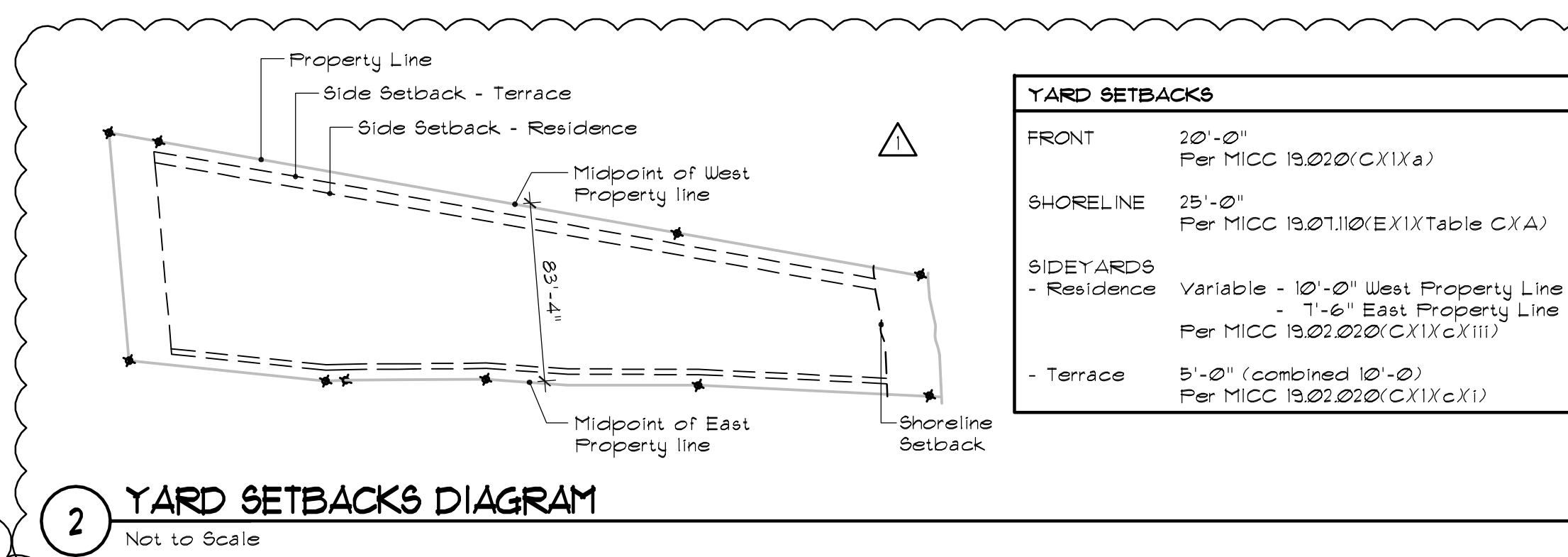
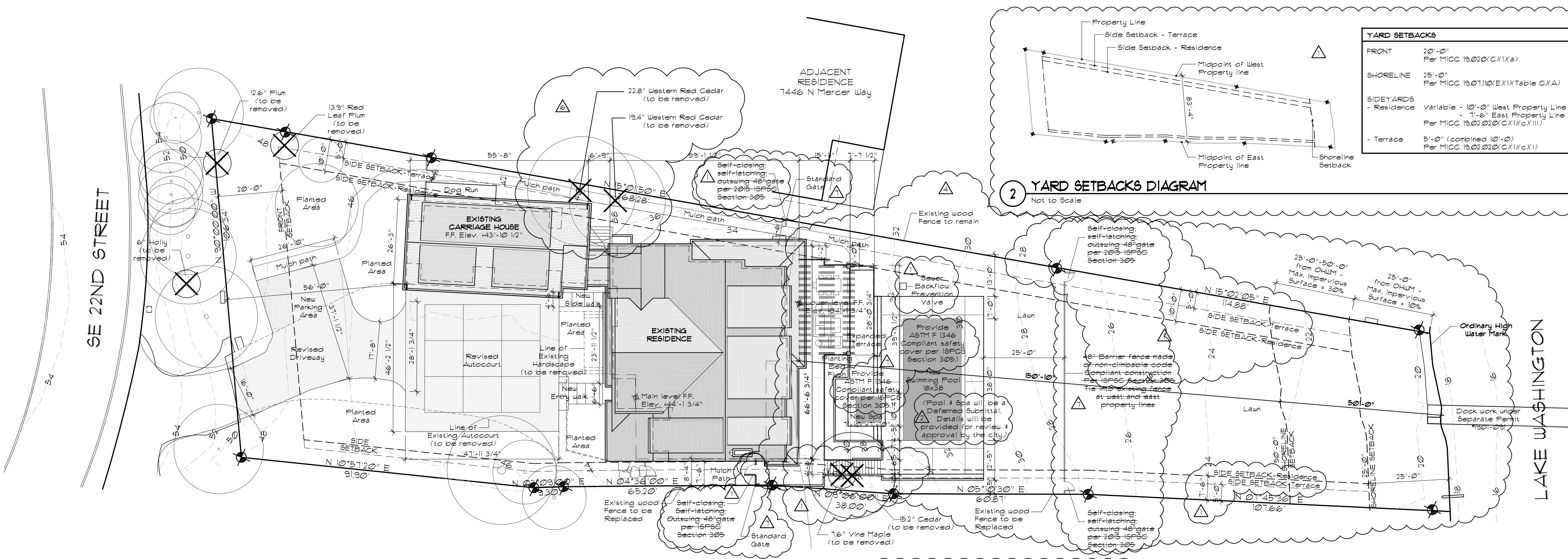


VICINITY MAP	PROJECT DATA	PROPERTY DATA	CONSTRUCTION DATA	ENERGY DATA
<p>Not to Scale</p>	<p>OWNER Sean & Lori Kell 14033 SE 92nd Street Newcastle, Washington 98059 (206) 954-3204 Phone CONTACT: Sean Kell sean_kell@yahoo.com</p> <p>ARCHITECT Stillwell Hanson Architects 46 Etruria Street Suite 200 Seattle, Washington 98109 CONTACT: Craig Stillwell craig@stillwellhanson.com Email</p> <p>STRUCTURAL ENGINEER Swenson Day Faget 2124 3rd Avenue Suite 100 Seattle, WA 98121 (206) 443-6212 Phone CONTACT: Dan Day dday@swensondayfaget.com Email</p> <p>CONTRACTOR Hoxie Huggins Construction 46 Etruria Street #202 Seattle, Washington 98109 (206) 456-5266 ext-101 CONTACT: Rob Hoxie rob@hoxiehuggins.com Email</p>	<p>PROJECT ADDRESS 1450 North Mercer Way Mercer Island, Washington 98040</p> <p>ZONING DESIGNATION R-15</p> <p>HEIGHT LIMIT 30'-0"</p> <p>SETBACKS Front (South) 20'-0" Side - Structural (West) Variable 10'-0" Side - Structural (East) Variable 7'-6" Side - Terrace (Combined 10'-0") 5'-0" Rear (North) from OHW Line 25'-0"</p> <p>LOT AREA 30,945 sq ft (per Survey)</p> <p>ASSESSOR'S TAX NUMBER 531510-0125</p> <p>LEGAL DESCRIPTION MC GILVERAS ISLAND ADD ALL 9 4 FOR OF 10 WLY OF FOLG LN- BEG AT FT ON S LN BLK 2 DIST 104.18 FT W FRM SE COR OF SD BLK TH N 10 DEG 51 MIN 20 SEC E 91.90 FT TH N 03 DEG 09 MIN 00 SEC E 93.00 FT TH N 04 DEG 36 MIN 00 SEC E 65.20 FT TH N 03 DEG 06 MIN 00 SEC E 38 FT TH N 05 DEG 10 MIN 30 SEC E 60.81 FT TH N 01 DEG 45 MIN 36 SEC E 118 FT M/L TO SH LN OF LK WASH 4 2ND CL SH LDBS ADJ</p>	<p>SCOPE OF WORK Lower level covered porch expansion, revised driveway configuration and new in-ground swimming pool & spa with terrace. No new conditioned space.</p> <p>AREA SUMMARY Conditioned Space Existing Lower Level 1,736 sq ft Existing Main Level 4,302 sq ft Existing Upper Level 3,082 sq ft New Upper Level-under Permit #101-083 33 sq ft Total 9,153 sq ft</p> <p>AVERAGE BUILDING ELEVATION (ABE) DETERMINATION Refer to Detail 1, Sheet A-012</p> <p>GROSS FLOOR AREA (GFA) DIAGRAMS & SUMMARY Refer to Detail 2, Sheet A-012</p> <p>LOT COVERAGE & IMPERVIOUS SURFACES DIAGRAM Refer to Detail 2, Sheet A-013</p> <p>SHORELINE DEVELOPMENT STANDARDS DIAGRAM Refer to Detail 1, Sheet A-013</p>	<p>ENERGY CREDIT All work to comply with 2015 Washington State Energy Code (WSEC) - Climate Zone: 4C (Marine) - Compliance Path: Mandatory & Prescriptive</p> <p>ENERGY CODE DATA SHEET Refer to Table R402.11 and General Notes, Sheet A-01, for building envelope requirements.</p> <p>ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS Per 2015 WSEC R402.22 Additional Energy efficiency requirements, no increase in conditioned space, thus no required energy efficiency requirements.</p>



LEGEND

SYMBOL	DESCRIPTION
(Solid line)	CONTOUR - EXISTING
(Dashed line)	CONTOUR - PROPOSED
(Dotted line)	HARDSCAPE - HARDSCAPE (to be removed)

TREE INFORMATION

Site Plan shows trees proposed for removal (total of 5). Refer to Landscapes Plan (L5-2.0 & L5-2.1), Planting Schedule 4 Notes (L5-2.2), Tree Inventory, Protection & Removal Plan (L5-1.0), and Survey for more details.

LANDSCAPING

Refer to Landscapes Plan (L5-2.0 & L5-2.1) and Planting Schedule 4 Notes (L5-2.2) for details on planted areas, planters, & pathways.

SHORELINE

Refer to Shoreline Mitigation Plan (W1 & W2) and Shoreline Planting Plan & Schedule (W3) for details on beach area.

REVISIONS

DATE	DESCRIPTION
June 15, 2019	
August 20, 2019	
October 1, 2019	
December 5, 2019	
March 1, 2021	
May 20, 2021	

DRAWN BY
DESIGN BY
CHECKED BY
APPROVED BY
DATE
April 1, 2019

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