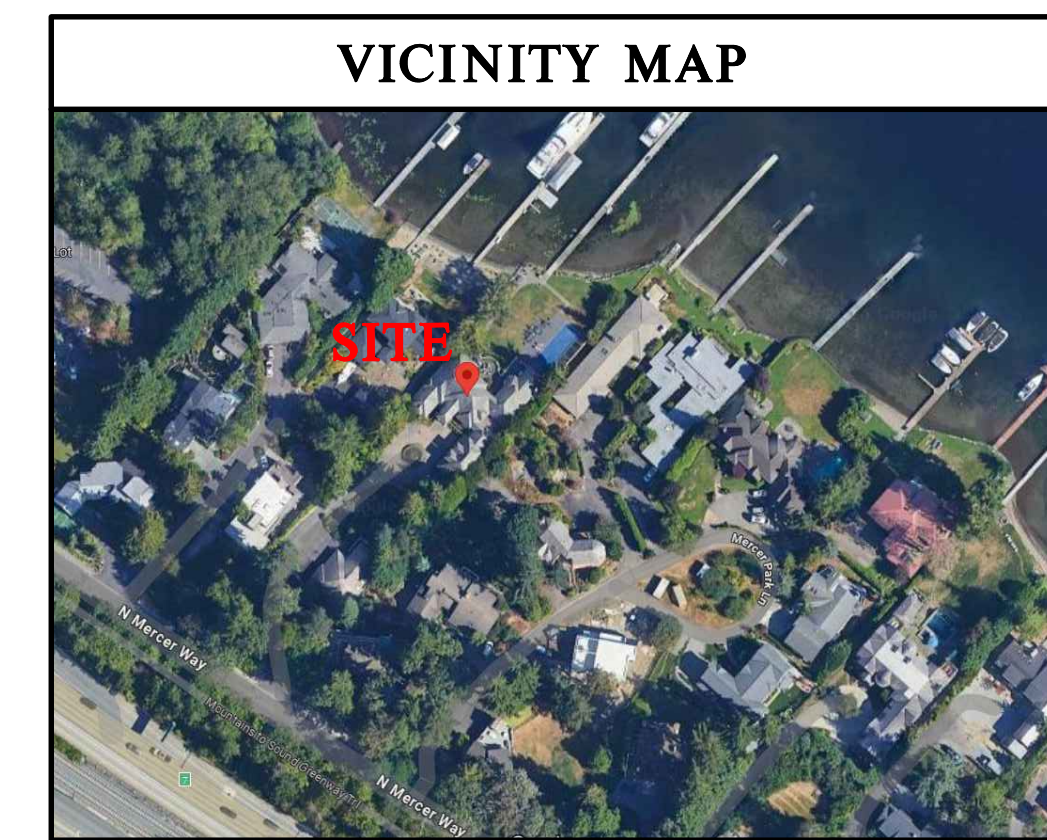


### City of Mercer Island Avg. Grade Calculations

Midpoint Datum Elevation	F or E	Wall Segment Length	F or E	Midpoint Datum Elevation					
A	=	27.25	E	a	=	15.25	A'a	=	415.56
B	=	27.20	E	b	=	12.31	B'b	=	334.83
C	=	26.68	E	c	=	58.47	C'c	=	1558.81
D	=	26.57	E	d	=	7.31	D'd	=	194.23
E	=	26.57	E	e	=	2.00	E'e	=	53.14
F	=	26.57	E	f	=	8.23	F'f	=	213.67
G	=	26.50	E	g	=	2.00	G'g	=	53.00
H	=	26.50	E	h	=	7.39	H'h	=	195.84
I	=	26.50	E	i	=	39.40	I'i	=	1044.10
J	=	27.43	E	j	=	5.17	J'j	=	141.81
K	=	25.90	E	k	=	2.69	K'k	=	69.67
L	=	26.00	E	l	=	6.50	L'l	=	169.00
M	=	26.00	E	m	=	2.89	M'm	=	69.94
N	=	25.90	E	n	=	7.75	N'n	=	200.73
O	=	25.90	E	o	=	1.81	O'o	=	48.88
P	=	25.90	E	p	=	15.86	P'p	=	410.77
Q	=	25.90	E	q	=	4.91	Q'q	=	128.68
R	=	25.80	E	r	=	3.91	R'r	=	100.88
S	=	27.43	E	s	=	18.39	S's	=	504.44
T	=	26.50	E	t	=	10.82	T't	=	288.73
U	=	27.43	E	u	=	18.39	U'u	=	504.44
V	=	25.60	E	v	=	3.91	V'v	=	100.10
W	=	25.60	E	w	=	7.00	W'w	=	179.20
X	=	25.60	E	x	=	5.50	X'x	=	140.80
Y	=	25.70	E	y	=	19.50	Y'y	=	501.15
Z	=	25.90	E	z	=	5.75	Z'z	=	148.93
a	=	26.00	E	A	=	1.40	a'A	=	36.40
b	=	26.20	E	B	=	7.75	b'B	=	203.05
c	=	26.21	E	C	=	1.40	c'C	=	36.60
d	=	26.21	E	D	=	5.75	d'D	=	150.71
e	=	24.60	E	e	=	71.00	e'E	=	1748.60
f	=	25.80	E	F	=	24.91	f'F	=	642.68
g	=	26.17	E	G	=	7.91	g'G	=	207.00
h	=	26.20	E	H	=	20.00	h'H	=	504.00
i	=	26.60	E	I	=	5.00	i'I	=	133.00
j	=	26.70	E	J	=	13.00	j'J	=	347.10
k	=	26.70	E	K	=	2.91	k'K	=	77.70
l	=	26.80	E	L	=	15.18	l'L	=	408.82
m	=	26.80	E	M	=	4.91	m'M	=	131.59
n	=	26.10	E	N	=	5.50	n'N	=	143.55
o	=	26.10	E	O	=	4.91	o'O	=	128.15
p	=	26.38	E	P	=	5.00	p'P	=	131.80
q	=	26.31	E	Q	=	20.00	q'Q	=	528.20
r	=	26.38	E	R	=	19.75	r'R	=	520.61
s	=	24.57	E	S	=	2.91	s'S	=	71.50
t	=	24.61	E	T	=	3.91	t'T	=	98.23
u	=	24.54	E	U	=	15.91	u'U	=	390.43
v	=	24.20	E	V	=	3.91	v'V	=	94.62
w	=	24.90	E	W	=	43.00	w'W	=	1070.70
x	=	27.16	E	X	=	12.31	x'X	=	334.34
				<b>Average</b>	<b>1306.91</b>	<b>611.14</b>	<b>15921.78</b>		
Address				8448 N Mercer Way, Mercer Island, WA	26.05	AVG. GRADE			



### SITE INFO

**STREET ADDRESSES:**  
8448 N MERCER WAY, MERCER ISLAND, WA 98040

**PARCEL #:**  
8106100030

**LEGAL DESCRIPTION:**  
SUNNYBANK ADD LOT B - TGV SH LDS ADJ MERCER ISLAND SHORT PLAT NO M1 91-03-04 REC NO 91219006 SD SHORT PLAT DAF - TRACT 3 OF SUNNYBANK ADDITION - LESS ST HWY

### ZONING

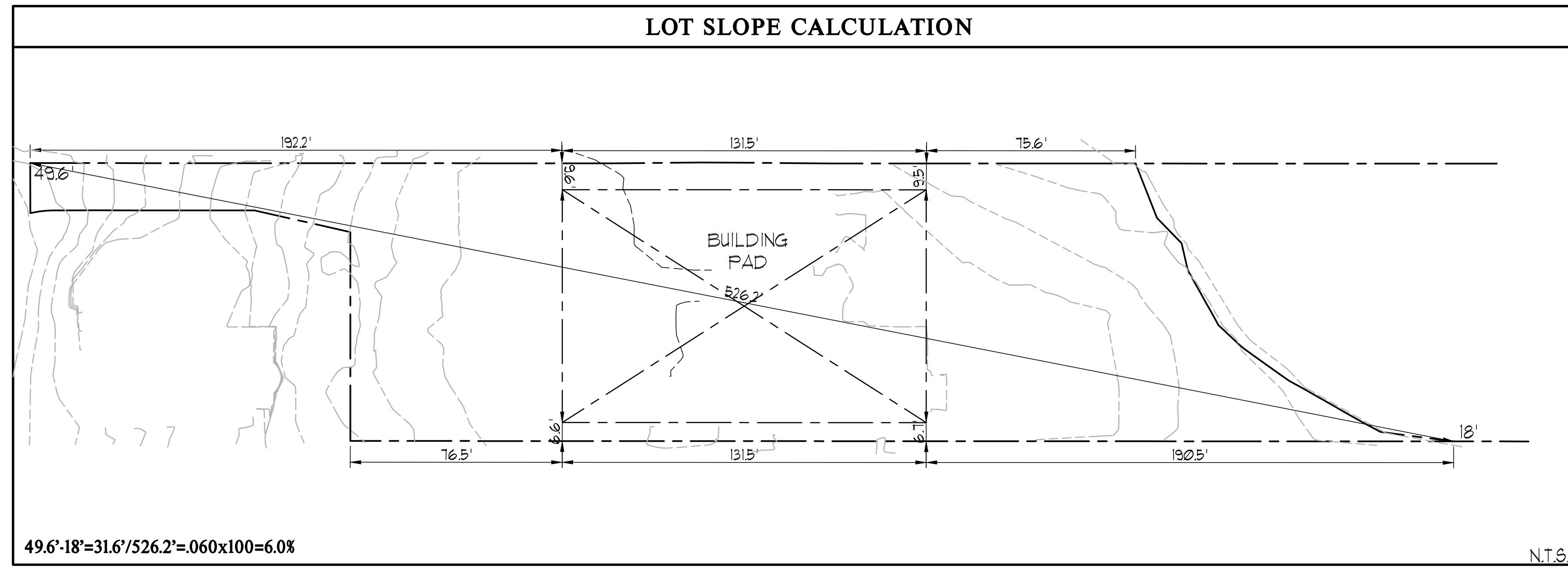
**ZONING:** R-15  
**SINGLE FAMILY RESIDENTIAL SETBACKS:**  
FRONT YARD - 20'-0"  
REAR YARD - 25'-0" (ORHW)  
TOTAL SIDE YARDS - 1/3 OF 100' LOT WIDTH - 17'-0"

**HEIGHT LIMIT:**  
30' ABOVE AVERAGE BUILDING ELEVATION  
30' DOWNHILL HIGHEST PLATE FROM EXISTING GRADE

**LOT COVERAGE:**  
SLOPE IS 6% - 40% MAX OF GROSS LOT AREA

**HARDSCAPE:**  
SLOPE IS 6% - 9% MAX OF GROSS LOT AREA

**G.E.A.:**  
40% MAX OF NET LOT AREA



### LEGEND

- DESIGNATES EXISTING GRADE
- DESIGNATES FINISHED GRADE
- - - - - DESIGNATES TREE DRIPLINE
- - - - - DESIGNATES TREE FENCING
- - - - - DESIGNATES EXISTING WOOD FENCE

**ALL EXISTING TREES TO BE RETAINED**

### SITE CALCULATIONS

LOT AREA	GROSS LOT AREA
33,200 SF	33,200 SF
13,280 SF	13,280 SF

#### LOT COVERAGE STRUCTURE CALCULATION

EXISTING	ADDITION	PROPOSED	
BUILDING (ROOF AREA)	6,680 SF	185 SF	6,865 SF
BRICK WALL	36 SF	0	36 SF
BLOCK WALL	23 SF	0	23 SF
SHED	43 SF	0	43 SF
DRIVEWAY	5,619 SF	0	5,619 SF
<b>TOTAL LOT COVERAGE</b>	<b>12,401 SF/37.3%</b>		<b>12,586 SF/37.9%</b>

#### HARDSCAPE CALCULATION

EXISTING	ADDITION	PROPOSED	
50' AREA - 9% SIDEWALKS (excl. u/eaves)	668 SF	0	668 SF
ROCKERY	188 SF	0	188 SF
POOL AREA	2,547 SF	-64 SF	2,483 SF
PATIO (excl. u/eaves)	1,023 SF	0	1,023 SF
RET. WALL	161 SF	0	161 SF
AC	18 SF	0	18 SF
COURTYARD (excl. u/eaves)	317 SF	-121 SF	196 SF
<b>TOTAL HARDSCAPE</b>	<b>4,922 SF/14.8%</b>		<b>4,737 SF/14.2%</b>

#### 25' - 50' AREA - 30% HARDSCAPE

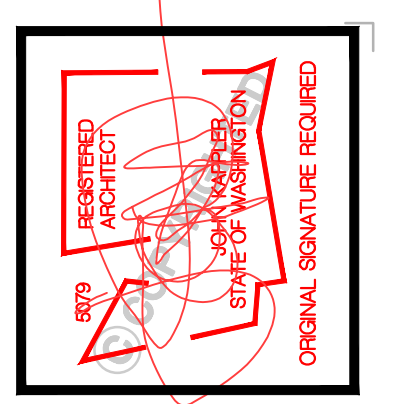
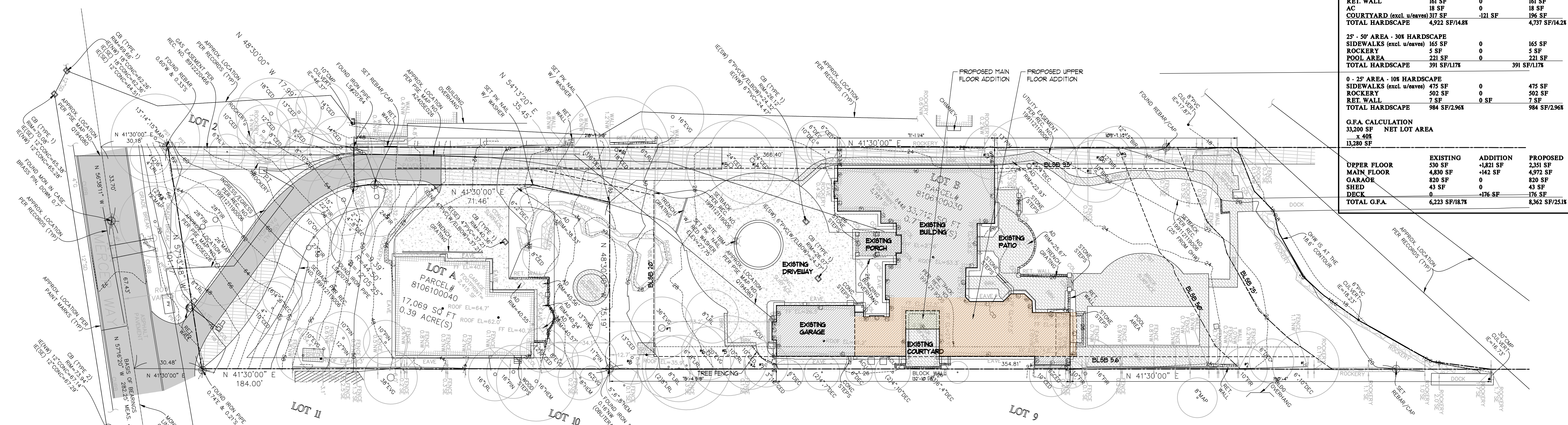
EXISTING	ADDITION	PROPOSED	
SIDEWALKS (excl. u/eaves)	165 SF	0	165 SF
ROCKERY	5 SF	0	5 SF
POOL AREA	221 SF	0	221 SF
<b>TOTAL HARDSCAPE</b>	<b>391 SF/11.7%</b>		<b>391 SF/11.7%</b>

#### 0 - 25' AREA - 10% HARDSCAPE

EXISTING	ADDITION	PROPOSED	
SIDEWALKS (excl. u/eaves)	475 SF	0	475 SF
ROCKERY	502 SF	0	502 SF
RET. WALL	7 SF	0 SF	7 SF
<b>TOTAL HARDSCAPE</b>	<b>984 SF/29.6%</b>		<b>984 SF/29.6%</b>

#### G.F.A. CALCULATION

EXISTING	ADDITION	PROPOSED	
UPPER FLOOR	530 SF	-121 SF	231 SF
MAIN FLOOR	4,830 SF	-142 SF	4,972 SF
GARAGE	820 SF	0	820 SF
SHED	43 SF	0	43 SF
DECK	0	-176 SF	-176 SF
<b>TOTAL G.F.A.</b>	<b>6,223 SF/18.7%</b>		<b>6,362 SF/25.1%</b>



Date	By	Description

Lee Remodel

8448 N Mercer Way, Mercer Island, WA

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Forward Thinking Design Solutions For Your Environment  
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Bellevue, WA 98007  
1-800-888-4517  
www.lee-remodel.com

TITLE: \_\_\_\_\_  
JOB NO.: 210514  
STARTING NO.: NA

SHEET  
**A1.1**