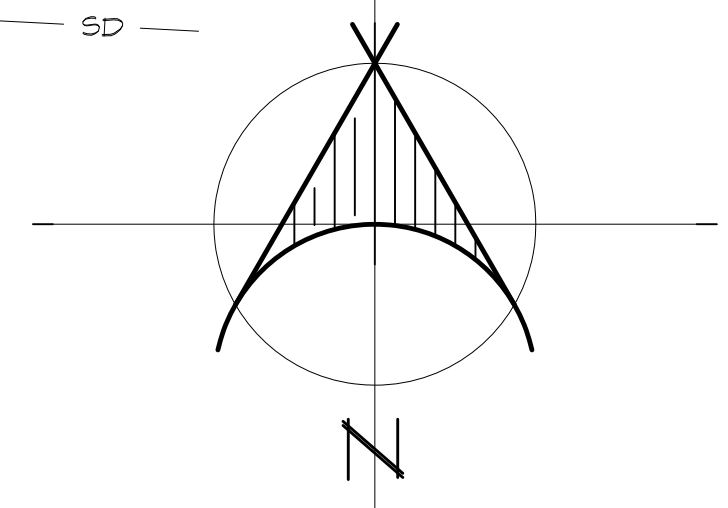


IMPERVIOUS DEVIATION
SITE PLAN - LOT 1

SCALE: 1" = 10'-0"



VICINITY MAP



ARCHITECT
ARCHITECTS NW / JEFFREY DeROULET
18915 - 142ND AVE NE / SUITE 100
WOODINVILLE, WA 98072
PHONE: 425 485 4900
EM: JEFFREY@ARCHITECTSNW.COM

OWNER / CONTACT
DEAN HOMES/ DEAN JASPER
PO BOX 3545
BELLEVUE, WA 98004
PH: 206-986-2289
EM: DEAN@DEANHOMES.COM

STRUCT ENGINEER
ELLIPSIS STRUCT ENG/ BRYAN BALDWIN
3847 23RD AVE SW,
SEATTLE, WA 98106
PH: 206.949.5161
EM: INFO@ELLIPSISPLLC.COM

PARCEL NUMBER
5021900090

SITE ADDRESS
8420 SE 37TH (SP LOT 1)
MERCER ISLAND WA 98040

ZONING
R-3.4
MIN FRONT SETBACK: 20'-0"
MIN REAR SETBACK: 25'-0"
MIN SIDE SETBACK:
5'-0" MIN SUM OF 15'-0"
MAX BLDG HEIGHT: 30'-0"
MAX IMPERVIOUS COV'G: 40%
MAX FLR AREA RATIO (FAR): 45%

LOT SLOPE
HIGHEST ELEV POINT OF LOT: 292.10
LOWEST ELEV POINT OF LOT: 283.80
ELEVATION DIFFERENCE: 8.30
HORIZONTAL DISTANCE BTWN
HIGH AND LOW POINTS: 112.73
LOT SLOPE: 7.36%

LOT COV'G
(LOT COV'G IS IMPERVIOUS AREA)
GROSS LOT AREA: 9,620 SF
ACCESS ESMT AREA: 1,220 SF
ROOF W/ GUTTERS: 2,596 SF
ECO-STONE WALK & STEPS: 5'W: 0 SF
VEHICULAR USE AREA: 272 SF
TOTAL IMPERVIOUS AREA: 4,088 SF
% OF LOT AREA: =42.49%
ALLOWED IMPERVIOUS AREA: 3,848 SF
ALLOWED % OF LOT AREA: =40.00%
(42.94% ALLOWED W/ 2.94%
PROPOSED IMPERV AREA DEV
= 4,088 SF IMPERVIOUS AREA)

	= ECO-STONE WALKS & PATIOS (NOT TO COUNT AGAINST IMPERVIOUS AREA) 0 SF
	= ROOF & GUTTERS 4,741 SF
	= VEHICULAR USE 272 SF
	= EASEMENTS 5,251 SF

REGISTERED ARCHITECT
J. DeRoulet
5/13/16

ARCHITECTS NORTHWEST
18915-142ND AVENUE NE SUITE 100 WOODINVILLE, WA 98072
FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

DEAN HOMES
8420 SE 37TH ST, MERCER ISLAND WA 98040 (SP LOT 1)
PLAN M2905A2S-IR

DESIGNED BY: DATE:
DRAWN BY: DATE:
DSF 5/12/16

PROJECT MANAGER: DATE:
JdeR

LATERAL BY: DATE:
ESE 4/1/16

LATERAL JOB NUMBER:
103.1602.00

AO
A9

ANW WOODINVILLE OFFICE
JOB NUMBER:
150301