

TAX LOT NUMBER

PARCEL #545600-0385

ADDRESS OF PROPERTY

4244 SHORECLUB DRIVE MERCER ISLAND WA 98040

LEGAL DESCRIPTION

MERCER WOOD ADD
 PLat Block: L
 Plat Lot: 2

OWNER OF PROPERTY

GALIOTTO JILL RENEE & OSTRO

PREPARED BY

ANNALEA OVERA
 AXIOM DESIGN BUILD
 5424 BALLARD AVE NW SUITE #204
 SEATTLE, WA 98107
 T (206) 283-9535
 F (206) 283-2082
 aovera@axiomdesignbuild.com

STRUCTURAL ENGINEER

MIKE ANNEE
 ANNEE STRUCTURAL ENGINEERING
 1801 18TH AVENUE SOUTH
 SEATTLE, WA 98144
 T (206) 658-5169
 mike@anneestructural.com

SCOPE OF WORK

2ND STORY ADDITION. MAJOR INTERIOR REMODEL OF (E) RESIDENCE

ZONING

R-8.4

CONSTRUCTION TYPE

VB; SMOKE DETECTORS

AVERAGE GRADE

80.75'

BUILDING HEIGHT

TOTAL ALLOWABLE 30'-0" FROM AVG. GRADE
 (E) BUILDING HEIGHT 13'-11 1/4"

PROPOSED BUILDING HEIGHT 24'-6 1/4"

LOT COVERAGE

TOTAL LOT AREA 11,254 SF
 35% ALLOWABLE
 LOT COVERAGE =3938 SF
 (E) SFR 1839 SF
 (E) CARPORT 450 SF
 (E) ELEVATED DECK 115 SF
 (E) PAVED DRIVEWAY 480 SF

TOTAL LOT COVERAGE 2884 SF

* VERIFY AND CONFIRM BASED ON SURVEY

GROSS FLOOR AREA

ALLOWABLE FLOOR AREA = 5,000 SQ. FT. OR 40% OF LOT AREA WHICHEVER IS LESS

11,254 SQ. FT. x .40% = 4501.6 SQ. FT TOTAL ALLOWABLE

(E) BASEMENT TO REMAIN: 1550 SF
 -1,096.6 SF = 453.4 SF
 PORTION EXCLUDED PER GFA CALCULATION

PROPOSED MAIN FLOOR: 2263.5 SF

PROPOSED UPPER FLOOR: 1040.54 SF
 COVERED 2ND STORY DECK: 106 SF

TOTAL GROSS FLOOR AREA= 3863.44 SF

LOT WIDTH

PER MICC 19.16.010-SINCE THE LOT SHAPE IS IRREGULAR, THE LOT WIDTH SHALL BE DETERMINED BY A LOT WIDTH CIRCLE. THE CIRCLE SHALL BE THE LARGEST CIRCLE THAT CAN BE FULLY ACCOMMODATED WITHIN THE BOUNDARIES OF THE LOT

LOT WIDTH: 95'-11 1/4"

SETBACKS

FRONT: 20'-0"
 REAR: 25'-0"

LOT WIDTH SIDE YARD CALCULATION PER MIC 19.16.010: THE AGGREGATE/COMBINED SIDE SETBACKS ARE 17% THE LOT WIDTH AND THE MINIMUM INDIVIDUAL SIDE SETBACK IS 33% OF THE AGGREGATE/COMBINED SIDE SETBACKS

LOT WIDTH 95'-11 1/4" x .17 = 16'-3" FOR COMBINED SIDE YARD SETBACKS

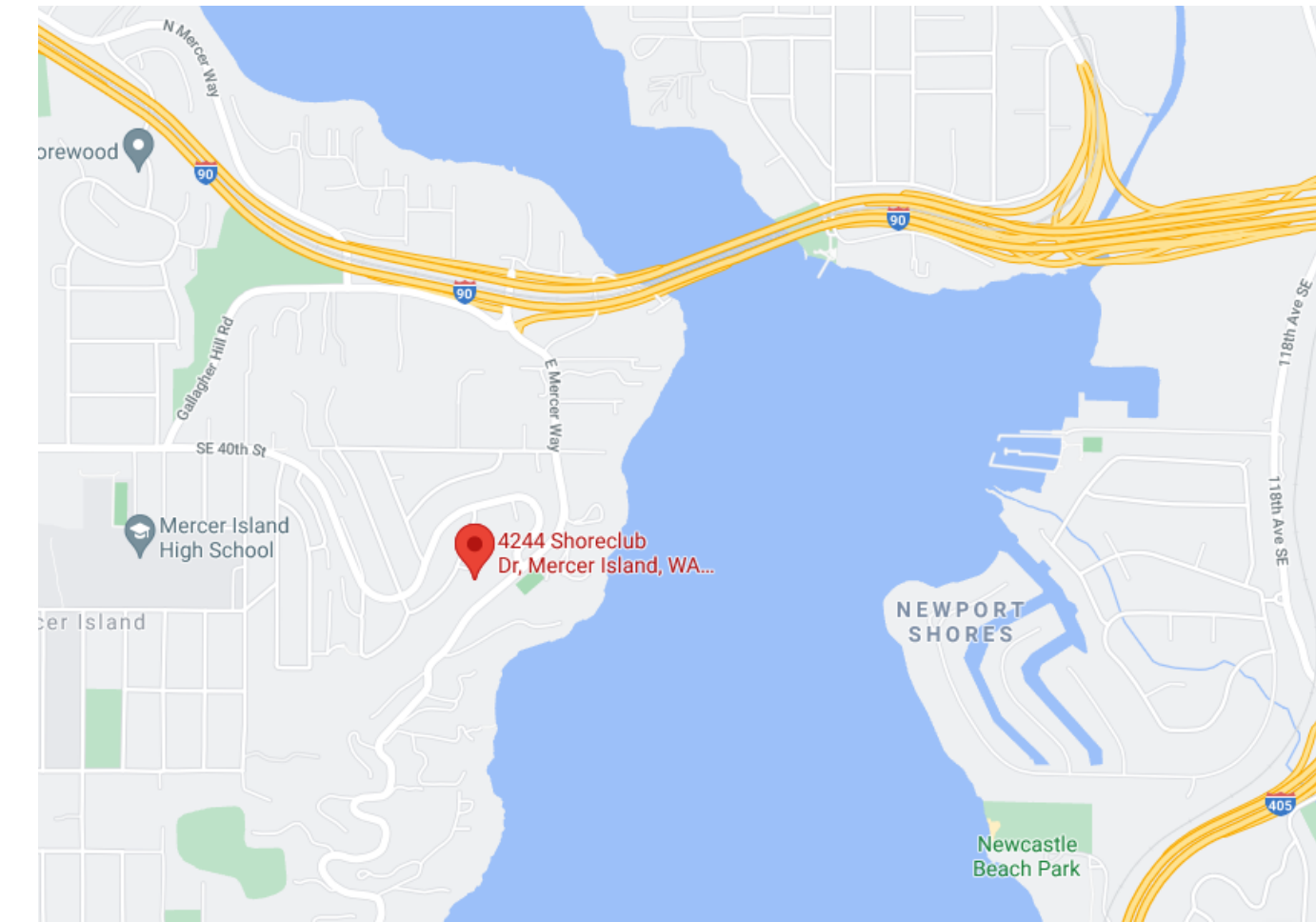
16'-3" x .33 = 5'-4" MINIMUM SIDE YARD SETBACK

VARIABLE SIDE YARD SETBACK CALCULATION PER MICC 19.02.020.C.1.c.iii:

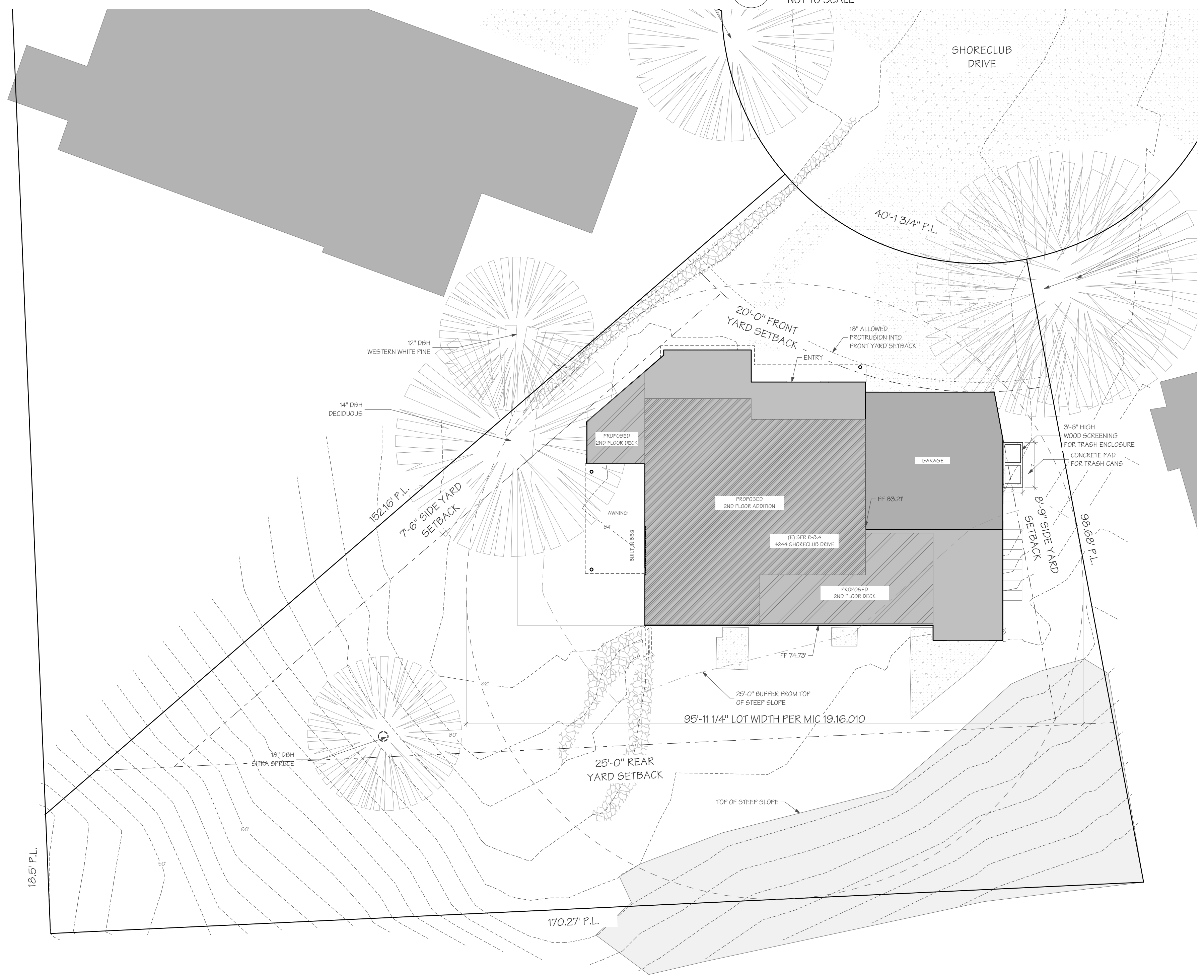
FOR ANY PORTION OF THE SIDE FACADE OF A NONGABLED ROOF END STRUCTURE THAT IS BETWEEN 15 AND 25 FEET FROM EXISTING OR FINISHED GRADE, THE MINIMUM INDIVIDUAL SIDE SETBACK INCREASES TO 7.5 FEET.

SIDE YARDS BASED ON ALL APPLICABLE CALCULATIONS PER CODE:

EAST SIDE YARD : 8'-9"
 WEST SIDE YARD : 7'-6" MINIMUM
 AGGREGATE/COMBINED SIDE YARDS: 16'-3"



LOCATION MAP
 NOT TO SCALE



1 SITE PLAN
 SCALE: 1" = 10'

AXIOM DESIGN BUILD
 5424 BALLARD AVENUE NW
 SEATTLE, WA 98107
 (206) 283-9535



9256 REGISTERED ARCHITECT
 JOHN ALFRED CASHMAN
 STATE OF WASHINGTON

OSTROFF GALIOTTO
 4244 SHORECLUB DRIVE MERCER ISLAND WA
 98040

PROJECT NUMBER:
A2834

DESIGN
 PERMIT NUMBER:

DRAWING SET DATE:
02/10/22

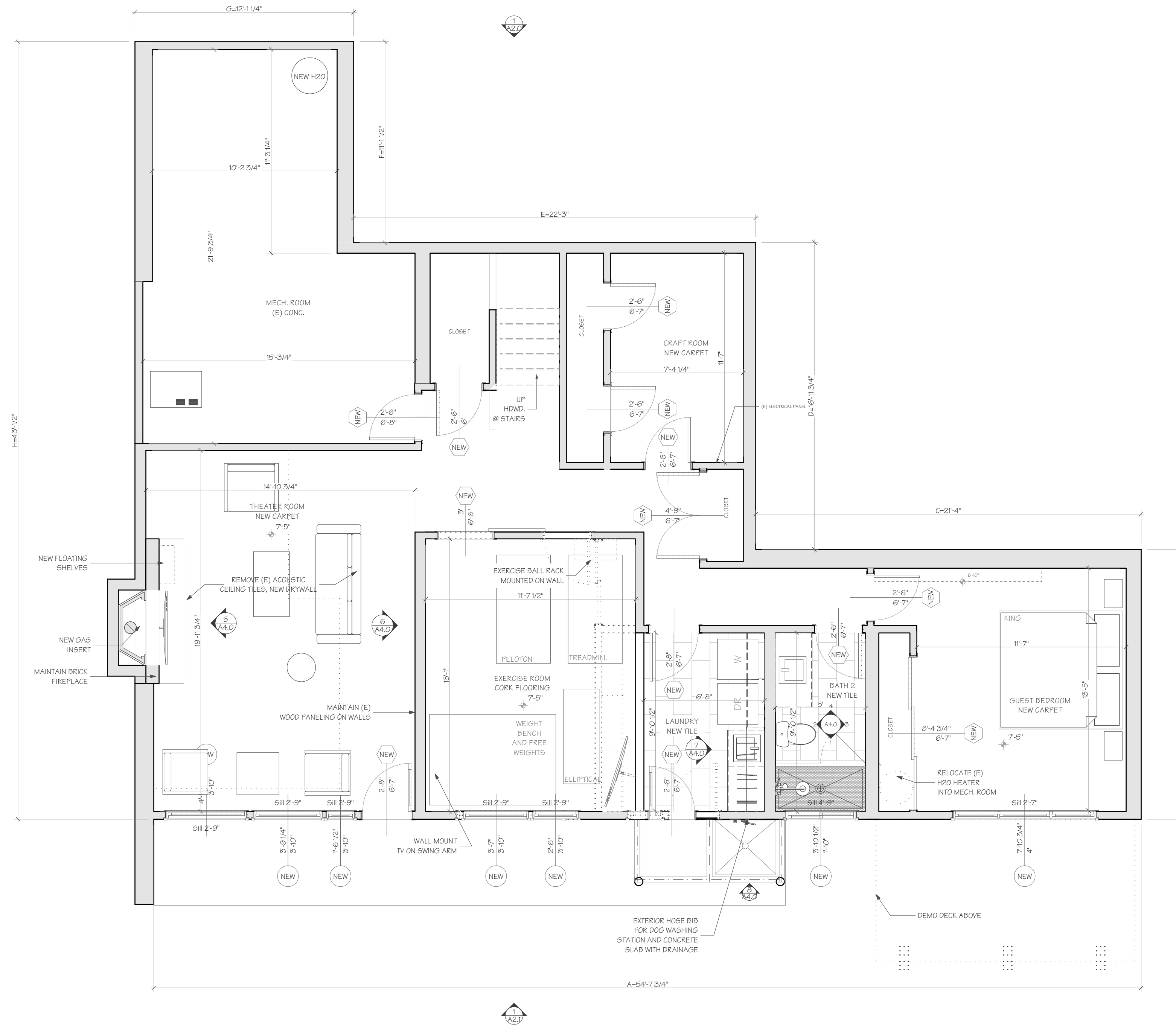
REVISIONS:

A0.0

COVER SHEET

DCI SEAL

WALL TYPES	
	(E) WALL TO REMAIN
	DEMO & REMOVE
	NEW WALL



1 BASEMENT FLOOR PLAN

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

AXIOM DESIGN BUILD
 5424 BALLARD AVENUE NW
 SEATTLE, WA 98107
 (206) 283-9535



9256 REGISTERED ARCHITECT
 JOHN ALFRED CASHMAN
 STATE OF WASHINGTON

OSTROFF GALIOTTO
 4244 SHORECLUB DRIVE MERCER ISLAND WA
 98040

PROJECT NUMBER:
A2834

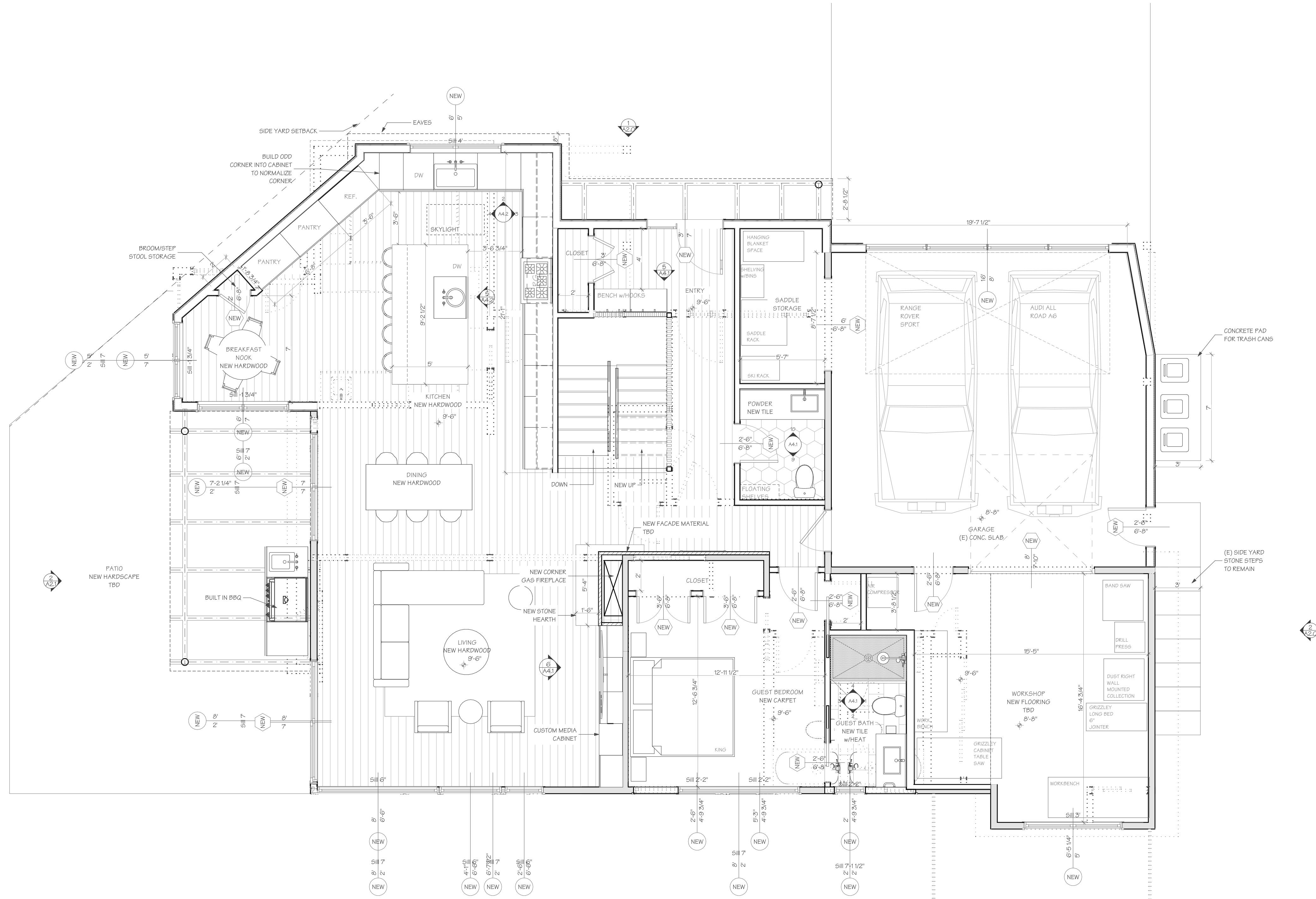
DESIGN
 PERMIT NUMBER:

DRAWING SET DATE:
02/10/22

REVISIONS:

A1.0
 PLANS
 DCI SEAL

WALL TYPES	
	(E) WALL TO REMAIN
	DEMO & REMOVE
	NEW WALL



1 PROPOSED 1ST FLOOR PLAN

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

AXIOM DESIGN BUILD
 5424 BALLARD AVENUE NW
 SEATTLE, WA 98107
 (206) 283-9535



9256 REGISTERED ARCHITECT
 JOHN ALFRED CASHMAN
 STATE OF WASHINGTON

OSTROFF GALIOTTO
 4244 SHORECLUB DRIVE MERCER ISLAND WA
 98040

PROJECT NUMBER:
A2834

DESIGN
 PERMIT NUMBER:

DRAWING SET DATE:
02/10/22

REVISIONS:

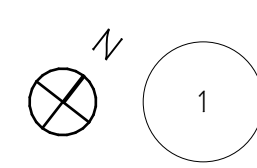
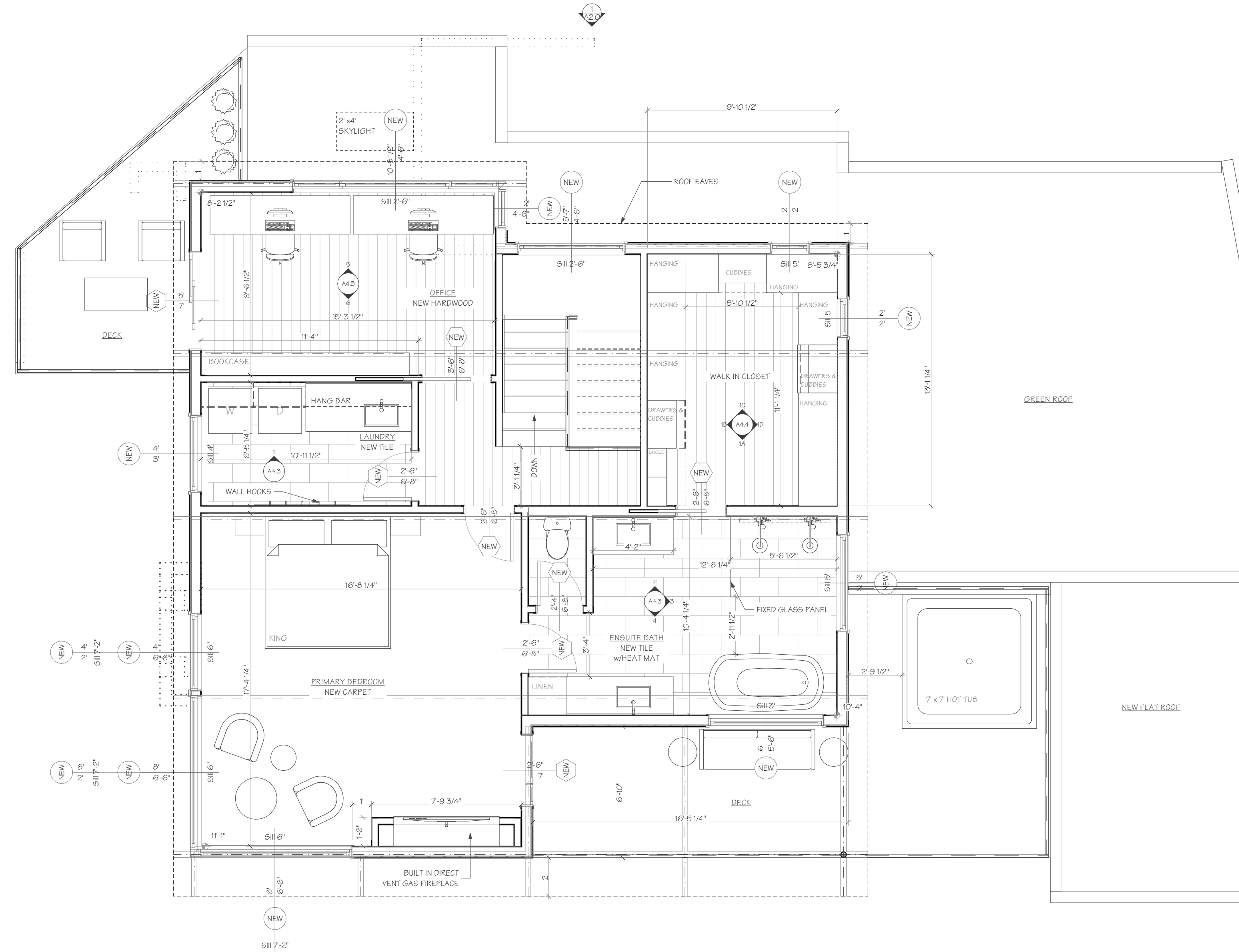
A1.1

PLANS

DCI SEAL

WALL TYPES

- (E) WALL TO REMAIN
- DEMO & REMOVE
- NEW WALL



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AXIOM DESIGN BUILD
5424 BALLARD AVENUE NW
SEATTLE, WA 98107
(206) 283-9535



9256 REGISTERED ARCHITECT
JOHN ALFRED CASHMAN
STATE OF WASHINGTON

OSTROFF GALIOTTO
4244 SHORECLUB DRIVE MERCER ISLAND WA
98040

PROJECT NUMBER:
A2834

DESIGN
PERMIT NUMBER:

DRAWING SET DATE:
02/10/22

REVISIONS:

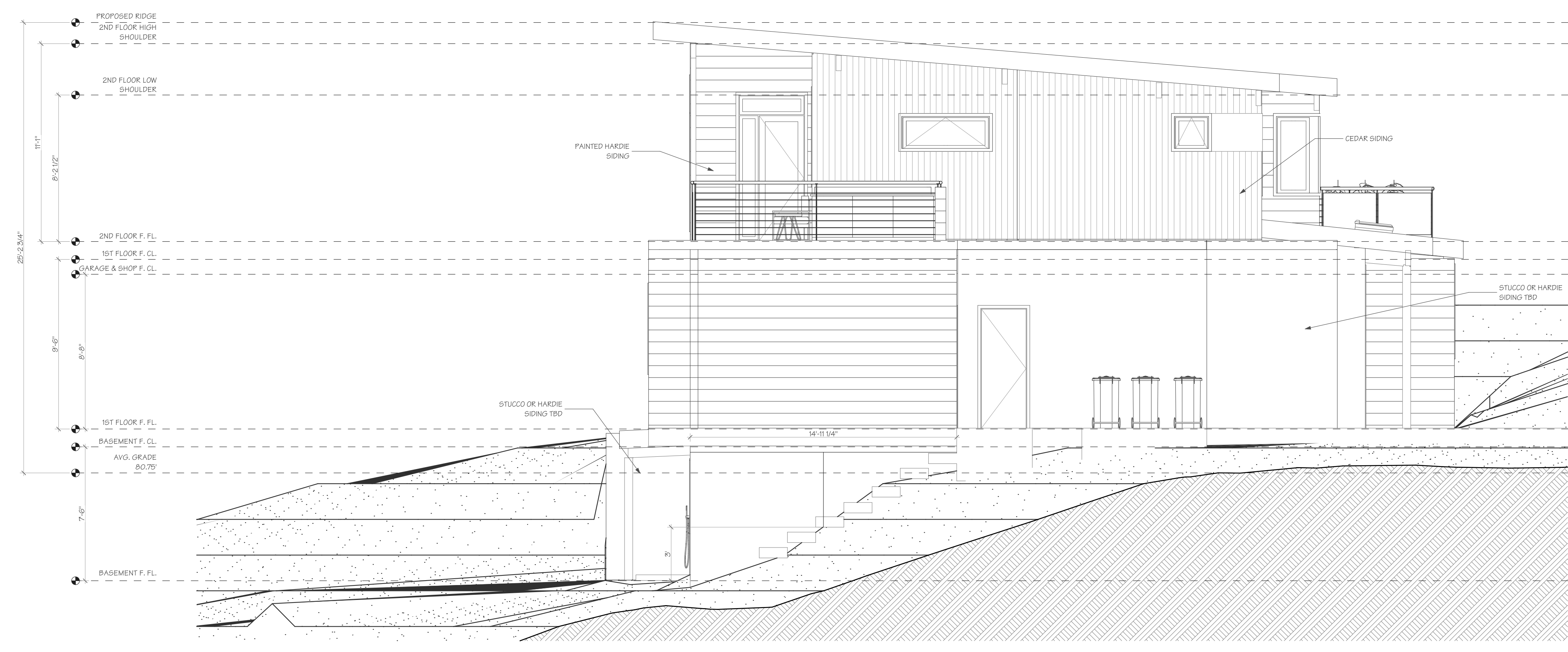
A1.2

PLANS

DCI SEAL



1 NORTH EXT. ELEV.
SCALE: 1/4" = 1'-0"



2 EAST EXT. ELEV.
SCALE: 1/4" = 1'-0"

AXIOM DESIGN BUILD
5424 BALLARD AVENUE NW
SEATTLE, WA 98107
(206) 283-9535



9256 REGISTERED ARCHITECT
JOHN ALFRED CASHMAN
STATE OF WASHINGTON

OSTROFF GALIOTTO
4244 SHORECLUB DRIVE MERCER ISLAND WA
98040

PROJECT NUMBER:
A2834

DESIGN
PERMIT NUMBER:

DRAWING SET DATE:
02/10/22

REVISIONS:

A2.0

EXT. ELEV.

DCI SEAL



1 SOUTH EXT. ELEV.
SCALE: 1/4" = 1'-0"



2 WEST EXT. ELEV.
SCALE: 1/4" = 1'-0"

AXIOM DESIGN BUILD
5424 BALLARD AVENUE NW
SEATTLE, WA 98107
(206) 283-9535



9256 REGISTERED ARCHITECT
JOHN ALFRED CASHMAN
STATE OF WASHINGTON

OSTROFF GALIOTTO
4244 SHORECLUB DRIVE MERCER ISLAND WA
98040

PROJECT NUMBER:
A2834

DESIGN
PERMIT NUMBER:

DRAWING SET DATE:
02/10/22

REVISIONS:

A2.1

EXT. ELEV.

DCI SEAL