

BUILDING CODE COMPLIANCE

CITY OF MERCER ISLAND ADOPTED CODES:
 MICC - MERCER ISLAND CITY CODE
 IBC 2015 - INTERNATIONAL BUILDING CODE
 IRC 2015 - INTERNATIONAL RESIDENTIAL CODE
 IMC 2015 - INTERNATIONAL MECHANICAL CODE
 IFC 2015 - INTERNATIONAL FIRE CODE
 IECC 2015 - INTERNATIONAL ENERGY CONSERVATION CODE
 2015 WASHINGTON STATE ENERGY CODE

BUILDING CODE ANALYSIS

PROPOSED USE/OCCUPANCY:
 R-15: SINGLE-FAMILY DWELLING PER MICC 19.02.020 /
 R-3 RESIDENTIAL GROUP PER IBC 310.5
PARKING REQUIREMENTS:
 RESIDENTIAL - (3) PASSENGER AUTOMOBILE PARKING SPACES, AT LEAST (2) COVERED PER MICC 19.02.020.G.1
TYPE OF CONSTRUCTION:
 RESIDENTIAL R: TYPE V-B (UNPROTECTED WOOD FRAME) PER IBC TABLE 503
 PARKING U: TYPE V-B (UNPROTECTED WOOD FRAME) PER IBC TABLE 503
FIRE RESISTANCE FOR BUILDING ELEMENTS
 TYPE V-B: UNPROTECTED WOOD FRAME
 EXTERIOR WALLS: 0 HR. (PER IBC TABLE 601) 0-1 HR. (PER IBC TABLE 602 FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE)
 BEARING & NON-BEARING WALL CONSTRUCTION: 0 HR. (PER IBC TABLE 601)
EXISTING BUILDING SPRINKLER REQUIREMENTS
 PER MICC 17.02.020
 AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE WHEN THE CONSTRUCTION VALUE OF ALL ADDITIONS, ALTERATIONS OR REPAIRS PERFORMED WITHIN A SIXTY-MONTH PERIOD EXCEEDS 50% OF THE VALUE OF THE RESIDENCE.

BUILDING SETBACKS:

MICC 19.02.020.C.1

FRONT YARD (19.02.020.C.1.A):
 MINIMUM 20 FEET

REAR YARD (19.02.020.C.1.B):
 MINIMUM 25 FEET

SIDE YARD (19.02.020.C.1.C):
 FOR LOTS WITH A WIDTH OF MORE THAN 90 FEET, THE SUM OF THE SIDE YARDS' DEPTH SHALL BE A WIDTH THAT IS EQUAL TO AT LEAST 17% OF THE LOT WIDTH.

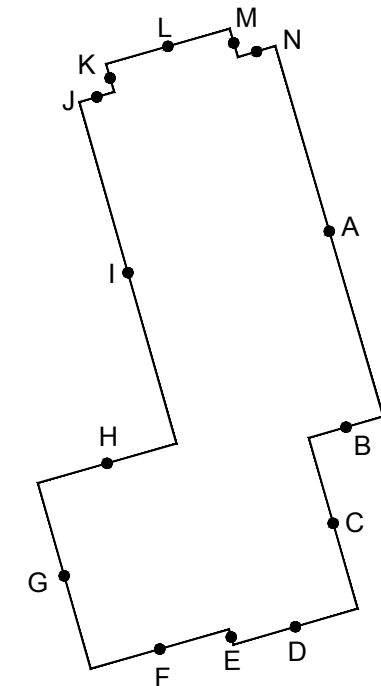
128'-9 1/4" X 0.17 = 21'-10 3/4"

MINIMUM SIDE YARD DEPTH ABUTTING AN INTERIOR LOT LINE IS 5 FEET OR 33% OF THE AGGREGATE SIDE YARD TOTAL DEPTH, WHICHEVER IS GREATER.

MINIMUM SIDE YARD REQUIRED
 21'-10 3/4" X .33 = 7'-2 3/4"

VARIABLE SIDE YARD REQUIRED
 21'-10 3/4" - 7'-2 3/4" = 14'-8"

AVERAGE BUILDING ELEVATION CALCULATIONS:



AVERAGE BUILDING ELEVATION IS CALCULATED USING THE MIDPOINT, MEASURED HORIZONTALLY, OF EXTERIOR WALLS OF THE STRUCTURE.

MIDPOINT ELEVATION	X	SEGMENT LENGTH	
A 203.83'	X	60.28'	= 12,286.87
B 207.00'	X	12.08'	= 2,500.56
C 209.00'	X	27.79'	= 5,808.11
D 214.00'	X	20.19'	= 4,320.66
E 214.00'	X	2.48'	= 530.72
F 214.00'	X	22.50'	= 4,815.00
G 214.00'	X	30.17'	= 6,456.38
H 214.00'	X	22.50'	= 4,815.00
I 214.00'	X	55.49'	= 11,874.86
J 203.50'	X	5.64'	= 1,147.74
K 203.50'	X	4.58'	= 932.03
L 203.50'	X	20.08'	= 4,086.28
M 203.50'	X	4.58'	= 932.03
N 203.50'	X	6.12'	= 1,245.42

TOTAL LENGTH X AVG. ELEV + TOTAL LENGTH:
 61,751.66 + 294.48'

AVG BUILDING ELEVATION: 209.69'

HEIGHT LIMITS

MICC 19.02.202.E BUILDING HEIGHT LIMIT
 THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED THIRTY FEET (30') IN HEIGHT ABOVE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF THE ROOF.

MAXIMUM ALLOWABLE BUILDING HEIGHT:
 ELEV = 239.69'

PROJECT INFORMATION

OWNER:
 MAYA & PIERRE NADER

PROJECT ADDRESS:
 5472 WEST MERCER WAY
 MERCER ISLAND, WA 98040

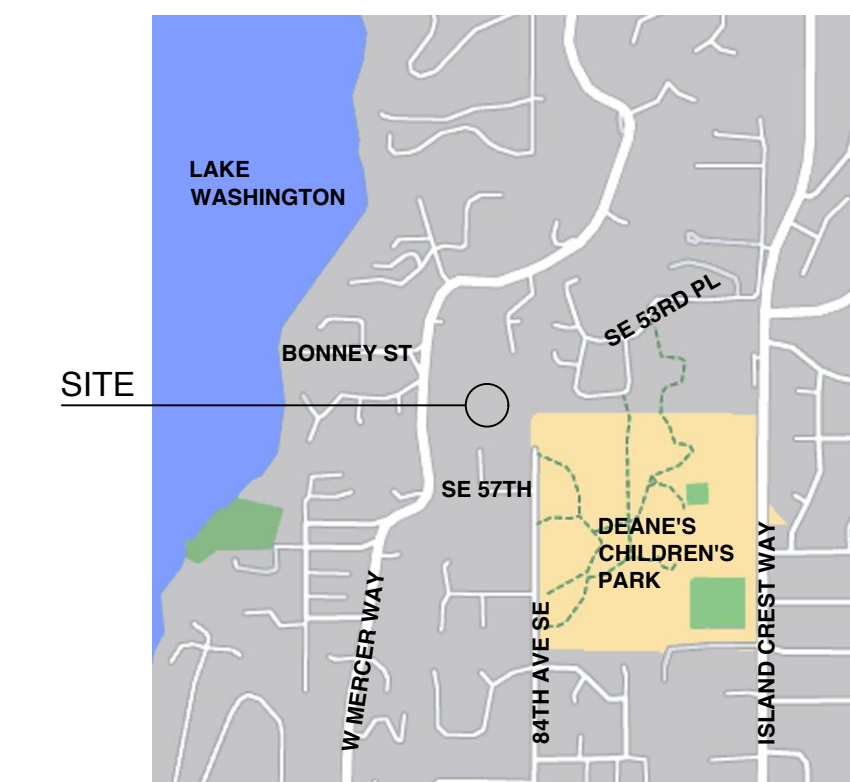
LAND USE ZONE:
 R-15

ASSESSOR'S PARCEL NUMBER:
 2948900-0051

LEGAL DESCRIPTION:
 GROVELAND PARK ADD POR OF VAC BLKS 4 & 5 & OF VAC BIXBY ST DAF BEG ON N LN OF S 150 FT OF SD BLK 5 S 88-46-49 W 136.01 FT FR E LN OF SE 1/4 OF SEC 24-24-04 TH CONT S 89-46-49 W ALG SD N LN 382.15 FT TH N 16-55-38 E 103.6 FT TH N 13-12-16 E 10 FT TAP ON CURVE RAD PT OF WHICH BEARS N 13-12-16 E 168 FT TH ELY ALG LFT CURVE 26.66 FT TH NELY ALG LFT CURVE RAD 49 FT DIST OF 72.72 FT TH S 80-55-29 E 10 FT TH S 74-01-23 E 137.23 FT TH S 88-46-43 E 160.43 FT TAP ON CURVE RAD PT OF WHICH BEARS S 80-24-52 W 32 FT TH SWLY ALG RGT CURVE 42.11 FT TH S 65-49-15 W 11.87 FT TH S 01-13-17 W 72 FT TO BEG PLAT BLOCK: 4 & PLAT LOT: VAC

CONTRACTOR:
 PETER DAVIS BUILDERS LLC
 CONTACT: PETER DAVIS
 720 SOUTHEAST 24TH ST, SUITE #1
 MERCER ISLAND, WA 98040
 P: (206) 391-5045
 F: (206) 391-8809

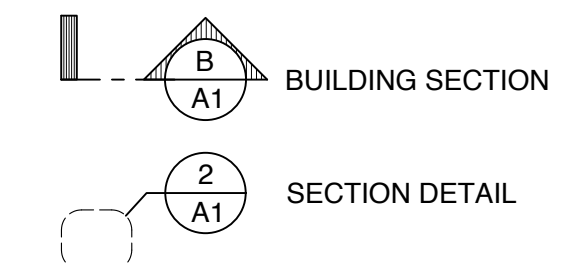
VICINITY PLAN



SHEET INDEX

SITE 1	SITE PLAN, PROJECT INFORMATION, ZONING NOTES, VICINITY PLAN
SURVEY	SURVEY
D1	LEVEL ONE DEMOLITION PLAN
D2	LEVEL TWO DEMOLITION PLAN
A1	BASEMENT PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	NORTH & WEST ELEVATIONS
A6	SOUTH & EAST ELEVATIONS
A7	SECTION A

KEY



***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**

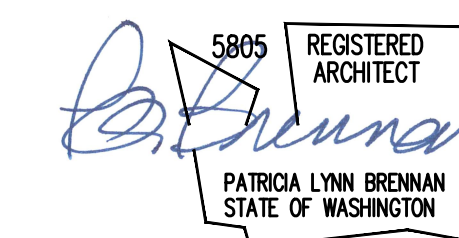


Patricia Brennan
 ARCHITECTS

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 North
 Suite 117
 Seattle
 Washington
 98109

Phone
 206.328.2886
 Fax
 206.328.2981

Date: 02/27/2020

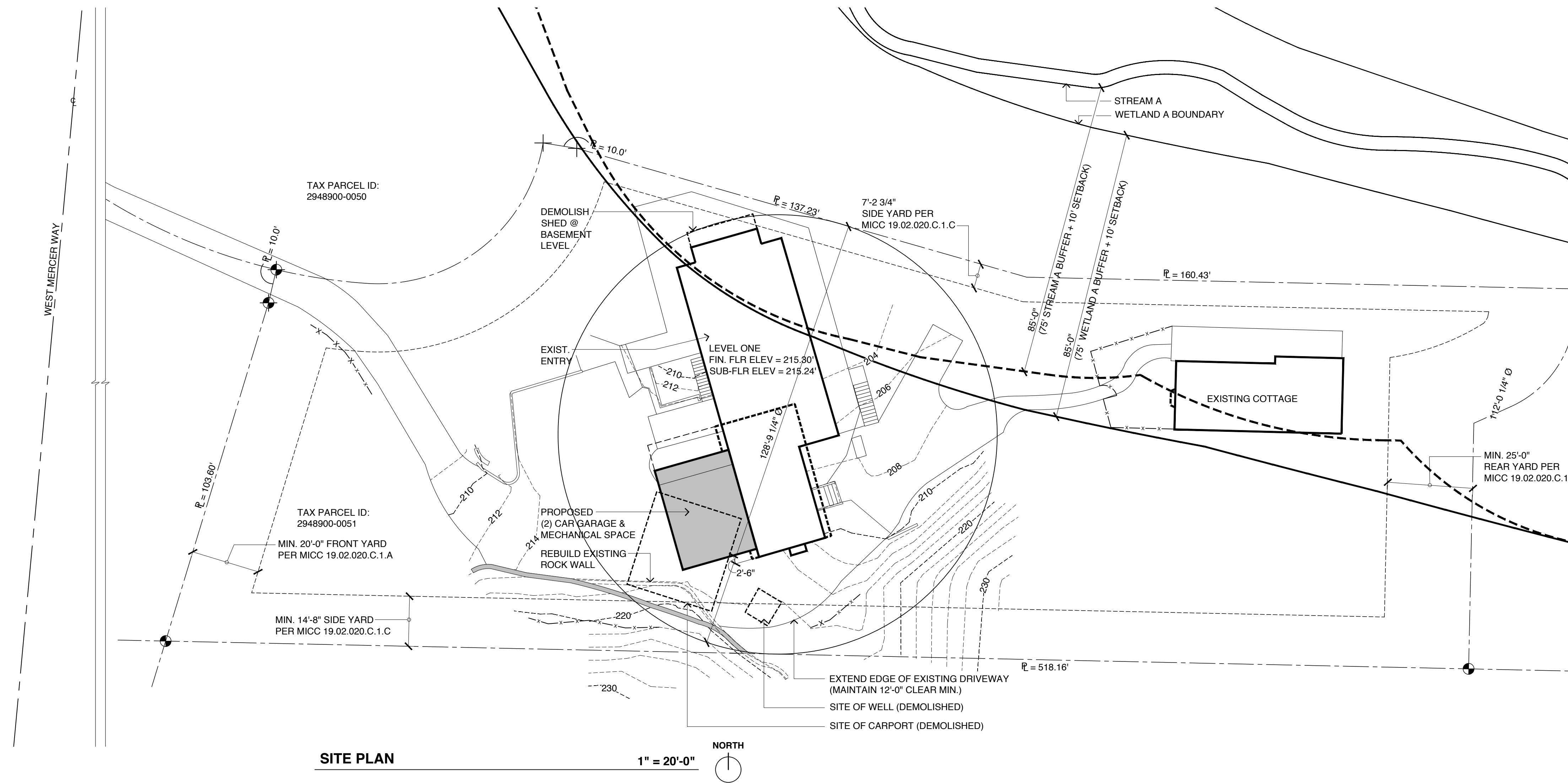


Nader Residence

5472 West Mercer Way
 Mercer Island, WA 98040

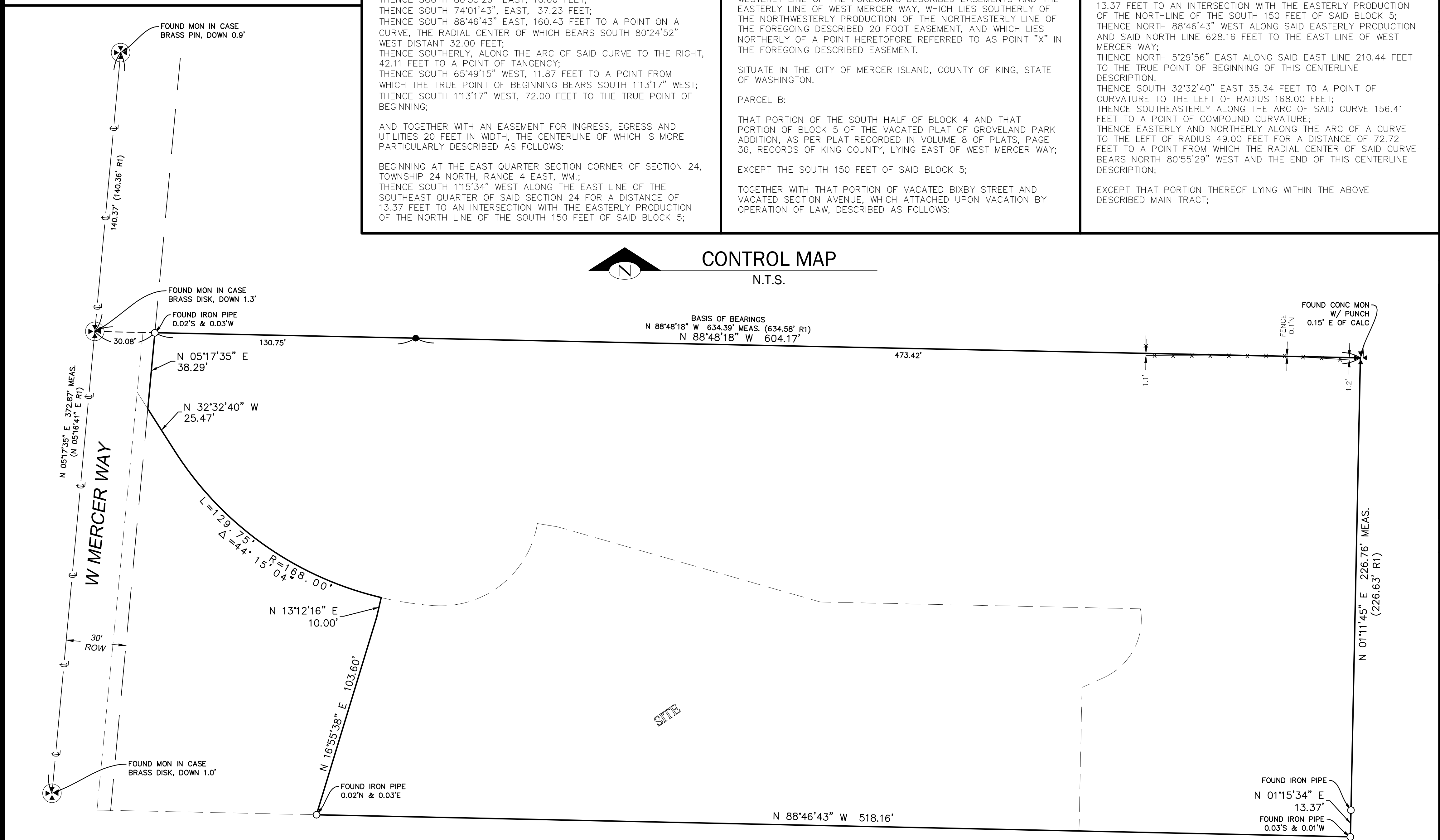
SITE

1



TOPOGRAPHIC & BOUNDARY SURVEY

SURVEYOR'S NOTES	LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION
<p>1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.</p> <p>2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.</p> <p>3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).</p> <p>4. SUBJECT PROPERTY TAX PARCEL NO. 294890-0050 & 294890-0051.</p> <p>5. TOTAL SUBJECT PROPERTY AREA PER THIS SURVEY IS 130,377 ±S.F. (2.99 ACRES) FOR PARCEL# 294890-0050, AREA=85,704 ±S.F. (1.97 ACRES) FOR PARCEL# 294890-0051, AREA=44,673 ±S.F. (1.02 ACRES)</p> <p>6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.</p> <p>7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.</p>	<p>(PER STATUTORY WARRANTY DEED RECORDING# 20060403002415) PARCEL A</p> <p>THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;</p> <p>EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW;</p> <p>ALSO EXCEPT THAT PORTION OF BLOCKS 4 AND 5, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 11°5'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID BLOCK 5; THENCE NORTH 88°46'43" WEST, ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE, 136.01 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>THENCE CONTINUING NORTH 88°46'43" WEST ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5 TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET.; THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC & SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST AND THE END OF THIS CENTERLINE DESCRIPTION;</p> <p>EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;</p> <p>ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:</p> <p>BEGINNING AT THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT; THENCE SOUTH 5°29'56" WEST 16.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID EASEMENT, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 32°32'40" EAST ALONG SAID EASEMENT MARGIN 22.56 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 57°27'20" WEST DISTANT 7.78 FEET THEREFROM;</p> <p>THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 19.28 FEET TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X";</p> <p>THENCE NORTH 5°29'56" EAST TO THE TRUE POINT OF BEGINNING;</p> <p>AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF SAID SOUTH HALF OF VACATED BLOCK 4, WHICH MAY LIE BETWEEN THE WESTERLY LINE OF THE FOREGOING DESCRIBED EASEMENTS AND THE EASTERLY LINE OF WEST MERCER WAY, WHICH LIES SOUTHERLY OF THE NORTHWESTERLY PRODUCTION OF THE NORTHEASTERLY LINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT, AND WHICH LIES NORTHERLY OF A POINT HERETOFORE REFERRED TO AS POINT "X" IN THE FOREGOING DESCRIBED EASEMENT.</p> <p>SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.</p> <p>PARCEL B:</p> <p>THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;</p> <p>EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; 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THENCE SOUTH 74°01'43" EAST, 137.23 FEET; THENCE SOUTH 88°46'43" EAST, 160.43 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 80°24'52" WEST DISTANT 32.00 FEET;</p> <p>THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 42.11 FEET TO A POINT OF TANGENCY;</p> <p>THENCE SOUTH 65°49'15" WEST, 11.87 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 11°3'17" WEST; THENCE SOUTH 11°3'17" WEST, 72.00 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 11°5'34" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5; THENCE NORTH 88°46'43" WEST ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE 628.16 FEET TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;</p> <p>THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET; 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BASIS OF BEARINGS
A BEARING OF N 88°48'18" W BETWEEN FOUND MONUMENTS ON THE SOUTH LINE OF WESTSIDE GROVE.
REFERENCES
R1. WESTSIDE GROVE, VOL. 97, PGS. 101-102, RECORDS OF KING COUNTY, WASHINGTON.
VERTICAL DATUM
NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 3142 FOUND "1" BRASS PLUG IN CONC. (DN 1.3") PC W.MERCER WAY & BROOK BAY RD. ELEVATION ON PLUG = 155.728'

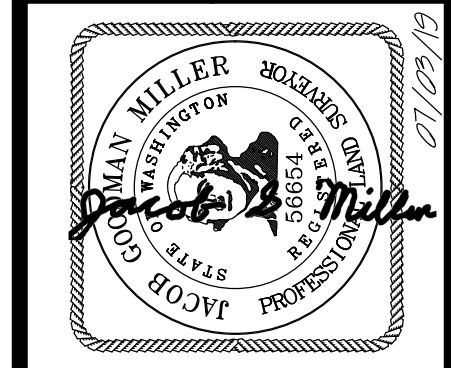
LEGEND	
<p>DECK</p> <p>AREA DRAIN</p> <p>ASPHALT SURFACE</p> <p>BRICK SURFACE</p> <p>BOLLARD</p> <p>BUILDING</p> <p>CENTERLINE ROW</p> <p>CONCRETE SURFACE</p> <p>RETAINING WALL</p> <p>MONUMENT IN CASE (FOUND)</p> <p>MONUMENT (SURFACE, FOUND)</p> <p>IRON PIPE AS NOTED (FOUND)</p>	<p>FENCE LINE (CHAIN LINK)</p> <p>FENCE LINE (WOOD)</p> <p>GAS METER</p> <p>INLET (TYPE 1)</p> <p>NAIL AS NOTED</p> <p>POST</p> <p>HOSE BIB RISER</p> <p>STORM DRAIN LINE</p> <p>TREE (AS NOTED)</p> <p>WATER METER</p> <p>YARD LIGHT</p>



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 2948900050 & 2948900051

NADER RESIDENCE
5472 W MERCER WAY
MERCER ISLAND, WA 98040

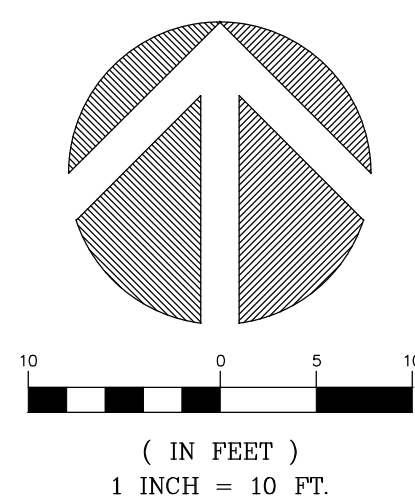


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	160748
DATE:	7/3/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	
1 OF 2	

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND



STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
 PARCEL NO. 2948900050 & 2948900051

NADER RESIDENCE
 5472 W MERCER WAY
 MERCER ISLAND, WA 98040





Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
www.terrane.net

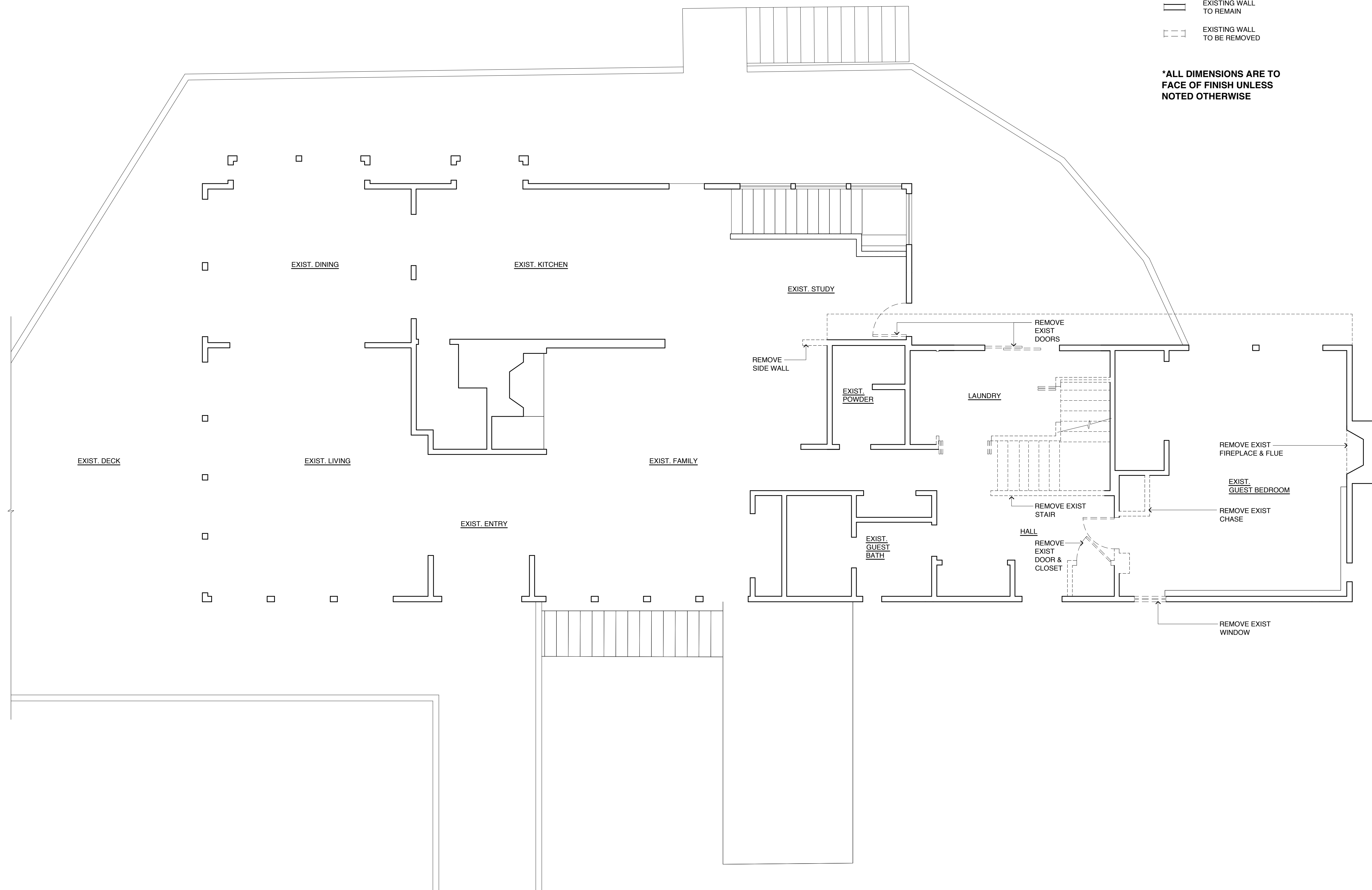
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DATE:	7/3/19
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CHECKED BY:	JGM
SCALE:	1"= 10'
REVISION HISTORY	
SHEET NUMBER	
2 OF 2	

measure success

WALL LEGEND

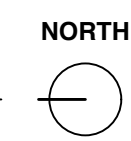
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-  EXISTING WALL TO BE REMOVED

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**



LEVEL ONE DEMOLITION PLAN

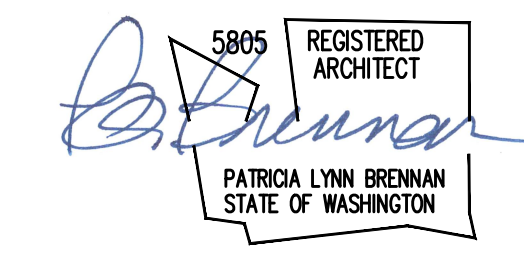
1/4" = 1'-0"



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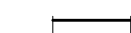
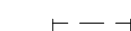
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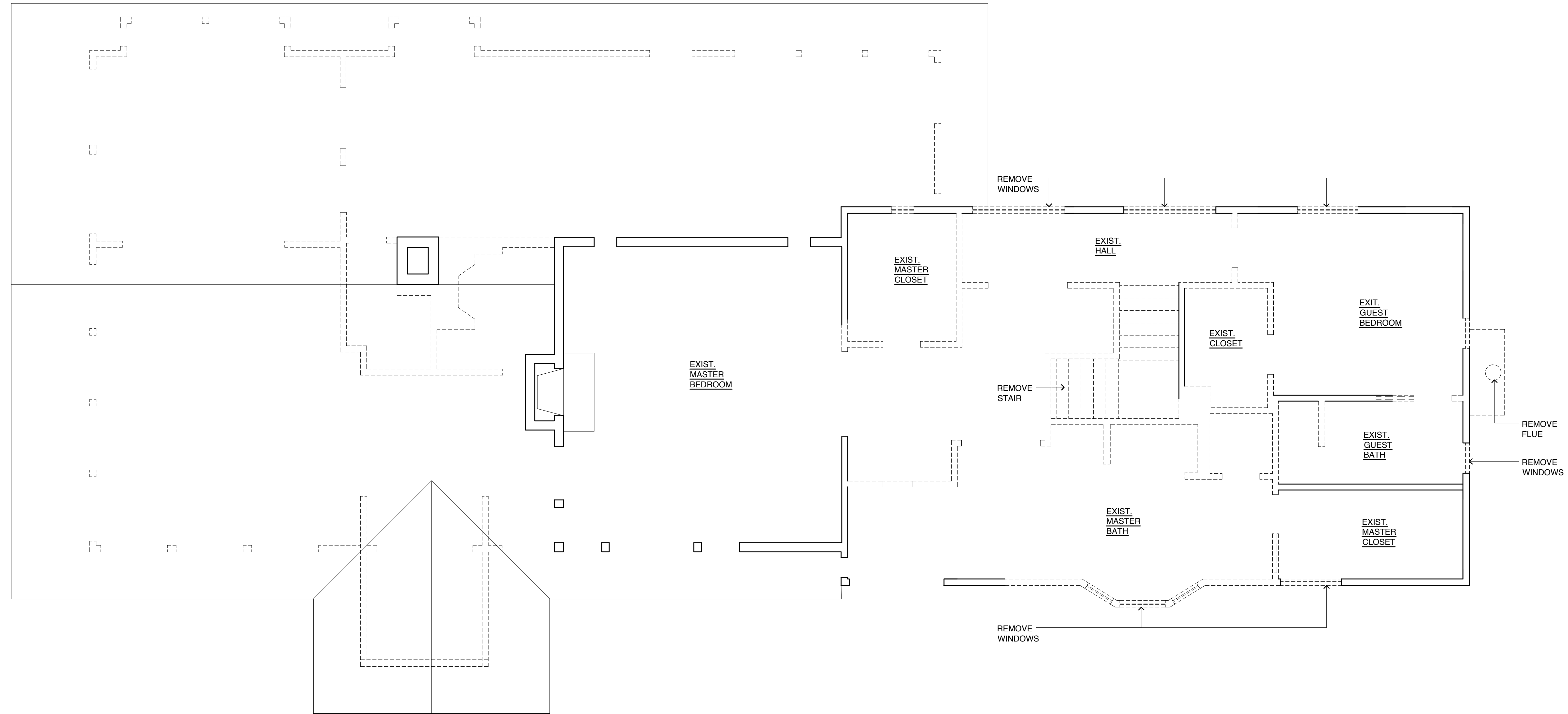
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D1

WALL LEGEND

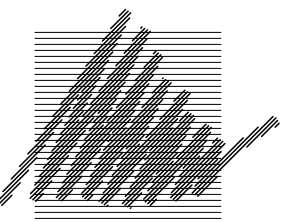
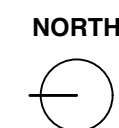
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-  EXISTING WALL TO BE REMOVED

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LEVEL TWO DEMOLITION PLAN

1/4" = 1'-0"

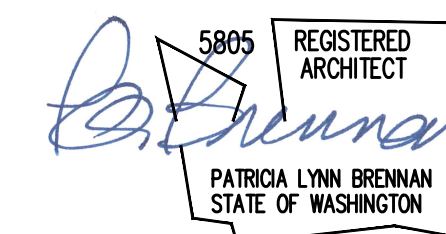


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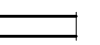
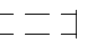



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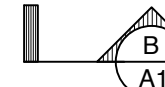
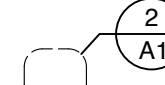


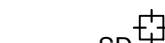


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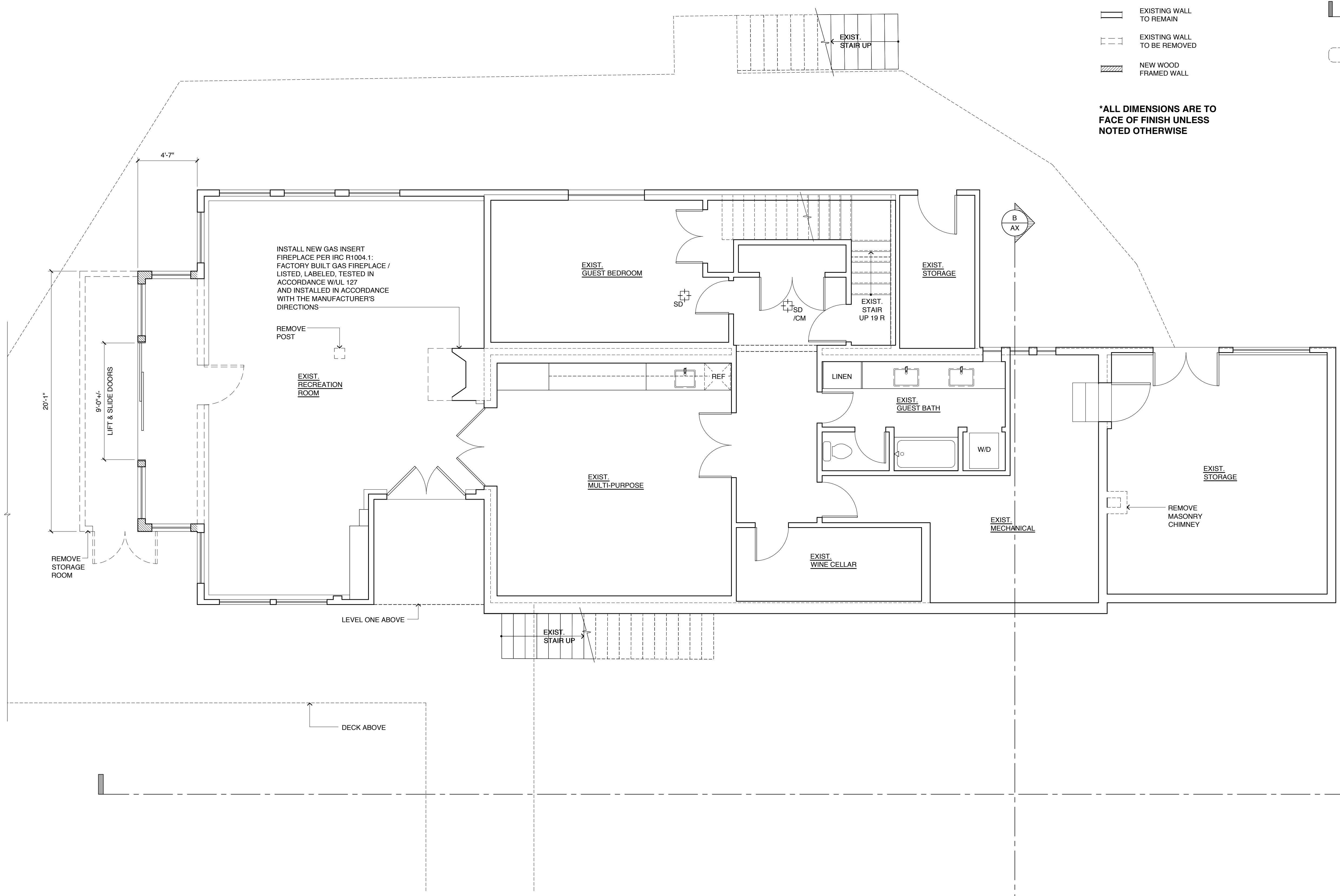
WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW WOOD FRAMED WALL

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KEY

-  BUILDING SECTION
-  SECTION DETAIL
-  DOOR NUMBER
-  WINDOW DESIGNATION
-  SMOKE DETECTOR / HARD WIRED WITH BATTERY BACKUP PER WAC 51-51-0314 AND 2015 INTERNATIONAL FIRE CODE 907.2.11
-  CARBON MONOXIDE ALARM COMPLYING WITH UL 2034 PER WAC 51-51-0315 AND 2015 INTERNATIONAL FIRE CODE 908.7
-  EXHAUST FAN



BASEMENT PLAN 1/4" = 1'-0" NORTH

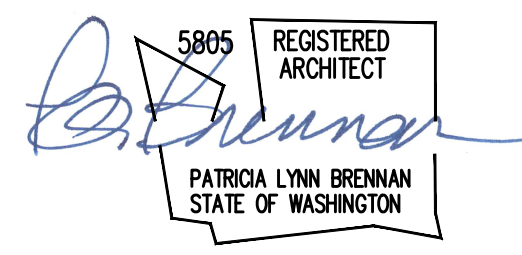


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
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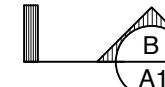
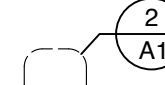

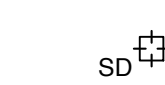

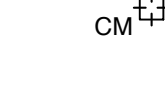

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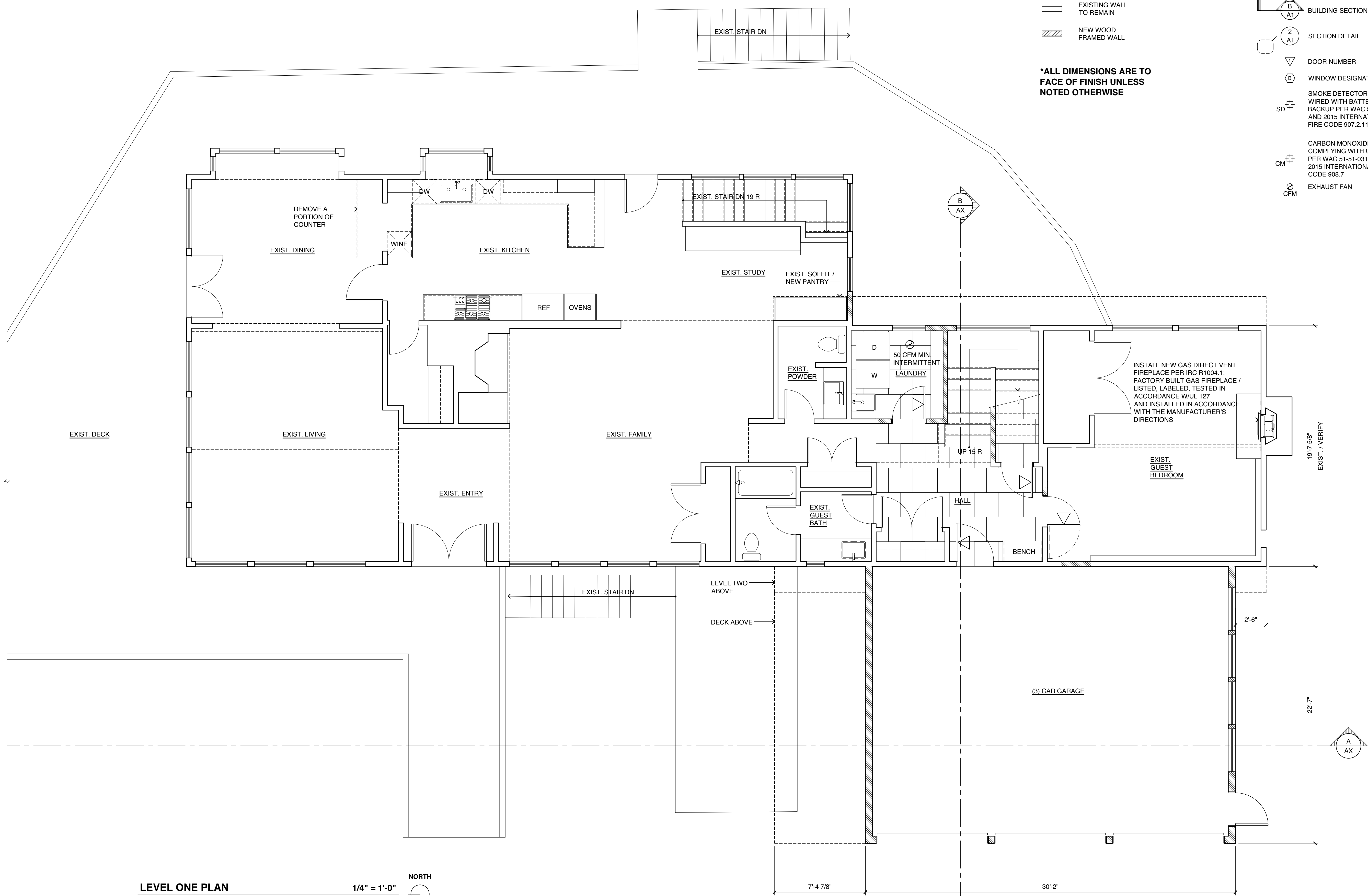
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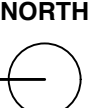
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-  NEW WOOD FRAMED WALL

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-  EXHAUST FAN



LEVEL ONE PLAN 1/4" = 1'-0" 

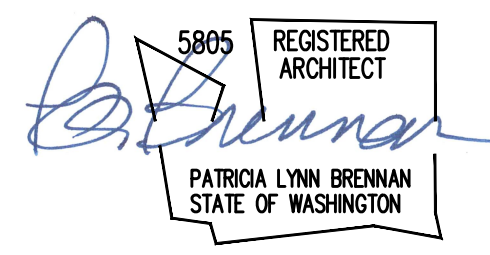


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

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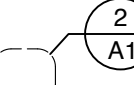
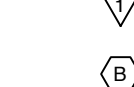
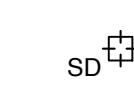

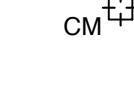
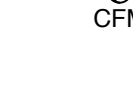
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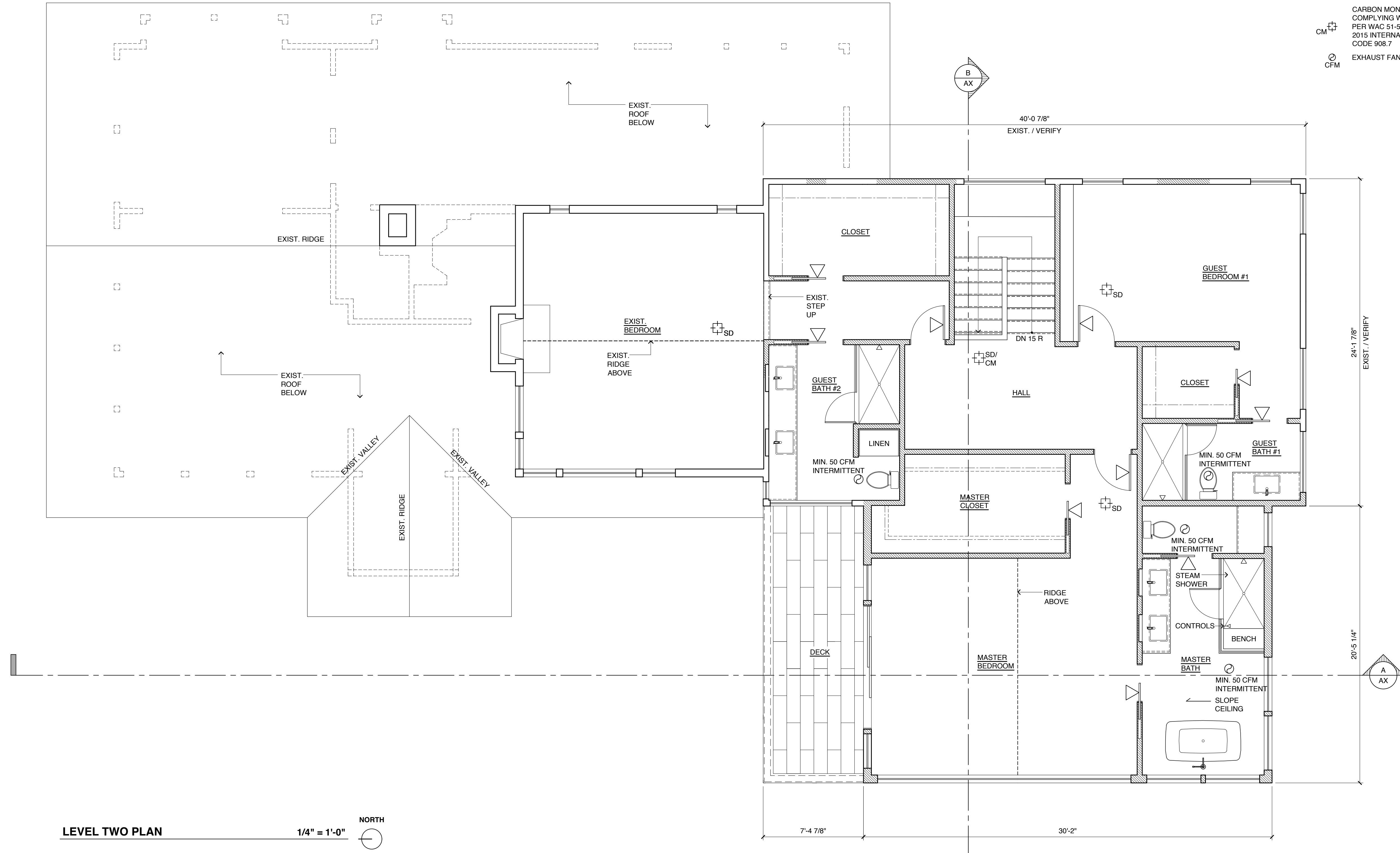
WALL LEGEND

-  EXISTING WALL TO REMAIN
-  NEW WOOD FRAMED WALL

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**

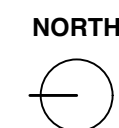
KEY

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-  EXHAUST FAN



LEVEL TWO PLAN

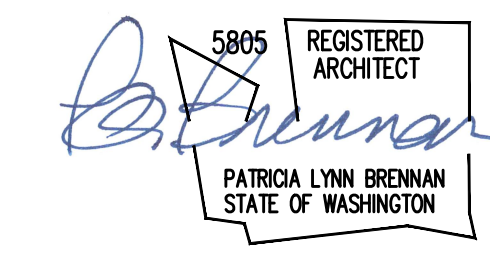
1/4" = 1'-0"



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A3

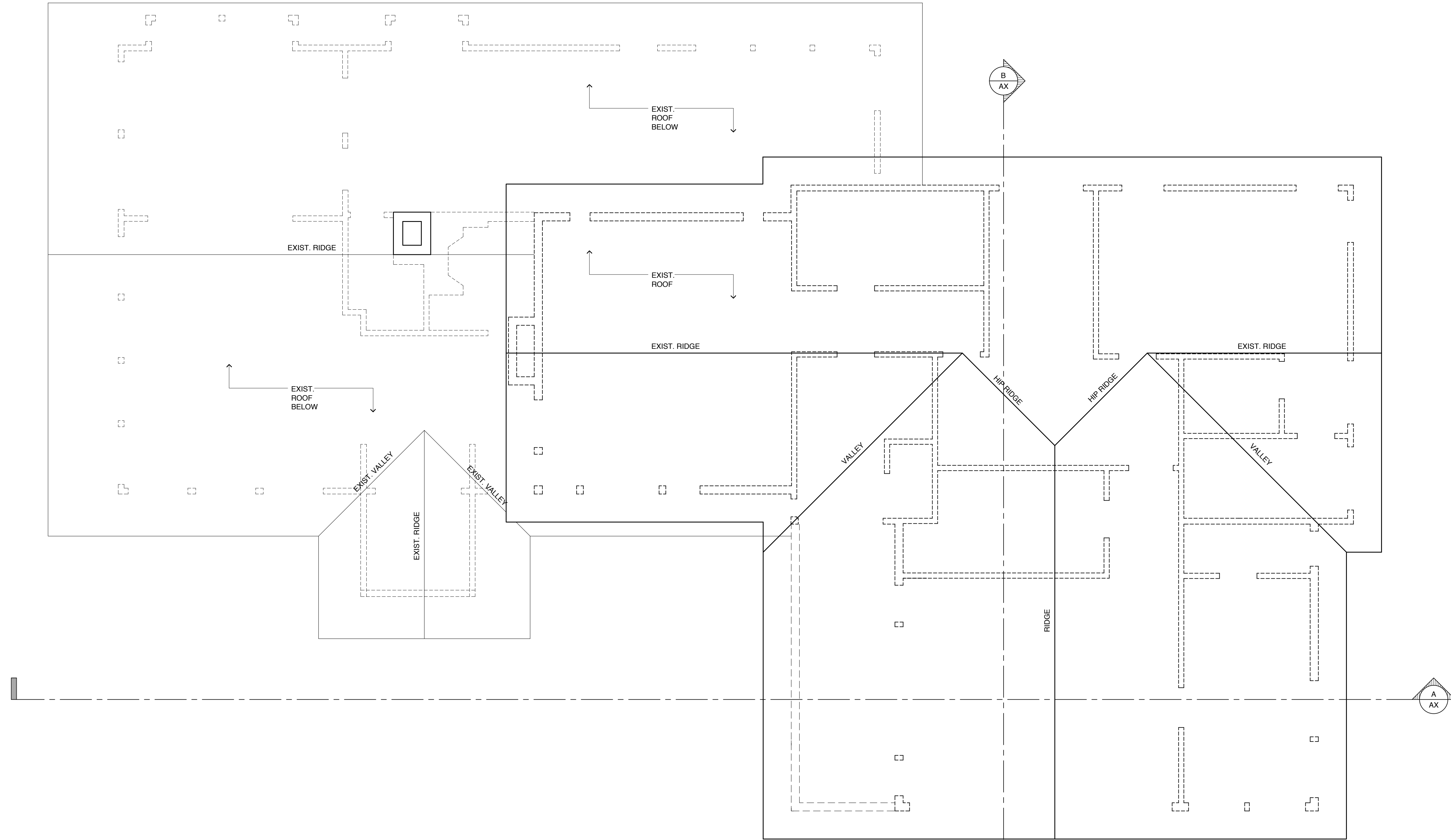
WALL LEGEND

WALLS BELOW

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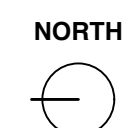
KEY

BUILDING SECTION
SECTION DETAIL

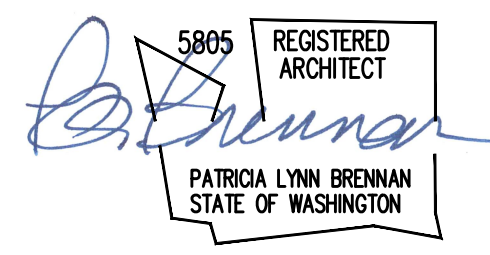


ROOF PLAN

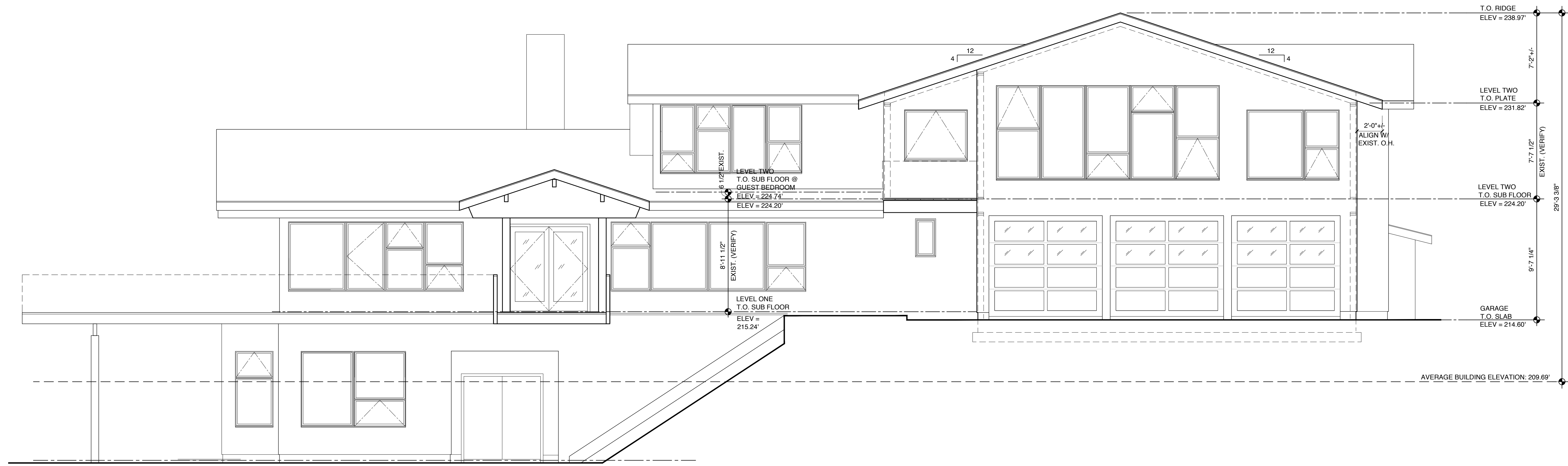
1/4" = 1'-0"



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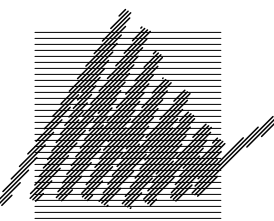
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WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

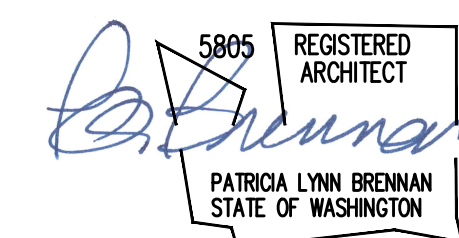


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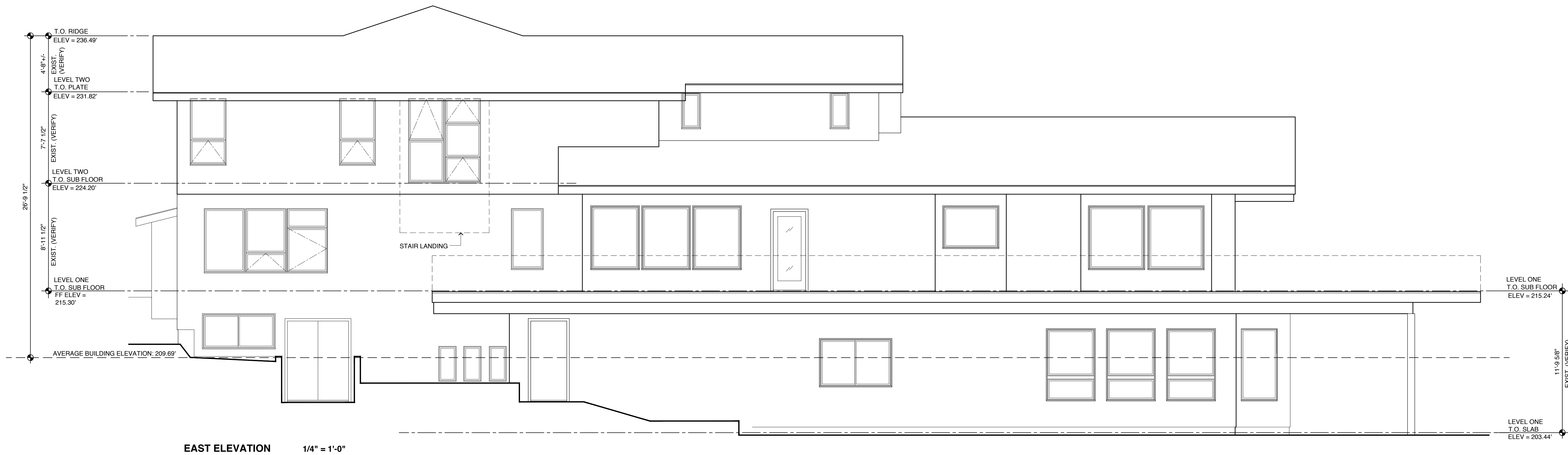
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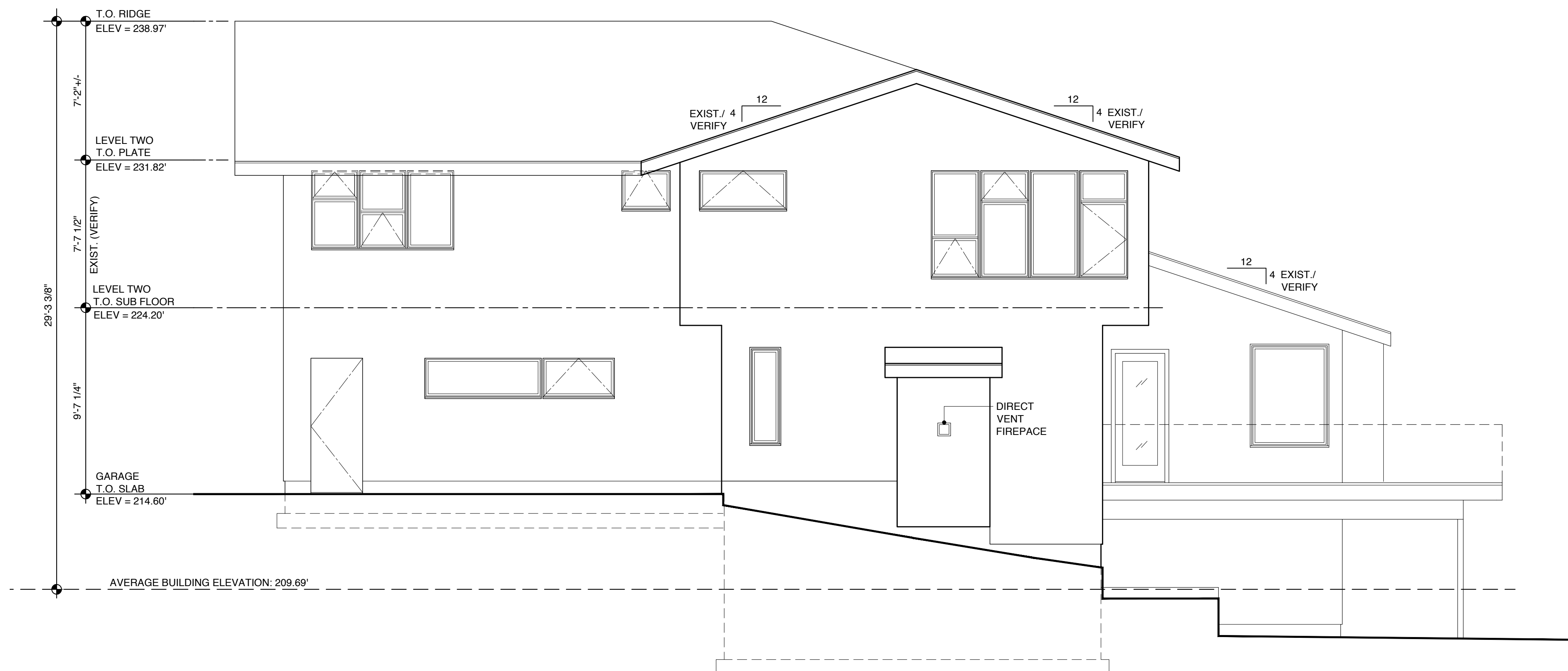
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Mercer Island, WA 98040

A5



EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

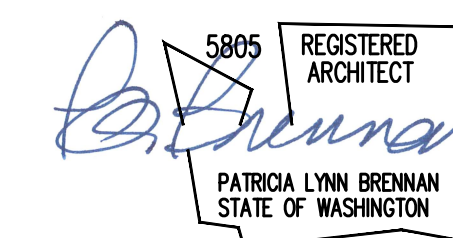


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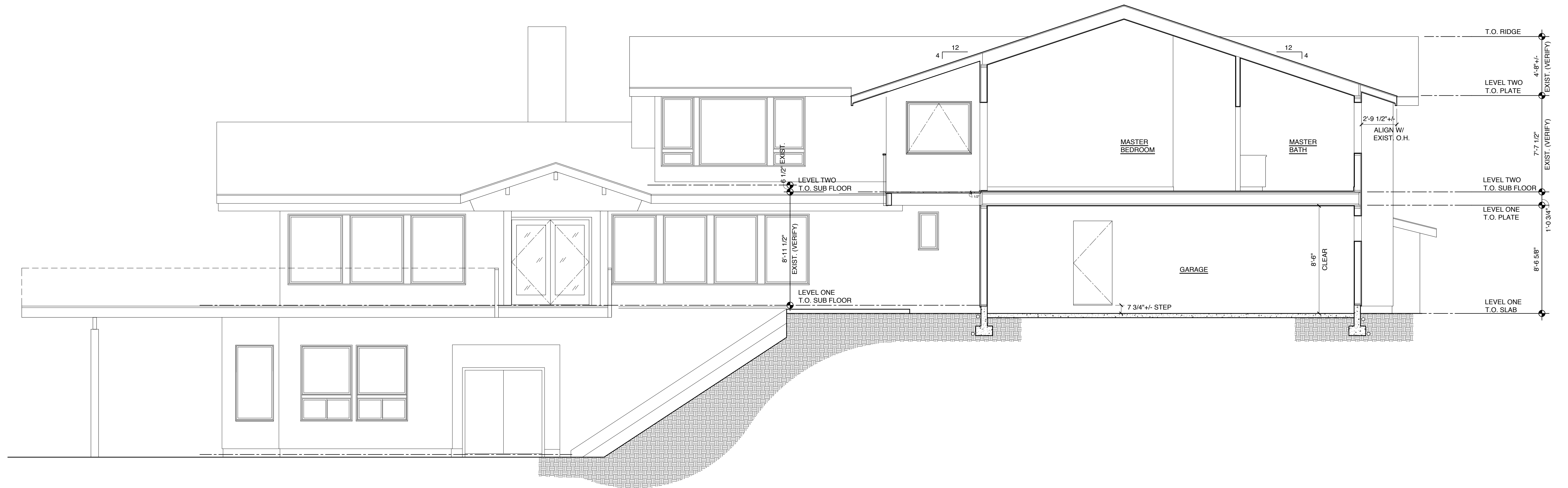
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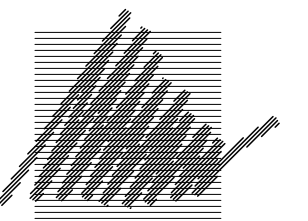
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A6



SECTION A LOOKING EAST 1/4" = 1'-0"

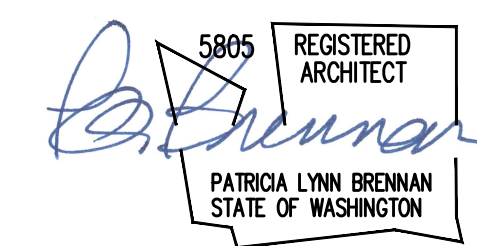


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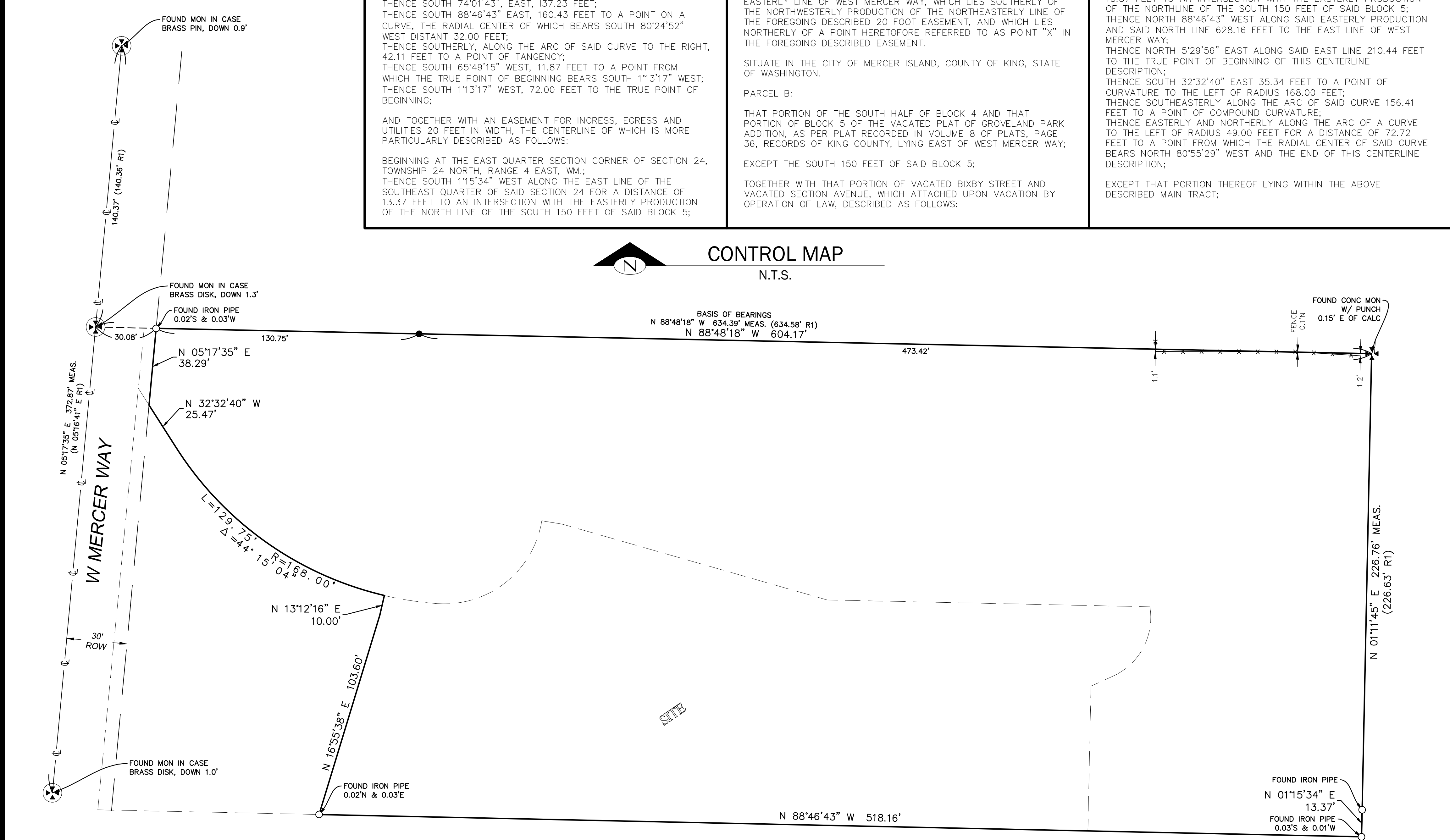
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A7

TOPOGRAPHIC & BOUNDARY SURVEY

SURVEYOR'S NOTES	LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION
<p>1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.</p> <p>2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.</p> <p>3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).</p> <p>4. SUBJECT PROPERTY TAX PARCEL NO. 294890-0050 & 294890-0051.</p> <p>5. TOTAL SUBJECT PROPERTY AREA PER THIS SURVEY IS 130,377 ±S.F. (2.99 ACRES) FOR PARCEL# 294890-0050, AREA=85,704 ±S.F. (1.97 ACRES) FOR PARCEL# 294890-0051, AREA=44,673 ±S.F. (1.02 ACRES)</p> <p>6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.</p> <p>7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.</p>	<p>(PER STATUTORY WARRANTY DEED RECORDING# 20060403002415) PARCEL A</p> <p>THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;</p> <p>EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW;</p> <p>ALSO EXCEPT THAT PORTION OF BLOCKS 4 AND 5, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;</p> <p>THENCE SOUTH 11°5'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID BLOCK 5;</p> <p>THENCE NORTH 89°46'43" WEST, ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE, 136.01 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>THENCE CONTINUING NORTH 88°46'43" WEST ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5 TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET;</p> <p>THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT AND A RADIUS OF 168.00 FEET;</p> <p>THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST;</p> <p>THENCE SOUTH 80°55'29" EAST, 10.00 FEET;</p> <p>THENCE SOUTH 74°01'43", EAST, 137.23 FEET;</p> <p>THENCE SOUTH 88°46'43" EAST, 160.43 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 80°24'52" WEST DISTANT 32.00 FEET;</p> <p>THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 42.11 FEET TO A POINT OF TANGENCY;</p> <p>THENCE SOUTH 65°49'15" WEST, 11.87 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 11°3'17" WEST;</p> <p>THENCE SOUTH 11°3'17" WEST, 72.00 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;</p> <p>THENCE SOUTH 11°5'34" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5;</p>	<p>THENCE NORTH 88°46'43" WEST ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE 628.16 FEET TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;</p> <p>THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET;</p> <p>THENCE SOUTHEASTERLY ALONG THE ARC & SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST AND THE END OF THIS CENTERLINE DESCRIPTION;</p> <p>EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;</p> <p>ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:</p> <p>BEGINNING AT THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT;</p> <p>THENCE SOUTH 5°29'56" WEST 16.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID EASEMENT, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;</p> <p>THENCE SOUTH 32°32'40" EAST ALONG SAID EASEMENT MARGIN 22.56 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 57°27'20" WEST DISTANT 7.78 FEET THEREFROM;</p> <p>THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 19.28 FEET TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X";</p> <p>THENCE NORTH 5°29'56" EAST TO THE TRUE POINT OF BEGINNING;</p> <p>AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF SAID SOUTH HALF OF VACATED BLOCK 4, WHICH MAY LIE BETWEEN THE WESTERLY LINE OF THE FOREGOING DESCRIBED EASEMENTS AND THE EASTERLY LINE OF WEST MERCER WAY, WHICH LIES SOUTHERLY OF THE NORTHWESTERLY PRODUCTION OF THE NORTHEASTERLY LINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT, AND WHICH LIES NORTHERLY OF A POINT HERETOFORE REFERRED TO AS POINT "X" IN THE FOREGOING DESCRIBED EASEMENT.</p> <p>SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.</p> <p>PARCEL B:</p> <p>THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;</p> <p>EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:</p>	<p>BEGINNING AT THE EAST QUARTER SECTION OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;</p> <p>THENCE SOUTH 11°5'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID BLOCK 5;</p> <p>THENCE NORTH 88°46'43" WEST, ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE, 136.01 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>THENCE CONTINUING NORTH 88°46'43" WEST, 382.15 FEET;</p> <p>THENCE NORTH 16°55'38" EAST, 103.60 FEET;</p> <p>THENCE NORTH 13°12'16" EAST, 10.00 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 13°12'16" EAST DISTANT 168.00 FEET;</p> <p>THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, 26.66 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS, 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST;</p> <p>THENCE SOUTH 80°55'29" EAST, 10.00 FEET;</p> <p>THENCE SOUTH 74°01'43" EAST, 137.23 FEET;</p> <p>THENCE SOUTH 88°46'43" EAST, 160.43 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 80°24'52" WEST DISTANT 32.00 FEET;</p> <p>THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 42.11 FEET TO A POINT OF TANGENCY;</p> <p>THENCE SOUTH 65°49'15" WEST, 11.87 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 11°3'17" WEST;</p> <p>THENCE SOUTH 11°3'17" WEST, 72.00 FEET TO THE TRUE POINT 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BASIS OF BEARINGS				
A BEARING OF N 88°48'18" W BETWEEN FOUND MONUMENTS ON THE SOUTH LINE OF WESTSIDE GROVE.				
REFERENCES				
R1. WESTSIDE GROVE, VOL. 97, PGS. 101-102, RECORDS OF KING COUNTY, WASHINGTON.				
VERTICAL DATUM				
NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 3142 FOUND "1" BRASS PLUG IN CONC, (DN 1.3") PC W.MERCER WAY & BROOK BAY RD. ELEVATION ON PLUG = 155.728'				



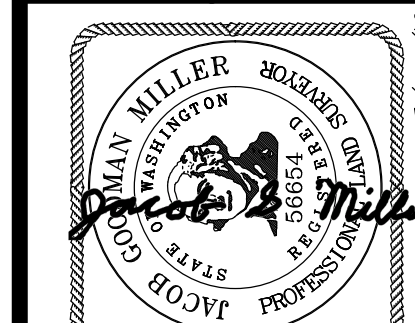
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LEGEND	
DECK	FENCE LINE (CHAIN LINK)
AREA DRAIN	FENCE LINE (WOOD)
ASPHALT SURFACE	GAS METER
BRICK SURFACE	INLET (TYPE 1)
BOLLARD	NAIL AS NOTED
BUILDING	POST
CENTERLINE ROW	HOSE BIB RISER
CONCRETE SURFACE	STORM DRAIN LINE
RETAINING WALL	TREE (AS NOTED)
MONUMENT IN CASE (FOUND)	WATER METER
MONUMENT (SURFACE, FOUND)	YARD LIGHT
IRON PIPE AS NOTED (FOUND)	



TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 2948900050 & 2948900051

NADER RESIDENCE
5472 W MERCER WAY
MERCER ISLAND, WA 98040



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

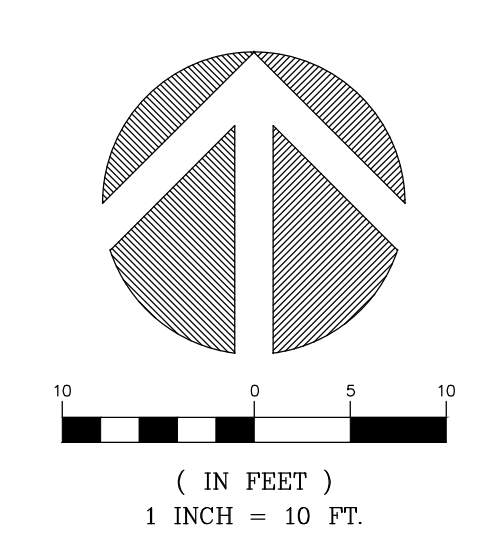
JOB NUMBER:	160748
DATE:	7/3/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	
1 OF 2	

measure success

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

- DECK
- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BOLLARD
- BUILDING
- CENTERLINE ROW
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- TREE (AS NOTED)
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- YARD LIGHT



STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
 PARCEL NO. 2948900050 & 2948900051

NADER RESIDENCE
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JOB NUMBER:	160748
DATE:	7/3/19
DRAFTED BY:	IDV-GKD
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SCALE:	1"= 10'
REVISION HISTORY	
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2 OF 2	

measure success