

1 VICINITY PLAN

SCALE: NTS



Mercer Grove House

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:
 - 2018 INTERNATIONAL RESIDENTIAL CODE
 - 2018 WASHINGTON STATE ENERGY CODE
 - 2018 IRC M1508 WHOLE HOUSE VENTILATION
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED IN FIELD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.
- ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 PER ASTM A123 AND/OR ASTM A153.304. 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.
- SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN ½" THROW) AND VIEWPOINT REQUIRED @ ALL EXTERIOR DOORS. WINDOW AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES. ALL LOCKS SHALL BE ABLE TO BE OPENED WITHOUT SPECIAL KNOWLEDGE OR EFFORT.
- CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY CITY JURISDICTION PRIOR TO ANY EARTH DISTURBANCE.
- NO SEDIMENT SHALL BE TRACED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.
- LEGAL COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

OWNER:
 PAUL BOSVELD + YUSHAN LIN
 7785 SUNSET HWY UNIT 443
 MERCER ISLAND, WA 98040
 954.918.6271
CONTACT: PAUL BOSVELD
 PAULBOSVELD@GMAIL.COM

ARCHITECT:
 WITTMAN ESTES
 6007 12TH AVE S
 SEATTLE, WA 98108
 206.735.7170
CONTACT: MATT WITTMAN, AIA
 MATT@WITTMAN-ESTES.COM

STRUCTURAL ENGINEER:
 J WELCH ENGINEERING, LLC
 JOSH WELCH, SE
 PO BOX #28427
 SEATTLE, WA 98118
 206.356.9553
 JOSHTWELCH@GMAIL.COM

CIVIL ENGINEER:
 G2 CIVIL + LITCHFIELD ENGINEERING
 1375 NW MALL ST, SUITE 3
 ISSAQUAH, WA 98027
CONTACT: NICOLE MECUM, PE
 NICOLEM@G2CIVIL.COM
 425.821.5038 (MAIN)
 425.364.5284 (DIRECT)

GEOTECHNICAL ENGINEER:
 GEO GROUP NORTHWEST
 13705 BEL-RED ROAD
 BELLEVUE, WA 98005
 425.649.8757
CONTACT: BILL CHANG, PE
 WCHANG@GEOGROUPNW.COM

ARBORIST:
 LAYTON TREE CONSULTING, LLC
 BOB LAYTON, RCA
 PO BOX #572
 SNOHOMISH, WA 98291
 425.220.5711
 BOB@LAYONTREECONSULTING.COM

PROJECT DATA

PARCEL # 362350-0037

ADDRESS:
 7345 SE 38TH ST
 MERCER ISLAND, WA 98040

ZONE: R-15

LOT AREA: 24,138 SF (0.55 ACRES)

CONSTRUCTION TYPE: V-B, PROVIDE NFPA 13R SPRINKLERS

LEGAL DESCRIPTION:
 ISLAND PARK REPLAT OF W 100 FT MEAS
 ALG N LN & POR VAC ST ADJ E OF W LN PROD S

PROJECT DESCRIPTION:
 CONSTRUCTION OF NEW SINGLE FAMILY HOME WITH DETACHED CARPORT

CAR2:
 APPLICATION SUBMITTED #CAO21-006

MIMC 19.10.070 TREE REPLACEMENT
 ONLY 2 VIABLE TREES (#16 AND #18) ARE PROPOSED FOR REMOVAL PER ARBORIST'S REPORT

TREES' DIAMETER = 10"-24" AT DBH, TO BE REPLACED AT RATIO OF 2:1

REQUIRED: 4 REPLACEMENT TREES
 PROVIDED: 4 REPLACEMENT TREES

CONIFEROUS REPLACEMENT TREES TO BE 6' TALL MINIMUM. DECIDUOUS REPLACEMENT TREES TO BE 1 1/2" CALIPER MINIMUM.

REPLACEMENT TREES SHALL BE PLANTED BETWEEN 10/1 AND 4/1 FOLLOWING THE APPLICABLE TREE REMOVAL.

MIMC 19.02.020.C.1 REQUIRED YARDS
FRONT:
 REQUIRED: 20'-0", PROVIDED: 47'-11" (HOUSE)
SIDES:
 REQUIRED: 17'-6" NET, 7'-6" WEST, 10'-0" EAST
 PROVIDED: 53'-10" NET, 43'-8" WEST, 10'-2" EAST
REAR:
 REQUIRED 25'-0", PROVIDED: 116'-3"

MICC 19.02.020.D.1 GROSS FLOOR AREA
 MAX. GROSS FLOOR AREA: (0.40) 24,138 = 9655 SF

1F:	62 SF
2F:	1760 SF
3F:	1051 SF
CARPORT:	164 SF

PROPOSED GROSS FLOOR AREA: 3037 SF

MIMC 19.02.020.E BUILDING HEIGHT LIMIT
 MAX. BUILDING ELEVATION ALLOWED: 30'-0"
 BUILDING ELEVATION PROVIDED: 29'-11"
 (SEE BUILDING SECTIONS FOR HEIGHTS)

MIMC 19.02.020.E.2 DOWNHILL BUILDING FACADE
 MAX. HEIGHT OF DOWNHILL FACADE: 30'-0"
 DOWNHILL FACADE HEIGHT PROVIDED: 26'-10"
 (SEE BUILDING SECTIONS FOR HEIGHTS)

MIMC 19.02.020.E.4 AVERAGE BUILDING ELEVATION
 AVERAGE BUILDING ELEVATION = 215.3'
 (SEE A0.3 FOR DIAGRAM AND CALCULATIONS)

MIMC 19.02.020.F LOT COVERAGE
 LOT SLOPE: 26%
 ALLOWABLE: 35% OF 24,138 SF = 8448.3 SF
 PROPOSED: 3429 SF
 DRIVEWAY: 252 SF

MIMC 19.02.020.F.3 LANDSCAPING REQUIRED
 LOT SLOPE: 26%
 REQUIRED: 65% OF 24,138 SF = 15,690 SF
 PROPOSED: 20,865 SF

MIMC 19.02.020.F.3.B HARDSCAPE
 A MAXIMUM OF 9% OF THE NET LOT AREA MAY CONSIST OF HARDSCAPE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, WALKWAYS, DECKS, ETC.

9% OF LOT AREA (24,138 SF) = 2172 SF MAX. HARDSCAPE AREA

HARDSCAPE ELEMENTS (SEE SHEET L1.0):
 STAIRS: 77 SF
 UNCOVERED WALKWAYS: 135 SF

PROPOSED HARDSCAPE AREA: 212 SF

MIMC 19.020.G.2 PARKING REQUIRED
 REQUIRED: 2 CARS
 PROPOSED: 2 CARS (CARPORT)

MIMC 19.02.040.D CARPORTS IN REQUIRED YARDS
FRONT:
 REQUIRED: 10'-0"
 PROVIDED: 10'-1"

SHEET INDEX:

A0.0 COVER SHEET SURVEY

CIVIL
 C1.0 CONCEPTUAL SITE PLAN
 C2.0 TREE RETENTION & TESC PLAN

LANDSCAPE
 L1.0 ENLARGED LANDSCAPE PLAN

ARCHITECTURAL
 A0.1 SITE PLAN
 A0.2 SITE DISTURBANCE PLAN
 A0.3 AVERAGE GRADE CALCULATIONS
 A0.4 ENLARGED EXCAVATION PLAN

A1.0 FLOOR PLAN - 1F
 A1.1 FLOOR PLAN - 2F
 A1.2 FLOOR PLAN - 3F
 A1.3 ROOF PLAN

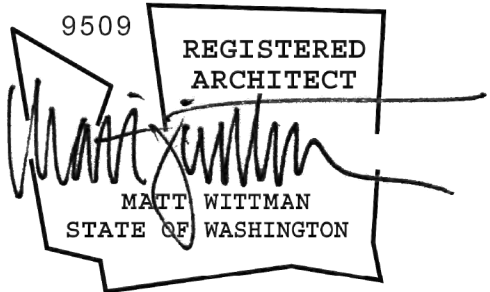
A2.0 EXTERIOR ELEVATIONS
 A2.1 EXTERIOR ELEVATIONS

A3.0 SECTIONS
 A3.1 SECTIONS
 A3.2 SECTIONS
 A3.4 SECTIONS
 A3.5 SECTIONS

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 Seattle, WA 98108

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 info@wittman-estes.com
 www.wittman-estes.com

Architecture + Landscape



2014

Mercer Grove

7345 SE 38TH ST
 MERCER ISLAND, WA 98040

TPN #3623500037

CAR2 #CAO21-006
 BUILDING PERMIT #2110-193

CAR2 APPLICATION
 ISSUE DATE: 9/20/2021

REVISIONS

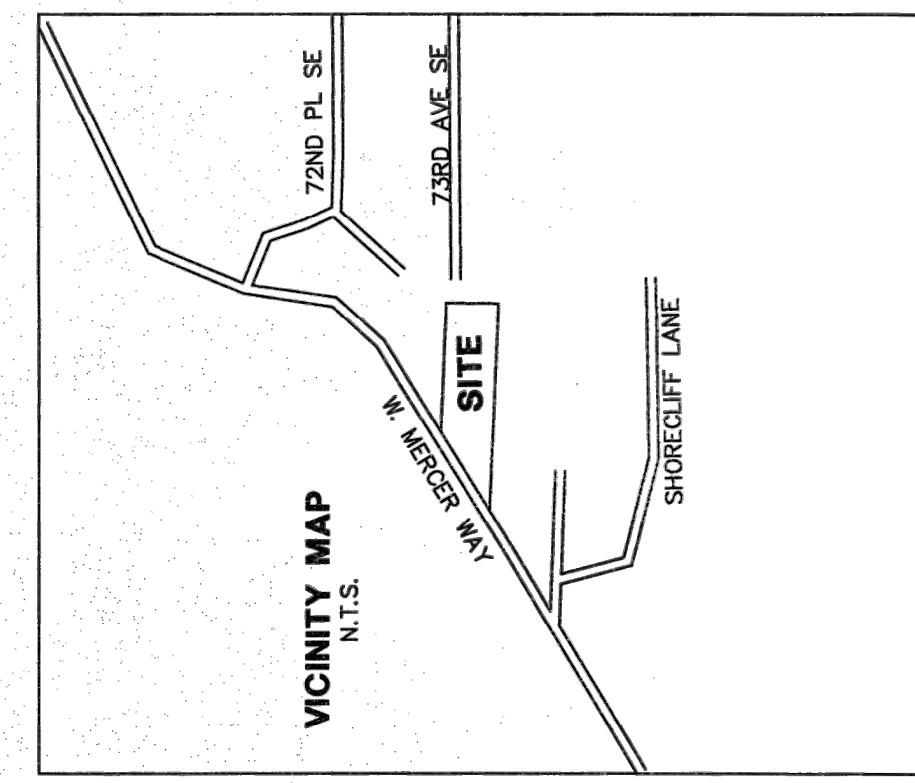
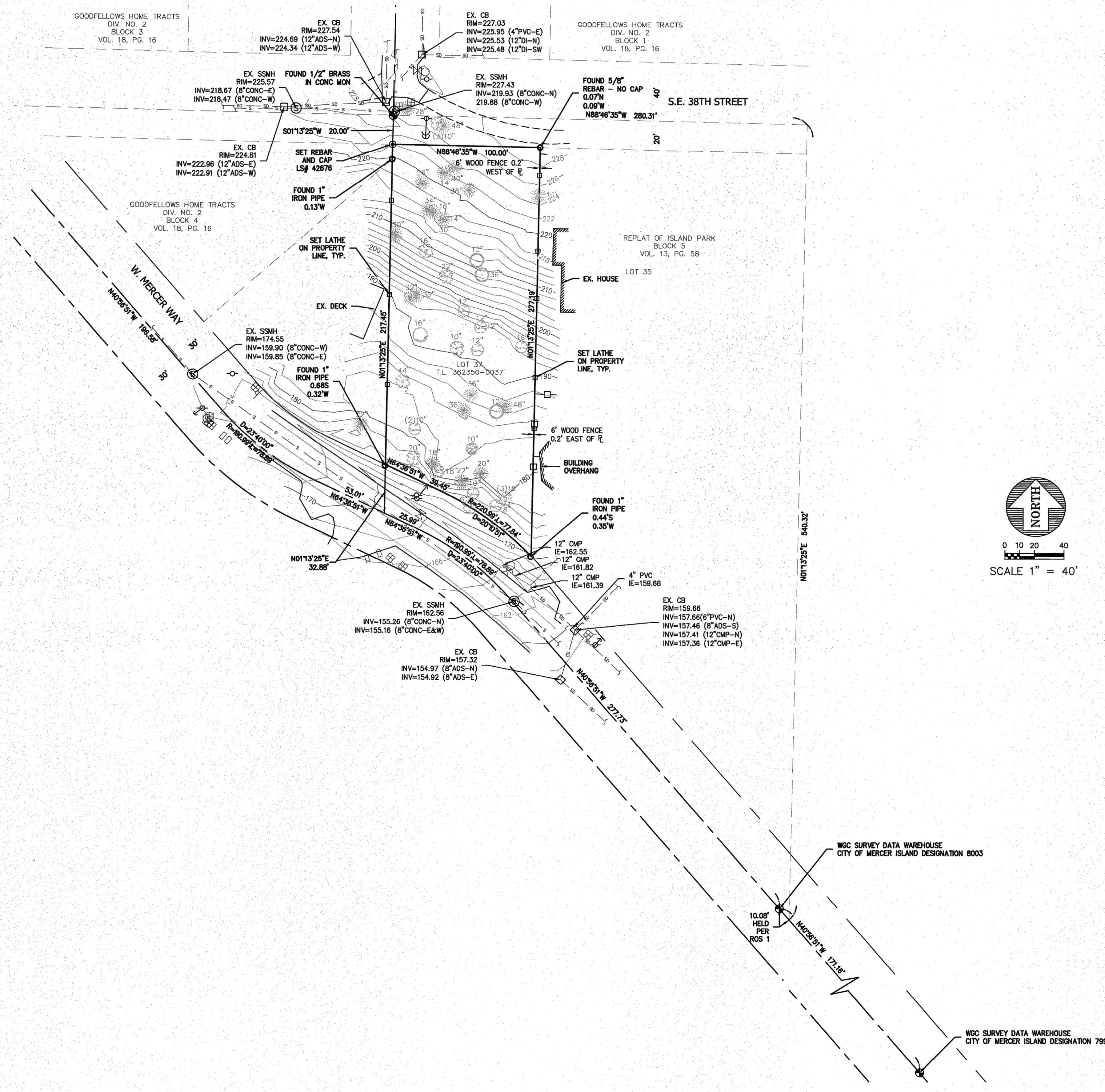
NO.	ISSUE	DATE
1	CITY REVISIONS	3.18.2022

DRAWN BY: JF HC
 CHECKED BY: MW

architectural cover sheet

A0.0

**A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 12, T.24N., R.04E., W.M.
MERCER ISLAND, STATE OF WASHINGTON**



LEGAL DESCRIPTION

THE WEST ONE-HUNDRED (100) FEET OF TRACT FIVE (5) (MEASURED ON THE NORTH LINE THEREOF), REPLAT OF ISLAND PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF ISLAND AVENUE VACATED BY KING COUNTY COMMISSIONER'S ADJOINING.

DATUM

NAVD 88

BENCHMARK

WGS DESIGNATION 8003
3/8" COPPER PIN IN 4" SQUARE CONCRETE MONUMENT, DOWN 1.1", LOCATED ON MERCER WAY 192 FEET NORTHWEST OF THE INTERSECTION WITH S.E. 40TH STREET
ELEVATION=143.51

HORIZONTAL DATUM

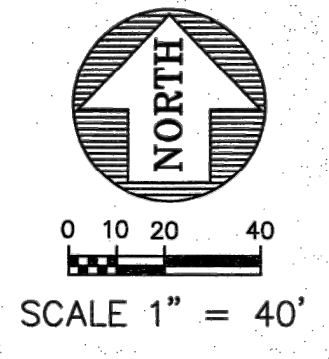
NAD 1983/91

HORIZONTAL CONTROL

HELD LINE BETWEEN WGS SURVEY DATA POINT 8003 AND WGS DATA POINT 7999
IE=N40°56'51"W

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION,
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



LEGEND

- ☐ WATER METER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊖ GAS VALVE
- ☐ MAILBOX
- ⊕ UTILITY POLE
- ⊖ GUY ANCHOR
- ☐ CATCH BASIN
- ⊕ SEWER MANHOLE
- ⊖ SIGN

TREE LEGEND

- ⊕ MAPLE TREE
- ⊖ COTTONWOOD TREE
- ⊕ ALDER TREE
- ⊖ MADRONA TREE
- ⊕ TREE (UNSPECIFIED)

REVISIONS	BY	DATE



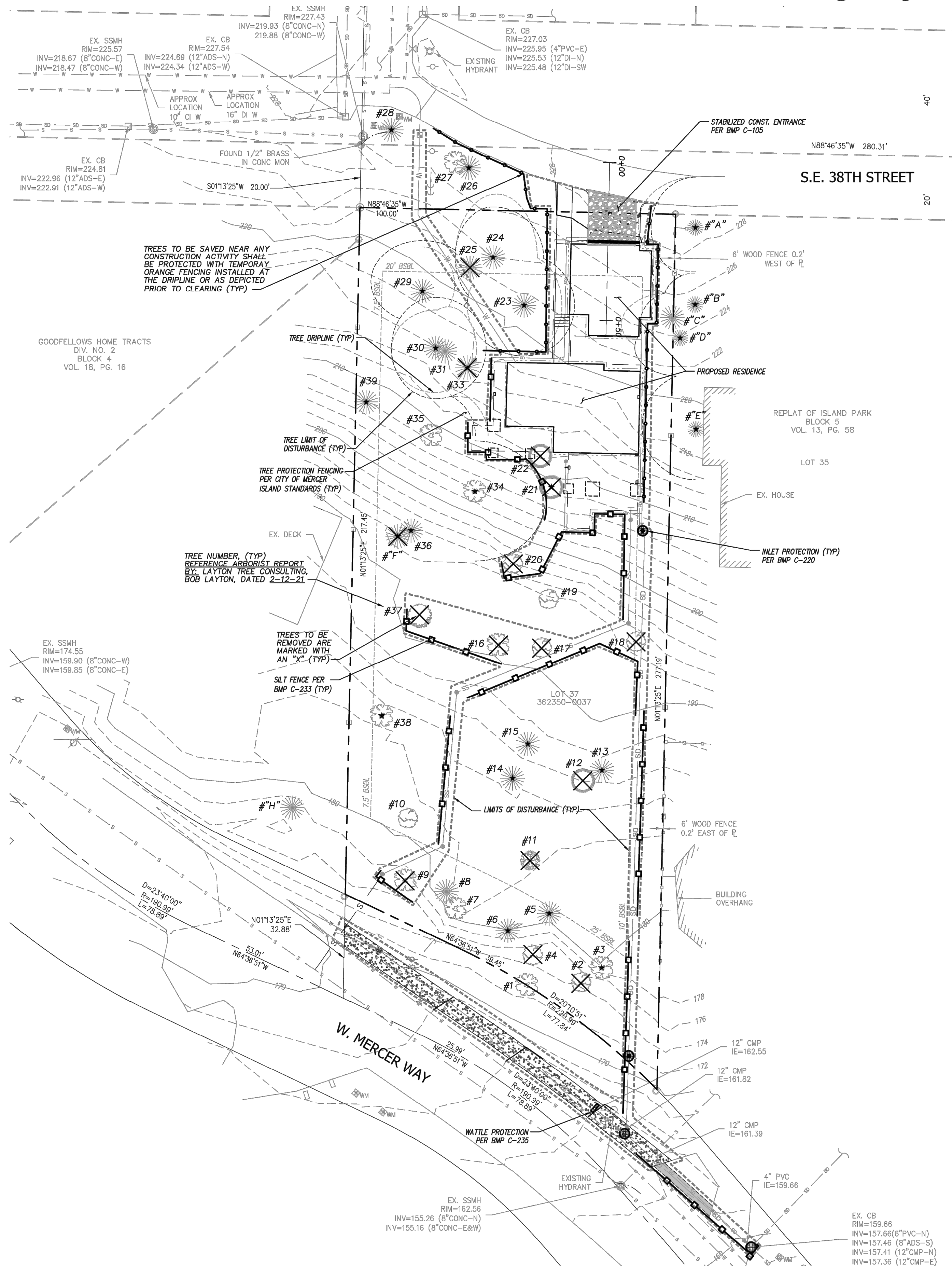
10/21/15

JANE BURNS
BOUNDARY/TOPOGRAPHY PLAN

Compass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle. Elm., WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	15605
DATE	10/06/15
SCALE	1"=40'
DESIGNED	SDM
DRAWN	JEF
CHECKED	SDM
APPROVED	SDM

TREE RETENTION & TESC PLAN



LEGEND

- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ GAS VALVE
- ⊗ MAILBOX
- ⊗ UTILITY POLE
- ⊗ GUY ANCHOR
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- ⊗ SIGN

TREE LEGEND

- ⊗ MAPLE TREE
- ⊗ COTTONWOOD TREE
- ⊗ ALDER TREE
- ⊗ MADRONA TREE
- ⊗ TREE (UNSPECIFIED)
- * EXCEPTIONAL TREE >=24" DBH

SURVEY NOTE

EXISTING SURVEY FEATURES, BOUNDARY, AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LE/G2 ENGINEERING CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF DATA AND INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EXISTING UTILITY NOTE

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



Layton Tree Consulting LLC

For: Paul Bosveld
Site: 73XX SE 38th ST - Mercer Island
Tree Summary Table
Date: 2/12/2021

Tree/Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)	Regulated			Comments	Proposal
						Yes/No	Exceptional Yes/No	Yes/No		
2	red alder	<i>Alnus rubra</i>	10			Poor	Yes	No		Remove
3	bigleaf maple	<i>Acer macrophyllum</i>	27			Fair	Yes	No	OK to leave, needs crown clean pruning	Save
4	red alder	<i>Alnus rubra</i>	11			Down	NA	NA	dead, fell down	NA
5	Douglas fir	<i>Pseudotsuga menziesii</i>	30			Good	Yes	Yes		Save
6	Douglas fir	<i>Pseudotsuga menziesii</i>	41			Fair	Yes	Yes		Save
7	bigleaf maple	<i>Acer macrophyllum</i>	cluster			Fair	Yes	No	OK to leave, needs crown clean pruning	Save
8	Douglas fir	<i>Pseudotsuga menziesii</i>	21			Fair	Yes	No		Save
9	bigleaf maple	<i>Acer macrophyllum</i>	22			Poor	Yes	No	70% dead, lean to powerlines	Remove
10	Pacific dogwood	<i>Cornus nuttallii</i>	11,11 (18)	59		Fair	Yes	Yes	OK to leave, low risk	Save
11	Mountain ash	<i>Sorbus aucuparia</i>	8,4 (8)			Dead	NA	NA		NA
12	Pacific madrone	<i>Arbutus menziesii</i>	11			Poor	Yes	Yes	90% dead, low risk, OK to leave	NA
13	Douglas fir	<i>Pseudotsuga menziesii</i>	53			Fair	Yes	Yes		Save
14	Douglas fir	<i>Pseudotsuga menziesii</i>	38			Good	Yes	Yes		Save
15	Douglas fir	<i>Pseudotsuga menziesii</i>	38			Good	Yes	Yes		Save
16	bigleaf maple	<i>Acer macrophyllum</i>	11			Fair	Yes	No		Remove
17	red alder	<i>Alnus rubra</i>	16			Dead	NA	NA		NA
18	red alder	<i>Alnus rubra</i>	15			Dead	NA	NA		NA
19	red alder	<i>Alnus rubra</i>	15			Fair	Yes	No	OK to leave, decent vigor, low risk	Save
20	red alder	<i>Alnus rubra</i>	14			Poor	Yes	No	90% dead	Remove
21	Pacific madrone	<i>Arbutus menziesii</i>	32			Poor	Yes	Yes	diseased, heavy lean downhill	Remove
22	Pacific madrone	<i>Arbutus menziesii</i>	12			Dead	NA	NA		NA
23	Douglas fir	<i>Pseudotsuga menziesii</i>	52		18/16 18/16 12/16 18	Good	Yes	Yes		Save
24	Douglas fir	<i>Pseudotsuga menziesii</i>	43	155	20/16 10/16 14/16 12	Good	Yes	Yes	old broken top	Save
25	Douglas fir	<i>Pseudotsuga menziesii</i>	14			Dead	NA	NA	Dead snag	Remove
29	Douglas fir	<i>Pseudotsuga menziesii</i>	30		14/16 10 10/16 NA	Fair	Yes	Yes	cambial ruptures	Save
30	Douglas fir	<i>Pseudotsuga menziesii</i>	30	130	12/16 14/16 10/16 14	Fair	Yes	Yes	incipient pini infection, south side	Save
31	Douglas fir	<i>Pseudotsuga menziesii</i>	18	80	14/14 8/12 10/12 8	Fair	Yes	No		Save
32	Douglas fir	<i>Pseudotsuga menziesii</i>	17		NA NA NA NA NA	Dead	NA	NA	Dead snag	Remove
33	Douglas fir	<i>Pseudotsuga menziesii</i>	36		NA NA NA NA NA	Poor	Yes	Yes	Advanced pini infection, all sides	Remove
34	bigleaf maple	<i>Acer macrophyllum</i>	26			Fair	Yes	No	decent form, some dead wood	Save
35	bigleaf maple	<i>Acer macrophyllum</i>	20		18/14 NA 18/14 NA	Fair	Yes	No	decent form, some dead wood	Save
36	Douglas fir	<i>Pseudotsuga menziesii</i>	37			Fair	Yes	Yes		Save
37	black cottonwood	<i>Populus trichocarpa</i>	21			Poor	Yes	No	suspect internal decay	Remove
38	bigleaf maple	<i>Acer macrophyllum</i>	40			Fair	Yes	Yes	asymmetric crown to east	Save
39	Douglas fir	<i>Pseudotsuga menziesii</i>	39	142		Fair	Yes	Yes	old broken top, upper foliage a little sparse	Save
F	Douglas fir	<i>Pseudotsuga menziesii</i>	31	100		Poor	Yes	Yes	advanced pini infection, leans west to house	Remove
Neighboring Trees										
bigleaf maple	<i>Acer macrophyllum</i>	7				Fair	No	No	in ROW	Protect
Douglas fir	<i>Pseudotsuga menziesii</i>	46				Good	Yes	Yes	in ROW	Protect
bigleaf maple	<i>Acer macrophyllum</i>	19				Fair	Yes	No	in ROW	Protect
Douglas fir	<i>Pseudotsuga menziesii</i>	31				Good	Yes	Yes	in ROW	Protect
A	Douglas fir	<i>Pseudotsuga menziesii</i>	36		16 14/16 NA 18/14	Good	Yes	Yes		Protect
B	Douglas fir	<i>Pseudotsuga menziesii</i>	30		10 8 NA 10	Good	Yes	Yes	6-foot off PL/fence	Protect
C	Douglas fir	<i>Pseudotsuga menziesii</i>	19		8 12 NA 16/10	Fair	Yes	No		Protect
D	Douglas fir	<i>Pseudotsuga menziesii</i>	32		6 12 NA 14/14	Good	Yes	Yes		Protect
E	Douglas fir	<i>Pseudotsuga menziesii</i>	42		18 16 NA 17	Fair	Yes	Yes	Foliage somewhat sparse	Protect

Drip-Line and Limits of Disturbance measurements from face of trunk
Calculated DBH: the DBH in 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).



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROPERTY ADDRESS: 38XX WEST MERCER WAY, MERCER ISLAND, WA 98040
TAX LOT NUMBER: 362350-0037
SITE AREA: 24,288 S.F. (0.56 AC.)
ZONING: RESIDENTIAL R-15

PROJECT TEAM

OWNER: PAUL BOSVELD & LIN YUSHAN
1421 36TH AVE S
SEATTLE, WA 98144
(954) 918-6271
ARCHITECT: WITTMAN ESTES
6007 12TH AVENUE SOUTH
SEATTLE, WA 98108
(206) 735-7170
CONTACT: MATT WITTMAN

CIVIL ENGINEER:

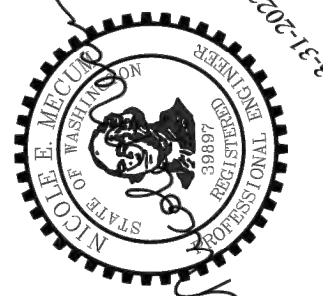
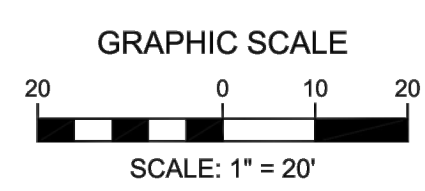
G2 CIVIL
1375 NW MALL STREET, SUITE 3
ISSAQUAH, WA 98027
(425) 821-5038
CONTACT: NICOLE MECUM, PE

SURVEYOR:

ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250
CONTACT: STEVEN D. McCASKEY, PLS

GEOTECHNICAL ENGINEER:

GEO GROUP NORTHWEST, INC.
13705 BEL-RED ROAD
BELLEVUE, WA 98005
(425) 649-8757
CONTACT: WILLIAM CHANG, PE

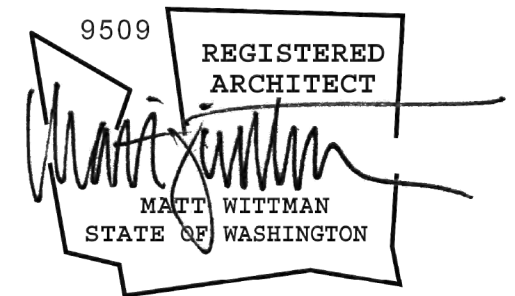


DATE	NOTES
9-2-21	SUBMITTED TO CLIENT
10-14-21	ADDED TESC/SUBMITTED TO CLIENT
3-31-22	REVISED PER CITY COMMENTS

1375 NW MALL ST, SUITE 3
ISSAQUAH, WA 98027
PHONE: (425) 821-5038



TREE RETENTION & TESC PLAN
38XX WEST MERCER WAY
MERCER ISLAND, WA 98040
PAUL BOSVELD
1421 36TH AVE S
SEATTLE, WA 98144



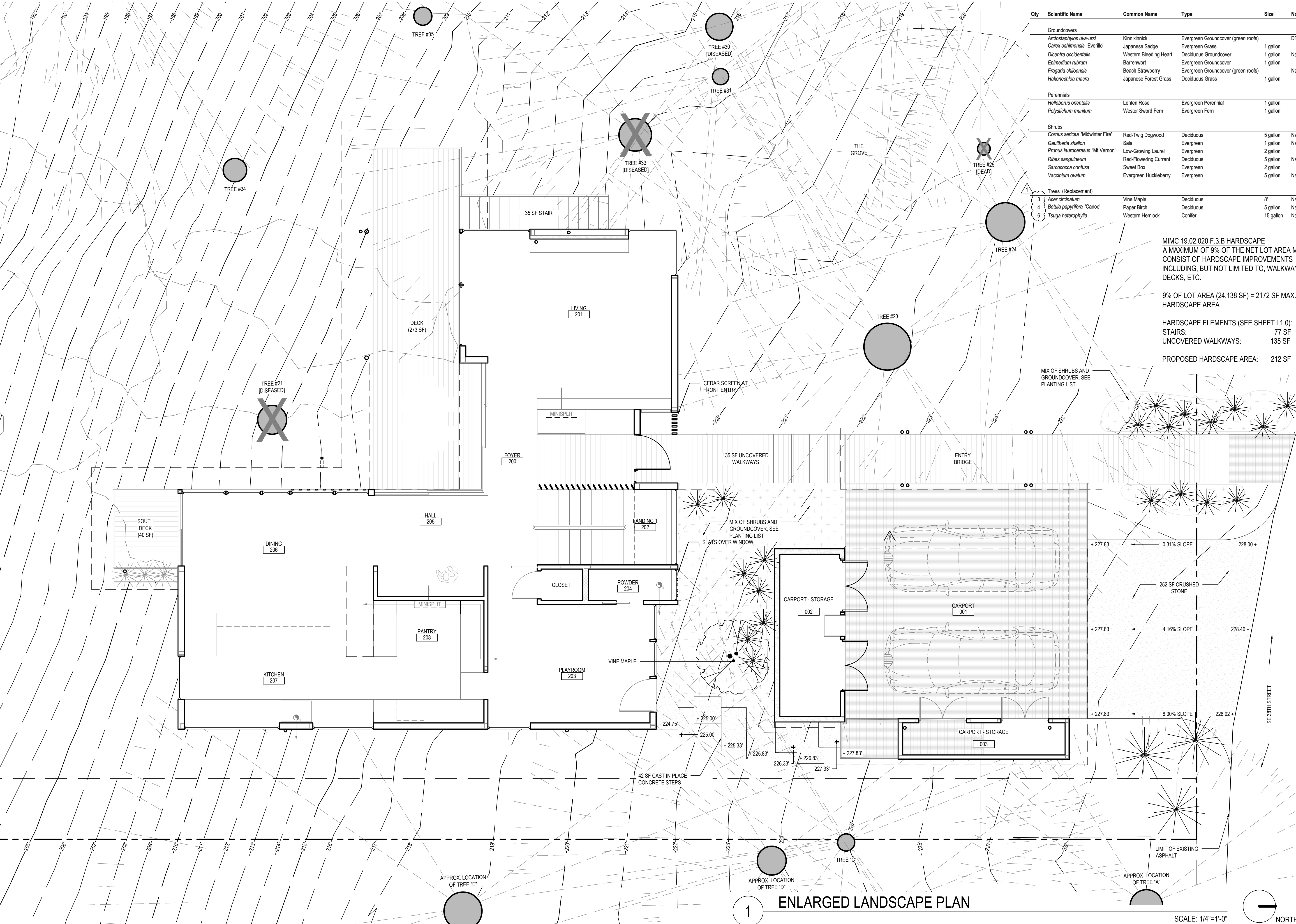
Qty	Scientific Name	Common Name	Type	Size	Notes
Groundcovers					
	<i>Arcostaphylos uva-ursi</i>	Kinnikinnick	Evergreen Groundcover (green roofs)		DT
	<i>Carex oshimensis</i> 'Everillo'	Japanese Sedge	Evergreen Grass	1 gallon	
	<i>Dicentra occidentalis</i>	Western Bleeding Heart	Deciduous Groundcover	1 gallon	Native
	<i>Epimedium rubrum</i>	Barrenwort	Evergreen Groundcover	1 gallon	
	<i>Fragaria chiloensis</i>	Beach Strawberry	Evergreen Groundcover (green roofs)		Native
	<i>Hakonechloa macra</i>	Japanese Forest Grass	Deciduous Grass	1 gallon	
Perennials					
	<i>Helleborus orientalis</i>	Lenten Rose	Evergreen Perennial	1 gallon	
	<i>Polystichum munitum</i>	Wester Sword Fern	Evergreen Fern	1 gallon	
Shrubs					
	<i>Cornus sericea</i> 'Midwinter Fire'	Red-Twig Dogwood	Deciduous	5 gallon	Native
	<i>Gaultheria shallon</i>	Sabal	Evergreen	1 gallon	Native
	<i>Prunus laurocerasus</i> 'Mt Vernon'	Low-Growing Laurel	Evergreen	2 gallon	
	<i>Ribes sanguineum</i>	Red-Flowering Currant	Deciduous	5 gallon	Native
	<i>Sarcococca confusa</i>	Sweet Box	Evergreen	2 gallon	
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	Evergreen	5 gallon	Native
Trees (Replacement)					
3	<i>Acer circinatum</i>	Vine Maple	Deciduous	8'	Native
4	<i>Betula papyrifera</i> 'Canoe'	Paper Birch	Deciduous	5 gallon	Native
6	<i>Tsuga heterophylla</i>	Western Hemlock	Conifer	15 gallon	Native

MIMC 19.02.020.F.3.B HARDSCAPE
A MAXIMUM OF 9% OF THE NET LOT AREA MAY
CONSIST OF HARDSCAPE IMPROVEMENTS
INCLUDING, BUT NOT LIMITED TO, WALKWAYS,
DECKS, ETC.

9% OF LOT AREA (24,138 SF) = 2172 SF MAX.
HARDSCAPE AREA

HARDSCAPE ELEMENTS (SEE SHEET L1.0):
STAIRS: 77 SF
UNCOVERED WALKWAYS: 135 SF

PROPOSED HARDSCAPE AREA: 212 SF



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7345 SE 38TH ST
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TPN #3623500037

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CAR2 APPLICATION
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CHECKED BY: MW

enlarged landscape
plan

L1.0

1 ENLARGED LANDSCAPE PLAN

SCALE: 1/4"=1'-0" NORTH

MERCER GROVE TREE INVENTORY

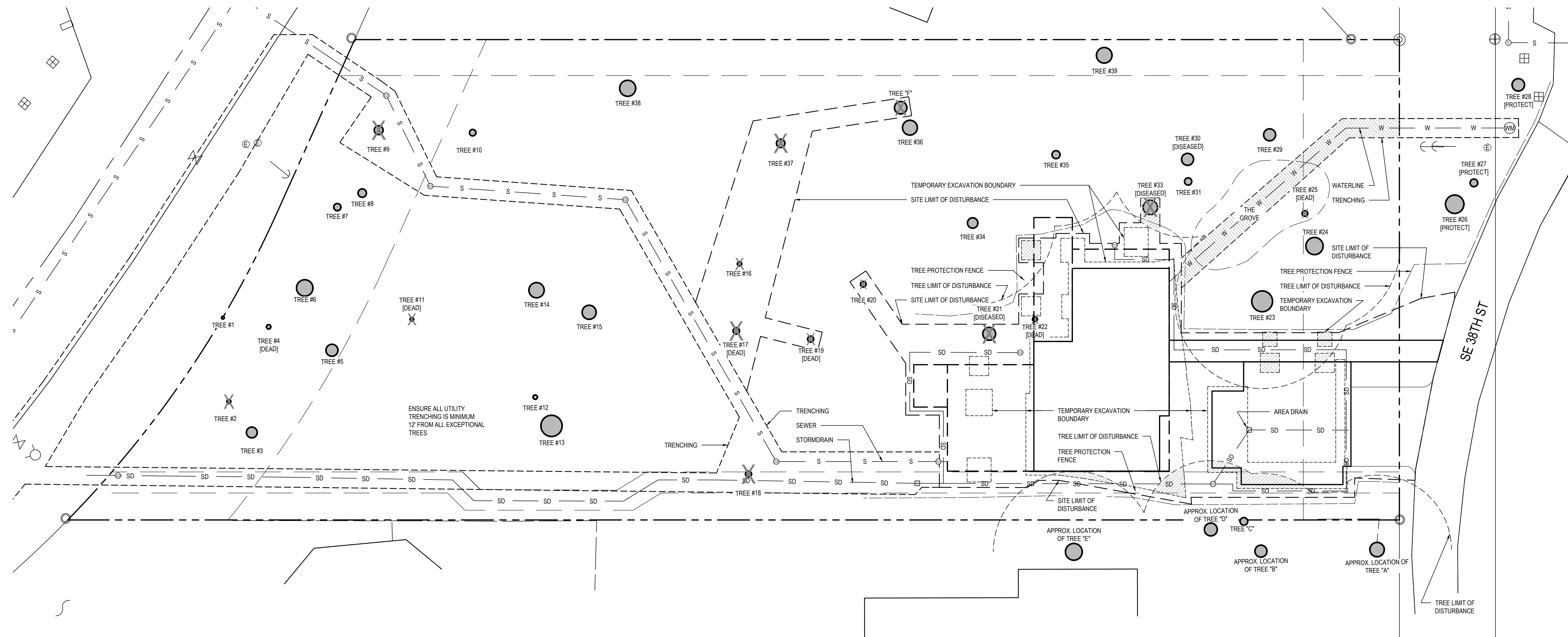
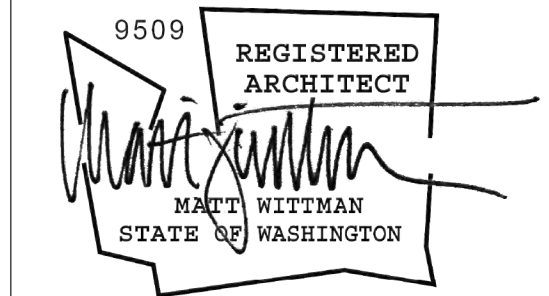
Number	Regulated	Species	DBH	Classification	Condition	Arborist Recommendation	Number	Regulated	Species	DBH	Classification	Condition	Arborist Recommendation
1	No	Maple	7"	Small	Fair	N/A	24	Yes	Fir	43"	Exceptional	Good	Save
2	Yes	Alder	10"	Large	Poor	Remove	25	N/A	Fir	14"	Large	Dead	Remove
3	Yes	Maple	27"	Large	Fair	Save	26	Yes	Fir	46"	Exceptional	Good	Protect
4	N/A	Alder	11"	Large	Down	Leave	27	Yes	Maple	19"	Large	Fair	Protect
5	Yes	Fir	30"	Exceptional	Good	Save	28	Yes	Fir	31"	Large	Good	Protect
6	Yes	Fir	41"	Exceptional	Fair	Save	29	Yes	Fir	30"	Large	Fair	Save
7	Yes	Maple	N/A	Large	Fair	Save	30	Yes	Fir	30"	Exceptional	Fair	Save
8	Yes	Fir	21"	Large	Fair	Save	31	Yes	Fir	18"	Large	Fair	Save
9	Yes	Maple	22"	Large	Poor	Remove	32	N/A	Fir	17"	Large	Dead	Remove
10	Yes	Dogwood	16"	Exceptional	Fair	Save	33	Yes	Fir	36"	Exceptional	Poor	Remove
11	N/A	Ash	9"	Small	Dead	Remove	34	Yes	Maple	26"	Large	Fair	Save
12	Yes	Madrone	11"	Exceptional	Poor	Leave	35	Yes	Maple	20"	Large	Fair	Save
13	Yes	Fir	53"	Exceptional	Fair	Save	36	Yes	Fir	37"	Exceptional	Fair	Save
14	Yes	Fir	38"	Exceptional	Good	Save	37	Yes	Cottonwood	21"	Large	Poor	Remove
15	Yes	Fir	35"	Exceptional	Good	Save	38	Yes	Maple	40"	Exceptional	Fair	Save
16	Yes	Maple	11"	Large	Fair	Remove	39	Yes	Fir	39"	Exceptional	Fair	Save
17	N/A	Alder	16"	Large	Dead	Remove	A	Yes	Fir	36"	Large	Good	Protect
18	N/A	Alder	15"	Large	Fair	Remove	B	Yes	Fir	30"	Large	Good	Protect
19	Yes	Alder	15"	Large	Dead	Remove	C	Yes	Fir	19"	Large	Fair	Protect
20	Yes	Alder	14"	Large	Poor	Remove	D	Yes	Fir	32"	Large	Good	Protect
21	Yes	Madrone	32"	Exceptional	Poor	Remove	E	Yes	Fir	42"	Exceptional	Fair	Protect
22	N/A	Madrone	12"	Large	Dead	Remove	F	Yes	Fir	31"	Exceptional	Poor	Remove
23	Yes	Fir	52"	Exceptional	Good	Save							

TREE LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN

LINETYPE LEGEND:

- SITE LIMIT OF DISTURBANCE
- TEMPORARY EXCAVATION BOUNDARY
- TRENCHING
- TREES TREE LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- SD STORMDRAIN
- S SEWER
- W WATERLINE



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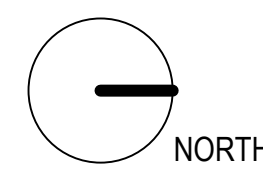
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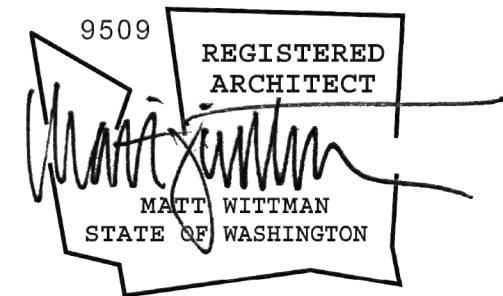
DRAWN BY: JF HC
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site disturbance plan

A0.2

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average grade
calculations

A0.3

AVERAGE BUILDING ELEVATION (MICC 19.02.020.E.4):

WEIGHTED MIDPOINT ELEVATIONS:

WALL A: 46.2' X 217.7' = 10,057.7
WALL B: 22.2' X 207.1' = 4,597.6
WALL C: 26.0' X 210.9' = 5,483.4
WALL D: 24.0' X 214.5' = 5,148.0
WALL E: 20.2' X 215.3' = 4,349.1
WALL F: 46.2' X 220.0' = 10,164.0

(1) WEIGHTED SUM OF
MIDPOINT ELEVATIONS = 39,799.8

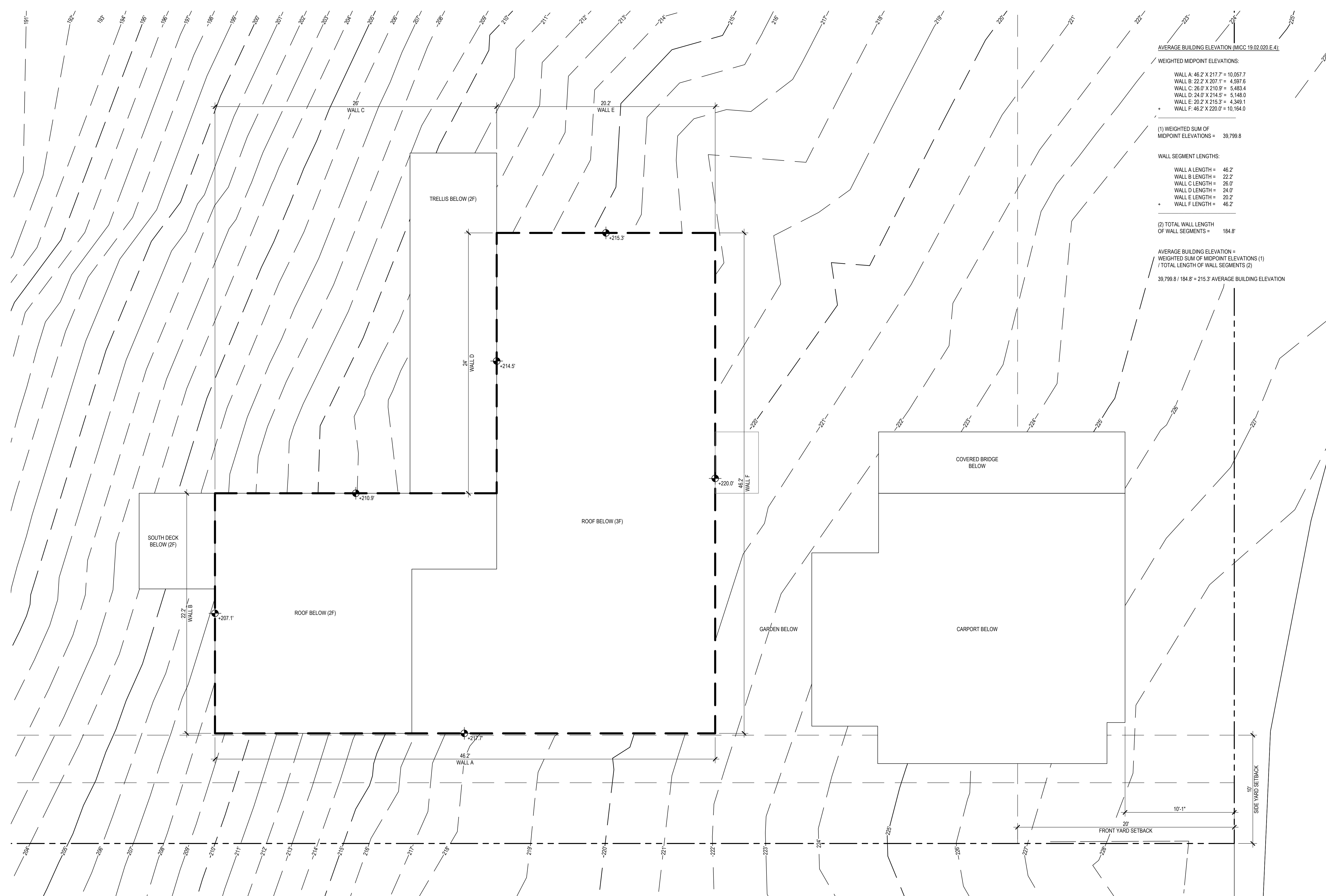
WALL SEGMENT LENGTHS:

WALL A LENGTH = 46.2'
WALL B LENGTH = 22.2'
WALL C LENGTH = 26.0'
WALL D LENGTH = 24.0'
WALL E LENGTH = 20.2'
WALL F LENGTH = 46.2'

(2) TOTAL WALL LENGTH
OF WALL SEGMENTS = 184.8'

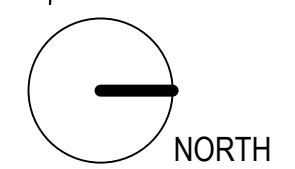
AVERAGE BUILDING ELEVATION =
WEIGHTED SUM OF MIDPOINT ELEVATIONS (1)
/ TOTAL LENGTH OF WALL SEGMENTS (2)

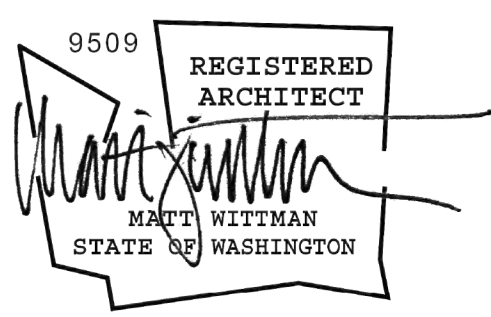
39,799.8 / 184.8' = 215.3' AVERAGE BUILDING ELEVATION



1 AVERAGE GRADE CALCULATIONS

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

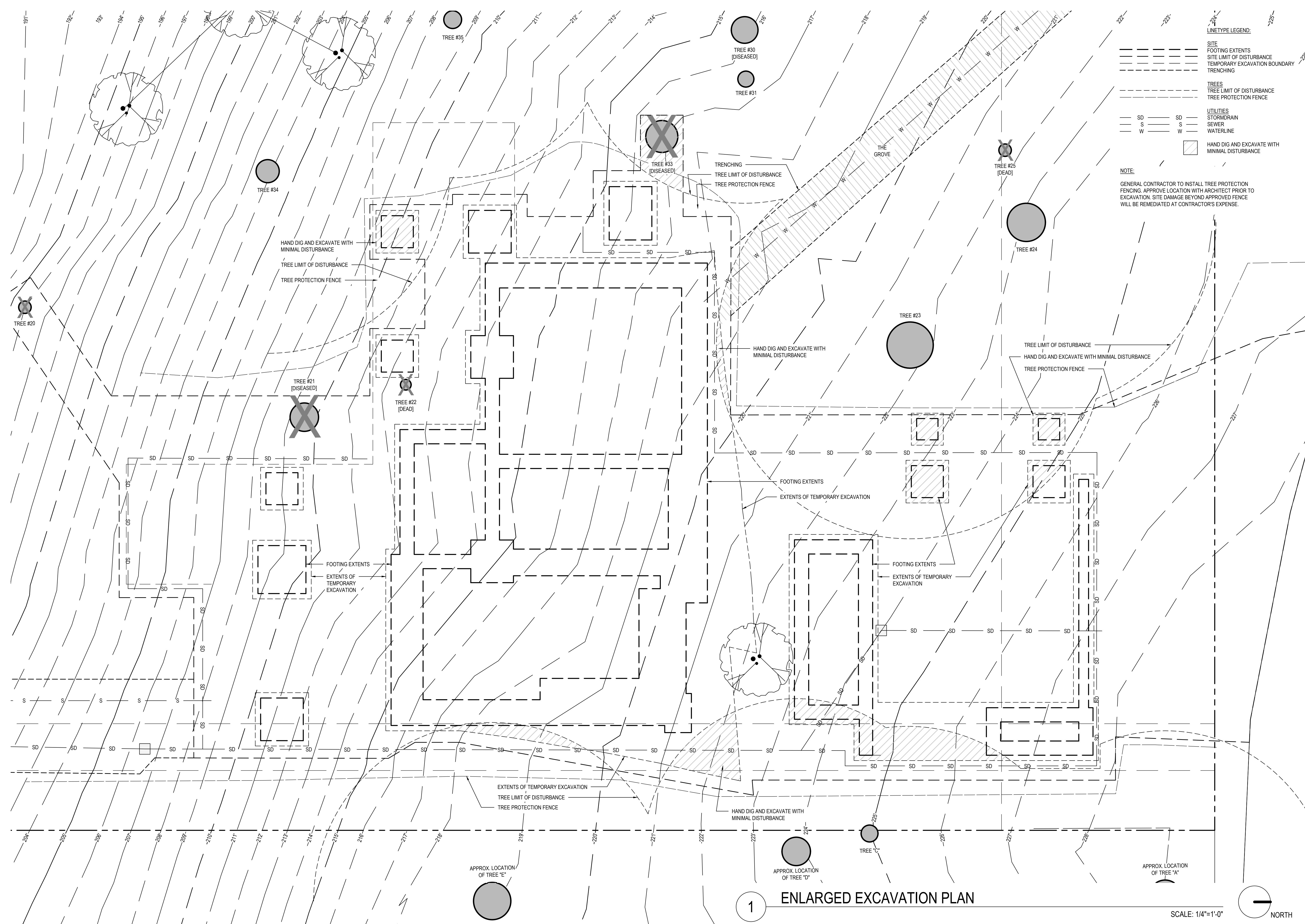




LINE TYPE LEGEND:

- SITE FOOTING EXTENTS
- SITE LIMIT OF DISTURBANCE
- TEMPORARY EXCAVATION BOUNDARY
- TRENCHING
- TREES
- TREE LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- UTILITIES
- STORMDRAIN
- SEWER
- WATERLINE
- HAND DIG AND EXCAVATE WITH MINIMAL DISTURBANCE

NOTE:
GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING. APPROVE LOCATION WITH ARCHITECT PRIOR TO EXCAVATION. SITE DAMAGE BEYOND APPROVED FENCE WILL BE REMEDIATED AT CONTRACTOR'S EXPENSE.



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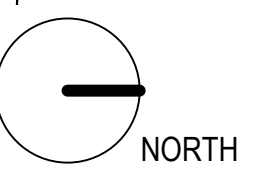
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enlarged excavation plan

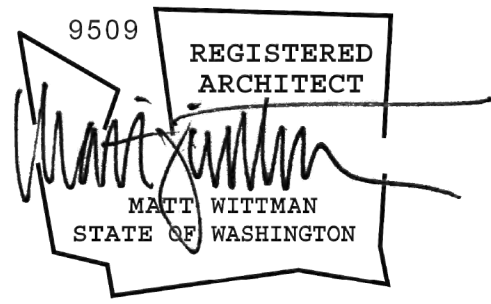
A0.4



BASEMENT GROSS FLOOR AREA CALCULATIONS
 INCLUDED AREA = 62 SF (ABOVE GRADE)
 EXCLUDED AREA = 883 SF (BELOW GRADE)

6007 12th Avenue S
 Seattle, WA 98108
 206-735-7170
 info@wittman-estes.com
 www.wittman-estes.com

Architecture + Landscape



2014

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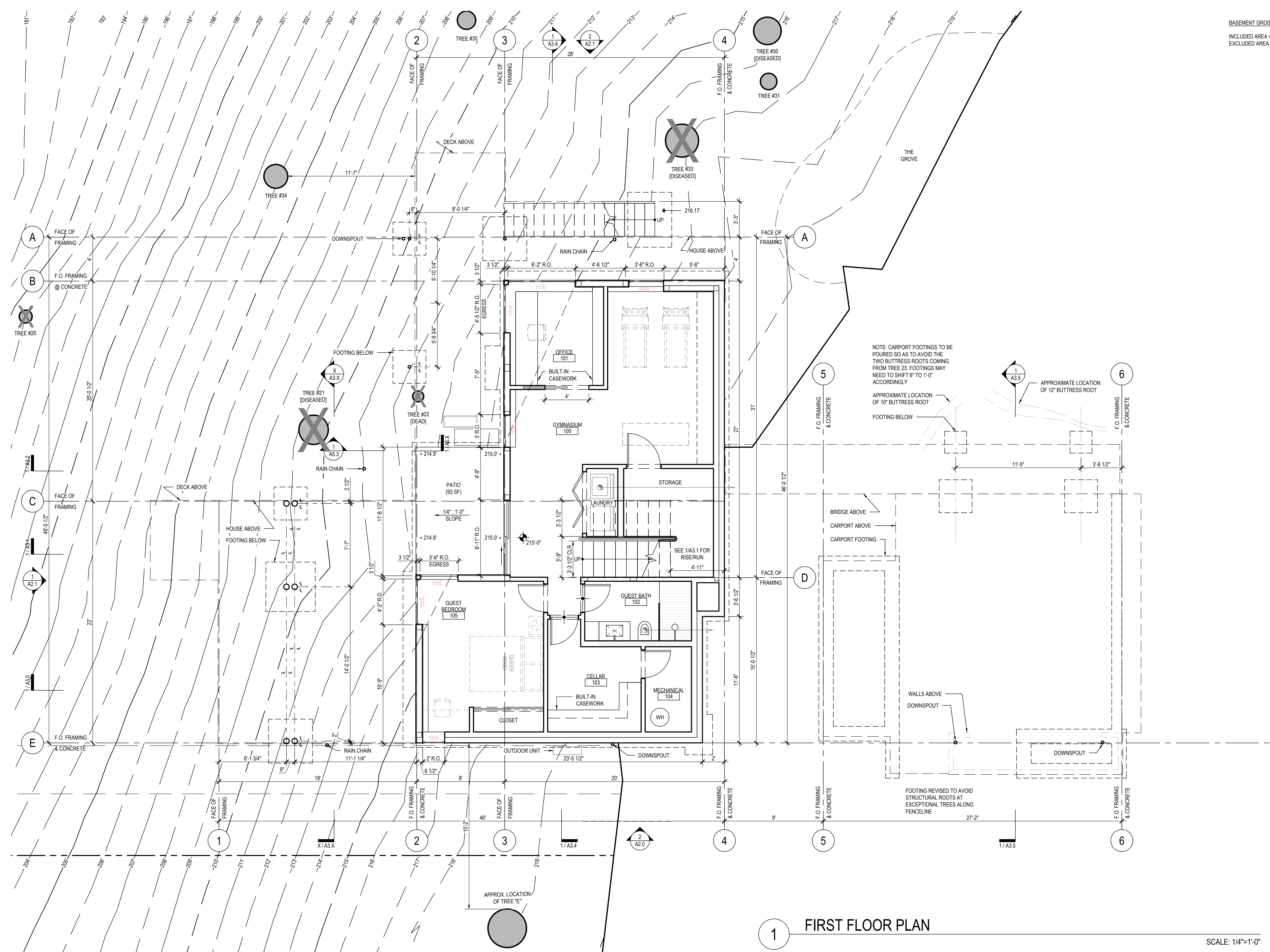
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floor plans

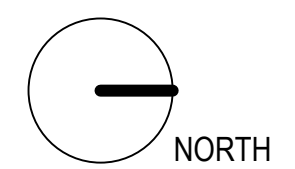
A1.0

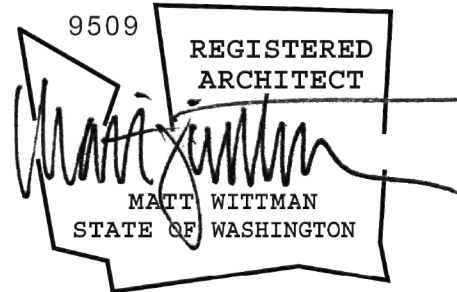
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1 FIRST FLOOR PLAN

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





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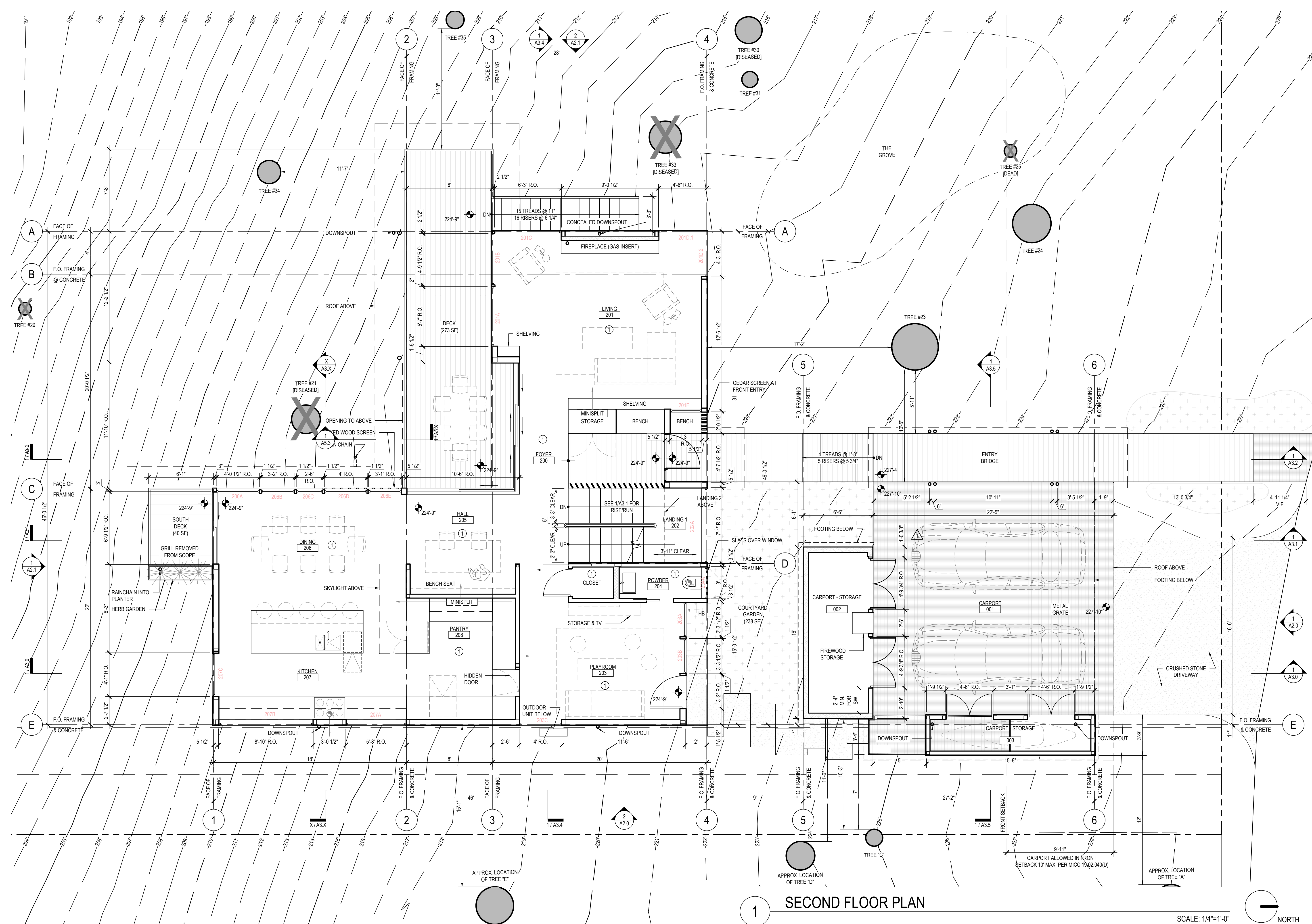
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floor plans

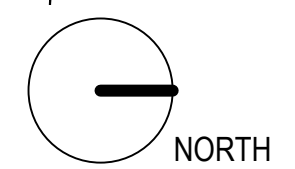
A1.1

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SECOND FLOOR PLAN

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





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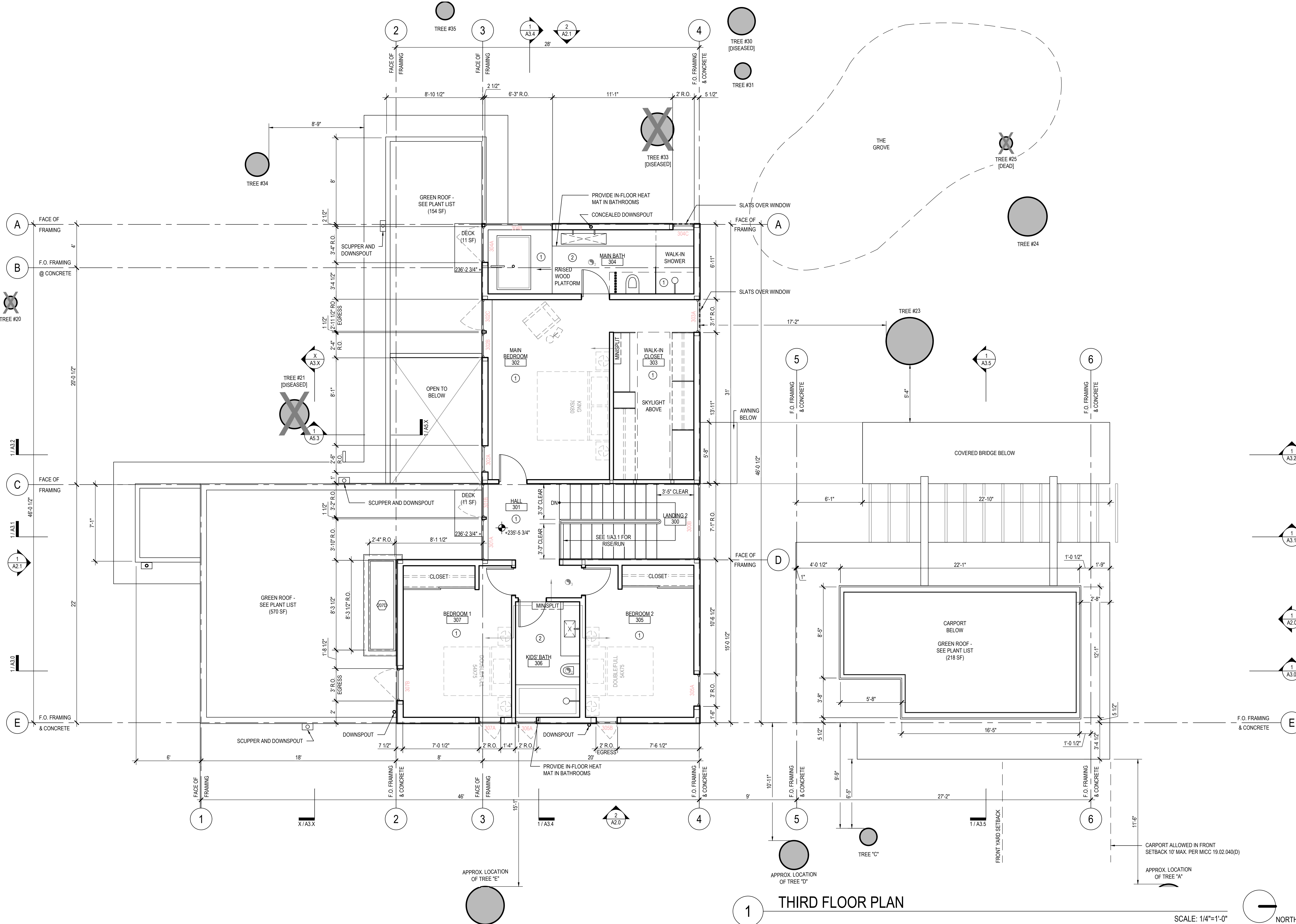
NO.	ISSUE	DATE
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CHECKED BY: MW

floor plans

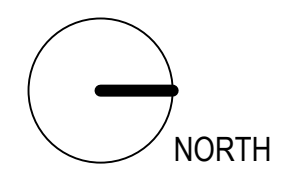
A1.2

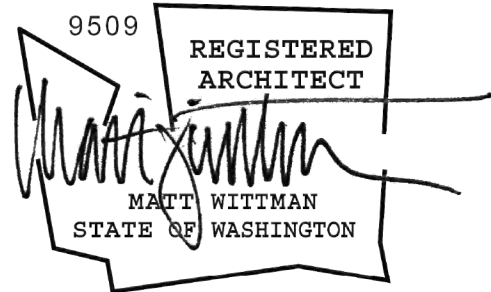
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THIRD FLOOR PLAN

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





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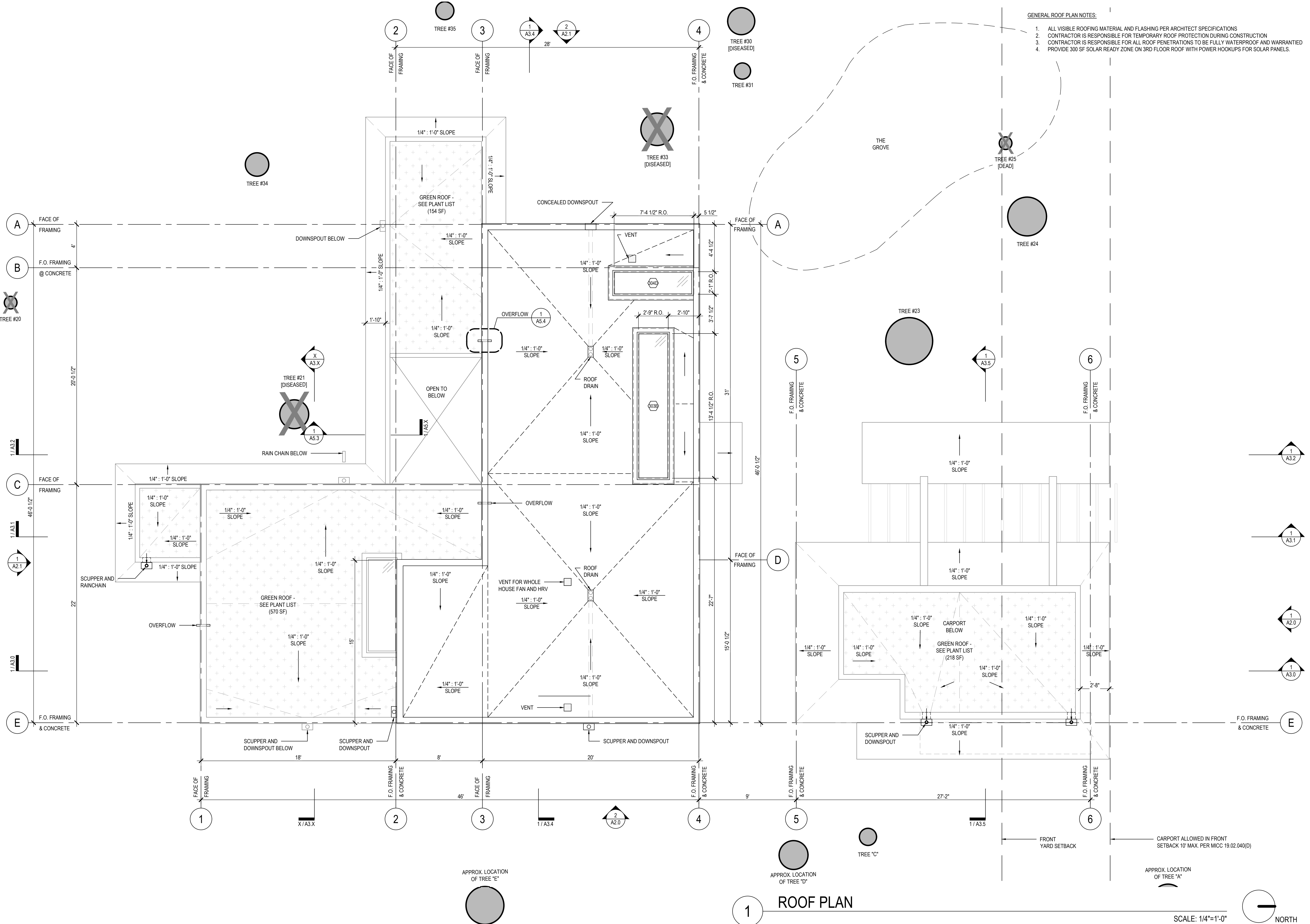
roof plan

A1.3

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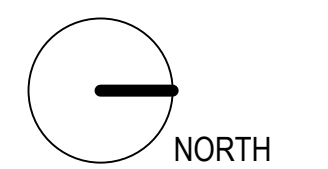
GENERAL ROOF PLAN NOTES:

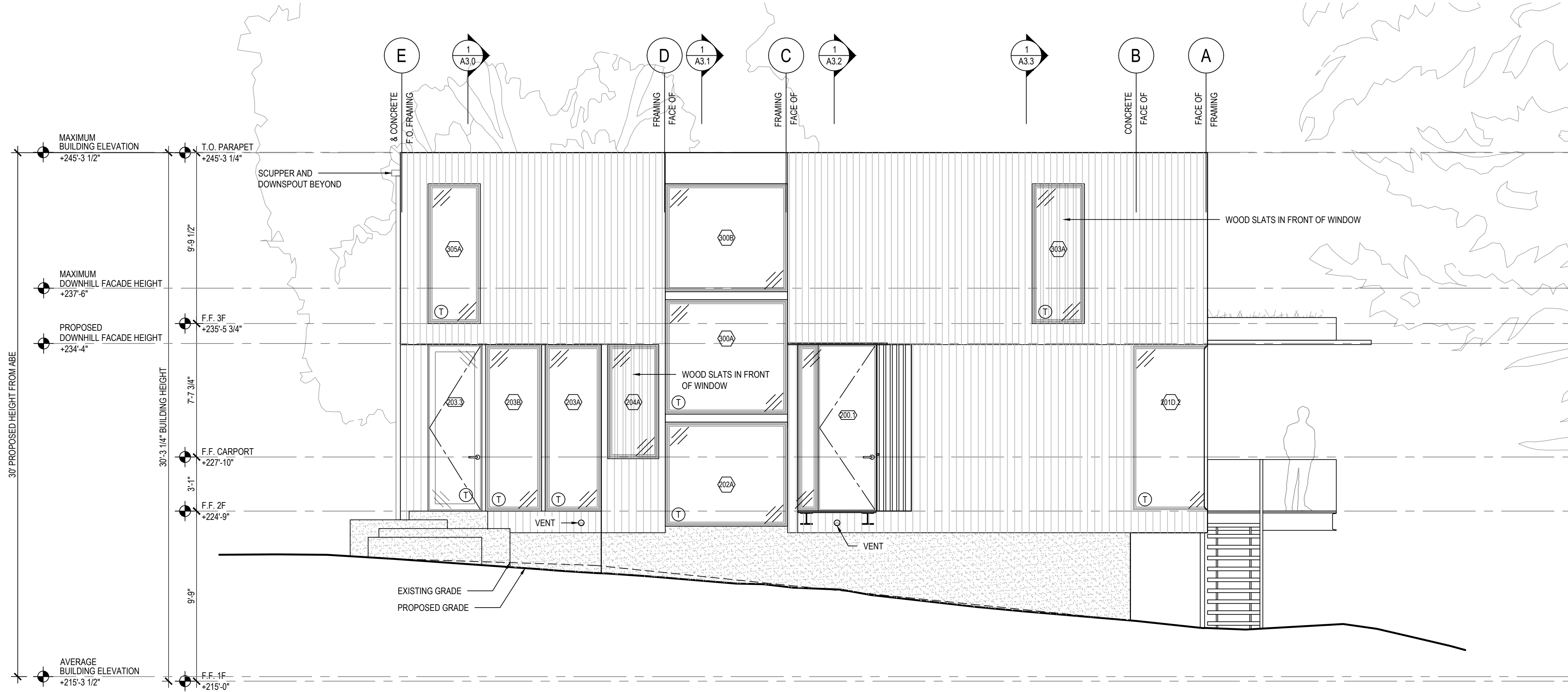
1. ALL VISIBLE ROOFING MATERIAL AND FLASHING PER ARCHITECT SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ROOF PROTECTION DURING CONSTRUCTION
3. CONTRACTOR IS RESPONSIBLE FOR ALL ROOF PENETRATIONS TO BE FULLY WATERPROOF AND WARRANTED
4. PROVIDE 300 SF SOLAR READY ZONE ON 3RD FLOOR ROOF WITH POWER HOOKUPS FOR SOLAR PANELS.



1 ROOF PLAN

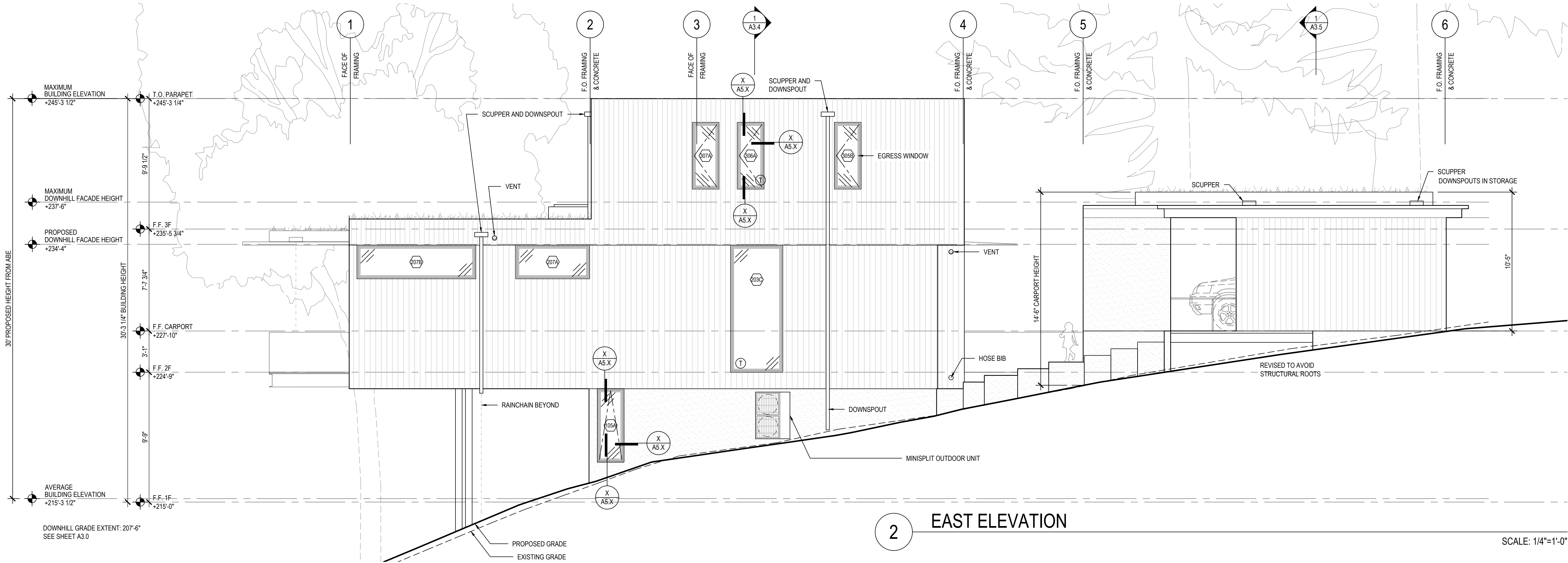
SCALE: 1/4"=1'-0"





1 NORTH ELEVATION

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



2 EAST ELEVATION

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

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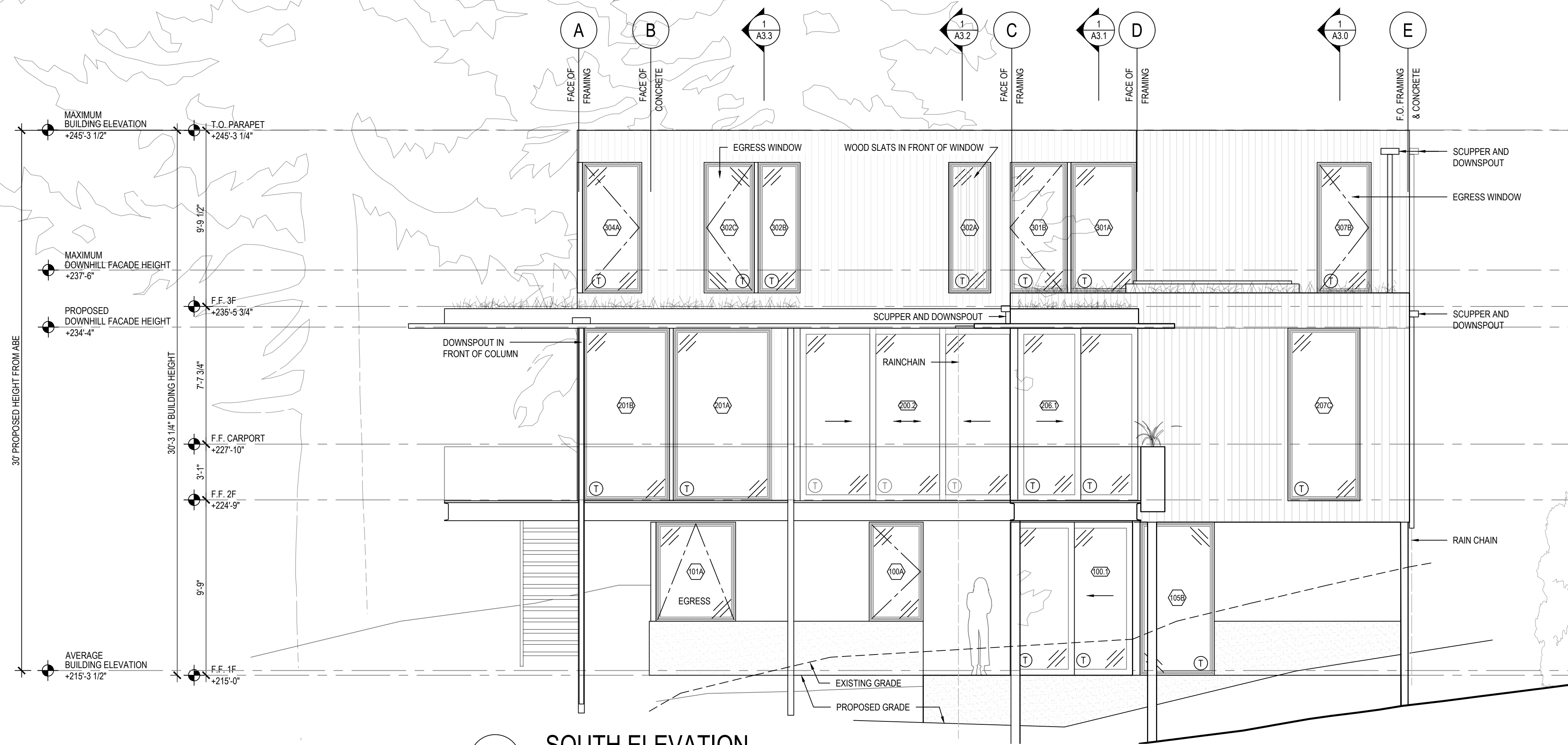
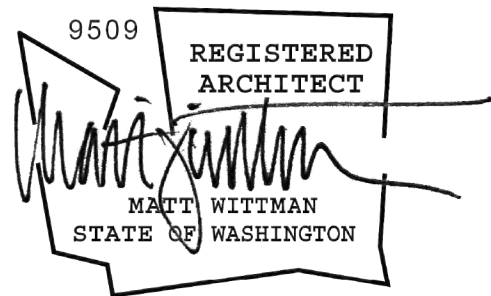
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exterior elevations

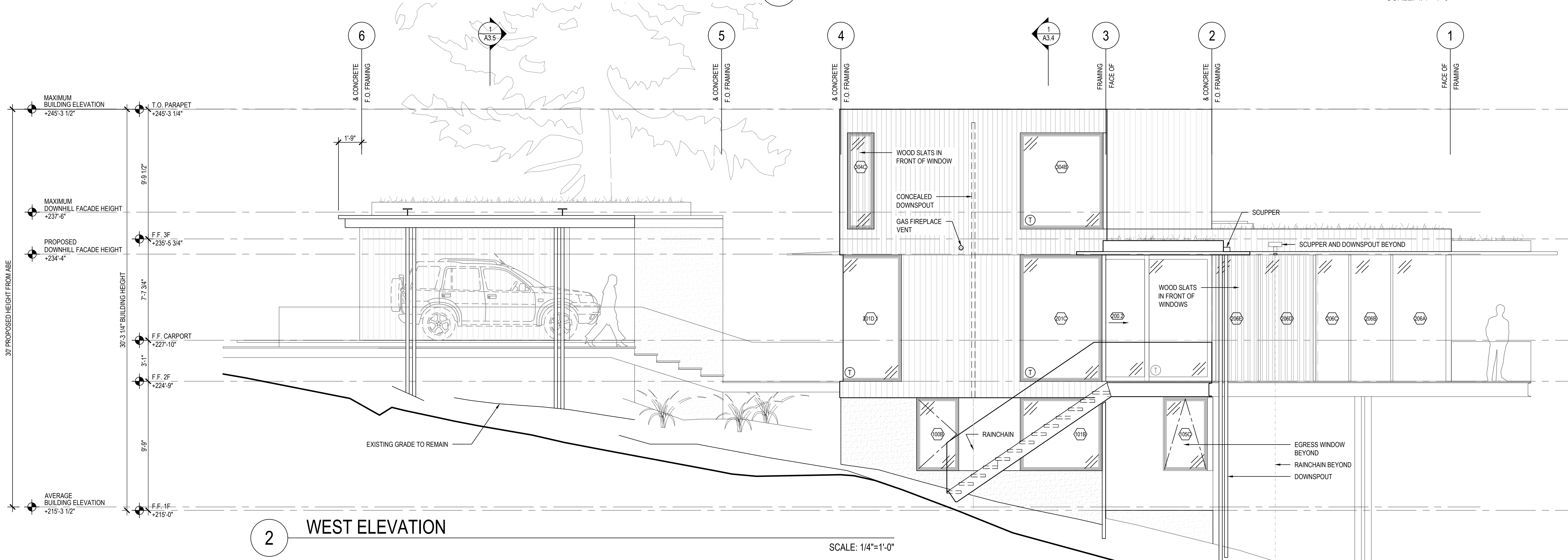
A2.0

DOWNHILL GRADE EXTENT: 207'-6"
SEE SHEET A3.0



1 SOUTH ELEVATION

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



2 WEST ELEVATION

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

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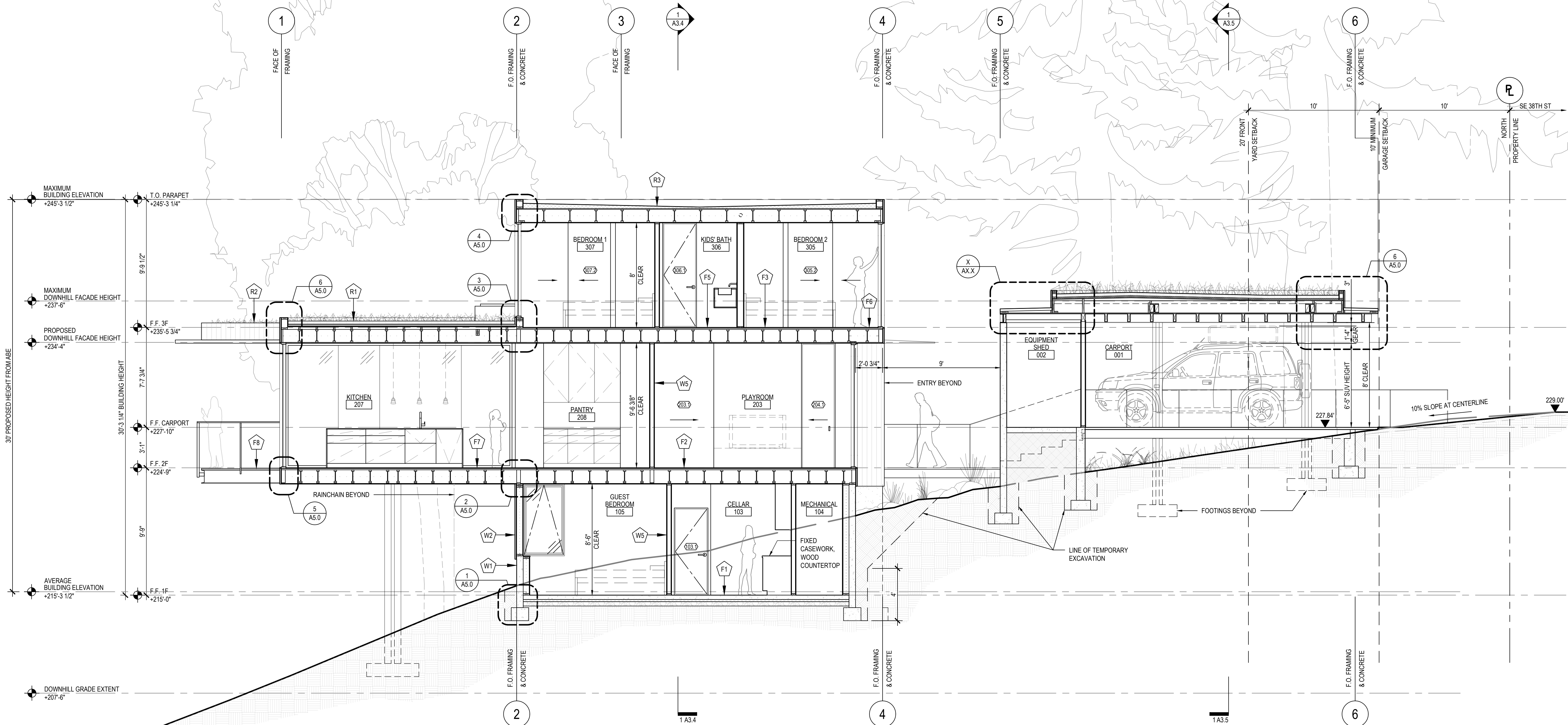
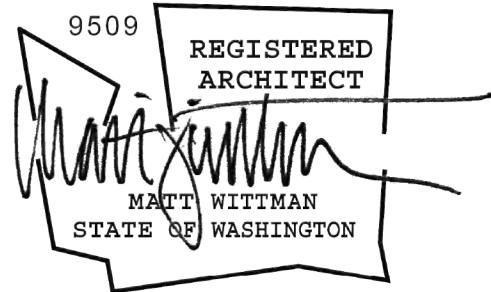
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exterior elevations

A2.1



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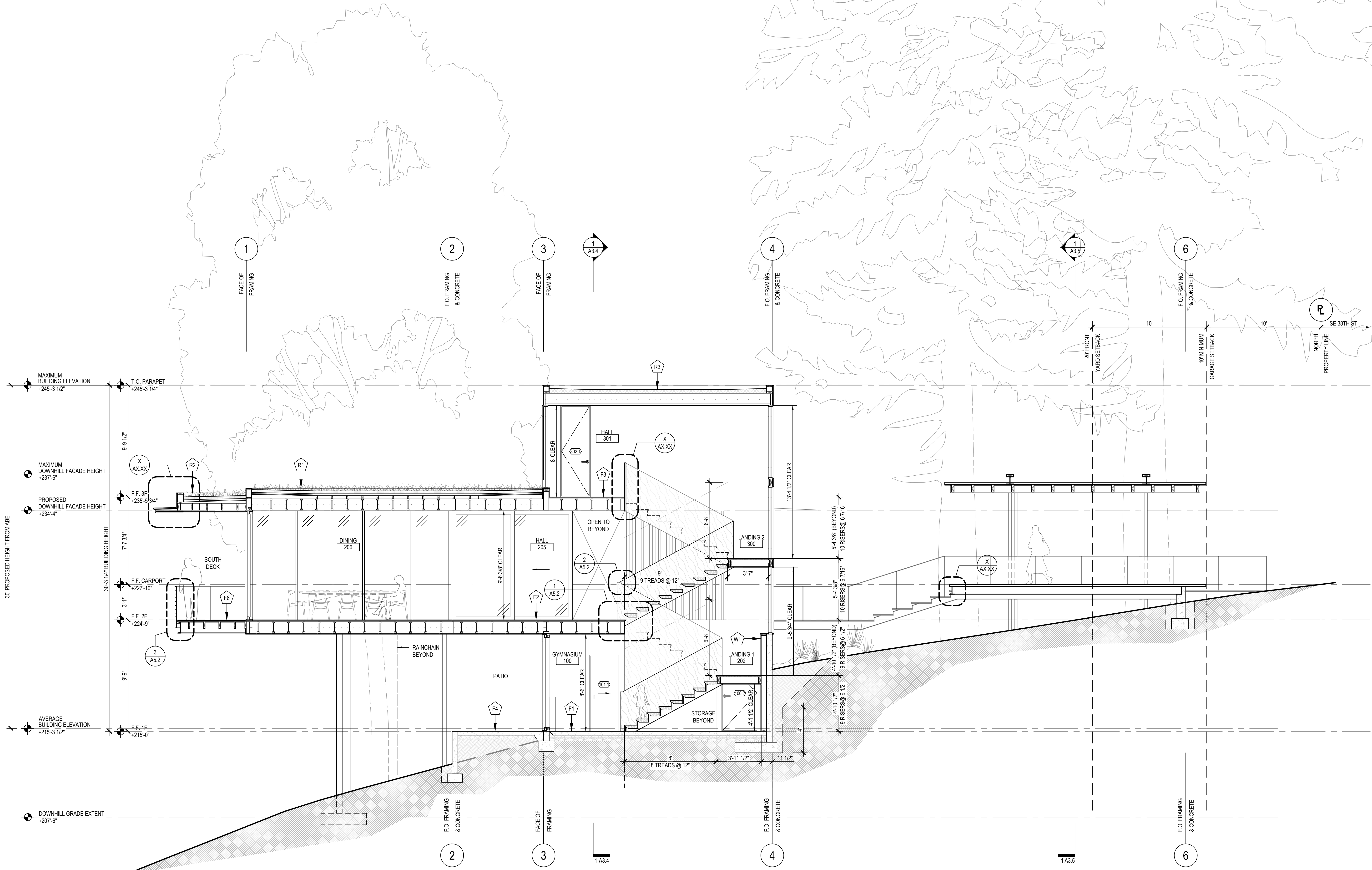
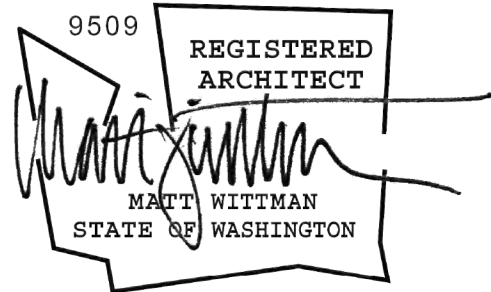
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sections

A3.0

1 NORTH-SOUTH SECTION 1 - LOOKING WEST

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



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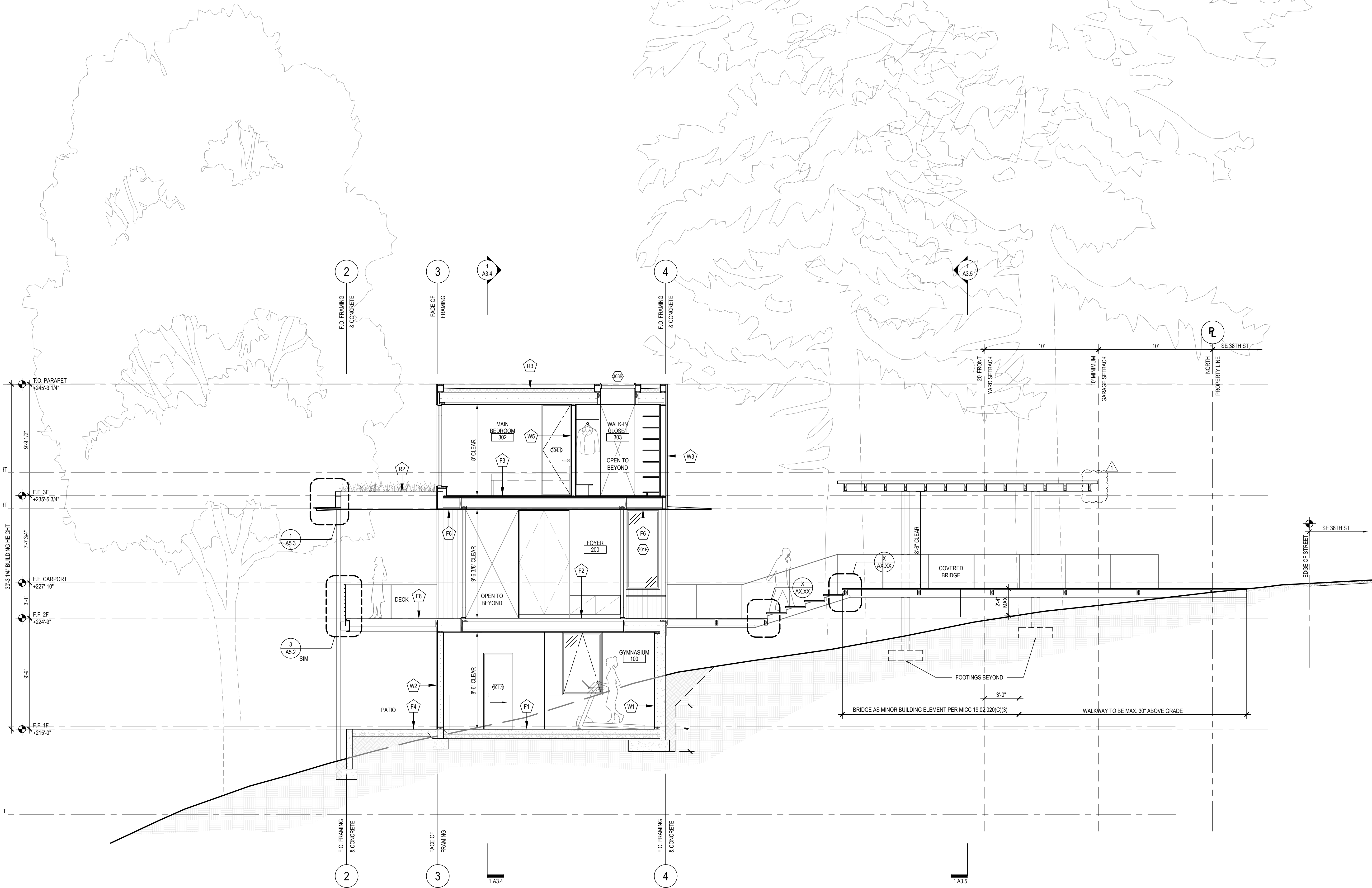
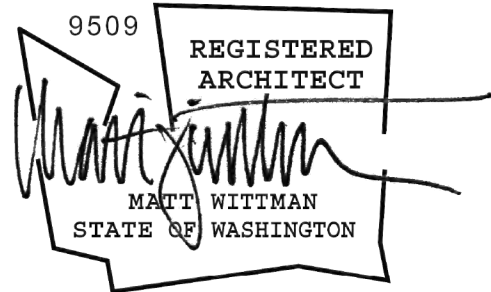
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sections

A3.1

1 NORTH-SOUTH SECTION 2 - LOOKING WEST

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



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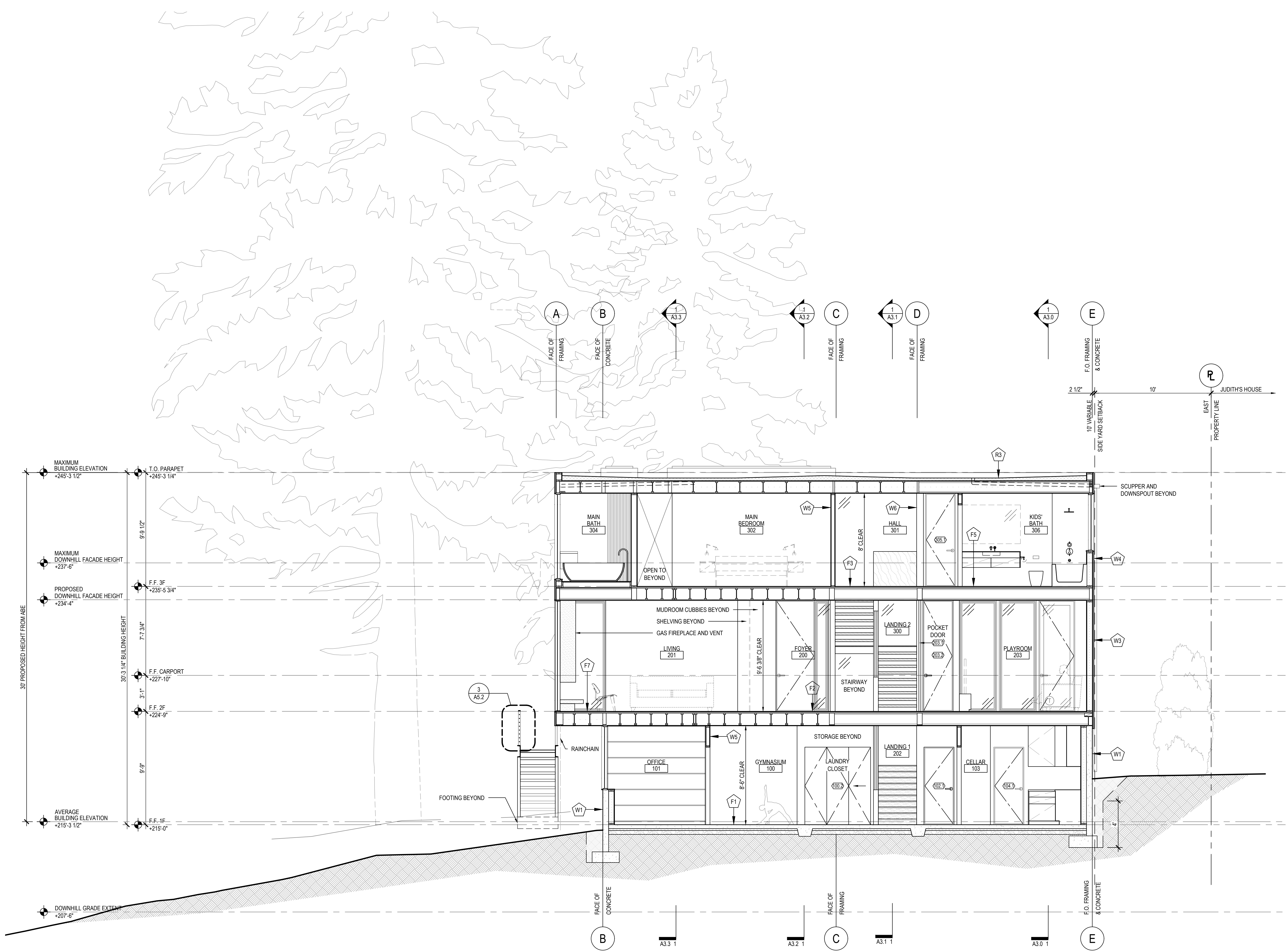
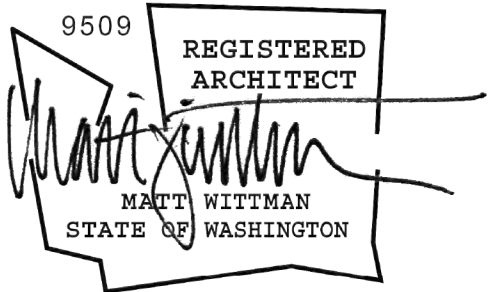
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sections

A3.2

1 NORTH-SOUTH SECTION 3 - LOOKING WEST

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



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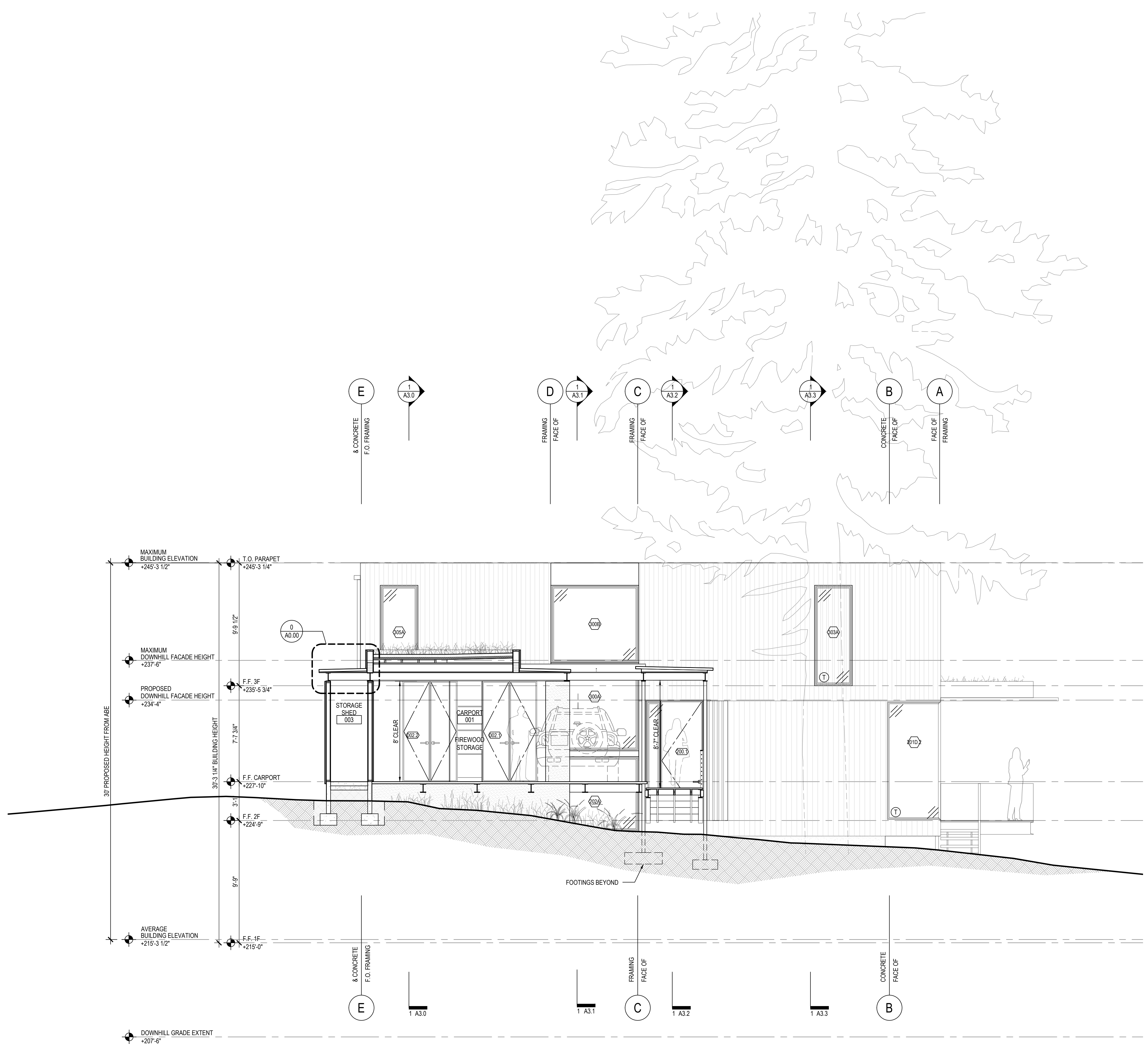
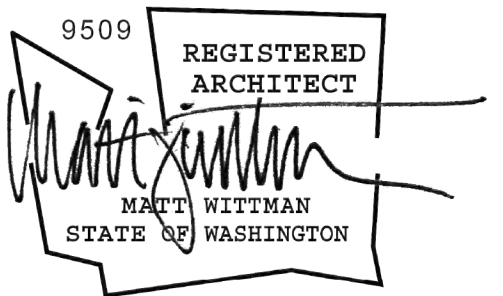
DRAWN BY: JF HC
CHECKED BY: MW

sections

A3.4

1 EAST-WEST SECTION 1 - LOOKING NORTH

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



1 EAST-WEST SECTION 2 - LOOKING SOUTH

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

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sections

A3.5