

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48

SCALE THIS DRAWING, IN FEET

DEMOLITION NOTES

REMOVAL OF EXISTING STRUCTURES:

ANY EXISTING STRUCTURE IDENTIFIED ON THE PLAN FOR DEMOLITION, IS TO BE COMPLETELY DEMOLISHED DOWN TO THE FOUNDATION. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL WALLS, ROOFING, FLOORS, FIXTURES, AND UTILITIES WITHIN THE DESIGNATED DEMOLITION AREA. ALL DEBRIS, INCLUDING CONSTRUCTION MATERIALS, WASTE, AND HAZARDOUS SUBSTANCES, MUST BE PROPERLY REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS AND ENVIRONMENTAL GUIDELINES.

PROTECTION OF ADJACENT STRUCTURES AND AREAS:

PRIOR TO DEMOLITION, ENSURE THAT ALL ADJACENT STRUCTURES AND AREAS NOT DESIGNATED FOR DEMOLITION ARE ADEQUATELY PROTECTED TO PREVENT ANY DAMAGE. ERECT TEMPORARY BARRIERS AND SAFETY FENCING AS NEEDED TO SECURE THE DEMOLITION SITE AND PROTECT WORKERS.

UTILITY DISCONNECTIONS AND SAFETY MEASURES:

ALL UTILITIES (ELECTRICAL, GAS, WATER, SEWAGE, ETC.) MUST BE SAFELY DISCONNECTED OR CAPPED OFF BEFORE THE COMMENCEMENT OF DEMOLITION WORK. FOLLOW ALL SAFETY PROTOCOLS AND GUIDELINES AS PER OSHA AND LOCAL SAFETY STANDARDS TO ENSURE A SAFE DEMOLITION PROCESS.

SITE RESTORATION:

UPON COMPLETION OF DEMOLITION, THE SITE MUST BE CLEARED OF ALL DEBRIS AND WASTE MATERIALS. THE SITE MUST BE GRADED AS NECESSARY AND RESTORED TO MATCH THE EXISTING SURROUNDINGS, INCLUDING ANY LANDSCAPING FEATURES. THIS INCLUDES ENSURING PROPER DRAINAGE AND PREVENTING EROSION BY STABILIZING THE SOIL.

GROSS FLOOR AREA

DESCRIPTION: TOTAL SQUARE FOOTAGE OF FLOOR AREA, BOUNDED BY THE EXTERIOR FACES OF THE BUILDING. (PER KING COUNTY ASSESSOR'S)

EXISTING FLOOR AREA:

BASEMENT 760 SF
 MAIN 8,410 SF
 UPPER 3,010 SF
 GARAGE 2,160 SF
TOTAL: 14,340 SF

REMOVED FLOOR AREA:

MAIN 1,050 SF
 UPPER 555 SF
TOTAL: 1,605 SF

NEW/ADDITION FLOOR AREA:

UPPER 1,500 SF

TOTAL FLOOR AREA:

BASEMENT 760 SF
 MAIN 7,360 SF
 UPPER 3,955 SF
 GARAGE 2,160 SF
TOTAL: 14,235 SF -105 SF FROM EXISTING

PROJECT NARRATIVE

GENERAL DESCRIPTION: THIS PROJECT PROPOSES TO REMODEL AN EXISTING 12,180 SF SINGLE FAMILY RESIDENCE BY REMOVING A PORTION OF THE EXISTING HOUSE AND EXPANDING OVER THE EXISTING GARAGE.

DEMOLITION: INCLUDES REMOVING THE MIDDLE PORTION OF THE HOUSE, SEVERAL TRELISES, COLUMNS AND ROOF OVERHANGS, A PERGOLA OFF THE BACK PATIO AND A FIREPLACE CHIMNEY.

NEW CONSTRUCTION: LIMITED TO THE SOUTHERLY PORTION OF THE HOUSE WHICH WILL INCLUDE REMOVAL OF EXISTING INTERIOR WALLS, WINDOW/DOOR OPENINGS, AND AN EXPANSION ON THE UPPER FLOOR OVER THE EXISTING GARAGE. NO PROPOSED EXPANSION OF THE EXISTING HOUSE FOOTPRINT.

GRADING

DEFINITION: APPROXIMATE VOLUME OF CUT/FILL OUTSIDE OF BUILDING FOOTPRINT

NO PROPOSED GRADING

LOT ZONING

(MICC 19.02.020)

LOT ZONING: R-15

TOTAL LOT AREA: 82,425 sf (PER SURVEY)

MAX LOT COVERAGE: 40% (>15% LOT SLOPE) = 32,970 SF MAX (IMPERVIOUS SURFACES)

GROSS FLOOR AREA: 12,000 SF OR 40% LOT AREA (WHICHEVER IS LESS)

MAX BUILDING HEIGHT: 30' (FROM AVG. BLDG. ELEV.)
 30' MAX TO PLATE ON DOWNHILL SLOPE

SETBACKS/YARDS

FRONT YARD: 20'-0" MIN

SHORELINE: 25'-0" BUFFER FROM OHWM
 25'-0" SETBACK

SIDE YARD: 26'-6" COMBINED (15'6" WIDE x 17%)
 7'-6" MIN.

TREE RETENTION

(MICC 19.10.060)

THE FOLLOWING TREES SHALL BE PRIORITIZED FOR RETENTION:

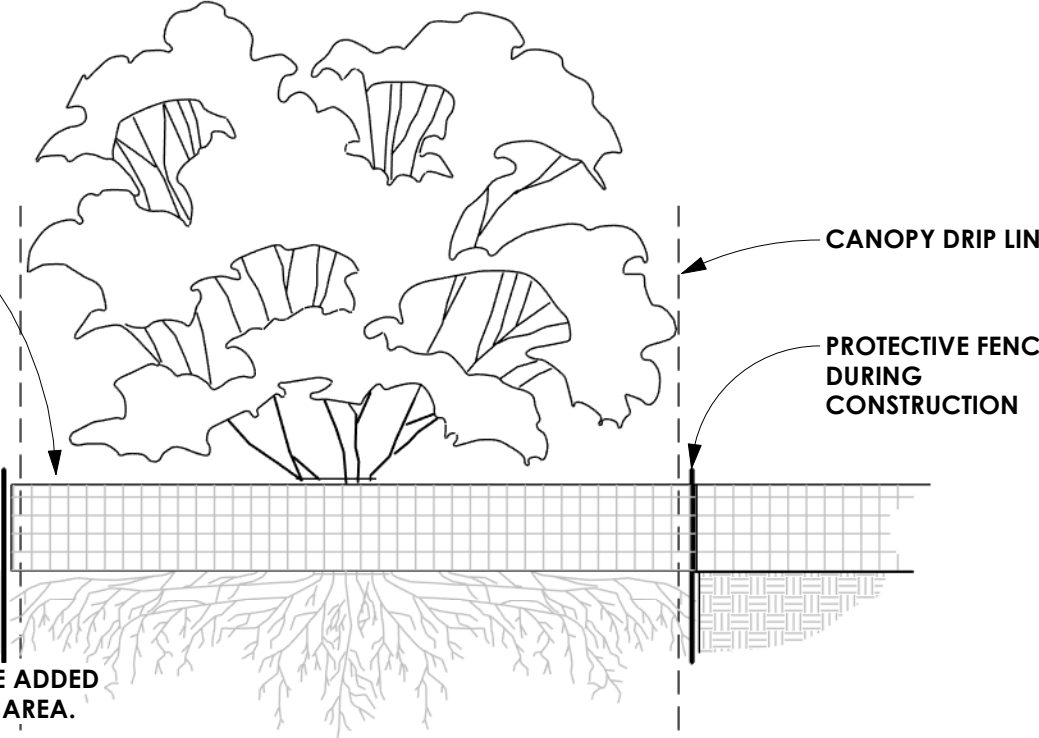
- A. EXCEPTIONAL TREES;
- B. TREES WITH A DIAMETER OF MORE THAN 24 INCHES;
- C. TREES THAT HAVE A GREATER LIKELIHOOD OF LONGEVITY; AND
- D. TREES THAT ARE PART OF A HEALTHY GROVE.

PROPOSAL: ALL TREES ON SITE ARE TO BE PROTECTED AND RETAINED

TREE PROTECTION

TREE FENCING SHALL BE A MINIMUM OF 4' HIGH ORANGE POLYETHYLENE LAMINAR SAFETY NETTING

POSTS SETTING TO 2' IN GROUND MADE OF DURABLE METAL "T" OR EQUIVALENT

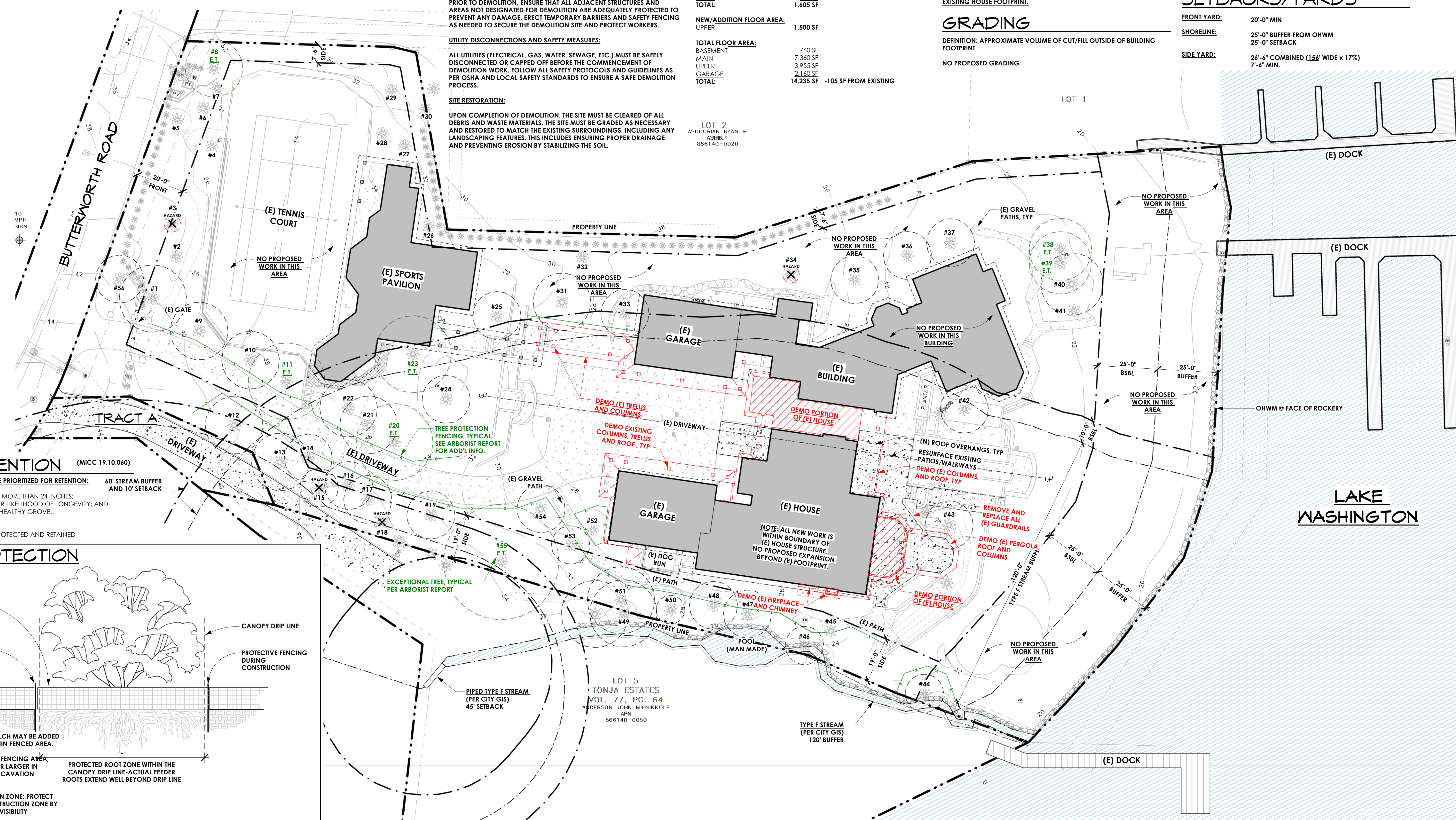


NOTES:

1. 3-INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.
2. OUTSIDE OF PROTECTIVE FENCING AREA, PROTECT ROOTS 2-INCHES OR LARGER IN DIAMETER BY USING HAND EXCAVATION TECHNIQUES.
3. MINIMIZE CONSTRUCTION ZONE: PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.

REASON: TO REDUCE EROSION BY PRESERVING NATURAL VEGETATION WHEREVER PRACTICABLE.

SYMBOL: [Symbol for tree retention]



BUTTERWORTH ROAD
 5330 BUTTERWORTH RD.
 MERCER ISLAND, WA 98040
 PARCEL #: 866140-0040
SITE PLAN - REMODEL 1

MacPherson
 Construction & Design
 21626 SE 28TH ST. SAMMAMISH, WA 98075-7125
 PH. 425.391.3333 FAX 425.557.2841

DATE	REV.	BY	DESCRIPTION
6/28/24		DAN	PERMIT SUBMITTAL

SHEET #:
A1.0