

SE 41st STREET

All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

Impervious surface calcs:

Roofs = 2345.2 sf
Driveway = 613 sf

Total = 2958.2sf

2958.2/8482 = 34.88%

Hardscape Calcs

REAR PATIO (including ret. wall) = 246 sf 232 patio + 57.4 ret = 289.4 sf
FRONT PATIO & WALKWAY = 170.2 sf
DECK @ UPPER FLOOR = 54.2 sf
Window well + HVAC pad outside of eave = 10sf

Total = 480.4sf 523.8 sf

523.8 sf
480.4/8482 = 5.66% 6.2%

2958.2 sf + 523.8 sf = 3482 sf (per detention tank size calcs)

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

Owner's Name

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

Civil Engineer

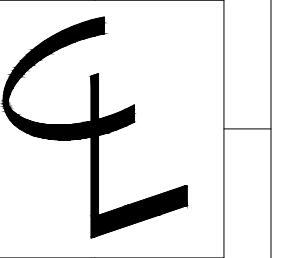
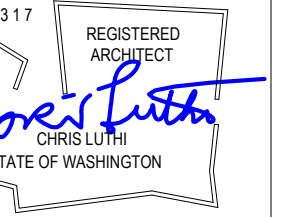
Duffy Eilius
CES Civil Engineering
102 NW CANAL St Seattle WA 98107
206.930.0342

Structural Engineer

Arnold Forsman
Forsman Engineering
30014 2nd Court South
Federal Way, WA 98003
(253) 815-9182

Contractor

Frank Imani
Silver Basin Construction LLC
PO Box 655, Mercer Island, WA 98040
206.910.7959



CENTERLINE DESIGN
4737 37th AVE SW
SEATTLE
206.932.8706

www.Centerline-Design.com

9785 SE 41st Street
Mercer Island WA

CONTENTS

Site Plan

DRAWN BY

CRL

DATE

1.11.20
9.14.20
12.12.20
5.11.21

6.15.21

1a

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

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"

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

basement slab elev = 164
full cover = 9

excepted area = 61.33

