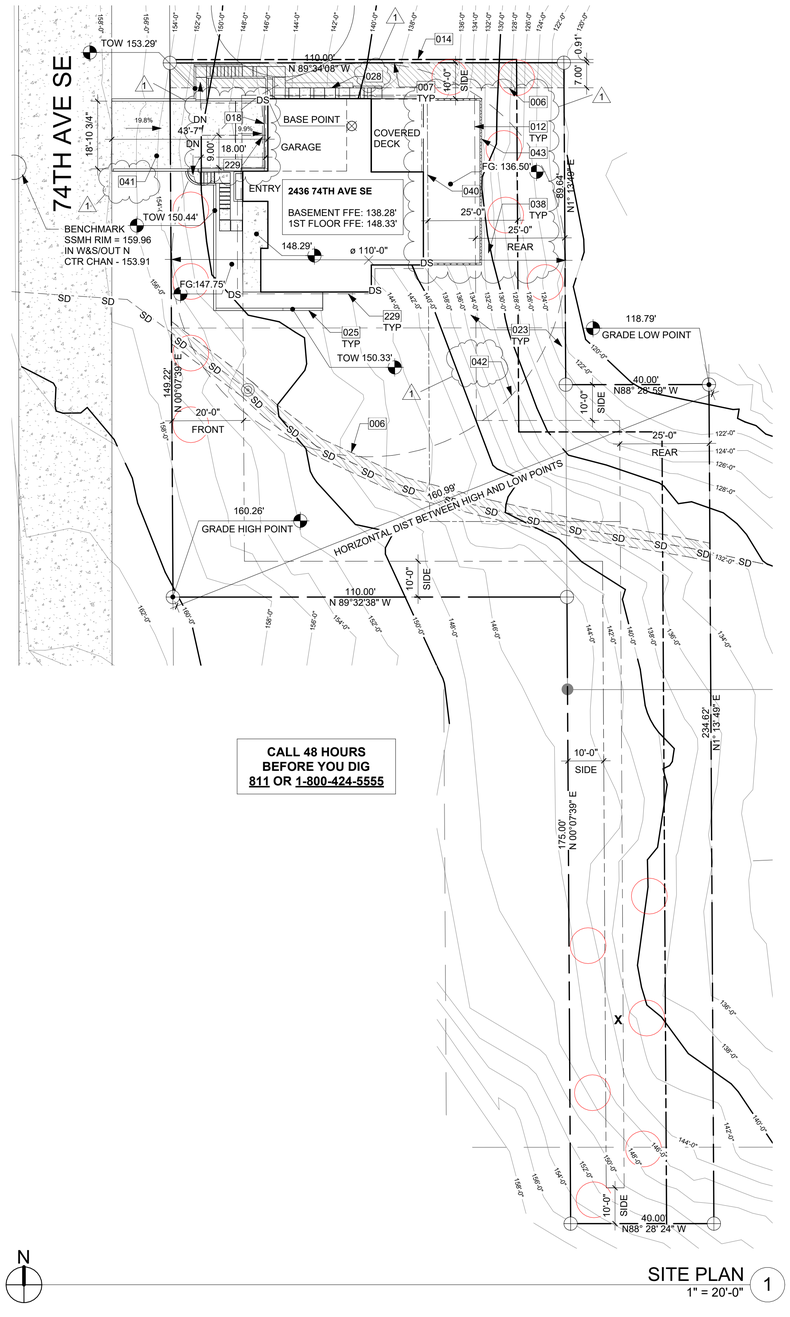

KEY NOTES

006	EXISTING EASEMENT LINE
007	EXISTING PROPERTY LINE
012	SETBACK LINE
014	PROPOSED PROPERTY LINE IN BLA PERMIT, SEE PERMIT 2LLA_23001.
018	TRENCH DRAIN: SEE DETAILS AND CIVIL.
023	SITE DRAINAGE AWAY FROM HOME PER IRC SECTION 401.3. SEE CIVIL DRAWINGS FOR FOUNDATION DRAINAGE SPECIFICATIONS.
025	RETAINING WALL PER STRUCTURAL. 36" TALL GUARDS CONFORMING TO SECTION R312 SHALL BE PROVIDED WHERE ADJACENT TO WALKING SURFACE AND RETAINED EARTH IS >30".
028	HARDSCAPE STEPS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS. PROVIDE HANDRAILINGS TO ANY PORTION OF EXTERNAL STAIRS THAT EXCEED 4 RISERS.
038	DRIPLINE OF TREES TO BE RETAINED ON SITE, TYP.
040	DASHED LINE OF NEW SETBACK LINE AFTER BLA ADJUSTMENT. SEE PERMIT 2LLA_23001.
041	DRIVEWAY SLOPE THAT EXCEEDS 15% SHALL BE CEMENT CONCRETE PAVEMENT WITH A BRUSHED SURFACE FOR TRACTION. DRIVEWAY SLOPE THAT IS 15% OR LESS TO BE ASPHALT CONCRETE SURFACE, PER CIVIL.
042	LOT REQUIREMENT MINIMUM 75'-0" DIAMETER.
043	LANDSCAPE BLOCK WALL TO NOT EXCEED 4'-0" IN HEIGHT.
229	LONG DASHED LINE OF ROOF ABOVE.

ZONING REQUIREMENTS

JURISDICTION: CITY OF MERCER ISLAND
ZONING: R-9.6 SINGLE FAMILY
PARCEL ASSESSOR'S #: 5315100455
LOT SIZE: 25789 SF = 0.59 ACRE

LEGAL DESCRIPTION:
MC GILVRAS ISLAND ADD PCL B MERCER ISLAND LLR# SUB 14-011 REC#20150528900006 SD LLR BEING POR LOTS 1 THRU 5 SD BLK 6
PLat Block: 6
Plat Lot: 3-4-5

MAXIMUMS:
MAX. FAR: 40%
MAX. LOT COVERAGE: 35% (9026.15 SF)
MAX. HEIGHT: 30' ABOVE ABE

SETBACKS:

REQUIRED FRONT:	MIN. 20'	PROVIDED: 20'
REQUIRED SIDE:	MIN. 5'/5'	PROVIDED: 10'/10'
REQUIRED REAR:	MIN. 25'	PROVIDED: 25'

G.F.A. CALCULATION

LOT SIZE	25,789 SF
G.F.A. IN ZONE R-9.6 = 40%	10,315.6 SF
BASEMENT FLOOR	1,050.5 SF
EXEMPT (SEE BASEMENT FLOOR AREA CALCULATION)	-581.89 SF
1ST FLOOR	1,561.46 SF
2ND FLOOR	2,007.81 SF
ATTACHED GARAGE	459.46 SF
TOTAL:	**4,497.34 SF**
PERCENT:	**17.44%**

LOT COVERAGE CALCULATION

LOT SIZE		25789 SF
MAX HARDSCAPE COVERAGE (9%)		2321.01 SF
MIN LANDSCAPE REQUIREMENT (70%)		18052.3 SF
MAXIMUM PAVER COVERAGE (9%)		2321.01 SF
ALLOWABLE LOT COVERAGE (35%)		9026.15 SF
IMPERVIOUS SURFACES	ACTUAL AREA	
FOOTPRINT INCLUDING EAVES:	2120.97 SF	
DRIVEWAY:	520.61 SF	
COVERED DECK:	304.57 SF	
COVERED ENTRY PATIO:	194.17 SF	
PAVER WALKWAY AND STAIRS < 60"	192.94 SF	
PAVER ENTRY WALKWAY < 60"	75.75 SF	0.0 SF
TOTAL LOT COVERAGE:	**3409.01 SF (5617.14 SF UNDER)**	
REMAINING LANDSCAPE AREA:	**22379.99 SF (4327.69 SF OVER)**	
HARDSCAPE SURFACES		
PAVER WALKWAY AND STAIRS:	192.94 SF	
PAVER ENTRY WALKWAY:	75.75 SF	
RETAINING WALLS*:	96.01 SF	
TOTAL HARDSCAPE AREA:	**364.7 SF**	**1.41%**
TOTAL PAVER AREA:	**268.69 SF**	**1.04%**

LOT SLOPE CALCULATION

HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINT ON SITE:	160.99'
HIGHEST GRADE POINT:	160.26'
LOWEST GRADE POINT:	118.79'
GRADE DIFFERENCE:	160.26' - 118.79' = 41.47'
AVERAGE GRADE SLOPE:	41.47' / 160.99' = **25.76%**
REQUIRED LANDSCAPING AREA BETWEEN 15% AND LESS THAN 30%:	**65%**
MAXIMUM LOT COVERAGE BETWEEN 15% AND LESS THAN 30%:	**35%**

SYMBOL LEGEND

SEE TITLE BLOCK SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS:

		DATE:
1	CORRECTION LETTER	4/30/2024

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

SITE PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

This drawing is the exclusive property of MEDICI ARCHITECTS, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 4/30/2024

A0.1

PLOT SCALE: 1:1