



PROJECT DESCRIPTION
 This scope should match the Building Permit Application Form

Add a two-story accessory dwelling unit to an existing home. Remodel entry to existing home.

PROJECT CONTACT INFORMATION
 The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: David J DiMarco | Email: architect@cloud.com | Phone: 206.355.6795
 Construction Contact: TBD | Email: TBD | Phone: TBD
 Engineer: Bryce Dacus, PE | Email: bdacus@quantumce.com | Phone: 206.957.3911
 Geotech: D. Robert Ward, PE | Email: geotech@geotechnw.com | Phone: 425.747.5618

DEFERRED SUBMITTALS
 The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

No Deferred Submittals - all design included in these construction documents

Connector plate wood roof trusses | Exterior cladding
 Metal joist / metal trusses | Window wall / curtain wall construction
 Premanufactured structures (stairs, etc.) | Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
 Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-factors, insulation and moisture control *WSEC Table 402.1.2* | Sheet: A3.0
Energy Credit Information- Include complete information on plan for options selected and equipment specified *WSEC Tables 406.2 and 406.3* | Sheet: A0.0
 No Credits Required | Small Dwelling Unit | Medium Dwelling Unit | Large Dwelling Unit | < 500 sf addition
New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction
 Certificate of Energy Efficiency *WSEC 402.3* | Duct Leakage Testing *WSEC 402.3.5* | Air Leakage Testing *WSEC 402.4.1.2* | Air Leakage test report not to exceed 5 changes per hour *WSEC 1505.4.1.2* | Air Leakage per selected energy credits
Whole House Ventilation- Specify system type below and include all system requirements on sheet noted *WSEC Section M1505.4* | Sheet: A1.0
 Exhaust fans *WSEC 1505.4.1.2* | Supply fans *WSEC 1505.4.1.3* | Balanced system *WSEC 1505.4.1.4* | Other permitted system

REQUIRED SPECIAL INSPECTIONS
 The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org and provided to the City Building Inspector at time of the City inspection.
 Inspections by the City Building Inspector are required in addition to the Special Inspection.
Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN
 This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IRC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK
 This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IBC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN
 This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections on coversheet SF2* has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercerisland.gov

Structural Observation for this project is required by the:
 Registered Design Professional | Building Official *(City use only)*

GEOTECHNICAL INFORMATION
 Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160 (B)(3) for statement of risk, and City GIS at <https://www.mercerisland.gov/igs> for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED
 No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL
 A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: D. Robert Ward, PE | Phone: 425.747.5618 | Project or report #: JN 24314

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1
 An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.
 No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:
 • Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.
 • Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
 • Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
 • Where liquefaction presents significant risk (at waterfront or other high water table with seismic mapping)

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GENERAL REQUIREMENTS FOR NEW SINGLE FAMILY BUILD DEMOLITION/REBUILD ADDITION REMODEL REPAIR DOCK SITE IMPROVEMENTS SEISMIC RETRO
 Construction of the project shall be from **approved plans only**. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
 • Site Considerations
 • Hours of Work
 • Construction Vehicle Parking Restrictions
 • Access Road Requirements
 • ROW restrictions
 • Drainage Requirements
 • Sewer Requirements
 • Water Service Requirements
 • Additional Fire Code Requirements
 • Planning Requirements
 • Noise Abatement Certification
 • Tree Requirements

PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.
 Temporary site address with minimum 6" high numbers visible from the street must be installed.
 Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.
 A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.
 Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
 Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

This project includes modification of legally nonconforming structures - MICC 19.01.050
 This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS
 TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10
 Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.
 Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.
 For this project, _____ trees are authorized to be removed and replaced with _____ trees.
 This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS
 Separate Permits are required for ALL fire protection systems. Fire Inspections can be requested at eastsidefire-rescue.org using the QR above, and require 48 hour advanced notice. Do not request fire inspections via MBP or on the general inspection line.

Fire Sprinkler
 NFPA 13D
 Full Coverage
 NFPA 13R
 NFPA 13
 Approved Fire Code Alternatives (FCA):
 FCA1
 FCA2

Monitored Household
 Fire Alarm per NFPA 72
 Monitored Sprinkler
 Water Flow Alarm
 Other:
 FCA3
 FCA4

WATER SERVICE REQUIREMENTS
 New or upsized water supply system required.
 Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit
 Applicant installation.
 Minimum Service Line Size (main to meter): _____
 Minimum Supply Line Size (meter to house): _____
 Minimum Required Meter Size: _____
 Abandonment of existing service and meter required at main.
 City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

Additional water supply requirements:
 • Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
 • Pressure reducing valve required if water pressure exceeds 80 psi.
 • Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercerisland.gov/backflow

For additional information about Water Service Inspection process: <https://www.mercerisland.gov/cpd/page/water-service>

STORMWATER MANAGEMENT
 The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

Dispersion / Infiltration system
 On-site detention system (MR #5)
 Direct discharge to lake
 Rain Garden / Bioretention / Permeable Pavement
 Flow control system (MR #7)

Run-off treatment (MR #8)
 Connect / Extend public drainage system
 Full size storm drainage as-built
 Drainage review not required
 Other:

SIDE SEWER REQUIREMENTS
 Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties
 Video tape of existing sewer required (see standard details)
 New connection
 Other: _____

Connect to existing
 Disconnect permit required
 Reconnect permit required

APPROVED CODE ALTERNATIVES
 Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

CA1: _____ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE
 -RESERVED FOR FUTURE USE-

REQUIRED CONSTRUCTION INSPECTIONS
 It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.
INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
_____	_____	<input type="checkbox"/>	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Tree protection	[TREE PROTECTION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Erosion control	[EROSION CNTRL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Sewer disconnect and cap	[SIDE SEWER DISCONNECT]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Land clearing, grading and demolition	[FINAL DEMO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Roof and footing drains	[CONVEYANCE FACILITE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Foundation damproofing	[FOUND DAMP PROOFING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Storm drainage, including (but not limited to) * Connections to storm main in ROW * Det systems / Conveyance / Flow control * Infiltration systems / L.I.D. systems * Catch basins	[CONVEYANCE FACILITE] [STORM DRAIN] [PUMP SYSTEMS] [RETAINING WALL DRAINAGE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Water Service	[3. WATER SERVICE TAP]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Water Supply	[WATER SUPPLY LINE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Side sewer installation, including (but not limited to) * Connections to side sewer main * Connections to existing side sewer	[SIDE SEWER INSTALLAT]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Back-flow valves * Grinder pump systems		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Driveway / Access road	[ROW OR UTILITY IMPRO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATIO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Underfloor framing	[UNDER-FLOOR FRAMING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough electric installation	[ROUGH ELECTRIC]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough plumbing installation (DWW, water)	[ROUGH PLUMBING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough mechanical	[ROUGH MECHANICAL/HVA]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Electrical service	[ELECTRICAL SERVICE]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Gas Piping & Test	[GAS PIPING/TEST]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Insulation installation	[INSULATION]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Stucco (paper and lath)	[STUCCO]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Code Alternative CA1	[CODE ALT 1]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	Code Alternative CA2	[CODE ALT 2]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINAL INSPECTIONS

Inspector	Date	Final Fire Inspection:	Final Tree Inspection:	Inspector	Date	Final Civil Inspection:	Final Building Inspection:	Impact Fees Paid
_____	_____	<input type="checkbox"/> Final Fire Inspection: Tree Restoration [FINAL_TREE]	<input type="checkbox"/> Final Tree Inspection: Fire protection [FINAL_FIRE_ALL SYSTEMS/ACCESS]	_____	_____	<input type="checkbox"/> Final Civil Inspection: Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL]	<input type="checkbox"/> Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors.	<input type="checkbox"/> Impact Fees Paid (if applicable)
_____	_____	* Sprinkler	* Fuel Tank Installation	_____	_____	* Waterfront property	* Well water on property	
_____	_____	* Access Road	* Fire Extinguishing System	_____	_____	* Fire / lawn sprinkler	* Boiler	
_____	_____	* Fire Code Alternatives (see below)	* Fire Alarm System	_____	_____	_____	_____	
_____	_____	<input type="checkbox"/> FCA1	<input type="checkbox"/> FCA3:	_____	_____	_____	_____	
_____	_____	<input type="checkbox"/> FCA2	<input type="checkbox"/> FCA4:	_____	_____	_____	_____	

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
 Applicant option. Additional fees required. All TCO Approvals above must be complete.

Approved _____ Start Date _____ End Date _____

ADDITIONAL REQUIRED CITY INSPECTIONS
 Use the contact information below to arrange these additional inspections.

Required Inspection(s): _____ Contact: _____ Contact email: _____

IMPACT FEES
 If required for the project but deferred beyond permit issuance.
 Impact fees apply and are due **prior** to Final Inspection or on _____, whichever occurs first.

PLAN REVIEW APPROVALS
 Not all review disciplines may be required to review the documents.

Building	Planning	Engineering	Tree	Fire
_____	_____	_____	_____	_____
Date _____	Date _____	Date _____	Date _____	Date _____

SF1
BUILDING PERMIT NUMBER

PROJECT NAME: Lin Kicska Residence
 PROJECT ADDRESS: 5331 Forest Ave SE

CERTIFICATE OF OCCUPANCY
 Issued after all required inspections have been performed and approved.
 Approved _____ Date _____

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES
REVIEWED FOR CODE COMPLIANCE
 Approved _____ Date _____

Abbreviations

- ADJ adjustable
- AFF above finish floor
- APPROX approximate
- ASL above sea level
- ASSY assembly
- AVG average
- BF building felt
- BIB blown in blanket
- BLDG building
- BMP best management practice
- BTM bottom
- BTWN between
- ccSPF closed-cell spray polyurethane foam
- CFM cubic feet per minute
- CL centerline
- CLG ceiling
- CLR clear
- CLOS closet
- CO combination smoke/carbon monoxide alarm
- CONC concrete
- CONT continuous
- D dryer
- DBL double
- DHW domestic hot water
- DN down
- DS downspout
- DTL detail
- DW dishwasher
- (E) existing
- EA each
- EPG existing & finished grade
- EL elevation
- ELEC electric, electrical
- EPS expanded polystyrene
- E/W each way
- EXP expansion
- EXIST existing
- EXT exterior
- FB flush beam
- FD floor drain
- FDN foundation
- FF finish floor
- FIN finished
- FO face of...
- FOIC furnished by owner, installed by contractor
- FTG footing
- GLB glue laminated beam
- GWB gypsum wall board
- HB hose bib
- HDR header
- HORZ horizontal
- HT height
- HVAC heating, ventilation, air conditioning
- HW hot water
- INSUL insulation
- INT interior
- LOCN location(s)
- LVL laminated strand lumber
- LVL laminated veneer lumber
- MANUF manufacturer
- MAX maximum
- MECH mechanical
- MFR manufacturer
- MIN minimum
- MW microwave
- (N) new
- NCP no changes proposed
- NIC not in contract
- O/ over, on
- O/C on center
- OH overhang
- OP opening
- PERF perforated
- PIP poured in place
- PL property line
- POLY plywood
- POLYISO polyisocyanurate
- PSL parallel strand lumber
- PT pressure treated
- PTD painted
- R riser
- REF refrigerator
- REINF reinforced
- REQD required
- RO rough opening
- R-O-W right of way
- SF square foot
- SH shelves/shelves
- SHG sheathing
- SM smoke alarm
- SOG slab on grade
- SPEC(S) specifications
- SQ square
- STRUCT structural
- SUBFLR subfloor
- TBD to be determined
- TEMP temporary
- ToC top of concrete
- ToP top of (wall) plate
- ToR top of roof
- TPO thermoplastic polyolefin (membrane)
- TR tread
- TYP typical
- UNO unless noted otherwise
- VIF verify in field
- W washer
- W/ with
- WD wood
- WH water heater
- WRB weather-resistive barrier
- XPS extruded polystyrene

Permit# _____ Address or Lot & Block _____
 5331 Forest Ave SE
 City Mercer Island Zip 98040

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditioned floor area of the structure, the number of required additional credits must be selected by the permit applicant.

Provide all information from the following tables in building permit drawings: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits.

Authorized Representative Signature	Date
<i>[Signature]</i>	2/17/2025

	All Climate Zones Table 402.1.3	and Table R402.1.2
Fenestration U-Factor ^{b,1}	n/a	U-Factor ^a -0.30 - see option 1.2 below
Skylight U-Factor ^a	n/a	0.50
Ceiling ^a	60	0.024
Above-Grade Wall U-Factor ^{a,2}	20+5 or 13+10	0.056
Floor U-Factor	30	-0.029 - see option 1.2 below
Below-Grade Wall U-Factor ^{a,3}	10/15/21 int + 5TB	-0.039 - see option 1.2 below
Slab ^{c,1} On Grade R-Factor	10/7	0.54 - see option 1.2 below

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights.

^c "10/15/21+5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21+5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

^e For single rafter- or joist-vented ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R403.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

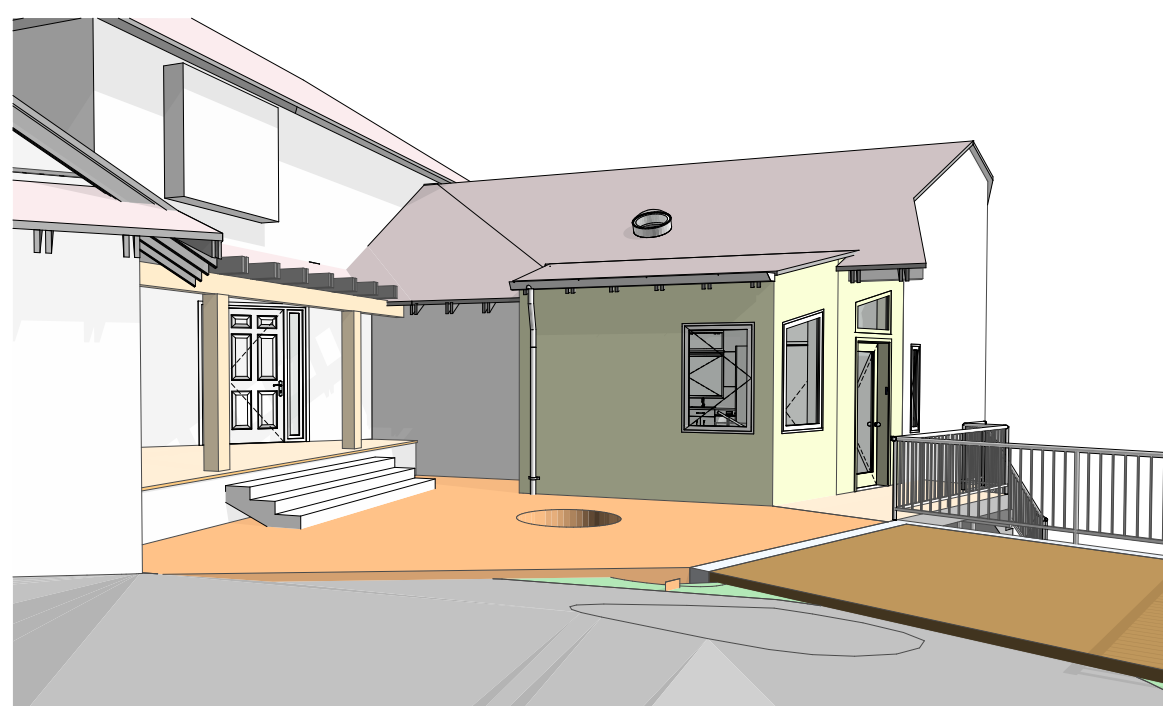
^h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated with headers insulated with a minimum of R-10 insulation.

ⁱ The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.

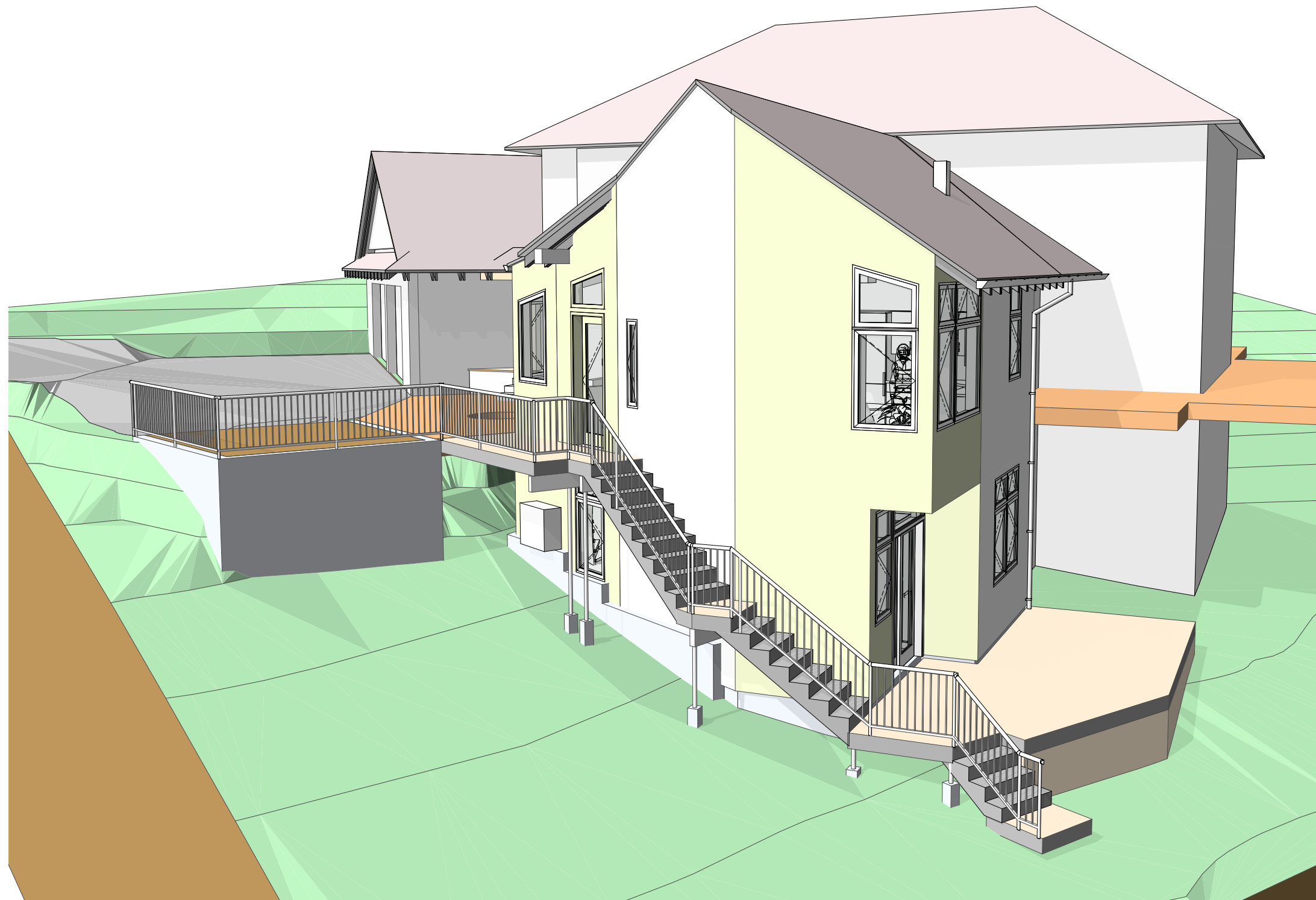
^j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.



Interior View, Day Room



View from Drive



View from Northwest

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (Energy Equalization credits) and Table 406.3 (energy credits) to achieve the minimum number of credits from the list below. To claim credits, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: 5.0 credits
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.
- Medium Dwelling Unit: 8.0 credits
All dwelling units that are not included in #1, #3 or #4.
- Large Dwelling Unit: 9.0 credits
Dwelling units exceeding 5000 square feet of conditioned floor area.
- Dwelling units serving Group R-2 occupancies: 6.5 credits
Section R401.1 and Residential Building Section R202 for Group R-2.
- Additions 150 square feet to 500 square feet: 2.0 credits

The drawings included with the building permit application shall identify which options have been selected and the point value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project

Before selecting your credits on this Summary table, review the option descriptions in Table R406.3 (Single Family).

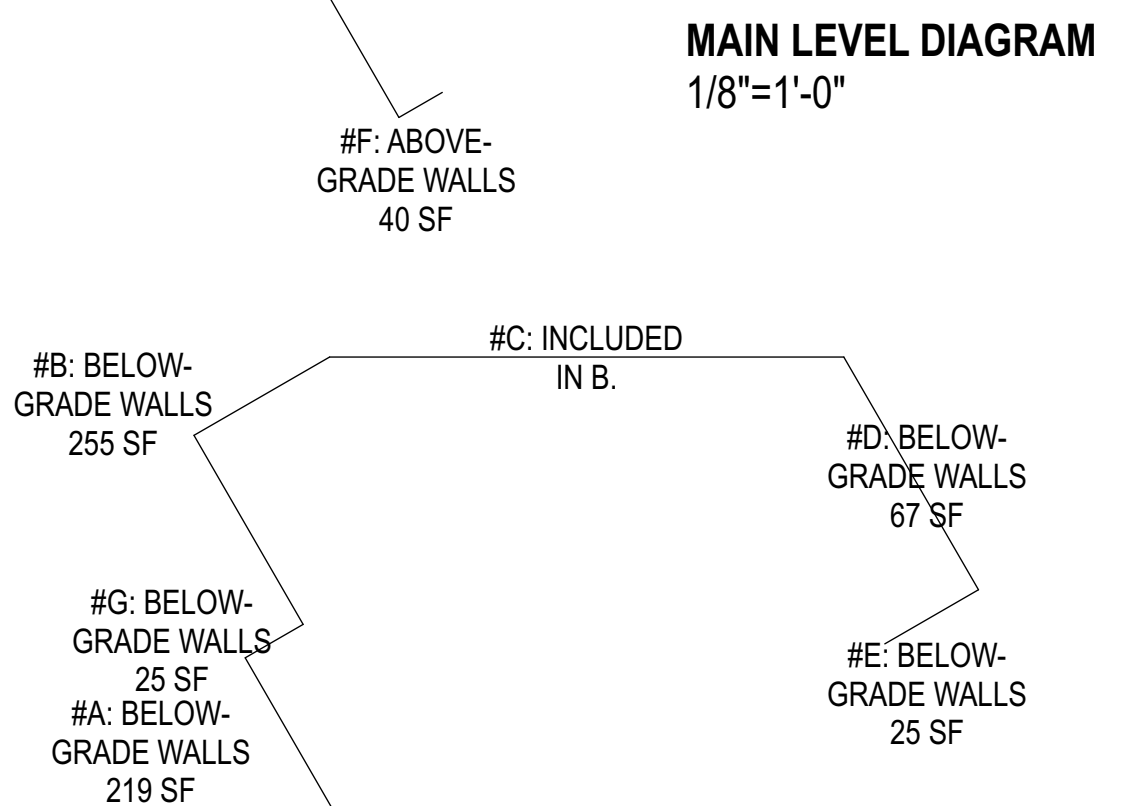
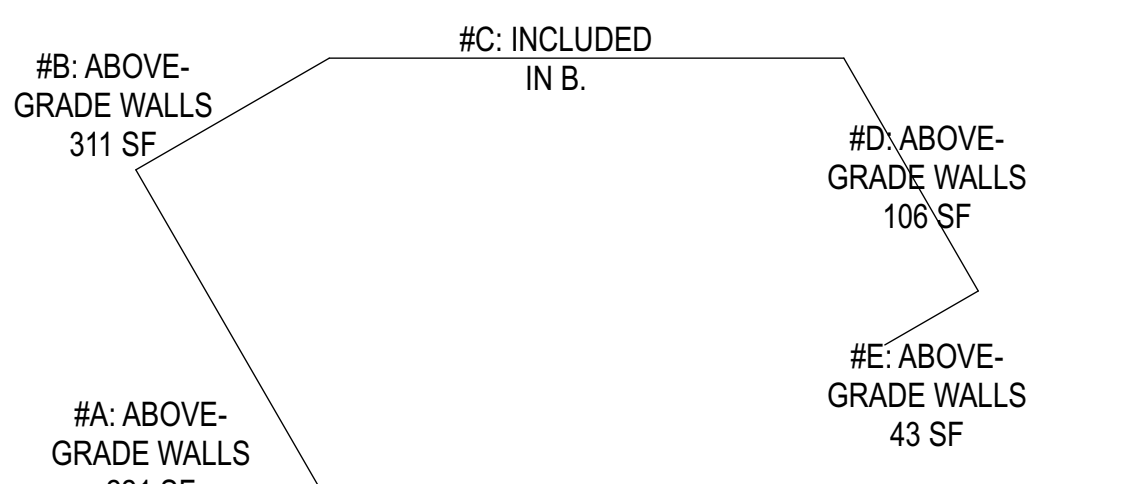
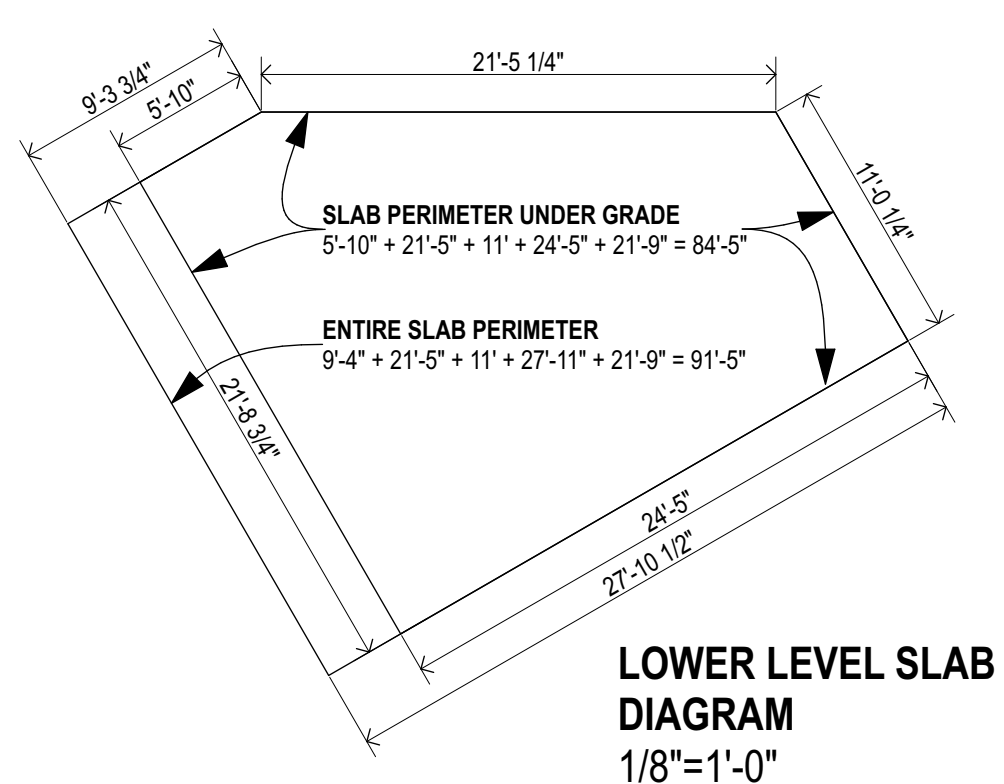
System Type	Description of Primary Heating Source	Credits - select ONE system type
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6) For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5)(b) found in the 2021 WSEC-COMMERCIAL ENERGY CODE	0
2	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(5) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	1.5
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5
4	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	3.0
5	Additional points for the HVAC system are included in Table R406.3.	2.0

- See Section R401.1 and residential building in Section R202 for Group R-2 scope.
- The gas back-up furnace will operate as an only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changepoint" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
- Additional points for the HVAC system are included in Table R406.3.

Options	Energy Credit Option Descriptions	Credits - limited to one energy option from each category ^a	Comments:
1.1	Efficient Building Envelope	0.5	
1.2	Efficient Building Envelope	1.0	
1.3	Efficient Building Envelope	1.5	fenestration U-0.25, floor R-38,
1.4	Efficient Building Envelope	2.5	bsmt wall R-21int + R-5cont, ceiling R-60, slab R-10 perimeter & under entire slab
2.1	Air Leakage Control and Efficient Ventilation	1.0	
2.2	Air Leakage Control and Efficient Ventilation	1.5	
2.3	Air Leakage Control and Efficient Ventilation	2.0	
3.1 ^b	High Efficiency HVAC	1.0	
3.2 ^b	High Efficiency HVAC	0.5	
3.3 ^{a,c,d}	High Efficiency HVAC	0.5	
3.4 ^{a,d}	High Efficiency HVAC	1.5	
3.5 ^e	High Efficiency HVAC	1.5	
3.6 ^e	High Efficiency HVAC	1.0	
3.7 ^{a,d,e}	High Efficiency HVAC	2.0	
3.8 ^{a,d}	High Efficiency HVAC	1.0	
3.9	High Efficiency HVAC	1.5	
3.10 ^f	High Efficiency HVAC	2.5	
3.11 ^f	High Efficiency HVAC	0.5	
4.1	High Efficiency HVAC Distribution System	0.5	
5.1	Efficient Water Heating	0.5	
5.2	Efficient Water Heating	0.5	
5.3	Efficient Water Heating	0.5	
5.4	Efficient Water Heating	1.0	Energy Star-rated gas WH, UEF = 0.91 min
5.5	Efficient Water Heating	1.5	
5.6	Efficient Water Heating	2.0	
5.7	Efficient Water Heating	2.5	
5.8	Efficient Water Heating	2.5	
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5	
7.1	Appliance Package	0.5	

Total Credits [5.0] [Calculate Total](#)

a. An alternative heating source sized at a maximum of 0.5 Watts/ft² (equivalent of heated floor area or 500 Watts, whichever is bigger), may be installed in the dwelling unit.
 b. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
 c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
 d. This option may only be claimed if serving System Type 4 from Table R406.2.
 e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
 f. Option 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R401.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.



WALL SURFACE CALCS	ABOVE	BELOW
#A:	221	219
#B & C:	311	255
#D:	106	67
#E:	43	25
#F:	20	20
#G:	0	25
TOTAL	701 SF	TOTAL 611 SF

Simple Heating System Size: Washington State
 This tool is for the permitting purposes only. A Manual J calculation is required to meet the requirement of the Washington State Energy Code.

Project Information: 5331 Forest Ave SE, Mercer Island, WA 98040

Heating System Type: At-Riser System Hot Water

Design Temperature: 25
 Design Temperature Difference (ΔT): 45

Area of Building: 295
 Conditioned Floor Area (sq ft)
 Average Ceiling Height (ft): 8
 Conditioned Volume: 2364

U-Factor X Area: 67.05
 U-Factor: 0.50 X Area: 147.50

Skylights: 2.00
 U-Factor X Area: 1.00

Insulation: 11.86
 U-Factor X Area: 11.86

Single Rafter or Joist Vented Ceilings: 0.00
 U-Factor X Area: 0.00

Floors: 31.55
 U-Factor X Area: 31.55

Above Grade Walls and Foundations: 6.65
 U-Factor X Area: 6.65

Below Grade Walls and Slabs: 24.44
 U-Factor X Area: 24.44

Slab on Grade over Open Trench: 147.60
 U-Factor X Area: 147.60

Duct Leakage Coefficient: 1.000

Sum of UA: 514.74
 Envelope Heat Loss: 23,163 Btu / Hour
 Air Leakage Heat Loss: 4,263 Btu / Hour
 Building Design Heat Load: 27,426 Btu / Hour
 Building and Duct Heat Loss: 27,426 Btu / Hour
 Maximum Heat Equipment Output: 34,282 Btu / Hour

PROJECT LEGEND

- centerline
- joist span direction
- section marker
- revision
- door marker
- window marker
- skylight marker
- carbon monoxide alarm
- smoke alarm
- exhaust fan
- elevation dimension point

PROPERTY DATA

Project Description:
 Add a two-story accessory dwelling unit to an existing home. Remodel entry to existing home.

Address:
 5331 Forest Ave SE
 Mercer Island, WA 98040

Parcel Number:
 2948900013

Legal Description:
 LOT B OF MERCER ISLAND SHORT PLAT NO. MI-79-03-09, RECORDED UNDER RECORDING NO. 7911260615, BEING A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23 THROUGH 27, BLOCK 2, AND PORTION OF VACATED BORDER STREET AND OF VACATED ANDERSON STREET, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

Zoning: R-15 Residential
 Construction Type: Type V non-rated

PROJECT TEAM

Architect:
 David J DiMarco
 DiMarco Architecture + Design
 7541 Seward Park Ave S
 Seattle, WA 98118-4246
 206.355.6795
 architect@icloud.com

Structural Engineer:
 Bryces Dacus, PE
 Quantum Consulting Engineers LLC
 1511 Third Ave, Suite 323
 Seattle, WA 98101
 206.957.3911
 bdacus@quantumce.com

Civil Engineer:
 Audrey Hansen
 FACET
 9706 - 4th Avenue NE, Suite 300
 206.523.0024 ext. 120
 ahansen@facetnw.com

Geotechnical Engineer:
 Matt McGinnis
 Geotech Consultants, Inc.
 2401 - 10th Avenue E
 Seattle, WA 98102
 425-747-5618
 mattm@gotechnw.com

SHEET INDEX

Mercer Island Coversheets	
SF1	—
SF2	—

Architectural Notes & Site Plan, Survey	
A0.0	Coversheet
A0.1	Site Survey
A0.2	Site Plan
A0.3	General Notes

Architectural Plans	
A1.0	Main Floor Plan
A1.1	Lower Level Plan
A1.2	Foundation Plan, Roof Plan

Architectural Elevations	
A2.0	Exterior Elevations
A2.1	Exterior Elevations

Architectural Sections	
A3.0	Building & Wall Sections

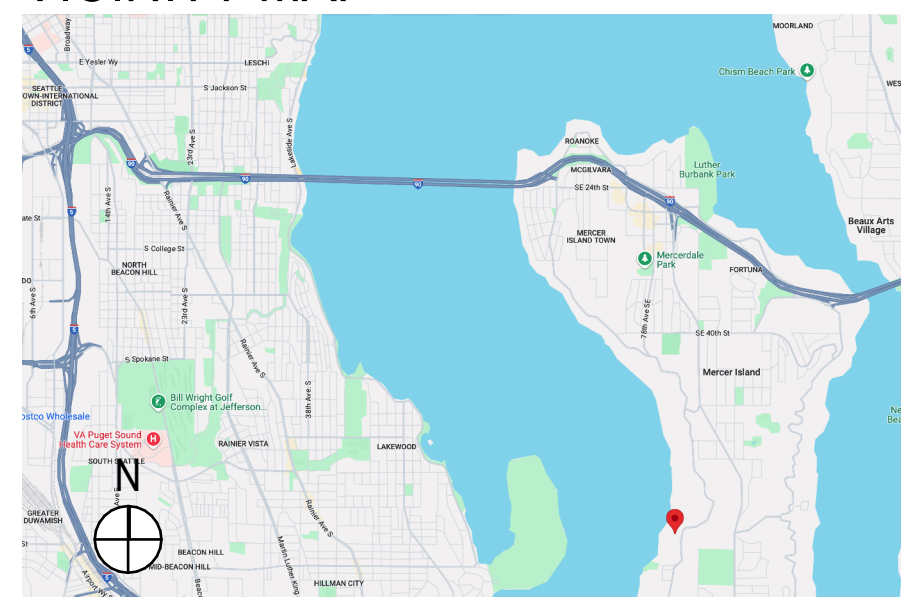
Architectural Schedules	
A4.0	Window/Door/Skylight Schedules

Architectural 3D Views	
A5.0	3D Views

ISSUES:

NAME	DATE	ID
roof area update	3/20/25	01

VICINITY MAP



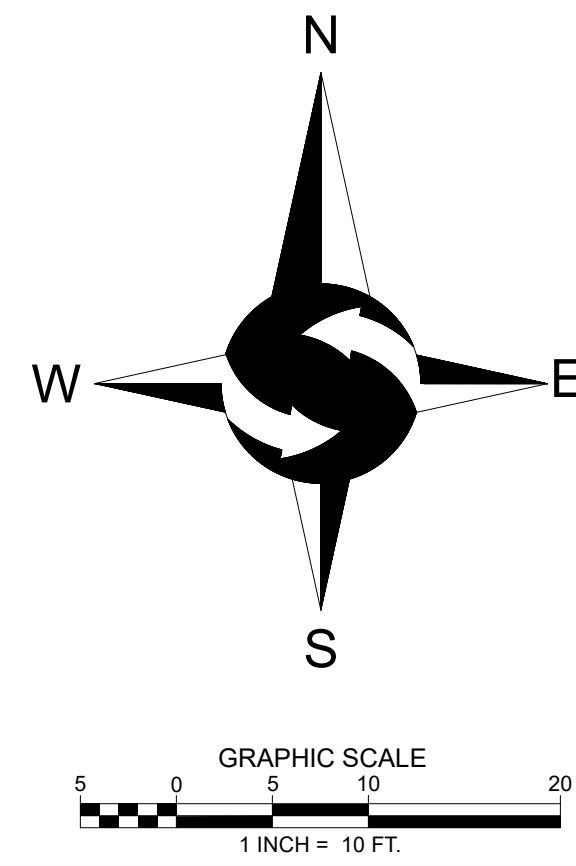
DiMarco Architecture + Design
 7541 Seward Park Ave S
 Seattle WA 98118-4246 USA

Lin Kicska Residence

5331 Forest Ave SE
 Mercer Island, WA 98040

Coversheet

A0.0



LEGEND

- FOUND REBAR AS DESCRIBED
- SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊞ GAS METER
- ⊞ HVAC UNIT
- ⊞ UTILITY POLE
- ⊞ CATCH BASIN
- ⊞ YARD DRAIN
- ⊞ WATER METER
- ⊞ YARD LIGHT
- WROUGHT IRON FENCE
- WOOD FENCE
- CONCRETE WALL
- ⊞ ROCKERY
- ⊞ ASPHALT SURFACE
- ⊞ CONCRETE SURFACE
- ⊞ GRAVEL SURFACE
- ⊞ FLAGSTONE SURFACE
- CE CEDAR
- DS DECIDUOUS
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOT B OF MERCER ISLAND SHORT PLAT NO. M1-79-03-09, RECORDED UNDER RECORDING NO. 7911260615, BEING A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23 THROUGH 27, BLOCK 2, AND PORTION OF VACATED BORDER STREET AND OF VACATED ANDERSON STREET, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY T.J.C. LAND SURVEYING, RECORDED UNDER RECORDING NO. 20170630900011, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER: GREGORY KICSKA & KATHLEEN LIN
5237 FOREST AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 294890-0013

PROJECT ADDRESS: 5331 FOREST AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-15

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 15,070 S.F. (0.346 ACRES) AS SURVEYED

GENERAL NOTES

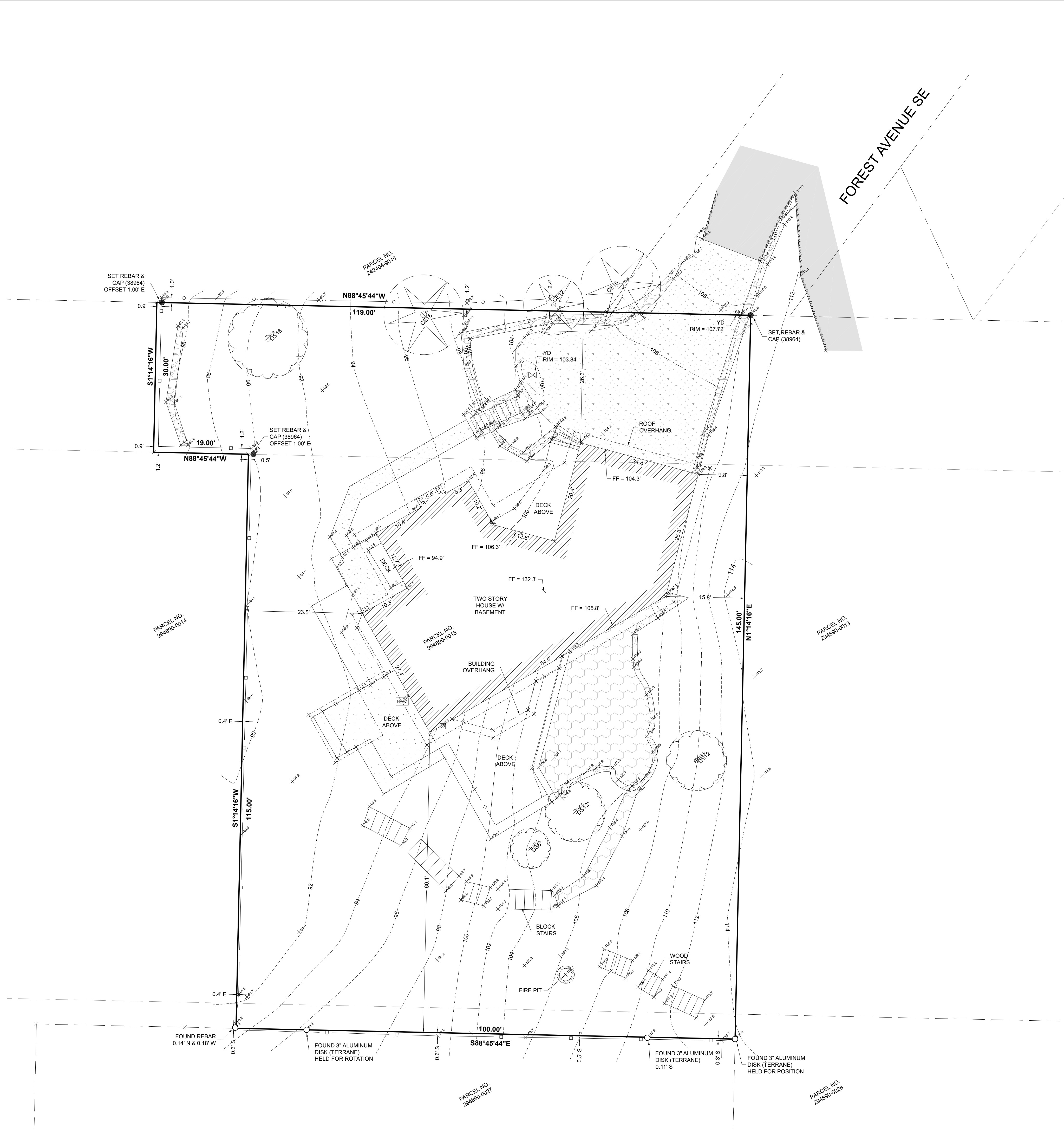
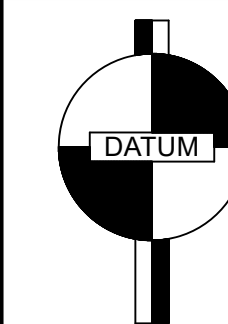
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - NAVD 88

2' 0" CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



SE 1/4, NE 1/4, SEC 24, TWP 24N, RNG 4E, W.M.



TOPOGRAPHIC SURVEY

KAT LIN
5331 FOREST AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 24-494

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 9/5/2024

SHEET 1 OF 1

DATE	REVISION	DRN

Site Surveying, Inc.

www.sitesurveying.com
21923 NE 11th Street Sammamish, WA 98074
Phone: 425.298.4412

Property Data

Project Description:
Add a two-story accessory dwelling unit to an existing home.
Remodel entry to existing home.

Address:
5331 Forest Ave SE
Mercer Island, WA 98040

Owners:
Kat Lin & Greg Kicska
5257 Forest Ave SE
Mercer Island, WA 98040

Parcel Number:
2948900013

Legal Description:
LOT B OF MERCER ISLAND SHORT PLAT NO. MI-79-03-09, RECORDED UNDER RECORDING NO. 7911260615, BEING A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23 THROUGH 27, BLOCK 2, AND PORTION OF VACATED BORDER STREET AND OF VACATED ANDERSON STREET, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

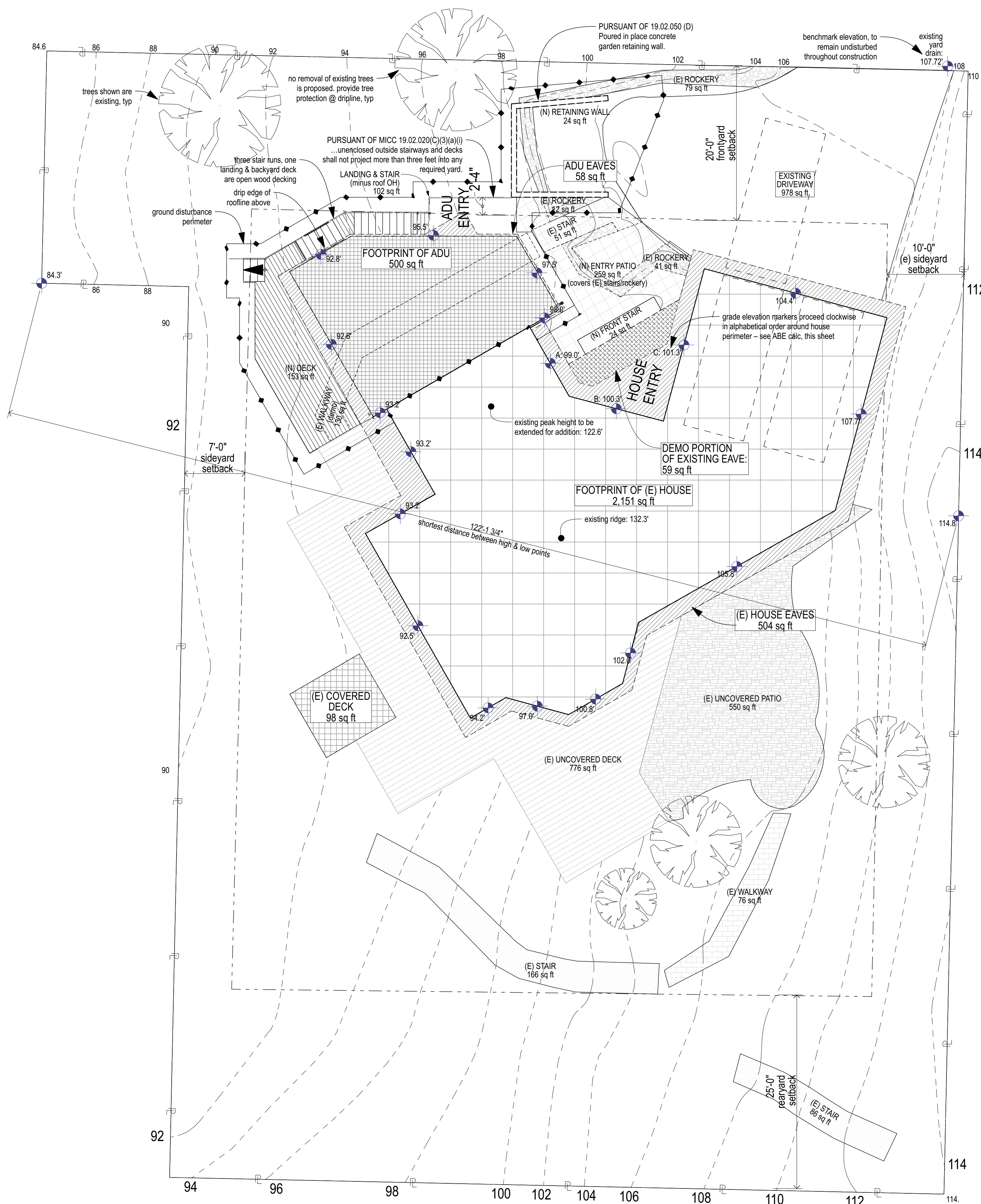
Occupancy Type: R-3 Residential
Construction Type: V, non-rated

Site Plan Notes

Land Use
Lot Zoning: R-15
Lot Size: 15,070sf (0.346 acres)
Existing Footprint: 2,151sf
Proposed ADU Addition Footprint: 500sf
Existing Floor Area: 3,689sf (plus 496sf attached garage)
Proposed ADU Addition Floor Area: 874sf

ADU Criteria Compliance Narrative

- Owner Occupancy: ADU is to be occupied by a parent of the property owner.
- Subdivision: ADU shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
- Size and scale: The square footage of the accessory dwelling unit shall be 900 square feet, which does not exceed 80 percent of the total square footage of the existing 2,570sf primary dwelling unit.
- Location: The ADU shall be added to the principal dwelling unit.
- Entrances: The entrance for the ADU shall be placed along a face of the addition that is discrete and set away from the existing house's main entrance.
- Additions: The addition to the existing dwelling structure shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.
- Parking: The perimeter of the house, including the proposed addition, shall measure 273ft, altering less than 40% of the length of the existing structure's external walls. Per MICC 19.02.020(G)(1), parking requirements shall not apply. Existing and proposed parking: 3 spaces



Lot Slope Calculation

Highest elevation point of lot: 114.8'
Lowest elevation point of lot: 84.3'
Difference: 30.5'
Horizontal distance between high & low points: 122.15'
Lot Slope: 30.5 ÷ 122.15 = 25%

Lot Coverage Calculation

Gross lot area: 15,070sf
Net lot area: 15,070sf
Allowed lot coverage: 35%
Allowed lot coverage area: 5,274.5sf
Existing lot coverage:
Main structure roof area: 2,655sf (2151+504)
Accessory building roof area: 0sf
Vehicular use: 978sf
Covered patios/decks: 98sf
Total existing lot coverage: 3,731sf
Total lot coverage area removed: 59sf (existing eave)
Proposed adjustment for single story: 0sf
Proposed adjustment for flag lot: 0sf
New lot coverage:
Main structure roof area: 558sf (500+58)
Accessory building roof area: 0sf
Vehicular use: 0sf
Covered patios/decks: 558sf
Total new lot coverage: 558sf
Total project lot coverage area: 4,230sf (3731+59+558)
Proposed lot coverage: 28.1%

Hardscape Calculation

The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, rockeries and retaining walls, and similar constructed elements that do not have a roof. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. (...) The hardscape does not include driving surfaces or buildings. In addition, unused lot coverage may also be improved with hardscape.

Gross lot area: 15,070sf
Net lot area: 15,070sf
Area borrowed from lot coverage: 948sf
Allowed hardscape area as percentage: 15.3%
Allowed hardscape area: 2,304sf
Existing hardscape:
Uncovered decks: 776sf
Uncovered patios: 550sf
Walkways: 206sf (130+76)
Stairs: 303sf (51+166+86)
Rockeries/retaining walls: 132sf (79+12+41)
Total existing hardscape: 1967sf
Total hardscape removed: 234sf (130+51+12+41)
New hardscape:
Uncovered decks: 153sf
Uncovered patios: 259sf
Walkways: 0sf
Stairs: 126sf (24+102)
Rockeries/retaining walls: 24sf
Total new hardscape: 562sf
Total project hardscape: 2,295sf (1967-234+562)
Proposed hardscape: 15.2%

* Figures exempt from impervious surface calculation - see "Impervious Surfaces" notes, this sheet

Gross Floor Area Calculation

(note: no existing or proposed accessory buildings, second/third-story covered decks, or ceiling heights > 12ft)

Building Area	Existing Area	Removed Area	Addition Area	Total
Upper Floor	1,330sf	0	0	1,330sf
Main Floor	1,849sf	0	0	1,849sf
Basement (gross)	710sf	0	0	710sf
Garage	496sf	0	0	496sf
Total	4,185sf	0	0	4,185sf

ADU	0	0	912sf	912sf
Staircase modifier	0	0	38sf	38sf
Total	4,185sf	0	874sf	5,059sf

Lot area: 15,070sf
Zone: R-15
Allowed Gross Floor Area: 6,028sf
Allowed Gross Floor Area as %: 40%
Proposed Gross Floor Area: 5,059sf
Proposed Gross Floor Area as %: 33.6%

Average Building Elevation Calculation

MIDPOINT ELEVATION	x	WALL SEGMENT LENGTH	=	PRODUCT
A: 99.0'	a: 10.2'			1009.8
B: 100.3'	b: 12.6'			1263.8
C: 101.3'	c: 20.4'			2066.5
D: 104.4'	d: 24.4'			2547.4
E: 107.7'	e: 25.3'			2724.8
F: 105.8'	f: 29.5'			3121.1
G: 102.0'	g: 8.4'			856.8
H: 100.8'	h: 8.0'			806.4
I: 97.0'	i: 8.4'			814.8
J: 94.2'	j: 5.3'			499.3
K: 92.5'	k: 27.4'			2534.5
L: 93.2'	l: 10.3'			960.0
M: 93.2'	m: 12.7'			1183.6
N: 93.2'	n: 2.0'			186.4
O: 92.8'	o: 21.7'			2013.8
P: 92.8'	p: 9.0'			835.2
Q: 95.5'	q: 21.3'			2034.2
R: 97.5'	r: 10.9'			1062.8
S: 98.0'	s: 4.3'			421.4
		272.1 SUM		26,942.4 SUM

26,942.4 ÷ 272.1 = 99.02' AVERAGE BUILDING ELEVATION
Proposed ridge height: 122.6'
Proposed max height of addition: 122.6' - 99.02' = 23.6'
Proposed top plate height on downhill side: 21.6'

Impervious Surfaces

from Mercer Island Municipal Code, "definitions":
Impervious surfaces: Includes without limitation the following:
1. Buildings - the footprint of the building and structures including all eaves;
2. Vehicular use - driveways, streets, parking areas and other areas, whether constructed of gravel, pavers, pavement, concrete or other material, that can reasonably allow vehicular travel;
3. Sidewalks - paved pedestrian walkways, sidewalks and bike paths;
4. Recreation facilities - decks, patios, porches, tennis courts, sport courts, pools, hot tubs, and other similar recreational facilities;
5. Miscellaneous - any other structure or hard surface which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, or causes water to run off the surface in greater quantities or at an increased rate of flow from present flow rate under natural conditions prior to development.

from Mercer Island Municipal Code 19.02.060 C:

Exemptions. The following improvements will be exempt from the calculation of the maximum impervious surface limits set forth in subsection B of this section:

- Decks/platforms. Decks and platforms constructed with gaps measuring one-eighth inch or greater between the boards which provide free drainage between the boards as determined by the code official shall be exempt from the calculation of maximum impervious surface limits so long as the surface below the deck or platform is not impervious.
- Pavers. Pavers installed with a slope of five percent or less and covering no more than ten percent of the total lot area will be calculated as only 75 percent impervious. Provided, however, that all pavers placed in driveways, private streets, access easements, parking areas and critical areas shall be considered 100 percent impervious.
- Pedestrian-oriented walkways. Uncovered pedestrian walkways constructed with gravel or pavers not to exceed 60 inches in width shall be exempt from the maximum impervious surface limits.
- Public improvements. Open storm water retention/detention facilities, public rights-of-way and public pedestrian trails shall be exempt from the maximum impervious surface limits.
- Rockeries/retaining walls. Rockeries and retaining walls shall be exempt from the maximum impervious surface limits.

New impervious surfaces
ADU, including eaves: 558sf
Uncovered deck (gapped flooring, exempt): 153sf
Uncovered patios (gapped flooring, exempt): 259sf
Front/Side Stairs (gapped boards, exempt): 126sf
Rockeries/retaining walls (exempt): 24sf
Total: 562sf

Existing impervious surface area to be removed: 59sf
Net increase in impervious surface area: 499sf

Fire Alarm System

Fire Valuation Form determined valuation of newly proposed construction is 17.6% of existing construction. There are also site deficiencies. Therefore a monitored Household Fire Alarm System per NFPA 72 Chapter 29 is required.

Stormwater Report Requirement

Total newly proposed impervious surface is 596 square feet, therefore a Small Project Stormwater Report is required.



DiMarco Architecture + Design
7541 Seward Park Ave S
Seattle WA 98118-4246 USA

Lin Kicska Residence

5331 Forest Ave SE
Mercer Island, WA 98040

ISSUES:

NAME	DATE	ID
roof area update	3/20/25	01

Site Plan

A0.2

General

- The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
- All construction shall comply with the 2021 Washington State building codes.
- All construction shall meet the specifications of the structural drawing set.
- It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect the cost or scheduling of construction activities prior to submitting bid.
- All dimensions are to face of framing (not sheathing), centerline of column, or face of concrete unless noted otherwise.
- Contractor shall verify all dimensions and conditions at the job site including, but not limited to, soils and existing utilities, and shall be responsible for same.
- Any discrepancy between the architectural drawings and structural drawings, field conditions, existing dimensions, applicable codes/ordinances/standards, consultant documents and/or other supplementary materials shall be immediately reported to the designer.
- In case of any conflict wherein the methods or standards of installation, or the materials specified, do not equal or exceed the requirements of the codes/ordinances, the codes/ordinances shall govern.
- Do not scale drawings or details. Use given dimensions.
- Check detail drawings for locations of all items not dimensioned on plans.
- Doorways and cased openings without dimensions are to be four inches (finish) from face of adjacent wall or centered between walls unless noted otherwise.
- The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the designer and structural engineer.
- Building systems and components not specifically detailed shall be installed per manufacturers' recommendations. Notify the designer of any resulting conflicts.
- Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- Contractor shall install dust barriers and other protection as required to protect installed finishes and facilities.
- The contractor and/or the sub-contractors shall apply for, obtain, and pay for all required permits and fees except for the building permit.
- Revised items in the drawing set, when present, are indicated with cloud-shaped outlines. When a portion of a drawing or sheet has been revised, that portion is clouded. When an entire drawing has been revised or added, that drawing's number and title are clouded.

Site

- The contractor shall verify locations of all utilities and services to the site prior to beginning any site improvements.
- No materials are to be stockpiled in the public right-of-way. All rubbish and debris is to be removed from the site.
- Adjacent properties, streets and walks are to be protected from damage at all times.
- All downspouts and roof drains are to be connected to the point of discharge specified on the standard drainage plan and/or site plan by tightline unless site conditions allow for drywells or surface drainage, or unless noted otherwise in construction documents.
- All footings shall be carried to solid, undisturbed original earth. Remove all unsuitable material under footings and slabs and replace with concrete or with compacted fill as directed by a geotechnical engineer.

Utilities

- All existing utility systems for sewer, storm sewer, water, electric, gas, and telephone will remain.

Metal

- Provide galvanic insulation between dissimilar metals.

Wood

- All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
- All wood in direct contact with concrete or exposed weather shall be pressure treated with an approved preservative unless decay-resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze or copper.
- Provide fireblocking vertically at ceiling and floor levels and horizontally at intervals not exceeding 10 feet and as required for concealed spaces under IRC R302.11.

Weather Protection

- All siding methods must have a weather resistive barrier that meets the requirements of IRC R703. General weather protection for the entire project must meet the requirements of IRC R903.

Doors, Windows, Skylights

- Glazing shall conform to federal and local glazing standards.
- All glazing in hazardous locations, defined by IRC R308.4, shall be safety glazing, including but not limited to the safety glazing identified in the construction documents.
- All emergency escape and rescue openings for bedrooms and basements shall meet the requirements of IRC R310. Net clear opening of not less than 5.7 square feet in area, not less than 24 inches in height, and not less than 20 inches in width.
- Security standards shall meet the requirements of IRC R330. Deadbolt (minimum 1/2 inch throw) and viewpoint required at exterior doors. Windows and sliding doors within 10 feet of grade shall be provided with latching devices. All locks shall be able to be opened from the inside without special knowledge or effort.
- All skylights and sloped glazing shall meet the requirements of IRC 308.6.
- Exterior doors shall be 1-3/4 inch solid core with full weatherstrip and threshold. All glazing in exterior doors shall be double glazed with safety glass.

Stairways

- All stairways shall meet the requirements of IRC R311.7. Minimum clear width of the stairway above the handrail shall be 36 inches. Minimum tread depth shall be 10 inches. Maximum riser height shall be 7-3/4 inches. Minimum headroom shall be 80 inches.
- A continuous handrail shall be provided to at least one side of the stairway, mounted 34 to 38 inches above tread nosing.
- Per IRC R302.7: Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the underside w/ 1/2" gypsum board.
- Per IRC R311.7.2 exception 1: Where the nosings of treads at the side of a flight of stairs extend under the edge of a floor opening through which the stair passes, the floor opening shall not project horizontally into the required headroom more than 4.75 inches.

Guardrails

- All guardrails for decks, balconies and open railings must meet the requirements of IRC R312. Minimum guardrail height shall be 36 inches. Openings between intermediate members, if any, shall be arranged to prevent passage of a 4 inch sphere.

Electrical

- Electrical drawings are supplementary to the architectural drawings. It shall be the responsibility of each contractor to check with the architectural drawings before installation of their work.
- All electrical work shall be bidder designed, shall comply with all applicable codes and ordinances, and shall adhere to all requirements of the construction documents. Obtain and pay for permits.
- Wiring methods shall be as permitted by code and installation per NECA standards.
- All devices to be specification grade.
- All new electrical panels or load centers to be protected on line side by current limiting fuses.
- All receptacles shall be 15 inches from finished floor to bottom of box unless noted otherwise.
- All switches shall be 42 inches from finished floor to bottom of box unless noted otherwise.
- Verify all receptacles, switch and fixture locations with owner prior to installation.
- All exterior lighting to be shielded and directed away from adjacent properties.

Mechanical

- Mechanical drawings are supplementary to the architectural drawings. It shall be the responsibility of each contractor to check with the architectural drawings before installation of their work.
- All mechanical work shall be bidder designed, shall comply with all applicable codes and ordinances, and shall adhere to all requirements of the construction documents. Obtain and pay for permits.
- All pipes, conduits, ducts, vents, etc. shall be concealed or furred and finished, unless noted as exposed construction on the drawings. Offset studs where required so that finished wall surface will be flush.
- Ventilation of all areas shall conform with WAC 51-11, 51-13 and SRC tables M1507.3.3 and M1507.4.

Plumbing

- Plumbing drawings are supplementary to the architectural drawings. It shall be the responsibility of each contractor to check with the architectural drawings before installation of their work.
- All plumbing work shall be bidder designed, shall comply with all applicable codes and ordinances, and shall adhere to all requirements of the construction documents. Obtain and pay for permits.
- All pipes, conduits, ducts, vents, etc. shall be concealed or furred and finished, unless noted as exposed construction on the drawings. Offset studs where required so that finished wall surface will be flush.
- Provide pressure relief valve for hot water tank. Drain to the outside of the building with drain end not more than two feet nor less than 6 inches above the ground, pointing down.
- Hot water tanks having flexible pipe connections and over four feet tall shall be strapped down to prevent overturn in the event of an earthquake.
- Provide an approved back flow prevention device at all hose bibs.
- Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal.

Energy Efficiency & Indoor Air Quality

- See coversheet for required insulation values.
- Studs in framed insulated walls shall be 16 inches on center, minimum.
- All exterior joints around windows and doors, openings between walls and roofs or foundations, openings at penetrations and all other such openings shall be sealed, caulked, or have a gasket or weatherstripping to limit air leakage per Energy Code.
- Glazing area allowed is unlimited, group R-3 only. All new exterior glazing shall be double glazed (min).
- Provide combustion, ventilation and dilution for any gas appliances per IRC G2407(304).
- Provide venting for all gas heating appliances in accordance with the heating appliance manufacturer's recommendations and the IRC.
- Interior design conditions: (per Energy Code R302) the interior design temperatures used for heating and cooling load calculations shall be a maximum of 72°F (22°C) for heating and minimum of 75°F (24°C) for cooling.
- Source specific ventilation: Ventilation (exhaust) shall be provided in kitchens, bathrooms, and toilet rooms per IRC section M1505.4.4.1:
 - Kitchens: min 250cfm intermittent
 - Bathrooms: 110cfm intermittent
 Fan controls shall be provided with an on/off manual override switch.
- A residential energy compliance certificate is required to be completed by the builder and permanently posted in a utility room or on the electrical panel per Energy Code R401.3 prior to final inspection.
- The building thermal envelope shall comply with Energy Code sections R402.4.1 through R402.4.4.
- At least one thermostat shall be provided for each separate heating and cooling system per section R403.1.
- A minimum 90% of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
- See coversheet for Energy Credit information.
- Air leakage through the building envelope shall not exceed 5.0 air changes per hour and shall be tested as such. A written report of the test results shall be signed by the testing party and provided to the building inspector prior to call for final inspection.
- Headers at windows and doors shall be insulated to a minimum value of R-10.



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Lin Kicska Residence

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General Notes

A0.3



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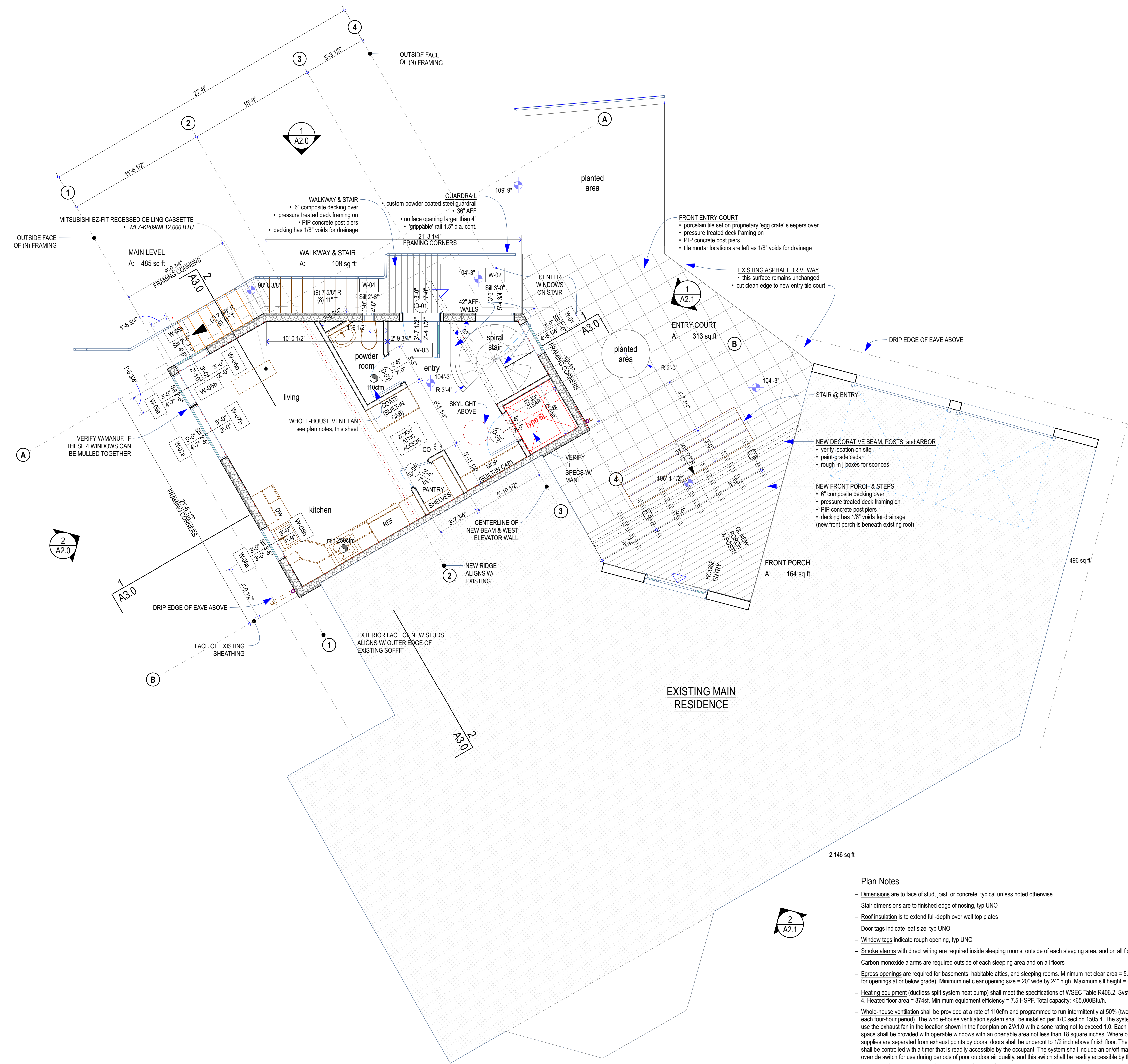
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Main Floor Plan

A1.0



- Plan Notes**
- Dimensions are to face of stud, joist, or concrete, typical unless noted otherwise
 - Stair dimensions are to finished edge of nosing, typ UNO
 - Roof insulation is to extend full-depth over wall top plates
 - Door tags indicate leaf size, typ UNO
 - Window tags indicate rough opening, typ UNO
 - Smoke alarms with direct wiring are required inside sleeping rooms, outside of each sleeping area, and on all floors
 - Carbon monoxide alarms are required outside of each sleeping area and on all floors
 - Egress openings are required for basements, habitable attics, and sleeping rooms. Minimum net clear area = 5.7sf (5.0sf for openings at or below grade). Minimum net clear opening size = 20" wide by 24" high. Maximum sill height = 44"
 - Heating equipment (ductless split system heat pump) shall meet the specifications of WSEC Table R406.2, System Type 4. Heated floor area = 874sf. Minimum equipment efficiency = 7.5 HSPF. Total capacity: <65,000Btu/h.
 - Whole-house ventilation shall be provided at a rate of 110cfm and programmed to run intermittently at 50% (two hours of each four-hour period). The whole-house ventilation system shall be installed per IRC section 1505.4. The system shall use the exhaust fan in the location shown in the floor plan on 2/A1.0 with a some rating not to exceed 1.0. Each habitable space shall be provided with operable windows with an operable area not less than 18 square inches. Where outdoor air supplies are separated from exhaust points by doors, doors shall be undercut to 1/2 inch above finish floor. The system shall be controlled with a timer that is readily accessible by the occupant. The system shall include an on/off manual override switch for use during periods of poor outdoor air quality, and this switch shall be readily accessible by the occupant. Calculation: per SRC M1505.4, the flow rate for a two-bedroom 874sf dwelling shall be 35cfm x 1.5 (unbalanced/undistributed system) x 2 (multiplier for 50% operation) = 105cfm min.

N
2
Main Level
SCALE: 1/4" = 1'-0"



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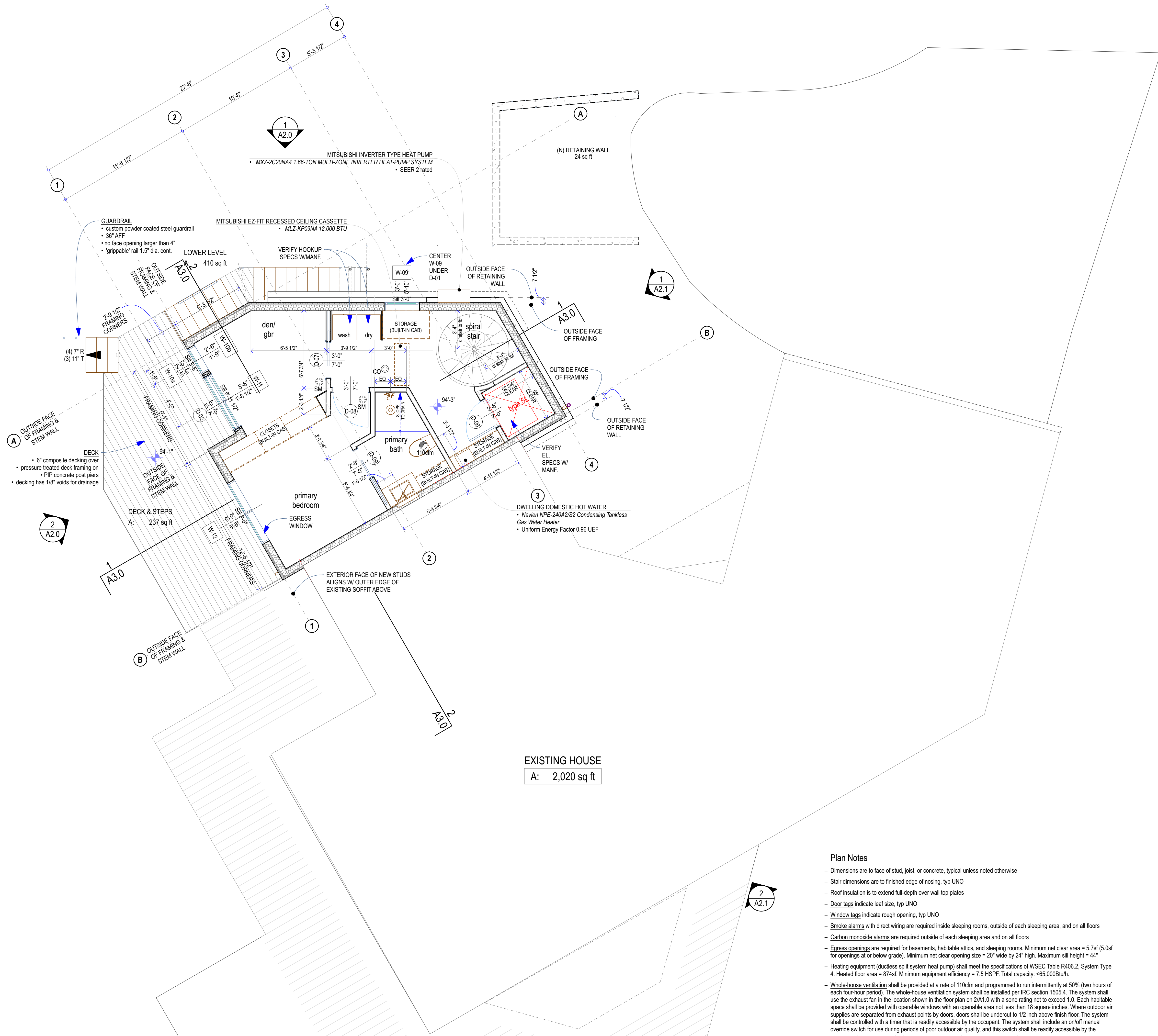
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Lower Level Plan

A1.1



- Plan Notes**
- Dimensions are to face of stud, joist, or concrete, typical unless noted otherwise
 - Stair dimensions are to finished edge of nosing, typ UNO
 - Roof insulation is to extend full-depth over wall top plates
 - Door tags indicate leaf size, typ UNO
 - Window tags indicate rough opening, typ UNO
 - Smoke alarms with direct wiring are required inside sleeping rooms, outside of each sleeping area, and on all floors
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 - Egress openings are required for basements, habitable attics, and sleeping rooms. Minimum net clear area = 5.7sf (5.0sf for openings at or below grade). Minimum net clear opening size = 20" wide by 24" high. Maximum sill height = 44"
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N
1
Lower Level
SCALE: 1/4" = 1'-0"

BIMcloud: DiMarco Architecture - BIMcloud Basic for Archicad 27/Current Projects/Lin Kicska PERMIT SET 10.30.24



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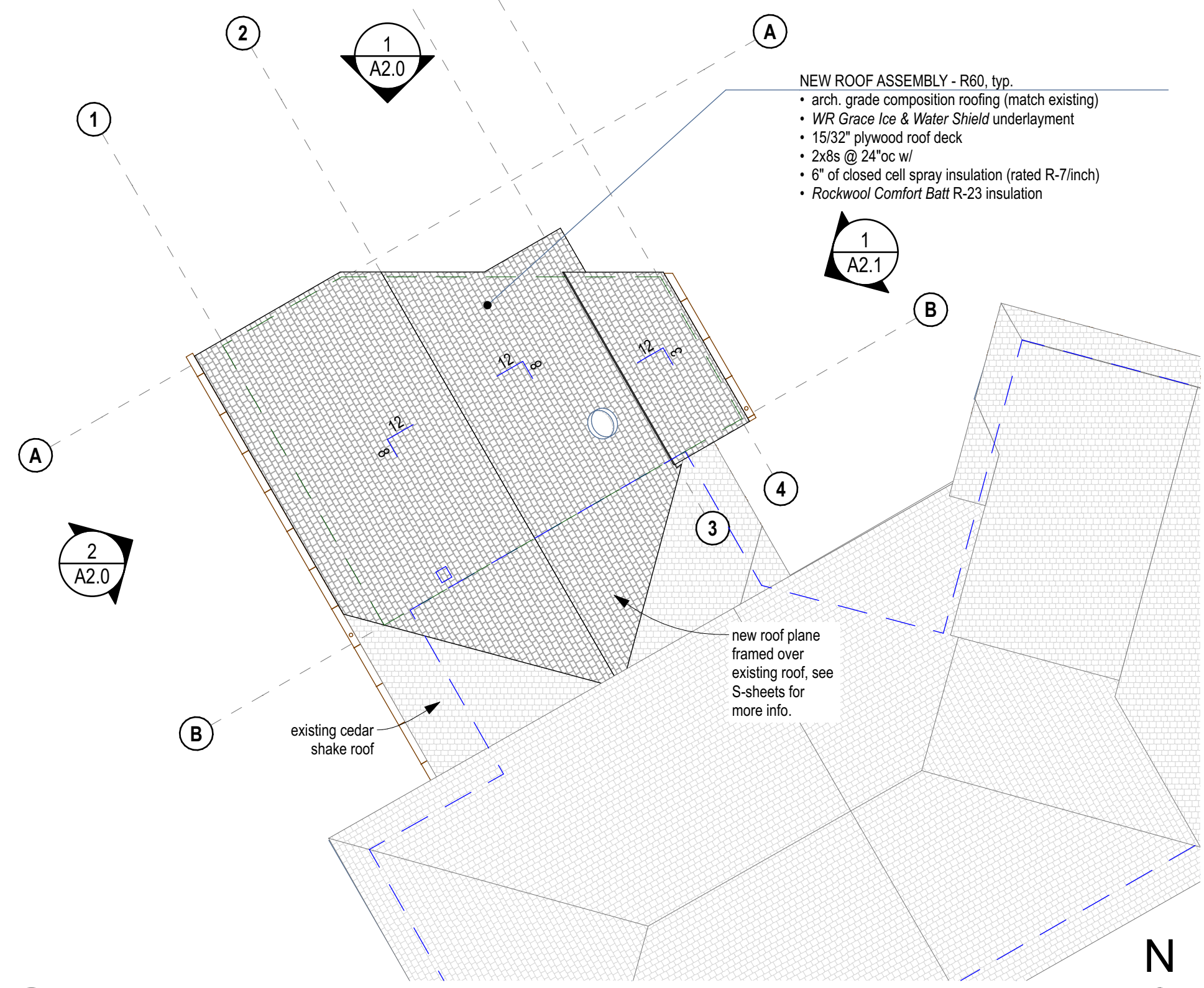
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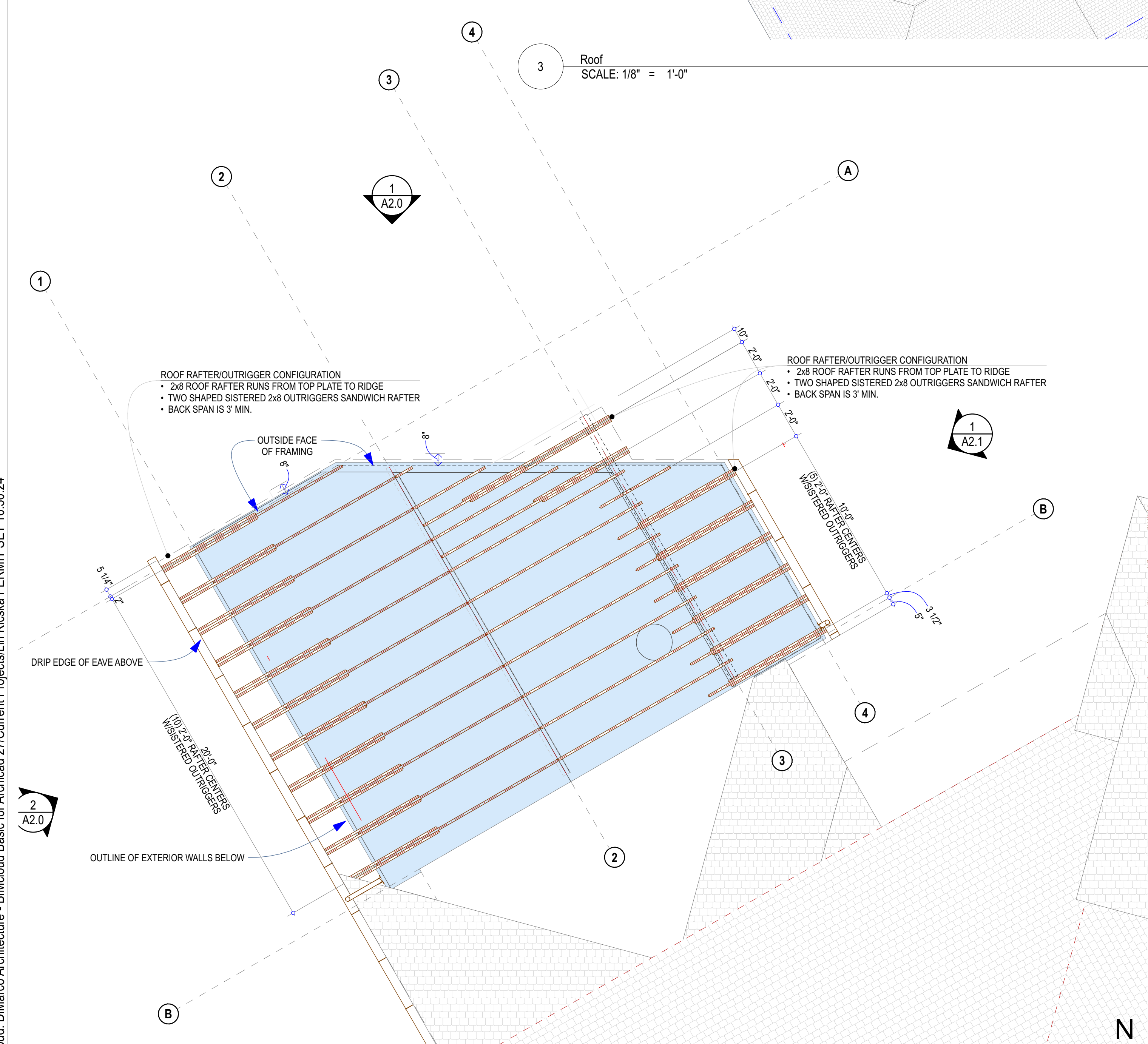
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Foundation Plan, Roof
Plan

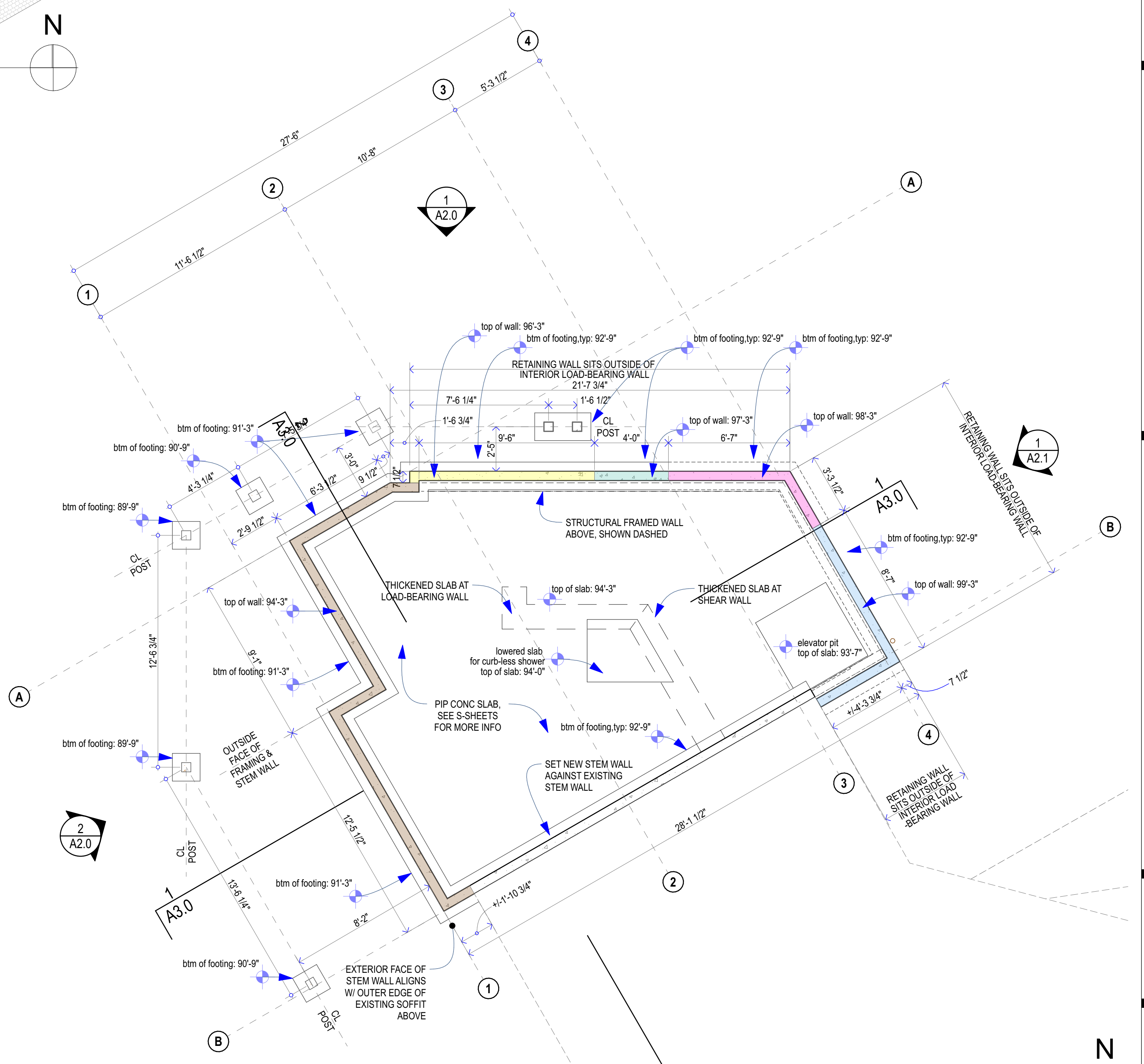
A1.2



3 Roof
SCALE: 1/8" = 1'-0"

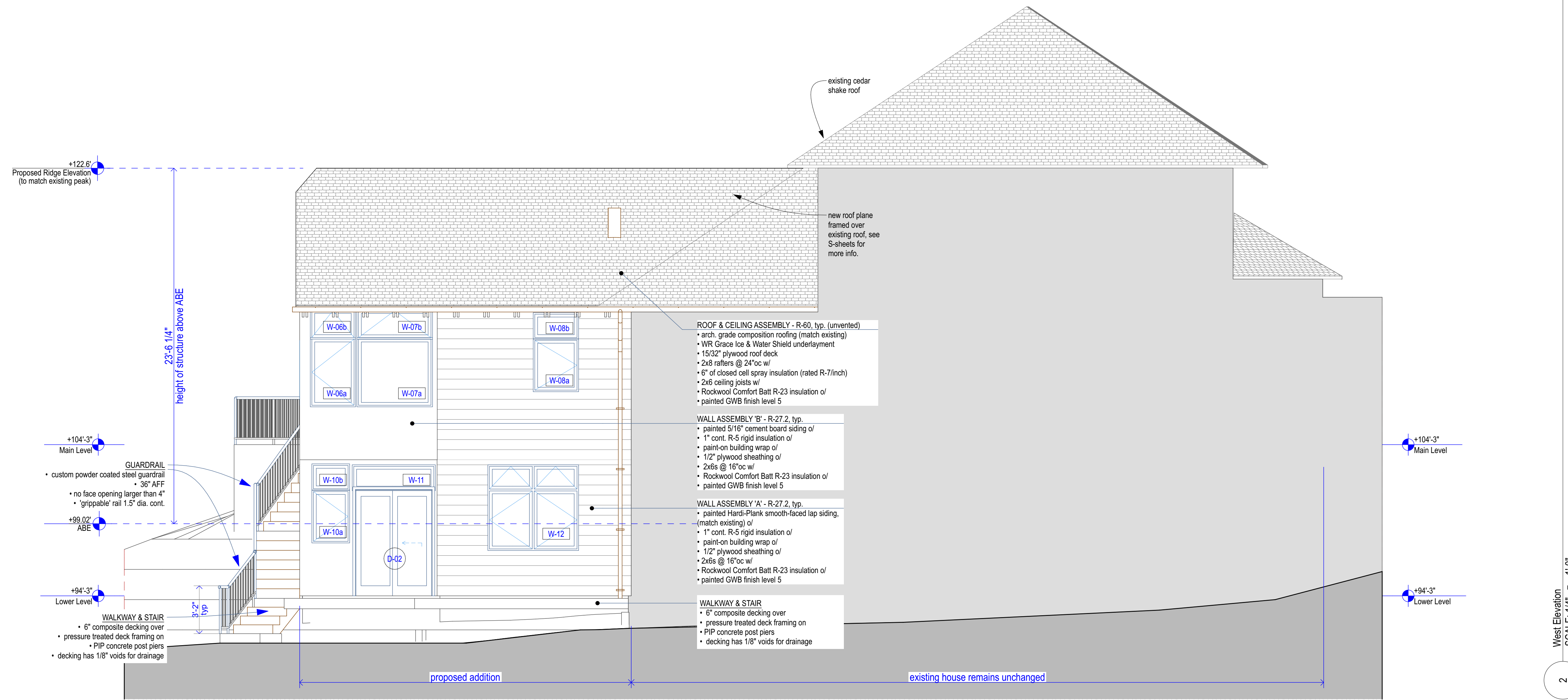


2 Roof Framing Diagram
SCALE: 1/4" = 1'-0"

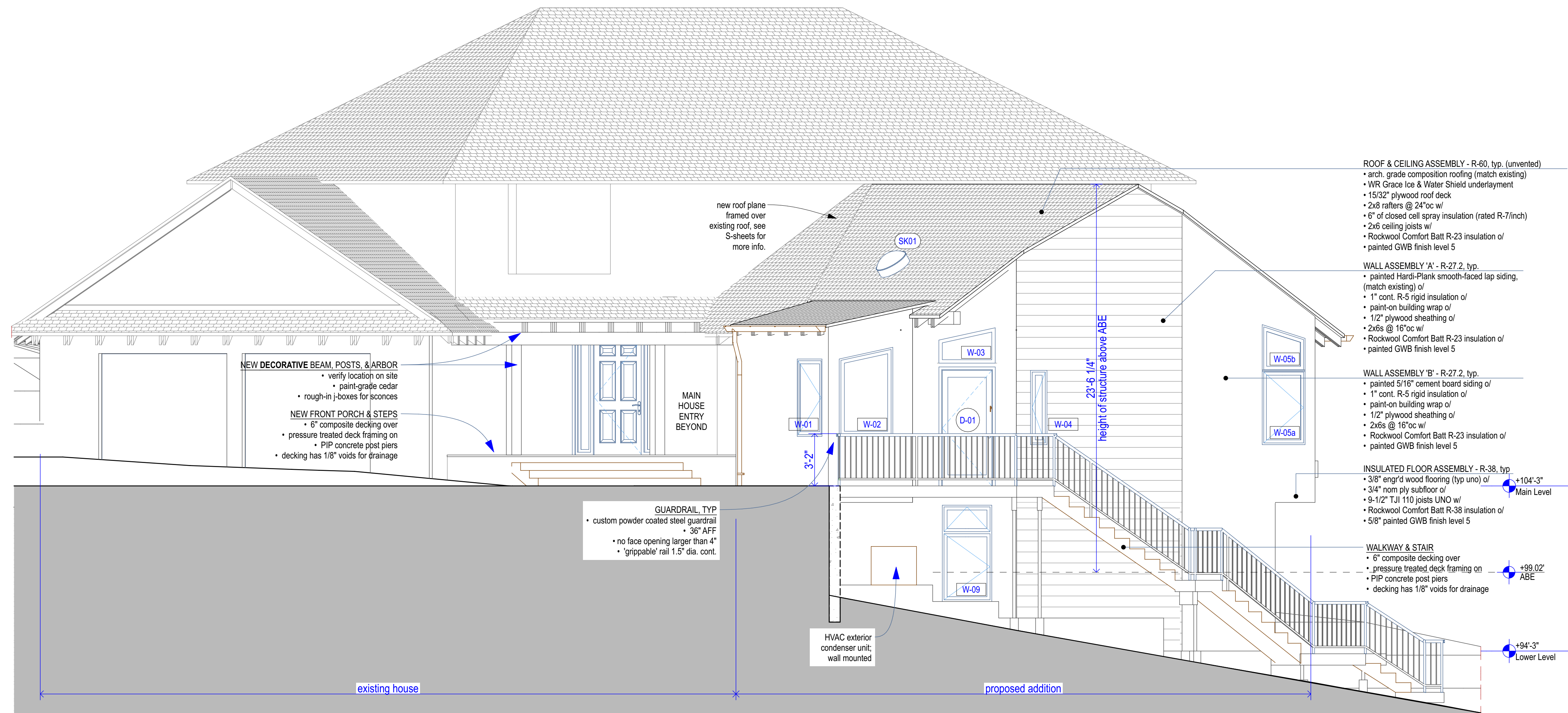


1 Foundation
SCALE: 1/4" = 1'-0"

BIMcloud: DiMarco Architecture - BIMcloud Basic for Archicad 27/Current Projects/Lin Kicska PERMIT SET 10.30.24



West Elevation
SCALE: 1/4" = 1'-0"
2



North Elevation
SCALE: 1/4" = 1'-0"
1



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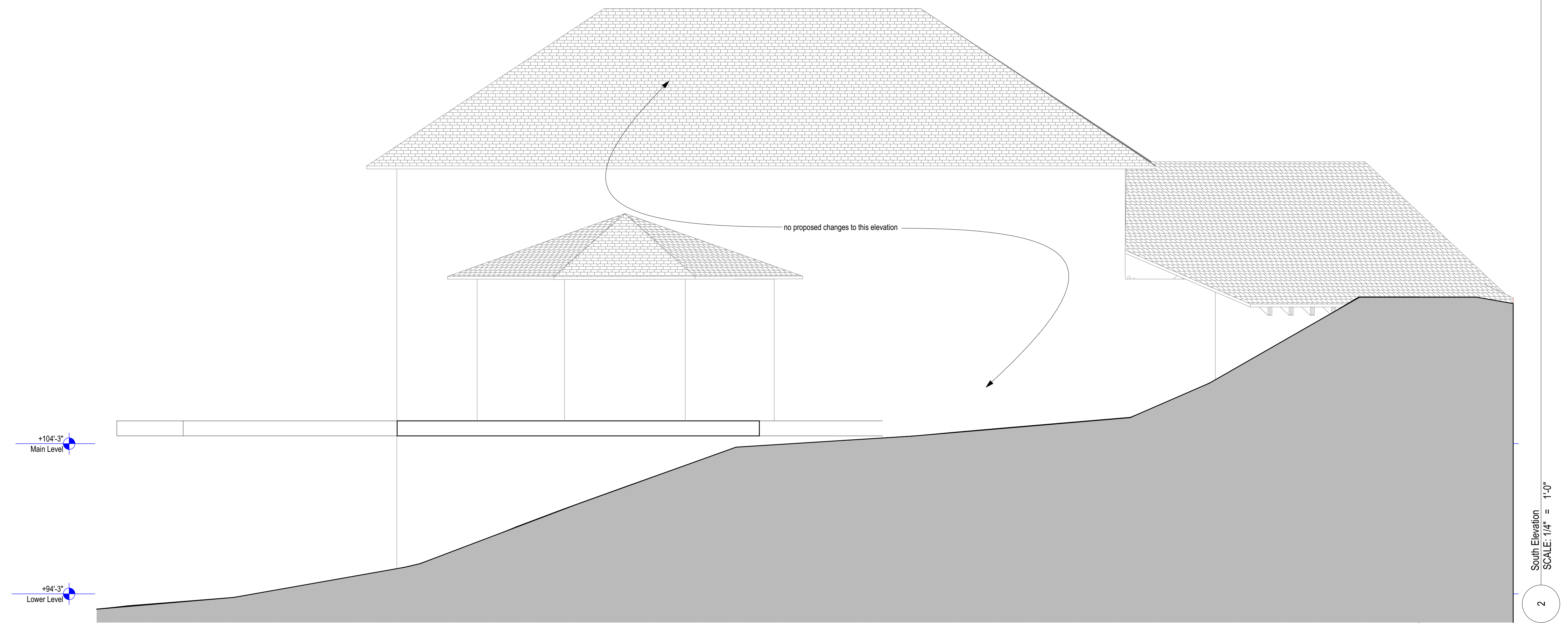
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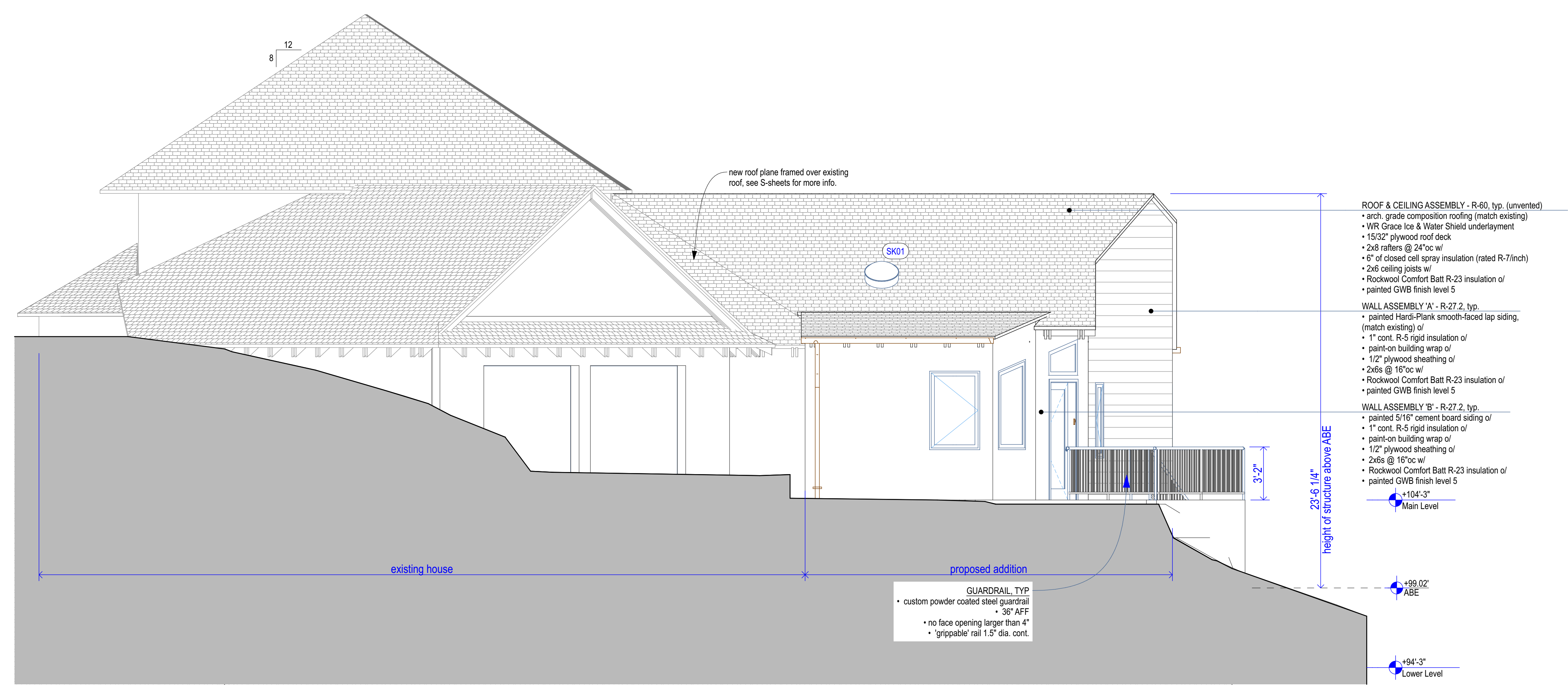
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Exterior Elevations

A2.0



2 South Elevation
SCALE: 1/4" = 1'-0"



1 East Elevation
SCALE: 1/4" = 1'-0"

- ROOF & CEILING ASSEMBLY - R-60, typ. (unvented)**
- arch. grade composition roofing (match existing)
 - WR Grace Ice & Water Shield underlayment
 - 15/32" plywood roof deck
 - 2x8 rafters @ 24"oc w/
 - 8" of closed cell spray insulation (rated R-7/inch)
 - 2x6 ceiling joists w/
 - Rockwool Comfort Batt R-23 insulation of
 - painted GWB finish level 5
- WALL ASSEMBLY 'A' - R-27.2, typ.**
- painted Hardi-Plank smooth-faced lap siding, (match existing) of
 - 1" cont. R-5 rigid insulation of
 - paint-on building wrap of
 - 1/2" plywood sheathing of
 - 2x6s @ 16"oc w/
 - Rockwool Comfort Batt R-23 insulation of
 - painted GWB finish level 5
- WALL ASSEMBLY 'B' - R-27.2, typ.**
- painted 5/16" cement board siding of
 - 1" cont. R-5 rigid insulation of
 - paint-on building wrap of
 - 1/2" plywood sheathing of
 - 2x6s @ 16"oc w/
 - Rockwool Comfort Batt R-23 insulation of
 - painted GWB finish level 5

- GUARDRAIL, TYP**
- custom powder coated steel guardrail
 - 36" AFF
 - no face opening larger than 4"
 - 'grippable' rail 1.5" dia. cont.



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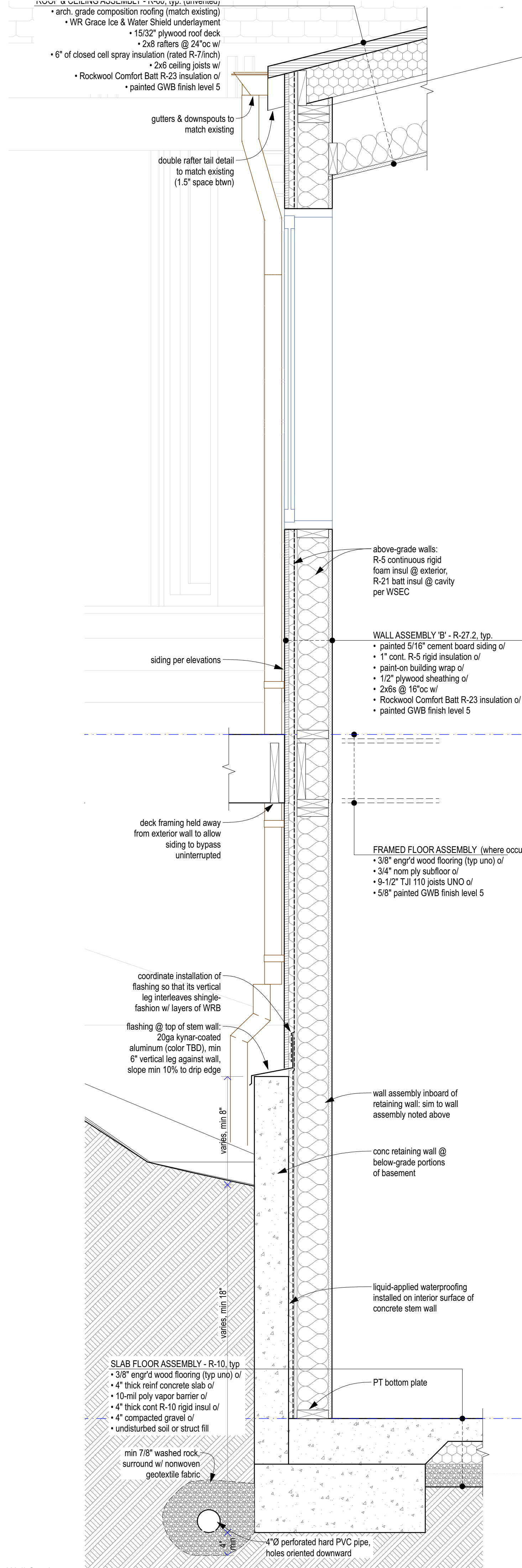
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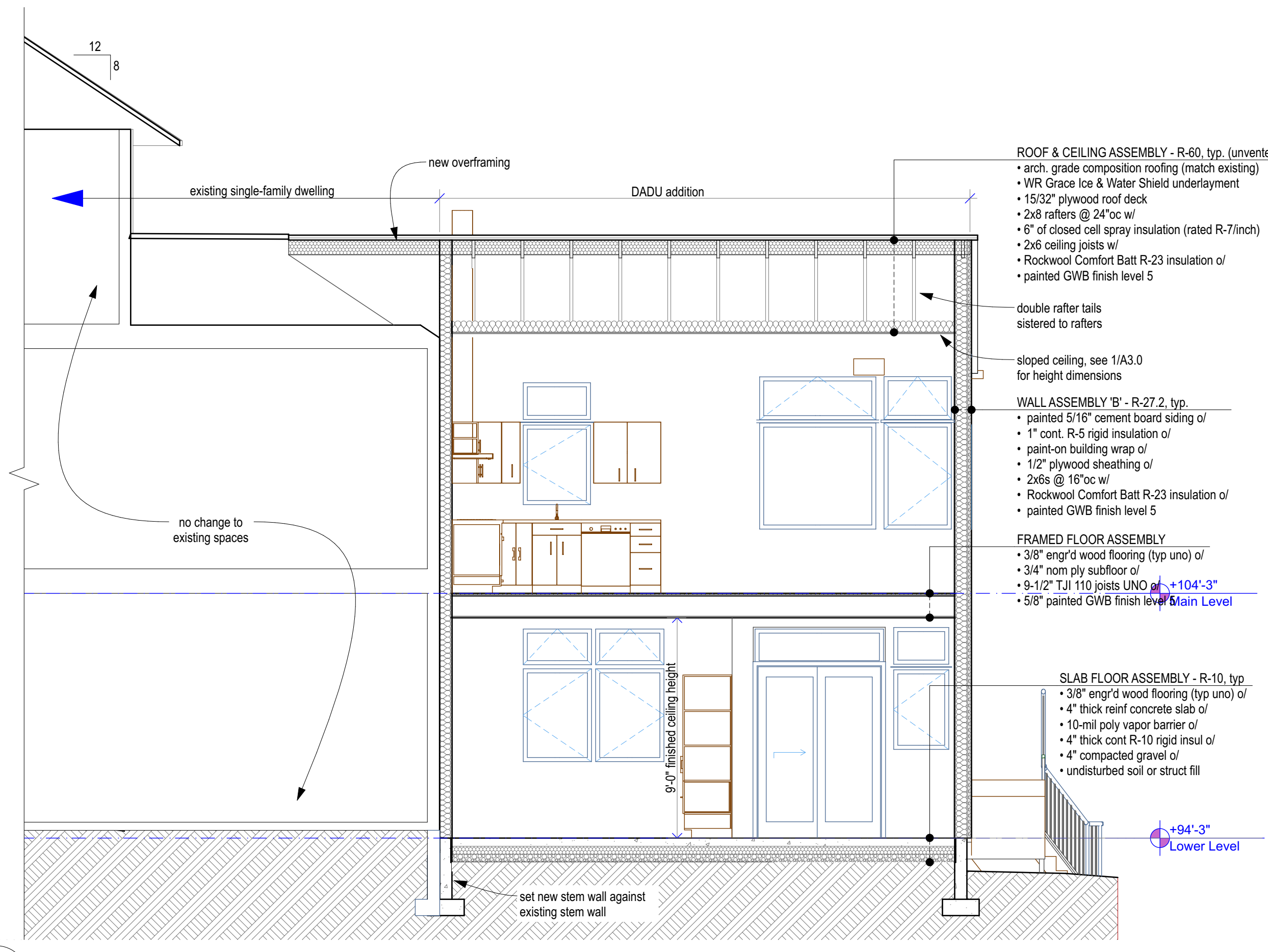
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Exterior Elevations

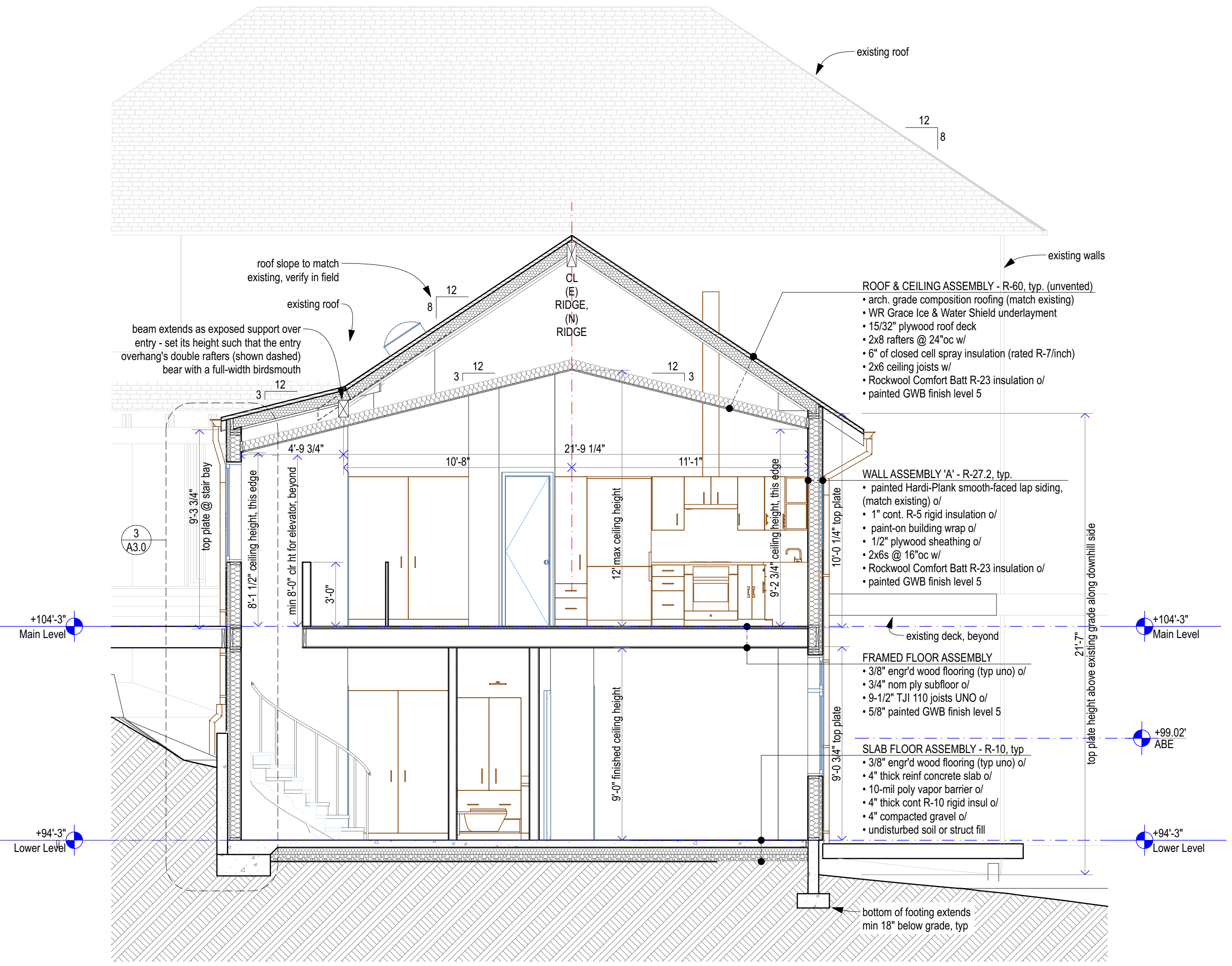
A2.1



3 Wall Section
SCALE: 1" = 1'-0"



2 Section Looking West
SCALE: 1/4" = 1'-0"



1 Section Looking South
SCALE: 1/4" = 1'-0"



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Building & Wall Sections

A3.0

Windows

ID	Qty	Type	Rough Opening		U-Val	Area	Material	Manufacturer	Model	Hardware	SG	Priv	Egress	Notes
			W	H										
W-01	1	casement	3'-0"	4'-8 1/4"	0.25	14.06				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-02	1	fixed	3'-3"	5'-4 3/4"	0.25	17.54				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	trapezoid, match ceiling slope
W-03	1	fixed	3'-7 1/2"	2'-4 1/2"	0.25	8.61				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	trapezoid, match ceiling slope
W-04	1	casement	1'-0"	4'-6"	0.25	4.50				Undefined	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
W-05a	1	casement	3'-0"	4'-6"	0.25	13.50				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-05b	1	transom	3'-0"	2'-10"	0.25	8.50				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	trapezoid, match ceiling slope
W-06a	1	casement	3'-0"	4'-7"	0.25	13.75				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-06b	1	transom	3'-0"	2'-0"	0.25	6.00				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-07a	1	fixed	5'-0"	4'-7"	0.25	22.92				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-07b	1	transom	5'-0"	2'-0"	0.25	10.00				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-08a	1	casement	3'-0"	3'-6"	0.25	10.50				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-08b	1	transom	3'-0"	1'-9"	0.25	5.25				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-09	1	casement	3'-0"	5'-10"	0.25	17.50				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-10a	1	casement	2'-6"	3'-6"	0.25	8.75				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-10b	1	transom	2'-6"	1'-9"	0.25	4.38				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-11	1	transom	5'-6"	1'-8 1/2"	0.25	9.40				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
W-12	1		6'-0"	5'-8"	0.25	34.00				Undefined	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

209.16 ft²

Exterior Doors

ID	Qty	Type	Leaf Dimensions			U-Val	Area	Material	Manufacturer	Model	Hardware	Jamb	Notes
			W	H	Thk								
D-01	1	swing	3'-0"	7'-0"		0.25	22.43				Undefined		
D-02	1	slider	5'-0"	7'-0"		0.25	36.60				Undefined		

59.03 ft²

Interior Doors

ID	Qty	Type	Leaf Dimensions			Material	Manuf	Model	Hardware	Jamb	Notes
			W	H	Thk						
D-03	1	swing	2'-6"	7'-0"	1 3/4"			Undefined			
D-04	1	swing	2'-4"	7'-0"	1 3/4"			Undefined			
D-05	1	swing	2'-6"	7'-0"	1 3/4"			Undefined			
D-06	1	swing	2'-6"	7'-0"	1 3/4"			Undefined			
D-07	1	pocket	3'-0"	7'-0"	1 3/8"			Undefined			
D-08	1	swing	3'-0"	7'-0"	1 3/8"			Undefined			
D-09	1	pocket	2'-8"	7'-0"	1 3/8"			Undefined			

Skylights

ID	Qty	Type	Rough Opening (L x W)	U-Val	Area	Material	Manuf	Model	Hardware	SG	Priv	Egress	Notes
SK01	2		2'-0" x 2'-0"		8.00					<input type="checkbox"/>	<input type="checkbox"/>		circular

8.00 ft²

All glazing shall be NFRC-certified.

- Glazing in the following hazardous locations shall be safety glazing (see IRC R308.4 for details and exceptions):
- In doors (operable or fixed, except decorative glazing)
 - Adjacent to doors (in an operable or fixed panel), where the bottom exposed edge of glazing is less than 60" above the floor or walking surface and it meets either of the following conditions:
 - Glazing is within 24" of either side of the door in the plane of the door in the closed position
 - Glazing is on a wall less than 180" from the plane of the door and within 24" of the hinge side of an in-swinging door
 - In a window (operable or fixed) that meets all of the following conditions:
 - The exposed area of an individual pane is larger than 9 square feet
 - The bottom exposed edge of glazing is less than 18" above the floor
 - The top edge of the glazing is more than 36" above the floor
 - One or more walking surfaces are within 36" of the glazing (measured horizontally and in a straight line)
 - In guards and railings
 - Adjacent to wet surfaces (hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools) where the bottom exposed edge of glazing is less than 60" above any standing or walking surface
 - Adjacent to stairs and ramps, where the bottom exposed edge of glazing is less than 36" above the plane of the adjacent walking surface of stairways, stair landings, and ramps
 - Adjacent to the landing at the bottom of a stairway where the glazing is less than 36" above the landing and within a 60" horizontal arc less than 180" from the bottom tread nosing

Door Legend

ID	D-01	D-02	D-03	D-04	D-05	D-06	D-07	D-08	D-09
TYPE	swing	slider	swing	swing	swing	swing	pocket	swing	pocket
VIEW									
SIZE	3'-0" x 7'-0"	5'-0" x 7'-0"	2'-6" x 7'-0"	2'-4" x 7'-0"	2'-6" x 7'-0"	2'-6" x 7'-0"	3'-0" x 7'-0"	3'-0" x 7'-0"	2'-8" x 7'-0"

Window Legend

ID	W-01	W-02	W-03	W-04	W-05a	W-05b	W-06a	W-06b	W-07a	W-07b	W-08a	W-08b	W-09	W-10a	W-10b	W-11	W-12
TYPE	casement	fixed	fixed	casement	casement	transom	casement	transom	fixed	transom	casement	transom	casement	casement	transom	transom	
VIEW																	
SIZE	3'-0" x 4'-8 1/4"	3'-3" x 5'-4 3/4"	3'-7 1/2" x 2'-4 1/2"	1'-0" x 4'-6"	3'-0" x 4'-6"	3'-0" x 2'-10"	3'-0" x 4'-7"	3'-0" x 2'-0"	5'-0" x 4'-7"	5'-0" x 2'-0"	3'-0" x 3'-6"	3'-0" x 1'-9"	3'-0" x 5'-10"	2'-6" x 3'-6"	2'-6" x 1'-9"	5'-6" x 1'-8 1/2"	6'-0" x 5'-8"



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Window/Door/Skylight Schedules

A4.0

5331 FOREST AVE SE MERCER ISLAND, WA 98040

DATUM & BENCHMARK:

BASIS OF BEARINGS

RECORD OF SURVEY BY TJC LAND SURVEYING,
RECORDED UNDER RECORDING NO.
20170830900011, RECORDS OF KING COUNTY,
WASHINGTON.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED
FROM GPS OBSERVATION USING THE WSRN.

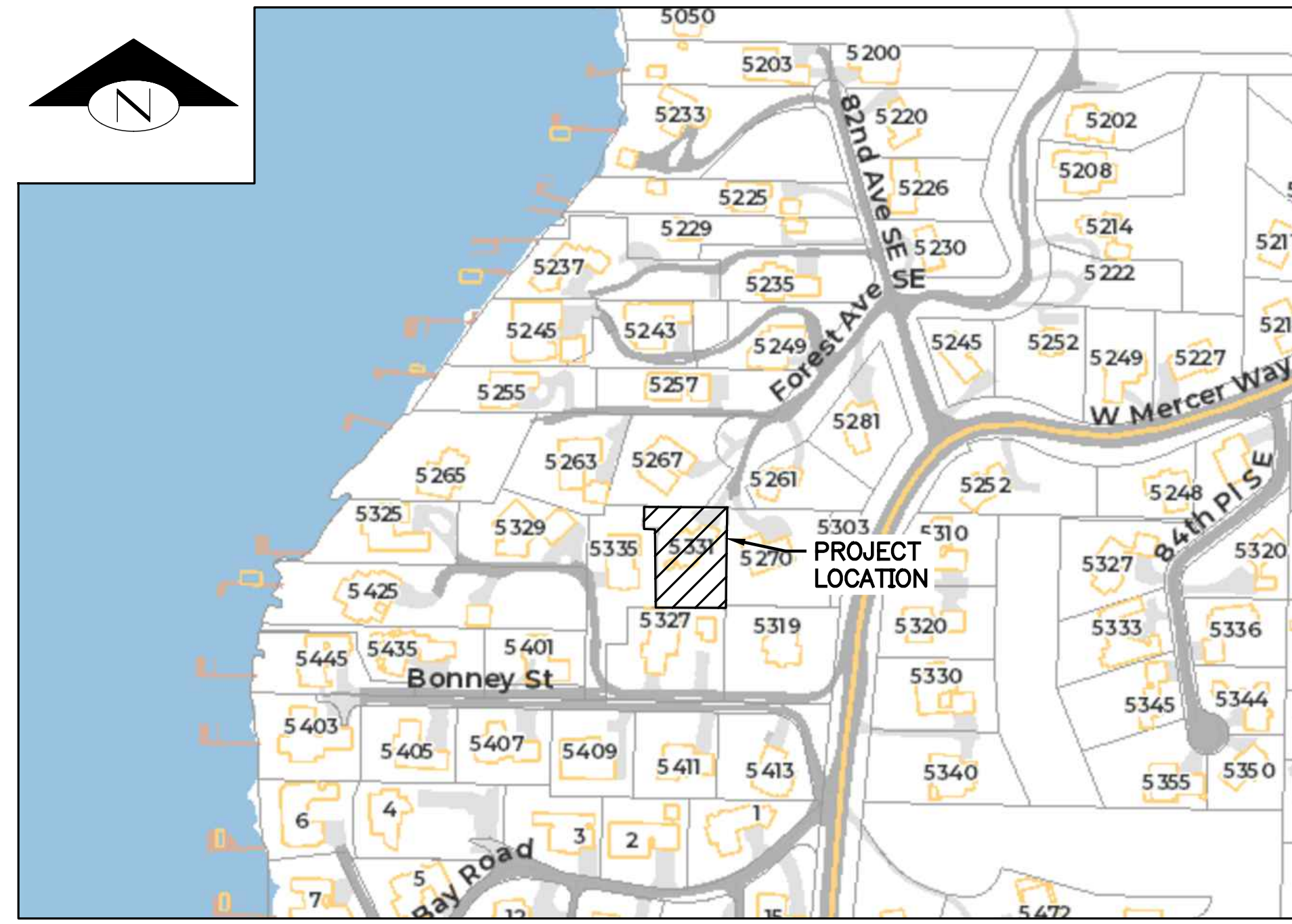
DATUM - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL
ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR
PLUS / MINUS 1.0' FOR THIS PROJECT.

LEGAL DESCRIPTION:

LOT B OF MERCER ISLAND SHORT PLAT NO. MI-79-03-09,
RECORDED UNDER RECORDING NO. 7911260615, BEING
A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23 THROUGH
27, BLOCK 2, AND PORTION OF VACATED BORDER
STREET AND OF VACATED ANDERSON STREET,
GROVELAND PARK, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING
COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF
KING, STATE OF WASHINGTON.



VICINITY MAP
SCALE: NTS

CONTACTS:

APPLICANT:
KATHLEEN LIN & GREG KICKSKA
5531 FOREST AVE SE
MERCER ISLAND, WA 98040

CIVIL ENGINEER:

FACET
9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
PHONE: (206) 523.0024
CONTACT: TIM GABELEIN, P.E.

SURVEYOR:

SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074

ARCHITECT:

DIMARCO ARCHITECTURE & DESIGN
7541 SEWARD PARK AVE S
SEATTLE, WA 98118
PHONE: (206) 355.6795
CONTACT: DAVID DIMARCO

ABBREVIATIONS:

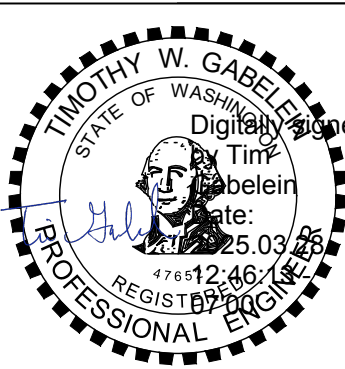
BM = BENCHMARK
CB = CATCH BASIN
CONC = CONCRETE
DEMO = DEMOLITION
EG = EXISTING GRADE
EOP = EDGE OF PAVEMENT
EX = EXISTING
FF = FINISHED FLOOR
FG = FINISHED GRADE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
LF = LINEAL FEET
SD = STORM DRAIN
SDFM = STORM DRAIN FORCE MAIN
SDMH = STORM DRAIN MANHOLE
SS = SANITARY SEWER
SSCO = SANITARY SIDE SEWER CLEANOUT
SSS = SANITARY SIDE SEWER
TOC = TOP OF CURB
TOP = TOP OF PAVEMENT
TYP = TYPICAL
UGP = UNDERGROUND POWER
W = WATER
WM = WATERMAIN

SHEET LIST TABLE	
SHEET NO.	DESCRIPTION
C01	COVER SHEET
C02	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C03	DRAINAGE PLAN
C04	DETAILS

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

NO.	DATE	BY	REVISION

FACET
9706 4th Ave NE
Suite 300
Seattle, WA 98115
P: 206.523.0024
www.facetmw.com



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MERCER ISLAND, WA 98040
2501.0495.00

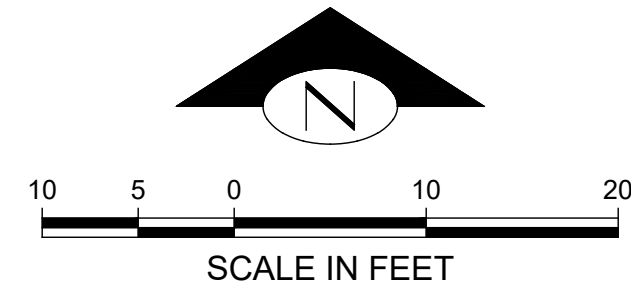
PERMIT PLAN

COVER SHEET

DATE: 3/28/2025
PLAN NUMBER:

C01
SHEET 1 OF 4

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVEX\2025\12501448_LAY_LIN_531 FOREST AVE SE MERCER ISLAND\DRAWINGS\CAD\REVIT\ACTIVEX\12501448_LAY_LIN_531 FOREST AVE SE MERCER ISLAND_CIVIL_PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: AUDREY HANSEN
PRINCIPAL: TG PROJECT MANAGER: CW DESIGNED BY: AH DRAWN BY: LA CHECKED BY: CW



KEY NOTES:		
KEY	NOTE:	DETAIL /SHEET
1	AT-GRADE HARD SURFACE TO BE DRIP-THROUGH DECKING THAT DRAINS OVER LANDSCAPE AMENDED SOIL (TYP)	-
2	ADU DS TO TIE INTO EXISTING GUTTER SYSTEM OF SFR (TYP)	-
3	EXISTING SFR DOWNSPOUTS COMBINE AND FLOW THROUGH EXISTING STORM LATERAL AND DISCHARGE TO THE WEST THROUGH ADJACENT PARCEL	-
4	EXISTING SFR STORM PIPING NOT SURVEYED, LOCATION ASSUMED PER SCOPING REPORT. LOCATION TO BE FIELD VERIFIED DURING CONSTRUCTION	-
5	STORMWATER TO DISCHARGE FROM SITE THROUGH EXISTING LATERAL, RUNNING THROUGH 5335 FOREST AVE SE. STORMWATER DISCHARGES THROUGH EXISTING PRIVATE STORM INFRASTRUCTURE TO LAKE WASHINGTON. EXISTENCE OF SIDE SEWER EASEMENT ON 5335 FOREST AVE SEE TBD	-
6	4" DOWNSPOUT (TYP)	-
7	GARDEN RETAINING WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS	-
8	ROOF OVERHANG (TYP)	-
9	EXISTING DRIVEWAY YARD DRAINS FOUND TO TIE INTO OTHER EXISTING STORMWATER INFRASTRUCTURE AND DRAIN TO STORMWATER POINT OF DISCHARGE	-
10	TIE FOOTING DRAINS INTO EXISTING SFR FOOTING SYSTEM. IF NO FOOTING SYSTEM ENCOUNTERED IN THE FIELD, CONTACT ENGINEER AND TIGHTLINE FOOTING DRAINS TO STORM VAULT ON WEST SIDE OF SFR	-
11	ADU SEWER TO TIE INTERNALLY INTO EXISTING SFR SEWER INFRASTRUCTURE	-
12	ADU WATER SERVICE TO TIE INTERNALLY INTO EXISTING SFR WATER SERVICE	-

LEGEND:

	DRIP-THROUGH DECKING OVER LANDSCAPE
	LANDSCAPE

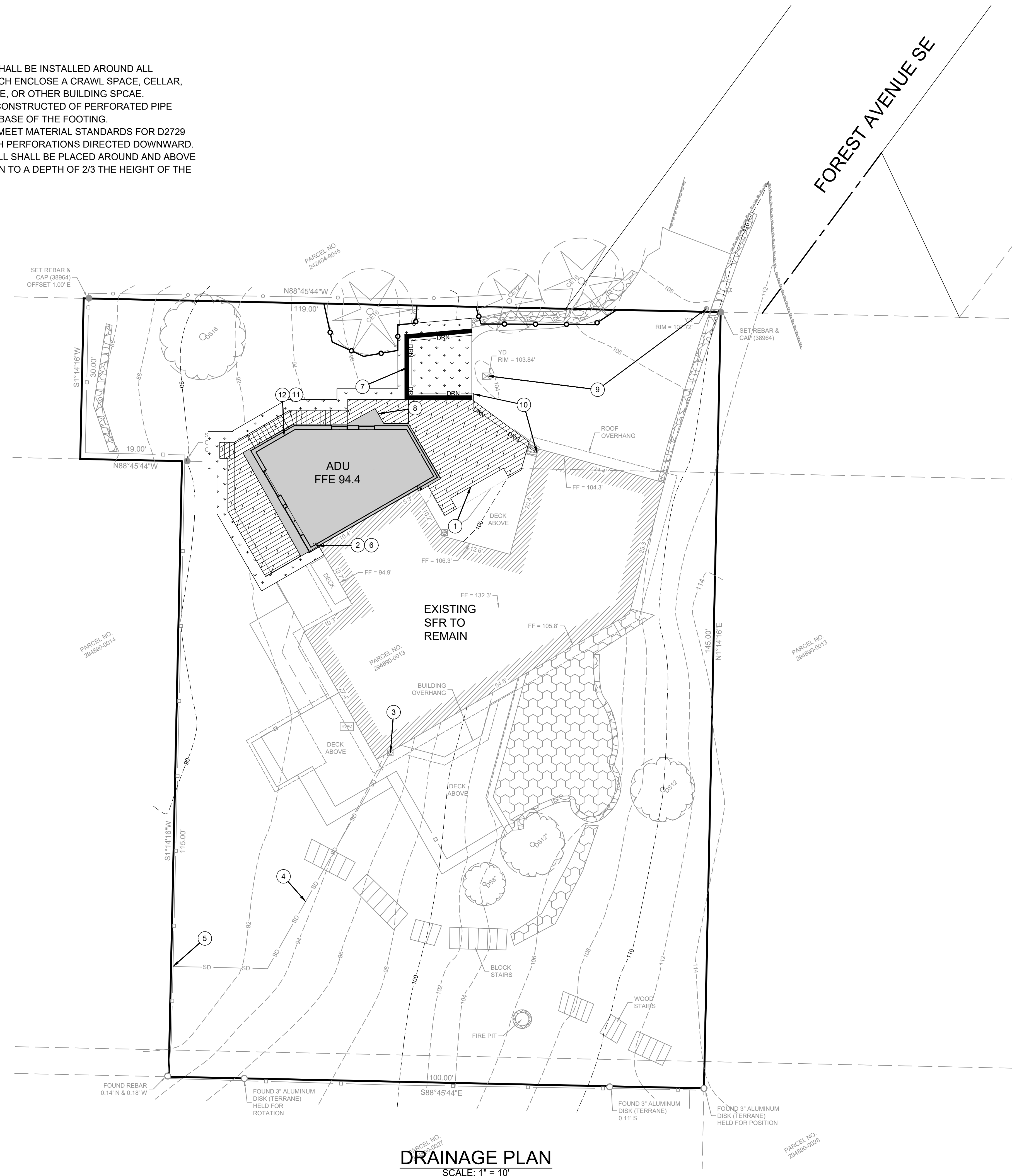
AREA SUMMARY:

NEW IMPERVIOUS SURFACE (ADU ROOF) = 558 SF

EX IMPERVIOUS SURFACE TO BE REMOVED = 59 SF

NET INCREASE IN IMPERVIOUS SURFACE = 499 SF

- FOOTING DRAINS:**
- FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE, OR OTHER BUILDING SPACE.
 - DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
 - DRAIN PIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR PVC PIPE, WITH PERFORATIONS DIRECTED DOWNWARD.
 - GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 THE HEIGHT OF THE WALL.



DRAINAGE PLAN
SCALE: 1" = 10'

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVEX\2025\03\25014488_LAY_LIN_5311 FOREST AVE SE MERCER ISLAND\DRAWINGS\CAD\REV\ACTIVEX\25014488_LAY_LIN_5311 FOREST AVE SE MERCER ISLAND_CIVIL_PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: AUDREY HANSEN
PRINCIPAL: TG PROJECT MANAGER: CW DESIGNED BY: AH DRAWN BY: LA CHECKED BY: CW

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

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5331 FOREST AVE SE MERCER ISLAND, WA 98040 2501.0495.00				
PERMIT PLAN				
DRAINAGE PLAN				
DATE: 3/28/2025				
PLAN NUMBER:				
C03				
SHEET 3 OF 4				

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2025\12501448_LAY_LIN_531 FOREST AVE SE MERCER ISLAND\MINI\CAD\REV\ACT\ACT\FACET\1E1331 FOREST AVE SE MERCER ISLAND_CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED 0.8610 X 24.00 INCHES - LAST MODIFIED BY: AUDREY HANSEN
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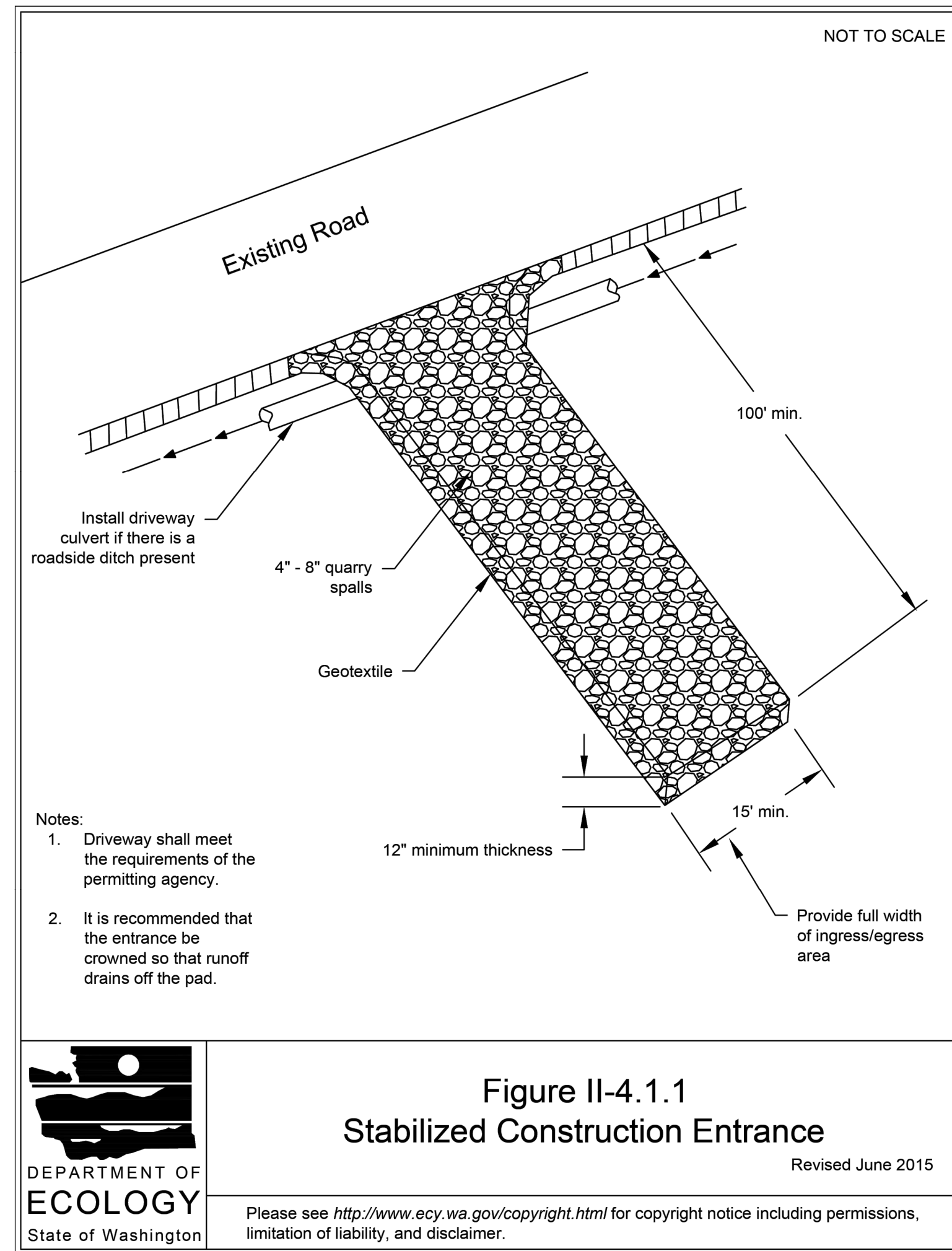


Figure II-4.1.1
Stabilized Construction Entrance

Revised June 2015



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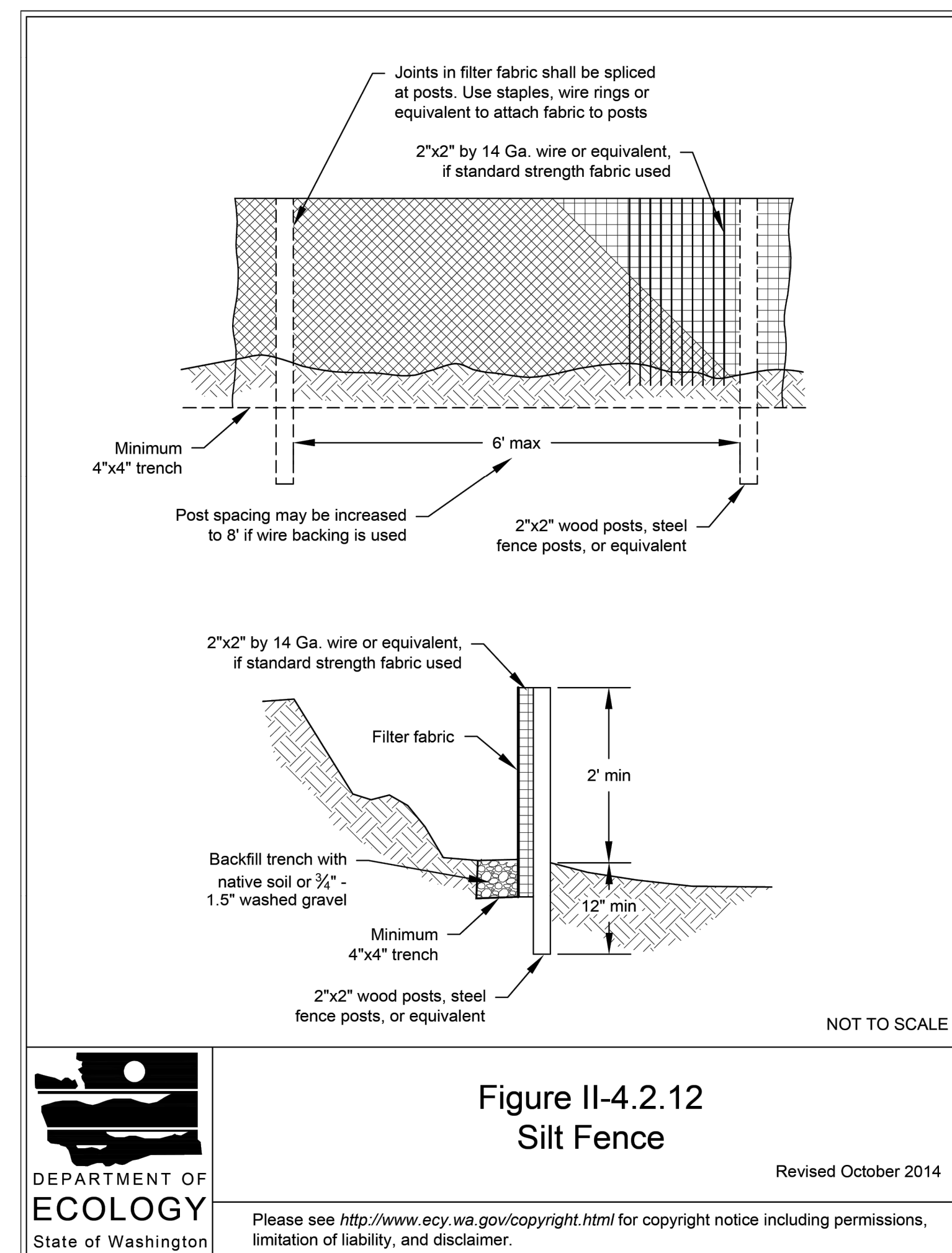


Figure II-4.2.12
Silt Fence

Revised October 2014



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STABILIZED CONSTRUCTION ENTRANCE
 NTS

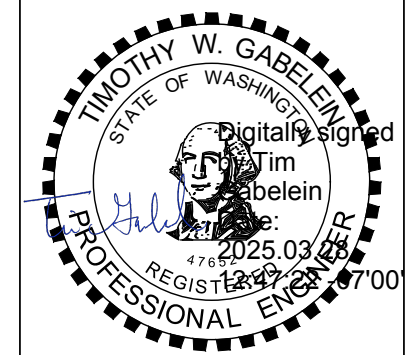
A
 C04

SILT FENCE
 NTS

B
 C04

NO.	DATE	BY	REVISION

FACET
 9706 4th Ave NE
 Suite 300
 Seattle, WA 98115
 FEDERAL WAY | BIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WILMETT ISLAND
 P: 206.523.0024
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 2501,0495.00

PERMIT PLAN

DETAILS

DATE: 3/28/2025
 PLAN NUMBER:
C04

SHEET 4 OF 4

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