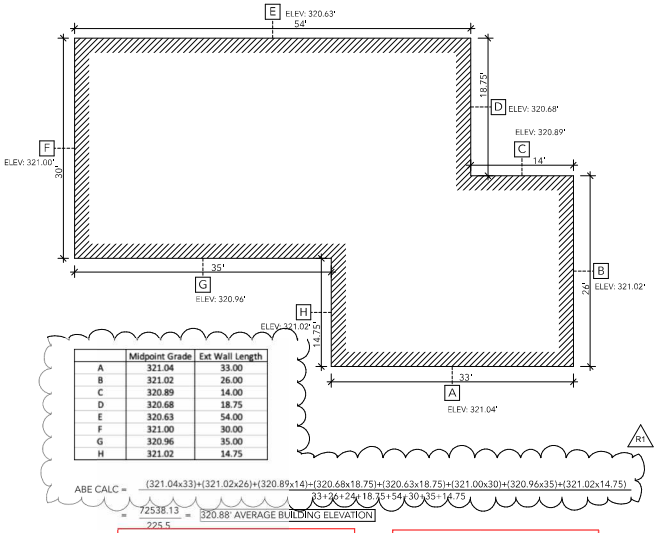


	Midpoint Grade	Ext Wall Length
A	321.04	33.00
B	321.02	26.00
C	320.89	14.00
D	320.68	18.75
E	320.63	54.00
F	321.00	30.00
G	320.96	35.00
H	321.02	14.75

1 AVERAGE B
SCALE: 1/8" =

Proposed Locations of Replacement Trees

Replacement Trees Must be 10 feet from fences, utilities, exisiting trees and other plantings.

Replacement Tree Planting Schedule

2x Vine maple (*Acer circinatum*)

Replacement trees are native to the pacific northwest and are well-suited to the shaded conditions in forested rear-yard of the property.

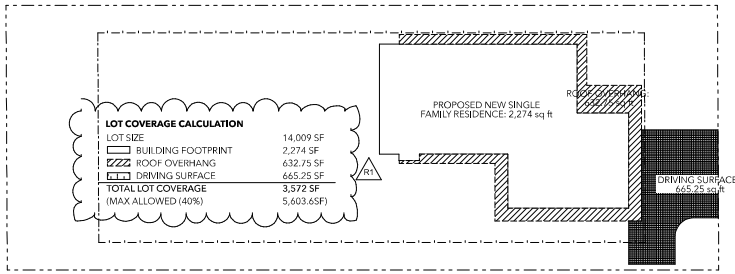
Replacement trees must be a minimum size of 1.5 caliper inches at the time of installation per MICC 19.10.070.B.

Watering Plan

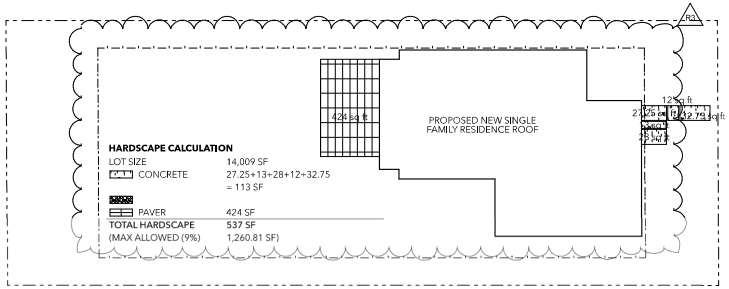
Replacement trees should be irrigated weekly during the dry season from May through September for the first three summers following installation.

Watering bags should be used during the first growing season to ensure effective irrigation.

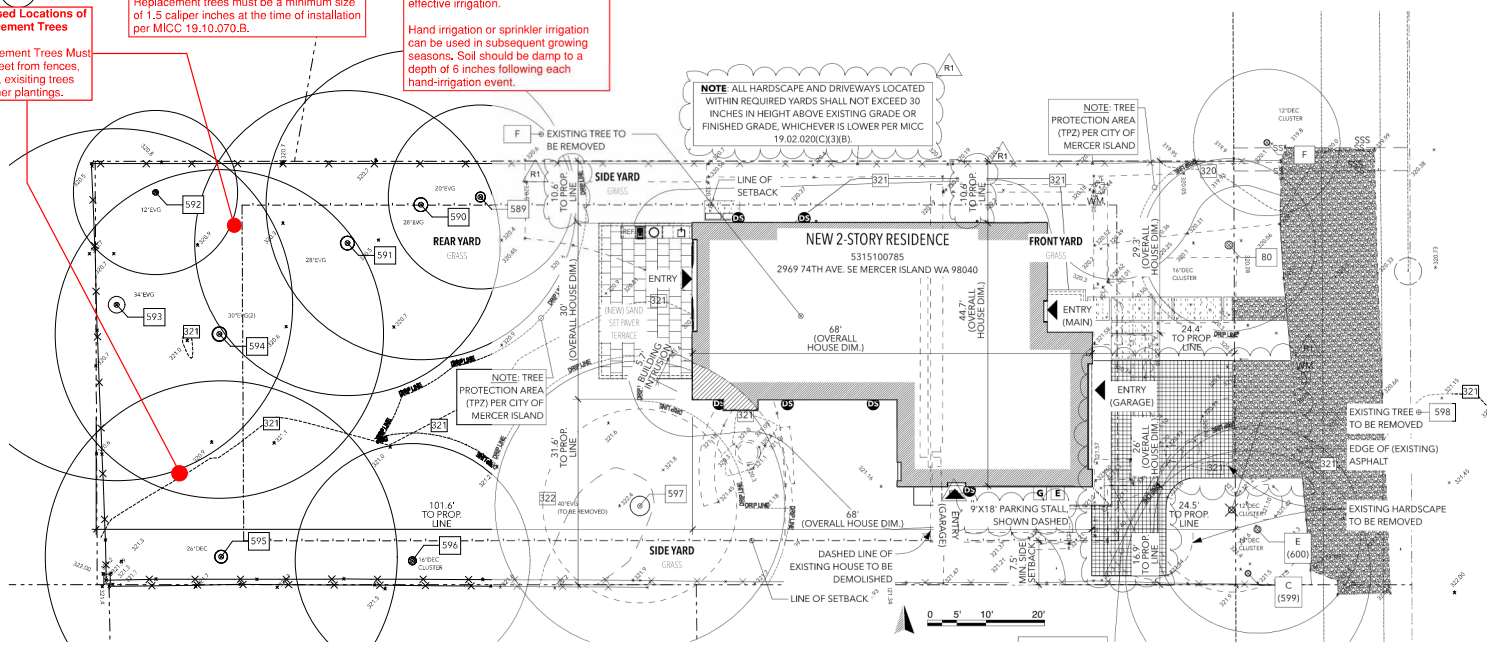
Hand irrigation or sprinkler irrigation can be used in subsequent growing seasons. Soil should be damp to a depth of 6 inches following each hand-irrigation event.



2 LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"



3 HARDSCAPE DIAGRAM
SCALE: 1/16" = 1'-0"



SITE PLAN
SCALE: 1" = 10'

PROPERTY OWNER
STEPHANIE GIOLA AND YAZAN ALDEHAYYAT
2969 74TH AVE. SE MERCER ISLAND WA 98040

TAX LOT NUMBER
5315100785

LEGAL DESCRIPTION
MC GILVRAS ISLAND ADD S 72 FT 2 IN. OF E 194 FT
Plat Block: 9
Plat Lot: 8

SCOPE OF WORK
CONSTRUCTION OF A NEW TWO STORY 4,568 SF SINGLE FAMILY RESIDENCE WITH ASSOCIATED LANDSCAPE AND HARDSCAPE IN MERCER ISLAND, WA.

BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE, 2018 WA STATE ENERGY CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE

ZONING RESTRICTIONS

ZONE	R-9.6
LOT AREA	14,009 SF
MAX LOT COVERAGE	40%
HEIGHT LIMIT	30FT
SETBACKS (F,B,S,S)	20',25',5' MIN. (SUM 15')
LOT SLOPE	2.66%

PRESCRIPTIVE INSULATION REQUIREMENTS
CLIMATE ZONE 4C (MARINE)
FENESTRATION: U = 0.30
OVERHEAD GLAZING: U = 0.50
CEILINGS: R-49
VAULTED CEILINGS: R-38
WALLS: R-21 (W/ HEADERS INSULATED R-10 MIN.)
WALLS: R-21 (BELOW GRADE INTERIOR FRAMING)
WALLS: R-15 (BELOW GRADE CONT. INTERIOR)
WALLS: R-10 (BELOW GRADE EXTERIOR)
FLOORS: R-30
SLAB ON GRADE: R-10 (2' PERIMETER)

ALL NEW GLAZING AND DOOR U-VALUES AND INSULATION R-VALUES TO SATISFY PRESCRIPTIVE PATH OF THE 2018 WASHINGTON STATE ENERGY CODE
(SEE WINDOW & DOOR SCHEDULE FOR INDIVIDUAL U VALUES)

SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- STREET CENTERLINE
- EXISTING (E) BUILDING (TO BE DEMOLISHED)
- EXCAVATION BUFFER AREA (1:1 CUT)
- EXISTING (E) HARDSCAPE AREA
- SANITARY SEWER LINE
- POWER POLE/ VAULT
- WATER METER
- POWER METER
- GAS METER
- ORIGINAL GRADE CONTOUR LINE
- NEW CONTOUR LINE
- FILTER FABRIC FENCE
- DRAINAGE LINE (SEE CIVIL)
- WATER LINE
- GAS LINE
- ELEVATION
- POWER LINE
- CONSTRUCTION ENTRANCE
- COVERED STOCK PILE
- TREE DRIP LINE
- PROTECTION FENCING
- EXISTING DOWNSPOUT TO REMAIN
- NEW DOWNSPOUT (SEE ELEVATIONS)
- NEW TEMPORARY SILT/DEBRIS FENCE
- EXISTING FENCE
- EXISTING FENCE/GATE TO DEMOLISHED
- PERMANENT STEEP SLOPE BUFFER MONUMENTS
- TREE FENCING
- LIMIT OF DISTURBANCE FENCE

LWA
LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A2
SITE PLAN
PERMIT SET REV 03 02.10.25

GIOLA / ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WA
98040

GA

23413

BLK DWG DEPT STAMPS