

ZONING ANALYSIS

PROPERTY INFO

PLAN# 22104 SITE PLAN
 ADDRESS: 4701 88TH AVE SE, MERCER ISLAND, WA 98040
 PARCEL # 275700-0060 ZONE: R-9.6

SETBACKS:

FRONT 20'
 SIDES 5'/10'
 REAR 25'

STRUCTURE IMPERVIOUS

EXIST. MAIN RESIDENCE: 1386 SQFT
 PROPOSED ADDITION: 199 SQFT
 PROPOSED ADDITION 2: 55 SQFT
 EXIST. DECK: 391 SQFT
 EXIST. CYRD PORCH: 94 SQFT
 SUBTOTAL 2125 SQFT

HARDSURFACE IMPERVIOUS:

EXIST. DRIVEWAY: 1075 SQFT
 EXIST. WALKWAY: 146 SQFT
 SUBTOTAL 1221 SQFT


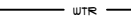
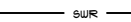
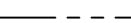





SUBTOTALS:

TOTAL IMPERVIOUS: 3346 SQFT
 TOTAL LOT AREA: 11224 SQFT
 BUILDING IMPERVY % 18.9%
 TOTAL IMPERVY % 29.8%

LEGAL DESCRIPTION:

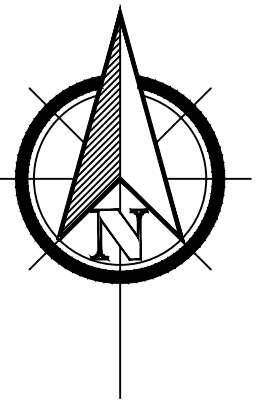
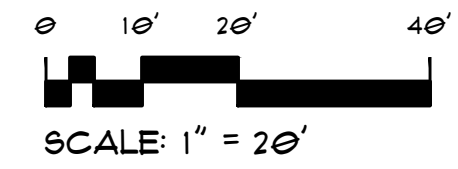
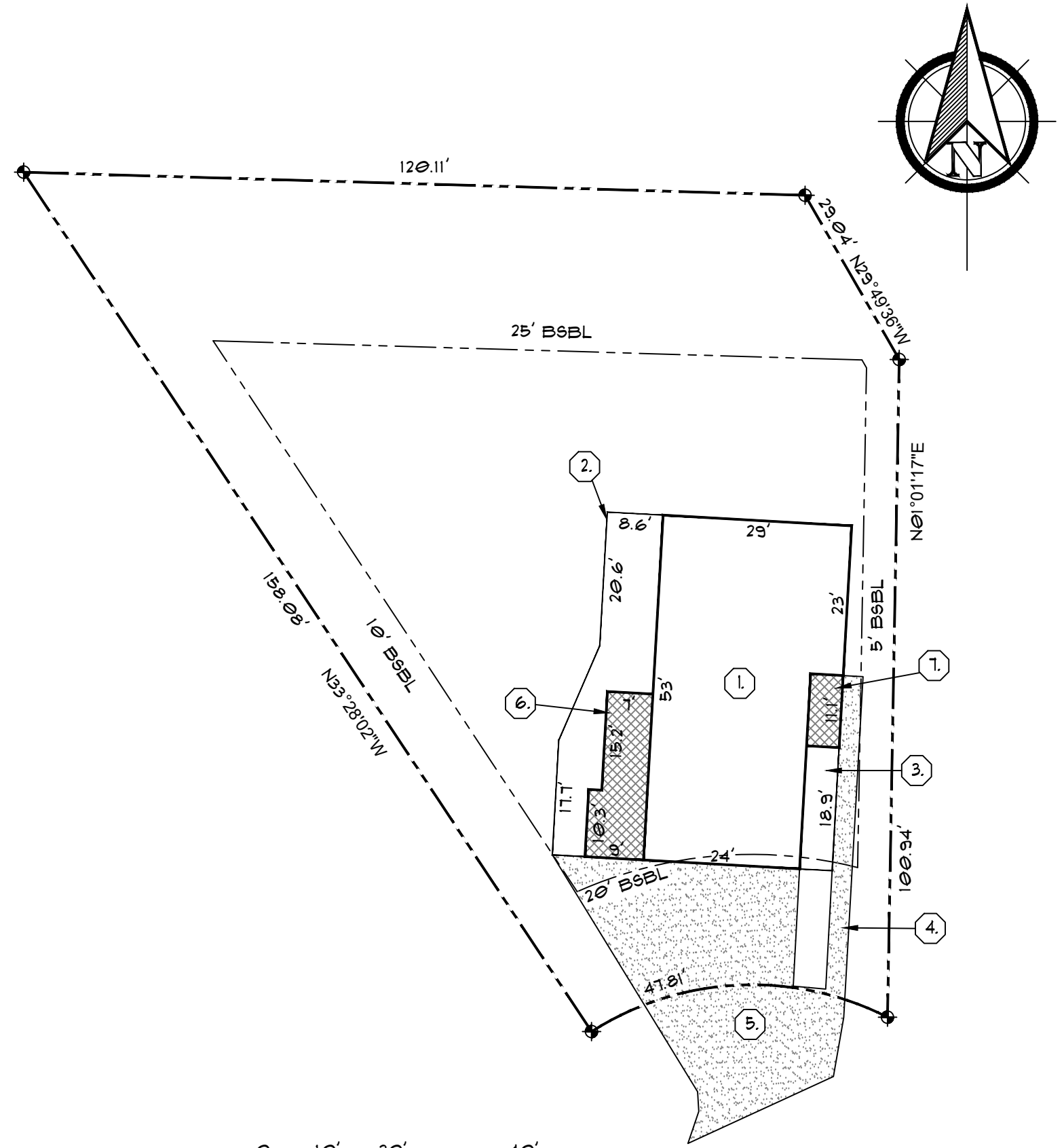
GILBERT ADD
 PLAT BLOCK:
 PLAT LOT: 6

LEGEND

-  PROPERTY CORNER
-  WATER
-  SEWER
-  SETBACK
-  PROPERTY LINE
-  EXISTING CONTOURS
-  EROSION CONTROL FENCING
-  PROPOSED ADDITION
-  EXISTING HARD SURFACE

SITE PLAN KEY NOTES:

1. EXISTING RESIDENCE
2. EXISTING DECK
3. EXISTING CYRD PORCH
4. EXISTING WALKWAY
5. EXISTING DRIVEWAY
6. PROPOSED ADDITION 1
7. PROPOSED ADDITION 2



THIS PLOT PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, IT IS NOT A SURVEY. IT IS BASED OFF ONLINE JURISDICTION COUNTY MAPS AND SITE OBSERVATION. ALL CONSTRUCTION SHALL BE CONSISTENT WITH CITY STANDARDS. CONTRACTOR SHALL VERIFY WITH CITY ON APPROVED IMPROVEMENTS PLANS & BETTER PRACTICE MANAGEMENT PRACTICES

4701 88TH AVE SE
 MERCER ISLAND, WA 98040
 Parcel# 275700-0060

MERCER ISLAND ADDITION

PROJECT# 22104
 DATE: 3/22/23



RECTOR RESIDENTIAL DESIGN
 EMAIL: paul@rectordesigns.com
 PHONE: (253) 332-6244