

LOT COVERAGE	
Lot Area	16,710
Allowed	35%
Allowed sf	5,849

New	
Main Structure Roof Area	3,991
Driveway	997
New sf	4,988

Existing	
Main Structure Roof Area	2,070
Driveway	2,377
Auxiliary Bldg	38
Total Existing	4,485
Existing Removed	(4,485)
Total New and Existing	4,988
	% 29.9%

PARKING	
Covered	3 ea
Driveway	3 ea.

Gross Floor Area	
Lot Size	16,710
Main Floor Living	2,191 sf
Garage	702 sf
Second Floor Living	2,649 sf
Less Second Floor Stairs	-122 sf
Total	5,420 sf

Max Allowed: 40% 6,684 sf
 This Proposal 32.4%

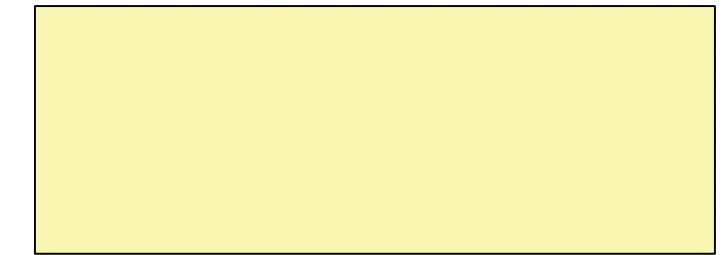
PROPERTY OWNER
 Erik and Katie Spring
STREET ADDRESS
 4740 West Mercer Way
PARCEL#
 4045100055
LEGAL DESCRIPTION
 LOTS 11, 12 AND 13 OF A PORTION OF LAKE ISLE,
 ACCORDING TO THE PLAT THEREOF, VOL. 28, P13
 BOOK OF PLATS, KING COUNTY, WA
ZONE: R-15
SETBACKS:
 Front Yard - 20'
 Rear Yard - 25'
 Side Yards - 7.5'/15'
HEIGHT LIMIT; 30' above ABE to roof peak
MAXIMUM LOT COVERAGE: 35%
MAXIMUM HARDSCAPE: 9%
MAXIMUM FAR: 40%
PARKING SPACES PROVIDED: 3 GARAGE 3DRIVEWAY

4740 West Mercer Way TREE INVENTORY														
Tree ID	Common Name	DBH	Multi	Health	Structural Condition	Drillpipe				Exceptions		Retain?		
						N	E	S	W	Threshold	Above 24'			
377	Bigleaf Maple	34.7	24,29	Good	Good	38.4	26.4	33.4	31.4	30'	Size	Yes	Yes	
378	Lodgepole Pine	11.5		Good	Fair	0.5	13.5	24.5	12.5	6	Size	No	Yes	
379	Austrian Black Pine	26.7		Good	Fair	17.1	9.1	26.1	21.1	24	Size	Yes	Yes	
380	Austrian Black Pine	28.3		Good	Fair	19.2	21.2	27.2	9.2	24	Size	Yes	Yes	
381	Western Red Cedar	12.9		Good	Good	14.5	14.5	14.5	14.5	30	No	No	Yes	
382	Western Red Cedar	32.5		Good	Good	21.4	21.4	21.4	21.4	30	Size	Yes	Yes	
383	Flowering Cherry	10.2	6,5,7,1,3,3	Good	Good	16.4	8.4	12.4	16.4	23	No	No	No	
384	Western Red Cedar	45.4		Good	Good	31.9	21.9	26.9	21.9	30	Size	Yes	Yes	
385	Doug-Fir	20.3		Good	Good	15.8	15.8	15.8	15.8	30	No	No	No	
386	Doug-Fir	42		Good	Excellent	25.8	25.8	25.8	25.8	30	Size	Yes	Yes	
10	TOTALS											7	6	9

4740 W Mercer Way Height Table				
Segment	Midpoint Elevation	Length	Product	
A	115.2	76.5	8,812.8	
B	114.3	45	5,143.5	
C	114.2	18.75	2,141.3	
D	114.3	2.75	314.3	
E	114.1	18	2,053.8	
F	113.9	2.75	313.2	
G	112	18	2,016.0	
H	112.2	3.1	347.8	
I	114	8.7	991.8	
J	113	3.1	350.3	
K	112.1	31.6	3,542.4	
L	112.1	24	2,690.4	
M	113	19.5	2,203.5	
N	114.5	20.6	2,358.7	
Sub Totals	292.4		33,279.8	
ABE			113.8	
Max Height			30.0	
Max Elevation			143.84	

Lot Slope Calculations	
High Point	130 ft
Low Point	110 ft
Elevation Difference	20 ft
Distance	112.6 ft
Slope%	17.8%

Hardscape	
Lot Size	16,710
EXISTING	
Uncovered Patio	1420
Walkways	140
Stairs	0
Rockery/Retaining Walls	251
Total Existing	1811
Existing Removed	1560
Net Existing Retained	251
NEW	
Uncovered Patio	
Walk	131
Total New	131
Total Project	382
Project %	2.30%



Hatch denotes landslide and Steep Slope mapped area

JayMarc Homes, LLC
 7525 SE 24th St, #487
 Mercer Island, WA 98040
 425 281 2706

Spring Residence
 4740 W Mercer Way

Drawn by
 Gary Upper

12/8/22

12/19/22

A2.0