

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

**GROSS FLOOR AREA CALCULATIONS**

**LOT SIZE**  
 16128 SF  
 16128 SF x .40 = 6451 SF ALLOWED

MAIN FLOOR	2007 SF
UPPER FLOOR	2218 SF
TOTAL LIVING AREA	4225 SF
GARAGE	785 SF
TOTAL	5010 SF
5010 < 6451 SF	

**LOT COVERAGE CALCULATIONS**

**LOT SIZE**  
 16128 SF  
**MAXIMUM LOT COVERAGE AREA**  
 40% ALLOWED  
 16128 SF x .40 = 6451 SF  
 6451 SF MAXIMUM ALLOWED

HOUSE/PORCH/COVERED PATIO & GARAGE IV EAVES	9359 SF
DRIVEWAY	1675 SF
EXISTING SHED	204 SF
TOTAL LOT COVERAGE	5308 SF
5308 SF / 16128 SF = 32.9%	

**EXISTING IMPERVIOUS AREA**  
 AREA TO BE DEMOLISHED 7864 SF  
 SHED TO REMAIN 204 SF

**AVERAGE BUILDING ELEVATION**

LOCATION	ELEV.	LENGTH	
A	318.33	43.5	13847.36
B	318.5	13	4140.5
C	319	2	638
D	314.33	19	6067.27
E	319.5	6.5	2076.75
F	320	13	4160
G	319.75	16.5	5275.88
H	320	22	7040
I	320	1.5	480
J	320	24	7680
K	320	3	960
L	320	8.5	2720
M	320	20.5	6560
N	319.75	2	639.5
O	319	45	14355
	318.33	240	76640.26

76640.26 / 240 = 319.33  
 ABE = 319.33 MAX HEIGHT 319.33+30=349.33

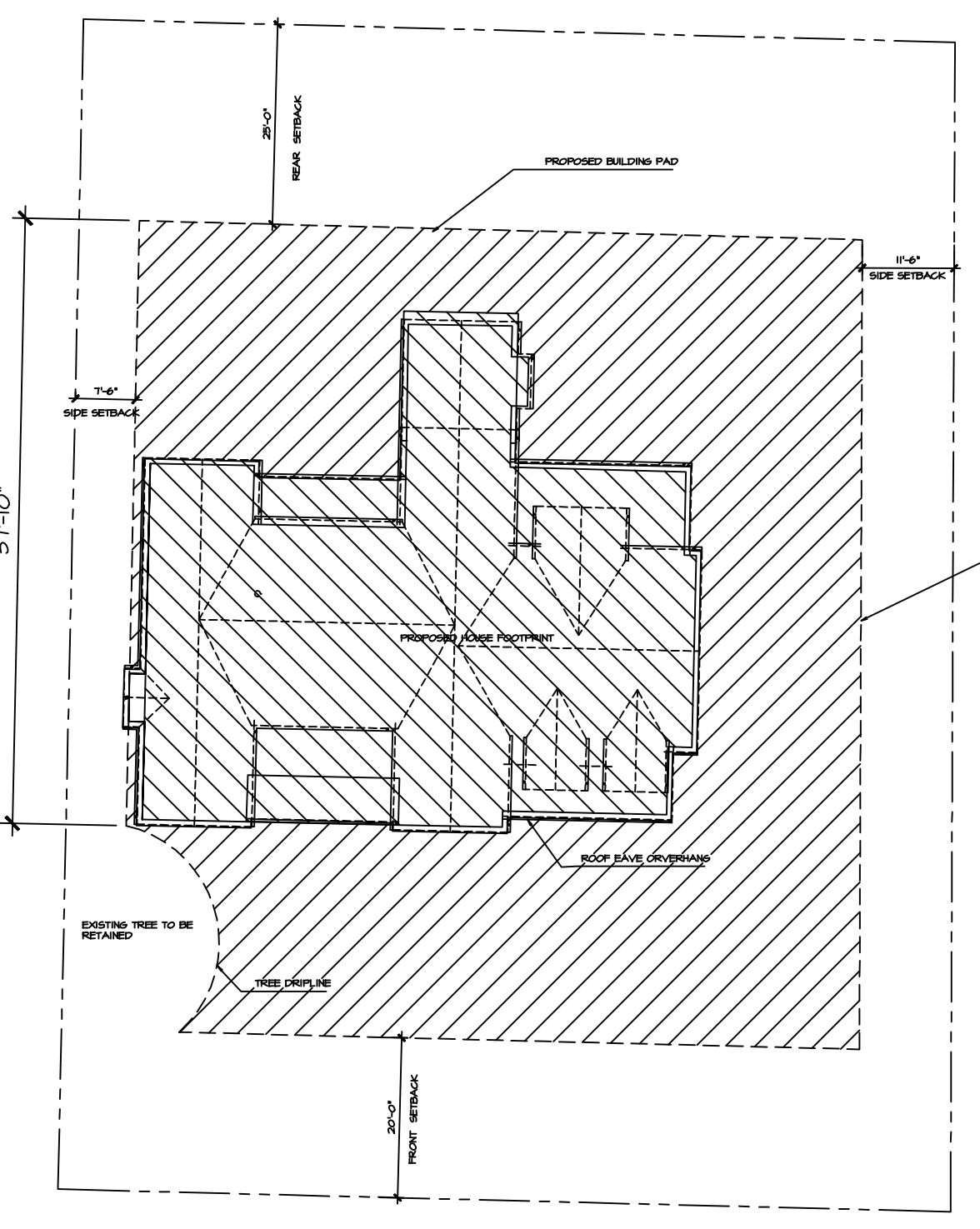
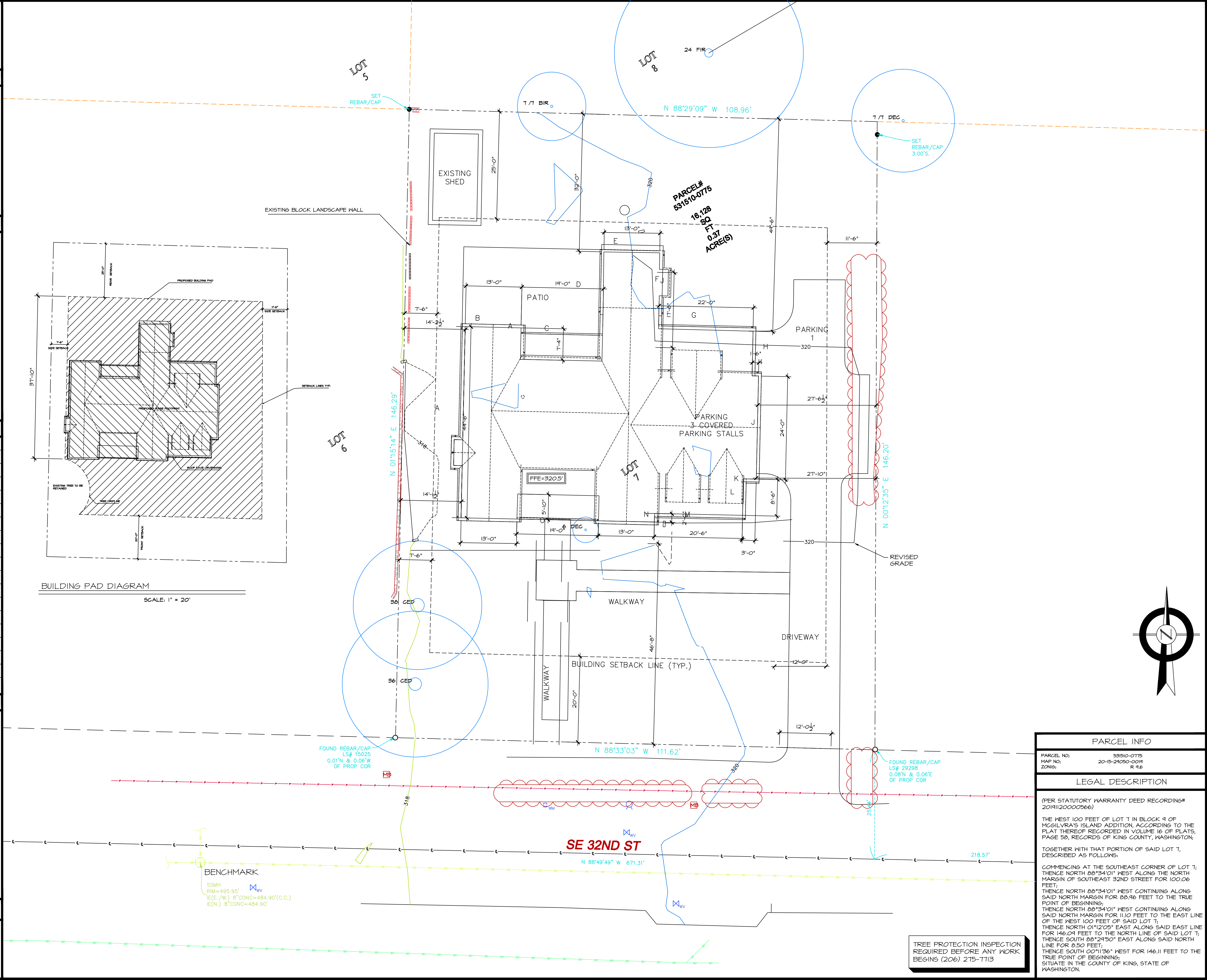
**HARDSCAPE**

**LOT SIZE**  
 16128 SF  
**HARDSCAPE ALLOWED 3% ± UNUSED COVERAGE**  
 EXISTING HARDSCAPE TO BE REMOVED 418 SF  
 NEW HARDSCAPE + EXISTING 1101.9 SF  
 2544.1 SF MAXIMUM ALLOWED

UNCOVERED PATIO	534 SF
WALKWAY	554 SF
EXISTING BLOCK LANDSCAPE WALLS	8.9 SF
TOTAL HARDSCAPE AREA	1101.9 SF
1101.9 SF / 16128 SF = 6.8%	

**CUT AND FILL**

CUT 23 YRDS.  
 FILL 26 YRDS.



BUILDING PAD DIAGRAM  
 SCALE: 1" = 20'

**PARCEL INFO**

PARCEL NO.	531510-0775
MAP NO.	20-15-24050-0014
ZONING	R 9.6

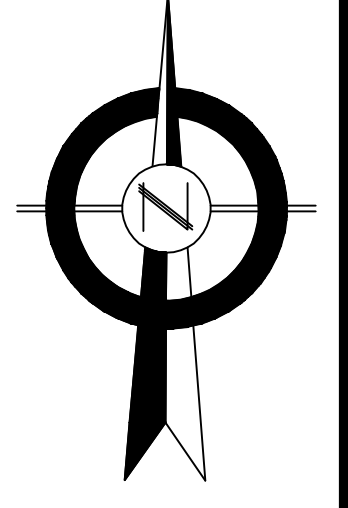
**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 2019120000566)

THE WEST 100 FEET OF LOT 7 IN BLOCK 9 OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH 88°34'01" WEST ALONG THE NORTH MARGIN OF SOUTHEAST 32ND STREET FOR 100.06 FEET; THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 88.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 11.0 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 7; THENCE NORTH 01°12'05" EAST ALONG SAID EAST LINE FOR 146.04 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 88°24'50" EAST ALONG SAID NORTH LINE FOR 8.50 FEET; THENCE SOUTH 00°11'36" WEST FOR 146.11 FEET TO THE TRUE POINT OF BEGINNING; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS (206) 275-7113



SITE PLAN

SCALE: 1" = 10'-0"

1943 REGISTERED ARCHITECT  
 RICK L. JONES  
 STATE OF WASHINGTON

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 BELLEVUE, WA 98004  
 (425) 442-2028

RICK JONES & ASSOCIATES  
 ARCHITECTS & PLANNERS

P.O. Box 1187  
 North Bend, WA 98045  
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Project: MILLER RESIDENCE  
 7238 SE 32ND ST  
 MERCER ISLAND, WA 98040

date: 08-25-20  
 permit:  
 revisions:  
 02-17-21

drawn by: RLM  
 checked by: RLJ

SHEET  
 OF

SITE PLAN