CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



Pre-Application Meeting (PRE20-038)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	9820 SE	35 th PL			
Lot Size:	21,700s	f	Zoning:	R-9.6 (Single Family)	
Brief Project Description:		ddition of heated space and a ed 2 car garage.	Documents Provided:		
Applicant Infor	mation:				
Name: Priscilla Wenzel		Phone: priscilla@mediciarchitects.com 602-568-5689			
Second Pre-application Meeting Required: Not Applicable Click for explanation if necessary					

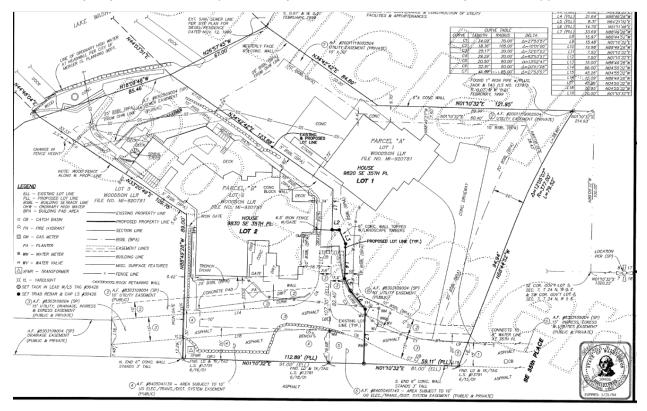
Applicant Questions:

- 1. The remodeled home will be for the sole use of the current homeowner and family's personal use. They will be signing and submitting an Affidavit for Exemption from Substantial Development Permit WAC 173-27-040(2)(g). Is this form submitted with the building permit or as a separate permit?
 - a. Lauren Anderson (Planning) response: this Affidavit should be submitted with the building permit.
- 2. Less than 40% of the exterior will be structurally altered. The existing house is placed with the Northern side yard measuring 5 ½ feet while the Southern side yard measures 9 ½ feet and an aggregate total of 15 feet. Since the site has not been altered, it is our understanding that the existing side yards are vested. At the basement level, the existing basement will be extended 12 feet for a new Sitting and Exercise Room. This extension aligns with the current existing structure and sits on the existing exterior stair footing. The stair will be removed, and the existing footing reused for the Sitting Room foundation upon approval from structural. This existing footing is 7'-5 ½" to 8'-2" from the Northern property line. Does the location of the proposed extended basement comply with the required set back? Does the 5 ½ foot vested setback apply for the new addition?
 - a. Lauren Anderson (Planning) response: the recorded setbacks on the plat do vest. There was a lot line revision in 1993 under SUB9206-014 – please refer to Attachment 1. In 2001 there was the Baker lot line revision under SUB01-009, Recording #20021125900027 – refer to Attachment 2.

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b. The setbacks that were recorded on the latest subdivision is what the project vests to – thus the side yard setbacks are 10 feet to the south and 5 feet to the north that then becomes 10 feet for the northwest portion – refer to Attachment 2. Please refer to the snippet below:



- 3. At the 1st level Northern side, the existing deck facing the water shows water damage and will replaced and extended to cover the new extended basement. The Northern side of proposed deck extends over the basement below and measures 5'-10 ½" to 8'-2" from the Northern property line. This aligns with the existing main structure of the house. This deck will include approximately a 20'x20' glass covered roof. Does the vested 5 ½ feet setback apply for the new covered deck?
 - a. Lauren Anderson (Planning) response: if the existing deck is legally nonconforming (setbacks or from being over on hardscape), legal nonconforming decks can be replaced in the same location per MICC 19.01.050(B)(2):
 - i. "Repair and maintenance of a legally nonconforming deck, including total replacement, are allowed, as long as there is no increase in the legal nonconformity and no new nonconformances are created; provided, any portion of a nonconforming deck that is in a side yard and less than five feet from an interior lot line may be replaced only if the deck is reconstructed to comply with current minimum side yard requirements."
 - b. The new deck and roof can be up to 5 feet from the northern property line and follow the recorded setbacks in Attachment 2 provided the site does still need to comply with maximum allowed lot coverage since the deck will now be covered.
- 4. At the 1st level Southern side, the existing deck facing the water shows water damage. The size, shape and elevation of this deck will not change. The deck will remain uncovered. The setback designated at the time the house was built was set at 9.5 feet at this location. The current deck

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is located 9.5' to 9'-91/4" from the property line. Can this deck be replaced in the same location as it now stands?

- a. Lauren Anderson (Planning) response: refer to answer above under 3.a.i.
- 5. Does the vested setback apply to the new proposed open stair or will it need to move over so that is does not encroach more than 3 feet into the Southern setback per MICC 19.02.020(C)(3).
 - a. Lauren Anderson (Planning) response: the recorded setbacks are building setbacks. Appurtenances like stairs, patios, decks, eaves, etc. can protrude into the designated setback, provided it complies with the standards in MICC 19.02.020.(C)(3). Per MICC 19.02.020(C)(3)(a)(ii) minor building elements (stairs, deck, chimney, porch, window wells) are not allowed to protrude into the minimum side yard setback (5 foot setback) abutting an interior lot line.
- 6. The existing main ridge of the house exceeds 30 feet above the ABE. All new work will conform to the allowable height. Are there any other issues caused by the existing nonconforming height of the existing structure?
 - a. Lauren Anderson (Planning) response: if the remodel doesn't exceed the 40% exterior wall threshold, the project doesn't increase the height, and the new additions (basement and garage) comply with the height standard then there is no issue.
- 7. The new proposed 2-car Garage has been placed using the vested setback of 9.5 feet from the Southern side yard setback and 20 feet from the front yard setback to be consistent. Does the new Garage need to follow current setbacks? If so, the aggregate setback would be calculated as:

Largest Diameter that can fit between property lines is 114.54'

114.54'x17%=19.47' aggregate setback

19.47' x33%=6.42' setback min.

Height (large lot) Non gable HT is over 15 feet therefore 7.5' is minimum setback

Setback 1 = 7.5'

Setback 2 = 11.97 feet

In this case setback at garage can jog to meet min set back of 7.5 feet but. Place outside of utility easement line. This creates not change either way. What is your preference?

- a. Lauren Anderson (Planning) response: per MICC 19.02.020(H)(2)- "no structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement."
- b. The proposed garage needs to be located outside the 20 and 10 foot setback. In addition, the garage is adding more lot coverage and gross floor area, compliance with the City's lot coverage & GFA standards is required.
- c. The basement is also adding GFA, but the basement exclusion calculation can be used. Please refer to Attachment 3 Site Development Worksheet.
- 8. There is a Utility Easement abandoned and recorded in 1999 that did not show up on your paperwork. See attached document labeled utility abandonment. How do we get this issue resolved?
 - a. Ruji Ding (Engineering) response: regarding a private easement with PSE, it is a private easement, city does not get involved. It is your responsibility to get resolved.
- 9. Are there any other issues that have not been asked that should be addressed? Is an intake screening still required after the pre-application meeting?
 - a. Lauren Anderson (Planning) response: Yes, an electronic intake screening will be required when you submit the building permit.

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Review Comments:

Fire Comments:

Fire Contact: <u>Jeromy.hicks@mercerisland.gov</u> or by phone at 206-275-7966.

- 1. Building Information
 - a. Address: 9820 SE 35th PL
 - b. Use: SFR
 - c. Construction Type: Wood Frame Type Vb
 - d. Square Footage: 6081 sq/ft +/-
- 2. Current Valuation of the project 47.7% I believe that this is combined.
- Special Consideration: Determine valuation of the remodel separate from the detached garage.
 If the garage is outside of IBC separation distance it would be considered a different building.
 Garages do not need to be sprinklered unless they contain an ADU or do not meet IBC separation distances.
- 4. Sprinkler information
 - a. All New Single Family/ADU require a minimum of a NFPA 13D sprinkler system. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
 - Alterations exceeding 50% of the valuation also required the retrofit of fire sprinkler systems.
 - c. Additional requirements may be added for fire access, grade, and fire flow.
 - d. Fire Sprinkler Requirement Link 13d
 - e. Fire Sprinkler Requirement Link 13r
- 5. Fire Alarm information:
 - a. Fire Alarm (NFPA 72) may be required due to width of the fire access road.
 - b. If the valuation is between 10 and 49% a NFPA 72 Fire Alarm System will be required. See below fire review.
 - c. Fire Alarm Standard Link
- 6. Hydrant and fire flow information (IFC Appendix A)
 - a. The fire flow at the home meets requirements. Hydrant WA-HY-C5-36
 - 3740gpm at 88psi
 - b. Distance to hydrant exceeds requirements. (375 +/-ft)
 - c. Two fire hydrants required only one provided. This is due to the size of the house.
- 7. Access road (2015 IFC Appendix D)
 - a. Turn Around. None provided.
 - b. Width. All access roads under 500 feet in length are required to be 20 feet in width. Width at time of pre-application meeting was 10.67' feet.
 - c. Fire Access Road exceeds 150'
 - d. Slope. Slope appears not to exceed 10%.
 - e. Fire Apparatus Road Standard Link

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*Subject to change pending submittal of plans and plan review. Plan approval/ Plan review does not relieve the designer/contractor from complying with all applicable codes and requirements as adopted by the City of Mercer Island and the State of Washington, nor does it abrogate the requirements of other authorities having jurisdiction.

For additional information please refer to this helpful webpage: http://www.mercergov.org/Page.asp?NavID=2614

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

- 1. Please refer to MICC 19.10 for our tree code (updated 11-1-2017).
- 2. Tree retention and replacement will be required
- 3. Tree protection of retained trees will be required. Show tree protection at trees dripline or greatest extent possible. It appears large trees on the east property line will need protection.

For shoreline development, please provide the following:

- 4. Please illustrate existing trees (type, diameter, driplines) located near the proposed development.
- 5. If there is a recent building permit for an addition or new house: if the property has a required shoreline planting plan per MICC 19.07.110(E)(9)(d), please illustrate the existing shoreline plantings and integrate the proposed vegetation with this project. (E)(9)(d) requires all development adding over 500sf of GFA or impervious surface requires a native shoreline vegetation plan.
- 6. Please provide a tree protection plan for all development that will impact regulated trees.

For additional information please refer to this helpful webpage: https://www.mercerisland.gov/cpd/page/tree-permits

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

- 1. Clearly show the net increase of the impervious surface area of the project, if it exceeds 500 sf, then a drainage report and design are required.
- 2. Question #8, regarding a private easement with PSE, it is a private easement, city does not get involved. It is your responsibility to get resolved.
- 3. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here: https://www.mercerisland.gov/cpd/page/stormwater-permits

Building Comments:

Building Contact: gareth.reece@mercerisland.gov or 206-275-7710.

- 1. Site specific design criteria for wind per mercer island mapping:
 - a. Wind Speed-up Factor Kzt=1.0
 - b. Wind Exposure Category C

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- 2. This site is mapped with the following geologic hazards which will require a geotechnical report as part of a building permit submittal(MICC 19.07.160(B)(1)), and will make the site subject to the seasonal development limitation (MICC 19.07.160(F)(2))
 - a. Potential Slide
 - b. Erosion
- 3. The statement of risk made on page 12 of the provided geotechnical report is not appropriate for the proposed work. Statement (d) is applicable to small structures which are not occupied (such as small landscape walls or rockeries away from occupied areas, fences, etc. Recommendations and design conforming to statement (c) is likely the best option.

For additional information please refer to this helpful webpage:

https://www.mercerisland.gov/cpd/page/codes-design-criteria-research

Planning Comments:

Planning Contact: Lauren. Anderson@mercerisland.gov or 206-275-7704.

- "Standard" zoning constraints:
 - a. Setbacks (location, width, where they are on the lot)

Front yard: 20-feet Rear yard: 25-feet

Side Yard: Variable. Please see MICC 19.02.020(C)(1)(c)(iii)

- i. No eave and minor building element protrusion is allowed into the minimum side yard setback (MICC 19.02.020(C)(3)). Labeling the minimum side yard setback on the site plan is important due to the following:
 - 1. If the building height along the side yard is above 25 feet from the finished grade to the top of the exterior wall façade the minimum side yard is 10 feet, thus no eaves can protrude into the 10-foot minimum side yard setback.
 - 2. If the building height along the side yard is above 15 feet (non-gabled roof) and 18 feet (gabled roof) above the existing or finished grade (whichever is less) to the top of the exterior wall façade will have a minimum side yard of 7.5 feet, thus no eaves would be allowed into the 7.5 foot setback.
 - 3. For the full code, please refer to MICC 19.02.020 (C)(1)(c)
- b. Height limits / downslope height limit
 - i. Maximum height: 30 feet above the average building elevation (ABE) to the highest point of the roof
 - ii. at the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.
- c. Lot Coverage:
 - i. Based on lot slope
 - ii. Calculated by totaling the following:
 - 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
 - 2. Roof line (includes eaves and covered decks)
 - iii. Allowed a maximum of 9% of the lot area can be hardscape
 - 1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, etc.
 - 2. Retaining walls count towards hardscape calculation
- d. Gross Floor Area: 40% of the lot area

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- i. Based on ceiling height, additional GFA may be applied
 - The gross floor area shall be 150 percent of the floor area of that portion of a room(s) with a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.
 - The gross floor area shall be 200 percent of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.
 - 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
- ii. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA

2. Critical area constraints

- a. As seen in the Hazard Report provided in the meeting, there are Geologically Hazardous Areas present. Project must comply with MICC 19.07.160.
- b. Include in Geotech report: hazards, mitigation, statement of risk, etc.

3. Shoreline

- a. Setbacks from OHWM (0-25 feet, 25-50 feet and 200 feet from the OHWM)
- b. Impervious Surface % within setbacks: 0-25 feet is 10% with no structures and 25-50% is 30% with structures allowed. Please refer to MICC 19.16 definition of impervious.
- c. Refer to the Shoreline Master Program in MICC 19.13.

4. SEPA

- a. Refer to WAC 197-11-800 for SEPA exemptions.
- b. Most home remodels/additions/and new SFR are exempt from SEPA unless there is a watercourse or wetland present on-site ("lands covered by water").

5. Woodson Short Plat

- a. Official plat map was provided by the applicant in the pre-app materials.
- b. Easements:
 - i. 15 foot ingress, egress, utility & drainage easement
 - ii. 10 foot utility easement
- c. Designated plat setbacks: these recorded setbacks vest to the property (unless there has been another short plat or plat alteration, which the City doesn't have a record of). This means the front, side and rear yard setbacks are what are shown on the plat map.
- d. Conditions of plat approval on page 1 of 2 of the recorded plat still apply. Most apply for new house construction, but the following may apply to this project: #5, 6, 9, 10, 12, 13.

6. Easement:

- a. Private underground utility easement (2001), recording # 20011119002504
- 7. Non-conforming issues / items
 - a. A portion of the house & deck looks to be built within the side yard setbacks.
 - b. Refer to MICC 19.01.050 for the nonconforming code requirements.
 - c. All structures, sites and uses that lawfully existed prior to September 26, 1960, shall be considered legally nonconforming. Structures, sites and uses that were constructed or initiated after September 26, 1960, that were in conformance with all applicable code provisions in effect at the time of their creation but are not in compliance with current land

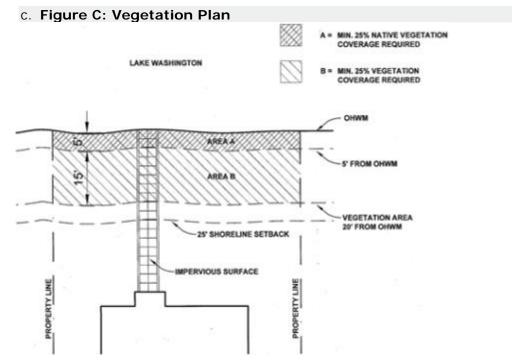
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- use codes as a result of subsequent changes in code requirements are deemed to be legally nonconforming structures, sites and uses.
- d. Refer to the planning response above about how legally nonconforming decks can be replaced.
- e. A structure, site or use may be maintained in legal nonconforming status as long as no new nonconformances are created, there is no expansion of any existing nonconformity, and legal nonconforming status is not lost under any of the circumstances set forth in 19.01.050. If legal nonconforming status is lost, the structure, site or use must be brought into conformance with all applicable code requirements.
- f. Ordinary repairs and maintenance of a legally nonconforming structure are permitted. In no event may any repair or maintenance result in the expansion of any existing nonconformity or the creation of any new nonconformity.
- g. All new proposed structures (not replacement or repair) must comply with the current development standards, including, but not limited to: height, setbacks, GFA, lot coverage, and hardscape.
- 8. Impact fees: https://www.mercerisland.gov/cpd/page/impact-fees
- 9. Target review timelines & reviews: https://www.mercerisland.gov/cpd/page/target-times-reviews
- 10. Expiration of approvals: MICC 19.15.150
- 11. Additional planning notes:
 - a. The woodwall and block wall (bulkhead0 along the shoreline needs to count towards hardscape.
 - b. https://mercerisland.municipal.codes/MICC/19.13.050(K)(4) shoreline planting required:
 - i. New development totaling 500 square feet or more of any combination of additional gross floor area, lot coverage or hardscape, including the primary structures and appurtenances, shall be required to provide native vegetation coverage over 50 percent of the 20-foot vegetation area shown on Figure C. This total shall include all gross floor area, lot coverage, and hardscape added in the five years immediately prior to the development proposal.
 - i. New development totaling 1,000 square feet or more of any combination of additional gross floor area, lot coverage or hardscape, including the primary structures and appurtenances, shall be required to provide native vegetation coverage over 75 percent of the 20-foot vegetation area shown in Figure C.
 - ii. A shoreline vegetation plan shall be submitted to the city for approval.
 - iii. The vegetation coverage shall consist of a variety of ground cover shrubs and trees indigenous to the central Puget Sound lowland ecoregion and suitable to the specific site conditions. Existing mature trees and shrubs, but excluding noxious weeds, may be included in the coverage requirement if located in the 20-foot vegetation area shown in Figure C.
 - iv. No plants on the current King County noxious weed lists shall be planted within the shorelands.

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For more information on Land Use and Planning please refer to this useful webpage: https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements

Regards

Lauren Anderson Planner Community Planning & Development City of Mercer Island

Enclosed:

- 1. Woodson Lot Line Revision SUB9206-014
- 2. Baker Lot Line Revision SUB01-009
- 3. Site Development Worksheet

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WOODSON LOT LINE REVISION FILE NO. MI 920781

DECLARATION:

Know all men by these presents that we, the undersigned owners in fee simple of the land herein described do hereby make a revision thereof and declare this drawing to be the graphic representation of same, and that said revision is made with the free consent and in accordance with the desire of the owners. In witness whereof we have set our hand and seal.

Thomas E. Woodson

Parkela B. Chicoine MARTI ANNA Woodson Fachel Bladnik AVP

For West One Bank

For West One Bank Før West One Bank 🖊

ACKNOWLEDGMENT:

State of Washington) County of King

On this day personally appeared before me, Robert J. Chicoine and Pamelá B. Chicoine, to me known to be the individuals in and who executed the within and foregoing instrument, and acknowledged that they signed the same as his/her free and voluntary act and deed, for the uses and purposes therein

ommission Expires

ACKNOWLEDGMENT:

January/, 1993.

State of Washington)

County of King

who executed the within and foregoing instrument, and acknowledged that they signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned Given under my hand and official seal this 26th 1993.

Michel Porks NOTARY PUBLIC in and for the State of Washington, residing at XXIII.

Commission Expires 73193 ACKNOWLEDGMENT:

State of Washington,

official seal hereto affixed the day and

ACKNOWLEDGMENT:

State of Washington)

County of King

1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to the within and foregoing instrument, and acknowledged that they signed the same as his/her free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Lot 2, REVISED LEGAL DESCRIPTION:

Lot 2, Woodson Short Subdivision, City of Mercer Island File No. MI-82-11-26, recorded under King County Recording Number

EXCEPT that portion lying northwesterly of a line described as

Beginning at the northwest corner of said Lot 2; thence S 88°49'28" E, along the north line thereof, 89.00 feet to the true point of beginning; thence N 33°20'49" E, 109.75 feet; thence N 44°48'04" E to the outer boundary of the Lake Washington Shorelands and the end of this line description.

Lot 3, REVISED LEGAL DESCRIPTION:

Lot 3, Woodson Short Subdivision, City of Mercer Island File
No. MI—82—11—26, recorded under King County Recording Number
8303109004;

TOGETHER WITH that portion of Lot 2, said Woodson Short. Subdivision lying northwesterly of a line described as follows: Beginning at the northwest corner of said Lat 2; thence S 88°49'28" E, along the north line thereof, 89.00 feet to the true point of beginning; thence N 33°20'49" E, 109.75 feet; thence N 44°48'04" E to the outer boundary of the Lake Washington Shorelands and the end of this line description.

KING COUNTY

Department of Assessment

Examined and approved this,

5W 8-24-5

King County Assessor SE 7.24.5 ACCT. 4'S 082405- 9298 18

CITY OF MERCER ISLAND

City Engineer:

Planner: Sugar, Abundon

Code Official: 1. Cost that

Date: March 30, 1995

NOTE: This is a correction of the Lot Line Revision recorded under Rec. No. 9212189009, Vol. 90 of Surveys, page 267. This deletes the 10' Easement along the revised property line.

RECORDER'S CERTIFICATE 930406903

Filed for record this. 4.77 day of Apacel. 1993 at A. M. in book. 9.2... of Surveys at page 1.4.9 at the request of

JOHN HERBERT MILLER

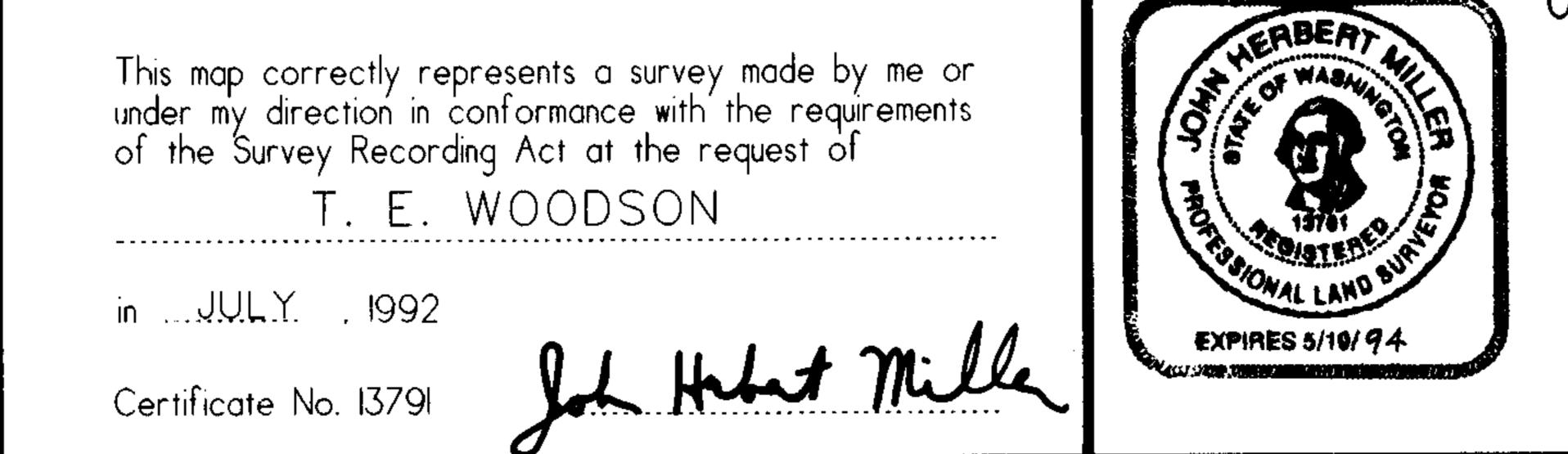
11:55

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

. E. WOODSON

in JULY 1992

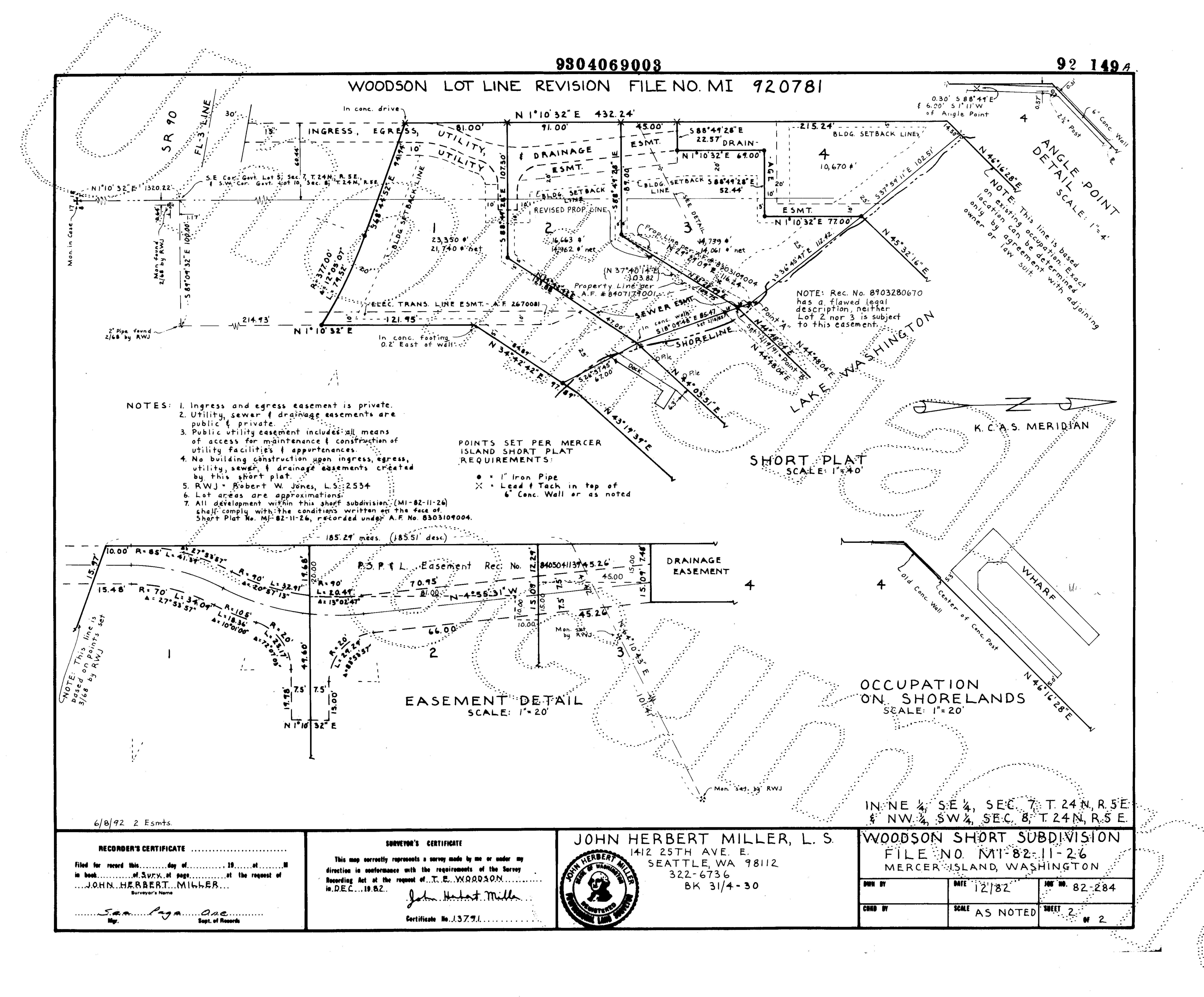


JOHN HERBERT MILLER, L. S.

1412 25TH AVENUE EAST SEATTLE, WA. 98112-3651 (206) 322 - 6736

SURVEY IN NE 1/4, SE 1

DWN. BY:	DATE:	JOB NO.
JHM	9/8/92	82-284
 CHK. BY:	SCALE:	



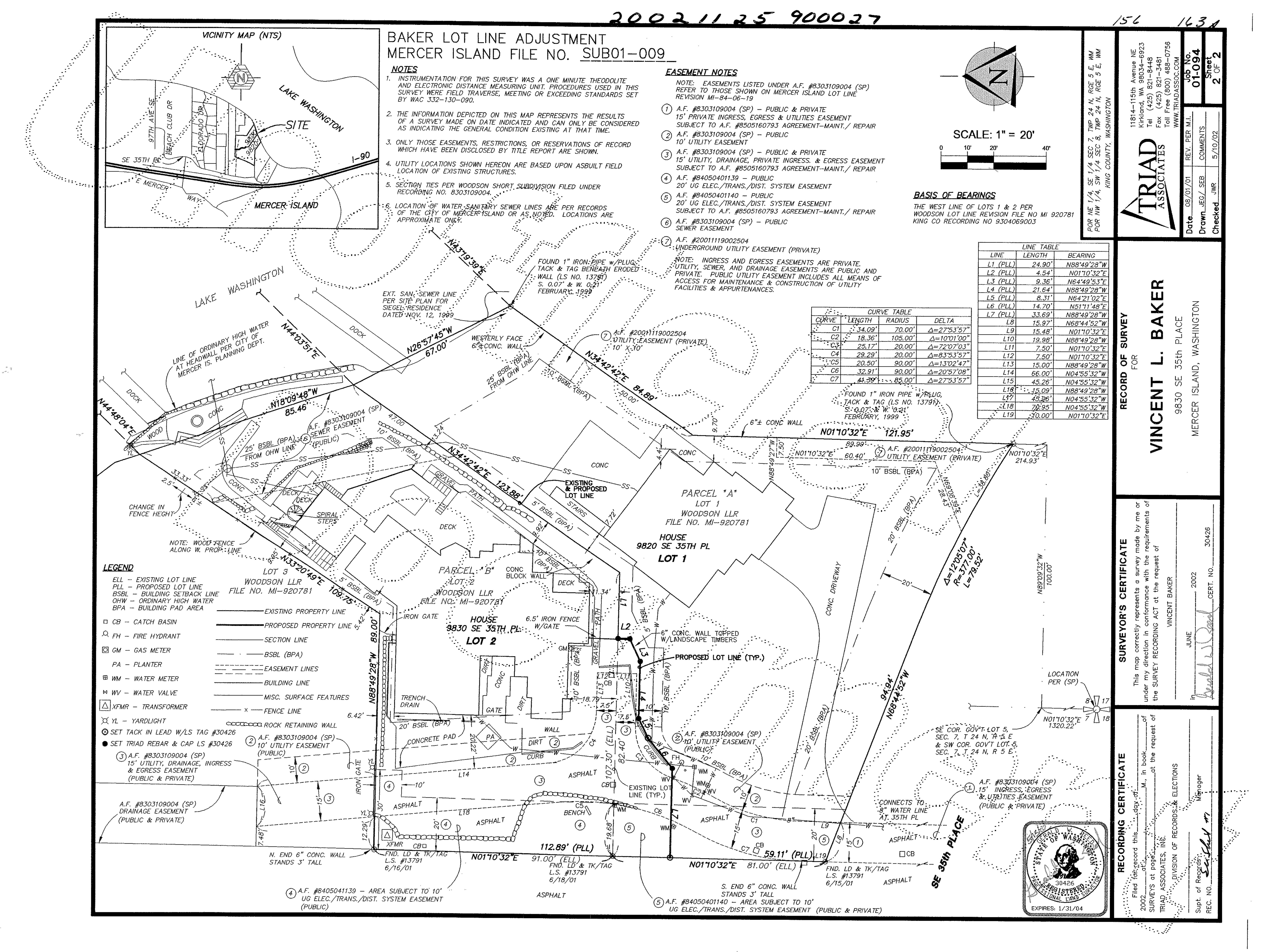
7) ALL FUTURE BUILDING CONSTRUCTION IS LIMITED TO WITHIN THE IDENTIFIED

BUILDING PAD AREAS.

RECORDING NO.:

NOTE: PLOTTED HEREON.

20011119002504



CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



SITE DEVELOPMENT INFORMATION

Worksheet for single family residential development

PROJECT INFORMATION						
Permit Number:	Parcel Num					
Site Address:	Site Address: Phone Number:					
Owner Name:	Date:					
Signature & phone number of Individual who comple	ted this workshee	et:				
Signature		l	Phone Numbe	 r		
GENERAL INFORMATION						
Will any large trees be removed as a result of this dev		y?	Yes		No	
Do you have an Accessory Dwelling Unit?			Existing ADU		No	
Will you be adding air conditioning to the proposed d	levelopment?		Yes		No	
What is the total square footage of all proposed (covered and uncovered)on the property?	decks		S	quare	e Feet	
This is a worksheet and is not a substitute for the Merc Mercer Island City Code. The City may require addition with regulations.			_			
LOT SLOPE						
According to the Mercer Island City Code, slope is a repiece of land calculated by subtracting the lowest electividing the resulting number by the shortest horizon product is multiplied by 100.	vation of the prop	perty 1	from the highe	est ele	vatior	and
LOT SLOPE CALCULATIONS						
Highest Elevation Point of Lot:					Feet	
Lowest Elevation Point of Lot:					- Feet	
Elevation Difference:					Feet	
Horizontal Distance Between High and Low Points:					Feet	
Lot Slope*					%	
*Lot slope is the elevation difference divide Lot slope calculations shown on Sheet #	ed by horizontal d	listanc	e multiplied by	, 100.	-	

LOT COVERAGE

For single family residential development, "lot coverage" is the area of a lot that may be covered by a combination of the buildings and vehicular driving surfaces. Lot coverage is based on "net lot area". Net lot area is the size of the lot minus the area within any access easements on the property that do not provide access to the home on the subject lot. The maximum lot coverage for a specific lot is based upon the lots slope (see above). The area of the lot that <u>cannot</u> be used for lot coverage is "required landscaping area"; the landscaping area is typically improved with either hardscape (see below) or softscape.

Please note: Lot coverage is not the same as impervious surface calculations used for drainage review.

Lot Slope	Maximum Lot Coverage (House, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than	35%	65%
30%		
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

ADJUSTMENTS

A one-time reduction in the required landscaping area and an increase in the allowed maximum lot coverage is allowed if:

- A. The total reduction in required landscaping area shall not exceed 5%, and the total increase in maximum lot coverage shall not exceed 5%; and
- B. The reduction in required landscaping area is associated with:
 - 1. A development proposal that will result in a single-story dwelling with wheelchair accessible entry, and may also include a single-story accessory building; or
 - 2. A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that is more than the 25% of the allowed lot coverage. The allowed reduction in the required landscaping area and increase in the maximum lot coverage shall not exceed 5% or the area of the driveway in excess of 25% of the lot coverage, whichever is less. For example, a development proposal with a driveway that occupies 27% of the allowed lot coverage, may increase the total lot coverage by 2%
- C. A recorded notice on title, covenant, easement, or other documentation in a form approved by the city, shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area an increase in lot coverage.

Doe	Ooes this project include a proposed adjustment? Yes					
LOT	COVE	ERAGE CALCULATIONS				
A.	Gro	ss Lot Area		Square Feet		
В.	Net	Lot Area		Square Feet		
C.	Allo	wed Lot Coverage Area		Square Feet		
D.	D. Allowed Lot Coverage			% of	f Lot	
E.	Exis	ting Lot Coverage:		_		
	1.	Main Structure Roof Area		Square Feet		et
	2.	Accessory Building Roof Area		Square Feet		et
	3.	Vehicular Use (driveway, paved access easements [portion used by the lot for access],				
		parking		Square Feet		et
	4. Covered Patios and Covered Decks				are Fee	t t

	5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	Square Feet					
F.	(Total Lot Coverage Area Removed)	Square Feet					
G.	Proposed Adjustment for Single Story (Area)	Square Feet					
Н.	Proposed Adjustment for Flag Lot	Square Feet					
I.	Total New Lot Coverage Area:						
	 Main Structure Roof Area 	Square Feet					
	2. Accessory Structure Roof Area	Square Feet					
	3. Vehicular Use (driveway, paved access						
	easement [portion used by the lot for access],						
	parking)	Square Feet					
	4. Covered Patios and Covered Decks	Square Feet					
	5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)						
J.	Total Project Lot Coverage Area = (E5 - F) + I5	Square Feet					
K.	Proposed Lot Coverage Area = (J/B) x 100	% of Lot					
Lot o	ot coverage calculations shown on Plan Sheet #						

HARDSCAPE

Up to 9% of the net lot area may consist of hardscape areas. For single family residential development, hardscape is the solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, rockeries and retaining walls, and similar constructed elements that do not have a roof. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). The hardscape does not include driving surfaces or buildings. In addition, unused lot coverage may also be improved with hardscape.

HARDSCAPE CALCULATIONS

A. B. C. D.			Square Feet Square Feet Square Feet % of Lot	
E.	Allowed Hard	dscape Area	Square Feet	
F.	Total Existing	g Hardscape Area:		
	1. Uncove	ered Decks	Square Feet	
	2. Uncove	ered Patios	Square Feet	
	3. Walkwa	ays	Square Feet	
	4. Stairs		Square Feet	
	5. Rockeri	ies and Retaining Walls	Square Feet	
	6. Other_		Square Feet	
		xisting Hardscape Area +F3+F4+F5+F6)	Square Feet	
G.	(Total Hardso	cape Area Removed)	Square Feet	
Н.	Total New Ha	ardscape Area:		
	1. Uncove	ered Decks	Square Feet	
	2. Uncove	ered Patios	Square Feet	
	3. Walkwa	ays	Square Feet	
	4. Stairs		Square Feet	
	5. Rockeries and Retaining Walls			

6. Other	Square Feet
7. Total New Hardscape Area	
(H1+H2+H3+H4+H5+H6)	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	Square Feet
J. Total Project Hardscape Area = (I/D)x100	% of Lot
Hardscape calculations shown on Plan Sheet #	

GROSS FLOOR AREA (GFA)

For single family residential development, GFA is the total square footage of floor area, bounded by the exterior faces of the building(s). The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, staircases, etc. The GFA does not include second- or third-story uncovered decks or uncovered rooftop decks.

The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, staircases, etc. The GFA does not include second- or third-story uncovered decks or uncovered rooftop decks. GFA does not include any portion of a building that is below ground (refer to page 6).

Allowed GFA

- A. R-8.4: 5,000 square feet or 40% of the lot area, whichever is less.
- B. R-9.6: 8,000 square feet or 40% of the lot area, whichever is less.
- C. R-12: 10,000 square feet or 40% of the lot area, whichever is less.
- D. R-15: 12,000 square feet or 40% of the lot area, whichever is less.
- E. All zones: Lots with a lot area of 7,500 square feet or less, the lesser of 3,000 square feet or 45% of the lot area.
- F. All zones: If an accessory dwelling unit is proposed, the 40% allowed GFA may be increased by the lesser of 5 percentile points, or the floor area of the accessory dwelling unit. Provided, this allowance shall not result in a GFA of more than 4,500 square feet or 45% of the lot area, whichever is less.

GFA Modifiers

The GFA calculation for a floor with a ceiling height of 12 to 16 feet, is 150% of the area of the floor.

The GFA calculation for a floor with a ceiling height of more than 16 feet, is 200% of the area of the floor.

The GFA calculation for a stair case shall be counted as a single floor for the first two stories accessed by the stair case. For each additional story above two stories, the stair case shall count as a single floor area.

*Floor plans shall identify rooms with a ceiling height of more than 12 feet and rooms with a ceiling height of more than 16 feet.

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 below.

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

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 6.

GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	Sq. Ft.	Sq. Ft	Sq. Ft.	Sq. Ft.
Main Floor	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Gross Basement Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Garage/ Carport	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Total Floor Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Accessory Buildings	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.

No

Accessory Dwelling Unit	Sq. Ft	Sq. Ft	Sq. Ft.	Sq. Ft.
2 nd & 3 rd Story Roofed				
Decks	Sq. Ft	Sq. Ft	Sq. Ft.	Sq. Ft.
Basement Area Excluded	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
150% GFA Modifier* (main and upper floor x2)	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
200% GFA Modifier* (main and upper floor x2)	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
TOTAL Building Area *Enter the actual room ar	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
A. Lot Area				Square Feet
B. Zone R-8.4	or Area	R-12	□ R-15	Square Feet % of Lot Square Feet % of Lot
Gross floor area calculation				•
Basement exclusion calcu				
BUILDING HEIGHT				

All building height measurements must be taken from existing grade or finished grade, whichever is lower. Existing grade refers to ground surface as it exists at the proposed building perimeter before grading or other alterations take place. Finished grade refers to the ground surface as it exists at the building perimeter after grading or other alterations take place.

Single family new construction and additions are limited to a maximum height of 30 ft. above the Average Building Elevation (ABE) – see section on next pages. The height is measured to the top of the structure. On the downhill side of a sloping lot, the wall façade height is also limited to a height of 30 feet measured from existing or finished grade (whichever is lower) to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.

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.

BUIL	UILDING HEIGHT CALCULATIONS					
A.	Average Building Elevation (ABE) calculations located on sheet #:					
В.	Allowable Building Height (ABE + 30 ft.)	Feet				
C.	Proposed Building Height	Feet				
D.	Benchmark Elevation*	Feet				
E.	Describe Benchmark Location (must be undisturbed throughout project)					
		•				

F.	Sloping lot (Downhill side)- maximum height of top of exterior wall façade			
	above lowest existing grade (30-ft max)	Feet		
G.	ABE and Allowable Building Height Shown on elevations plan sheet #			
Н	Tono-survey Accuracy Attested on Plan Sheet #			

Note: survey must attest to accuracy when proposed building height is within 2 feet of the allowable building height. Please see page 8 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

Σ (Wall Segment Coverage x Wall Segment Length)

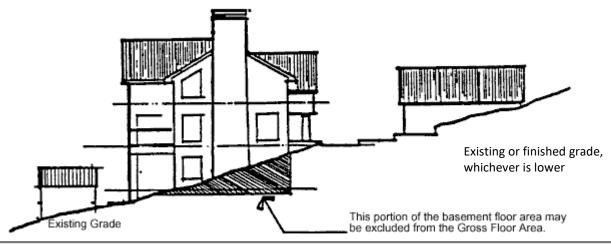
Total of all Wall Segment lengths

Where the terms are defined as follows:

Total Basement Area: The total amount of all basement floor area.

Wall Segment The portion of an exterior wall below existing or finished grade, whichever is lower. It is

Coverage: 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:

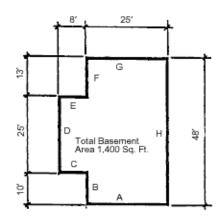
- a. A topographic map of the existing (e) grades and showing proposed finished (f) grades.
- b. Building plans showing dimensions of all exterior wall segments and floor areas.
- c. Building elevations showing the location of existing and finished grades in relation to basement level.

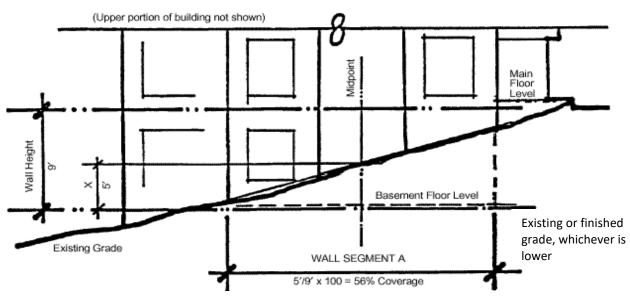
Step One

Determine the number and lengths of the Wall Segments.

Step Two

Determine the Wall Segment Coverage (in %) for each Wall Segment. In most cases this will be readily apparent, for example a downhill elevation which is entirely above existing and finished grade. In other cases, where the existing contours are complex, an averaging system shall be used. Refer to illustration.





Step Three

Multiply each Wall Segment Length by the percentage of each Wall Segment Coverage and add these results together. Divide that number by the sum of all Wall Segment Lengths. This calculation will result in a percentage of basement wall which is below grade. (This calculation is most easily completed by compiling a table of the information as illustrated below.)

Wall Segment	Length x	Coverage=	Result
Α	25'	56%	14%
В	10'	0%	0%
В	8'	0%	0%
D	25'	0%	0%
E	8'	0%	0%
F	13'	0%	0%
G	25'	60%	15%
Н	48'	100%	48%
Totals	162'	NA	77%

Step Four

Multiply the Total Basement Floor Area by the above percentage to determine the Excluded Basement Floor Area. Portion of Excluded Basement Floor Area Calculation below

1,400 Sq. Ft.x
$$(25' \times 56\% + 10' \times 0\% \dots 25' \times 60\% + 48' \times 100\%)$$

= 1,400 Sq. Ft. x 47.53%

= 665.42 Sq. Ft. Excluded from the Gross Floor Area

CALCULATING AVERAGE BUILDING ELEVATION (ABE)

No part of a structure may exceed 30 feet in height above the "Average Building Elevation" to the top of the structure, except that on the downhill side of a sloping lot the structure shall not extend to a height greater than 30 feet measured from existing or finished grade to the top plate of the roof; provided the roof ridge does not exceed 30 feet in height above the "Average Building Elevation." ABE is defined as: The elevation established by averaging the elevation at existing or finished grade, whichever is lower, at the center of all exterior walls of the completed building.

NOTE: INCOMPLETE AVERAGE BUILDING ELEVATION INFORMATION COULD SUBSTANTIALLY DELAY THE PROCESSING OF YOUR APPLICATION

AVERAGE BUILDING ELEVATION FORMULA:

(Mid-point Elevation of Individual Wall Segment) x (Length of Individual Wall Segment)

(Total Length of Wall Segments)

-OR-

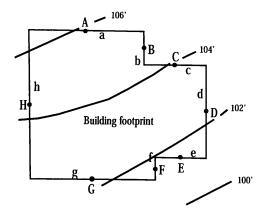
(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)+(Dxd)+(Exe)+(Fxf)+(Gxg)+(Hxh)

$$a+b+c+d+e+f+g+h$$

WHERE: A,B,C,D... = Lower of Finished or Existing Ground Elevation at Midpoint of Wall

Segment

AND: a,b,c,d... = Length of Wall Segment Measured on Outside Wall



MIDPOINT ELEVATION		WALL SEGMENT LENGTH	
A =	105.9 feet	a =	30 feet
B =	104.7 feet	b =	9 feet
C =	103.7 feet	c =	17 feet
D =	102.7 feet	d =	25 feet
E =	101.6 feet	e =	13 feet
F =	101.7 feet	f =	6 feet
G =	102.2 feet	g =	34 feet
H =	104.5 feet	h =	40 feet

ABE CALCULATION:

(105.9)(30)+(104.7)(9)+(103.7)(17)+(102.2)(25)+(101.6)(13)+(101.7)(6)+(102.2)(34)+(104.5)(40)

$$30 + 9 + 17 + 25 + 13 + 6 + 34 + 40$$

NOTE: This example is not to scale. Site plans submitted to the building department must be to scale.

BEFORE SUBMITTING YOUR CONSTRUCTION DRAWINGS, CHECK TO SEE THAT YOU HAVE PROVIDED THE INFORMATION BELOW.

The site plan and the elevation drawings must be drawn to scale, for example $1'' = 20'$, and based on a
survey.
Clearly show existing topography on your site plan. Topography should be shown in 2' increments.
Submit (with the site plan) your average building elevation calculations using the formula provided on page
8.
Indicate on an elevation drawing where the average building elevation strikes the building and the proposed
ridge elevation (see below for example).
Elevation drawings for all sides of the building.
Indicate on the site plan the elevation of the finished floor or garage slab.
Indicate the elevation and location of a fixed point (benchmark) within the ADJACENT RIGHT-OF-WAY or
other point approved by the Building Official. The benchmark elevation and location must be provided and
cannot be a part of the proposed structure. Note: Benchmark must be established, verified by a licensed
surveyor and remain during construction so height can be verified when completed.
For additions, you must provide an average building elevation calculation for the entire structure.
If a portion of the basement floor area will be excluded from the gross floor area, provide the exclusion
calculations with your site plan. The formula for basement area exclusions is shown on page 6.
Indicate ceiling heights greater than 12' and greater than 16' on floor plans.

CROSS-SECTION REPRESENTATION OF ABE

