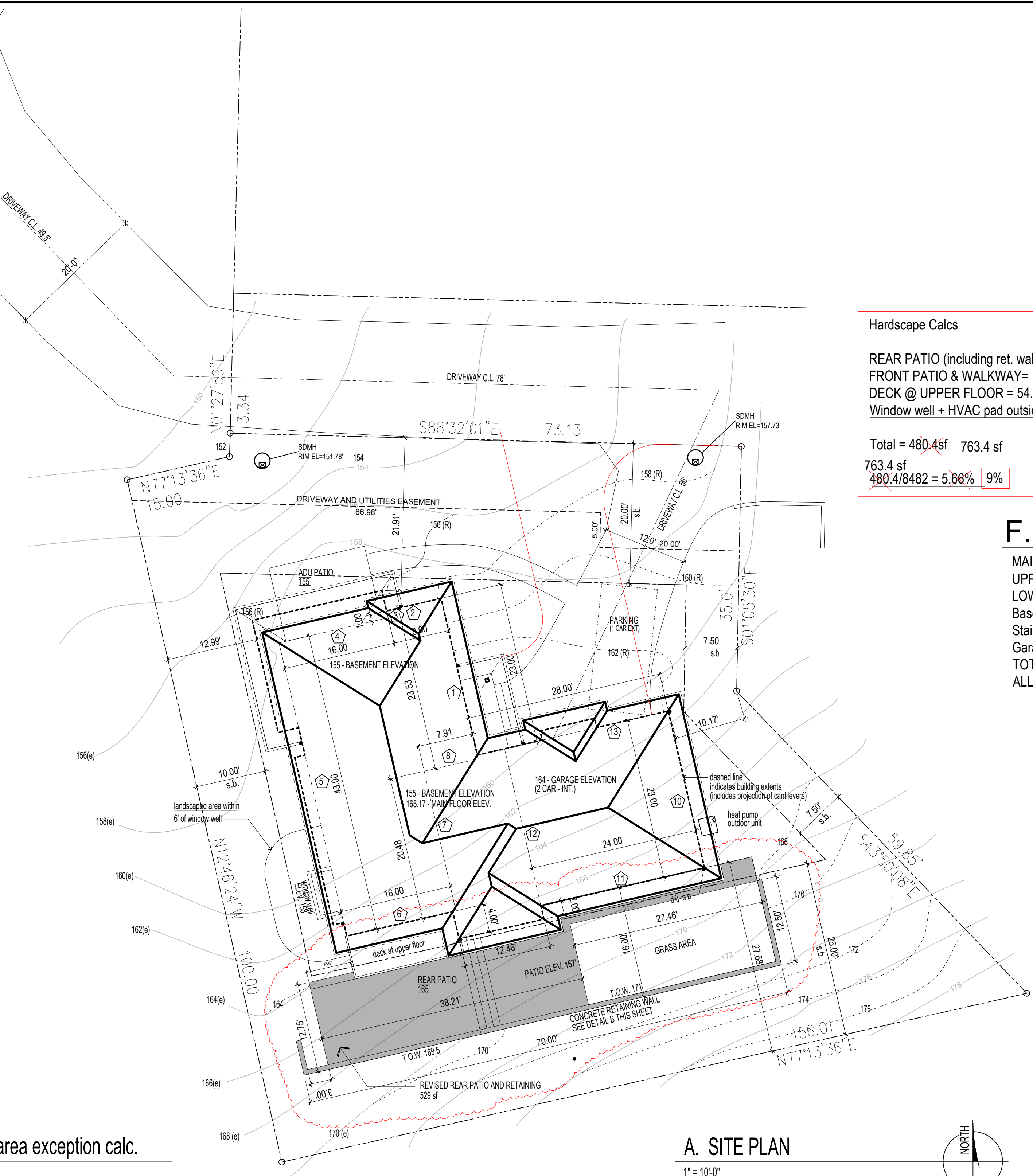


SE 41st STREET



D. Basement F.A.R. area exception calc.

segment	length	beginning elev.	end elev.	begin cov	end cover	avg cover	%cover	wtd (%xL)
1	23	159.7	158.4	4.70	3.40	4.05	45.0%	10.35
2	8	158.4	158.4	3.40	3.40	3.4	37.8%	3.02
3	1	158.4	158.4	3.40	3.40	3.4	37.8%	0.38
4	16	158.4	158.1	3.40	3.10	3.25	36.1%	5.78
5	43	158.1	163	3.10	8.00	5.55	61.7%	26.52
6	16	163	165.17	8.00	10.17	9.085	100.0%	16.00
7	7	165.17	159.6	10.17	4.60	7.385	82.1%	5.74
8	7.91	159.6	159.7	4.60	4.70	4.65	51.7%	4.09
total L =	121.91							71.88

sf 876  
Total wtd/Total L = 59.0%

basement slab elev = 155  
full cover = 9  
excepted area = **516.47**  
Bold elevations indicate Revised elev. lower than existing.

A. SITE PLAN

1" = 10'-0"  
 (H) = WALL SEGMENT TAG FOR BASEMENT EXCEPTION  
 - - - - - = REVISED TOPOGRAPHY (R) - FINAL GRADE  
 - - - - - = GUTTER LINE

segment	length	beginning elev.	end elev.	begin cov	end cover	avg cover	%cover	wtd (%xL)
10	23	161.5	168	0.00	4.00	2	22.2%	5.11
11	24	168	164	4.00	0.00	2	22.2%	5.33
12	23	164	164	0.00	0.00	0	0.0%	0.00
13	24	164	164	0.00	0.00	0	0.0%	0.00
SUM=	94							10.44

sf 552  
WTD TOTAL/TOTAL LENGTH = 11.1%

basement slab elev = 164  
full cover = 9  
excepted area = **61.33**

Impervious surface calcs:  
 Roofs = 2345.2 sf  
 Driveway = 613 sf  
 Total = 2985.2sf  
 2958.2/8482 = 34.88%

Hardscape Calcs  
 REAR PATIO (including ret. wall) = 246 sf 529 sf  
 FRONT PATIO & WALKWAY = 170.2 sf  
 DECK @ UPPER FLOOR = 54.2 sf  
 Window well + HVAC pad outside of eave = 10sf  
 Total = 480.4sf 763.4 sf  
 763.4 sf  
 480.4/8482 = 5.66% 9%

F. A. R. calc

MAIN FLOOR (inc. gar.) = 1868.7  
 UPPER FLOOR = 1737  
 LOWER FLOOR = 876  
 Basement FAR exception = (516.47)  
 Stair Exception = (98.0)  
 Garage Basement FAR Exception = (61.33)  
 TOTAL FAR = 3805.9  
 ALLOWABLE FAR (with ADU) = 8482\*.45 = 3816.9

Architect

CHRIS LUTHI  
 CENTERLINE DESIGN  
 4737 37th AVE SW  
 SEATTLE WA 98126  
 206.932.8706

Project Description

Demolition of existing and construction of new single family residence.  
 Refer to Short Plat Project # 1712-107 for parcel information.  
 ZONING R-8.4

Owner's Name

Masoud Yeganeh & Farhad Imani  
 PO BOX 655, Mercer Island, WA 98040

Civil Engineer

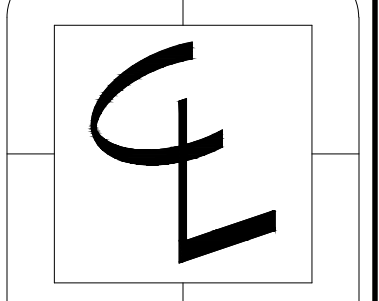
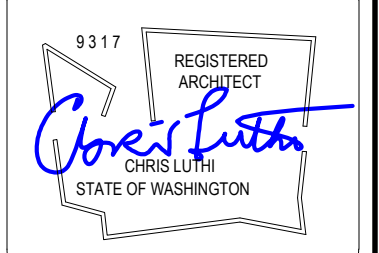
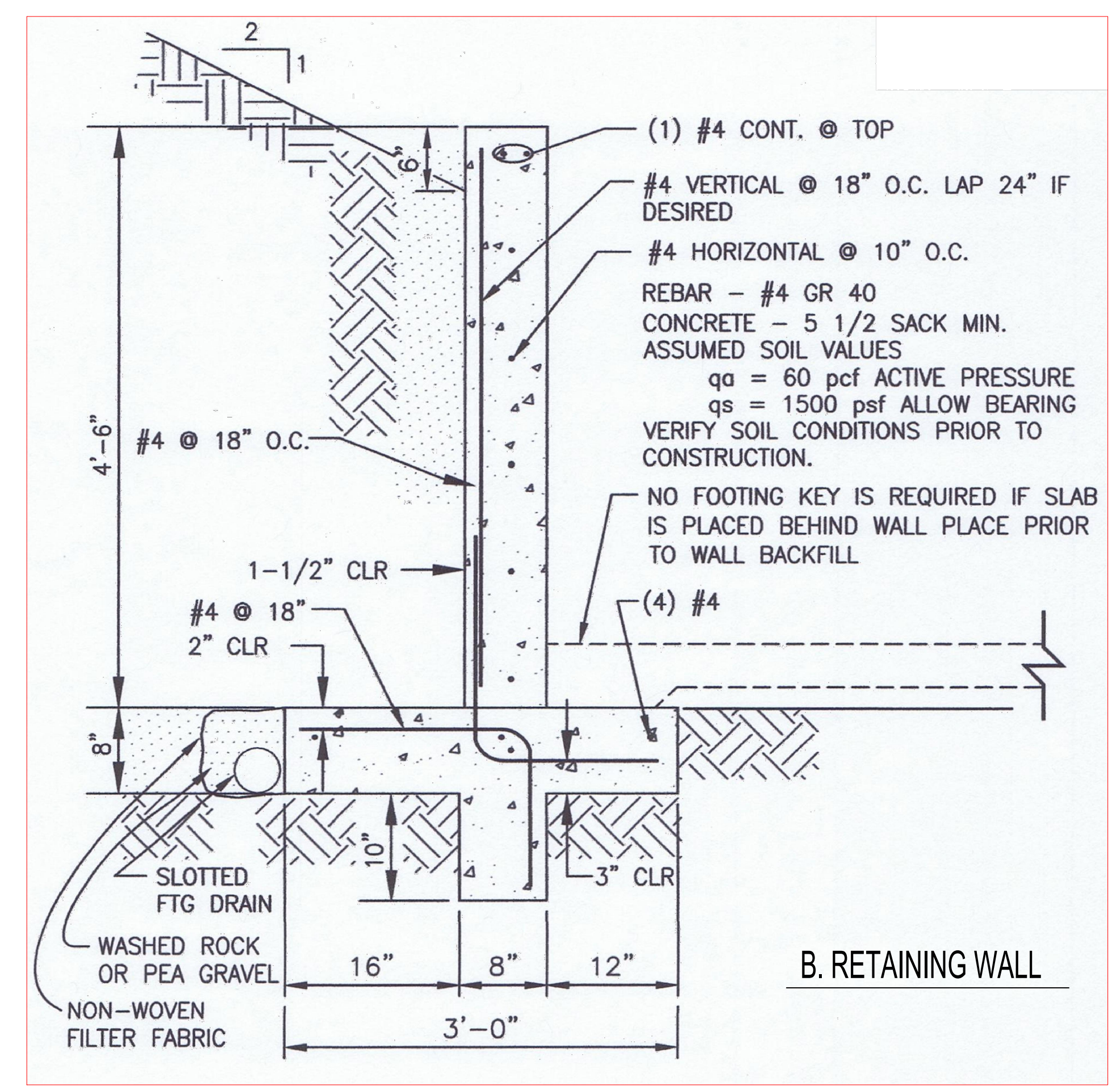
Duffy Eilius  
 CES Civil Engineering  
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Structural Engineer

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 (253) 815-9182

Contractor

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 PO Box 655, Mercer Island, WA 98040  
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CONTENTS

Site Plan

DRAWN BY

CRL

DATE

1.11.20  
 9.14.20  
 12.12.20  
 5.11.21

9785 SE 41st Street  
 Mercer Island WA  
 1a