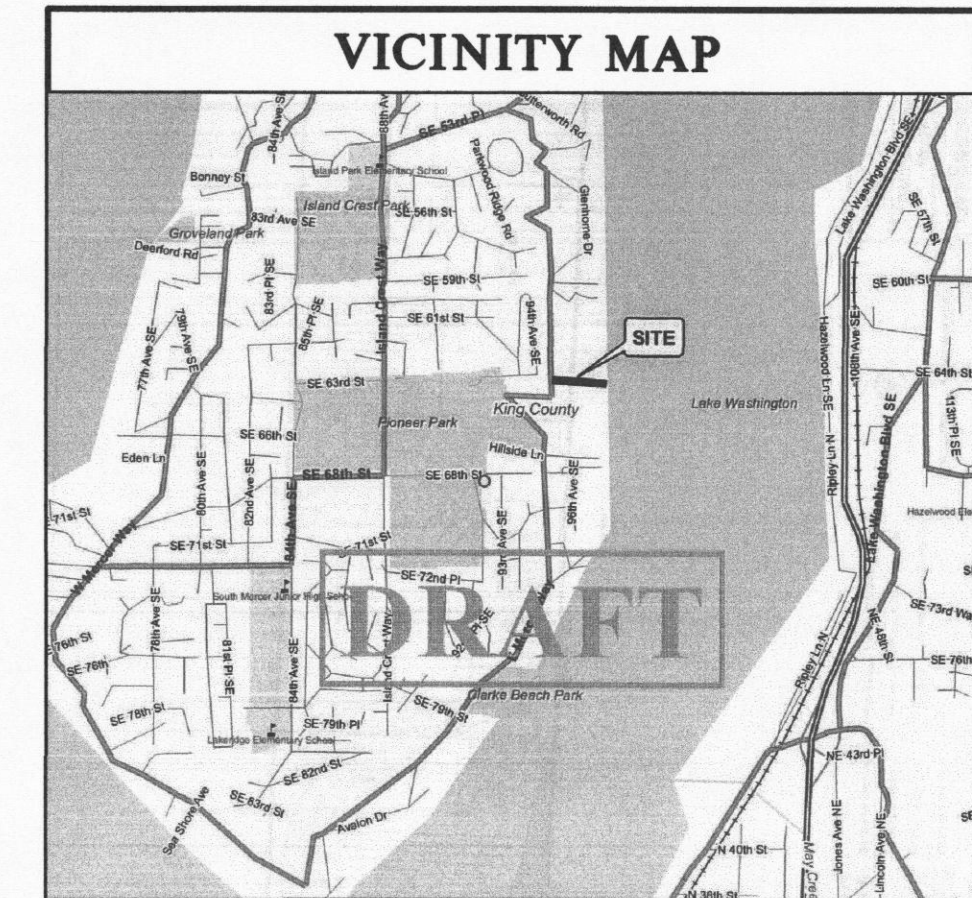
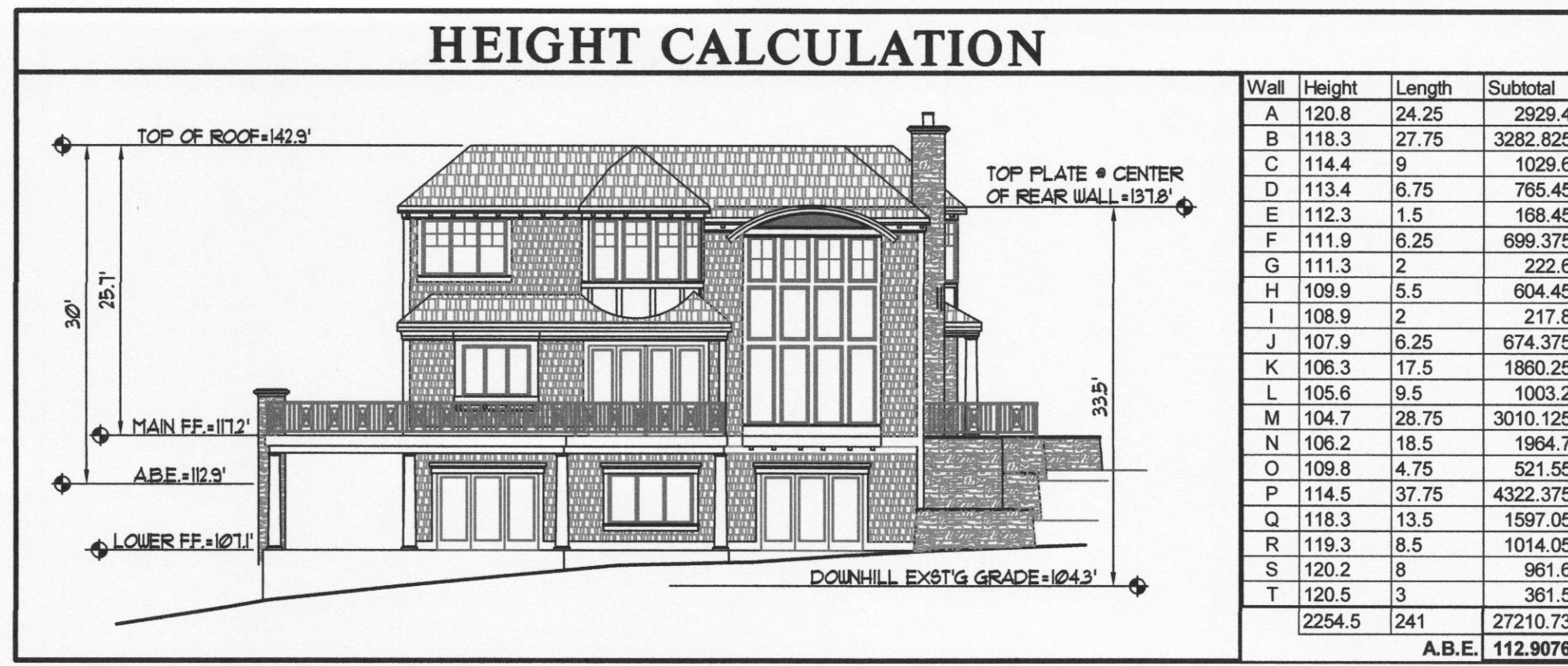
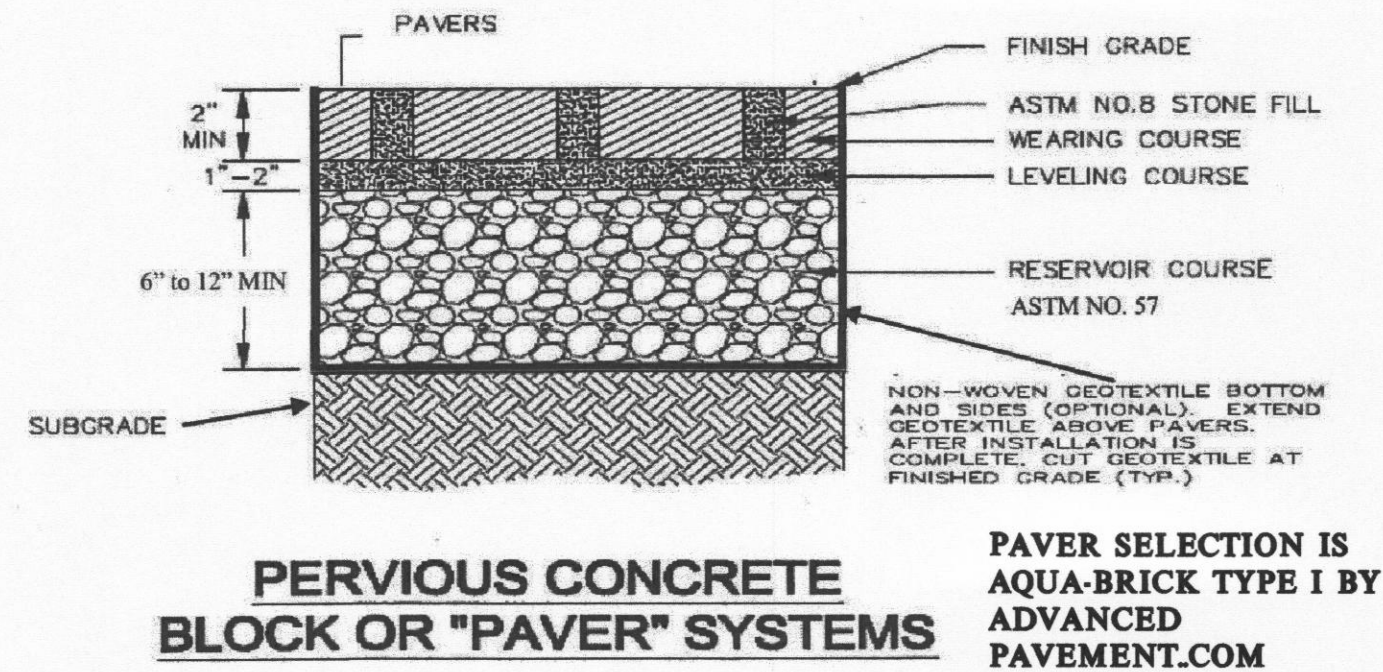


TREE/SPECIES	SIZE (DBH)	RETAINED
1 - HEM	18"	YES
2 - FEM	36"	YES
3 - CEDAR	6"	YES
4 - DW	14"	YES
5 - FRUIT	6"	YES
6 - MAPLE	14"	YES
7 - FIR	12"	NO
8 - MAPLE	24"	NO
9 - MAPLE	24"	NO
10 - MAPLE	14"	NO
11 - FIR	32"	NO
12 - FIR	26"	NO
13 - DEC	26"	NO
14 - FIR	18"	YES
15 - FIR	24"	YES
16 - MAPLE	8"	NO



SITE BENCHMARK IN EAST MERCER WAY  
S. RIM SSMH ELEV. = 148.94'

### SITE INFO

**STREET ADDRESSES:**  
6408 E Mercer Way

**PARCEL #:**  
2154970020

**LEGAL DESCRIPTION:**  
THE NORTH 150 FEET OF THAT PORTION OF GOVERNMENT LOT 1, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF LYING EASTERLY OF MERCER ISLAND BOULEVARD, TOGETHER WITH SECOND CALSS SHORELANDS FRONTING THEREON.

### ZONING

**ZONING:** RS 72

**SINGLE FAMILY RESIDENTIAL SETBACKS**  
PER DEFINED BUILDING FOOTPRINT LINES APPROVED ON SUBDIVISION SUB 08-006

**HEIGHT LIMIT**  
30' ABOVE AVERAGE BUILDING ELEVATION  
35' DOWNHILL HIGHEST PLATE FROM EXISTING GRADE

**LOT COVERAGE**  
35% ± 5% DEVIATION = 40% MAX OF GROSS LOT AREA

**F.A.R.**  
45% MAX OF NET LOT AREA

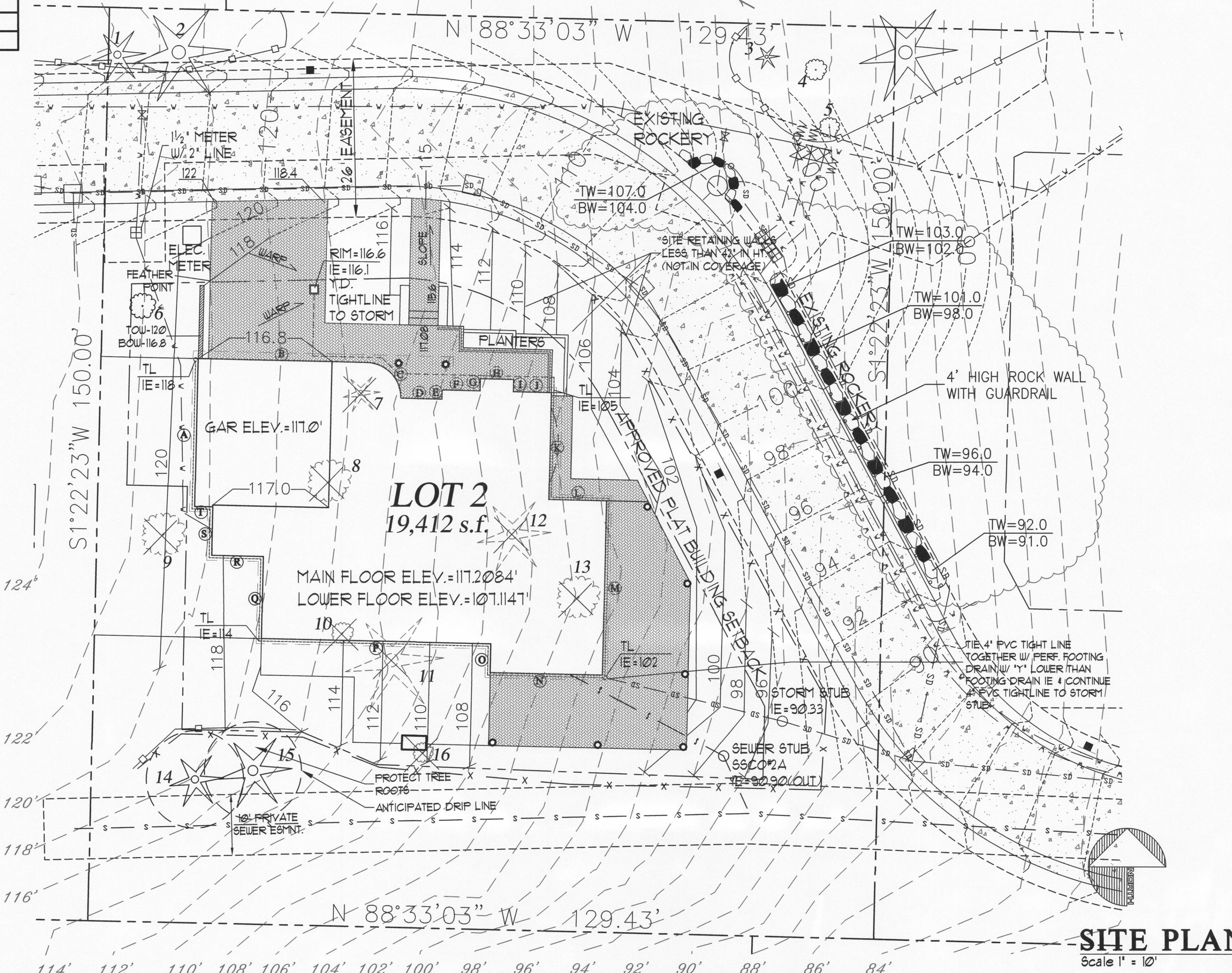
### SITE CALCULATIONS

LOT AREA	GROSS AREA
19,412 SF	
<b>F.A.R. CALCULATION</b>	
19,412	GROSS LOT AREA
-4,383	EASEMENT
15,029 SF	NET LOT AREA
245%	
6,763.05 SF	ALLOWABLE F.A.R.
2,161 SF	MAIN FLOOR
1,571 SF	UPPER FLOOR
1,029 SF	LOWER FLOOR
656 SF	UNFINISHED
530 SF	GARAGE
0 SF	CRAWL SPACE (LESS THAN 5' TALL)
6,247 SF/41%	TOTAL SQUARE F.A.R.
<b>LOT COVERAGE CALCULATION</b>	
19,412 SF	NET LOT AREA
± 40%	
7,766 SF	ALLOWABLE LOT COVERAGE
4,383 SF	EASEMENT
2,966 SF	HOUSE (INCLUDES GUTTERS)
417 SF	DRIVEWAY
0 SF	DECKS (ALL HAVE 1/4" GAPS)
0 SF	LOWER PATIO (PERVIOUS PAVERS)
0 SF	FRONT WALKS (PERVIOUS PAVERS LESS THAN 5' WIDE)
0 SF	FRONT PATIO (PERVIOUS PAVERS)
0 SF	FRONT SITE WALLS
7,766 SF / 40%	TOTAL LOT COVERAGE

### LEGEND

- — DESIGNATES TREE FENCE LOCATION
- X — DESIGNATES SILT FENCE EROSION CONTROL
- W — DESIGNATES WATER
- S — DESIGNATES SEWER
- SD — DESIGNATES STORM
- X- — EXISTING WOOD FENCE

SEE SHEET A1.2 FOR  
EXCAVATION EXTENTS  
AND NOTES



6408 E. Mercer Way  
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Abri Collection  
**The Islander**  
Lot 2  
6408 E. Mercer Way  
Mercer Island, Wa

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TITLE

JOB NO.: 1103114

STARTING NO.:

SHEET

**A1.1**

REVIEWED FOR  
CODE COMPLIANCE  
March 25, 2013