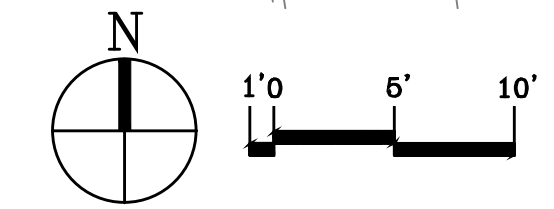
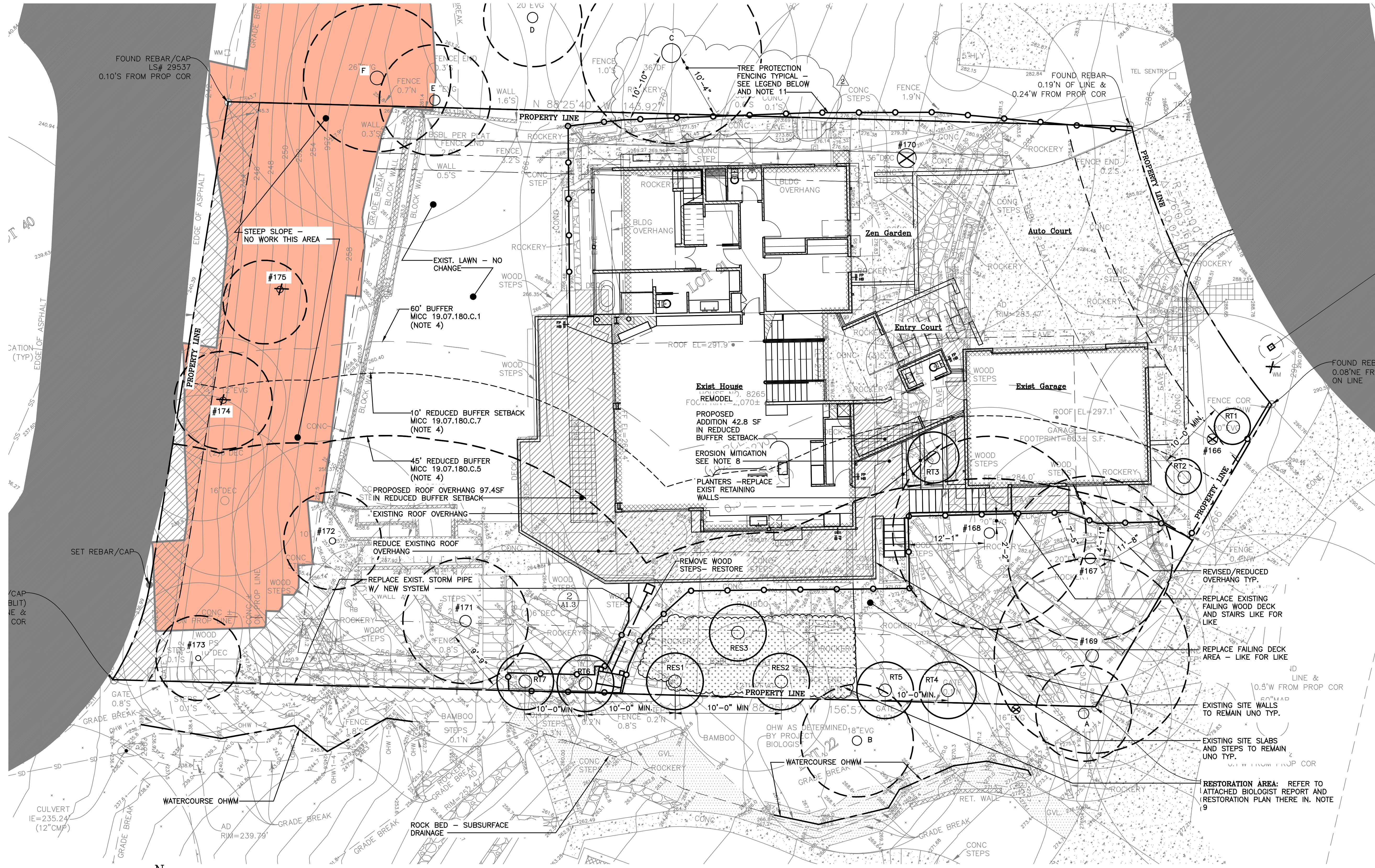
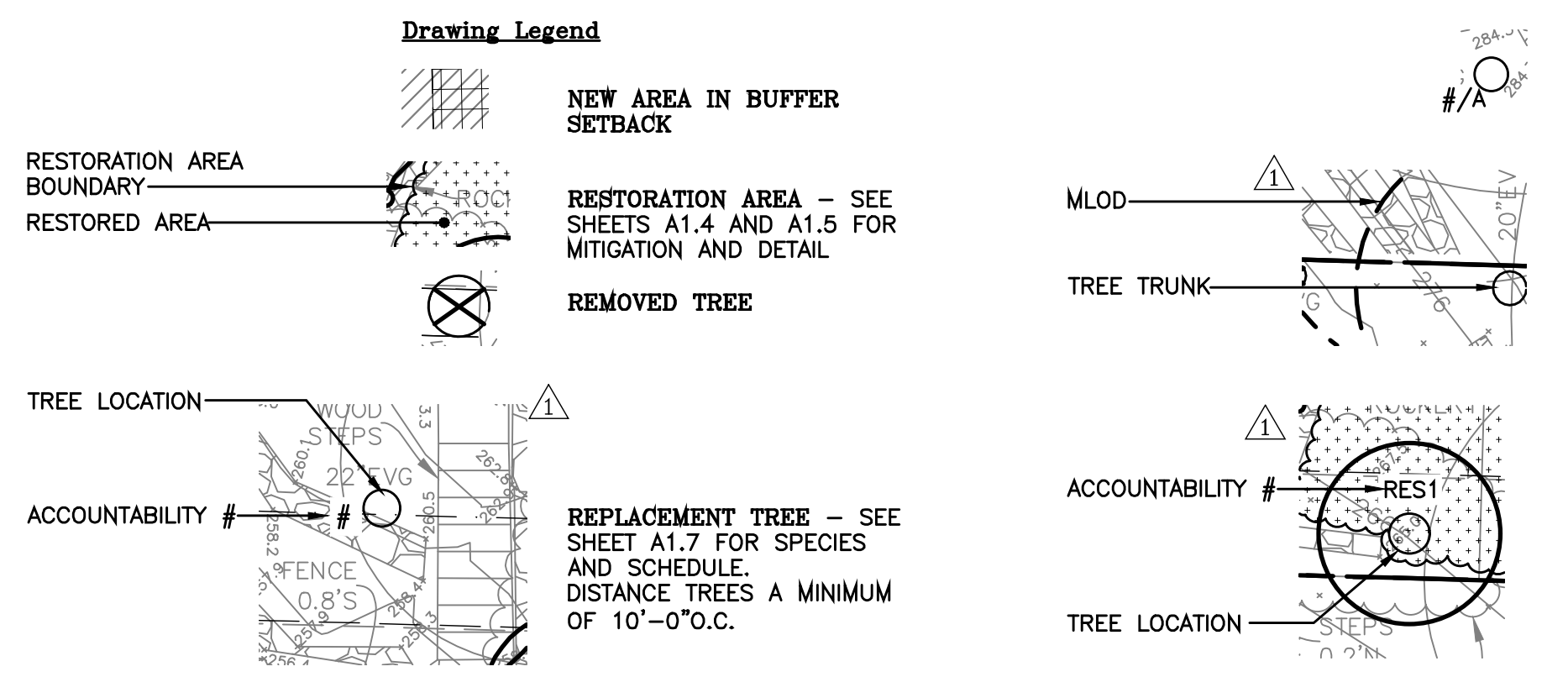


NESTLER-SPARE RESIDENCE

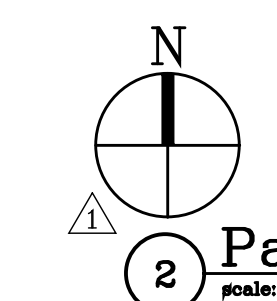
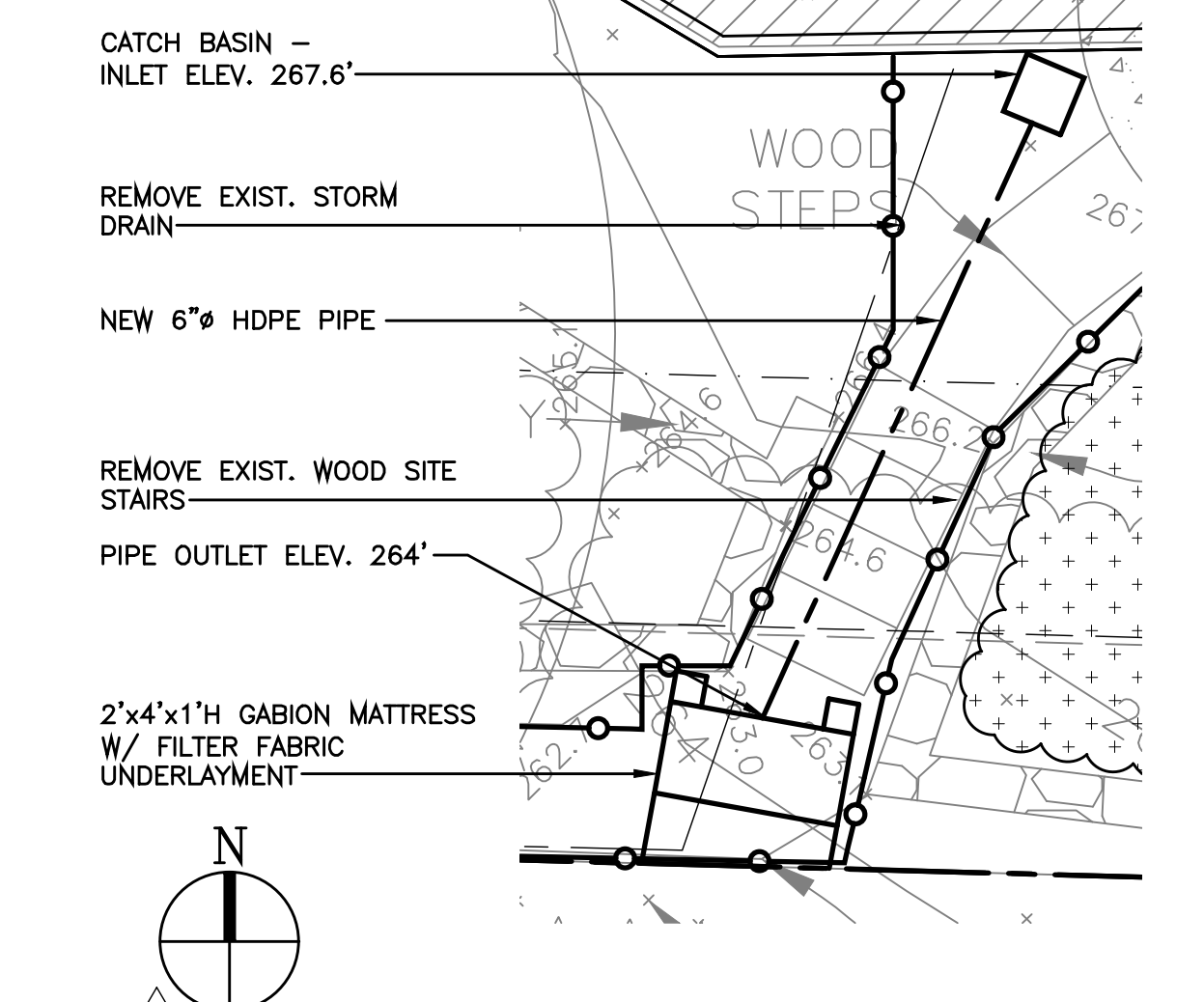
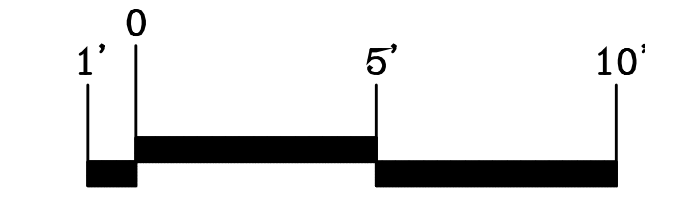
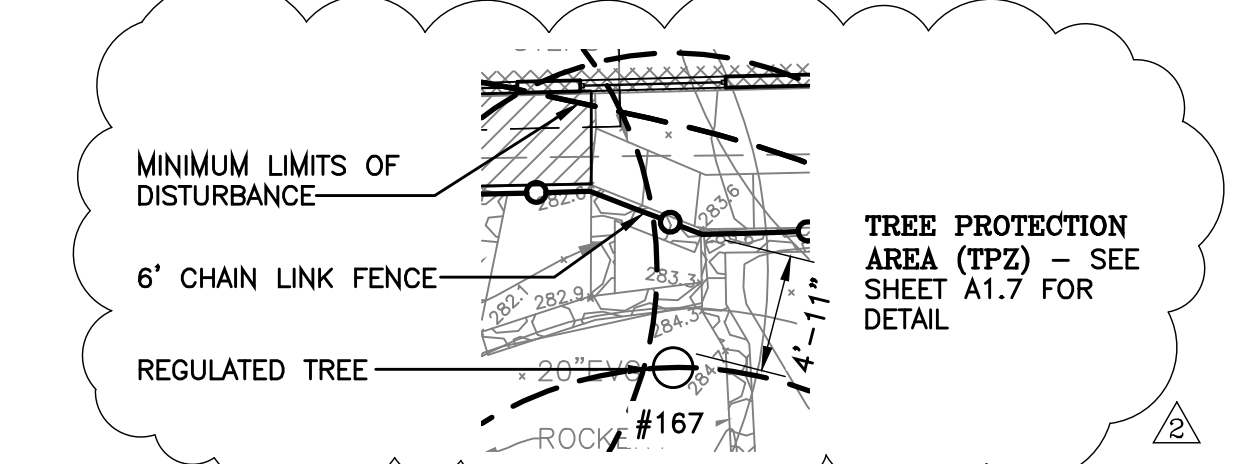
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040



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



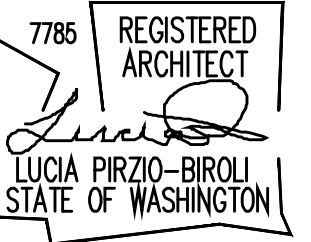
- Site Plan - Critical Area Review General Notes**
- SEE ATTACHED CAR 2 PROJECT MEMO DESCRIBING EXISTING CRITICAL AREAS AND PROPOSED WORK WITHIN.
 - SEE SHEETS A1.1, A1.2c AND A1.2b FOR NOTES IN COMMON AND NOTED MICC LANDUSE REQUIREMENTS AND CALCULATIONS INCLUDING GENERAL DIMENSIONS, YARD SETBACKS, LEGALLY 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:
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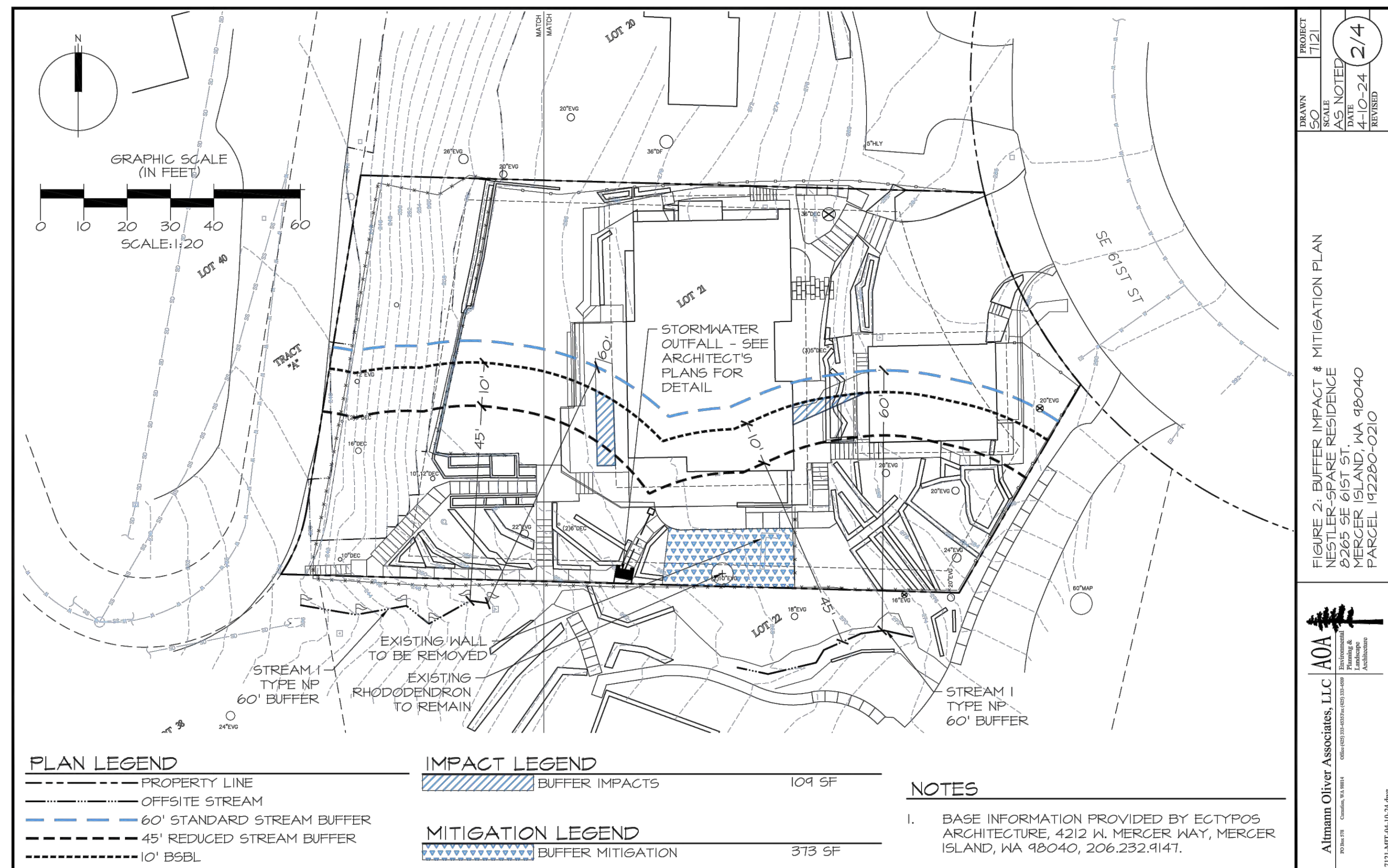
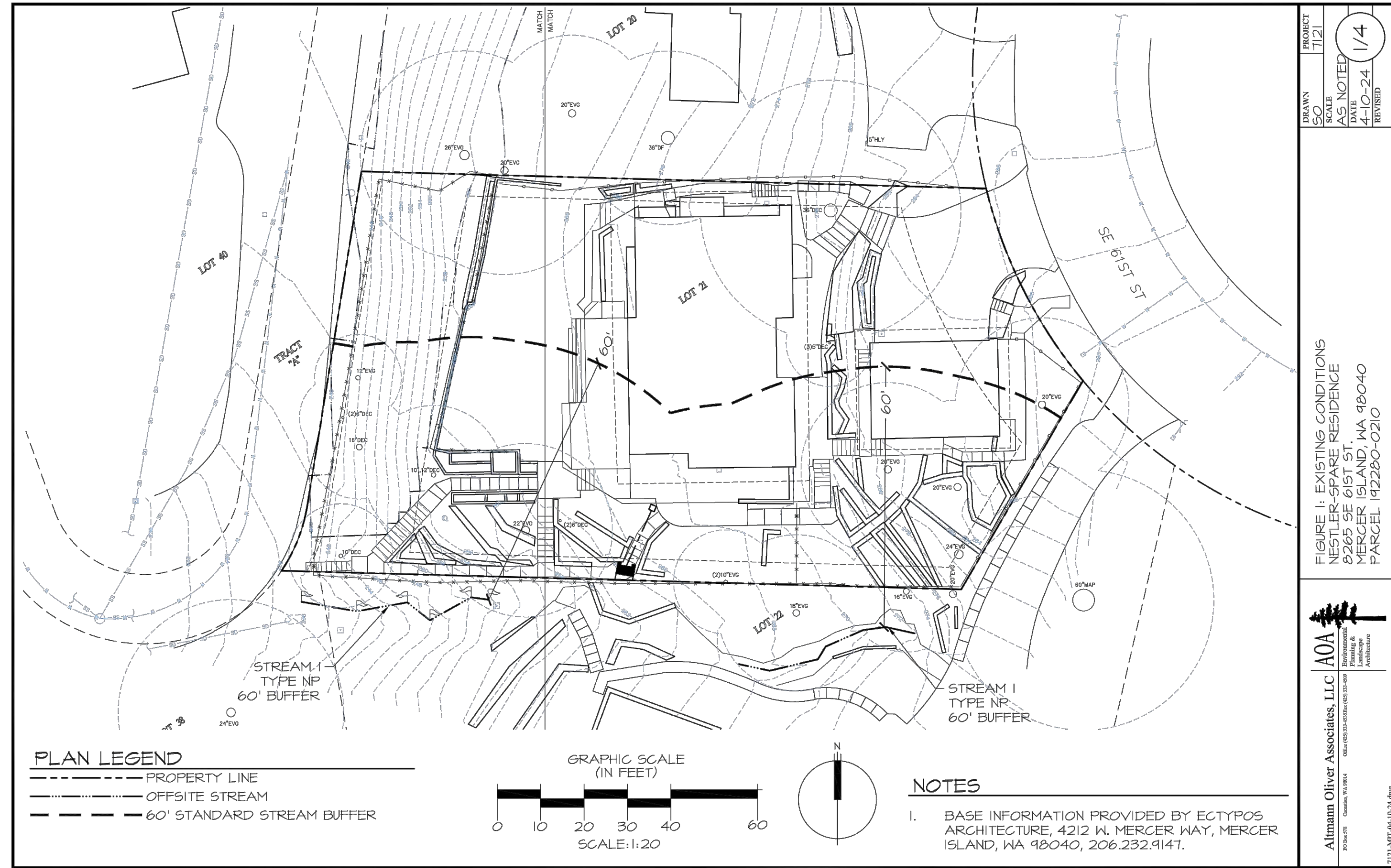


NESTLER-SPARE RESIDENCE

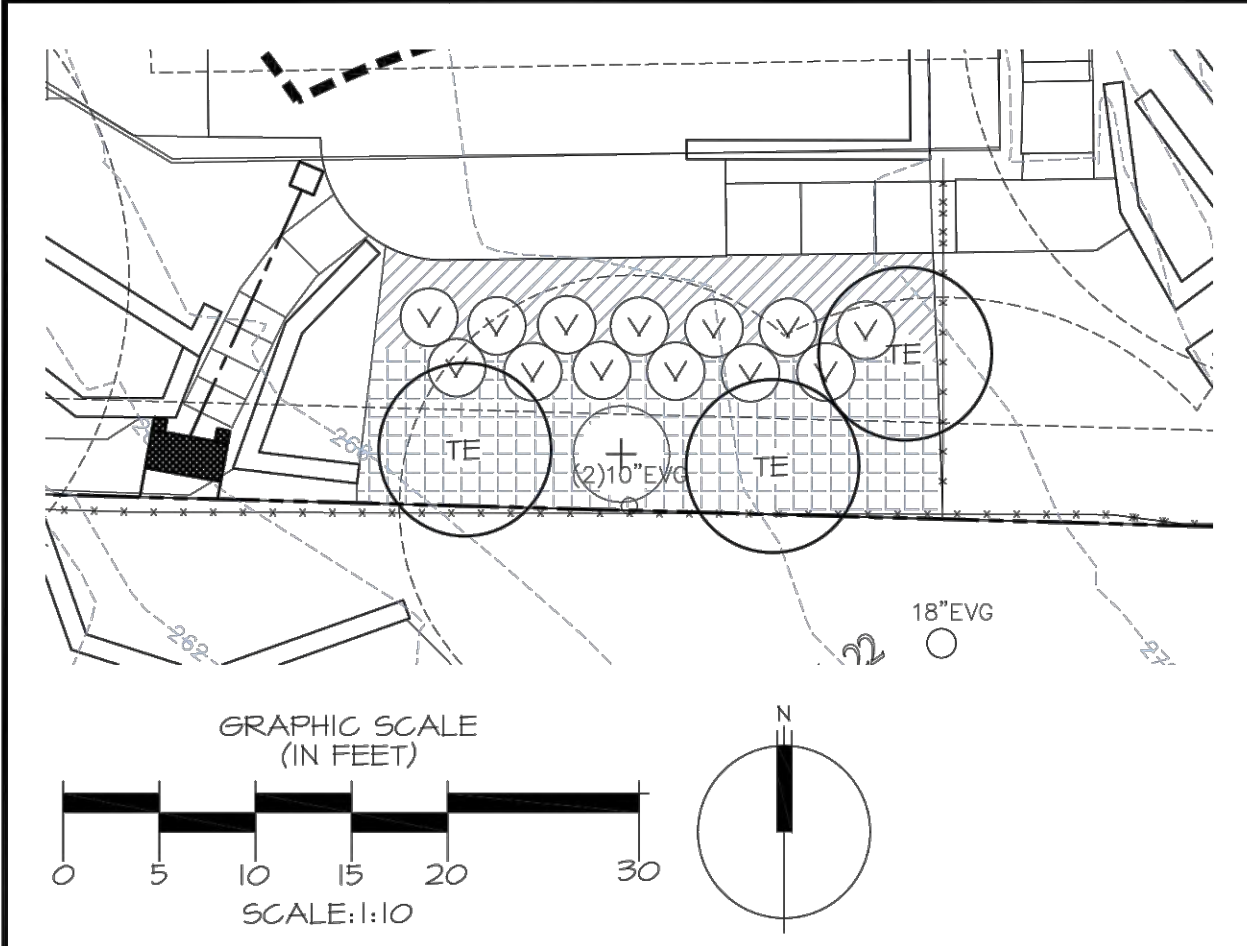
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

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

Scale:
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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

GROUNDCOVER

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 MUNITUM	SWORD FERN	3' O.C.	22	1 GAL.	FULL & BUSHY

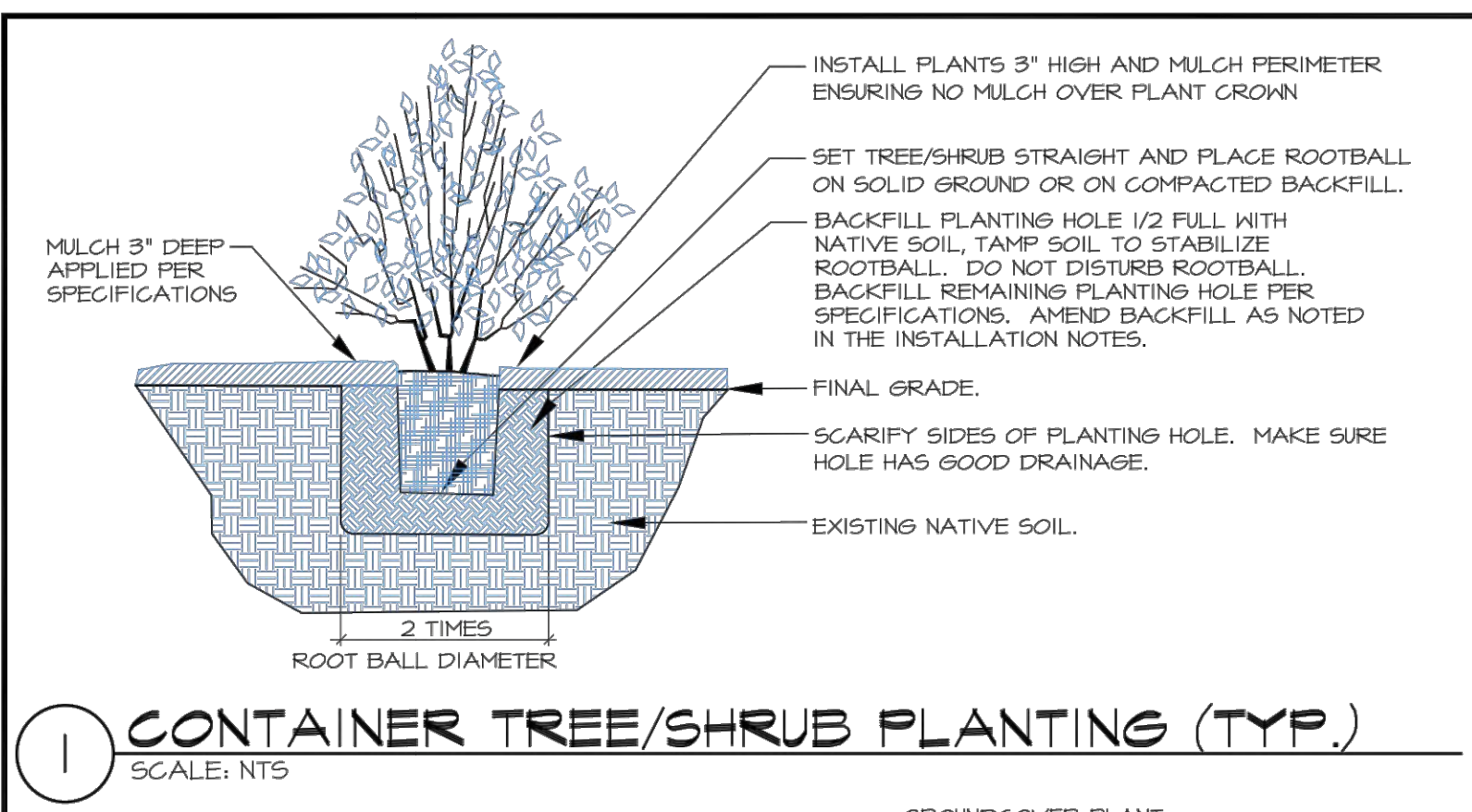
NOTES

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

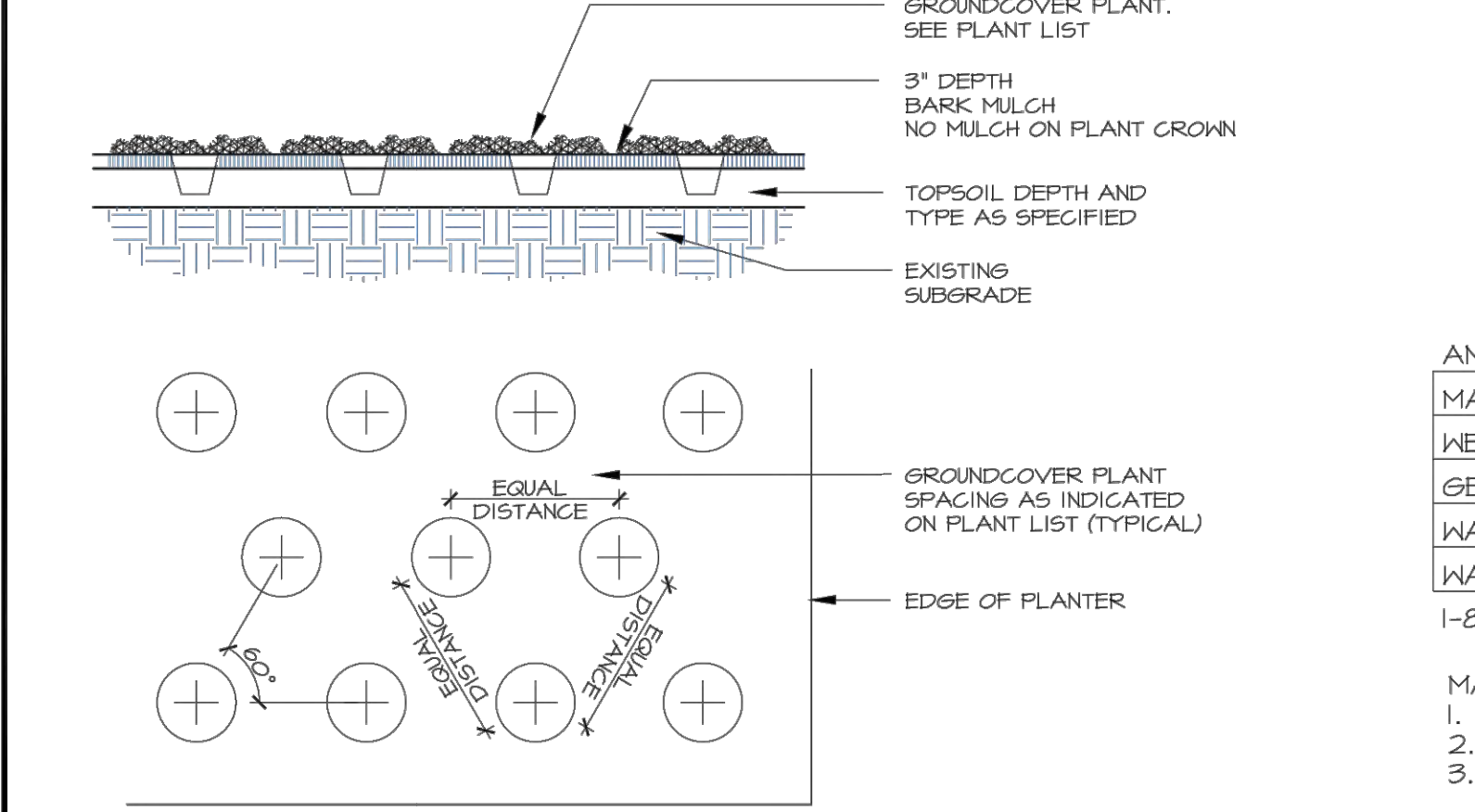
PROJECT: T121
 DRAWN: SO
 SCALE: AS NOTED
 4-10-24
 REVISED: 3/4

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

Almamm Oliver Associates, LLC AOA
 1722 5th Ave SE, Suite 200
 Mercer Island, WA 98040
 206.232.9147
 7786-0000-0000-0000



1 CONTAINER TREE/SHRUB PLANTING (TYP.)
 SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)
 SCALE: NTS

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	3	3	3	4		
WATERING - YEAR 2						4	4	4				

1-3 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

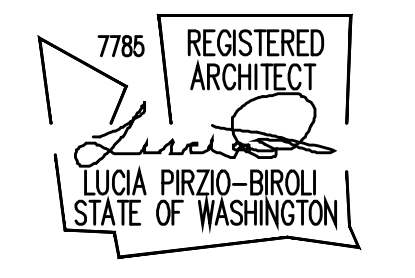
- MAINTENANCE WILL INCLUDE:
- REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
 - CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
 - REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID.
 - THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.

PROJECT: T121
 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

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

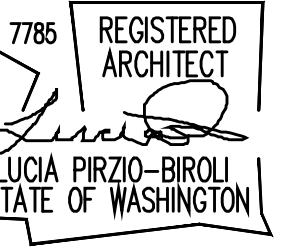


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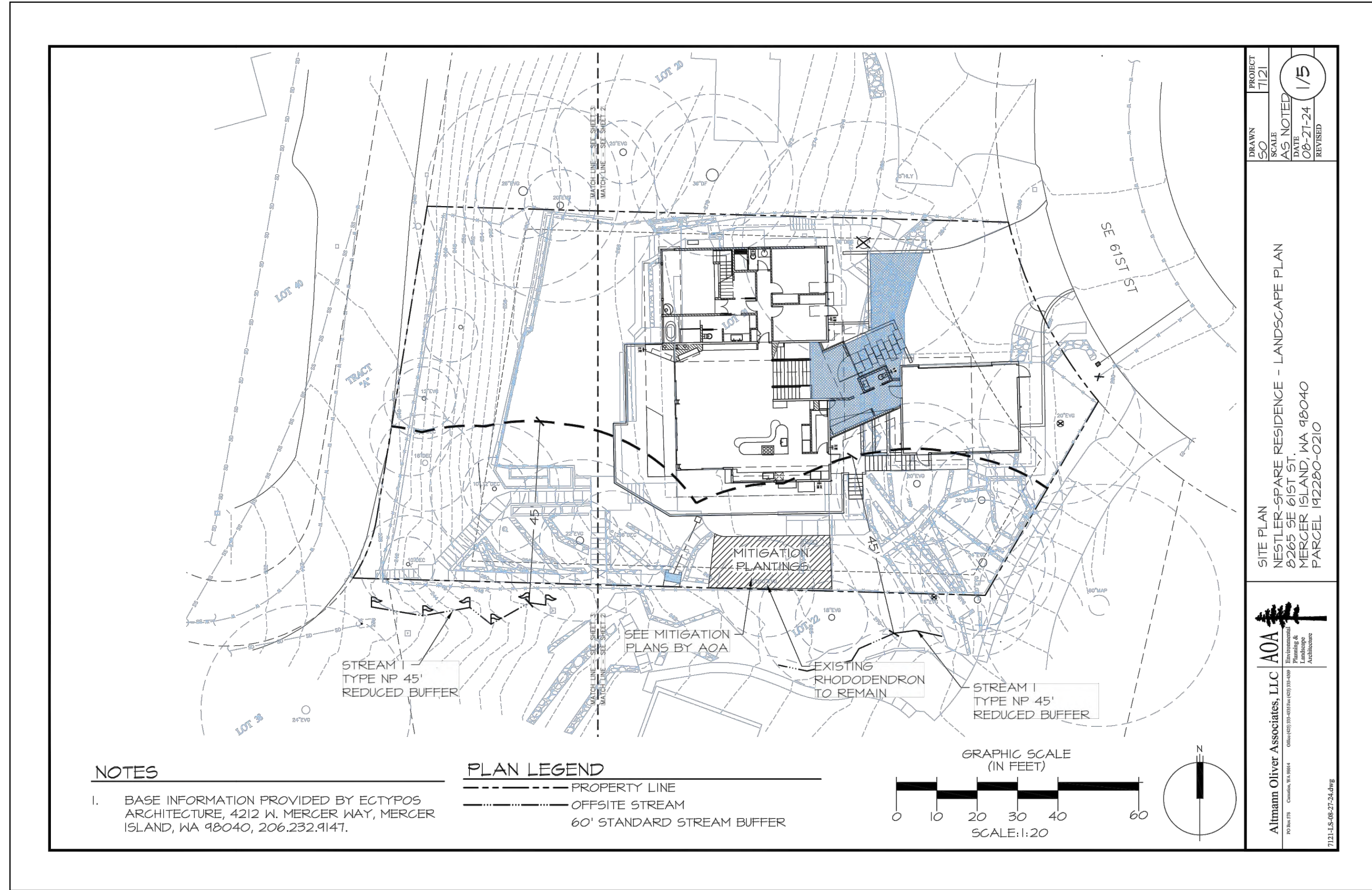


ECTYPOS
ARCHITECTURE

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



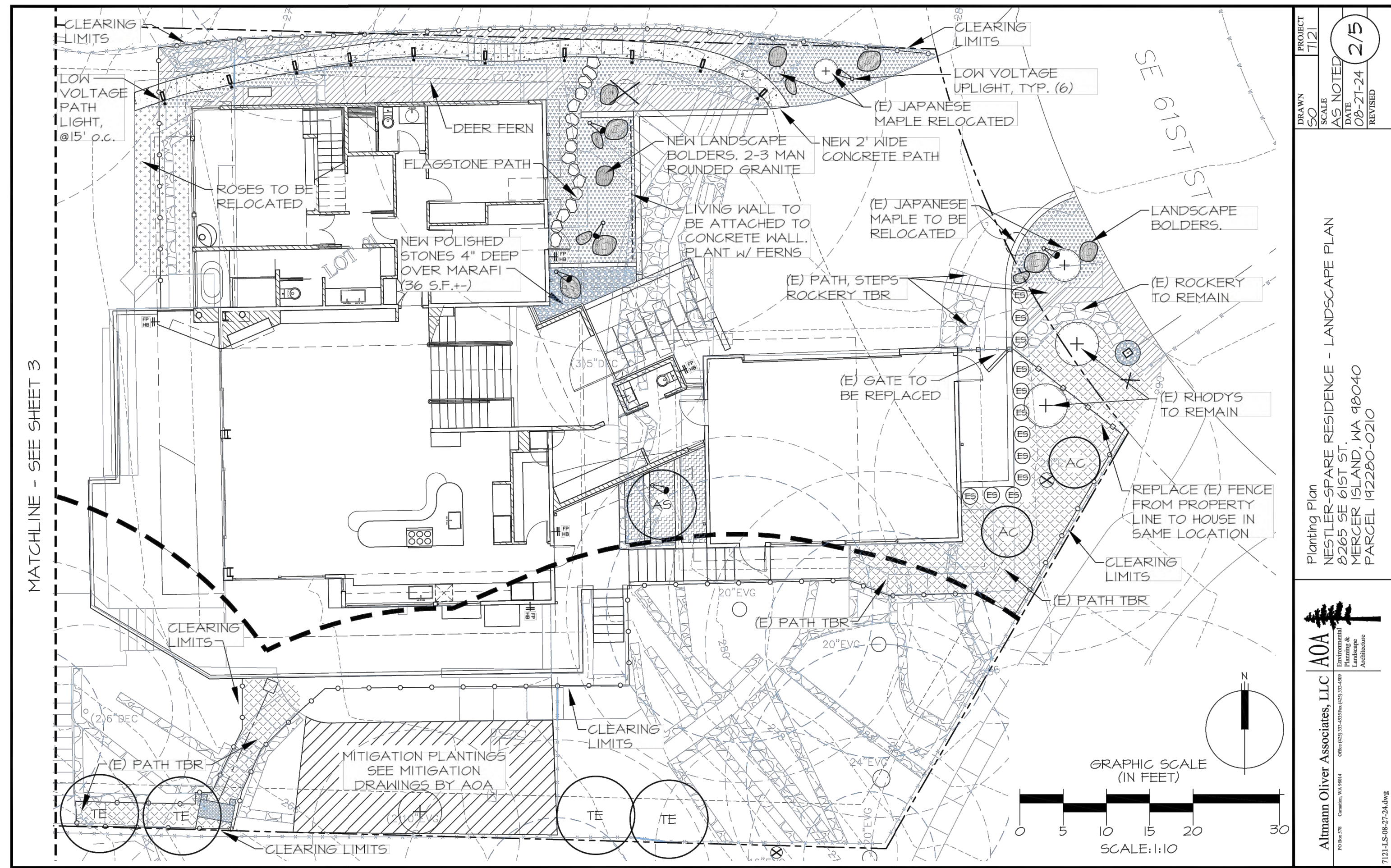
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8265 SE 61ST ST
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Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

Landscape
General Plan
A1.6



TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

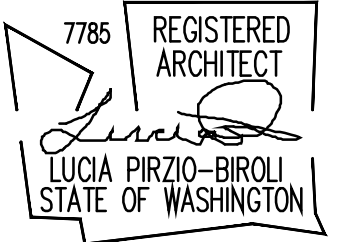
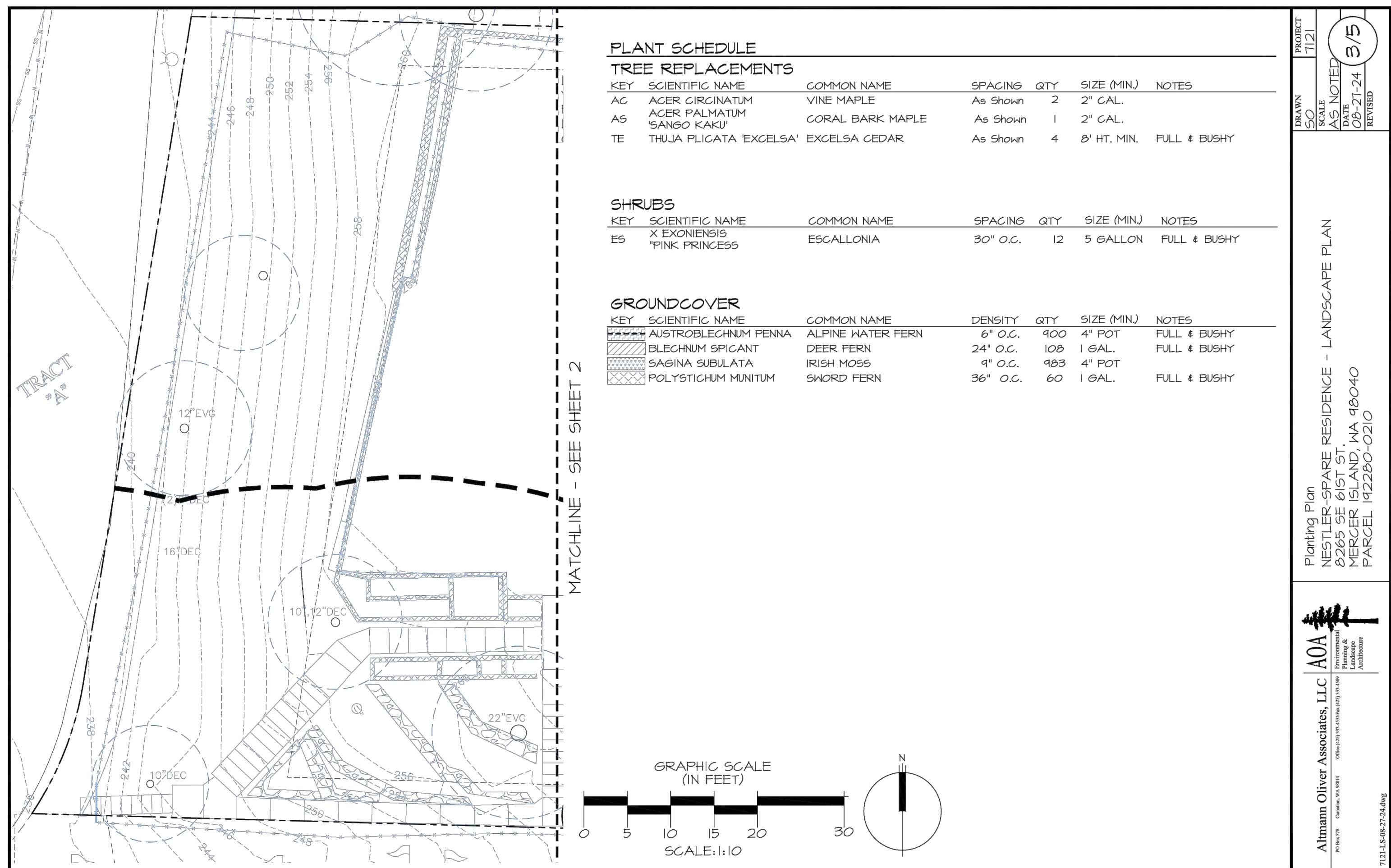
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

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.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



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