

NORTH

## VICINITY MAP

SCALE: NTS

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	SURVEY
	TREE PLAN
X100	

## PROJECT TEAM

OWNER: **JEFF RUDD**  
 ADDRESS: **8032 SE 57TH ST, MERCER ISLAND, WA 98040**  
 PHONE: **425-830-0373**  
 CONTACT PERSON: **JEFF RUDD**

ARCHITECT: **PELLETIER + SCHAAR, LLC**  
 ADDRESS: **26911 98TH DR. NW, STE. B, STANWOOD, WA 98292**  
 PHONE: **360-629-5375**  
 CONTACT PERSON: **DAVID PELLETIER, AIA**

## SCOPE OF WORK

ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

## PROJECT INFORMATION

ADDRESS: 8032 SE 57TH ST, MERCER ISLAND, WA 98040  
 PARCEL NO.: 1574100620  
 ZONING: R-8.4  
 LEGAL DESCRIPTION: CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLG DESC LN BED AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD TH NELY TO PF ON N LN OF SE DIST 9 FT ELY OF NWLY COR OF 14; PLAY BLOCK: 8; PLAT BLOCK: POR

LOT AREA: 0.22 ACRES, 9,679 S.F.

BUILDING AREA: 1,485 S.F. FIRST FLOOR FINISHED  
 724 S.F. SECOND FLOOR FINISHED  
 2,209 S.F. TOTAL FINISHED

440 S.F. GARAGE

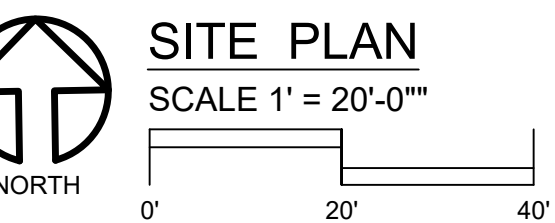
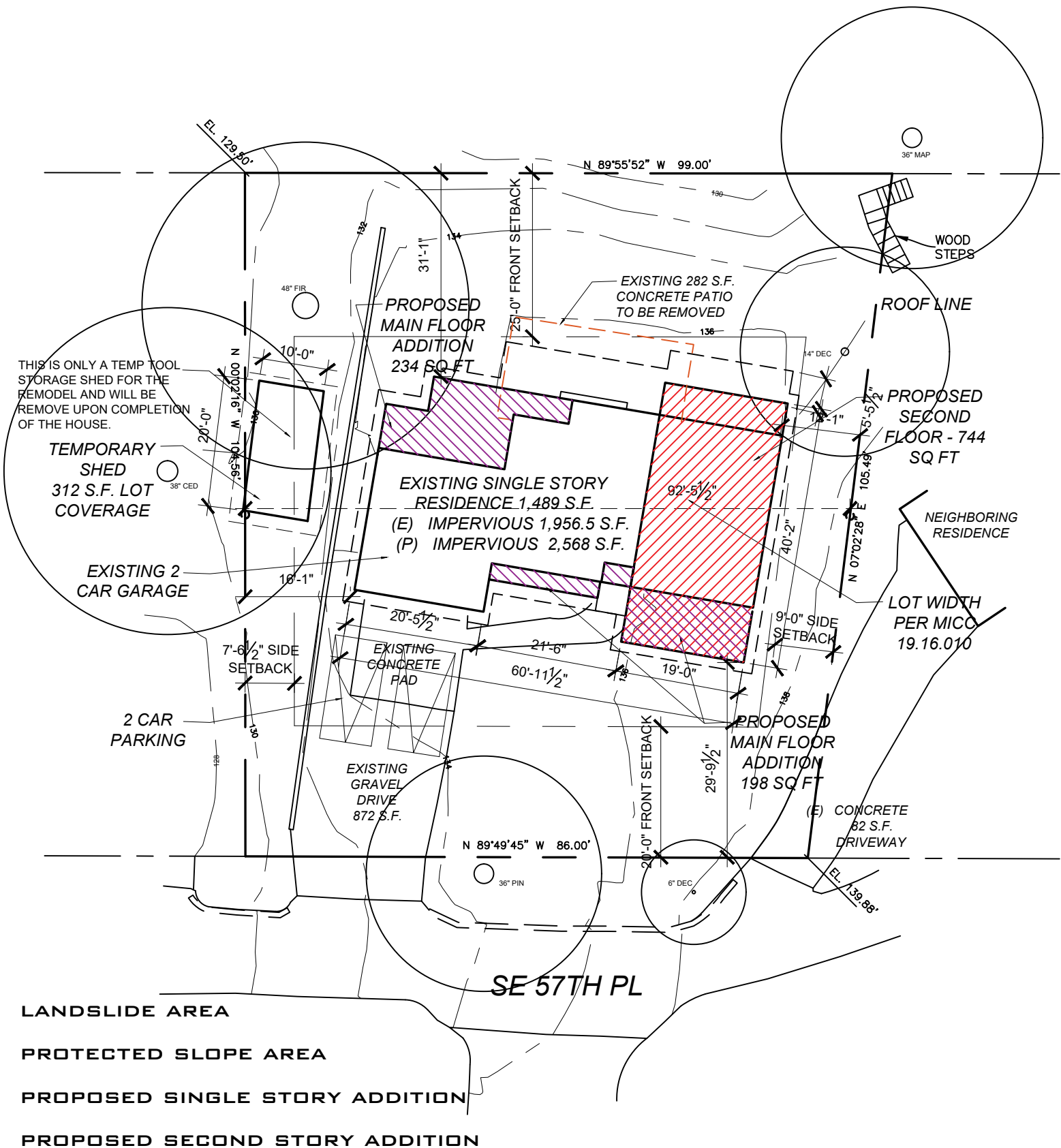
1 COMMENT REVISIONS - 09/12/2024

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6/14/2024

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**SITE PLAN**  
SCALE 1" = 20'-0"

LANDSLIDE AREA  
PROTECTED SLOPE AREA  
PROPOSED SINGLE STORY ADDITION  
PROPOSED SECOND STORY ADDITION

**SITE ADDRESS:**  
8032 SE 57TH ST, MERCER ISLAND, WA 98040

**LEGAL DESCRIPTION:**  
CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLG DESC LN BEG AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD 20 TH NELY TO PT ON N LN OF 14 DIST 9 FT ELY OF NWLY COR OF 14  
PLAT BLOCK: 8  
PLAT LOT: POR

**OWNER/APPLICANT**  
JEFF RUDD  
8032 SE 57TH ST, MERCER ISLAND, WA 98040

**PARCEL:** 1574100620  
**LOT SIZE:** 0.22 ACRES/  
9,679 S.F.  
**ZONING:** R-8.4

**LOT SLOPE CALCULATIONS**  
HIGH POINT ELEVATION 139.88 FT  
LOW POINT ELEVATION 129.50 FT  
ELEVATION DIFFERENCE 10.38 FT  
HORIZONTAL DIFFERENCE 135.50 FT

**LOT SLOPE** 8%

**ALLOWABLE LOT COVERAGE**  
LESS THAN 15%  
MAX LOT COVERAGE 40%  
REQUIRED LANDSCAPING 60%

**LOT COVERAGE CALCULATIONS**  
GROSS LOT AREA 9,679 SQ FT  
NET LOT AREA 9,679 SQ FT  
ALLOWED LOT COVERAGE (40%) 3,871.6 SQ FT

**EXISTING LOT COVERAGE:**  
RESIDENCE: 1,956.5 S.F.  
ACCESSORY STRUCTURE: 312 S.F.  
DRIVEWAYS: 954 S.F.  
PATIO: 282 S.F. - TO BE REMOVED

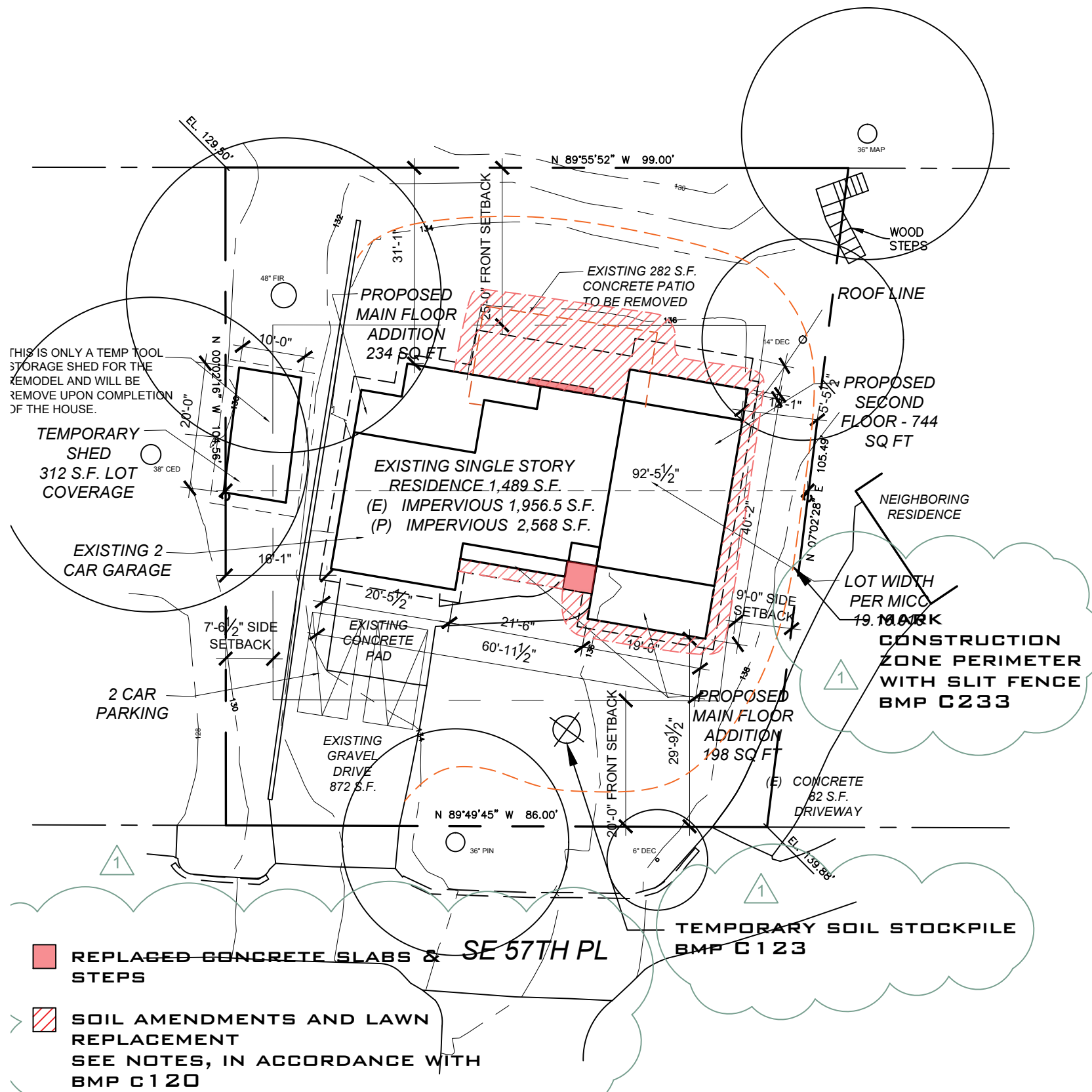
**PROPOSED ADDED LOT COVERAGE:**  
RESIDENCE W/ ADDITIONS: 2,568 S.F.  
ACCESSORY STRUCTURE: 312 S.F.  
DRIVEWAYS: 954 S.F.

**TOTAL LOT COVERAGE:** 3,834 (39.6%)

**FAR CALCULATIONS**  
LOT AREA 9,679 SQ FT  
ALLOWED GFAR 40%  
SITE MAX ALLOWED FAR 9,679(.4) = 3,871 SQ FT

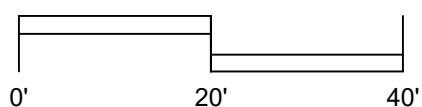
**PROPOSED GFAR** 2,697 SQ FT  
28%

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**LANDSCAPE PLAN**

SCALE 1' = 20'-0"



**SOIL AMENDMENTS NOTES & LAWN RESEEDING:**

1

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT (BASED ON LOSS-ON-IGNITION TEST) IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING HE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
  - a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO 25:1 THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO PUGET SOUNDS LOWLANDS REGION
  - b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUESTED, AND NOT EXCEEDING THE CONTAINMENT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.
4. AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
  - c. SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT.
  - d. IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
  - e. IN TURF AREAS, PLACE TWO INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
  - f. APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIP COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING.  
ALTERNATIVELY, DISTURBED SOIL CAN BE AMENDED ON A SITE-CUSTOMIZED MANNER SO THAT IT MEETS THE SOIL QUALITY CRITERIA SET FORTH ABOVE, AS DETERMINED BY A LICENSED ENGINEER, GEOLOGIST, LANDSCAPE ARCHITECT, OR OTHER PERSON AS APPROVED BY KING COUNTY.
5. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS BY FOLLOWING THE PROCEDURES IN METHOD (4) ABOVE.
6. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED. IF EXISTING TOPSOIL IS STOCKPILED AND REPLACED IN AREAS SHOWN IN THE LEGEND, TESTING WILL BE REQUIRED PER NOTES 1,4 & 5 ABOVE.

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	TREE DRIP LINE
	EVERGREEN TREE
	DECIDUOUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION FENCING MUST BE PLACED PRIOR TO CONSTRUCTION ACTIVITY
	"E" REPRESENTS EXCEPTIONAL TREES. IN EXCESS OF 24" DBH
	6"-8" DEEP MULCH
	AQUATEX NFS-1 CONTROL UNIT
	WD-1 DETECTION UNIT
	IRRIGATION DRIPLINE

**TREE PROTECTION AREA (TPZ)**

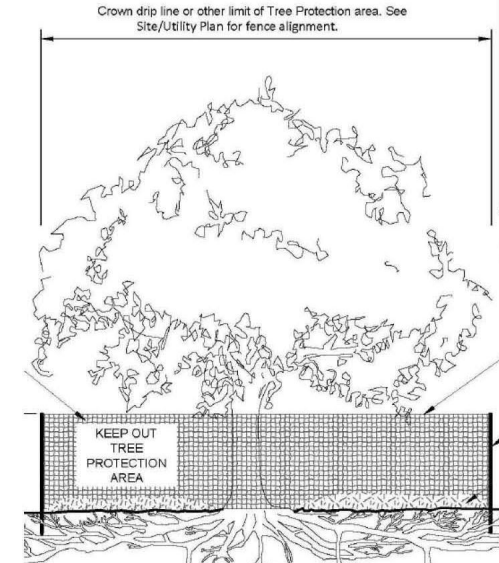
**KEEP OUT!**

**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
3. Arborist reports recommending mitigation

- Notes**
1. No pruning shall be performed unless under the direction of an arborist
  2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
  3. No storage of materials shall occur inside the protective fencing
  4. Refer to Site/Utility Plan for allowable modifications to the tree protection area
  5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
  6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist



Tree protection fence: 4-ft 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.

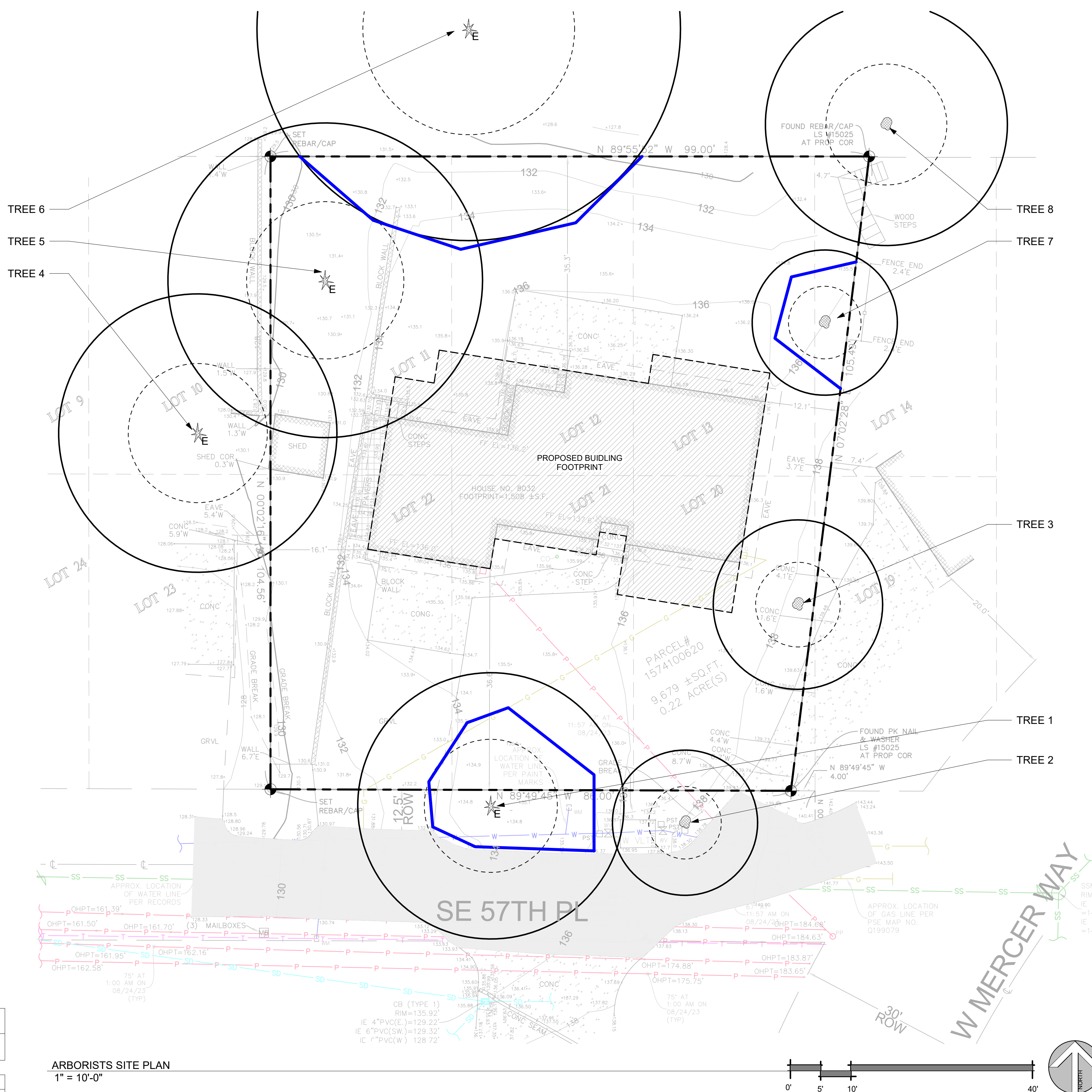
2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercerwa.gov](mailto:john.kenney@mercerwa.gov)

**Tree Schedule**

ID	Common Name	Scientific Name	# of Trunks	DBH/DSH	Dripline	Condition	Retain	Comments
1	SPRUCE	Picea	1	36.0"	22' - 0"	GOOD	Yes	ROW
2	CHERRY	Prunus	1	6.0"	12' - 0"	GOOD	Yes	ROW
3	COTTONWOOD	Populus deltoides	1	10.0"	14' - 0"	GOOD	Yes	
4	WESTERN RED CEDAR	Thuja plicata	1	38.0"	23' - 0"	GOOD	Yes	
5	DOUGLAS FIR	Pseudotsuga menziesii	1	48.0"	26' - 0"	GOOD	Yes	
6	BIG LEAF MAPLE	Acer macrophyllum	1	32.0"	35' - 0"	POOR	Yes	
7	MAGNOLIA	Magnolia	1	7.0"	12' - 0"	GOOD	Yes	
8	BIG LEAF MAPLE	Acer macrophyllum	1	14.0"	20' - 0"	GOOD	Yes	



ARBORISTS SITE PLAN  
1" = 10'-0"



PREPARED BY:  
NEAL BAKER  
ARBORISTS NW.COM  
ISA CERT. PN1075A  
TRAQ ISA (TREE RISK ASSESSMENT QUALIFIED)  
MEMBER AREA & SOCA  
PH: 206 779 2579



Arborists NW is a full spectrum arboricultural, consulting and landscape design and installation provider. When you think tree and landscape services, think Arborists NW.  
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No.	Description	Date

**RUDD PLAN**

8032 SE 57TH ST, MERCER ISLAND, WA 98040

**RUDD PLAN**

**ARBORIST TREE PLAN**

Project number	24008
Date	
Drawn by	CW
Checked by	NB

**X100**

Scale As indicated