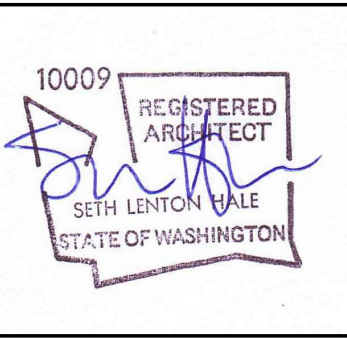


SETBACK DEVIATION PLAN SET



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SEATTLE, WA 98109 | 206-300-5339
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PROJECT DIRECTORY

CITY OF MERCER ISLAND
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WETLAND ENVIROMENTALIST
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ARBORIST
ARBOR OPTIONS,LLC
RYAN RINGE - PRINCIPAL - 206 755 5826 - ryan@arboroptions.com

PROJECT DATA

- ALL WORK TO CONFORM TO ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
- A. 2021 INTERNATIONAL BUILDING CODE (STRUCTURAL)
 - B. 2021 INTERNATIONAL RESIDENTIAL CODE (ARCHITECTURAL)
 - C. 2021 INTERNATIONAL MECHANICAL CODE
 - D. 2021 UNIFORM PLUMBING CODE
 - E. 2021 INTERNATIONAL FIRE CODE
 - F. WASHINGTON STATE ENERGY CODE

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB SPRINKLED

PROJECT INFORMATION

PROJECT ADDRESS
5236 WEST MERCER WAY, MERCER ISLAND, WA 98125

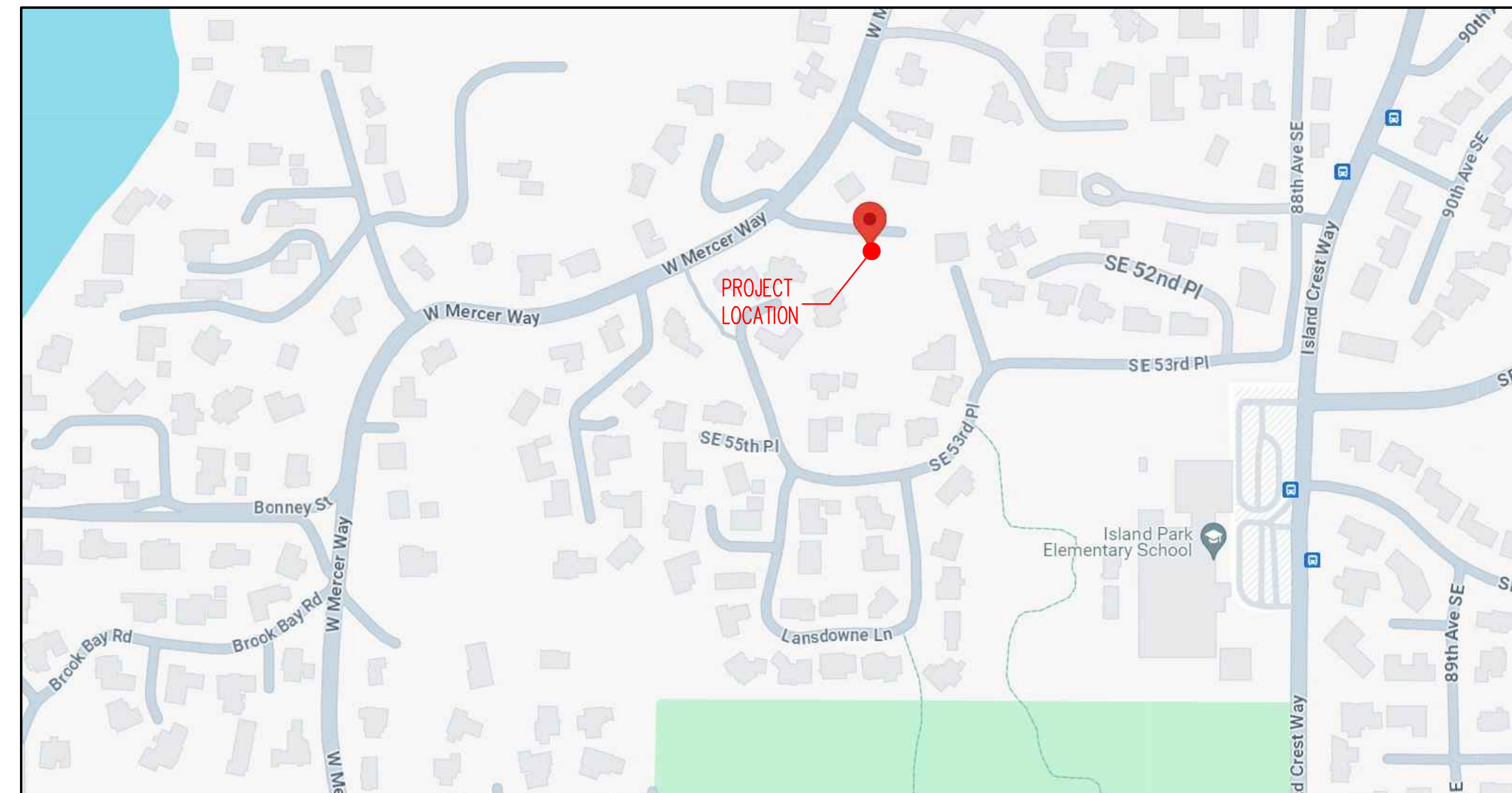
OWNER
LEVEL CAPITAL
ATTN: TERRY VAN NOSTRAND
11250 KIRKLAND WAY, SUITE 100
KIRKLAND, WA 98033
206-595-4545
terry@levelcapital.com

PROJECT DESCRIPTION
CONSTRUCTION OF NEW SINGLE FAMILY HOUSE ON AN UNDEVELOPED LOT WITH STEEP SLOPES AND WETLANDS

LEGAL DESCRIPTION
LOT 4A OF THE REVISED MILLS LOT LINE REVISION. PORTION OF : NW ¼, SW ¼, NW ¼ SECTION 19, T, 24N, R S E W M

PARCEL NUMBER: 192405-9324
ZONING: R-15

PROJECT LOCATION MAP



PROJECT DRAWING INDEX

GENERAL INFORMATION

- | | |
|---|------------------------------|
| A0.01 PROJECT NOTES. INFORMATION. INDEX | A1.1a BASEMENT LV FLOOR PLAN |
| A0.3 SITE SURVEY | A1.1b MAIN LEVEL FLOOR PLAN |
| C-02 TREE PRESERVATION PLAN | A1.1c UPPER LEVEL FLOOR PLAN |
| | A1.1d ROOF PLAN |

WETLAND

- W1.0 WETLAND MITIGATION PLAN WEST
- W2.0 WETLAND MITIGATION PLAN EAST
- W3.0 MITIGATION NOTES AND DETAILS

A.2 BUILDING SECTIONS

- A2.1 SOUTH SECTION
- A2.2 STAIR SECTION
- A2.3 NORTH SECTION
- A2.4 WEST SECTION
- A2.5 EAST SECTION
- A2.6 WALL SECTIONS

ARCHITECTURAL

- A.1 PLAN SHEETS
- A1.0 SITE PLAN
- A1.0a AVERAGE BUILDING ELEVATION
- A1.0b BUILDING AREA
- A1.0c LOT COVERAGE AREA

A.3 BUILDING ELEVATION

- A3.1 WEST ELEVATION
- A3.2 SOUTH ELEVATION
- A3.3 NORTH ELEVATION
- A3.4 EAST ELEVATION

SUPPLEMENTAL DOCUMENTS

- 1) SETBACK DEVIATION APPLICATION
- 2) SETBACK DEVIATION NARRATIVE
- 3) AFFIDAVIT OF AGENT AUTHORITY
- 4) AFFIDAVIT OF OWNERSHIP
- 5) TITLE REPORT
- 6) ARBORIST REPORT
- 7) CRITICAL AREA REPORT
- 8) CONCURRENT REVIEW APPLICATION

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125

SDCI PERMIT#: XXX

DATE	12/12/2024
	09/17/2025
	11/05/2025
	11/10/2025

REVISION	PERMIT
MARK	CORRECTION1
	CORRECTION2
	SETBACK DEVIATION

SDCI STAMP:



PROJECT TEAM:

SETH HALE

PROJECT NUMBER:

2023.014

SHEET TITLE:

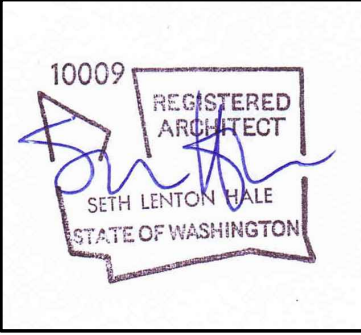
GENERAL NOTES

SHEET NUMBER:

A0.01



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MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125

SOCI PERMIT#: XXX

DATE	12/12/2024
REVISION	09/17/2025
PERMIT	
CORRECTION	
MARK	

SOCI STAMP:



PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
GENERAL INFORMATION
SITE SURVEY

SHEET NUMBER:

A0.03

RECORD LEGAL DESCRIPTION:

LOT 4A OF THE REVISED MILLS LOT LINE REVISION.

REFERENCES:

REVISED MILLS LOT LINE REVISION, MI LLA #SUB08-003. VOL. 265, PG. 020. AF#2009071090001

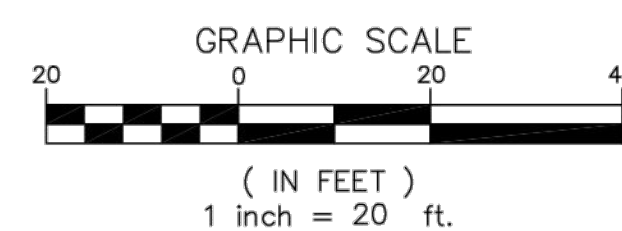
LEGEND

- WATER VALVE
 - HYDRANT
 - SOIL TEST PIT
 - WETLAND FLAG
 - WATER METER
 - MANHOLES (SS/SD)
 - CB
 - POWER/UTILITY POLE
 - GUY ANCHOR
 - POWER TRANSFORMER
 - POWER/TELEPHONE VAULT
 - POWER METER
 - TELEPHONE/TV RISER
 - GAS VALVE
 - JUNCTION BOX
 - GAS METER
 - STREET LIGHT
 - LUMINAIRE
 - SPOT ELEVATION
 - SIGN
 - MAILBOX
 - ROCKERY
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CASED MONUMENT
 - MAGNETIC NAIL W/ WASHER
 - REBAR AND CAP
 - HUB AND TACK
-
- CENTER LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY LINES
 - LOT LINES
 - DITCH LINE
 - FLOW LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - GAS LINE
 - UNDERGROUND POWER LINES
 - UNDERGROUND TELEPHONE LINES
 - UNDERGROUND CABLE TV LINES
 - UNDERGROUND FIBER OPTIC LINES
 - OVERHEAD POWER LINES
 - OHLL
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE

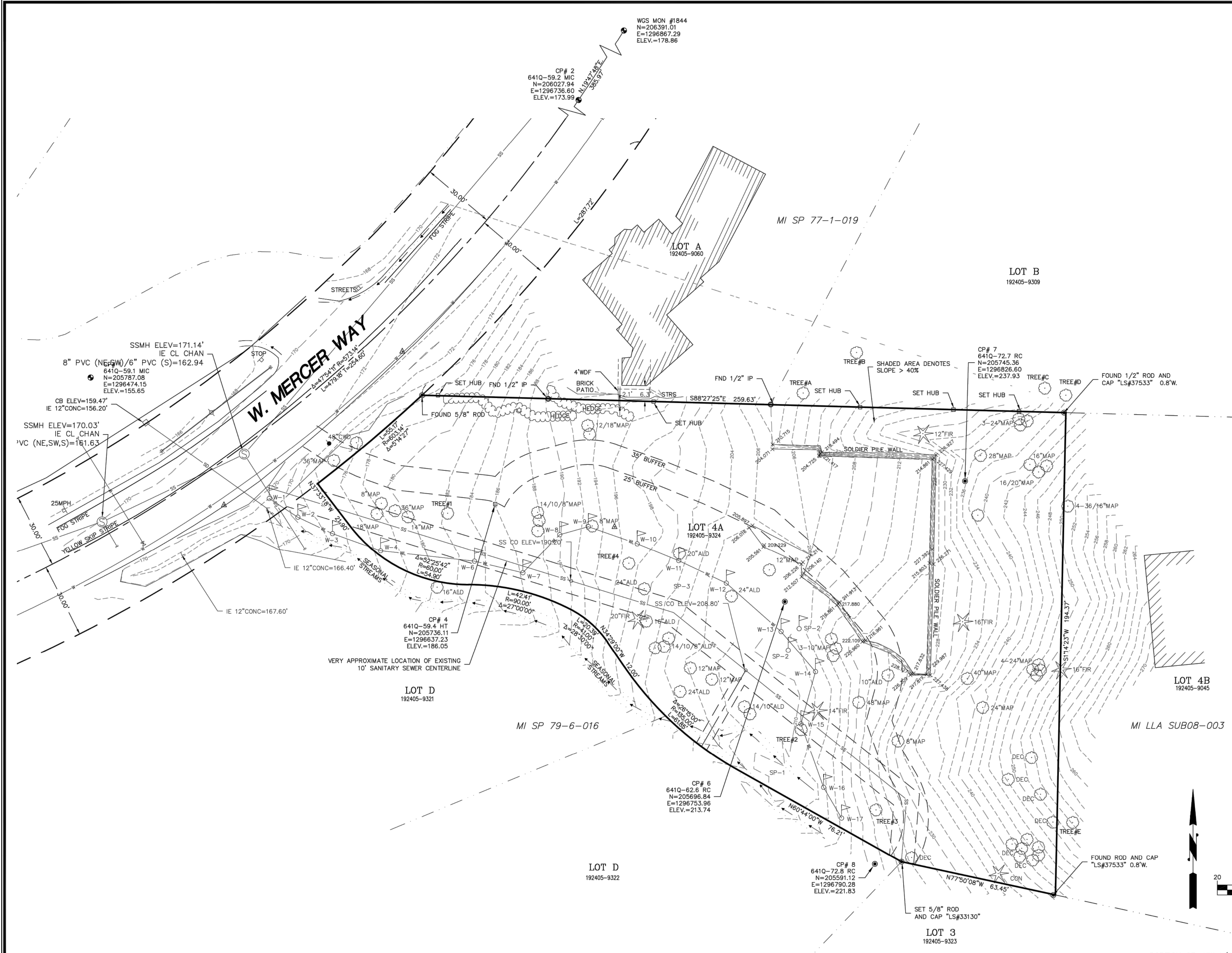
SHADED AREA DENOTES SLOPE > 40%

NOTES:

HORIZONTAL DATUM: NAD 1983/91 BASED ON FOUND MONUMENTS IN WEST MERCER WAY.
VERTICAL DATUM: NAVD 88 BASED ON FOUND MONUMENTS IN WEST MERCER WAY.
SITE AREA: 37,350 SQUARE FEET, MORE OR LESS.
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL, 2017, UNLESS OTHERWISE INDICATED.
WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.
THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811



PORTION OF: NW 1/4, SW 1/4, NW 1/4, SECTION 19, T. 24 N., R. 5 E., W.M.



CAD/CALC	WRH				
DRAWN	CPB				
PLAT CHK	WRH				
SYM					

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014
www.paceengrs.com

5236 W MERCER WAY

DATE	4/10/2024
SCALE	1" = 20'
SURVEY TEAM	BL/RMC/PA/RD
FIELD BOOK	641Q, 641T
DWG FILE	:FILE

TOPOGRAPHIC SURVEY FOR LEVEL CAPITAL LLC

PROJECT NO.	17387A
SHEET	1 OF 1



WETLAND BUFFER SUBTRACTION AREA=334 SF

4'WDF

BRICK PATIO

2.1' 6.3' STRS

PROPOSED DRIVEWAY

S88°27'25"E / 259.63'

SET HUB

GARAGE

PROPOSED HOME

SET HUB

SET HUB

FOUND 1/2" ROD AND CAP "LS#37533" 0.8"W.

BUILDING PAD AREA

10' STRUCTURE SETBACK

RETAINING WALL

DO NOT PLANT TREES IN THE EXISTING SANITARY SEWER EASEMENT. SHRUBS ARE ACCEPTABLE THOUGH. CONTRACTOR SHALL PROTECT EXISTING SEWER PIPE.

MATCHLINE

L=42.41' R=90.00' Δ=27°00'00"

SS CO ELEV=190.20'

WETLAND BOUNDARY

EXISTING SANITARY SEWER EASEMENT

INSTALL TEMP. CHECKERED ORANGE NGPE FENCE APPROX. WHERE SHOWN OR ON PROPERTY LINE. BEHIND ORANGE FENCE, INSTALL BLACK SILT FENCE.

D 9321

REMOVE BY HAND ALL INVASIVE VEGETATION INSIDE WETLAND BUFFER WHICH INCLUDES MASSIVE AMOUNT OF ENGLISH IVY AND HIMALAYAN BLACKBERRY. SEE NOTES ON SHEET W1.0.

SAME SPECIES AS EXISTING NATIVE VEGETATION IN THE WETLAND BUFFER CAN REMAIN. THIS INCLUDES RED ALDER, SALMONBERRY, INDIAN PLUM, BIG LEAF MAPLE AND SWORD FERN.

PLANT SHRUBS PER SHRUB PLANTING DETAIL ON SHEET W3.0.

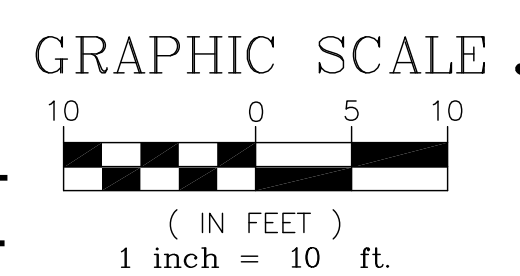
PLANT TREES PER TREE PLANTING DETAIL ON SHEET W3.0.

WETLAND BOUNDARY WAS RE-DELINEATED IN NOVEMBER 2023. THE WETLAND BOUNDARY DID NOT CHANGE MUCH SINCE THE ORIGINAL WETLAND DELINEATION IN MARCH 2017.

SOUTH WETLAND BOUNDARY WAS NOT DELINEATED.

LOT D 192405-9322

WETLAND MITIGATION PLAN EAST



EXISTING SANITARY SEWER PIPE

SET 5/8" ROD AND CAP "LS#33130"

LOT 3 192405-9323

LOT 4B 192405-9045

MI LLA SUB08-003

STEEP SLOPES

INSTALL PERMANENT SPLIT RAIL FENCE PER DETAIL ON SHEET W3.0 FROM SITE'S WEST PROPERTY LINE TO SOUTH PROPERTY LINE.

PROPOSED WETLAND BUFFER

WETLAND ADDITION: 1433 SF

AREA IS CURRENTLY WELL VEGETATED, BUT SIGNIFICANT HIMALAYAN BLACKBERRY SHALL BE REMOVED AND REPLACED WITH NATIVE PLANTS.

FOUND ROD AND CAP "LS#37533" 0.8"W.

END NEW SPLIT RAIL FENCE AT SOUTH PROP. LINE.

MARK RIGOS
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:

DATE: 09/20/2025

W2.0

GENERAL NOTES:

1. THE GOAL OF THIS MITIGATION PLAN IS TO PROVIDE EQUIVALENT OR GREATER HABITAT ASSOCIATED WITH STREAM AND WETLAND BUFFER RESTORATION. IT IS A 5-YEAR MONITORING PERIOD.

2. VEGETATION WILL HAVE 100% SURVIVAL RATE AFTER YEAR 1 AND 85% AFTER YEAR 2. VEGETATION WILL HAVE AN 80% SURVIVAL RATE THROUGH THE MONITORING PERIOD. THERE WILL BE LESS THAN 10% AERIAL COVER BY NON-NATIVE INVASIVE SPECIES IN THE MITIGATION AREA DURING THE ENTIRE MONITORING PERIOD.

3. SHRUB COVER WILL BE GREATER THAN 60% AFTER YEAR 1, AND GREATER THAN 60% AFTER YEAR 2, AND GREATER THAN 85% AFTER YEAR 5.

4. NON-NATIVE INVASIVE PLANTS WILL NOT MAKE UP MORE THAN 10% OF COVER IN ANY GROWING SEASON.

5. IF ANY MONITORING REPORT OR CITY INSPECTION SHOWS THAT MITIGATION IS NOT MEETING THESE PERFORMANCE STANDARDS, BOND HOLDER WILL WORK WITH CITY TO PERFORM CORRECTIVE ACTIONS APPROPRIATE TO THE MITIGATION: E.G., FAILING PLANTS WILL BE REPLACED, OTHER PLANT SPECIES WILL BE SUBSTITUTED, NON-NATIVE INVASIVE WILL BE REMOVED BY HAND WITHOUT PESTICIDES, ETC.

6. WHEN IT IS AVAILABLE, CONTACT INFORMATION MUST BE PROVIDED TO CITY FROM THE APPLICANT THAT INCLUDES NAMES, ADDRESSES, AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTING, AND PERFORMING REQUIRED MAINTENANCE AND MONITORING.

7. FOR THE FIRST YEAR FOLLOWING INSTALLATION, WATER THE MITIGATION AREA AT A RATE OF ONE INCH PER WEEK FROM JUNE THROUGH OCTOBER, IN WEEKS WHEN THERE IS LESS THAN ONE INCH OF RAINFALL. ALSO, THE MITIGATION AREA SHALL BE WATERED AS APPROPRIATE DURING THE VARIOUS SEASONS TO ENSURE A HIGH SHRUB SURVIVAL RATE.

8. IMPLEMENTATION OF THE MITIGATION PLAN MUST OCCUR DURING THE FIRST DORMANT SEASON FOLLOWING INSTALLATION. INSTALLATION MUST BE COMPLETED PRIOR TO THE FIRST DORMANT SEASON. THE CONTRACTOR MUST VERIFY THAT SOILS HAVE BEEN DECONSOLIDATED AND AMENDED, PLANTS ARE INSTALLED ACCORDING TO DESIGN AND IN GOOD HEALTH, AREA HAS BEEN SEEDED, AND OTHER CONDITIONS HAVE BEEN MET. NURSERY INVOICES MUST BE PROVIDED TO INSPECTOR. ONCE APPROVED, MONITORING PERIOD BEGINS.

9. MONITORING PERIOD WILL BE FOR FIVE YEARS, WITH RESULTS OF ANNUAL MONITORING EVENTS REPORTED TO THE CITY. MONITORING MAY BE EXTENDED IF FINAL INSPECTION SHOWS RESTORATION HAS NOT ACHIEVED PERFORMANCE STANDARDS, UNTIL SUCH TIME AS PERFORMANCE STANDARDS HAVE BEEN MET.

10. MONITORING MUST INCLUDE DESCRIPTION/DATA FOR:
-PLANT SURVIVAL, VIGOR, AND ESTIMATED AERIAL COVERAGE
-OBSERVED WILDLIFE, INCLUDING AMPHIBIANS, AVIANS, AND OTHERS
-RECEIPTS FOR OFFSITE DISPOSAL OF ANY DUMPING, WEEDS, OR INVASIVE PLANTS
-4"x6" COLOR PHOTOGRAPHS FROM PERMANENT PHOTO-POINTS AS SHOWN ON REVISED MITIGATION PLANS

11. THE MITIGATION AREA/BUFFER MUST BE IDENTIFIED USING PERMANENT SENSITIVE AREA BOUNDARY SIGNS INSTALLED IN TWO LOCATIONS. SIGNS ARE AVAILABLE FOR SALE AT THE KING COUNTY DP&R CASHIER.

12. ANY DEFICIENCY DISCOVERED DURING ANY MONITORING OR INSPECTION VISIT MUST BE CORRECTED WITHIN 60 DAYS.

13. PRIOR TO BEGINNING ANY WORK, THE APPLICANT MUST PROVIDE A RESTORATION BOND OR ASSIGNMENT OF FUNDS PER CITY PROCEDURES. A BOND QUANTITY WORKSHEET WILL NEED TO BE COMPLETED BASED ON ALL ELEMENTS OF THE MITIGATION PLAN. THE TOTAL COST, PLUS CONTINGENCY FEES, WILL BE THE AMOUNT OF THE RESTORATION BOND. THE APPLICANT IS REQUIRED TO PROVIDE. NOTE THAT THE APPROVED BOND WILL INCLUDE REQUIRED START DATE FOR MITIGATION CONSTRUCTION. BONDS ARE ELIGIBLE FOR REDUCTION TO MAINTENANCE STATUS AFTER SUCCESSFUL INSTALLATION INSPECTION, PROVIDING THAT IT ALSO MEETS PERFORMANCE STANDARDS ESTABLISHED IN THE MITIGATION PLAN AND CITY SENSITIVE AREA MITIGATION GUIDELINES (OCTOBER 2000).

14. STANDARDS: ALL WORK AND MATERIALS SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS, AND TO THE SPECIFICATIONS AND DETAILS SHOWN ON THESE PLANS.

15. CONTRACTOR'S QUALIFICATIONS: ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR CITY ECOLOGIST.

16. SITE CONDITIONS: THE APPLICANT SHALL IMMEDIATELY NOTIFY CITY OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE SITE CONDITIONS. THE LOCATIONS OF PLANTS AND THE QUANTITIES OF PLANTS SHOWN MAY BE MODIFIED IN THE FIELD BY THE LANDSCAPE DESIGNER AND / OR THE WETLAND BIOLOGIST BASED ON FIELD CONDITIONS AT THE TIME OF PLANTING.

17. PLANTS: PLANTS IN NUMBER AND SIZE ARE REQUIRED IN ACCORDANCE WITH APPROVED PLANS.

A. ORIGIN: PLANT MATERIALS SHALL BE NATIVE PLANTS, NURSERY GROWN IN THE PUGET SOUND AREA OF WASHINGTON. DUG PLANTS MAY ONLY BE USED UPON APPROVAL OF THE CITY.

B. HANDLING: PLANTS SHALL BE HANDLED SO AS TO AVOID ALL DAMAGE, INCLUDING BREAKING, BRUISING, ROOT DAMAGE, SUNBURSTING, FROSTING, OR OTHER INJURY. PLANTS MUST BE COVERED DURING TRANSPORT. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE IN A MANNER THAT COULD DAMAGE BRANCHES. PROTECT PLANT ROOTS WITH SHADE AND WET SOIL IN THE TIME PERIOD BETWEEN DELIVERY AND INSTALLATION. DO NOT LIFT CONTAINER STOCK BY TRUNKS, STEMS, OR TOPS. DO NOT REMOVE FROM CONTAINERS UNTIL READY TO PLANT. WATER ALL PLANTS AS NECESSARY TO KEEP MOISTURE LEVELS APPROPRIATE TO THE SPECIES HORTICULTURAL REQUIREMENTS. PLANTS SHALL NOT BE ALLOWED TO DRY OUT. ALL PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY UPON INSTALLATION. SOAK ALL CONTAINERIZED PLANTS THOROUGHLY PRIOR TO INSTALLATION. BARE ROOT PLANTS ARE SUBJECT TO THE FOLLOWING SPECIAL REQUIREMENTS, AND SHALL NOT BE USED UNLESS PLANTED BETWEEN NOVEMBER 1 AND MARCH 1, AND ONLY WITH THE PERMISSION OF THE LANDSCAPE DESIGNER AND CITY ECOLOGIST. BARE ROOT PLANTS MUST HAVE ENOUGH FIBROUS ROOT TO INSURE PLANT SURVIVAL. ROOTS MUST BE COVERED AT ALL TIMES WITH MUD AND/OR WET STRAW, MOSS, OR OTHER SUITABLE PACKING MATERIAL UNTIL TIME OF INSTALLATION. PLANTS WHOSE ROOTS HAVE DRIED OUT FROM EXPOSURE WILL NOT BE ACCEPTED AT INSTALLATION INSPECTION.

C. STORAGE: PLANTS STORED BY THE APPLICANT FOR LONGER THAN ONE MONTH PRIOR TO PLANTING SHALL BE PLANTED IN NURSERY ROWS, AND TREATED IN A MANNER SUITABLE TO THAT SPECIES HORTICULTURAL REQUIREMENTS. PLANTS MUST BE REINSPECTED BY THE WETLAND BIOLOGIST AND / OR LANDSCAPE DESIGNER PRIOR TO INSTALLATION.

D. DAMAGED PLANTS: DAMAGED DRIED OUT, OR OTHERWISE MISHANDLED PLANTS WILL BE REJECTED AT INSTALLATION INSPECTION. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED FROM THE SITE.

E. PLANT NAMES: PLANT NAMES SHALL COMPLY WITH THOSE GENERALLY ACCEPTED IN THE NATIVE PLANT NURSERY TRADE. ANY QUESTION REGARDING PLANT SPECIES OR VARIETY SHALL BE REFERRED TO THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST OR CITY ECOLOGIST. ALL PLANT MATERIALS SHALL BE TRUE TO SPECIES AND VARIETY AND LEGIBLY TAGGED.

F. PLANT SUBSTITUTIONS: PLANT SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PERMISSION OF THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR CITY ECOLOGIST. SAME SPECIES SUBSTITUTIONS OF LARGER SIZE DO NOT REQUIRE SPECIAL PERMISSION.

G. QUALITY AND CONDITION: PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED, VIGOROUS, WITH WELL-DEVELOPED ROOT SYSTEMS, AND FREE OF PESTS AND DISEASES. DAMAGED, DISEASED, PEST-INFESTED, SCRAPED, BRUISED, DRIED OUT, BURNED, BROKEN, OR DEFECTIVE PLANTS WILL BE REJECTED. PLANTS WITH PRUNING WOUNDS OVER 1" IN DIAMETER WILL BE REJECTED.

H. ROOTS: ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINERIZED, UNLESS EXPLICITLY AUTHORIZED BY THE LANDSCAPE DESIGNER. ROOT BOUND PLANTS OR B&B PLANTS WITH DAMAGED, CRACKED OR LOOSE ROOTBALLS WILL BE REJECTED. BARE ROOT PLANTINGS OF WOODY MATERIAL IS ALLOWED ONLY WITH PERMISSION FROM THE LANDSCAPE DESIGNER.

I. SIZES: PLANT SIZES SHALL BE AT LEAST THE SIZE INDICATED IN THE PLANT SCHEDULE. LARGER STOCK IS ACCEPTABLE PROVIDED THAT IT HAS NOT BEEN CUT BACK TO SIZE SPECIFIED, AND THAT THE ROOT BALL IS PROPORTIONATE TO THE SIZE OF THE PLANT. MEASUREMENTS, CALIPER, BRANCHING AND BALLING AND BURLAPPING SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).

J. FORM: EVERGREEN TREES, IF USED, SHALL HAVE SINGLE TRUNKS AND SYMMETRICAL, WELL-DEVELOPED FORM. DECIDUOUS TREES SHALL BE SINGLE TRUNKED UNLESS SPECIFIED AS MULTI-STEM IN THE PLANT SCHEDULE. SHRUBS SHALL HAVE MULTIPLE STEMS, AND BE WELL-BRANCHED.

K. PLANTING: PLANTING SHALL BE DONE IN ACCORDANCE WITH ILLUSTRATED DETAILS IN THE MITIGATION PLAN SET AND ACCEPTED INDUSTRY STANDARDS.

L. WEEDING: EXISTING AND EXOTIC VEGETATION IN THE MITIGATION AND BUFFER AREAS WILL BE HAND WEEDED FROM AROUND ALL NEWLY INSTALLED PLANTS AT THE TIME OF INSTALLATION. NO CHEMICAL CONTROL OF VEGETATION ON ANY PORTION OF THE SITE IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CITY.

M. COMPOST: ALL LANDSCAPED AREAS DENuded OF VEGETATION AND ALL PLANTING PIT AREAS SHALL RECEIVE NO LESS THAN 2" OF COMPOST AFTER PLANTING. COMPOST SHALL BE KEPT WELL AWAY (AT LEAST 2" FROM THE TRUNKS AND STEMS OF WOODY PLANTS. COMPOST SHALL BE CEDAR GROVE PURE COMPOST OR APPROVED EQUAL. NO BARK PRODUCTS OR SAWDUST WILL BE PERMITTED. WEED-FREE STRAW MAY BE REQUIRED FOR APPLICATION OVER COMPOST FOR EROSION CONTROL (SEE EROSION CONTROL NOTES).

N. SITE CONDITIONS: CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE DESIGNER AND WETLAND BIOLOGIST OF DRAINAGE OR SOIL CONDITIONS LIKELY TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF PLANTS. PLANTING OPERATIONS SHALL NOT BE CONDUCTED UNDER THE FOLLOWING CONDITIONS: FREEZING WEATHER, WHEN THE GROUND IS FROZEN, EXCESSIVELY WET WEATHER, EXCESSIVELY WINDY WEATHER, OR IN EXCESSIVE HEAT.

O. PLANT LOCATIONS: LOCATIONS SHALL BE AS DEPICTED IN THE APPROVED PLAN SET. THE LANDSCAPE DESIGNER AND / OR WETLAND BIOLOGIST MAY CHANGE THE LOCATIONS OF PLANTINGS SHOWN ON PLANS BASED ON FIELD CONDITIONS.

P. PLANTING IN PITS: PLANTING PITS SHALL BE CIRCULAR OR SQUARE WITH VERTICAL SIDES, AND SHALL BE 6" DEEPER AND 12" LARGER IN DIAMETER THAN THE ROOT BALL OF THE PLANT. BREAK UP THE SIDES OF THE PIT IN COMPACTED SOILS. SET PLANTS UPRIGHT IN PITS, WITH CROWN OF ROOT BALL 2"-3" ABOVE FINAL GRADE. BURLAP SHALL BE REMOVED FROM THE PLANTING PIT. BACKFILL SHALL BE TAMPED DOWN FIRMLY.

Q. WATER: PLANTS SHALL BE WATERED MIDWAY THROUGH BACKFILLING, AND AGAIN UPON COMPLETION OF BACKFILLING. A RIM OF EARTH SHALL BE MOUNDDED AROUND THE BASE OF THE TREE OR SHRUB NO CLOSER THAN THE DRIP LINE, EXCEPT ON STEEP SLOPES OR IN HOLLOWES. PLANTS SHALL BE WATERED A SECOND TIME WITHIN 24-48 HOURS AFTER INSTALLATION.

R. INTERMEDIATE INSPECTIONS: ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND /OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING.

18. HAND SEEDING: SEEDING IS REQUIRED AS DESCRIBED IN APPROVED PLANS,

A. TIMING: SEEDING SHALL NOT TAKE PLACE UNTIL MULCHING IS COMPLETE. CONTRACTOR SHALL INSURE THAT AREAS TO RECEIVE SEED ARE CLEAN OF DEBRIS AND THAT FINAL GRADES ARE CORRECT. SEEDING SHALL BE PERFORMED AFTER OTHER PLANT INSTALLATION IS COMPLETE. SEEDING IS THE FINAL STEP OF THE INITIAL INSTALLATION; SITE SHALL BE CLOSED TO ALL VEHICLES AND FOOT TRAFFIC SHALL BE MINIMIZED AFTER SEEDING IS COMPLETE. SEEDING SHALL NOT TAKE PLACE WHEN THE GROUND IS FROZEN OR IN WINDY WEATHER. SEEDS SHALL BE HAND BROADCAST OR BY MECHANICAL HAND POWERED SPREADER, WITH AS EVEN DISTRIBUTION AS FEASIBLE. AREAS WITHIN 6"-12" OF STEMS OF INSTALLED PLANTS SHALL NOT BE SEEDED.

B. SEED MIX: USE WETLAND SEED MIX IN WETLAND AREA AND BUFFER SEED MIX FOR WETLAND BUFFER AREAS. THE MIX SHOULD BE COMPOSED OF WEIGHT PERCENTAGES SPECIFIED IN THE TABLE. ALL SEED MATERIALS SHALL BE FREE OF WEED SEEDS OR OTHER FOREIGN MATTER DETRIMENTAL TO PLANT GROWTH. NOTE: SEED MIX SHOULD BE ORDERED AS EARLY AS POSSIBLE TO INSURE AN ADEQUATE SUPPLY OF SPECIFIED NATIVE SEED. SEED MIX SHALL NOT INCLUDE CLOVER, PERENNIAL GRASS OR TURF GRASS.

C. POST SEEDING EROSION CONTROL: SCATTER 2" OF CERTIFIED WEED-FREE STRAW ON ALL BARE GROUND AFTER SEEDING IS COMPLETE AND INSPECTED, FOR EROSION CONTROL (SEE EROSION CONTROL NOTES).

19. MAINTENANCE: MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH CITY SENSITIVE AREAS MITIGATION GUIDELINES (2000) AND APPROVED PLANS.

A. SURVIVAL: THE APPLICANT SHALL BE RESPONSIBLE FOR THE HEALTH OF 100% OF ALL NEWLY INSTALLED PLANTS FOR ONE GROWING SEASON AFTER INSTALLATION HAS BEEN ACCEPTED BY CITY ECOLOGIST (SEE PERFORMANCE STANDARDS). A GROWING SEASON IS DEFINED AS OCCURRING FROM SPRING (MARCH 15 - MARCH 15, FOLLOWING YEAR). FOR FALL INSTALLATION, THE GROWING SEASON WILL BEGIN THE FOLLOWING SPRING. THE APPLICANT SHALL REPLACE ANY PLANTS THAT ARE FAILING, WEAK, DEFECTIVE IN MANNER OF GROWTH, OR DEAD DURING THIS GROWING SEASON, AS DIRECTED BY THE APPLICANT'S LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST.

B. INSTALLATION TIMING FOR REPLACEMENT PLANTS: THE APPLICANT'S LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST SHALL DETERMINE TIMING OF THE INSTALLATION FOR REPLACEMENT PLANTS.

C. DURATION AND EXTENT: IN ORDER TO ACHIEVE PERFORMANCE STANDARDS, THE APPLICANT SHALL HAVE THE MITIGATION AREA MAINTAINED FOR THE DURATION OF THE MONITORING PERIOD, 5 YEARS. MAINTENANCE WILL INCLUDE WATERING, WEEDING AROUND BASE OF INSTALLED PLANTS, PRUNING, FERTILIZING, REPLACEMENT, REMOVAL OF DEAD MATERIAL (OTHER THAN FALLEN LOGS, LARGE WOODY DEBRIS, ETC), RESTAKING, AND ANY OTHER MEASURES NEEDED TO INSURE PLANT SURVIVAL. ALL MAINTENANCE SHALL BE DIRECTED BY THE LANDSCAPE DESIGNER AND / OR WETLAND BIOLOGIST.

D. STANDARDS FOR REPLACEMENT PLANTS: REPLACEMENT PLANTS SHALL MEET THE SAME STANDARDS FOR SIZE AND TYPE AS THOSE SPECIFIED FOR ORIGINAL INSTALLATION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST. REPLACEMENT PLANTS SHALL BE INSPECTED AS DESCRIBED ABOVE FOR THE ORIGINAL INSTALLATION.

E. REPLANTING: PLANTS THAT HAVE SETTLED IN THEIR PLANTING PITS TOO DEEP, TOO SHALLOW, LOOSE, OR CROOKED SHALL BE REPLANTED AS DIRECTED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST.

20. MONITORING: MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED MITIGATION / RESTORATION MONITORING PLAN.

A. VEGETATION MONITORING: SAMPLING POINTS OR TRANSECTS WILL BE ESTABLISHED FOR VEGETATION MONITORING, AND PHOTO-POINTS ESTABLISHED FROM WHICH PHOTOS WILL BE TAKEN THROUGHOUT THE MONITORING PERIOD. LINEAR TRANSECTS ARE THE PREFERRED METHOD FOR VEGETATION MONITORING FOR THIS SITE. NO LESS THAN ONE (1) - 25 METER TRANSECTS WILL BE ESTABLISHED IN THE RESTORATION AREA. PERMANENT TRANSECT LOCATIONS MUST BE IDENTIFIED ON RESTORATION SITE PLANS IN THE FIRST MONITORING REPORT (THEY MAY BE DRAWN ON APPROVED RESTORATION PLANS BY HAND). EACH TRANSECT SHALL DETAIL HERB, SHRUB, AND TREE AERIAL COVER AT RADI OF 1M, 5M, AND 10M RESPECTIVELY, USING THE BRAUN-BLANQUET RELEVÉ METHOD OR OTHER ACCEPTABLE FIELD METHOD.

B. PHOTOPOINTS: AT LEAST THREE (3) PHOTOPOINTS WILL BE ESTABLISHED - PHOTOGRAPHS WILL BE TAKEN FROM AT LEAST THREE (3) POINTS WITHIN THE RESTORATION AREA TO VISUALLY DEPICT THE CONDITION OF THE RESTORATION AREA.

C. REPORTS: MONITORING REPORTS SHALL BE SUBMITTED AFTER THE END OF EACH GROWING SEASON (BY NOVEMBER 15) FOR FIVE (5) CONSECUTIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION INSPECTION. MONITORING REPORTS MUST INCLUDE DESCRIPTION / DATA FOR:

- I. PLANT SURVIVAL, VIGOR, AND AERIAL COVERAGE FROM EVERY PLANT COMMUNITY (TRANSECT DATA)
- II. SITE HYDROLOGY, INCLUDING EXTENT OF INUNDATION, SATURATION, DEPTH TO GROUNDWATER, FUNCTION OF ANY HYDROLOGIC STRUCTURES, INPUTS, OUTLETS, ETC.
- III. SLOPE CONDITION, SITE STABILITY, ANY STRUCTURES OR SPECIAL FEATURES
- IV. BUFFER CONDITIONS, E.G. SURROUNDING LAND USE, USE BY HUMANS, WILD AND DOMESTIC CREATURES
- V. OBSERVED WILDLIFE, INCLUDING AMPHIBIANS, AVIANS, AND OTHERS
- VI. SOILS, INCLUDING TEXTURE, MUNSELL COLOR, ROOTING AND OXIDIZED RHIZOSPHERES
- VII. RECEIPTS FOR OFF-SITE DISPOSAL OF ANY DUMPING, WEEDS, OR INVASIVE PLANTS
- VIII. RECEIPTS FOR ANY STRUCTURAL REPAIR OR REPLACEMENT
- IX. 4" x 6" COLOR PHOTOGRAPHS TAKEN FROM PERMANENT PHOTO-POINTS AS SHOWN ON MONITORING PLAN.

D. CONTINGENCY PLAN: SHOULD ANY MONITORING REPORT REVEAL THE MITIGATION HAS FAILED IN WHOLE OR IN PART, AND SHOULD THAT FAILURE BE BEYOND THE SCOPE OF ROUTINE MAINTENANCE, A CONTINGENCY PLAN WILL BE SUBMITTED. THE CONTINGENCY PLAN MAY RANGE IN COMPLEXITY FROM A LIST OF PLANTS SUBSTITUTED, TO CROSS-SECTIONS OF PROPOSED ENGINEERED STRUCTURES. ONCE APPROVED, IT MAY BE INSTALLED, AND WILL REPLACE THE APPROVED MITIGATION PLAN. IF THE FAILURE IS SUBSTANTIAL, THE CITY MAY EXTEND THE MONITORING PERIOD FOR THAT MITIGATION.

PREPARATION AND PLANTING NOTES:

- 1. ENSURE THAT ALL NON-NATIVE VEGETATION SUCH AS HIMALAYAN BLACKBERRY HAS BEEN REMOVED IN THE MITIGATION AREAS.
- 2. DECONSOLIDATE DISTURBED SOIL TO A MINIMUM DEPTH OF 12". SPREAD 2" (TWO INCHES) OF VEGETATIVE COMPOST OVER BARE SOILS WITHIN MITIGATION AREA.
- 3. MIX INTO SOIL TO A DEPTH OF 12" (TWELVE INCHES) USING A ROTOTILLER OR A SHOVEL.
- 4. PUT PLANTS IN THEIR PLACES ACCORDING TO THE APPROVED BASIC MITIGATION PLAN.
- 5. DIG SQUARE BOTTOMED HOLES FOR PLANTS, TWICE THE SIZE OF CONTAINER (SEE SHRUB PLANTING DETAIL).
- 6. SCORE EDGES OF PLANTING HOLE WITH SHOVEL, SO THAT ROOTS CAN TRAVEL OUTSIDE HOLE.
- 7. LOOSEN PLANT ROOTS SLIGHTLY, AND PLACE IN CENTER OF HOLE, UPRIGHT AND LEVEL WITH GROUND SURFACE.
- 8. AFTER ALL PLANTS HAVE BEEN PLANTED, HANDSEED OVER THE ENTIRE RESTORATION AREA. USE APPROXIMATELY 1-2 POUNDS OF GRASS SEED MIX PER 1,000 SQ. FT. OF MITIGATION AREA USING THE SEED MIXES NOTED BELOW.
- 9. WATER THE MITIGATION PLANTS WITH WATER RIGHT AFTER PLANTING. CONTINUE TO WATER AS NECESSARY TO ENSURE PLANT SURVIVAL.
- 10. PLAN SHOWS PLANTS ARRANGED IN NATURALIZED CLUSTERS. PLAN SHOWS CERTAIN PLANTS IN THE WETTER BUFFER AND DRIER BUFFER, ACCORDING TO THEIR WATER AND LIGHT NEEDS.

5236 WMW SINGLE FAMILY RESIDENTIAL (SFR)



ATTACH SIGN TO POST WITH TWO 5/16 GALVANIZED LAG BOLTS WITH WASHERS

5' TO GRADE

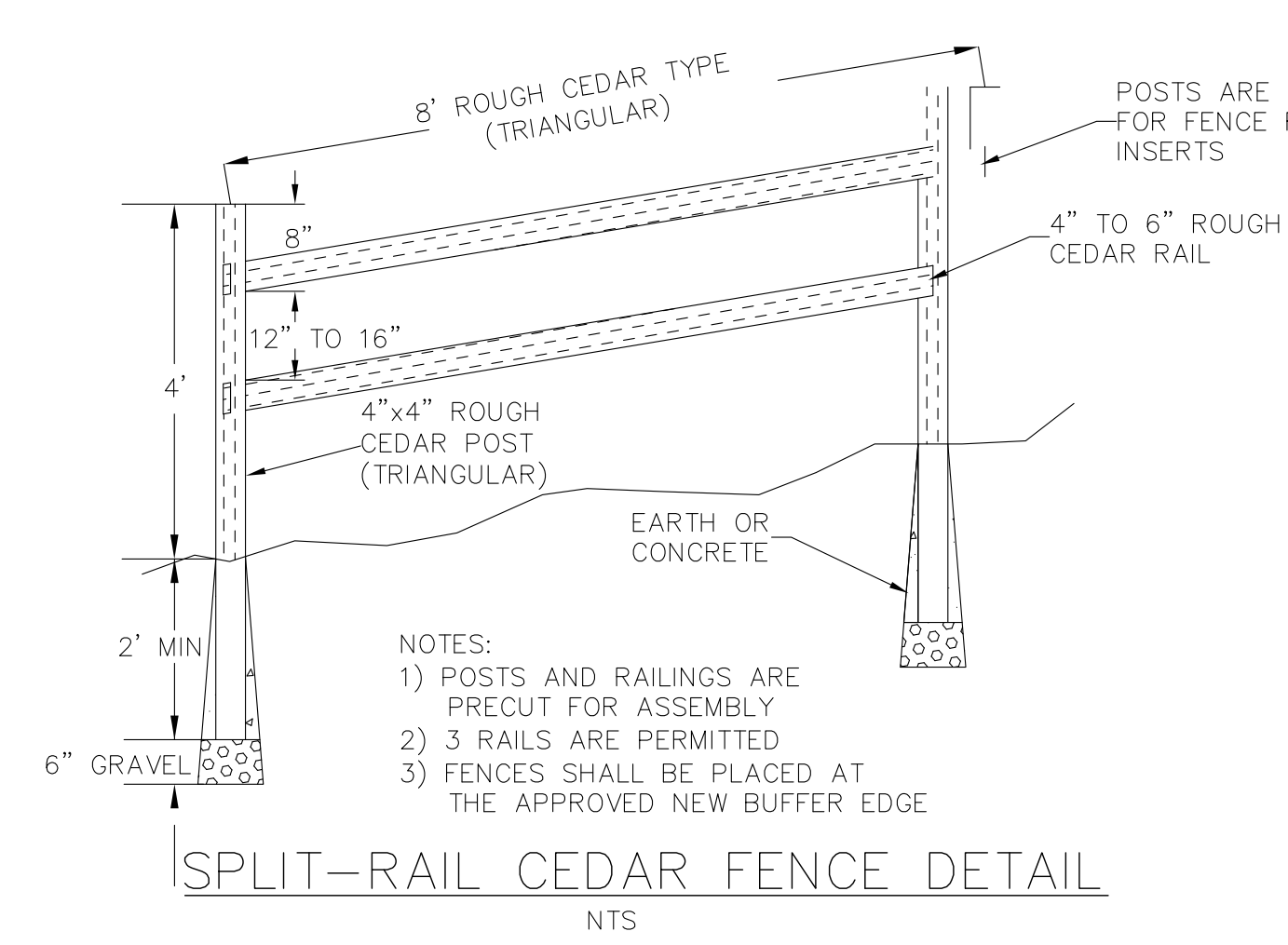
PRE-PRINTED PLASTIC SIGN

8' 4X4 CEDAR OR PRESUAURE-TREATED POST SET 3" INTO HOLE

WETLAND/STREAM SIGN INSTALLATION DETAIL

NTS

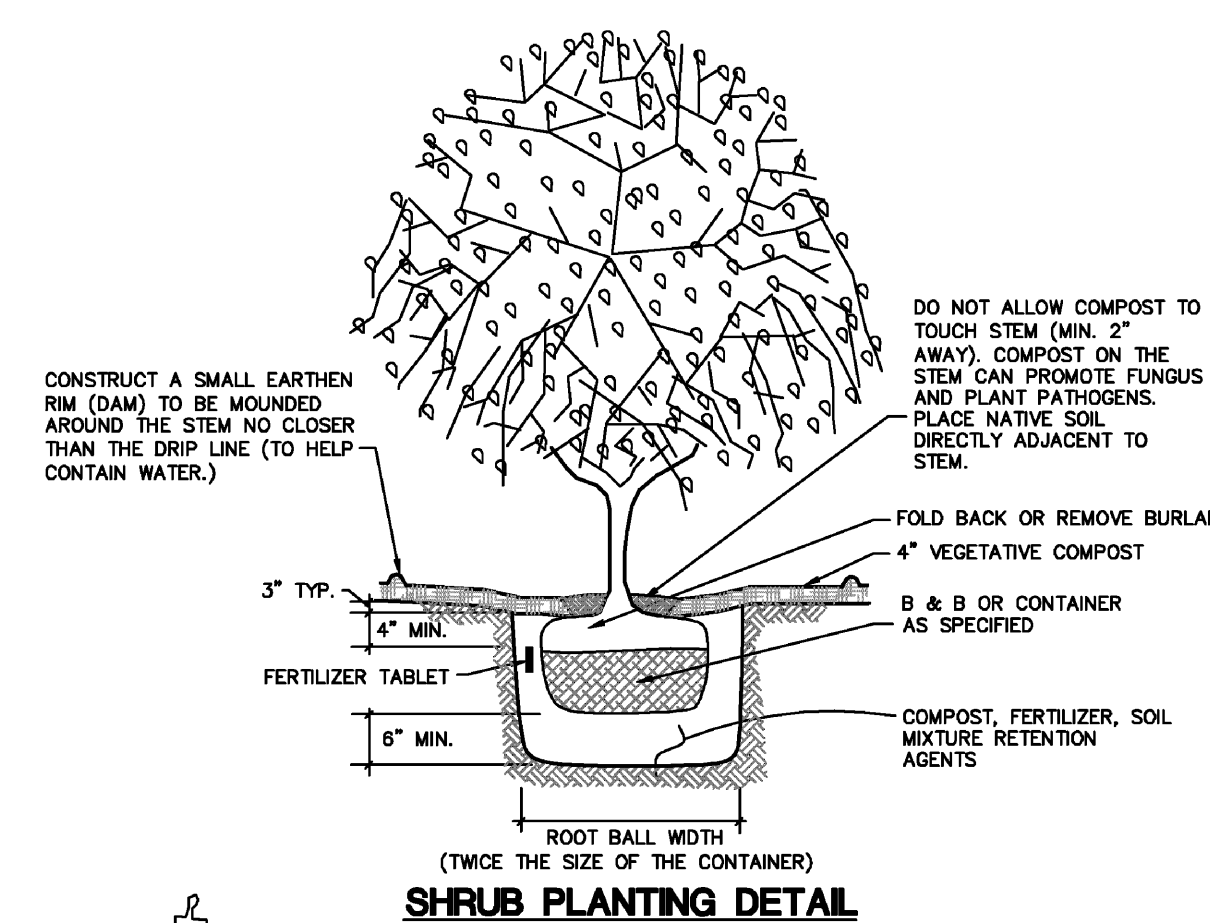
- 1. WETLAND/STREAM SIGN SHALL BE POSTED AT THE NEW WETLAND BUFFER.
- 2. ONE SIGN SHALL BE POSTED WHERE SHOWN ON THE PLAN. SIGNS MAY ALSO BE ATTACHED TO FENCES.
- 3. SIGNS SHALL NOT SAY KING COUNTY ON THEM.



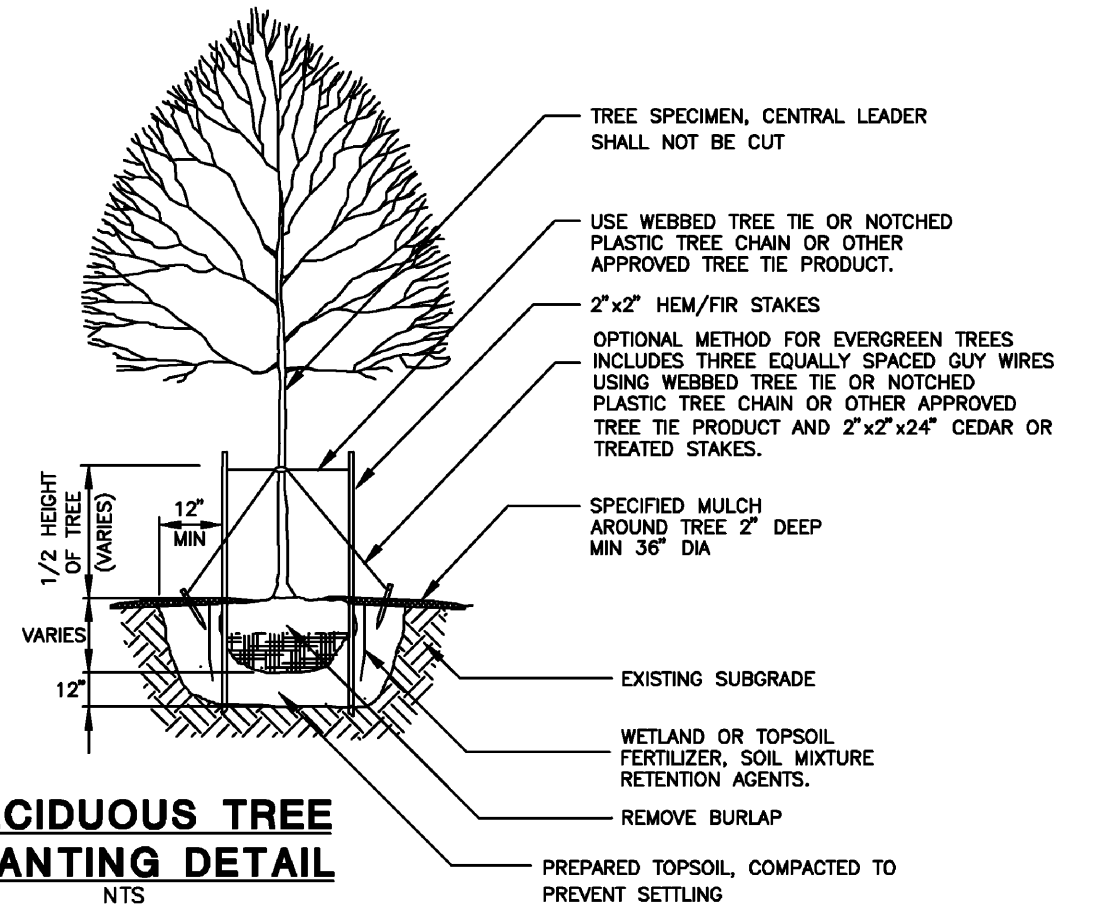
- NOTES:
- 1) POSTS AND RAILINGS ARE PRECUT FOR ASSEMBLY
 - 2) 3 RAILS ARE PERMITTED
 - 3) FENCES SHALL BE PLACED AT THE APPROVED NEW BUFFER EDGE

SPLIT-RAIL CEDAR FENCE DETAIL

NTS

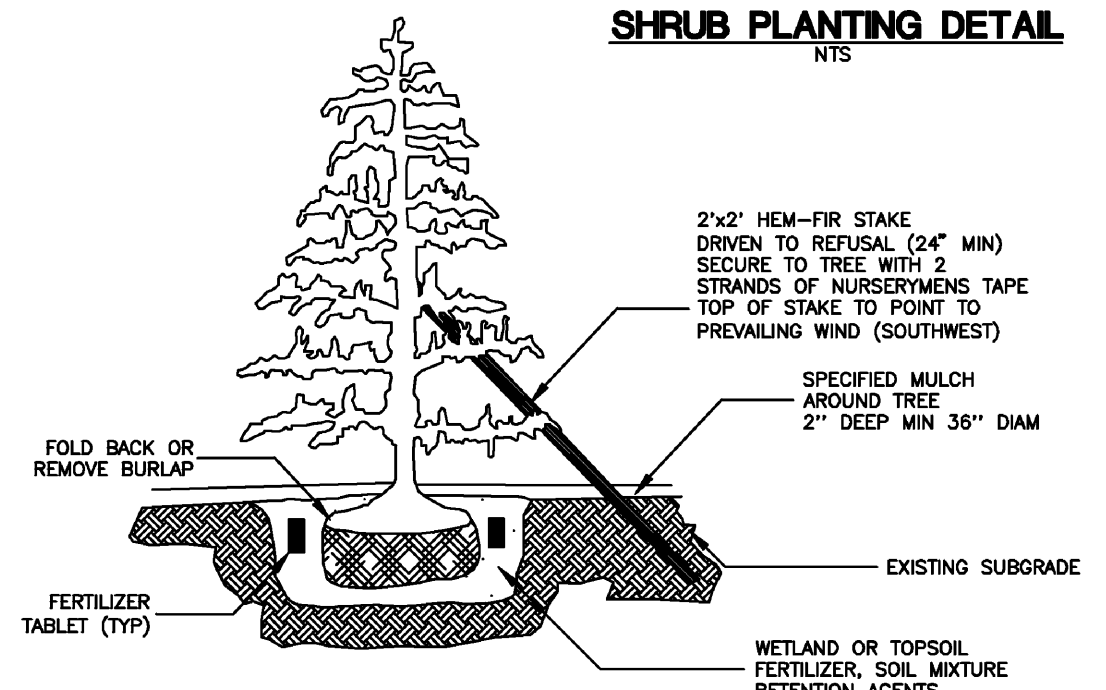


SHRUB PLANTING DETAIL



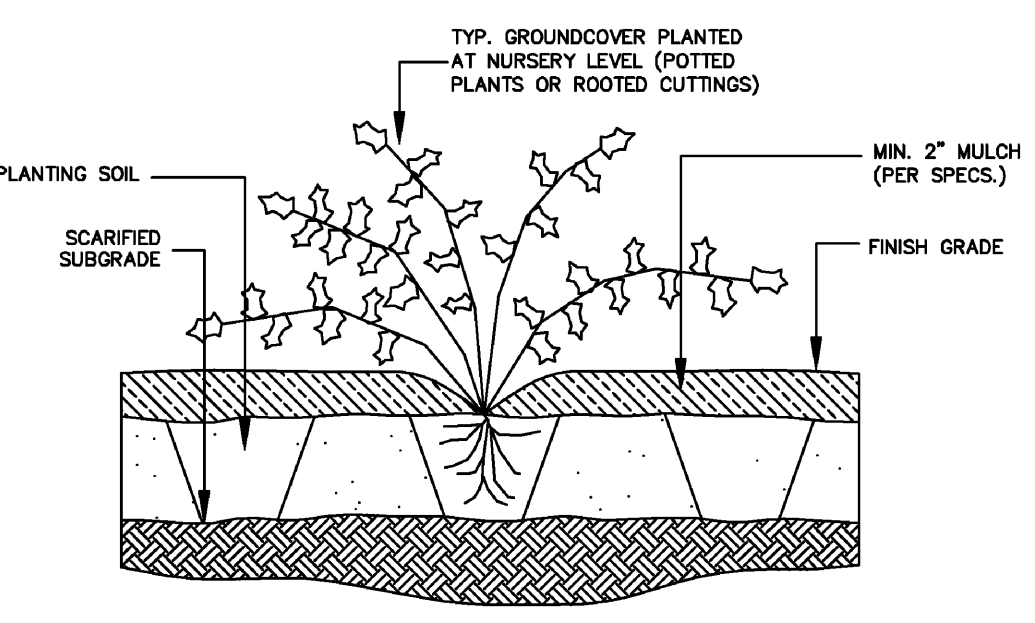
DECIDUOUS TREE PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS



GROUNDCOVER PLANTING DETAIL

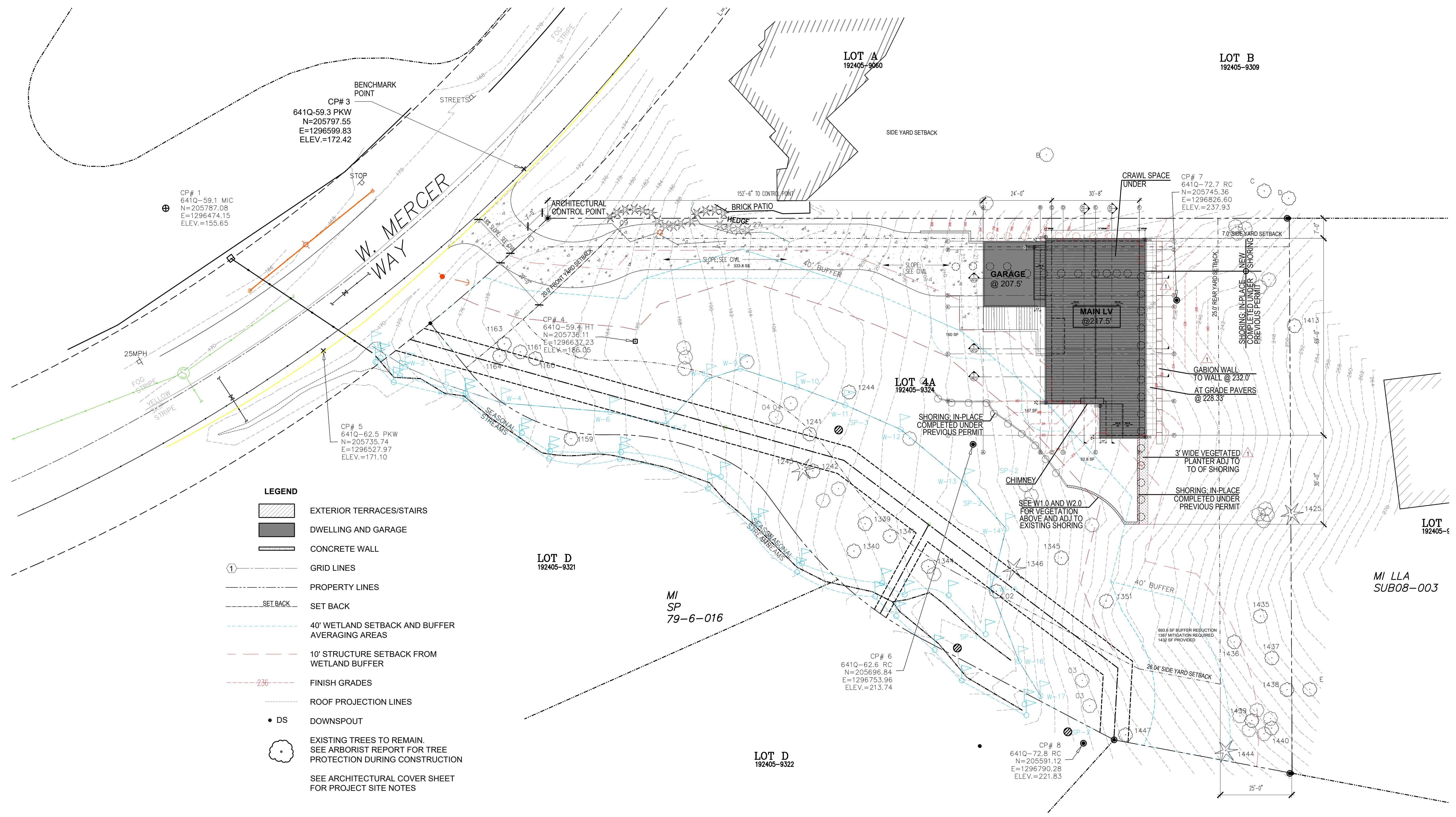
NTS

MARK RIGOS
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:

DATE: 09/20/2025



LEGEND

- EXTERIOR TERRACES/STAIRS
- DWELLING AND GARAGE
- CONCRETE WALL
- GRID LINES
- PROPERTY LINES
- SET BACK
- 40' WETLAND SETBACK AND BUFFER AVERAGING AREAS
- 10' STRUCTURE SETBACK FROM WETLAND BUFFER
- FINISH GRADES
- ROOF PROJECTION LINES
- DS DOWNSPOUT
- EXISTING TREES TO REMAIN. SEE ARBORIST REPORT FOR TREE PROTECTION DURING CONSTRUCTION

SEE ARCHITECTURAL COVER SHEET FOR PROJECT SITE NOTES

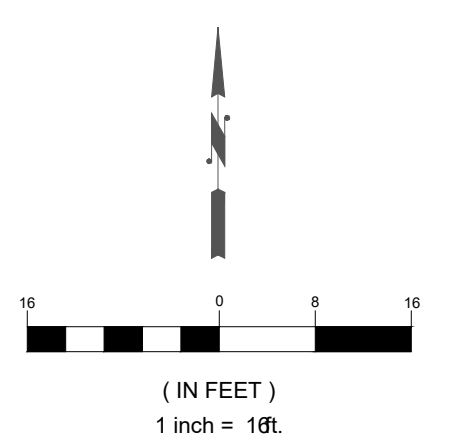
MINIMUM SIDE YARD SETBACK:

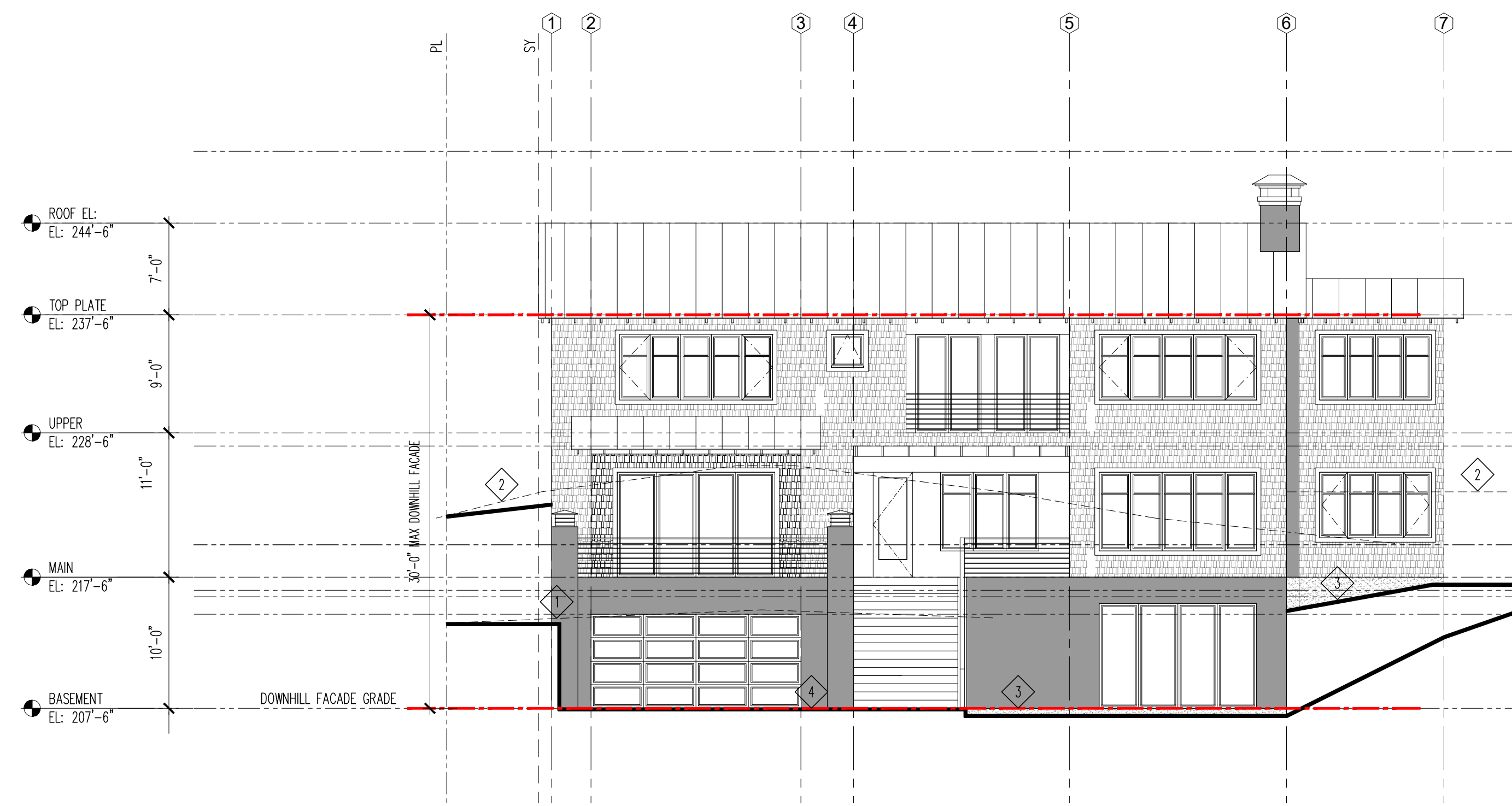
LOTS WITH A WIDTH OF MORE THAN 90 FEET, THE SIDE YARD SETBACKS MUST SUM TO 17% OF THE LOT WIDTH; PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 33% OF THE REQUIRED SIDE YARD WIDTH.

REQUIRED SIDE YARD WIDTH= 194.37' x 17% = 33.04'
NORTH PL SIDE YARD = 7.0'
SOUTH PL SIDE YARD = 26.04'

NOTES

- SEE SITE SURVEY A0.3 FOR EXISTING GRADE
- SEE CIVIL DRAWINGS FOR TREE PROTECTION, SITE GRADING DRIVE WAY & SITE UTILITIES
- SEE WET LAND DRAWING FOR SITE MITTIGATION REQUIREMENTS
- SEE CIVIL SHEET C0.2 FOR ARBORIST AND TREE REMOVAL, COMPLETED UNDER PREVIOUS PERMIT



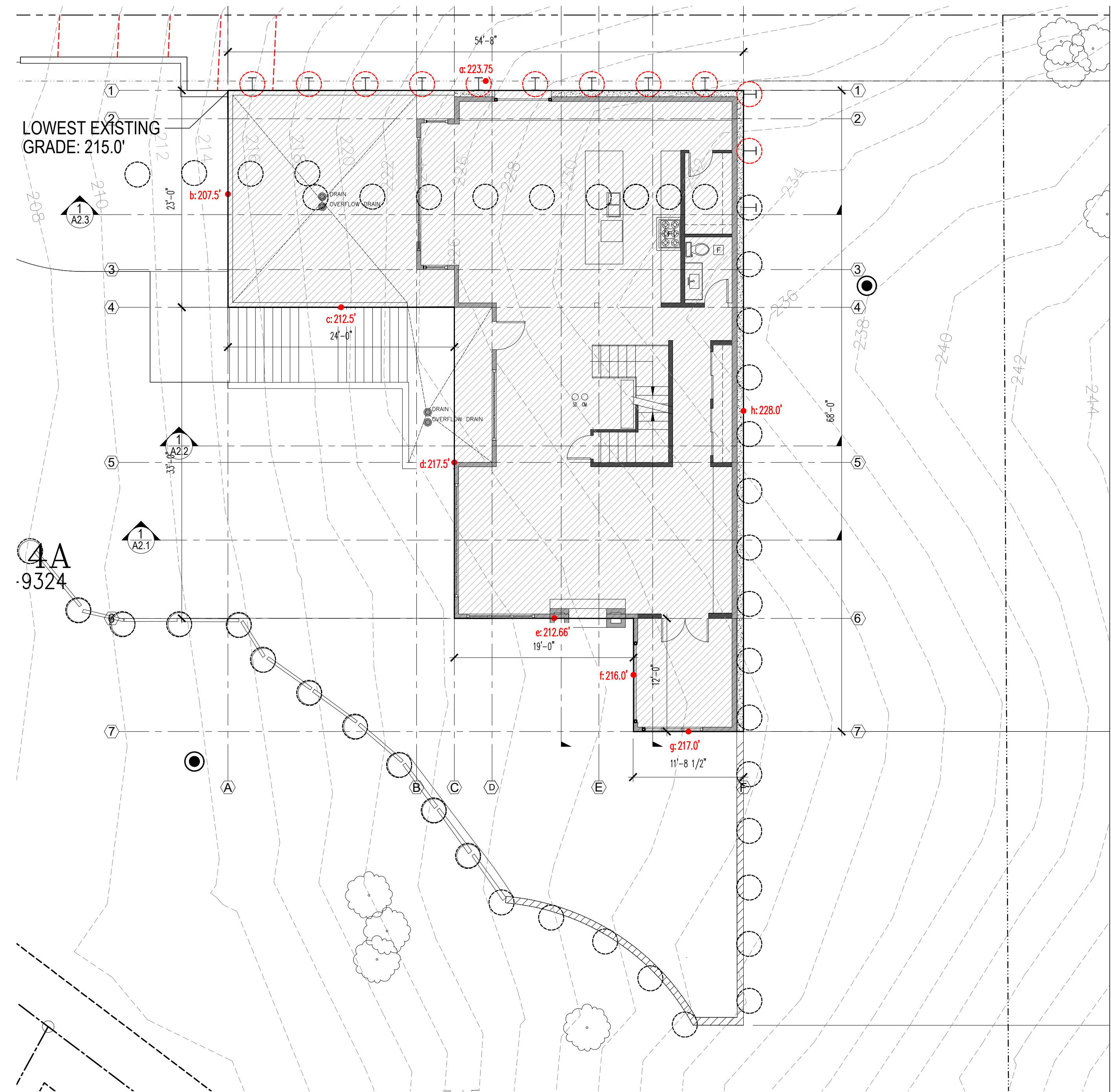


1 DOWNHILL FACADE ELEVATION
BUILDING FOOTPRINT

KEY NOTES:

- 1 EXISTING GRADE AT WEST FACADE OF GARAGE
- 2 EXISTING GRADE AT WEST FACADE DWELLING
- 3 FINISH GRADE AT WEST (DOWNHILL FACADE) OF DWELLING
- 4 FINISH GRADE AT WEST (DOWNHILL FACADE) OF GARAGE

BUILDING HEIGHT	
AVERAGE BUILDING ELEVATION	219.90 FEET
ALLOWABLE BUILDING HEIGHT (ABE + 30 FT)	249.90 FEET
PROPOSED BUILDING HEIGHT	244.5'
BENCHMARK ELEVATION	172.42 FEET
BENCHMARK DESCRIPTION	CP #3 AT W MERCER WAY SEE A0.3 SITE SURVEY
MAXIMUM HEIGHT OF TOP EXTERIOR WALL FACADE ABOVE LOWEST EXISTING GRADE (30 FT MAX)	30'-0"
ABE & ALLOWED BUILDING HEIGHT SHOWN ON ELEVATIONS-PLAN SHEET #	A1.0a, A3.1,A3.2, A3.3,A3.4
TOPO SURVEY ACCURACY ATTESTED ON PLAN SHEET #	A0.3



ABE CALCULATION
BUILDING FOOTPRINT

AVERAGE BUILDING ELEVATION

$$\frac{223.75(54.66) + 207.5(23.00) + 212.5(24.0) + 217.5(33.00) + 212.66(19.0) + 216.0(12.0) + 217.0(11.71) + 228.0(68.0)}{(54.66) + (23.0) + (24.0) + (33.0) + (19.0) + (12.0) + (11.71) + (68.0)} =$$

$$\frac{12,230.18 + 4,772.5 + 5,100.0 + 7,177.5 + 4,040.5 + 2,592.0 + 2,541.07 + 15,504.0}{245.37} =$$

$$\frac{53,957.75}{245.37} = 219.9'$$

AVG BUILDING ELEVATION = 219.9'
MAX BUILDING HEIGHT = 249.9'



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SEATTLE, WA 98109 | 206-300-5339
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MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024
09/17/2025
11/05/2025

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PERMIT
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CORRECTION 2

SDCI STAMP:



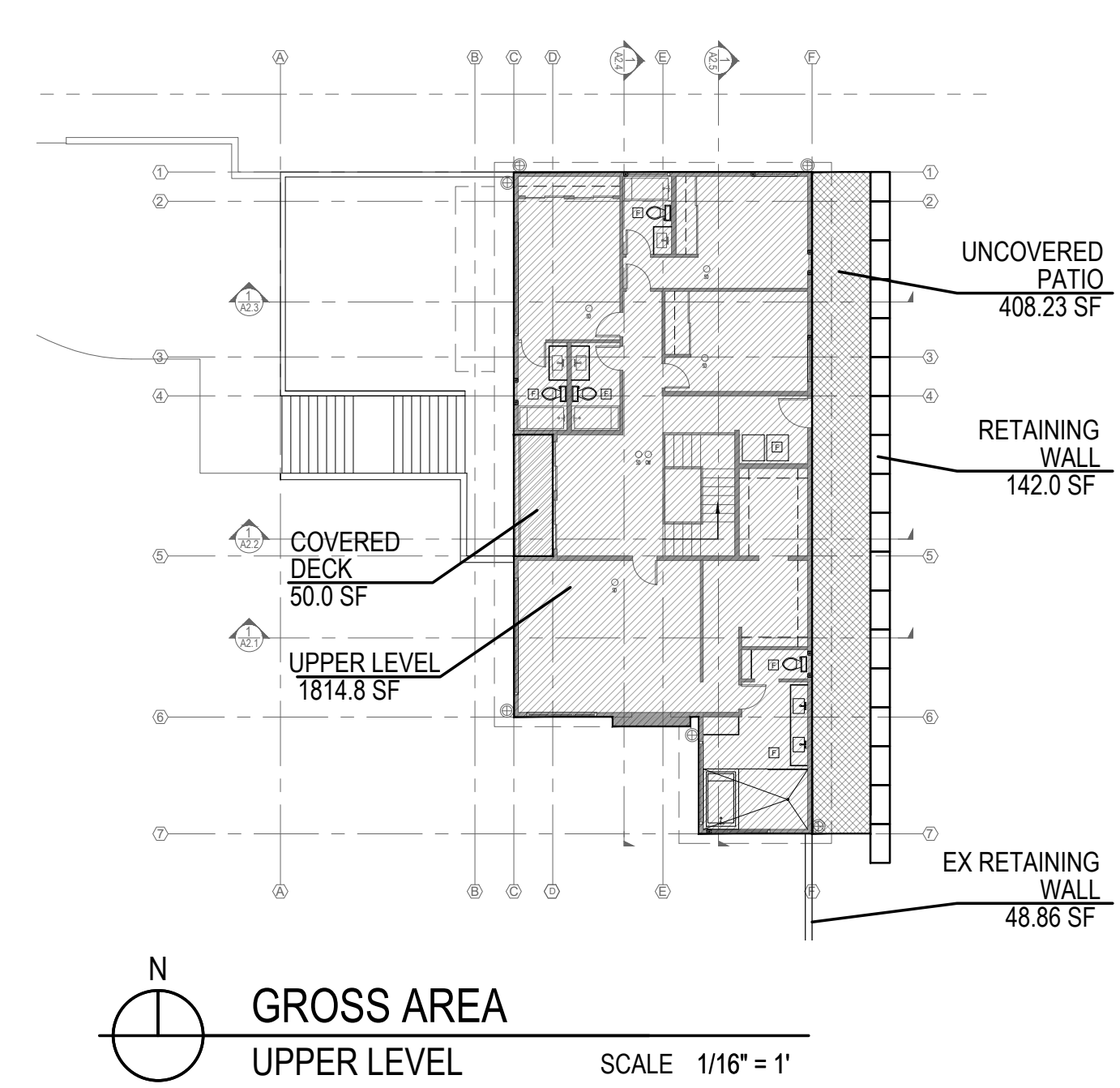
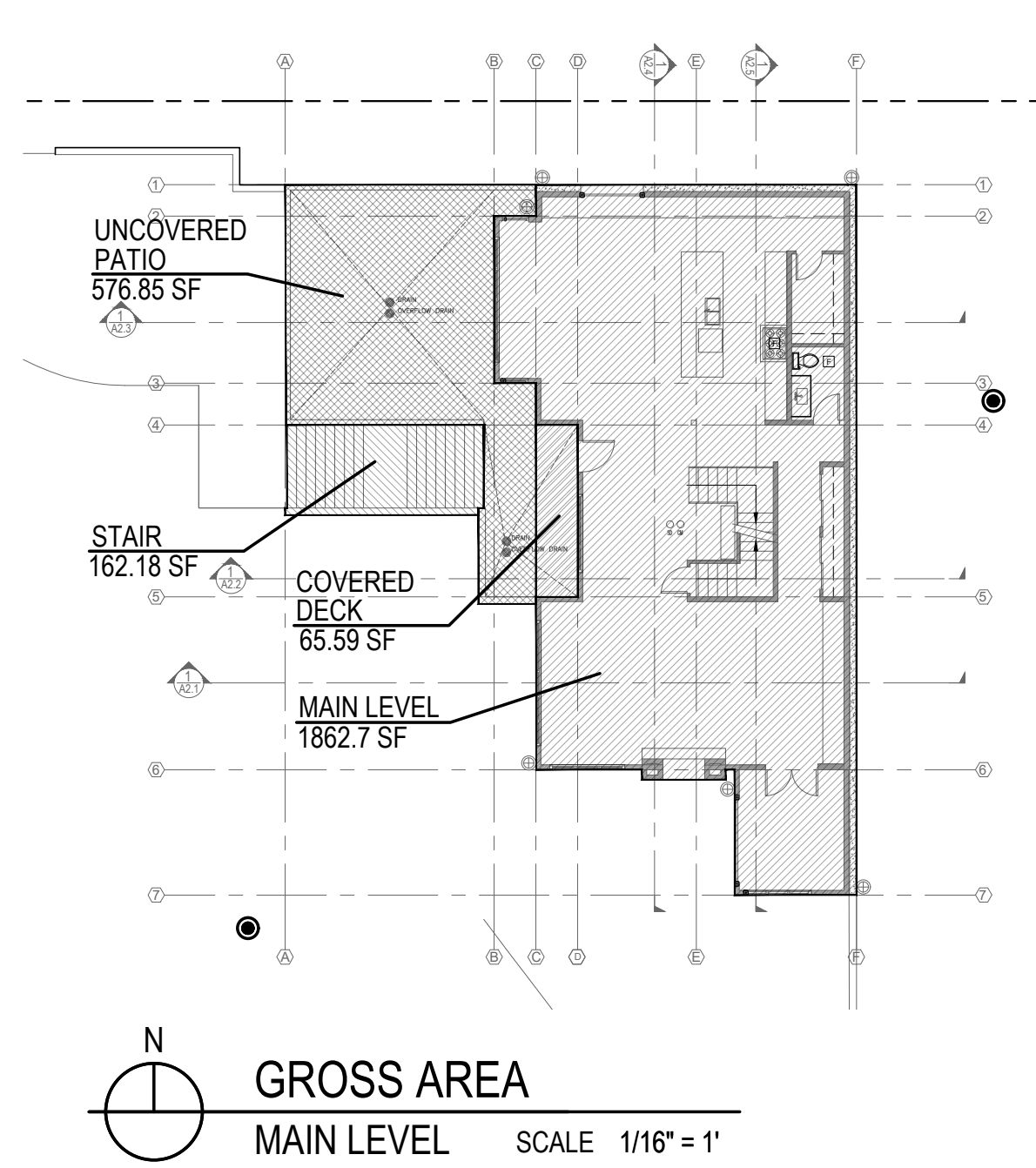
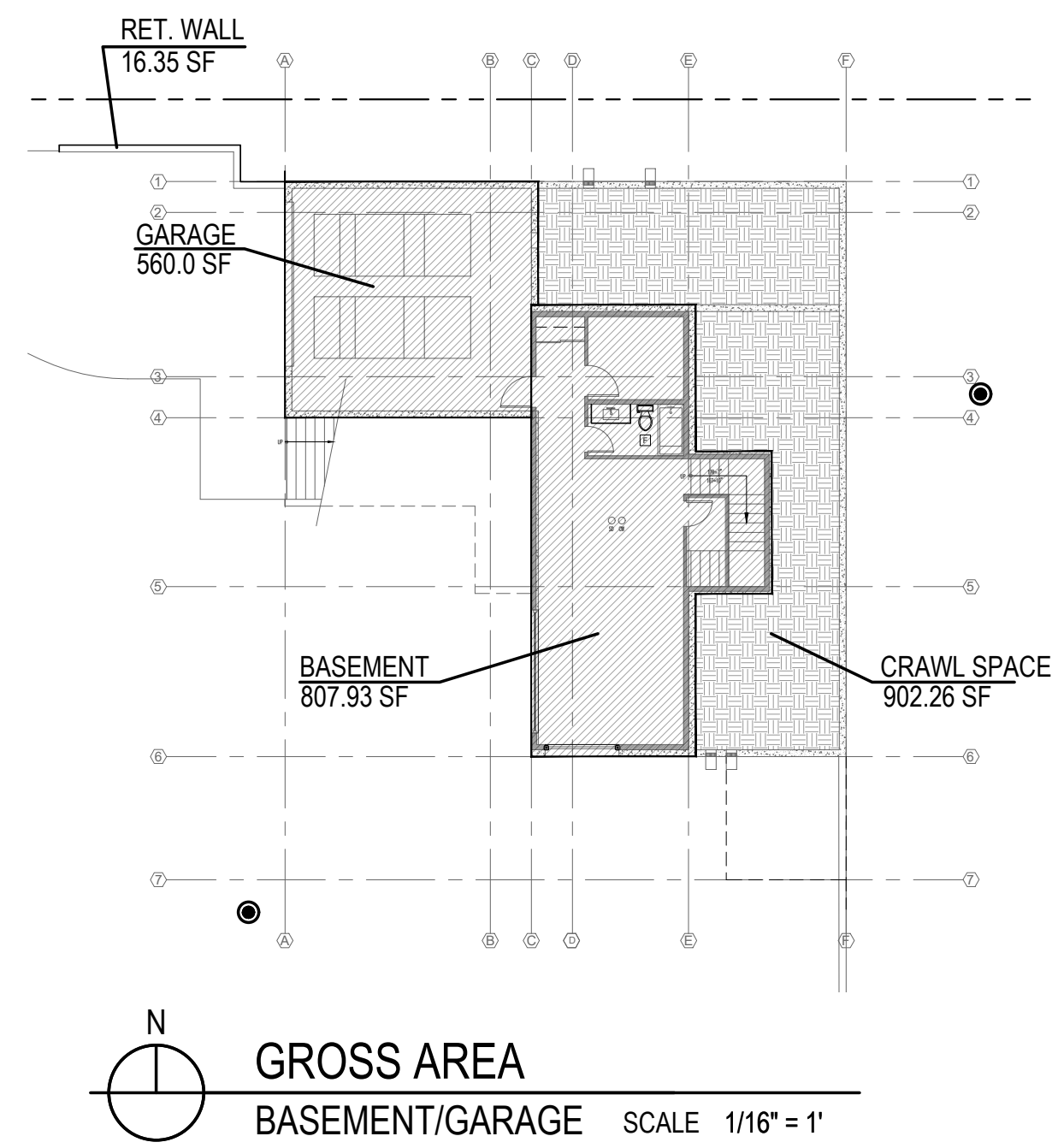
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
**ARCHITECTURAL
AVERAGE
BUILDING
ELEVATION**

SHEET NUMBER:

A1.0a



- LEGEND**
- PATIO
 - MAIN BUILDING
 - COVERED DECK
 - STAIR
 - CONCRETE WALL
 - GRID LINES
 - PROPERTY LINES
 - SET BACK
 - ROOF PROJECTION LINES

HARDSCAPE AREA	
FLOOR NAME	FLOOR AREA (SF)
UNCOVERED DECKS	0 SF
UNCOVERED PATIOS	985.08 SF
WALKWAYS	0 SF
STAIRS	162.18 SF
ROCKERIES/ RET. WALLS	207.21 SF
TOTAL HARDSCAPE	1,354.47 SF
TOTAL PERCENTAGE	3.63%

ALLOWABLE HARDSCAPE	
GROSS LOT AREA	37,350 SF
9% OF LOT AREA:	
ALLOWED HARDSCAPE	3,361.5 SF
PROPOSED GROSS FLOOR AREA	1,354.47 SF
PROPOSED % OF LOT AREA	3.63%

GROSS BUILDING AREA	
FLOOR NAME	FLOOR AREA (SF)
ROOF LEVEL	0 SF
UPPER LEVEL	1,814.8 SF
MAIN LEVEL	1,862.7 SF
BASEMENT	807.93 SF
GARAGE	560.0 SF
TOTAL GROSS FLOOR AREA	5,045.43 GSF

BASEMENT AREA EXCLUDED	0 SF
ACTUAL TOTAL BUILDING AREA	5,045.43
- SEE SHEET A1.0c FOR LOT COVERAGE CALCULATION	

ALLOWABLE GROSS FLOOR AREA	
GROSS LOT AREA	37,350 SF
12,000 SF OR 40% OF LOT AREA:	
ALLOWED GROSS FLOOR AREA	12,000 SF
PROPOSED GROSS FLOOR AREA	5,045.43 SF
PROPOSED % OF LOT AREA	13.50%

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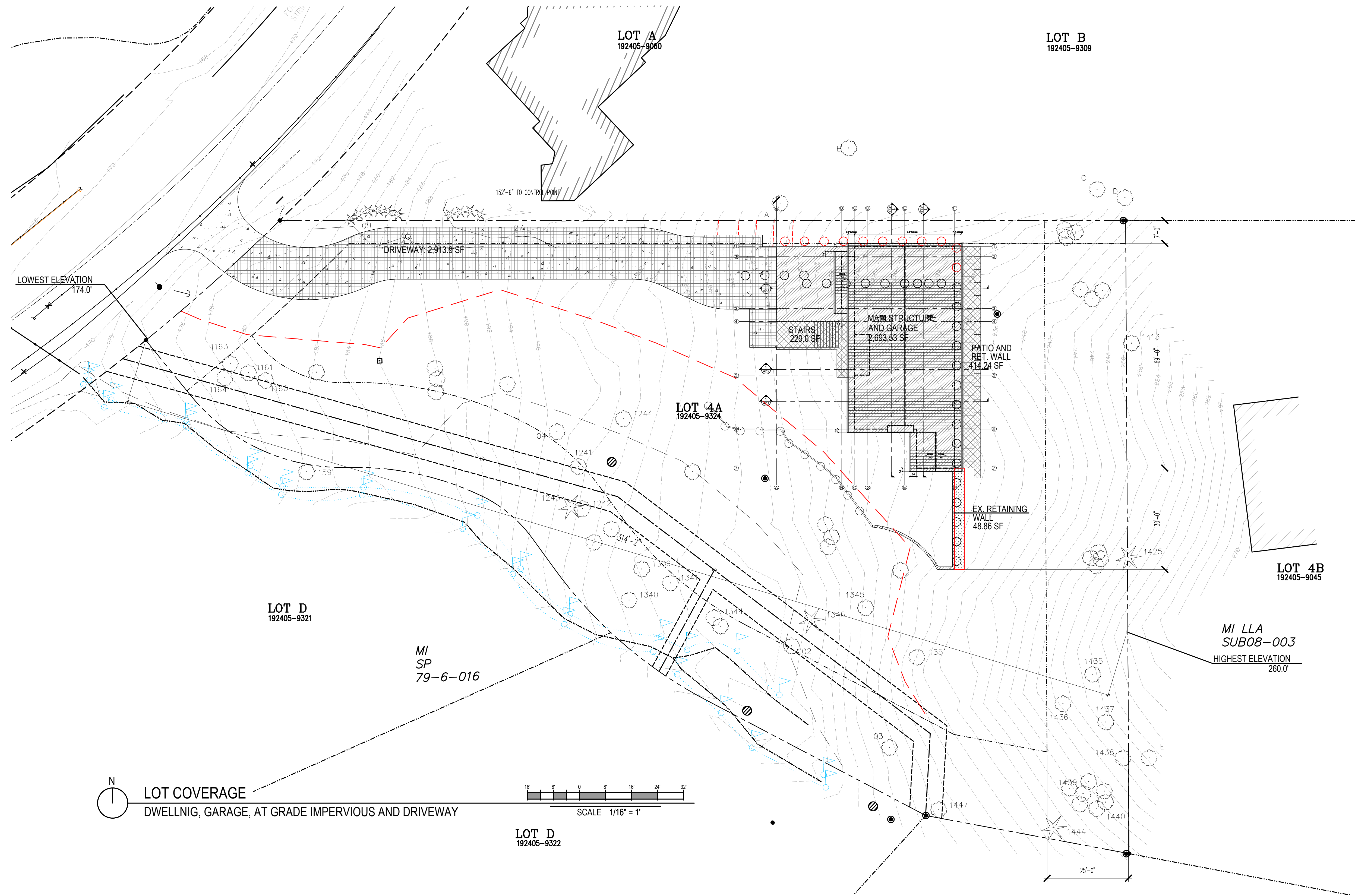
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PROJECT NUMBER:
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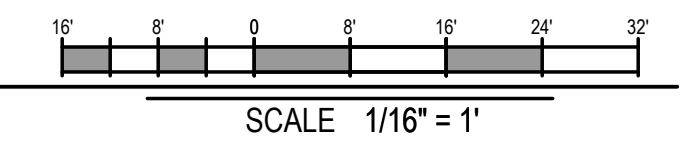
SHEET TITLE:
ARCHITECTURAL
BUILDING AREA
GROSS FLOOR
AREA

SHEET NUMBER:



LOT D
192405-9321
MI SP
79-6-016

LOT D
192405-9322
LOT COVERAGE
DWELLING, GARAGE, AT GRADE IMPERVIOUS AND DRIVEWAY



LOT SLOPE	
HIGHEST ELEVATION POINT OF LOT	260 FEET
LOWEST ELEVATION POINT OF LOT	174 FEET
ELEVATION DIFFERENCE	86 FEET
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	314.17 FEET
LOT SLOPE	27.4 %

LOT COVERAGE	
GROSS LOT AREA	37,350 SF
ALLOWED LOT COVERAGE (35%)	13,072.5 SF
MAIN STRUCTURE AND GARAGE	2,693.53 SF
PATIOS, DECKS, STAIRS AND RETAINING WALLS	643 SF
DRIVEWAY	2,913.9 SF
TOTAL IMPERVIOUS AREA	6,250.43 SF
PROPOSED LOT COVERAGE	16.73%

LEGEND	
	MAIN STRUCTURE AND GARAGE WITH ROOF INCLUDED
	STAIR, PATIO, RETAINING WALLS
	DRIVEWAY (IMPERVIOUS)
	LANDSCAPE AREA
	GRID LINES
	PROPERTY LINES
	SET BACK

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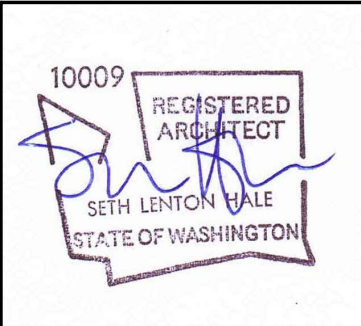
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2023.014

SHEET TITLE:
ARCHITECTURAL
LOT COVERAGE

SHEET NUMBER:



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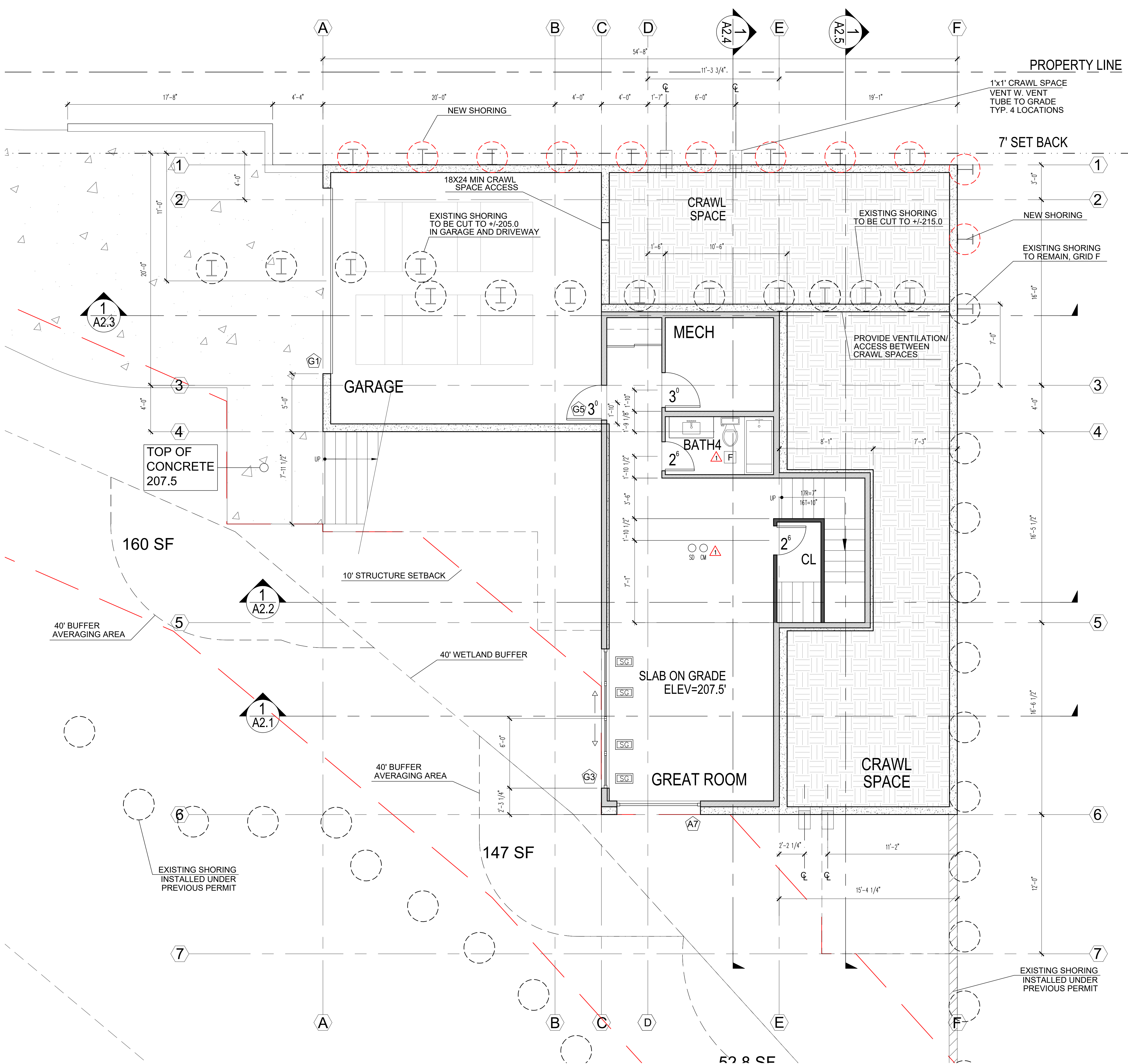
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PROJECT NUMBER:
2023.014

SHEET TITLE:
BASEMENT FLOOR PLAN

SHEET NUMBER:



FLOOR PLAN
BASEMENT LEVEL
SCALE 1/4" = 1'

FLOOR AREA	808 SF
GARAGE	560 SF

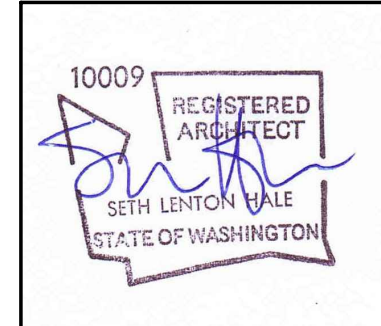
CRAWL SPACE VENTING
 NORTH CRAWL SPACE = 362 SF
 362 SF / 300 = 1.2 SF REQUIRED
 12"x12" x 2 VENTS PROVIDE = 2 SF
 SOUTH CRAWL SPACE = 480 SF
 480 SF / 300 = 1.6 SF REQUIRED
 12"x12" x 2 VENTS PROVIDE = 2 SF

- NOTES:**
- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
 - ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
 - VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND:

	2x6 EXTERIOR FRAMING
	2x6 INTERIOR FRAMING
	2x4 INTERIOR FRAMING

	GRID LINES
	PROPERTY LINES
	SET BACK
	UPPER LV PROJECTION LINES
	SAFETY GLAZING
	HOSE BIB
	DOWNSPOUT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	VENTILATION FAN

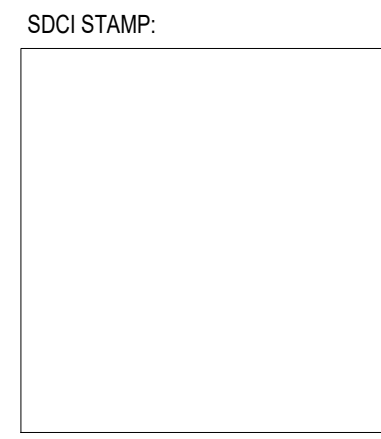


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MERCER ISLAND, WA 98125
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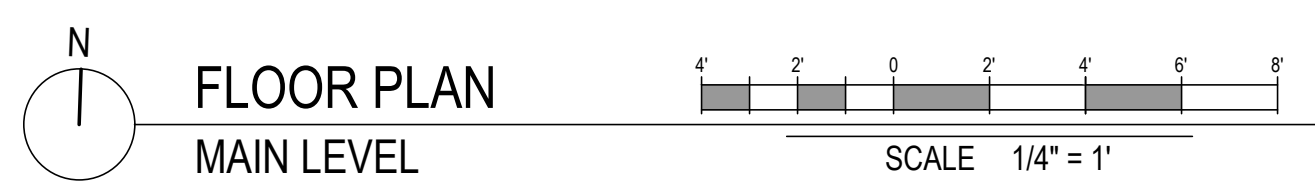
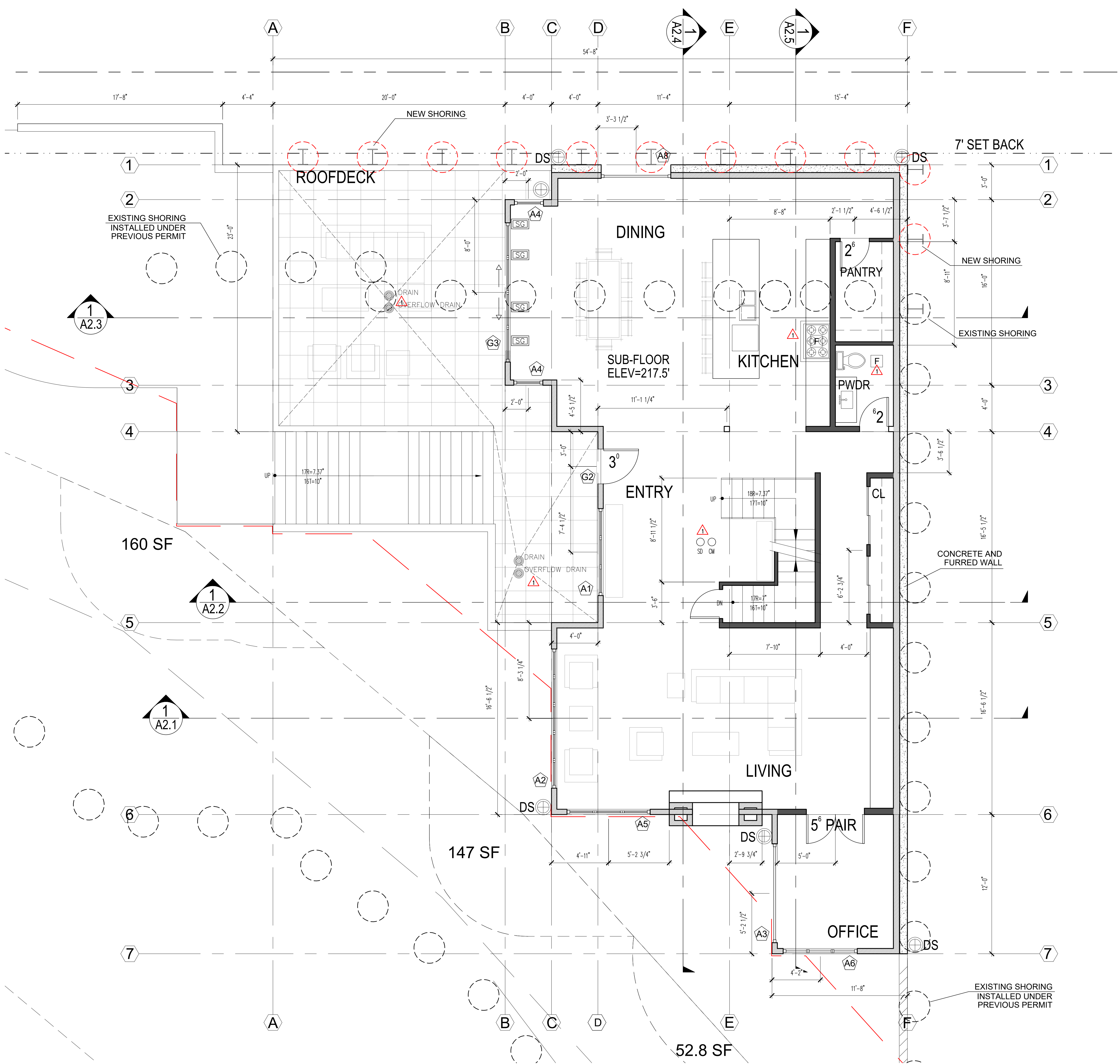
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
MAIN FLOOR PLAN

SHEET NUMBER:

A1.1b



FLOOR AREA 1,863 SF

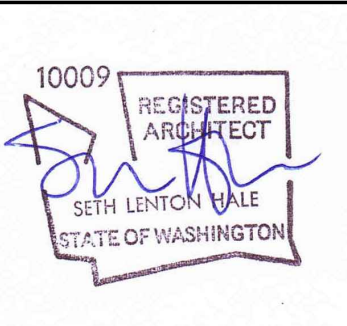
NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND:

- 2x6 EXTERIOR FRAMING
- 2x6 INTERIOR FRAMING
- 2x4 INTERIOR FRAMING

- GRID LINES
- PROPERTY LINES
- SET BACK
- UPPER LV PROJECTION LINES
- SAFETY GLAZING
- HOSE BIB
- DOWNSPOUT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- VENTILATION FAN



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SOCJ PERMIT#: XXX

DATE
12/12/2024
09/17/2025
11/05/2025

MARK REVISION
PERMIT CORRECTION 1
CORRECTION 2

SOCI STAMP:

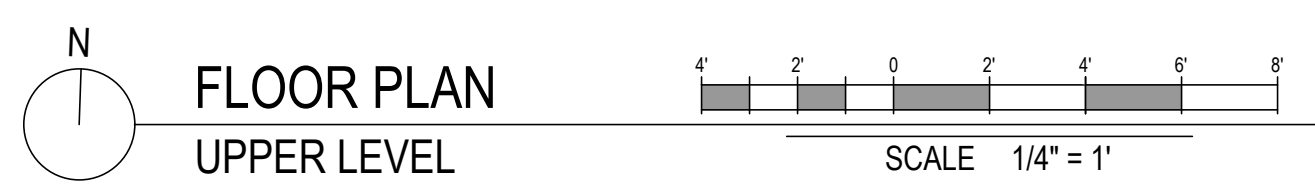
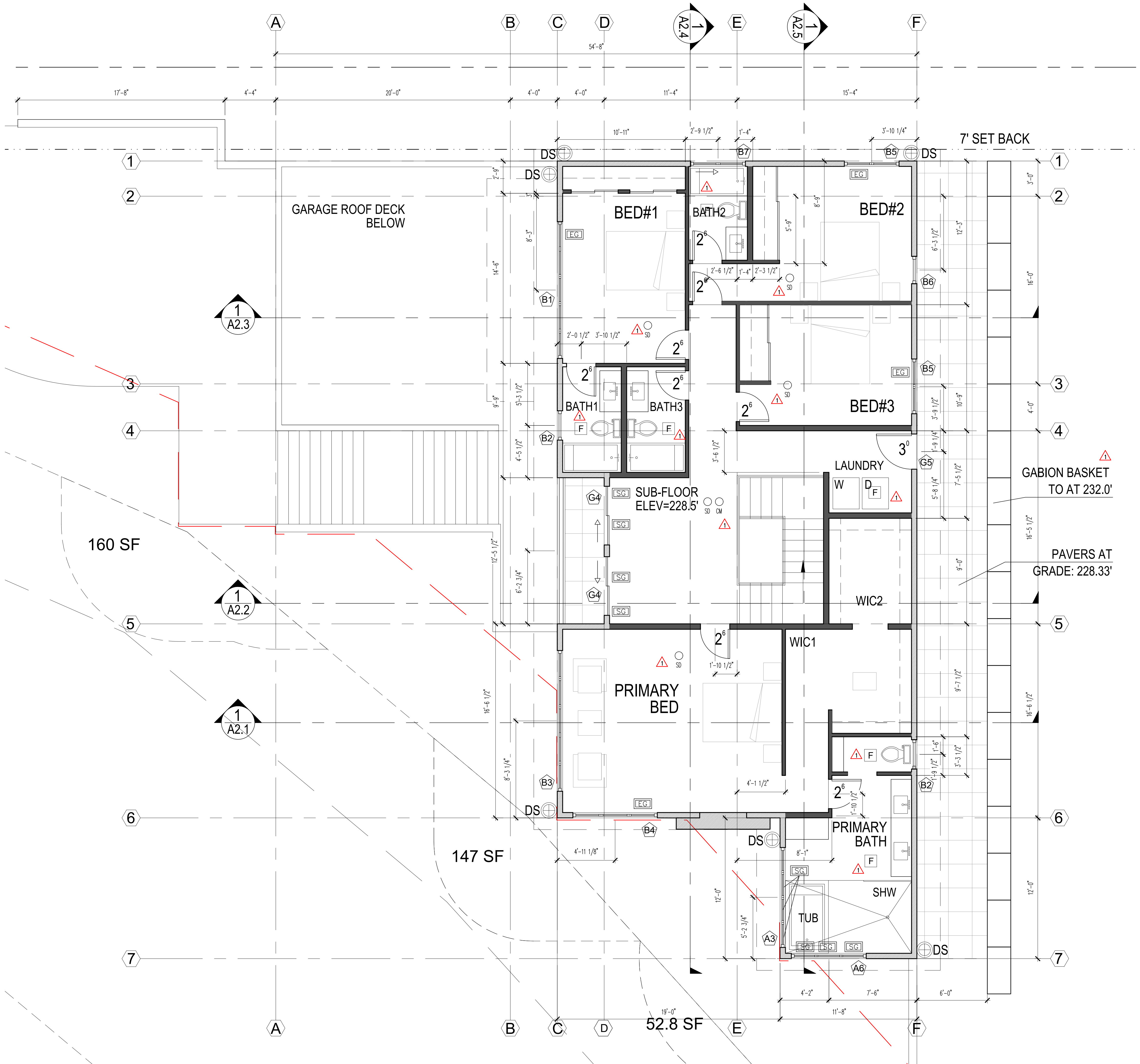
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
UPPER LEVEL
PLAN

SHEET NUMBER:

A1.1c



FLOOR AREA 1,815 SF

NOTES:

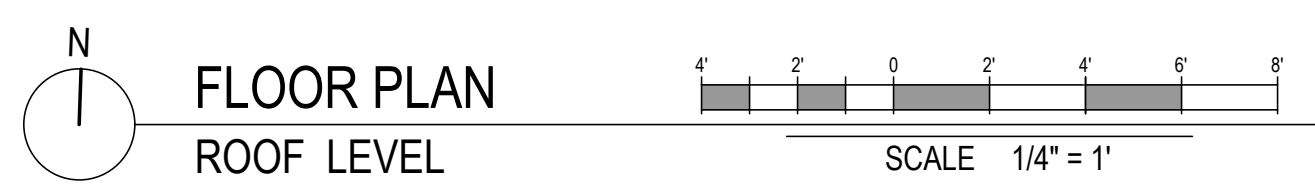
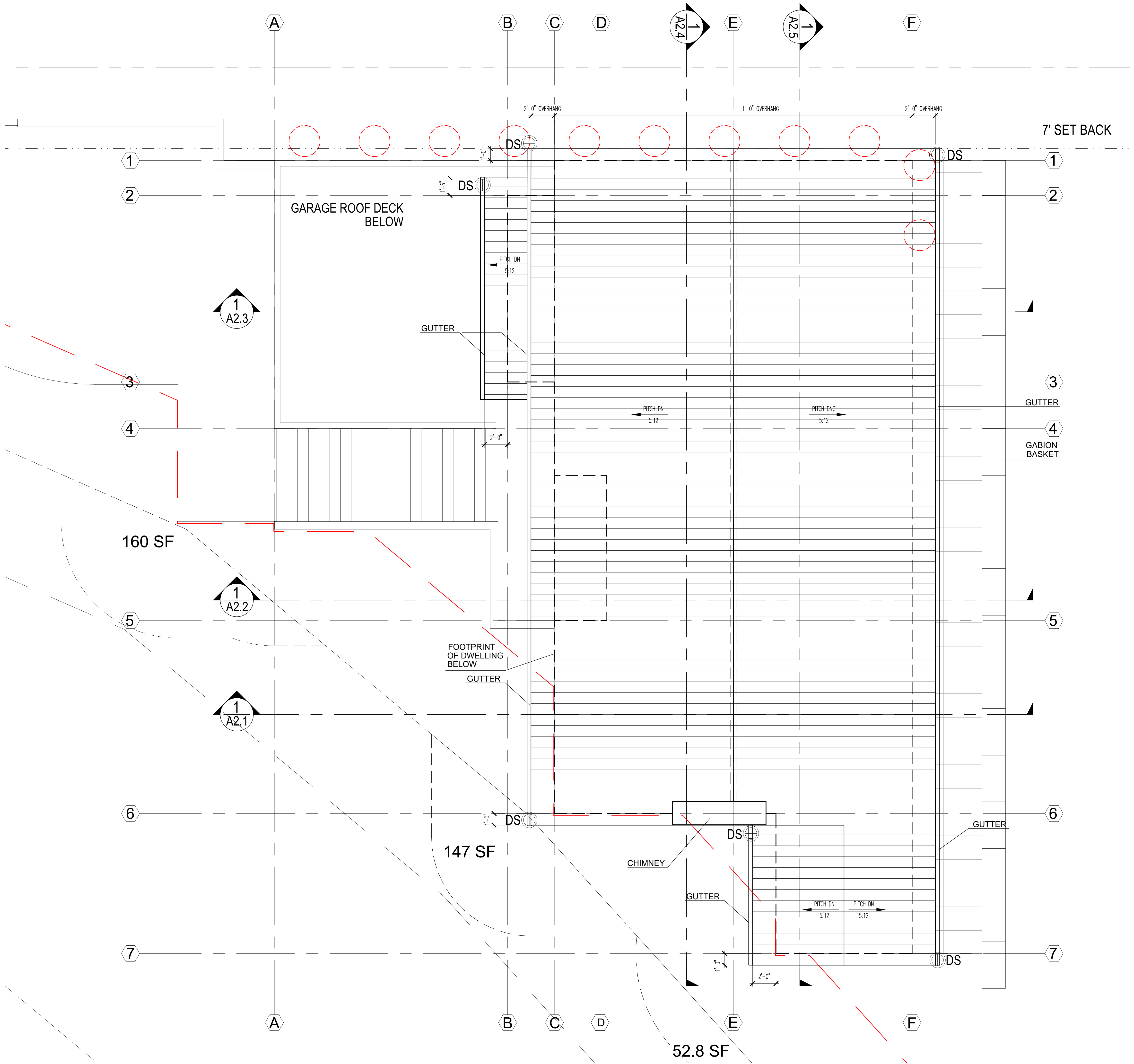
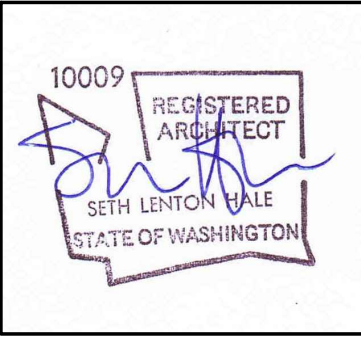
- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND:

- 2x6 EXTERIOR FRAMING
- 2x6 INTERIOR FRAMING
- 2x4 INTERIOR FRAMING

- GRID LINES
- PROPERTY LINES
- SET BACK
- UPPER LV PROJECTION LINES

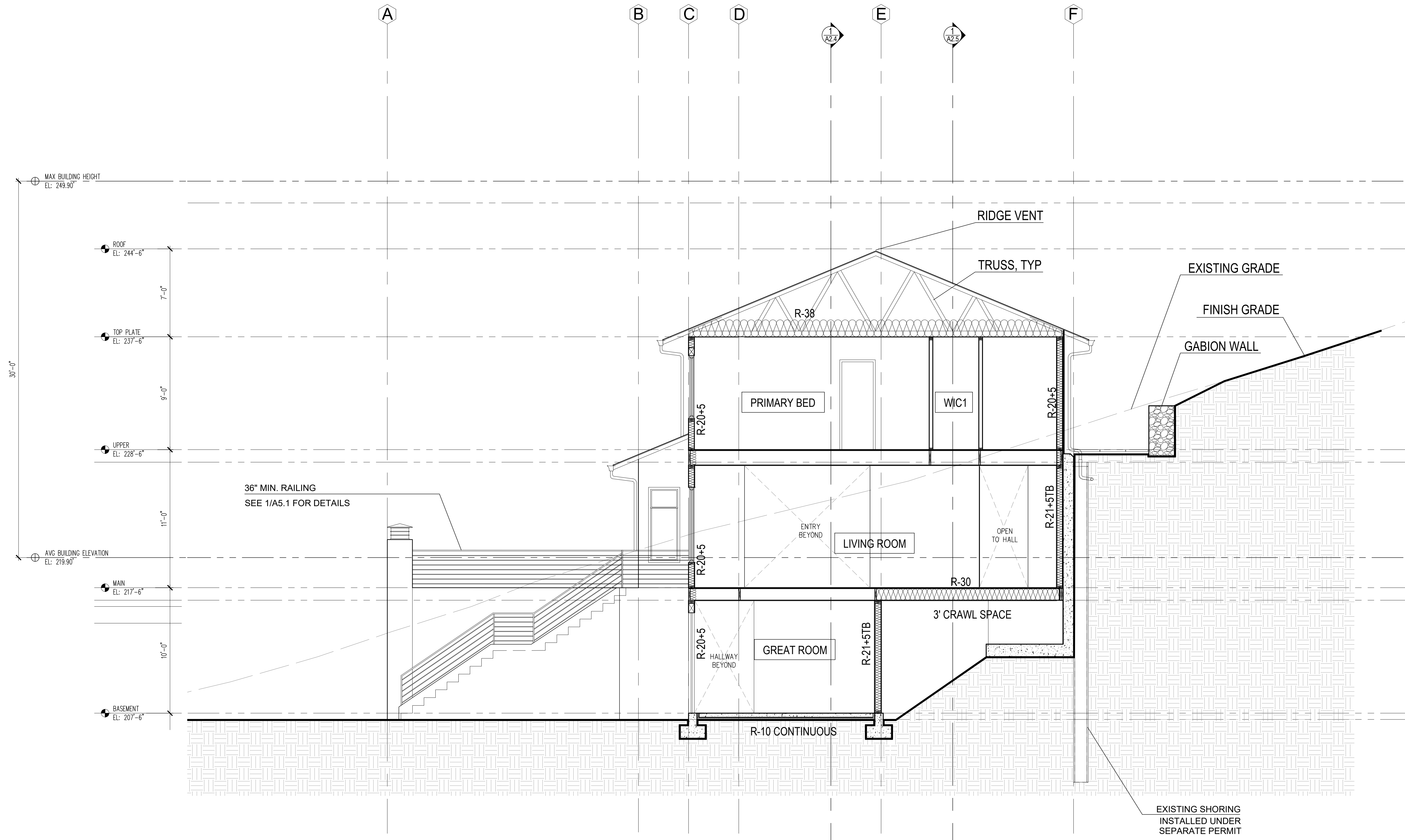
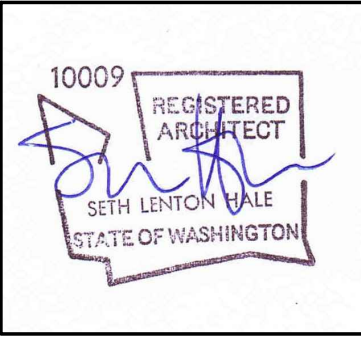
- SAFETY GLAZING
- HOSE BIB
- DOWNSPOUT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- VENTILATION FAN



ROOF AREA 2,274.6 SF

- NOTES:**
- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
 - ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
 - VERIFY WITH OWNER HOSEBIB LOCATION

- LEGEND:**
- [Hatched Box] 2x6 EXTERIOR FRAMING
 - [Thin Line Box] 2x6 INTERIOR FRAMING
 - [Thick Line Box] 2x4 INTERIOR FRAMING
 - [Dashed Line] GRID LINES
 - [Dotted Line] PROPERTY LINES
 - [Dash-dot Line] SET BACK
 - [Dotted Line] UPPER LV PROJECTION LINES
 - [SG Symbol] SAFETY GLAZING
 - [+ Symbol] HOSE BIB
 - [DS Symbol] DOWNSPOUT
 - [SD Symbol] SMOKE DETECTOR
 - [CM Symbol] CARBON MONOXIDE DETECTOR
 - [F Symbol] VENTILATION FAN



1 SECTION
SCALE 1/4" = 1'

- NOTES:**
- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
 - SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS
 - CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD & RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5

MERCER ISLAND RESIDENCE

DATE
12/12/2024
09/17/2025
11/05/2025

MARK REVISION
PERMIT CORRECTION 1
CORRECTION 2

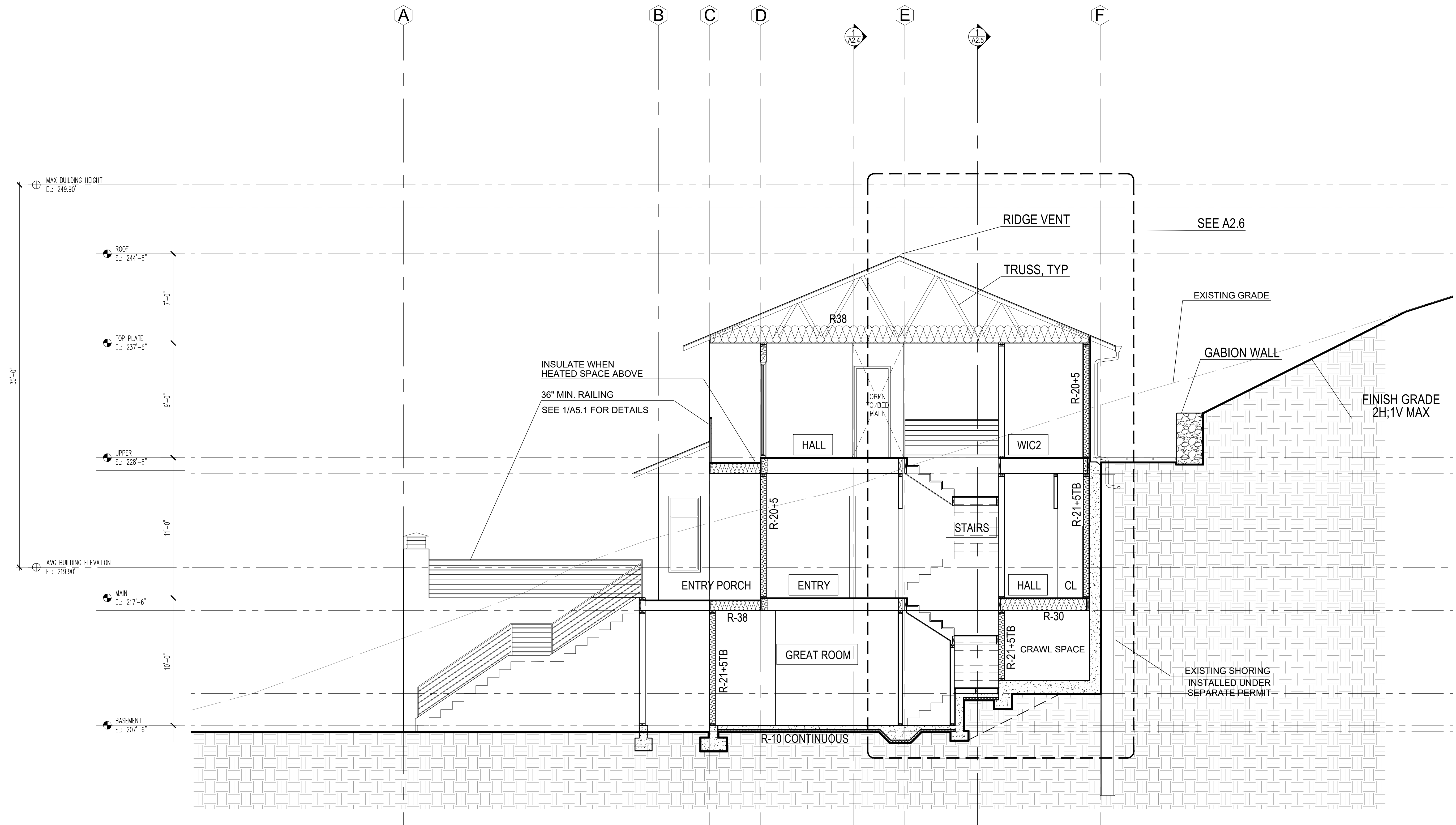
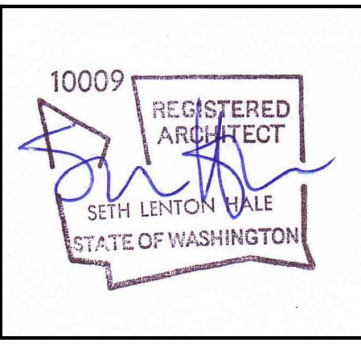
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
SOUTH SECTION

SHEET NUMBER:



1 SECTION
SCALE 1/4" = 1'

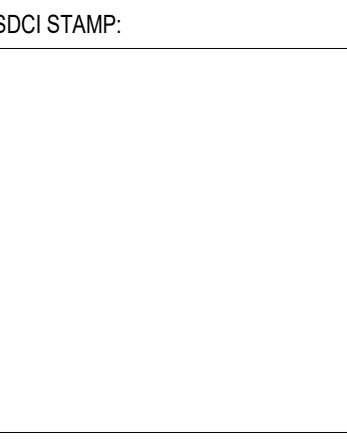
NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS
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MERCER ISLAND RESIDENCE
5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE	REVISION
12/12/2024	PERMIT CORRECTION 1
09/17/2025	CORRECTION 2
11/03/2025	

MARK	REVISION
	PERMIT CORRECTION 1
	CORRECTION 2

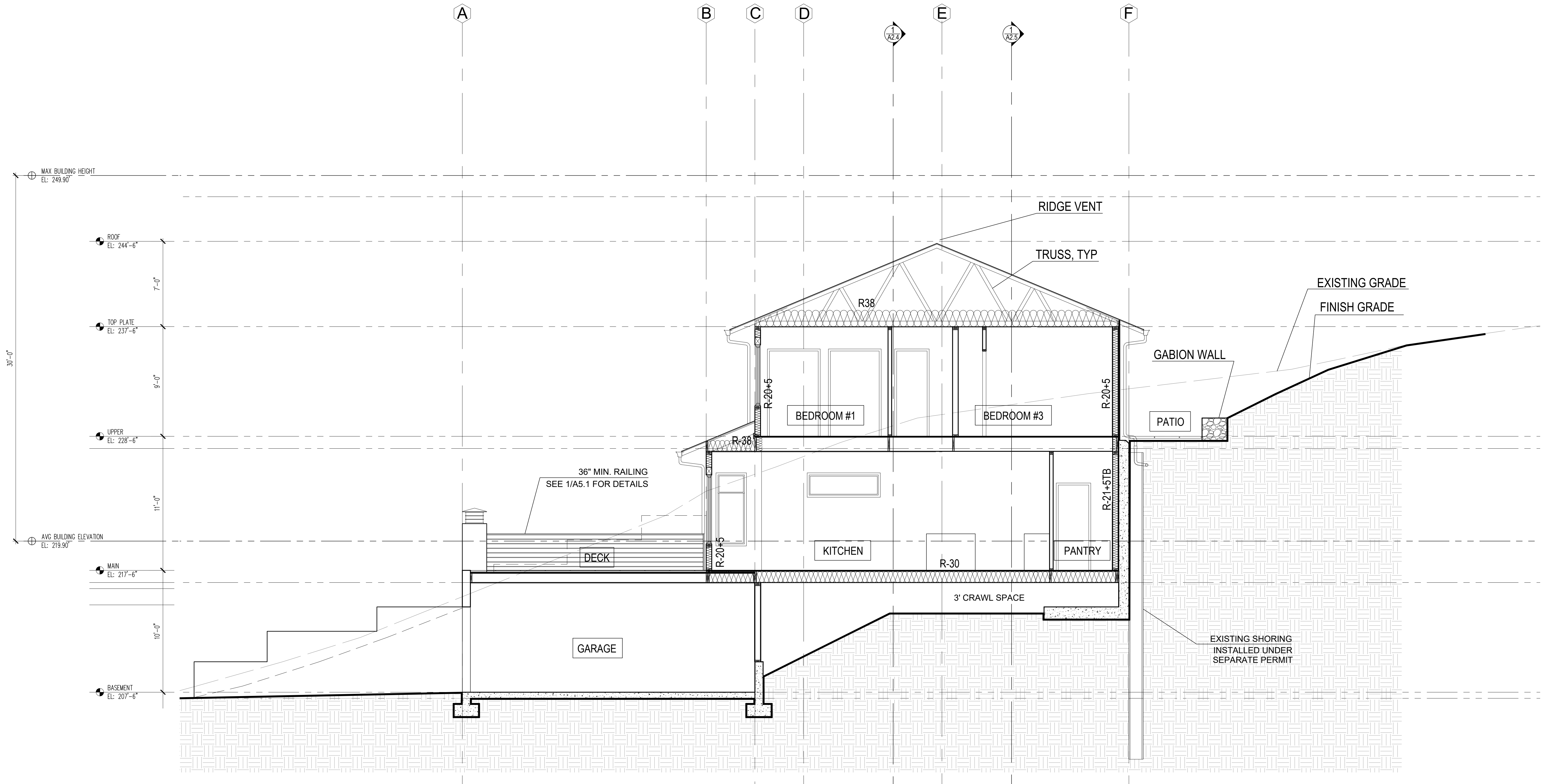
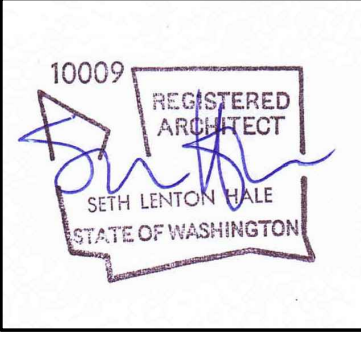


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
STAIR SECTION

SHEET NUMBER:



1 SECTION
SCALE 1/4" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD & RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024
09/17/2025
11/05/2025

MARK	REVISION
	PERMIT
	CORRECTION1
	CORRECTION2

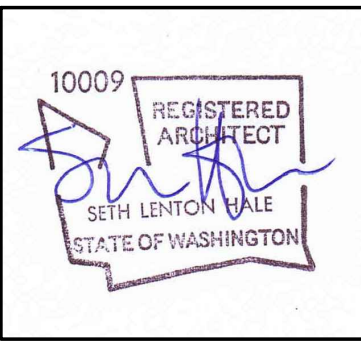


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
NORTH SECTION

SHEET NUMBER:



DATE	REVISION
12/12/2024	PERMIT CORRECTION1
09/17/2025	CORRECTION2
11/05/2025	

MARK	REVISION
	PERMIT CORRECTION1
	CORRECTION2

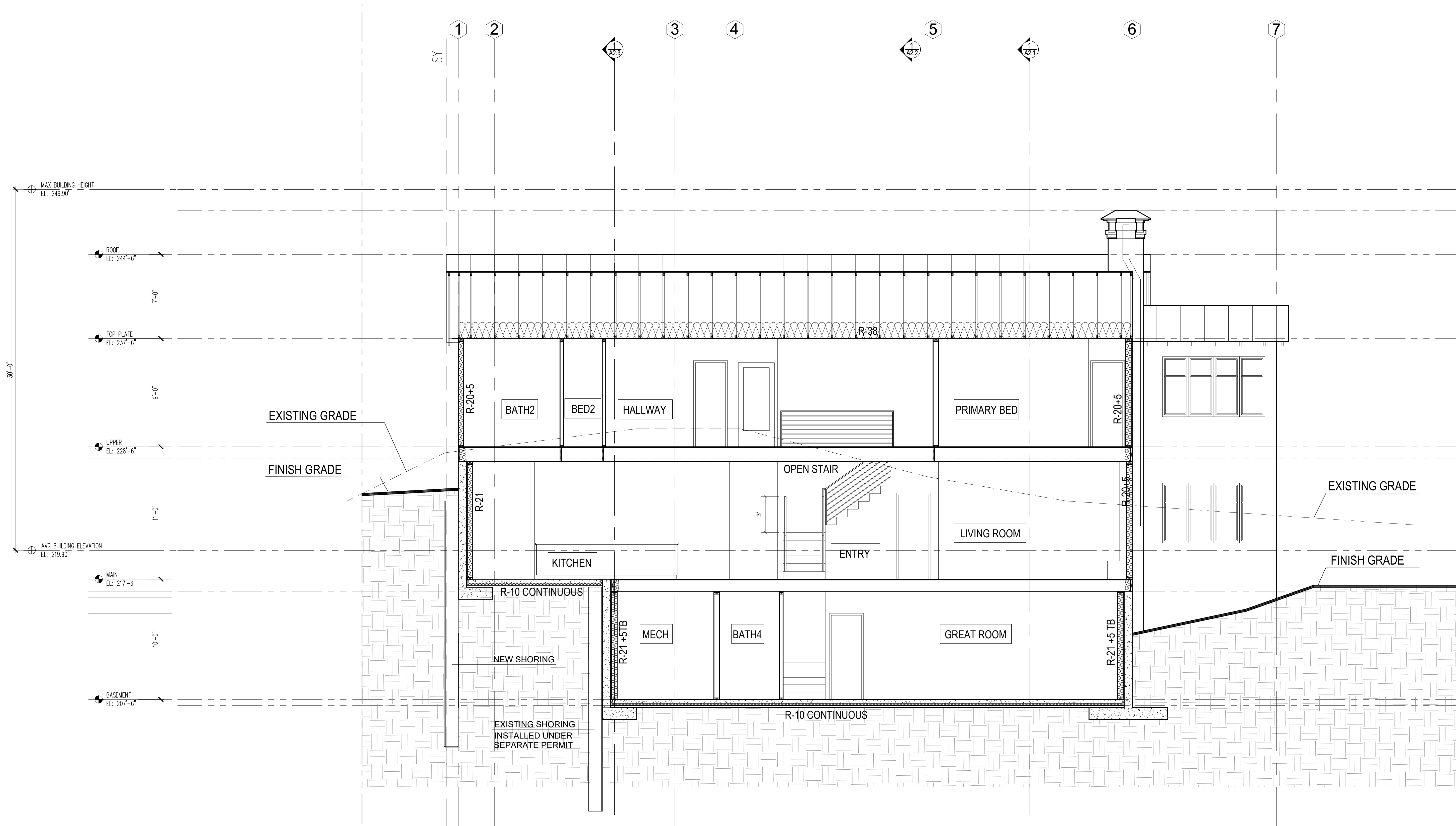


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
WEST SECTION

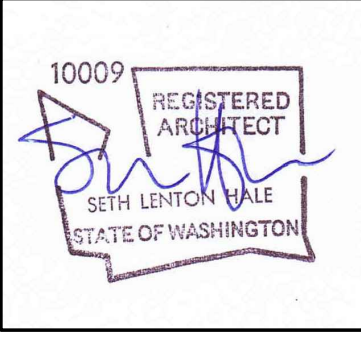
SHEET NUMBER:



1 SECTION
SCALE 1/4" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD & RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5



DATE
12/12/2024
09/17/2025
11/05/2025

MARK	REVISION
PERMIT	CORRECTION1
CORRECTION1	CORRECTION2

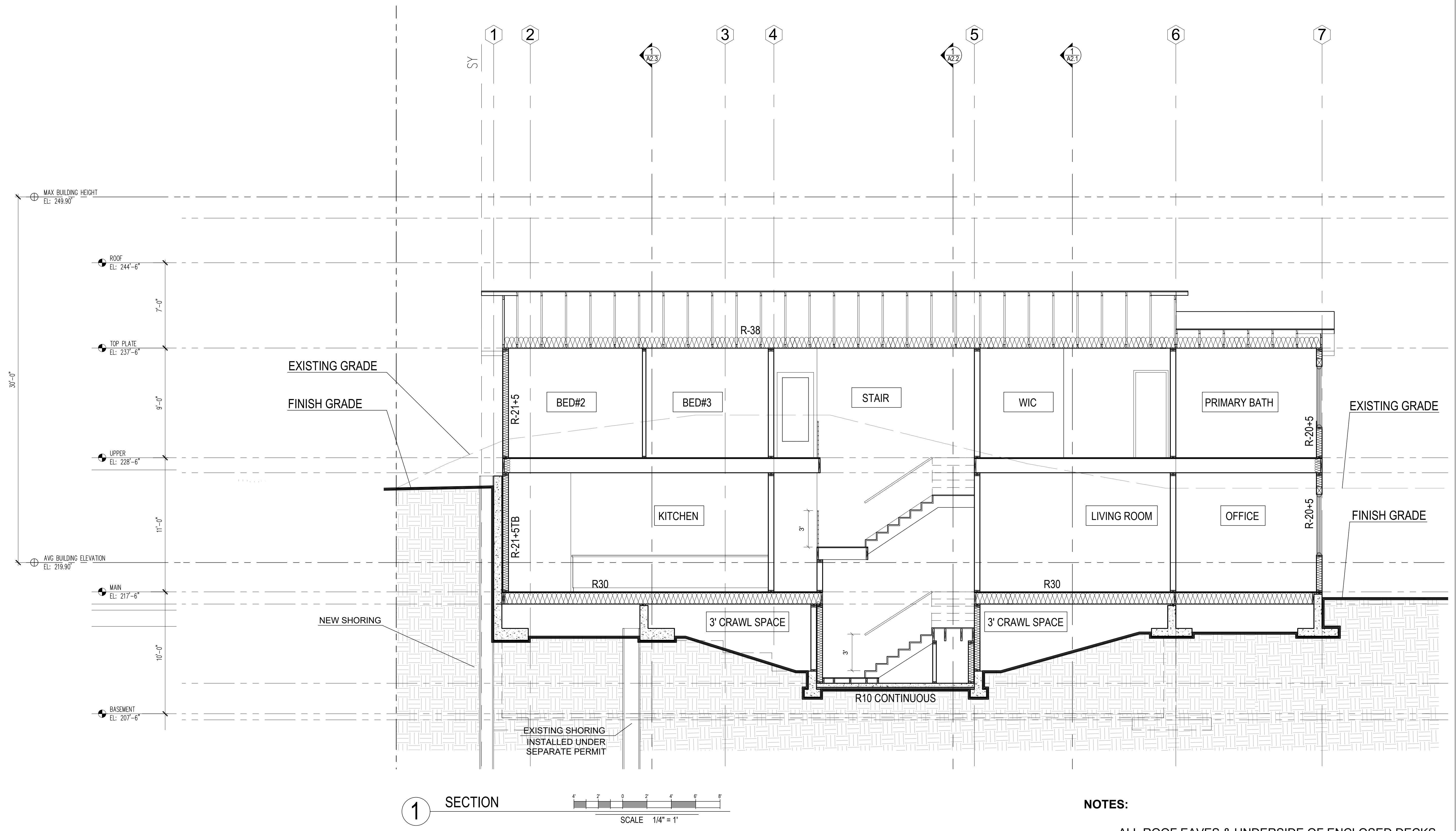


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
EAST SECTION

SHEET NUMBER:



1 SECTION
SCALE 1/4" = 1'

- NOTES:**
- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
 - SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS
 - CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD & RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE	REVISION
12/12/2024	PERMIT CORRECTION1
09/17/2025	CORRECTION2
11/05/2025	

MARK	REVISION
	PERMIT CORRECTION1
	CORRECTION2

SDCI STAMP:

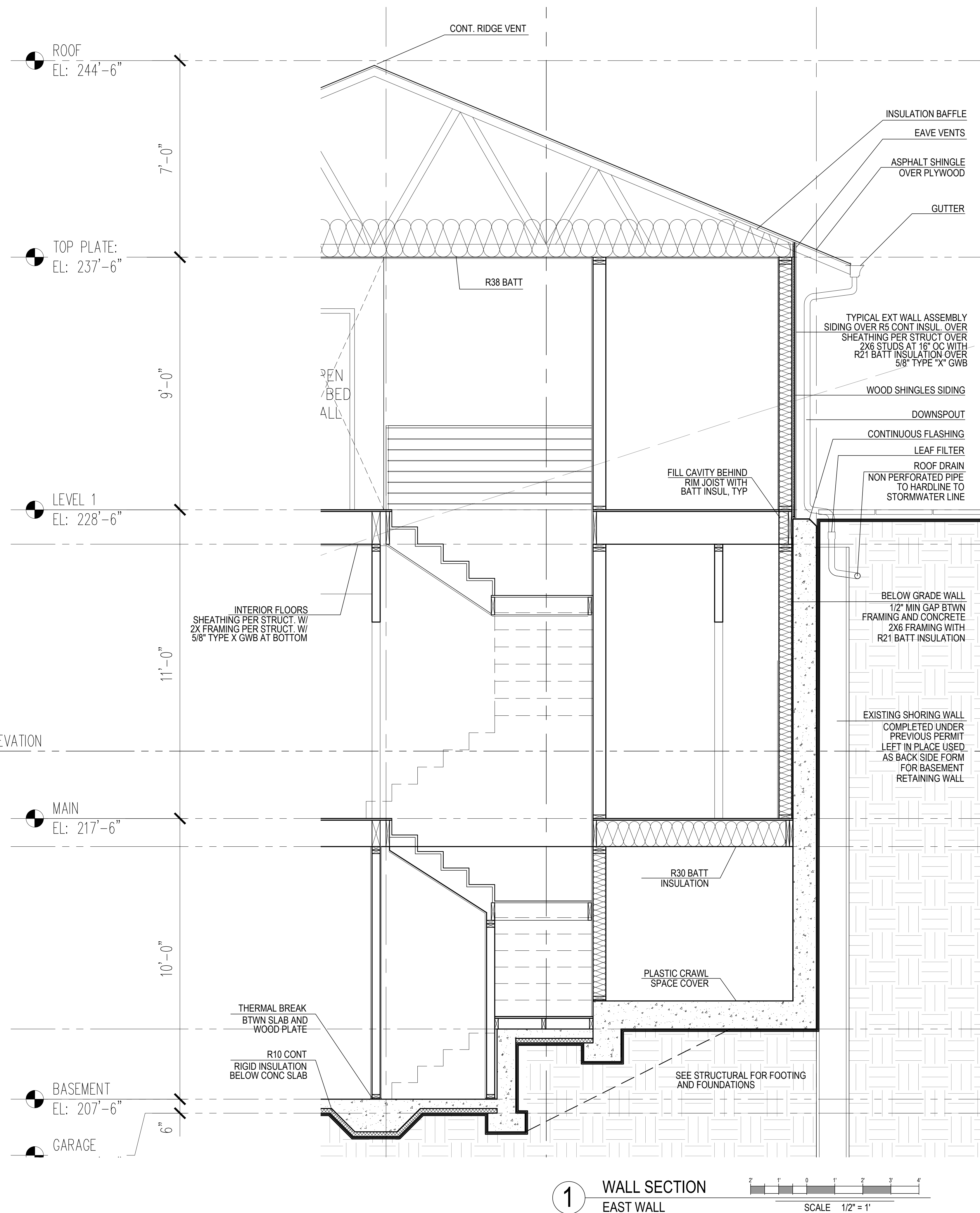


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:



NOTE:

- VERIFY ALL WATERPROOFING REQUIREMENTS WITH WATERPROOFING ENGINEER TYP.
- PROVIDE 5/8" TYPE X GWB AT ALL SURFACES TO RECEIVE GWB

ROOF VENTILATION
REFERENCE IRC R806

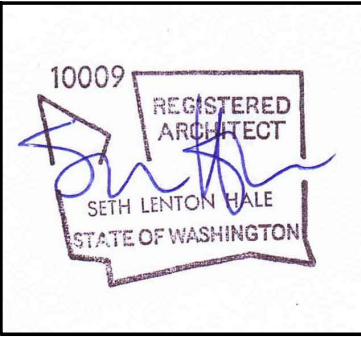
EAVE VENTILATION
(4) 2"Ø HOLES PER TRUSS BAY x 35= 439.6/144= 3.05 SF x 2 SIDES= 6.1SF

RIDGE VENTILATION
NORTH ROOF: 55.91 LF x .125 SF/LF= 6.99 SF
SOUTH ROOF: 10 LF x 0.125= 1.25 SF

ROOF AREA: 1,888 SF/150 = **12.58 SF** OF VENTING AREA.
PROVIDED 14.34 SF

⊕ AVG BUILDING ELEVATION
EL: 219.90'

1 WALL SECTION EAST WALL
SCALE 1/2" = 1'



DATE	REVISION
12/12/2024	
09/17/2025	CORRECTION 1
11/05/2025	CORRECTION 2

MARK	REVISION
	CORRECTION 1
	CORRECTION 2

SDCI STAMP:

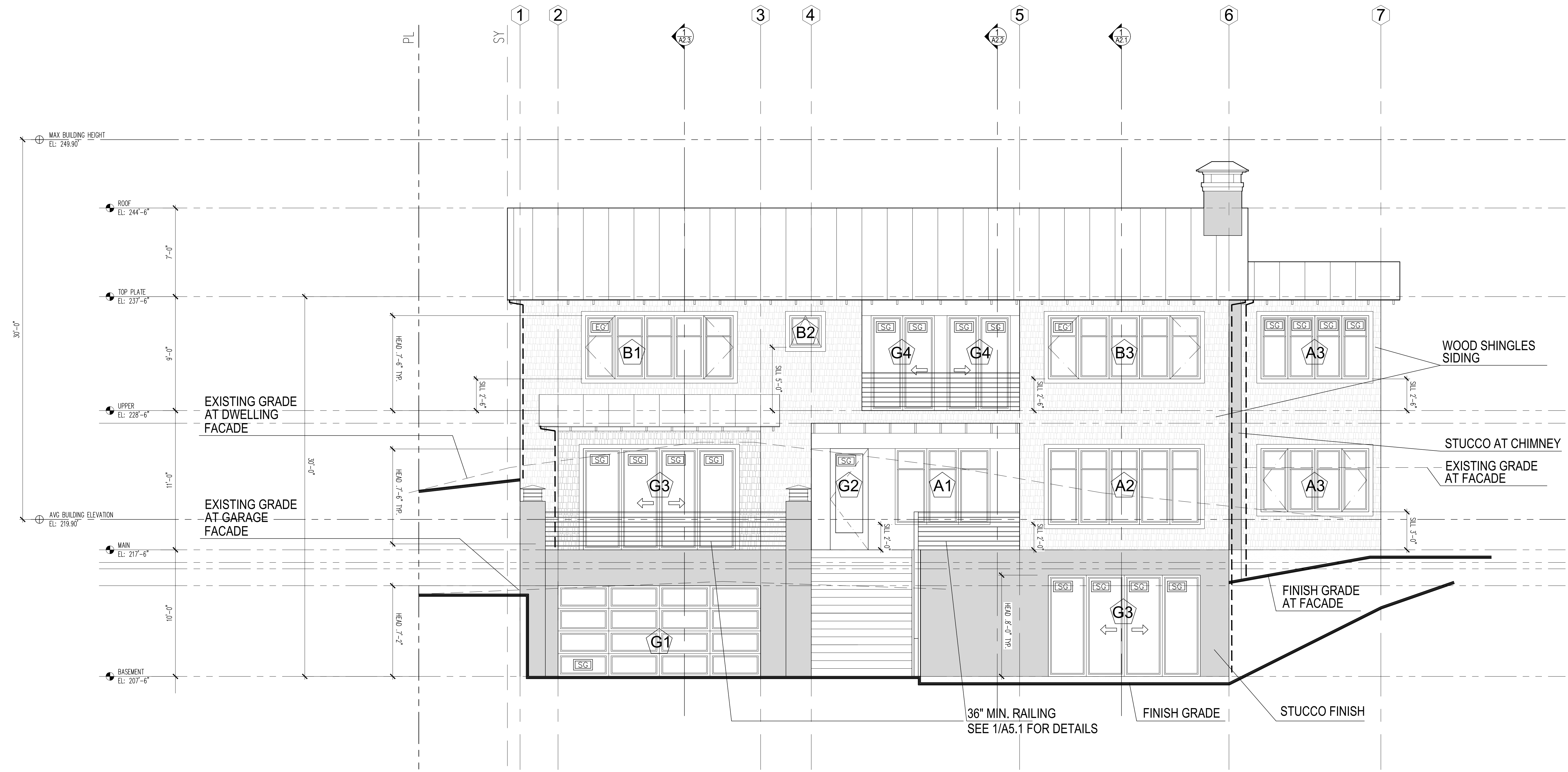


PROJECT TEAM:
SETH HALE

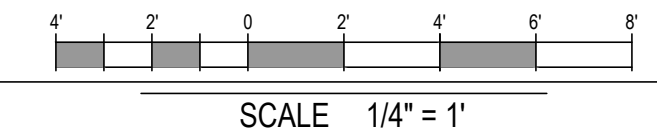
PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
WEST ELEVATION

SHEET NUMBER:



1 WEST ELEVATION



2" X 3/8" BLADED STEEL POWDER COATED POST,
1/8" S.S. CABLES, AND S.S. ACORN TENSION NUT



2 CABLE RAILING DESIGN INTENT
NOT TO SCALE

SG - SAFETY GLAZING
EG - EGRESS WINDOW

DS - DOWNSPOUT

NOTE:
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD AND RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5

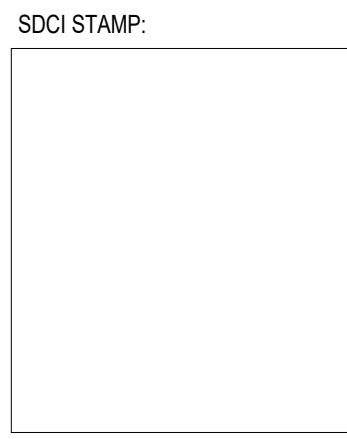


MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024
09/17/2025
11/05/2025

REVISION	PERMIT	CORRECTION
MARK		



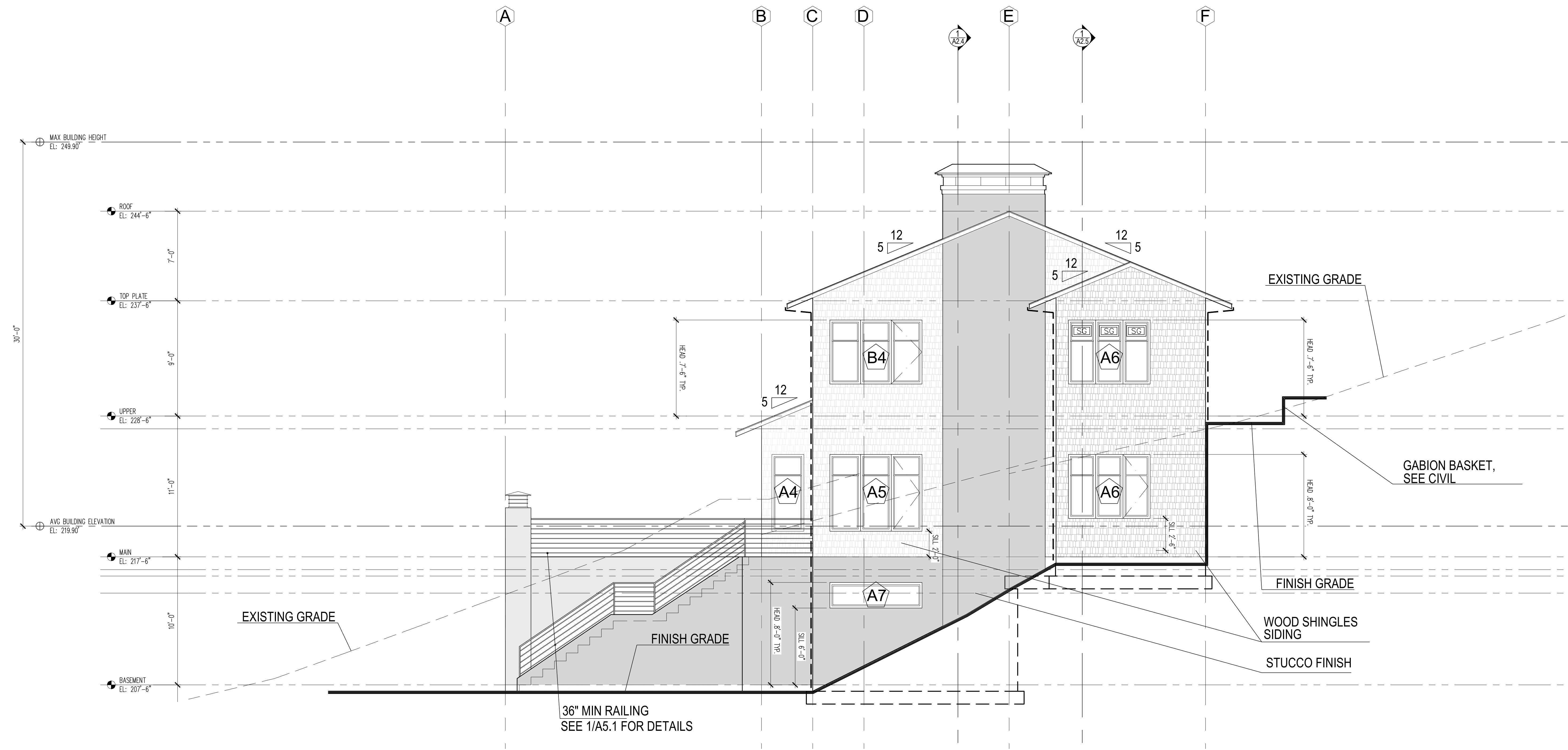
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
SOUTH ELEVATION

SHEET NUMBER:

A3.2

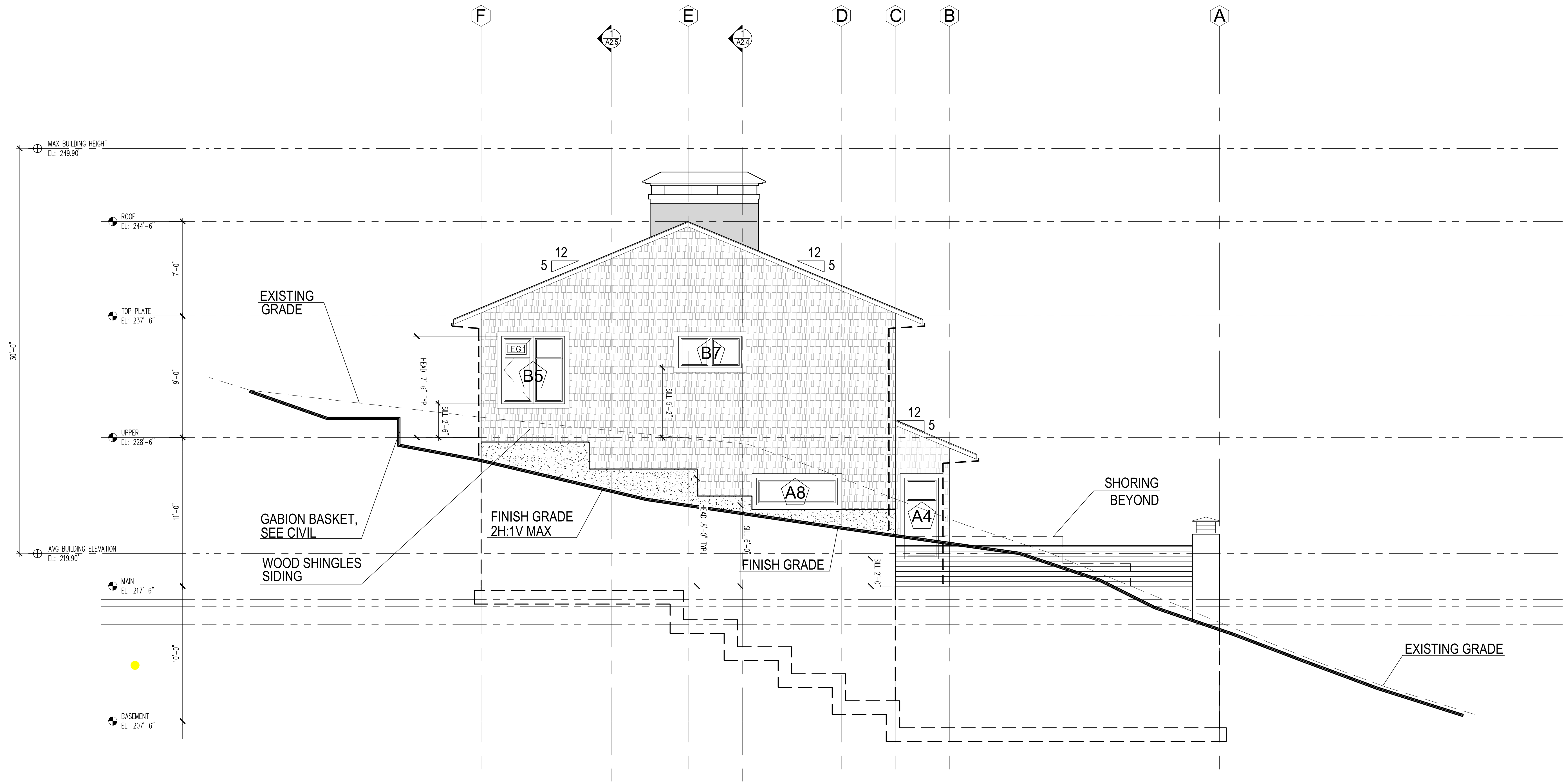
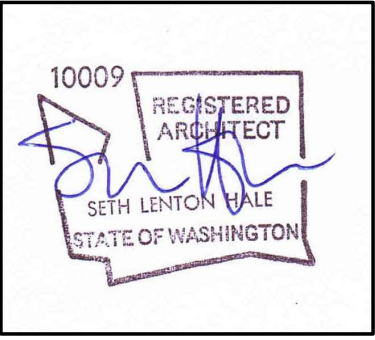


1 SOUTH ELEVATION
SCALE 1/4" = 1'

SG - SAFETY GLAZING
EW - EGRESS WINDOW

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP



1 NORTH ELEVATION
SCALE 1/4" = 1'

- SAFETY GLAZING
- EGRESS WINDOW
- DOWNSPOUT

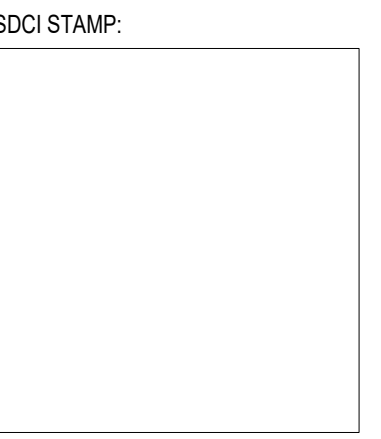
SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE	REVISION
12/12/2024	PERMIT CORRECTION 1
09/17/2025	CORRECTION 2
11/03/2025	

MARK	REVISION
	PERMIT CORRECTION 1
	CORRECTION 2

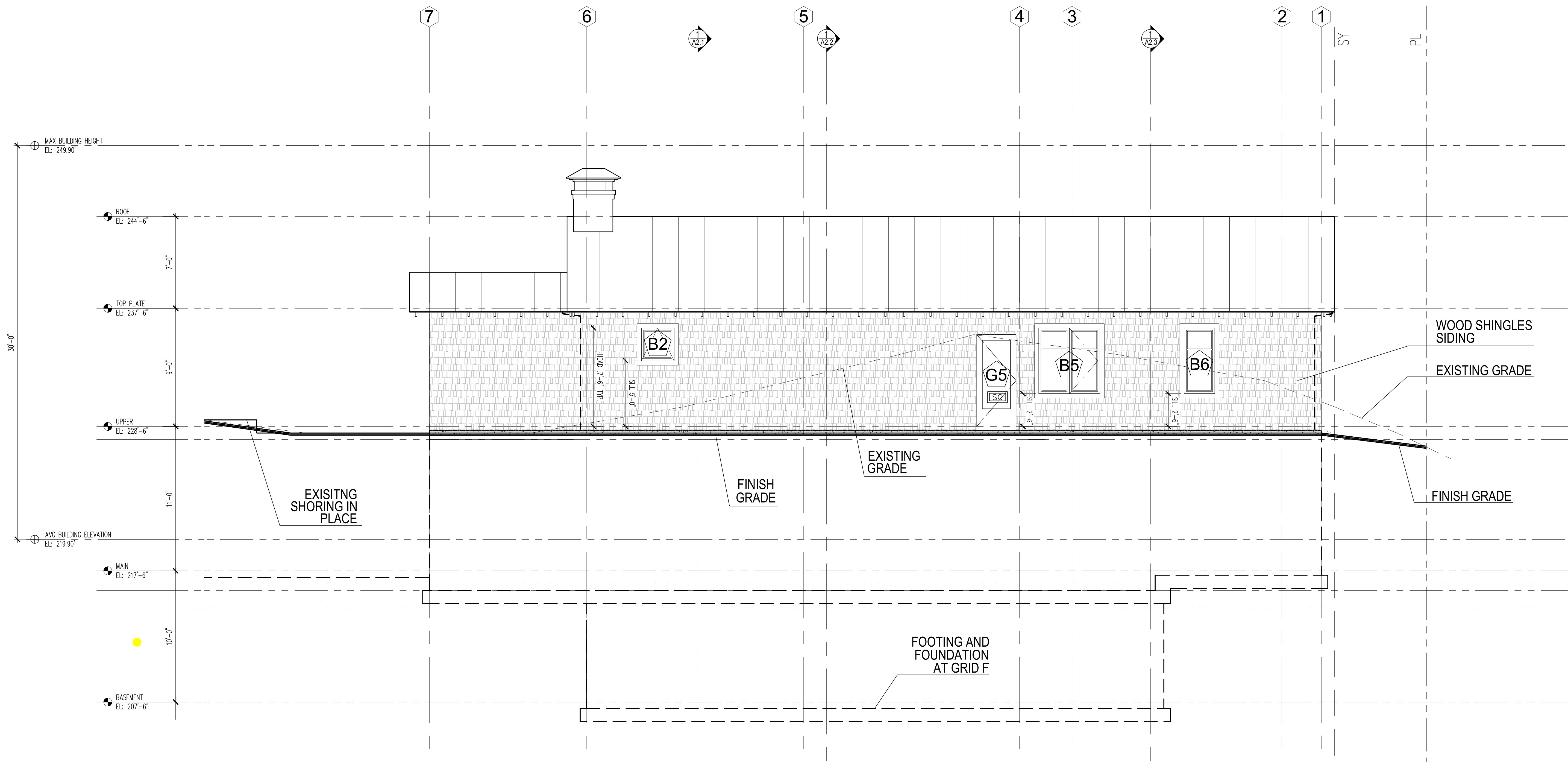
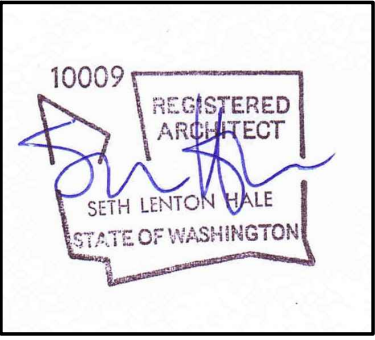


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
NORTH ELEVATION

SHEET NUMBER:



1 EAST ELEVATION
SCALE 1/4" = 1'

- SAFETY GLAZING
- EGRESS WINDOW
- DOWNSPOUT

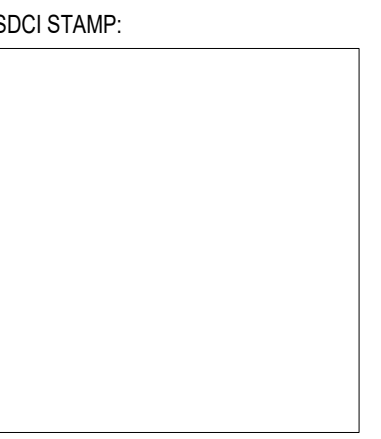
SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
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09/17/2025
11/03/2025

MARK	REVISION
	PERMIT CORRECTION 1
	CORRECTION 2



PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
EAST ELEVATION

SHEET NUMBER: