

PROJECT INFORMATION

ZONING DISTRICT	R-8.4
PROPERTY OWNER	XIA BO+MENG MIAO
PARCEL NUMBER	545600-0165
LOT AREA	11,682 S.F.
OCCUPANCY CLASSIFICATION	R-3 / U
CONSTRUCTION TYPE	V-B

LEGAL DESCRIPTION

MERCER WOOD ADD
Plat Block 1
Plat Lot: 19

STRUCTURAL LOT COVERAGE

MAX. LOT COVERAGE FOR SLOPE 15%	40% x 11682 = 4,672 SF
EXIST. LOT COVERAGE	1,861 SF
ADDED LOT COVERAGE	699 SF
TOTAL STRUCTURAL AREA	2,560 S.F.
STRUCTURAL LOT COVERAGE	21.9 % (OK)

(SEE DIAGRAMS ON A1.1)

HARDSCAPE COVERAGE

MAX. HARDSCAPE AREA	9% X 11682 = 1,051 SF
EXIST. HARDSCAPE	756 SF
ADDED HARDSCAPE	94 SF
REPLACED EXIST. HARDSCAPE	309 SF
HARDSCAPE AREA	541 SF
HARDSCAPE COVERAGE	4.6% (OK)

(SEE DIAGRAMS ON A1.1)

FLOOR AREA SUMMARY

(E) LOWER FLOOR	1,925 SF
(E) GARAGE	376 SF
(N) LOWER FLOOR	202 SF
(N) GARAGE ADDITION	378 SF
(N) UPPER FLOOR	1,502 SF
(N) SPACE ABOVE ENTRY >16 FT HEIGHT	90 SF
TOTAL FLOOR AREA	4,473 SF
FAR = 40% X 11682 = 4672 SF	4,473 SF (OK)

(SEE DIAGRAMS ON A1.1)

BUILDING HEIGHT

AVERAGE GRADE	186.3'
MAX. STRUCTURE HT. ALLOWED (30')	216.3'
PROPOSED STRUCTURE HT. (26.1')	212.4'

(SEE DIAGRAMS ON A1.1)

- City storm drain Rim Elevation 188.66' Invert Elevation 185.66'
- Catch basin 40" rim, rim elevation 186.50' Invert elevation 178.50' with sump pump
- 4" perforated pipe for French drain
- 4" solid pipe for Downspout and gutter drainage
- 2" PVC pipe from catch basin to catch basin near city storm drain
- Catch basin 24" x 24" concrete catch basin
Rim Elevation: 187.00' Invert Elevation: 186.40'

ABBREVIATIONS

BL'G	BLOCKING	HORIZ	HORIZONTAL
C	CENTER LINE	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	OV	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST / (E)	EXISTING	SIM	SIMILAR
FIG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HWWD	HARDWOOD	w/	WITH
HGR	HANGER		

TREE TABLE

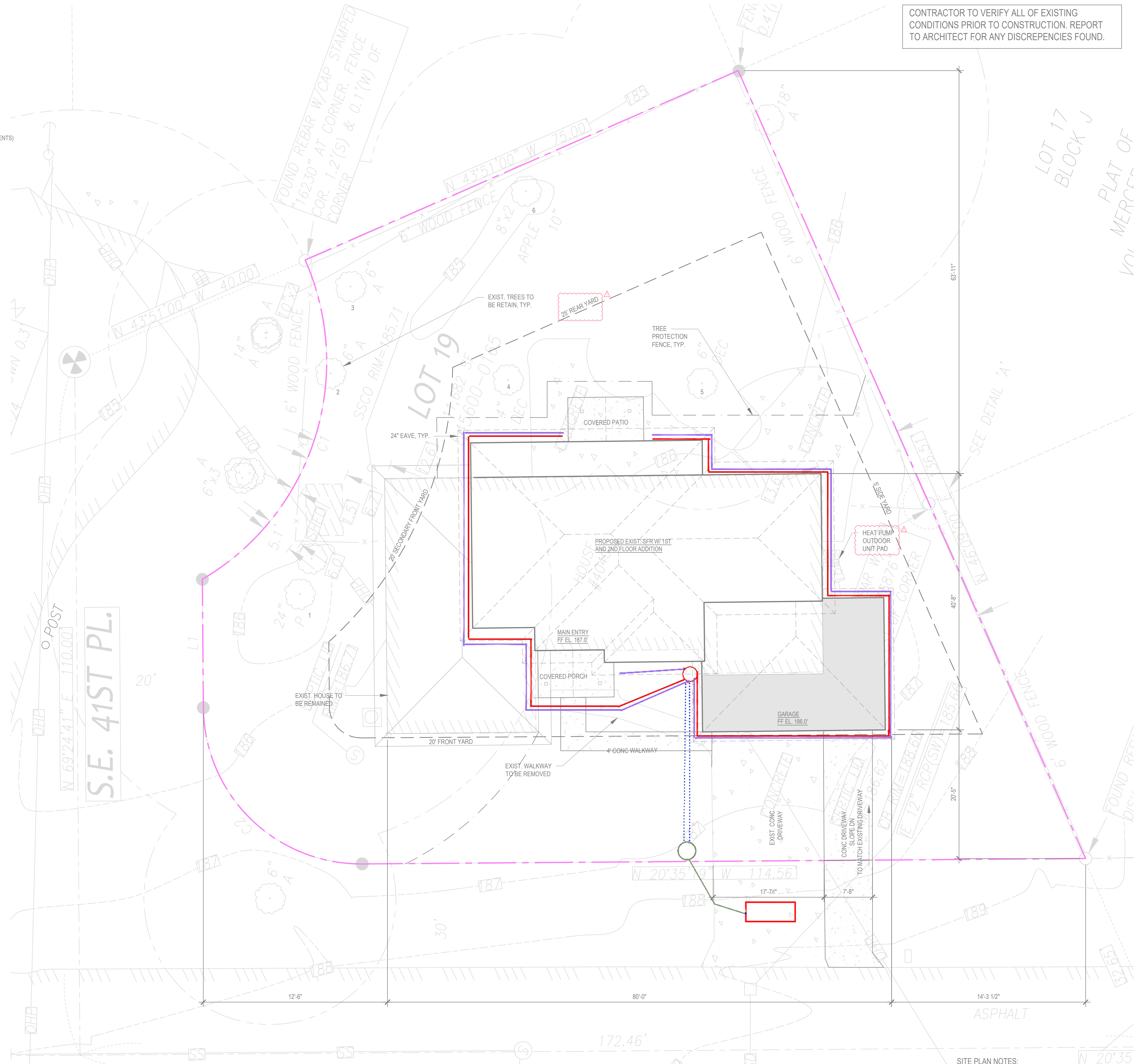
NO TREE PROPOSED TO BE REMOVED

CODE COMPLIANCE

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 UNIFORM PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2021 WASHINGTON STATE ENERGY CODE

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.



CONTRACTOR TO VERIFY ALL OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT TO ARCHITECT FOR ANY DISCREPANCIES FOUND.

4040 ADDITION
4040 97TH AVE SE
MERCER ISLAND WA 98040

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NO.	DATE	DESCRIPTION OF REVISIONS
0	06/10/2024	PERMIT SET
1	02/10/2025	CORRECTION #1

1 SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES:

- ALL UTILITIES SERVING THE SITE IS TO BE UNDERGROUND.
- THE ADDRESS IS TO BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

Correction response letter

4040 97th Ave SE, Mercer Island, WA 98040

Drainage system drawing revise as follow:

1. We have relocated the new 24" x 24" private catch basin so that it now sits entirely within the private property line, outside of the city right-of-way.
2. We have removed all "depth" callouts from the drawing. The plans now clearly indicate the type and the absolute elevations for the catch basins:
 - **New Catch Basin (near city storm drain):** Specified as a 24" x 24" Concrete Catch Basin with a Rim Elevation of 187.00' and an Invert Elevation of 186.40'.
 - **Catch Basin (near house):** Specified as a 40" rim Catch Basin (Rim Elev: 186.50', Invert Elev: 178.50'). This deep catch basin will utilize a sump pump to discharge water through a 2" PVC force main up to the new 24" x 24" gravity catch basin.
3. All relative depth descriptions have been removed. The plans now reflect the surveyed absolute elevations for the connection point:
 - **Existing City Catch Basin:** Rim Elevation of 188.66' and an Invert Elevation of 185.66'. Existing pipe connecting to city catch basin is 6" concrete pipe.