

ZONING ANALYSIS

PROPERTY INFO
 PLANNING SITE PLAN
 ADDRESS: 4101 88TH AVE SE, MERCER ISLAND, WA 98040
 PARCEL # 215100-0060
 ZONE: R-35

SETBACKS:
 FRONT: 30'
 SIDES: 5'/10'
 REAR: 25'

GROSS FLOOR AREA MAX: 40%
 1224 X 40% = 489.6 MAX. GFA

STRUCTURE IMPERVIOUS
 EXIST. MAIN RESIDENCE: 1499 SQFT
 PROPOSED ADDITION: 55 SQFT
 EXIST. DECK: 593 SQFT
 EXIST. CYRD PORCH: 95 SQFT
 SUBTOTAL: 2240 SQFT

WITH OVERHANG: 1193 SQFT

HARDSURFACE IMPERVIOUS:
 HARDSURFACE: 666 SQFT
 SUBTOTAL: 666 SQFT

SUBTOTALS:
 TOTAL IMPERVIOUS: 2906 SQFT
 TOTAL LOT AREA: 1224 SQFT
 BUILDING IMPERVY %: 18.9%
 TOTAL IMPERVY %: 29.2%

LEGAL DESCRIPTION:
 GILBERT ADD
 Plot Block:
 Plot Lot: 6

LOT SLOPE CALCULATIONS

HIGHEST ELEVATION POINT OF LOT: 335 FT
 LOWEST ELEVATION POINT OF LOT: 285 FT
 ELEVATION DIFFERENCE: 50 FT
 HORIZONTAL DISTANCE: 140 FT
 LOT SLOPE: 35.7%

LEGEND

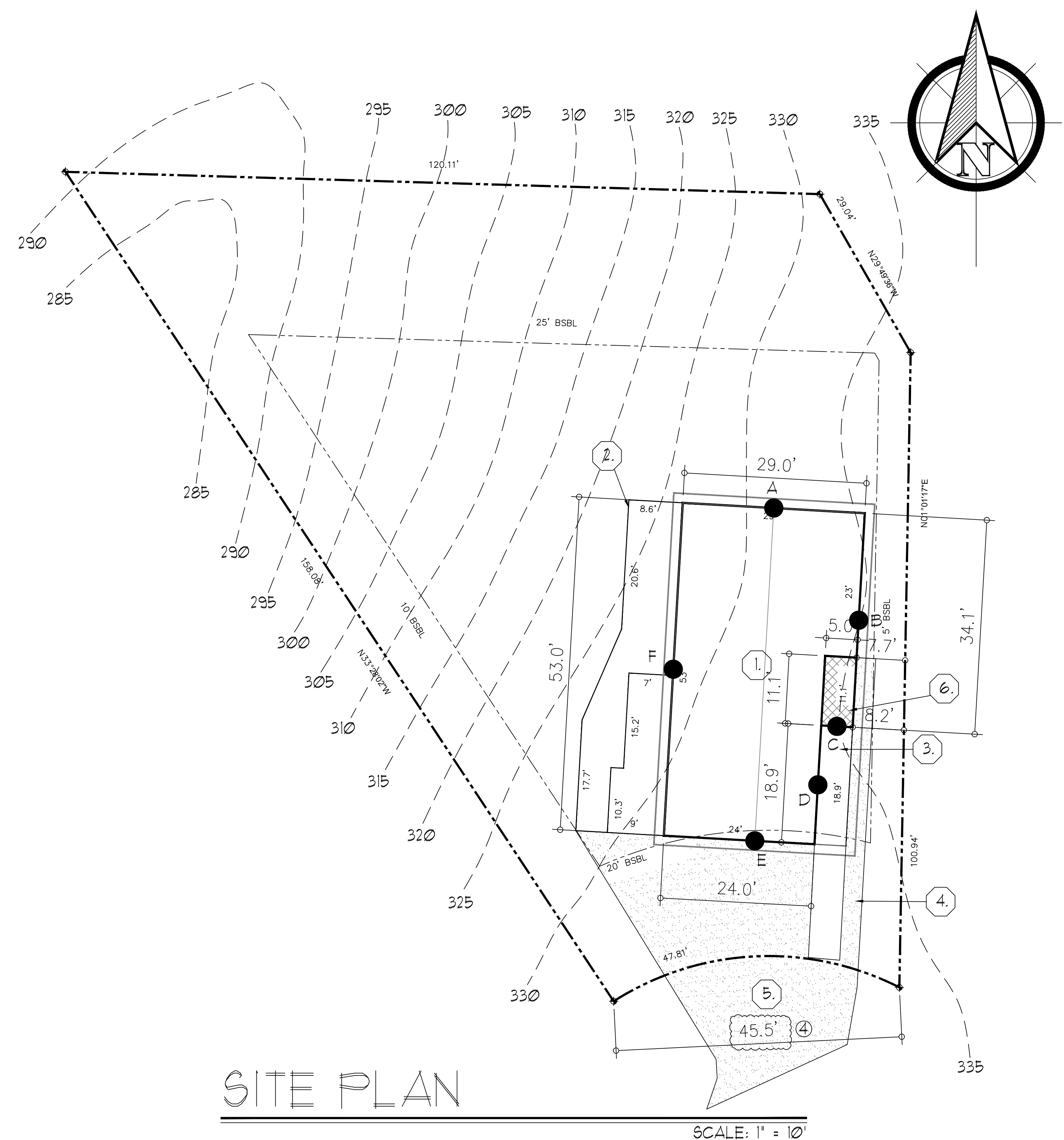
- ◆ PROPERTY CORNER
- WATER
- SEWER
- SETBACK
- PROPERTY LINE
- EXISTING CONTOURS
- EROSION CONTROL FENCING
- ▨ PROPOSED ADDITION
- ▩ EXISTING HARD SURFACE

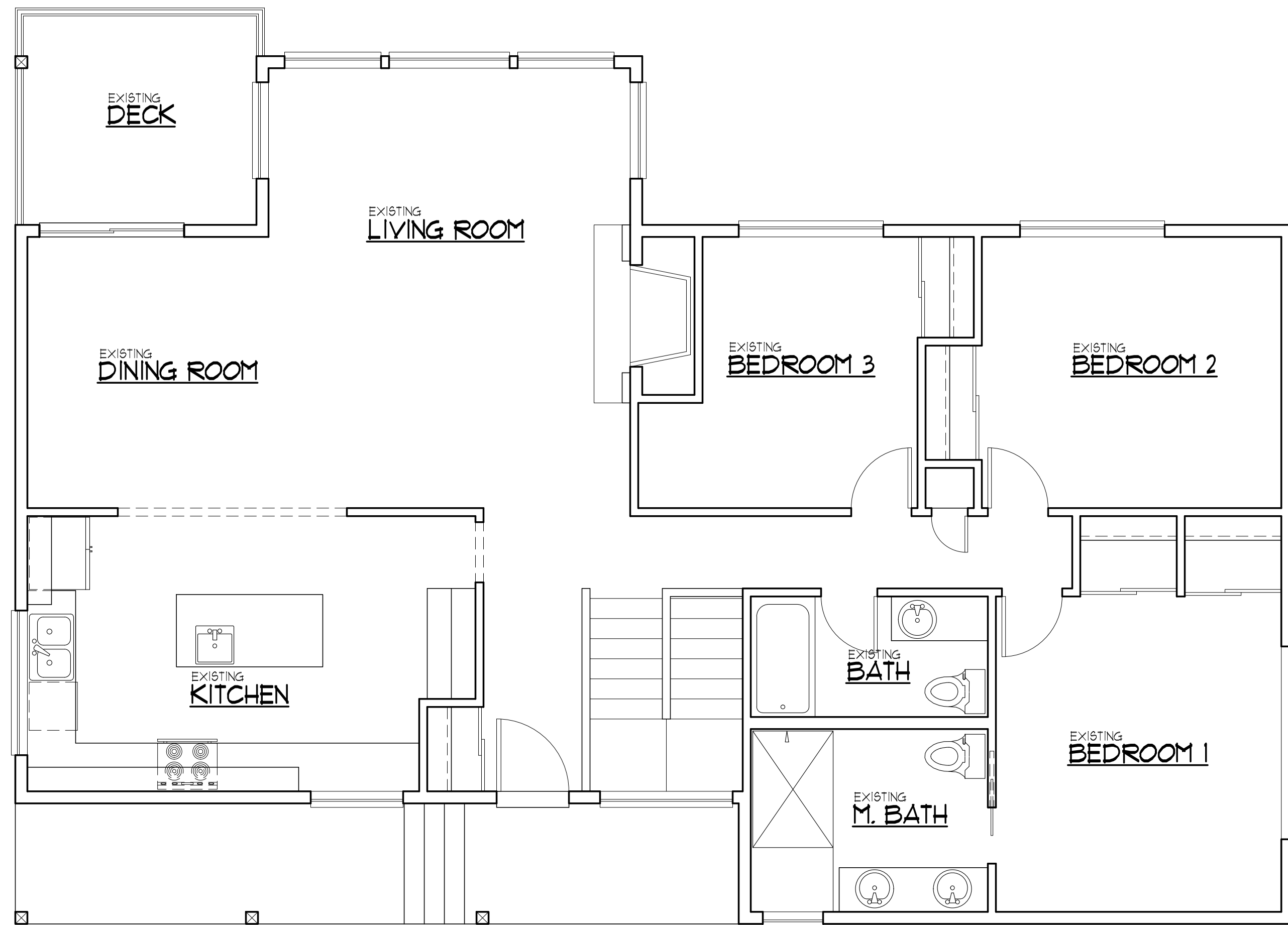
- SITE PLAN KEY NOTES:**
- EXISTING RESIDENCE
 - EXISTING DECK
 - EXISTING CYRD PORCH
 - EXISTING WALKWAY
 - EXISTING DRIVEWAY
 - PROPOSED ADDITION 2

AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH	TOTAL
A = 331.2'	A = 29'	A = 9604.8
B = 335	B = 34'	B = 11390
C = 334.8	C = 5'	C = 1674
D = 334.4	D = 18.9'	D = 6320.2
E = 322.6	E = 24'	E = 7742.4
F = 328.6	F = 53'	F = 17455.8
	SUBTOTAL = 163.9	SUBTOTAL = 48841.2
	541412 / 163.9 = 3304 ABE	

THIS PLOT PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE. IT IS NOT A SURVEY. IT IS BASED OFF ONLINE JURISDICTION COUNTY MAPS AND SITE OBSERVATION. ALL CONSTRUCTION SHALL BE CONSISTENT WITH CITY STANDARDS. CONTRACTOR SHALL VERIFY WITH CITY ON APPROVED IMPROVEMENTS PLANS + BETTER PRACTICE MANAGEMENT PRACTICES



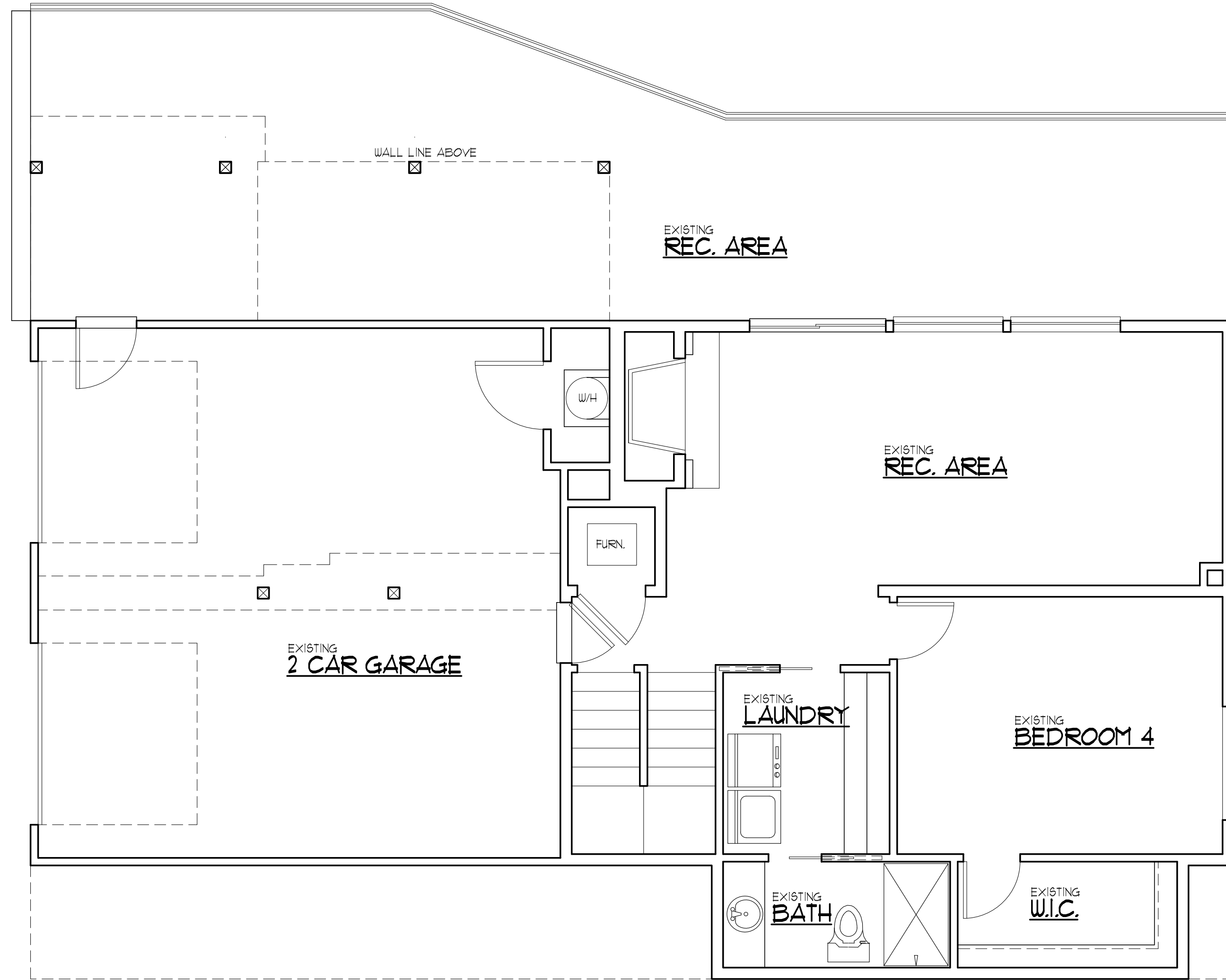


MAIN FLOOR PLAN

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EXISTING

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



LOWER FLOOR PLAN

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EXISTING

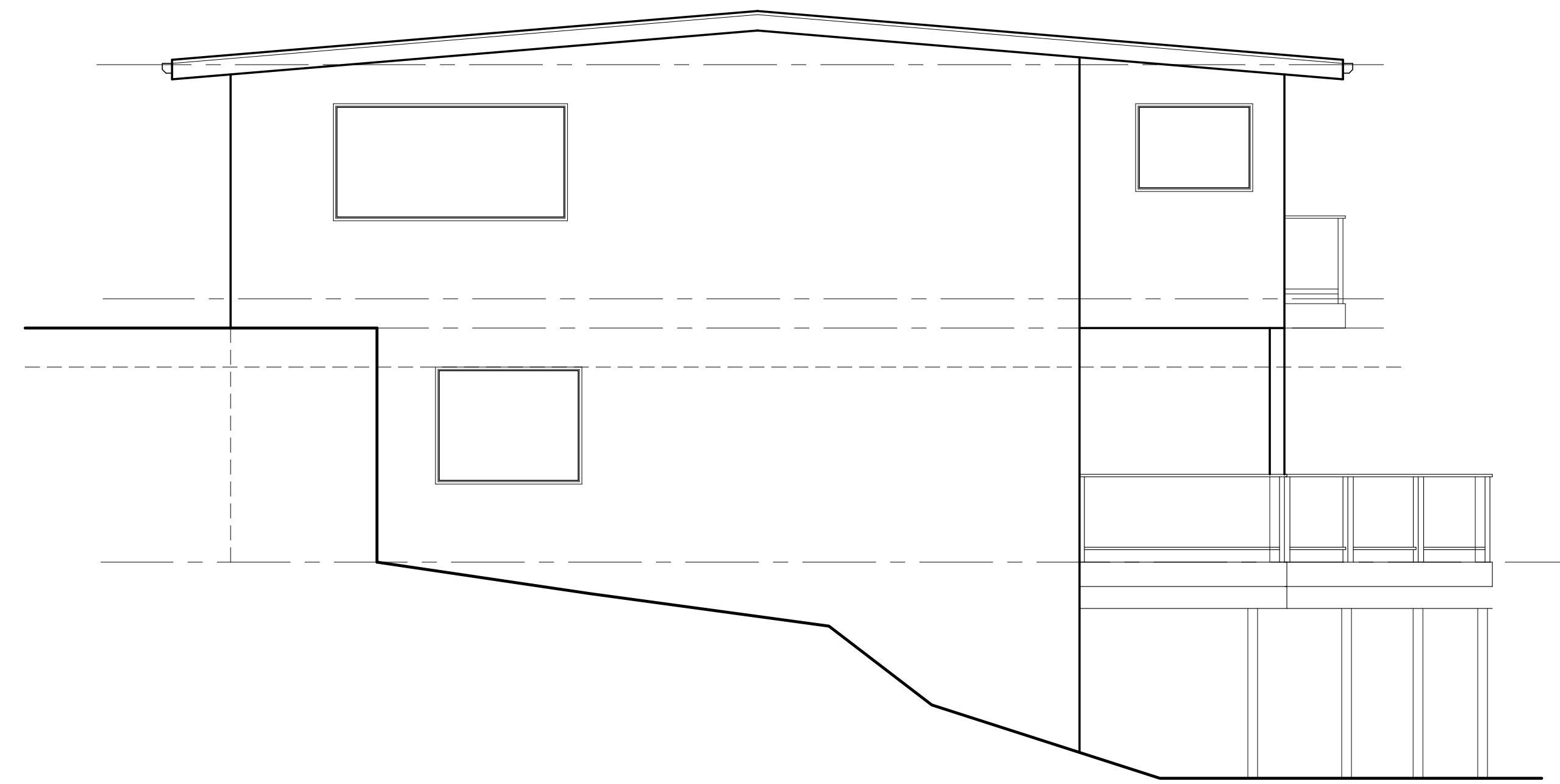
SCALE : 1/4" = 1'-0"

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REVISIONS

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FR	5/25/23	CREDITS
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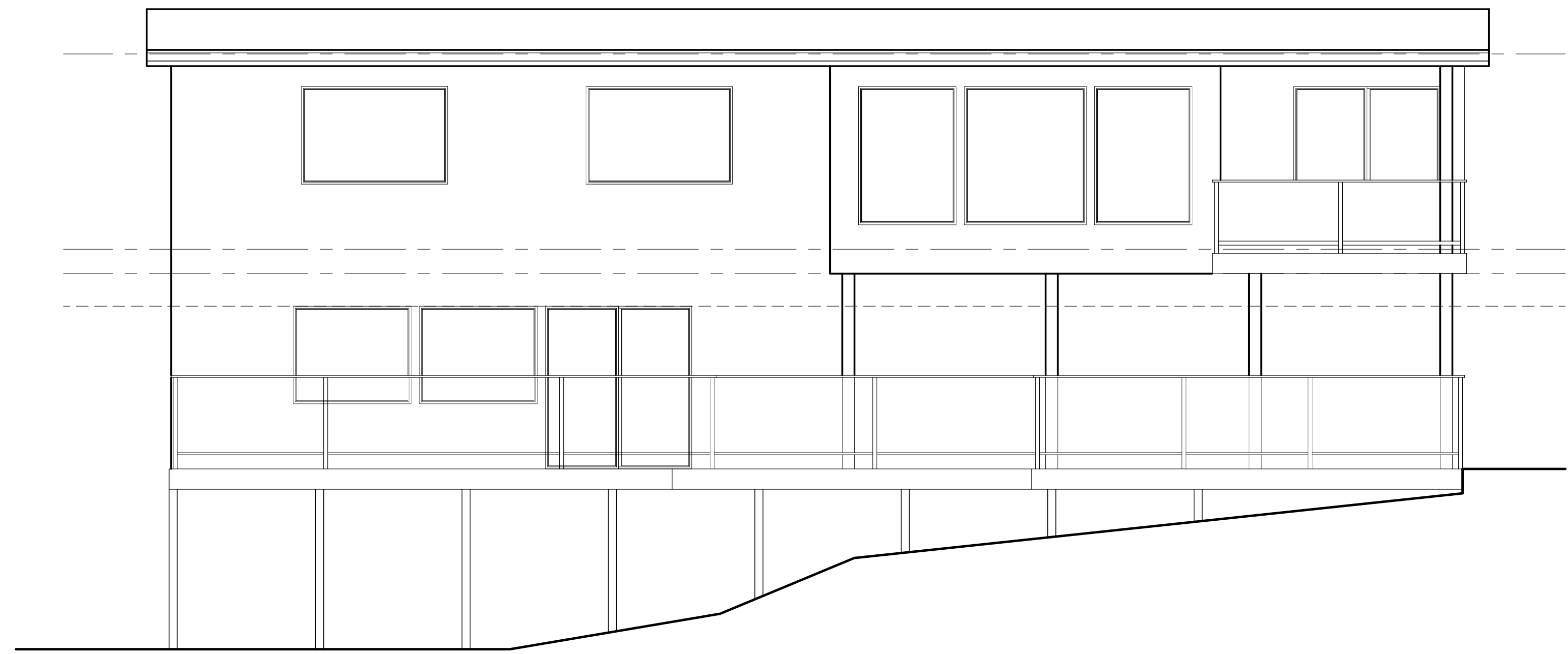
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REAR ELEVATION

EXISTING

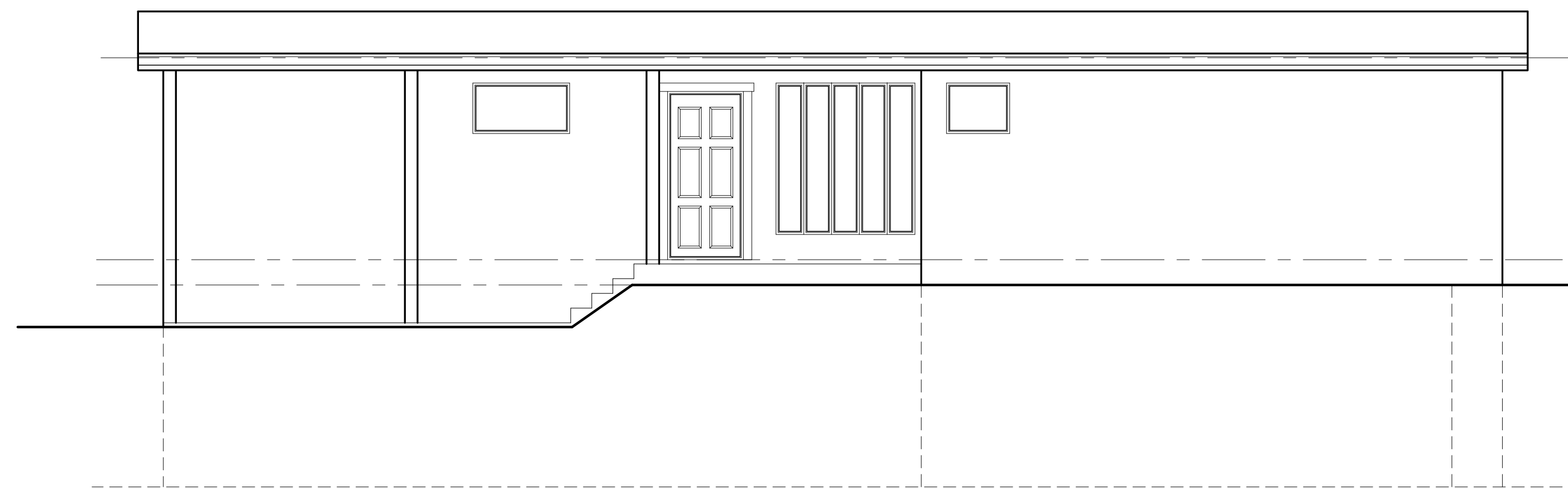
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

EXISTING

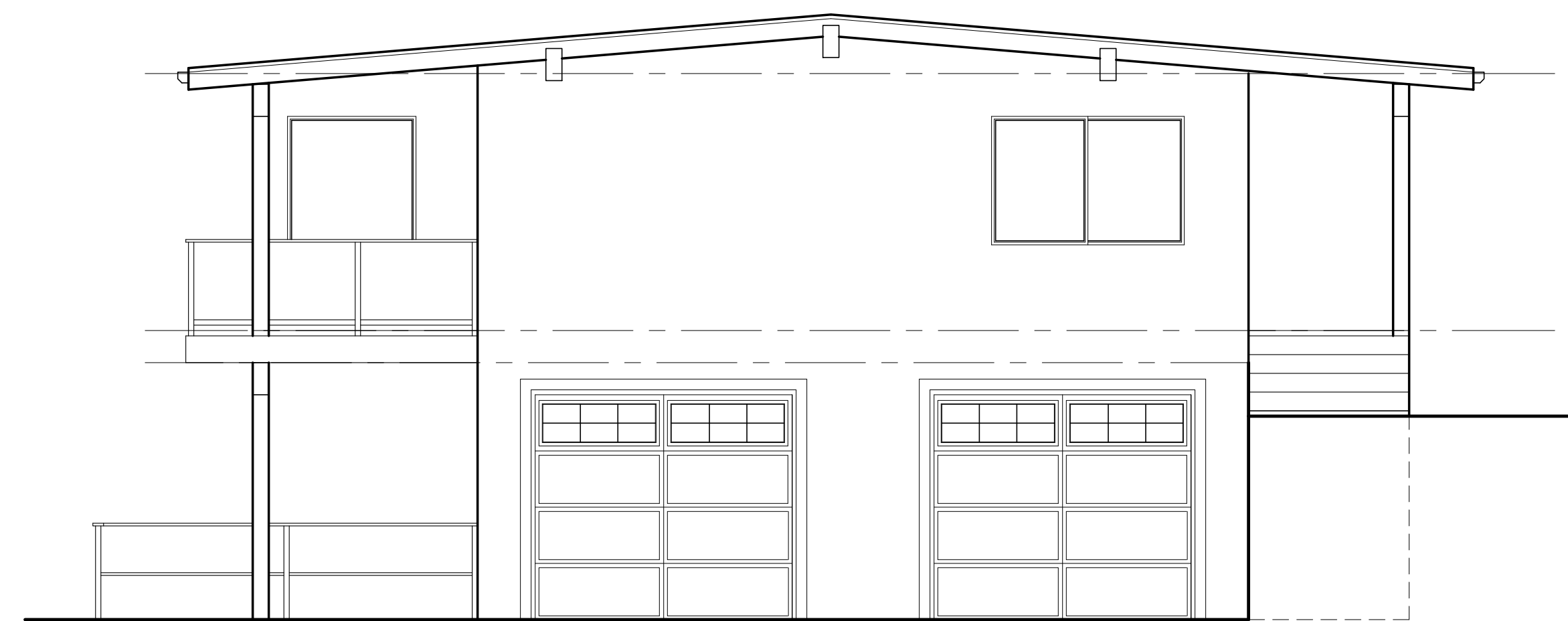
SCALE : 1/4" = 1'-0"



RIGHT ELEVATION

EXISTING

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



FRONT ELEVATION

EXISTING

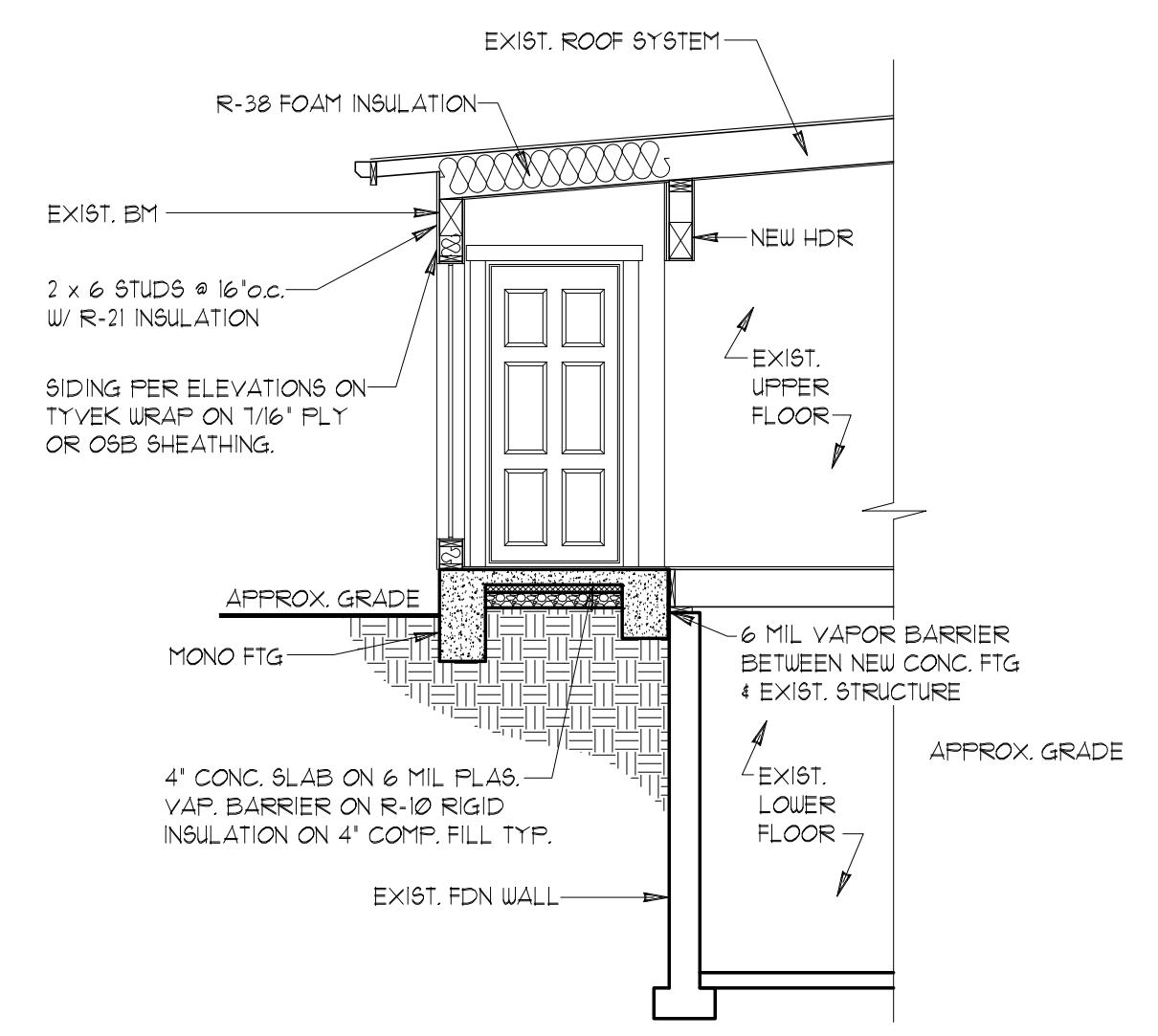
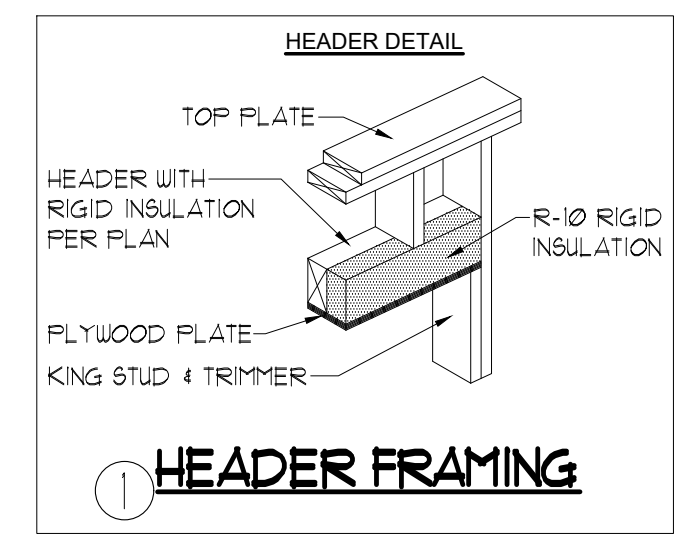
SCALE : 1/4" = 1'-0"

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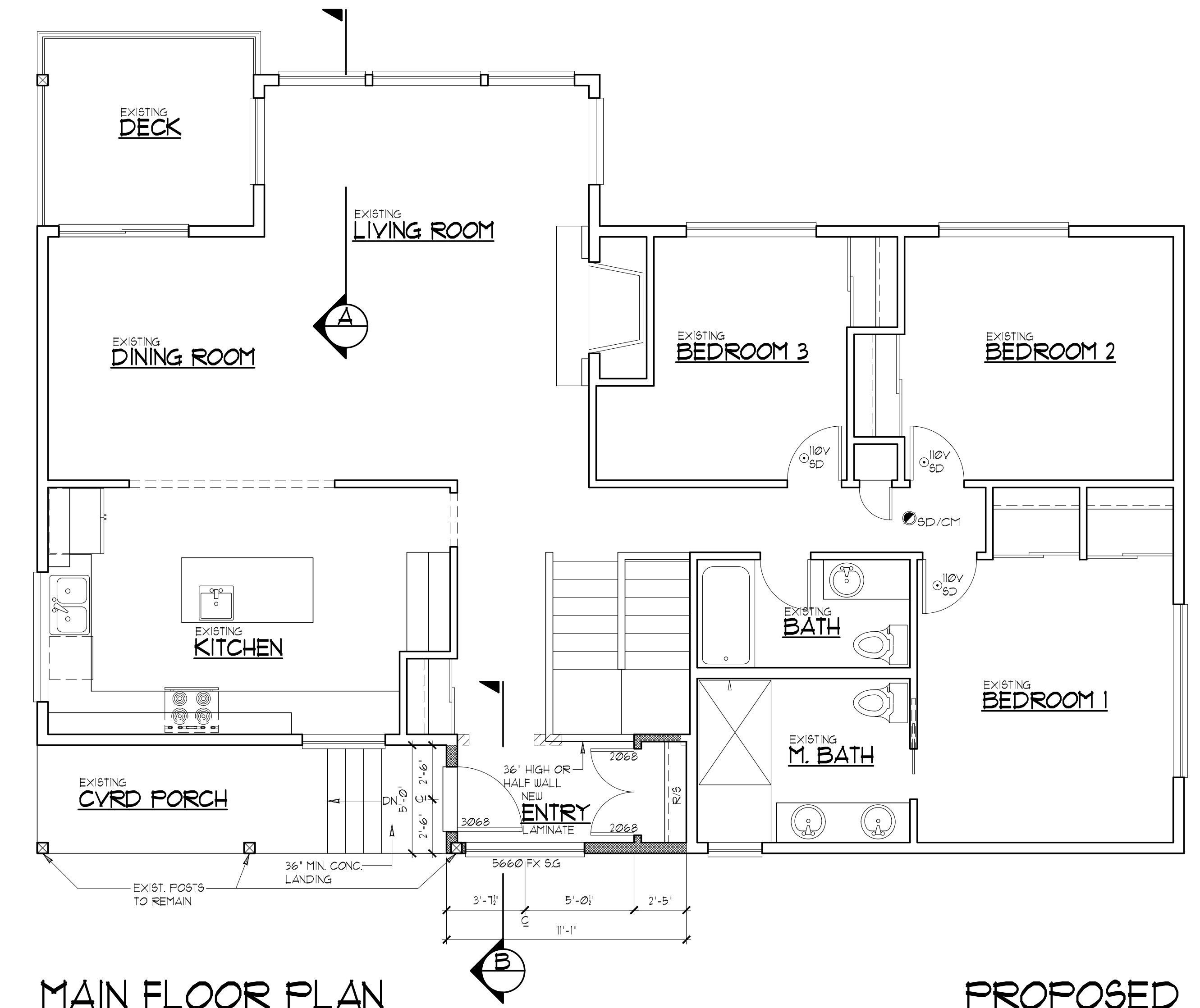
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SECTION B
SCALE : 1/4" = 1'-0"

- TYPICAL ROOF CONSTRUCTION**
- R-38 FOAM INSULATION
- TYPICAL WALL CONSTRUCTION**
- SIDING AND/OR VENEER PER ELEVATION
- 1/16" FLY OR OSB SHTG. (UNO)
- TYVEK BUILDING WRAP OR EQ.
- 2x6 STUDS @ 16" O.C. EXTERIOR WALLS UNO. EXTERIOR WALL NOTCH 25%, BORING 40% 60% BORING IF DOUBLED & NOT MORE THAN TWO SUCCESSIVE STUDS.
- 2x4 STUDS @ 16" O.C., INTERIOR PARTITIONS (2x6 @ FLUMING WALLS)
NON-BEARING WALL MAXIMUM NOTCH 40%, BORING 60% HOLES NO CLOSER THE 5/8 INCH TO FACE OF STUD
- R-21 INSULATION WITH VAPOR BARRIER
- 1/2" GWB, INTERIOR SHEATHING
- TYPICAL FLOOR CONSTRUCTION**
- 4' CONC. SLAB ON 6 MIL FLAS. VAP. BARRIER ON R-10 RIGID INSULATION ON 4' COMP. FILL TYP.



MAIN FLOOR PLAN
© 2022 RECTOR RESIDENTIAL DESIGN, LLC
PROPOSED
SCALE : 1/4" = 1'-0"

ENERGY CREDIT 1.5 CREDITS

ENERGY CREDIT 5.4: -15 CREDIT

EFFICIENT WATER HEATING OPTION
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, OR
FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN DETAIL REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

SMOKE DETECTORS

08D INSTALL SMOKE DETECTORS PER CODE

110V INTERCONNECTED W/ BATTERY BACKUP INSTALLED ON EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

CARBON MONOXIDE

08D/CM INSTALL SMOKE DETECTOR/ CARBON MONOXIDE ALARM PER CODE

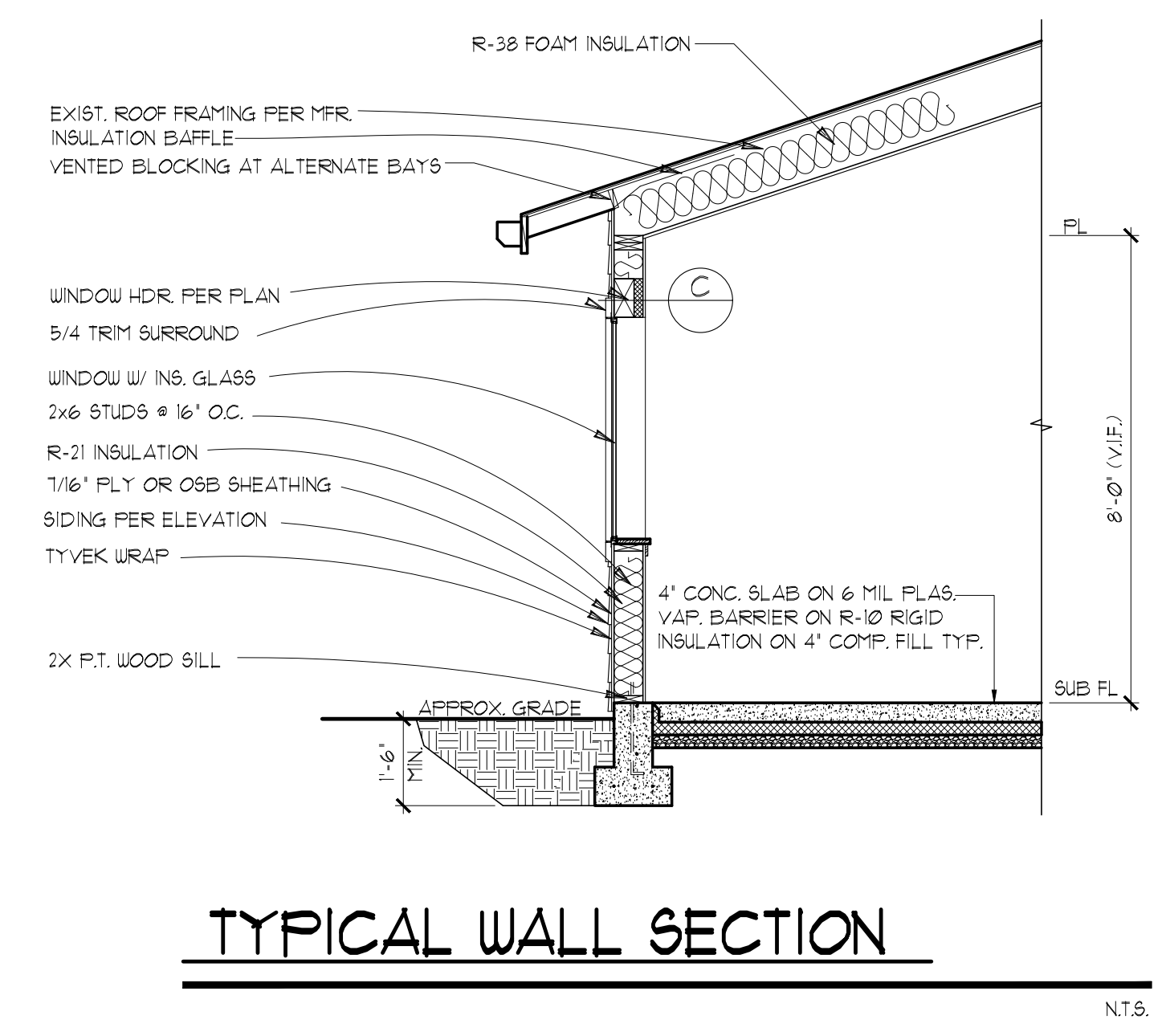
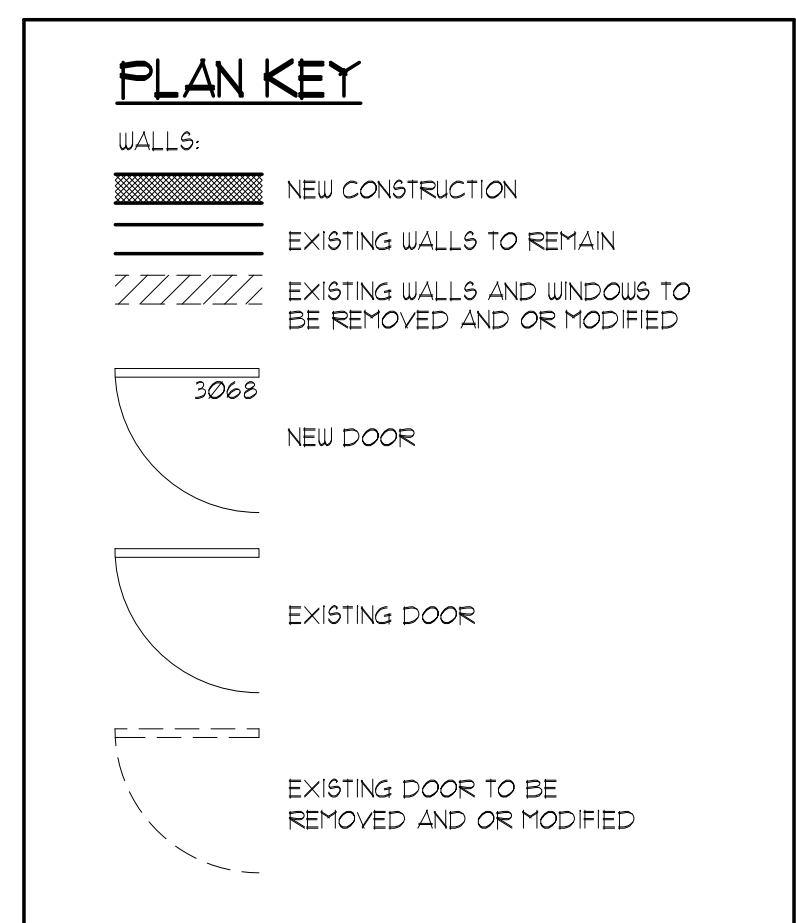
COMBINATION SMOKE ALARM & CARBON MONOXIDE ALARMS. SMOKE ALARM REQUIREMENTS AS LISTED ABOVE. INSTALLED ON EACH FLOOR, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. CARBON MONOXIDE ALARMS LISTED AS COMPLYING WITH UL 2075 AND INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

AREA SUMMARY

	EXISTING	PROPOSED	TOTAL
MAIN FLOOR:	1499 SF.	55 SF.	1554 SF.
LOWER FLOOR:	142 SF.	000 SF.	142 SF.
TOTAL:	2241 SF.	55 SF.	2296 SF.
GARAGE:	581 SF.	000 SF.	581 SF.
GRAND TOTAL:	2296 SF.	000 SF.	2296 SF.

GLAZING SUMMARY

WINDOWS:	33 SF.
DOORS W/ MORE THAN 50% GLAZING:	20 SF.
SKYLIGHTS:	0 SF.
TOTAL:	53 SF.
GLAZING PERCENT:	2.3 % WDW SF / FIR SF. (%)

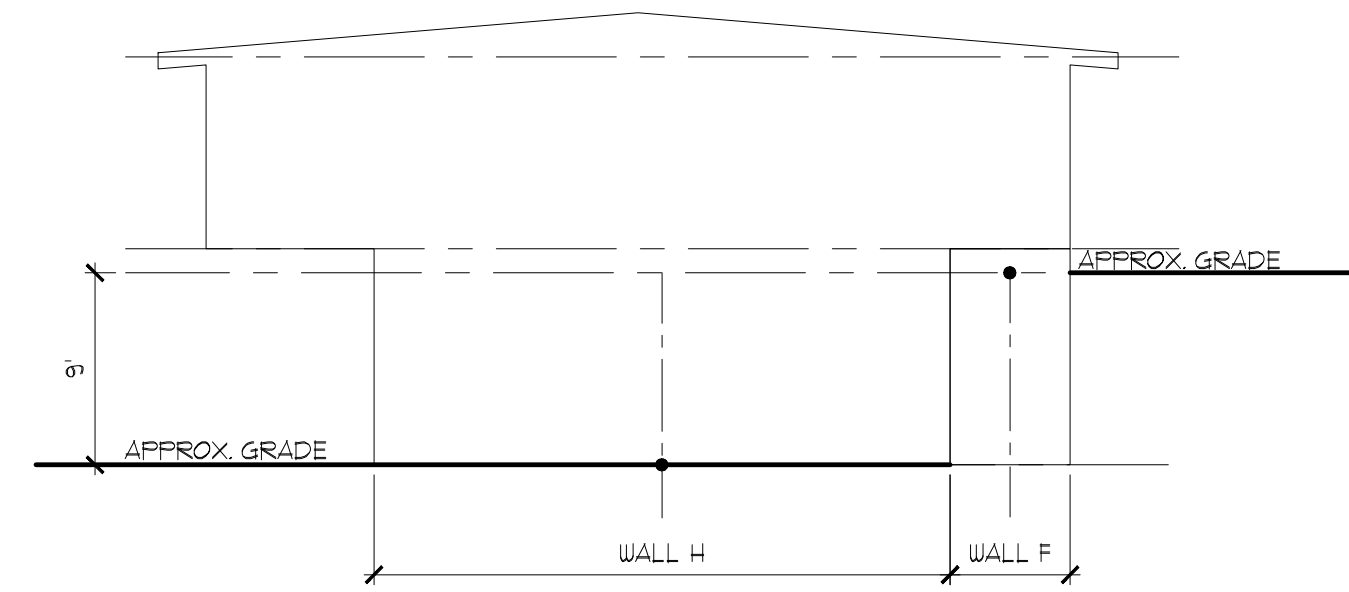


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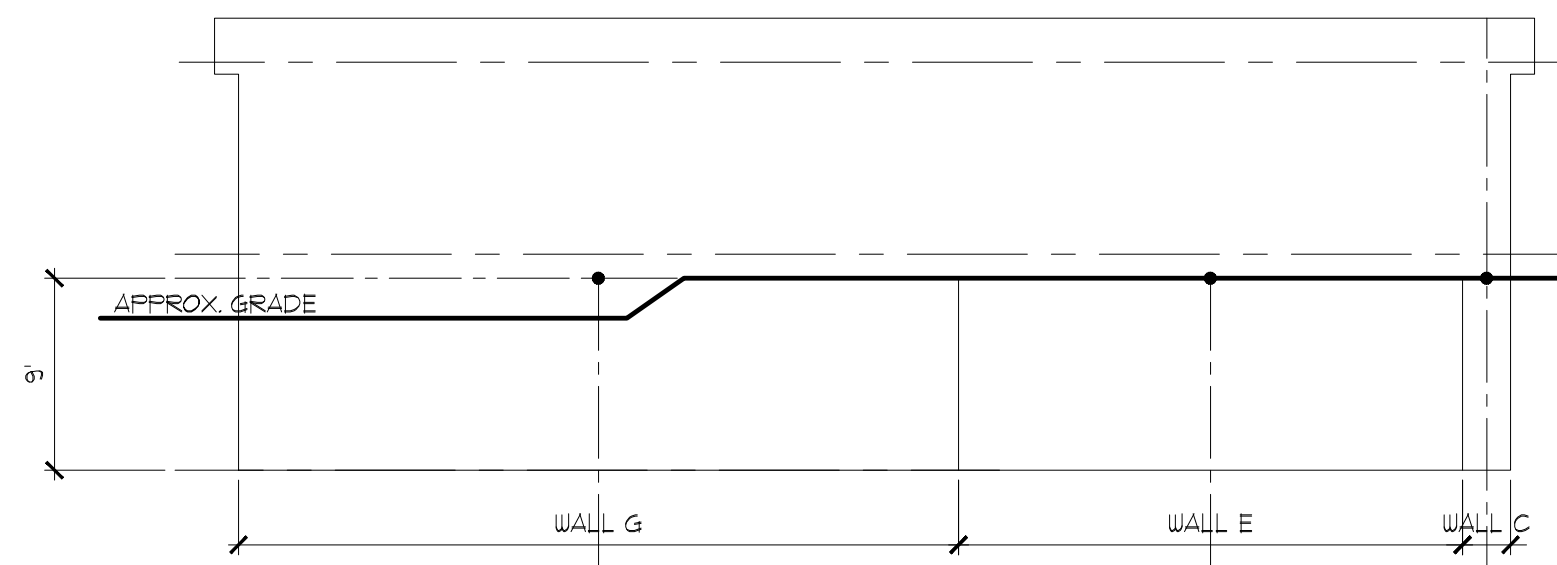
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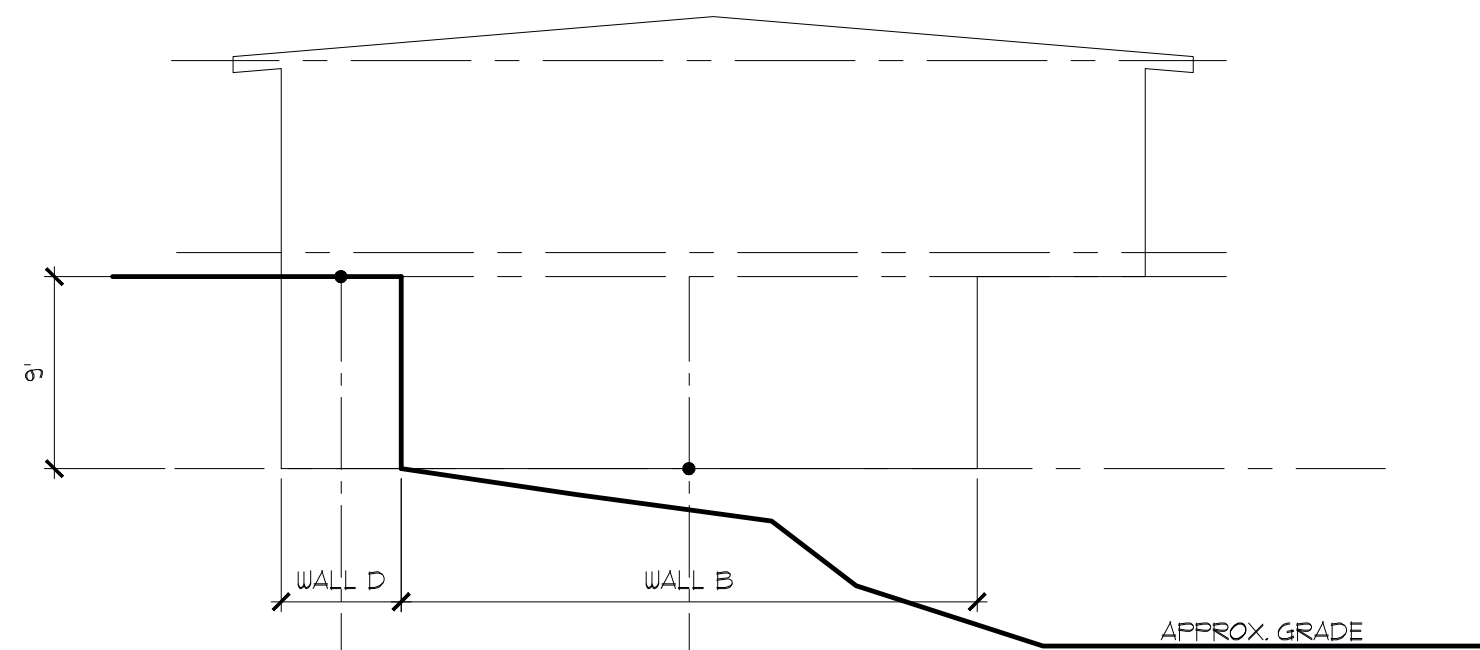
FRONT ELEVATION

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



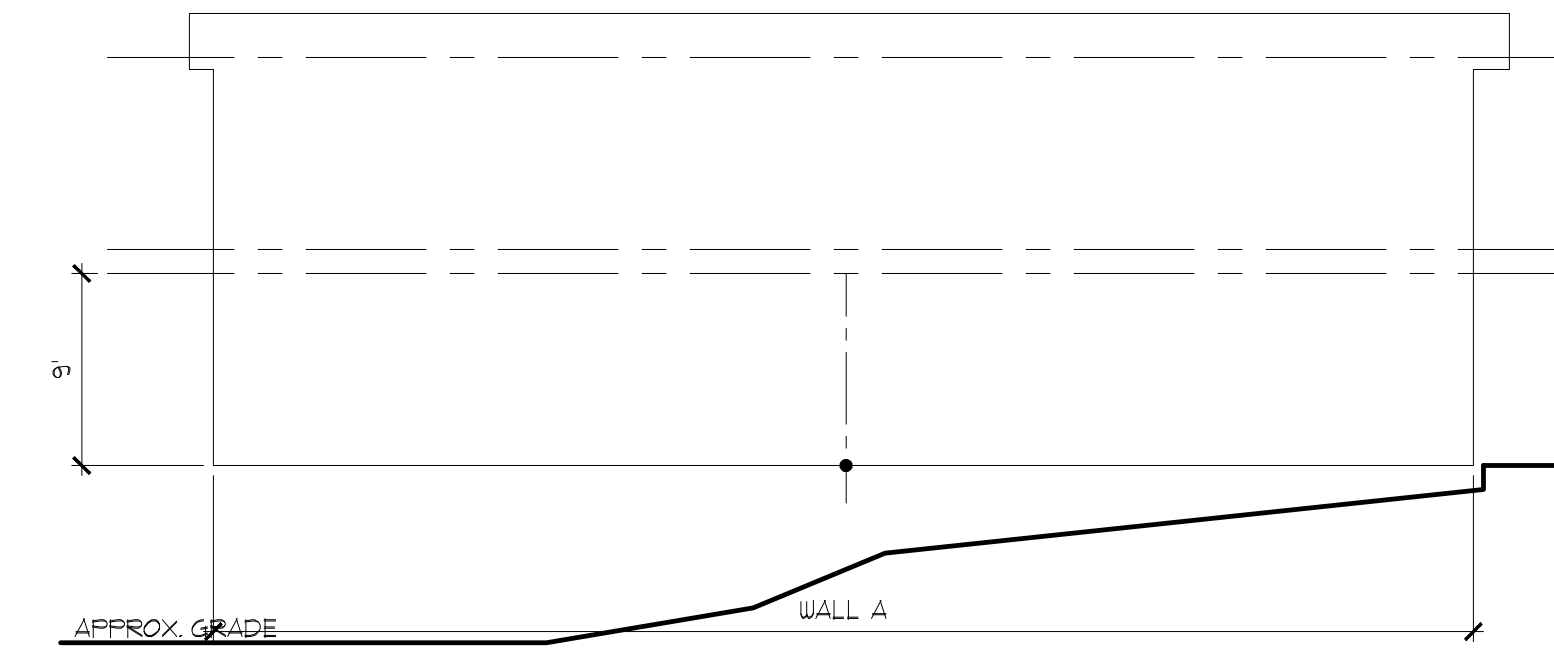
RIGHT ELEVATION

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



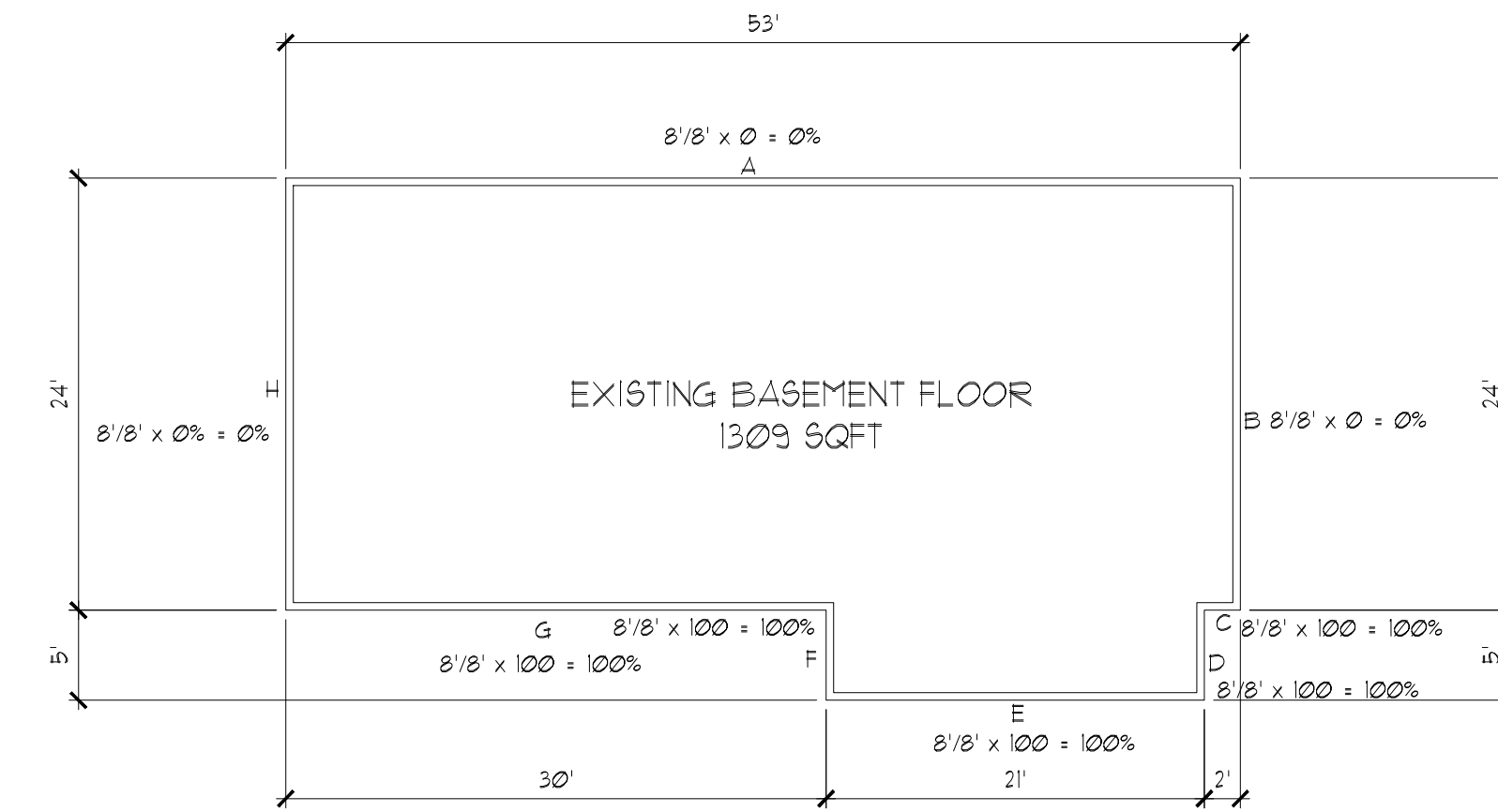
REAR ELEVATION

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



LEFT ELEVATION

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



BASEMENT FLOOR PLAN

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

WALL SEGMENT	LENGTH X	COVERAGE+	RESULT
A	53'	0%	0%
B	24'	0%	0%
C	2'	100%	2%
D	2'	100%	2%
E	21'	100%	21%
F	5'	100%	5%
G	30'	100%	30%
H	24'	0%	0%
TOTALS	164'	N/A	153%

1309 SQFT X 153% = 164'
 +1212 EXCLUDED FROM THE GROSS FLOOR AREA
 EXISTING BASEMENT FLOOR GFA: 1309 SQFT - 1212 SQFT = 97 SQFT
 EXISTING MAIN FLOOR GFA: 141 GFA
 PROPOSED MAIN FLOOR GFA: 48 GFA
 SUBTOTAL GFA: 1546.8 - 1212 SQFT LOT SIZE X 40% = 4489.6 MAX. GFA

1

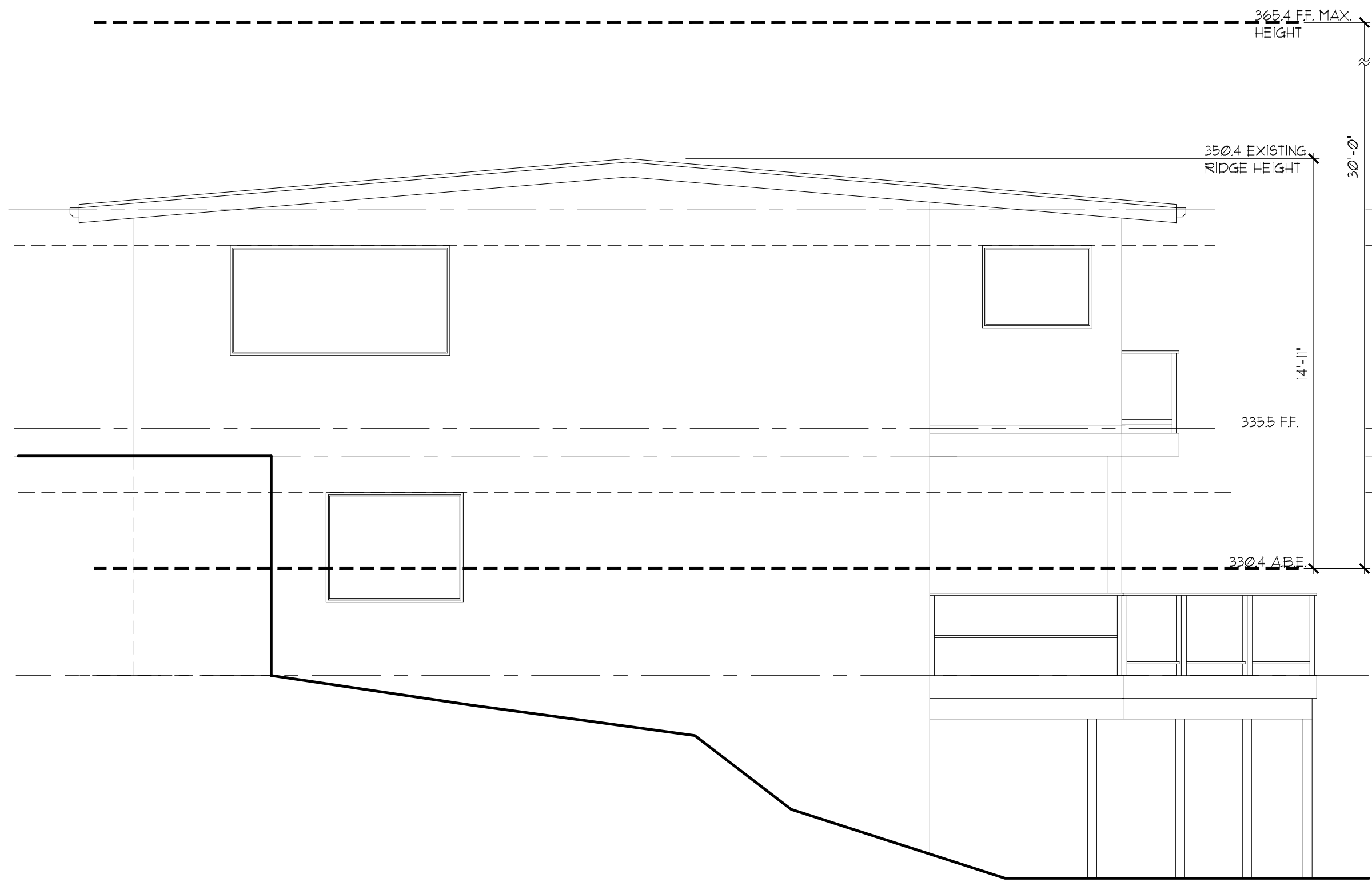
GROSS FLOOR AREA

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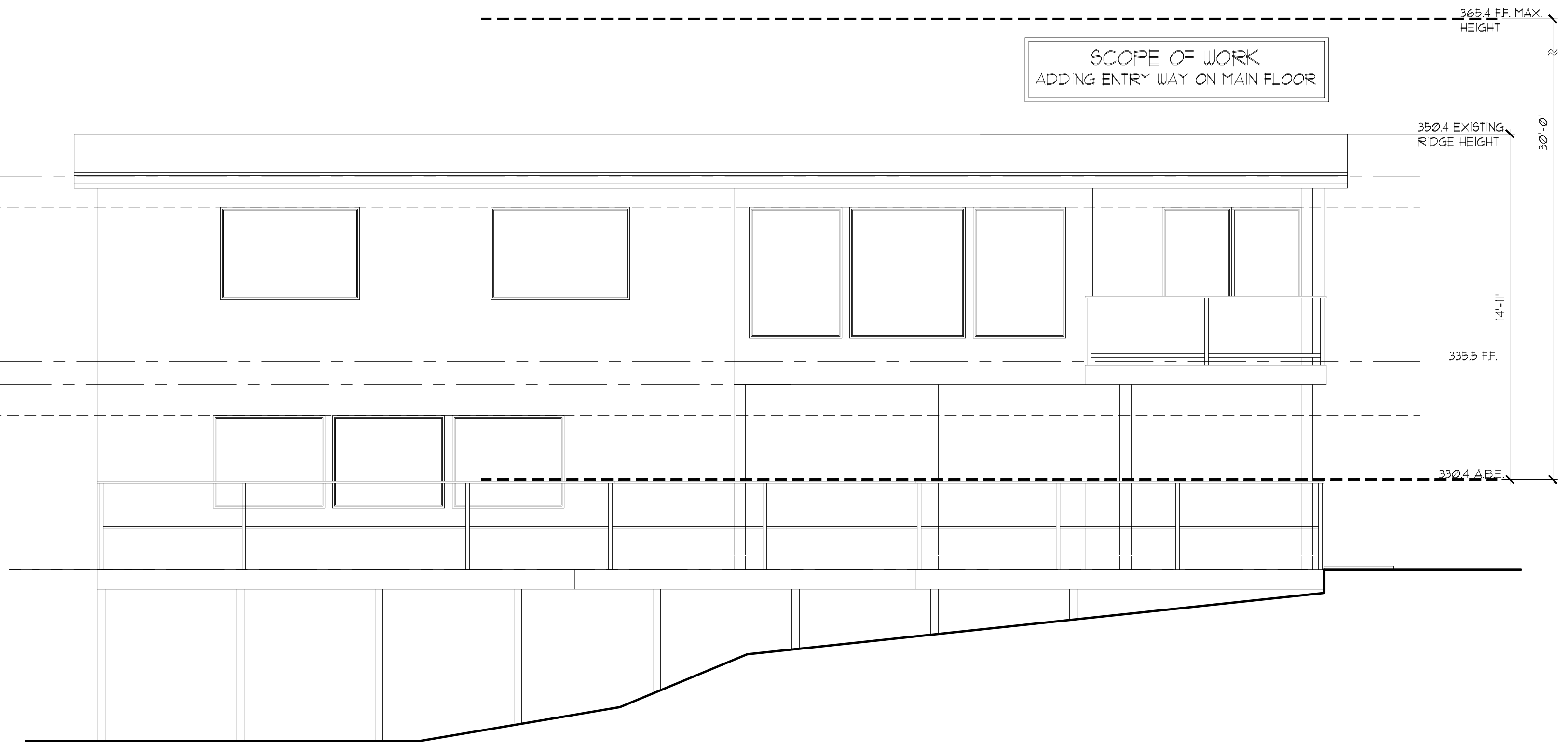
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REAR ELEVATION

PROPOSED

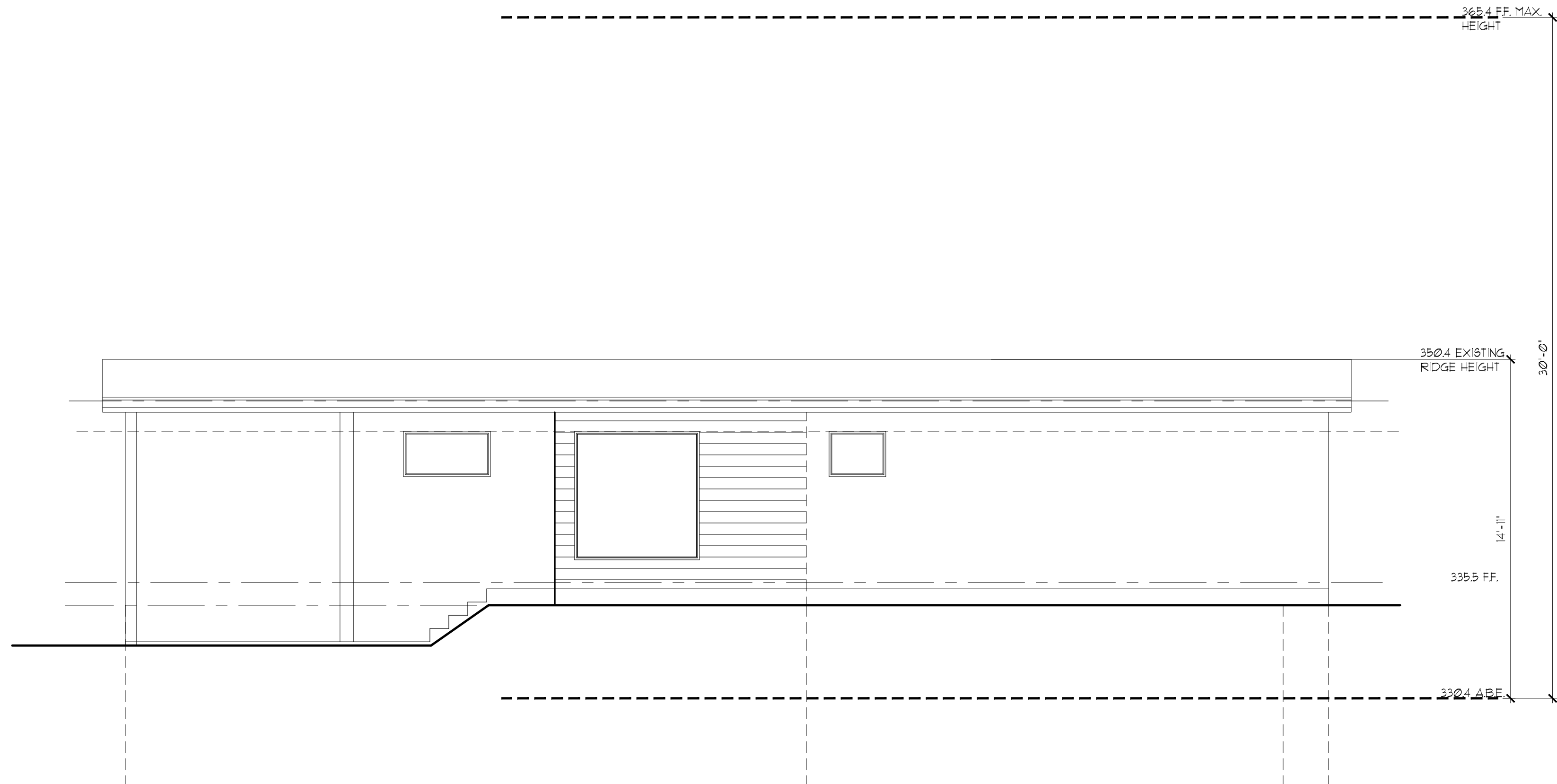
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

PROPOSED

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



RIGHT ELEVATION

PROPOSED

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



FRONT ELEVATION

PROPOSED

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

NOTE:
APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

NOTE: PROVIDE CONTINUOUS PRE-PAINTED G.I. FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

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- VERIFY SHEAR WALL NAILING AND HOLDINGS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT. OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

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SHEET NO:

A6 / 6

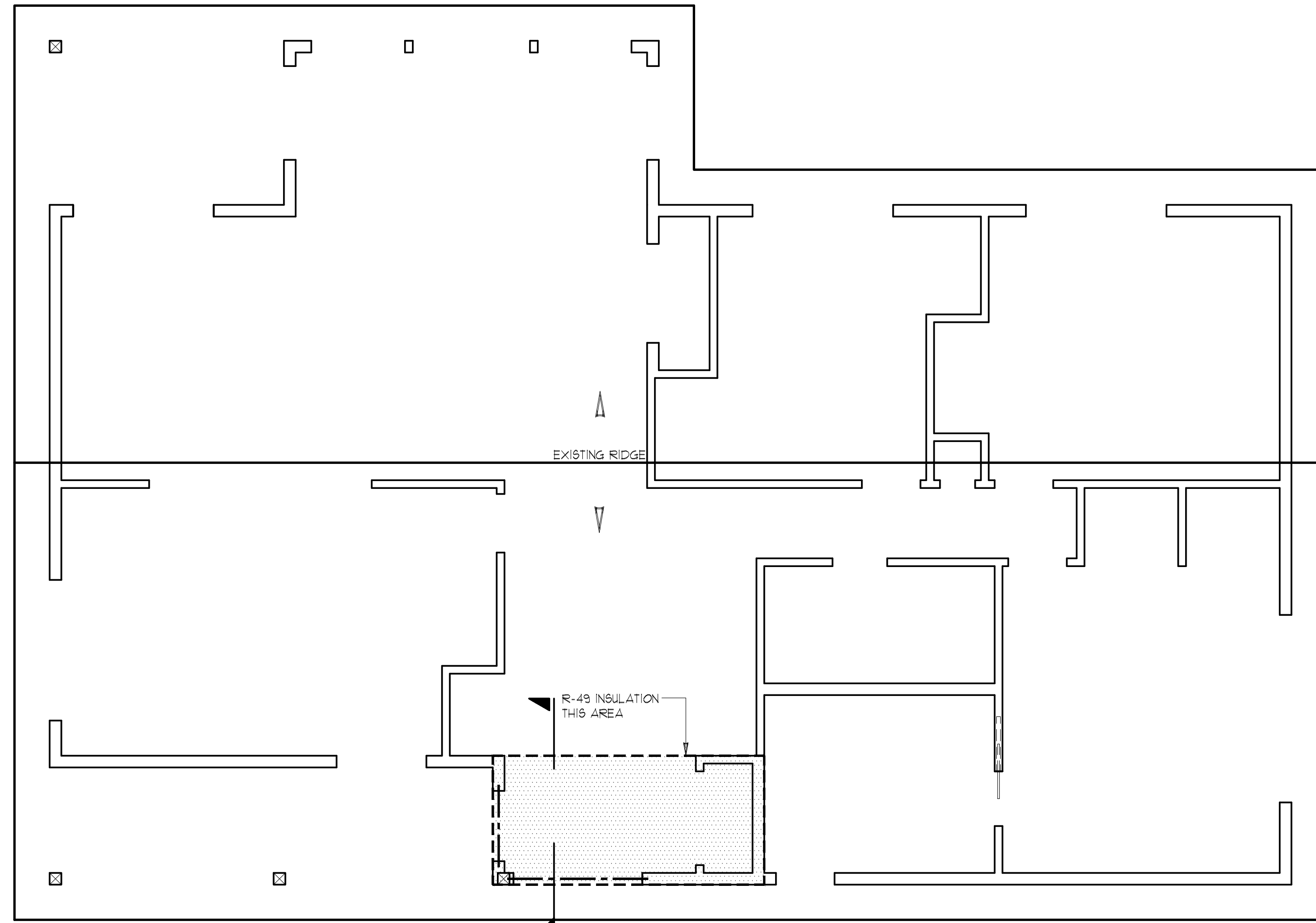
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SHEET NO:

S1 / 1

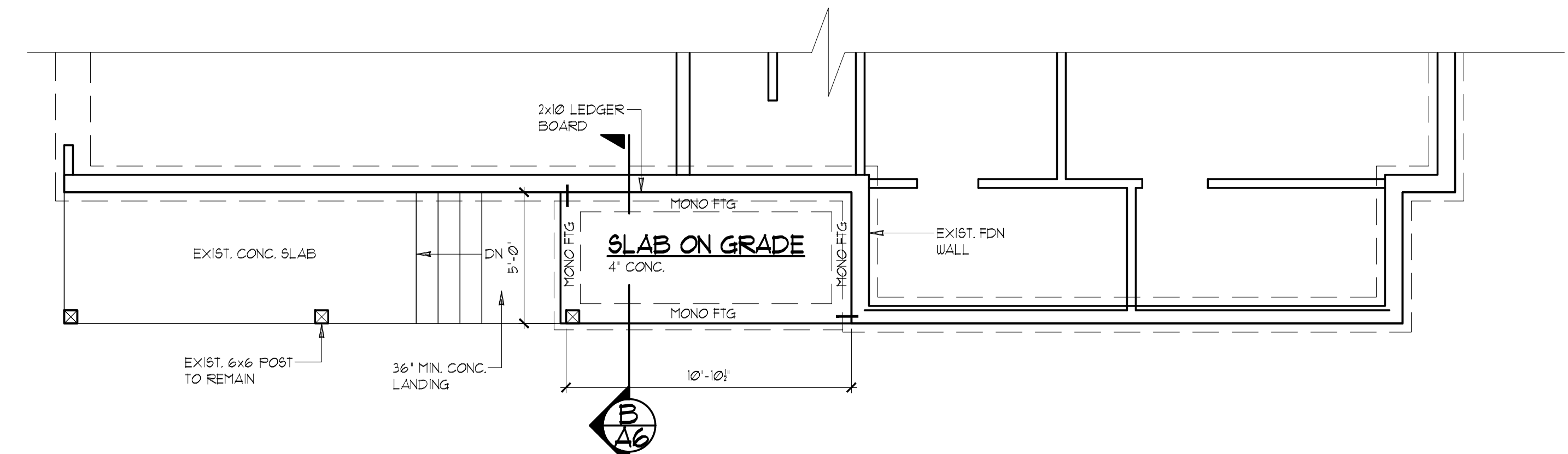


ROOF PLAN

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PROPOSED

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



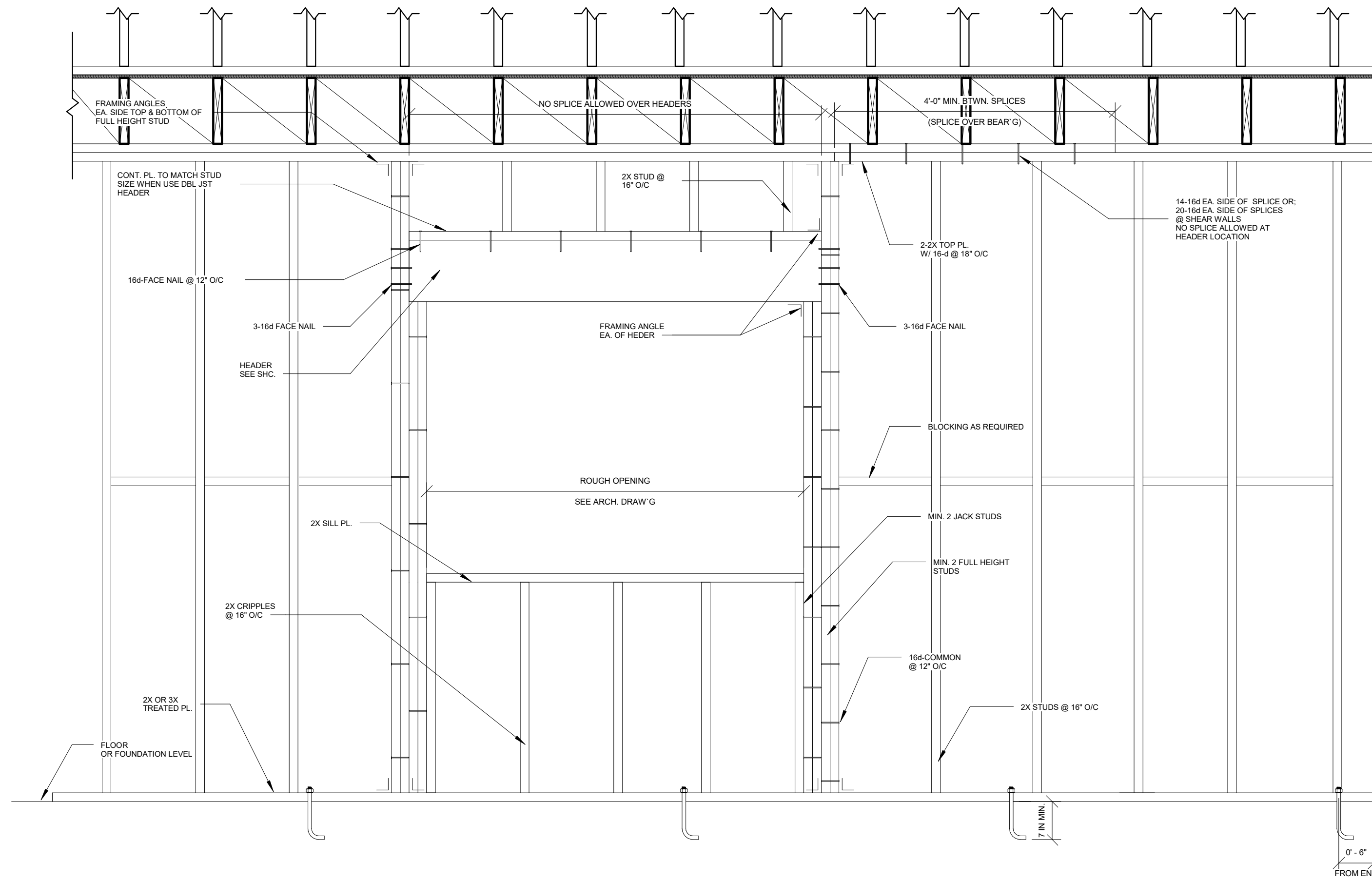
PROPOSED MAIN FLOOR FOUNDATION PLAN

PROPOSED

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

FOOTING SCHEDULE		NOTE: USE MIN. 6" WIDE POST BELOW BEAM SPLICES USE P.T. 4 X 4 POSTS BELOW 4 X 6 BEAMS U.N.O. USE P.T. 6 X 6 POST BELOW 6 X 8 BEAMS U.N.O.
18	P.T. POST ON 18" DIA. X 8" THICK CONC. FOOTING	
24	P.T. POST ON 24" DIA. X 12" THICK CONC. FOOTING	
30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ 3 - # 5 BARS EACH WAY	
36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ 3 - # 5 BARS EACH WAY	
42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ 4 - # 5 BARS EACH WAY	
FOOTING SIZES BASED ON 1500 psf SOIL BEARING CAPACITY		

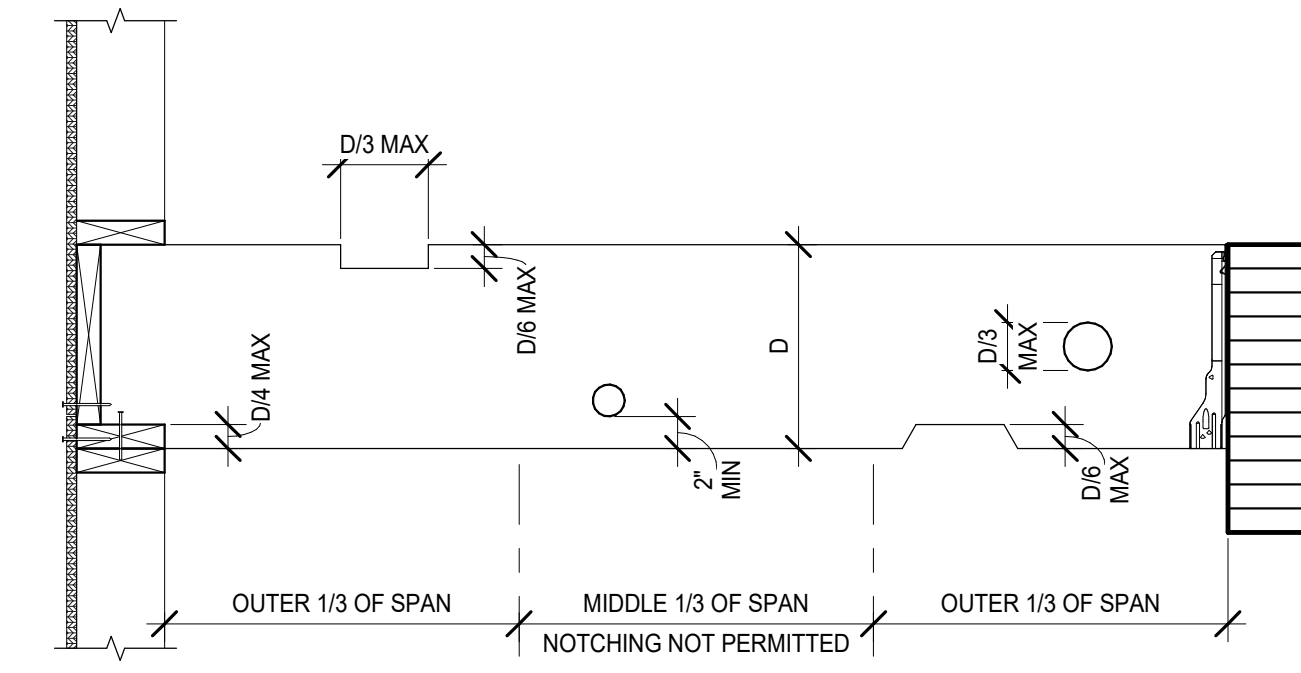


1 TYP. STUD WALL CONSTRUCTION
3/4" = 1'-0"

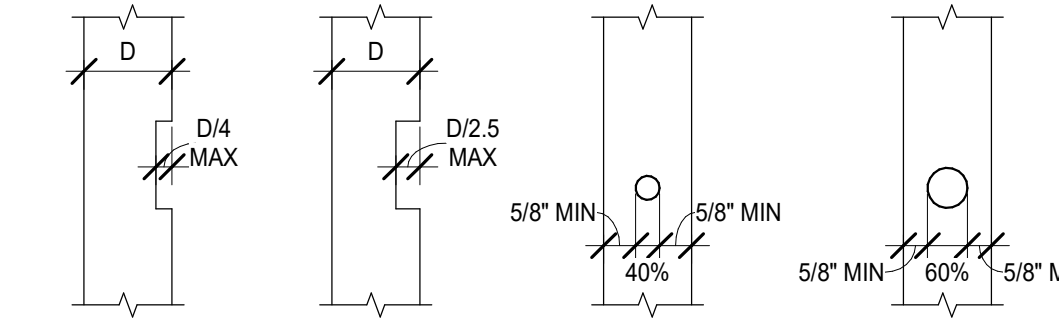
STUD WALL HEADER AT ROOF OPENING U.N.O.	
MAX. ROUGH OPENING	HEADER, U.N.O.
UP TO 4'-0"	6x6 OR 4x8
4'-1" TO 6'-0"	6x8 OR 4x10
6'-1" TO 8'-0"	6x10 OR 4x12
8'-1" TO 10'-0"	6x12 OR 4x14
OVER 10'-0"	SEE PLANS

STUD WALL HEADER AT FLOOR OPENING U.N.O.	
MAX. ROUGH OPENING	HEADER, U.N.O.
UP TO 4'-0"	6x6 OR 4x10
4'-1" TO 6'-0"	6x10 OR 4x14
6'-1" TO 8'-0"	3 1/8"x12"GLB OR 6x12
8'-1" TO 10'-0"	3 1/8"x12"GLB OR 5 1/8"x10 1/2"GLB
OVER 10'-0"	SEE PLANS

NOTE:
USE HANGERS WITH CONCEALED FLANGES FOR HEADER AND MIN 6x6 POSTS AT SPANS GREATER THAN 10'-0" OR AT GLULAM BEAMS



BEAMS & PURLINS
WWPA AND NDS PRESCRIPTIVE RECOMMENDATIONS



USE APPROVED STUD SHOE FOR LARGER OPENINGS. INSTALL PER MANUFACTURER INSTRUCTIONS

DRILL D/6 HOLE BEFORE CUTTING NOTCH IN WOOD

WOOD STUD(S) AS REQUIRED

NOTE: THIS DETAIL SHALL APPLY FOR ELECTRICAL CONDUITS, PLUMBING AND FOR ANY OTHER USES WHICH REQUIRED NOTCHING.

2 NOTCHES AND PENETRATIONS IN SOLID SAWN JOISTS AND STUDS
1" = 1'-0"



W & HAJ
Wilson & HAJ Consultant Engineers, LLC

NOTES:
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2- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS AND/OR BUILDERS SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNERS AND/OR BUILDERS EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. WILSON & HAJ CONSULTANT ENGINEERS, LLC IS NOT LIABLE FOR ERRORS OR OMISSIONS MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES. THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.
3- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

THE WRIGHT/HIGASHIJIMA

Client Name
Owner

Project Address
4701 88TH, AVE. SE, MERCER ISLAND, WA 98040

Revisions		
Rev#	Description	Date

STRUCTURAL TYPICAL DETAILS

Project number _____ Project Number _____
Date _____ Issue Date _____
Drawn By _____ Author _____
Checked By _____ Checker _____

SD3.1

Scale _____ As indicated _____