



MacPherson

Construction & Design

June 11, 2024

To: City of Mercer Island – Plans Reviewer
Subject: Remodel – 5330 Butterworth Rd.
Building Permit # 2405-053

Thank you for reviewing our permit submittal. Below is a narrative of the plan updates and responses to the review comments we've received.

GENERAL

1) Please verify owner. Application reads Roger & Nancy MacPherson & Property Assessor Report shows Cooperville, LLC.

[RESPONSE: Updated application to show Cooperville, LLC as owner. Provided Operating Agreement as proof of ownership.](#)

2) Seasonal Development Limitation Waiver – Required.

[RESPONSE: No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable. Updated Cover Sheet to reflect this.](#)

BUILDING - Gareth Reece (Gareth.Reece@mercerisland.gov)

1) Provide a Geotechnical Report addressing slide hazard, seismic/liquefaction, sub-foundation and soil bearing pressure. Also include a Statement of Risk per MICC 19.07.160 (B)(3).

[RESPONSE: A Geotech Report by Cobalt Geosciences, LLC has been uploaded to the portal.](#)

2) The project appears to divide the existing residence into two structures. Provide complete floorplans for the entire residence to scope the project (if where there are no changes to the north wing, mark rooms as existing to remain or not in scope). Provide complete details for the, structure, enclosure, insulation, and weatherproofing of the remaining north structure including lateral design if appropriate. Site plan provided does not describe the final condition... the site plan A1.0 at the end of the set shows features to be demolished.

[RESPONSE: Full plans for the existing house have been uploaded to the portal with notes and markups indicating scope of work. Structural details and notes have been provided indicating final condition.](#)

3) Provide Structural Calculations & Methodology including Lateral Design, and key plans. No calculations were provided. Please provide the calculation packet for the proposed work

[RESPONSE: Structural calculations for the remodeled portion of the house have been uploaded to the portal.](#)

CIVIL/SITE/UTILITIES – Ruji Ding (Ruji.Ding@mercerisland.gov)

1) The City of Mercer Island has standards for new and redevelopment projects per MICC 15.09.050. If the project results in 2,000 square feet, or greater, of new plus replace hard surface area, or has a land disturbing activity of 7,000 square feet or greater, or results in a net increase of impervious surface of

500 square feet or greater, then a full drainage plan and drainage report prepared, stamped and signed by a licensed civil engineer, and meeting MICC 15.09.050 are required prior to take in a permit.

RESPONSE: A full drainage plan and report have been prepared and uploaded to the portal.

FIRE – Jeromy Hicks (Jeromy.Hicks@mercerisland.gov)

Approved for intake – additional comments will be addressed during permit review and/or during construction.

PLANNING – Grace Manahan (Grace.Manahan@mercerisland.gov)

1) The scope of work isn't clear from the Intake 1 documents. Site plan A1.0 is the last sheet and appears to show the existing residence is being divided into two.

RESPONSE: Additional information and notes have been provided on Site Plan (A1.0) – see Project Narrative section. We also uploaded the existing house plans which help describe the scope of work from a bigger picture. This is Phase 1 of a larger development project where the lot will be subdivided and the northern portion of the house will be remodeled. New lot line will be in the location of the middle part of the house – where the demolition occurs. For any additional questions feel free to reach out by phone or email.

TREES – John Kenney (John.Kenney@mercerisland.gov)

1) A tree protection plan according to the above checklist is required for intake. See below for minimum first round comments.

RESPONSE: Tree protection is now shown on the Site Plan (A1.0) which includes driplines of trees adjacent to the proposed work. Trees are labeled to match the Arborist Report and Tree Inventory Form. Exceptional trees have been identified on the plan as well as tree protection measures.

2) A replanting plan according to the following. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10' apart from each other, structures, fences and utilities. 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 also be submitted to ensure the trees survive long term.

RESPONSE: No replanting plan as no trees are proposed for removal.

3) Update the tree inventory worksheet to reflect the tree protection plan.

RESPONSE: Tree Inventory Worksheet is accurate and reflects the information on the Site/Tree Protection Plan and the Arborist Report.

-END-

This completes our responses for this round of plan revisions. Feel free to contact our office with any questions or concerns.

Thank you,



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