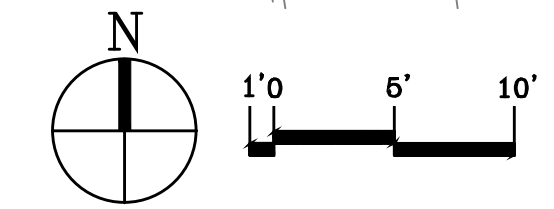
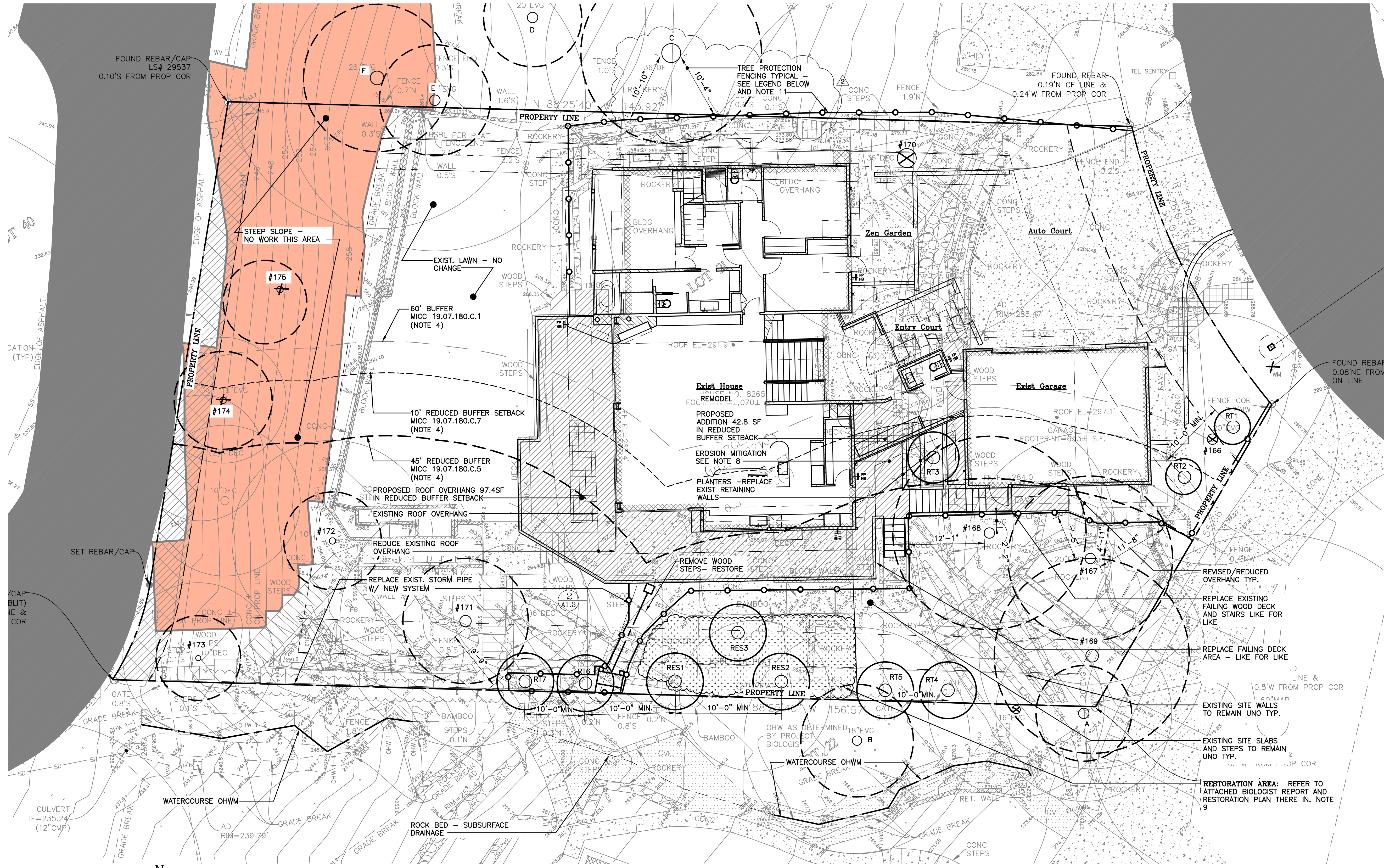
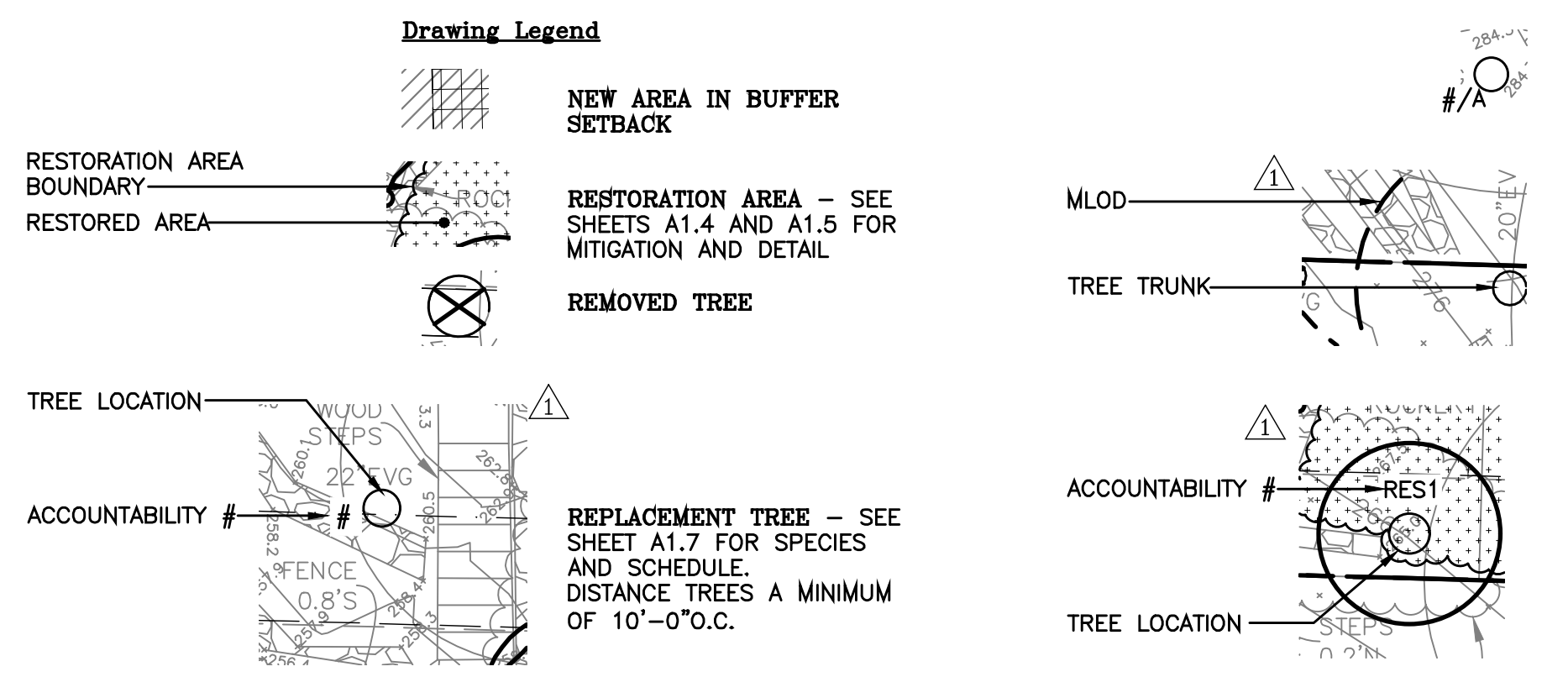


**NESTLER-SPARE RESIDENCE**

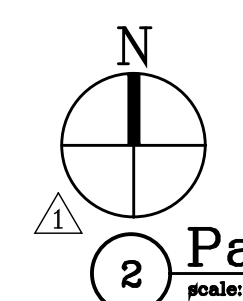
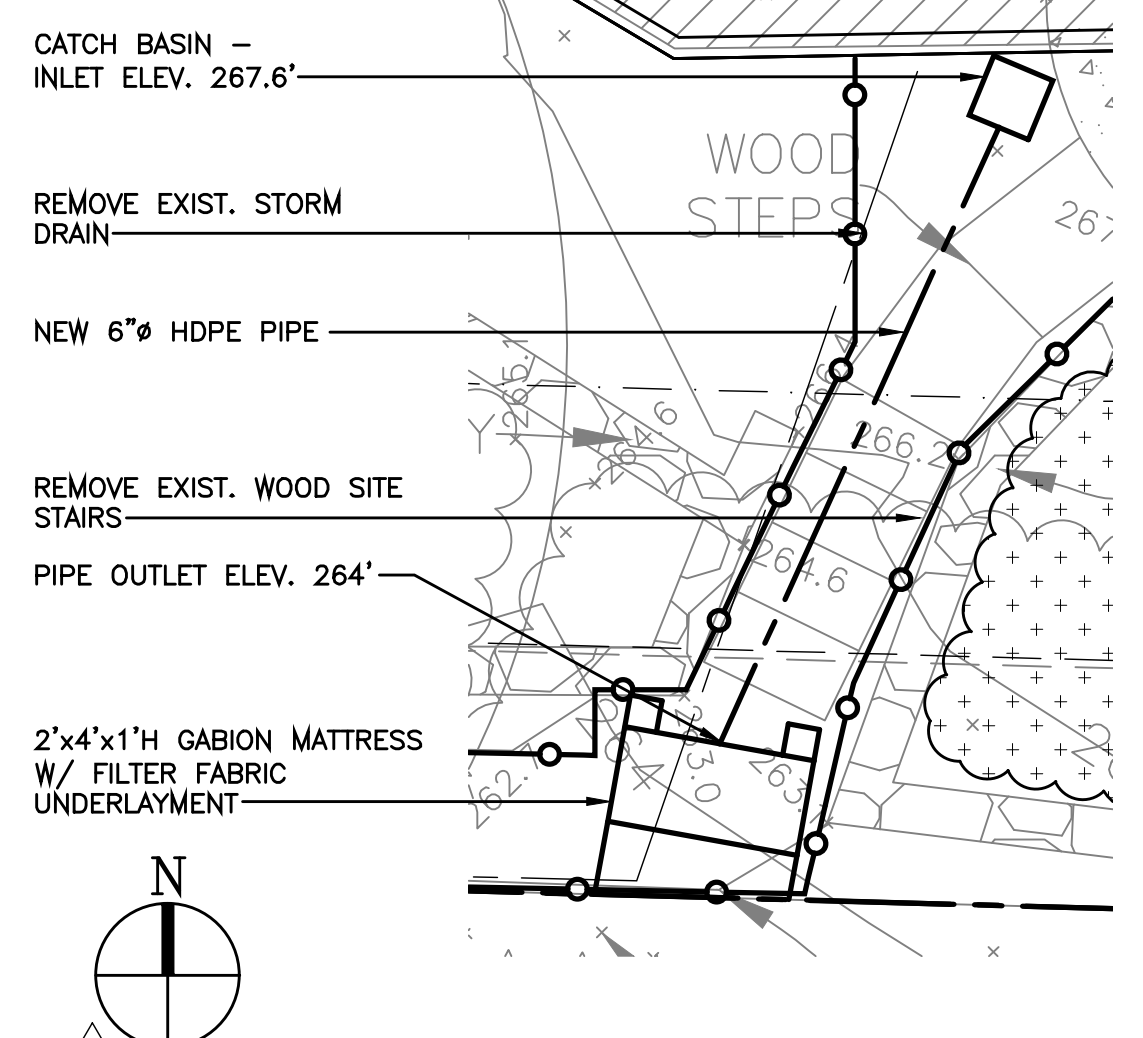
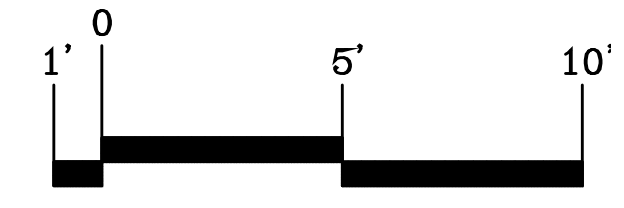
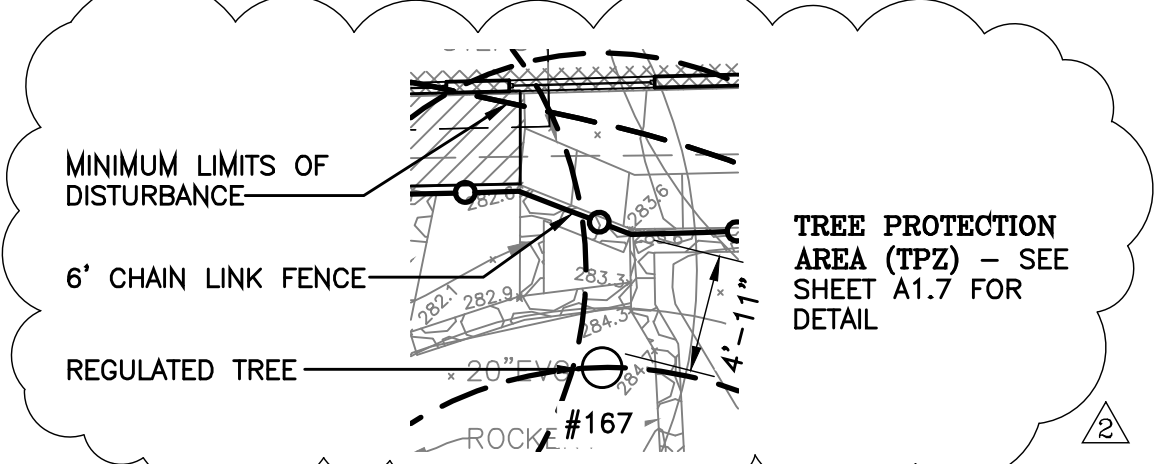
Remodel/Addition  
8265 SE 61ST ST  
Mercer Island, WA 98040



**1 Site Plan - Critical Area Review**  
Scale: 1/8"=1'-0"



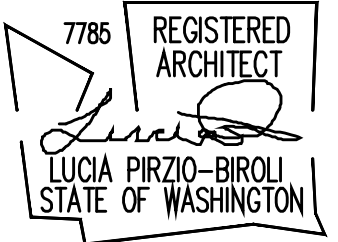
- Site Plan - Critical Area Review General Notes**
- SEE ATTACHED CAR 2 PROJECT MEMO DESCRIBING EXISTING CRITICAL AREAS AND PROPOSED WORK WITHIN.
  - SEE SHEETS A1.1, A1.2c AND A1.2b FOR NOTES IN COMMON AND NOTED MICC LANDUSE REQUIREMENTS AND CALCULATIONS INCLUDING GENERAL DIMENSIONS, YARD SETBACKS, LEGALLY NON-CONFORMING CONDITIONS, HARD-SURFACE, LOT COVERAGE, HARDSCAPE AND ABE CALCULATIONS ETC...
  - SITE IS IDENTIFIED AS GEOLOGICALLY HAZARDOUS. SEE ATTACHED GEO-TECHNICAL REPORT: ALL FOUNDATION WORK WILL BE DESIGNED AND EXECUTED PER GEO-TECHNICAL RECOMMENDATIONS.
  - EXIST. NP WATER-COURSE ON SOUTHERLY NEIGHBOR'S PROPERTY - SEE ATTACHED BIOLOGIST'S REPORT: (3) SEGMENTS EASTERLY ABOVE GRADE; MIDDLE SECTION BELOW GRADE; WESTERLY SEGMENT ABOVE GRADE CONNECTS TO CITY STORM DRAIN. SEE DRAWING FOR REDUCED BUFFER AND WORK EXECUTED WITHIN.
  - NO WORK TO EXISTING WATER COURSE HAS BEEN PERFORMED BY CURRENT OWNERS SINCE THE PROPERTY WAS PURCHASED IN 1996. THE EASTERLY ABOVE GRADE WATERCOURSE ENTERS A PIPE AS SHOWN ON SURVEY.
  - FAILING DECKS, STAIRS, RETAINING WALLS ETC...IMPACTED DURING CONSTRUCTION TO BE REPLACED KIND FOR KIND
  - NEW STORM DRAIN (REPLACE EXISTING): (1) CATCH BASIN LINKED BY 6" DIA. HDPE PIPE TERMINATING AT A 2'x4'x1'H. GABION MATTRESS W/ FILTER FABRIC UNDERLAYMENT. INLET ELEV. 267.6'
  - OUTLET ELEV. 264.6'
  - SITE DISTURBANCE IS LIMITED SEE GEO-TECH REPORT FOR EROSION MITIGATION RECOMMENDATIONS
  - SEE SHEETS A1.4 AND A1.5 FOR RESTORATION DETAIL
  - SEE SHEETS A1.6 THROUGH A1.8 FOR COMPREHENSIVE SITE LANDSCAPING DESIGN
  - TREE PROTECTION AREA (TPZ) TREE PROTECTION INSPECTION REQUIRED BEFORE START OF CONSTRUCTION. SEE SHEET A1.7 FOR DETAIL



**2 Part 1 Site Plan - Storm Drain**  
Scale: 1/4"=1'

Date: Pre-App 29 August 2023  
4/15/2024 Bldg. Permit Sub. 1  
8/29/2024 Bldg. Permit Sub. 2  
9/30/2024 Bldg. Permit Sub. 3

Scale:  
Sheet:



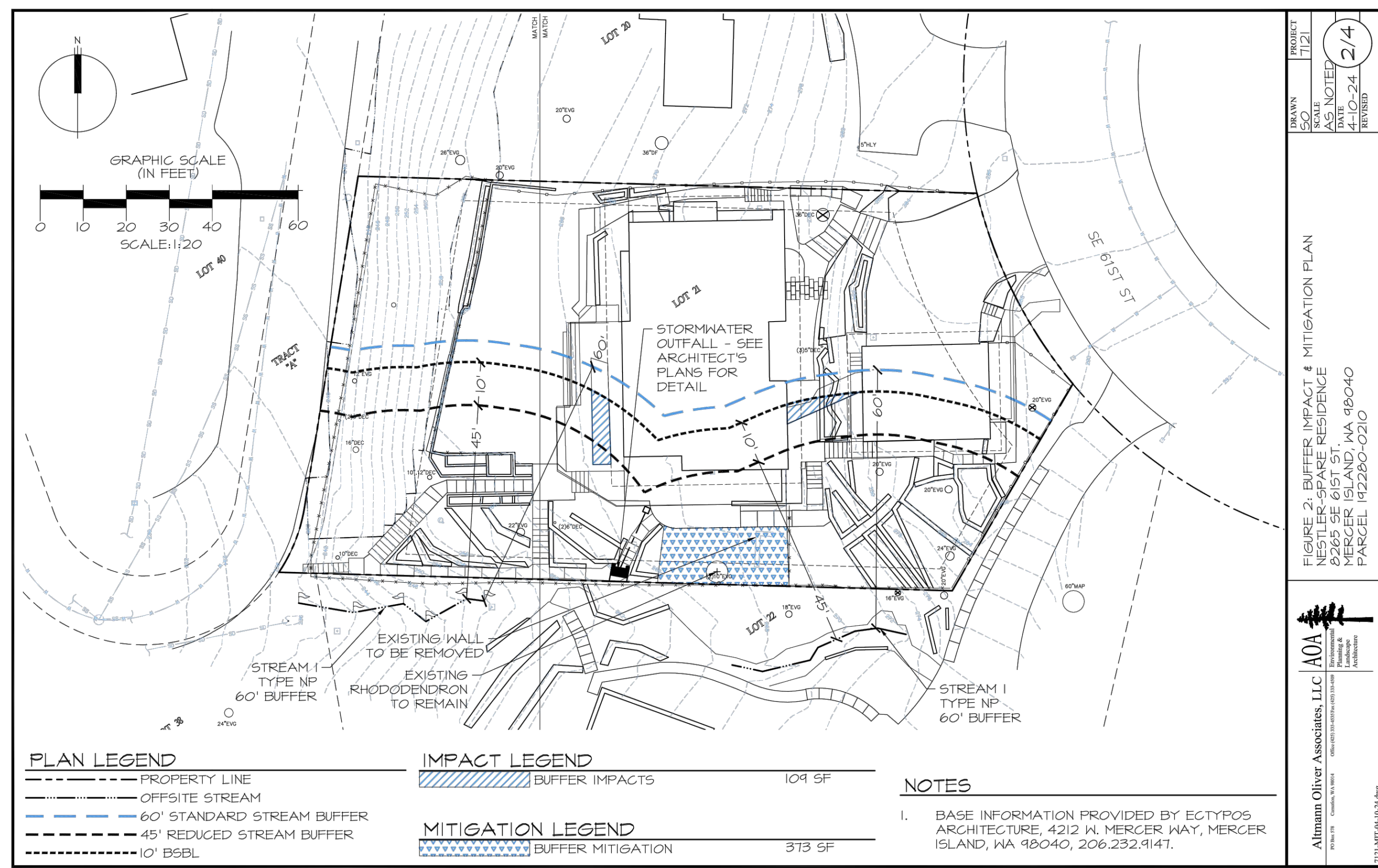
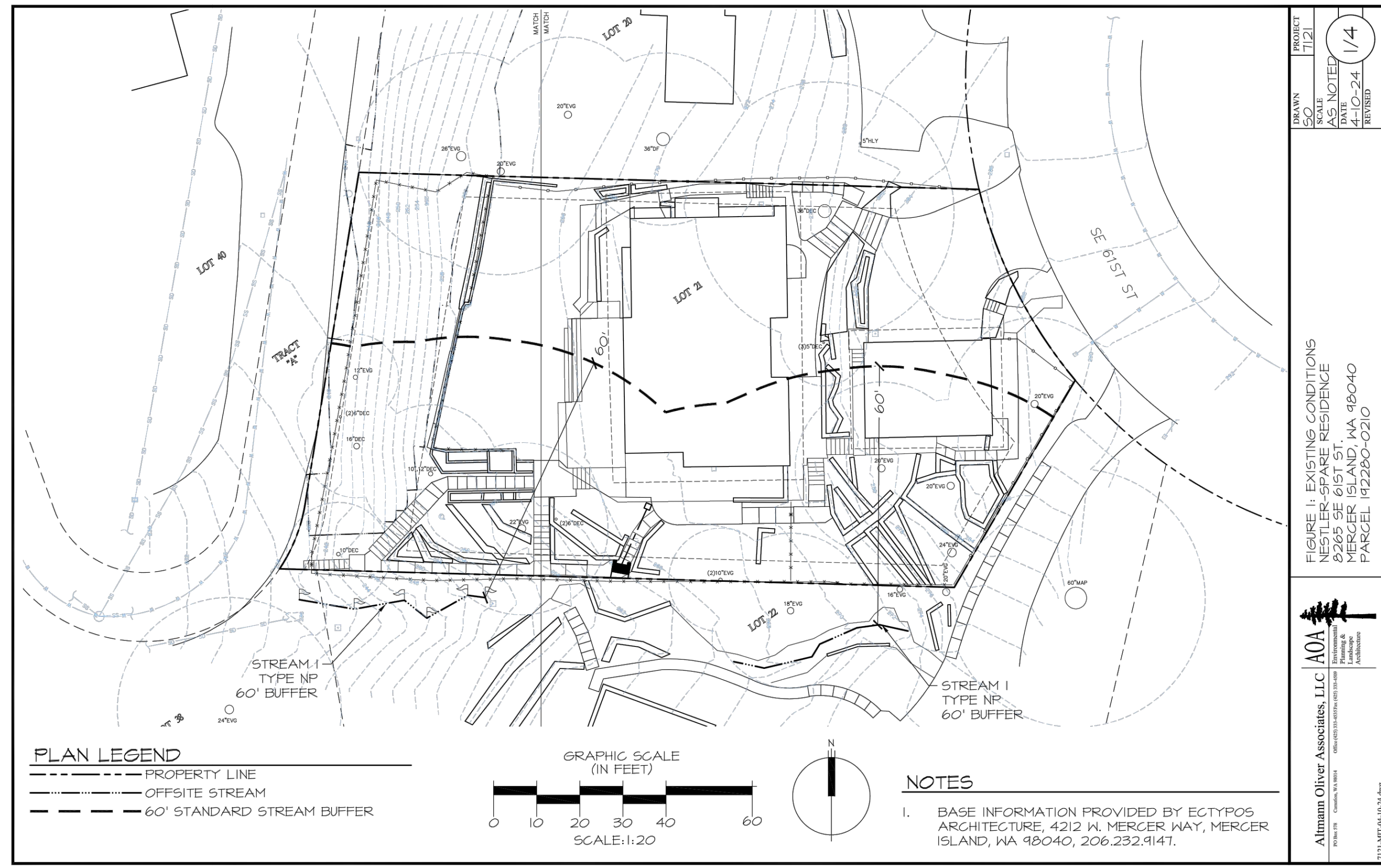
**NESTLER-SPARE RESIDENCE**

Remodel/Addition  
8265 SE 61ST ST  
Mercer Island, WA 98040

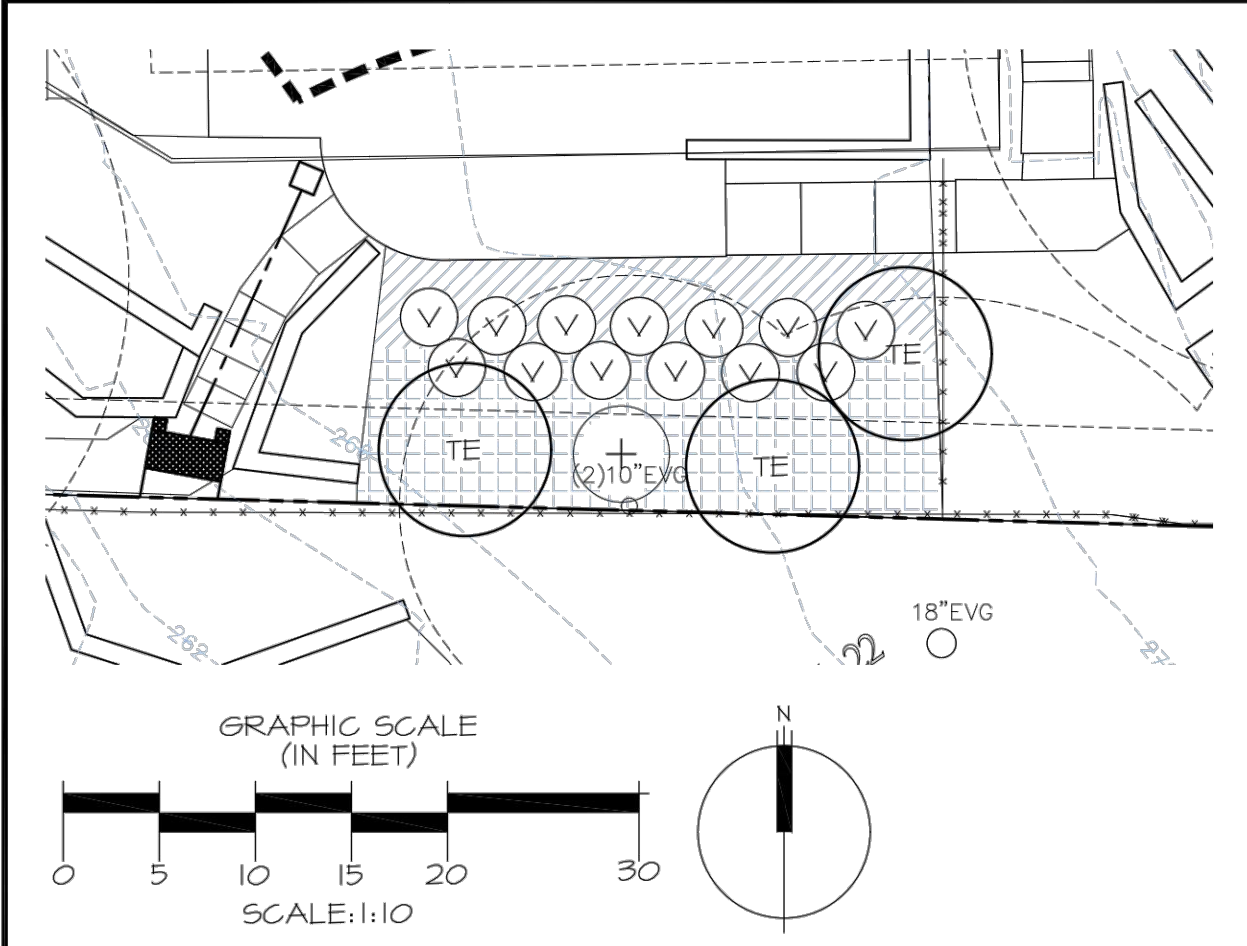
Date:  
4/15/2024 Bldg. Permit Sub. 1  
8/29/2024 Bldg. Permit Sub. 2

Scale:  
Sheet:

**BUFFER IMPACT  
& MITIGATION**  
A1.4



**GENERAL NOTE:** DRAWINGS EXTRACTED FROM BIOLOGIST REPORT 4/15/24



**PLANT SCHEDULE**

**TREES**

| KEY | SCIENTIFIC NAME         | COMMON NAME   | SPACING | QTY | SIZE (MIN.) | NOTES        |
|-----|-------------------------|---------------|---------|-----|-------------|--------------|
| TE  | THUJA PLICATA 'EXCELSA' | EXCELSA CEDAR | 9' O.C. | 3   | 2 GAL.      | FULL & BUSHY |

**SHRUBS**

| KEY | SCIENTIFIC NAME  | COMMON NAME           | SPACING | QTY | SIZE (MIN.) | NOTES        |
|-----|------------------|-----------------------|---------|-----|-------------|--------------|
| V   | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 3' O.C. | 13  | 1 GAL.      | FULL & BUSHY |

**GROUND COVER**

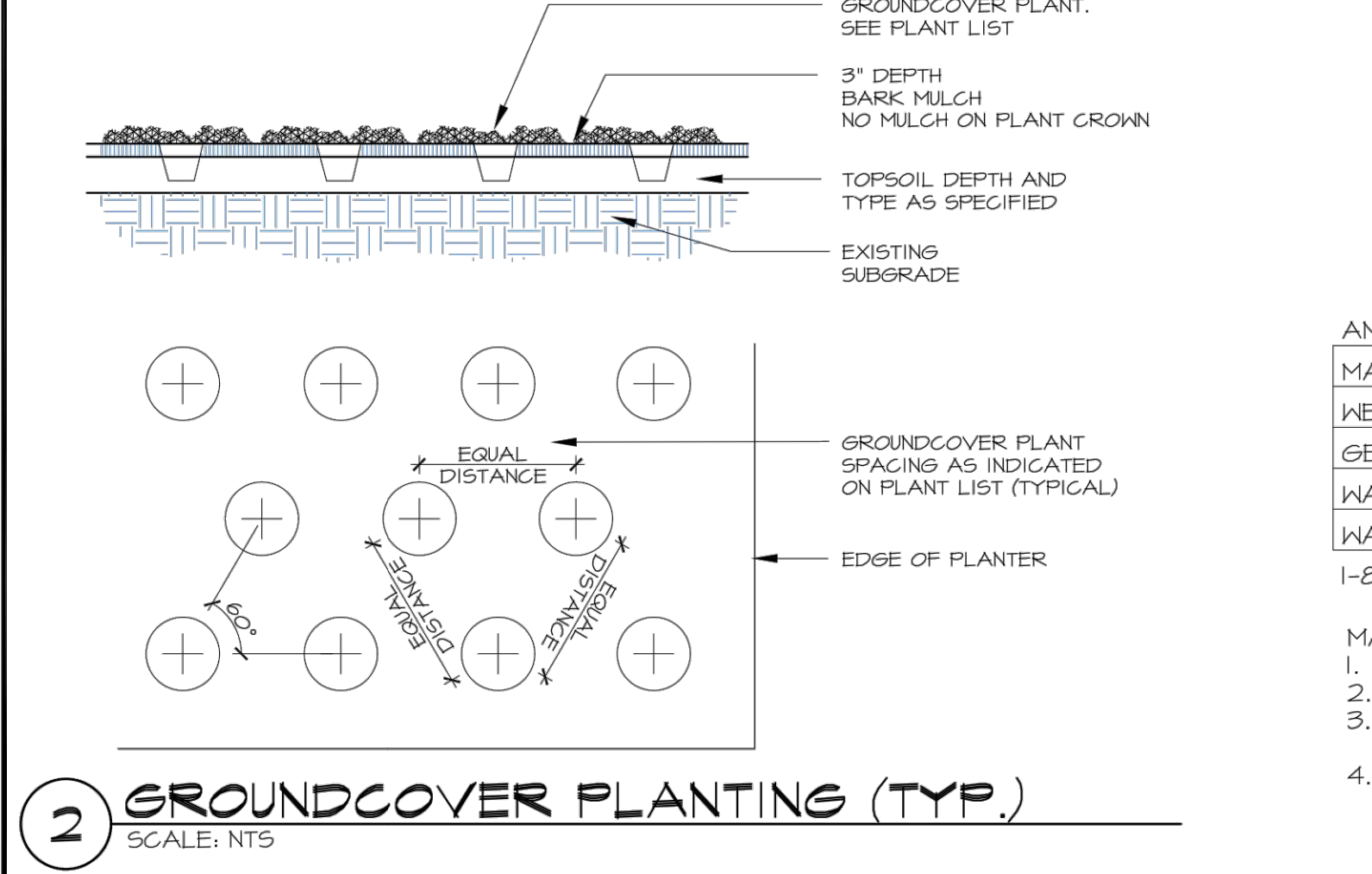
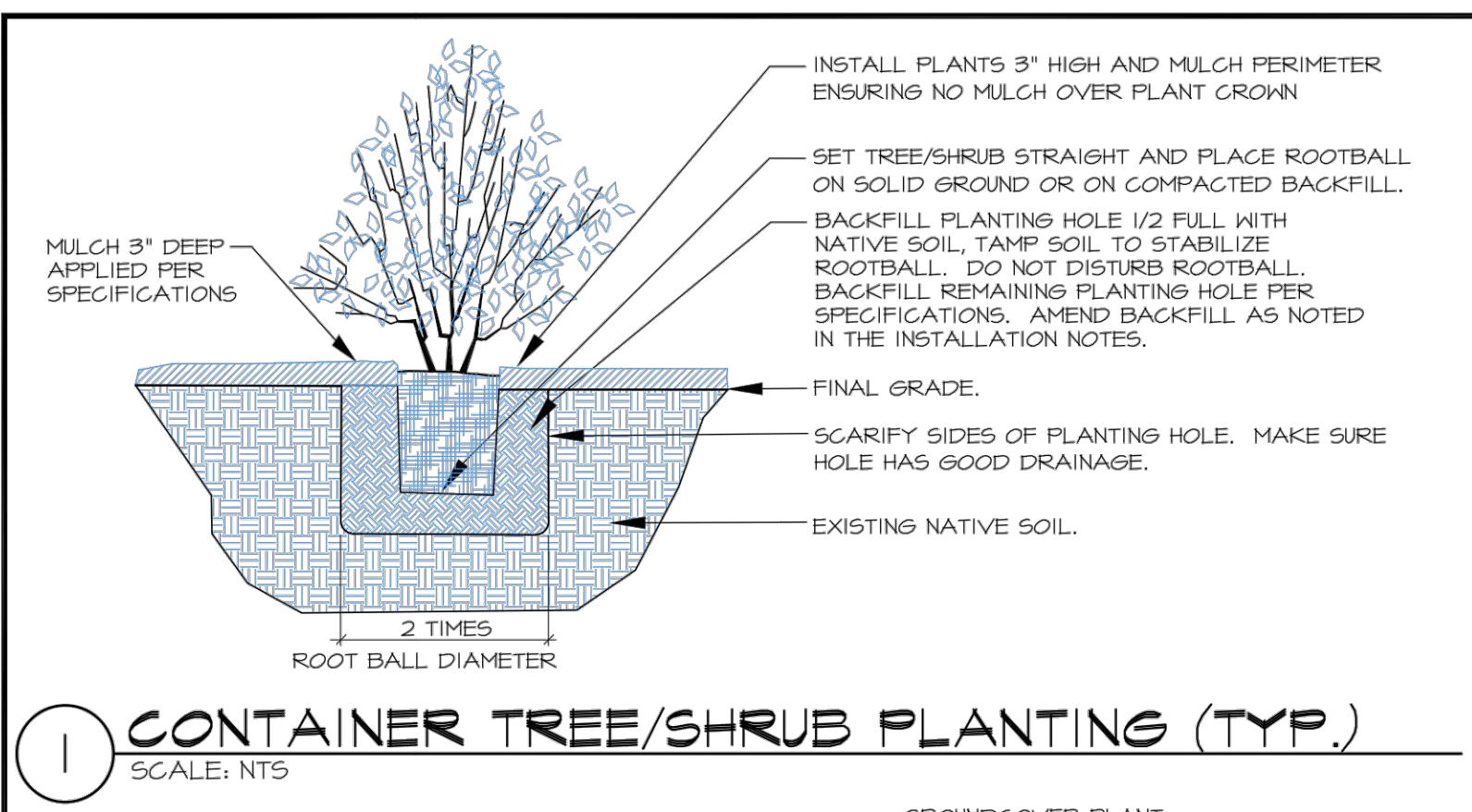
| KEY              | SCIENTIFIC NAME     | COMMON NAME | DENSITY | QTY | SIZE (MIN.) | NOTES        |
|------------------|---------------------|-------------|---------|-----|-------------|--------------|
| [diagonal lines] | BLECHNUM SPICANT    | DEER FERN   | 2' O.C. | 24  | 1 GAL.      | FULL & BUSHY |
| [grid pattern]   | POLYSTICHUM MINUTUM | SWORD FERN  | 3' O.C. | 22  | 1 GAL.      | FULL & BUSHY |

- NOTES**
- BASE INFORMATION PROVIDED BY ECTYPOS ARCHITECTURE, 4212 W. MERCER WAY, MERCER ISLAND, WA 98040, 206.232.9147.

PROJECT: 1121  
 DRAWN: SO  
 SCALE: AS NOTED  
 4-10-24  
 REVISED: 3/4

FIGURE 3- PLANTING PLAN  
 NESTLER-SPARE RESIDENCE  
 8265 SE 61ST ST.  
 MERCER ISLAND, WA 98040  
 PARCEL 1422B0-0210

Almann Oliver Associates, LLC AOA  
 1712 EAST 104th St. #204  
 Everett, WA 98203  
 PH: 425.355.1111 FAX: 425.355.1112  
 WWW.AOASOCIATES.COM



**SPECIFICATIONS**

- PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION (BAMBOO AND IVY) SHALL BE REMOVED AND EXPORTED OFF SITE. EXISTING RHODODENDRON SHALL BE PRUNED BACK. IRRIGATION SHALL BE ADJUSTED TO COVER MITIGATION AREA.
- PRIOR TO PLANTING, ROOT BARRIER SHALL BE INSTALLED ALONG THE WEST AND SOUTH PERIMETER OF THE MITIGATION AREA TO KEEP OUT IVY AND BAMBOO. IT SHALL BE 18" DEEP AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED IN THE RESTORATION AREA TO A DEPTH OF 3' 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 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.
- 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 2 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      |   |   |   |   |   |   |   |   |   |   |   |   |
| GENERAL MAINT.    |   |   |   |   |   |   |   |   |   |   |   |   |
| WATERING - YEAR 1 |   |   |   |   |   | 4 | 8 | 8 | 8 | 4 |   |   |
| WATERING - YEAR 2 |   |   |   |   |   |   | 4 | 4 | 4 |   |   |   |

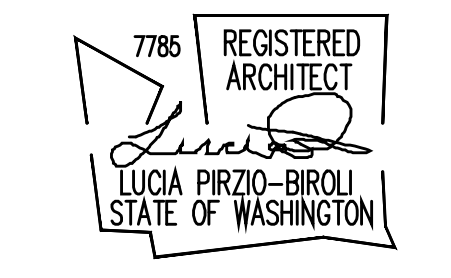
1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

- 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: 1121  
 DRAWN: SO  
 SCALE: AS NOTED  
 4-10-24  
 REVISED: 4/4

FIGURE 4- PLANTING DETAILS & SPECIFICATIONS  
 NESTLER-SPARE RESIDENCE  
 8265 SE 61ST ST.  
 MERCER ISLAND, WA 98040  
 PARCEL 1422B0-0210

Almann Oliver Associates, LLC AOA  
 1712 EAST 104th St. #204  
 Everett, WA 98203  
 PH: 425.355.1111 FAX: 425.355.1112  
 WWW.AOASOCIATES.COM



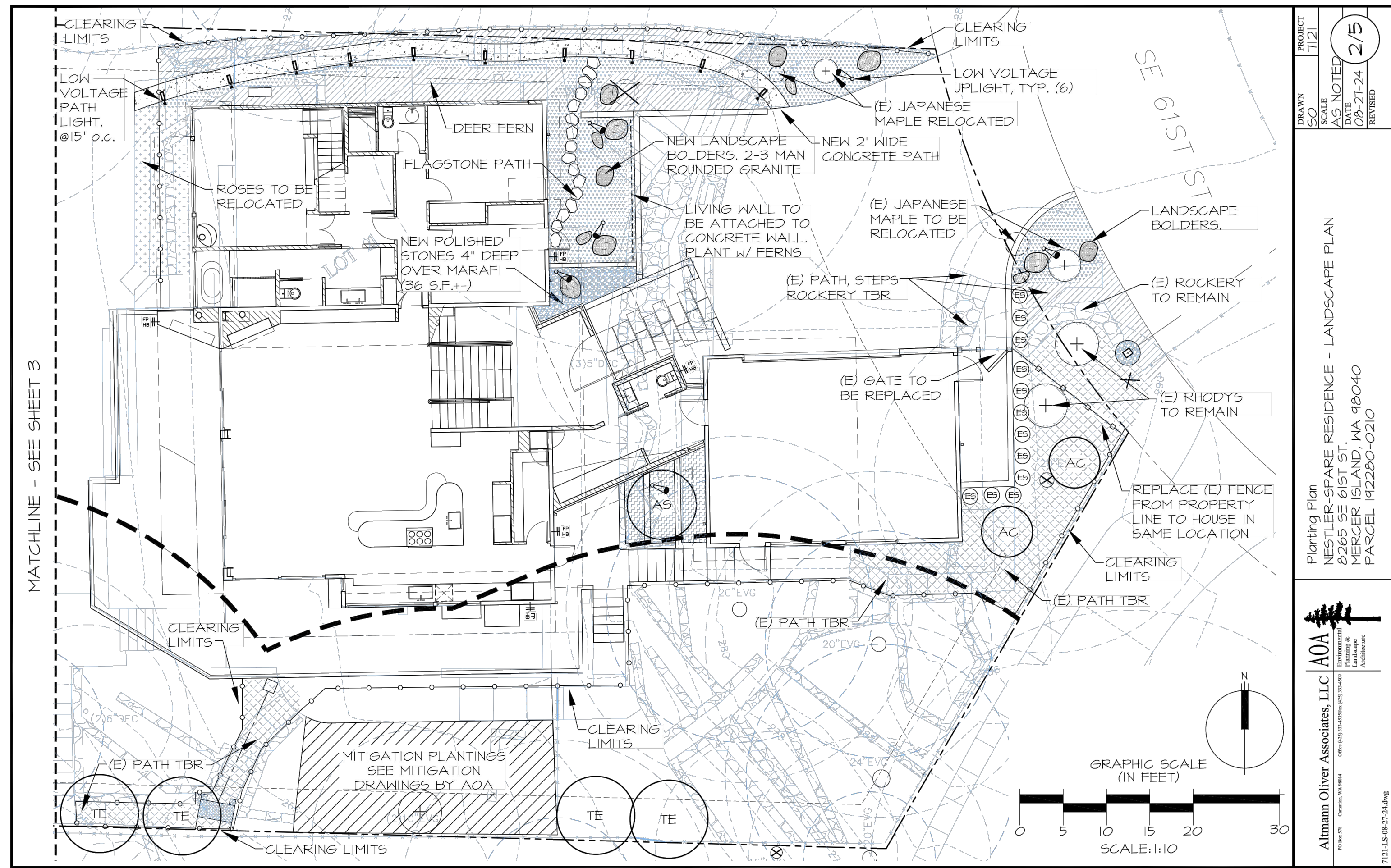
**NESTLER-SPARE RESIDENCE**  
 Remodel/Addition  
 8265 SE 61ST ST  
 Mercer Island, WA 98040

Date:  
 4/15/2024 Bldg. Permit Sub. 1  
 8/29/2024 Bldg. Permit Sub. 2

Scale:  
 Sheet:

**GENERAL NOTE:** DRAWINGS EXTRACTED FROM BIOLOGIST REPORT 4/15/24





PROJECT: 7121  
 DRAWN: AS NOTED  
 DATE: 08/27/24  
 REVISION: 2/5

Planting Plan  
 NESTLER-SPARE RESIDENCE - LANDSCAPE PLAN  
 8265 SE 61ST ST  
 MERCER ISLAND, WA 98040  
 PARCEL 42280-0210

Almann Oliver Associates, LLC  
 AOA  
 1721 LS 48-234.RWG

## 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**

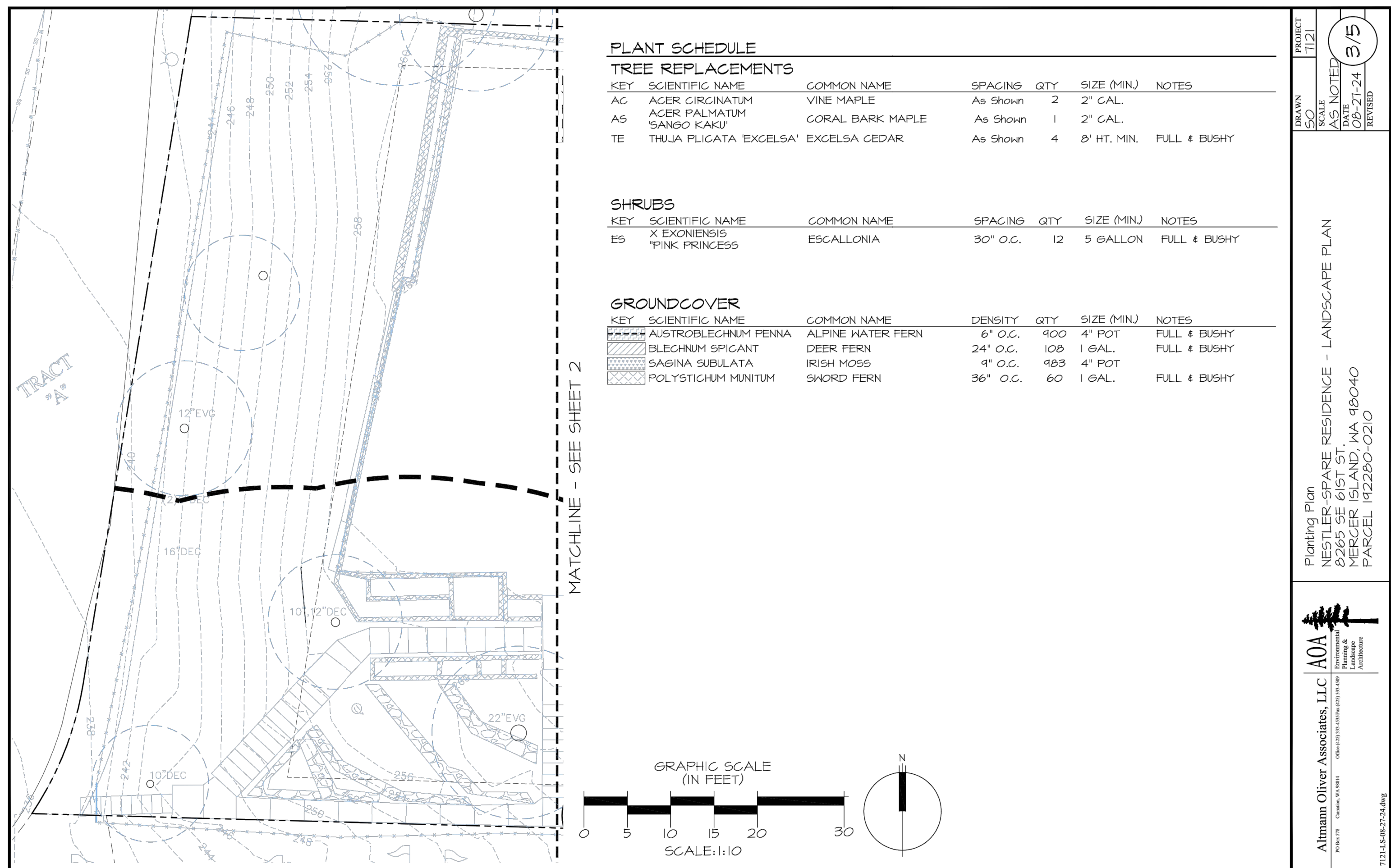
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction 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 City Arborist (206) 275-7713, [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org).
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 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 City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)



PROJECT: 7121  
 DRAWN: AS NOTED  
 DATE: 08/27/24  
 REVISION: 3/5

Planting Plan  
 NESTLER-SPARE RESIDENCE - LANDSCAPE PLAN  
 8265 SE 61ST ST  
 MERCER ISLAND, WA 98040  
 PARCEL 42280-0210

Almann Oliver Associates, LLC  
 AOA  
 1721 LS 48-234.RWG

#### PLANT SCHEDULE

##### TREE REPLACEMENTS

| KEY | SCIENTIFIC NAME             | COMMON NAME      | SPACING  | QTY | SIZE (MIN)  | NOTES        |
|-----|-----------------------------|------------------|----------|-----|-------------|--------------|
| AC  | ACER GIRCINATUM             | VINE MAPLE       | As Shown | 2   | 2" CAL.     |              |
| AS  | ACER PALMATUM 'SAINGO KAKU' | CORAL BARK MAPLE | As Shown | 1   | 2" CAL.     |              |
| TE  | THUJA PLICATA 'EXCELSA'     | EXCELSA CEDAR    | As Shown | 4   | 8' HT. MIN. | FULL & BUSHY |

##### SHRUBS

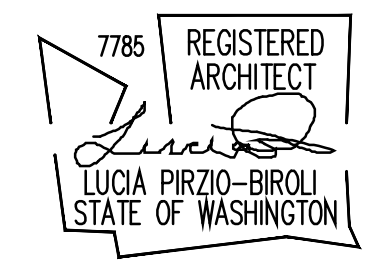
| KEY | SCIENTIFIC NAME              | COMMON NAME | SPACING  | QTY | SIZE (MIN) | NOTES        |
|-----|------------------------------|-------------|----------|-----|------------|--------------|
| ES  | X EXONIENSIS 'PINK PRINCESS' | ESCALLONIA  | 30" O.C. | 12  | 5 GALLON   | FULL & BUSHY |

##### GROUND COVER

| KEY | SCIENTIFIC NAME      | COMMON NAME       | DENSITY  | QTY | SIZE (MIN) | NOTES        |
|-----|----------------------|-------------------|----------|-----|------------|--------------|
| --- | AUSTROBLECHNUM PENNA | ALPINE WATER FERN | 6" O.C.  | 400 | 4" POT     | FULL & BUSHY |
| --- | BLECHNUM SPICANT     | DEER FERN         | 24" O.C. | 108 | 1 GAL.     | FULL & BUSHY |
| --- | SAGINA SUBULATA      | IRISH MOSS        | 4" O.C.  | 483 | 4" POT     |              |
| --- | POLYSTICHUM MINUTUM  | SWORD FERN        | 36" O.C. | 60  | 1 GAL.     | FULL & BUSHY |

**ECTYPOS**  
 ARCHITECTURE

4212 W. Mercer Way  
 Mercer Island, WA 98040  
 t. (206) 232-9147  
 f. (206) 275-0312



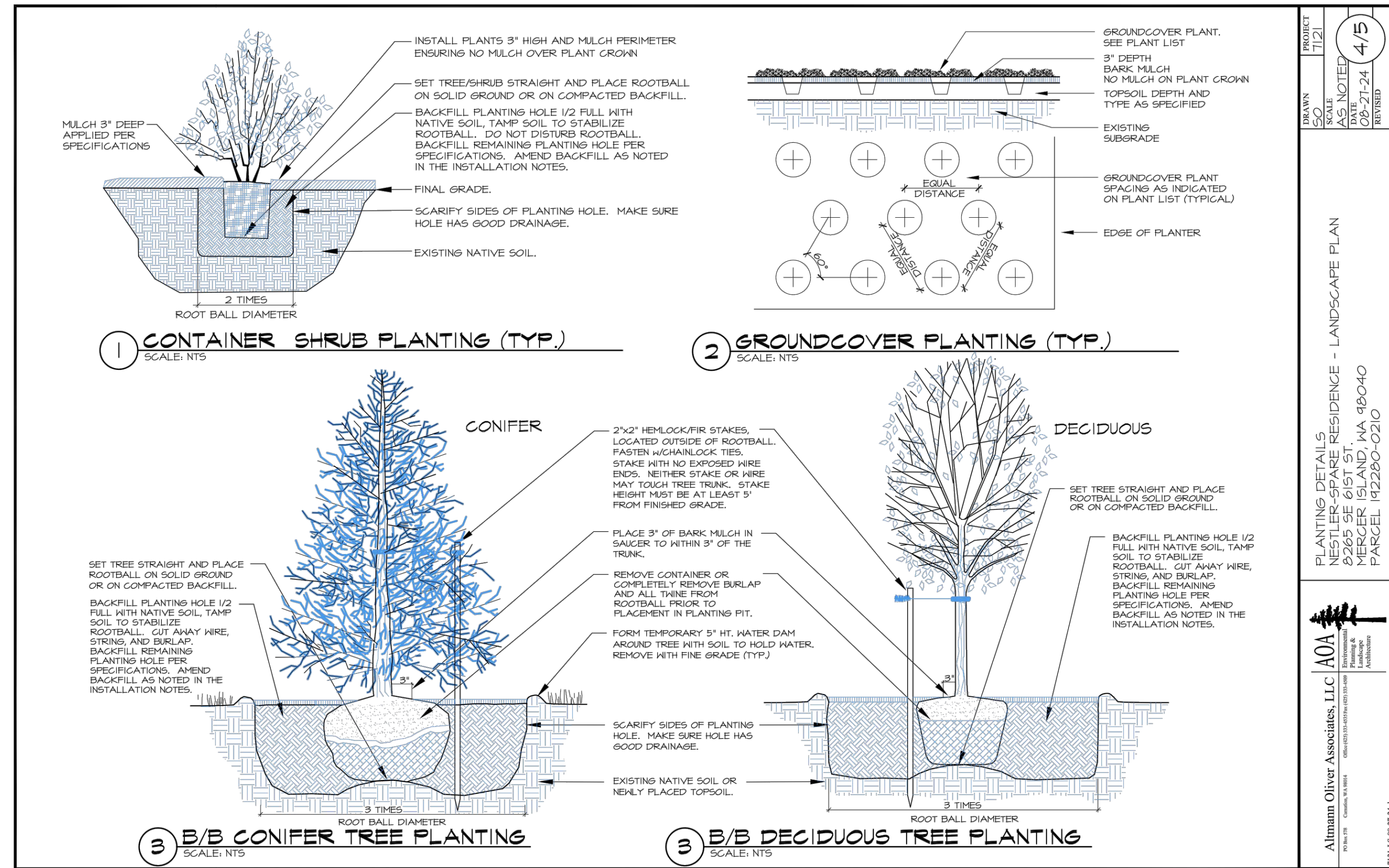
**NESTLER-SPARE RESIDENCE**

Remodel/Addition  
 8265 SE 61ST ST  
 Mercer Island, WA 98040

Date:  
 4/15/2024 Bldg. Permit Sub. 1  
 8/29/2024 Bldg. Permit Sub. 2  
 9/30/2024 Bldg. Permit Sub. 3

Scale:  
 Sheet:

Landscaping  
 Layout  
 A1.7



PROJECT: T121  
 DRAWN: SO  
 SCALE: AS NOTED  
 DATE: 08-21-24  
 REVISION: 4/5

PLANTING DETAILS - LANDSCAPE PLAN  
 NESTLER-SPARE RESIDENCE - 8265 SE 61ST ST, MERCER ISLAND, WA 98040  
 PARCEL 192290-0210

Almann Oliver Associates, LLC  
 1711 S. 46th St. Ste. 204  
 Mercer Island, WA 98040  
 206.275.5449

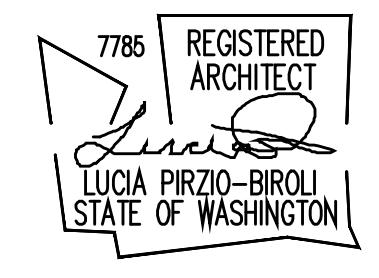
**SPECIFICATIONS**

- PRIOR TO PLANTING, THERE WILL BE A PRE-CONSTRUCTION MEETING WITH OWNER, LA AND LANDSCAPE CONTRACTOR TO REVIEW THE PLANT IN DETAIL AND MAKE ANY MINOR ADJUSTMENTS.
- PRIOR TO PLANTING, NON-NATURAL MATERIALS SHALL BE REMOVED FROM ALL PLANTING AREAS. SUBGRADE SHALL BE OVER-EXCAVATED 12" TO ALLOW FOR PLACEMENT OF LANDSCAPE BOULDERS PRIOR TO A 6" LIFT OF IMPORTED TOPSOIL, FILLED INTO THE TOP 6" OF SUBGRADE, THEN TOPPED WITH AN ADDITIONAL 3" OF IMPORTED TOPSOIL. IMPORTED TOPSOIL TO BE DEJONG'S. LA TO REVIEW LANDSCAPE BOULDERS AT PIT PRIOR TO DELIVERY AND TO BE ONSITE TO PLACE ROCKS OVER SUBGRADE.
- LANDSCAPE CONTRACTOR SHALL MOVE TWO JAPANESE MAPLES TO SAFE LOCATION PRIOR TO REPLANTING IN LOCATIONS SPECIFIED AFTER HARDSCAPE INSTALLATION AND TOPSOIL BACKFILL. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- IN ROUNDED ROCK AREA, OVER-EXCAVATE SUBGRADE 4" PRIOR TO PLACEMENT OF MARAFI FABRIC THEN A 4" LIFT OF BLACK 2-3" POLISHED STONES FROM MARENAKOS
- LANDSCAPE CONTRACTOR TO PREPARE DESIGN/BUILD IRRIGATION SYSTEM FOR WHOLE YARD.
- LANDSCAPE CONTRACTOR TO INSTALL LOW VOLTAGE FX LIGHTING AT LOCATIONS PER PLAN WITH PRIOR APPROVAL OF STYLE AND COLOR BY LA AND OWNER
- 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 OR MEDIUM COURSE BLACK MULCH FROM CEDAR GROVE 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.
- 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 2 YEARS.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.

PROJECT: T121  
 DRAWN: SO  
 SCALE: AS NOTED  
 DATE: 08-21-24  
 REVISION: 5/5

PLANTING SPECIFICATIONS - LANDSCAPE PLAN  
 NESTLER-SPARE RESIDENCE - 8265 SE 61ST ST, MERCER ISLAND, WA 98040  
 PARCEL 192290-0210

Almann Oliver Associates, LLC  
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**NESTLER-SPARE RESIDENCE**  
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