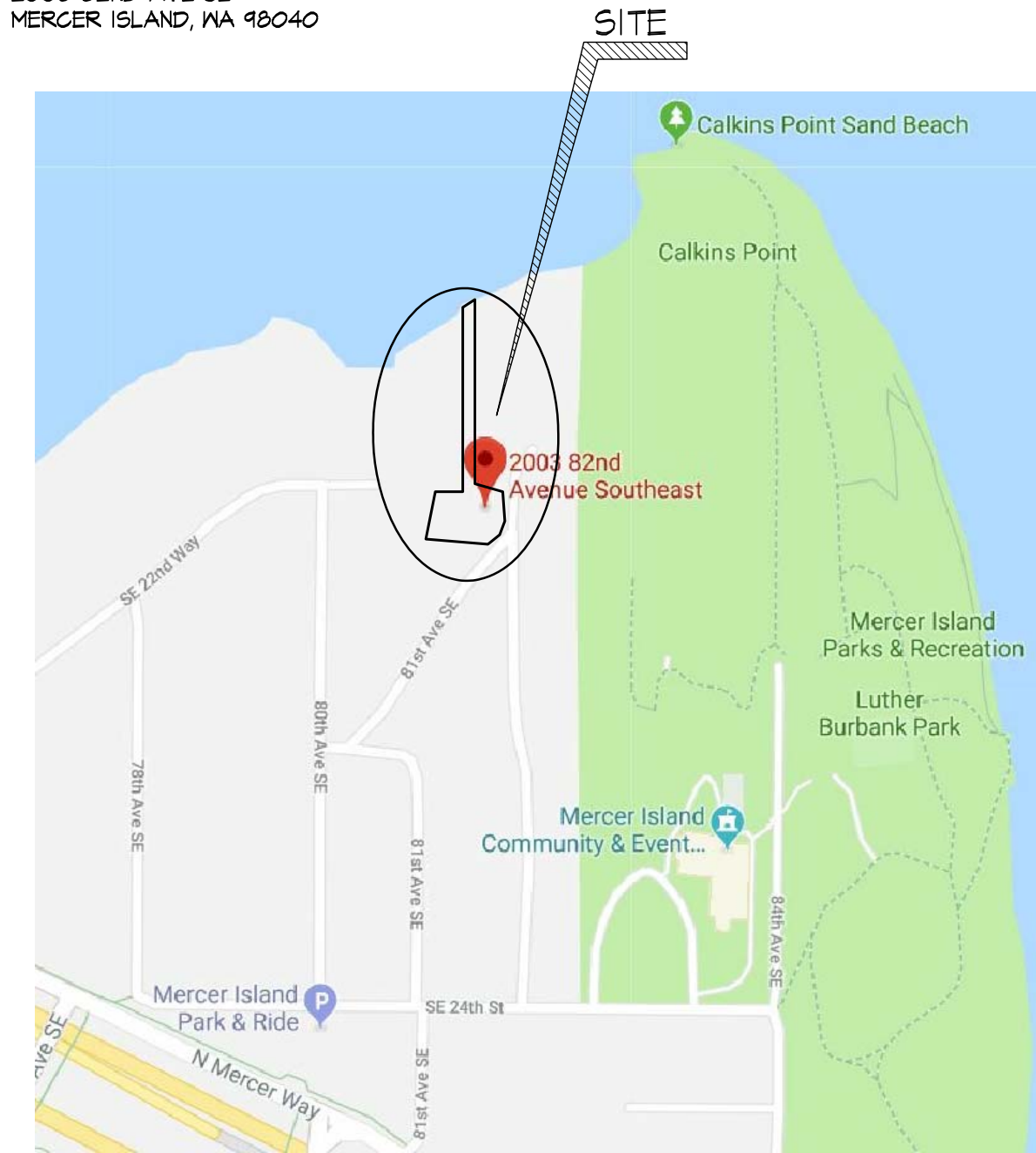


BUILDING HEIGHT CALCULATIONS				GFA factor Calculation for Basement					
POINT	HT (midpoint elevation) ft	L (wall length) ft	HT * L	HC (ceiling height) ft	HU (wall HT below grade) ft	HA (wall HT above grade) ft	F=HA/HC	F * L	
A	134.5	41.0	5512.86	9.0	9.0	0.00	0.00	0.00	
B	134.5	3.5	470.61	ELB(basement EL)	9.0	0.00	0.00	0.00	
C	134.5	8.0	1075.68	113.5	9.0	0.00	0.00	0.00	
D	134.5	2.0	268.92		9.0	0.00	0.00	0.00	
E	134.5	14.0	1882.44		9.0	0.00	0.00	0.00	
F	134.5	8.0	1075.68		9.0	0.00	0.00	0.00	
G	134.5	18.5	2218.59		9.0	0.00	0.00	0.00	
H	134.5	26.0	3764.88		9.0	0.00	0.00	0.00	
I	115.0	26.0	2990.00		1.5	7.50	0.83	21.67	
J	117.5	9.5	1116.25		4.0	5.00	0.56	5.28	
K	119.7	29.6	3543.12		6.2	2.80	0.31	9.21	
L	117.5	6.0	705.00		4.0	5.00	0.56	3.33	
M	115.6	24.0	2774.40		2.1	6.90	0.77	18.40	
N	122.0	34.0	4148.00		8.5	0.50	0.06	1.89	
Total		250.1	31546.43					59.78	
Average Existing Grade EL (ft)								GFA Factor	0.24
Max. Building Height (ft)									
Allowable HT @ Highest Point (ft)									

CABANA - BUILDING HEIGHT CALCULATIONS				CABANA - GFA factor Calculation for Basement					
POINT	HT (midpoint elevation) ft	L (wall length) ft	HT * L	HC (ceiling height) ft	HU (wall HT below grade) ft	HA (wall HT above grade) ft	F=HA/HC	F * L	
A1	29.9	10.2	304.98	8.5	7.9	0.60	0.07	0.72	
B1	30.0	3.5	105.00	ELB(basement EL)	8.0	0.50	0.06	0.21	
C1	29.8	8.2	184.76	22	7.8	0.70	0.08	0.51	
D1	30.5	3.5	106.75		8.5	0.00	0.00	0.00	
E1	31.2	8.2	255.84		8.5	0.00	0.00	0.00	
F1	29.2	32.0	934.40		7.2	1.30	0.15	4.89	
G1	28.4	15.5	409.20		4.4	4.10	0.48	7.48	
H1	25.5	4.0	102.00		3.5	5.00	0.59	2.35	
I1	25.0	9.2	230.00		3.0	5.50	0.65	5.95	
J1	26.5	36.0	954.00		4.5	4.00	0.47	16.94	
Total		128.3	3586.93					39.05	
Average Existing Grade EL (ft)								GFA Factor	0.30
Max. Building Height (ft)									
Allowable HT @ Highest Point (ft)									

VICINITY MAP

2003 82ND AVE SE  
MERCER ISLAND, WA 98040



PROJECT DATA

PROJECT NAME: PHILLIPS RESIDENCE  
SINGLE FAMILY RESIDENCE

PROJECT ADDRESS: 2003 82ND AVE SE  
MERCER ISLAND, WA 98040

PROJECT LEGAL DESCRIPTION: THAT PORTION OF LOT 16, MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS, PAGE(S) 7, RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF A LINE RUNNING FROM THE SOUTHWEST CORNER OF SAID LOT 16 TO A POINT ON THE NORTH LINE 36 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 16; TOGETHER WITH THE WESTERLY 10 FEET OF LOT 17 IN SAID PLAT; TOGETHER WITH THAT PORTION OF SAID LOT 17 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE NORTH 54°23'14" WEST 105.01 TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WESTERLY 10 FEET AND THE TERMINUS OF SAID LINE.

TAX PARCEL #: 5449300080

LOT SIZE: 46,938 SF (1.0715 ACRES)

JURISDICTION: CITY OF MERCER ISLAND

LAND USE ZONING: R-12

OCCUPANCY GROUPS: R-3 SINGLE FAMILY RESIDENCE

TYPE OF CONSTRUCTION: V-N

OCCUPANCY SEPARATIONS: ONE HOUR BETWEEN GARAGE & RESIDENCE

PROPOSED RESIDENCE AREAS IS GREATER THAN 5,000 SF, A NFPA 13R APPROVED FIRE SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED AT MAIN HOUSE & ADU/GARAGE

PROJECT SCOPE OF WORK

TO DEMO EXISTING HOME & CONSTRUCT A NEW 2-STORY SINGLE-FAMILY HOUSE W/ A DAYLIGHT BASEMENT & ATTACHED 3-CAR GARAGE

PROPOSED SQ. FT CALCULATION

HEATED AREAS		UNHEATED AREAS	
HOUSE			
LEVEL 3 FLOOR	2,240 SF		
LEVEL 2 FLOOR	1,609 SF		
LEVEL 1	2,411 SF		
TOTAL	6,260 SF		
		GARAGE	803 SF
		TOTAL	7,063 SF
CABANA			
MAIN FLOOR	807 SF		
BASEMENT	750 SF		
TOTAL	1,557 SF		

LOT COVERAGE CALCULATION

LOT SIZE: 46,938 SF

ALLOWABLE LOT COVERAGE (35%): 46,938 x 0.35 = 16,428 SF

BASED ON SLOPE OF 23.6% -- (143-23/504)

PROPOSED IMPERVIOUS AREAS - HOUSE: 5,243 SF

PROPOSED IMPERVIOUS AREAS - CABANA: 1,236 SF

TOTAL PROPOSED IMPERVIOUS AREAS: 6,479 SF (14%) < 16,428 SF... OK

GROSS FLOOR AREA (GFA) CALCULATION

ALLOWABLE GFA (40%): 46,938 x 0.4 = 18,775 SF OR 10,000 SF WHICHEVER LESSER

TOTAL PROPOSED GFR: 5,553 SF (31%) < 10,000 SF... OK

GROSS FLOOR AREAS

MAIN FLOOR 2,240+2,580+5= 5,214 SF

LOWER FLOOR 1,609 SF

BASEMENT 2,410.24= 5,114 SF

TOTAL 5,553 SF

ACCESSORY STRUCTURE GFA CALCULATION

ALLOWABLE GFA (25% OF 10,000): 10,000 x 0.25 = 2,500 SF

TOTAL PROPOSED GFR: 914 SF (10%) < 2,500 SF... OK

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PHILLIPS RESIDENCE

2003 82ND AVE SE  
MERCER ISLAND WA

PROJECT NUMBER: 18-1245  
PROJECT MANAGER: LL  
DRAWN BY: LL  
PLOT DATE: May 16, 2019 - 10:47am  
DATE:

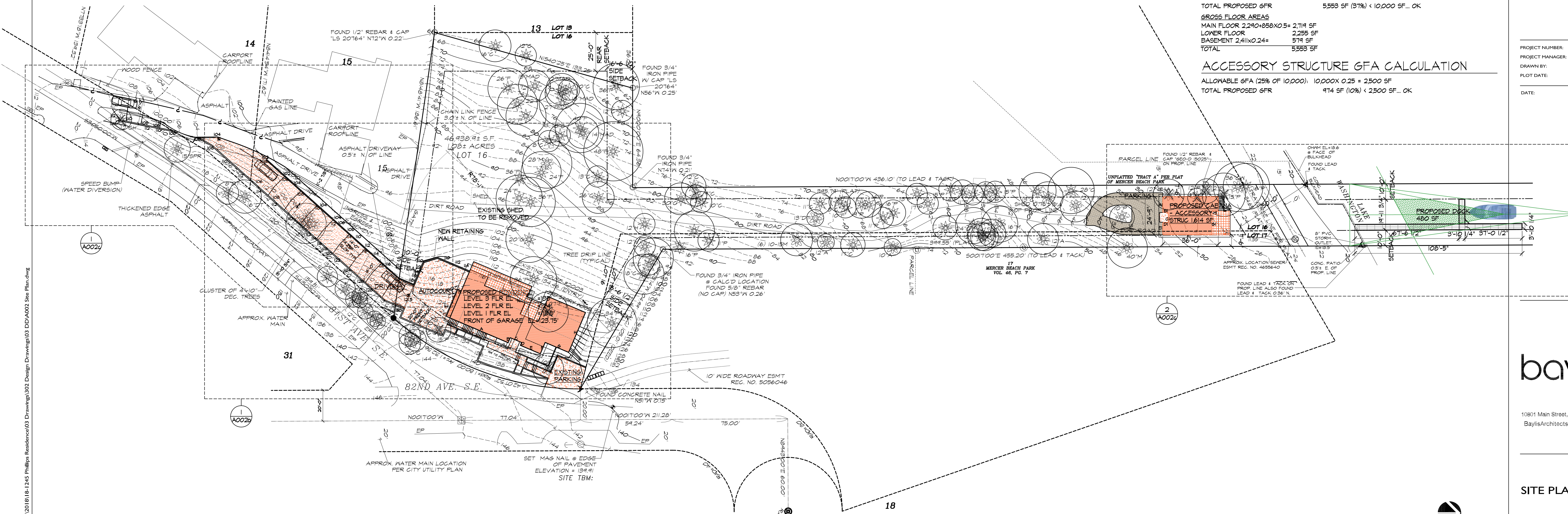
CAD SET

ARCHITECTS  
baylis

10801 Main Street, #110 | Bellevue, WA 98004  
BaylisArchitects.com | (425) 454-0566

SITE PLAN

A002



1 SITE PLAN



Drawing Name: P:\2018\18-1245-Phillips Residence\03 Drawings\302 Design Drawings\03 DD\A002\_Site\_Plan.dwg