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Revision: _____ Date: _____

Stamp: _____

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Project:
NS Residence
project no. 2401
8265 SE 61st St
Mercer Island, WA 98040

Drawing Title:
existing site plan

Date: February 24, 2025

Issued For: Coordination Set

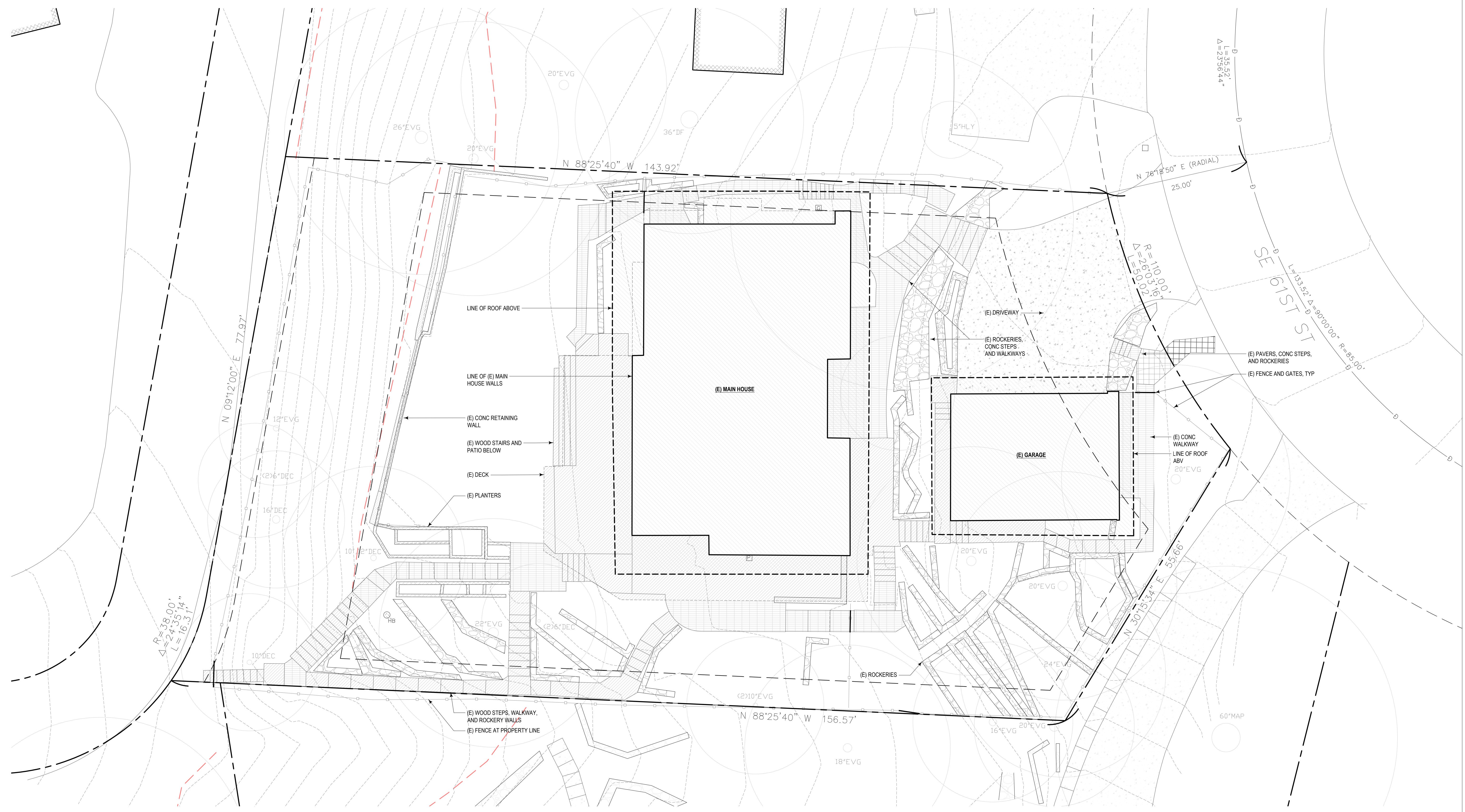
Drawn By: _____

Checked By: _____

Scale: _____

Sheet No.: _____

A1.2A



1 existing site plan
A1.2A 1/8" = 1'-0"

EXISTING HARDSCAPE CALCULATIONS

REQUIRED MAX HARDSCAPE AREA: 9% OF NET LOT AREA	1,350 SF
REFERENCED CODE SECTION: MICC 19.02.020.F.3.b	
CONCRETE WALKWAYS / STEPS	1,519 SF
ROCKERIES	785 SF
CONCRETE RETAINING WALLS	110 SF
WOOD DECK / STEPS	1,761 SF
PAVERS	31 SF
PLANTERS	61 SF
TOTAL EXISTING HARDSCAPE AREA: (STRUCTURES, PAVED AREAS, STAIRS, WALKWAYS, DECKS, ROCKERIES MADE OF: WOOD, STONE, CONCRETE, GRAVEL, PERMEABLE PAVERS, ETC. THIS DOES NOT INCLUDE DRIVING SURFACES OR BUILDINGS)	4,267 SF
4,267 SF > 1,350 SF	
EXISTING HARDSCAPE IS NONCONFORMING	

LEGEND:

[Pattern]	EXISTING BUILDINGS
[Pattern]	EXISTING DRIVEWAY
[Pattern]	CONCRETE WALKWAY / STEPS
[Pattern]	ROCKERIES
[Pattern]	CONCRETE RETAINING WALLS
[Pattern]	WOOD DECK / STEPS
[Pattern]	PAVERS
[Pattern]	PLANTERS

