

**BUILDING HEIGHT CALCULATIONS**

A. Average Building Elevation (ABE) calculations located on sheet #: <i>5</i>	
B. Allowable Building Height (ABE + 30 ft.)	<u>30'</u> Feet
C. Proposed Building Height <i>ABE not calculated due</i>	<u>22.75</u> Feet
D. Benchmark Elevation* <i>to low building height</i>	<u>NA</u> Feet
E. Describe Benchmark Location (must be undisturbed throughout project)	<u>NA</u>
F. Sloping lot (Downhill side)- maximum height of top of exterior wall façade above lowest existing grade (30-ft max)	<u>—</u> Feet
G. ABE and Allowable Building Height Shown on elevations plan sheet #	<u>NA</u>
H. Topo-survey Accuracy Attested on Plan Sheet #	<u>NA</u>

*Note: survey must attest to accuracy when proposed building height is within 2 feet of the allowable building height. Please see page 7 for more information on calculating Average Building Elevation (ABE)*

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

**BASEMENT FLOOR AREA CALCULATION**

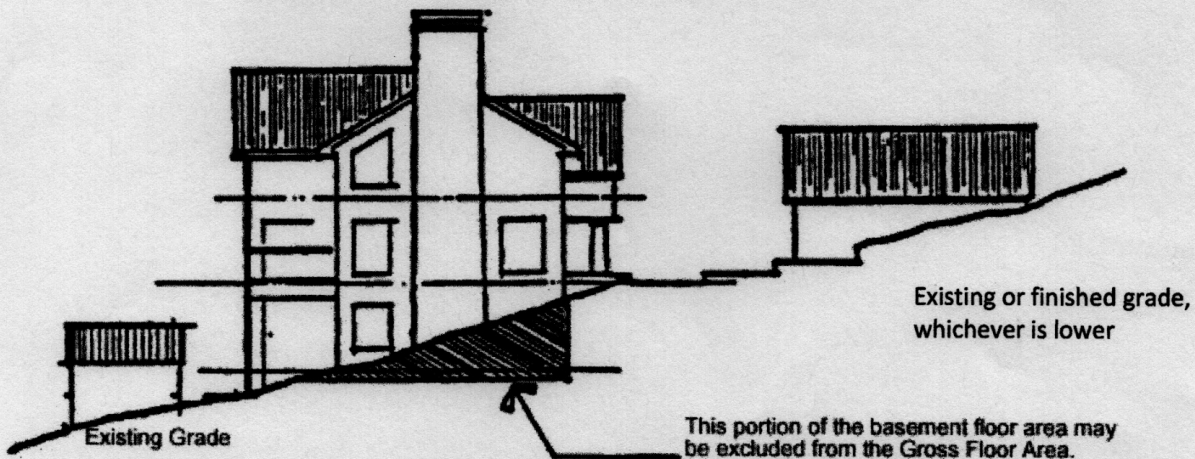
The Mercer Island Development Code allows for the portion of the basement floor area which is below grade to be excluded from the Gross Floor Area. That portion of the basement which will be excluded is calculated as shown:

Portion of Excluded Basement Floor Area = Total Basement Area x

$$\frac{\sum (\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$$

Where the terms are defined as follows:

- Total Basement Area:** The total amount of all basement floor area.
- Wall Segment Coverage:** The portion of an exterior wall below existing or finished grade, whichever is lower. It is expressed as a percentage. Refer to example below.
- Wall Segment Length:** The horizontal length of each exterior wall in feet.



**EXAMPLE OF BASEMENT FLOOR AREA CALCULATION**

This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area. In order to complete this example, the following information is needed:

- a. A topographic map of the existing (e) grades and showing proposed finished (f) grades.
- b. Building plans showing dimensions of all exterior wall segments and floor areas.
- c. Building elevations showing the location of existing and finished grades in relation to basement level.