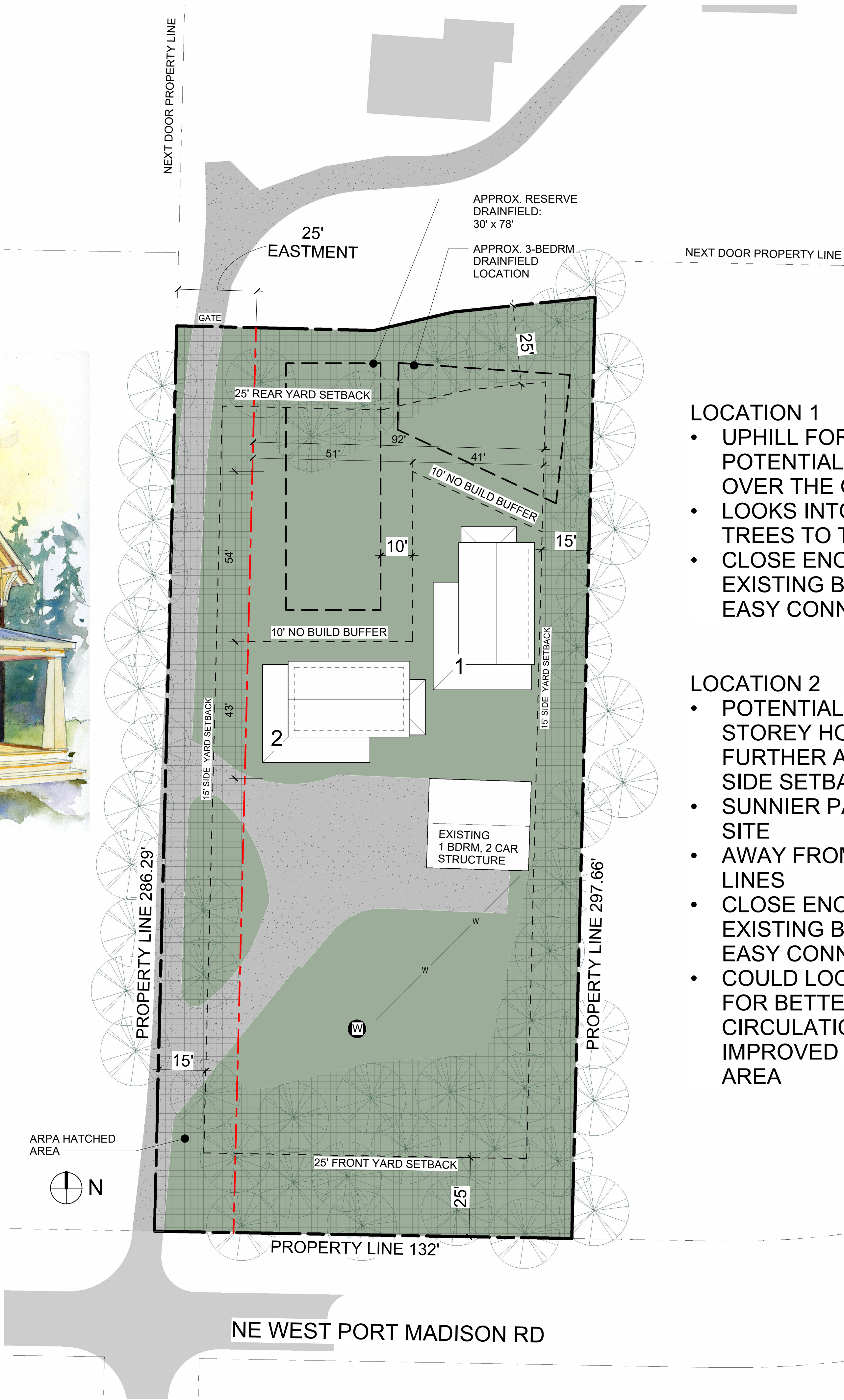




THE COVE,
BY THE PERFECT LITTLE HOUSE COMPANY
(SHOWN IN BOTH OPTIONS)



1 SITE PLAN
SCALE: 1" = 20'-0"

- LOCATION 1
- UPHILL FOR VIEWS, POTENTIALLY EVEN OVER THE GARAGE
 - LOOKS INTO DENSE TREES TO THE EAST
 - CLOSE ENOUGH TO EXISTING BUILDING FOR EASY CONNECTIVITY.

- LOCATION 2
- POTENTIAL FOR A 3 STOREY HOUSE, FURTHER AWAY FROM SIDE SETBACKS
 - SUNNIER PART OF THE SITE
 - AWAY FROM SEPTIC LINES
 - CLOSE ENOUGH TO EXISTING BUILDING FOR EASY CONNECTIVITY
 - COULD LOOP DRIVEWAY FOR BETTER CIRCULATION AND IMPROVED BUILDING AREA

SITE INFO

PROJECT ADDRESS:
8000 NE WEST PORT MADISON RD
BAINBRIDGE ISLAND, WA 98110

ASSESSOR'S PARCEL NUMBER:
342602-2-045-2007

ZONE R-0.4

SETBACKS
FRONT: 25'
REAR: 25'
SIDE: 15' (PER SIDE)

LOT SIZE 0.88 ACRES or 38,236.92 SF

ARPA TO MAINTAIN 24% = 19,974 SF

ALLOWABLE LOT COVERAGE 10% = 3,823.69 SF

EXISTING LOT COVERAGE 832 SF

MAX BUILDING SF 2,991.69 SF

SITE SUGGESTIONS

NEARLY 3,000 SF OF BUILDABLE AREA WILL ALLOW PLENTY OF SPACE FOR A NEW 2 OR 3 BEDROOM HOUSE.

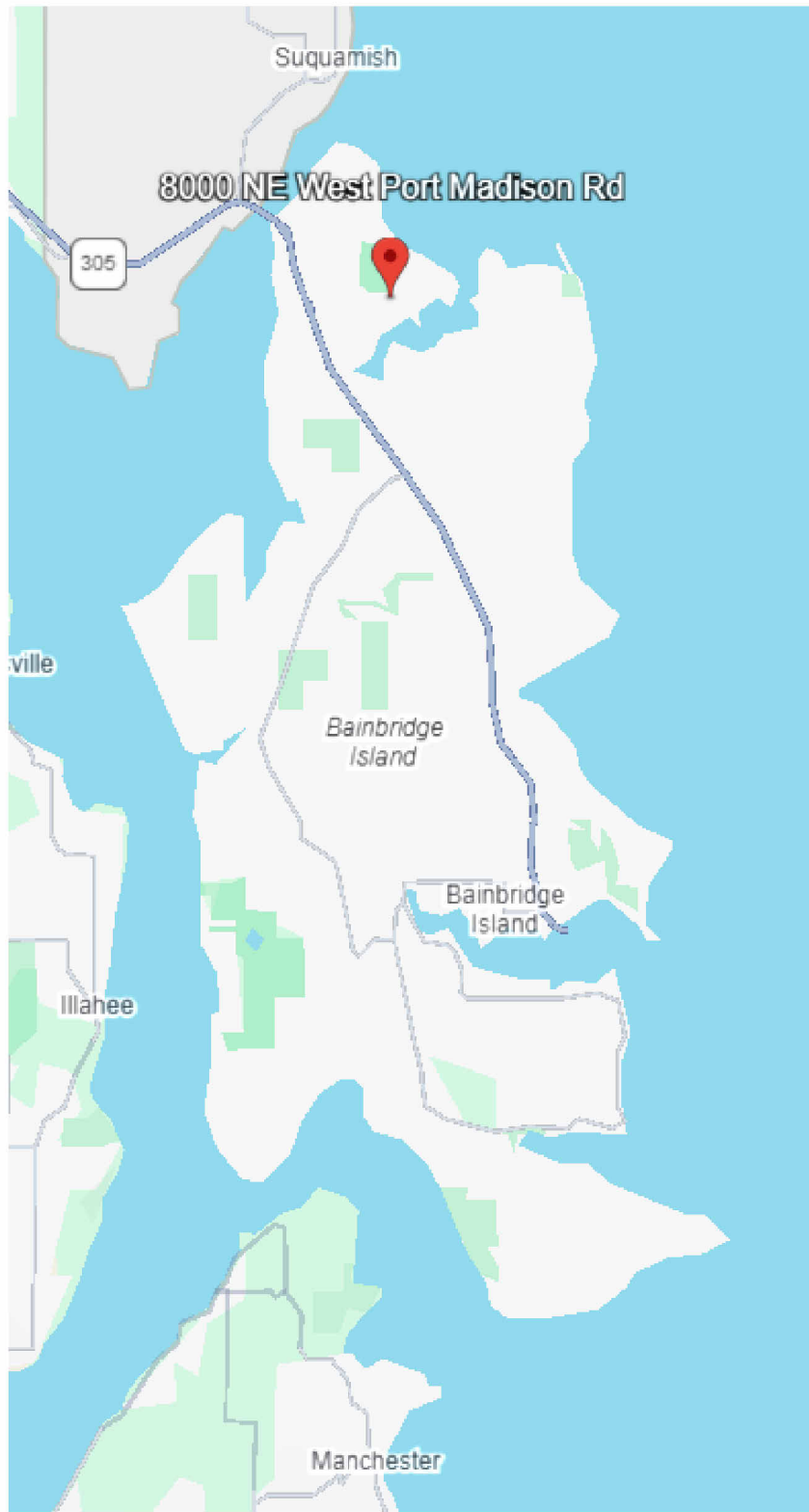
SHOULD BE PLENTY OF SPACE FOR A NEW BUILD, OF WHICH THERE ARE SEVERAL OPTIONS.

THE CURRENT BUILDING COULD BE RE-CLASSIFIED AS A STUDIO/ "MOTHER IN LAW" UNIT AND IS LIKELY ALREADY CONSIDERED AS SUCH SINCE IT IS LESS THAN 900 SF.

IF BUILDING A 3 BEDROOM HOME, THE EXISTING SEPTIC SYSTEM WILL NEED TO BE ENLARGED TO HANDLE 4 BEDROOMS AS THERE IS LIMITED SPACE FOR ADDITIONAL PRIMARY AND RESERVE DRAINFIELDS ON THE SITE.

SINCE THERE IS NOT ENOUGH SPACE FOR PRIMARIES AND RESERVES FOR BOTH BUILDINGS, THE CURRENT BUILDING COULD ALSO BE CONNECTED TO THE NEW MAIN HOUSE AND THE CURRENT DRAINFIELD IN THE NE CORNER OF THE LOT COULD BE ENLARGED TO HANDLE THE BEDROOM COUNT FOR ONE LARGE STRUCTURE INSTEAD OF TWO.

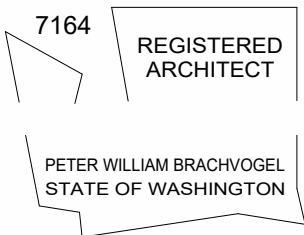
SITE LOCATION



Architecture · Planning
Construction Management

197 Parfitt Way SW, Suite 120
Bainbridge Island, WA 98110
206.780.9113
bcandj.com

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MEMBER: AIA
AMERICAN INSTITUTE
OF ARCHITECTS

NATIONAL COUNCIL
OF ARCHITECTURAL
REGISTRATION BOARDS

PROJECT NAME

PROJECT ADDRESS

8000 NE WEST PORT MADISON
BAINBRIDGE ISLAND, WA
98110

PROJECT NUMBER

SITE ANALYSIS
05/16/2025

REVISIONS

NO.	DESCRIPTION	DATE
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SHEET NAME

Site Plan

SHEET NUMBER

A0.00

IF THIS SHEET IS NOT 24" x 36" THEN NOT TO SCALE