

PROJECT SUMMARY

ADDRESS: 8020 SE 57TH STREET
MERCER ISLAND, WA 98040

OWNER: LNL BUILDS
9015 SE 60th ST
MERCER ISLAND, WA 98040

ARCHITECT: b9 ARCHITECTS, INC.
610 2ND AVENUE
SEATTLE, WA 98104
TEL: 206.297.1284

LEGAL DESCRIPTION: THE EAST 10 FEET OF LOT 19, AND LOTS 20 THROUGH 22, INCLUSIVE, AND THE WEST 20 FEET OF LOT 23, BLOCK 7, GROVELAND ARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, RECORDS OF KING COUNTY, WASHINGTON TOGETHER WITH THE VACATED BENNET STREET THEREOF SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

APN: 294890-0082

PROJECT DESCRIPTION: CONSTRUCT A NEW ONE STORY SINGLE-FAMILY RESIDENCE WITH A BELOW GRADE BASEMENT AND GARAGE

CFI PROJECT #: #CITY OF MERCER ISLAND CN#, #CITY OF MERCER ISLAND DM#.

ZONING SUMMARY

ZONE	R-15
TOTAL LOT AREA	18,750 SF 0.43 ACRES
ALLOWABLE GROSS FLOOR AREA	R-15: 12,000 SF OR 40% OF THE LOT AREA, WHICHEVER IS LESS 18,750 sf x 40% = 7,500
PROVIDED GROSS FLOOR AREA	
YARDS:	MICC 19.02.020.C FRONT: 20 FT MIN. SIDE: LOTS WITH A WIDTH OF 90 FEET OR LESS, THE SIDE YARD SETBACK MUST SUM TO 15 FEET; PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 5 FEET. LOTS WITH A WIDTH OF MORE THAN 90 FEET, THE SIDE YARD SETBACKS MUST SUM TO 17% OF THE LOT WIDTH; PROVIDED THAT NO SIDE YARD WIDTH REAR: 25 FT
HEIGHT LIMIT	MICC 19.02.020.E HEIGHT LIMIT: 30 FT
LOT COVERAGE ALLOWED:	30% MAX: 18,750SF x 0.30 = 5,625 SF
MAXIMUM AREA ALLOWED:	0.4 MAX: 18,750 SF x 0.40 = 7,500 SF; 7,500 SF x 0.85 = 6,375 SF
PROPOSED:	1,442.39 SF + 4,294.47 SF = 5,736.86 < 6,375 SF
LOT SLOPE	EL. 108'-EL. 84' = EL. 24' 40% PER SURVEY
HARDSCAPE	9%
LANDSCAPE	70% REQUIRED PER MICC 19.02.020.F.3
PARKING REQUIRED	3 (AT LEAST 2 COVERED)
TREE REQUIREMENTS	REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES: A. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR B. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC.

Architect of Record



610 2nd Avenue
Seattle, WA 98104
206.297.1284
www.b9architects.com

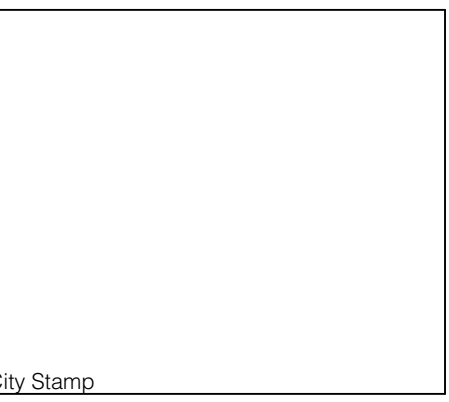
Project:
LANZ RESIDENCE

Location:
8020 SE 57TH STREET
MERCER ISLAND, WA 98040

SDCI Number:
Project No.

Professional Stamp

Issue ID	Issue Name	Issue Date



Lot Coverage Diagram

A1.11

LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

