

Permit #: C1805-007
 Site Address: 2330 BAYVIEW PL
 Owner: GIBSON RYAN T & BREANNA MILROY
 Tenant: [TenName]
 App. Date: 5/11/2018
 Proposed Use: SFR DETACHED
 Description: 2ND FLOOR ADDITION WITH BATHROOM, DECK FOOTING ONLY
 Reviewed By: *JH* Date: 7/10/18
 Office Set Job Site Set Fire/Planning Set

THIS SET OF DRAWINGS SHALL BE ON JOB SITE AT ALL TIMES.

PROpane TANKS, HEAT PUMPS AND OTHER EQUIPMENT OR APPURTENANCES MAY NOT BE LOCATED IN THE FRONT AND SIDE SETBACKS. PROpane TANKS REQUIRE ADDITIONAL PERMITS ISSUED BY THE EVERETT FIRE DEPARTMENT PRIOR TO INSTALLATION.

+6.3 SITE ELEV. PER SNO. COUNTY (BEYOND)

A Benchmark is Required On Site To Verify Approved Building Height

EXISTING ROOF RIDGE

SKINNED VALLEYS

NEW BEAM

AVERAGE EXIST. SITE GRADE

13'-6"
14'-6"
ROOF OVER DECK

+1.2 SITE ELEV. PER SNO. COUNTY

CONCRETE SLAB

CONCRETE-ENCASED ELECTRODE (UFER GROUND) REQUIRED PER NEC 250.50 (INSPECTED AT FOOTINGS)

Roof trusses to be designed and drawing prepared by a State licensed structural engineer.

Additional Permits Are Required For This Project To Include:

- Plumbing
- Sprinkler
- Mechanical
- Fire Alarm
- Electrical

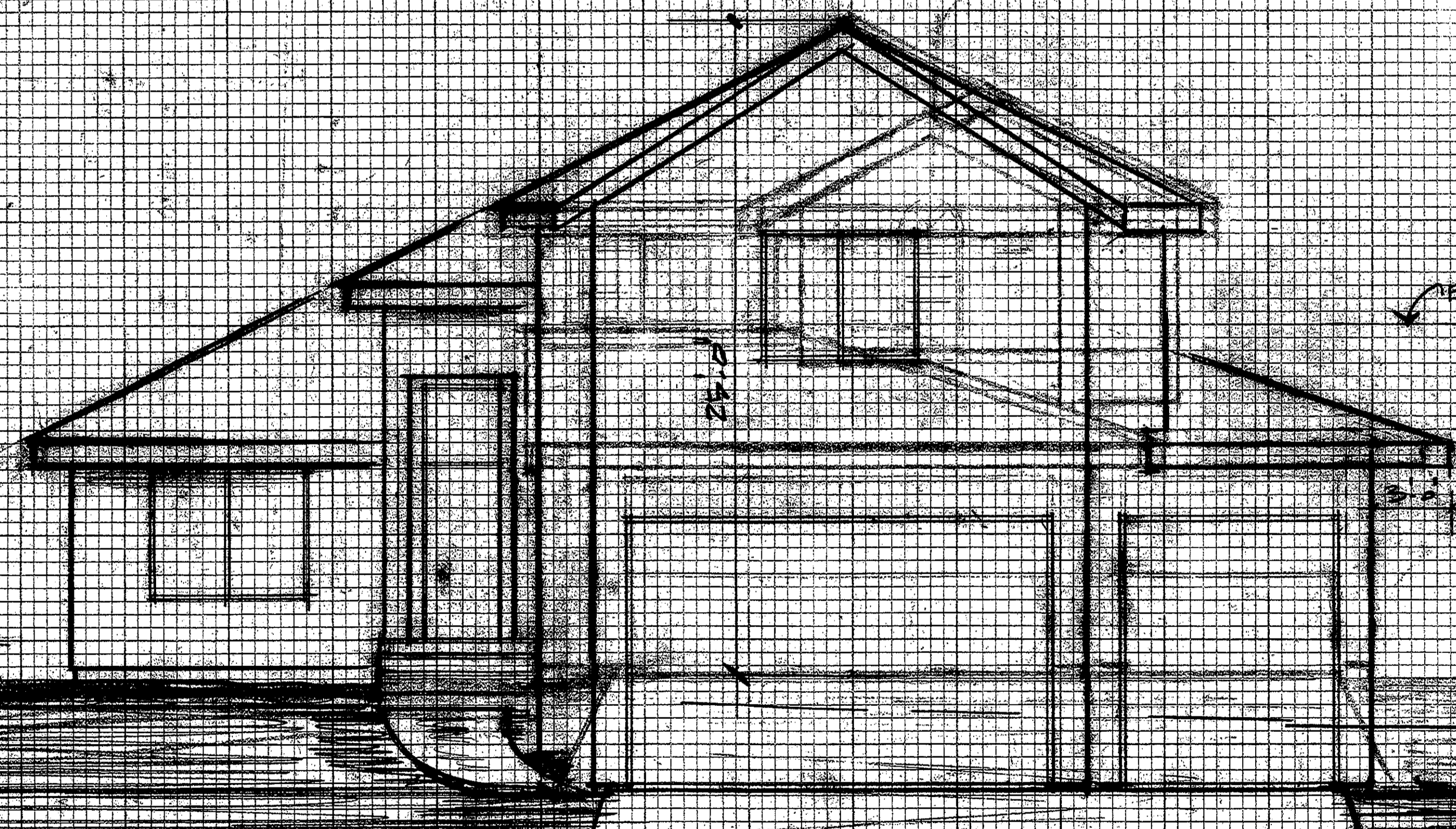
GRADING AND DRAINAGE

1. Provisions shall be made for the control and drainage of surface water around buildings by gutters, drain lines, inlets and catch basins or other necessary drainage structures and shall be installed where storm water disposal cannot be obtained without their use or where erosion cannot be prevented by finish grading and planting. Dry wells shall not be installed in areas where the soil is not well drained and/or porous.
2. Grading shall be provided to insure:
 - (a) Diversion of water away from buildings.
 - (b) Prevention of standing water and soil saturation detrimental to structures and lot use.
 - (c) That natural drainage channels or basins are not blocked or filled.
 - (d) Provisions for the disposal of water from a lot.
 - (e) Protection of adjoining property.

IF BUILDING IS NOT POSITIONED AS INDICATED ON APPROVED SITE PLAN, A NEW SITE PLAN SHALL BE SUBMITTED. NO FURTHER INSPECTIONS WILL BE MADE ON THIS PROJECT UNTIL THE REVISED SITE PLAN HAS BEEN APPROVED BY THE BUILDING/PUBLIC WORKS DEPTS.

It is owners responsibility to estimate and stake all property lines.

RIGHT ELEVATION



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

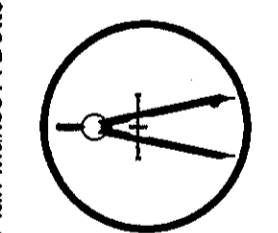
EXISTING GRADE

EXISTING GRADE

EXISTING GRADE PER SNO. COUNTY

FOR LATERAL ENGINEER ONLY - WIRE CASE

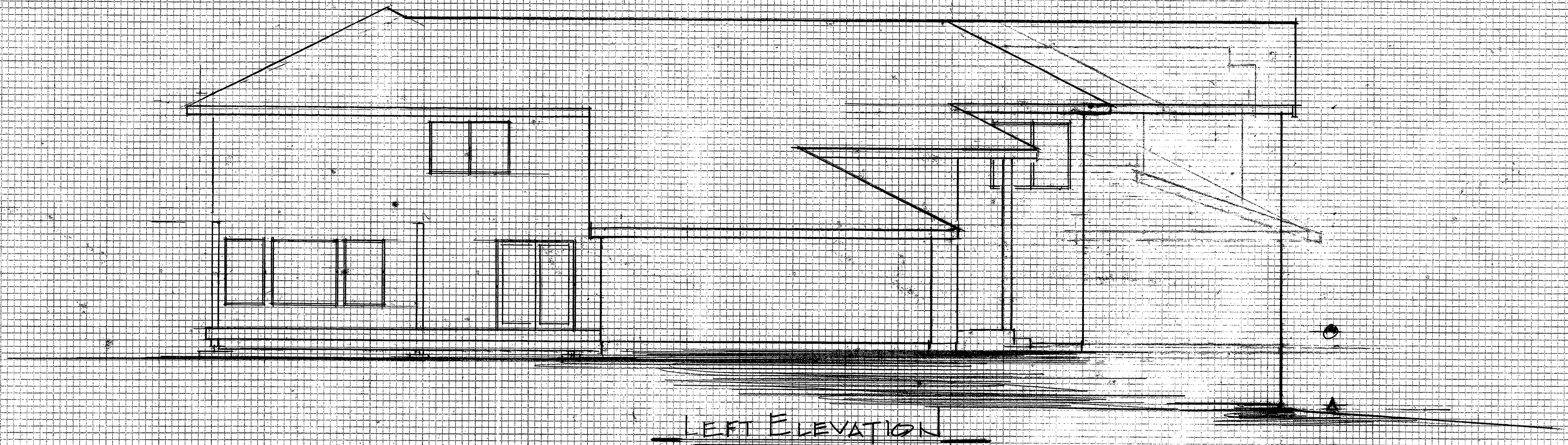
TO: MITCHELL ENGINEERING
 1011 TIGERVIEW DRIVE
 SUITE 100
 EVERETT, WA 98201

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 425 - 802 - 6578
 skoglundhomedesign@hotmail.com

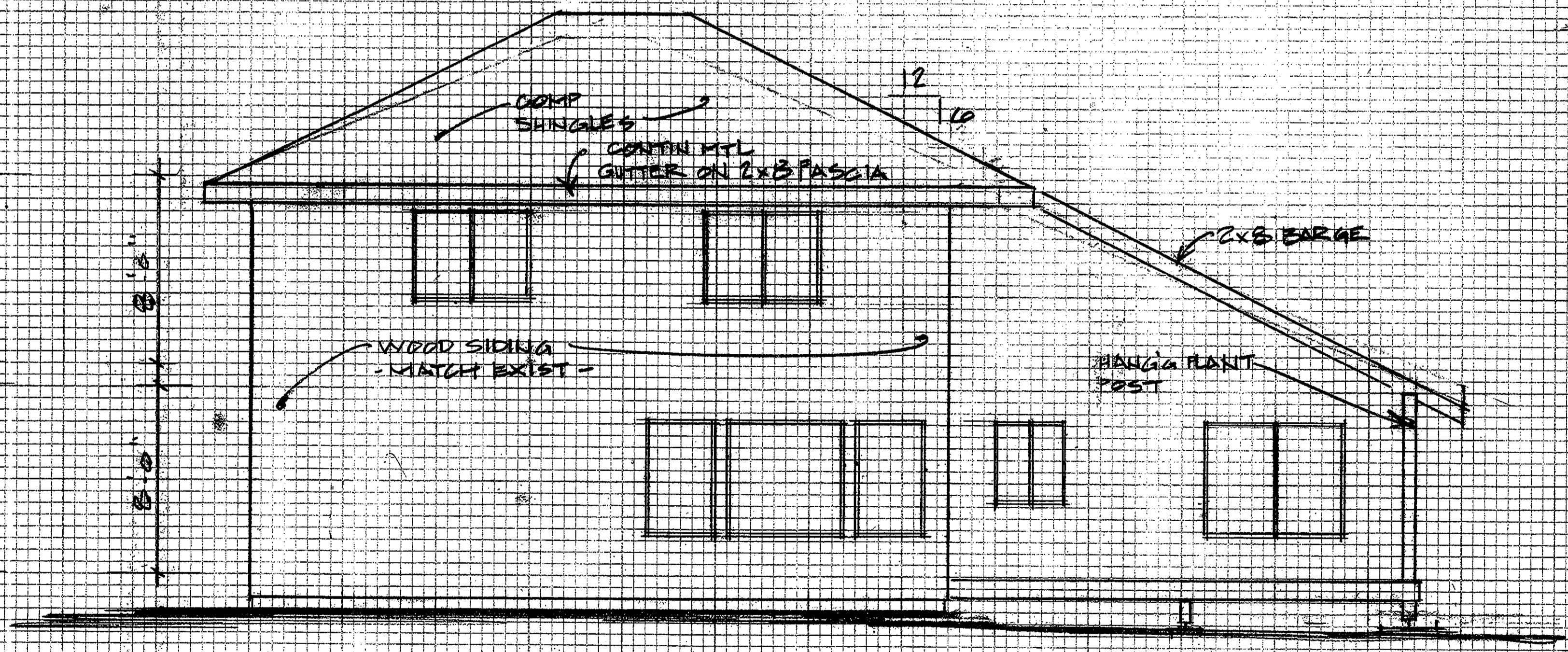
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 Reference: 1720
 Date:
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CITY OF EVERETT
 REVIEWED FOR PERMIT

FINAL 2.0

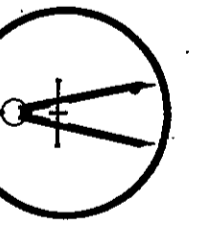


LEFT ELEVATION



REAR ELEVATION

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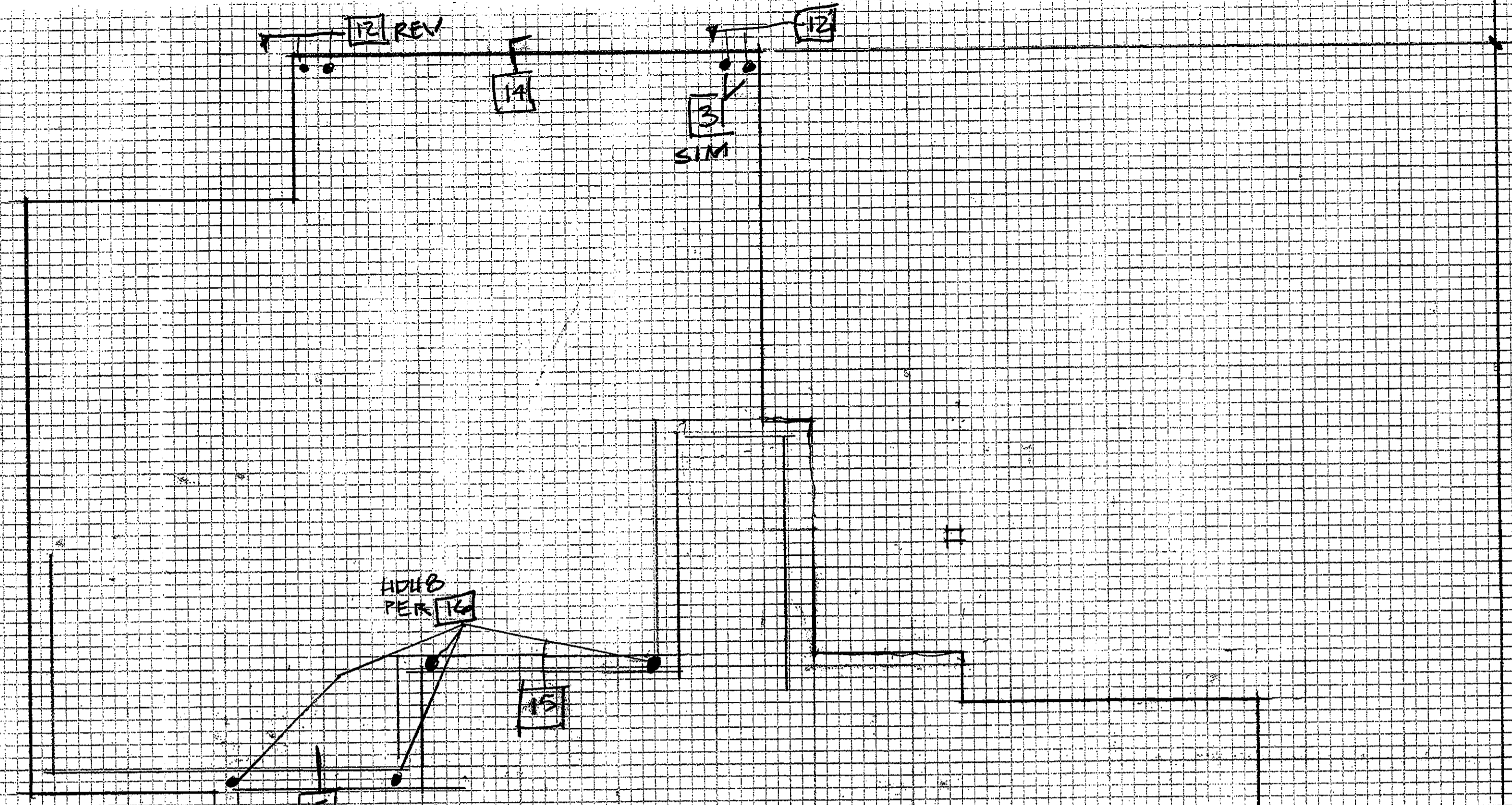
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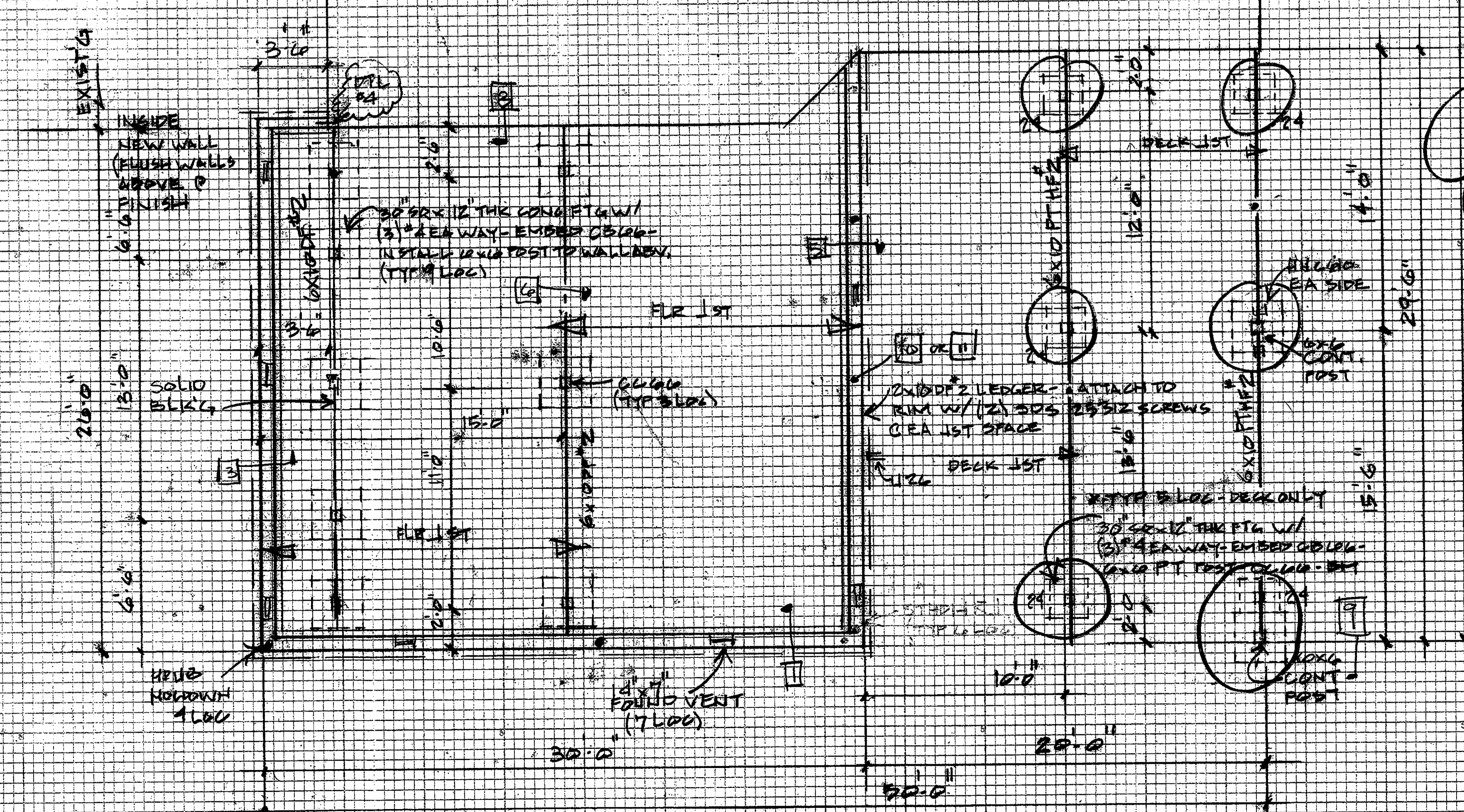


FOUNDATION PLAN 1/4"=1'-0"

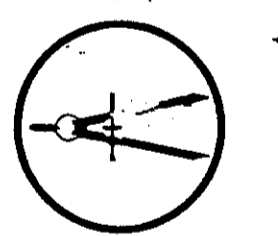
- * FLOOR JOISTS EXIST @ 16" O.C.
- * DECK JOISTS 2" X 10" @ 16" O.C.
- * PROVIDE MIN 22" X 30" CRAWL SPACE ACCESS.

F.P.D.

EXISTING CRAWL SPACE



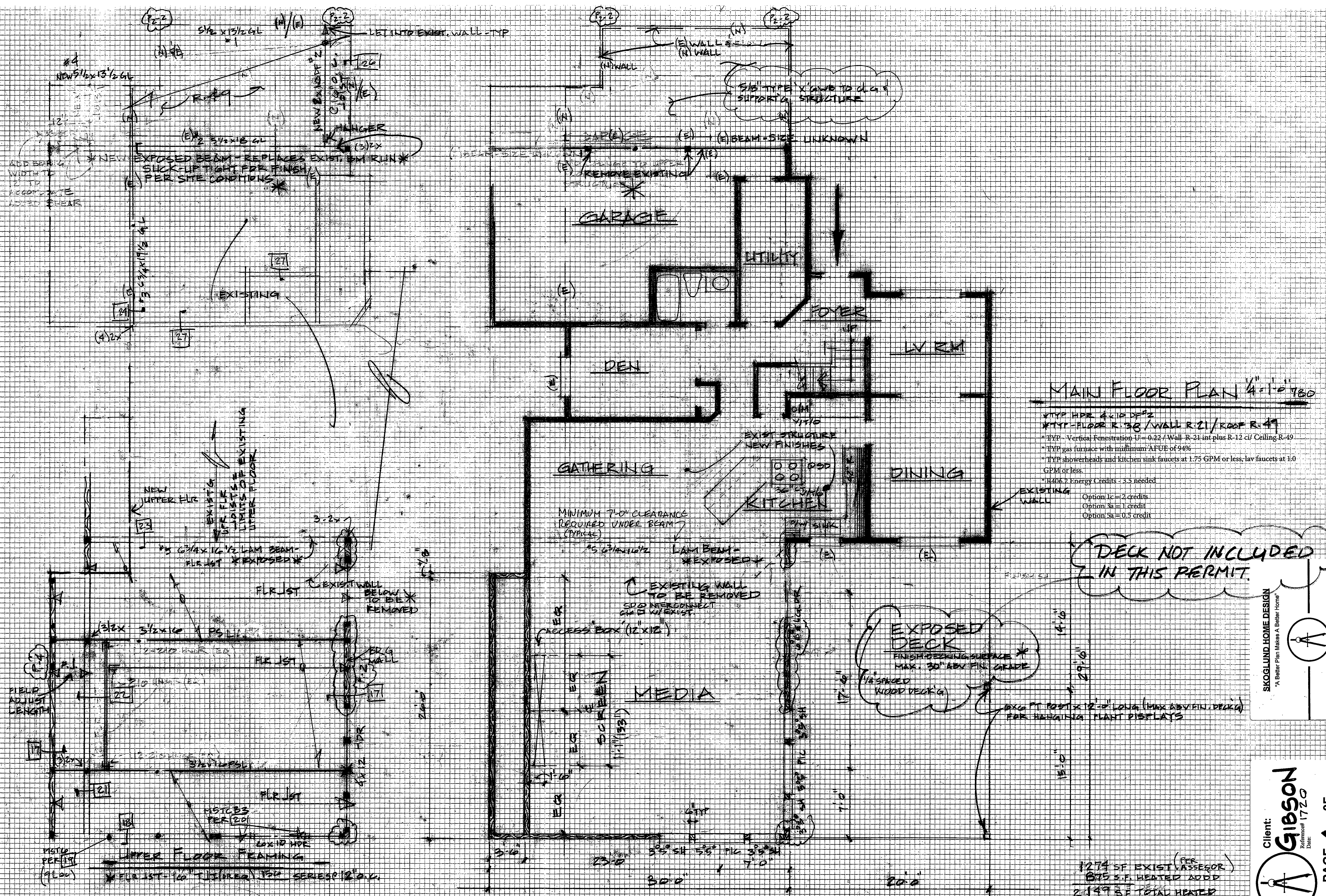
FOOTINGS ONLY @ DECK

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FINAL 2.10

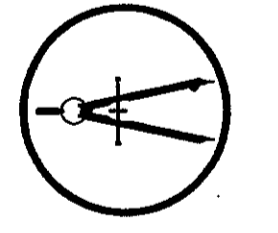


MAIN FLOOR PLAN 1/4" = 1'-0" 780

- * TYP HDR 4x10 DFPZ
- * TYP FLOOR R-13B / WALL R-21 / ROOF R-49
- * TYP Vertical Fenestration U=0.22 / Wall R-21-int plus R-12 ci/ Ceiling R-49
- * TYP gas furnace with minimum AFUE of 94%
- * TYP showerheads and kitchen sink faucets at 1.75 GPM or less; lav faucets at 1-0 GPM or less.
- * R406.2 Energy Credits - 3.5 needed
- Option 1c = 2 credits
- Option 3a = 1 credit
- Option 5a = 0.5 credit

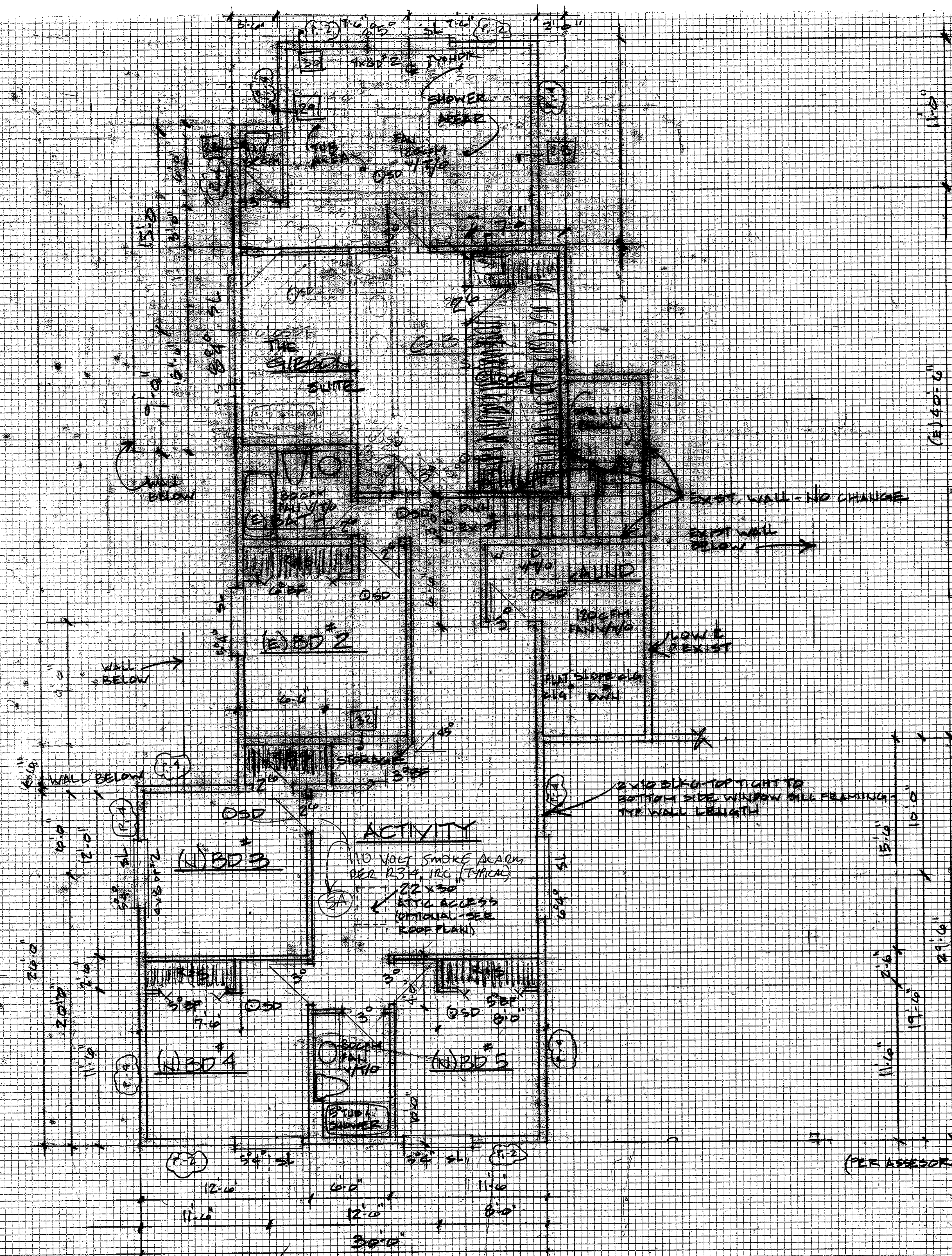
DECK NOT INCLUDED IN THIS PERMIT.

EXPOSED DECK
 FINISHED DECKING SURFACE *
 MAX. 30" HIGH FIN. GRADE
 1/2" SLOPED WOOD DECKING
 6x6 PT POSTS X 12'-0" LONG (MAX 60V FIN. DECKING)
 FOR HANGING PLANT DISPLAYS

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1274 SF EXIST (PER VASSEGOR)
 875 S.F. HEATED ADD
 2149 SF TOTAL HEATED
 592 S.F. NEW DECKS



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

*FIELD ADJUST EXACT NEW WALL LOCATION TO FINISH/LINE UP WITH/BLEND INTO EXISTING FOR FINISH PER OWNER APPROVAL

EXIST. WALL - NO CHANGE
 EXIST WALL BELOW

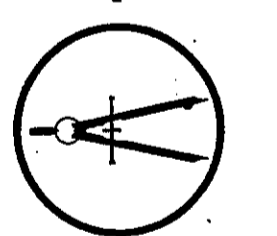
2" X 10" BLDG. TOP TIGHT TO BOTTOM SIDE WINDOW ALL FRAMING TO THE WALL LENGTH

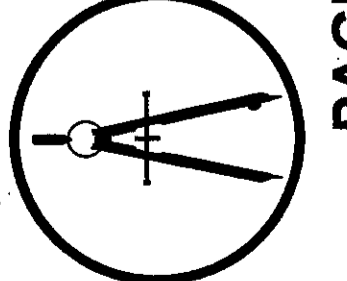
ACTIVITY

NO VOLT SMOKE ALARM PER 12.3.4, IRC (TYPICAL)
 22" X 50" RATIC ACCESS (OPTIONAL - SEE K&S PLAN)

(PER ASSESSOR) 902.0 SF EXISTING
 1333.25 SF ADDED
 2235.25 SF TOTAL

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