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REVISION  
 Exhibit 12  
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 P&DS

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## Building Coverage and Hardscape Area Calculation Worksheet

Project Address: 18512 Meridian Ct. N. Townhomes Lot Area (Square Footage) 13,602

*Please further itemize these calculations if the site has multiple buildings, types of hardscape note listed.*

<b>Building Coverage = Footprint</b>	Existing Square Footage	+	Proposed Square Footage	=	Total Square Footage
House (plus Garage, if attached)	_____		<u>6,088</u>		<u>6,088</u>
Garage (if detached)	_____		_____		_____
Carpport	_____		_____		_____
Shed	_____		_____		_____
Covered Deck	_____		_____		_____
Covered Porch	_____		_____		_____
Other Accessory Structure	_____		_____		_____
			<b>Total Building Coverage (SF)</b>		<u>6,088</u>
			<b>Building Coverage Percentage (Total/Lot Area *100)</b>		<u>45%</u>

<b>Hardscape Area = Roof Area + Uncovered Surfaces</b>	Existing Square Footage	+	Proposed Square Footage	=	Total Square Footage
<u>Roof Area</u>					
House (plus Garage, if attached)	_____		<u>7,113</u>		<u>7,113</u>
Garage (if detached)	_____		_____		_____
Carpport	_____		_____		_____
Shed	_____		_____		_____
Covered Deck	_____		_____		_____
Covered Porch	_____		_____		_____
Other Accessory Structure	_____		_____		_____
<u>Uncovered Areas</u>					
Deck	_____		_____		_____
Driveway and Parking Areas	_____		<u>1,488</u>		<u>1,488</u>
Patios and Pools	_____		_____		_____
Walkways (including pavers)	_____		<u>2,474</u>		<u>2,474</u>
Gravel Landscaping	_____		_____		_____
Other Hardscape Areas	_____		_____		_____
			<b>Total Hardscape Coverage (SF)</b>		<u>11,075</u>
			<b>Hardscape Area Percentage (Total/Lot Area *100)</b>		<u>81%</u>

**Hardscape** includes any structure or other covering on or above the ground that includes materials commonly used in building construction such as wood, asphalt and concrete, and also includes, but is not limited to, all structures, decks, and patios, and paving, including gravel, pervious or impervious concrete and asphalt. Include the square footages for all existing and proposed hardscape.

NOTE: This worksheet is provided as an aid and is for informational use only. It is not a substitute for the Shoreline Municipal Code or the Shoreline Development Code.



**Attachment to Building Coverage and Hardscape Area Worksheet – Itemized by building.**

**Building Coverage = Footprint, Proposed Square Footage:**

Building 1 =	3,258 SF
<u>Building 2 =</u>	<u>2,830 SF</u>
Total =	6,088 SF

**Hardscape Area = Roof Area + Uncovered Surfaces, Proposed Square Footage:**

Building 1 Roof Area =	3,929 SF
<u>Building 2 Roof Area =</u>	<u>3,184 SF</u>
Total =	7,113 SF