
Antonio D'Ambrosio

Architect AIA

3426 Garden Ave N

Renton, WA 98056

March 23, 2020

Attn: City Arborist, John Kenney
Development Services Group - City of Mercer Island

RE: Timberland Home – Tree #5
9027 SE 60th St
Mercer Island, WA 98040
Permit Application Number: 2001-170

John,

As follow up to our phone conversation, following are the calculations for the impact of retention/removal of Tree #5.

Allowable gross floor area of project = 4,501 S.F. per gross floor area calculations.

- At 85% maximum retention of 4,501 = 3,825.85 S.F.
- At 15% minimum floor area of 4,501 = 675 S.F.

The retention of Tree #5 (exceptional tree) will severely limit the gross floor area for the following limits of disturbances.

1. 18' limit of disturbance: $36' \times 25' = 900$ S.F. x 2 floors = 1,800 S.F.
 $4501 - 1800 = 2701$ S.F. $2701/4501 = 60.0$ %
2. 15' limit of disturbance: $30' \times 22' = 660$ S.F. x 2 floors = 1,320 S.F.
 $4501 - 1320 = 3181$ S.F. $3181/4501 = 70.67$ %
3. 12' limit of disturbance: $24' \times 19' = 456$ S.F. x 2 floors = 912 S.F.
 $4501 - 912 = 3589$ S.F. $3589/4501 = 79.73$ %

In summary, even at a limit of disturbance of twelve feet, retention of Tree #5 will limit the constructible gross floor area to less than 85% of the maximum gross floor area allowed under MICC 19.10.060 (B). This information has also been graphically indicated on the Site Plan.

Sincerely,

Antonio D'Ambrosio

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