

**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

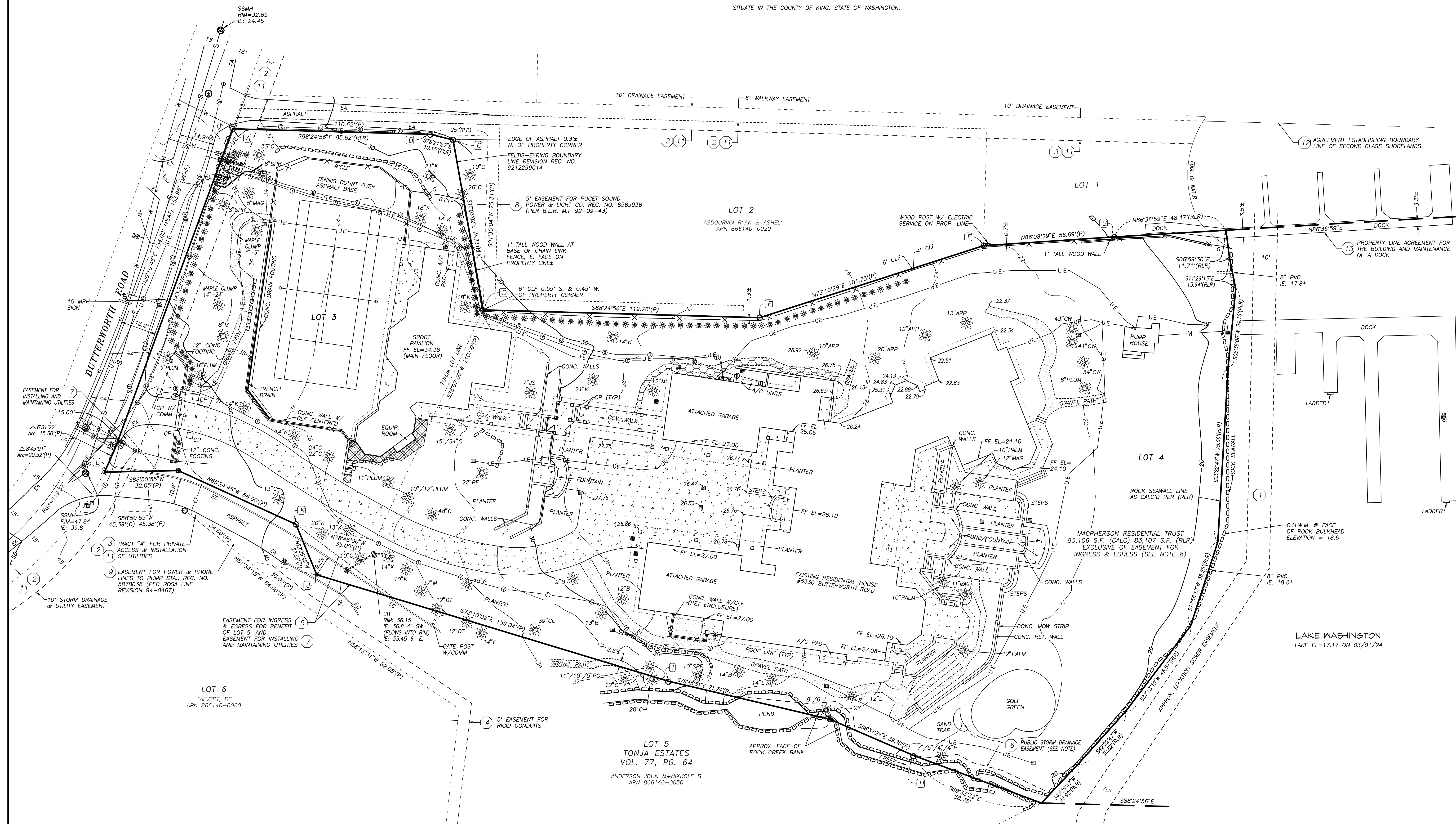
TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

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

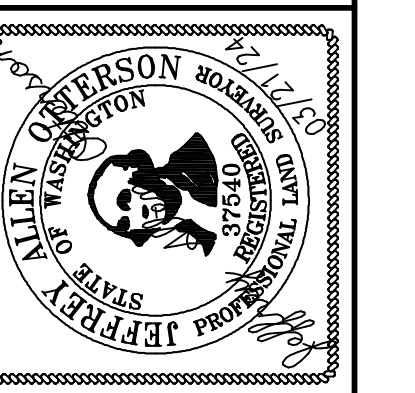
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

**DEFINITION OF EXCEPTIONAL TREE (MICC 19.10.16):**  
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) 35 EXISTING TREES**

**REQUIRED RETENTION 10 TREES (30%)**

**PROPOSED RETENTION (8 REMOVED) 26 TREES (77%)**

TREE REPLACEMENT (MICC 19.10.070)	REPL. RATIO	REMOVED	REPLANT
< 10"	1 TREE	0	0
10" - 24"	2 TREES	5	10
24" - 36"	3 TREES	0	0
> 36" OR EXCEPTIONAL TREES	*6 TREES	0	0
<b>TOTAL REPLACEMENTS (2504-064)</b>			<b>10 TREES</b>

**\*TOTAL REPLACEMENTS (2503-110) 15 TREES**

**NOTE - SEE TREE INVENTORY & REPLACEMENT FORM FOR ADD'L INFO**

- 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 X DEAD, SICK, DYING TREE, PROPOSED FOR REMOVAL**

**X REGULATED TREE, PROPOSED FOR REMOVAL**

**(RT) REPLACEMENT TREES UNDER THIS PERMIT (10 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 REGS.)**

# TREE PROTECTION AREA (TPZ)

## KEEP OUT!

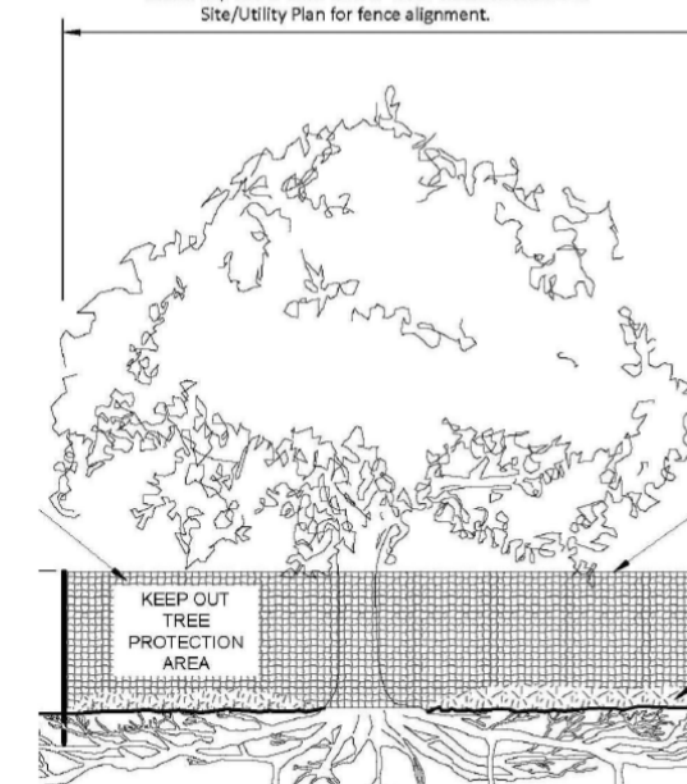
**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA**

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

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

### Notes

- No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
- No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
- 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).
- Any work in approved TPZ must be with the permission of the Land Use and Planning Division at [landuse.planning@mercer.gov](mailto:landuse.planning@mercer.gov)
- 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@mercer.gov](mailto:landuse.planning@mercer.gov)

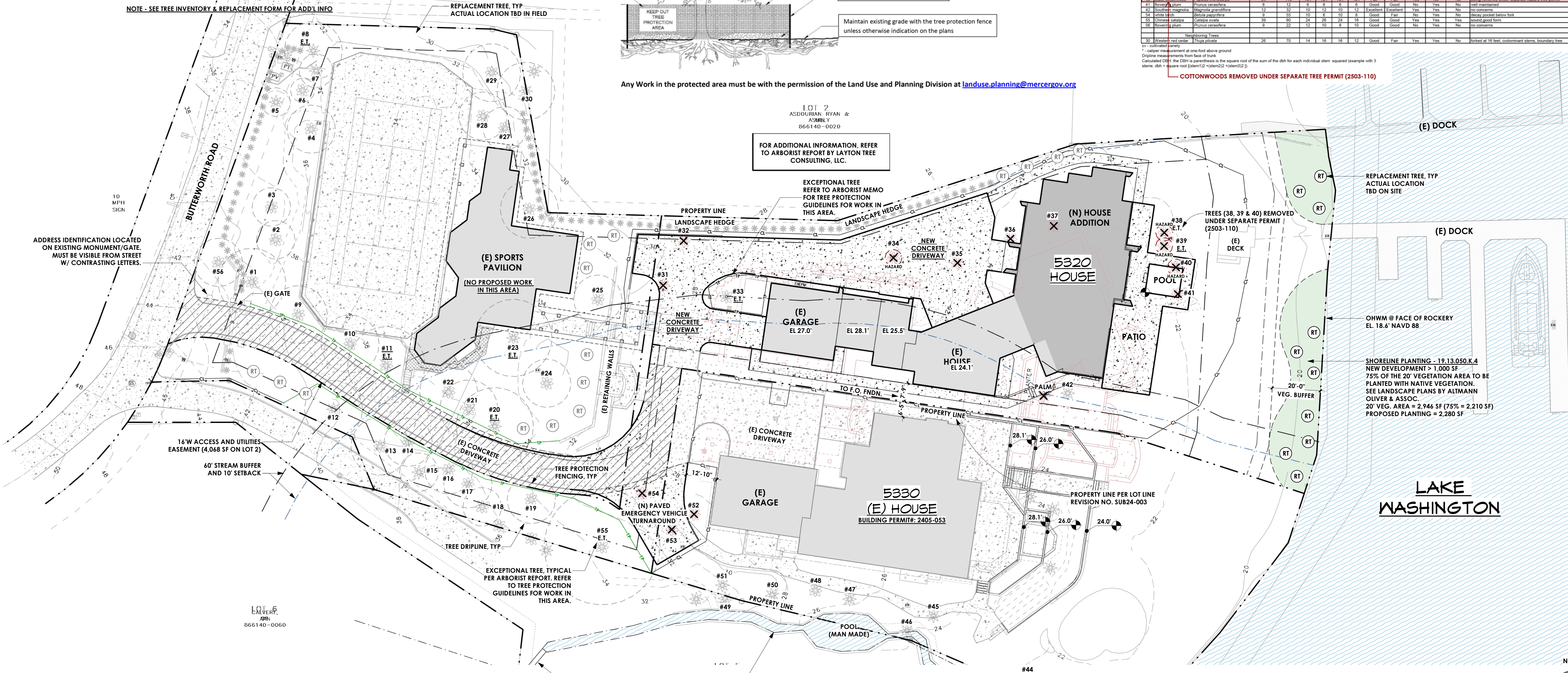
Layton Tree Consulting LLC  
For: MacPherson Construction  
Site: 5320 Butterworth RD - Mercer Island  
Tree Summary Table  
Date: 9/30/25

Tree #	Species	Species	Species	Height	Diameter	Health	Structural	Regulated	Visible	Exceptional	Comments	Proposal		
Tag #	Common Name	Scientific Name	DBH (inches)	(feet)	(inches)	Condition	Condition	Yes/No	Yes/No	Yes/No				
1	Broussard alder	Fraxinus corymbosa	18	40	12	18	6	Good	Good	Yes	No	lean, asymmetric canopy east	Retain	
2	Japanese maple	Acer palmatum	8	26	8	6	14	8	Good	Good	Yes	No	no concerns	Retain
3	Bigleaf maple	Acer macrocarpum	14	24	90	32	19	24	Fair	Fair	Yes	Yes	large cluster, extensive soil rot fungus	Retain
4	Japanese maple	Acer palmatum	5.5 (4 ft)	18	12	10	12	8	Good	Good	No	Yes	no concerns	Retain
5	Redleaf arbutus	Picea canadensis	8	45	4	6	6	6	Good	Good	No	Yes	no concerns	Retain
6	Southern magnolia	Magnolia grandiflora	5	20	4	4	2	Good	Fair	No	Yes	lean, asymmetric canopy east	Retain	
7	Common laurel	Prunus lauro-cerasus	10	30	10	8	8	2	Good	Good	Yes	Yes	no concerns	Retain
8	Western red cedar	Thuja alata	33	75	14	10	18	12	Good	Good	Yes	Yes	no concerns	Retain
9	Katira	Coronadaphyllum japonicum	14	36	10	18	12	6	Good	Fair	Yes	Yes	not broken top	Retain
10	Katira	Coronadaphyllum japonicum	14	45	12	8	10	6	Good	Fair	Yes	Yes	broken top	Retain
11	Western red cedar	Thuja alata	24 (22)	70	18	18	14	14	Excellent	Good	Yes	Yes	trunk fork at root crown	Retain
12	Alaska cedar	Chamaecyparis nootkanensis	13	30	12	14	12	8	Excellent	Excellent	Yes	Yes	no concerns	Retain
13	Katira	Coronadaphyllum japonicum	20	45	18	10	8	14	Good	Fair	Yes	Yes	trunk forks at 5 feet, crown reduced	Retain
14	Katira	Coronadaphyllum japonicum	13	30	12	8	8	8	Fair	Fair	Yes	No	suggested, crown reduced	Retain
15	Alaska cedar	Chamaecyparis nootkanensis	10	45	8	8	8	8	Excellent	Fair	Yes	No	broken at 10 feet, codominant stems	Retain
16	Katira	Coronadaphyllum japonicum	14	40	10	10	8	8	Good	Fair	Yes	Yes	broken top, crown reduced	Retain
17	Katira	Coronadaphyllum japonicum	10	40	10	10	6	6	Good	Fair	Yes	Yes	no concerns	Retain
18	Bigleaf maple	Acer macrocarpum	37	85	12	18	20	4	Fair	Fair	Yes	No	extensive soil rot fungus	Retain
19	Katira	Coronadaphyllum japonicum	15	40	12	8	8	8	Good	Fair	Yes	Yes	crown reduced	Retain
20	Western red cedar	Thuja alata	49	90	12	18	20	10	Good	Fair	Yes	Yes	significant trunk decay, forked top, slight lean south	Retain
21	Broussard alder	Fraxinus corymbosa	10 (3.110)	40	14	12	18	10	Good	Fair	Yes	No	broken at 4 feet, codominant stems	Retain
22	Broussard alder	Fraxinus corymbosa	11	45	12	10	4	12	Good	Fair	Yes	Yes	broken at 10 feet, codominant stems	Retain
23	Western red cedar	Thuja alata	45 (3.100)	100	18	10	22	18	Good	Good	Yes	Yes	close to building, bridge structural spans	Retain
24	Prunella lauro-cerasus	Prunella lauro-cerasus	12	30	12	8	8	8	Good	Fair	Yes	No	lean, asymmetric canopy east, some trunk decay	Retain
25	Japanese stewartia	Stewartia pseudocornuta	1	38	10	8	10	8	Good	Good	No	Yes	no concerns	Retain
26	Katira	Coronadaphyllum japonicum	11	30	14	12	14	14	Good	Fair	Yes	Yes	broken top, weak attachment, not crown reduced	Retain
27	Katira	Coronadaphyllum japonicum	14	55	10	12	8	12	Good	Fair	Yes	Yes	broken top, weak attachment, not crown reduced	Retain
28	Katira	Coronadaphyllum japonicum	18	30	10	10	14	14	Good	Good	Yes	Yes	no concerns	Retain
29	Katira	Coronadaphyllum japonicum	21	55	18	6	14	14	Good	Good	Yes	Yes	natural lean, asymmetric canopy north	Retain
30	Katira	Coronadaphyllum japonicum	11	45	12	12	12	10	Good	Good	Yes	Yes	crown reduced to past	Retain
31	Katira	Coronadaphyllum japonicum	12	40	12	8	10	8	Good	Good	Yes	Yes	no concerns	Remove
32	Japanese maple	Acer palmatum	12	22	14	10	8	10	Good	Good	Yes	Yes	close to building, well maintained	Retain
33	Apple	Malus domestica	10	10	4	4	4	4	Good	Fair	No	No	extensive basal decay, falling over	Remove
34	Apple	Malus domestica	10	10	10	10	10	10	Good	Good	Yes	Yes	well maintained	Remove
35	Apple	Malus domestica	10	10	10	10	10	10	Good	Good	Yes	Yes	well maintained	Remove
36	Apple	Malus domestica	10	10	10	10	10	10	Good	Good	Yes	Yes	well maintained	Remove
37	Apple	Malus domestica	10	10	10	10	10	10	Good	Good	Yes	Yes	well maintained	Remove
38	Black cottonwood	Populus trichocarpa	11	135	NA	NA	NA	NA	Fair	Fair	No	Yes	being removed under separate hazard tree permit	NA
39	Black cottonwood	Populus trichocarpa	41	135	NA	NA	NA	NA	Fair	Fair	No	Yes	being removed under separate hazard tree permit	NA
40	Black cottonwood	Populus trichocarpa	34	110	NA	NA	NA	NA	Fair	Fair	No	Yes	being removed under separate hazard tree permit	NA
41	Broussard alder	Fraxinus corymbosa	8	52	3	6	6	6	Good	Good	No	No	well maintained	Remove
42	Southern magnolia	Magnolia grandiflora	12	32	10	12	10	12	Excellent	Excellent	Yes	Yes	no concerns	Retain
43	Redleaf arbutus	Picea canadensis	8	25	10	6	10	8	Good	Fair	No	No	no concerns	Remove
44	Chinese catalpa	Catalpa ovata	39	80	24	28	24	18	Good	Good	Yes	Yes	sound, good form	Retain
45	Broussard alder	Fraxinus corymbosa	9	22	12	10	8	10	Good	Good	No	Yes	no concerns	Retain
46	Western red cedar	Thuja alata	28	70	14	18	18	12	Good	Fair	Yes	No	broken at 10 feet, codominant stems, boundary line	Protect

Scale 1" = 20'-0" FEET

COTTONWOODS REMOVED UNDER SEPARATE PERMIT (2503-110)

SCALE THIS DRAWING, IN FEET



**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	DAN	PERMIT RESPONSE 2
9/30/25	4	DAN	PERMIT RESPONSE 3

SHEET NUMBER  
**A1.0**

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

### 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**

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

TOTAL	8,348 SF (14.1%)
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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	250 SF
TOTAL	10,230 SF

**TOTAL PROJECT LOT COVERAGE**

TOTAL	20,477 SF (34.7%)
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**UNUSED LOT COVERAGE**

TOTAL	3,135 SF
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### 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:**

TOTAL	11,895 SF (21.2%)
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### 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

(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

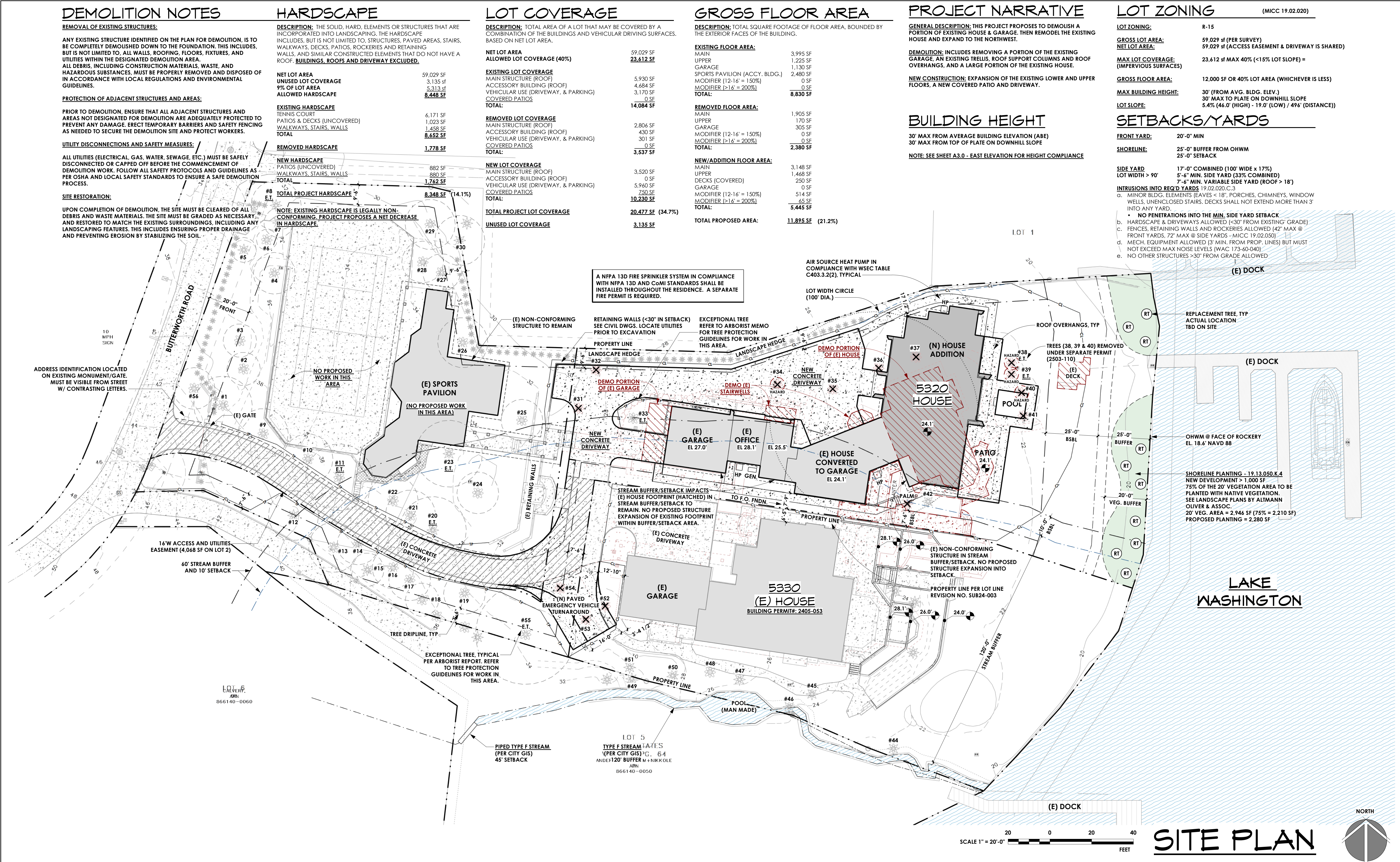
**SHORELINE:** 25'-0" BUFFER FROM OHWM  
 25'-0" SETBACK

**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  
 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

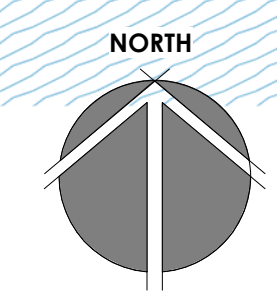
SCALE THIS DRAWING, IN FEET

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



## SITE PLAN

SCALE 1" = 20'-0" FEET

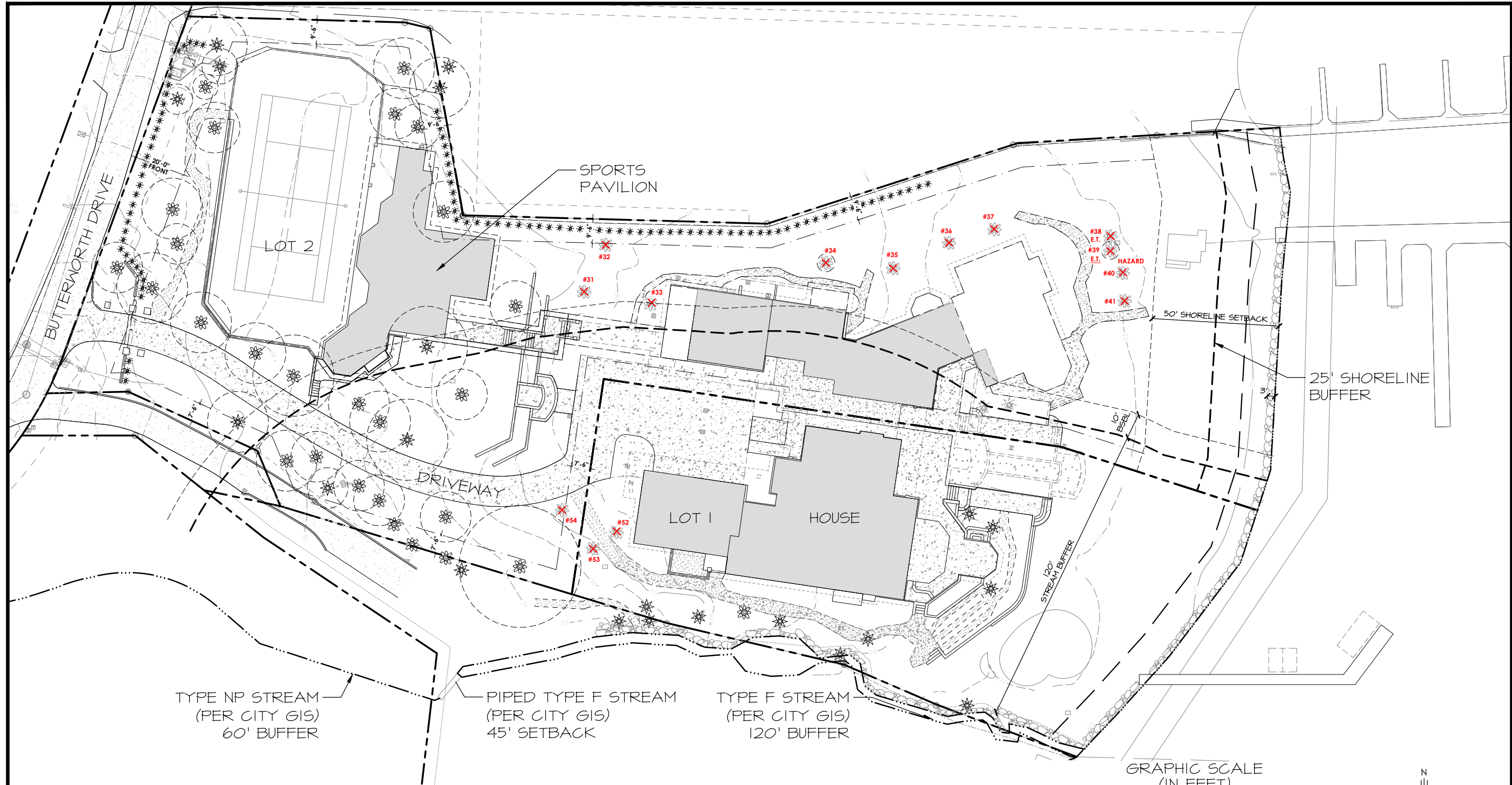


**MacPherson**  
 Construction & Design  
 22605 SE 56th St Suite 140, Issaquah, WA 98029  
 PH. 425.391.3333 FAX 425.557.2841

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

DATE	REV.	BY	DESCRIPTION
4/1/25		DAN	PERMIT SUBMITTAL
8/6/25	3	DAN	PERMIT RESPONSE 2
9/30/25	4	DAN	PERMIT RESPONSE 3

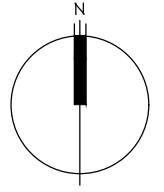
**SHEET NUMBER**  
**A1.1**



**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

GRAPHIC SCALE  
(IN FEET)



**NOTES**

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

PROJECT	7341
DRAWN	KV
SCALE	AS NOTED
DATE	6-2-25
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FIGURE 1: EXISTING CONDITIONS  
BUTTERWORTH BLA  
5320 AND 5330 BUTTERWORTH ROAD  
MERCER ISLAND, WASHINGTON  
PARCEL 866140-0040 AND -0045



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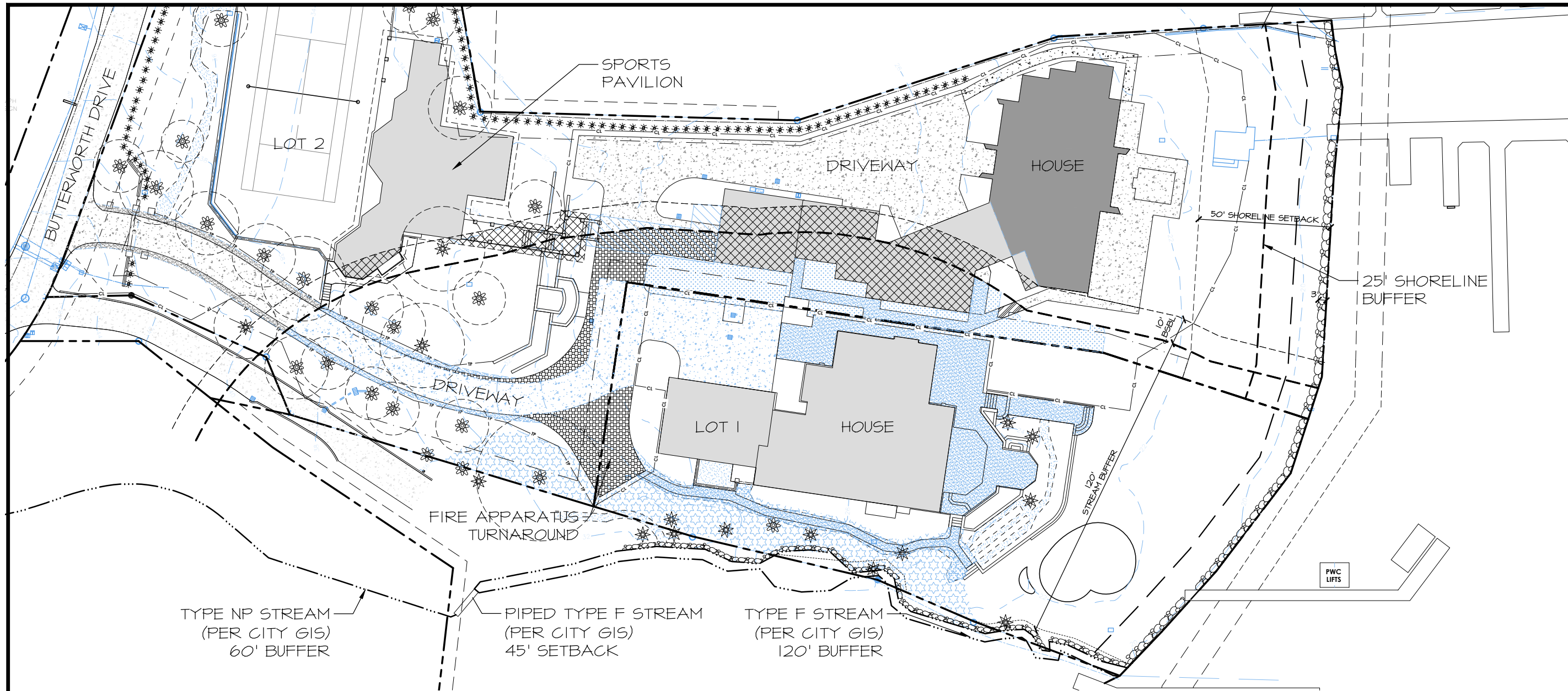


FIGURE 2: STREAM BUFFER MITIGATION PLAN  
 BUTTERWORTH BLA  
 5320 AND 5330 BUTTERWORTH ROAD  
 MERCER ISLAND, WASHINGTON  
 PARCEL 866140-0040 AND -0045

**STREAM BUFFER / SETBACK IMPACTS**

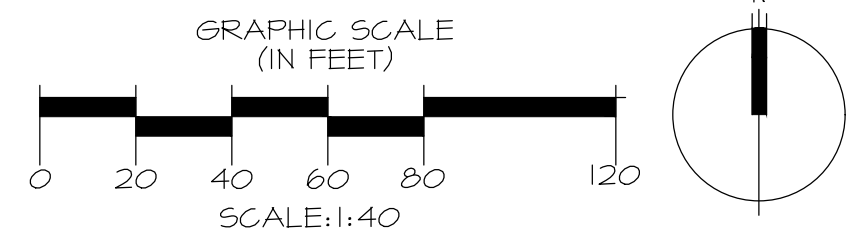
EXISTING IMPERVIOUS TO REMAIN	
STRUCTURE	3,675 SF
DRIVEWAY	3,555 SF
SIDEWALKS, PATHS, SHOULDERS	3,389 SF
TOTAL EXISTING IMPERVIOUS: 10,619 SF	
REMOVED IMPERVIOUS	
STRUCTURE	685 SF
SIDEWALKS, PATHS, MISC	2,020 SF
TOTAL REMOVED IMPERVIOUS: 2,705 SF	

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

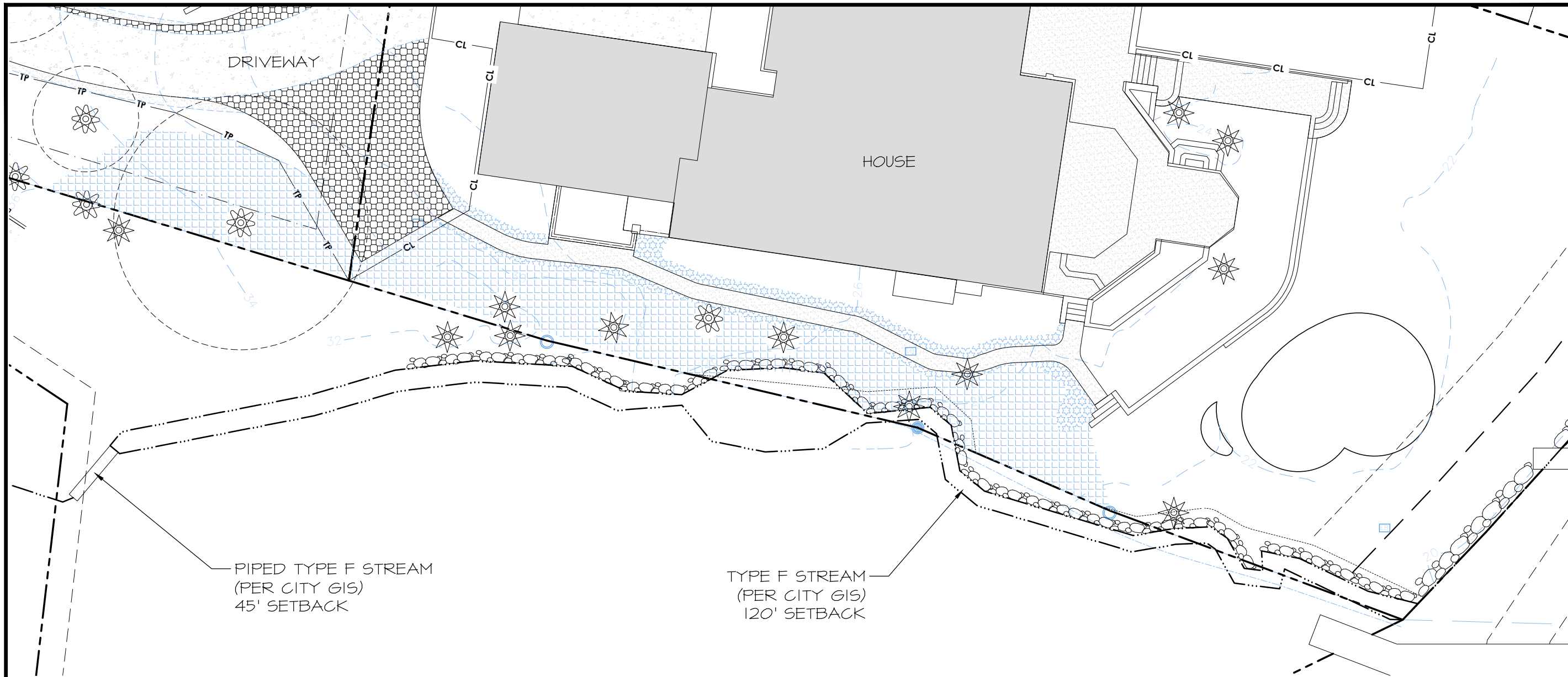
**MITIGATION LEGEND**

STREAM BUFFER ENHANCEMENT	2,860 SF
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**NOTES**

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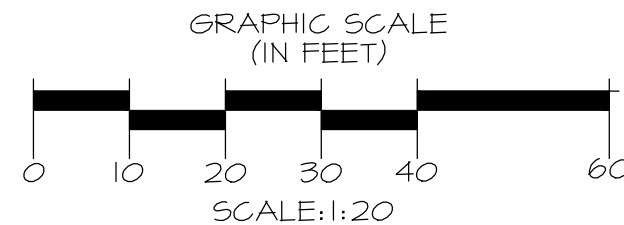
FIGURE 3: PLANTING PLAN - STREAM BUFFER ENHANCEMENT  
 BUTTERWORTH BLA  
 5320 AND 5330 BUTTERWORTH ROAD  
 MERCER ISLAND, WASHINGTON  
 PARCEL 866140-0040 AND -0045

### 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.

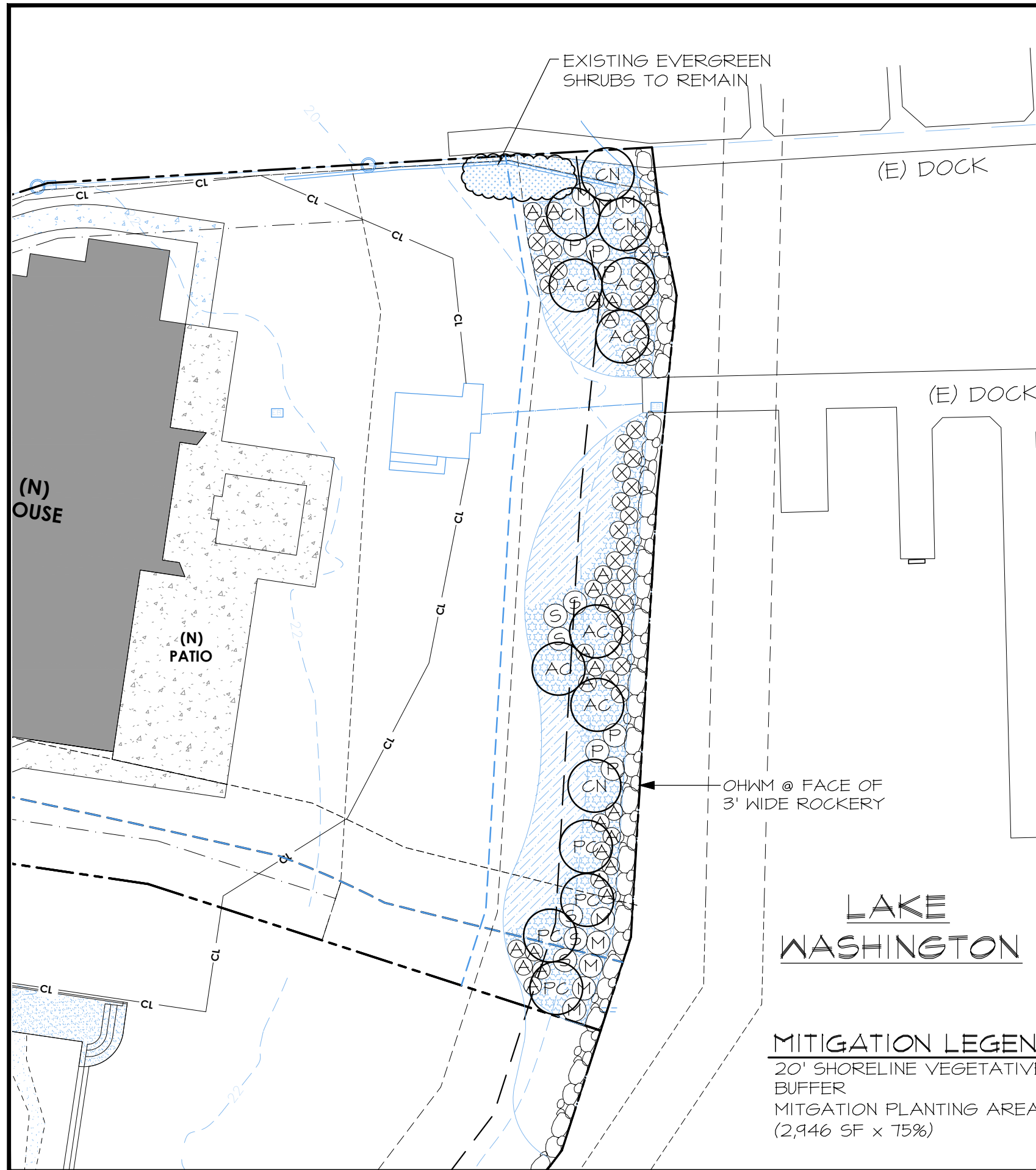


#### NOTES

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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

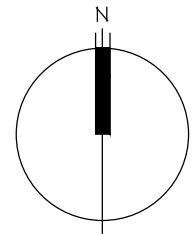
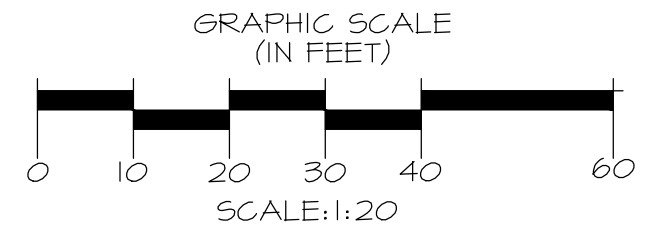
KEY	SCIENTIFIC NAME	COMMON NAME	QTY
A	ATHYRIUM FILIX-FEMINA	LADY FERN	24
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	188
	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	242

### MITIGATION LEGEND

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

### NOTES

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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FIGURE 4: PLANTING PLAN - SHORELINE BUFFER ENHANCEMENT BUTTERWORTH BLA 5320 AND 5330 BUTTERWORTH ROAD MERCER ISLAND, WASHINGTON PARCEL 866140-0040 AND -0045



# PLANT SCHEDULE

## TREES

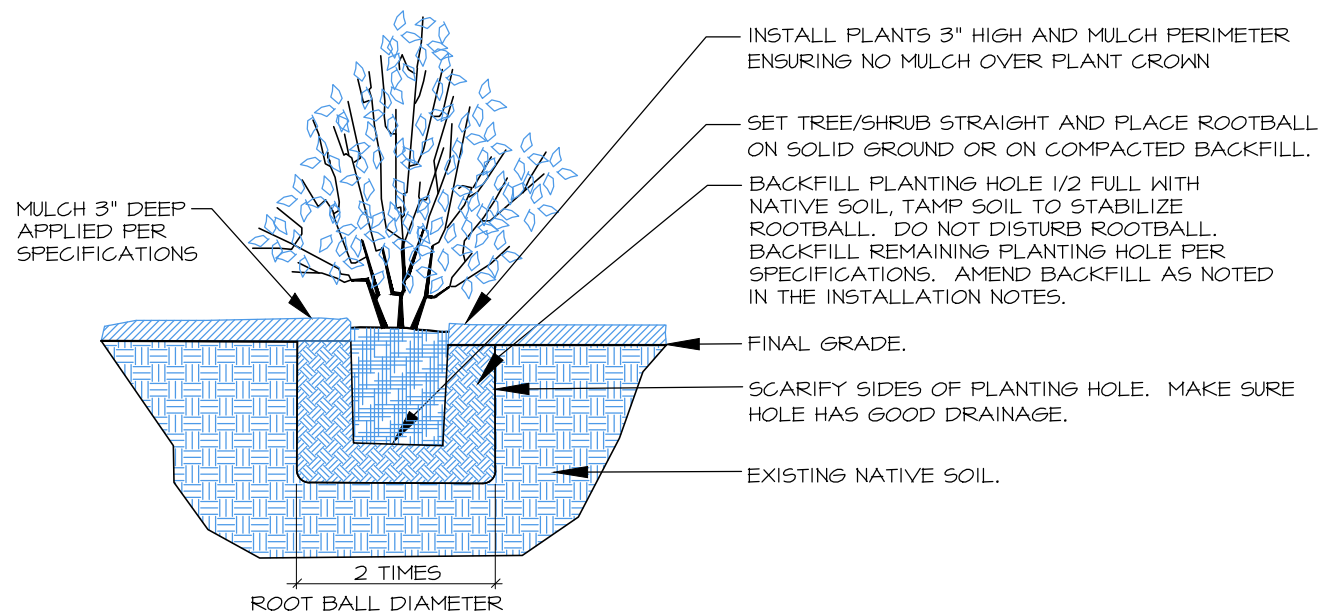
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1	AREA 2	SIZE (MIN.)	NOTES
				QTY	QTY		
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.		6	2 GAL.	MULTI-TRUNK (3 MIN.)
CN	CORNUS NUTTALLII	PACIFIC DOGWOOD	9' O.C.		4	2 GAL.	SINGLE TRUNK
PC	PINUS CONTORTA	SHORE PINE	9' O.C.		4	2 GAL.	FULL & BUSHY

## SHRUBS

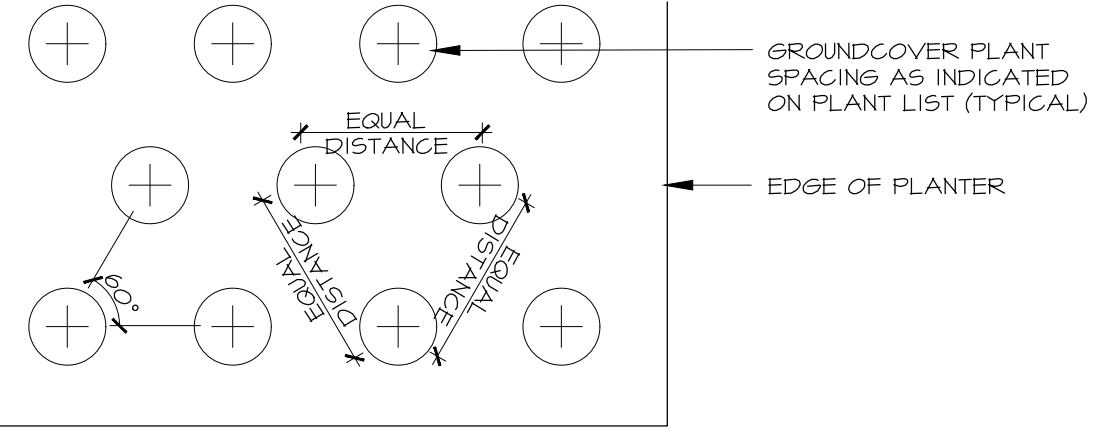
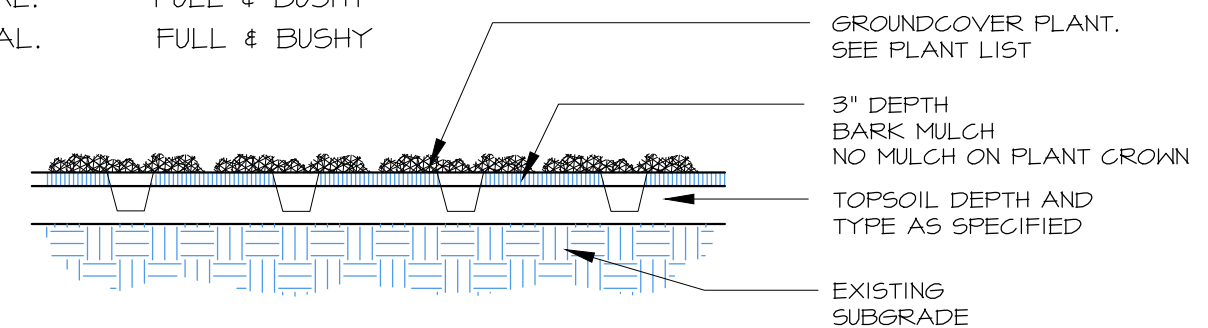
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1	AREA 2	SIZE (MIN.)	NOTES
				QTY	QTY		
S	AMELANCHIER ALNIFOLIA	SERVICEBERRY	4' O.C.		6	1 GAL.	MULTI-CANE (3 MIN.)
M	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	4' O.C.		8	1 GAL.	MULTI-CANE (3 MIN.)
P	PHILADELPHUS LEWISII	MOCK ORANGE	4' O.C.		6	1 GAL.	FULL & BUSHY
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 MUNITUM	SWORD FERN	3' O.C.	155		1 GAL.	FULL & BUSHY



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



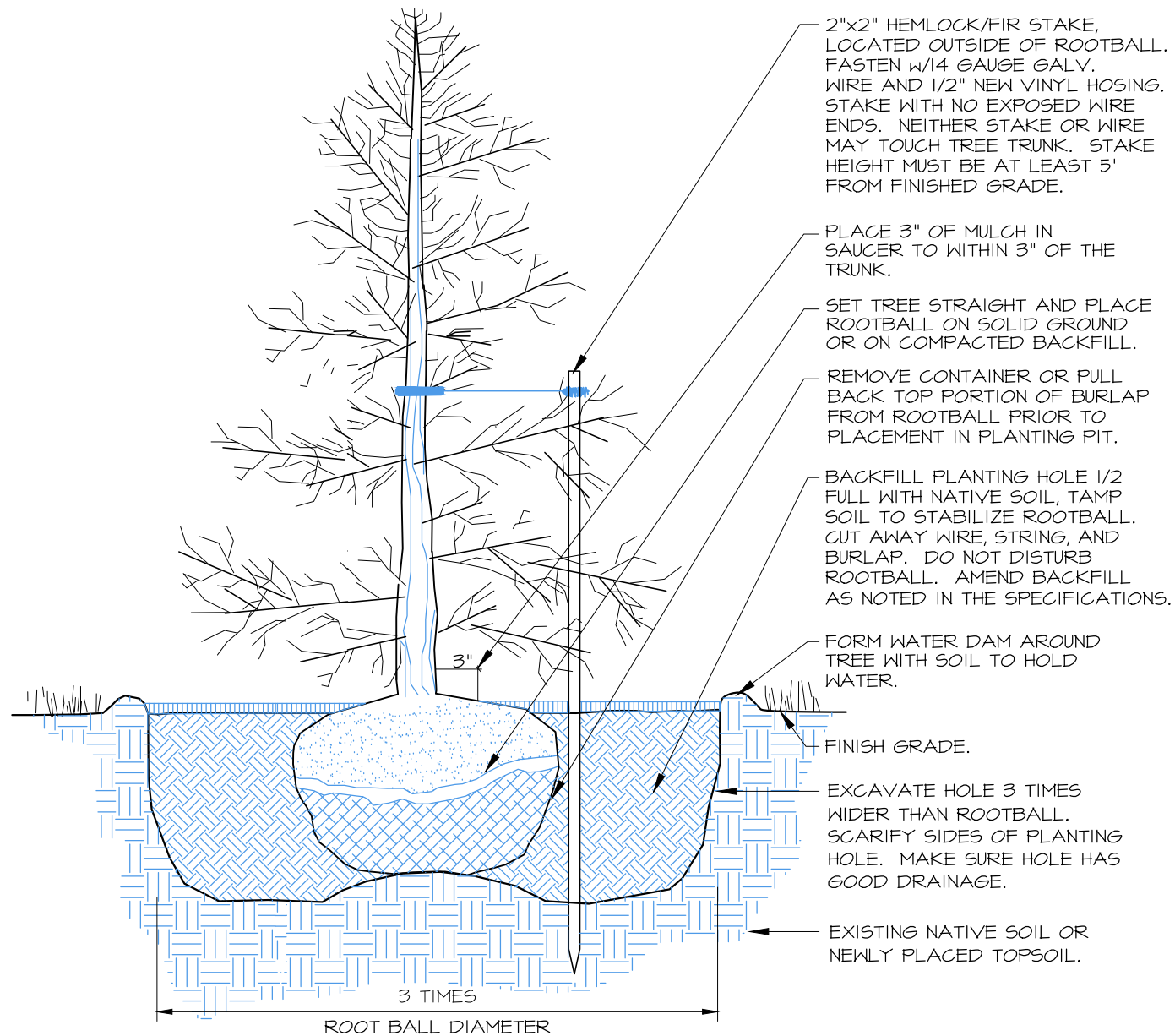
**2 GROUNDCOVER PLANTING DETAIL (TYP.)**  
SCALE: NTS

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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  
PARCEL 866140-0040 AND -0045

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**B&B EVERGREEN TREE PLANTING (TYP.)**  
SCALE: NTS

**SPECIFICATIONS**

- 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.
- 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.
- 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.
- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO INSTALL DRIP OR LOW-FLOW IRRIGATION SYSTEM CAPABLE OF HEAD TO HEAD COVERAGE OF ALL PLANTINGS.
- 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.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- 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:

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

PROJECT 7341  
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DATE 6-2-25  
REVISED 6-4-25

FIGURE 6: PLANTING DETAIL & SPECIFICATIONS  
BUTTERWORTH BLA  
5320 AND 5330 BUTTERWORTH ROAD  
MERCER ISLAND, WASHINGTON  
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