

BASIS OF BEARINGS:

THE CENTERLINE OF BUTTERWORTH ROAD, BEING NORTH 20°10'45" EAST PER THE PLAT OF TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARK:

LAKE WASHINGTON WATER SURFACE ELEVATION PER U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT, WATER MANAGEMENT, ELEVATION = 17.17 NAVD 88 ON MARCH 1, 2024 AT 10:30 A.M.

CONTOUR INTERVAL:

2 FEET

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0246999-ETU, THIRD, DATED JANUARY 11, 2024)

LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01°35'04" WEST ALONG THE EASTERLY LINE OF LOT 3 A DISTANCE OF 75.31 FEET;

THENCE NORTH 10°03'02" WEST A DISTANCE OF 74.73 FEET;

THENCE NORTH 76°21'57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3;

THENCE SOUTH 88°24'56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING, AND THE END OF THIS EXCEPTION;

TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN LOT 1 OF SAID PLAT; AND

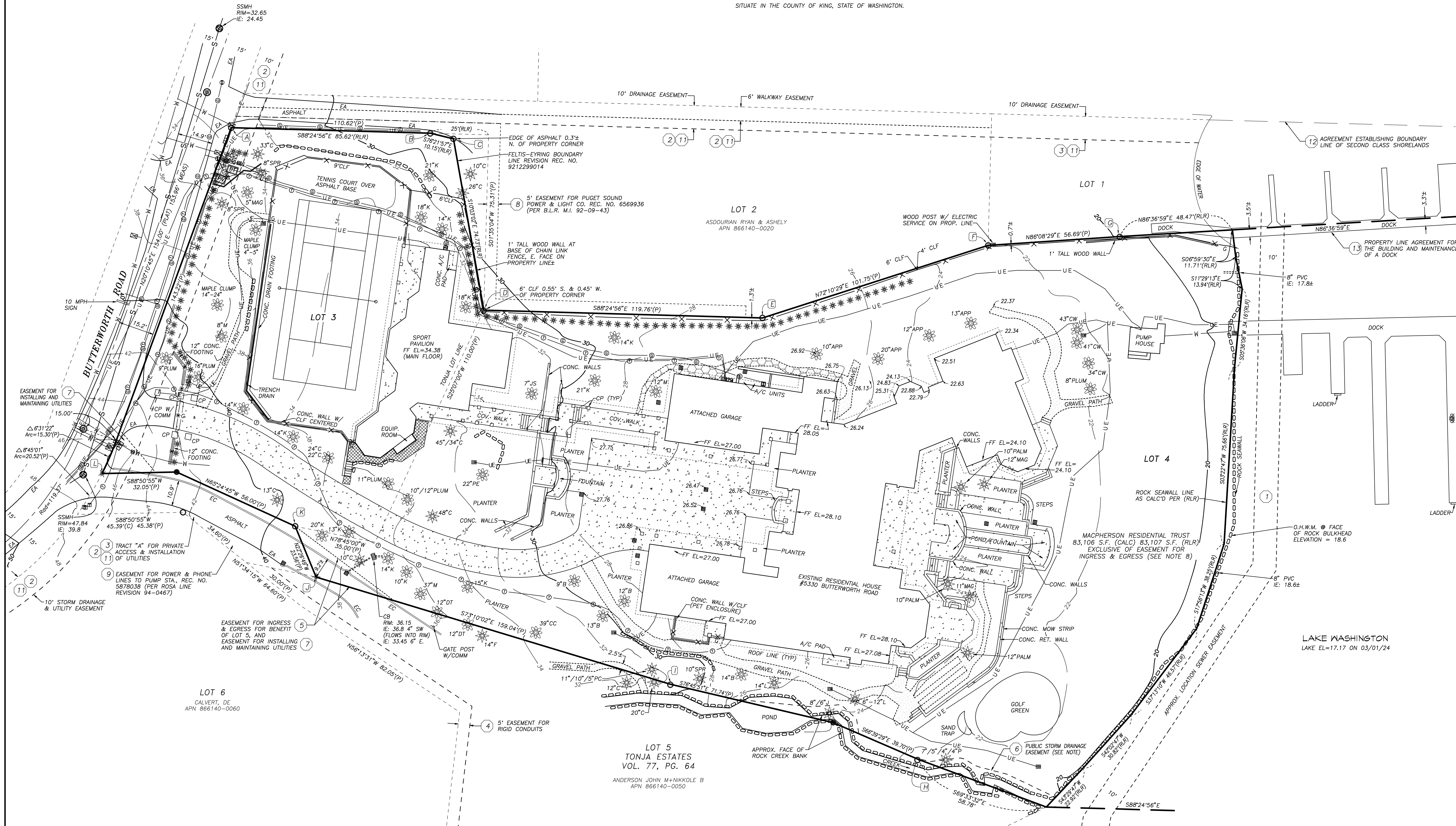
TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

(ALSO KNOWN AS THE ROSA LINE REVISION, CITY OF MERCER ISLAND FILE NO. 94-0467, RECORDED UNDER RECORDING NUMBER 9606139004).

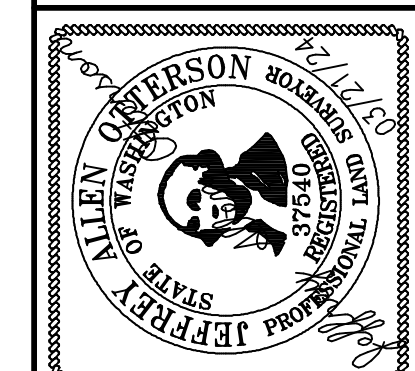
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

FOUND/SET PROPERTY CORNER LEGEND:

- (A) FOUND 3/4" IRON PIPE & CAP "LS 20764" S49°E 0.09'
- (B) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S38°W 0.09'
- (C) FOUND 1/2" REBAR & CAP "TERRANE 15025 56664 52088 57176"
- (D) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S26°W 0.16'
- (E) FOUND 1/2" REBAR & CAP "TERRANE 15025 56664 52088 57176"
- (F) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S51°E 0.08'
- (G) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S4°W 0.17'
- (H) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S34°W 0.41'
- (J) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S22°W 0.22'
- (V) FOUND MAG NAIL & WASHER "37427" N49°E 0.09'
- (K) FOUND 1/2" REBAR & CAP "TRIAD ASSOC 19620 22335 21402 18094"
- (L) SET MAG NAIL & I.D. WASHER "LS 37540"



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROGER MACPHERSON RESIDENTIAL TRUST IN AND NANCY MACPHERSON RESIDENTIAL TRUST
 Jeffrey Allen Otterson
 P.L.S. CERTIFICATE NO. 37540



ALTA/NSPS LAND TITLE SURVEY
FOR: MACPHERSON RESIDENTIAL TRUST
5330 BUTTERWORTH ROAD
MERCER ISLAND, WA 98040

CASCADE LAND SURVEYING
 Complete Land Surveying Services
 16009 AP TUBBS RD E, BUCKLEY, WA 98321
 PHONE: (253) 820-4016
 Email: jeff@cascadelands.com
 CHECKED BY: JAO
 SCALE: 1" = 20'
 DRAWN BY: JAO
 JOB NO.: 2024-003
 DATE: Thu., Mar. 21, 2024
 SHEET: 2 OF 2

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.

DEFINITION OF EXCEPTIONAL TREE (MICC 19.14):

A TREE OR GROUP OF TREES THAT BECAUSE OF ITS UNIQUE HISTORICAL, ECOLOGICAL, OR AESTHETIC VALUE CONSTITUTES AN IMPORTANT COMMUNITY RESOURCE. AN EXCEPTIONAL TREE IS A TREE THAT IS RARE OR EXCEPTIONAL BY VIRTUE OF ITS SIZE, SPECIES, CONDITION, CULTURAL/HISTORIC IMPORTANCE, AGE, AND/OR CONTRIBUTION AS PART OF A TREE GROVE. TREES WITH A DIAMETER OF MORE THAN 36 INCHES, OR WITH A DIAMETER THAT IS EQUAL TO OR GREATER THAN THE DIAMETER LISTED IN THE EXCEPTIONAL TREE TABLE, ARE CONSIDERED EXCEPTIONAL TREES.

REGULATED TREES (TREES 10" OR GREATER) 32 EXISTING TREES

REQUIRED RETENTION

PROPOSED RETENTION (10 REMOVED)

TREE REPLACEMENT (MICC 19.10.070)

- <10" (2 TREES)
- 10" - 24" (5 TREES)
- 24" - 36" (2 TREES)
- >36" OR EXCEPTIONAL TREES

TOTAL REPLACEMENTS

NOTE - SEE TREE INVENTORY & REPLACEMENT FORM

REPLANTING REQUIREMENTS:

- 50% OF THE TREES NEED TO BE PACIFIC NORTHWEST NATIVE, PER THE KING COUNTY NATIVE PLANT GUIDE FOR WESTERN WASHINGTON.
- REPLACEMENT TREES NEED TO BE AT LEAST 10' APART FROM EACH OTHER, STRUCTURES, FENCES AND UTILITIES.
- CONIFERS SHALL BE AT LEAST 6' TALL.
- DECIDUOUS TREES SHALL BE AT LEAST 1.5' CALIPER.
- IF REQUESTED AND YOU CAN SHOW NO ROOM EXISTS ON SITE FOR ALL THE TREES, THE REMAINDER CAN BE A FEE IN LIEU IF REQUESTED.
- A TREE WATERING PLAN MUST BE IMPLEMENTED TO ENSURE THE TREES SURVIVE LONG TERM.

LEGEND

- TREE PROTECTION FENCING (PER ARBORIST REPORT)
- CLEARING LIMITS (PER CIVIL PLANS)
- ⊗ HAZARD DEAD, SICK, DYING TREE, PROPOSED FOR REMOVAL
- ⊗ REGULATED TREE, PROPOSED FOR REMOVAL
- ⊗ RT REPLACEMENT TREES UNDER THIS PERMIT (24 TOTAL)
- ⊗ RT REPLACEMENT TREES FOR PERMIT 2503-110 (15 TOTAL)

NOTE: FOR TREE REPLACEMENT CRITERIA, REFER TO MICC 19.10.070 (ALSO NOTED ABOVE UNDER REPLACEMENT REQS.)

TREE PROTECTION AREA (TPZ)

KEEP OUT!

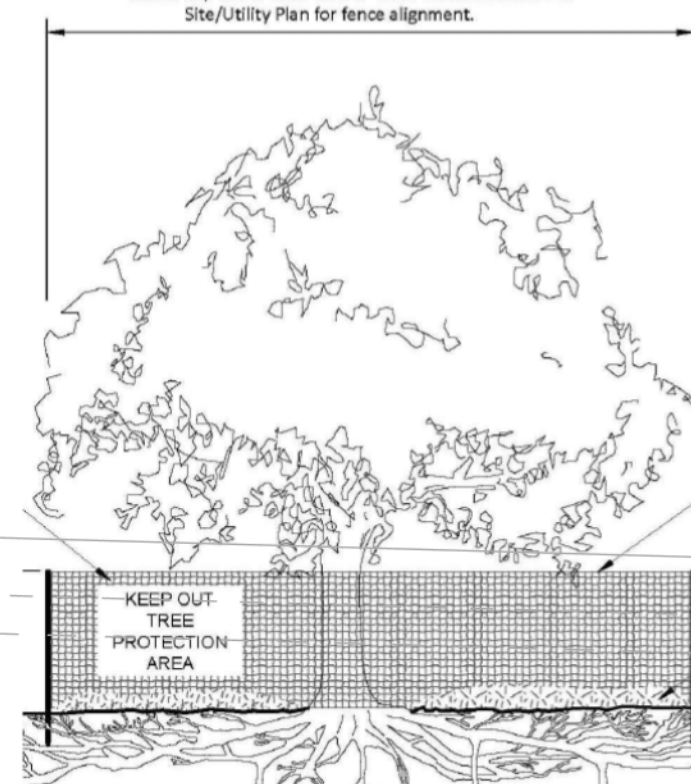
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

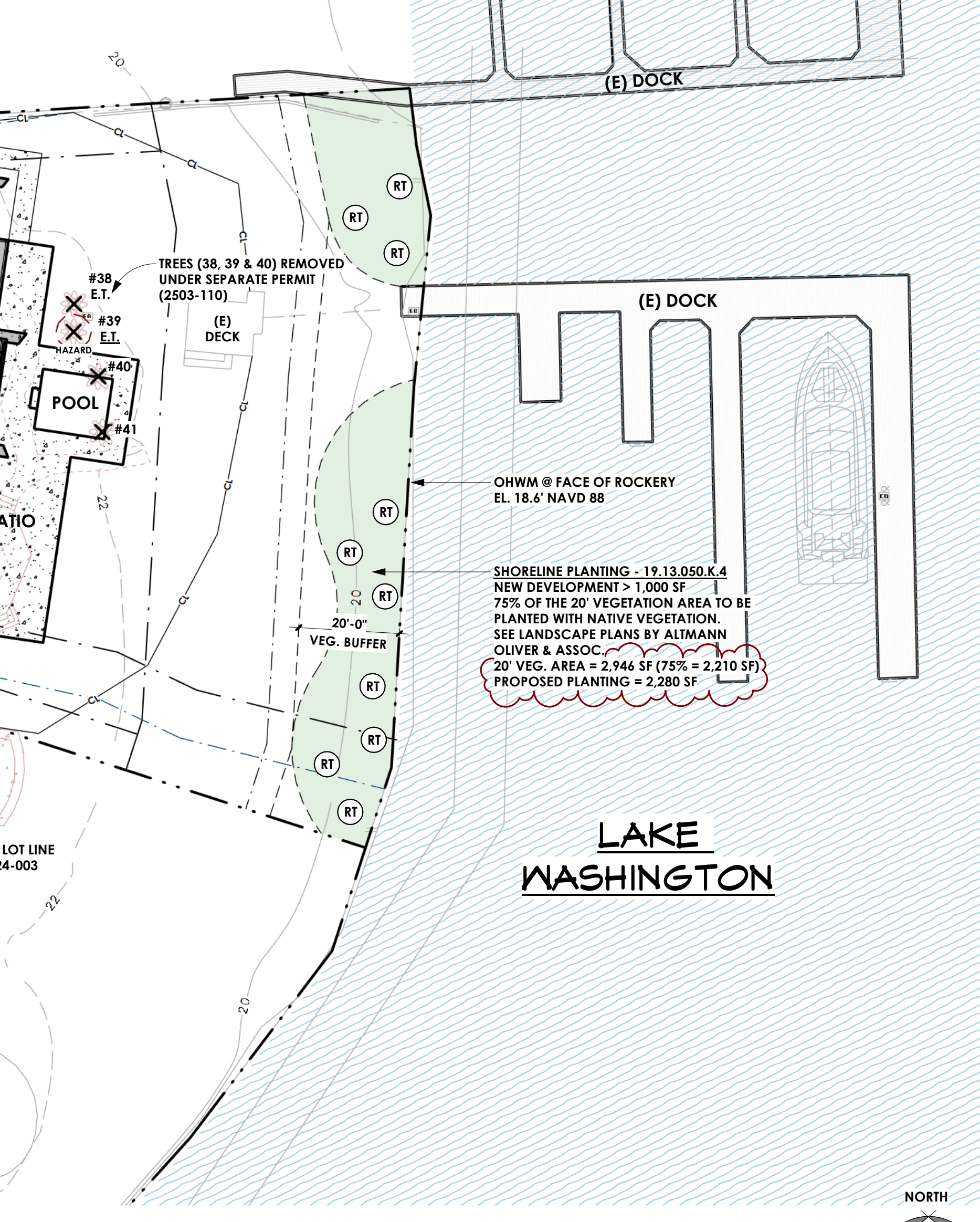
Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org



Layton Tree Consulting, LLC
For: MacPherson Construction
5320 Butterworth RD - Mercer Island
Tree Summary Table
Date: 2/29/2024

Tree Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Diameter (feet)	Health Condition	Structural Condition	Regulated Yes/No	Visible Yes/No	Exceptional Yes/No	Comments	Proposal		
1	Swallowtail gum	Prunus serotina	16	40	12	14	13	6	Good	Fair	Yes	No	lean, asymmetric canopy east	Retain
2	Agave palm	Azore palm	8	20	8	8	8	8	Good	Good	No	No	no concerns	Retain
3	Agave palm	Azore palm	14	30	12	12	12	12	Fair	Fair	Yes	No	lean, asymmetric canopy west	Retain
4	Agave palm	Azore palm	5.5, 5.4 (DB)	18	12	10	12	6	Good	Good	No	No	lean, asymmetric canopy west	Retain
5	Southern magnolia	Magnolia grandiflora	8	45	4	4	4	2	Good	Fair	No	No	lean, asymmetric canopy east	Retain
6	Southern magnolia	Magnolia grandiflora	5	20	4	4	4	2	Good	Fair	No	No	lean, asymmetric canopy east	Retain
7	Western red cedar	Thuja plicata	33	75	14	10	12	12	Good	Good	Yes	Yes	lean, asymmetric canopy west	Retain
8	Western red cedar	Thuja plicata	14	35	10	10	8	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
9	Western red cedar	Thuja plicata	14	45	12	14	12	12	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
10	Western red cedar	Thuja plicata	24, 22 (DB)	70	18	18	18	14	Excellent	Good	Yes	Yes	lean, asymmetric canopy west	Retain
11	Alaska cedar	Chamaecyparis nootkatensis	13	50	12	14	12	8	Excellent	Excellent	Yes	No	lean, asymmetric canopy west	Retain
12	Katira	Cercidiphyllum japonicum	20	45	16	10	14	14	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
13	Katira	Cercidiphyllum japonicum	13	50	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
14	Alaska cedar	Chamaecyparis nootkatensis	10	45	8	8	8	8	Excellent	Fair	Yes	No	lean, asymmetric canopy west	Retain
15	Katira	Cercidiphyllum japonicum	14	45	12	10	8	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
16	Katira	Cercidiphyllum japonicum	10	40	10	12	8	8	Good	Good	Yes	No	lean, asymmetric canopy west	Retain
17	Agave palm	Azore palm	37	65	12	18	20	4	Poor	Fair	Yes	No	lean, asymmetric canopy west	Retain
18	Katira	Cercidiphyllum japonicum	15	40	12	14	12	8	Good	Good	Yes	No	lean, asymmetric canopy west	Retain
19	Western red cedar	Thuja plicata	48	90	12	18	20	10	Good	Fair	Yes	Yes	lean, asymmetric canopy west	Retain
20	Western red cedar	Thuja plicata	15	40	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
21	Swallowtail gum	Prunus serotina	11	45	12	10	4	12	Good	Fair	Yes	Yes	lean, asymmetric canopy west	Retain
22	Western red cedar	Thuja plicata	45, 34 (DB)	100	18	10	22	16	Good	Good	Yes	Yes	lean, asymmetric canopy west	Retain
23	Madroño	Prunella serotina	19	40	10	12	8	12	Good	Good	Yes	No	lean, asymmetric canopy west	Retain
24	Agave palm	Azore palm	7	35	10	8	10	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
25	Katira	Cercidiphyllum japonicum	15	40	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
26	Katira	Cercidiphyllum japonicum	18	45	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
27	Katira	Cercidiphyllum japonicum	21	55	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
28	Katira	Cercidiphyllum japonicum	18	45	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
29	Katira	Cercidiphyllum japonicum	14	45	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
30	Katira	Cercidiphyllum japonicum	21	55	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
31	Katira	Cercidiphyllum japonicum	14	40	12	14	12	8	Good	Fair	Yes	No	lean, asymmetric canopy west	Retain
32	Agave palm	Azore palm	12	22	14	10	8	10	Good	Good	Yes	No	lean, asymmetric canopy west	Retain
33	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
34	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
35	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
36	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
37	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
38	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
39	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
40	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
41	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
42	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
43	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
44	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
45	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
46	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
47	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
48	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
49	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
50	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
51	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
52	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
53	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
54	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
55	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
56	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
57	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
58	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
59	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
60	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
61	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
62	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
63	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
64	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
65	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
66	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
67	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
68	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
69	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain
70	Agave palm	Azore palm	15	30	12	14	12	8	Good	Good	No	No	lean, asymmetric canopy west	Retain

COTTONWOODS REMOVED UNDER SEPARATE TREE PERMIT (2503-110)



TREE PROTECTION PLAN

SCALE THIS DRAWING, IN FEET

MacPherson
Construction & Design
22605 SE 56th St Suite 140, Issaquah, WA 98029
PH. 425.391.3333 FAX 425.557.2841

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

DATE	REV.	BY	DESCRIPTION
4/1/25		DAN	PERMIT SUBMITTAL
8/6/25	3		PERMIT RESPONSE 2

SHEET NUMBER
A1.0

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	59,029 SF
UNUSED LOT COVERAGE	3,135 SF
9% OF LOT AREA	5,313 SF
ALLOWED HARDSCAPE	8,448 SF

EXISTING HARDSCAPE

JENNIS COURT PATIOS & DECKS (UNCOVERED)	6,171 SF
WALKWAYS, STAIRS, WALLS	1,023 SF
TOTAL	7,194 SF

REMOVED HARDSCAPE

TOTAL	1,778 SF
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NEW HARDSCAPE

PATIOS (UNCOVERED)	882 SF
WALKWAYS, STAIRS, WALLS	880 SF
TOTAL	1,762 SF

TOTAL PROJECT HARDSCAPE 8,348 SF (14.1%)

NOTE: EXISTING HARDSCAPE IS LEGALLY NON-CONFORMING. 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	59,029 SF
ALLOWED LOT COVERAGE (40%)	23,612 SF

EXISTING LOT COVERAGE

MAIN STRUCTURE (ROOF)	5,930 SF
ACCESSORY BUILDING (ROOF)	4,684 SF
VEHICULAR USE (DRIVEWAY, & PARKING)	3,170 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)	301 SF
COVERED PATIOS	0 SF
TOTAL	3,537 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 20,477 SF (34.7%)

UNUSED LOT COVERAGE 3,135 SF

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 (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 (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 (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 TRELLIS, 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

(MICC 19.02.020)

LOT ZONING: R-15

GROSS LOT AREA: 59,029 sf (PER SURVEY)
NET LOT AREA: 59,029 sf (ACCESS EASEMENT & DRIVEWAY IS SHARED)

MAX LOT COVERAGE: 23,612 sf MAX 40% (<15% LOT SLOPE) = (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) / 496' (DISTANCE)

SETBACKS/YARDS

FRONT YARD: 20'-0" MIN

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

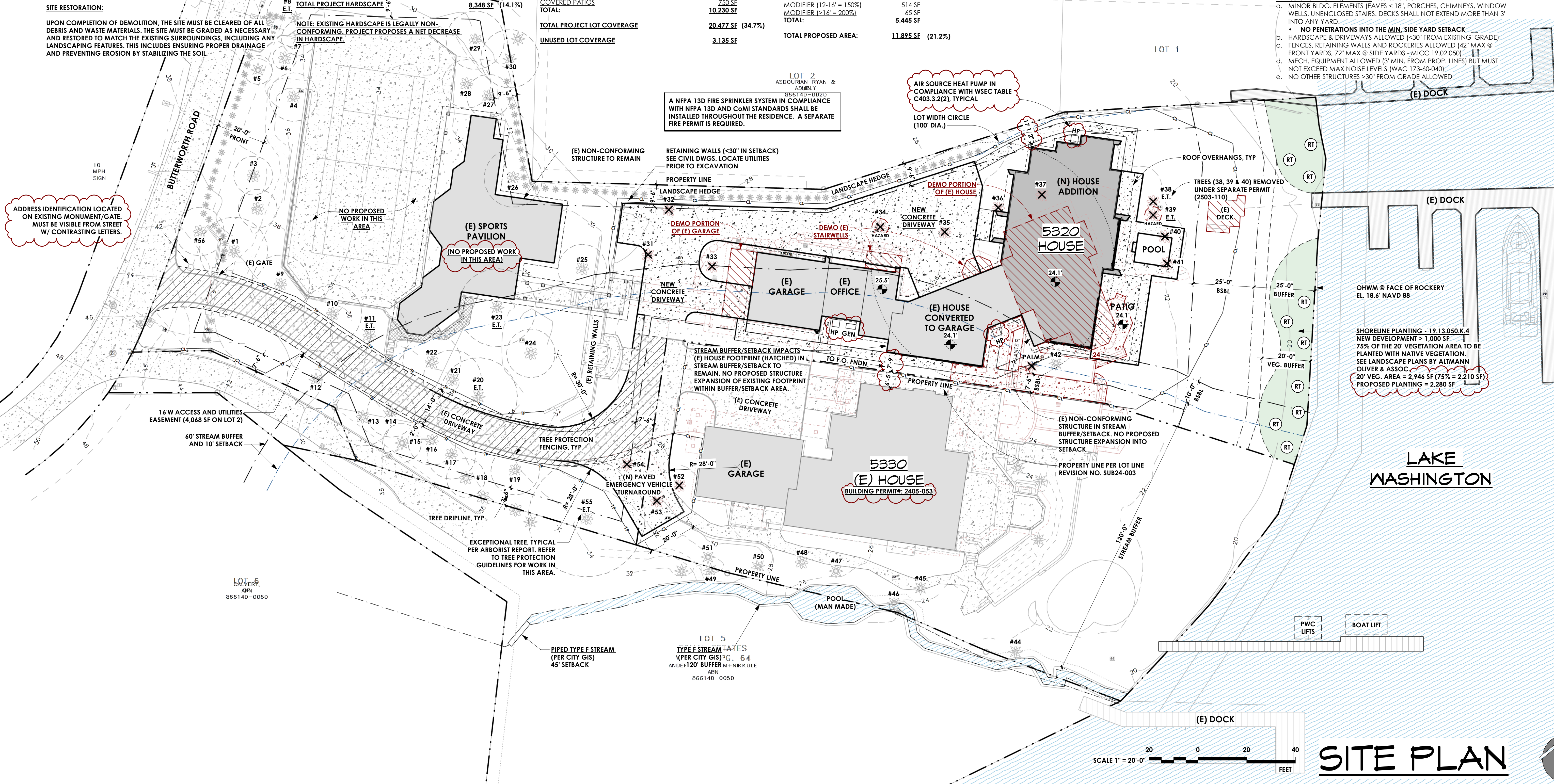
SIDE YARD: 17'-0" COMBINED (100' WIDE x 17%)
LOT WIDTH > 90': 5'-4" MIN. SIDE YARD (33% COMBINED)
 7'-4" MIN. VARIABLE SIDE YARD (ROOF > 18")

INTRUSIONS INTO REQ'D YARDS 19.02.020.C.3

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

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



MACPHERSON RESIDENCE

5320 BUTTERWORTH RD.
 MERCER ISLAND, WA 98040
 PARCEL #: 866140-0040

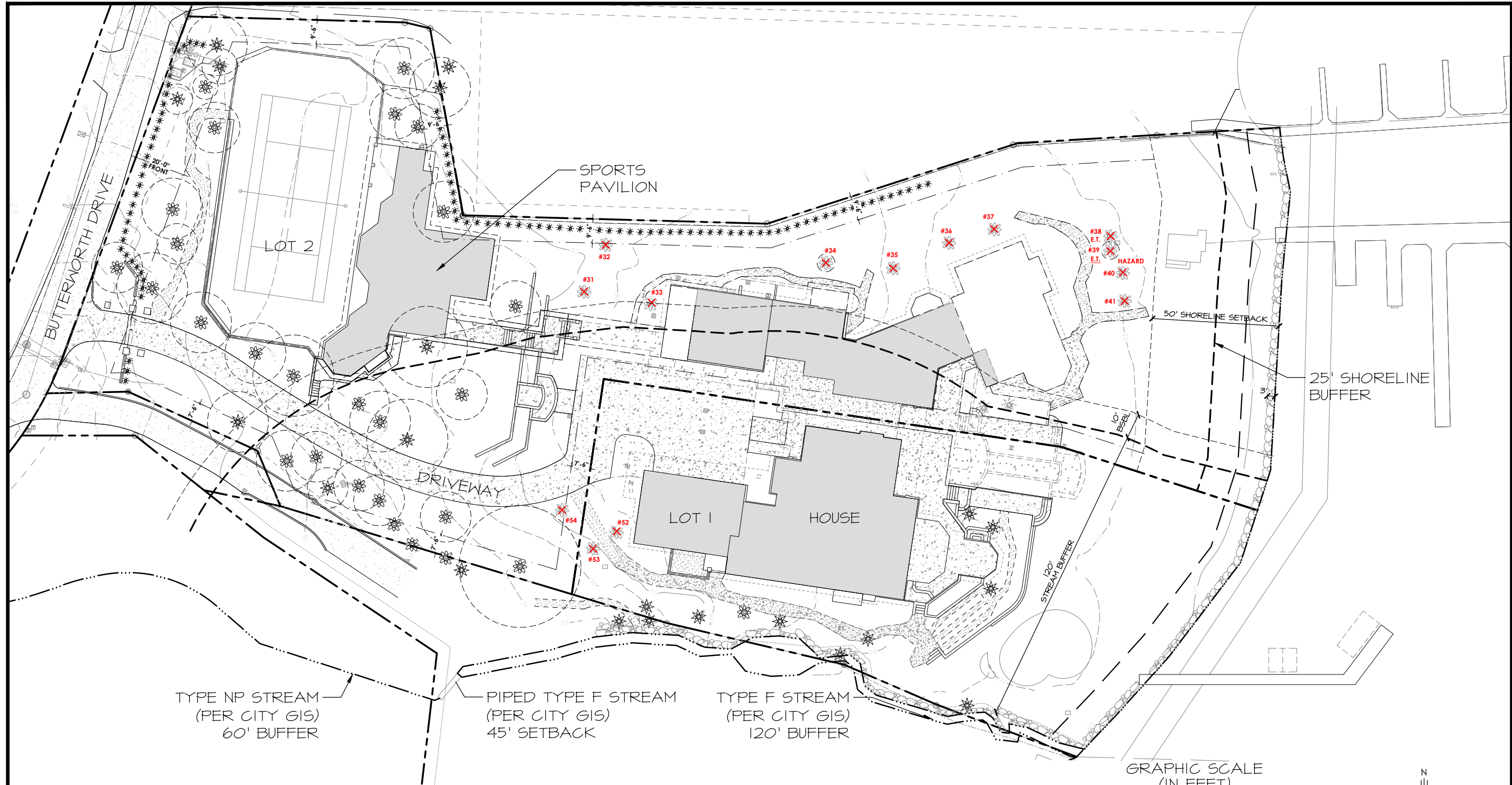
SITE PLAN

DATE	REV.	BY	DESCRIPTION
4/1/25		DAN	PERMIT SUBMITTAL
8/6/25	3		PERMIT RESPONSE 2

SHEET NUMBER

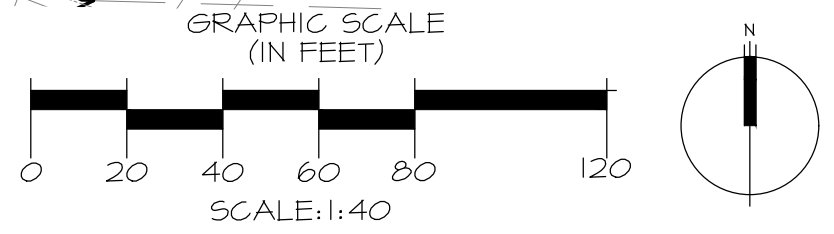
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MacPherson
 Construction & Design
 22605 SE 56th St Suite 140, Issaquah, WA 98029
 PH. 425.391.3333 FAX 425.557.2841



PLAN LEGEND

- — — — — PROPERTY LINE
- ······ — STREAM / O.H.W.M. LOCATION
- — — — — STREAM / SHORELINE BUFFER
- - - - - 10' STRUCTURE SETBACK
- - - - - 10' SHORELINE BUFFER
- * TREES TO BE REMOVED PER ARBORIST REPORT

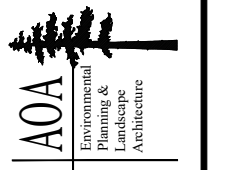


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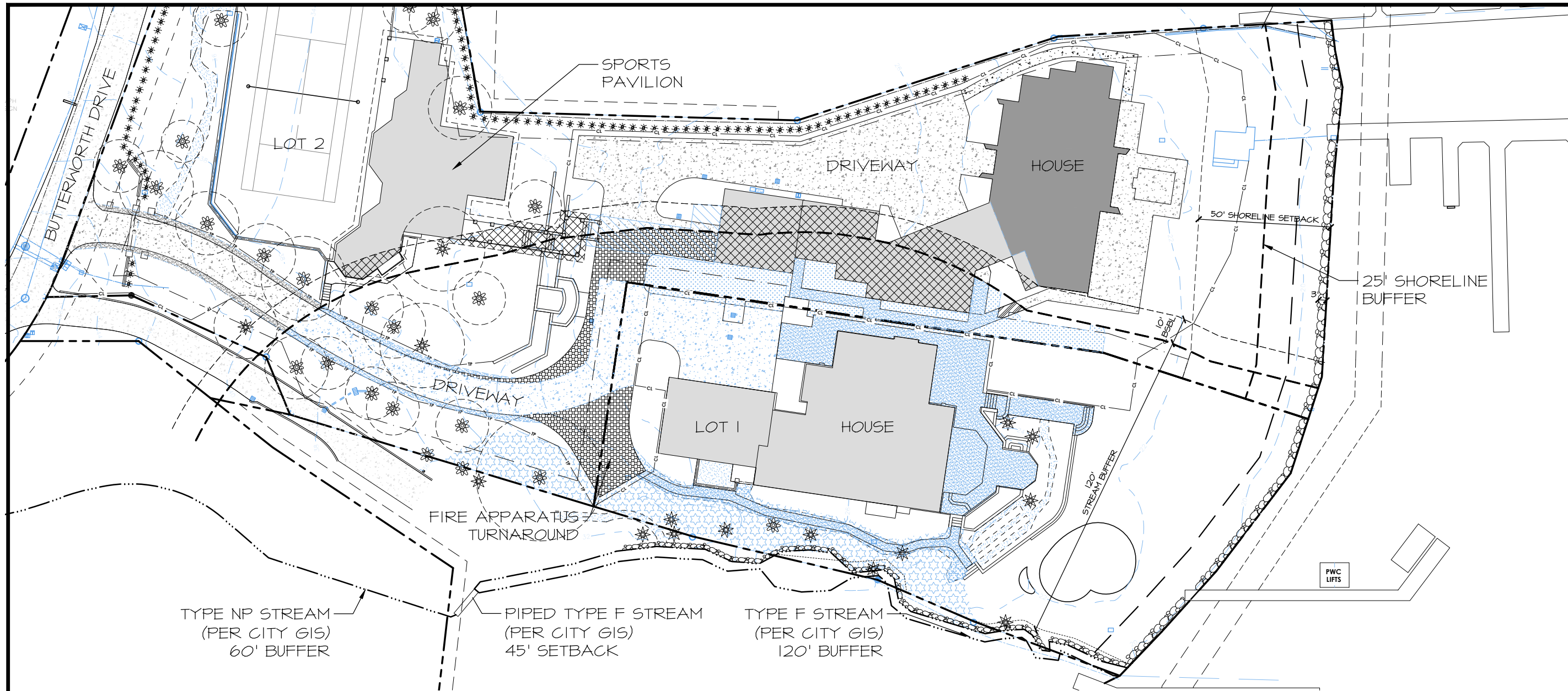
1. BASE INFORMATION PROVIDED BY CASCADE LAND SURVEYING, 16009 AP TUBBS RD E, BUCKLEY, WA 98321. 253.820.4016, JEFF@CASCADELS.COM.

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DRAWN	KV
SCALE	AS NOTED
DATE	6-2-25
REVISED	6-4-25

FIGURE 1: EXISTING CONDITIONS
 BUTTERNORTH BLA
 5320 AND 5330 BUTTERNORTH ROAD
 MERCER ISLAND, WASHINGTON
 PARCEL 866140-0040 AND -0045



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2/6

FIGURE 2: STREAM BUFFER MITIGATION PLAN
 BUTTERWORTH BLA
 5320 AND 5330 BUTTERWORTH ROAD
 MERCER ISLAND, WASHINGTON
 PARCEL 866140-0040 AND -0045

STREAM BUFFER / SETBACK IMPACTS

EXISTING IMPERVIOUS TO REMAIN	
STRUCTURE	3,675 SF
DRIVEWAY	3,555 SF
SIDEWALKS, PATHS, SHOULDERS	3,389 SF
TOTAL EXISTING IMPERVIOUS:	10,619 SF
REMOVED IMPERVIOUS	
STRUCTURE	685 SF
SIDEWALKS, PATHS, MISC	2,020 SF
TOTAL REMOVED IMPERVIOUS:	2,705 SF

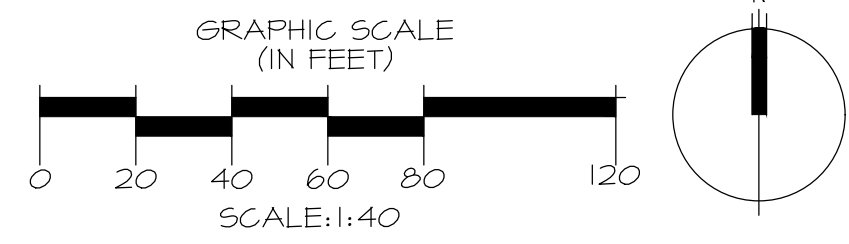
NEW IMPERVIOUS	
DRIVEWAY AND HAMMERHEAD	1,790 SF
SIDEWALKS, PATHS, MISC	33 SF
TOTAL NEW IMPERVIOUS:	1,823 SF

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

IMPERVIOUS DECREASE IN BUFFER/SETBACK = 822 SF

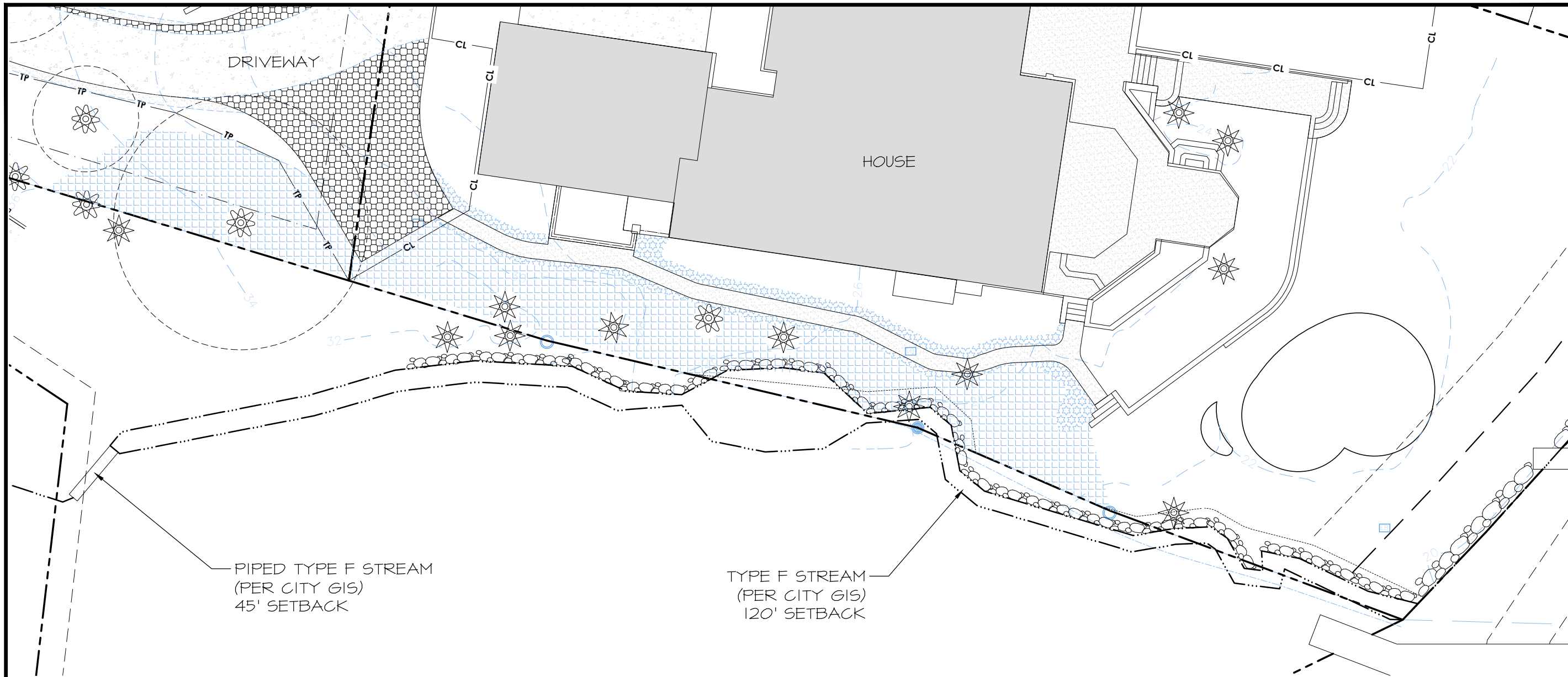
MITIGATION LEGEND

STREAM BUFFER ENHANCEMENT	2,860 SF
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3/6

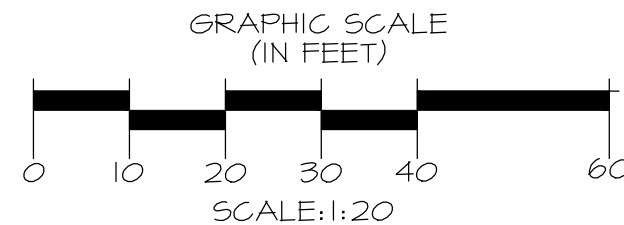
FIGURE 3: PLANTING PLAN - STREAM BUFFER ENHANCEMENT
 BUTTERWORTH BLA
 5320 AND 5330 BUTTERWORTH ROAD
 MERCER ISLAND, WASHINGTON
 PARCEL 866140-0040 AND -0045

PLANT SCHEDULE FOR STREAM BUFFER - AREA 1

GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	2' O.C.	125	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN*	3' O.C.	155	1 GAL.	FULL & BUSHY

* PLANT SWORD FERN AT 3' SPACING AROUND EXISTING NATIVE GROUND COVER FOR A TOTAL OF ~50% OF THE AREA.

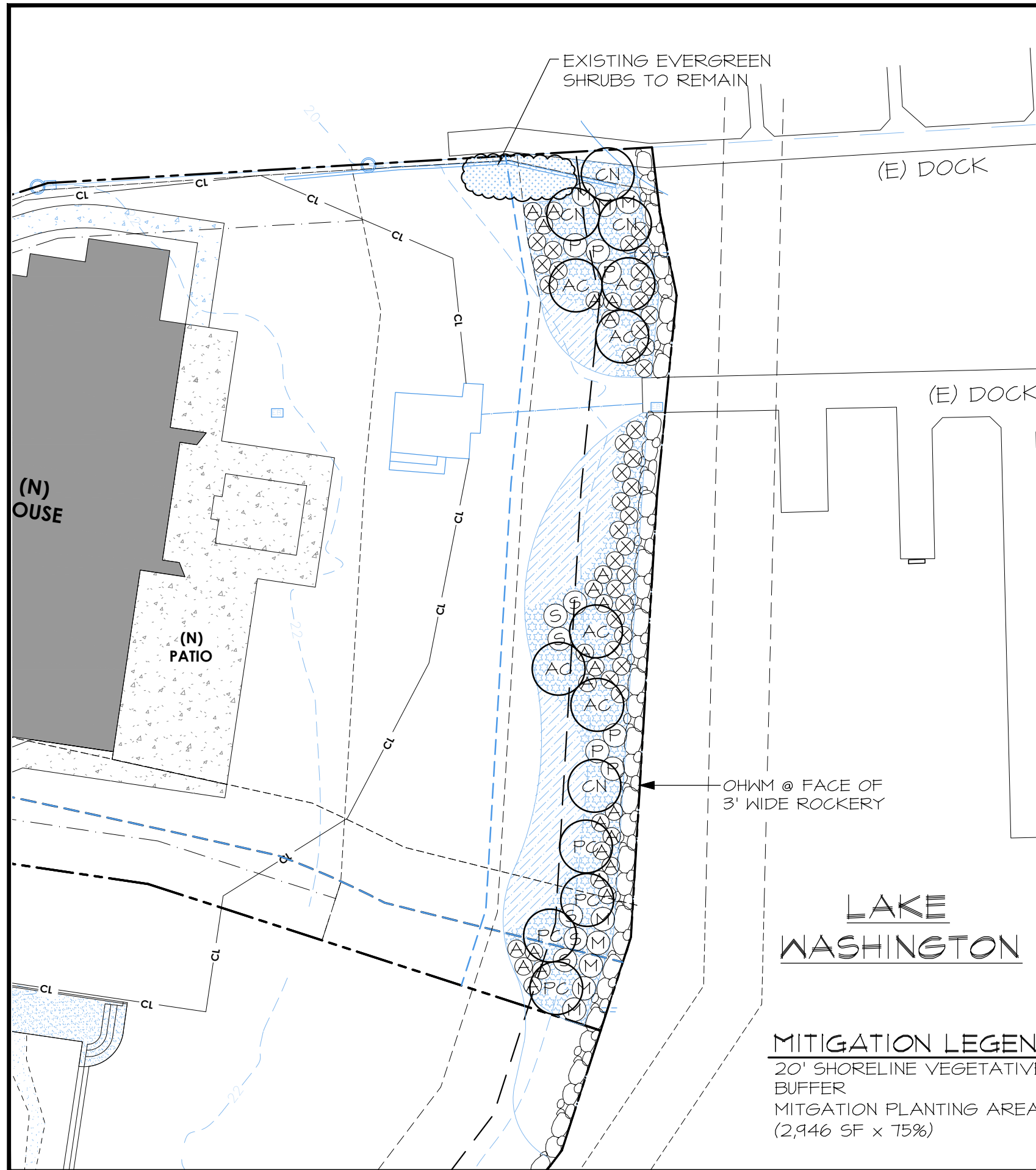


NOTES

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PLAN LEGEND

- PROPERTY LINE
- LAKE WASHINGTON O.H.W.M. LOCATION - 25' SHORELINE BUFFER - 50' BSBL
- 20' SHORELINE VEGETATIVE BUFFER
- 25' SHORELINE BUFFER
- 50' SHORELINE STRUCTURE SETBACK
- 10' SHORELINE BUFFER

PLANT SCHEDULE FOR SHORELINE - AREA 2

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
AC	ACER CIRCINATUM	VINE MAPLE	6
CN	CORNUS NUTTALLII	PACIFIC DOGWOOD	4
PC	PINUS CONTORTA	SHORE PINE	4

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
S	AMELANCHIER ALNIFOLIA	SERVICEBERRY	6
M	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	8
P	PHILADELPHUS LEWISII	MOCK ORANGE	6
X	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	35

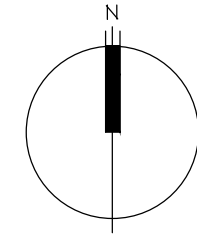
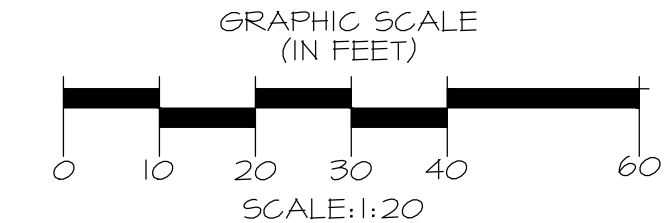
GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
A	ATHYRIUM FILIX-FEMINA	LADY FERN	24
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	188
	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	242

LAKE WASHINGTON

MITIGATION LEGEND

20' SHORELINE VEGETATIVE BUFFER	2,946 SF
MITIGATION PLANTING AREA (2,946 SF x 75%)	2,210 SF



NOTES

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FIGURE 4: PLANTING PLAN - SHORELINE BUFFER ENHANCEMENT
 BUTTERWORTH BLA
 5320 AND 5330 BUTTERWORTH ROAD
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PLANT SCHEDULE

TREES

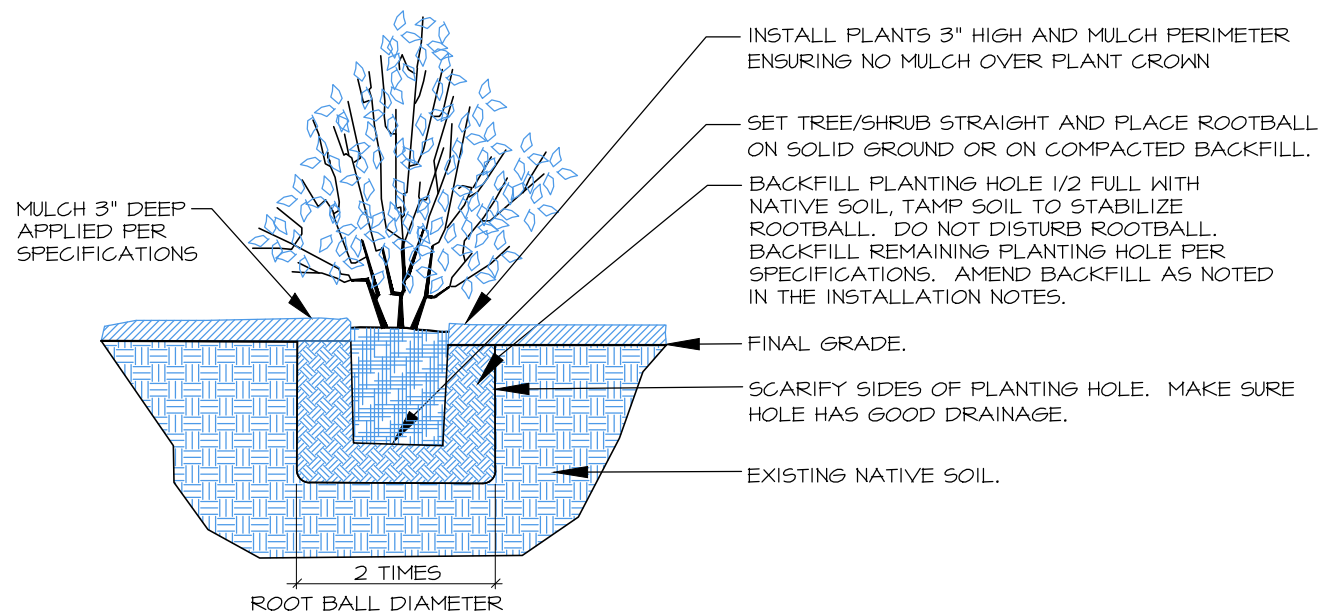
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1	AREA 2	SIZE (MIN.)	NOTES
				QTY	QTY		
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.		6	2 GAL.	MULTI-TRUNK (3 MIN.)
CN	CORNUS NUTTALLII	PACIFIC DOGWOOD	9' O.C.		4	2 GAL.	SINGLE TRUNK
PC	PINUS CONTORTA	SHORE PINE	9' O.C.		4	2 GAL.	FULL & BUSHY

SHRUBS

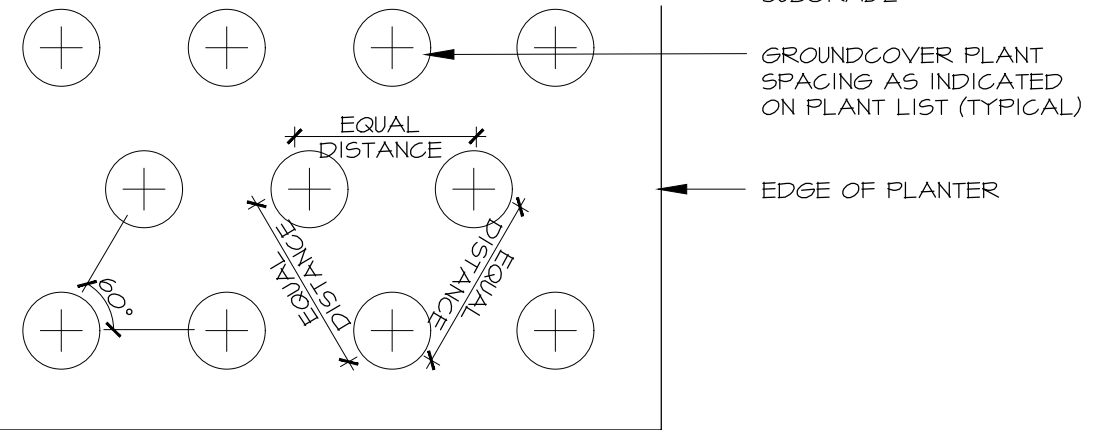
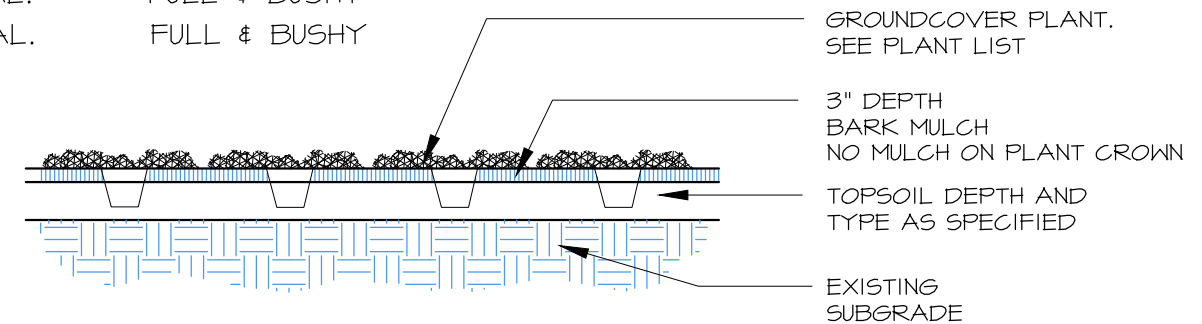
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1	AREA 2	SIZE (MIN.)	NOTES
				QTY	QTY		
S	AMELANCHIER ALNIFOLIA	SERVICEBERRY	4' O.C.		6	1 GAL.	MULTI-CANE (3 MIN.)
M	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	4' O.C.		8	1 GAL.	MULTI-CANE (3 MIN.)
P	PHILADELPHUS LEWISII	MOCK ORANGE	4' O.C.		6	1 GAL.	FULL & BUSHY
X	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.		35	1 GAL.	FULL & BUSHY

PERENNIALS & GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1	AREA 2	SIZE (MIN.)	NOTES
				QTY	QTY		
A	ATHYRIUM FILIX- FEMINA	LADY FERN	2' O.C.		24	1 GAL.	FULL & BUSHY
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	2' O.C.		188	1 GAL.	FULL & BUSHY
	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	2' O.C.	125	242	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNIUM	SWORD FERN	3' O.C.	155		1 GAL.	FULL & BUSHY



1 CONTAINER TREE/SHRUB PLANTING DETAIL (TYP.)
SCALE: NTS



2 GROUNDCOVER PLANTING DETAIL (TYP.)
SCALE: NTS

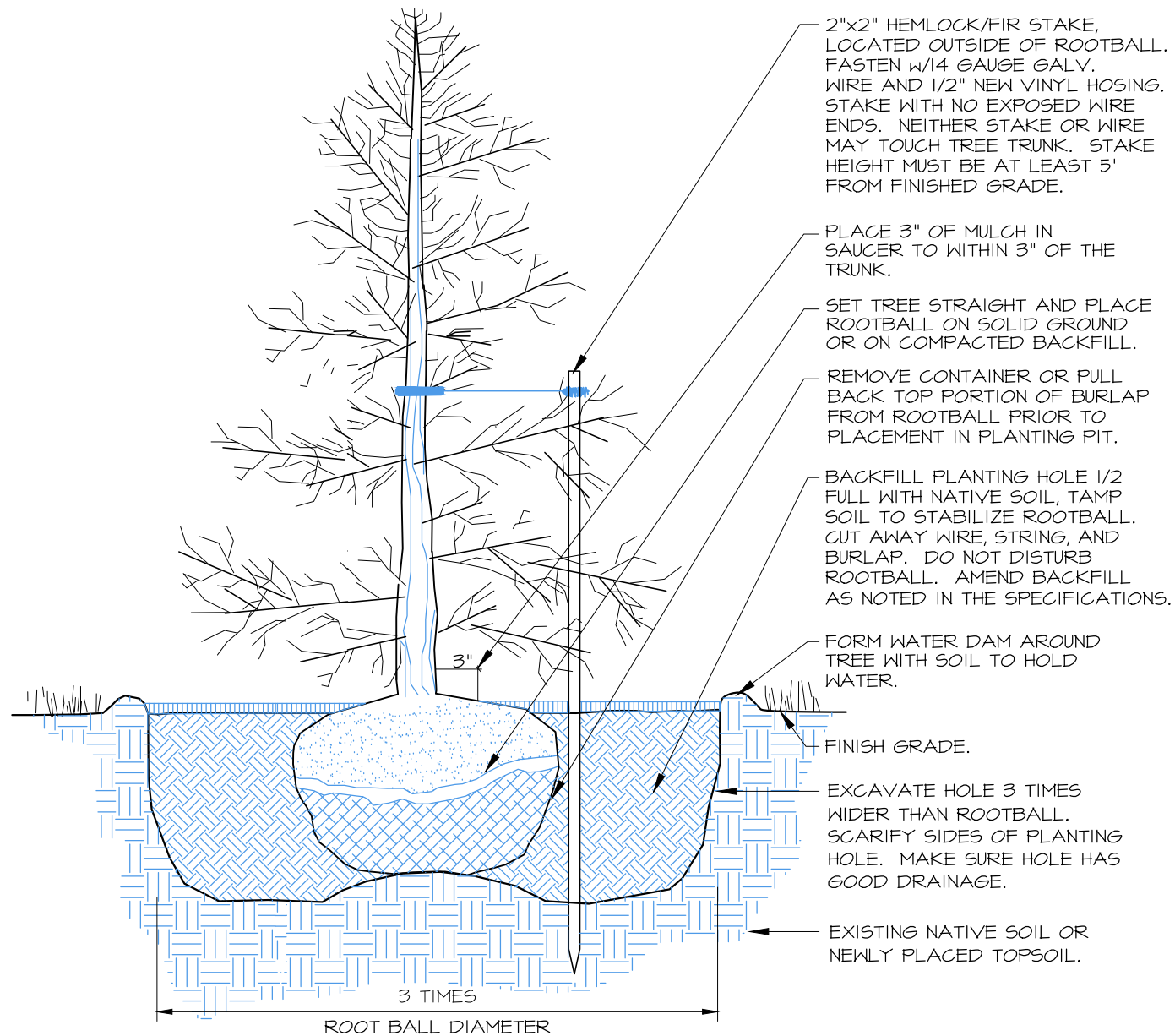
DRAWN	PROJECT
KV	7341
SCALE	AS NOTED
DATE	5/6
REVISION	6-2-25
	6-4-25

FIGURE 5: PLANTING SCHEDULE & DETAILS
BUTTERWORTH BLA
5320 AND 5330 BUTTERWORTH ROAD
MERCER ISLAND, WASHINGTON
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B&B EVERGREEN TREE PLANTING (TYP.)
SCALE: NTS

SPECIFICATIONS

1. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE, INVASIVE VEGETATION SHALL BE HAND-REMOVED AND EXPORTED OFF SITE. IRRIGATION SHALL BE ADJUSTED TO COVER MITIGATION AREA. ALL LAWN IN THE SHORELINE BUFFER ENHANCEMENT PLANTING SHALL BE REMOVED WITH A SOD STRIPPER.
2. PRIOR TO PLANTING, ALL NON-NATURAL MATERIALS SHALL BE REMOVED (GRAVEL, ROCK, CONCRETE) FROM EXISTING DEVELOPED AREAS AND YARD. A 6" LIFT OF IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED AND TILLED INTO THE TOP 6" OF SUBGRADE PRIOR TO PLANTING.
3. IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED IN THE NON-GRADED AREAS AFTER WEED REMOVAL TO PRE-REMOVED GRADES PRIOR TO PLANTING AND MULCHING.
4. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
5. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
6. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
7. LANDSCAPE CONTRACTOR TO INSTALL DRIP OR LOW-FLOW IRRIGATION SYSTEM CAPABLE OF HEAD TO HEAD COVERAGE OF ALL PLANTINGS.
8. ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF 1/2" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE 1/2" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AFTER 3 YEARS.
9. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
10. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1			1		
GENERAL MAINT.			1		1		1			1		
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:

1. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID.
4. THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.

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DATE 6-2-25
REVISED 6-4-25

6/6

FIGURE 6: PLANTING DETAIL & SPECIFICATIONS
BUTTERWORTH BLA
5320 AND 5330 BUTTERWORTH ROAD
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