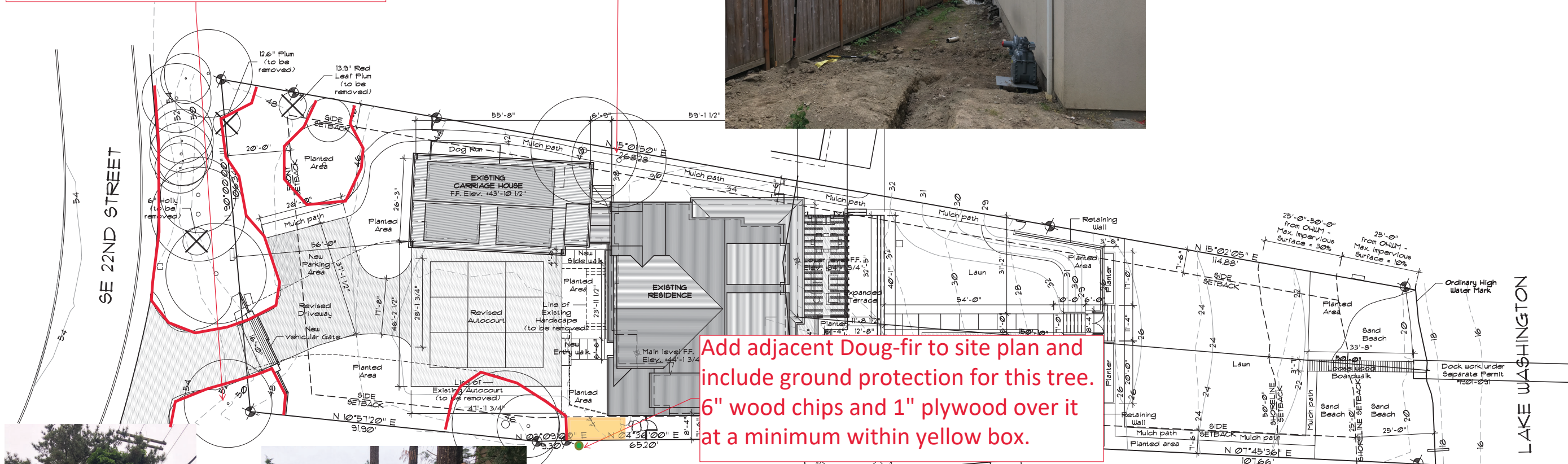


VICINITY MAP	PROJECT DATA	PROPERTY DATA	CONSTRUCTION DATA	ENERGY DATA
	<b>OWNER</b> Sean & Lori Keil 14033 SE 92nd Street	<b>PROJECT ADDRESS</b> 7450 North Mercer Way Mercer Island, Washington 98040	<b>SCOPE OF WORK</b> Lower level covered porch expansion, revised driveway configuration and new in-ground swimming pool & spa with terrace. No new conditioned space.	<b>ENERGY CREDIT</b> All work to comply with 2015 Washington State Energy Code (WSEC) - Climate Zone: 4C (Marine) - Compliance Path: Mandatory & Prescriptive
		<b>ZONING DESIGNATION</b> R-15	<b>AREA SUMMARY</b> <b>Conditioned Space</b> 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 #1812-083 33 sq ft <b>Total</b> 9,153 sq ft	<b>ENERGY CODE DATA SHEET</b> Refer to Table R402.1.1 and General Notes, Sheet A-01, for building envelope requirements.
		<b>HEIGHT LIMIT</b> 30'-0"	<b>AVERAGE BUILDING ELEVATION (ABE) DETERMINATION</b> Refer to Detail 1, Sheet A-012	<b>ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS</b> Per 2015 WSEC R406.2.2 Additional Energy efficiency requirements, no increase in conditioned space, thus no required energy efficiency requirements.
		<b>SETBACKS</b> Front (South) 20'-0" Side (5'-0" minimum) Combined 15'-0" Rear (North) from OHU Line 25'-0"	<b>FLOOR AREA (GFA) DIAGRAMS &amp; SUMMARY</b> Refer to Detail 2, Sheet A-012	
		<b>LOT AREA</b> 30,945 sq ft (per Survey)	<b>COVERAGE &amp; IMPERVIOUS SURFACES DIAGRAM</b> Refer to Detail 2, Sheet A-013	
		<b>ASSESSOR'S TAX NUMBER</b> 531512-025	<b>ISLAND DEVELOPMENT STANDARDS DIAGRAM</b> Refer to Detail 1, Sheet A-013	

Site visit 5.31.2019  
Tree in good condition with minimal damage from excavation.  
Few pine roots cut -- only fibrous roots and one 2" root.  
Recommend MULCH, burlap/plastic on vertical cut exposed, girdle ivy on base of tree, and extending tree protection fencing with fluorescent flagging

These trees require 4-6 inches wood chip mulch IMMEDIATELY. Going into the dry season, they will likely decline if left-as is.



Add adjacent Doug-fir to site plan and include ground protection for this tree. 6" wood chips and 1" plywood over it at a minimum within yellow box.

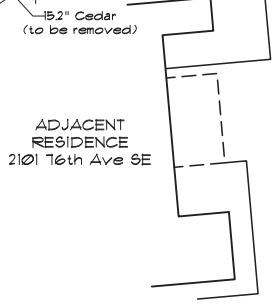


LEGEND  
EXISTING  
PROPOSED  
HARDSCAPE



Removal (total of 15-21), Planting, Protection & Care details.

LANDSCAPING  
Refer to Landscape Schedule & Notes (L), planters, pathways, and details.



**Tree Solutions Inc**  
Consulting Arborists

Tree Protection Recommendations  
Holly Iosso  
5.31.2019



DRAWN BY  
DESIGN BY  
CHECKED BY  
APPROVED BY  
DATE  
April 11, 2019  
REVISIONS

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MERCER ISLAND, WASHINGTON

7392 REGISTERED ARCHITECT  
STILLWELL HANSON ARCHITECTS  
STATE OF WASHINGTON

**SITE PLAN PROJECT INFORMATION**

**A-1.1**