

**BASIC SITE PLAN**

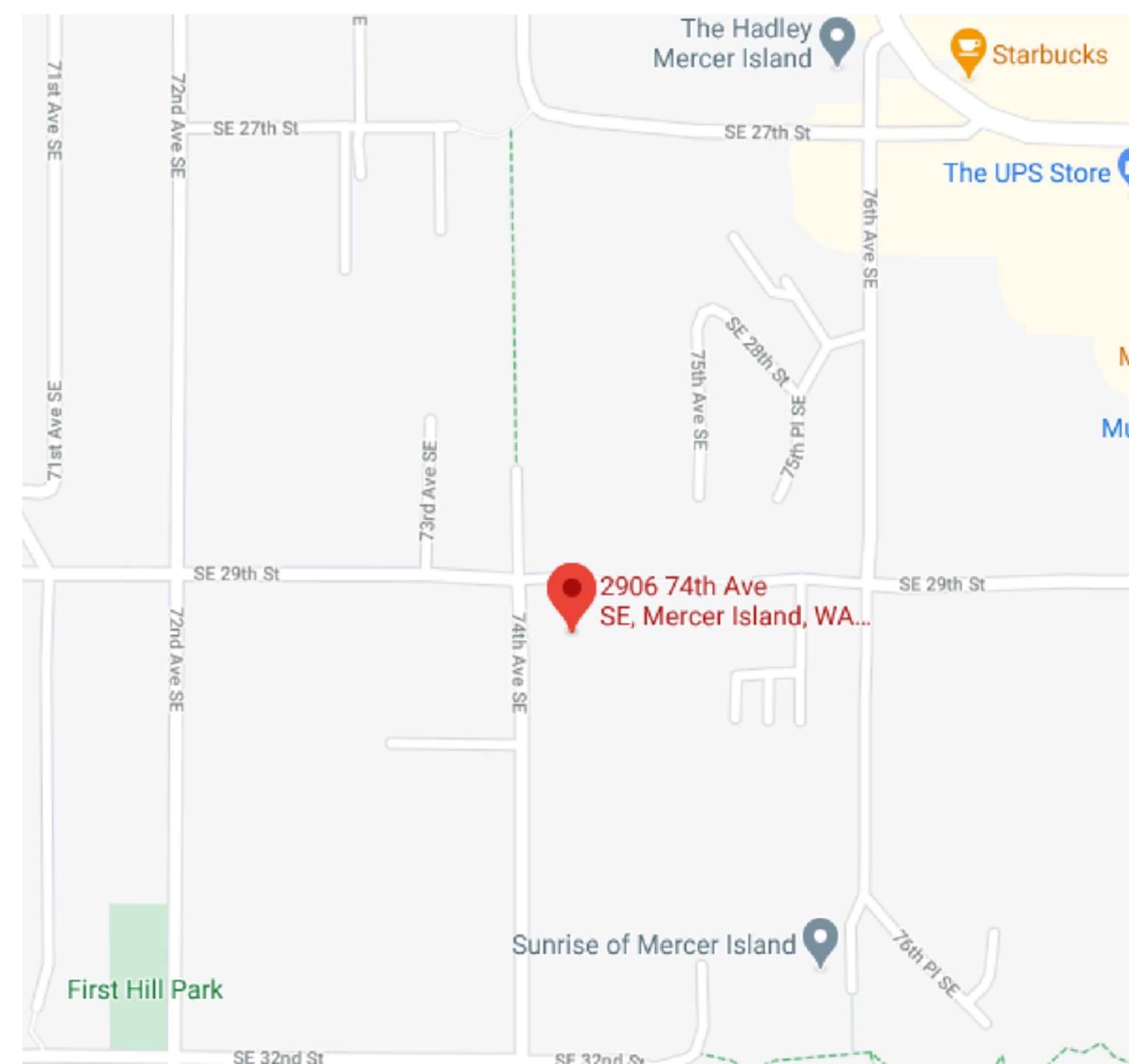
SCALE: 1" = 10'-0"

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

LOT COVERAGE CALCULATIONS	
ALL AREA UNDER A ROOF OVERHANG INCLUSIVE OF THE EXISTING HOUSE, NEW GARAGE, AND NEW ADDITION [IN SQ. FT.] as measured on Sheet A-1.4:	3,771
AREA OF CONCRETE DRIVEWAY [EXISTING TO REMAIN]:	2,119
<b>TOTAL LOT COVERAGE AREA:</b>	<b>5,890</b>
TOTAL SITE AREA PER KC ASSESSOR [IN SQ. FT.]:	16,560
<b>% OF LOT COVERAGE = LOT COVERAGE AREA / SITE AREA:</b>	<b>36%</b>
ALLOWABLE LOT COVERAGE PER SLOPE RULES:	40%
<b>THEREFORE ADDITION IS COMPLIANT</b>	

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%
<b>SLOPE ON SITE IS &lt; 15%, THEREFORE 40% LOT COVERAGE IS ALLOWED</b>	

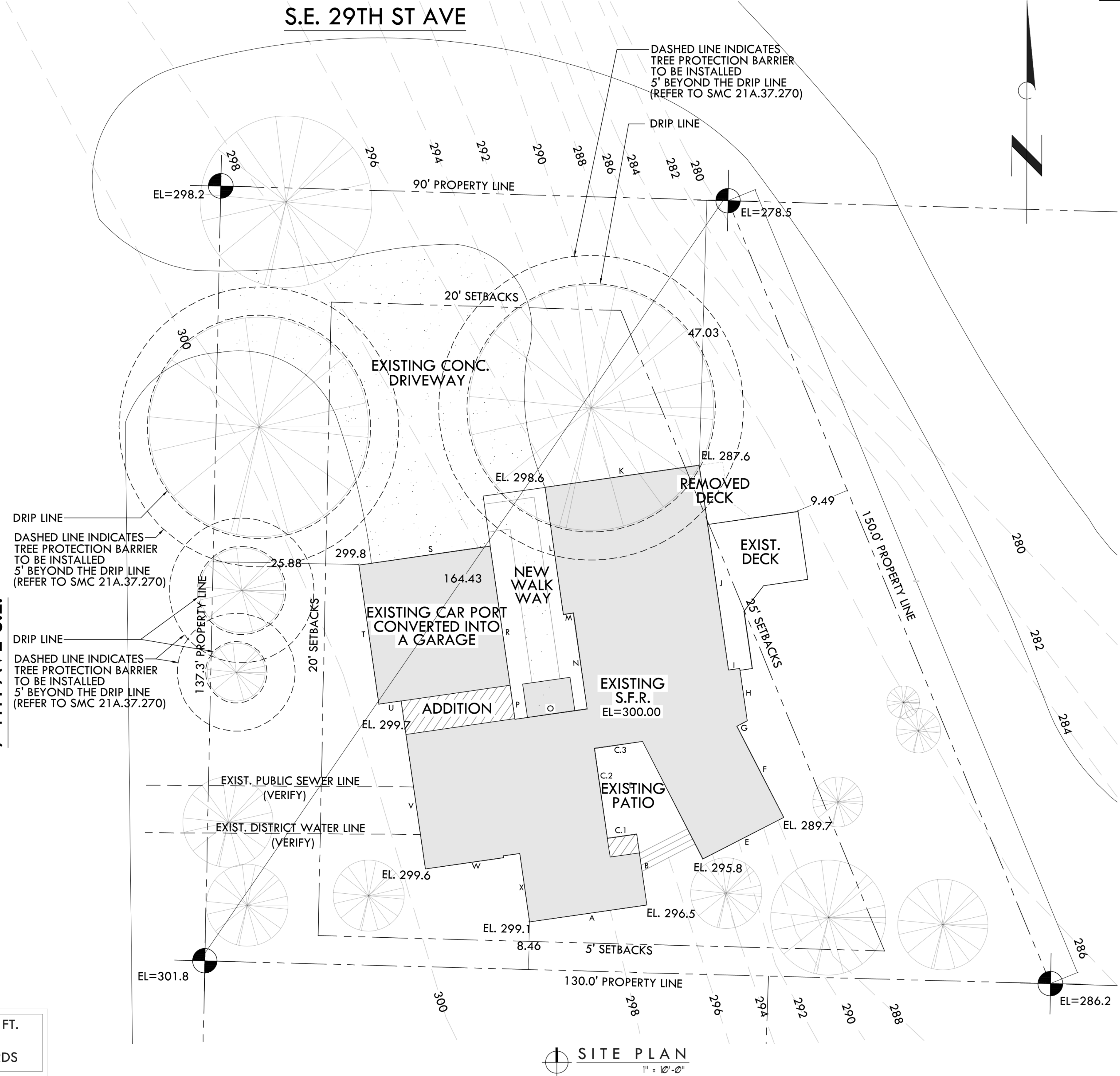
HARDSCAPE CALCULATIONS	EXISTING	REMOVED	NEW [ADDED]	TOTAL
UNCOVERED DECKS	316	-52	0	264
UNCOVERED PATIOS	218	0	0	218
WALKWAY	203	-203	203	203
PATIO STAIRS	30	0	0	30
TOTAL HARDSCAPE AREA	767	-255	203	715
<b>SITE AREA</b>	<b>16560</b>		<b>HARDSCAPE:</b>	<b>4%</b>



VICINITY MAP

**EXCAVATION:**  
 APPROX. 200 SQ. FT.  
 KEPT ON SITE PER  
 COUNTY STANDARDS

74TH AVE S.E.



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	22.9	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	299.1	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  
 PAVEL2TRAVEL@GMAIL.COM

SCALE:  
 1" = 10'-0"  
 ENGINEERING:  
 BLDG DEPT:  
 MERCER ISLAND  
 CHECKED BY:  
 PRINT DATE:  
 1.8.22  
 REVISIONS  
 12.21.20 AS-BUILTS FVS  
 12.22.20 SITE PLAN FVS  
 4.11.22 SITE PLAN FVS  
 1.8.22 SITE PLAN FVS  
 BUILDER APPROVAL:  
 DATE  
 DATE  
 OWNER APPROVAL:  
 DATE  
 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