

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.

HARDSCAPE

DESCRIPTION: THE SOLID, HARD, ELEMENTS OR STRUCTURES THAT ARE INCORPORATED INTO LANDSCAPING, THE HARDSCAPE INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES, PAVED AREAS, STAIRS, WALKWAYS, DECKS, PATIOS, ROCKERIES AND RETAINING WALLS, AND SIMILAR CONSTRUCTED ELEMENTS THAT DO NOT HAVE A ROOF. **BUILDINGS, ROOFS AND DRIVEWAY EXCLUDED.**

NET LOT AREA	82,425 SF
ALLOWED HARDSCAPE (9%)	7,418 SF
EXISTING HARDSCAPE	
TENNIS COURT	6,227 SF
PATIOS	1,506 SF
WALKWAYS & STAIRS	4,221 SF
TOTAL:	11,954 SF
REMOVED HARDSCAPE	
NEW HARDSCAPE	735 SF
TOTAL PROJECT HARDSCAPE	12,689 SF

LOT COVERAGE

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

GROSS LOT AREA	82,425 SF
NET LOT AREA	82,425 SF
ALLOWED LOT COVERAGE (40%)	32,970 SF
EXISTING LOT COVERAGE	
MAIN STRUCTURE ROOF AREA	13,798 SF
ACCESSORY BUILDING ROOF AREA SQUARE FEET	4,633 SF
VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, & PARKING COVERED PATIOS AND COVERED DECKS)	5,245 SF
TOTAL:	24,021 SF
REMOVED LOT COVERAGE	8,671 SF
NEW LOT COVERAGE	
MAIN STRUCTURE ROOF AREA COVERED PATIOS	5,468 SF
COVERED PATIOS	295 SF
TOTAL:	5,763 SF
TOTAL PROJECT LOT COVERAGE:	21,113 SF 25.6%

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
SPORTS PAVILION	0 SF
MODIFIER (12'-16" = 150%)	0 SF
MODIFIER (12'-16" = 200%)	1,450 SF
TOTAL:	17,510 SF
REMOVED FLOOR AREA:	
MAIN	1,050 SF
UPPER	555 SF
MODIFIER (12'-16" = 150%)	0 SF
MODIFIER (12'-16" = 200%)	1,450 SF
TOTAL:	3,055 SF
NEW/ADDITION FLOOR AREA:	
UPPER	1,418 SF
MODIFIER (12'-16" = 150%)	685 SF
MODIFIER (12'-16" = 200%)	260 SF
TOTAL:	2,363 SF
TOTAL PROPOSED AREA:	**16,818 SF
FLOOR AREA ALLOWED	12,000 SF

*BASEMENT NOT INCLUDED IN TOTALS
 **692 SF DECREASE FROM EXISTING NON-CONFORMING STRUCTURE

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 SIGNIFICANT PROPOSED GRADING

LOT ZONING

(MICC 19.02.020)

LOT ZONING:	R-15
TOTAL LOT AREA:	82,425 sf (PER SURVEY)
MAX LOT COVERAGE: (IMPERVIOUS SURFACES)	40% (<15% LOT SLOPE) = 32,970 SF MAX
GROSS FLOOR AREA:	12,000 SF OR 40% LOT AREA (WHICHEVER IS LESS)
MAX BUILDING HEIGHT:	30' (FROM AVG. BLDG. ELEV.)
LOT SLOPE:	30' MAX TO PLATE ON DOWNHILL SLOPE 5.4% (46.0' (HIGH) - 19.0' (LOW) / 496' (DISTANCE))

SETBACKS/YARDS

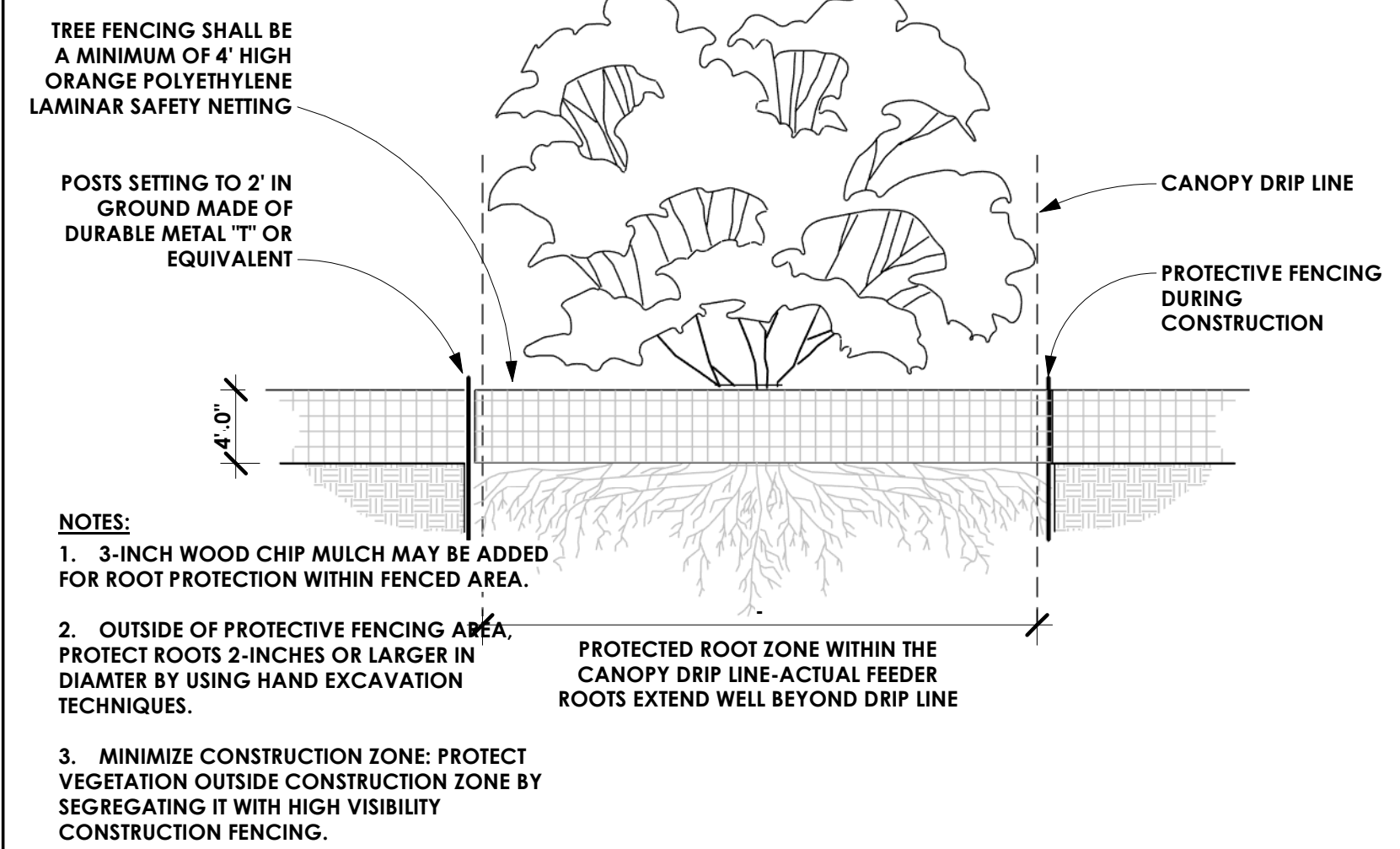
FRONT YARD:	20'-0" MIN
SHORELINE:	25'-0" BUFFER FROM OHWM 25'-0" SETBACK
SIDE YARD LOT WIDTH > 90':	26'-6" COMBINED (156' WIDE x 17%) 8'-9" MIN. SIDE YARD (33% COMBINED) 7'-6" MIN. VARIABLE SIDE YARD (ROOF > 18') 10'-0" MIN. VARIABLE SIDE YARD (WALL FACADE > 25')

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



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

SYMBOL:

SCALE THIS DRAWING, IN FEET
 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

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 PARCEL #: 866140-0040
SITE PLAN - REMODEL 1

DATE	REV.	BY	DESCRIPTION
12/10/24		DAN	PERMIT SUBMITTAL
10/31/24	1	DAN	PERMIT RESPONSE 1
12/10/24	2	DAN	PERMIT RESPONSE 2
Date 3	3		PERMIT RESPONSE 2

SHEET NUMBER
A1.0