

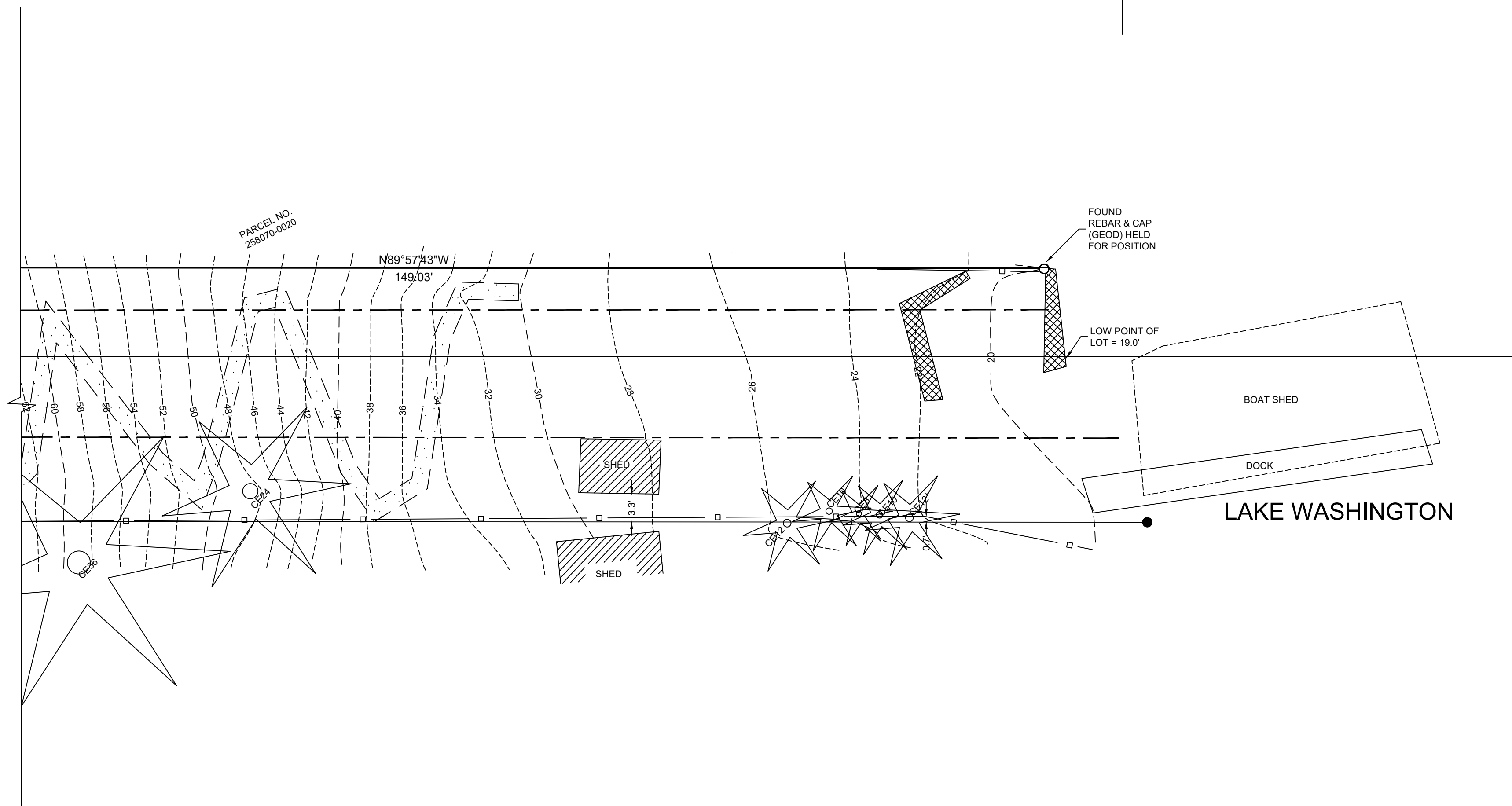
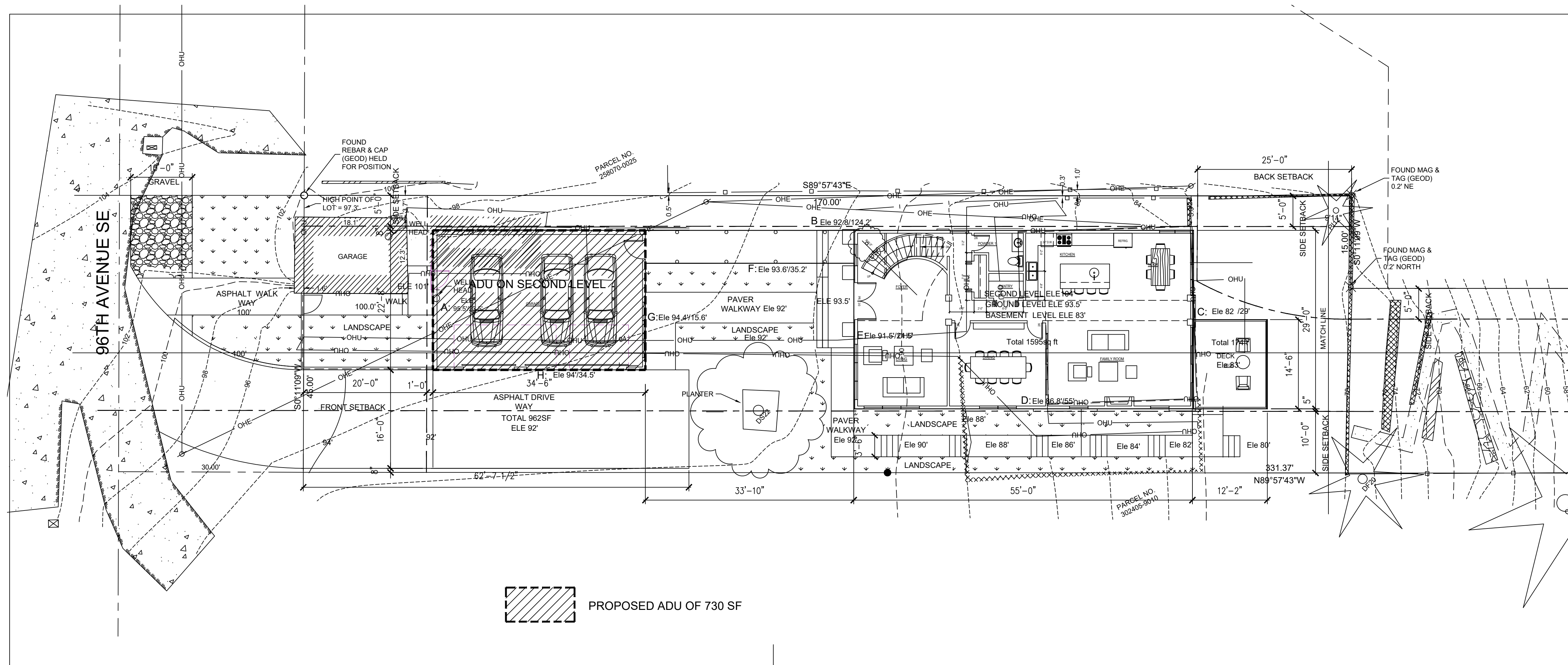


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## Mercer Island Luo's ADU

6830 96th Ave. SE  
 Mercer Island, WA

project no: 030316



### LEGAL DISCRPTION

FLOODS LAKE SIDE TRS DIV #3 BEG SW COR TH N 45 FT TH E 170 FT TH S 15 FT TH E TO LAKE TH SLY TO SE COR TH W TO BEG & SH LDS ADJ

### ZONING INFO

ZONING: R-8.4  
 FRONT YARD: MIN. 20 FT;  
 REAR YARD: MIN. 25 FT;  
 SIDE YARD: MIN. 5 FT, TOTAL 15 FT

MAX BUILDING HEIGHT: 30 FT(AVERAGE BUILDING ELEVATION)

GROSS FLOOR AREA: 45% OF NET LOT AREA  
 LOT AREA: 13,318 SF  
 GROSS FLOOR AREA: 5,993.1 SF(MAX)

IMPERVIOUS SURFACE LOT COVERAGE:  
 LOT SLOPE: 15%-30%, LOT COVERAGE 35%  
 LOT AREA: 13,318 SF  
 LOT COVERAGE: 4661.3 SF(MAX)

PARKING:  
 REQUIRED:  
 3 PARKING WITH 2 COVER PARKING

PROVIDED: 3 COVERED PARKING @ GARAGE

### BUILDING SIZE

ZONING: R-8.5  
 MAIN BUILDING:  
 BASEMENT: 1,595 SF;  
 BASEMENT ACUTAL COUNTED AREA: 381.7 SF  
 MAIN LEVEL: 1,595 SF  
 UPPER LEVEL: 1,395 SF  
 SIDEBUILDING:  
 MAIN LEVEL: 828 SF  
 UPPER LEVEL: 828 SF

TOTAL CONDITIONED AREA: 6,241 SF  
 TOTAL COUNTED HOUSE SIZE: 5,586.7 SF

GARAGE: 790 SF  
 CORRIDOR: 330 SF  
 RAISED DECK: 1745 SF

1 SITE PLAN  
 SCALE: 1" = 10'-0"



#### Issue/Revision:

9-15-2016 City Permit Comments Revision

NO.	ISSUED FOR	DATE

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Drawn By	Checked By	Date
TG/MY	TG	6/2016

Sheet Title  
**SITE PLAN &  
 CODE INFO**

Scale

Sheet Number

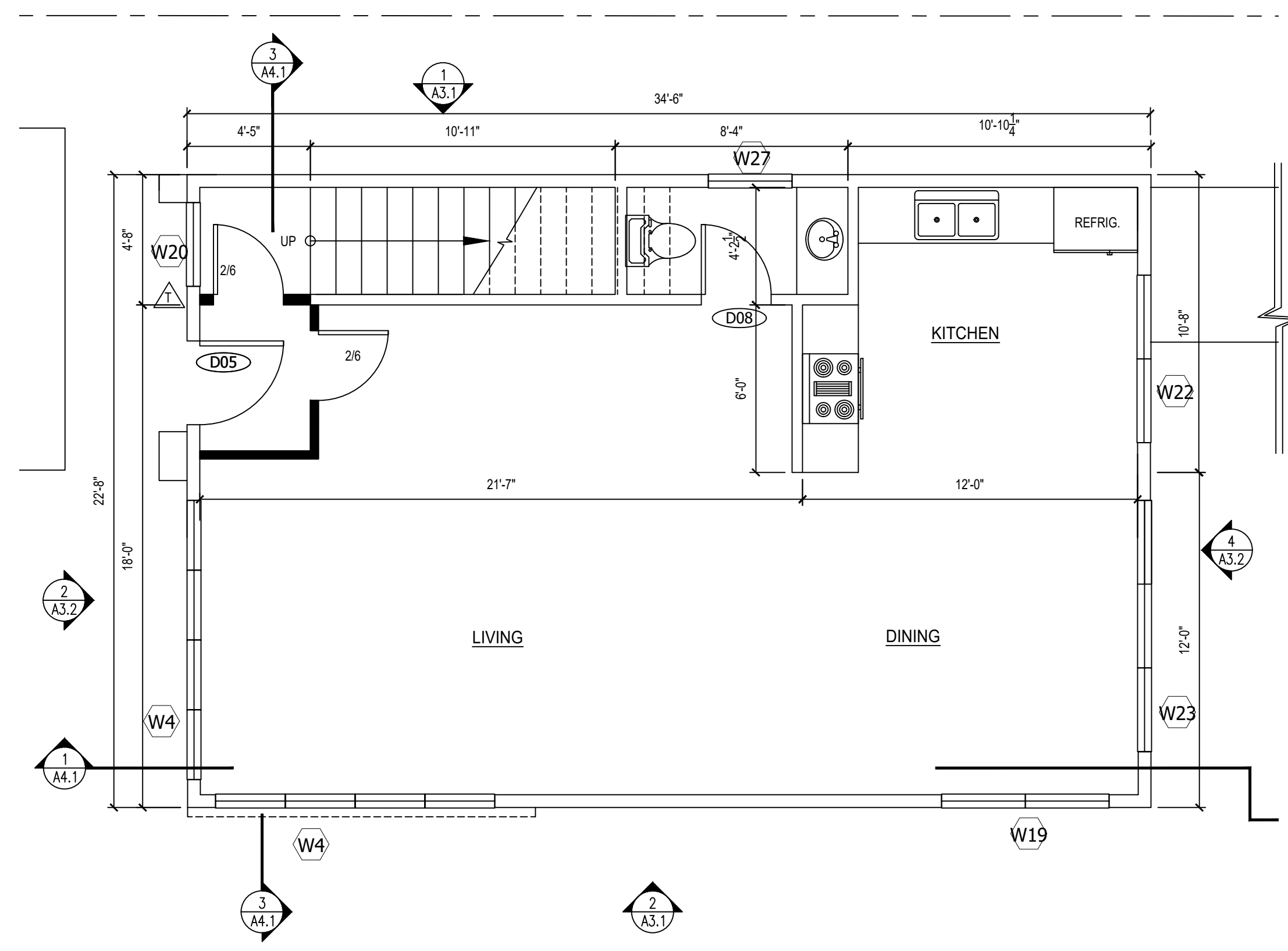
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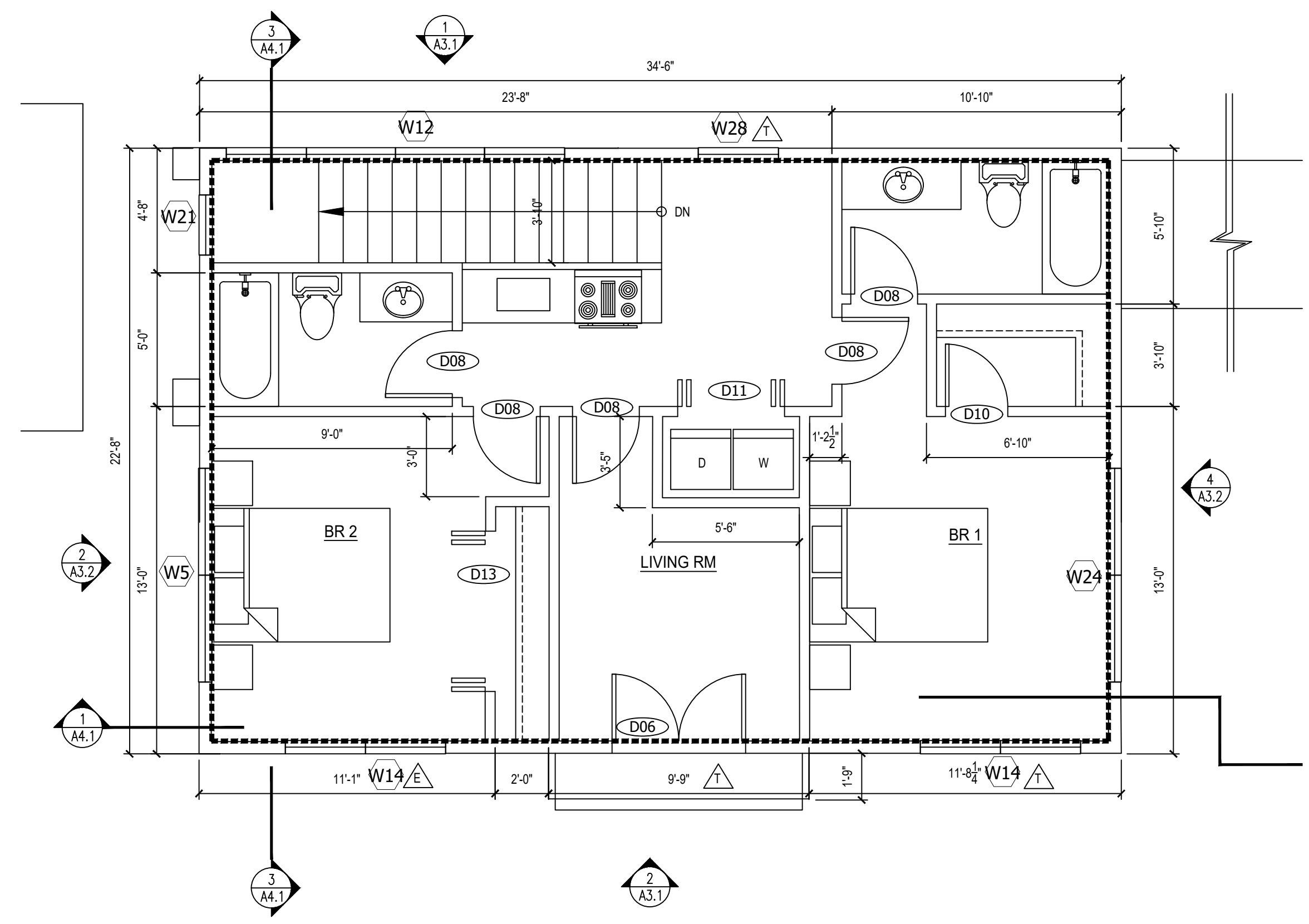
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**1 ADU ENTRANCE- MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**2 ADU FLOOR PLAN- UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

ADU TOTAL 730 SF

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Sheet Title: **FLOOR PLANS**

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