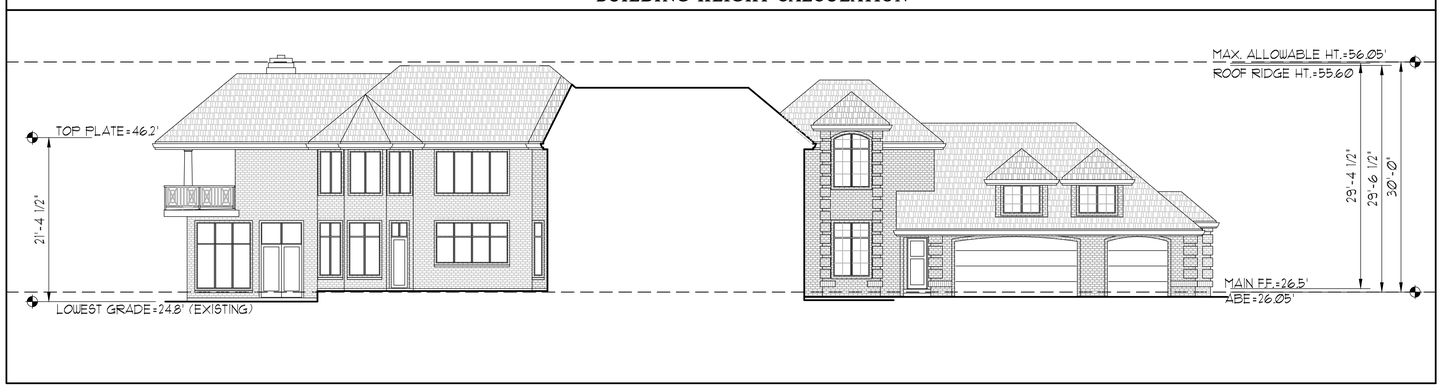
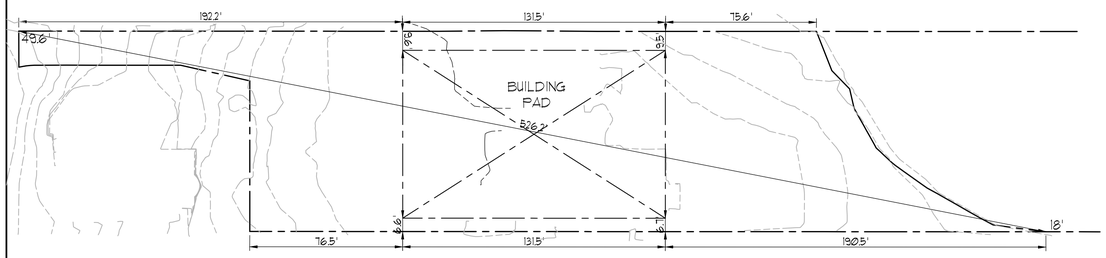
BUILDING HEIGHT CALCULATION



LOT SLOPE CALCULATION



49.6'-18'=31.6'/526.2'=.060x100=6.0%

N.T.S.

City of Mercer Island Avg. Grade Calculations

Midpoint	Datum	Elevation	F or E	Wall Segment	Length			
A	=	27.25	E	a	=	15.25	A*a	= 415.56
B	=	27.20	E	b	=	12.31	B*b	= 334.83
C	=	26.66	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	= 218.67
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	=	2.69	M*m	= 69.94
N	=	25.90	E	n	=	7.75	N*n	= 200.73
O	=	25.90	E	o	=	1.81	O*o	= 46.88
P	=	25.90	E	p	=	15.86	P*p	= 410.77
Q	=	25.80	E	q	=	4.91	Q*q	= 126.68
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	= 286.73
U	=	27.43	E	u	=	18.39	U*u	= 504.44
V	=	25.60	E	v	=	3.91	U*u	= 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	= 36.69
d	=	26.21	E	D	=	5.75	d*D	= 150.71
e	=	24.60	E	E	=	71.00	e*E	= 1746.66
f	=	25.80	E	F	=	24.91	fF	= 642.68
g	=	26.17	E	G	=	7.91	g*G	= 207.00
h	=	26.20	E	H	=	20.00	h*H	= 524.00
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	= 406.82
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	=	26.36	E	P	=	5.00	p*P	= 131.80
q	=	26.31	E	Q	=	20.00	q*Q	= 526.20
r	=	26.36	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	= 96.23
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
		1308.91				611.14		15921.78
Address		8448 N Mercer Way, Mercer Island, WA					26.05	AVG. GRADE

LEGEND

- DESIGNATES WATER
- DESIGNATES SEWER
- DESIGNATES STORM
- DESIGNATES EXISTING GRADE
- DESIGNATES FINISHED GRADE
- DESIGNATES TREE DRIPLINE
- DESIGNATES TREE FENCING
- DESIGNATES EXISTING WOOD FENCE

ALL EXISTING TREES TO RETAIN

VICINITY MAP

SITE INFO

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

PARCEL #:
8106100030

LEGAL DESCRIPTION:
SUNNYBANK ADD LOT B - TGW SH LDS ADJ MERCER ISLAND SHORT PLAT NO MI 91-03-04 REC NO 9112119006 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" (OHWM)
TOTAL SIDE YARD(S) - 17% OF 100' LOT WIDTH - 17'-0"

HEIGHT LIMIT
30' ABOVE AVERAGE BUILDING ELEVATION
35' 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.F.A.
40% MAX. OF NET LOT AREA

SITE CALCULATIONS

LOT AREA
33,200 SF GROSS LOT AREA

LOT COVERAGE STRUCTURE CALCULATION
33,200 SF GROSS LOT AREA
x 40%
13,280 SF ALLOWABLE LOT STRUCTURE COVERAGE

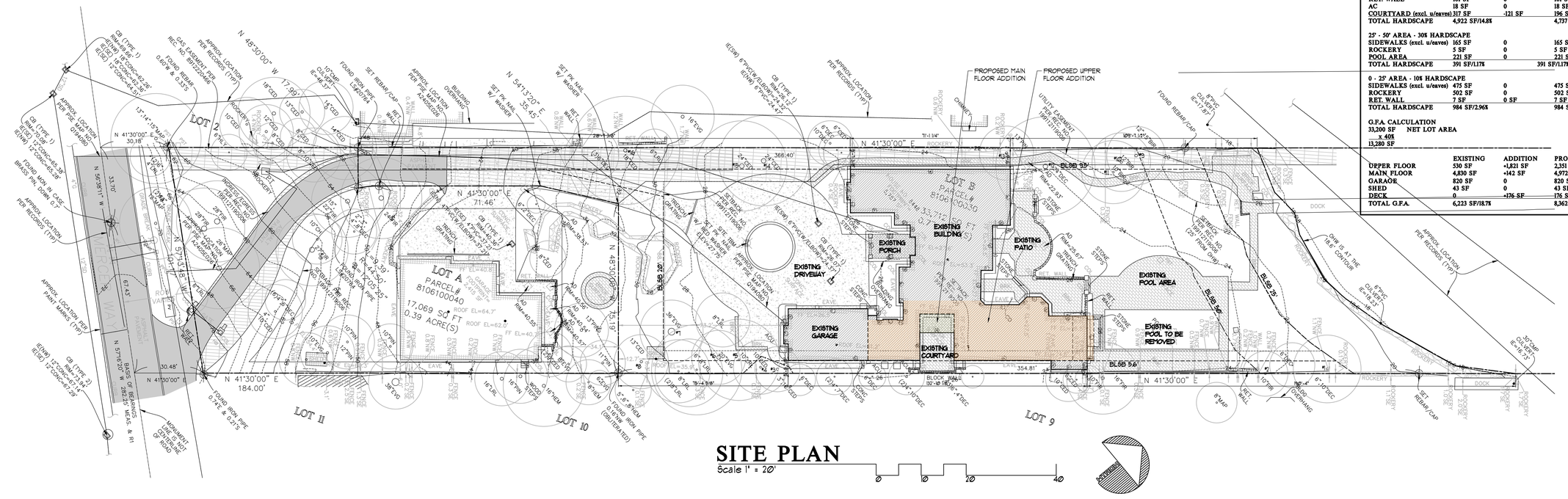
	EXISTING	ADDITION	PROPOSED
BUILDING (ROOF AREA)	6,680 SF	185 SF	6,865 SF
BRICK WALL	36 SF	0	36 SF
BLOCK WALL	23 SF	0	23 SF
SHED	43 SF	0	43 SF
DRIVEWAY	5,619 SF	0	5,619 SF
TOTAL LOT COVERAGE	12,401 SF/37.3%		12,586 SF/37.9%

HARDSCAPE CALCULATION
33,200 SF GROSS LOT AREA
x 9%
2,988 SF ALLOWABLE HARDSCAPE COVERAGE

	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
TOTAL HARDSCAPE	4,922 SF/14.8%		4,737 SF/14.2%
25' - 50' AREA - 30% HARDSCAPE			
SIDEWALKS (excl. u/eaves)	165 SF	0	165 SF
ROCKERY	5 SF	0	5 SF
POOL AREA	221 SF	0	221 SF
TOTAL HARDSCAPE	391 SF/1.17%		391 SF/1.17%
0 - 25' AREA - 10% HARDSCAPE			
SIDEWALKS (excl. u/eaves)	475 SF	0	475 SF
ROCKERY	502 SF	0	502 SF
RET. WALL	7 SF	0 SF	7 SF
TOTAL HARDSCAPE	984 SF/2.96%		984 SF/2.96%

G.F.A. CALCULATION
33,200 SF NET LOT AREA
x 40%
13,280 SF

	EXISTING	ADDITION	PROPOSED
UPPER FLOOR	530 SF	+1,821 SF	2,351 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
TOTAL G.F.A.	6,223 SF/18.7%		8,362 SF/25.1%



SITE PLAN

Scale 1" = 20'

0 10 20 40

NORTH

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Bellevue, WA 98007
1-800-888-4517
www.kaplichomeplans.com

Date	By	Description
9/4/24	AG	PERMIT SET

Lee Remodel

8448 N Mercer Way, Mercer Island, WA

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TITLE

JOB NO.: 23050.14
STARTING NO.: NA

SHEET

A1.1

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