

PARCEL No.: 192405-9165

Section	Township	Range	Quarter
19	24	05	SE

STANDARDS:

Building Code	IRC 2018 Edition
Energy Code	WSEC 2018 Edition
Floor Loading	40psf LL / 12psf DL = 52psf
Deck(s) Loading	60psf LL / 10psf DL = 70psf
Roof Loading	25psf LL / 17psf DL = 42psf
Jurisdiction	City of Mercer Island
Zoning	R-15

LEGAL DESCRIPTION:
 N 75FT OF S400FT OF POR GL 4 LY E OF LN DR PERP TO S LN SD GL & 425.14FT, MEAS ALG SD S LN, E OF E MGN OF E MERCER WAY TGW 2ND CL SH LDS TGW E9.23FT OF N 75FT OF LOT 3 PLAT OF HENDRICKS ADD VOL 105 PF 89 BOOK OF PLATS

SCOPE OF WORK:

- RE-LANDSCAPE REAR YARD INCLUDING NEW CONCRETE RETAINING WALLS (MAXIMUM 48" HEIGHT), NEW PLANTING AREAS, REWORKED FIRE-PIT AREA, INCREASE SOD AREA(S).

F.A.R. CALC:

Lot Area:	50.00
Maximum F.A.R.:	21.00
Total G.F.A.:	189.22
Exemption Areas:	50.00 - 21.00 = 29.00 = 189 - 1534 x 100 =
Chargeable Floor Area:	
Chargeable ÷ Lot Area =	≤15%

LOT COVERAGE:

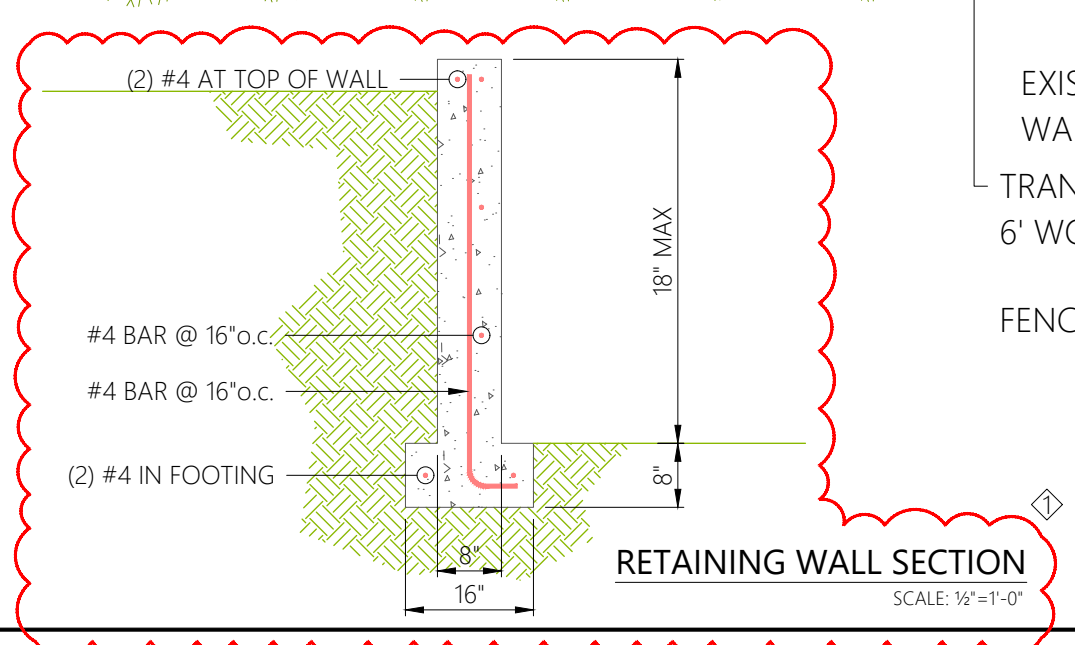
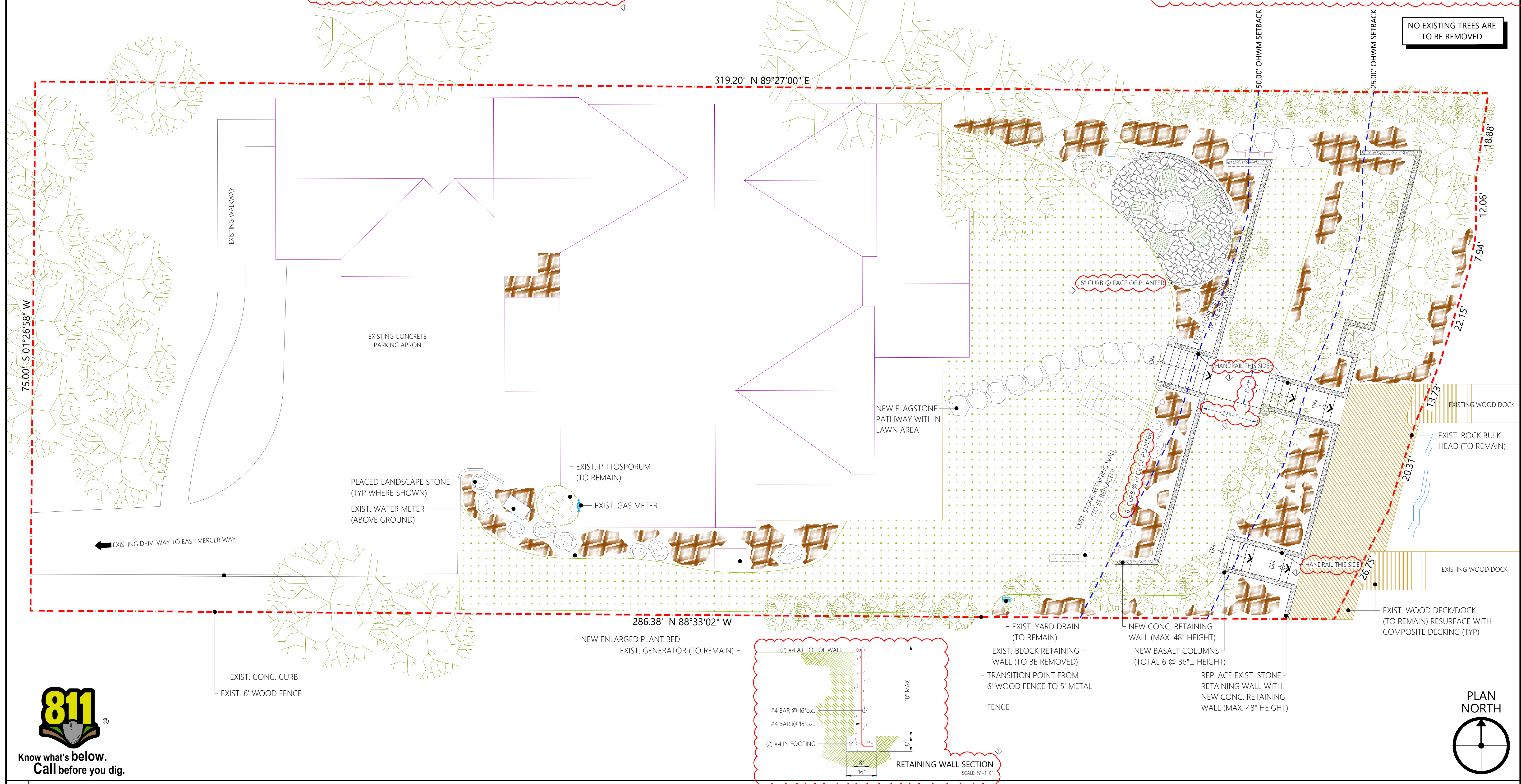
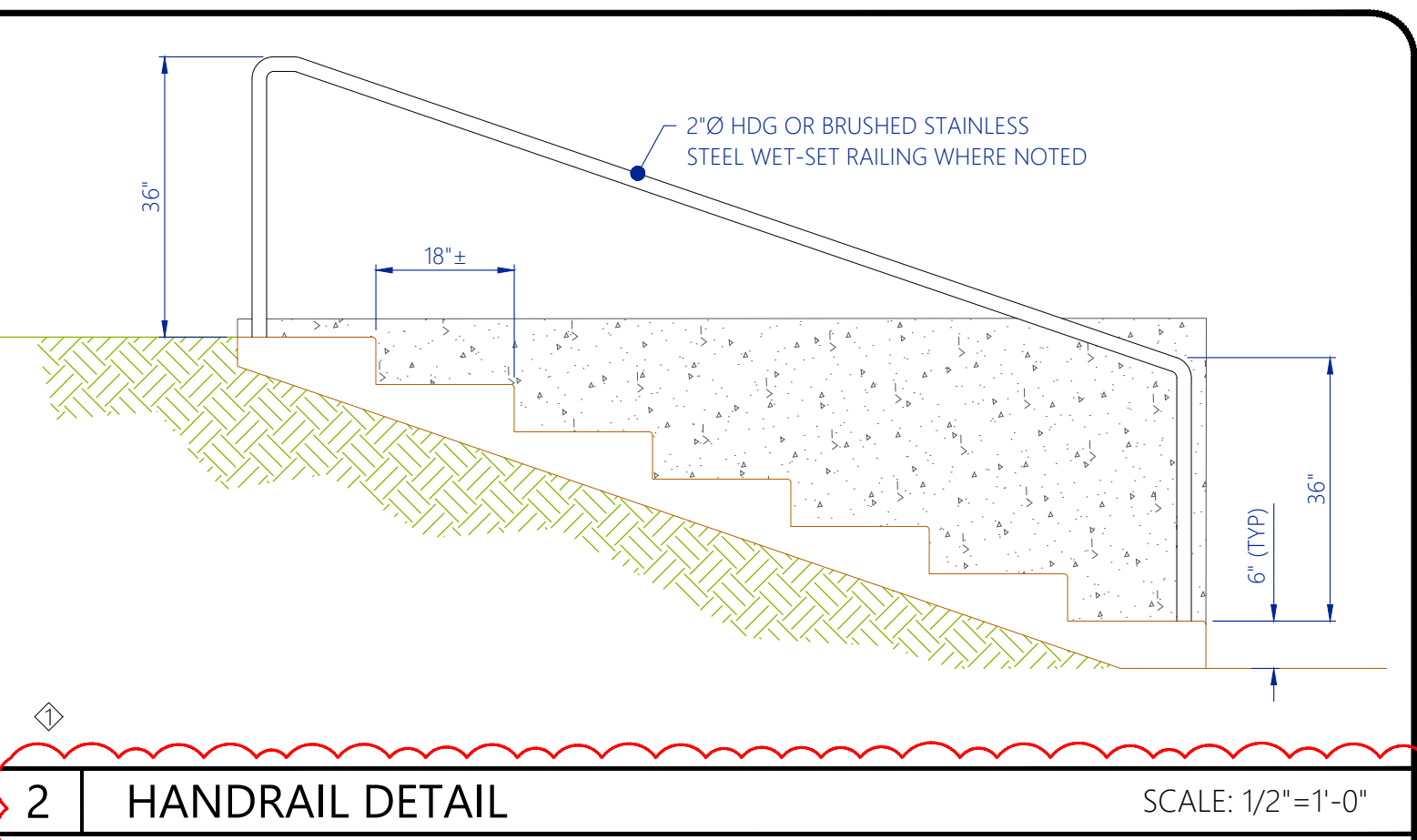
Existing Dwelling (Roof):	9,696.50 ft ²
Existing Driveway:	4,020.00 ft ²
Total:	13,716.50 ft ²
Lot Size:	35,672.00 ft ²
Total Allowed: 40% Actual:	38.00%

OTHER HARDSCAPE:

Existing Walkway:	559.00 ft ²
Existing Open Decks/Patios:	1,081.00 ft ²
New Firepit area:	366.00 ft ²
Rebuilt Retaining walls:	619.50 ft ²
Rebuilt Lower level Stairs:	396.00 ft ²
Relocated Stepping Stones:	154.00 ft ²
Total:	3,175.50 ft ²
Lot Size:	35,672.00 ft ²
Total Allowed: 9% Actual:	09.00%

CONTACTS:

Property Owner: Anthony & Leslie Rojas	Structural Engineer: T.B.D.
Project Address: 6236 East Mercer Way Mercer Island, Washington 98040	Address: -
Contact: George Ferree (907) 322-6407	Contact: -
Project Designer: NuttyCAD Drafting and Design, LLC	GEO Technical Consultant: Earth Solutions Northwest, LLC
Address: 6300 139th Avenue S.E. Snohomish, Washington 98290	Address: 15365 N.E. 90th Street, Suite 100 Redmond, Washington 98052
Contact: Douglas Almond (206) 225-0068	Contact: Stephen Avril (425) 449-4704
General Contractor: Reynolds Landscape Co., LLC	M.E.P. Consultant: T.B.D.
Address: P.O. Box 2281 Woodinville, Washington 98072	Address: -
Contact: Jim Reynolds (425) 487-6641	Contact: -



811
 Know what's below.
 Call before you dig.

1 REFERENCE SITE PLAN

NUTTYCAD
 DRAFTING & DESIGN, LLC
 6300 139th Ave SE
 Snohomish, WA 98290
 PH: 206.225.0068 FX: 360.568.5747

REYNOLDS
 LANDSCAPE
 The Intelligent Use Of Nature
 P.O. Box 2281
 Woodinville, WA 98072
 Phone: (800) 207-7779

ROJAS YARD ALTERATIONS
 6236 East Mercer Way
 Mercer Island, Washington 98040
 PERMIT SUBMITTAL SET

Jurisdiction: City of Mercer Island

Parcel No.: 192405-9165

Professional Stamp

Plan Title
 Reference
 Site Plan

Drawn
 Douglas Almond

Date
 10/11/2022

Project No.
 22-028-01

Plan Revisions
 09/21/2023

Sheet
 01

Scale: 1"=10'-0"