

SITE ADDRESS:

3508 96TH AVE SE
 MERCER ISLAND, WA 98040

PARCEL #:

4139300045

LEGAL DESCRIPTION:

LAKEMONT ADD UNREC LOT "1" MERCER ISLAND SHORT PLAT NO 90-08-19
 REC NO 9101109002 SD SHORT PLAT DAF -- POR OF GOVT LOT 5 OF STR
 07-24-05 - LOTS 9 & 10 OF LAKEMONT ADD UNREC PLAT - LESS ST HWY

ZONING:

R-9.6
 MIN FRONT SETBACK: 20'-0"
 MIN REAR SETBACK: 25'-0"
 MIN SIDE SETBACK: 5'-0" / 15'-0" 2 SIDES
 VARIABLE SIDE SETBACK: 7.5' (15' < HEIGHT <= 25') / 10' (25' < HEIGHT <= 30')
 MAX BLDG HEIGHT: 30' TO RIDGE
 MAX LOT COVERAGE: 40.00% (W/ < 15% LOT SLOPE)
 MAX GROSS FLOOR AREA (GFA) : 40% OR 45% W/ ADU
 220 SF <= ADU SF <= 900 SF

FIRE AREA SUMMARY:

1ST FLOOR AREA: 640 SF.
 2ND FLOOR AREA: 640 SF.
 3RD FLOOR AREA: 640 SF.
 BASEMENT AREA: 640 SF.
 SHED AREA: 320 SF.
 TOTAL FIRE AREA: 2,880 SF.

LOT SLOPE CALCULATIONS:

ELEVATION DIFFERENCE: 6 FT.
 DISTANCE BETWEEN HIGH AND LOW POINTS: 164 FT.
 LOT SLOPE: 3.7%

LOT COVERAGE CALCULATIONS:

NET LOT AREA: 11,900 SF.
 ALLOWED LOT COVERAGE: 4,760 SF. / 40%
 MAIN STRUCTURE ROOF AREA: 640 SF.
 CAR PORT: 920 SF. 1,080 SF.
 VEHICULAR USE: 1,873 SF.
 TOTAL LOT COVERAGE: 3,433 SF. / 29% 3,593 SF. / 30%

HARDSCAPE CALCULATIONS:

NET LOT AREA: 11,900 SF. 1,167 SF. / 10%
 AREA BORROWED FROM LOT COVERAGE: 1,327 SF. / 11%
 TOTAL ALLOWED HARDSCAPE AREA: 2,398 SF. / 20%
 UNCOVERED PATIOS: 240 SF. 2,238 SF. / 19%
 WALKWAYS: 462 SF.
 STAIRS: 44 SF.
 RETAINING WALL: 9 SF
 TOTAL HARDSCAPE AREA: 755 SF. / 6%

GROSS FLOOR AREA (GFA) CALCULATIONS:

LOT AREA: 11,900 SF.
 ALLOWED GFA (W/ ADU): 5,355 SF. / 45%
 1F: 640 SF.
 2F: 640 SF.
 3F: 640 SF.
 BASEMENT: 640 SF.
 STAIRCASE MOD.: 38 SF.
 BASEMENT MOD.: 640 SF. (100% BELOW GRADE)
 ACCESSORY BUILDINGS (2X 20' CONTAINERS): 320 SF.
 CARPORT: 600 SF.
 TOTAL GFA: 2,802 SF. / 23.5%
 ADU AREA: 602 SF

PROJECT CONTACTS

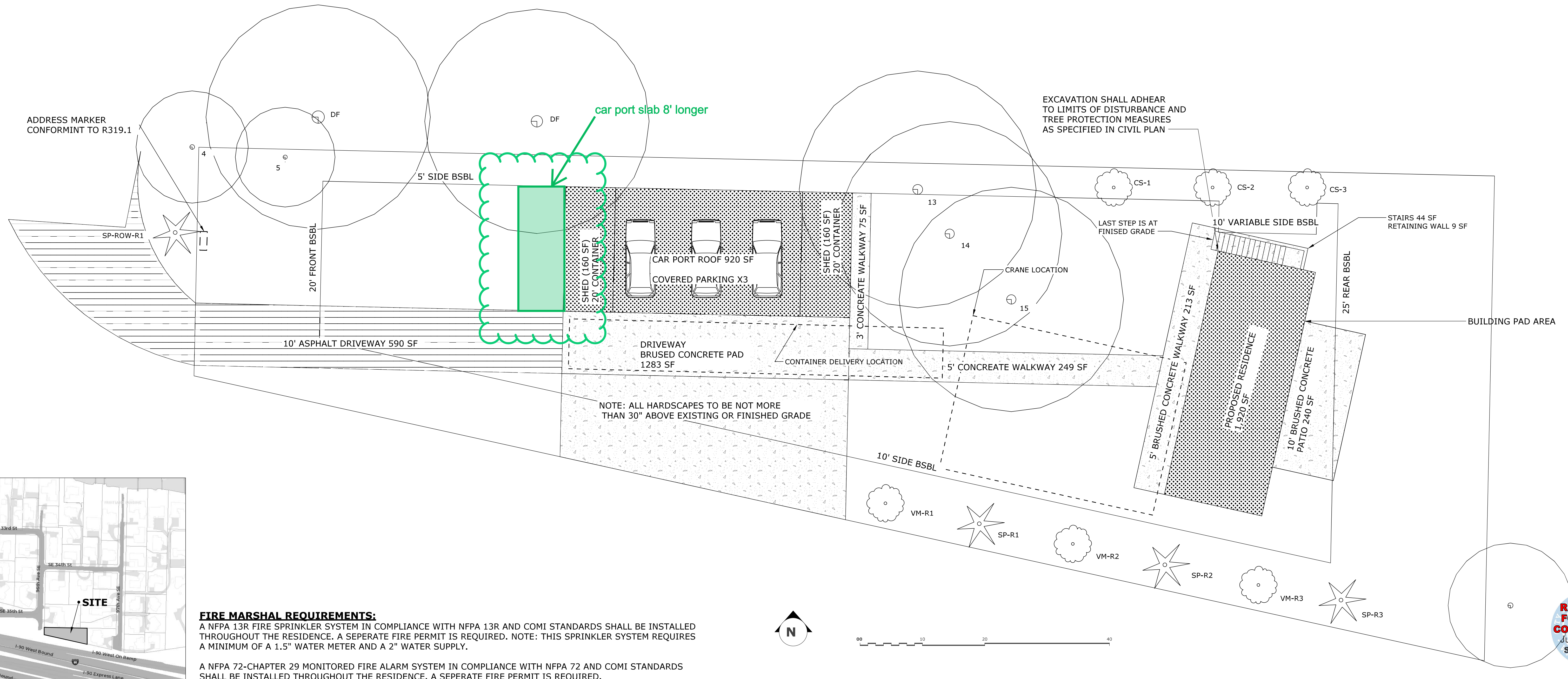
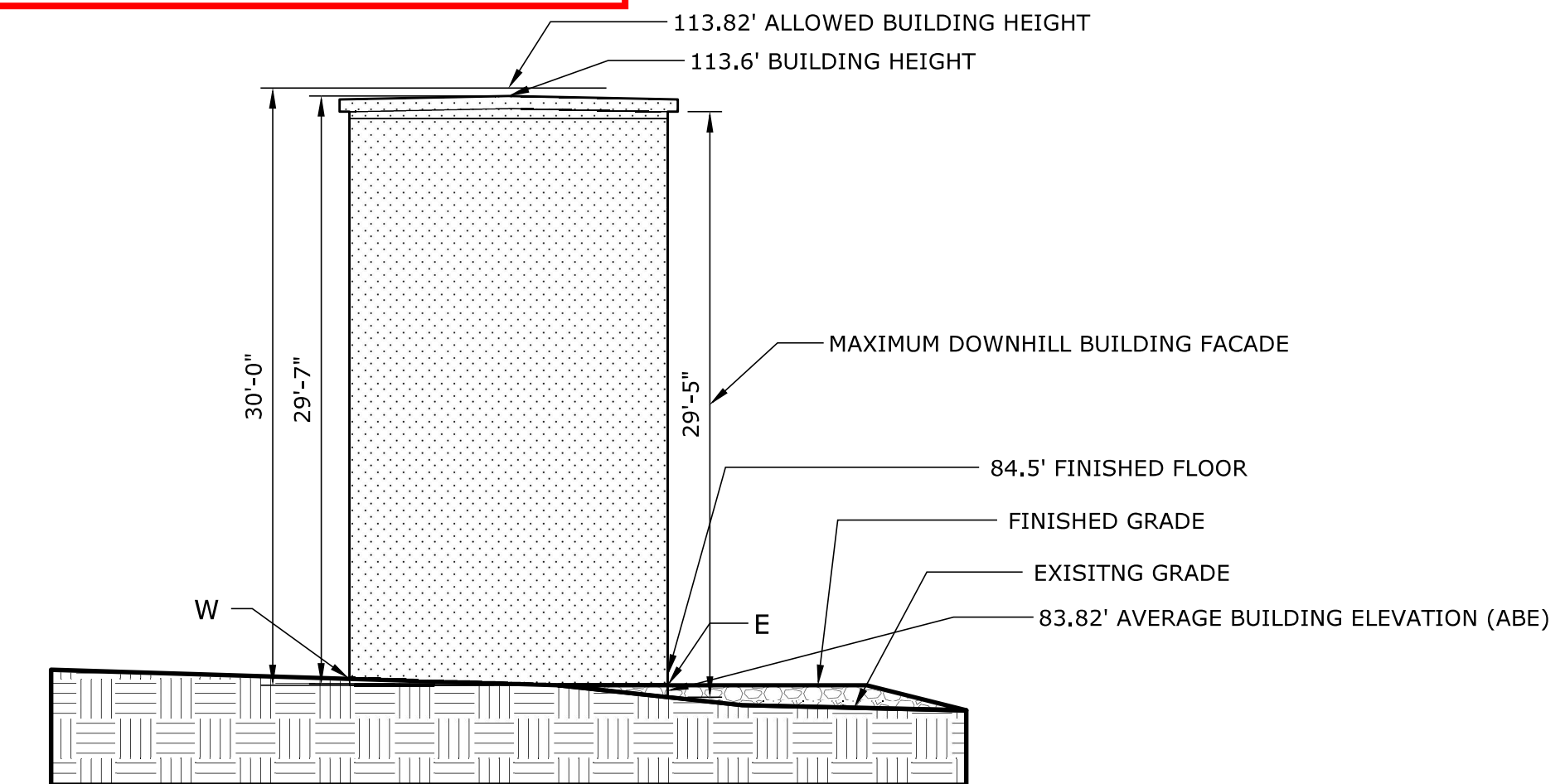
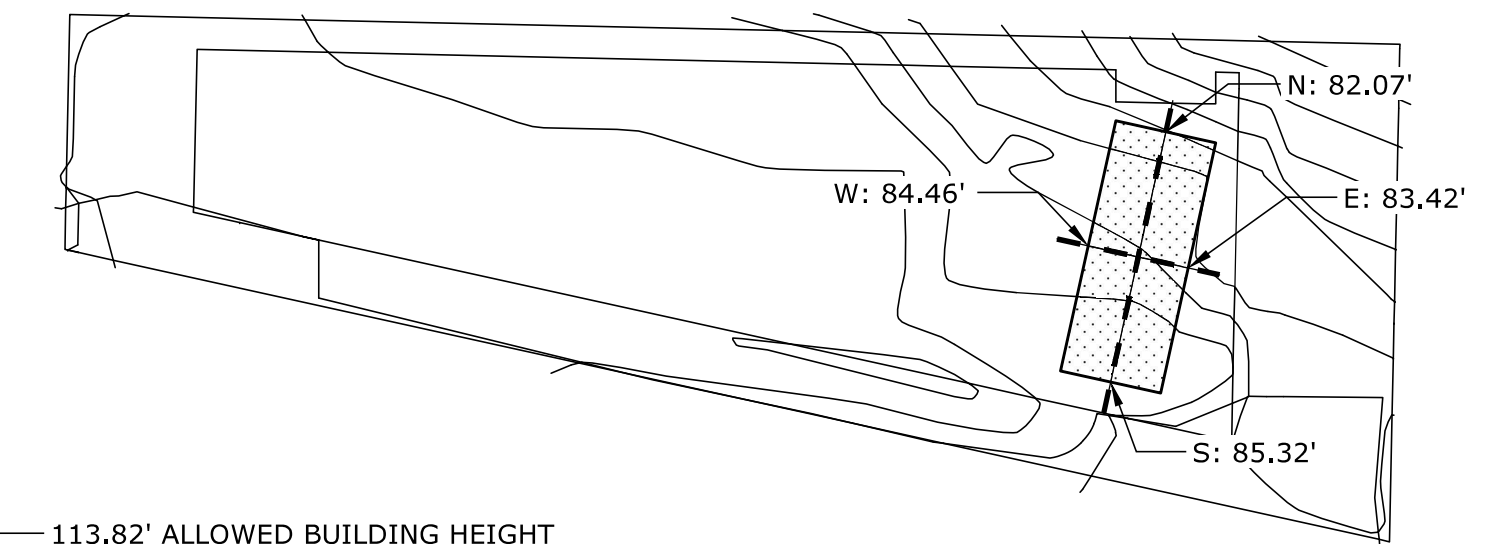
Owner / Architect	Sam Adams smadasam@gmail.com 210-452-1541
Structural Engineer	Swenson Say Faget R. Gregory Coons, PE - Principal gcoons@ssfengineers.com 206-956-3727
Civil Engineer	G2 Civil Ed Mecham, PE - Partner edm@g2civil.com 425-364-5285
Surveying	Terrane Troy Michael Marshall theresaa@terrane.net 425-233-6094
Arborist	Haywood - Arborist & Horticulturist, LLC Alan Haywood - Arborist alan@haywoodarborist.com 253-259-4474
Container Manufacturing	Giant Containers Andrew Lockwood alockwood@giantcontainers.com 416-256-7110 x104

BUILDING HEIGHT CALCULATIONS:

NAVD 88 PER GPS OBSERVATIONS
 SITE TEMP. BENCHMARK: PK NAIL W/ RED WASHER
 BENCHMARK LOCATION: 44.9'W & 43.0'N OF NW PROPERTY CORNER
 BENCHMARK ELEVATION: 80.78'
 MIDPOINT ELEVATIONS: E. 83.42 FT, W. 84.46 FT, N. 82.07 FT, S. 85.32 FT
 WALL SEGMENT LENGTHS: E. 40 FT, W. 40 FT, N. 16 FT, S. 16 FT
 AVERAGE BUILDING ELEVATION: 83.82 FT

PLAN REVIEW APPROVAL NOTES

SEE SHEET 3/12 FOR SPECIFIC CONDITIONS OF PERMIT APPROVAL NOTED ON PLAN TO RESOLVE REMAINING PLAN REVIEW COMMENTS



FIRE MARSHAL REQUIREMENTS:

A NFPA 13R FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPERATE FIRE PERMIT IS REQUIRED. NOTE: THIS SPRINKLER SYSTEM REQUIRES A MINIMUM OF A 1.5" WATER METER AND A 2" WATER SUPPLY.

A NFPA 72-CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPERATE FIRE PERMIT IS REQUIRED.

