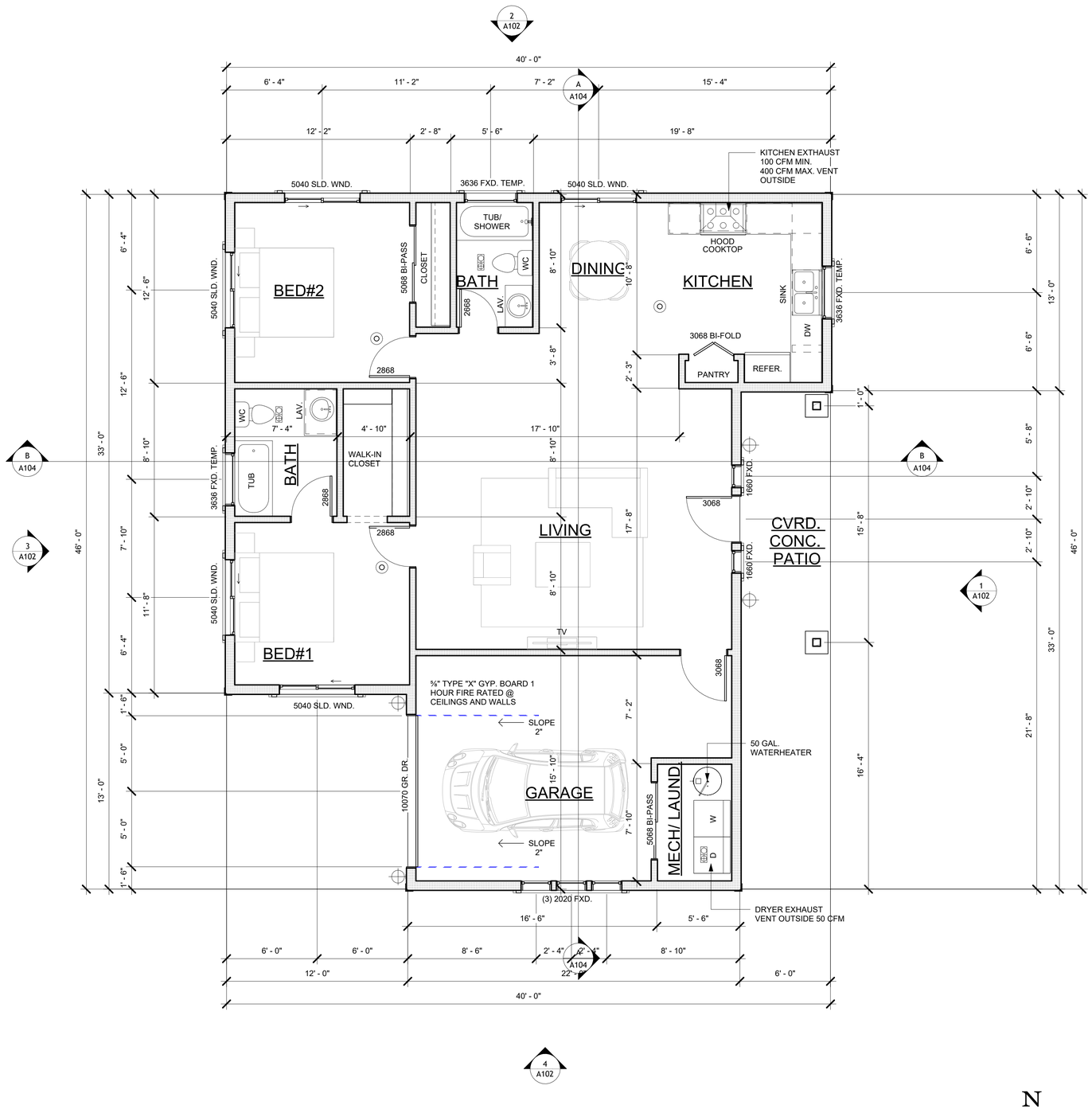
SITE PLAN

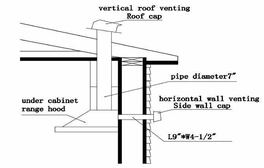
PROJECT PARCEL Project Number

DATE Issue Date

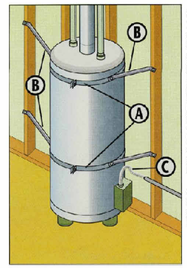
A100

SCALE 1" = 30'-0"





Do not cut a joist or stud unless it is absolutely necessary to do so. If you need to cut a joist or stud, you must build a support Framework, hardware supplied can secure the hood to most walls and ceilings. However, you should ask a qualified technician to check the strength of materials depending on the type of wall or ceiling. Before cutting, make sure there is



Wrap a 1-1/2-inch-wide, 16-gauge-thick metal strap (A) around the top of the water heater and bolt the ends together. Do the same about 1/3 of the way up the side of the water heater. Take four lengths of EMT electrical conduit, each no longer than 30 inches. Flatten the ends. Bolt one end to the metal strap as shown (B). Screw the other end to a 2-inch by 4-inch stud in the wall using a 5/16-inch by 3-inch lag screw. Be sure a flexible pipe (C) is used to connect the gas supply to the heater.

Additionally, you can find strap kits at hardware stores and online with all of these items and complete instructions.

HIGH EFFICENCY HVAC EQUIPTMENT 3D:

DUCTLESS SPLIT SYSTEM HEAT PUMPS. ZONAL CONTROL:
IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, DUCTLESS HEAT PUMP SYSTEMSHALL BE INSTALLED & PROVIDE HEATING TO THE LARGET ZONE OF THE HOUSE UNIT.

ENERGY CREDIT 5a: - .5 CREDIT

EFFICIENT WATER HEATING 5a:
ALL SHOWERHEEDAD & KITCHEN SINK FAUCETS INSTALL IN THE HOUSE SHALL BE RATED @ 1.75 GPM OR LESS ALL OTHER.
LAVORTY FAUCETS SHALL BE RATED @ 1.0 GPM OR LESS TO QUALIFY.
TO CLAIM THIS CREDIT. THE BUILDING PERMIT DRAWINGS SHALL SPECIFY.
THE OPTION BEING SELECT & SHALL SPECIFY THE MAXIMUM FLOW RATES.
FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS & OTHER LAVATORY FAUCETS.

ENERGYCODE NOTE:

WALLS
PER ENERGY CREDIT OPTION 1C, NEW EXTERIOR WALLS SHALL HAVE R-12 CONTINUOUS INSULATION IN ADDITION TO THE R-21 CAVITY INSULATION/ CORNERS AND HEADERS SHALL BE INSULATE AND THE JUNCTION OF THE FONDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP EXTERIORWALLS SHALL BE SEALED.

ROOF
PER ENERGY CREDIT OPTION 1C, R-49 SPARAY FOAM INSULATION CONTINUOS TO THE EXTERIOR EDGE OF THE EXTERIOR WALLS. UNVENTED ENCLOSED RAFTER ASSEMBLIES WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

WINDOWS/DOORS
PER ENERGY CREDIT OPTION 1C. WINDOWS AND DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30/ THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND RAMING SHALL SEALED.

FLOOR
R-10 RIGID INSULATION SAHLL BE PLACED ON THE OUTSIDEOF THE FOUNDATION OR ON TEH INSIDE OF THE FOUNDATION WALL. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP THE SLAB FOR A MINIMUM DISTANCE OF 2 FEET ORTOT HE TOP OF FOOTING, WHICEVER IS LESS. PER ENERGY CREDIT OPTION 1C. R-10 RIGID INSULATION IS REQUIRED UNDER THE ENTIRE SLAB BENEATH CONDITIONED SPACES.
LIGHTING
A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING MUST BE HIGH-EFFICIENCY LAMPS.

1 1st FLOOR PLAN
1/4" = 1'-0"

LEGEND

110V
COMBO — SMOKE & CO COMBO ALARM

LIGHT/FAN 50 CFM

N

EMERALD ARCHITECTURAL INNOVATIONS

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e-mail: Ayoub@emeraldarchitecture.com

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No.	Description	Date

NEW 1000 SF ADU

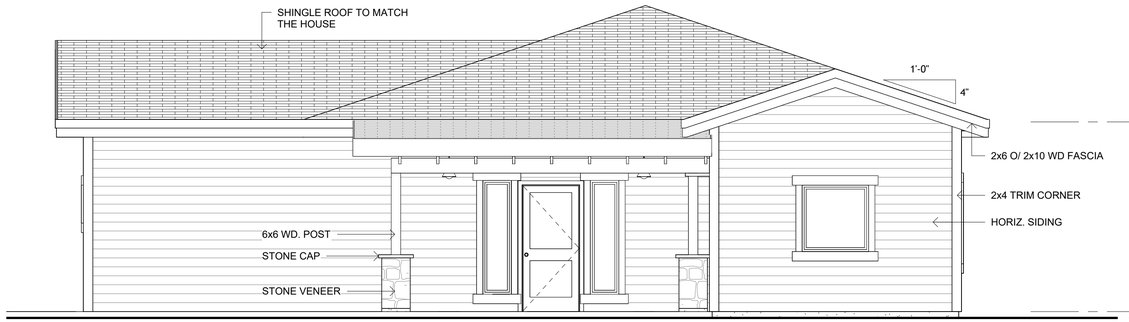
13836 SE 192ND ST,
RENTON WA 98058

PROPOSED FLOOR PLAN

PROJECT PARCEL — Project Number
DATE — Issue Date

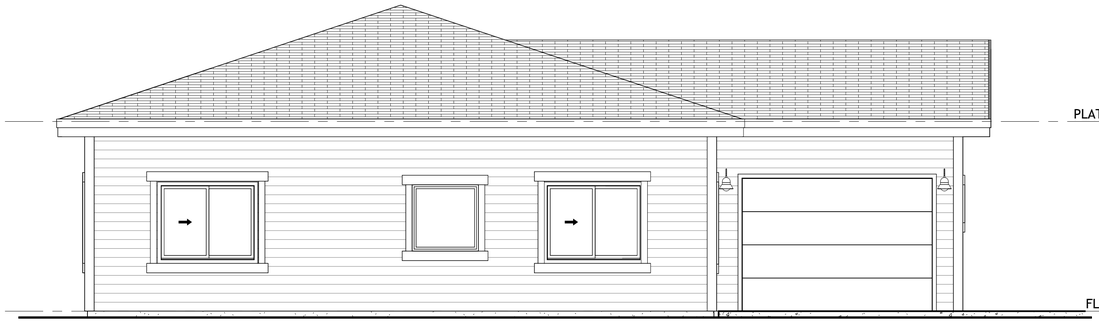
A101

SCALE 1/4" = 1'-0"

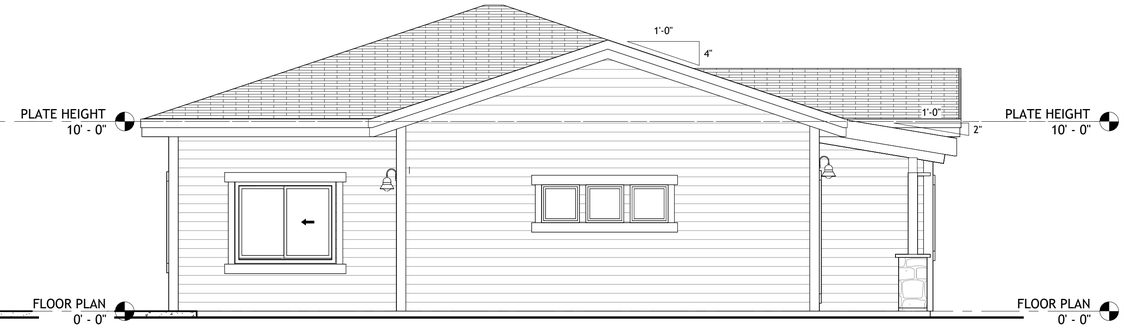


1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"

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No.	Description	Date

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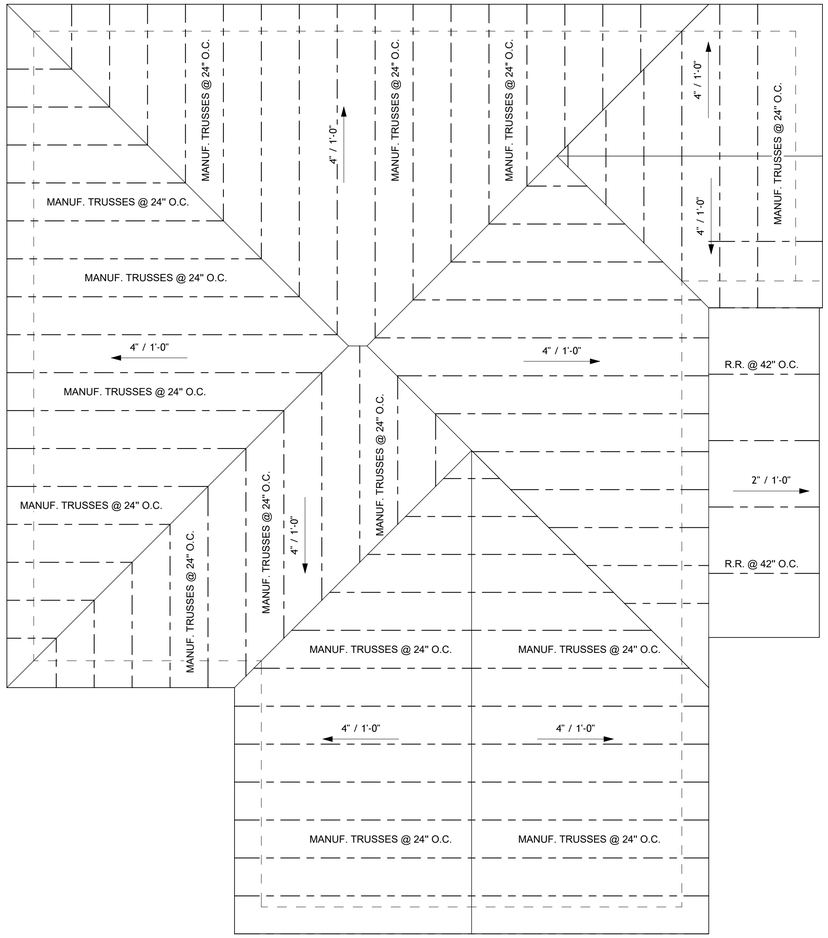
RENTON WA 98058

BUILDING ELEVATIONS

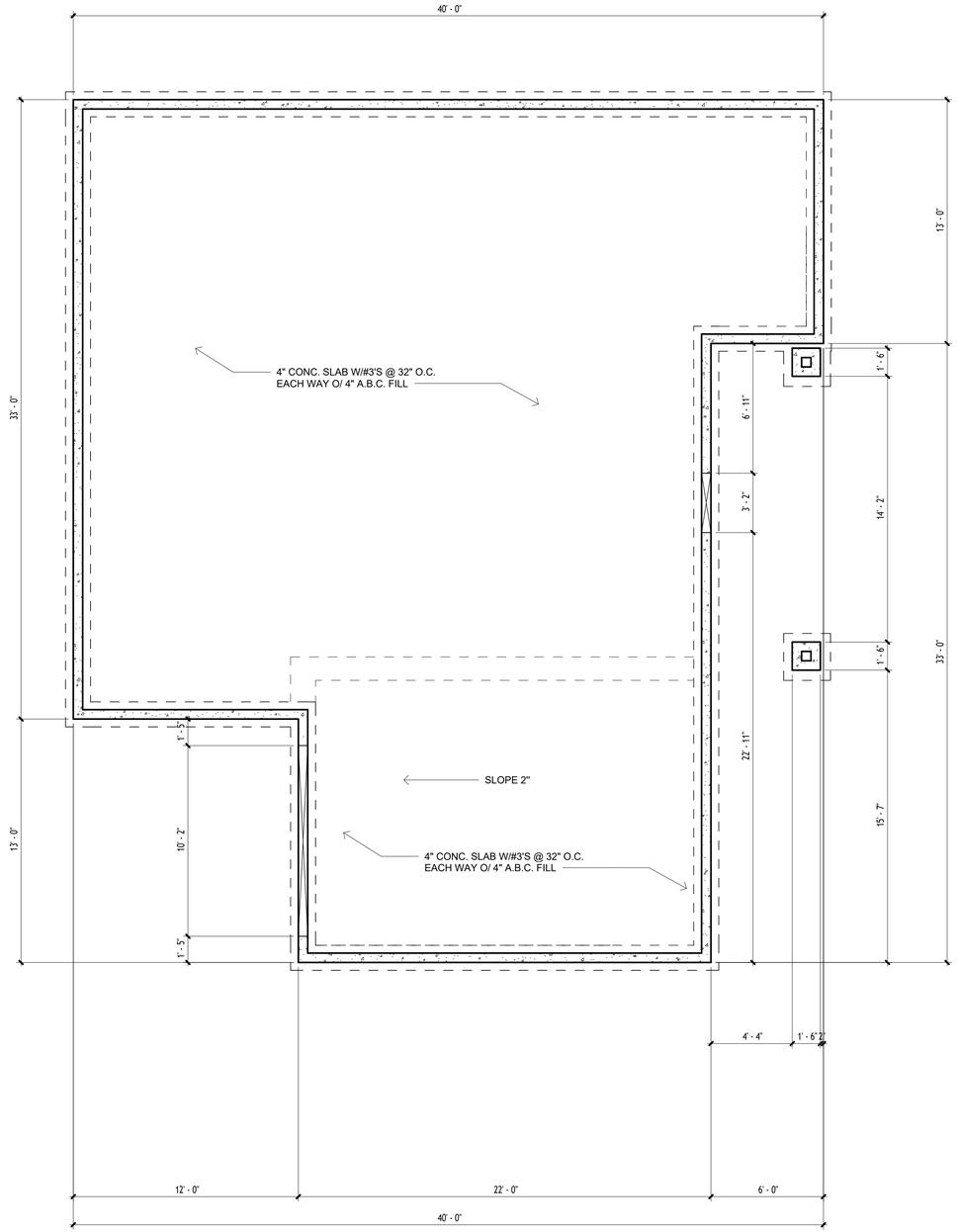
PROJECT PARCEL Project Number
DATE Issue Date

A102

SCALE 1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"



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NEW 1000 SF ADU

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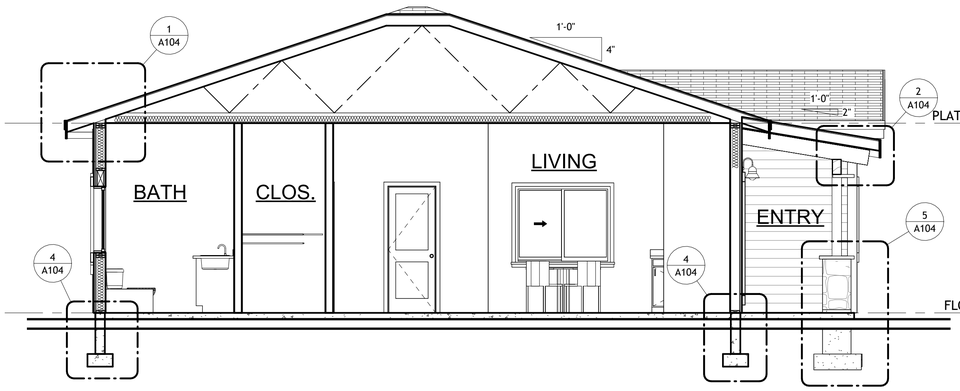
FOUNDATION & ROOF FRAMING PLAN

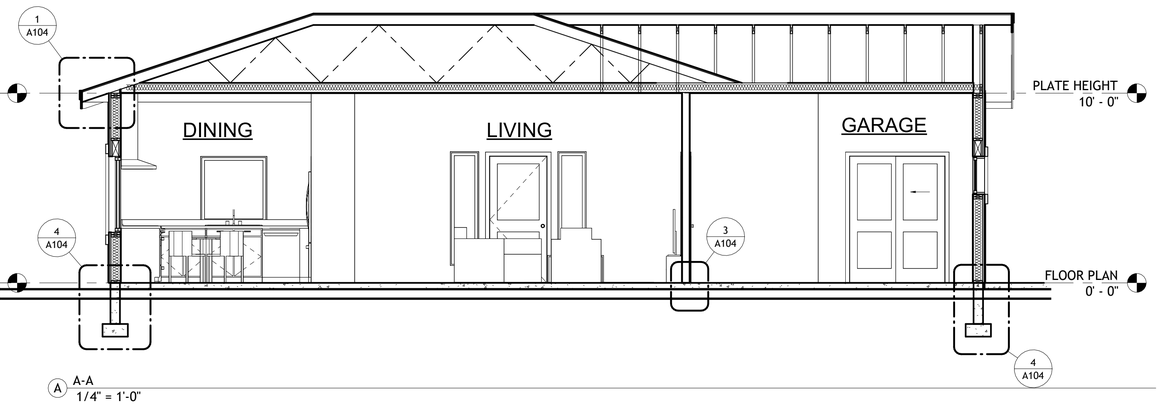
PROJECT PARCEL — Project Number
DATE — Issue Date

A103

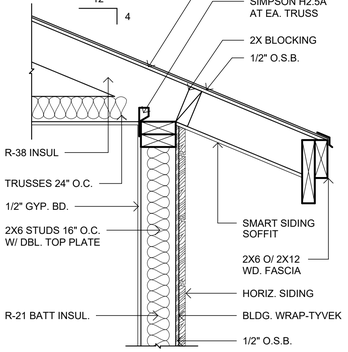
SCALE 1/4" = 1'-0"



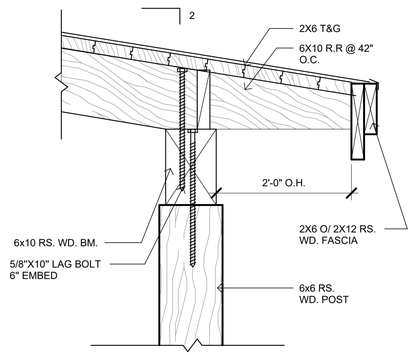
B B-B
1/4" = 1'-0"



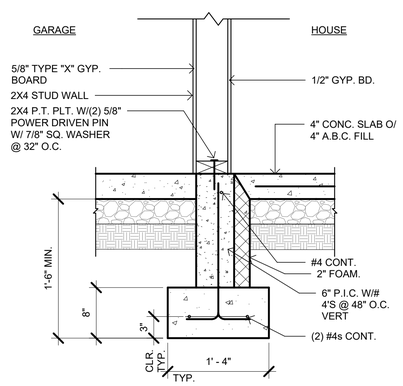
A A-A
1/4" = 1'-0"



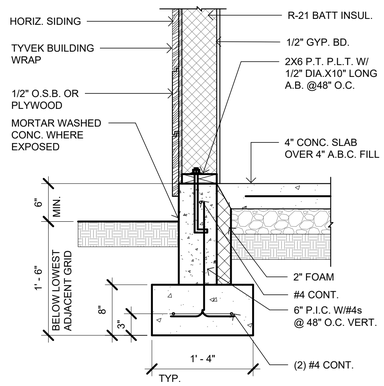
1 ROOF DETAIL
1" = 1'-0"



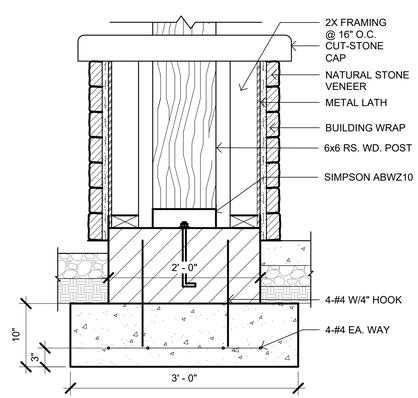
2 ENTRY ROOF DETAIL
1" = 1'-0"



3 GARAGE / LIVING WALL DETAIL
1" = 1'-0"



4 EXTERIOR WALL DETAIL
1" = 1'-0"



5 COLUMN DETAIL
1" = 1'-0"

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BUILDING SECTION & DETAILS

PROJECT PARCEL Project Number
DATE Issue Date

A104

SCALE As indicated