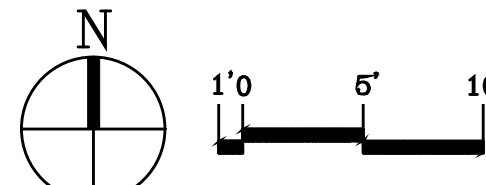
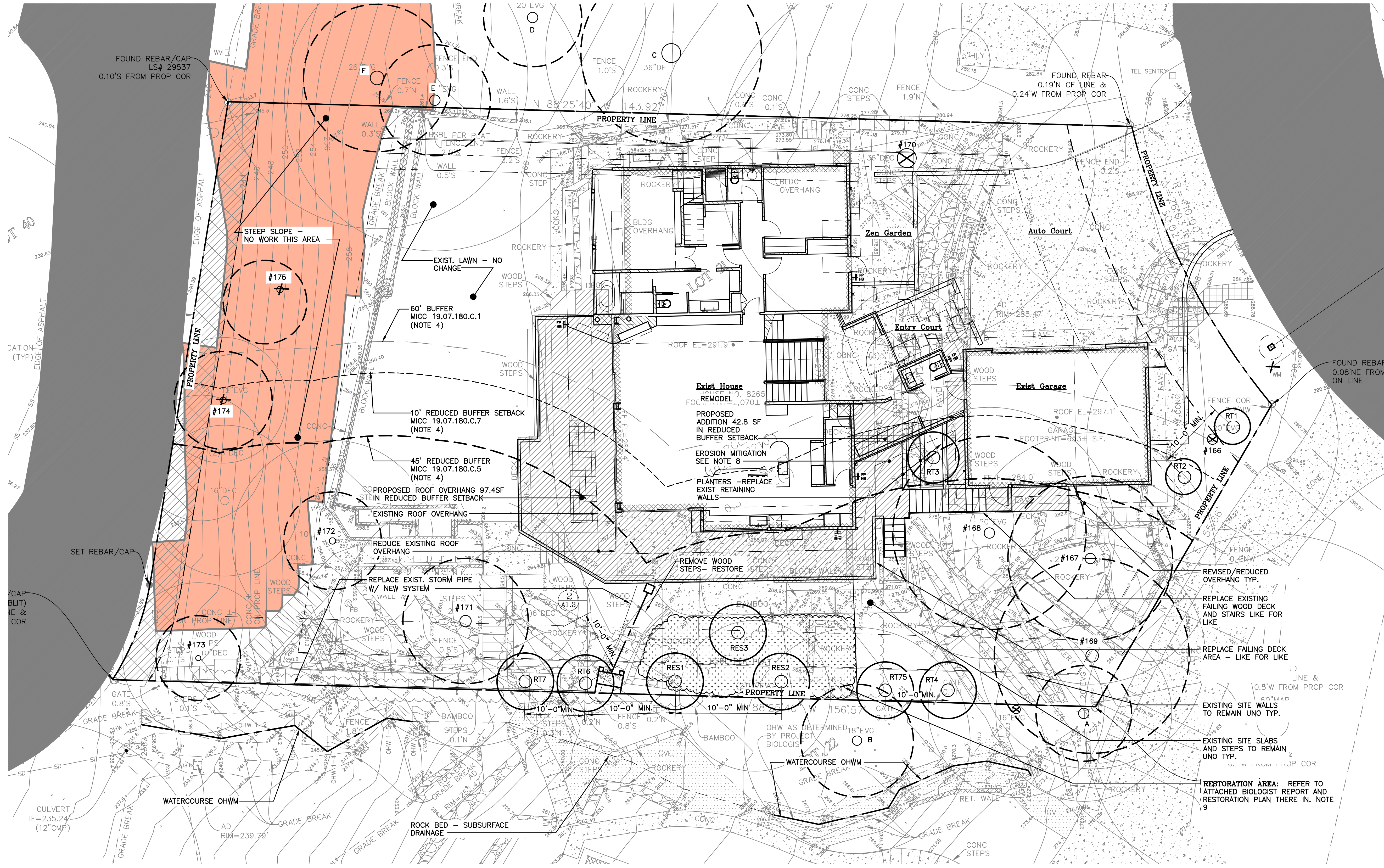


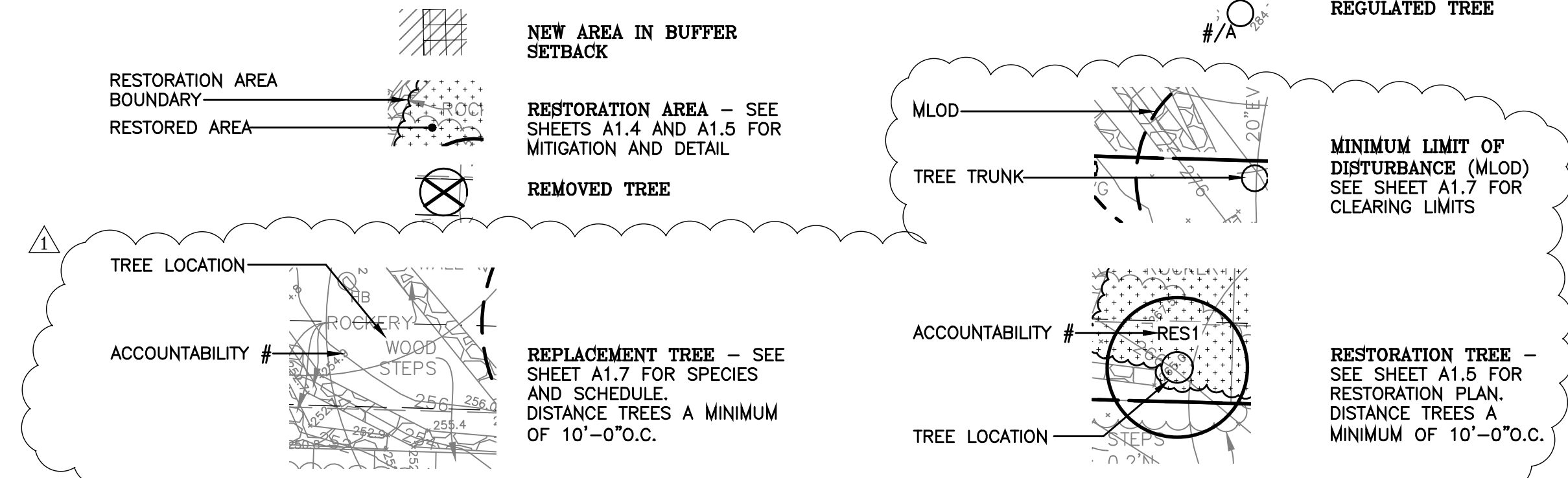
**NESTLER-SPARE RESIDENCE**

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



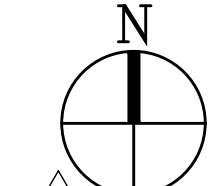
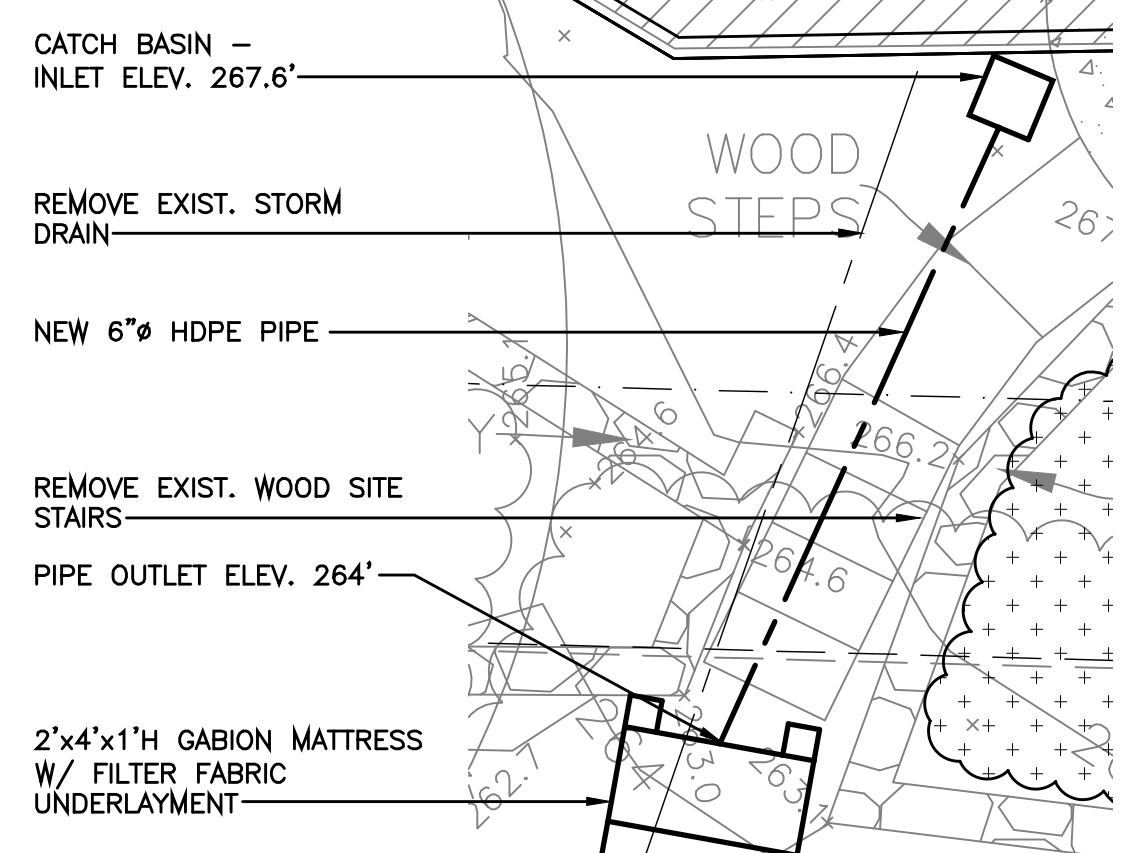
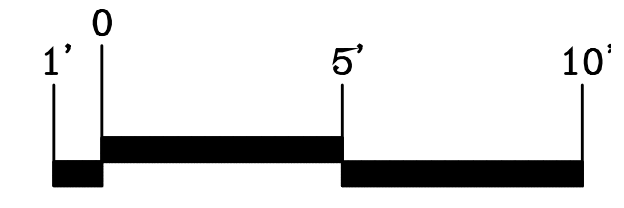
**1 Site Plan - Critical Area Review**  
Scale: 1/8"=1'-0"

**Drawing Legend**



**Site Plan - Critical Area Review General Notes**

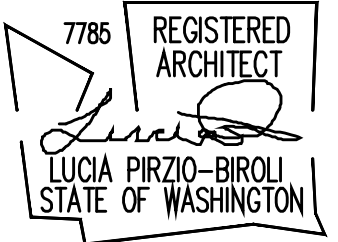
- SEE ATTACHED CAR 2 PROJECT MEMO DESCRIBING EXISTING CRITICAL AREAS AND PROPOSED WORK WITHIN.
- SEE SHEETS A1.1, A1.2, AND A1.2b FOR NOTES IN COMMON AND NOTED MICC LANDUSE REQUIREMENTS AND CALCULATIONS INCLUDING GENERAL DIMENSIONS, YARD SETBACKS, LEGALLY NON-COMFORMING CONDITIONS, HARD-SURFACE, LOT 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



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

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

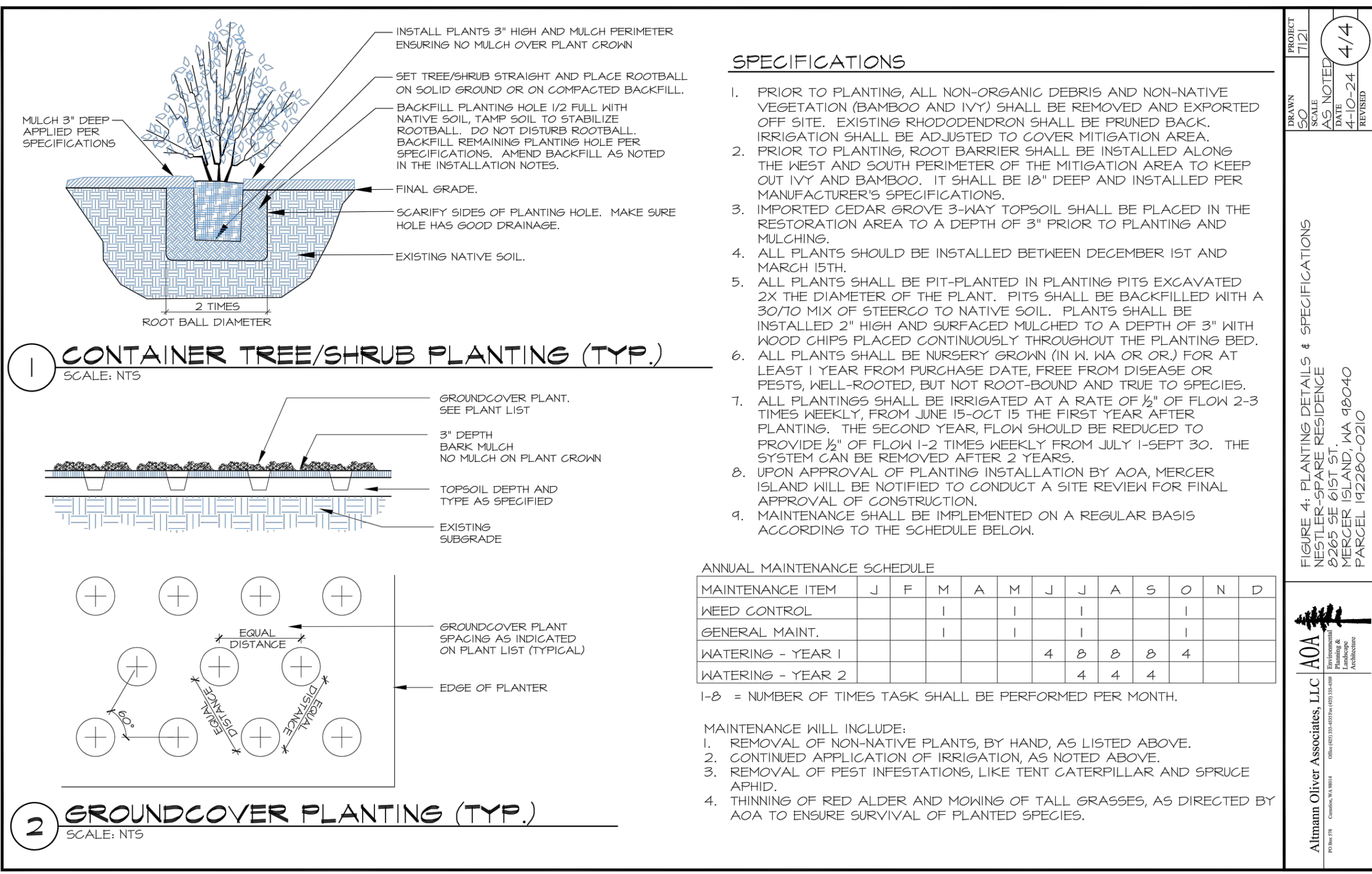
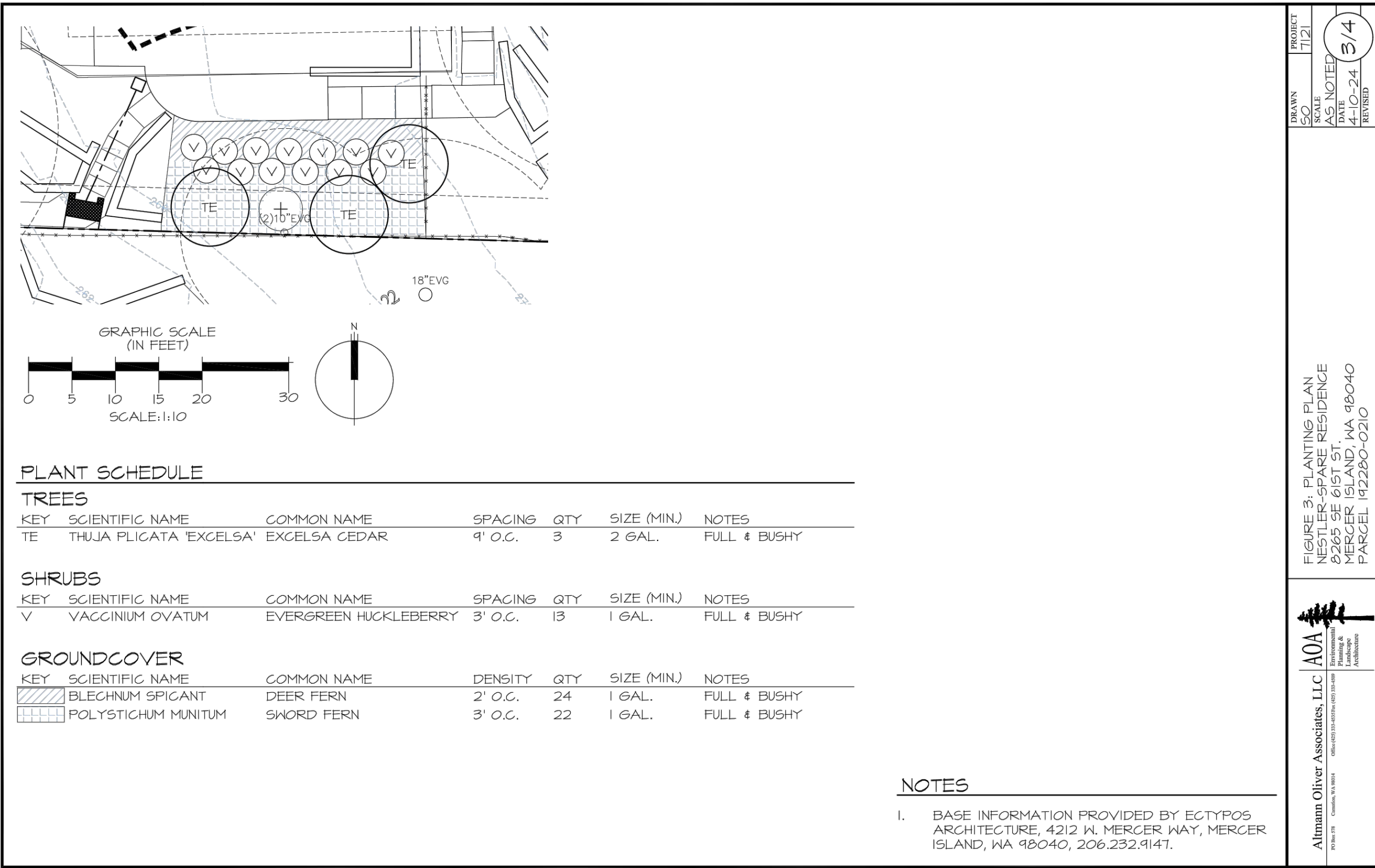
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Sheet:



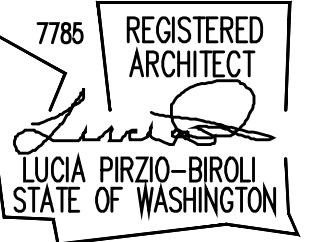
NESTLER-SPARE RESIDENCE  
Remodel/Addition  
8265 SE 61ST ST  
Mercer Island, WA 98040

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

Scale:  
Sheet:



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

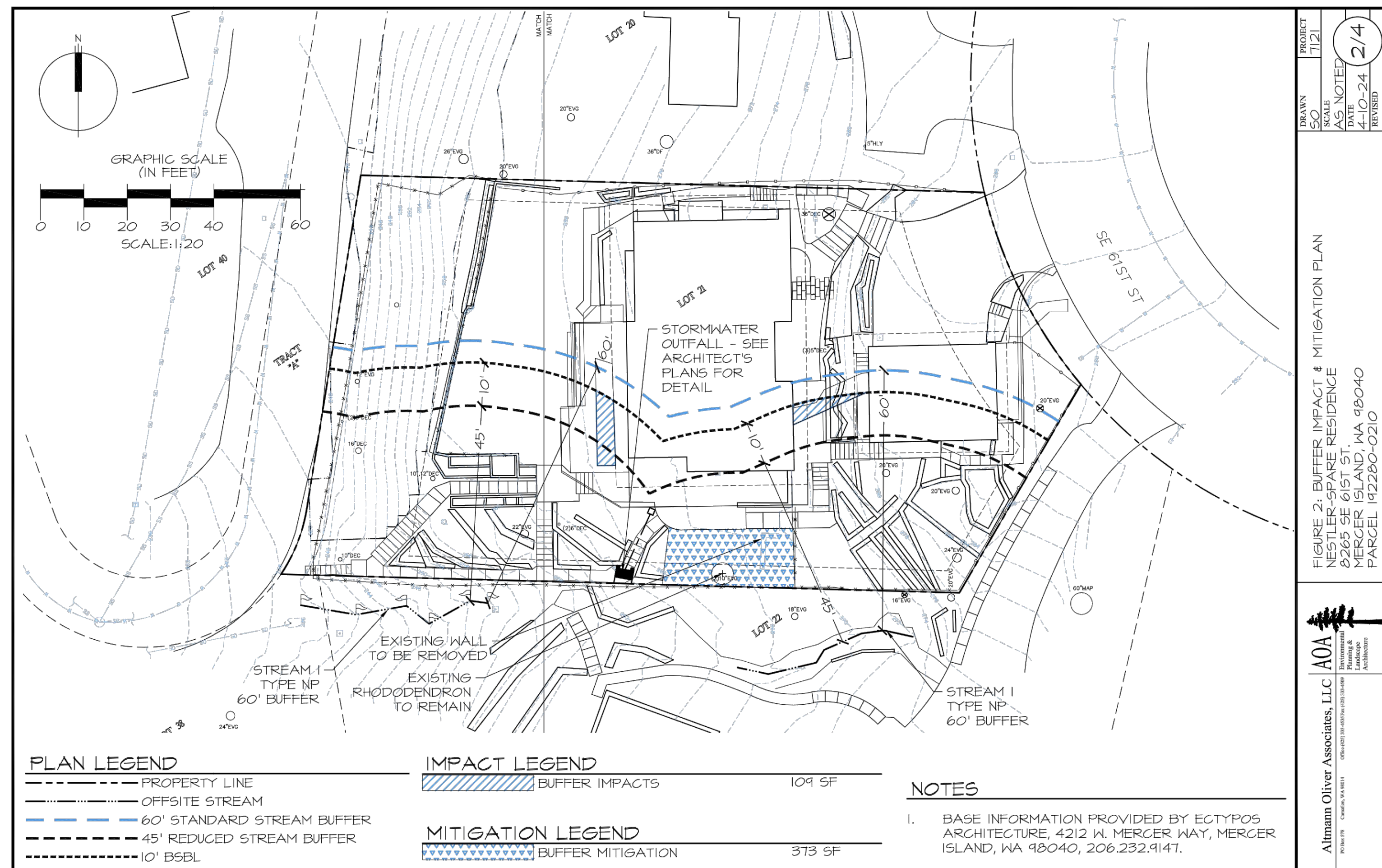
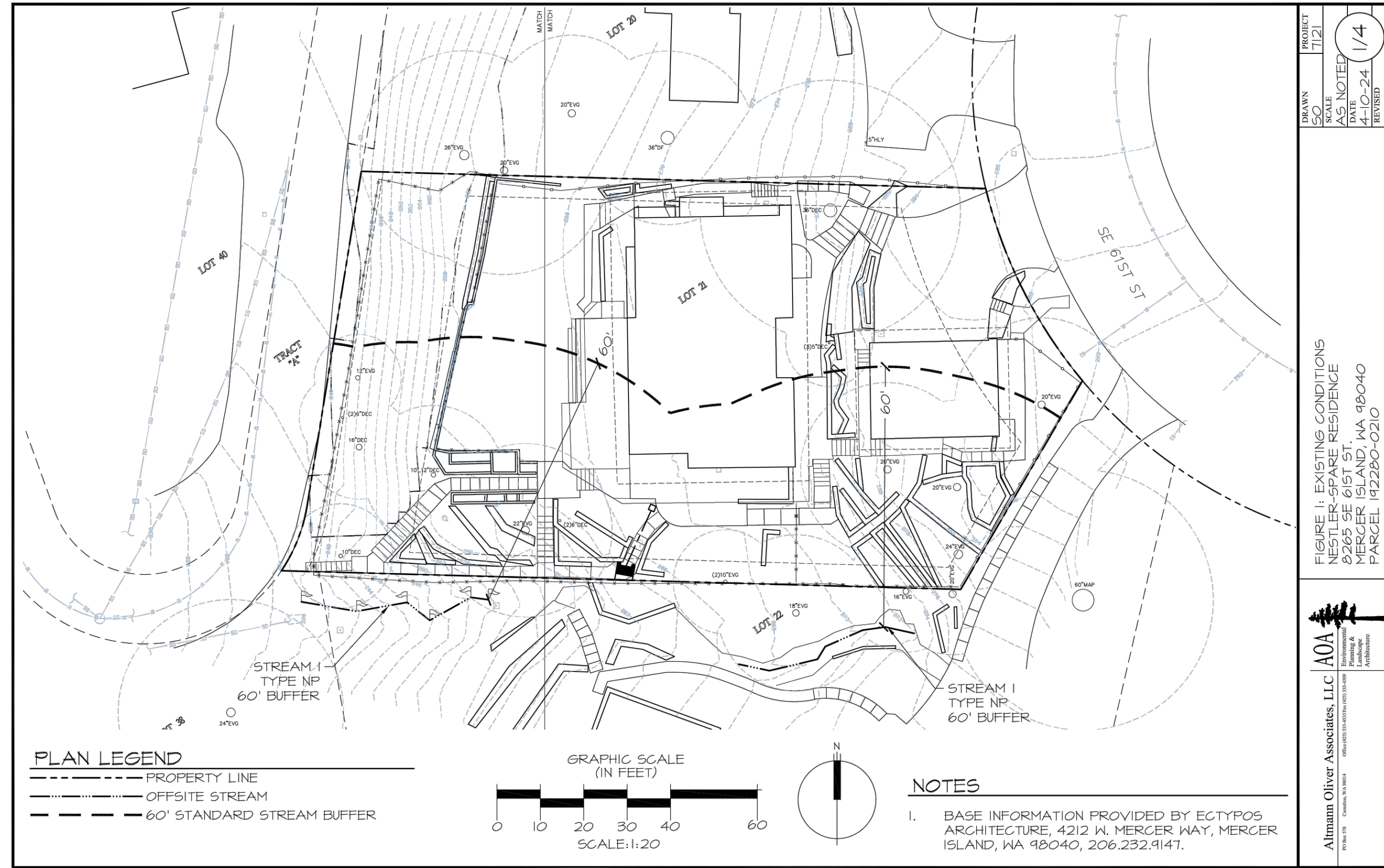


**NESTLER-SPARE RESIDENCE**  
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Date:  
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Scale:  
Sheet:

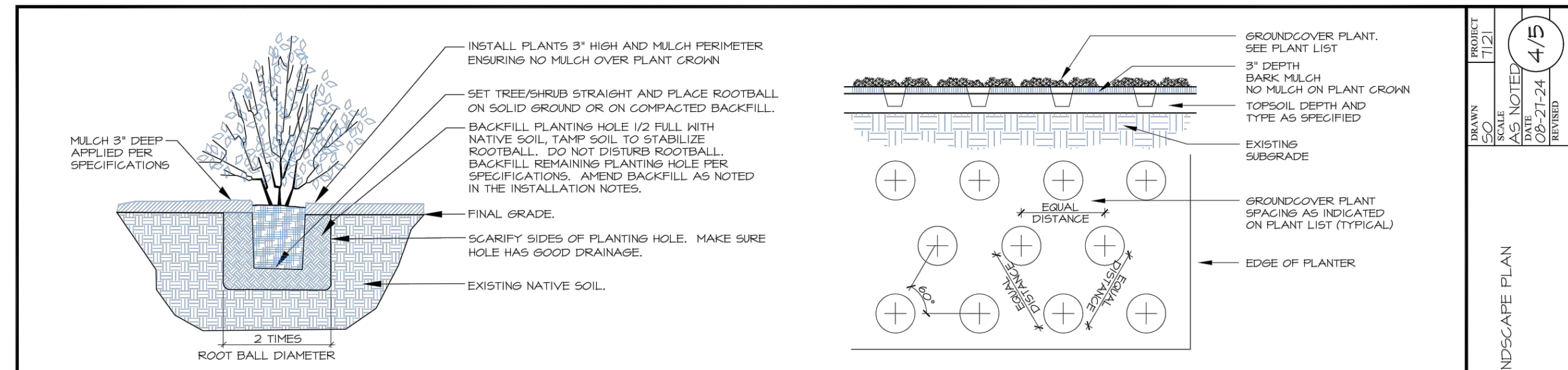
**BUFFER IMPACT  
& MITIGATION**  
A1.4



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

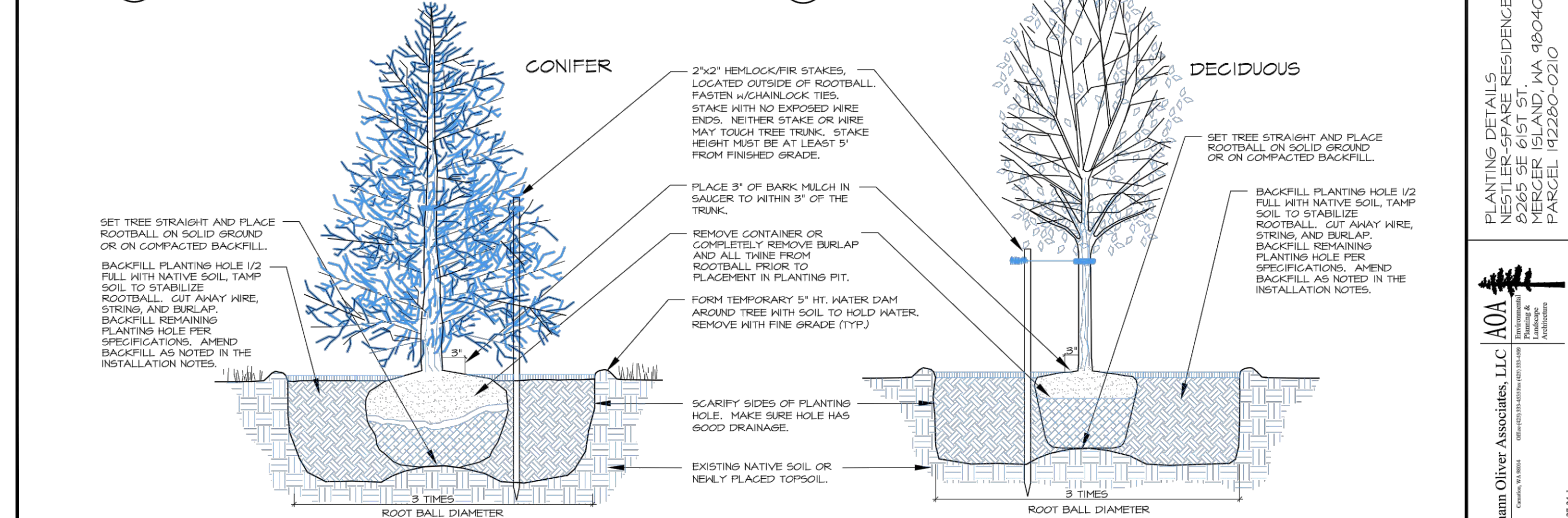






1 CONTAINER SHRUB PLANTING (TYP.)  
SCALE: NTS

2 GROUNDCOVER PLANTING (TYP.)  
SCALE: NTS



3a B/B CONIFER TREE PLANTING  
SCALE: NTS

3b B/B DECIDUOUS TREE PLANTING  
SCALE: NTS

PROJECT T121  
SCALE AS NOTED  
DATE 08-21-24  
REVISED 4/5

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

Almann Oliver Associates, LLC  
1212 S. 6th St. Ste. 214  
Tacoma, WA 98402  
PH: 253.472.2244  
WWW.AOASOCIATES.COM

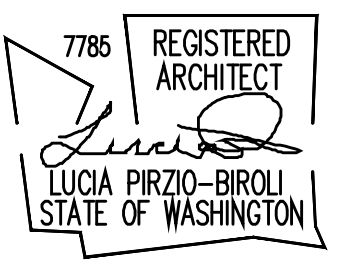
**SPECIFICATIONS**

- 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  
SCALE AS NOTED  
DATE 08-21-24  
REVISED 5/5

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

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**NESTLER-SPARE RESIDENCE**  
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Date:  
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Scale:  
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