

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Shoring installation and monitoring, Observe and monitor excavation, Verification of soil bearing, Other

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Reinforcing steel and concrete placement, Shotcrete placement, Other

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Structural steel erection, field welds and bolting, Other

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Masonry unit strength, Other

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, Other

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Expansion anchor installations, Other post installed anchors, Alternative construction methods, Alternative construction materials, Other

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Precast concrete elements, Other, Post tension layout, Exterior cladding, Window wall / curtain wall construction, Other

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Whole house ventilation, Energy Credit Information, RECPC Form Information, Air Leakage Testing, Duct Leakage Testing, Postconstruction Test, Rough-in Test

TO BE COMPLETED BY DSG

PROJECT ALERTS: 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.

TREE PROTECTION REQUIREMENTS: 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.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler, Water Flow Alarm, Other

WATER SUPPLY REQUIREMENTS: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size

DRAINAGE REQUIREMENTS: On site detention system required, Direct discharge into the lake, On site infiltration system required, No Storm Water permit required, As-built Utility drawings required, Connection to public storm drainage conveyance system req'd, Full Size drawings required, Other

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

APPROVED CODE ALTERNATIVES: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked): Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730. Civil / Drainage, LUP / Setback requirements

GEOTECHNICAL INFORMATION: Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times. Geotechnical Engineer, Phone

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

Permit number, Approved by, Date

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

REQUIRED CONSTRUCTION INSPECTIONS: It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

TO BE COMPLETED BY DSG

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to): backflow devices for: Waterfront property, Well water on property, Fire / lawn sprinkler, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. Final Inspection: Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable. Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents. Building, Planning, Engineering, Tree, Fire

Approved, Date

TO BE COMPLETED BY DSG

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT



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

PROJECT NAME: PROJECT ADDRESS:

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

PERMIT NUMBER

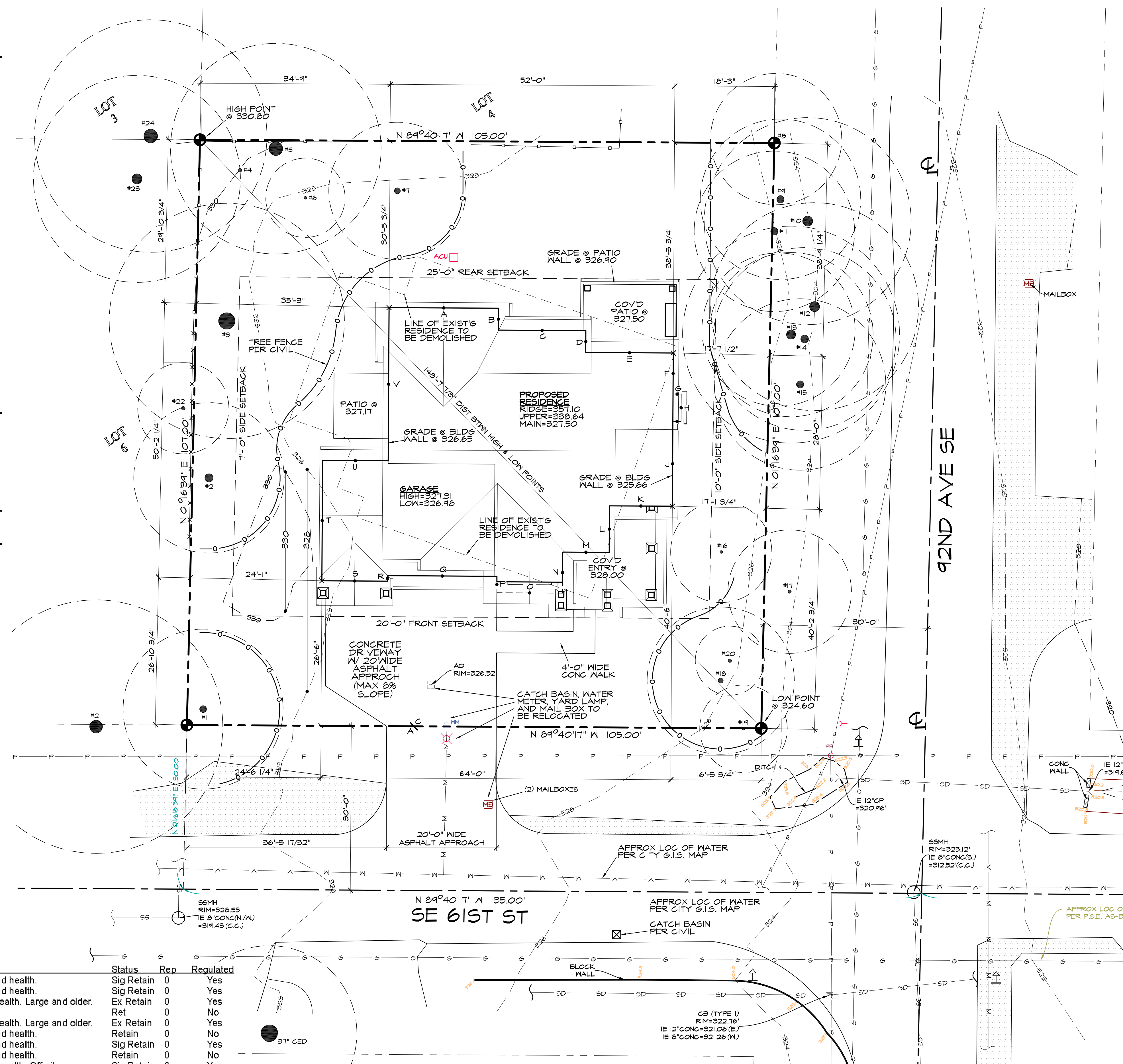
Approved, Date

Approved, Date

### HEIGHT CALCULATION

WALL SEGMENT	WALL LENGTH	MIDPOINT * ELEVATION	= PRODUCT
A	20.00	327.25	6545.00
B	4.00	327.10	1308.40
C	16.00	326.80	5228.80
D	4.00	326.60	1306.40
E	16.00	326.50	5224.00
F	7.50	326.40	2448.00
G	1.50	326.40	489.60
H	5.00	326.40	1632.00
I	1.50	326.40	489.60
J	15.50	326.40	5059.20
K	11.50	326.60	3755.90
L	8.50	326.70	2776.95
M	8.50	326.80	2777.80
N	7.50	327.00	2452.50
O	12.00	327.10	3925.20
P	3.00	327.20	981.60
Q	20.00	327.50	6550.00
R	1.00	327.70	327.70
S	12.00	327.90	3934.80
T	22.00	329.00	7238.00
U	12.00	327.70	3932.40
V	28.00	327.50	9170.00
<b>TOTALS:</b>	<b>237.00</b>	<b>7194.95</b>	<b>77553.85</b>

SUM OF PRODUCTS =	77553.85
SUM OF WALL LENGTHS =	237.00
AVG EXIST GRADE =	327.23
ALLOWED HEIGHT =	30.00
MAX RIDGE =	357.23
HIGH RIDGE =	357.10
UNDER BY =	0.13



### TREE TABLE

Tree #	Species	Dbh	Crown CRZ	LOD	Cond	Notes	Status	Rep	Regulated	
1	WRCTp	15"	28'	14'	14'	1	Excellent condition and health.	Sig Retain	0	Yes
2	DFPm	18"	26'	13'	13'	1	Excellent condition and health.	Sig Retain	0	Yes
3	DFPm	36"	40'	20'	20'	2	Good condition and health. Large and older.	Ex Retain	0	Yes
4	ApMd	8"	0'	N/A	N/A	4	Dead tree.	Ret	0	No
5	DFPm	30"	36'	18'	18'	2	Good condition and health. Large and older.	Ex Retain	0	Yes
6	ApMd	6.5"	14'	7"	7"	1	Excellent condition and health.	Retain	0	No
7	ApMd	13"	24'	12'	12'	1	Excellent condition and health.	Sig Retain	0	Yes
8	JMAJ	6"	28'	14'	14'	2	Excellent condition and health.	Retain	0	No
9	WRCTp	16"	28'	14'	14'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
10	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
11	WRCTp	16"	28'	14'	14'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
12	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
13	DFPm	20"	36'	19'	19'	3	Fair condition and health. Two trunk. Off-site.	Sig Retain	0	Yes
14	DFPm	17"	32'	16'	16'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
15	WRCTp	16"	30'	15'	15'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
16	ApMd	7"	18'	9'	9'	1	Excellent condition and health.	Retain	0	No
17	ABPPn	10"	22'	11'	11'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
18	HCCp	11"	26'	13'	13'	1	Excellent condition and health.	Sig Retain	0	Yes
19	EHla	6"	14'	7'	7'	1	Excellent condition and health.	Retain	0	No
20	PYtb	7.5"	12'	6'	6'	1	Excellent condition and health.	Retain	0	No
21	BLMAm	28"	44'	22'	22'	2	Good condition and health. Off-site.	Ex Retain	0	Yes
22	WRCTp	8"	16'	8'	8'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
23	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
24	DFPm	30"	40'	20'	20'	2	Good condition and health. Off-site.	Ex Retain	0	Yes

### SITE PLAN

SCALE: 1" = 10'-0"

- NOTES:**
- NEW RESIDENCE TO BE RECONNECTED TO ALL EXIST'G SERVICE LINES TYP.
  - RESIDENCE ADDRESS MARKER TO BE PLACED SO THAT IT SHALL BE HIGHLY VISIBLE UPON APPROACH.

### VICINITY MAP



**OWNER**  
 MN CUSTOM PROPERTIES LLC / JOE NAESETH  
 1412-112TH AVE NE, SUITE #200 / BELLEVUE, WA 98004  
 PHONE: 425-429-6645 / EMAIL: JOE@MNCUSTOM.COM

**ARCHITECT**  
 ARCHITECTS NW / JEFFREY DEROULET RA  
 18915-142ND AVE NE / #100 / WOODINVILLE, WA 98072  
 PH: 425 485 4900 / EM: JEFFREY@ARCHITECTSNW.COM

**STRUCTURAL ENGINEER**  
 PITZER & ASSOC / TOM PITZER, PE  
 2122 COLBY AVE / #122 / EVERETT, WA 98201  
 PH: 425 308 8070 / EM: TOMMYT42K@HOTMAIL.COM

**CIVIL ENGINEER**  
 CE SOLUTIONS / DUFFY ELLIS, PE  
 102 NW CANAL ST / SEATTLE, WA 98107  
 PH: 206 930 0342 / EM: DUFFY@CESOLUTIONS.COM

**SITE ADDRESS**  
 9046 SE 61ST,  
 MERCER ISLAND, WA 98040

**LEGAL**  
 SEE SURVEY

**PARCEL NUMBER**  
 865090-0045

**ZONING**  
 R-9.6  
 MIN FRONT SETBACK: 20'-0"  
 MIN REAR SETBACK: 25'-0"  
 MIN SIDE SETBACK:  
 MUST SUM TO 17% OF THE LOT WIDTH, PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 33% OF THE REQUIRED SIDE YARD WIDTH  
 MAX BLDG HEIGHT:  
 30' TO THE HIGHEST POINT OF THE ROOF  
 MAX COVERAGE AREA: 40%  
 MAX HARDSCAPE AREA: 9%  
 MAX GROSS FLOOR AREA: 40%  
 THE LESS OF 8,000 SF OR 40% OF THE LOT AREA

**LOT SLOPE**  
 HIGHEST ELEV OF LOT: 330.80  
 LOWEST ELEV OF LOT: 324.60  
 DIFF IN ELEV OF POINTS: 6.20  
 DISTANCE BTWN THE POINTS: 148.65  
 LOT SLOPE: 4.17%

**LOT COVERAGE**  
 LOT AREA: 11,233 SF  
 ROOF & GUTTERS AREA: 3,351 SF  
 CONC WALKS AREA: 82 SF  
 DRIVEWAY AREA: 713 SF  
 TOTAL IMPERVIOUS AREA: 4,146 SF  
 % OF LOT AREA: =36.90%  
 ALLOWED IMPERVIOUS AREA: 4,494 SF  
 ALLOWED % OF LOT AREA: =40.00%

**LOT HARDSCAPE**  
 LOT AREA: 11,233 SF  
 CONC PATIO AREA: 83 SF  
 CONC WALKS AREA: 82 SF  
 XXX: XXX SF  
 TOTAL IMPERVIOUS AREA: 165 SF  
 % OF LOT AREA: =1.46%  
 ALLOWED IMPERVIOUS AREA: 1,010 SF  
 ALLOWED % OF LOT AREA: =9.00%

**GROSS FLOOR AREA**  
 LOT AREA: 11,233 SF  
 UPPER FLOOR AREA: 2,035 SF  
 MAIN FLOOR + GAR AREA: 2,455 SF  
 GROSS FLOOR AREA: 4,490 SF  
 EXEMPT AREA: N/A SF  
 NET FLOOR AREA: 4,490 SF  
 % OF LOT AREA: =39.97%  
 ALLOWED FAR AREA: 4,493 SF  
 ALLOWED % FAR: =40.00%

REGISTERED ARCHITECT  
 TROY CLYMER  
 STATE OF WASHINGTON  
 8/26/20

ARCHITECTS NORTHWEST  
 MN CUSTOM HOMES  
 MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040  
 PLAN M3557A3F-1R  
 18915-142ND AVENUE NE SUITE 100 WOODINVILLE, WA 98072  
 OFFICE: (425) 485-4900 FAX: (425) 487-6585  
 (425) 487-6585 WWW.ARCHITECTSNW.COM

DESIGNED BY: TROY 2018  
 DRAWN BY: CMB 8/24/20  
 PROJECT MANAGER: TROY CLYMER  
 REVISED BY: DATE:

LATERAL BY: DATE: F&A 11/7/18  
 LATERAL JOB NUMBER: 18-155

AO  
A12

ANW WOODVILLE OFFICE  
 JOB NUMBER:  
 200146