

PacificHomeworks

ARCHITECTURE - LANDSCAPE DESIGN - LAND USE PLANNING - PROJECT MANAGEMENT

DAVID REED CAHILL ARCHITECT

E-MAIL rdcahill1@aol.com

"NEW NAFICY WATERFRONT RESIDENCE"

4727 FOREST AVE SE, MERCER ISLAND, WA 98040

20 JUNE 2017

COVER LETTER FOR IMPERVIOUS AREA DEVIATION:

THE SUBJECT PROPERTY IS SLOPING AT APPROXIMATELY 32% EAST TO WEST AND IS ACCESSED BY A SHARED DRIVEWAY PARTIALLY ON AN EASEMENT AND ALSO ON THE NAFICY LOT SO THE TWO ADJACENT PARCELS HAVE A MINIMUM AMOUNT OF DRIVEWAY IMPERVIOUS AREA BY SHARING. HOWEVER, THE NAFICY PROPERTY IS DOWN THE SLOPING DRIVEWAY WITH AN AREA TOO SMALL TO TURN AROUND AT THE BOTTOM FOR EMERGENCY VEHICLES, RESIDENTS, OR GUESTS. THEREFORE, THE AREA OF THE EXISTING CONCRETE TURN AROUND MUST BE ENLARGED TO HAVE A MINIMUM PRACTICAL SIZE OF 40 FT DIAMETER, REQUIRING ADDITIONAL NEW IMPERVIOUS AREA.

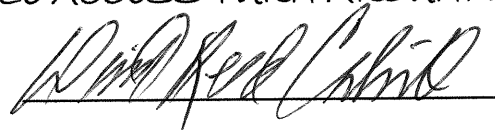
THE EXISTING TWO STORY RESIDENCE HAS A NARROW AND LONG RECTANGULAR FOOTPRINT SO IT DOES NOT EXTEND TOO FAR DOWN THE SLOPE INTO EXISTING SLOPING GRADE TOPOGRAPHY. THE NEW RESIDENCE CONSTRUCTION WILL UTILIZE PART OF THE AREA OF THE EXISTING TURN AROUND SO MOST ALL OF THE AREAS OF THE EXISTING FOUNDATION CAN BE REUSED TO MINIMIZE DEMOLITION, CUT AND FILL, AND GRADING ON THE SLOPE. DOWNSLOPE EXTERIOR DECKS ARE SUPPORTED ON TWO CONCRETE PIERS TO MINIMIZE SOIL DISTURBANCE AND RESPECT EXISTING SLOPES. SEVERAL EXISTING FOUNDATION WALLS WILL BECOME NEW RETAINING

PAGE TWO
NAFICY RESIDENCE
20 JUNE 2017

WALLS TO MAINTAIN NATURAL SLOPES SURROUNDING THE REVISED HOUSE FOOTPRINT. A NEW EXTERIOR DECK WILL BE PARTIALLY COVERED BY A NEW ROOF WHICH WILL ADD TO LOT IMPERVIOUS AREA. HOWEVER, UNCOVERED PATIOS OR PERVIOUS DECK, AS ALTERNATIVES TO THE COVERED DECK, ARE DIFFICULT TO CONSTRUCT ON THE SLOPING LOT AND THEY WOULD CREATE SURFACE RUN-OFF ONTO THE SLOPE. THE COVERED DECK ROOF CAN COLLECT THE RAIN RUN-OFF AND SEND IT DIRECTLY INTO THE SUB-SURFACE DRAINAGE SYSTEM FOR BETTER OVERALL SITE WATER MANAGEMENT.

ALL OF THE INDIVIDUAL PREFERRED PRACTICES ELEMENTS DESCRIBED ABOVE CONFORM TO THE RECOMMENDATIONS OF MICC 19.09.100 AND THE DESIGN OPTIONS RESULT IN AN OVERALL SYSTEM THAT MINIMIZES ADVERSE IMPACTS TO THE SLOPED AREAS OF LOT TOPOGRAPHY (CRITERION 1). FURTHERMORE, THE SITE DEVELOPMENT REPRESENTS OUR PURPOSEFUL INTENT TO MINIMIZE IMPACTS OF EXCAVATION, REGRADING, RETAINING WALLS, AND DRAINAGE TO THE MINIMUM EXTENT POSSIBLE FOR A REDEVELOPMENT OF THE SITE FOR THE CLIENT'S INTENDED PURPOSES (CRITERION 3). THIS IS ESPECIALLY DIFFICULT CONSIDERING THE CHALLENGE IN OVERCOMING LIMITATIONS CAUSED BY AN ANTIQUATED DEVELOPMENT OF THE SITE DATING BACK TO 1960. WE ARE CONSTRAINED BY THE NEED TO RETAIN A LARGE AMOUNT OF EXISTING HOUSE DEVELOPMENT FOOTPRINT IN ORDER TO REDUCE THE DISRUPTION OF THE SITE THAT WOULD RESULT FROM THE COMPLETE DEMOLITION OF THE CURRENT HOME, GARAGE, AND TURN AROUND. AT THE SAME TIME, WE MUST INCREASE THE INADEQUATE AREA OF THE RESIDENTIAL & EMERGENCY VEHICLE ACCESS TURN AROUND.

DAVID REED CAHILL, ARCHITECT



CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP

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



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION

Received By: _____

STREET ADDRESS/LOCATION 4727 FOREST AVE SE MERCER IS.		ZONE R 15
COUNTY ASSESSOR PARCEL #'S 404500-0040		PARCEL SIZE (SQ. FT.) 19,714
PROPERTY OWNER (required) KEYVAL & PARVIL NAFILY	ADDRESS (required) 4727 FOREST AVE. SE MERCER IS., WA. 98040	CELL/OFFICE (required) 206-412-9898 E-MAIL (required) Pauline.Nafily@gmail.com
PROJECT CONTACT NAME PARVIL NAFILY	ADDRESS SAME AS ABOVE	CELL/OFFICE SAME AS ABOVE E-MAIL SAME AS ABOVE
TENANT NAME H.A.	ADDRESS N.A.	CELL PHONE N.A. E-MAIL N.A.

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

X _____
 SIGNATURE

JUNE 20, 2017
 DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

5% IMPERVIOUS DEVIATION INCLUDING THIS FORM, COVER LETTER DATED JUNE 20, 2017 - SITE DEVELOPMENT FORM DATED JUNE 20, 2017 - PROJECT SITE PLAN "ST1", AND IMPERVIOUS PLAN OR "ST2" DRAWING

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS Continued	SUBDIVISION SHORT PLAT Continued
<input type="checkbox"/> Building (+cost of file preparation)	<input checked="" type="checkbox"/> Impervious Surface (5% Lot overage)	<input type="checkbox"/> Short Plat Amendment
<input type="checkbox"/> Land use (+cost of verbatim transcript)	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Final Short Plat Approval
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Wet Season Construction Moratorium	VARIANCES (Plus Hearing Examiner Fee)
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Type 1**
<input type="checkbox"/> Determination	<input type="checkbox"/> Checklist: Single Family Residential Use	<input type="checkbox"/> Type 2***
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Checklist: Non-Single Family Residential Use	OTHER LAND USE
DESIGN REVIEW	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Administrative Review	SHORELINE MANAGEMENT	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Design Review - Major	<input type="checkbox"/> Exemption	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review - Minor	<input type="checkbox"/> Semi-Private Recreation Tract (modification)	<input type="checkbox"/> Conditional Use (CUP)
WIRELESS COMMUNICATIONS FACILITIES	<input type="checkbox"/> Semi-Private Recreation Tract (new)	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Substantial Dev. Permit	<input type="checkbox"/> Lot Consolidation
<input type="checkbox"/> New Wireless Communications Facility	SUBDIVISION LONG PLAT	<input type="checkbox"/> Noise Exception
DEVIATIONS	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Subdivision Alteration to Existing Plat	<input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit)
<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Final Subdivision Review	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Fence Height	SUBDIVISION SHORT PLAT	
<input type="checkbox"/> Critical Areas Setback	<input type="checkbox"/> Short Plat	
	<input type="checkbox"/> Deviation of Acreage Limitation	

**Includes all variances of any type or purpose in all zones other than single family residential zone: B, C-O, PBZ, MF-2, MF2L, MF-2L, MF-3, TC, P)

***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)

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: www.MyBuildingPermits.com VM: 206.275.7730



Deviations to the Maximum Impervious Surface Requirements

APPLICATION FEE: See Development Application for current fees

The total percentage of a lot that can be covered by impervious surfaces (structures, including roof projections, impervious decks, and surfaces such as asphalt or concrete driveways, which substantially reduce and alter the natural infiltration characteristics of the soil) is limited by the slope of the lot for all single family developments as follows:

<u>Lot Slope</u>	<u>Maximum Lot Coverage</u> (limit for impervious surfaces)
Less than 15%	40%
15% – less than 30%	35%
30% – 50%	30%
Greater than 50%	20%

The Code Official may grant a deviation, allowing an additional five (5) percent of lot coverage over the maximum requirements. However, the applicant must demonstrate through the submittal of an application and supporting documentation that the proposal meets one of the criteria specified in MICC 19.02.020(D)(3).

Your application must include the following:

1. Select at least one of the three criteria listed below;
2. Give a complete statement of the reasons and conditions to support your request for a waiver in a cover letter;
3. Complete questions 1-4 regarding how this proposal addresses site issues;
4. Complete the attached site development worksheet;
5. Attach a detailed site plan or survey as determined by the Code Official; and
6. Provide calculations documenting total impervious surfaces

Please choose one of the following criteria and provide an explanation as to how the proposal meets the chosen criteria. City staff may grant a deviation (limited to 5% over the maximum lot coverage requirement based on one criterion). Please be as encompassing as you can in responding to the following criteria; remember, the burden of proof is on the applicant to show that they meet the minimum requirements for a deviation. Please feel free to attach additional sheets.

- **Criterion 1** – The proposal uses Preferred Practices, outlined in MICC 19.09.100, which are appropriate for the lot

Construction - Preferred Practices (MICC 19.09.100):

1. Use common access drives and utility corridors where feasible.

2. Development, including roads, walkways and parking areas in critical areas, should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
3. Retaining walls should be used to maintain existing natural slopes in place of graded artificial slopes; or,
 - Criterion 2** – The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway corridor); or,
 - Criterion 3** – The proposal minimizes impacts to Critical Areas and is the minimum extent possible for the additional impervious surfaces.

Please provide an explanation as to how your proposal meets at least one of the above criteria to support a deviation request

THE SITE CONTAINS AN EXISTING 2 STORY HOME WITH ATTACHED 3 CAR GARAGE BUILT IN 1960 WITH A LONG SHAPED DRIVEWAY (EASEMENT) IN ESSENTIALLY A "FLAG LOT" CONFIGURATION. EXISTING DOWNHILL STEPPED ROCKERIES WILL BE REMAINING AND/OR BE UPGRADED TO PROTECT SLOPES. ALL DRAINAGE WILL BE INSTALLED/UPGRADE TO PROTECT NEIGHBORING CRITICAL AREAS. THE EXISTING HOUSE/GARAGE WILL BE DEMOLISHED AND NEW HOUSE GARAGE IS IN EXISTING FOOTPRINT AREA BUT SHIFTED NORTH FOR A LARGER TURN AROUND IMPERVIOUS AREA FOR EMERGENCY ACCESS. PLEASE ANSWER HOW YOUR PROPOSAL ADDRESSES THE FOLLOWING QUESTIONS:

1. How is the proposed development associated or related to the site?

THE NEW DEVELOPMENT HOUSE/GARAGE IS STAYING IN EXISTING HOUSE/GARAGE FOOTPRINT AREA TO MINIMIZE INTRUSION INTO CRITICAL AREAS. THE ENLARGED TURN AROUND FOR MORE PRACTICAL EMERGENCY VEHICLE ACCESS IS EXTENDED IN NON-CRITICAL AREA.


2. What is the minimum amount of impervious surface necessary to fulfill the request?

THE ENLARGED TURN-AROUND SURFACE TO 45' ϕ WITH ADJACENT IMPERVIOUS ENTRY WALK BRIDGE, TOGETHER WITH ELIMINATION OF SOME EXISTING WALKWAYS IS HELPING REDUCE PROPOSED TOTAL IMPERVIOUS AREA TO GREATEST EXTENT FEASIBLE ON SLOPE LOT.

3. Are there other relevant physical or environmental factors that support the requested deviation?

BECAUSE OF SLOPING TOPOGRAPHY WE HAVE A WIDE HOUSE RECTANGULAR FOOTPRINT WITH NARROW DEPTH (GREATER PERIMETER LENGTH) VERSUS A MORE SQUARE SHAPE (SMALLER PERIMETER LENGTH) FOR THE SAME AREA. BUT THE SQUARE SHAPE WOULD ENLARGE HOUSE FOOTPRINT DOWNHILL INTO CRITICAL SLOPE. THE LONGER HOUSE MEANS WE HAVE LONGER DISTANCE TO GARAGE AND LONGER WALKWAYS CAUSING MORE AREA.

Application for a deviation involves substantial time, expense, and risk for a property owner. Application does not guarantee approval. Request must meet difficult criteria, and applicants are proceeding "at their own risk".


Signature of Property Owner

JUNE 20, 2017
Date

4727 FOREST AVE SE,
Site Address MERCER BL., WA. 98040

Site Development Information

Worksheet for single family residential development

Project description: SINGLE FAMILY RESIDENTIAL Address: 1727 FOREST AVE SE

Owner Name: KEYVAN & PARVIZ NAFLIY Phone No. 206-412-9008 Date 6-20-17

Signature & phone number of Individual who Completed this Worksheet: DAVID R. HAMIL
 (I hereby state that the information provided by me is true and correct to the best of my knowledge) 206-250-6004

Will any large trees be removed as a result of this development activity? Yes No

Large tree—conifers ≥ 6' tall, deciduous with diameter > 6"

Do you have an Accessory Dwelling Unit? New ADU Existing ADU None

This is intended as a worksheet and is not a substitute for the Mercer Island Development Regulations. Please consult the Mercer Island City Code. City of Mercer Island — Development Services Group 9611 S.E. 36th Street, Mercer Island, Washington 98040 — (206) 275-7605

DEVELOPMENT INFORMATION

LOT SLOPE—According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation, and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.

LOT COVERAGE—On Mercer Island, the overall degree of lot slope governs total lot coverage. When calculating maximum allowable lot coverage, include **all impervious surfaces**, such as roof areas of primary and accessory buildings, impervious decks, patios, sidewalks, driveways and access easements. Refer to page 3 for more information about Pavers and Other Impervious Surfaces and Exemptions.

*The applicant shall note that impervious surface exemptions to lot coverage do not apply to stormwater runoff calculations or to critical areas.

The table below offers basic guidelines on lot slope and allowable lot coverage:

Lot Slope	Allowed Lot Coverage
Less than 15%	No more than 40%
15% - less than 30%	No more than 35%
30% - 50%	No more than 30%
Greater than 50%	No more than 20%

A steep slope is any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run.

Please refer to page 3 for materials that are exempt from lot coverage calculations per MICC 19.02.020(D)(2).

Pavers and gravel surfaces for vehicular access are **ALWAYS** considered 100% impervious.

LOT INFORMATION

LOT SLOPE

Highest Elevation Point of Lot 84.9 feet
 Lowest Elevation Point of Lot 21.05 feet
 Elevation Difference 63.05 feet
 Horizontal Distance Between High and Low Points 195 feet
 Lot Slope* 32.33 %

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100

LOT COVERAGE

Allowed Lot Coverage 30 % of Lot
 Gross Lot Area 19,713 ± Sq. Ft.
 Main Structure Roof Area 4,919 Sq. Ft.
 Accessory Building Roof Area - Sq. Ft.
 Impervious Deck, Patio, Walkway Area - Sq. Ft.
 Vehicular Use (Driveway, Access Easements, Parking) 1,017 Sq. Ft.
 Total Existing Impervious Surface 0 Sq. Ft.
 (Total Area Removed) (ALL) Sq. Ft.
 Total New Impervious Surface Area 6,536 Sq. Ft.
Total Project Impervious Surface Area
 (Existing plus new) 6,536 Sq. Ft.
Proposed Lot Coverage 33.15 % of Lot

Lot Coverage equals total impervious surface area divided by the gross lot area multiplied by 100 (KEEPS 5% DEV.)

BUILDING AREA—All building areas must be identified and labeled on the site plan. Please distinguish all new construction from existing areas on both your drawing and in the calculations you complete to the right.

Will you be excluding a portion of the basement floor area?

Yes No

If yes, you must provide basement floor area calculations, with your building permit application, that show how you determined what portion of the basement will be excluded. Refer to page 4.

BUILDING AREA	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor Pool/SPA	- Sq. Ft.	- Sq. Ft.	1011 Sq. Ft.	1011 Sq. Ft.
Main Floor	2550 Sq. Ft.	2550 Sq. Ft.	3371 Sq. Ft.	3371 Sq. Ft.
Gross Basement Area	1690 Sq. Ft.	1690 Sq. Ft.	2051 Sq. Ft.	2051 Sq. Ft.
Garage/Carport	750 Sq. Ft.	750 Sq. Ft.	738 Sq. Ft.	738 Sq. Ft.
Total Floor Area	4990 Sq. Ft.	4990 Sq. Ft.	7171 Sq. Ft.	7171 Sq. Ft.
Accessory Buildings / MECH RM	- Sq. Ft.	- Sq. Ft.	120 Sq. Ft.	120 Sq. Ft.
Basement Area Excluded	(0) Sq. Ft.	(0) Sq. Ft.	(0) Sq. Ft.	(0) Sq. Ft.
TOTAL Building Area	4990 Sq. Ft.	4990 Sq. Ft.	7291 Sq. Ft.	7291 Sq. Ft.

GROSS FLOOR AREA—Gross Floor Area (GFA) is the total square footage of floor area bounded by the exterior faces of a building.

The gross floor area of a single-family dwelling includes:

- The main building, including but not limited to attached accessory buildings.
- All garages and covered parking areas, and detached accessory buildings with a gross floor area over 120 square feet.
- That portion of a basement which projects above existing grade as defined and calculated in Appendix B of this development code.

Exterior decks and below existing grade areas are excluded. The amount of living space, garages and other accessory buildings on a single family lot is limited to **45% of the net lot area**. Please refer to Pages 4 and 5 for details.

GROSS FLOOR AREA

Net Lot Area

19,713 ± Sq. Ft.

Net Lot Area Gross = Lot area minus ingress/egress easement

Net Lot Area x 45% equals:

19,713 ±

Allowed Gross Floor Area

8,871 Sq. Ft.

Proposed Gross Floor Area

7,291 Sq. Ft.

Proposed % of Lot Area

36.98 %

BUILDING HEIGHT – All building height measurements must be taken from existing grade. Existing grade refers to ground surface as it exists at the proposed building perimeter before grading or other alterations take place.

The Average Building Elevation (ABE) is a calculated reference elevation from which the allowable building height is measured. It is a weighted-average of the mid-point elevations of the building's wall segments and is established by the following formula:

$$\frac{(\text{Mid-point elevation of individual wall segment}) \times (\text{Length of wall segment})}{(\text{Total length of wall segments})}$$

Single family new construction and additions are limited to a maximum height of 30 ft. above the ABE. The height is measured to the top of the structure. On the downhill side of a sloping lot, the building may extend to a height of 35 feet measured from existing grade to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.; provided, the roof ridge does not exceed 30 feet in height above the average building elevation.

A topographic survey is required at permit application when the proposed building height is within 2 ft. of the allowable building height. The survey must include a statement that attests the average contour elevation within the vicinity of the building footprint to be accurate within 6 inches vertically and horizontally from actual elevations.

BUILDING HEIGHT

Average Building Elevation (ABE) calculations located on sheet #:

64.06

Allowable Building Height (ABE + 30 ft.):

94.06

Proposed Building Height (ft.):

92.90

Benchmark elevation (ft.):*

84.9

Describe Benchmark location (must be undisturbed throughout project):

NE LOT CORNER

Sloping lot (Downhill side) – maximum height of top exterior wall façade above lowest existing grade (35-ft. max.):

88.63

ABE and allowable building height shown on elevations-plan sheet #:

A7

Topo-survey accuracy attested on plan sheet #:

ST1/A7

(Note- survey must attest to accuracy when proposed building height is within 2 ft. of the allowable building height)

Please see page 6 for more information about calculating Average Building Elevation (ABE):

*The bench mark elevation is a fixed elevation point on or off site that will not be disturbed during development activity and is used to verify final building height.

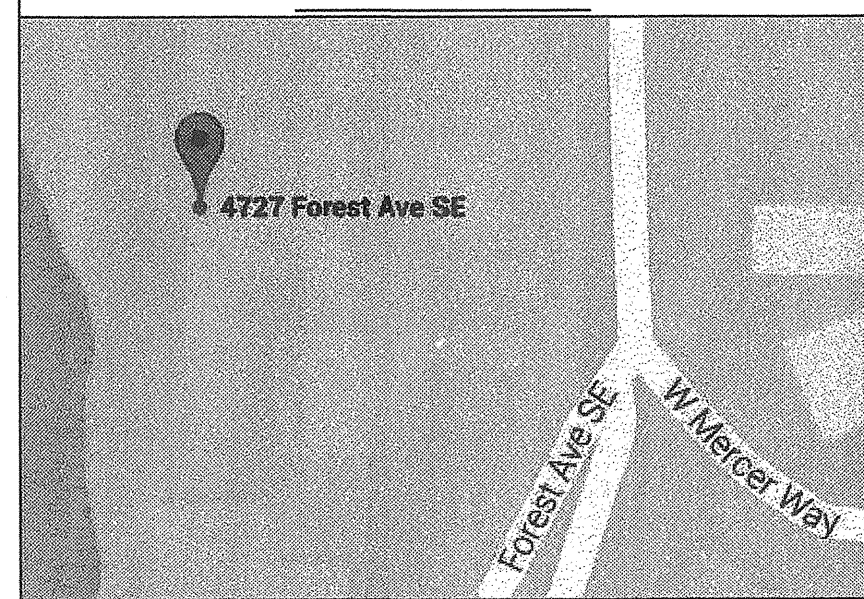
GENERAL NOTES

1. ASSUMED SOIL BEARING CAPACITY IS 2500 P.S.F.
2. FOOTINGS ARE TO REST ON UNDISTURBED SOIL.
3. WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
4. POSTS ARE TO BE ANCHORED AGAINST LATERAL MOVEMENT.
5. PROVIDE 10 MIL. BLACK VAPOR BARRIER IN ENTIRE CRAWLSPACE.
6. MIN. CLEARANCE FROM BEAMS TO SOIL IS 12"
7. MIN. CLEARANCE FROM JOISTS TO SOIL IS 16"
8. EXTEND FOUNDATION WALL 6" HIGHER THAN ADJACENT GRADE.
9. DIMENSIONS ARE TO FACE OF FOUNDATION OR CL OF BEAM U.L.O.
10. PROVIDE SOLID BLOCKING AT ALL POINT LOADS FROM ABOVE.
11. PROVIDE SOLID BLOCKING AT ALL SPANS GREATER THAN 10'-0"

GROSS FLOOR AREA

MAIN FLOOR AREA	= 3,371 SF
LOWER FLOOR AREA	+ 2,051 SF
SUB-TOTAL HOUSE GROSS FLOOR AREA	= 5,422 SF
CRAWSPACE MECHANICAL ROOM	+ 120 SF
POOL/SPA FLOOR AREA	+ 1,011 SF
TOTAL RESIDENCE FLOOR AREA	= 6,553 SF
GARAGE FLOOR AREA	+ 738 SF
TOTAL STRUCTURE GROSS FLOOR AREA	= 7,291 SF (36.98%)

VICINITY MAP



SITE NOTES

1. CONTRACTOR SHALL ESTABLISH WRITTEN AND PHOTOGRAPHIC RECORDS OF ELEVATIONS AND GRADES OF BUILDING AND LAND FEATURES OF ADJACENT HOMES AND GARAGES OF NEIGHBORS IMMEDIATELY TO THE EAST AND SOUTH AND NORTH OF 4727 FOREST AVE SE, MERCER ISLAND, WA.
2. CONTRACTOR SHALL MONITOR ITEMS PER CATEGORY 1.) ABOVE PERIODICALLY DURING CONSTRUCTION AND NOTIFY OWNER, ARCHITECT, GEOTECH, AND STRUCTURAL ENGINEER OF ANY DIFFERENTIAL SETTLEMENT DUE TO CONSTRUCTION ACTIVITY.
3. CONTRACTOR SHALL SUPERVISE EXCAVATOR, DEMOLITION SUB-CONTRACTOR, AND FOUNDATION INSTALLER SO AS TO MINIMIZE GROUND DISTURBANCE CAUSED BY THESE ACTIVITIES.

PROJECT INFORMATION

LEGAL DESCRIPTION:	LAKE ISLE ADD ALL LOTS 7 & 8 LESS FOR LY ELY OF LN DAF - BAAP ON N LN OF LOT 8 LY 114 FT W OF NE COR TH OF TH S 11 - 33 - 45 E TO S LN OF LOT 7 & TERMINUS OF SD DESC LN - TGV 2ND CL SH LBS ADJ
ZONING:	R - 15
TAX PARCEL NUMBER:	404500 - 0040
LOT AREA:	19,714 SF (0.45 ACRES)
OCCUPANCY:	R - 2 (RESIDENTIAL) U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	TYPE V - B

DRAWING SHEET INDEX

ST1 SITE PLAN/PROJECT NOTES	A12 DEMOLITION PLAN/SECTION	S1 FDN./LOWER FLOOR FRAMING
ST2 SITE PLAN/SITE DATA	A13 ARCHITECT SPECS/NOTES	S2 MAIN FLOOR/ROOF FRAMING
U-L1 UTILITY/WPT LANDSCAPE PLANS	A14 ARCHITECT DETAILS	S3 STRUCTURAL DETAILS
A1 MAIN FLOOR PLAN	A15 ARCHITECT DETAILS	S4 STRUCTURAL DETAILS
A2 LOWER FLOOR PLAN	A16 ARCHITECT DETAILS	S5 SHORING WALL PLAN/DETAILS
A3 FOUNDATION/SHORING PLAN	A17 WINDOW/EQUIP SCHEDULES	C1 CIVIL SITE/DRIVEWAY PLAN
A4 LOWER FLOOR FRAMING PLAN	(sheets below deferred submittal)	C2 FDN./DRAINAGE PLAN
A5 MAIN FLOOR FRAMING PLAN	A18 INTERIOR ELEVATIONS	C3 CIVIL ENGINEER DETAILS
A6 ROOF FRAMING PLAN	A19 INTERIOR ELEVATIONS	
A7 EXTERIOR ELEVATIONS	A20 INTERIOR DETAILS	
A8 EXTERIOR ELEVATIONS	A21 MAIN FLOOR FINISHES	
A9 BUILDING SECTIONS	A22 LOWER FLOOR FINISHES	
A10 BUILDING SECTIONS	E1 MAIN FLOOR ELECTRICAL	
A11 BUILDING SECTIONS	E2 LOWER FLOOR ELECTRICAL	

ARCHITECT

DAVID REED CAHILL
P.O. BOX 87, FREELAND
WA 98249
PH: 205 250 6014
EM: RDCAHILL@AOL.COM

ARBORIST

RYAN RINGE
ARBOR OPTIONS
PH: 206 755 5826
EM: RYAN@ARBOROPTIONS.COM

STRUCTURAL ENGINEER

MITCHELL ENGINEERING, INC.
7821 168TH AVE NE
REDMOND, WA 98072
PH: 425 485 4900
EM: MITCHELLENGINEERING@COMCAST.NET

GEOTECH ENGINEER

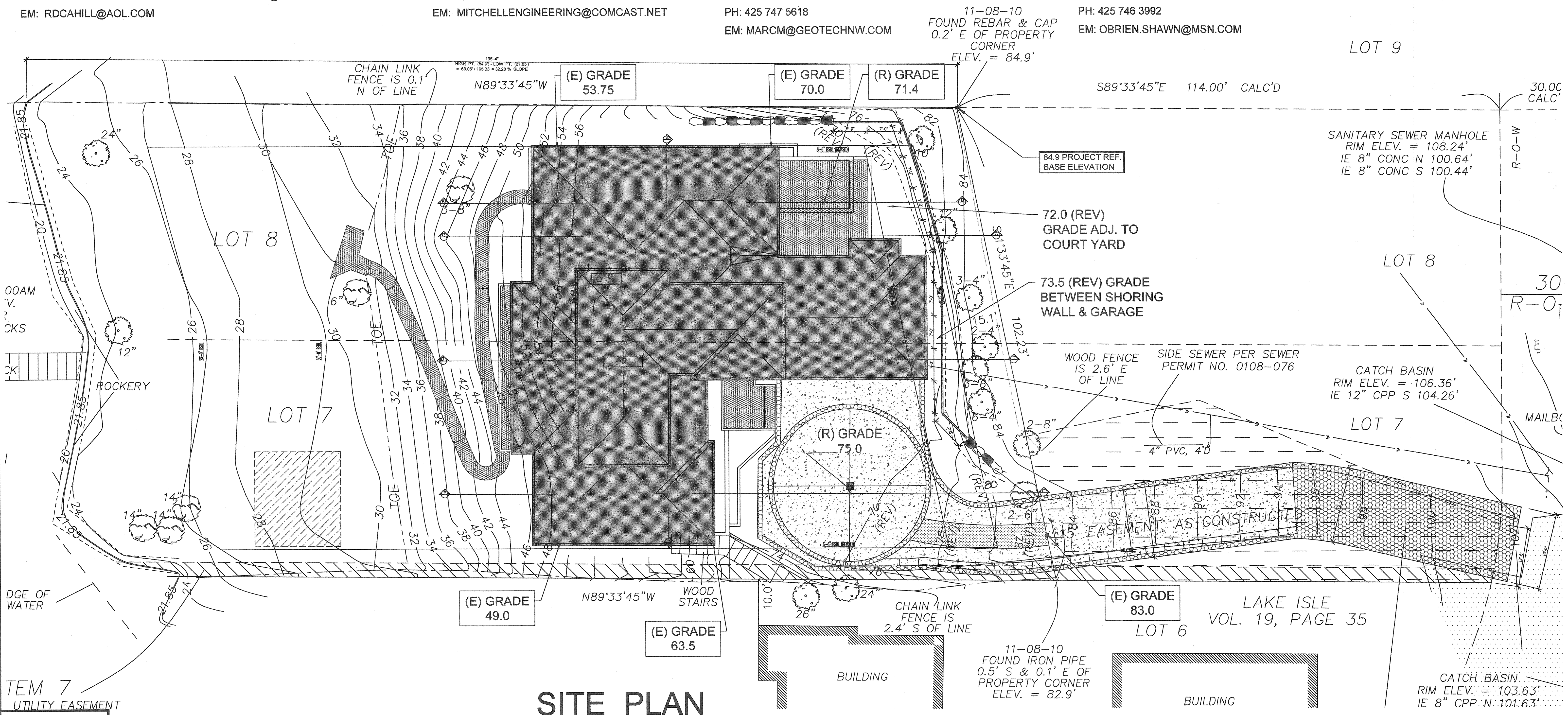
MARK MCGINNIS, PE
GEOTECH CONSULTANTS
13256 NE 20TH ST. SUITE 16
BELLEVUE, WA 98005
PH: 425 747 5618
EM: MARCM@GEOTECHNW.COM

CIVIL ENGINEER

C. SHAWN O'BRIEN, P.E.
CONSULTING ENGINEER
16716 SE 28TH ST
BELLEVUE, WA 98008
PH: 425 746 3992
EM: OBRIEN.SHAWN@MSN.COM

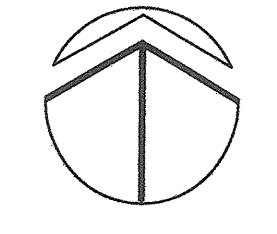
BUILDER

RICK GREGERSON
GREGERSON CUSTOM HOMES, INC
PH: 425 883 2435
EM: RICKG@GREGERSONCUSTOMHOMES.COM



SITE PLAN

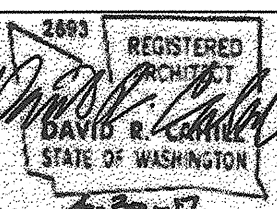
SCALE: 1" = 10'-0"



DRAFTED: 06-28-2016

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DAVID REED CAHILL ARCHITECT
ARCHITECTURE - PLANNING - PROJECT MANAGEMENT
P.O. BOX 87, FREELAND, WA 98249

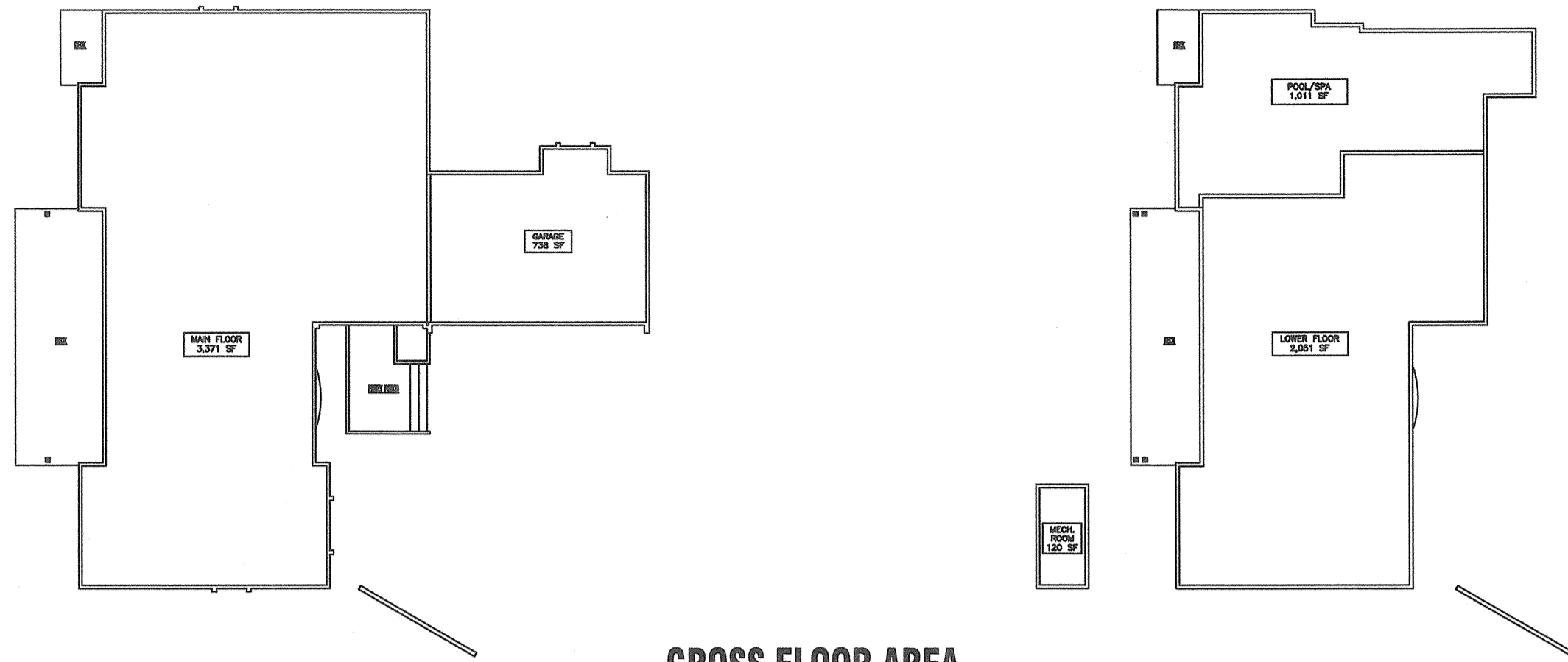


NO.	DATE	REASON	BY

NEW WATERFRONT RESIDENCE FOR DR. & MRS. MAFICY
4727 FOREST AVE SE, MERCER ISLAND, WA 98040

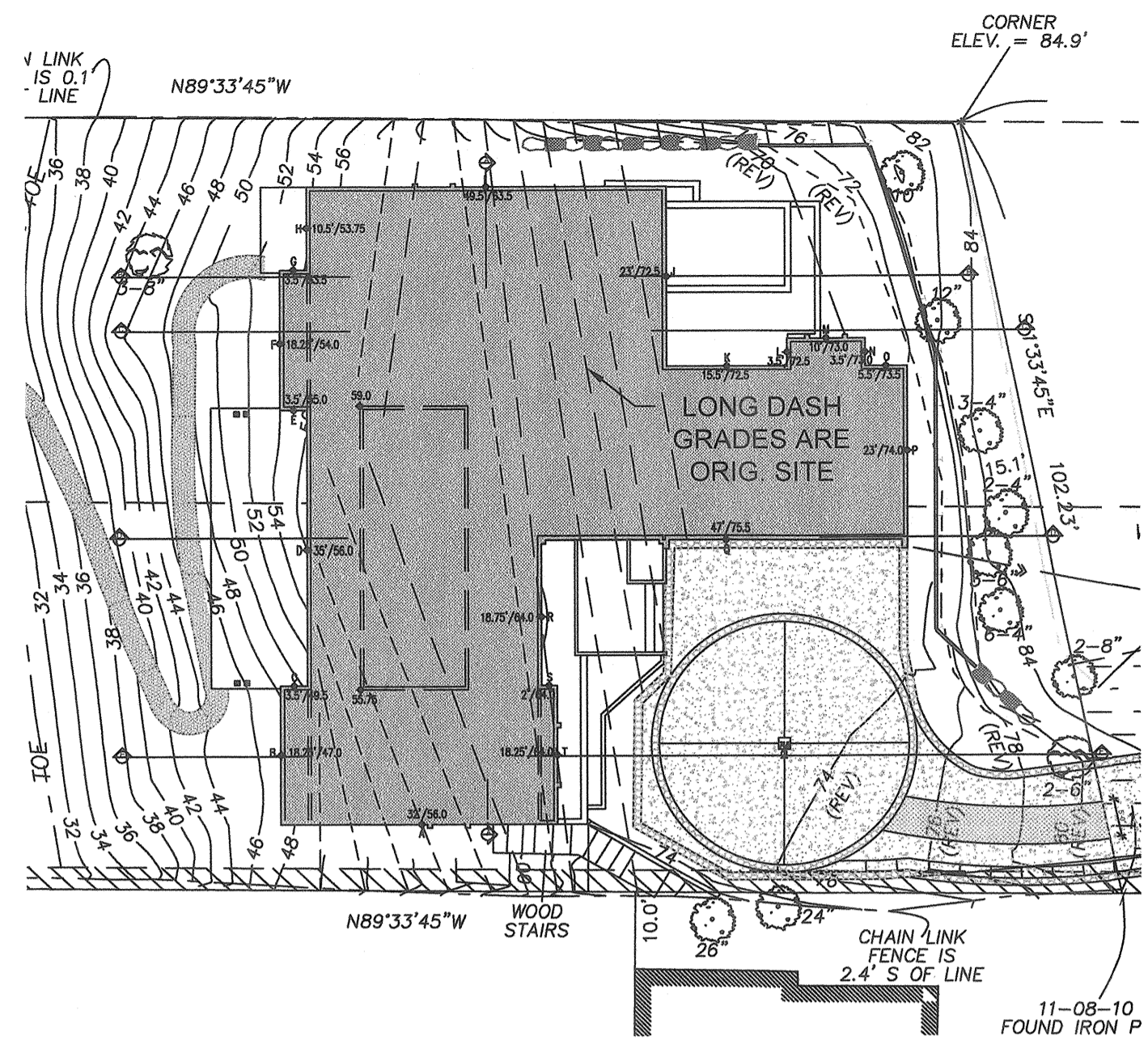
SITE PLAN INFO-PROJECT NOTES

ST1



GROSS FLOOR AREA

MAIN FLOOR AREA	= 3,371 SF
LOWER FLOOR AREA	+ 2,051 SF
SUB-TOTAL HOUSE GROSS FLOOR AREA	= 5,422 SF
CRAWSPACE MECHANICAL ROOM	+ 120 SF
POOL / SPA FLOOR AREA	+ 1,011 SF
TOTAL RESIDENCE FLOOR AREA	= 6,553 SF
GARAGE FLOOR AREA	+ 738 SF
TOTAL STRUCTURE GROSS FLOOR AREA	= 7,291 SF (36.98%)

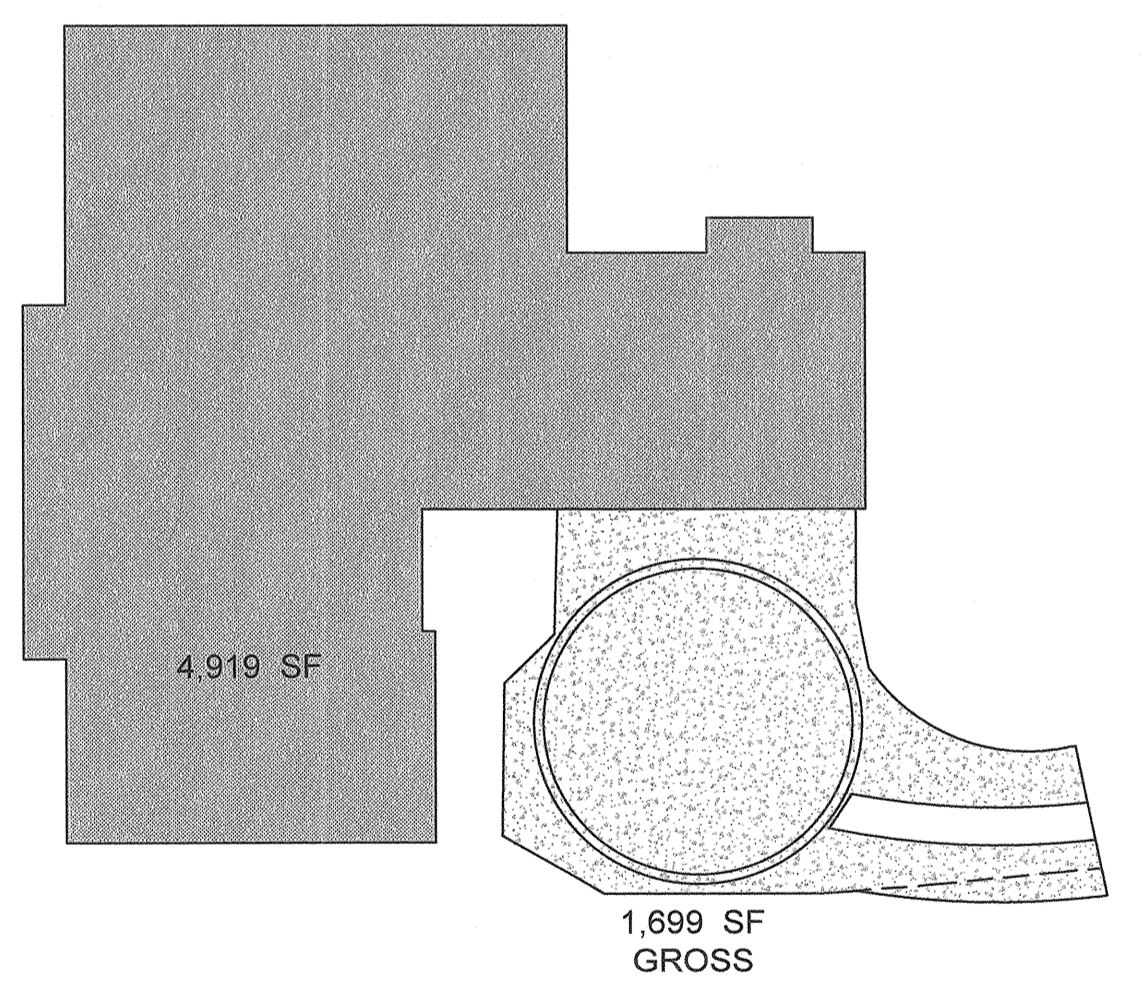


WALL POINT	LENGTH X ELEV	SUM
POINT A.	32' X 56'	1792
POINT B.	18.25' X 47'	857.75
POINT C.	3.5' X 49.5'	173.25
POINT D.	35' X 56'	1960
POINT E.	3.5' X 55'	192.5
POINT F.	18.25' X 54'	985.5
POINT G.	3.5' X 53.5'	187.25
POINT H.	10.5' X 53.75'	564.375
POINT I.	49.5' X 63.5'	3143.25
POINT J.	23' X 72.5'	1667.5
POINT K.	15.5' X 72.5'	1123.75
POINT L.	3.5' X 72.5'	253.75
POINT M.	10' X 73'	730
POINT N.	3.5' X 73'	255.5
POINT O.	5.5' X 73.5'	404.25
POINT P.	23' X 74'	1702
POINT Q.	47' X 75.5'	3548.5
POINT R.	18.75' X 64'	1200
POINT S.	2' X 64'	128
POINT T.	+ 18.25' X 64'	+ 1168
SUM	= 344'	= 22,037.125

SUM OF TOTAL ELEVATIONS	= 22,037.125 = 64.06'
SUM OF WALL SEGMENTS	344'
AVERAGE BUILDING ELEVATION = 64.06'	

GROSS FLOOR AREA PLANS

SCALE: 1"=20'-0"



MAIN ROOF AREA	4,919 SF	-137 SF
DRIVEWAY AREA	1,699 SF	+55 SF
GRASS STRIP DEDUCT	- 137 SF	
FIRE CODE WIDENING	+ 55 SF	
TOTAL IMPERVIOUS	= 6,536 SF (33.15% ACTUAL)	
CABANA ROOF AREA	+ 364 SF (AVAILABLE)	
ALLOW. IMPERVIOUS	= 6,900 SF (30% + 5% ALLOW.)	

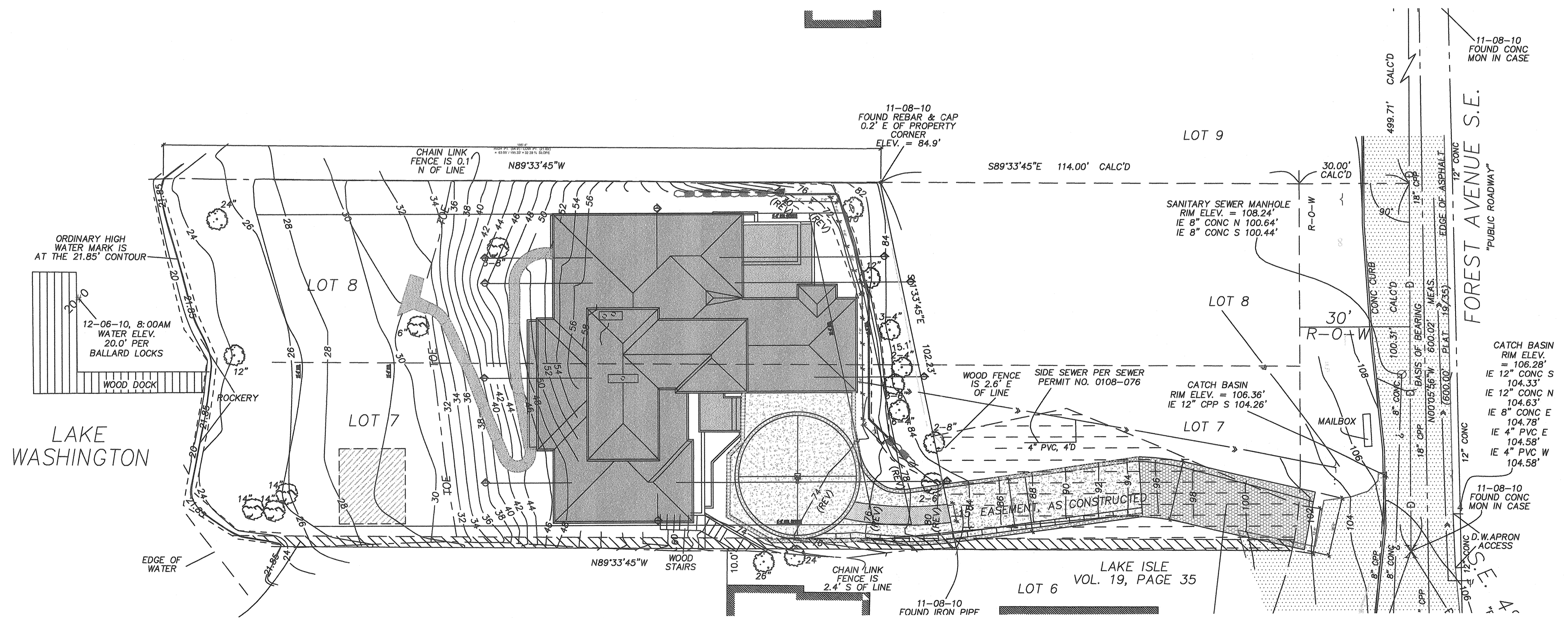
(19,713 SF X 35% OF LOT AREA = 6,900 SF)

IMPERVIOUS AREA PLAN

SCALE: 1"=20'-0"

ABE CALCULATION PLAN

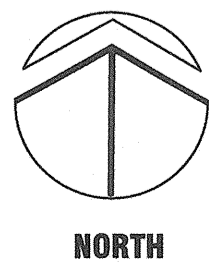
SCALE: 1"=20'-0"



IMPERVIOUS AREA SITE PLAN

SCALE: 1"=20'-0"

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DRAFTED : 06-28-2016

DAVID REED CAHILL ARCHITECT
ARCHITECTURE - PLANNING - PROJECT MANAGEMENT
P.O. BOX 87 FREELAND, WA 98049

REGISTERED ARCHITECT
DAVID R. CAHILL
STATE OF WASHINGTON
4-30-17

NO.	DATE	REVISION
1	10-11-10	OWNER/ARCHITECT CONTRACT MFG
2	08-11-10	PROGRESS DRAWINGS
3	01-27-10	PRE-APPLICATION MEETING

NEW WATERFRONT RESIDENCE FOR DR. & MRS. NAFICY
4777 FOREST AVE SE, MERCER ISLAND, WA 98040

SITE PLAN / SITE DATA

ST2