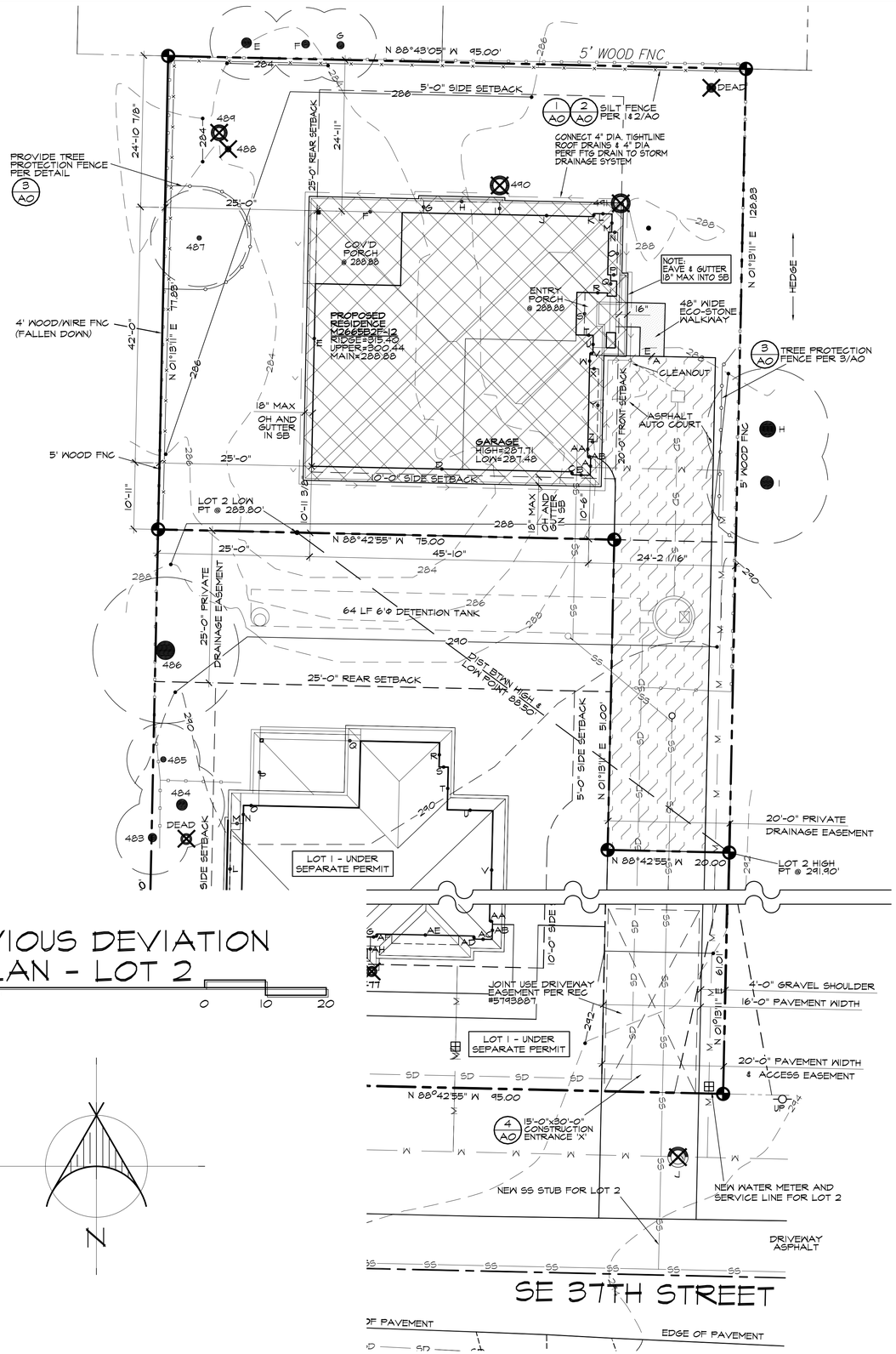


IMPERVIOUS DEVIATION SITE PLAN - LOT 2

SCALE : 1" = 10'-0" 0 10 20

VICINITY MAP

ARCHITECT

JEFFREY DeROULET
ARCHITECTS NW
18815 - 142ND AVE NE / SUITE 100
WOODINVILLE, WA 98072
PHONE: 425 485 4900
EM: JEFFREY@ARCHITECTSNW.COM

OWNER / CONTACT

DEAN HOMES
PO BOX 3545
BELLEVUE, WA 98004
PH: 206-369-3326
EM: DEAN@DEANHOMES.COM

STRUCT ENGINEER

ELLIPSIS STRUCTURAL ENGINEERS
BRYAN BALDWIN
3847 23RD AVE SW,
SEATTLE, WA 98106
PH: 206.949.5161
EM: INFO@ELLIPSISPLLC.COM

PARCEL NUMBER

TBD

SITE ADDRESS

8426 SE 37TH ST (SP LOT 2)
MERCER ISLAND WA 98040

ZONING

R-8.4
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: 45%
(W/ 5.00% IMPERVIOUS AREA DEVIATION)
MAX FLR AREA RATIO (FAR): 45.00%

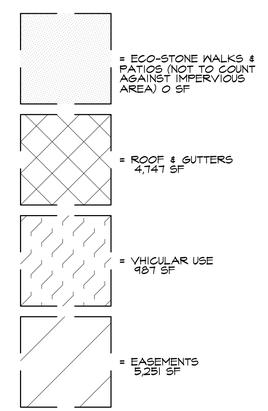
LOT SLOPE

HIGHEST ELEV POINT OF LOT:	291.90
LOWEST ELEV POINT OF LOT:	283.80
ELEVATION DIFFERENCE:	8.10
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS:	88.50
LOT SLOPE:	9.15%

LOT COV'G

(LOT COV'G IS IMPERVIOUS AREA)

GROSS LOT AREA:	8,413 SF
ACCESS ESMT AREA:	0 SF
ROOF W/ GUTTERS:	2,374 SF
ECO-STONE WALK & STEPS<5'W:	0 SF
VEHICULAR USE AREA:	1,343 SF
TOTAL IMPERVIOUS AREA:	3,717 SF
% OF LOT AREA:	=44.18%
ALLOWED IMPERVIOUS AREA:	3,365 SF
ALLOWED % OF LOT AREA:	=40.00%
(44.18% ALLOWED W/ 4.18% PROPOSED IMPERV AREA DEV = 3,717 SF IMPERVIOUS AREA)	



REGISTERED ARCHITECT JEFFREY A. DeROULET STATE OF WASHINGTON 5046 9/13/16

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ARCHITECTS NORTHWEST
18915-142ND AVENUE NE SUITE 100
OFFICE: (425) 485-4900
TOLL FREE: 1-866-272-4100
WOODINVILLE, WA 98072
FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

DEAN HOMES
8426 SE 37TH ST; MERCER ISLAND WA 98040 (SP LOT 2)
PLAN M2665B2F-12

DESIGNED BY: JdeR DATE:
DRAWN BY: DSF DATE: 5/12/16
PROJECT MANAGER: JdeR
REVISED BY: DATE:
LATERAL BY: EED DATE: 9/1/16
LATERAL JOB NUMBER: 103.1603.00

A0 / A9

ANW WOODINVILLE OFFICE JOB NUMBER: 150302

Your Family Architect

ARCHITECTS NORTHWEST