

BASIC SITE PLAN

SCALE: 1" = 10'-0"

Address of Property: 2906 74TH AVE SE Mercer Island 98040
 Owner: Premium Homes of Mercer Island
 Legal Description: MC GILVRAS ISLAND ADD POR WLY OF LN RNG FRM PT 150 FT E OF SW COR TO PT ON N LN 90 FT E OF NW COR Plat Block: 10 Plat Lot: 1
 Parcel Number: 5 3 1 5 1 0 - 0 8 3 6
 Zoning: R-9.6

S.E. 29TH ST AVE

LOT COVERAGE CALCULATIONS	
ALL AREA UNDER A ROOF OVERHANG INCLUSIVE OF THE EXISTING HOUSE, NEW GARAGE, NEW FRONT PORCH AND NEW ADDITION (IN SQ. FT.)	3,822
AREA OF CONCRETE DRIVEWAY (EXISTING TO REMAIN):	2,119
TOTAL LOT COVERAGE AREA:	5,941
TOTAL SITE AREA PER KC ASSESSOR (IN SQ.FT.):	16,560
% OF LOT COVERAGE = LOT COVERAGE AREA / SITE AREA:	36%
ALLOWABLE LOT COVERAGE PER SLOPE RULES:	40%
THEREFORE ADDITION IS COMPLIANT	

rechecked but does not change calculation due to rounding.

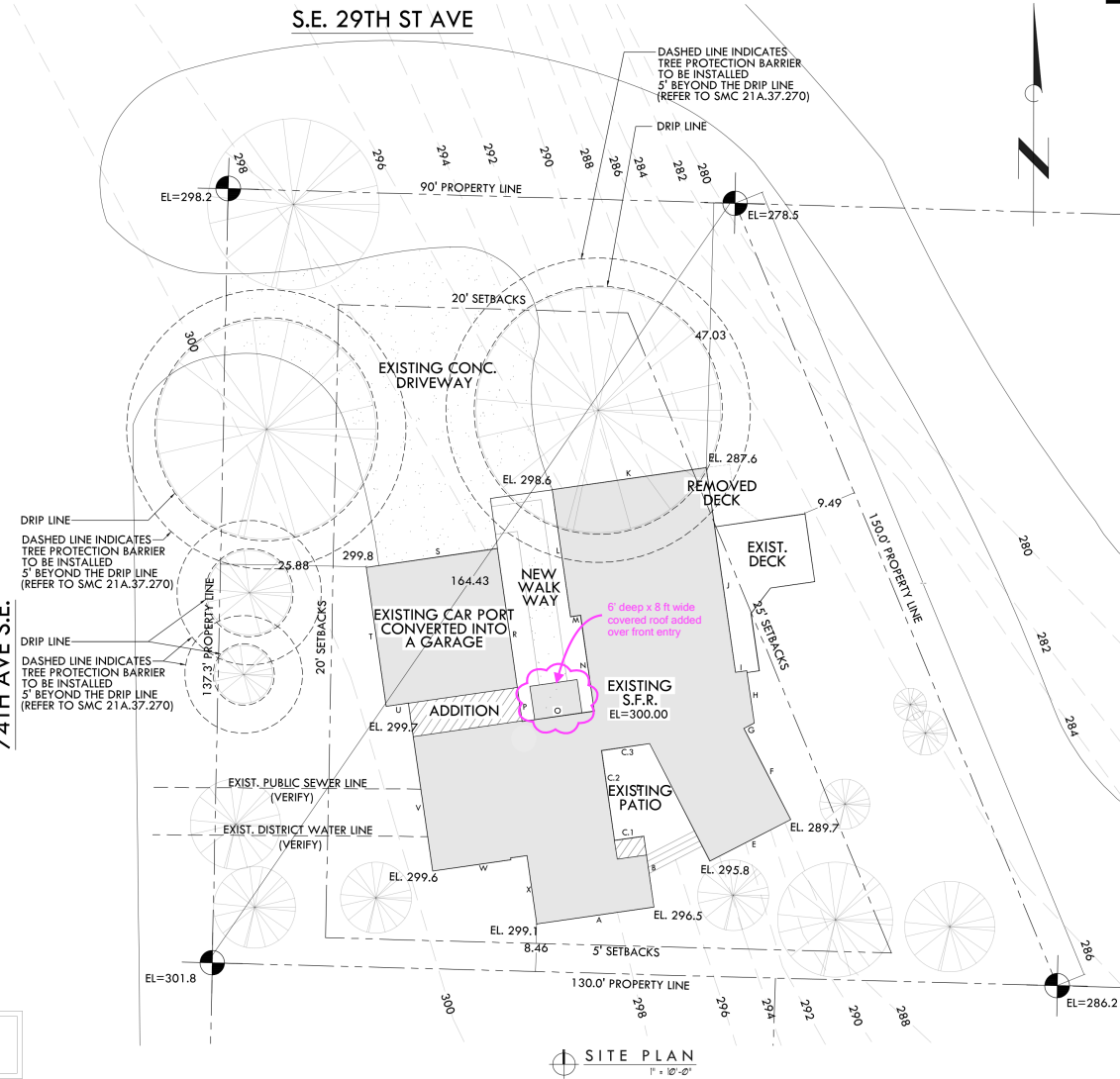
LOT SLOPE CALCULATIONS	
HIGHEST ELEVATION ON SITE [IN FEET]:	301.8
LOWEST ELEVATION ON SITE [IN FEET]:	278.5
DIFFERENCE IN ELEVATION ACROSS SITE [IN FEET]:	23.3
DISTANCE BETWEEN HIGHEST & LOWEST POINTS [IN FEET]:	164.4
SLOPE = DIFFERENCE / DISTANCE	14.2%
SLOPE ON SITE IS < 15%, THEREFORE 40% LOT COVERAGE IS ALLOWED	

HARDSCAPE CALCULATIONS	EXISTING	REMOVED	NEW (ADDED)	TOTAL
UNCOVERED DECKS	316	-52	0	264
UNCOVERED PATIOS	218	0	0	218
WALKWAY	203	-203	183	183
PATIO STAIRS	30	0	0	30
TOTAL HARDSCAPE AREA	767	-255	183	695
SITE AREA	16,560			
		HARDSCAPE:	4%	



EXCAVATION:

APPROX. 200 SQ. FT. KEPT ON SITE PER COUNTY STANDARDS



AVERAGE BUILDING ELEVATION [ABE] CALCULATIONS																											
WALL SEGMENT ID	A	B	C1	C2	C3	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	TOTALS
WALL LENGTH IN FEET	21.0	12.7	5.3	16.1	8.6	23.4	16.2	18.2	2.1	9.4	2.0	36.7	27.6	22.8	1.8	17.2	12.9	6.1	1.7	24.9	22.0	24.9	1.8	30.1	17.3	12.2	395.8
MIDPOINT ELEVATION	298.2	295.5	298.0	299.0	299.5	299.0	291.5	287.9	287.9	287.7	287.8	287.5	291.2	297.0	297.1	297.1	299.5	298.7	298.7	298.0	298.3	299.4	299.7	299.7	299.5	299.0	7692.4
WEIGHTED SUM	6268.2	3752.9	1564.5	4816.9	2578.7	7002.6	4707.7	5234.0	601.7	2701.5	578.5	10548.4	8040.0	6762.7	534.8	5104.2	3875.5	1819.1	498.8	7426.2	6837.0	7461.0	524.5	9021.0	5181.4	3659.8	117101.4
REFER TO A-1.3 TO SEE DIMENSIONS OF WALL SEGMENTS																											
(ABE) AVERAGE BUILDING ELEVATION [aka average height of grade at building perimeter] 295.8																											

PS HOME DESIGNS

CUSTOM HOMES
REMODELS
ADDITIONS
253-282-2277
PAVELTRAVEL@GMAIL.COM

SCALE:
1" = 10'-0"

ENGINEERING:
BLDG DEPT:
MERCER ISLAND
CHECKED BY:

PRINT DATE:
1822

REVISIONS

02120 AS-BUILTS PV5
02220 SITE PLAN PV5
41222 SITE PLAN PV5
1822 SITE PLAN PV5
9.12.22 Revised to show modifications made in the field post permit issuance

BUILDER APPROVAL:
DATE

OWNER APPROVAL:
DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES OF MERCER ISLAND

2906 74TH AVE SE
Mercer Island
WASHINGTON

531510-0836

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1.0