

CONDITIONED FLOOR AREAS	
LEVEL	AREA
LOWER FLOOR PLAN	765 SF
MAIN FLOOR PLAN	1922 SF
EG. PLATE MAIN	1362 SF
	4569 SF

PROJECT DATA	
LOT SLOPE	13%
HIGHEST ELEVATION	67.5
LOWEST ELEVATION	66.5
ELEVATION DIFFERENCE	1.0
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS	284.5'
LOT SLOPE (8.5' / 98.4' x)	25.0%
LOT COVERAGE ALLOWED	18,878 SF (45.4%)
30% MAX LOT COVERAGE	6,697.3 SF
60% LANDSCAPE AREA	12,270.7 SF
9% HARDSCAPE AREA	1,699.9 SF
DWELLING UNITS/ACRE	1

LEGEND	
[Symbol]	HOUSE FOOTPRINT
[Symbol]	PARKING SPACES
[Symbol]	(N) PEDESTRIAN CIRCULATION
[Symbol]	(N) VEHICULAR CIRCULATION
[Symbol]	AREAS WITH GREATER THAN 4% OF CUT AND/OR FILL
[Symbol]	50' WATERCOURSE BUFFER ADDITION AREA
[Symbol]	50' WATERCOURSE BUFFER REDUCTION AREA
[Symbol]	REMOVED TREE
[Symbol]	SETBACK LINE
[Symbol]	PROPERTY LINE
[Symbol]	DEMO LINE
[Symbol]	TREE DRIP LINES PER ARBORIST SCHEDULE, 24" OR SMALLER
[Symbol]	TREE DRIP LINES PER ARBORIST SCHEDULE, GREATER THAN 24"
[Symbol]	REPLACEMENT TREE
[Symbol]	TREE LABEL
A = 100.0'	A.B.E. POINT AND ELEVATION

AVERAGE BUILDING ELEVATION (A.B.E.)				
ELEVATION MARK	MIDPOINT ELEVATION	WALL SEGMENT MARK	WALL SEGMENT LENGTH (FT)	PRODUCT
A	112.0	a	34.3	3,841.6
B	110.0	b	16.3	1,735.0
C	108.7	c	2.7	293.7
D	108.7	d	8.8	955.6
E	108.7	e	2.7	300.5
F	108.7	f	10.4	1,130.5
G	108.7	g	8.0	868.8
H	108.7	h	28.3	3,140.0
I	108.7	i	8.0	868.8
J	110.0	j	14.0	1,540.0
K	116.0	k	29.3	3,354.8
L	116.25	l	4.2	483.0
M	117.25	m	9.0	1,059.8
N	118.0	n	66.2	7,811.6
O	116.0	o	5.0	560.0
P	116.0	p	13.8	1,600.8
TOTALS			350.0	28,344.8
A.B.E. - SLIM PRODUCTS - 3/8" WALL LENGTHS				1134 FT
MAXIMUM HEIGHT ALLOWED - A.B.E. + 20'				143.4 FT
PROPOSED BUILDING HEIGHT				140.2 FT (140'-2")

TREE SCHEDULE				
MARK	SPECIES	DSH (N)	DRIFLINE EXTENT	RATING
1	DOUGLAS FIR	35	16' RADIAL	EXCEPT
3	MADRONE	10	15' RADIAL	EXCEPT
4	BIG LEAF MAPLE	15.5	14' RADIAL	REG
5	BIG LEAF MAPLE	20	16' RADIAL	REG
6	DOUGLAS FIR	30	14' RADIAL	EXCEPT
7	DOUGLAS FIR	14	8' RADIAL	REG
8	BIG LEAF MAPLE	48	HABITAT SPAR	N/A
17	BIG LEAF MAPLE	18	N/A	FAILED
18	BIG LEAF MAPLE	13	10' RADIAL	REG
19	AUSTRIAN PINE	17	12' RADIAL	REG
20	BIG LEAF MAPLE	43	30' RADIAL	EXCEPT
22	FLOWERING PLUM	8.10	N/A	N/A
23	SCOTS PINE	21	14' RADIAL	REG
25	FLOWERING PLUM	9.8	N/A	N/A
30	DOUGLAS FIR	38	20' RADIAL	EXCEPT
31	GEDON	20	7' RADIAL	EXCEPT
32	DOUGLAS FIR	35	18' RADIAL	EXCEPT
33	DOUGLAS FIR	31	15' RADIAL	EXCEPT
A	BIG LEAF MAPLE	19	15' RADIAL	REG
B	DOUGLAS FIR	18	21' RADIAL	REG
C	BIG LEAF MAPLE	20	16' RADIAL	REG
D	DOUGLAS FIR	12	7' RADIAL	REG
F	DOUGLAS FIR	14	9' RADIAL	REG
G	DOUGLAS FIR	26	12' RADIAL	REG

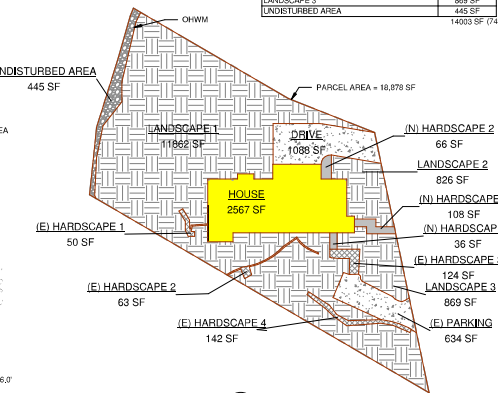
NOTE: SEE ARBORIST REPORT DATED 02/01/2016 AND ADDENDA DATED 01/03/2019

LOT COVERAGE	
SITE AREA	18,878 SF
ALLOWABLE COVERAGE (35%)	6,697.3 SF
ALLOWABLE HARDSCAPE (6%)	1,699.9 SF (+ 2,318 SF)
+ LEFTOVER LOT COVERAGE	= 4,017 SF

BUILDING & DRIVING SURFACES	
(E) PARKING	634 SF
DRIVE	1089 SF
HOUSE	2567 SF
	4289 SF (23%)

HARDSCAPE	
(E) HARDSCAPE 1	50 SF
(E) HARDSCAPE 2	63 SF
(E) HARDSCAPE 3	124 SF
(E) HARDSCAPE 4	142 SF
(N) HARDSCAPE 1	108 SF
(N) HARDSCAPE 2	86 SF
(N) HARDSCAPE 3	98 SF
	589 SF (3%)

LANDSCAPE	
LANDSCAPE 1	11862 SF
LANDSCAPE 2	829 SF
LANDSCAPE 3	869 SF
UNDISTURBED AREA	445 SF
	14035 SF (74%)



1 CRITICAL AREAS DETERMINATION SITE PLAN
1" = 10'-0"

2 SITE AREAS
1/32" = 1'-0"

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DESIGN	SNS, JDB, MM
DRAWN	ER
CHECKED	AC
SHEET ISSUE DATE	03/07/19
DRAWING SETS	
PERMIT SET	03/10/2019
REVISIONS	
#	DATE DESCRIPTION

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LEE-BOYLE
4150 BOULEVARD PLACE
MERCER ISLAND, WA

CRITICAL AREAS DETERMINATION
SITE PLAN

CA-1.0
PLOT DATE: 3/20/2019