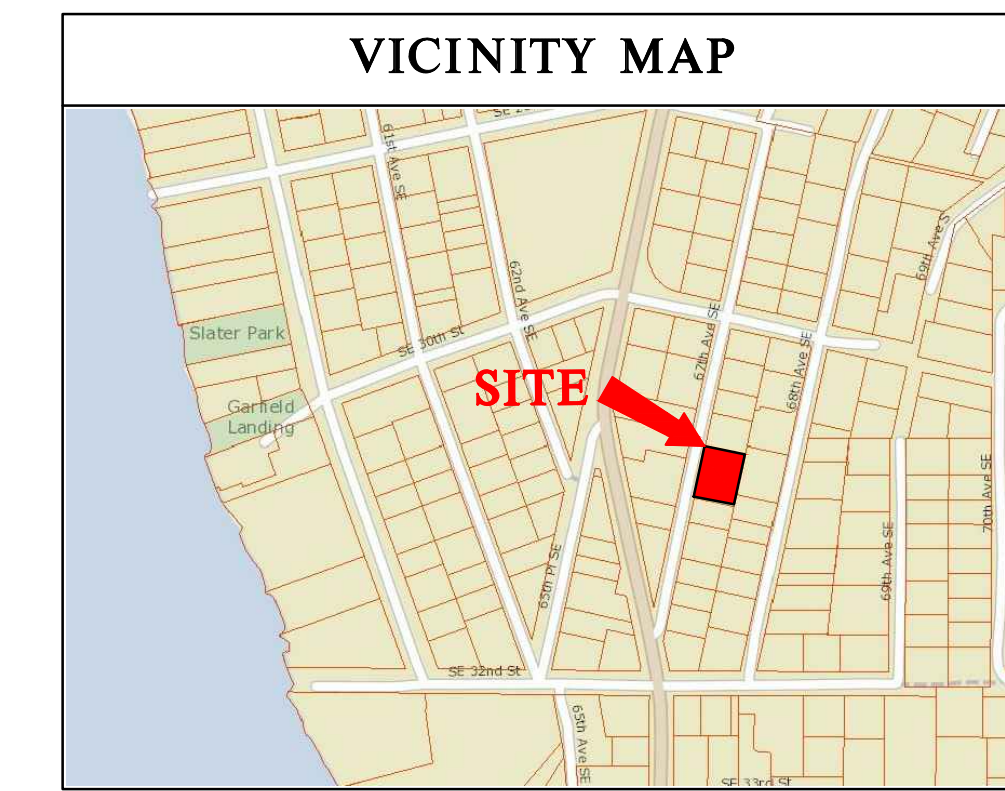


SITE PLAN

Scale 1" = 10'



SITE INFO

STREET ADDRESSES:
3036 67th Ave SE

PARCEL #:
2174501025

LEGAL DESCRIPTION:
EAST SEATTLE ADD LOTS 15 THRU 18 TOW SLY 5 FT OF LOT 19
PLAT BLOCK: 6
PLAT LOT: 15 THRU 19

ZONING

ZONING: R-4
SINGLE FAMILY RESIDENTIAL SETBACKS
FRONT YARD - 20'-0"
REAR YARD - 25'
TOTAL SIDE YARD(S) - 17% OF 120'-0" = 20'-4" COMBINED
INTERIOR SIDE YARD - 33% OF 20'-4" = 6'-7" MIN.

HEIGHT LIMIT
30' ABOVE AVERAGE BUILDING ELEVATION
35' DOWNHILL HIGHEST PLATE FROM EXISTING GRADE

LOT COVERAGE
35% MAX OF GROSS LOT AREA
G.F.A.
40% MAX. OF NET LOT AREA

SITE CALCULATIONS

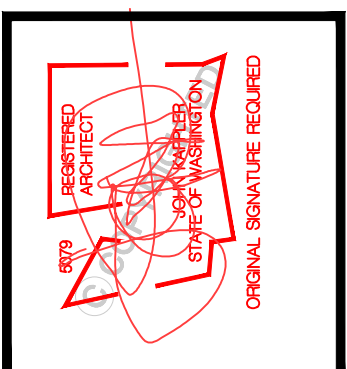
LOT AREA	12,500 SF	GROSS LOT AREA	
G.F.A. CALCULATION	12,500 SF	GROSS LOT AREA	
	x .40%		
	5,000 SF	ALLOWABLE G.F.A.	
2,548 SF	MAIN FLOOR (see G.F.A. calculations below)		
1,333 SF	UPPER FLOOR (see G.F.A. calculations below)		
1,087 SF	LOWER FLOOR/GARAGE (see G.F.A. calculations below)		
4,968 SF/39.7%	TOTAL G.F.A.		
LOT COVERAGE CALCULATION	12,500 SF	GROSS LOT AREA	
	x .35%		
4,375 SF	ALLOWABLE LOT COVERAGE		
3,023 SF	STRUCTURE (including eaves)		
344 SF	COVERED PATIO/DECKS (including eaves)		
554 SF	DRIVEWAY (excluding portion under eaves)		
3,921 SF/31.3%	TOTAL LOT COVERAGE		
HARDSCAPE SURFACE CALCULATION	12,500 SF	GROSS LOT AREA	
	x .09%		
1,125 SF	ALLOWABLE HARDSCAPE COVERAGE		
206 SF	FRONT WALKWAY AND STEPS (excluding portion under deck)		
230 SF	REAR PATIO (excluding portion u/ eaves)		
175 SF	MAIN FLOOR DECK (excluding portion under eaves)		
35 SF	REAR RETAINING WALL		
1644 SF	FRONT RETAINING WALLS		
66244 SF/53%	TOTAL HARDSCAPE SURFACE AREA		

LEGEND

— v — v —	DESIGNATES WATER
— s — s —	DESIGNATES SEWER
— sd — sd —	DESIGNATES STORM
— — — — —	DESIGNATES EXISTING GRADE
— — — — —	DESIGNATES FINISHED GRADE
— — — — —	DESIGNATES TREE DRIFLINE
— x — x —	DESIGNATES TREE FENCING
— — — — —	DESIGNATES EXISTING WOOD FENCE
— — — — —	EXISTING FENCE TO BE REMOVED

DEMO EXISTING STRUCTURES AND HARDSCAPE

SEE ADDITIONAL STORM & UTILITY PLAN



Date	By	Description
02/25/23	REY	UPDATED SITE PLAN
07/25/23	REY	JURISDICTIONAL COMMENTS
07/25/23	REY	JURISDICTIONAL COMMENTS
10/5/23	REY	JURISDICTIONAL COMMENTS
11/27/23	REY	JURISDICTIONAL COMMENTS
3/4/24	REY	JURISDICTIONAL COMMENTS
7/24/25	REY	REVISED SITE PLAN
8/20/25	REY	REVISED SITE PLAN-CLOURED

Buchan Homes
Westview Plan
Mercer Island, WA
3036 67th Ave SE

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TITLE

JOB NO.: 21076.03
STARTING NO.: START

SHEET

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