

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 54,961 SF
ALLOWED HARDSCAPE (9%) 4,946 SF

EXISTING HARDSCAPE
 TENNIS COURT 6,171 SF
 PATIOS & DECKS (UNCOVERED) 1,023 SF
 WALKWAYS, STAIRS, WALLS 1,458 SF
TOTAL: 8,652 SF

REMOVED HARDSCAPE 1,778 SF

NEW HARDSCAPE
 PATIOS (UNCOVERED) 882 SF
 WALKWAYS, STAIRS, WALLS 890 SF
TOTAL: 1,772 SF

TOTAL PROJECT HARDSCAPE 8,636 SF (15.7%)

NOTE: EXISTING HARDSCAPE IS NON-CONFORMING. PROPOSED PROJECT PROPOSES A NET DECREASE IN HARDSCAPE.

LOT COVERAGE

DESCRIPTION: TOTAL AREA OF A LOT THAT MAY BE COVERED BY A COMBINATION OF THE BUILDINGS AND VEHICULAR DRIVING SURFACES. BASED ON NET LOT AREA.

NET LOT AREA 54,961 SF
ALLOWED LOT COVERAGE (40%) 21,984 SF

EXISTING LOT COVERAGE
 MAIN STRUCTURE (ROOF) 5,930 SF
 ACCESSORY BUILDING (ROOF) 4,684 SF
 VEHICULAR USE (DRIVEWAY, & PARKING) 3,470 SF
 COVERED PATIOS 0 SF
TOTAL: 14,084 SF

REMOVED LOT COVERAGE
 MAIN STRUCTURE (ROOF) 2,806 SF
 ACCESSORY BUILDING (ROOF) 430 SF
 VEHICULAR USE (DRIVEWAY, & PARKING) 0 SF
 COVERED PATIOS 0 SF
TOTAL: 3,236 SF

NEW LOT COVERAGE
 MAIN STRUCTURE (ROOF) 3,520 SF
 ACCESSORY BUILDING (ROOF) 0 SF
 VEHICULAR USE (DRIVEWAY, & PARKING) 5,960 SF
 COVERED PATIOS 750 SF
TOTAL: 10,230 SF

TOTAL PROJECT LOT COVERAGE: 21,078 SF (38.3%)

GROSS FLOOR AREA

DESCRIPTION: TOTAL SQUARE FOOTAGE OF FLOOR AREA, BOUNDED BY THE EXTERIOR FACES OF THE BUILDING.

EXISTING FLOOR AREA:
 MAIN 3,995 SF
 UPPER 1,225 SF
 GARAGE 1,130 SF
 SPORTS PAVILION (ACCY. BLDG.) 2,480 SF
 MODIFIER (12'-16" = 150%) 0 SF
 MODIFIER (12'-16" = 200%) 0 SF
TOTAL: 8,830 SF

REMOVED FLOOR AREA:
 MAIN 1,905 SF
 UPPER 1,170 SF
 GARAGE 305 SF
 MODIFIER (12'-16" = 150%) 0 SF
 MODIFIER (12'-16" = 200%) 0 SF
TOTAL: 2,380 SF

NEW/ADDITION FLOOR AREA:
 MAIN 3,148 SF
 UPPER 1,468 SF
 DECKS (COVERED) 250 SF
 GARAGE 0 SF
 MODIFIER (12'-16" = 150%) 514 SF
 MODIFIER (12'-16" = 200%) 65 SF
TOTAL: 5,445 SF

TOTAL PROPOSED AREA: 11,895 SF (21.2%)

PROJECT NARRATIVE

GENERAL DESCRIPTION: THIS PROJECT PROPOSES TO DEMOLISH A PORTION OF EXISTING HOUSE & GARAGE, THEN REMODEL THE EXISTING HOUSE AND EXPAND TO THE NORTHWEST.

DEMOLITION: INCLUDES REMOVING A PORTION OF THE EXISTING GARAGE, AN EXISTING TRELIS, ROOF SUPPORT COLUMNS AND ROOF OVERHANGS, AND A LARGE PORTION OF THE EXISTING HOUSE.

NEW CONSTRUCTION: EXPANSION OF THE EXISTING LOWER AND UPPER FLOORS, A NEW COVERED PATIO AND DRIVEWAY.

BUILDING HEIGHT

30' MAX FROM AVERAGE BUILDING ELEVATION (ABE)
 30' MAX FROM TOP OF PLATE ON DOWNHILL SLOPE

NOTE: SEE SHEET A3.0 - EAST ELEVATION FOR HEIGHT COMPLIANCE

LOT ZONING

LOT ZONING: R-15
GROSS LOT AREA: 59,029 sf (PER SURVEY)
NET LOT AREA: 54,961 sf (4,068 sf ACCESS EASEMENT)
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
 5.4% (46.0' HIGH) - 19.0' (LOW) / 498' (DISTANCE)

SETBACKS/YARDS

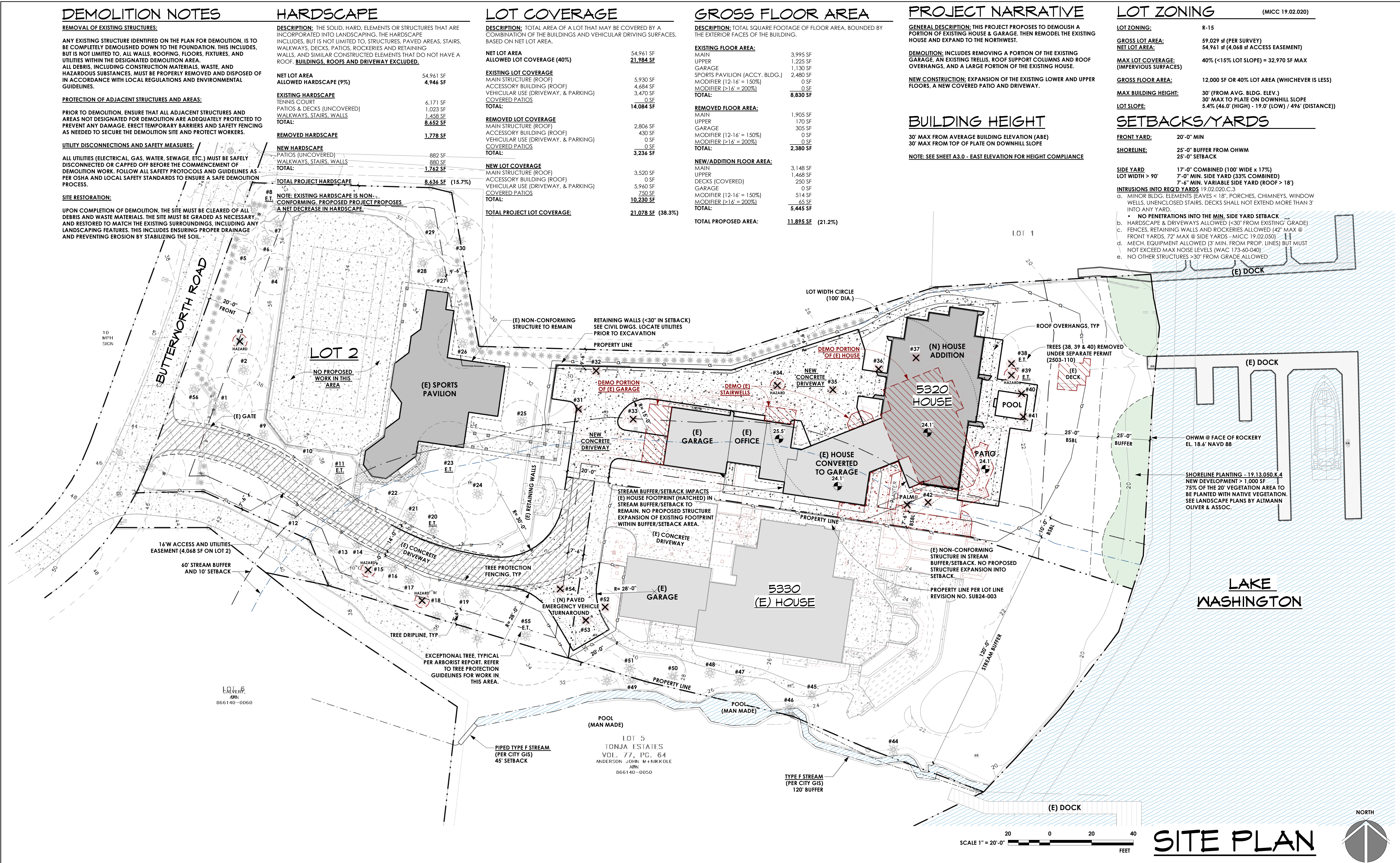
FRONT YARD: 20'-0" MIN
SHORELINE: 25'-0" BUFFER FROM OHWM
 25'-0" SETBACK

SIDE YARD 17'-0" COMBINED (100' WIDE x 17%)
LOT WIDTH > 90' 7'-0" MIN. SIDE YARD (33% COMBINED)
 7'-6" MIN. VARIABLE SIDE YARD (ROOF > 18')

INTRUSIONS INTO REQ'D YARDS 19.02.020.C.3
 a. MINOR BLDG. ELEMENTS (EAVES < 18", PORCHES, CHIMNEYS, WINDOW WELLS, UNENCLOSED STAIRS, DECKS SHALL NOT EXTEND MORE THAN 3' INTO ANY YARD)
 b. NO PENETRATIONS INTO THE MIN. SIDE YARD SETBACK
 c. HARDSCAPE & DRIVEWAYS ALLOWED (<30' FROM EXISTING GRADE)
 d. FENCES, RETAINING WALLS AND ROCKERIES ALLOWED (42" MAX @ FRONT YARDS, 72" MAX @ SIDE YARDS - MICC 19.02.050)
 e. MECH. EQUIPMENT ALLOWED (3' MIN. FROM PROP. LINES) BUT MUST NOT EXCEED MAX NOISE LEVELS (WAC 173-60-040)
 f. NO OTHER STRUCTURES >30' FROM GRADE ALLOWED

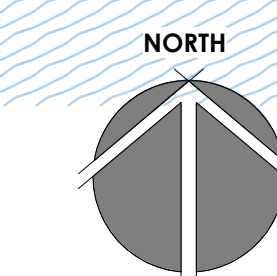
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SCALE 1" = 20'-0" FEET

SITE PLAN



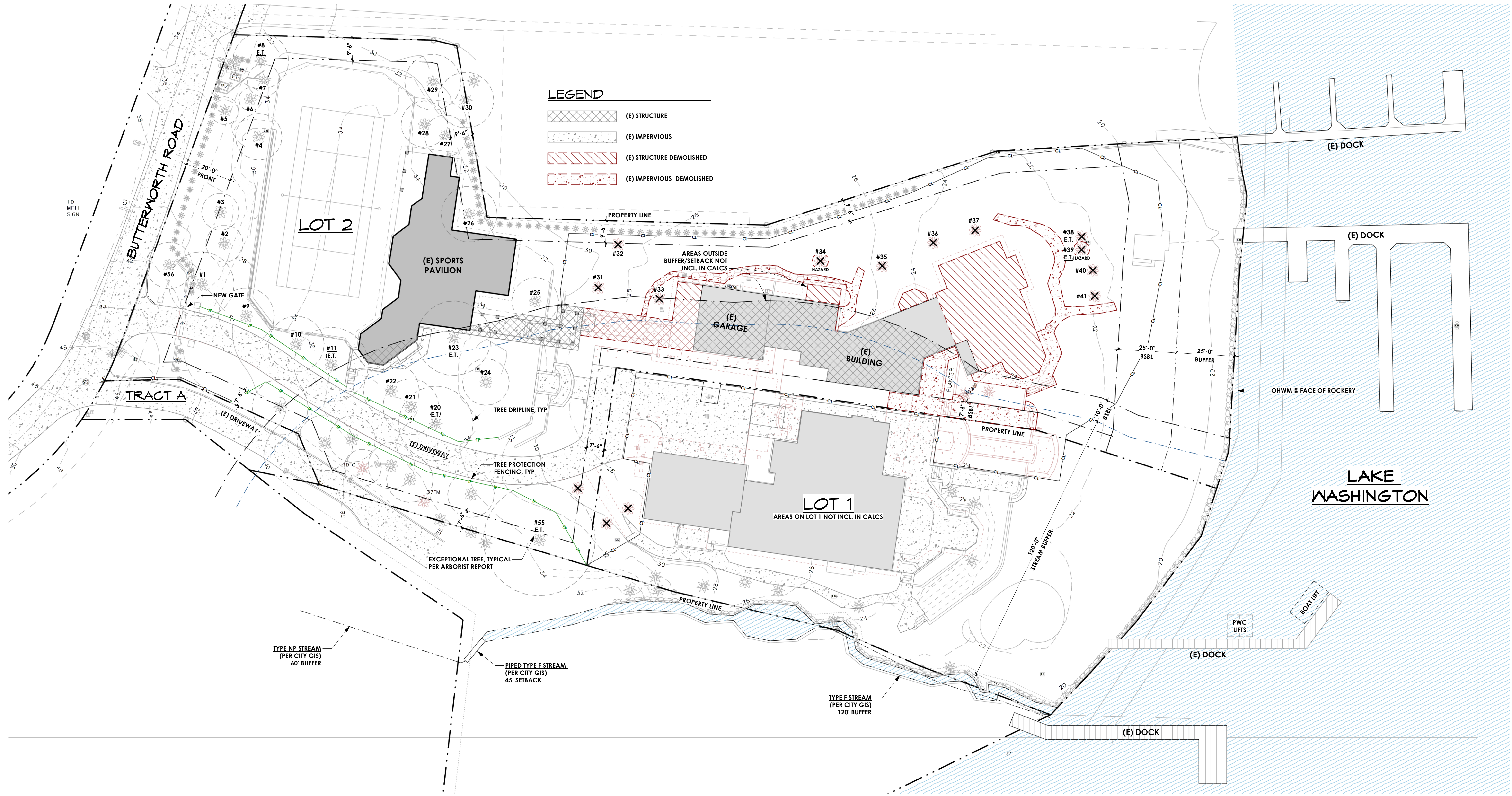
MacPherson
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MACPHERSON RESIDENCE
 5320 BUTTERWORTH RD.
 MERCER ISLAND, WA 98040
 PARCEL #: 866140-0040
SITE PLAN

DATE	REV.	BY	DESCRIPTION
4/1/25		DAN	PERMIT SUBMITTAL

SHEET NUMBER
A1.1

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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EXISTING CONDITIONS PLAN

DATE	REV.	BY	DESCRIPTION
4/1/25		DAN	PERMIT SUBMITTAL
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SHEET NUMBER
L1

STREAM BUFFER/SETBACK IMPACTS

DESCRIPTION: AREAS ARE MEASURED WITHIN THE LIMITS OF THE STREAM BUFFER/SETBACK. ALL AREAS OUTSIDE BUFFER/SETBACK ARE EXCLUDED.



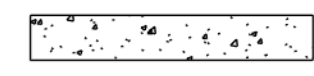

EXISTING IMPERVIOUS
 STRUCTURE 3,810 sf
 DRIVEWAY 1,968 sf
 SIDEWALKS/PATHWAYS/MISC. 2,638 sf
TOTAL 4,087 sf

REMOVED IMPERVIOUS
 STRUCTURE 685 sf
 DRIVEWAY 0 sf
 SIDEWALKS/PATHWAYS/MISC. 830 sf
TOTAL 1,515 sf

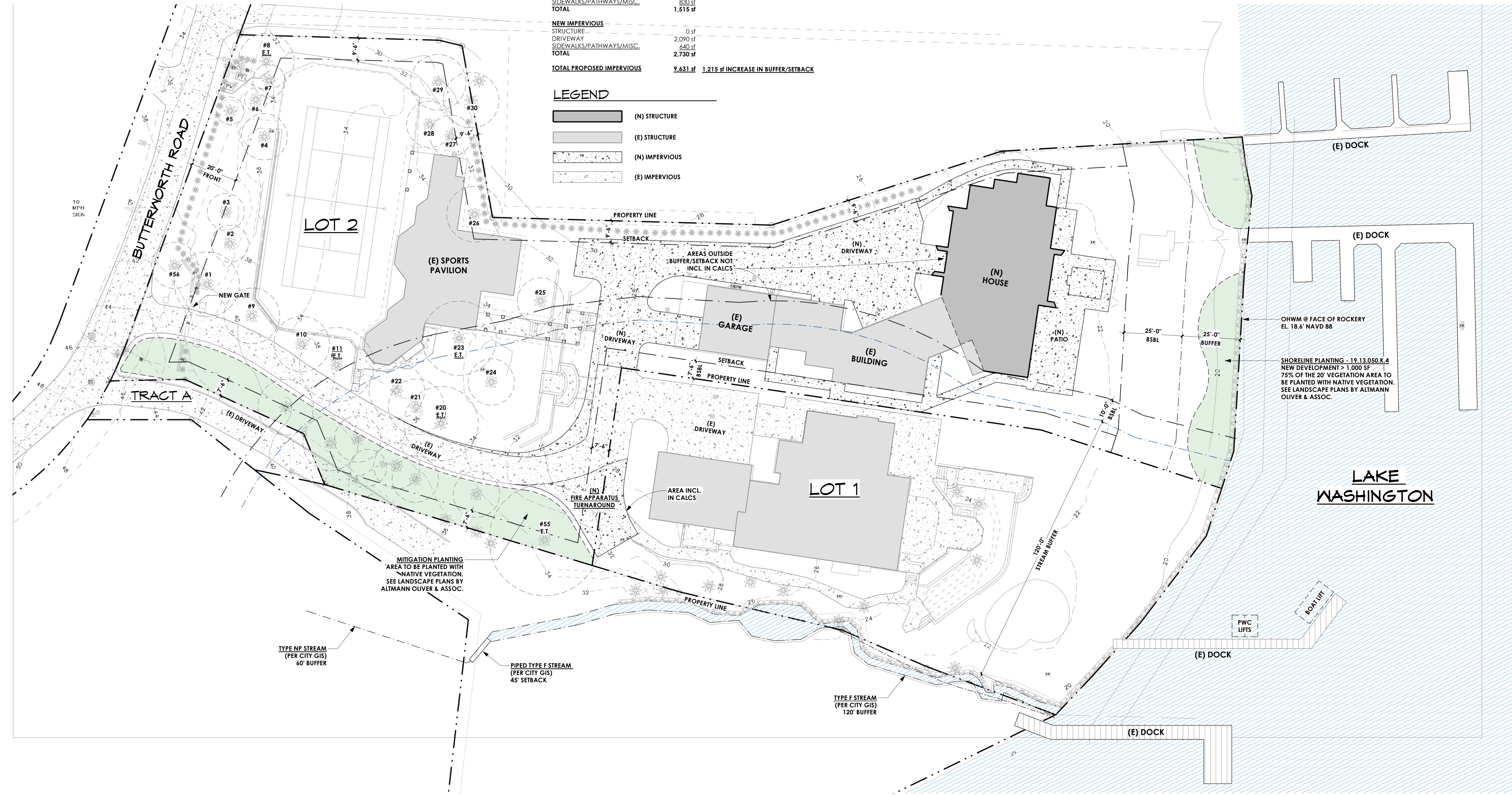
NEW IMPERVIOUS
 STRUCTURE 0 sf
 DRIVEWAY 2,090 sf
 SIDEWALKS/PATHWAYS/MISC. 640 sf
TOTAL 2,730 sf

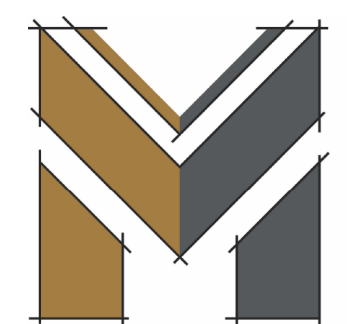
TOTAL PROPOSED IMPERVIOUS 9,631 sf 1,215 sf INCREASE IN BUFFER/SETBACK

LEGEND

-  (N) STRUCTURE
-  (E) STRUCTURE
-  (N) IMPERVIOUS
-  (E) IMPERVIOUS

SCALE THIS DRAWING, IN FEET





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PROPOSED STREAM BUFFER IMPACTS

DATE	REV.	BY	DESCRIPTION
4/1/25		DAN	PERMIT SUBMITTAL
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SHEET NUMBER

L2