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AVERAGE BUILDING ELEVATION CALCULATION

$$ABE = ((24.2 * 195.4) + (76.3 * 195.3) + (13.6 * 194.2) + (19.7 * 187.2) + (37.6 * 194.5) + (35.4 * 195.4) + (23.2 * 195.6) + (35.3 * 195.6) + (21.3 * 195.7) + (49 * 195.5) + (30.7 * 195.3) + (32 * 195.2) + (29.5 * 195.6) + (18.5 * 195.6) + (50 * 195.4)) / (24.2 + 76.3 + 13.6 + 19.7 + 37.6 + 35.4 + 23.2 + 35.3 + 21.3 + 49 + 30.7 + 32 + 29.5 + 18.5 + 50) ABE = 195.0'$$

MAXIMUM BUILDING HEIGHT = 30' ABOVE A.B.E.
MAXIMUM BUILDING ELEVATION = 195.0' + 30' = 225'

NOTE:
CONTRACTOR TO VERIFY OVERHANGS AND SETBACKS.

LOT COVERAGE CALCULATION:
 LOT AREA = 25,130 SF
 ALLOWABLE LOT COVERAGE = 35%
 ALLOWABLE LOT COVERAGE AREA = 8,796 SF
 EXISTING LOT COVERAGE = 6,303 SF (MAIN STRUCTURE) + 2,890 SF (DRIVEWAY) = 9,193 SF
 TOTAL LOT COVERAGE TO BE REMOVED = 4,153 SF
 NEW LOT COVERAGE = 3,770 SF (MAIN STRUCTURE) = 3,770 SF
 TOTAL PROJECT LOT COVERAGE AREA = (8,993 SF - 4,153 SF) + 3,770 SF = 8,610 SF
 TOTAL LOT COVERAGE AREA = 8,610 SF / 25,130 SF = 34.3%
 EXCESS LOT COVERAGE = 186 SF

LOT SLOPE CALCULATION:
 HIGHEST ELEVATION POINT: 204.1 FEET
 LOWEST ELEVATION POINT: 182.9 FEET
 ELEVATION DIFFERENCE: 204.1 - 182.9 = 21.2 FEET
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 140.3 FEET
 LOT SLOPE: (21.2 FEET / 140.3 FEET) * 100 = 15.1%

HARDSCAPE COVERAGE:
 LOT AREA = 25,130 SQUARE FEET
 ALLOWABLE HARDSCAPE AREA = 9%
 ALLOWABLE HARDSCAPE AREA = 25,130 SF X 9% = 2,262 SF
 EXISTING HARDSCAPE AREAS = 3201 SF (WALKWAYS) + 333 SF (ROCKERIES AND RETAINING WALLS) = 3,534 SF
 TOTAL EXISTING HARDSCAPE TO BE REMOVED = 1,105 SF
 TOTAL NEW HARDSCAPE AREA = 0 SF
 TOTAL PROJECT HARDSCAPE AREA = 3,534 SF - 1,105 SF + 0 SF = 2,429 SF
 TOTAL PROJECT HARDSCAPE AREA = 2,429 SF / 25,130 SF = 9.7%

MATERIAL KEY

SYMBOL	DESCRIPTION	REMARKS
[Hatched Box]	LOT COVERAGE REMOVED	EXISTING DRIVEWAY ASPHALT REMOVED
[Dotted Box]	HARDSCAPE REMOVED	EXISTING HARDSCAPE PATHWAYS REMOVED

BUILDING PAD AREA = 16,721 S.F.
 THERE ARE NO LAND USE APPLICATIONS ASSOCIATED W/ THIS PROJECT.

THE CONTRACTOR SHALL SCOPE ROOF TIGHTLINES AROUND THE HOUSE AND VERIFY THAT THE PIPES ARE CLEAN AND FREE OF DEBRIS SUCH THAT THE SYSTEM IS INTACT. THE CONTRACTOR AND OWNER TAKE FULL RESPONSIBILITY FOR THE CONDITION OF THE DOWNSPOUT TIGHTLINE AND IMPACT TO DOWNSTREAM PROPERTIES. CONTRACTOR TO PROVIDE CLOSED CAPTION TELEVISED VIDEO (CCTV) FOR OWNER AND CITY TO REVIEW THAT SHOWS THE EXISTING DRAINAGE SYSTEM IS WORKING PROPERLY. IF THERE ARE ISSUES WITH THE EXISTING SYSTEM, THE CONTRACTOR SHALL REPAIR THE SYSTEM WITHIN THE OWNERS PROPERTY LIMITS

West Roof Area (Replaced)	Area (SF)	East Roof Area (Existing)	Area (SF)
S1	738	E1	761
S2	495	E2	587
S3	162	E3	642
S4	161	E4	788
S5	733		
S6	404	Foundation wall remains	
S7	552	Does not count towards	
S8	266	replaced impervious area.	
S9	303		
Subtotal	3814	Subtotal	2778
Pavers (Replaced)	Area (SF)		
SP	699		
Subtotal	699		
Total	4513		

DESIGN	MM
DRAWN	MM
CHECKED	JB
SHEET ISSUE DATE	07.19.2022
DRAWING SETS	
DATE	DESCRIPTION
2023-07-12	PERMIT SET
2024-05-01	REVISED PERMIT SET
REVISIONS	
REVISION 1	



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ADAMS RESIDENCE

8035 SE 45TH ST
MERCER ISLAND 98040

SITE PLAN

A-1.2

1 SITE PLAN
SCALE: 3/32" = 1'-0"

