



VICINITY MAP

SCALE: NTS

DRAWING INDEX

| | |
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| 1/1 | TITLE/ COVER PAGE |
| 1/2 | SITE PLAN SURVEY |

PROJECT TEAM

| | |
|-----------------|--|
| OWNER: | JEFF RUDD |
| ADDRESS: | 8032 SE 57TH ST, MERCER ISLAND, WA 98040 |
| PHONE: | 425-830-0373 |
| CONTACT PERSON: | JEFF RUDD |
| ARCHITECT: | PELLETIER + SCHAAR, LLC |
| ADDRESS: | 26911 98TH DR. NW, STE. B, STANWOOD, WA 98292 |
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| CONTACT PERSON: | DAVID PELLETIER, AIA |

SCOPE OF WORK

ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

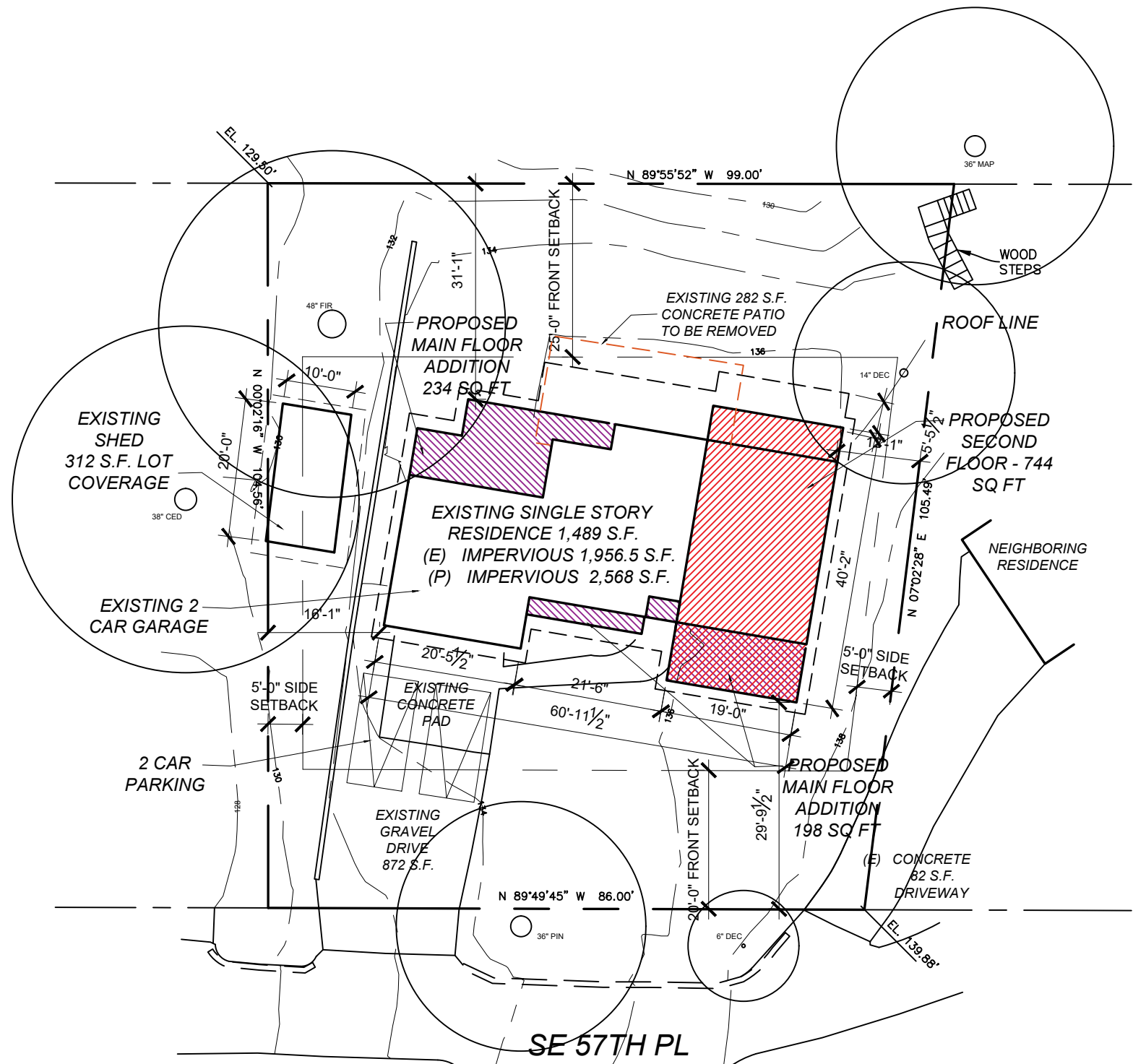
PROJECT INFORMATION

| | |
|--------------------|---|
| ADDRESS: | 8032 SE 57TH ST, MERCER ISLAND, WA 98040 |
| PARCEL NO.: | 1574100620 |
| ZONING: | R-8.4 |
| LEGAL DESCRIPTION: | CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLG DESC LN BED AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD TH NELY TO PF ON N LN OF SE DIST 9 FT ELY OF NWLY COR OF 14; PLAY BLOCK: 8; PLAT BLOCK: POR |
| LOT AREA: | 0.22 ACRES, 9,679 S.F. |
| BUILDING AREA: | 1,485 S.F. FIRST FLOOR FINISHED <u>724 S.F. SECOND FLOOR FINISHED</u> 2,209 S.F. TOTAL FINISHED |
| | 440 S.F. GARAGE |

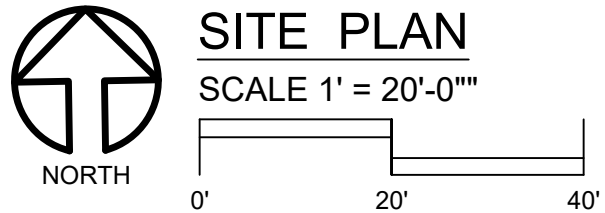
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6/14/2023

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LANDSLIDE AREA
 PROTECTED SLOPE AREA
 PROPOSED SINGLE STORY ADDITION
 PROPOSED SECOND STORY ADDITION



SITE PLAN
 SCALE 1" = 20'-0"

SITE ADDRESS:
 8032 SE 57TH ST, MERCER ISLAND, WA 98040

LEGAL DESCRIPTION:
 CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22
 & POR OF 14 & 19-20 WLY OF FOLG DESC LN BEG
 AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE
 COR OF SD 20 TH NELY TO PT ON N LN OF 14
 DIST 9 FT ELY OF NWLY COR OF 14
 PLAT BLOCK: 8
 PLAT LOT: POR

OWNER/APPLICANT
 JEFF RUDD
 8032 SE 57TH ST, MERCER
 ISLAND, WA 98040

PARCEL: 1574100620
**LOT SIZE: 0.22 ACRES/
 9,679 S.F.**

LOT SLOPE CALCULATIONS
 HIGH POINT ELEVATION 139.88 FT
 LOW POINT ELEVATION 129.50 FT
 ELEVATION DIFFERENCE 10.38 FT
 HORIZONTAL DIFFERENCE 135.50 FT

LOT SLOPE 8%

ALLOWABLE LOT COVERAGE
 LESS THAN 15%
 MAX LOT COVERAGE 40%
 REQUIRED LANDSCAPING 60%

LOT COVERAGE CALCULATIONS
 GROSS LOT AREA 9,679 SQ FT
 NET LOT AREA 9,679 SQ FT
 ALLOWED LOT COVERAGE (40%) 3,871.6 SQ FT

EXISTING LOT COVERAGE:
 RESIDENCE: 1,956.5 S.F.
 ACCESSORY STRUCTURE: 312 S.F.
 DRIVEWAYS: 954 S.F.
 PATIO: 282 S.F. - TO BE REMOVED

PROPOSED ADDED LOT COVERAGE:
 RESIDENCE W/ ADDITIONS: 2,568 S.F.
 ACCESSORY STRUCTURE: 312 S.F.
 DRIVEWAYS: 954 S.F.

TOTAL LOT COVERAGE: 3,834 (39.6%)

FAR CALCULATIONS
 LOT AREA 9,679 SQ FT
 ALLOWED GFAR 40%
 SITE MAX ALLOWED FAR 9,679(.4) = 3,871 SQ FT

PROPOSED GFAR 2,697 SQ FT
 28%

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