

PROJECT TEAM

OWNER

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 COVENANT LIVING COMMUNITIES & SERVICES
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CONSULTANTS UNDER DIRECT CONTRACT WITH OWNER

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 520 PIKE STREET, SEATTLE, WA, 98101
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 CONTACT
 EMAIL

DESIGN TEAM

ARCHITECT / INTERIORS

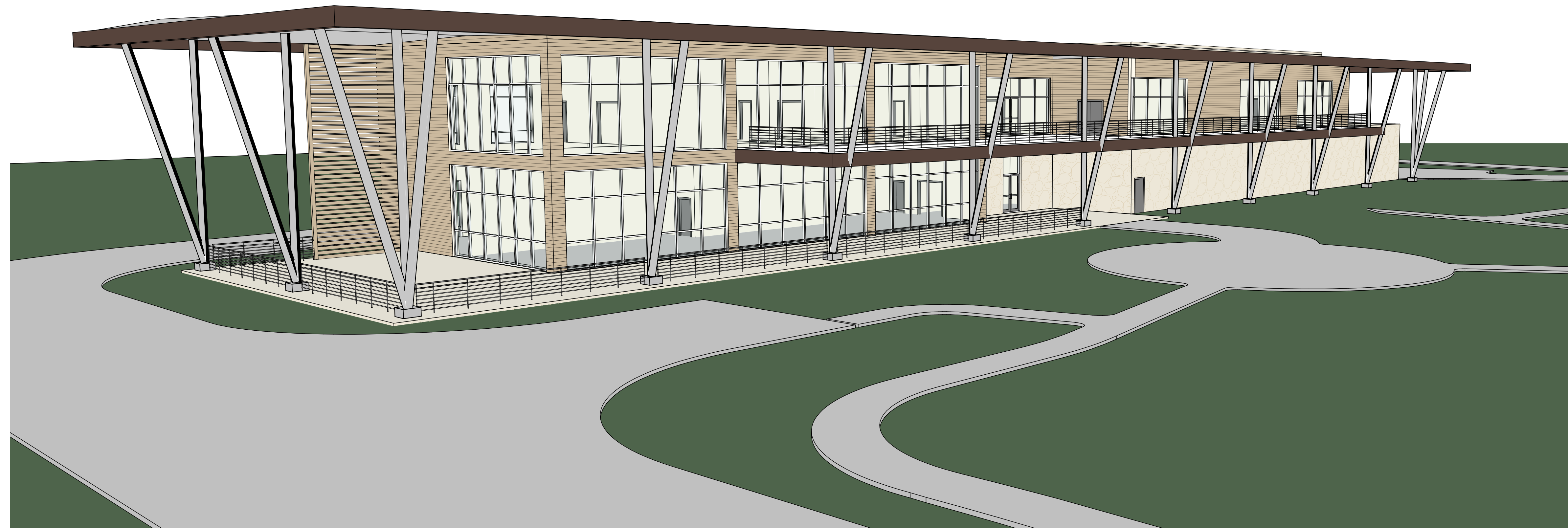
THW DESIGN
 2100 RIVEREDGE PKWY, SUITE 900
 ATLANTA, GEORGIA 30328
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 CONTACT: XXXXXXXXXX
 EMAIL: XXXXXXXX@thw.com

LANDPLANNING

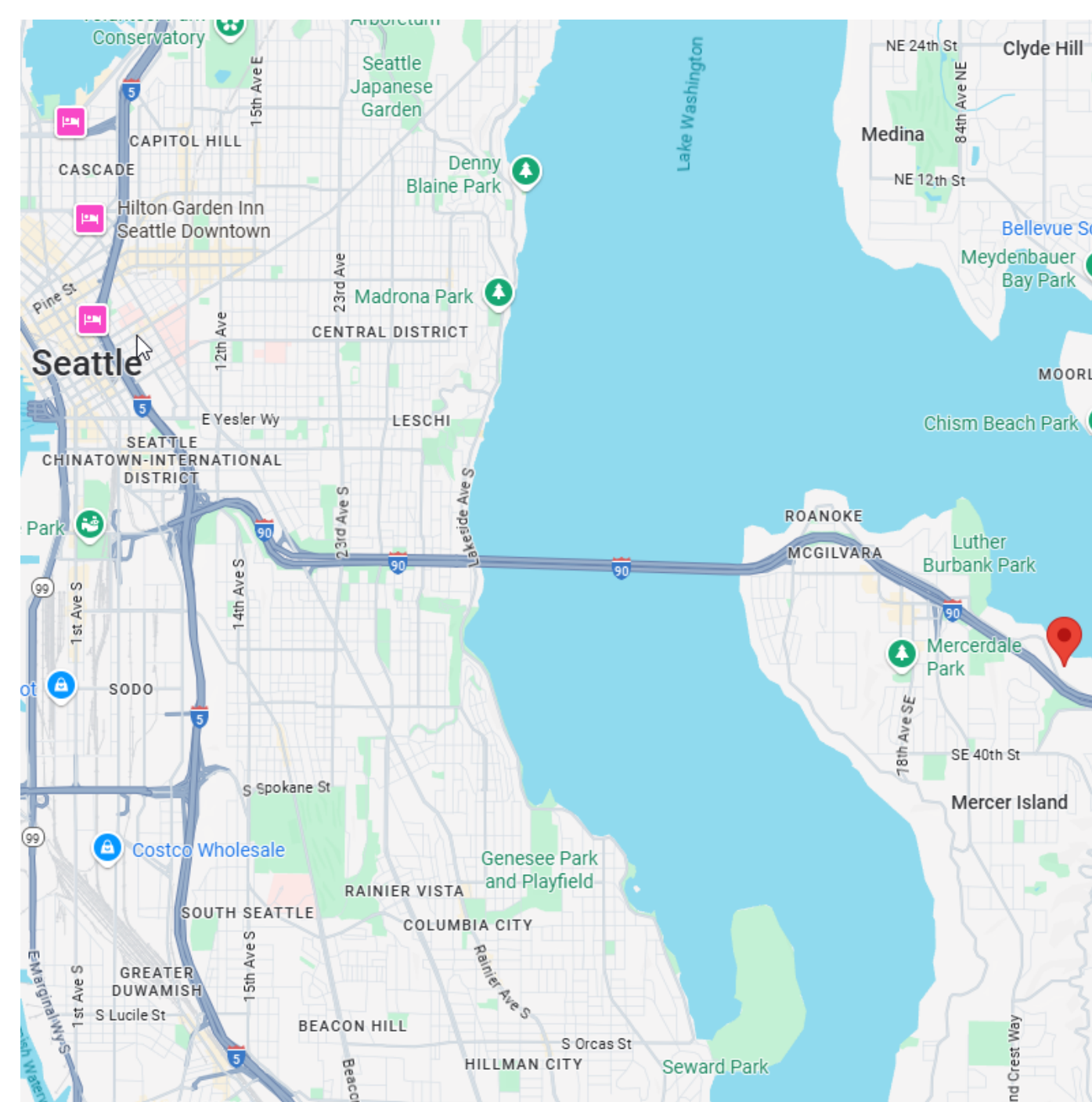
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DRAWING INDEX

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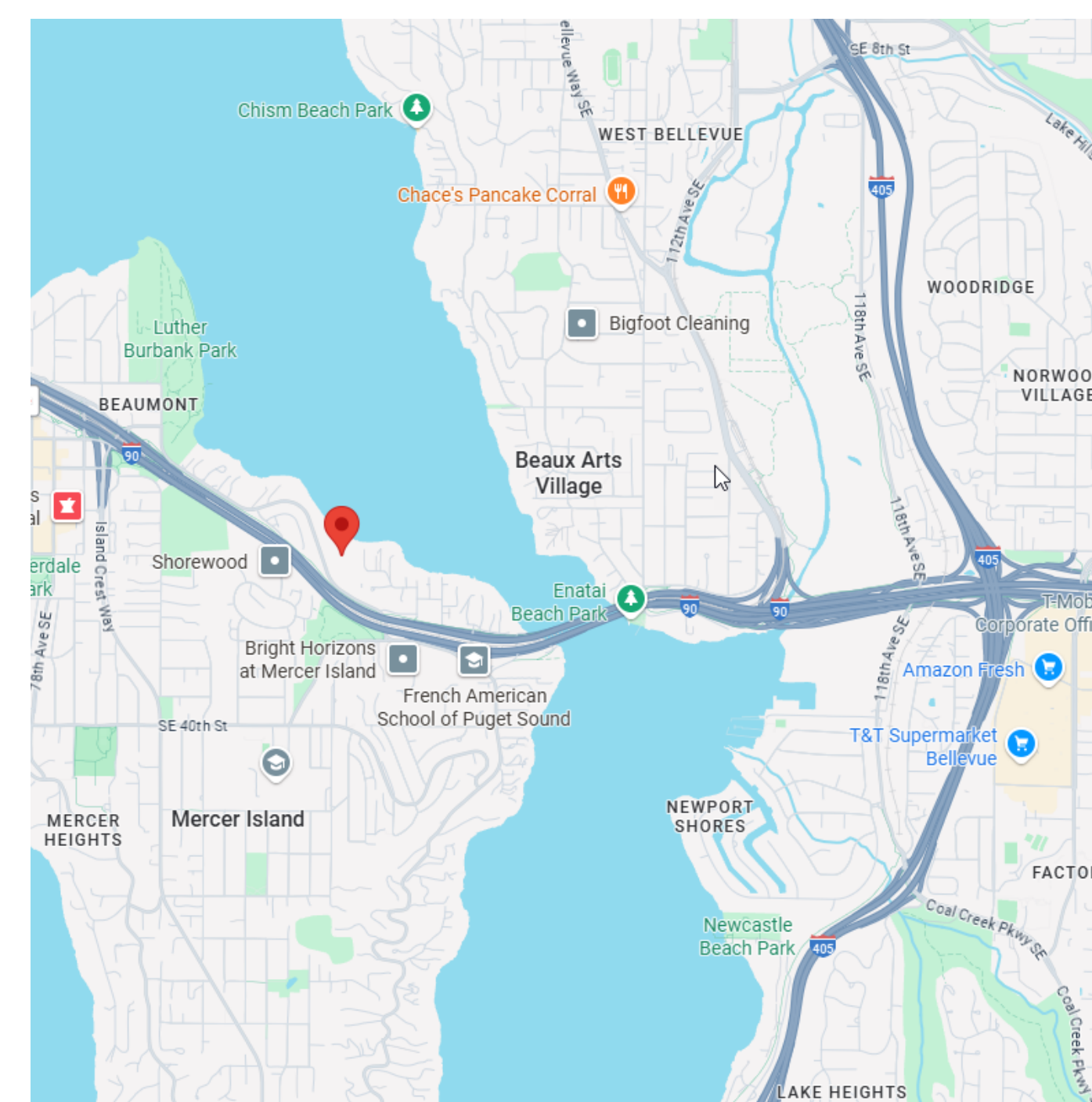


**COVENANT LIVING AT THE SHORES -
 NEW COMMONS BUILDING**
 9150 Fortuna Drive, Mercer Island WA 98040



VICINITY MAP

N.T.S



LOCATION MAP

N.T.S



CAMPUS MAP

N.T.S

COVENANT LIVING AT THE SHORES - NEW COMMONS BUILDING

2019066

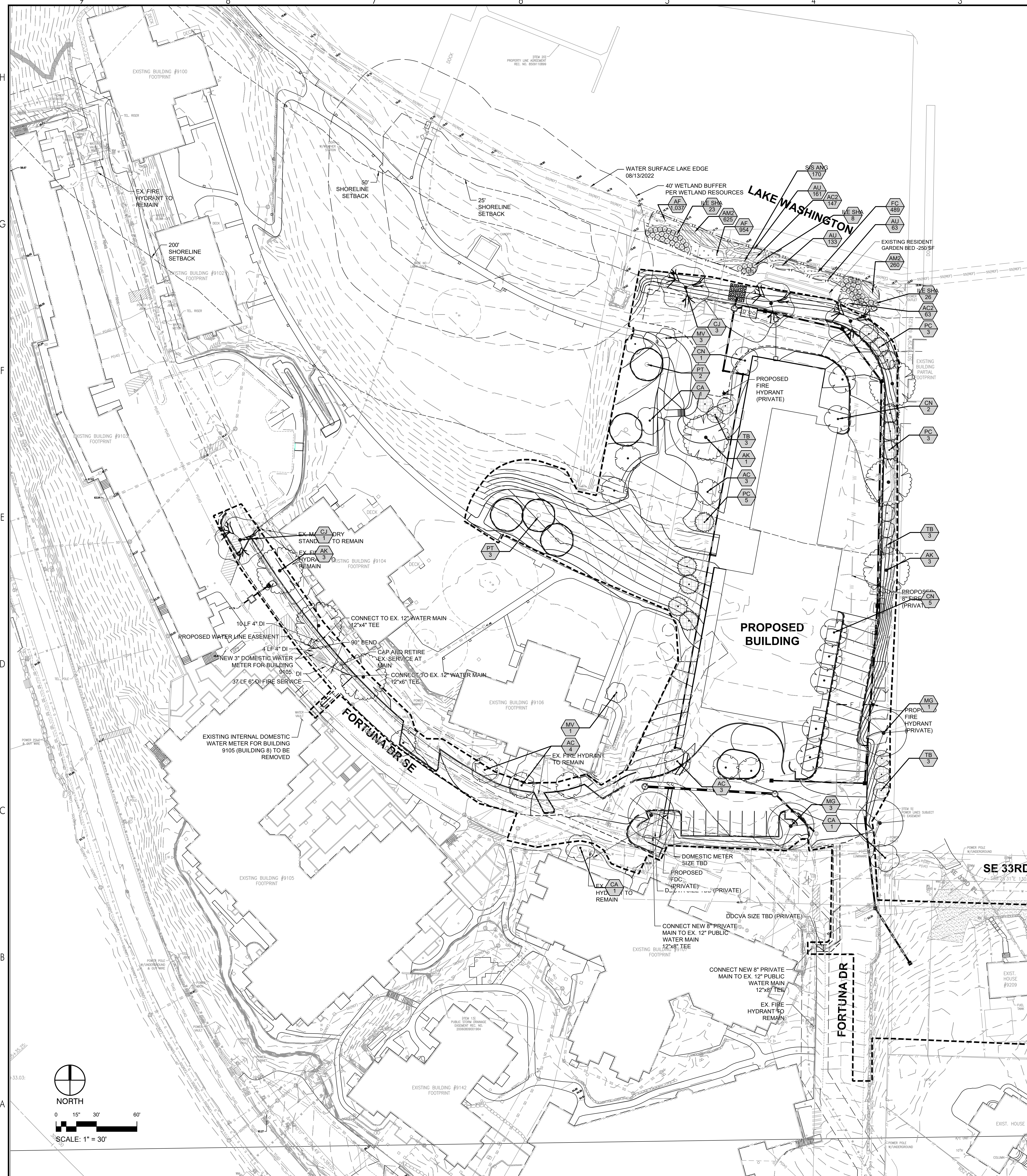
CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT

Project No.: 2019066
 Date: 08/21/2025

COVER

G-001



PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES					
	AC	10	Acer circinatum / Vine Maple	B & B	2" cal.
	AK	7	Acer rubrum 'Karpick' / Karpick Maple	B & B	3" cal.
	CJ	4	Cercidiphyllum japonicum / Katsura Tree	B & B	3" cal.
	CA	3	Cornus alternifolia / Pagoda Dogwood	B & B	2" cal.
	CN	8	Cornus nuttallii / Pacific Dogwood	B & B	2" cal.
	MV	4	Magnolia grandiflora 'Victoria' / Victoria Evergreen Magnolia	B & B	8' ht.
	MG	4	Metasequoia glyptostroboides / Dawn Redwood	B & B	3" cal.
	PC	11	Pinus contorta / Shore Pine	B & B	3"
	PT	5	Populus tremuloides / Quaking Aspen	B & B	3"
	TB	9	Taxus brevifolia / Pacific Yew	B & B	8' ht.
CODE	QTY	BOTANICAL / COMMON NAME		CONT	
SHRUBS					
	ILE SHA	57	Ilex glabra 'Shamrock' / Inkberry	#3	
CODE	QTY	BOTANICAL / COMMON NAME		CONT	SPACING
GROUND COVERS					
AC2	210	Allium cernuum / Nodding Onion		1 Qt	12" o.c.
AU	357	Arctostaphylos uva-ursi / Kinnikinnick		1 Qt	8" o.c.
AM2	885	Armeria maritima / Sea Thrift		1 Qt	8" o.c.
XF	954	Althya filix-ferma / Common Lady Fern		1 Qt	8" o.c.
FC	489	Fragaria chiloensis / Beach Strawberry		1 Qt	8" o.c.
SIS ANG	170	Sisyrinchium angustifolium / Blue Eyed Grass		1 Qt	8" o.c.

EXISTING TREES TO REMAIN
See Arborist Report

TREE REPLACEMENT CALCULATIONS

TOTAL NUMBER OF TREES REMOVED = 39

NUMBER OF TREES REQUIRED FOR REPLACEMENT: 111

TOTAL NUMBER OF TREES PROPOSED: 66

SHORELINE LANDSCAPE AREA CALCULATIONS

TOTAL SHORELINE AREA: 5,034 SQUARE FEET
75% SHORELINE IMPROVEMENT AREA REQUIRED: 3,776 SQUARE FEET
SHORELINE IMPROVEMENT AREA PROVIDED: 3,780 SQUARE FEET

NOTES:

- BRANCHES OVER ROADS SHALL BE TRIMMED TO A MINIMUM OF 12 FEET ABOVE THE ROAD SURFACE
- BRANCHES OVER SIDEWALKS SHALL BE TRIMMED TO A MINIMUM OF EIGHT FEET ABOVE THE SIDEWALK AND ONE FOOT BEHIND THE SIDEWALK
- SHRUBS SHALL NOT EXCEED 36 INCHES IN HEIGHT ABOVE THE STREET LEVEL WITHIN THIS TRIANGLE.
- TEN-FOOT MINIMUM SPACING SHALL BE OBSERVED FOR SMALL TREES.
- HEDGES ARE NOT ALLOWED BETWEEN THE SIDEWALK AND THE CURB, AND MUST BE PLANTED AT LEAST FIVE FEET BEHIND THE SIDEWALK.
- HEDGES MUST BE TRIMMED AT LEAST THREE FEET BEHIND THE SIDEWALK.
- PLANTINGS OF TREES, SHRUBS OR HEDGES ARE NOT ALLOWED BETWEEN THE STREET/ROAD EDGE AND A DITCH.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 5 (FIVE) SOIL SAMPLES FROM TOPSOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMIT THEM TO AN APPROVED SOIL TESTING LABORATORY. THEY SHALL THEN OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL.
- PRIOR TO MULCHING, APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY ARCHITECT) AS RECOMMENDED BY THE MANUFACTURER TO PREVENT RECURRING WEED AND GRASS GROWTH.
- ALL WORK WITHIN ANY R.O.W. SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS.
- ALL DISTURBED AREAS TO BE GRASSED OR PLANTED SHALL RECEIVE 4" MINIMUM OF APPROVED TOPSOIL (LIGHTLY COMPACTED).
- FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS (SEE NOTE #10).
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.

COVENANT LIVING AT THE SHORES
9150 FORTUNA DR.,
MERCER ISLAND, WA 98040



THW DESIGN

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Suite 900
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2632 Broadway Street
Suite 201, South Building
San Antonio, TX 78215

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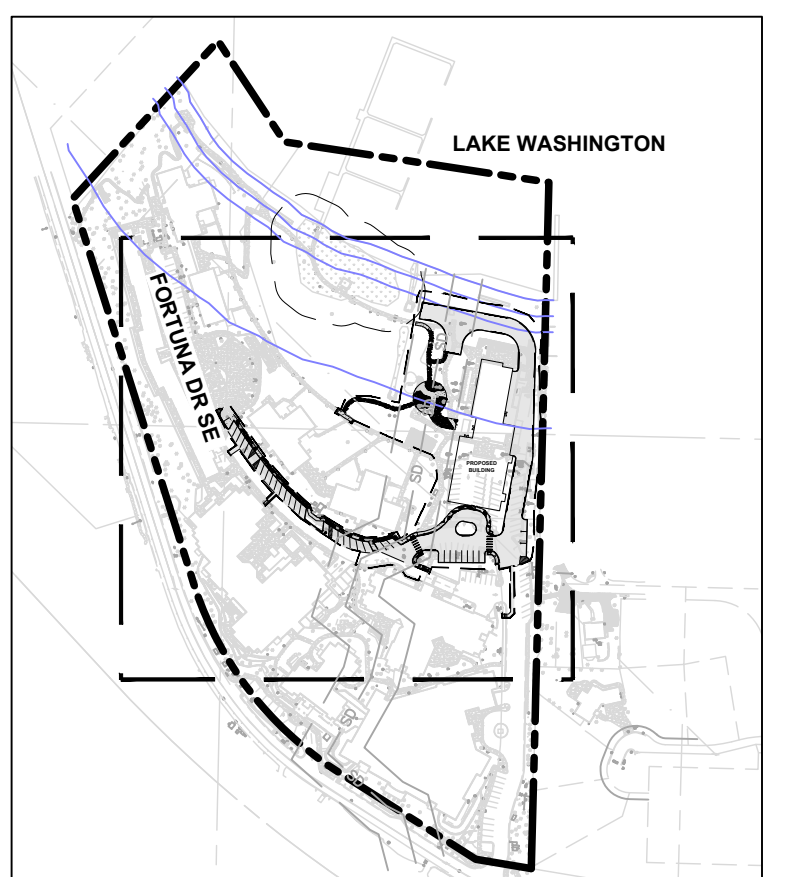
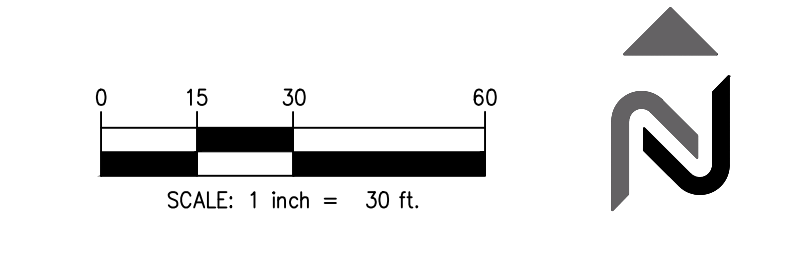
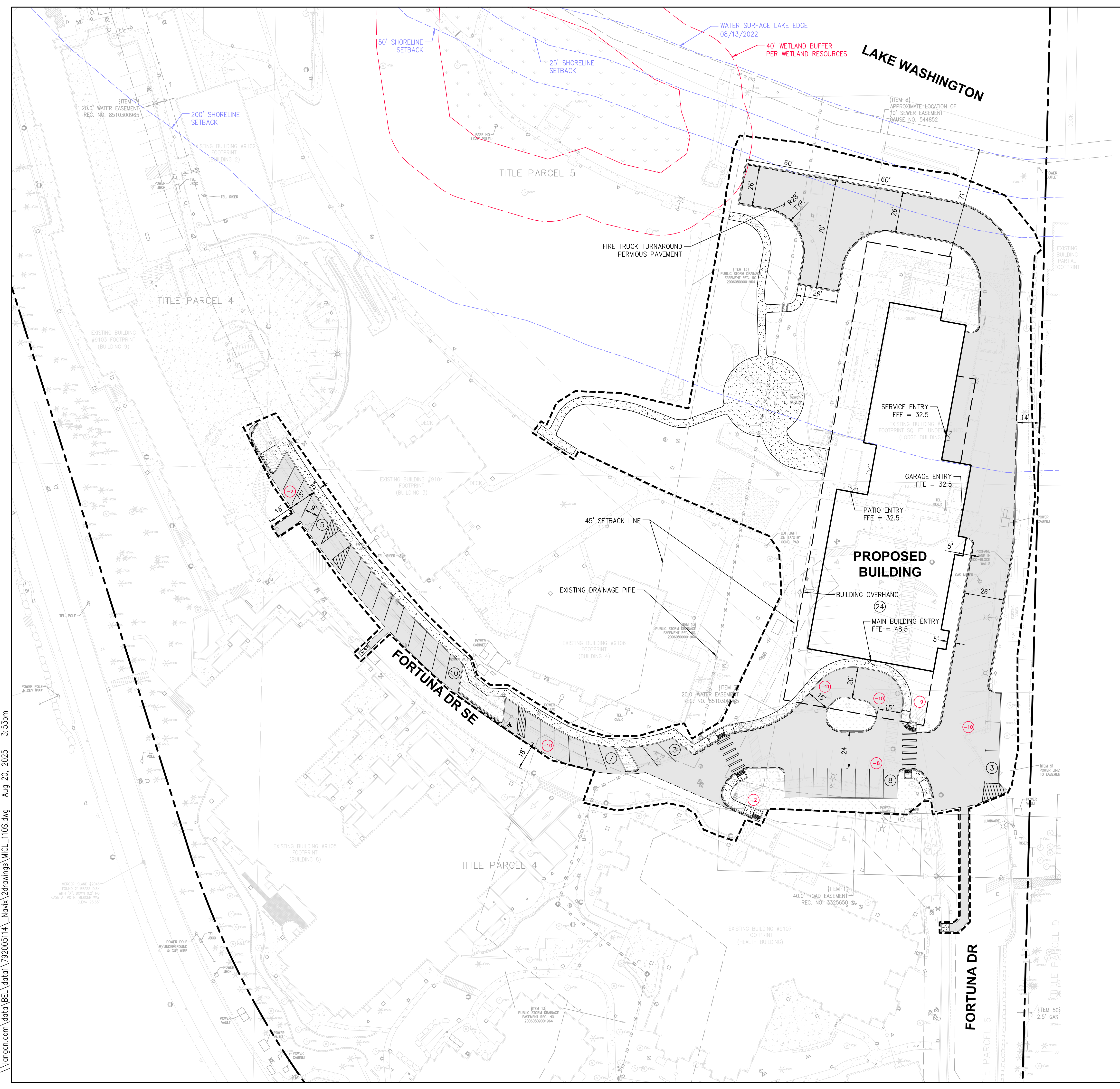
PLANTING
CONCEPT
DESIGN

Project No.: 2019066
Date: 07/30/2025

OVERALL
LANDSCAPE PLAN

L-400

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LEGEND

PARCEL LINE	---
LIMITS OF DISTURBANCE	---
EX. BUILDING LINE	---
PROPOSED BUILDING LINE	---
SAWCUT LINE	---
CONCRETE CURB	---

PARKING DATA:

EXISTING STALLS TO BE REMOVED:	
STANDARD:	10
60':	36
PARALLEL:	11
ADA:	5
TOTAL:	62 STALL TO BE REMOVED
PROPOSED STALLS:	
GARAGE STANDARD:	20
GARAGE ADA:	4
EXTERIOR 90':	8 (9'x18.5')
EXTERIOR 60':	24 (9'x18.5')
EXTERIOR PARALLEL:	3 (9'x18.5')
EXTERIOR ADA:	1 (9'x18.5')
TOTAL:	60 STALLS PROPOSED
DELTA:	-2 STALLS

PERMITTING NOTE
 1. THE PROPOSED PROJECT INCLUDES THE NEW COMMONS BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

TREE NOTES
 1. TREE NUMBERING AND MINIMUM LIMIT OF DISTURBANCE (MLOD) SHOWN PER TREE SOLUTIONS, INC. ARBORIST REPORT DATED 07/17/2025.

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CLIENT/OWNER

COVENANT LIVING

PROJECT NAME

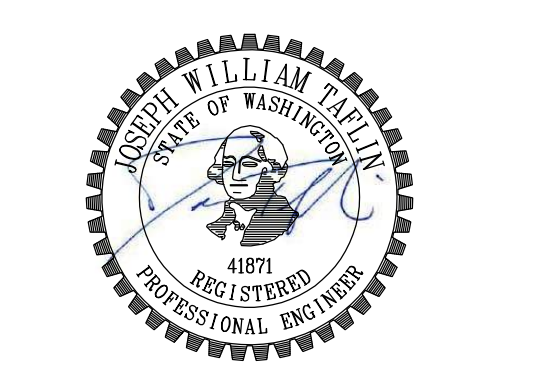
COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

9150 FORTUNA DRIVE
 MERCER ISLAND, WA 98040

STAMP



PRELIMINARY
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REVISIONS

REV	ISSUED FOR:	DATE
1	SHORELINE SDP/CUP	08.20.25

811
 SECTION, TOWNSHIP, RANGE:

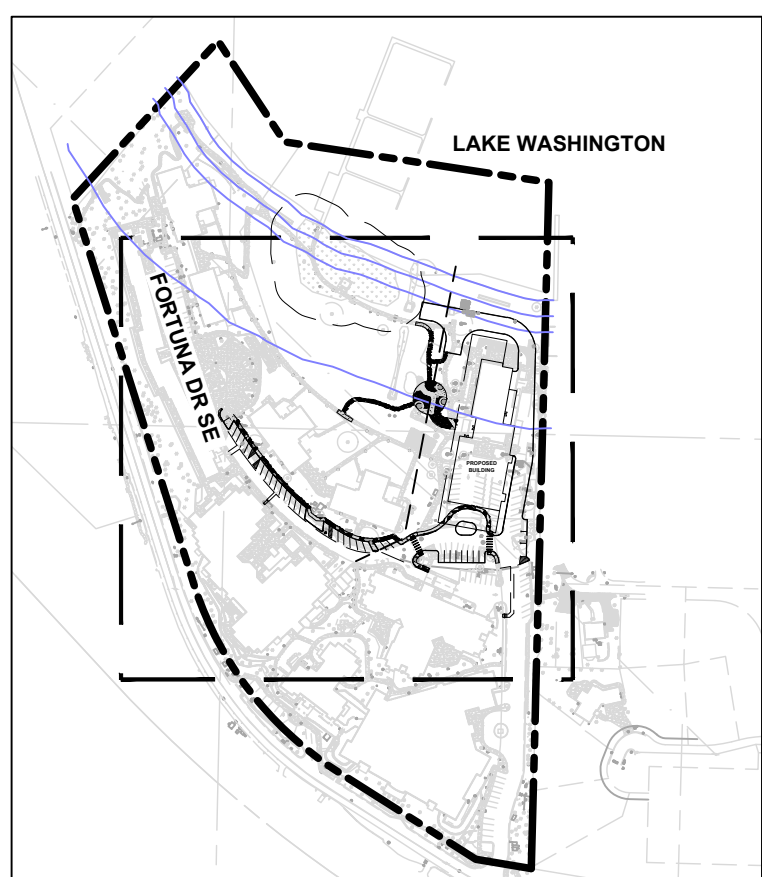
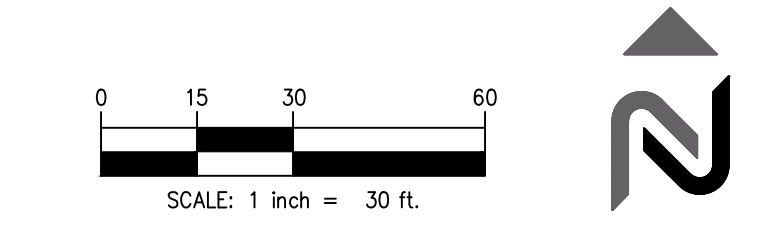
SECTION 7, TOWNSHIP 24 NORTH,
 RANGE 5 EAST, W.M.

PROJECT TEAM
 REVIEWED BY: J. TAFLIN, J. GREEN
 DESIGNED BY: D. RIDDLE

SHEET NAME
**CONCEPTUAL
 SITE
 IMPROVEMENT
 PLAN**

SHEET NUMBER
C-1.0

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VICINITY MAP
N.T.S. 1

LEGEND

PARCEL LINE	---
EX. BUILDING LINE	---
PROPOSED BUILDING LINE	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EXISTING XXX GRADE	---
RIDGE LINE	---
PROPOSED SPOT ELEVATION	33.33
SLOPE ARROW	1.3%
TOP OF CURB	TC
BOTTOM OF CURB	BC
MATCH EXISTING	ME
TOP OF PAVEMENT	TP
TOP OF WALL	TW
BOTTOM OF WALL	BW
FINISHED FLOOR ELEVATION	FFE
HIGH POINT	HP

REVISIONS

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SECTION, TOWNSHIP, RANGE:
SECTION 7, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M.

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DESIGNED BY: D. RIDDLE

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COVENANT LIVING

PROJECT NAME
COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001
PROJECT ADDRESS
**9150 FORTUNA DRIVE
MERCER ISLAND, WA 98040**

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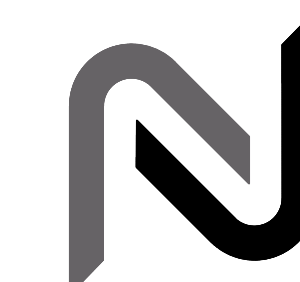
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SECTION, TOWNSHIP, RANGE:
SECTION 7, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M.

PROJECT TEAM
REVIEWED BY: J. TAFLIN, J. GREEN
DESIGNED BY: D. RIDDLE

SHEET NAME
CONCEPTUAL GRADING PLAN
SHEET NUMBER
C-3.0



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PROJECT NAME

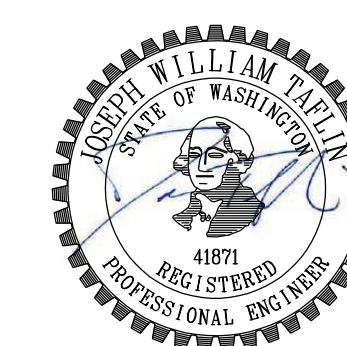
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SECTION, TOWNSHIP, RANGE:

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PROJECT TEAM

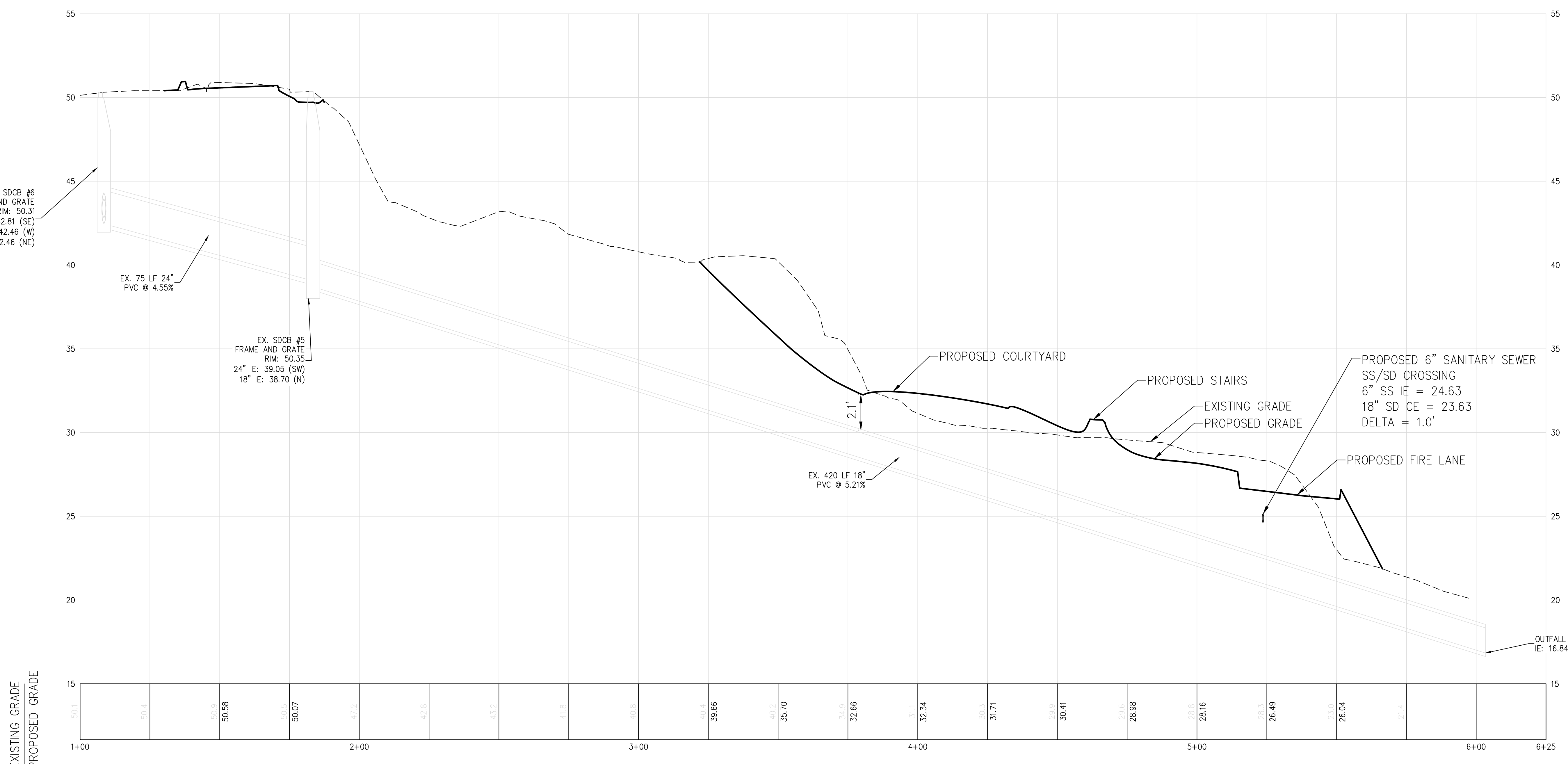
REVIEWED BY: J. TAFLIN, J. GREEN
DESIGNED BY: D. RIDDLE

SHEET NAME

EXISTING
DRAINAGE
PIPE PROFILE

SHEET NUMBER

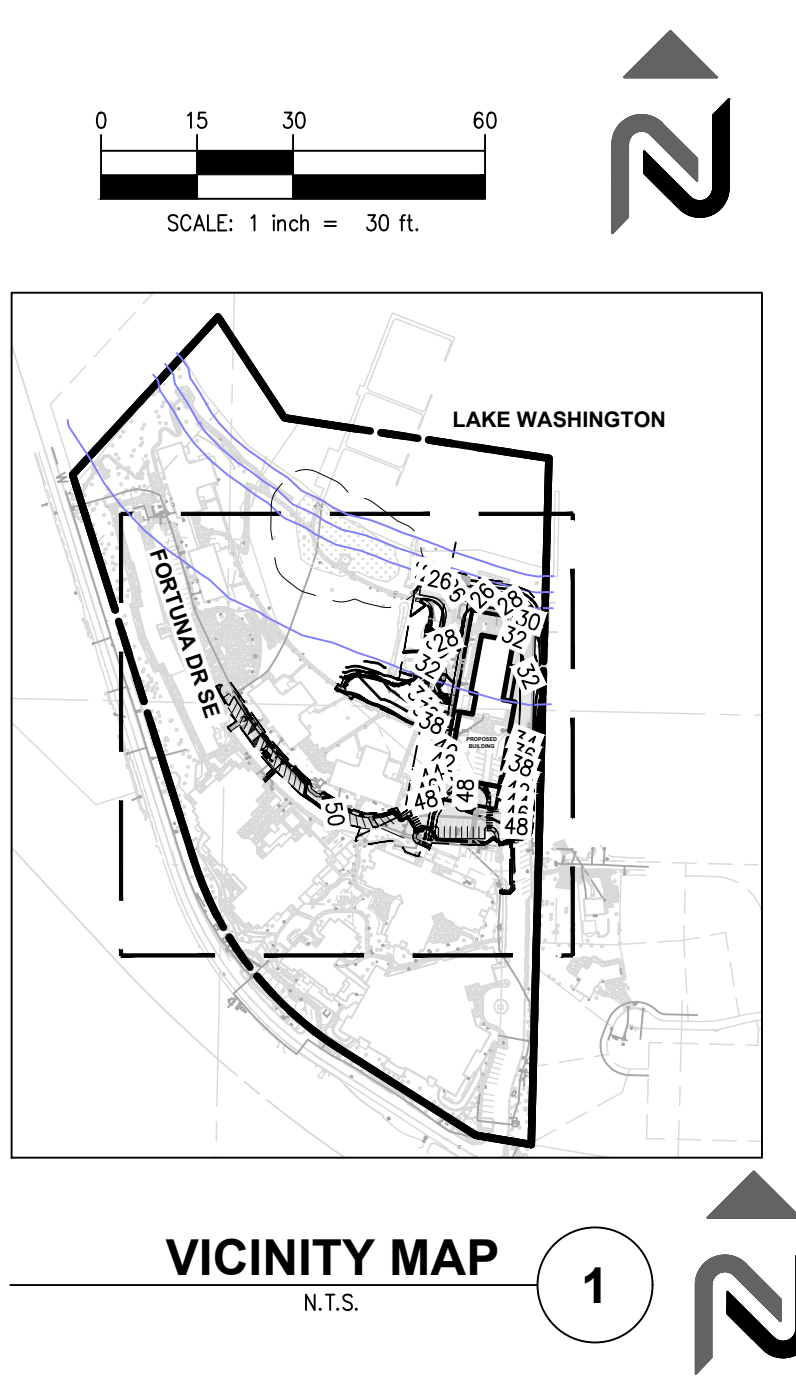
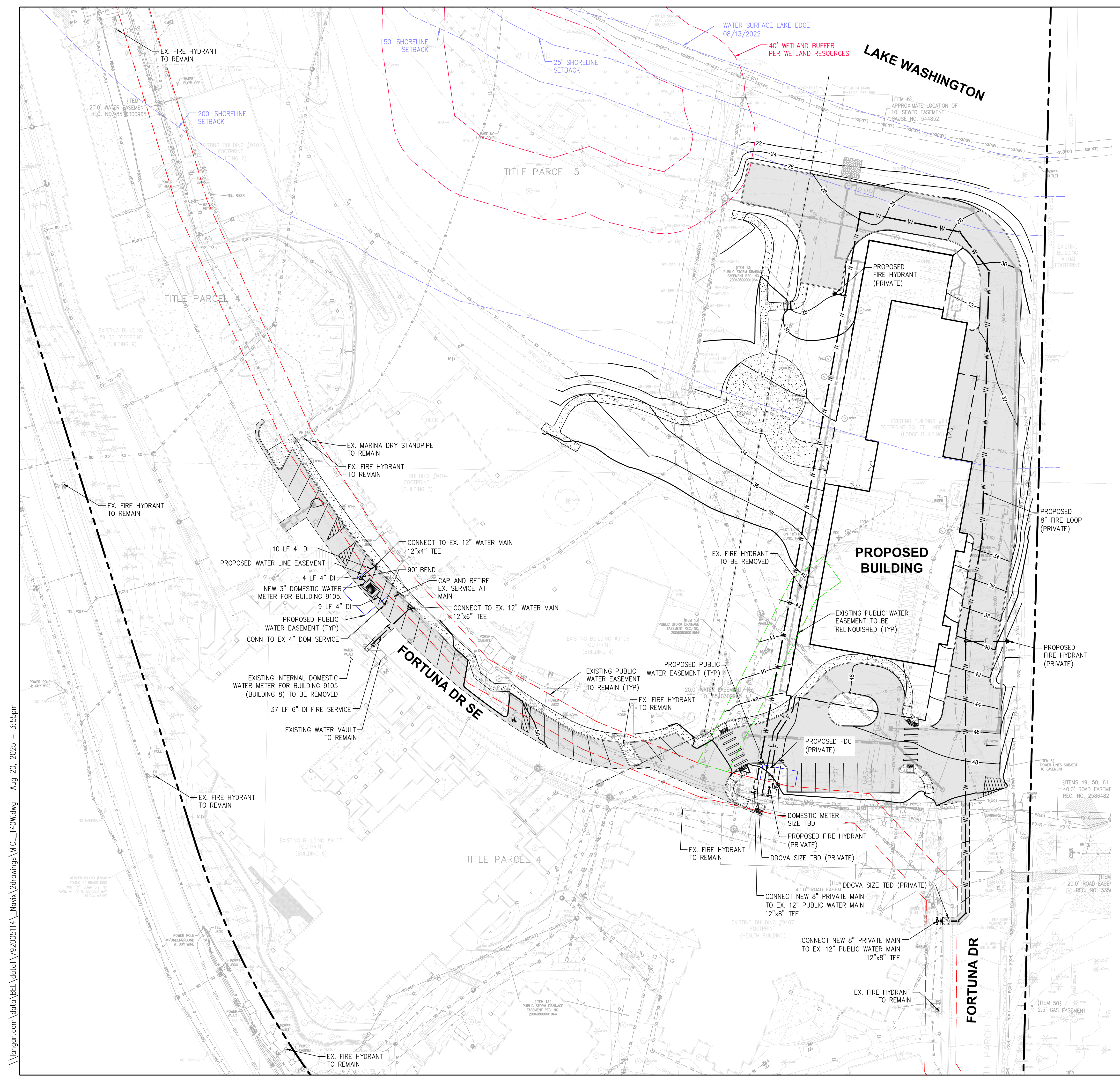
C-3.1



EXISTING DRAINAGE PIPE PROFILE
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

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LEGEND

- PARCEL LINE
- EX. BUILDING LINE
- PROPOSED BUILDING LINE
- PROPOSED WATER PIPE
- PROPOSED FIRE PIPE
- WATER TEE
- FIRE HYDRANT
- FDC
- GATE VALVE
- HORIZONTAL BEND
- PIV

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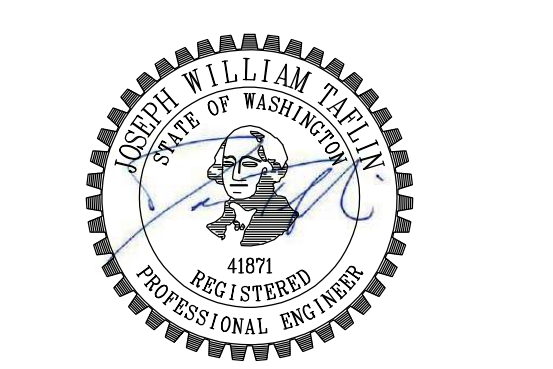
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811
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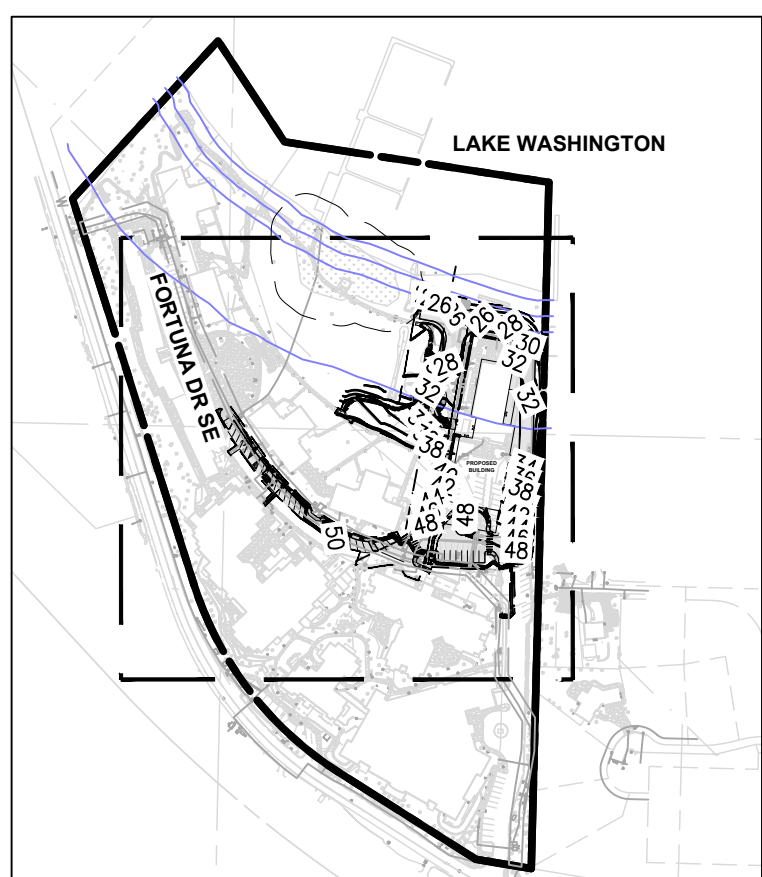
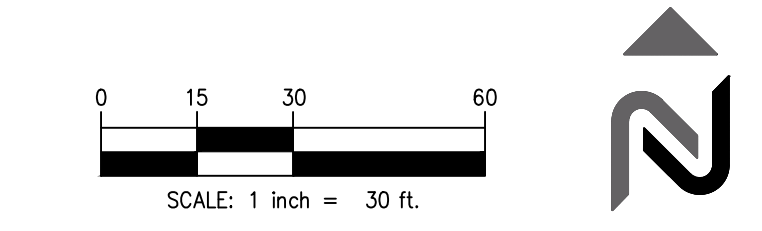
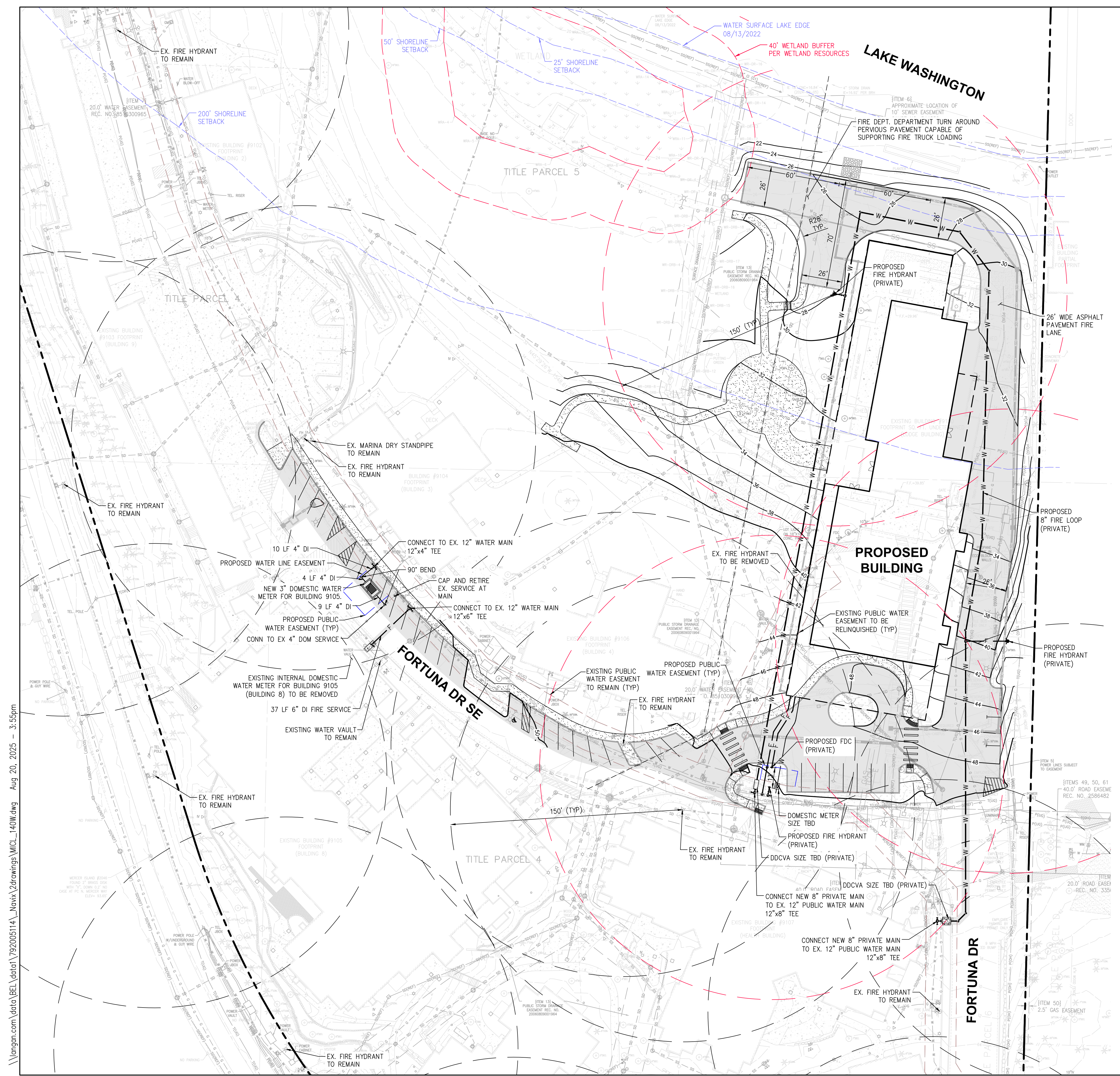
**PRELIMINARY
WATER
PLAN**

SHEET NUMBER

C-4.0

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VICINITY MAP
N.T.S. 1

LEGEND

- PARCEL LINE
- EX. BUILDING LINE
- PROPOSED BUILDING LINE
- PROPOSED WATER PIPE W
- PROPOSED FIRE PIPE F
- WATER TEE
- FIRE HYDRANT
- FDC
- GATE VALVE
- HORIZONTAL BEND
- PIV

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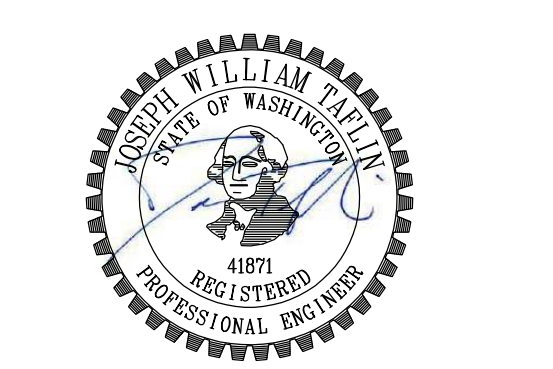
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SHEET NAME
**PRELIMINARY
FIRE HYDRANT
COVERAGE
PLAN**

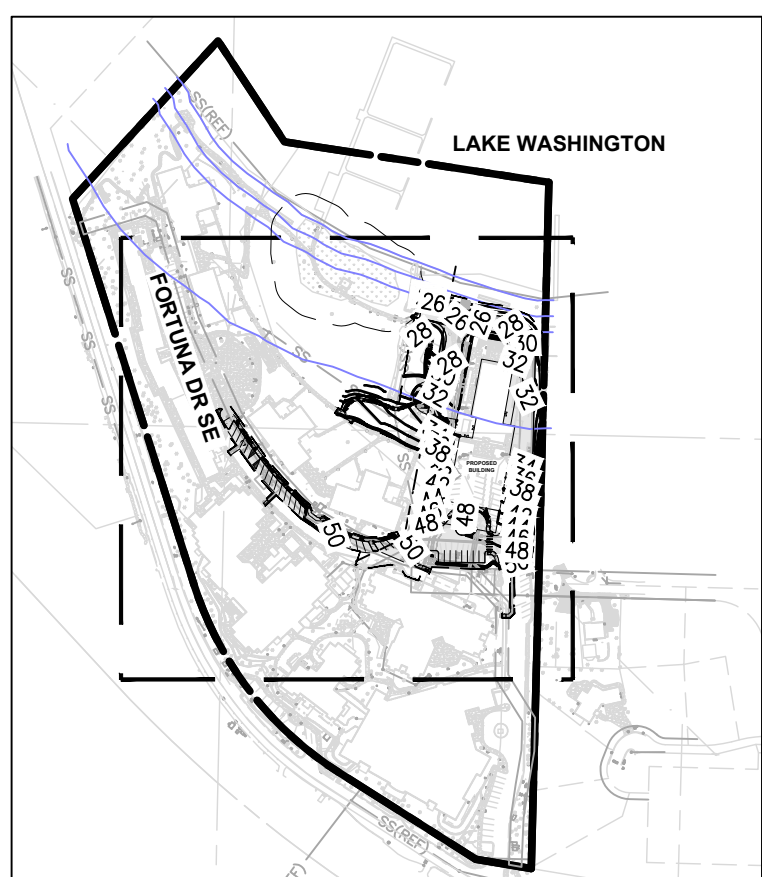
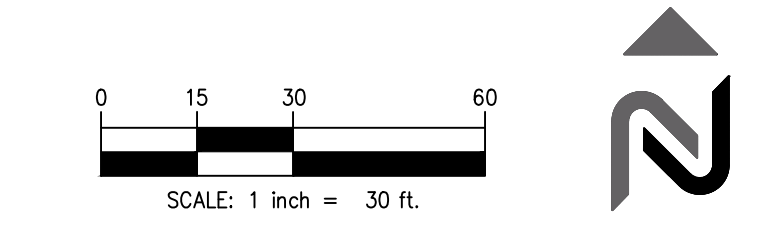
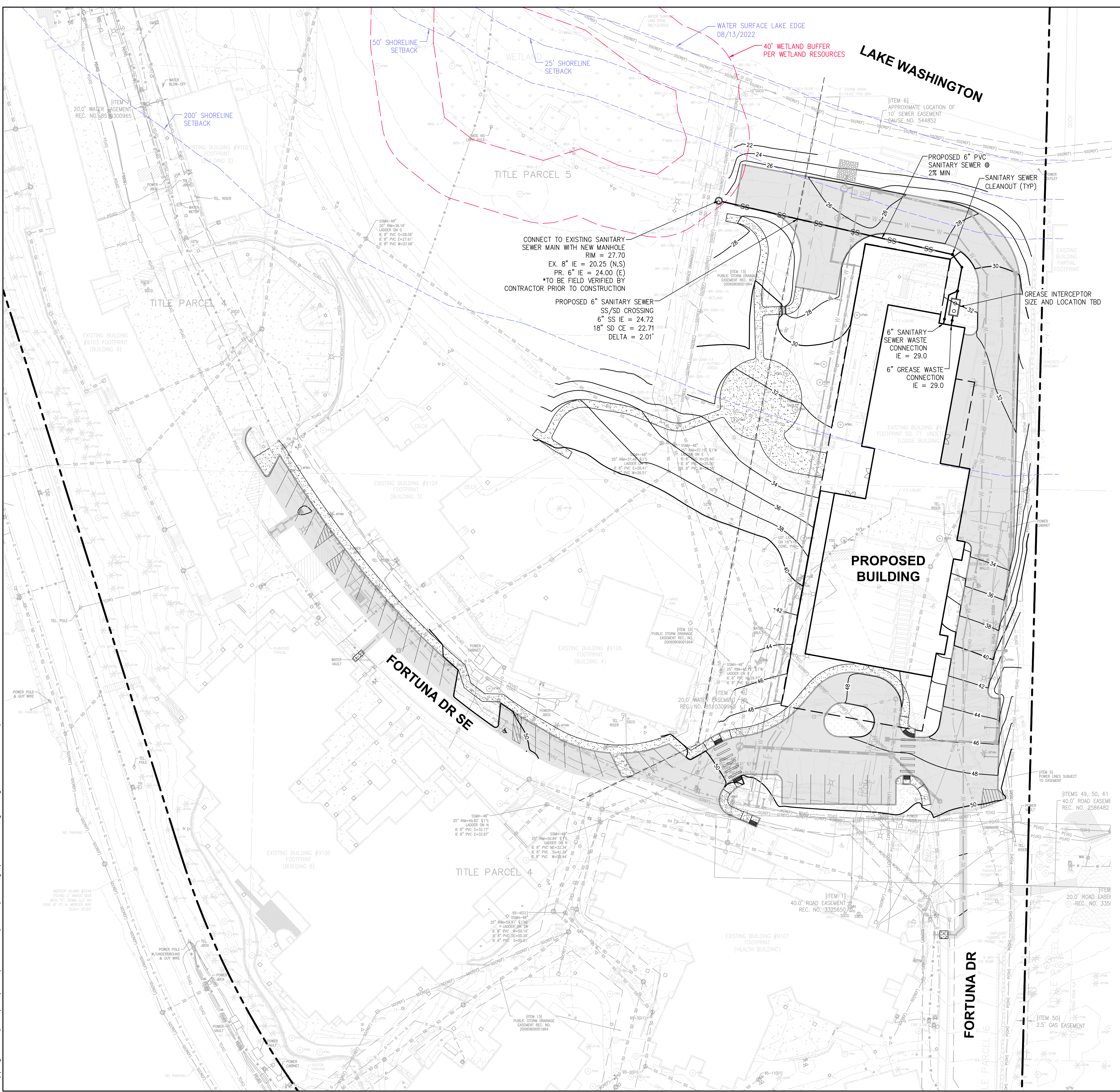
SHEET NUMBER
C-4.1

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LEGEND

PARCEL LINE	---
EX. BUILDING LINE	----
PROPOSED BUILDING LINE	----
PROPOSED SEWER LINE	SS
PROPOSED SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	•
GREASE INTERCEPTOR	⊠
PROPOSED SANITARY SEWER CLEANOUT	■

CONNECT TO EXISTING SANITARY SEWER MAIN WITH NEW MANHOLE
RIM = 27.70
EX. 8" IE = 20.25 (N.S)
PR. 6" IE = 24.00 (E)
*TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

PROPOSED 6" SANITARY SEWER SS/SD CROSSING
6" SS IE = 24.72
18" SD CE = 22.71
DELTA = 2.01'

PROPOSED BUILDING

LAKE WASHINGTON

FORTUNA DR SE

FORTUNA DR

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COVENANT LIVING

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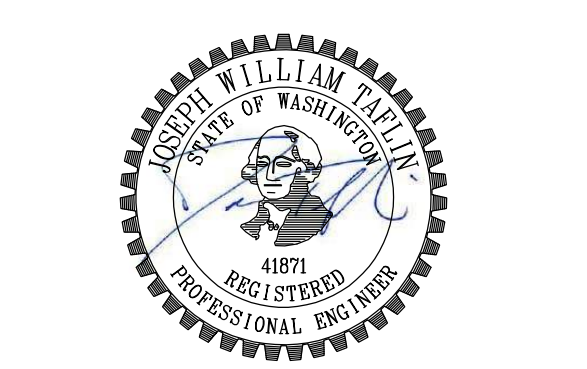
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DESIGNED BY: D. RIDDLE

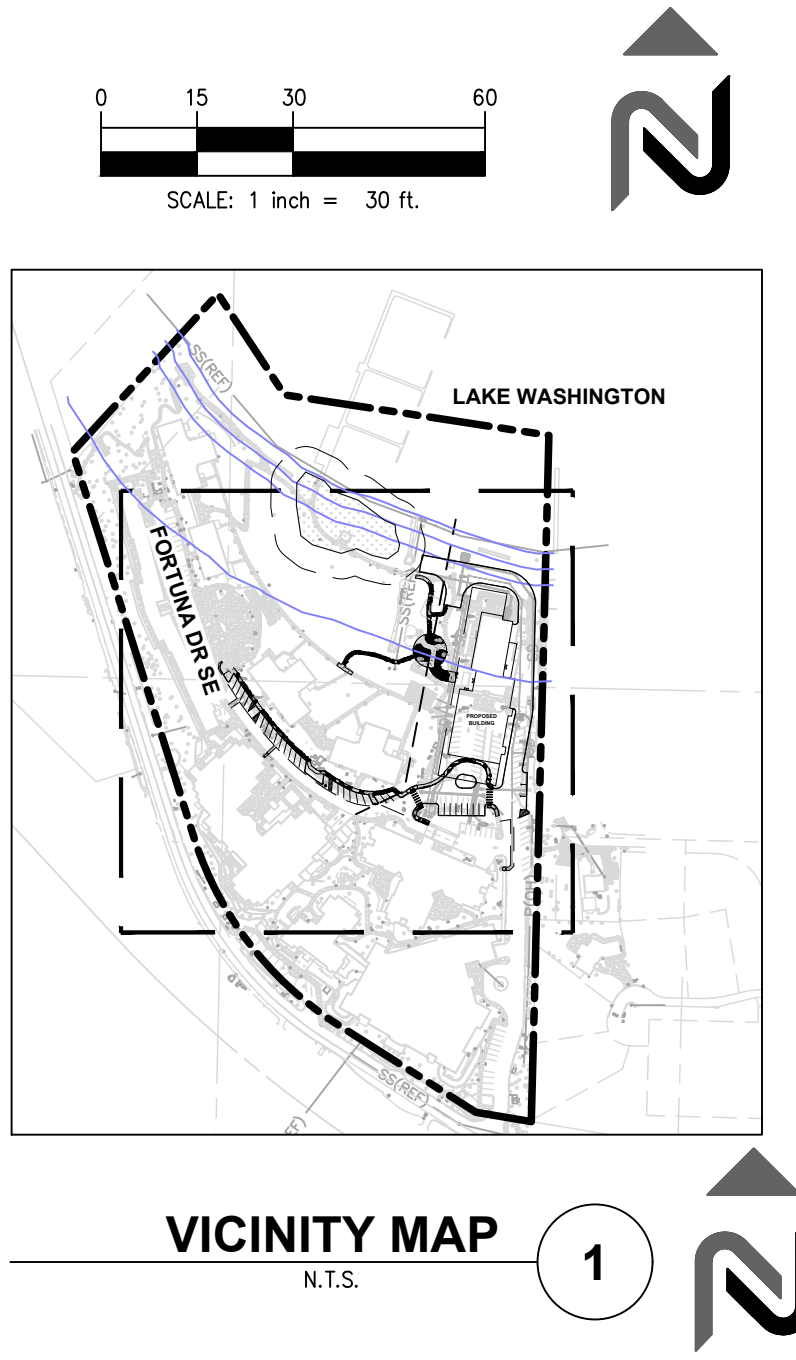
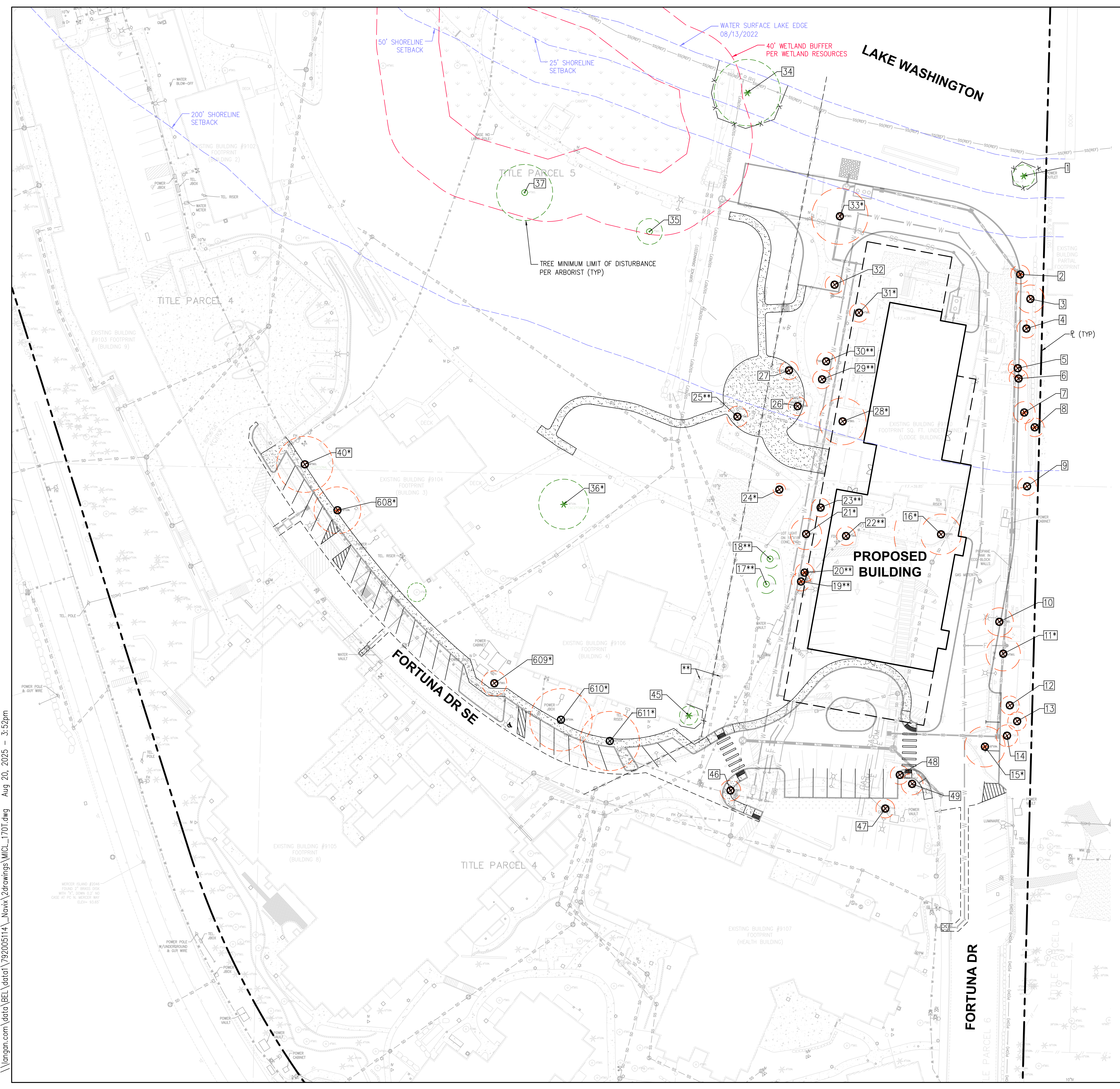
SHEET NAME
**PRELIMINARY
SANITARY
SEWER
PLAN**
SHEET NUMBER

PERMITTING NOTE
1. THE PROPOSED PROJECT INCLUDES THE NEW COMMONS BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

TREE NOTES
1. TREE NUMBERING AND MINIMUM LIMIT OF DISTURBANCE (MLOD) SHOWN PER TREE SOLUTIONS, INC. ARBORIST REPORT DATED 07/17/2025.

C-5.0

\\vancouver.com\data\BCL\data\1792005114_Novix\2drawings\MCL_1701.dwg Aug 20, 2025 - 3:52pm



LEGEND

- PARCEL LINE: - - - - -
- TREE PROTECTION FENCING (BMP: T101): - X - X -
- TREE TO REMAIN WITH MLOD PER ARBORIST: (Green circle with star)
- TREE TO BE REMOVED WITH MLOD PER ARBORIST: (Red circle with X)
- TREE NOT EXAMINED: (Grey circle with star)
- TREE ID NO.: [Number in box]

* EXCEPTIONAL TREE PER ARBORIST REPORT
 ** NOT REGULATED TREE PER ARBORIST REPORT

11235 s.e. 6th street | suite 150
 Bellevue, wa 98004
 t: 425.453.9501 | f: 425-453-8208
 www.navixeng.com

CLIENT/OWNER
 COVENANT LIVING
 PROJECT NAME

COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001
 PROJECT ADDRESS
 9150 FORTUNA DRIVE
 MERCER ISLAND, WA 98040

STAMP

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

REV	ISSUED FOR:	DATE
1	SHORELINE SDP/CUP	08.20.25

SECTION, TOWNSHIP, RANGE:
 SECTION 7, TOWNSHIP 24 NORTH,
 RANGE 5 EAST, W.M.

PROJECT TEAM
 REVIEWED BY: J. TAFLIN, J. GREEN
 DESIGNED BY: D. RIDDLE

SHEET NAME
CONCEPTUAL TREE PLAN
 SHEET NUMBER
TP-1.0

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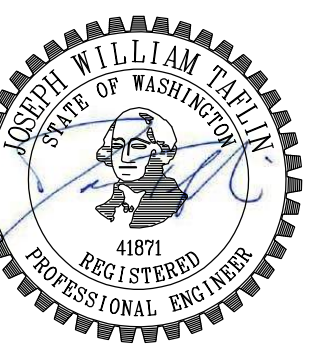
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9150 FORTUNA DRIVE
MERCER ISLAND, WA 98040

STAMP



PRELIMINARY
NOT FOR CONSTRUCTION

Table with 3 columns: REV, ISSUED FOR, DATE. Row 1: 1, SHORELINE SDP/CUP, 08.20.25



SECTION, TOWNSHIP, RANGE:

SECTION 7, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J. TAFLIN, J. GREEN
DESIGNED BY: D. RIDDLE

SHEET NAME

PRELIMINARY
TREE
TABLES

SHEET NUMBER

TP-1.1



Table of Trees
9150 Fortuna Drive
Mercer Island, WA

Arborist: JG
Date of Inventory: June 25, 2025
Table Prepared: June 27, 2025

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers. Multi stem measurements are listed under DSH Multistem. The value listed under the DSH column for these trees is a single stem equivalent, calculated using the method defined in the Guide for Plant Appraisal, 10th Edition. Letters are used to identify trees on neighboring property with overlapping canopies. Minimum Limit of Disturbance (MLD) is defined as 5 times trunk diameter or 6 feet, whichever is greater. Recommended Limit of Disturbance (RLOD) is 8 times trunk diameter or greater depending on tree species and/or condition. Drip-line is measured from the center of the tree to the outermost extent of the canopy.

Table with 15 columns: Tree ID, Scientific Name, Common Name, DSH (inches), DSH Multistem, Health Condition, Structural Condition, Drip-line Radius (feet), Exceptional Threshold, Exceptional Size, 24-inch DSH or Greater, MLOD (feet), RLOD (feet), Proposed Action, Replacement Trees, Notes. Contains 609 rows of tree data.

Tree Solutions, Inc.
2940 Westlake Ave. N #200 Seattle, WA 98109

Page 1 of 4

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