



Comments on the Gazebo project proposed by 8636 House owner Cui

From Melina Lin <melinalin48@gmail.com>

Date Wed 11/5/2025 10:14 AM

To Grace Manahan <grace.manahan@mercerisland.gov>

 2 attachments (5 MB)

8636 n mercer wayplan set markup.pdf; 2025.05.28landscape-plancao24-036 Markup.pdf;

Hi, Grace,

I reviewed the updated plan for the Gazebo project under SUB3 and 5, It looks good and I see they made corrections on the location of the new Gazebo to meet setback requirements.

However, there are a couple of items need to be addressed further:

1. The retaining wall is still located within the utility easement, and I also noticed that several shrubs are positioned inside this area. As far as I understand, no structure—including a retaining wall—should be placed within a utility easement, as it would obstruct access for maintenance or emergency purposes.
2. The plan does not show the existing gazebo location (that is non-compliance), nor include a demolition plan for removing the existing structure (non-compliance). Without this information, it may give out a wrong message to the contractor. The plan should include this information so it is very clear for the purpose of this permit - the job requires a re-building of the structure.

I've attached my markups for your reference. Please review and let me know if you'd like to discuss further.

Here is a link to the permit documents for building permit 2401-034:

<https://permitbulletin.mercerisland.gov/public/2401-034/>

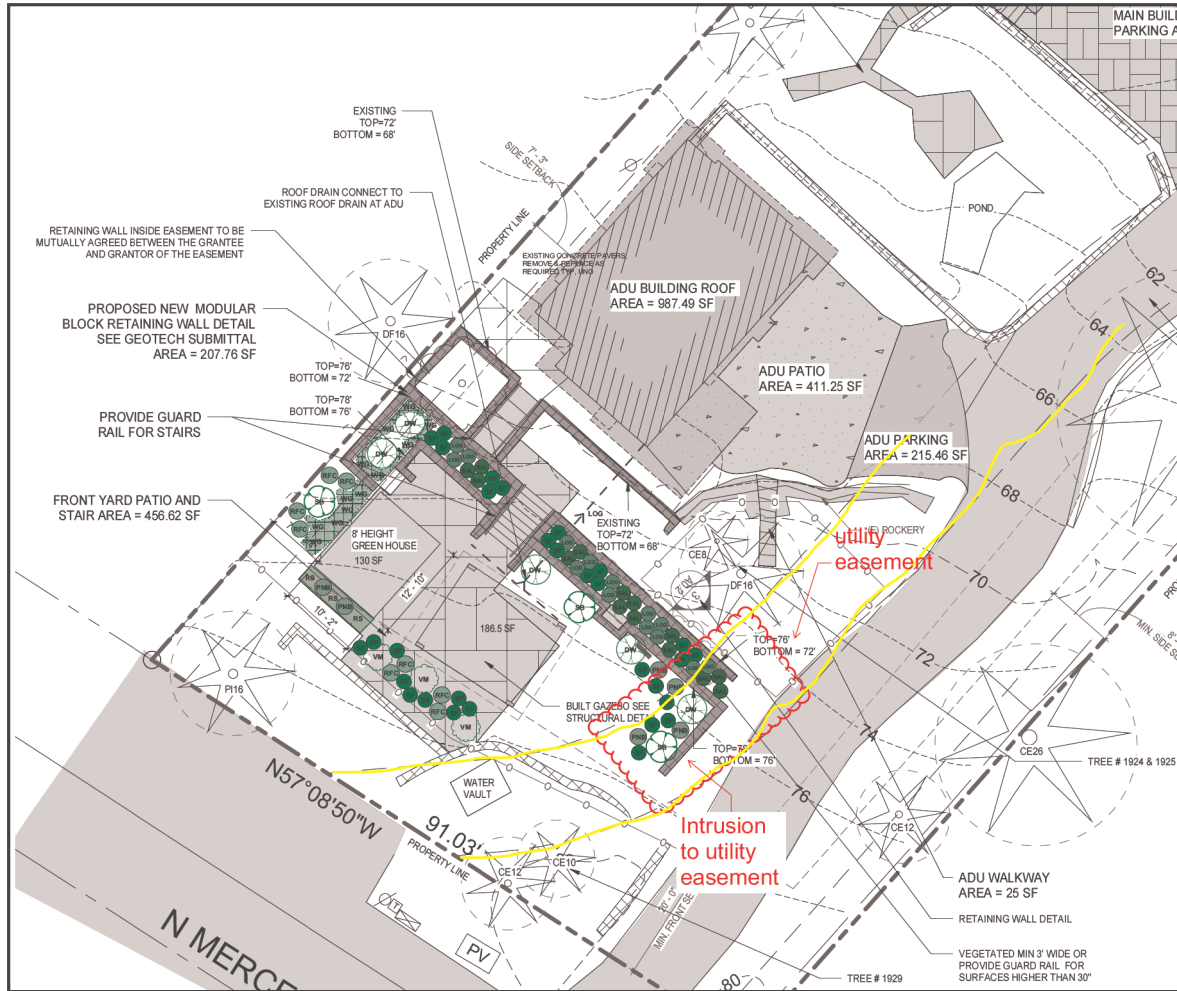
Warm Regards,

Melina Lin

Email: melinalin48@gmail.com

Cell: 206-355-9468

LANDSCAPE PLANTING PLAN



PLANT LEGEND

SYM	SPECIES	QTY	SIZE	SPACING
DW	PACIFIC DOGWOOD <i>CORNUS NUTTALLII</i>	5	5 GAL. / B&B	10-15' O.C.
VM	VINE MAPLE <i>ACER CIRCINATUM</i>	3	5 GAL.	10-12' O.C.
SB	SERVICEBERRY <i>AMELANCHIER ALNIFOLIA</i>	3	5 GAL.	8-10' O.C.
RFC	RED-FLOWERING CURRANT <i>RIBES SANGUINEUM</i>	8	2 GAL.	4-5' O.C.
PNB	PACIFIC NINEBARK <i>PHYSOCARPUS CAPITATUS</i>	6	2 GAL.	4-5' O.C.
LOG	LOW OREGON GRAPE <i>MAHONIA NERVOSA</i>	14	1 GAL.	3-4' O.C.
SAL	SALAL <i>GAULTHERIA SHALLON</i>	14	1 GAL.	3-4' O.C.
SF	SWORD FERN <i>POLYSTICHUM MUNITUM</i>	30	1 GAL.	2-3' O.C.
WJ	WILD GINGER <i>ASARUM CAUDATUM</i>	60	4' POT	12" O.C.
RO	REDWOOD SORREL <i>OXALIS OREGANA</i>	60	4' POT	12" O.C.

PLANT COVER CALCULATIONS

GROUNDCOVERS: 120 SQUARE FEET

SHRUBS: 884 SQUARE FEET

TREES: 1,039 SQUARE FEET

TOTAL PLANT COVER PROVIDED: 2,043 SQUARE FEET

AREA OF DISTURBANCE: 2,000 SQUARE FEET



SCALE
1/8" = 1'0"

PROJECT DESCRIPTION

RESPONSE TO CE23-0004. PROPOSED TO RE-LANDSCAPE DISTURBED AREAS TO MEET REQUIREMENTS OF MICC 19.07.160(B)(2)(d).

AREA OF DISTURBANCE EQUAL TO 2,000 SQUARE FEET.

SUMMARY OF ECOLOGICAL FUNCTIONS

REPLANTING THE DISTURBED AND BARE SOIL WITH NATIVE VEGETATION AS PROPOSED HELPS STABILIZE SOIL, IMPROVE WATER INFILTRATION, AND REDUCE EROSION. IT ALSO RESTORES HABITAT FOR WILDLIFE, SUPPRESSES INVASIVE SPECIES, AND SUPPORTS BIODIVERSITY. ADDITIONALLY, THE VEGETATION ENHANCES AIR QUALITY, MODERATES TEMPERATURES, AND CONTRIBUTES TO THE OVERALL ECOLOGICAL HEALTH OF THE AREA.

MAINTENANCE NOTES

- INSTALL PERMANENT DRIP IRRIGATION SYSTEM. WATER DURING DRY SEASON FOR 2-3 YEARS (MAY - SEPTEMBER).
- MAINTAIN TWO TIMES PER YEAR FOR A PERIOD OF 3 YEARS AS FOLLOWS:
 - REMOVE COMPETING WEEDS AND RE-MULCH AS NEEDED
 - REPLACE DEAD PLANTS (80% SURVIVAL GOAL)

PLANTING NOTES

- PLANTING SELECTIONS SHALL BE PACIFIC NORTHWEST NATIVE SPECIES. NO CULTIVARS OR HYBRIDS ARE ALLOWED.
- AREAS THAT HAVE BEEN CLEARED, GRADED, OR COMPACTED ARE TO BE AMENDED WITH ORGANIC MATTER PRIOR TO PLANTING. MULCH, SUCH AS WOOD CHIPS, SHOULD BE ADDED TO A 3" THICKNESS OVER THE ENTIRE PLANTING AREA WITHOUT COVERING THE STEMS OF PLANTS.
- TIMING: INSTALL DURING DORMANT SEASON (LATE OCTOBER TO EARLY MARCH) IF POSSIBLE.
- WATER IMMEDIATELY AFTER PLANTING.

8636 N MERCER WAY RESIDENCE
8636 N MERCER WAY, MERCER ISLAND, WA

LANDSCAPE PLANTING PLAN

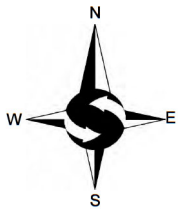
CASCARA TREE CONSULTING
KATIE HOGAN, PN-8078A
QUALIFIED TREE RISK ASSESSOR



PREPARED:
05/28/2025

SHEET NO.

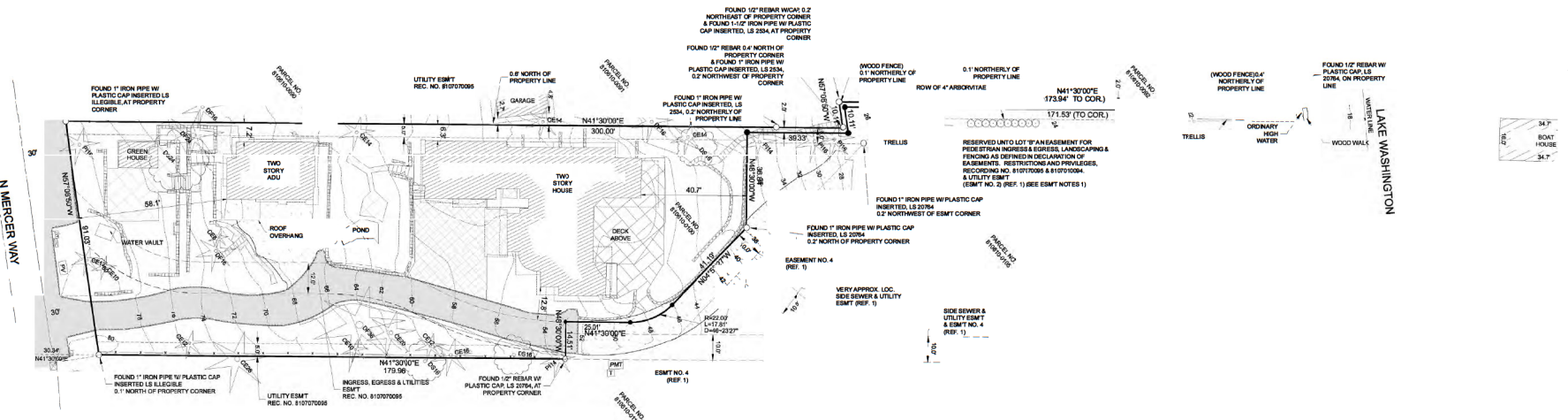
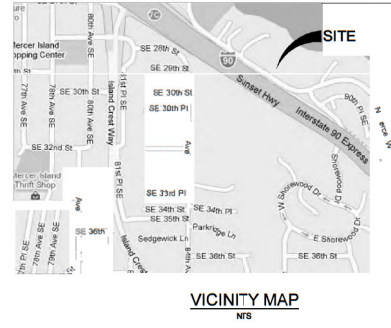
L-01



GRAPHIC SCALE
10 20 40
1 INCH = 20 FT.

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ● FOUND MONUMENT AS DESCRIBED ○ FOUND REBAR AS DESCRIBED — TACK W/ LEAD FOUND ● SET 5/8" X 24" IRON ROD W/ YELLOW PLASTIC CAP ○ POWER METER ○ UTILITY POLE ○ GAS METER ● SANITARY SEWER CLEANOUT ○ SANITARY SEWER MANHOLE ○ WATER VALVE ○ FIRE HYDRANT ○ WATER METER ○ SIGN — SS APPROXIMATE LOCATION SANITARY SEWER LINE — SD APPROXIMATE LOCATION STORM DRAIN LINE — OHP OVERHEAD POWER — OHU OVERHEAD UTILITIES — X CHAINLINK FENCE — □ WOOD FENCE | <ul style="list-style-type: none"> — CONCRETE WALL — ROCKERY — ASPHALT SURFACE — CONCRETE SURFACE — GRAVEL SURFACE — CE CEDAR — DG DECIDUOUS — DF DOUGLAS FIR — MP MAPLE — PI PINE * INDICATES MULTI-TRUNK |
|---|---|



GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF CURRENT TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3.56000 INCH NINO 5.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 335-330-000.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2016 & MARCH 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

REFERENCES

- MERCER ISLAND BOUNDARY LINE REVISION FILE NO. 88-25-32-1, PREPARED BY JONES BASS & ASSOCIATES, RECORDED SEPTEMBER 15, 1985 IN VOLUME 37 OF SURVEYS, PAGE 137, UNDER RECORDING NO. 80919610, RECORDS OF KING COUNTY, WASHINGTON.

EASEMENT NOTES

- DECLARATION RECORDED UNDER RECORDING NO. 81070068 DESCRIBES THE EASEMENT FOR FIRESTAN INGRESS & EGRESS, LANDSCAPING AND FINCHING AS DEFINED IN DECLARATION OF EASEMENT RESTRICTIONS AND PRIVILEGES, UNDER RECORDING NOS. 81070068 & 81070069 AS BEING THE NORTH 410 FEET OF LOT B PER REFERENCE NO. 1. HOWEVER, ALL RECORDED DOCUMENTS INDICATE THAT THE EASEMENT IS 5.00 FEET FROM THE NORTH LINE OF LOT A PER REFERENCE NO. 1.

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 LOT A OF MERCER ISLAND SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 781216977, AND REVISED UNDER KING COUNTY RECORDING NUMBERS 791300048 AND 820919816, BEING A SUBDIVISION OF TRACT 10, SUNDOWN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 31, IN KING COUNTY, WASHINGTON.
 EXCEPT THE NORTHEASTERLY 10 FEET IN WIDTH OF THE SOUTHWESTERLY 300 FEET, AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING AND LYING BETWEEN THE NORTHEASTERLY PROJECTION OF THE SIDELINES OF SAID TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 41°30'00" E FOR THE SOUTHEASTERLY BOUNDARY OF LOT A OF MERCER ISLAND SHORT PLAT, AS RECORDED UNDER RECORDING NUMBER 781216977, BASED ON FOUND MONUMENTS.

EASEMENTS/RESTRICTIONS PER TITLE REPORT

- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SEWER LINE EASEMENT, RECORDED UNDER A.F.N. 802952, RECORDS OF KING COUNTY WASHINGTON, (ACROSS SHORELANDS - NOT SHOWN).
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN ELECTRIC TRANSMISSION EASEMENT, RECORDED UNDER A.F.N. 76028272, RECORDS OF KING COUNTY, WASHINGTON, (NOT SHOWN - OVER EXISTING UNDERGROUND UTILITIES).
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SEWER LINE EASEMENT, RECORDED UNDER A.F.N. 800110694, RECORDS OF KING COUNTY, WASHINGTON, (SHOWN HEREON).
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AERIAL TELEVISION LINE EASEMENT, RECORDED UNDER A.F.N. 861116012, RECORDS OF KING COUNTY, WASHINGTON, (NOT SHOWN - UNABLE TO OBTAIN DOCUMENT).
- THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 84948, RESERVING ALL OIL, GAS, COAL, ORES, MINERALS, POSSIBLE, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, (NO PLOTTABLE DATA).
- THE SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. 88-25-32-1. RECORDED UNDER RECORDING NUMBER 80919610, SAID SHORT PLAT IS A REVISION OF SHORT PLATS RECORDED UNDER RECORDING NOS. 781216977 AND 79130002. (SHOWN HEREON).

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY CITY OF MERCER ISLAND SURVEY CONTROL DATABASE.
 POINT C.D. 869 - FOUND 3.0" DIAMETER CONCRETE FILLED IRON PIPE WITH BRASS TACK DOWN 0.4' AT THE CENTERLINE OF A MERCER WAY AT THE WEST END MERCER PARK LANE IN THE 8500 BLOCK.
 ELEVATION: 75.881 FEET (23.08 METERS) NAVD88
 0.2' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL, OR PLUS / MINUS 1/2 FOR THIS PROJECT.

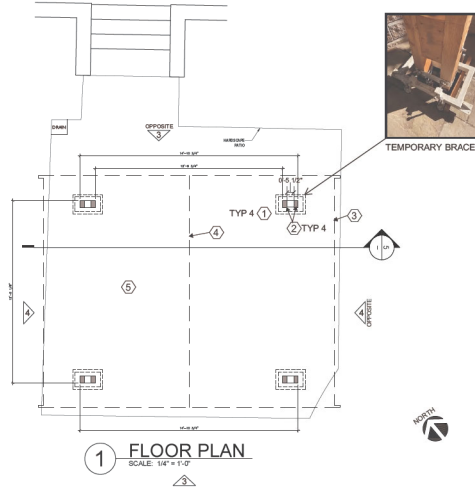
SE 1/4 NE 1/4 SEC 25 P 26N RN 4E WM



REVISION	

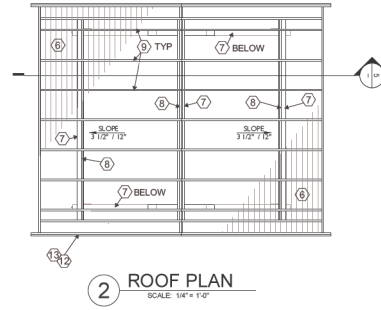
TOPOGRAPHIC SURVEY
 KAN/CU & LU YAN
 8536 N MERCER WAY
 MERCER ISLAND WA 980 0

PROJECT NO. 23-154
 DRAWN BY: EFJ
 CHECKED BY: TNW
 DATE: 4/4/2023
 SHEET 1 OF 1

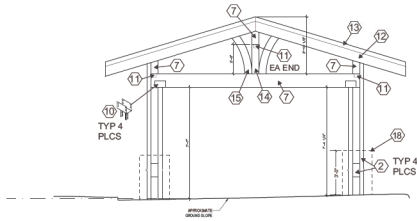


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

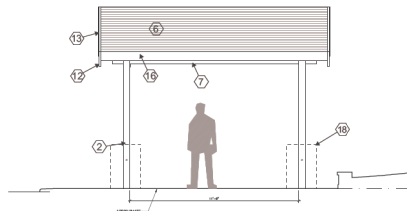
PROJECT DESCRIPTION
MOVE EXISTING, NON-PERMITTED TIMBER FRAME PERGOLA APPROXIMATELY 7'-8" NE TO COMPLY WITH MIN. 20'-0" FRONT YARD SETBACK, PER BUILDING INSPECTOR'S DIRECTION. EXISTING CONSTRUCTION HAS BEEN ACCURATELY MEASURED, REVIEWED BY A STRUCTURAL ENGINEER (REF: STRUCTURAL SHEETS) TO FULLY COMPLY WITH CURRENT STRUCTURAL CODE. REFERENCE SITE PLAN FOR EXACT LOCATION ON PROPERTY. NOTE THAT THE RELOCATION WILL CONFLICT WITH THE EXISTING LANDSCAPE STAIRS WHICH WILL NEED TO BE REDESIGNED & RELOCATED ALSO.



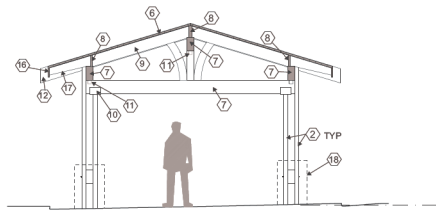
2 ROOF PLAN
SCALE: 1/4" = 1'-0"



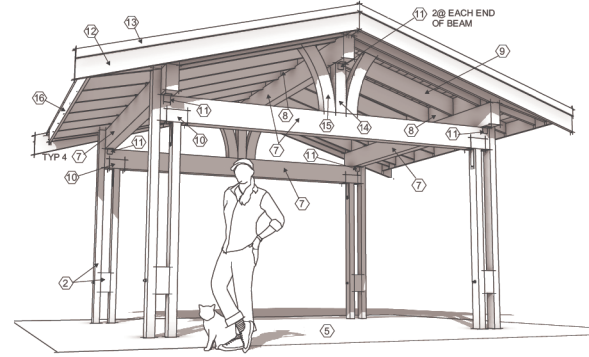
3 SOUTH ELEVATION
(NORTH ELEVATION OPPOSITE)
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
(EAST ELEVATION OPPOSITE)
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
SCALE: 1/4" = 1'-0"



KEYNOTES

- ① TEMPORARY POST BRACKET. RELOCATE STRUCTURE PER SITE PLAN. REMOVE BRACKET AND MOUNT POSTS PER STRUCTURAL (4 PLACES).
- ② DOUBLE 4X6 WOOD COLUMNS SPACED 5 1/2" APART (4 PLACES). NOTE ON N-S ELEVATIONS THAT THE COLUMNS ARE CONNECTED WITH A 6X6X11 1/4" WOOD BLOCK AT THE BOTTOM. (TEMPORARY CONNECTION - REF: STRUCTURAL)
- ③ EDGE OF ROOF - REF: ROOF PLAN.
- ④ ROOF RIDGE - REF: ROOF PLAN.
- ⑤ EXISTING STONE PATIO.
- ⑥ 1 1/2"X5" T&G DECKING.
- ⑦ 6X12 BEAM
- ⑧ 2X BLOCKING BETWEEN JOISTS
- ⑨ 2X10 JOISTS @ 24" OC
- ⑩ SIMPSON C064 POST CAP (4 PLACES)
- ⑪ SIMPSON OHA33 ORNAMENTAL ANGLE (12 PLACES)
- ⑫ 2X10 GABLE END TRIM
- ⑬ 1X4 TRIM
- ⑭ 6X6 KING POST
- ⑮ CURVED DECORATIVE BRACE - 5 1/2" THICK
- ⑯ 2X8 TRIM AT RAFTER ENDS
- ⑰ ANGLE CUTS ON END OF RAFTERS
- ⑱ NOTE: COLUMN BASE TO BE COVERED W/STONE VENEER PLINTH.

MICHAEL L. JONES
ARCHITECT/CONSULTANT, LLC

Mercer Island Pergola

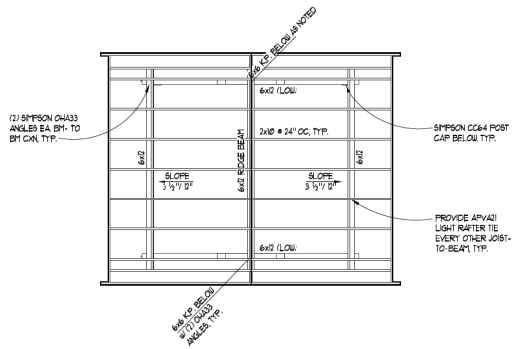
8636 N Mercer Way
Mercer Isl, WA 98040



PERMIT SUBMIT

INSPECTOR STAMP

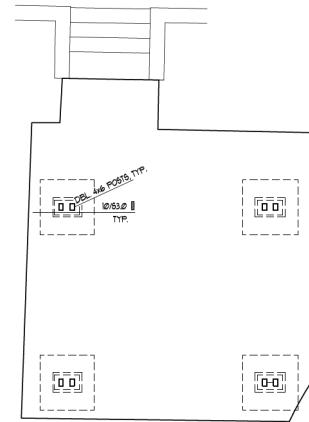
1/8" = 1'-0"



PLAN NOTES

1. NEW ROOF DIAPHRAGM SHALL BE 1/2" CDX PLYWOOD w/ MN PANEL INDEX OF 2418, WITH @12" x 25" NAILS AT:
 - 6"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
 - 6"oc AT ALL SUPPORTED PANEL EDGES (UNBLOCKED)
 - 12"oc AT FIELD

2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES

1. [] INDICATES NEW POST AND PAD FOOTING.
2. SEE SHEET 53.0 FOR TYPICAL CONCRETE DETAILS

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



MICHAEL L. JONES
ARCHITECT/CONSULTANT, LLC

**Mercer Island
Pergola**

8636 N Mercer Way
Mercer Isl, WA 98040



ILLIUMINATE
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ENGINEERS

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Mountlake Terrace, WA 98043-5263
Ph: (206) 623-0769; (425) 640-7333
www.illgrose.com

T-6-34 PERMIT SUBMITTAL

FIRST FLOOR /
FOUNDATION
PLAN

EXHIBITION STAMP

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE
(For Grade 60, Uncoated Bars, Normal Weight Concrete)

(I) MINIMUM STRAIGHT DEVELOPMENT LENGTH (l_{d})*

BAR SIZE	$f_c = 2500$ PSI		$f_c = 4500$ PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	24"	18"	24"	19"
#4	30"	24"	33"	25"
#5	39"	30"	41"	31"
#6	47"	36"	49"	37"

* "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 1" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 49%.

(II) MINIMUM LAP SPLICE LENGTHS (l_s)*

BAR SIZE	$f_c = 2500$ PSI	
	TOP BARS	OTHER BARS
#3	31"	24"
#4	41"	32"
#5	51"	39"
#6	61"	47"

SPLICES IN HORIZONTAL REINFORCING SHALL NOT OCCUR IN BOTH CURTAINS OF REINFORCING AT THE SAME LOCATION.

(III) MINIMUM EMBEDMENT LENGTHS (l_{eh}) FOR STANDARD END HOOKS

A. For general uses:

BAR SIZE	$f_c = 2500$ PSI
#3	9"
#4	11"
#5	15"
#6	18"

- SIDE COVER MUST BE EQUAL TO OR GREATER THAN $3/4$ "
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"
- 90° HOOKS ONLY

2

3

7

8

11

12

13

14

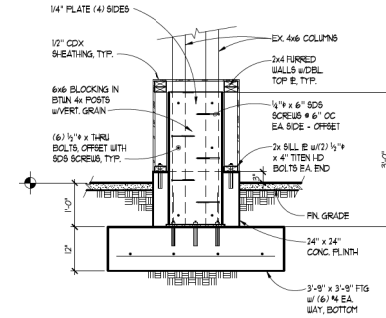
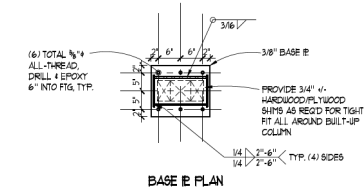
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17

18

19

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1-6-24 FERRIT SUBMITAL

FRAMING
DETAILS

INDICATION STAMP

S3.0