

**SITE ADDRESS:**  
8032 SE 57TH ST, MERCER ISLAND, WA 98040

**LEGAL DESCRIPTION:**  
CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLS DESC LN BEG AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD 20 TH NELY TO PT ON N LN OF 14 DIST 9 FT ELY OF NWLY COR OF 14  
PLAT BLOCK: 8  
PLAT LOT: PDR

**OWNER/APPLICANT:**  
JEFF RUDD  
8032 SE 57TH ST, MERCER ISLAND, WA 98040

**PARCEL:** 1574100620  
**LOT SIZE:** 0.22 ACRES/  
9,679 S.F.

**ZONING:** R-8.4

**LOT SLOPE CALCULATIONS**  
HIGH POINT ELEVATION 139.88 FT  
LOW POINT ELEVATION 129.50 FT  
ELEVATION DIFFERENCE 10.38 FT  
HORIZONTAL DIFFERENCE 135.50 FT

**LOT SLOPE** 8%

**ALLOWABLE LOT COVERAGE**  
LESS THAN 15%  
MAX LOT COVERAGE 40%  
REQUIRED LANDSCAPING 60%

**LOT COVERAGE CALCULATIONS**  
GROSS LOT AREA 9,679 SQ FT  
NET LOT AREA 9,679 SQ FT  
ALLOWED LOT COVERAGE (40%) 3,871.6 SQ FT

**EXISTING LOT COVERAGE:**  
RESIDENCE: 1,956.5 S.F.  
ACCESSORY STRUCTURE: 312 S.F.  
DRIVEWAYS: 954 S.F.  
PATIO: 282 S.F. - TO BE REMOVED

**PROPOSED ADDED LOT COVERAGE:**  
RESIDENCE W/ ADDITIONS: 2,568 S.F.  
ACCESSORY STRUCTURE: 312 S.F.  
DRIVEWAYS: 954 S.F.

**TOTAL LOT COVERAGE:** 3,834 (39.6%)

**FAR CALCULATIONS**  
LOT AREA 9,679 SQ FT  
ALLOWED GFAR 40%  
SITE MAX ALLOWED FAR 9,679(.4) = 3,871 SQ FT

**PROPOSED GFAR** 2,955 SQ FT  
30%

**LAND USE:** CRITICAL AREAS REVIEW 2

**DATE:** 06/04/2024

**HARDSCAPE CALCULATIONS**  
GROSS LOT AREA 9,678 S.F.  
NET LOT AREA 9,678 S.F.  
ALLOWED HARDSCAPE AREA 9% 871.11 S.F.  
TOTAL EXISTING HARDSCAPE AREA 412 S.F.  
TOTAL REMOVED HARDSCAPE AREA 265 S.F.  
TOTAL PROJECT HARDSCAPE AREA 144 S.F. = 2%

**GROSS FLOOR AREA CALCULATIONS**

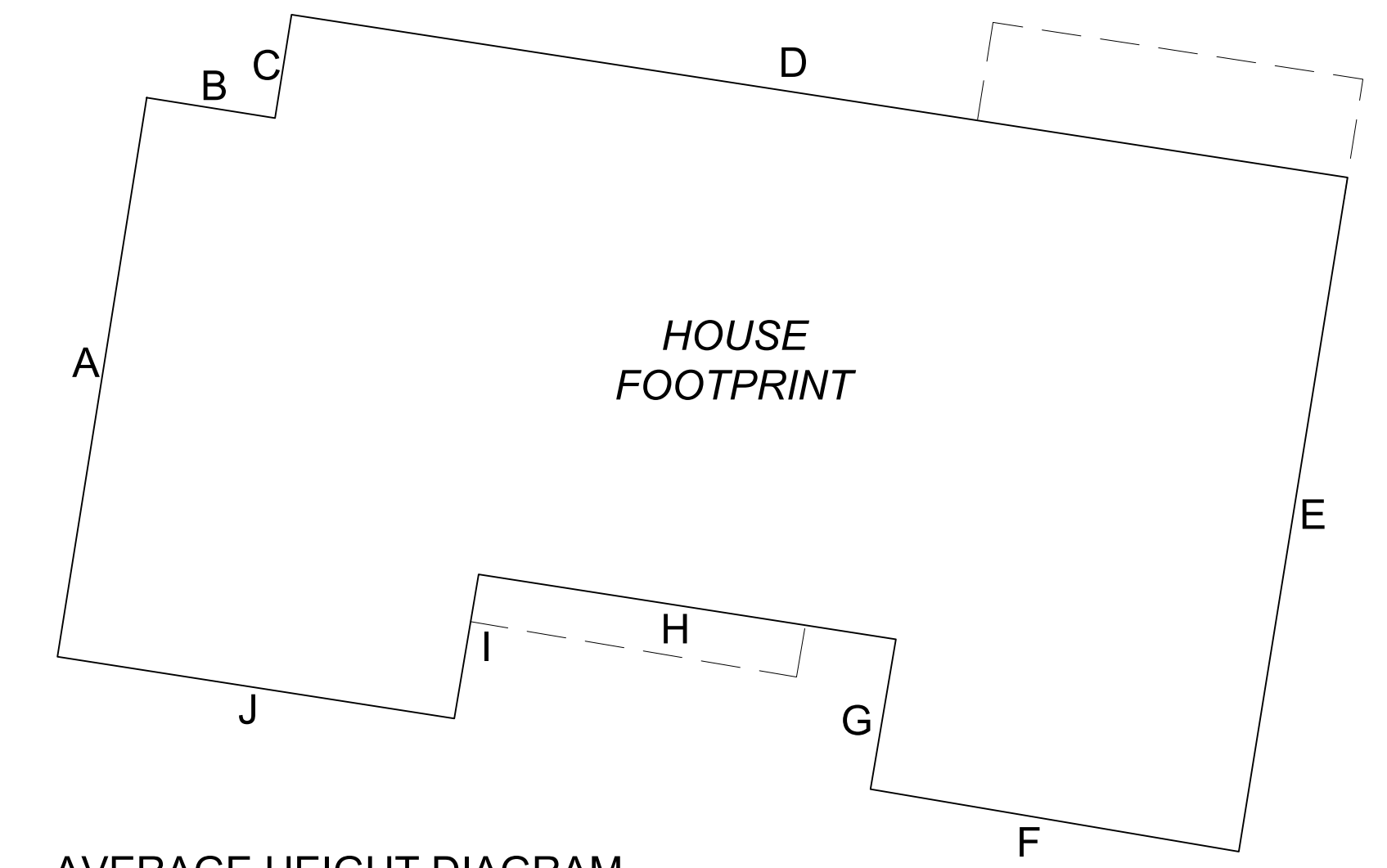
(E) UPPER FLOOR AREA	0 S.F.
(R) UPPER FLOOR AREA	0 S.F.
(N) UPPER FLOOR AREA	716 S.F.
TOTAL UPPER FLOOR AREA	716 S.F.
(E) MAIN FLOOR AREA	1049 S.F.
(R) MAIN FLOOR AREA	0 S.F.
(N) MAIN FLOOR AREA	468 S.F.
TOTAL MAIN FLOOR AREA	1,517 S.F.
(E) GARAGE FLOOR AREA	440 S.F.
(R) GARAGE FLOOR AREA	30 S.F.
(N) GARAGE FLOOR AREA	0 S.F.
TOTAL GARAGE FLOOR AREA	410 S.F.
(E) ACCESSORY BUILDING AREA	716 S.F.
(R) ACCESSORY BUILDING AREA	0 S.F.
(N) ACCESSORY BUILDING AREA	0 S.F.
TOTAL ACCESSORY BUILDING AREA	716 S.F.
(T) UPPER FLOOR AREA	716 S.F.
(T) MAIN FLOOR AREA	1,517 S.F.
(T) GARAGE FLOOR AREA	410 S.F.
(T) ACCESSORY BUILDING AREA	312 S.F.
TOTAL BUILDING AREA	2,955 S.F.

**AVERAGE BUILDING ELEVATION CALCULATIONS**

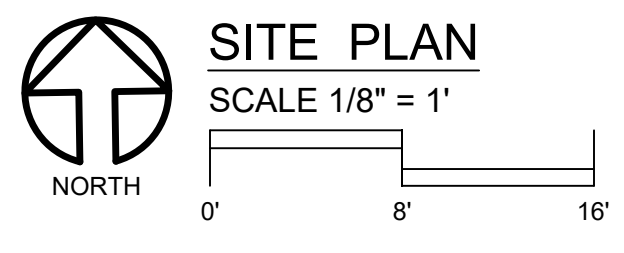
MIDPOINT ELEVATION	SEGMENT LENGTH
A. 134.5'	35.0'
B. 134.4'	6.5'
C. 134.4'	5.5'
D. 136.3'	54.5'
E. 137.2'	34.7'
F. 136.3'	19.0'
G. 135.7'	7.5'
H. 135.2'	21.5'
I. 135.0'	5'
J. 135.0'	20.5'

**LENGTH OF PERIMETER = 210.7**  
28,466.2/210.7 = 135.1 FT

**BUILDING HEIGHT CALCULATIONS**  
135.1 + 30 = 165.1 FT



**AVERAGE HEIGHT DIAGRAM**  
SCALE 1/8" = 1'



- LANDSLIDE AREA
- PROTECTED SLOPE AREA
- PROPOSED SINGLE STORY ADDITION
- PROPOSED SECOND STORY ADDITION

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NO. XXXXXX DRN XXX GHK XXX  
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6946 REGISTERED ARCHITECT  
DAVID R. PELLETIER  
STATE OF WASHINGTON

**GO.2**  
5/28/2024

RUDD: ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE