

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) / 496' (DISTANCE)

SETBACKS/YARDS

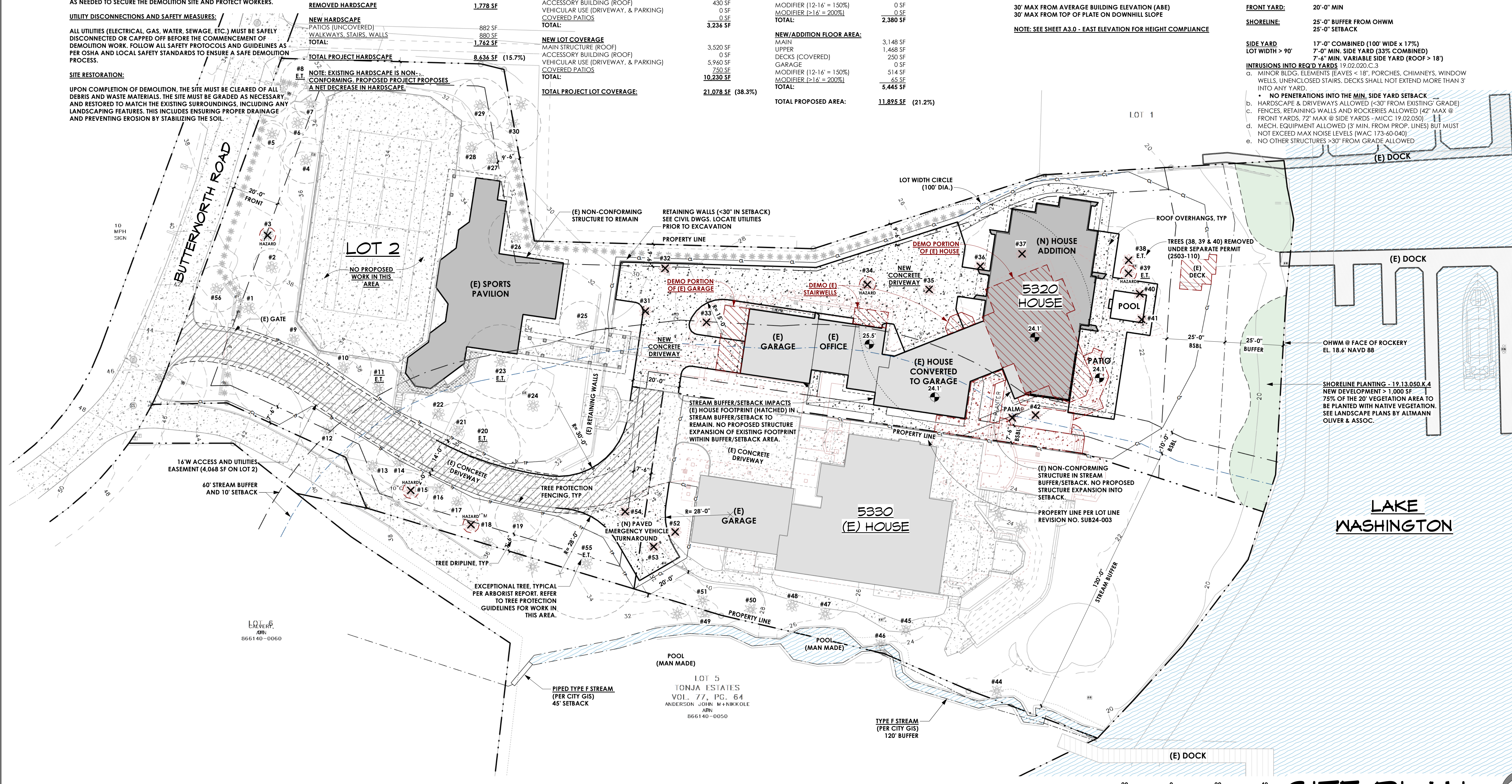
FRONT YARD: 20'-0" MIN

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

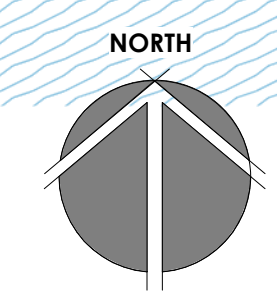
SIDE YARD 17'-0" COMBINED (100' WIDE x 17%)
LOT WIDTH > 90' 7'-0" MIN. SIDE YARD (33% COMBINED)
 7'-6" MIN. VARIABLE SIDE YARD (ROOF > 18')

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

SCALE THIS DRAWING, IN FEET



SITE PLAN



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

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

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 19.10.16):

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) 32 EXISTING TREES

REQUIRED RETENTION 10 TREES (30%)

PROPOSED RETENTION (10 REMOVED) 22 TREES (70%)

TREE REPLACEMENT (MICC 19.10.070)

- <10" 2
 - 10" - 24" 14
 - 24" - 36" 11
 - >36" OR EXCEPTIONAL TREES 4
- TOTAL REPLACEMENTS 16**

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

- HAZARD X DEAD, SICK, DYING TREE, PROPOSED FOR REMOVAL
- X REGULATED TREE, PROPOSED FOR REMOVAL
- RT REPLACEMENT TREE UNDER THIS PERMIT (16 TOTAL)
- RT REPLACEMENT TREE FOR PERMIT 2503-110 (15 TOTAL)

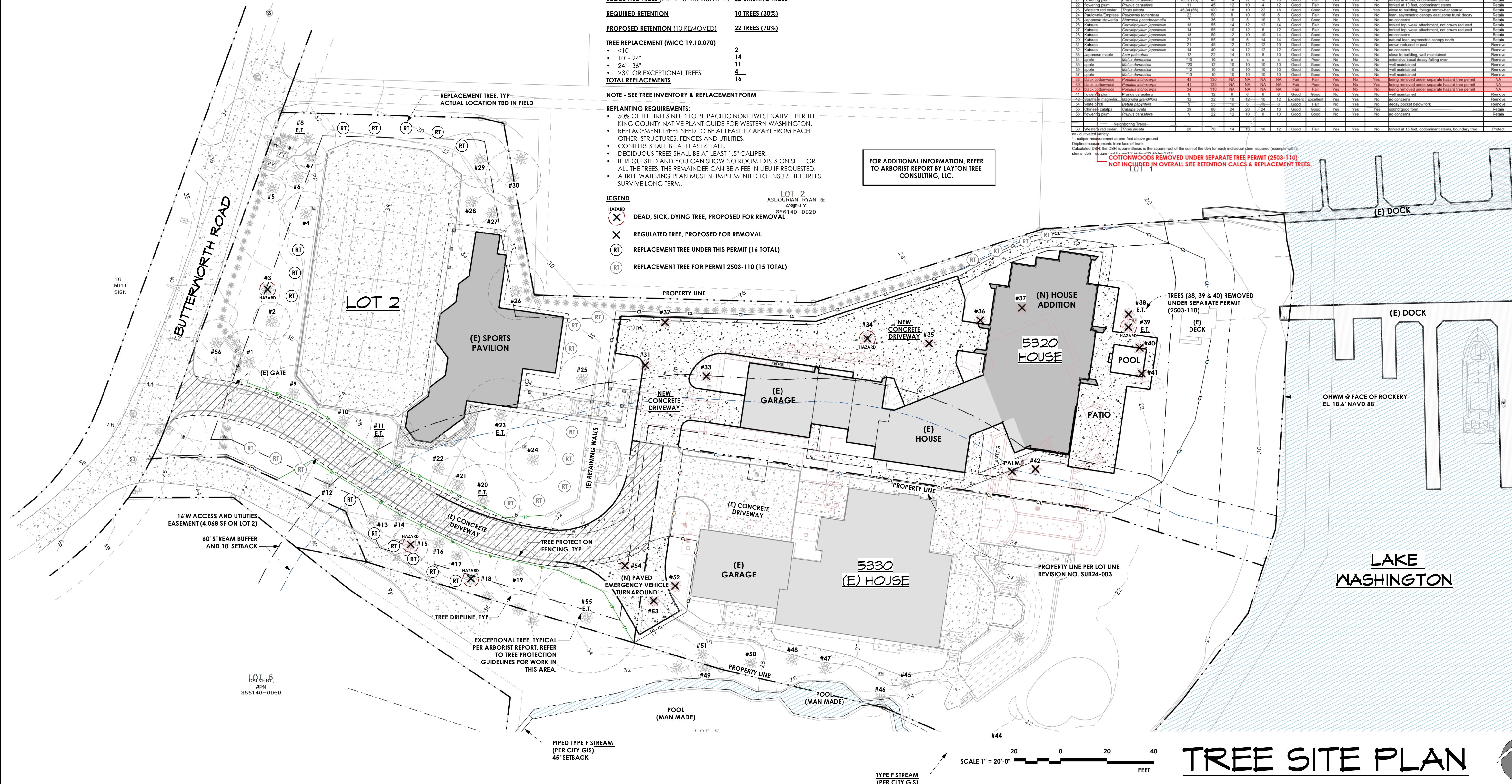


Layton Tree Consulting LLC
For: MacPherson Construction
Site: 5320 Butterworth RD - Mercer Island
Tree Summary Table
Date: 4/1/25

Tree #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Origin (East/West)	Health Condition	Structural Condition	Regulated	Valuable	Exceptional	Comments	Proposal
1	Beverly plum	Prunus caroliniana	18	40	12	W	Good	Good	Yes	Yes	lean, asymmetric canopy east	Retain
2	Japanese maple	Acer palmatum	8	20	8	W	Good	Good	No	Yes	no concerns	Retain
3	Japanese maple	Acer palmatum	14 to 24	40	30	W	Fair	Fair	Yes	Yes	large cluster, extensive soil rot fungus	Remove
4	Japanese maple	Acer palmatum	5, 5.5 & 10	18	12	W	Good	Good	No	Yes	no concerns	Retain
5	Berberis japonica cv.	Prunus caroliniana	8	45	4	W	Good	Good	No	Yes	no concerns	Retain
6	Southern magnolia	Magnolia grandiflora	6	20	4	W	Good	Fair	No	Yes	lean, asymmetric canopy east	Retain
7	Berberis japonica cv.	Prunus caroliniana	8	45	4	W	Good	Good	No	Yes	no concerns	Retain
8	Western red cedar	Thuja plicata	33	70	14	W	Good	Good	Yes	Yes	no concerns	Retain
9	Katsuma	Cercidiphyllum japonicum	14	36	10	W	Good	Fair	Yes	Yes	old broken top	Retain
10	Katsuma	Cercidiphyllum japonicum	16	45	12	W	Good	Fair	Yes	Yes	broken top	Retain
11	Western red cedar	Thuja plicata	24, 22, 15	70	18	W	Excellent	Good	Yes	Yes	trunk fork at 8 feet, crown reduced	Retain
12	Alaska cedar	Chamaecyparis nootkanensis	13	50	12	W	Excellent	Excellent	Yes	Yes	no concerns	Retain
13	Katsuma	Cercidiphyllum japonicum	20	45	10	W	Good	Fair	Yes	Yes	trunk fork at 8 feet, crown reduced	Retain
14	Katsuma	Cercidiphyllum japonicum	13	35	10	W	Good	Fair	Yes	Yes	upside down crown, hollow	Retain
15	Alaska cedar	Chamaecyparis nootkanensis	10	40	8	W	Excellent	Fair	Yes	Yes	rotted at 10 feet, codominant stems	Remove
16	Katsuma	Cercidiphyllum japonicum	14	40	12	W	Good	Fair	Yes	Yes	rotted top, crown reduced	Retain
17	Katsuma	Cercidiphyllum japonicum	10	40	10	W	Good	Good	Yes	Yes	no concerns	Retain
18	Japanese maple	Acer palmatum	37	65	12	W	Fair	Fair	Yes	Yes	extensive soil rot fungus	Remove
19	Katsuma	Cercidiphyllum japonicum	15	40	12	W	Good	Good	Yes	Yes	no concerns	Retain
20	Western red cedar	Thuja plicata	41	60	12	W	Good	Fair	Yes	Yes	significant trunk decay, forked top, slight lean south	Retain
21	Beverly plum	Prunus caroliniana	15, 12, 10	40	12	W	Good	Fair	Yes	Yes	rotted at 4 feet, codominant stems	Retain
22	Beverly plum	Prunus caroliniana	11	45	12	W	Good	Fair	Yes	Yes	rotted at 10 feet, codominant stems	Retain
23	Western red cedar	Thuja plicata	45, 34, 10	100	18	W	Good	Good	Yes	Yes	close to building, foliage somewhat sparse	Retain
24	Pauahehonu Cypress	Platanus borealis	10	50	10	W	Good	Fair	Yes	Yes	lean, asymmetric canopy, east slope, trunk decay	Retain
25	Japanese sycamore	Shorea pauciflorum	7	30	10	W	Good	Good	No	Yes	no concerns	Retain
26	Katsuma	Cercidiphyllum japonicum	10	55	14	W	Good	Fair	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
27	Katsuma	Cercidiphyllum japonicum	14	55	10	W	Good	Fair	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
28	Katsuma	Cercidiphyllum japonicum	18	55	12	W	Good	Fair	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
29	Katsuma	Cercidiphyllum japonicum	21	55	18	W	Good	Good	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
30	Katsuma	Cercidiphyllum japonicum	21	55	18	W	Good	Good	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
31	Katsuma	Cercidiphyllum japonicum	21	55	18	W	Good	Good	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
32	Katsuma	Cercidiphyllum japonicum	21	55	18	W	Good	Good	Yes	Yes	rotted top, weak attachment, not crown reduced	Retain
33	Japanese maple	Acer palmatum	10	22	14	W	Good	Good	Yes	Yes	close to building, well maintained	Remove
34	Apple	Malus domestica	7	10	7	W	Fair	No	No	No	extensive basal decay, falling over	Remove
35	Apple	Malus domestica	20	12	10	W	Good	Good	Yes	Yes	well maintained	Remove
36	Apple	Malus domestica	12	10	10	W	Good	Good	Yes	Yes	well maintained	Remove
37	Apple	Malus domestica	13	10	10	W	Good	Good	Yes	Yes	well maintained	Remove
38	Black cottonwood	Populus nigra	41	120	NA	NA	Fair	Fair	Yes	Yes	being removed under separate hazard tree permit	NA
39	Black cottonwood	Populus nigra	41	120	NA	NA	Fair	Fair	Yes	Yes	being removed under separate hazard tree permit	NA
40	Black cottonwood	Populus nigra	34	110	NA	NA	Fair	Fair	Yes	Yes	being removed under separate hazard tree permit	NA
41	Beverly plum	Prunus caroliniana	8	12	8	W	Good	No	No	No	well maintained	Remove
42	Southern magnolia	Magnolia grandiflora	19	32	10	W	Excellent	Excellent	Yes	Yes	no concerns	Retain
43	Large elm	Ulmus glaberrimus	8	35	10	W	Good	Fair	No	Yes	slight pocket below fork	Remove
44	Chinese catalpa	Catalpa bignonioides	39	80	24	W	Good	Good	Yes	Yes	solid good form	Retain
45	Western red cedar	Thuja plicata	8	22	10	W	Good	Good	No	Yes	no concerns	Retain
46	Western red cedar	Thuja plicata	26	70	14	W	Good	Fair	Yes	Yes	rotted at 18 feet, codominant stems, boundary tree	Protect

NOT INCLUDED IN OVERALL SITE RETENTION CALC & REPLACEMENT TREES.

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FOR ADDITIONAL INFORMATION, REFER TO ARBORIST REPORT BY LAYTON TREE CONSULTING, LLC.

TREE SITE PLAN

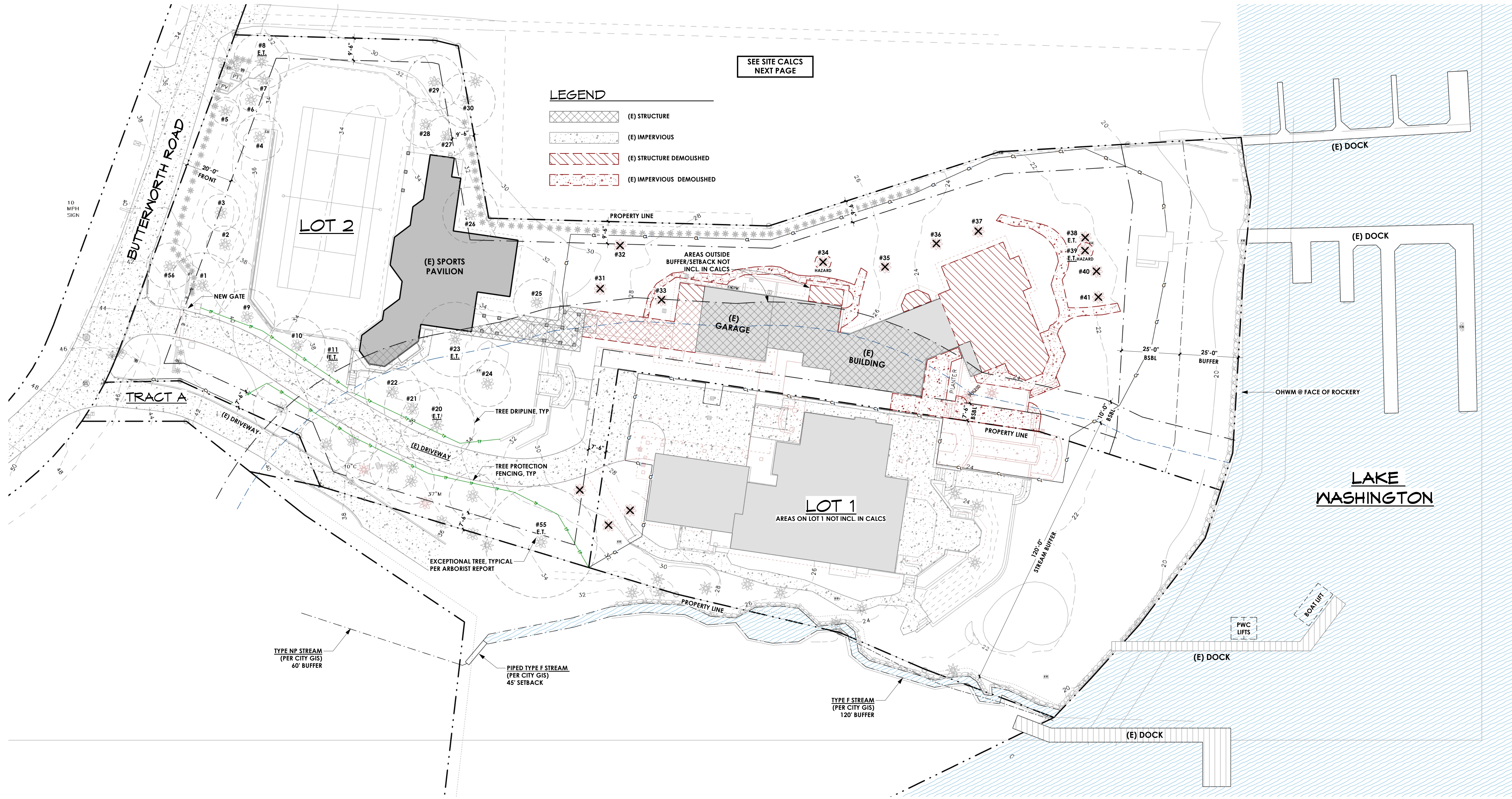
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MACPHERSON RESIDENCE
5320 BUTTERWORTH RD.
MERCER ISLAND, WA 98040
PARCEL #: 866140-0040
TREE SITE PLAN

SHEET NUMBER
A1.0

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

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L1

STREAM BUFFER/SETBACK IMPACTS

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



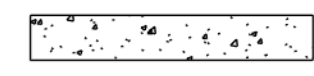

EXISTING IMPERVIOUS
 STRUCTURE 3,810 sf
 DRIVEWAY 1,968 sf
 SIDEWALKS/PATHWAYS/MISC. 2,638 sf
TOTAL 4,087 sf

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

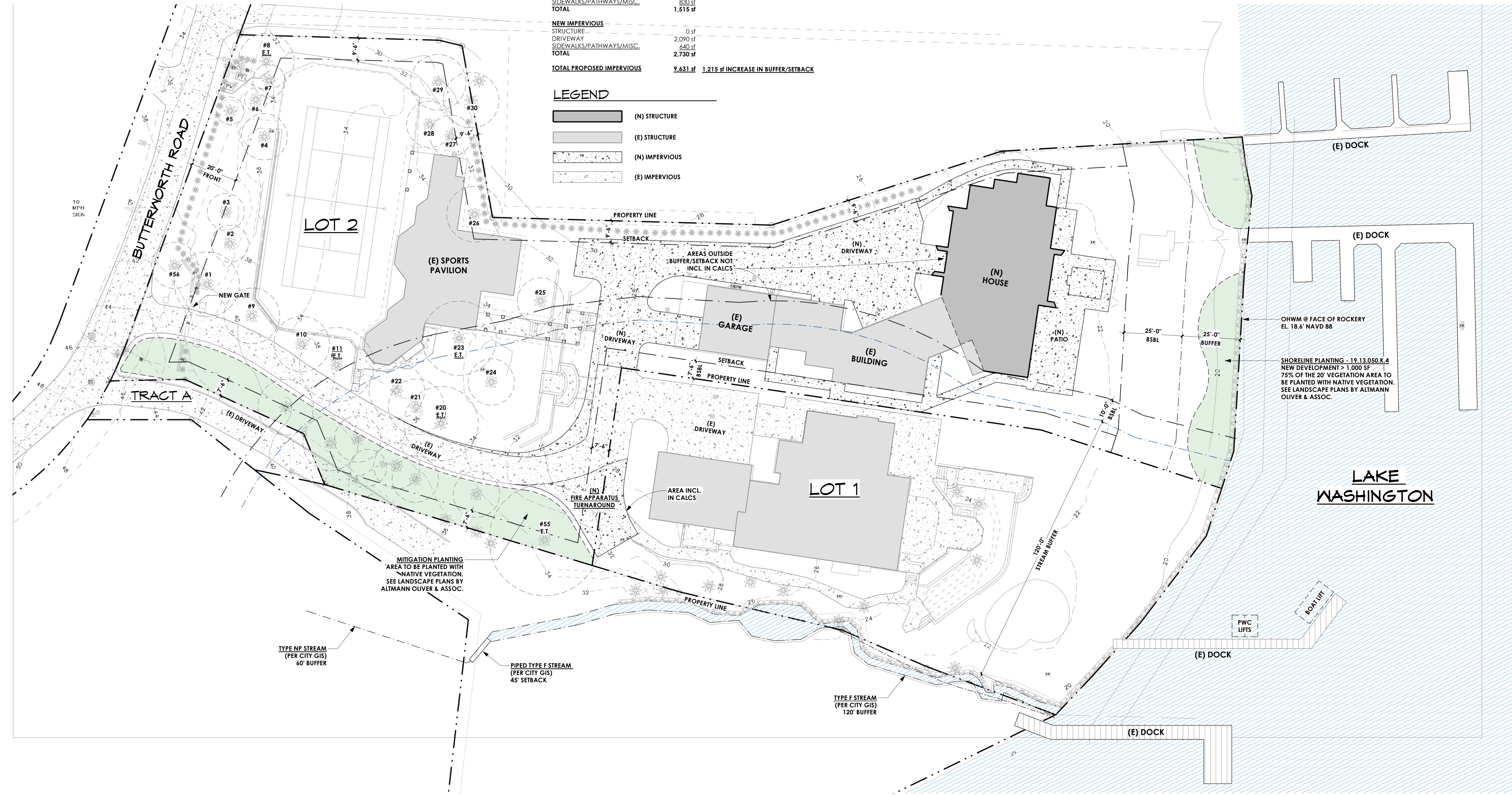
NEW IMPERVIOUS
 STRUCTURE 0 sf
 DRIVEWAY 2,090 sf
 SIDEWALKS/PATHWAYS/MISC. 640 sf
TOTAL 2,730 sf

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



MACPHERSON RESIDENCE

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

PROPOSED STREAM BUFFER IMPACTS



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