



EXISTING IMPERVIOUS

Existing House and carport:	1900 SF
Existing gravel driveway:	620 SF
Existing shed:	100 SF
Total Existing:	2620 SF

NEW IMPERVIOUS

New House, Attached Garage & Porch:	2600 SF
New Guest House:	820 SF
New Driveway:	470 SF
Total New:	3920 SF

REPLACED AREA

Main House	-1600 SF
Driveway	-250 SF
Shed	-10 SF
Total Replaced	-1,860 SF

TOTAL NEW = 2,060 SF; TOTAL NEW + REPLACED = 3920 SF

STORM WATER BMP
REQUIRED 10% LID REQUIREMENT: 1101 SF
 Trench spec./area = 30 lineal feet x 2 feet. *SEE SMALL PROJECT TYPE 2 STORM WATER DRAINAGE REPORT AND PLANS BY DUFFY ELLIS, P.E.*

LOT COVERAGE BY STRUCTURES = .276 / 28
Total Building Footprint: 3039 SF Lot Area: 11,006 SF

FLOOR AREA RATIOS (FAR)

Existing		New	
House	1309 SF	Main Floor	1642 SF
Carport	720 SF	Second Floor	703 SF
		Garage	528 SF
		Porch	166 SF
		Guest house	792 SF
		Guest house porch	88 SF

TREE INVENTORY
 See Tree Inventory Report by Tony Shoffner dated 1/4/2015.

Tree #	Species	Dbh	Crown Diam.	Credit	Viability	LOD	Radius
1	Western red cedar	24"	36'	8	Viable	20'	
2	Japanese maple	14"	26'	3	Viable	15'	

AVERAGE GRADE SFR
 Midpoint Elevations
A = 421.00'; B = 421.00'; C = 421.00'; D = 421.00' = 1684 / 4 = 421.00

AVERAGE HEIGHT ABOVE AVERAGE GRADE SFR
 Elevations (all sides and where differing in height)
A = 436.5'
B = 436.5'
C = 446.5'
D = 438.5'
E = 446.5'
F = 438.5'
G = 436.5'
H = 438.5'
I = 436.5'
J = 438.5'
K = 446.5'
L = 436.50'
5276 / 12 = 439.66' OR 18.66'

MAX RIDGE HEIGHT SFR = 446.50'

AVERAGE GRADE ADU
 Midpoint Elevations
E = 423'; F = 423'; G = 424'; H = 424' = 1694 / 4 = 423.50

AVERAGE HEIGHT ABOVE AVERAGE GRADE ADU
 Elevations (all sides and where differing in height)
M = 438.50'
N = 438.00'
O = 438.00'
P = 438.00'
1752 / 4 = 438.15

MAX RIDGE HEIGHT ADU = 438.50'

MAXIMUM HEIGHT OF STRUCTURE ALLOWED: SFR:30' / ADU: 30'
 (see KZC 5.10.357 and applicable Use Zone Chart).

BENCHMARK LOCATION AND DESCRIPTION: NE Lot Corner

BENCHMARK ELEVATION: 423.09'

FINISHED FIRST FLOOR ELEVATION: SFR: 422.83' / ADU: 424.75'

HEIGHT DIFFERENCE BETWEEN BENCHMARK AND FINISHED FLOOD ELEVATIONS. SFR: -0.26' / ADU: 1.66'

AVERAGE BUILDING ELEVATION (ABE):
 SFR: 439.66 (18.66') / ADU: 438.15' (14.65') (see KZC 115.59)

ELEVATION OF HIGHEST POINT OF ANY ELEMENT/FEATURE:
 SFR 446.5' (25.5') / ADU 438.50 (15') (see KZC 115.60 for exceptions)

SCALE 1"=10'

DONALDSON RESIDENCE

OWNER:
 SITE ADDRESS:
 PARCEL NO.:
 LEGAL:

PERMIT PROFESSIONALS, LLC.

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