

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

SCALE THIS DRAWING, IN FEET

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.

LOT ZONING

(MICC 19.02.020)

LOT ZONING: R-15
TOTAL LOT AREA: 82,425 sf (PER SURVEY)
LOT SLOPE: 5.4% (42.5' - 15.5') / 498'
MIN. LOT SIZE: AREA: 15,000 SF
 WIDTH: 90' MIN.
 DEPTH: 80' MIN.
MAX LOT COVERAGE:
 (IMPERVIOUS SURFACES) 35% (15% - 30% LOT SLOPE)
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

SETBACKS/YARDS

(MICC 19.02.020.C.1)

FRONT YARD: 20'-0" MIN
REAR YARD: 25'-0" MIN
LOT 1 SIDE YARD: 16'-6" COMBINED (97' WIDE x 17%)
 5'-6" MIN. (16'-6" x 33%)
LOT 2 SIDE YARD: 17'-0" COMBINED (100' WIDE x 17%)
 5'-8" MIN. (17'-0" x 33%)
LOT 3 SIDE YARD: 20'-5" COMBINED (120' WIDE x 17%)
 6'-9" MIN. (20'-5" x 33%)

INTRUSIONS INTO REQ'D YARDS 19.02.020.C.3

- a. MINOR BLDG. ELEMENTS (EAVES < 18", PORCHES, CHIMNEYS, 1")
- b. WINDOW WELLS, UNENCLOSED STAIRS, DECKS SHALL NOT EXTEND MORE THAN 3" INTO ANY YARD.
- c. NO PENETRATIONS INTO THE MIN. SIDE YARD SETBACK
- d. HARDSCAPE & DRIVEWAYS ALLOWED (<30" FROM EXISTING GRADE)
- e. FENCES, RETAINING WALLS AND ROCKERIES ALLOWED (42" MAX @ FRONT YARDS, 72" MAX @ SIDE YARDS - MICC 19.02.050)
- f. MECH. EQUIPMENT ALLOWED (3' MIN. FROM PROP. LINES) BUT MUST NOT EXCEED MAX NOISE LEVELS (WAC 173-60-040)
- g. NO OTHER STRUCTURES <30" FROM GRADE ALLOWED

PROJECT DATA

SITE ADDRESS: 5330 BUTTERWORTH RD.
 MERCER ISLAND, WA 98040
PARCEL #: 866140-0040

PROJECT TEAM

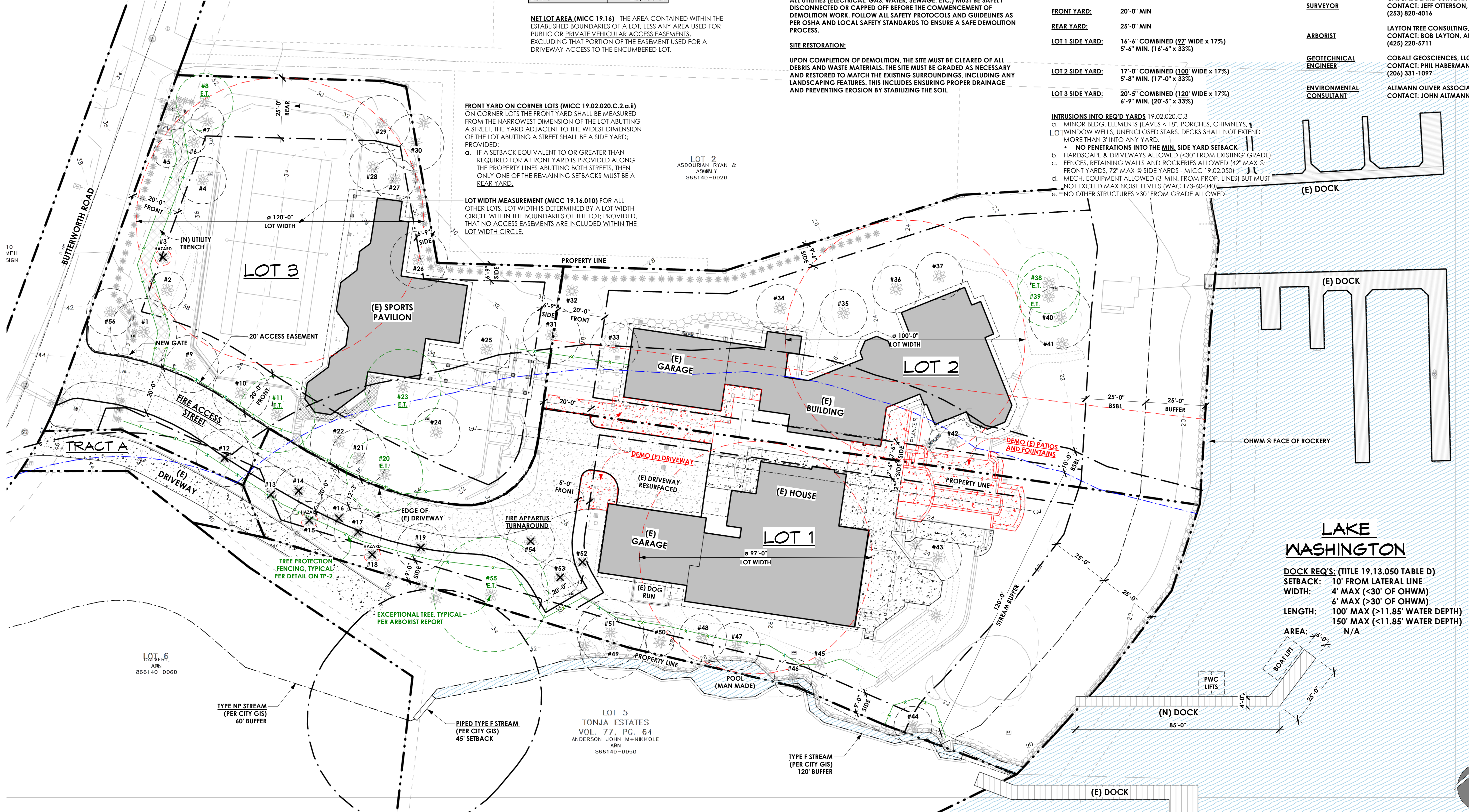
OWNER: COOPERVILLE, LLC
 ROGER & NANCY MACPHERSON
DESIGNER & BUILDER: MACPHERSON CONSTRUCTION & DESIGN, LLC
 CONTACT: ROGER MACPHERSON
 21626 SE 28TH STREET,
 SAMMAMISH, WA 98075-7125
 (425) 391-3333
CIVIL ENGINEER: ETHOS CIVIL
 CONTACT: ANDY EPSTEIN PE, OWNER
 (253) 366-5483
SURVEYOR: CASCADE LAND SURVEYING
 CONTACT: JEFF OTTERSON, PLS
 (253) 820-4016
ARBORIST: LAYTON TREE CONSULTING, LLC
 CONTACT: BOB LAYTON, ARBORIST #670
 (425) 220-5711
GEOTECHNICAL ENGINEER: COBALT GEOSCIENCES, LLC
 CONTACT: PHIL HABERMAN, PE, LG, LEG
 (206) 331-1097
ENVIRONMENTAL CONSULTANT: ALTMANN OLIVER ASSOCIATES, LLC
 CONTACT: JOHN ALTMANN, ECOLOGIST

NET LOT AREAS	
NAME	AREA
LOT 1	26,862 SF
LOT 2	26,589 SF
LOT 3	23,980 SF

NET LOT AREA (MICC 19.16) - THE AREA CONTAINED WITHIN THE ESTABLISHED BOUNDARIES OF A LOT, LESS ANY AREA USED FOR PUBLIC OR PRIVATE VEHICULAR ACCESS EASEMENTS, EXCLUDING THAT PORTION OF THE EASEMENT USED FOR A DRIVEWAY ACCESS TO THE ENCUMBERED LOT.

FRONT YARD ON CORNER LOTS (MICC 19.02.020.C.2.a.ii)
 ON CORNER LOTS THE FRONT YARD SHALL BE MEASURED FROM THE NARROWEST DIMENSION OF THE LOT ABUTTING A STREET. THE YARD ADJACENT TO THE WIDEST DIMENSION OF THE LOT ABUTTING A STREET SHALL BE A SIDE YARD.
PROVIDED:
 a. IF A SETBACK EQUIVALENT TO OR GREATER THAN REQUIRED FOR A FRONT YARD IS PROVIDED ALONG THE PROPERTY LINES ABUTTING BOTH STREETS, THEN ONLY ONE OF THE REMAINING SETBACKS MUST BE A REAR YARD.

LOT WIDTH MEASUREMENT (MICC 19.14.010) FOR ALL OTHER LOTS, LOT WIDTH IS DETERMINED BY A LOT WIDTH CIRCLE WITHIN THE BOUNDARIES OF THE LOT. PROVIDED, THAT NO ACCESS EASEMENTS ARE INCLUDED WITHIN THE LOT WIDTH CIRCLE.



LAKE WASHINGTON
DOCK REQ'S: (TITLE 19.13.050 TABLE D)
SETBACK: 10' FROM LATERAL LINE
WIDTH: 4' MAX (<30' OF OHWM)
 6' MAX (>30' OF OHWM)
LENGTH: 100' MAX (>11.85' WATER DEPTH)
 150' MAX (<11.85' WATER DEPTH)
AREA: N/A

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BUTTERWORTH ROAD
 5330 BUTTERWORTH RD.
 MERCER ISLAND, WA 98040
 PARCEL #: 866140-0040
TREE PROTECTION PLAN

DATE	REV.	BY	DESCRIPTION
6/28/24		DAN	PERMIT SUBMITTAL
	▲		
	▲		
	▲		

SHEET #:
TP-1

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

SCALE THIS DRAWING, IN FEET



Layton Tree Consulting LLC
 For: MacPherson Construction
 Site: 5330 Butterworth RD - Mercer Island
 Tree Summary Table
 Date: 2/8/2024

Tree/Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip Line (feet)				Health Condition	Structural Condition	Regulated Yes/No	Viable Tree	Exceptional Yes/No	Comments	Proposal
					N	S	E	W							
1	flowering plum	<i>Prunus cerasifera</i>	16	40	12	14	18	6	Good	Good	Yes	Yes	No	lean, asymmetric canopy east	Retain
2	japanese maple	<i>Acer palmatum</i>	8	26	8	6	14	8	Good	Good	No	Yes	No	no concerns	Retain
3	bigleaf maple	<i>Acer macrophyllum</i>	14 to 24	90	32	18	24	28	Fair	Fair	Yes	No	Yes	large cluster, extensive soft rot fungus	TBD
4	japanese maple	<i>Acer palmatum</i>	5.5 to 10	18	12	10	12	6	Good	Good	No	Yes	No	no concerns	Retain
5	Serbian spruce cv.	<i>Picea omorika</i>	8	45	4	6	6	6	Good	Good	No	Yes	No	no concerns	Retain
6	Southern magnolia	<i>Magnolia grandiflora</i>	6	20	4	4	8	2	Good	Fair	No	Yes	No	lean, asymmetric canopy east	Retain
7	Serbian spruce cv.	<i>Picea omorika</i>	8	40	2	8	8	2	Good	Fair	No	Yes	No	natural lean east	Retain
8	Western red cedar	<i>Thuja plicata</i>	33	75	14	10	16	12	Good	Good	Yes	Yes	Yes	no concerns	Retain
9	Katsura	<i>Cercidiphyllum japonicum</i>	14	36	10	18	12	8	Good	Fair	Yes	Yes	No	old broken top	Retain
10	Katsura	<i>Cercidiphyllum japonicum</i>	14	45	12	14	8	10	Good	Fair	Yes	Yes	No	forked top	Retain
11	Western red cedar	<i>Thuja plicata</i>	24.22 (50)	70	18	16	14	14	Excellent	Good	Yes	Yes	Yes	trunk fork at root crown	Retain
12	Alaska cedar	<i>Chamaecyparis nootkatensis</i>	13	45	12	14	12	8	Good	Excellent	Yes	Yes	No	no concerns	Retain
13	Katsura	<i>Cercidiphyllum japonicum</i>	20	45	16	10	8	14	Good	Fair	Yes	Yes	No	trunk forks at 5 feet, crown reduced	Retain
14	Katsura	<i>Cercidiphyllum japonicum</i>	13	35	12	8	8	6	Fair	Fair	Yes	Yes	No	suppressed, crown reduced	Retain
15	Alaska cedar	<i>Chamaecyparis nootkatensis</i>	10	45	8	8	8	8	Excellent	Poor	Yes	No	No	forked at 16 feet, codominant stems	TBD
16	Katsura	<i>Cercidiphyllum japonicum</i>	14	40	12	10	8	8	Good	Fair	Yes	Yes	No	forked top, crown reduced	Retain
17	Katsura	<i>Cercidiphyllum japonicum</i>	10	40	10	12	6	6	Good	Good	Yes	Yes	No	no concerns	Retain
18	bigleaf maple	<i>Acer macrophyllum</i>	36	65	12	16	20	4	Poor	Fair	Yes	No	Yes	extensive soft rot fungus	TBD
19	Katsura	<i>Cercidiphyllum japonicum</i>	15	40	12	8	8	8	Good	Good	Yes	Yes	No	crown reduced	Retain
20	Western red cedar	<i>Thuja plicata</i>	48	90	12	16	20	10	Good	Fair	Yes	Yes	Yes	significant trunk decay, forked top, slight lean south	Retain
21	flowering plum	<i>Prunus cerasifera</i>	10.12 (16)	40	14	12	16	10	Good	Fair	Yes	Yes	No	forked at 4 feet, codominant stems	Retain
22	flowering plum	<i>Prunus cerasifera</i>	45	45	12	10	4	12	Good	Fair	Yes	Yes	No	forked at 10 feet, codominant stems	Retain
23	Western red cedar	<i>Thuja plicata</i>	45.34 (56)	100	16	10	22	16	Good	Good	Yes	Yes	Yes	close to building, foliage somewhat sparse	Retain
24	Prunella/Amelanchier	<i>Prunella americana</i>	7	36	10	10	18	6	Good	Good	No	Yes	No	lean, asymmetric canopy east, some trunk decay	Retain
25	Japanese Stewartia	<i>Stewartia pseudocamellia</i>	7	36	10	8	10	8	Good	Good	No	Yes	No	no concerns	Retain
26	Katsura	<i>Cercidiphyllum japonicum</i>	18	55	14	12	12	14	Good	Fair	Yes	Yes	No	forked top, weak attachment, not crown reduced	Retain
27	Katsura	<i>Cercidiphyllum japonicum</i>	14	55	10	12	8	12	Good	Fair	Yes	Yes	No	forked top, weak attachment, not crown reduced	Retain
28	Katsura	<i>Cercidiphyllum japonicum</i>	18	50	12	10	10	14	Good	Good	Yes	Yes	No	no concerns	Retain
29	Katsura	<i>Cercidiphyllum japonicum</i>	21	55	18	6	14	14	Good	Good	Yes	Yes	No	natural lean, asymmetric canopy north	Retain
31	Katsura	<i>Cercidiphyllum japonicum</i>	21	45	12	12	12	10	Good	Good	Yes	Yes	No	crown reduced in past	Retain
32	Katsura	<i>Cercidiphyllum japonicum</i>	14	40	14	12	12	12	Good	Good	Yes	Yes	No	no concerns	Retain
33	Japanese maple	<i>Acer palmatum</i>	12	22	14	10	8	10	Good	Good	Yes	Yes	No	close to building, well maintained	Retain
34	apple	<i>Malus domestica</i>	10	10	x	x	x	x	Good	Poor	No	No	No	extensive basal decay falling over	TBD
35	apple	<i>Malus domestica</i>	20	12	10	10	10	10	Good	Good	Yes	Yes	No	well maintained	Retain
36	apple	<i>Malus domestica</i>	12	10	10	10	10	10	Good	Good	Yes	Yes	No	well maintained	Retain
37	apple	<i>Malus domestica</i>	13	10	10	10	10	10	Good	Good	Yes	Yes	No	well maintained	Retain
38	black cottonwood	<i>Populus nigra</i>	43	130	12	12	16	12	Fair	Good	Yes	Yes	Yes	matric, crown reduced to past	Retain
39	black cottonwood	<i>Populus nigra</i>	41	125	12	18	8	18	Fair	Fair	Yes	No	Yes	rotworthy, bole decay, multiple cavities	TBD
40	black cottonwood	<i>Populus nigra</i>	34	110	0	18	12	10	Fair	Fair	Yes	Yes	No	asymmetric canopy SE, bent top	Retain
41	flowering plum	<i>Prunus cerasifera</i>	8	12	6	6	6	6	Good	Good	No	Yes	No	well maintained	Retain
42	Southern magnolia	<i>Magnolia grandiflora</i>	12	32	10	12	10	12	Excellent	Excellent	Yes	Yes	No	no concerns	Retain
43	Southern magnolia	<i>Magnolia grandiflora</i>	11	28	10	10	12	10	Excellent	Excellent	Yes	Yes	No	close to building	Retain
44	Corsican pine	<i>Pinus var. maritima</i>	7.5 to 11 (10)	20	8	10	8	8	Good	Fair	Yes	Yes	No	cluster, more shrub-like	Retain
45	Portuguese laurel	<i>Prunus lauro-coccinea</i>	6 to 12	34	34	34	34	34	Fair	Fair	Yes	Yes	No	large grouping of 13 trees, 3 are > 10 inches diam.	Retain
46	hollywood juniper	<i>Larix laricina</i>	8 to 13 (10)	12	6	10	8	10	Good	Good	Yes	Yes	No	no concerns	Retain
47	Portuguese laurel	<i>Prunus lauro-coccinea</i>	14	30	12	12	10	10	Good	Good	Yes	Yes	No	no concerns	Retain
48	white birch	<i>Betula papyrifera</i>	14	60	8	12	16	14	Good	Good	Yes	Yes	No	no concerns	Retain



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 Date: 2/8/2024

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					N	S	E	W							
50	Serbian spruce cv.	<i>Picea omorika</i>	10	60	6	6	6	6	Good	Fair	Yes	Yes	No	poor stem taper	Retain
51	hollywood juniper	<i>Larix laricina</i>	11 to 15 (16)	45	14	14	18	14	Good	Good	Yes	Yes	No	tree form	Retain
52	white birch	<i>Betula papyrifera</i>	12	60	14	10	16	0	Good	Fair	Yes	Yes	No	asymmetric canopy NE, forked at 12 feet, 3 tops	Retain
53	white birch	<i>Betula papyrifera</i>	13	70	8	14	4	12	Good	Fair	Yes	Yes	No	asymmetric canopy SW, forked at 12 feet, 3 tops	Retain
54	white birch	<i>Betula papyrifera</i>	9	55	10	6	10	8	Good	Fair	No	Yes	No	decay pocket below fork	Retain
55	Chinese catalpa	<i>Catalpa ovata</i>	39	80	24	26	24	16	Good	Good	Yes	Yes	Yes	sound, good form	Retain
56	flowering plum	<i>Prunus cerasifera</i>	9	22	12	10	8	10	Good	Good	No	Yes	No	no concerns	Retain
Neighboring Trees															
30	Western red cedar	<i>Thuja plicata</i>	26	70	14	16	16	12	Good	Fair	Yes	Yes	No	forked at 16 feet, codominant stems	Protect
49	Western red cedar	<i>Thuja plicata</i>	24	75	16	12	14	14	Good	Good	Yes	Yes	No	next to creek	Protect

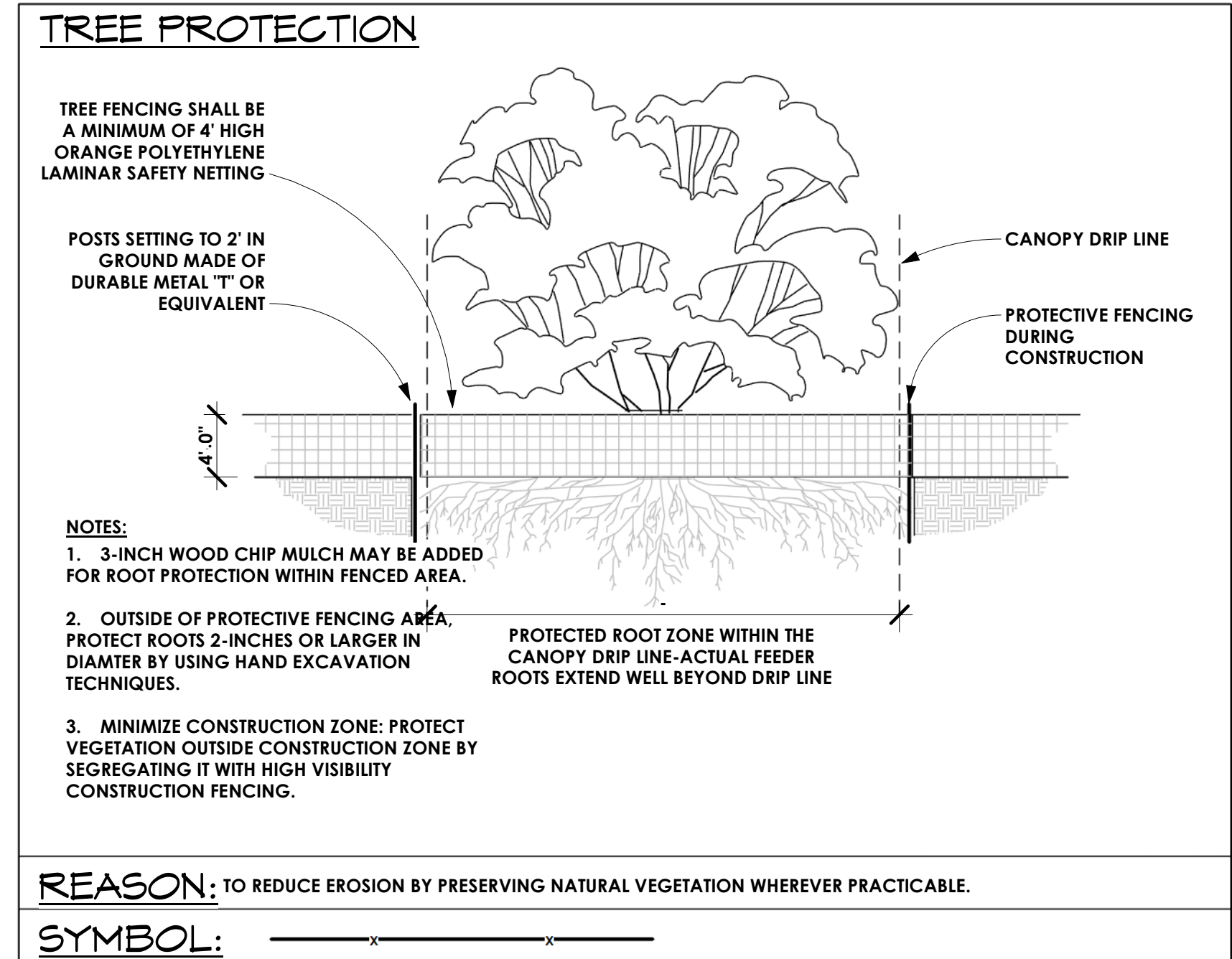
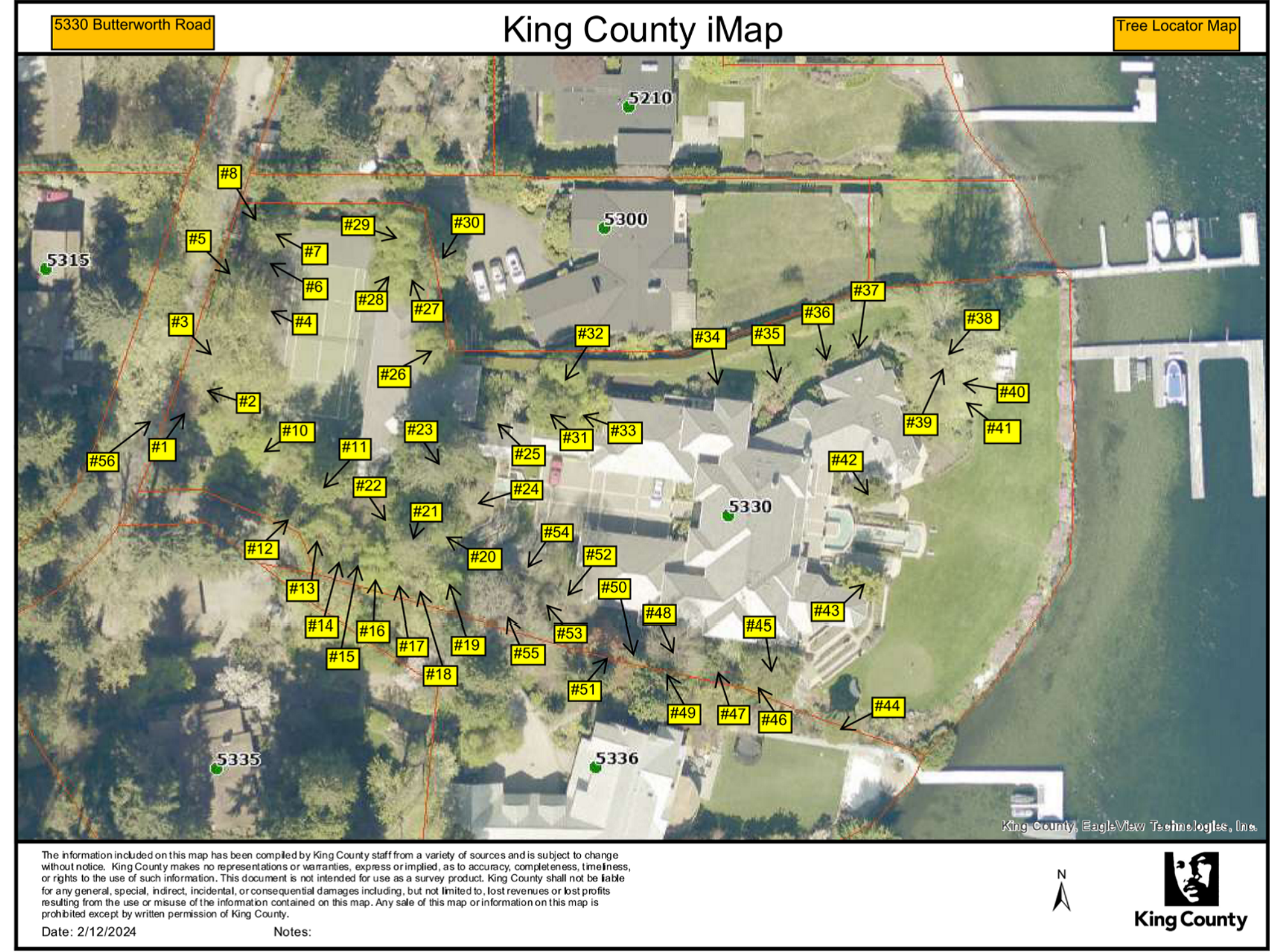
cv - cultivated variety
 Drip line measurements from face of trunk
 Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)^2 + (stem2)^2 + (stem3)^2]).
 TBD - to be determined

PROPOSED TREE RETENTION (MICC 19.10.040)

- 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 19.16):
 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.

- TREE RETENTION REQ'D (TREES 10" OR GREATER) 30%**
- TREE RETENTION PROPOSED TBD**
- TREE REPLACEMENT (MICC 19.10.070)**
- < 10" 1
 - 10" - 24" 8
 - 24" - 36" 11
 - > 36" OR EXCEPTIONAL TREES 5



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BUTTERWORTH ROAD
 5330 BUTTERWORTH RD.
 MERCER ISLAND, WA 98040
 PARCEL #: 866140-0040
TREE RETENTION CALCS

DATE	REV.	BY	DESCRIPTION
6/28/24		DAN	PERMIT SUBMITTAL

SHEET #:
TP-2