

**DEVELOPMENT SUMMARY**

SITE AREA:	15,510 ft <sup>2</sup>
MAX IMPERVIOUS:	5,113 ft <sup>2</sup>
FRONT YARD:	20 ft
SIDE YARDS:	25 ft
REAR YARD:	25 ft
BUILDING HEIGHT:	30 ft above ABE
A.B.E.:	56.21'

**PROJECT INFORMATION**

PARCEL #: 242404-9037  
 LEGAL DESCRIPTION: BEG S LN OF GL 5 N 89-29-00 W 593.24 FT FRM NE COR OF GL 4 TH S 89-29-00 E 120 FT TH N 00-02-20 E 113.78 FT TH N 89-29-00 W 120 FT TAP N 00-02-20 E FR BEG TH S 00-02-20 W TO BEG TGW POR LOT 4 TH S 89-29 E 26.7 FT TH N 09-52-36 E 6.53 FT TH N 39-30-52 W 16.10 FT TH N 61-36-15 W 8.43 FT TH N 82-16-19 W 10.24 FT TO W LN SD LOT 4 TH S 00-02-20 W 24 FT TO POB

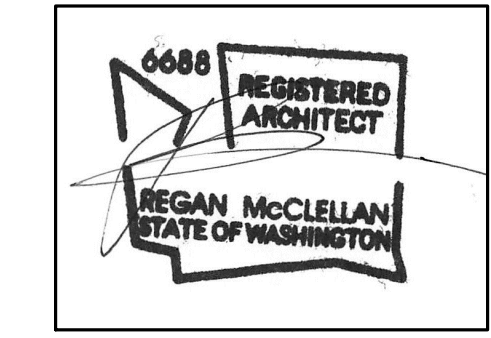
**LOT SLOPE**

IDIAGONAL LINE ACROSS SITE= 186.4'  
 LOW POINT = 41.56'  
 HIGH POINT = 63.9'  
 DELTA = 22.34'  
 22.33/186.4 = 12% LOT SLOPE

**PROJECT:**  
 BAUMAN RESIDENCE  
 5928 77TH AVE SE  
 MERCER ISLAND, WA 98040

**CLIENT:**  
 KATHRYN & TIMOTHY BAUMAN  
 5928 77TH AVE SE  
 MERCER ISLAND, WA 98040

REV	PHASE / ISSUE	DATE
1	REASONABLE USE EXCEPTION	2024-08-20
2	REASONABLE USE EXCEPTION	2025-02-14
3	REASONABLE USE EXCEPTION	2025-05-06



**DATE:**  
 MAY 6, 2025

**SHEET TITLE:**  
 SITE PLAN

**SHEET:**

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

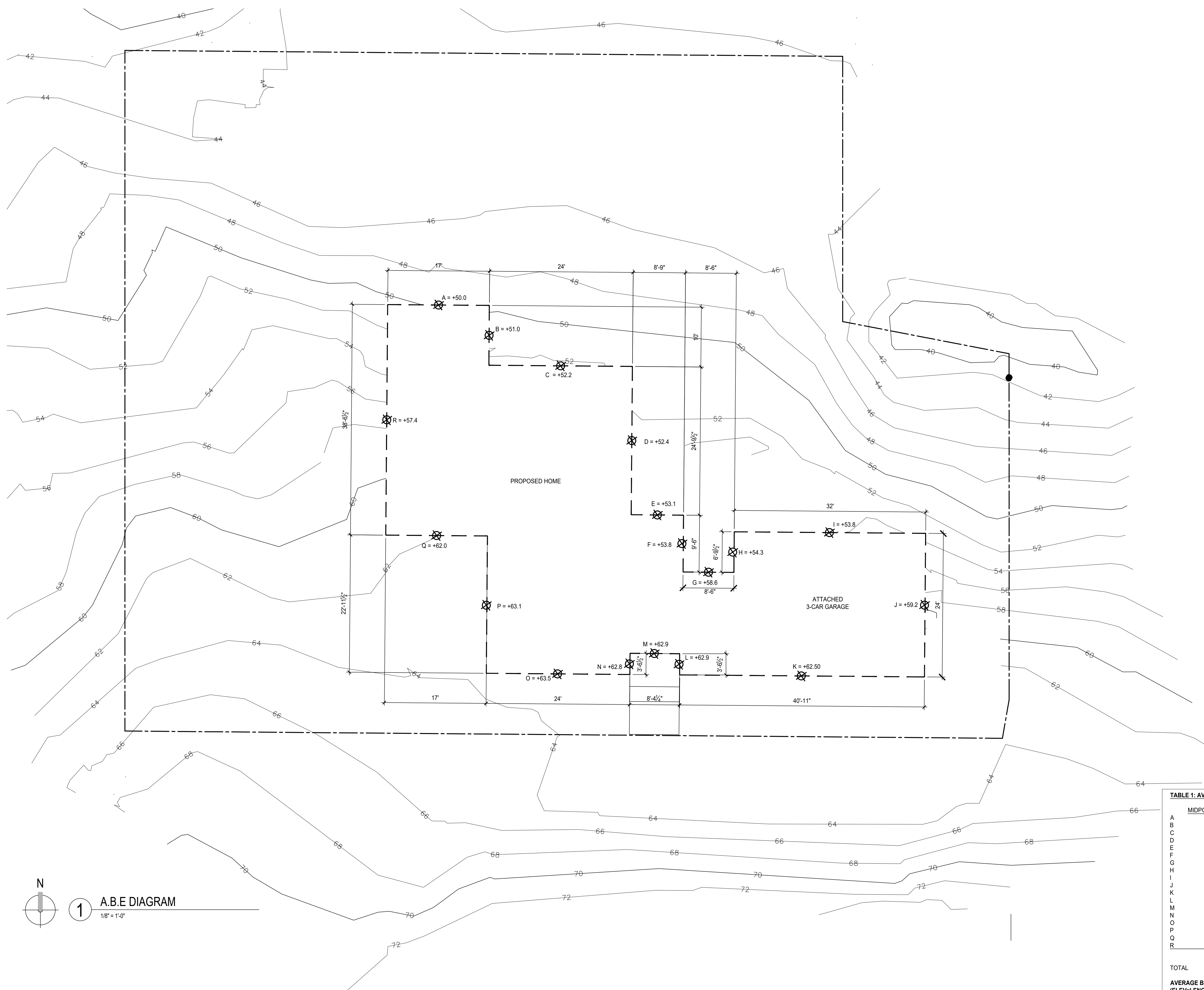
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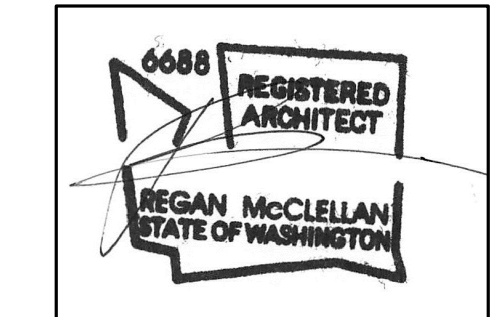
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	REASONABLE USE EXCEPTION	2024-08-20
	REASONABLE USE EXCEPTION	2025-02-14



**TABLE 1: AVERAGE BUILDING ELEVATION CALCULATION**

	MIDPOINT ELEV	SEGMENT LENGTH	ELEV X LENGTH
A	50.00	17.0 FT	850
B	51.00	10.0 FT	510
C	52.20	24.0 FT	1,257.60
D	52.40	24.8 FT	1,299.52
E	53.10	8.75 FT	464.625
F	53.80	9.5 FT	511.1
G	55.60	8.5 FT	488.1
H	54.30	8.80 FT	389.24
I	53.80	32.0 FT	1,721.6
J	59.20	24.0 FT	1,420.8
K	62.50	40.92 FT	2,557.5
L	62.90	3.55 FT	223.295
M	62.90	8.35 FT	525.215
N	62.80	3.55 FT	222.312
O	63.50	24.0 FT	1,524
P	63.10	22.96 FT	1,448.78
Q	62.00	17.0 FT	1,054
R	57.40	38.54 FT	2,212.2
<b>TOTAL</b>	<b>1,035.50</b>	<b>324.21FT</b>	<b>18,665.08</b>

AVERAGE BUILDING ELEVATION = EL. 57.60 FT  
 (ELEV X LENGTH / SEG LENGTH = 18,669.90 FT<sup>2</sup> / 324.21 FT)  
 MAXIMUM BUILDING HEIGHT (ABE + 30 FT) = EL. 87.60 FT



DATE:  
FEBRUARY 14, 2025

SHEET TITLE:  
A.B.E. DIAGRAM

SHEET:

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**TREE PROTECTION NOTES**

ALL WORK WITHIN DRIFLINE OF TREE 610 & 612 (PER ARBORIST REPORT) TO BE DONE IN COLLABORATION WITH A QUALIFIED ISA CERTIFIED ARBORIST. THE ARBORIST SHOULD BE GIVEN THE DISCRETION TO ADVISE, MONITOR, AND DOCUMENT ALL WORK WITHIN THE DRIFLINE.

ALTERNATIVE EXCAVATION TECHNIQUES SUCH AS PNEUMATIC AIR EXCAVATION SHALL BE EMPLOYED AS DETERMINED BY THE ARBORIST TO RETAIN STRUCTURAL ROOTS NEAR THE LIMITS OF DISTURBANCE.

TREE PROTECTION FENCING IN THE FORM OF 6' CHAINLINK FENCING WILL BE INSTALLED AT THE LIMITS OF DISTURBANCE AND WILL REMAIN FOR THE DURATION OF THE PROJECT.

THE TREE SHALL BE GIVEN SUPPLEMENTAL WATER 3-4 TIMES A MONTH DURING DROUGHT PERIODS (MAY - SEPTEMBER)

THE AREA WITHIN THE TREE PROTECTION FENCING SHALL BE MULCHED WITH 3-4 INCHES OF COARSE WOODY MULCH.

IF EQUIPMENT MUST BE USED IN THE DRIFLINE OF THE TREE, SOIL PROTECTION MEASURES SHALL BE EMPLOYED PER THE ISA BEST MANAGEMENT PRACTICES, AND THIS WORK WILL BE MONITORED. BURLAP TO PREVENT DESICCATION. ALL LARGE EQUIPMENT TO REMAIN OUTSIDE OF CRITICAL TREE ROOT ZONE AT ALL TIMES. CONCRETE TRUCKS TO POUR FOUNDATIONS ADJACENT TO CRITICAL ROOT ZONES AND PROPOSED GRADE BEAM FROM A DISTANCE OF NO LESS THAN 28'-0" FROM THE EXCEPTIONAL TREES.

PILES TO BE DRIVEN BY HANDHELD PILE DRIVER TO AVOID THE USE OF HEAVY EQUIPMENT WITHIN CRITICAL ROOT ZONE.

ANY CLEARANCE PRUNING TO BE DONE ON THIS TREE SHALL BE CONDUCTED BY A QUALIFIED ISA CERTIFIED ARBORIST UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

ARBORIST SHALL BE ON SITE TO MONITOR PLACEMENT OF PILES. PILOT HOLES FOR PILES WILL BE DUG USING PNEUMATIC AIR EXCAVATION TO AVOID STRUCTURAL ROOTS.

TREE ROOTS WERE IDENTIFIED THROUGH AIR EXCAVATION PRIOR TO START OF CONSTRUCTION. REFERENCE ARBORIST MEMORANDUM DATED 08/19/11 PROJECT ARBORIST TO BE ON SITE DURING PLACEMENT OF PILES ADJACENT TO TREE-610 AND TREE-612. PILE LOCATION FLEXIBLE PER STRUCTURAL DRAWINGS.

REFERENCE THE PRUNING SPECIFICATION PROVIDED BY THE LICENSED ARBORIST FOR MAINTENANCE OF EXISTING TREES.

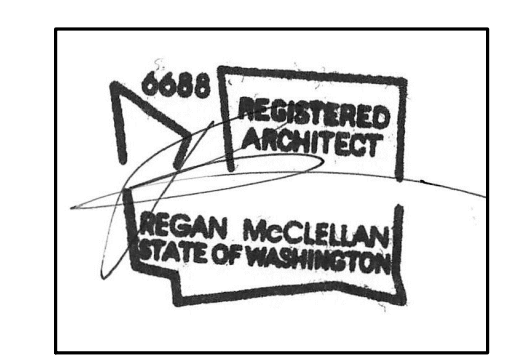
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**TREE RETENTION SUMMARY TABLE**

TREE NUMBER	TRUNK DIA -INCHES	NOTES	# OF REPLACEMENT TREES
100	60	EXCEPTIONAL	
101	27	REMOVE	3
102	8	REMOVE	1
103	6		
104		NOT USED	
105	13		
106	35 (3,4,4,7,8,9)	MULTI TRUNK	
107	7		
108	7		
109	14		
110	16 (5,11)	MULTI-TRUNK	
111	16	REMOVE	2
112	48	EXCEPTIONAL	
265 TOTAL			6 REPLACEMENT TREES
51% REMOVED TOTAL			
19% REMOVED TOTAL			
81% RETAINED TOTAL			

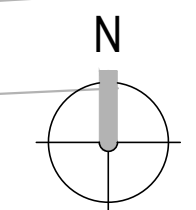
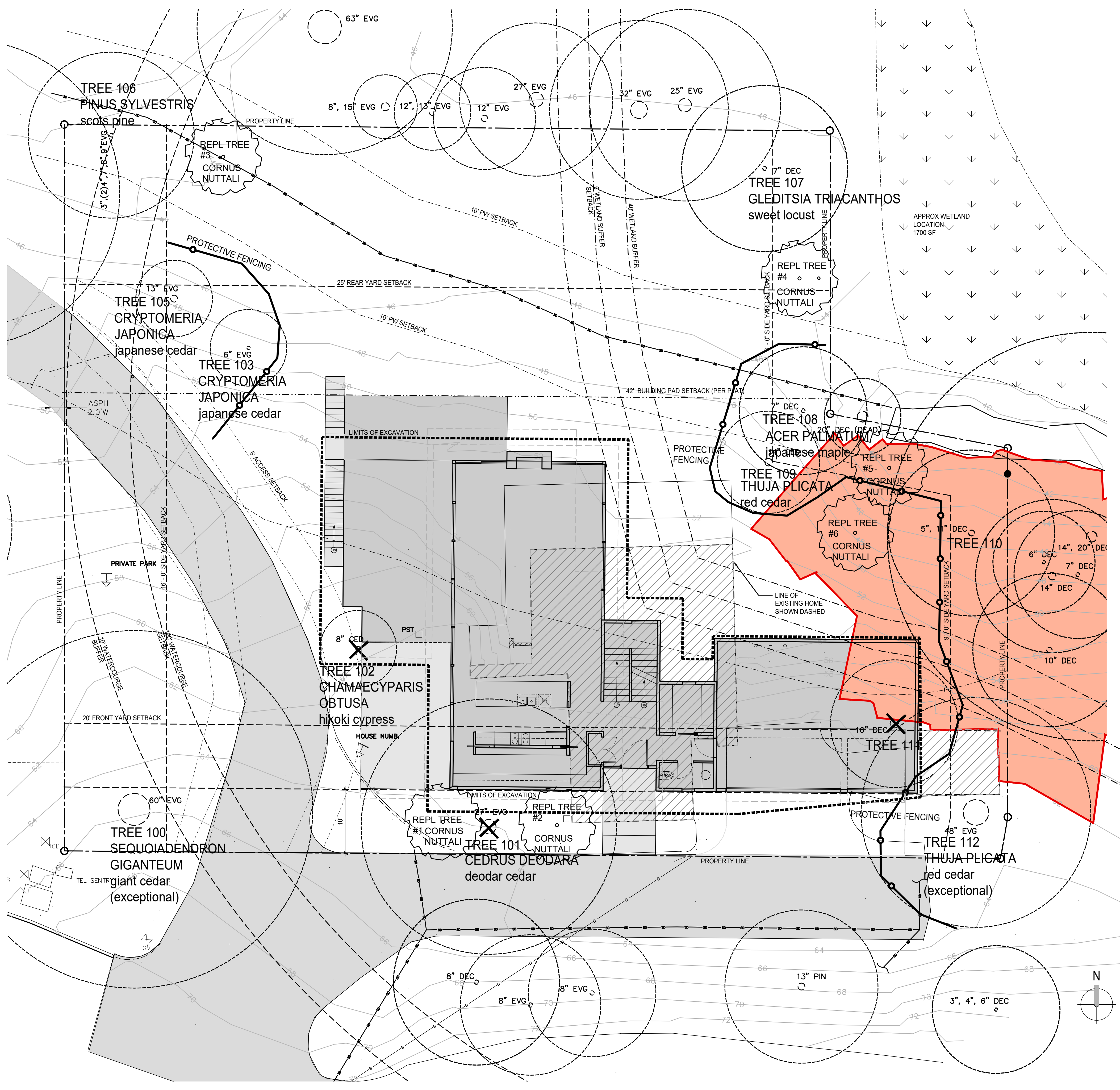


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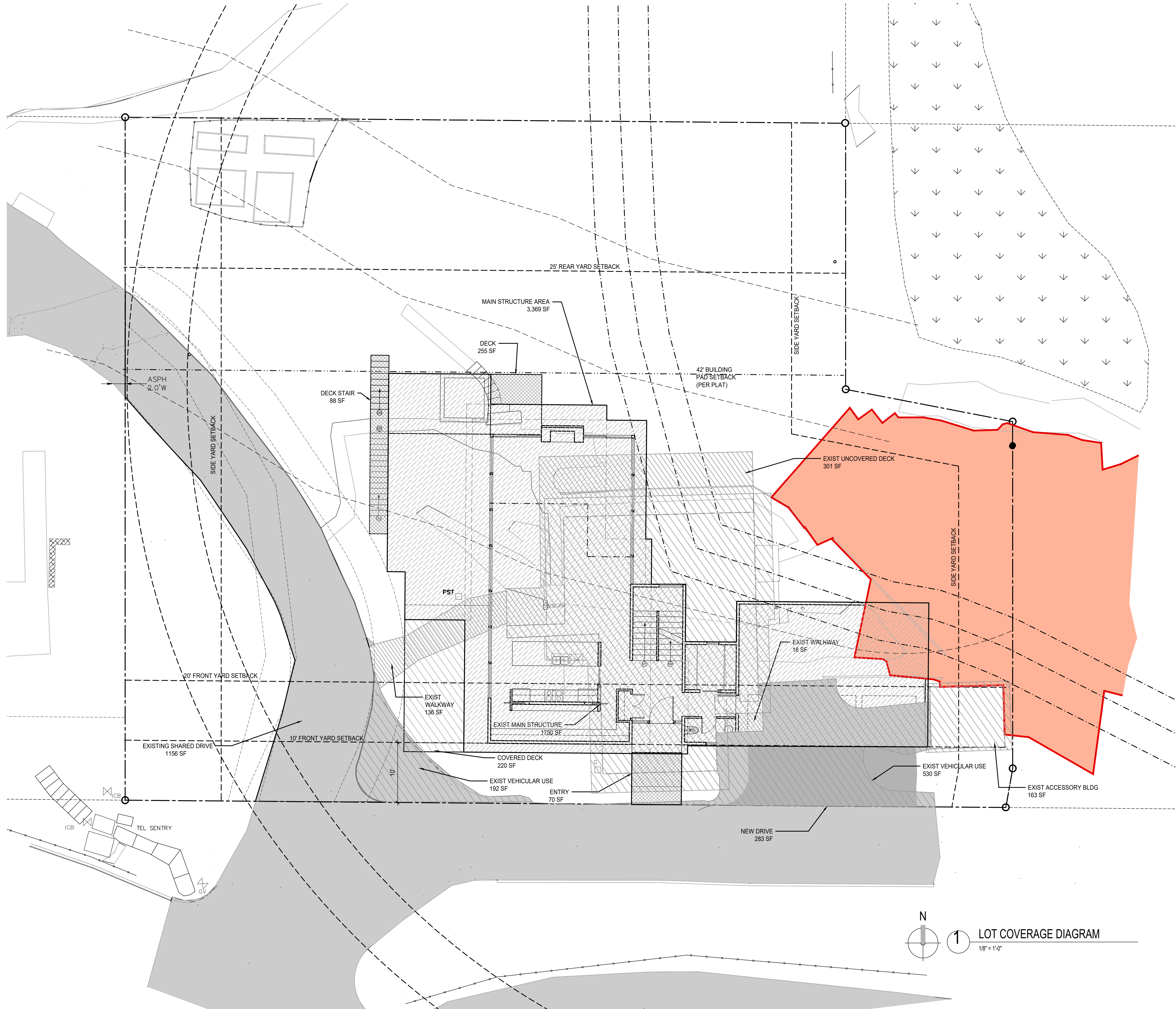
SHEET TITLE:

TREE PLAN

SHEET:



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



LOT COVERAGE	
Lot Area	15510
Shared Drive	1156
<b>Net Lot Area</b>	<b>14354</b>
40% of lot area	<b>5742 sf</b>

Lot Coverage	
Main home & Roof	3369
Deck Stair	88
Lower Deck	255
Entry Walk	70
Covered deck	220
Driving Surfaces	283
	<b>4285 sf</b>

**Proposed Lot Coverage 29.9%**

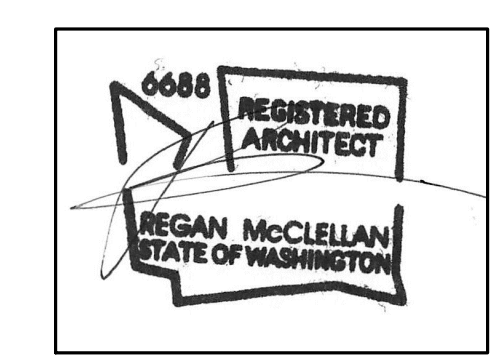
LANDSCAPE AREA	
Lot Area	15510
<b>Net Lot Area</b>	<b>14354</b>
60% of lot area	<b>8612.4 sf</b>
9% of lot area - hardscape	<b>1292 sf</b>

Landscape Area	
Hardscape	
front walk	70
deck stair	88
new drive	283
	<b>441 sf</b>

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MAY 6, 2025

SHEET TITLE:  
LOT COVERAGE CALCS

SHEET:

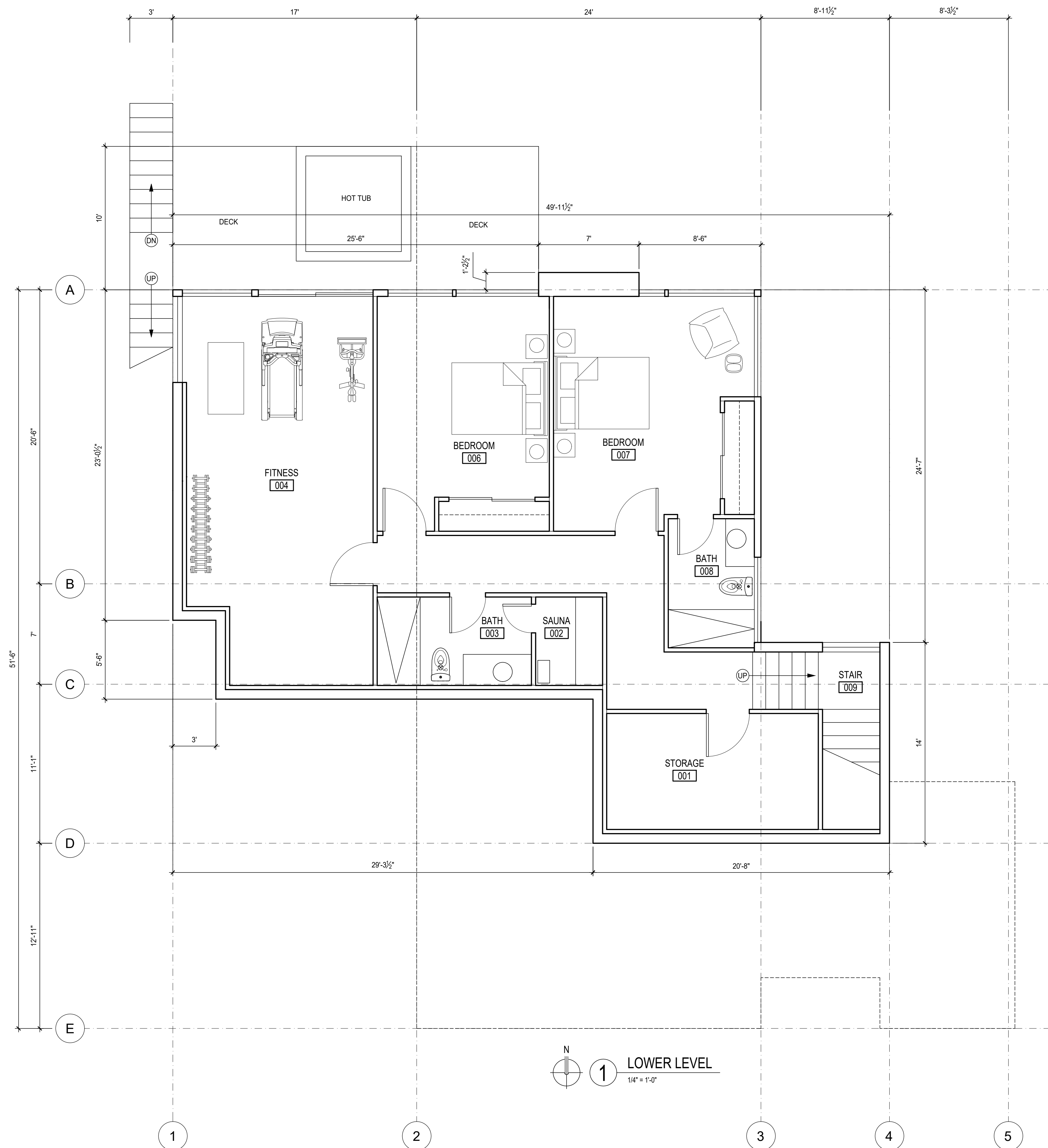
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1  
LOT COVERAGE DIAGRAM  
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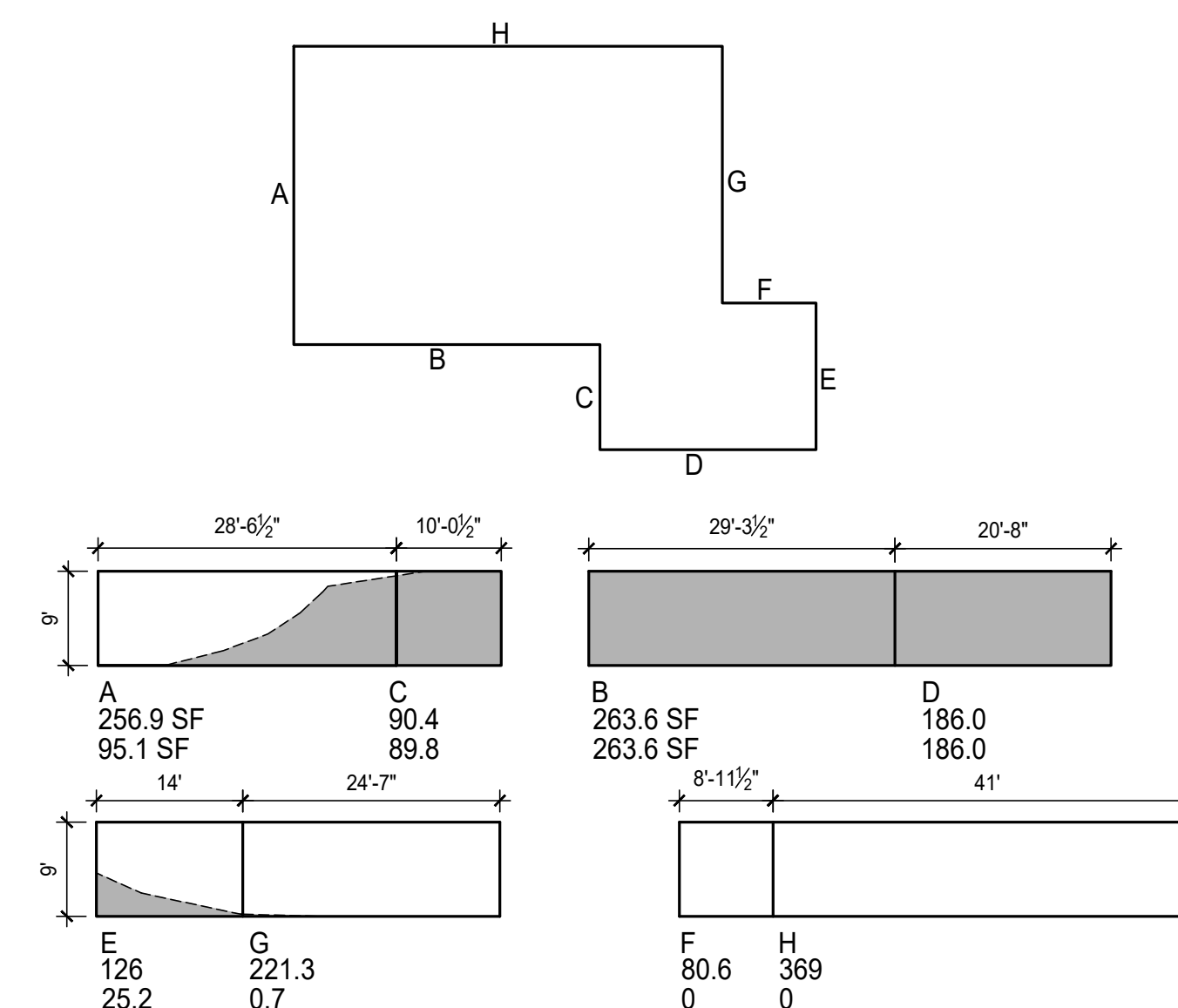
**Gross Floor Area**

Upper Floor	932
Main Floor	1594
Garage	768
Basement	1474
	4768 SF
Basement exclu	671
	4097 sf

**Table of Wall Lengths & Coverage - Basement (Lower Level)**

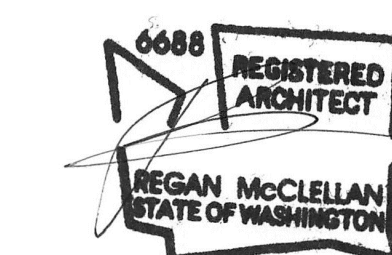
Wall segment	Length	Coverage	Result
A	28.54	37.0%	10.6
B	29.29	100.0%	29.3
C	10.04	99.3%	10.0
D	20.67	100.0%	20.7
E	14	20.0%	2.8
F	8.96	0.0%	0.0
G	24.6	30.0%	7.4
H	41	0.0%	0.0
	177.1		80.7 sf

Basement area	1474 sf
Coverage	45.6%
Excluded Area	671



2 BASEMENT AREA  
1/16" = 1'-0"

1 LOWER LEVEL  
1/4" = 1'-0"



DATE:  
MAY 6, 2025

SHEET TITLE:  
LOWER FLOOR PLAN

SHEET:









