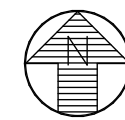




12 VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. PLEASE BE ADVISED THAT ANY CHANGES MADE TO THE DRAWINGS OR SPECIFICATIONS BY THE OWNER, CONTRACTOR, OR ANY OTHER THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF OUR ARCHITECTURAL FIRM MAY AFFECT THE INTEGRITY OF THE DESIGN AND THE PERFORMANCE OF THE BUILDING. WE HEREBY DISCLAIM ANY LIABILITY FOR ANY CHANGES MADE TO THE DRAWINGS OR SPECIFICATIONS BY THE OWNER OR ANY THIRD PARTY WITHOUT OUR WRITTEN CONSENT. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN THE PROJECT THAT MAY RESULT FROM SUCH CHANGES. WE STRONGLY RECOMMEND THAT ANY CHANGES MADE TO THE DRAWINGS OR SPECIFICATIONS BE REVIEWED AND APPROVED BY THE ARCHITECT TO ENSURE THAT THEY COMPLY WITH THE DESIGN INTENT, BUILDING CODES, AND INDUSTRY STANDARDS. ANY CHANGES MADE WITHOUT OUR PRIOR APPROVAL ARE MADE AT THE OWNER'S OWN RISK, AND WE WILL NOT BE HELD RESPONSIBLE FOR ANY CONSEQUENCES THAT MAY ARISE FROM SUCH CHANGES.
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. SAFETY GLAZING TO BE USED IN DOORS & WINDOWS AT HAZARDOUS LOCATIONS PER IRC
4. NOT USED
5. MECHANICAL: REVIEW AND COORDINATE ALL MECHANICAL DESIGN
6. ELECTRICAL: LIGHT LOCATIONS TO BE PER ARCHITECTURAL LIGHTING PLAN.
7. PRIOR TO CONSTRUCTION, COORDINATE ROOM LAYOUT, REQUIREMENTS AND MOUNTING LOCATIONS; AND PROVIDE A WALK THROUGH WITH OWNER AND ARCHITECT PRIOR TO ELECTRICAL, PLUMBING AND MECHANICAL ROUGH IN.
8. COORDINATE WORK WITH THAT OF OTHER TRADES (MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL AND LANDSCAPE). CONTACT ARCHITECT OF ANY DISCREPANCIES.
9. SUBMITTALS REQUIRED:
 - LIGHTING
 - PLUMBING
 - ACCESSORIES
 - FINISH MATERIALS

DEFERRED PERMITS BY GC (TRADES)

- ELECTRICAL
- MECHANICAL
- PLUMBING

Land clearing, grading, filling, and foundation work within: (a) an erosion hazard area, when 2,000 square feet or more of site disturbance is proposed, and/or (b) a landslide hazard area are not permitted between October 1 and April 1.

OWNER

LINDA + ARA BERNARDI
3805 W MERCER WAY MERCER ISLAND WA 98040

ARCHITECT

STRATAARCHITECTS PLLC
7055 16TH AVE NE
SEATTLE, WA, 98115
CONTACT:
AMOREENA MILLER
PH: 206-457-5657
MILLER@
STRATAARCHITECTS.COM

SCOPE OF WORK

SMALL ADDITION TO EXISTING SINGLE FAMILY HOME ON THE MAIN LEVEL. MINIMAL GROUND DISTURBANCE AT GRADE.

PARCEL NUMBER

362350-0305

LEGAL DESCRIPTION

ISLAND PARK REPLAT OF LOT B CITY OF MERCER ISLAND SHORT PLAT 76-11-033 REC AF #7611290578 SD PLAT DAF POR LOT 1 BLK B BEG NXN C/L W MERCER WAY & NELY EXT OF SLY LN SD LOT TH S 47-51-00 W ALG SD EXT & SD LN 51.45 FT TO TPOB TH CONT S 47-51-00 W 308.55 FT T

CODE INFORMATION

PROJECT ADDRESS	3805
ZONING	R-15
SITE AREA	17,077
OCCUPANCY	R2
BUILDING TYPE	VB
BUILDING CODE	SRC 2021
ENERGY CODE	SEC 2021
FIRE CODE	SFC 2021
ENERGY COMPLIANCE	PRESCRIPTIVE

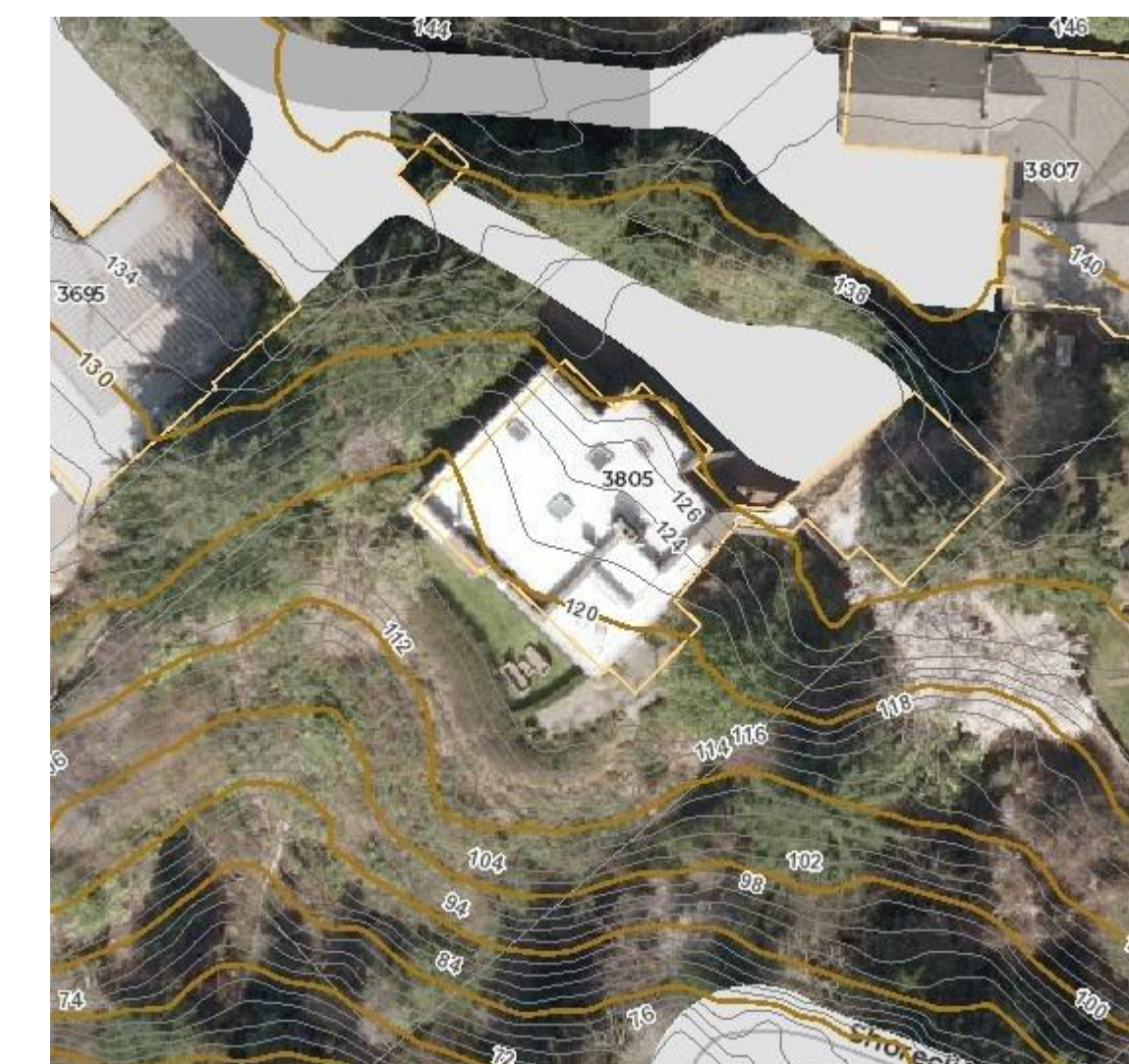
GROSS FLOOR AREA	EXISTING	PROPOSED
BASEMENT	1,170 SF	1,170 SF
MAIN LEVEL	1,500 SF	1,639 SF
UPPER LEVEL	1,300 SF	1,300 SF
GROSS FLOOR AREA	3,970 SF	4,109 SF

DRAWING LIST

- A0.00 COVERSHEET AND PROJECT INFO
- A0.20 EXISTING PLANS
- A1.00 SITE PLAN
- A2.10 LOWER LEVEL FLOOR PLAN MAIN
- A2.20 LEVEL FLOOR PLAN UPPER LEVEL
- A2.30 FLOOR PLAN



4 1999 AERIAL
NOT TO SCALE



1 2005 AERIAL
NOT TO SCALE



CRITICAL AREA PLANS

ADDITION
3805 W MERCER
WAY MERCER
ISLAND WA 98040

DRAWN BY: AMC
CHECKED BY: ARM

REV: _____ DATE: _____

PERMIT NO. _____



SHEET TITLE:
COVERSHEET AND
PROJECT INFO

PROJECT NO. 25022

A0.00

DATE: JAN 20, 2026



STRATA ARCHITECTS
CREATE // COLLABORATE

7055 16TH AVE NE
SEATTLE, WA 98115
206.457.5657

COPYRIGHT STRATAARCHITECTS 2026

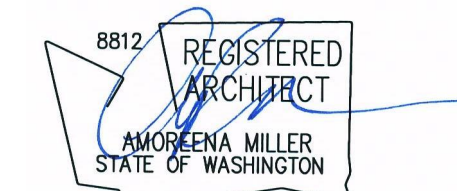
CRITICAL AREA PLANS

ADDITION
3805 W MERCER
WAY MERCER
ISLAND WA 98040

DRAWN BY: AMC
CHECKED BY: ARM

REV: DATE:

PERMIT NO.



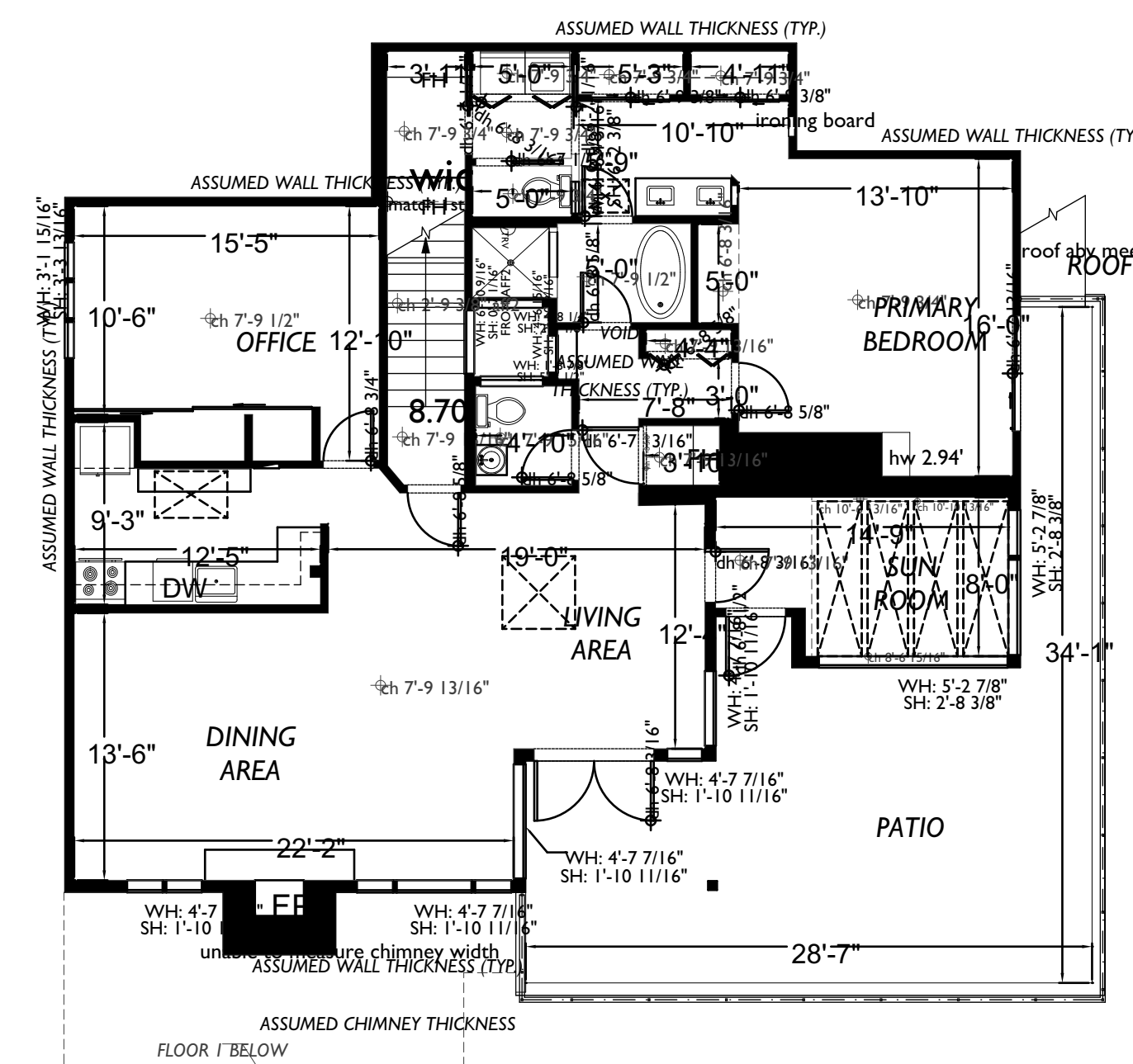
SHEET TITLE:

EXISTING PLANS

PROJECT NO. 25022

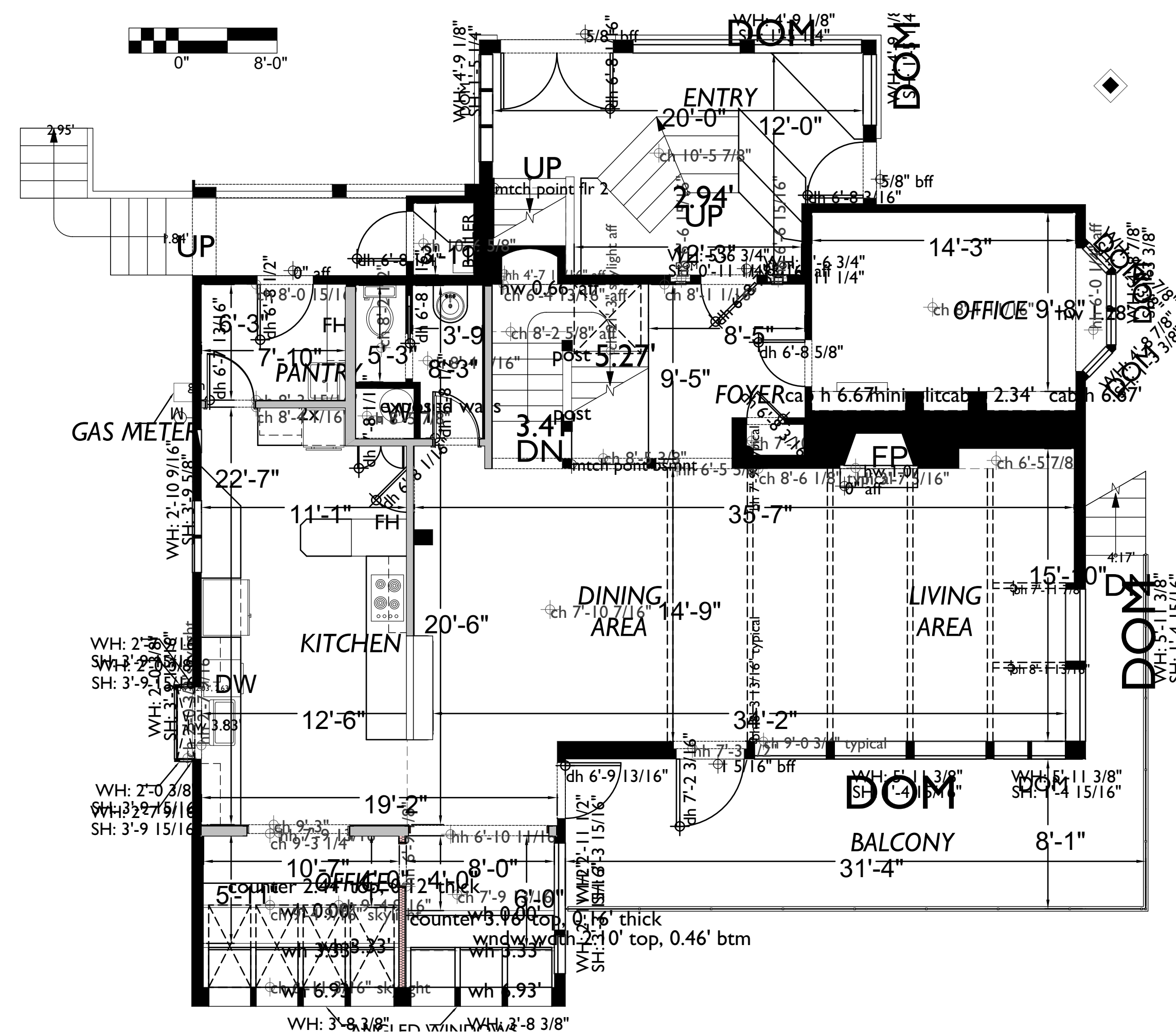
A0.20

DATE: JAN 20, 2026



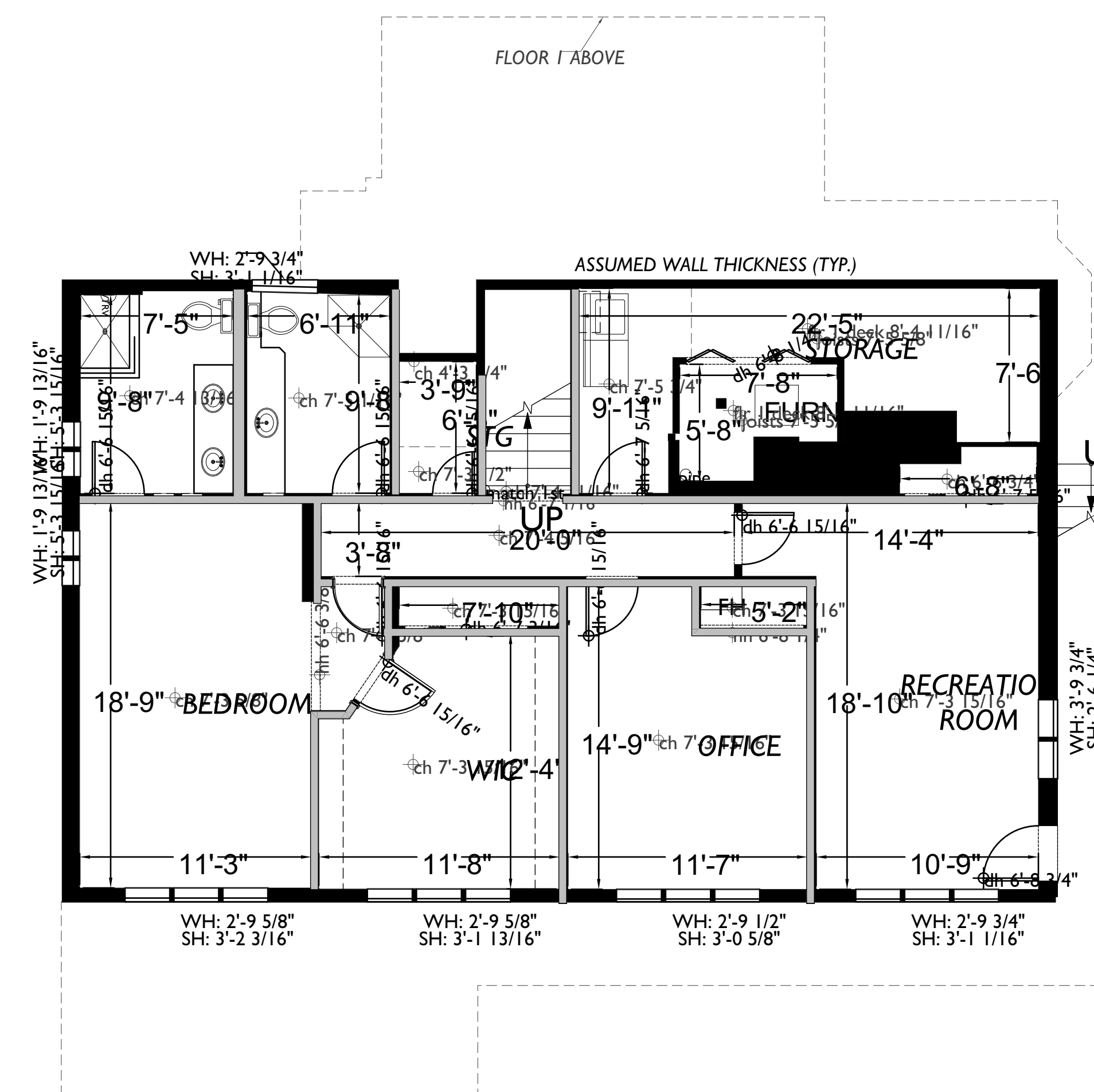
2 EXISTING UPPER PLAN

1/8" = 1'-0"



4 EXISTING MAIN PLAN

3/16" = 1'-0"



1 EXISTING BASEMENT PLAN

3/16" = 1'-0"



STRATA ARCHITECTS
 CREATE // COLLABORATE
 7055 16TH AVE NE
 SEATTLE, WA 98115
 206.457.5657
 COPYRIGHT STRATAARCHITECTS 2026

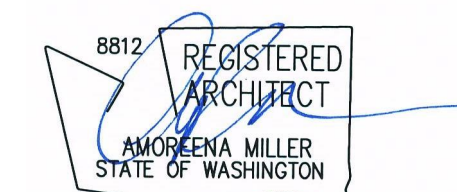
CRITICAL AREA
 PLANS

ADDITION
 3805 W MERCER
 WAY MERCER
 ISLAND WA 98040

DRAWN BY: AMC
 CHECKED BY: ARM

REV: DATE:

PERMIT NO.



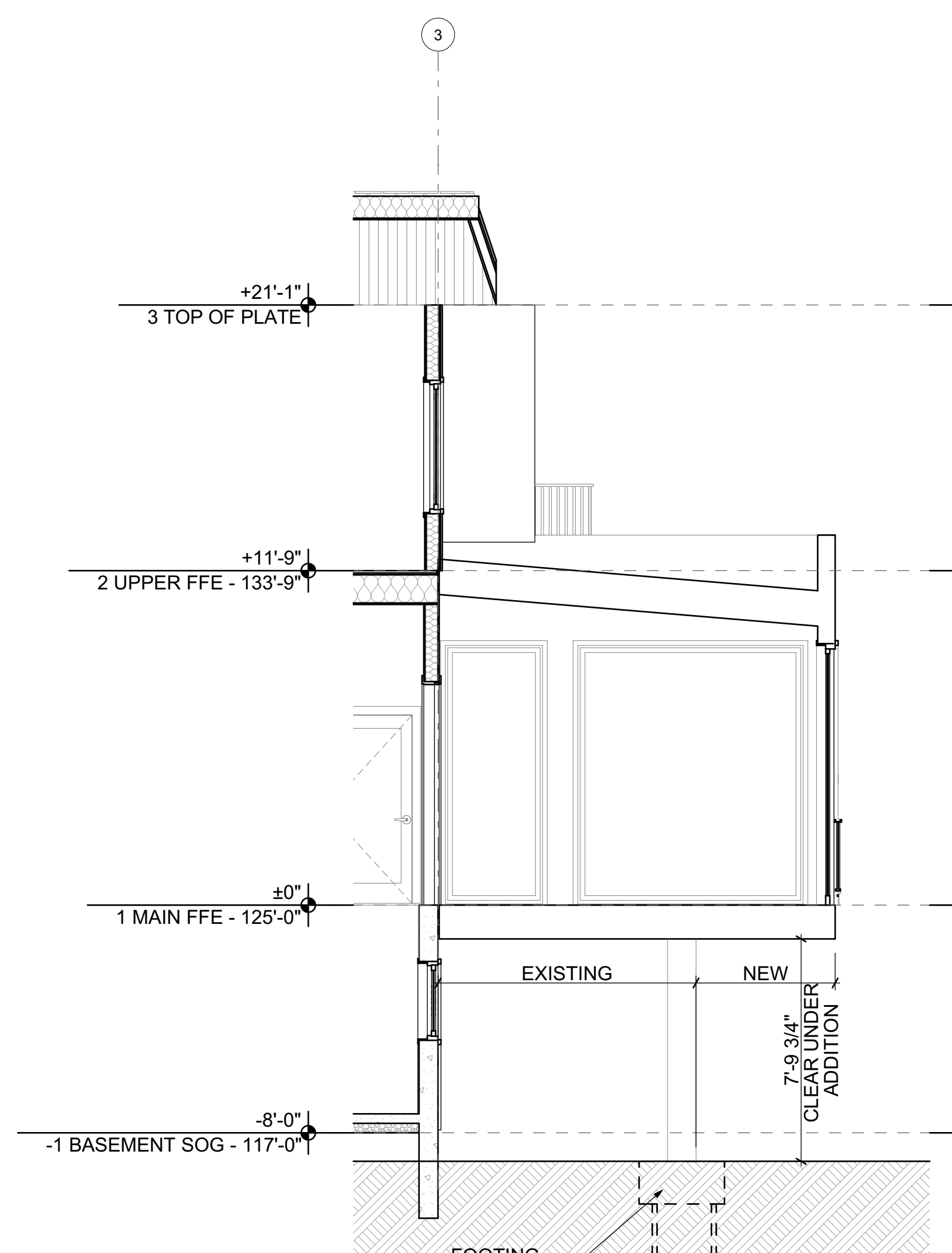
SHEET TITLE:

SITE PLAN

PROJECT NO. 25022

A1.00

DATE: JAN 20, 2026












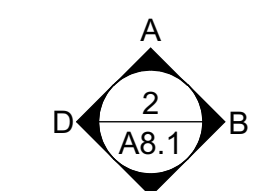

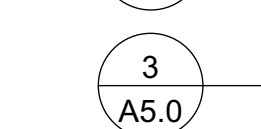




7 BUILDING SECTION
 1/4" = 1'-0"



1 SITE PLAN
 1/8" = 1'-0"

LEGEND

-  EXISTING WALL
-  NEW WALL
-  DEMO WALL
-  OVERHEAD STRUCT.
-  1 HR RATED WALL
-  101A / F101 DOOR/WINDOW SYMBOL
-  FAN SYMBOL
-  SMOKE DETECTOR
-  HEAT SENSOR
-  COMBO SMOKE AND CARBON MONOXIDE DETECTOR
-  WALL, FLOOR, ROOF TYPE
-  ELEVATION BUG
-  BUILDING SECTION
-  PLAN DETAIL
-  ROOF SLOPE
-  RATED ASSEMBLY

CRITICAL AREA PLANS

ADDITION
 3805 W MERCER
 WAY MERCER
 ISLAND WA 98040

DRAWN BY: AMC
 CHECKED BY: ARM

REV: DATE:

PERMIT NO.

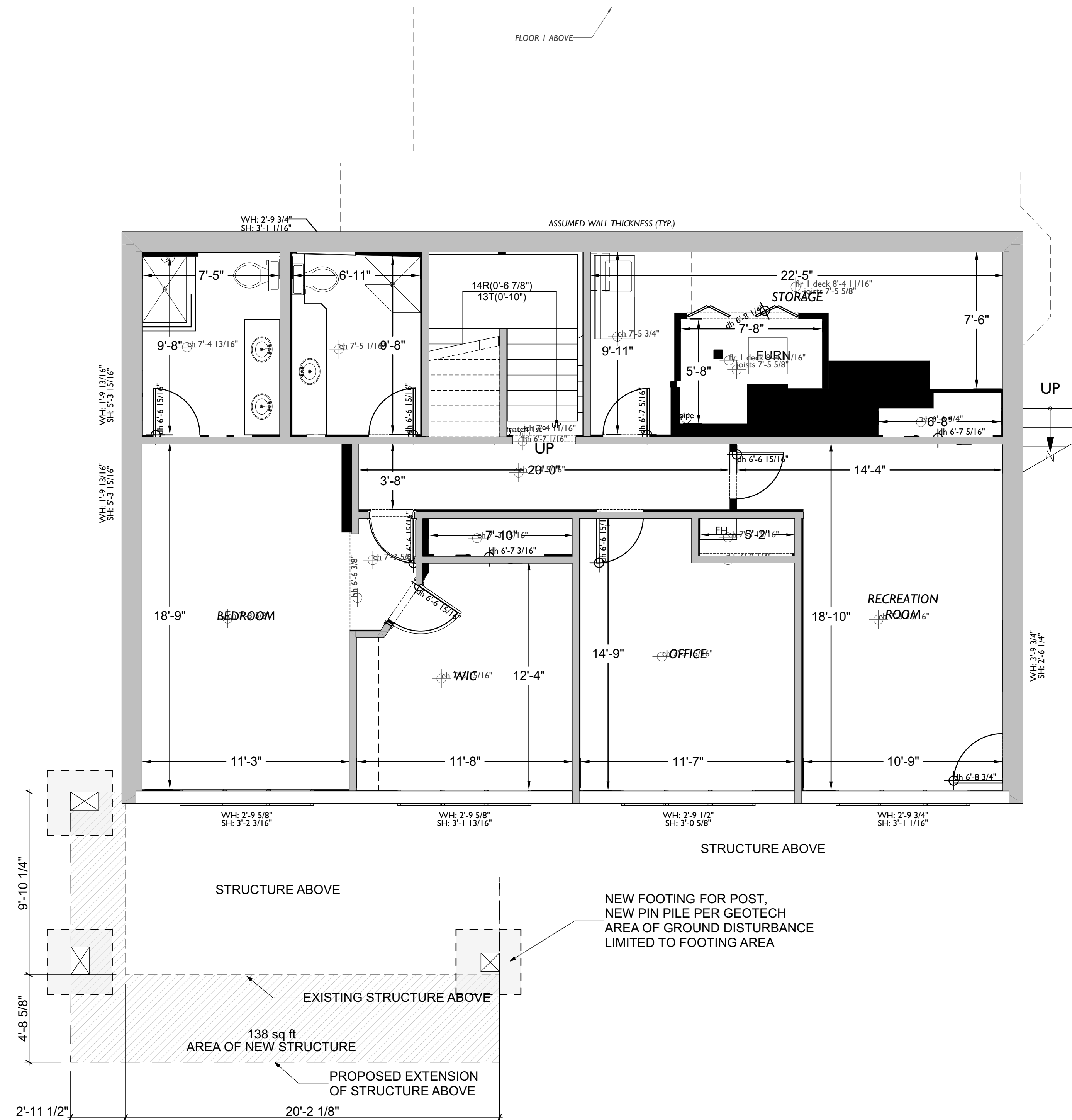


SHEET TITLE:
LOWER LEVEL FLOOR PLAN

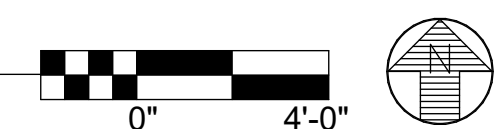
PROJECT NO. 25022

A2.10

DATE: JAN 20, 2026

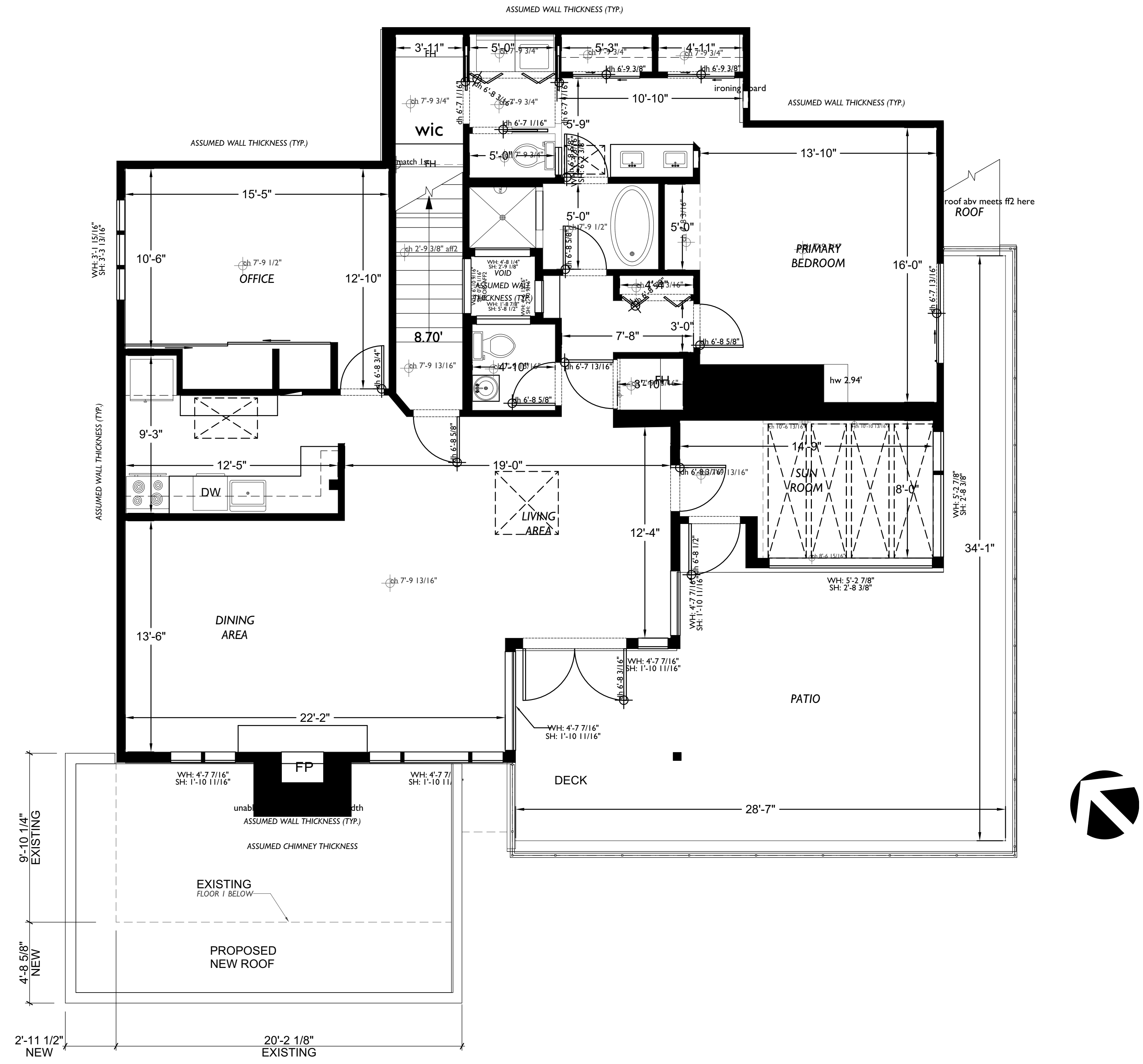


1 BASEMENT LEVEL FLOOR PLAN
 1/4" = 1'-0"



LEGEND

- EXISTING WALL
- NEW WALL
- DEMO WALL
- OVERHEAD STRUCT.
- 1 HR RATED WALL
- DOOR/WINDOW SYMBOL
- FAN SYMBOL
- SMOKE DETECTOR
- HEAT SENSOR
- COMBO SMOKE AND CARBON MONOXIDE DETECTOR
- WALL, FLOOR, ROOF TYPE
- ELEVATION BUG
- BUILDING SECTION
- PLAN DETAIL
- ROOF SLOPE
- RATED ASSEMBLY



CRITICAL AREA PLANS

ADDITION
 3805 W MERCER
 WAY MERCER
 ISLAND WA 98040

DRAWN BY: AMC
 CHECKED BY: ARM

REV: DATE:

PERMIT NO.



SHEET TITLE:
UPPER LEVEL FLOOR PLAN

PROJECT NO. 25022
A2.30

DATE: JAN 20, 2026

1 UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"

