

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

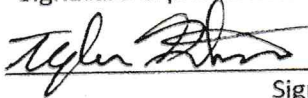


SITE DEVELOPMENT INFORMATION

Worksheet for single family residential development

PROJECT INFORMATION

Permit Number: _____ Parcel Number: 856610-0160
Site Address: 7408 92nd Pl SE Phone Number: 206-755-0664
Owner Name: Gress Date: 1/17/2022
Signature & phone number of Individual who completed this worksheet:



Signature

206-501-9700

Phone Number

GENERAL INFORMATION

Will any large trees be removed as a result of this development activity? Yes No

Large tree- trees with diameter of greater than or equal to 10 inches.

Do you have an Accessory Dwelling Unit? New ADU Existing ADU No

Will you be adding air conditioning to the proposed development? Yes No

What is the total square footage of all proposed decks (covered and uncovered) on the property? 549.5 Square Feet

This is a worksheet and is not a substitute for the Mercer Island Development Regulations. Please consult the Mercer Island City Code. The City may require additional information to be supplied to document compliance with regulations.

LOT SLOPE

According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.

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* _____ %

N/A

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

Lot slope calculations shown on Sheet # _____

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 cannot 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 30%	35%	65%
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.

Does this project include a proposed adjustment?

Yes No

LOT COVERAGE CALCULATIONS

- | | | |
|---|--------|-------------|
| A. Gross Lot Area | 11,617 | Square Feet |
| B. Net Lot Area | 11,617 | Square Feet |
| C. Allowed Lot Coverage Area | | Square Feet |
| D. Allowed Lot Coverage | | % of Lot |
| E. Existing Lot Coverage: | | |
| 1. Main Structure Roof Area | 2112 | Square Feet |
| 2. Accessory Building Roof Area | 550 | Square Feet |
| 3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking) | | Square Feet |
| 4. Covered Patios and Covered Decks | | Square Feet |

5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	<u>2662</u>	Square Feet
F. (Total Lot Coverage Area Removed)	_____	Square Feet
G. Proposed Adjustment for Single Story (Area)	_____	Square Feet
H. Proposed Adjustment for Flag Lot	_____	Square Feet
I. Total New Lot Coverage Area:		
1. 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)	_____	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	_____	Square Feet
K. Proposed Lot Coverage Area = (J/B) x 100	_____	% of Lot
Lot coverage calculations shown on Plan Sheet #	<u>NO CHANGE</u>	

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. Gross Lot Area	<u>11,617</u>	Square Feet
B. Net Lot Area	<u>11,617</u>	Square Feet
C. Area Borrowed from Lot Coverage	_____	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	<u>1045.5</u>	% of Lot
E. Allowed Hardscape Area	<u>1,045.5</u>	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	<u>323</u>	Square Feet
2. Uncovered Patios	_____	Square Feet
3. Walkways	<u>60</u>	Square Feet
4. Stairs	<u>56</u>	Square Feet
5. Rockeries and Retaining Walls	<u>120</u>	Square Feet
6. Other _____	_____	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	<u>559</u>	Square Feet
G. (Total Hardscape Area Removed)	<u>559 379</u>	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	<u>549.5</u>	Square Feet
2. Uncovered Patios	_____	Square Feet
3. Walkways	_____	Square Feet
4. Stairs	_____	Square Feet
5. Rockeries and Retaining Walls	_____	Square Feet

6. Other _____	_____	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	<u>549.5</u>	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	<u>729.5</u>	Square Feet
J. Total Project Hardscape Area = (I/B)x100	<u>6.275</u>	% 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.

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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 No

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.