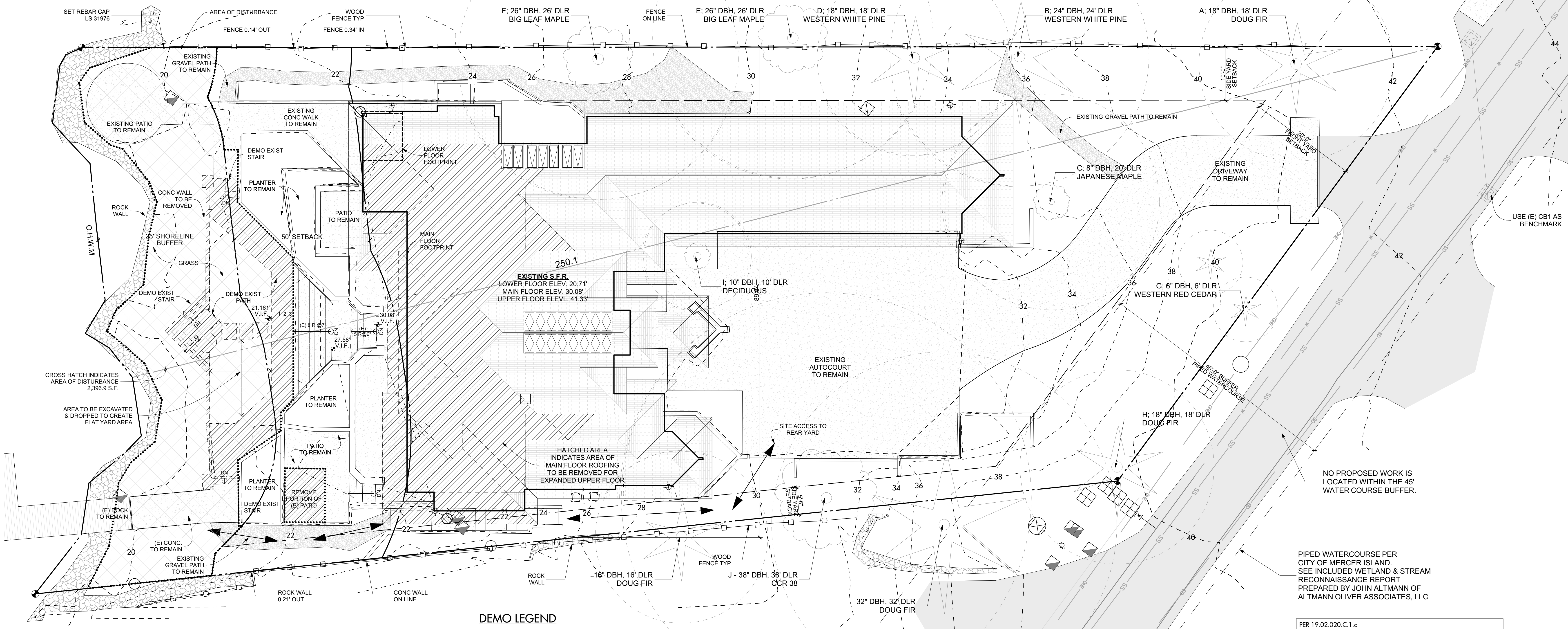


GELOTTE HOMAS DRIVDAHL  
ARCHITECTURE  
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005  
425.828.3081



**LOT SLOPE:**

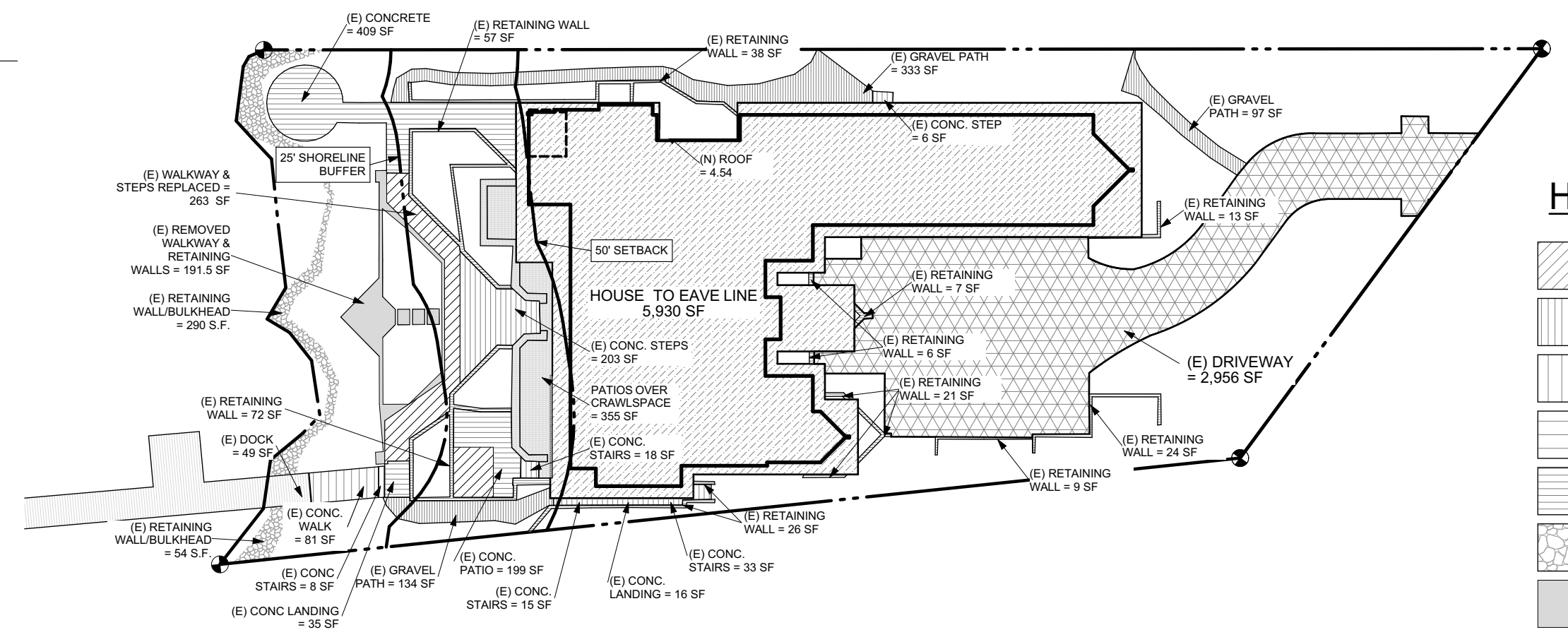
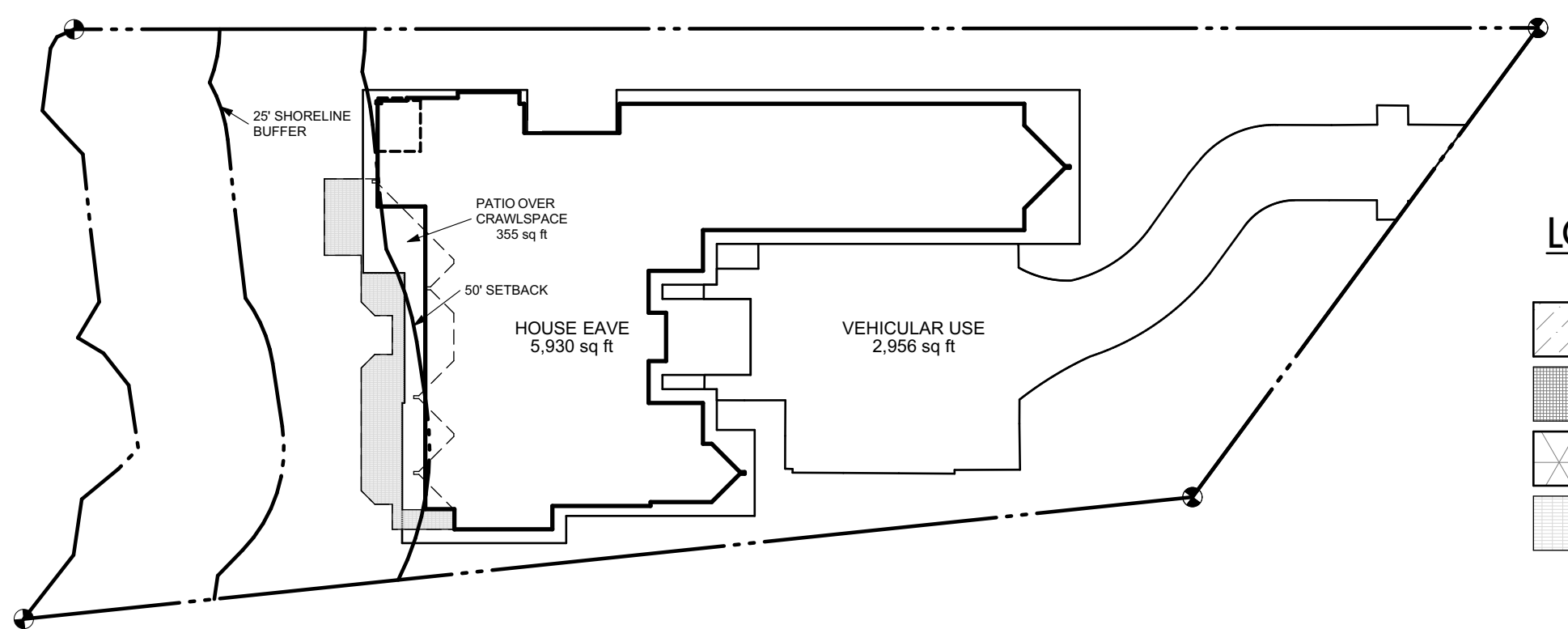
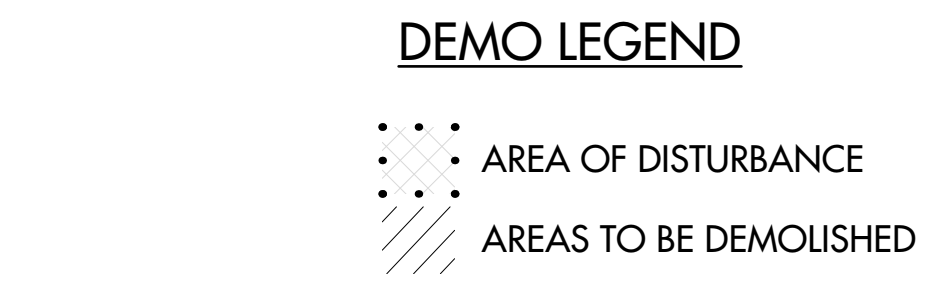
LOT HIGH POINT=	42.5'
LOT LOW POINT=	17.3'
ELEVATION DIFFERENCE	25.2'
HORIZ. DIST. BTWN. H.P. & L.P.=	250.1
LOT SLOPE (25.2' / 250.1' X 100)	10.07%
TOTAL ALLOWABLE LOT COVERAGE=	40% MAX.

**LOT COVERAGE CALCS:**

NET LOT AREA:	18,962 SQFT
ALLOWED LOT COVERAGE AREA:	7,584.8 SQFT 40%
EXISTING LOT COVERAGE:	
MAIN STRUCTURE ROOF AREA:	5,930 SQFT
PATIOS OVER CRAWL SPACE:	355 SQFT
VEHICULAR USE:	2,956 SQFT
<b>TOTAL EXISTING LOT COVERAGE AREA:</b>	<b>9,241 SQFT 48.7%</b>

**HARDSCAPE CALCS:**

NET LOT AREA:	18,962 SQFT
ALLOWED HARDSCAPE AREA:	1,706.58 SQFT 9%
EXISTING HARDSCAPE AREA:	
GRAVEL PATHS	564 SQFT
RETAINING WALLS/BULKHEAD:	658 SQFT
STAIRS:	369 SQFT
WALKWAYS:	1,068 SQFT
DOCK:	49 SQFT
<b>TOTAL EXISTING HARDSCAPE AREA:</b>	<b>2,708 SQFT 14.2%</b>



**DEMOLITION SITE PLAN**  
SCALE: 1/8" = 1'-0"

PER 19.02.020.C.1.c  
FOR LOTS WITH A LOT WIDTH OF 90 FEET OR LESS, THE SUM OF THE SIDE YARDS' WIDTH SHALL BE AT LEAST 1.5 FEET.  
LOT WIDTH OF 89.94' WITH A SIDE YARDS' WIDTH SUM OF 1.5.5'  
NO TREES ARE PROPOSED TO BE REMOVED.

**PROJECT ADDRESS**

3261 67TH AVE SE  
MERCER ISLAND, WA 98040

**ZONING CLASSIFICATION**

R-15

**LEGAL DESCRIPTION & TAX PARCEL NUMBER**

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°35'38" WEST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALON SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

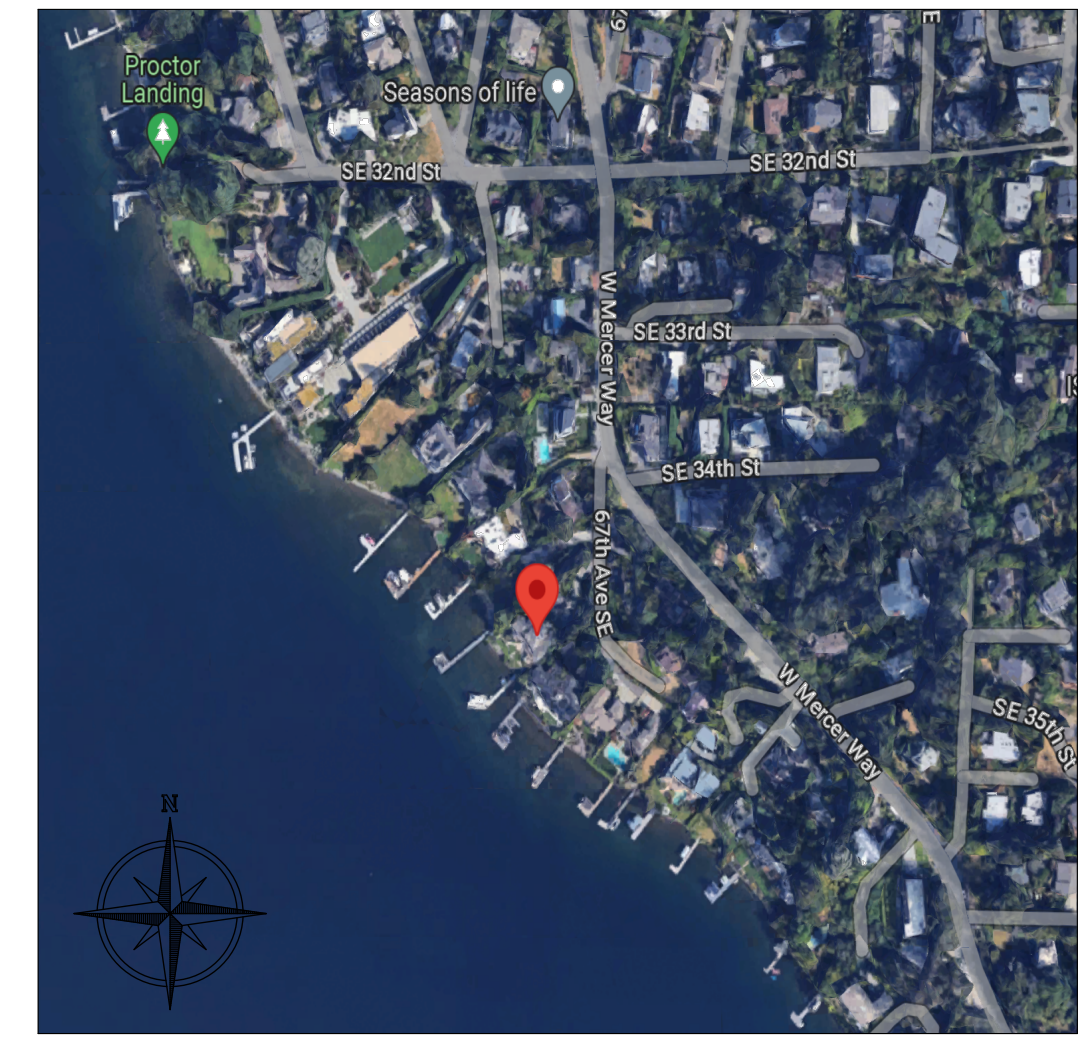
SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 370890-0065

**SHORELINE IMPERVIOUS SURFACES CALCS:**

<b>0-25' SHORELINE</b>	
TOTAL LOT AREA:	2,749 SQFT
ALLOWED 10% IMPERVIOUS:	274.9 SQFT (LOT COVERAGE & HARDSCAPE)
TOTAL EXISTING AREA:	1,060 SQFT
PROPOSED AREA TO BE REMOVED:	134 SQFT
<b>TOTAL PROJECT AREA:</b>	<b>651.1 SQFT OVER 23.6%</b>
<b>25-50' SHORELINE</b>	
TOTAL LOT AREA:	2,503 SQFT
ALLOWED 30% IMPERVIOUS:	750.9 SQFT (LOT COVERAGE & HARDSCAPE)
TOTAL EXISTING AREA:	1,676 SQFT
TOTAL PROJECT AREA:	924.1 SQFT OVER 66.9%

**VICINITY MAP**



**SEIFERT REMODEL**

3261 67TH AVE SE  
MERCER ISLAND, WA 98040

Job No. 2219  
Project Manager: DG  
Issue Date: 03/06/2024

NO. DATE REVISION

10224 REGISTERED ARCHITECT  
ERIC S. DRIVDAHL  
STATE OF WASHINGTON  
March 7, 2024

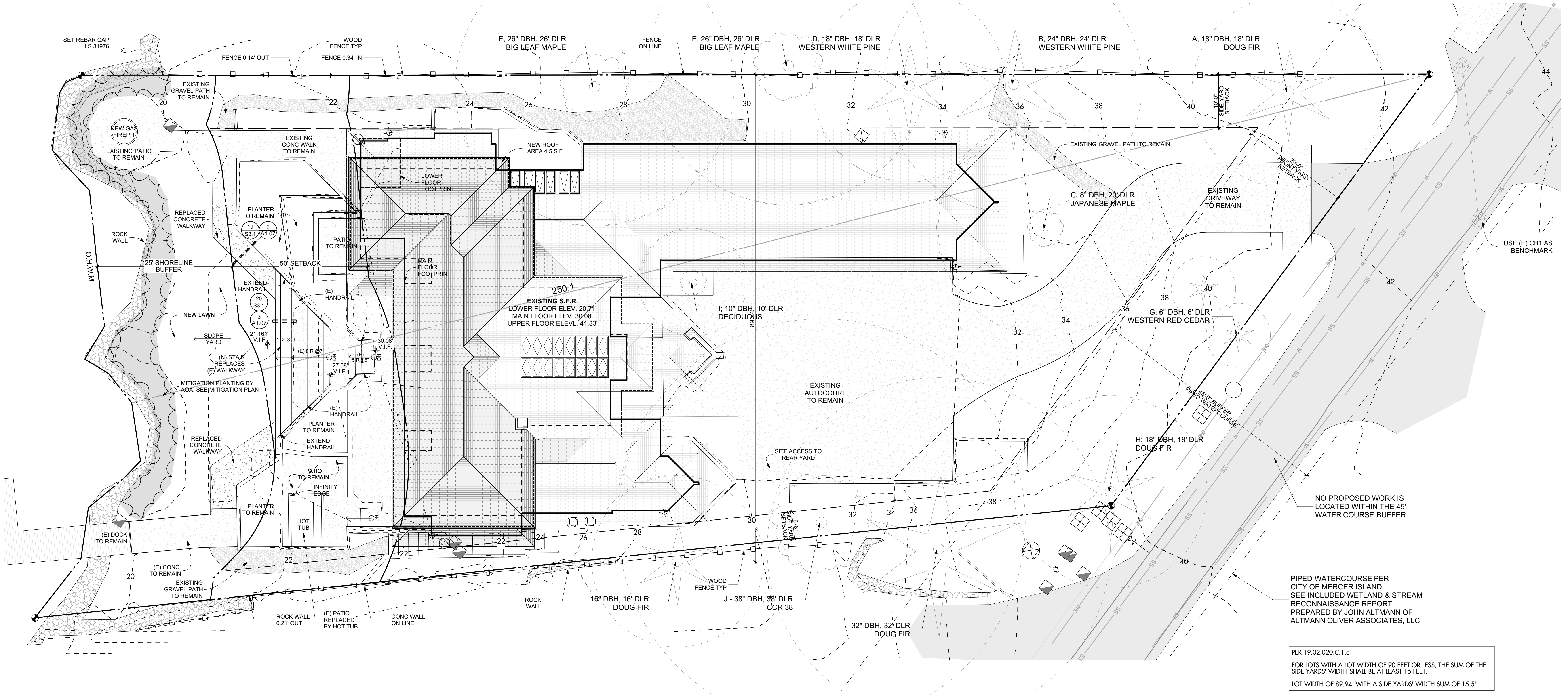
DEMOLITION SITE PLAN

**A1.01**

PERMIT SET (03.06.2024)



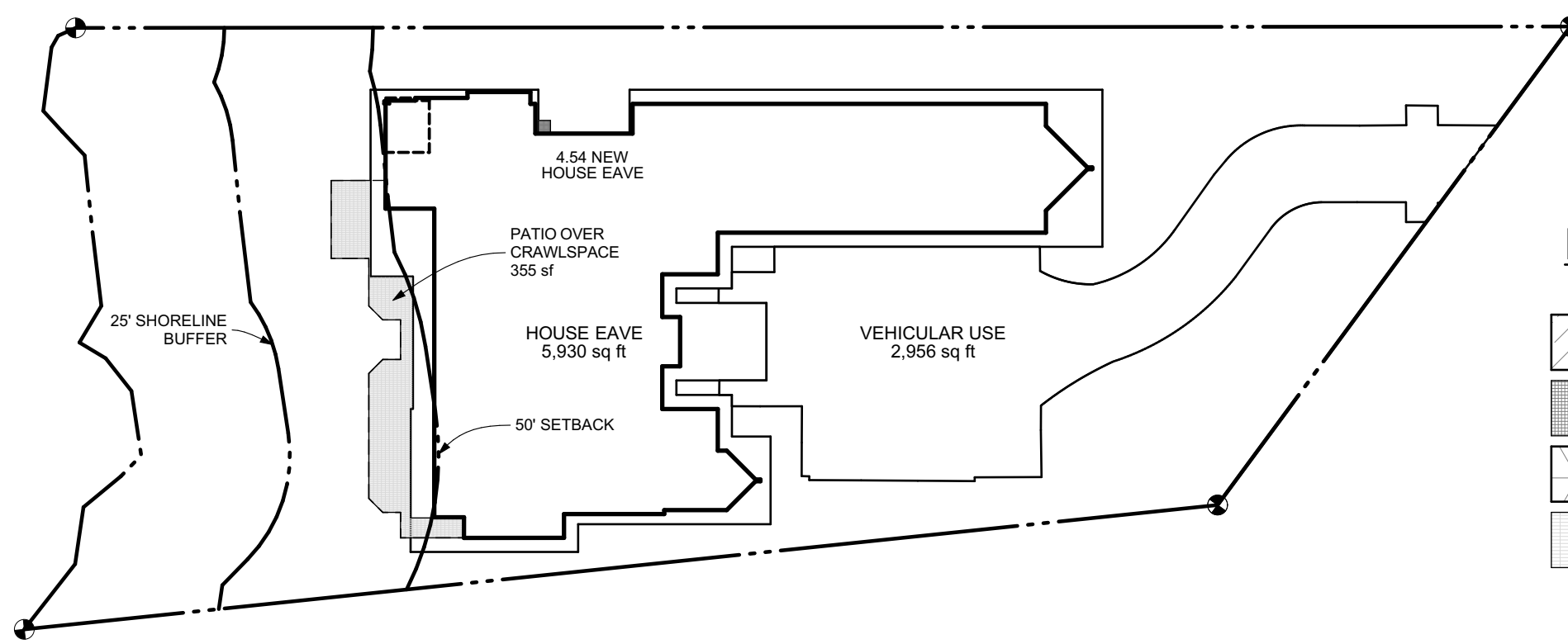
GELOTTE HOMMAS DRIVDAHL  
ARCHITECTURE  
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005  
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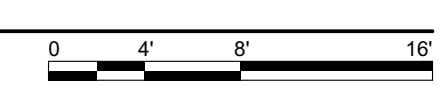
**LOT COVERAGE CALCS:**

NET LOT AREA:	18,962 SQFT
ALLOWED LOT COVERAGE AREA:	7,584.8 SQFT
	40%
EXISTING LOT COVERAGE AREA:	9,241 SQFT
TOTAL NEW LOT COVERAGE AREA- ROOF AREA:	4.54 SQFT
TOTAL PROJECT LOT COVERAGE AREA:	9,245.5 SQFT
	48.7%



- LOT COVERAGE**
- (E) HOUSE EAVES
  - (N) HOUSE EAVES
  - VEHICLE USE
  - DECK W/ CRAWLSPACE

**PROPOSED ARCHITECTURAL SITE PLAN**  
SCALE: 1/8" = 1'-0"



**PROJECT ADDRESS**

3261 67TH AVE SE  
MERCER ISLAND, WA 98040

**ZONING CLASSIFICATION**

R-15

**LEGAL DESCRIPTION & TAX PARCEL NUMBER**

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**HARDSCAPE CALCS:**

NET LOT AREA:	18,962 SQFT
ALLOWED HARDSCAPE AREA:	1,706.58 SQFT
	9%
EXISTING HARDSCAPE AREA:	2,708 SQFT

TOTAL EXISTING HARDSCAPE AREA REMOVED: 192.6 SQFT

TOTAL REPLACED HARDSCAPE AREA:  
WALKWAYS:  
HOT TUB

TOTAL PROJECT HARDSCAPE AREA:  
2,515.4 SQFT  
13.2%

**PERMANENTLY REMOVED EXISTING IMPERVIOUS / HARDSCAPE**

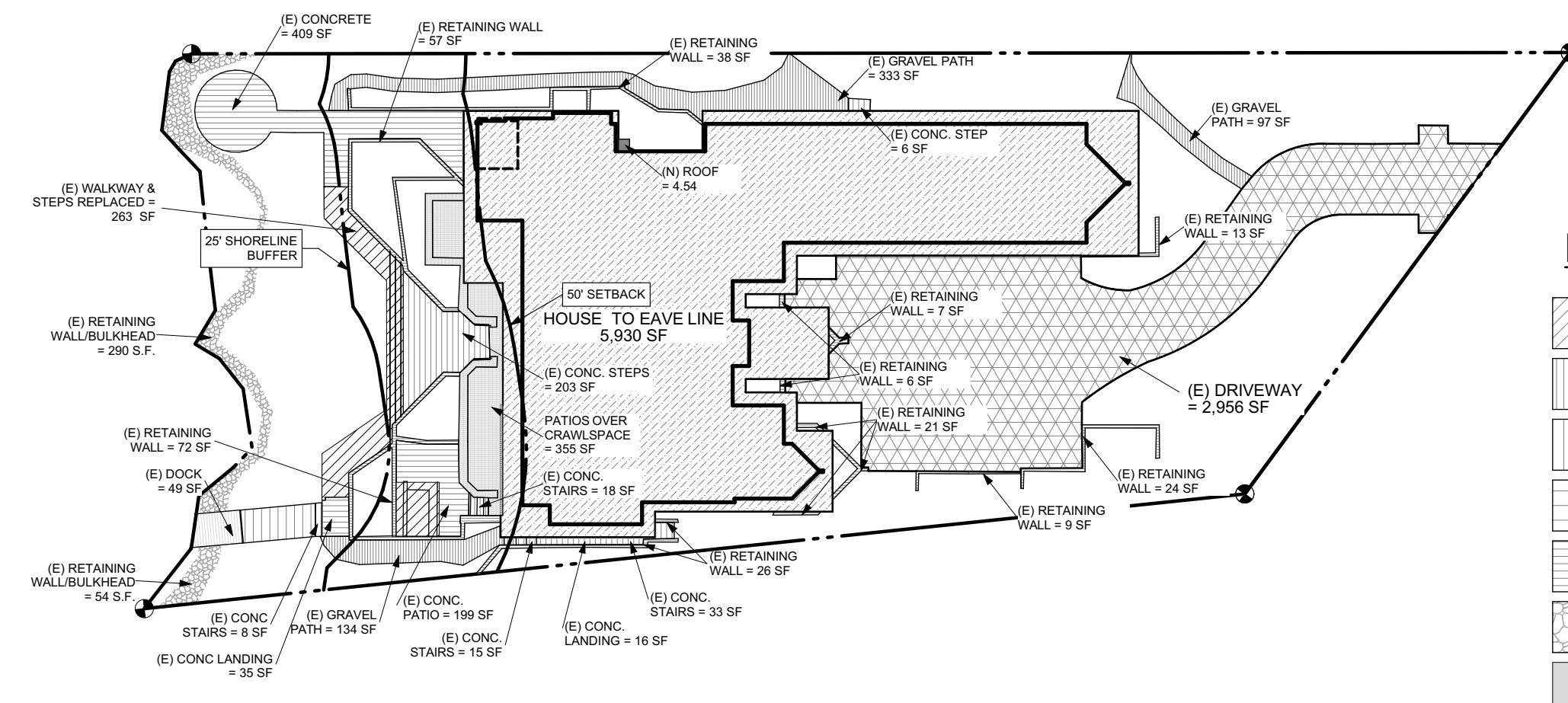
TOTAL: 192.6 SQFT

**TOTAL EXISTING IMPERVIOUS TO BE REMOVED & REPLACED**

(E) WALKWAYS & STEPS 263 SQFT  
(N) HOT TUB 75 SF  
TOTAL 338

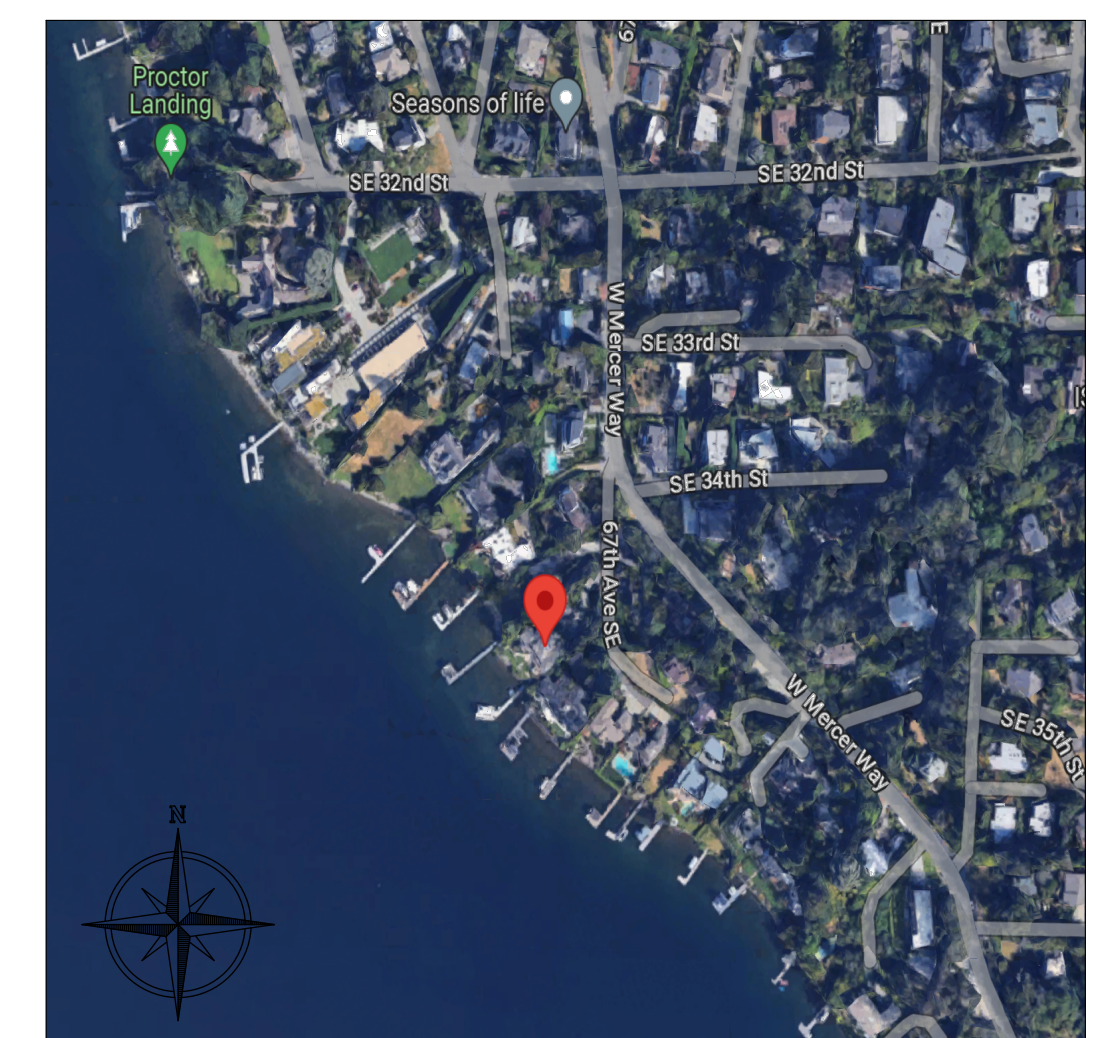
**TOTAL NEW IMPERVIOUS SURFACES**

NEW HOUSE EAVE 4.54 SQFT  
TOTAL REPLACED + NEW: 342.5 SQFT



- HARDSCAPE**
- AREAS TO BE REPLACED
  - GRAVEL
  - STAIRS & LANDINGS
  - DECK/PATIO/CONC.
  - RETAINING WALLS
  - RETAINING WALL/BULKHEAD
  - REMOVED

**VICINITY MAP**



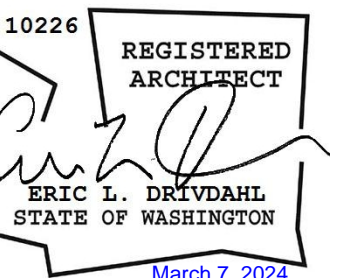
PERMIT SET (03.06.2024)

SEIFERT REMODEL

3261 67TH AVE SE  
MERCER ISLAND, WA 98040

Job No. 2219  
Project Manager: DG  
Issue Date: 03/06/2024

NO. DATE REVISION



PROPOSED  
ARCHITECTURAL SITE  
PLAN

**A1.02**