



830 BRIAR ROAD

CONDITIONAL USE PERMIT

-We are requesting 563 square feet over the maximum of 5500 square feet. The square footage is similar to surrounding houses, smaller than the immediate neighbours and maintains the size and character of the neighbourhood.

Square footage stats:



Garage	=	575	sq.ft
Upper level	=	2096	sq.ft
Main level	=	1845	sq.ft
Basement level	=	<u>1547</u>	sq.ft
Total	=	6063	sq.ft

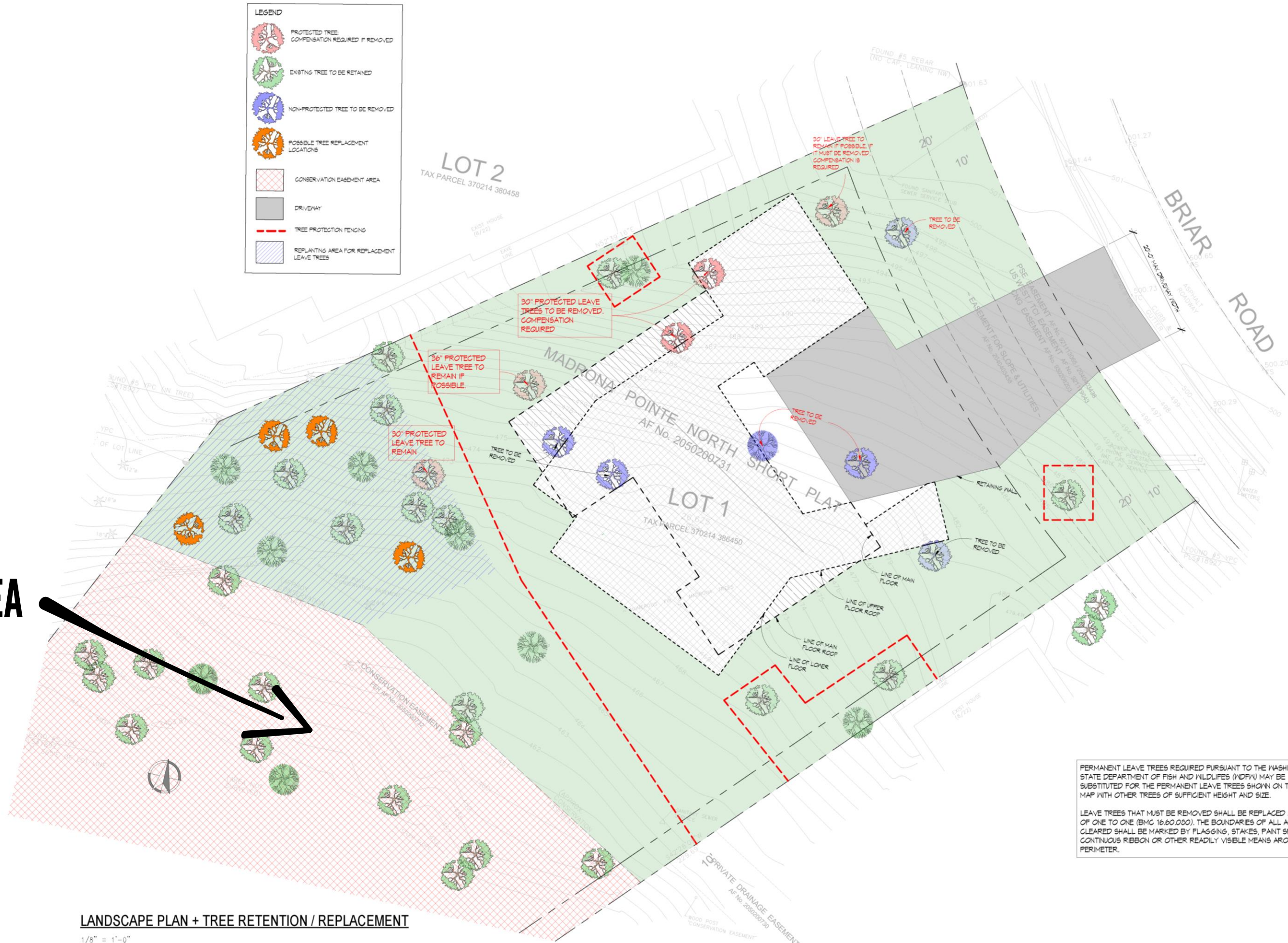
-the extra square footage allowed us to maintain a driveway level with Briar road, while also allowing the house to follow grade down the hill and still have a walk out basement.

830 BRIAR ROAD LOT LOCATION

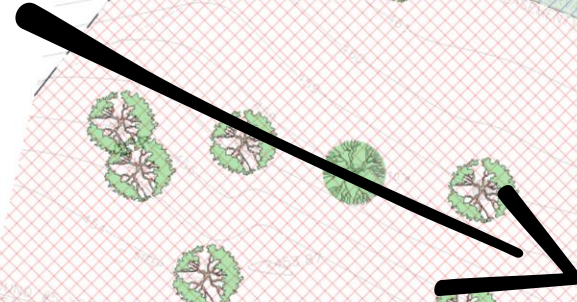


LEGEND

-  PROTECTED TREE. COMPENSATION REQUIRED IF REMOVED
-  EXISTING TREE TO BE RETAINED
-  NON-PROTECTED TREE TO BE REMOVED
-  POSSIBLE TREE REPLACEMENT LOCATIONS
-  CONSERVATION EASEMENT AREA
-  DRIVEWAY
-  TREE PROTECTION FENCING
-  REPLANTING AREA FOR REPLACEMENT LEAVE TREES



CONSERVATION AREA

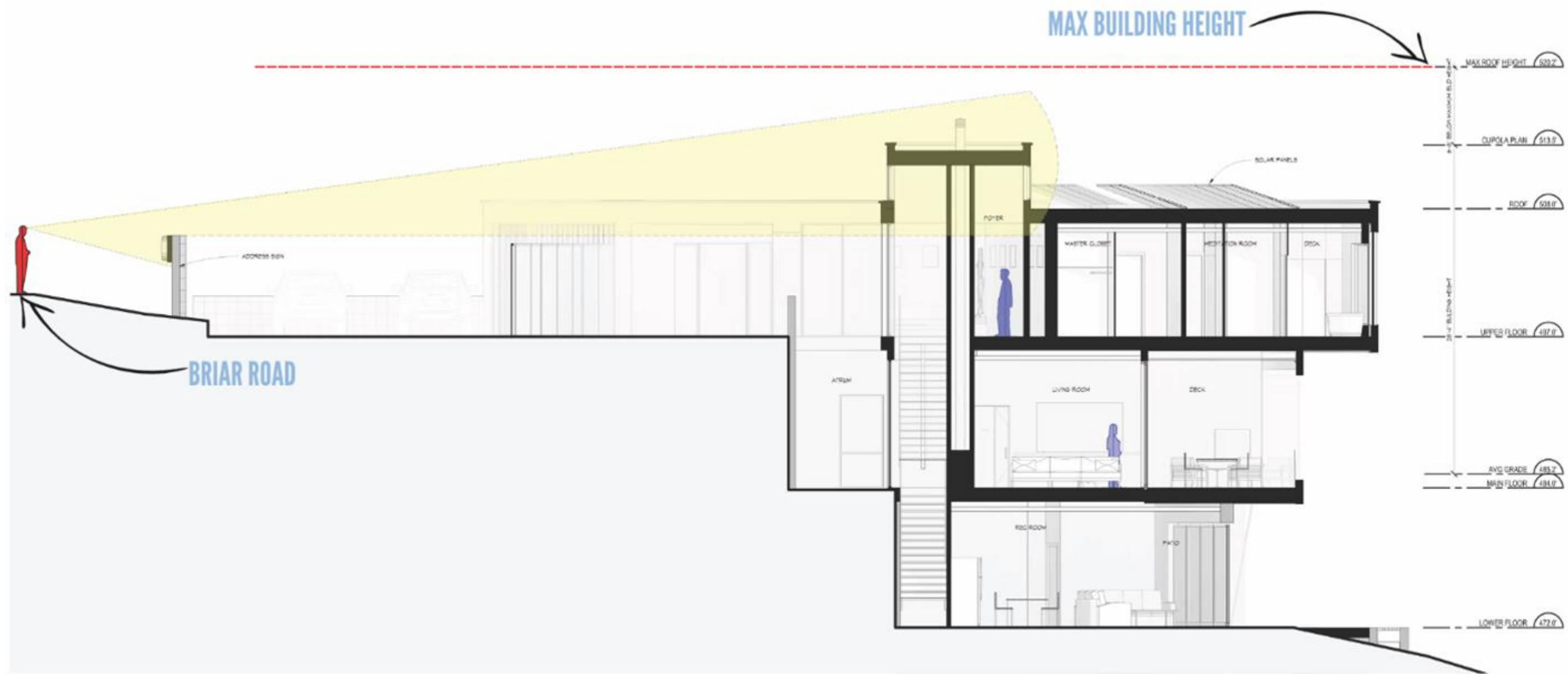


LANDSCAPE PLAN + TREE RETENTION / REPLACEMENT

1/8" = 1'-0"

PERMANENT LEAVE TREES REQUIRED PURSUANT TO THE WASHINGTON STATE DEPARTMENT OF FISH AND WILDLIFE (WDFW) MAY BE SUBSTITUTED FOR THE PERMANENT LEAVE TREES SHOWN ON THE PLAN MAP WITH OTHER TREES OF SUFFICIENT HEIGHT AND SIZE.

LEAVE TREES THAT MUST BE REMOVED SHALL BE REPLACED AT A RATIO OF ONE TO ONE (BMC 16.60.000). THE BOUNDARIES OF ALL AREAS TO BE CLEARED SHALL BE MARKED BY FLAGGING, STAKES, PAINT SPOTS, A CONTINUOUS RIBBON OR OTHER READILY VISIBLE MEANS AROUND THE PERIMETER.



SITE SECTION/ PRIVACY
 1/4" = 1'-0"



**SYN
THE
SIS**
DESIGN

THANK YOU!