

**OWNER'S NAME:**  
SUZANNE ZAHR

**SITE & OWNERS ADDRESS:**  
8110 SE 70TH ST  
MERCER ISLAND, WA 98040

**LEGAL DESCRIPTION**  
MERCER RIDGE ADD  
Plat Lot: 93

**PARCEL NUMBER:**  
545280-0465

**ZONE:**  
R-9.6 (Residential, Minimum 9,600 SF lot)  
Unified Land Development Code 19.02

**PROJECT DESCRIPTION**  
DEMO TO REBUILD OF A RESIDENTIAL HOME.

**LOT COVERAGE SUMMARY:**

**LOT SIZE:** 16,738 SF

**LOT COVERAGE MAX:** 35% (5858.3 SF)  
**LOT SLOPE:** 286 - 260 / 170' = 15.3%

**PROPOSED LOT COVERAGE:**  
ROOF AREA: 3,146 SF  
DADU ROOF: 1,336 SF  
DECK: 185 SF  
DRIVEWAY: 952 SF

**TOTAL: 5,619 SF (33.6%)**

**HARDSCAPE MAX:** 9% (1,506.42 SF)  
**PROPOSED HARDSCAPE:** 1,472 SF (8.8%)

**GROSS FLOOR AREA SUMMARY**

**ALLOWED GFA = 40%** (6,695.2)

**BASEMENT AREA:** 1,071.79 SF\*  
**MAIN FLOOR AREA:** 1,712.28 SF  
**MAIN HOUSE TOTAL:** 2,784.07 SF

**GARAGE:** 739.23 SF  
**DADU:** 851.71 SF

**PROPOSED TOTAL = 4,375.01 SF (26.1%)**

\*SEE A2.0 FOR BASEMENT GFA EXCLUSION CALCULATION.

**AVERAGE BUILDING ELEVATION - MAIN HOUSE:**

A = 281.9	x	6.25'	=	1,761.88
B = 281.9	x	24'	=	6,765.6
C = 281	x	8.84'	=	2,484.04
D = 273	x	8.25'	=	2,252.25
E = 273	x	21.5'	=	5,916.84
F = 273	x	31.5'	=	8,599.5
G = 273	x	21'	=	546
H = 273	x	15.5'	=	4,231.5
I = 273	x	17'	=	4,641
J = 273	x	10'	=	2,730
K = 275	x	11.75'	=	3,231.25
L = 282	x	42.25'	=	11,914.5
M = 282	x	25.25'	=	7,120.5
N = 282	x	28.25'	=	7,966.5

**AVERAGE BUILDING ELEVATION = 278.05**  
(70,161.36/252.33)  
**MAX. BUILDING HEIGHT = 308.05 > 301**

**AVERAGE BUILDING ELEVATION - DADU**

O = 273	x	51'	=	13,923
P = 263.5	x	16.5'	=	4,347.75
Q = 263.5	x	51'	=	13,438.5
R = 263.5	x	16.5'	=	4,347.75

**AVERAGE BUILDING ELEVATION = 267.09**  
(36,057/135)  
**MAX. BUILDING HEIGHT = 297.09 > 279**

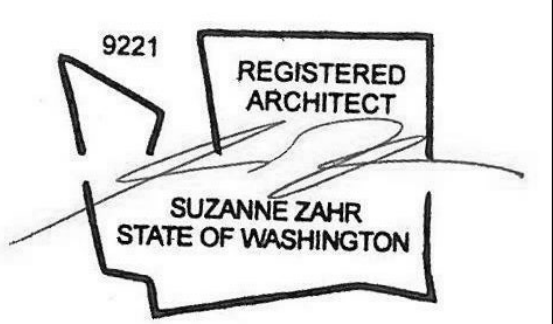
**NOTE:**  
SEE LANDSCAPE & CIVIL FOR ADDITIONAL SITE INFO RELATED TO PROPOSED TREES AND GRADING



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**8110 RESIDENCE**  
RESIDENTIAL DEMO TO REBUILD W/ DADU  
8110 SE 70TH ST  
MERCER ISLAND, WA 98040

**PROJECT NUMBER**  
**17005**



ISSUED / REVISIONS	DATE
1 ADU20-008	01.08.21

**ISSUE DATE:** 10.30.20  
**DRAWN BY:** LT  
**CHECKED BY:** SZ

**SITE PLAN**

**SHEET NUMBER**  
**A1.0**

**PERMIT SET**

**1 SITE PLAN**  
**1/8" = 1'-0"**

