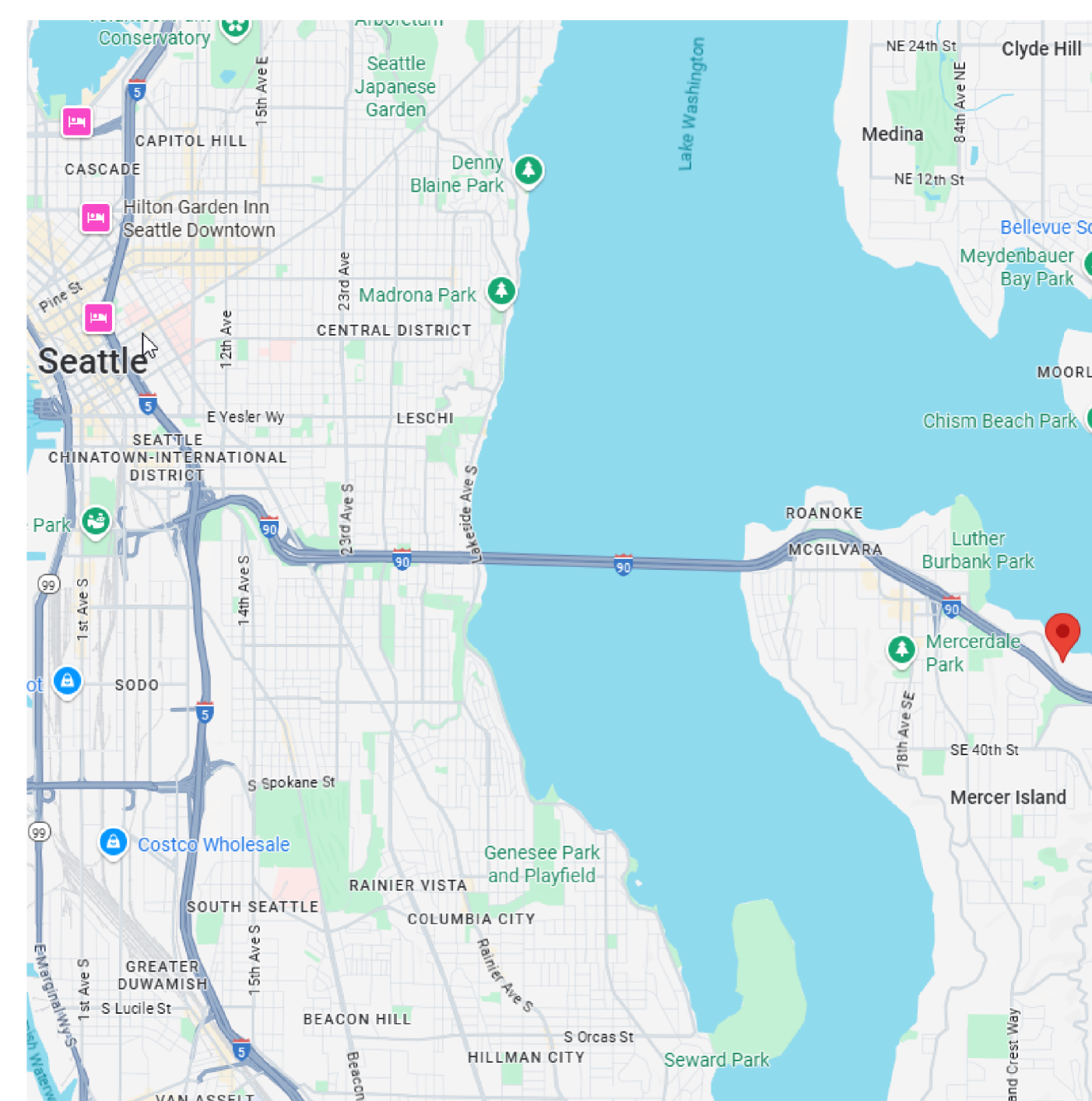


PROJECT TEAM

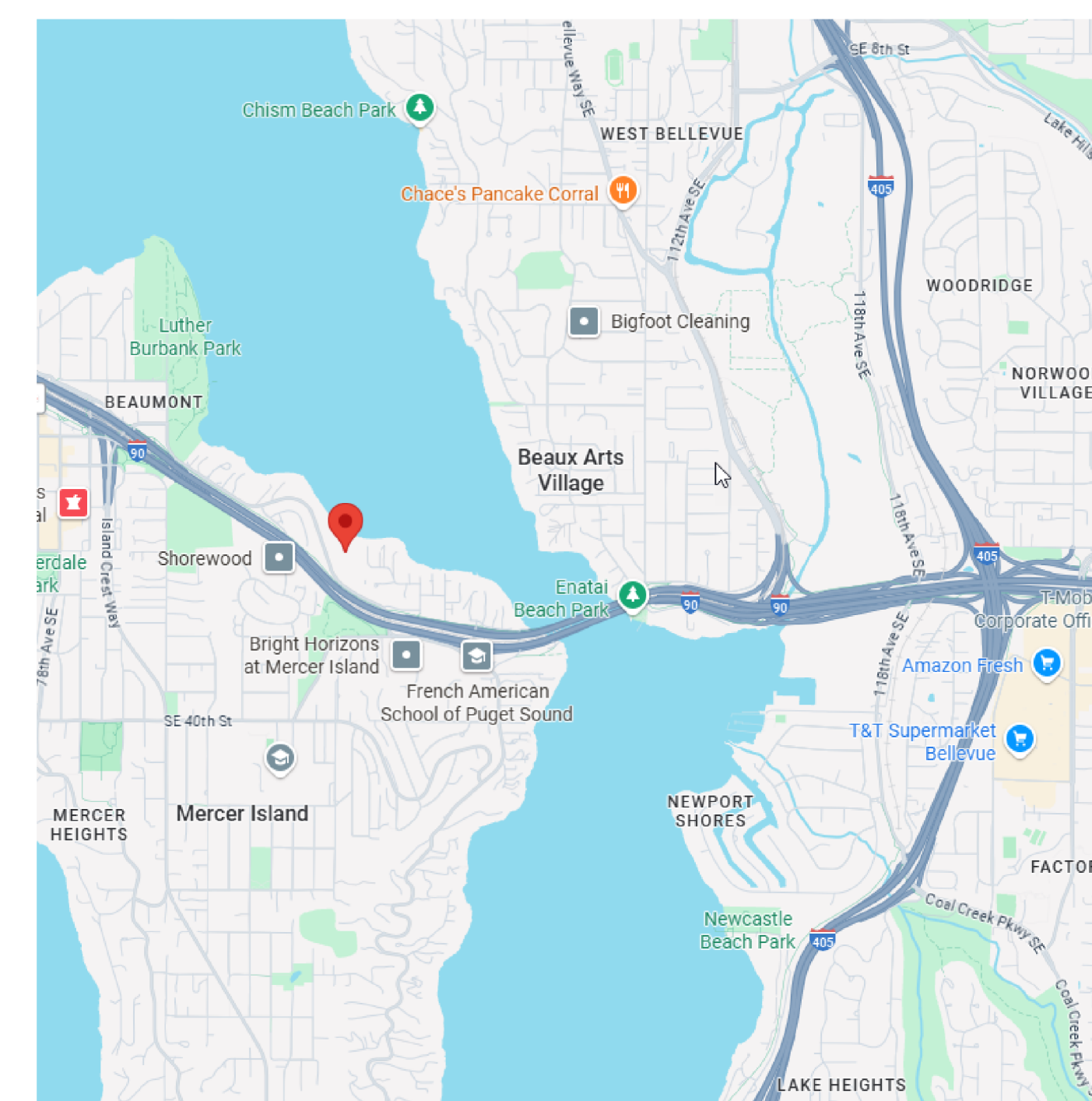
OWNER	
SCOTT A. MOORE COVENANT LIVING COMMUNITIES & SERVICES 5700 OLD ORCHARD ROAD, STOKIE, IL, 60077 PH: 239.270.2990 CONTACT EMAIL	
CONSULTANTS UNDER DIRECT CONTRACT WITH OWNER	
CIVIL LANGAN NAVIX 520 PIKE STREET, SEATTLE, WA, 98101 SUITE 905 PH: 425.845.3838 CONTACT EMAIL	
DESIGN TEAM	
ARCHITECT / INTERIORS THW DESIGN 2100 RIVEREDGE PKWY, SUITE 900 ATLANTA, GEORGIA 30328 PH: 770-916-2220 FAX: 770-916-2229 CONTACT: XXXXXXXX EMAIL: XXXXXXXX@thw.com	LANDPLANNING THW DESIGN 2100 RIVEREDGE PKWY, SUITE 900 ATLANTA, GEORGIA 30328 PH: 770-916-2220 FAX: 770-916-2229 CONTACT: XXXXXXXX EMAIL: XXXXXXXX@thw.com

DRAWING INDEX		
NO.	TITLE	CONCEPT SET: 02/17/2026
01	GENERAL	
G-001	COVER	•
04	LANDSCAPE	
L-401	PLANTING PLAN	•
L-402	PLANTING PLAN	•
05	ARCHITECTURAL	
A-100	ARCHITECTURAL SITE PLAN	•
A-120	OVERALL TERRACE LEVEL PLAN	•
A-121	OVERALL MAIN LEVEL PLAN	•
A-122	OVERALL ROOF PLAN	•
A-200	EXTERIOR ELEVATIONS	•
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07	CIVIL	
C-1.0	PRELIMINARY SITE IMPROVEMENT PLAN	•
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C-3.1	EXISTING DRAINAGE PIPE PROFILE	•
C-4.0	PRELIMINARY WATER PLAN	•
C-4.1	PRELIMINARY SANITARY SEWER PLAN	•
C-5.0	PRELIMINARY FIRE HYDRANT COVERAGE PLAN	•
TP-1.0	PRELIMINARY TREE PLAN	•
TP-1.1	PRELIMINARY TREE TABLES	•



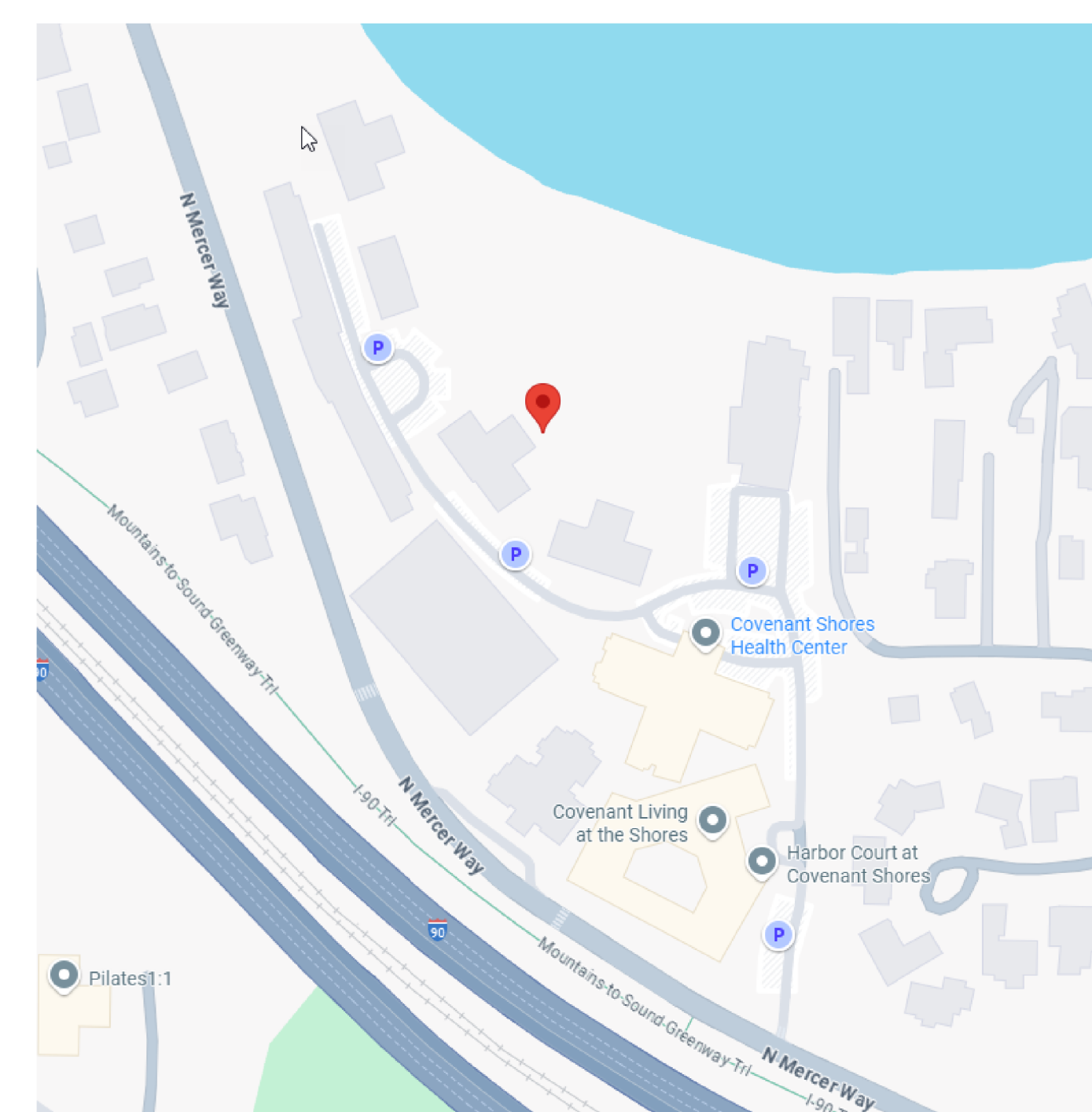
VICINITY MAP

N.T.S



LOCATION MAP

N.T.S



CAMPUS MAP

N.T.S

COV SHORES COMMONS

SHORELINE SDP/CUP RESUBMITTAL

2025032

NO.	DATE	DESCRIPTION
1	02/17/2026	SHORELINE SDP/CUP RESUBMITTAL

COV SHORES COMMONS
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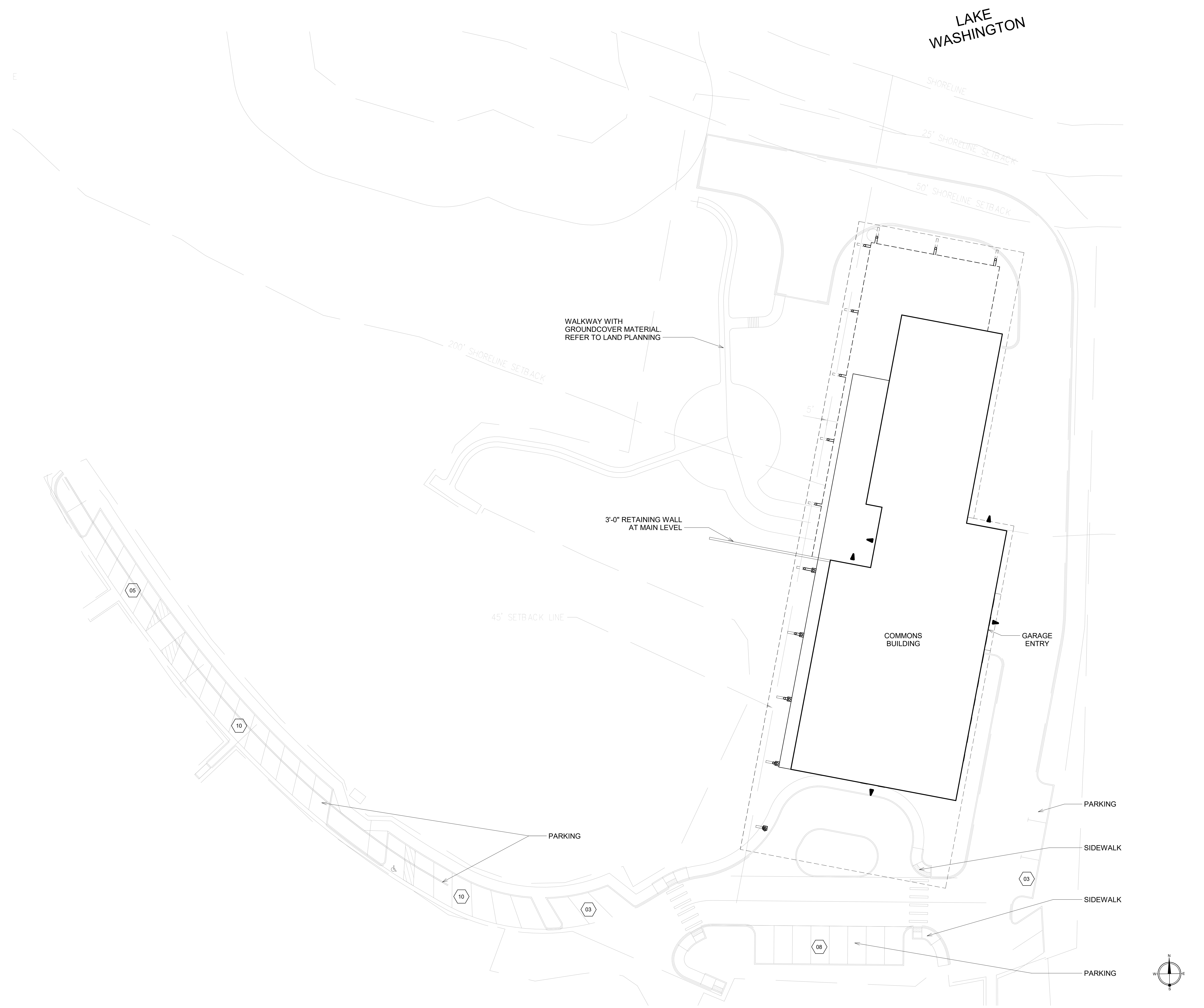
**SHORELINE
 SDP/CUP
 RESUBMITTAL**

Project No.: 2025032
 Date: 02/17/2026

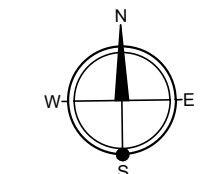
COVER

G-001

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1 SITE PLAN
 A-100 SCALE: 1" = 20'-0"
 0 10' 20'



NO.	DATE	DESCRIPTION
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**SHORELINE
 SDP/CUP
 RESUBMITTAL**

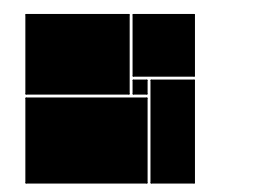
Project No.: 2025032
 Date: 02/17/2026

**ARCHITECTURAL
 SITE PLAN**

A-100

NO.	DATE	DESCRIPTION
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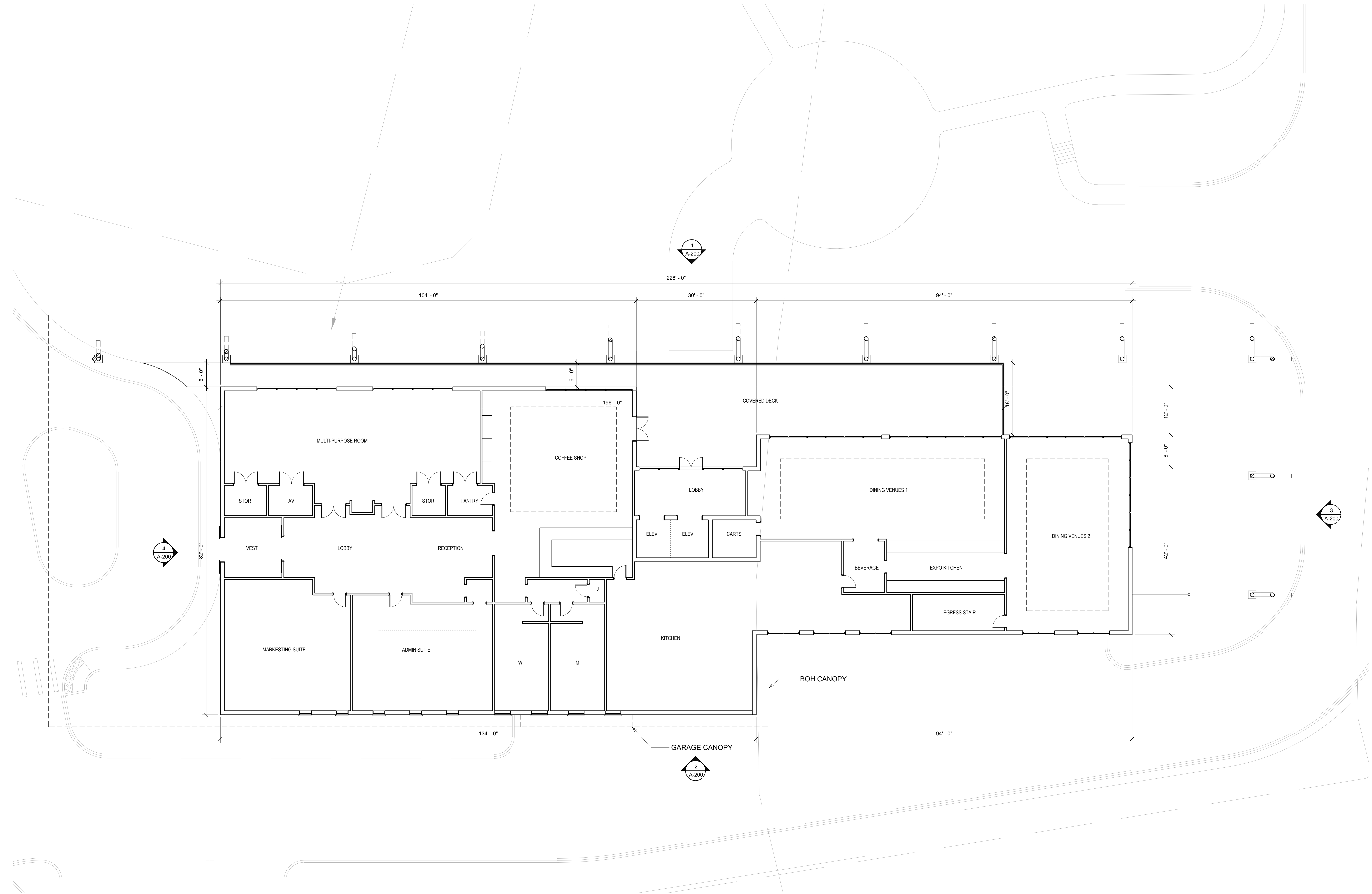
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**SHORELINE
 SDP/CUP
 RESUBMITTAL**

Project No.: 2025032
 Date: 02/17/2026

**OVERALL
 TERRACE LEVEL
 PLAN**

A-120

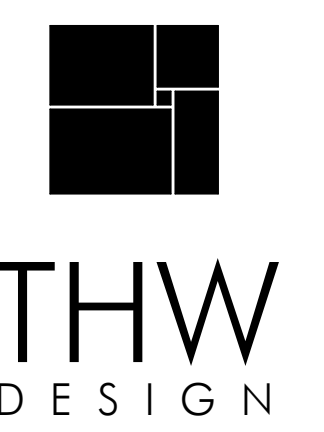


1 TERRACE LEVEL OVERALL PLAN
 A-120 SCALE: 1" = 10'-0"

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NO.	DATE	DESCRIPTION
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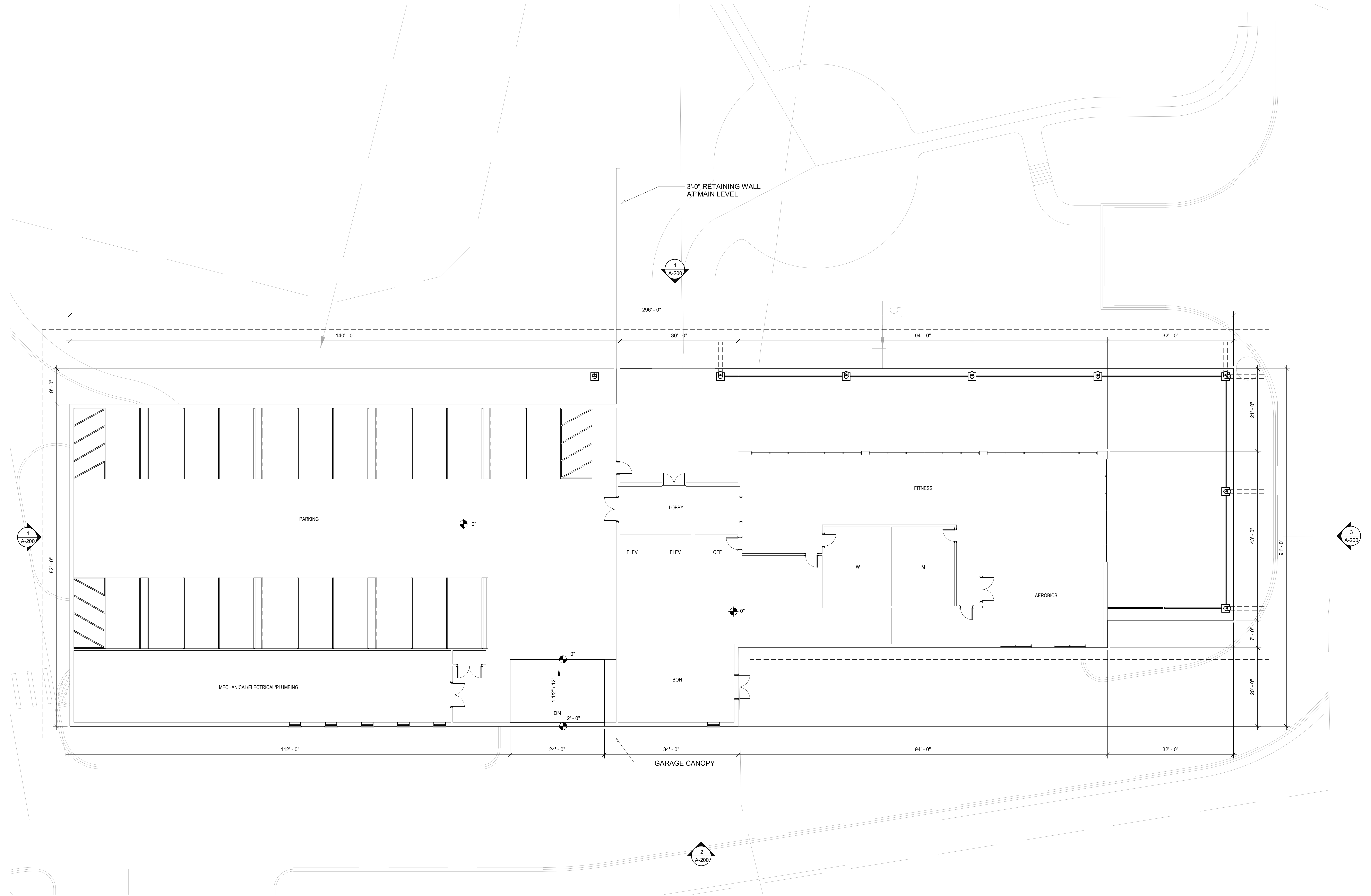
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**SHORELINE
 SDP/CUP
 RESUBMITTAL**

Project No.: 2025032
 Date: 02/17/2026

**OVERALL MAIN
 LEVEL PLAN**

A-121

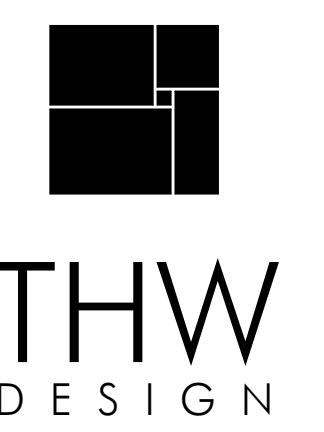


1 MAIN LEVEL OVERALL PLAN
 A-121 SCALE: 1" = 10'-0"

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1	02/17/2026	SHORELINE SDP/CUP RESUBMITTAL
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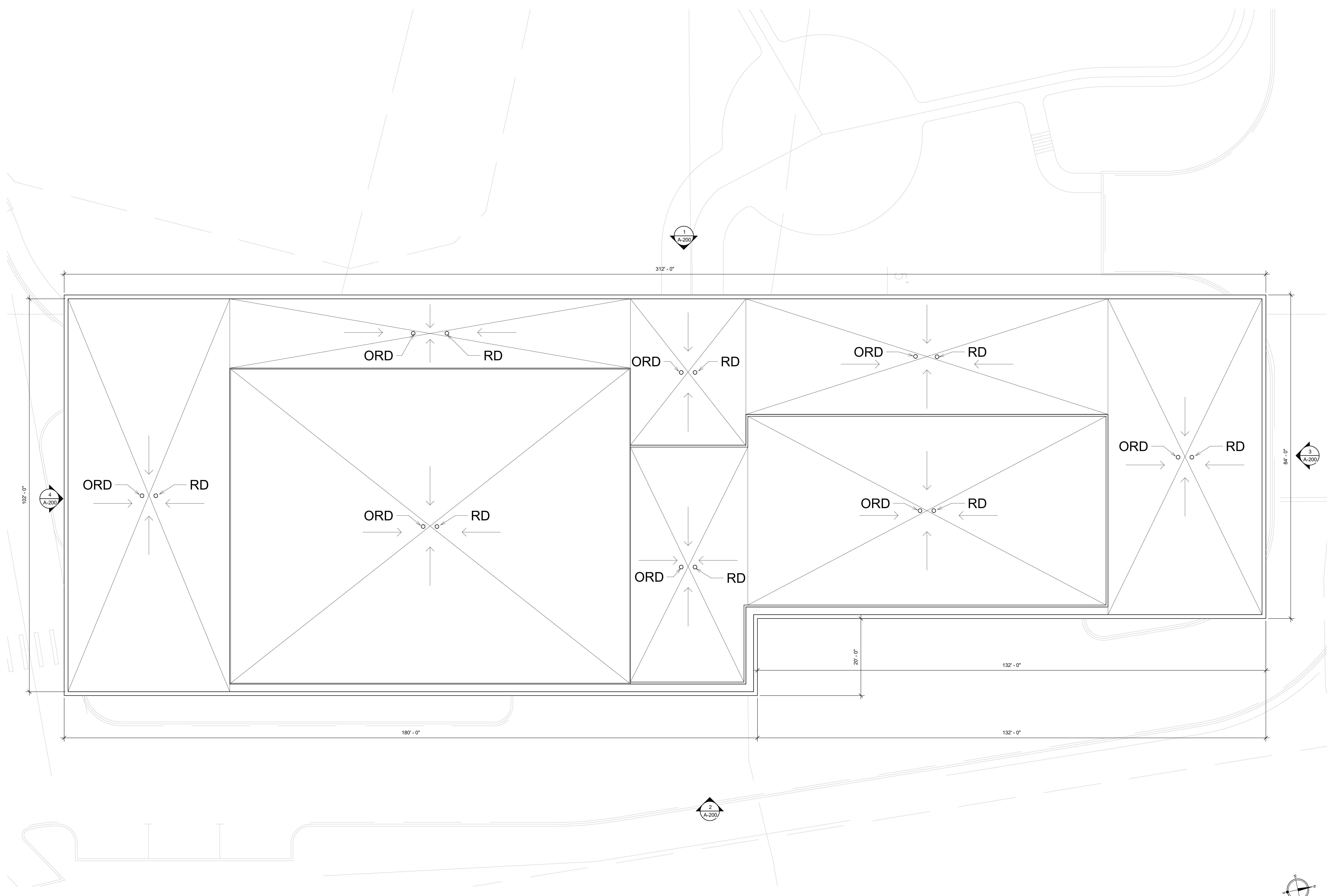
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**SHORELINE
 SDP/CUP
 RESUBMITTAL**

Project No.: 2025032
 Date: 02/17/2026

**OVERALL ROOF
 PLAN**

A-122

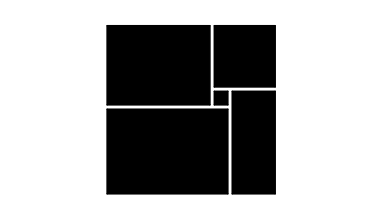


1 OVERALL ROOF PLAN
 SCALE: 1" = 10'-0"
 0 10 20

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NO.	DATE	DESCRIPTION
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COV SHORES COMMONS
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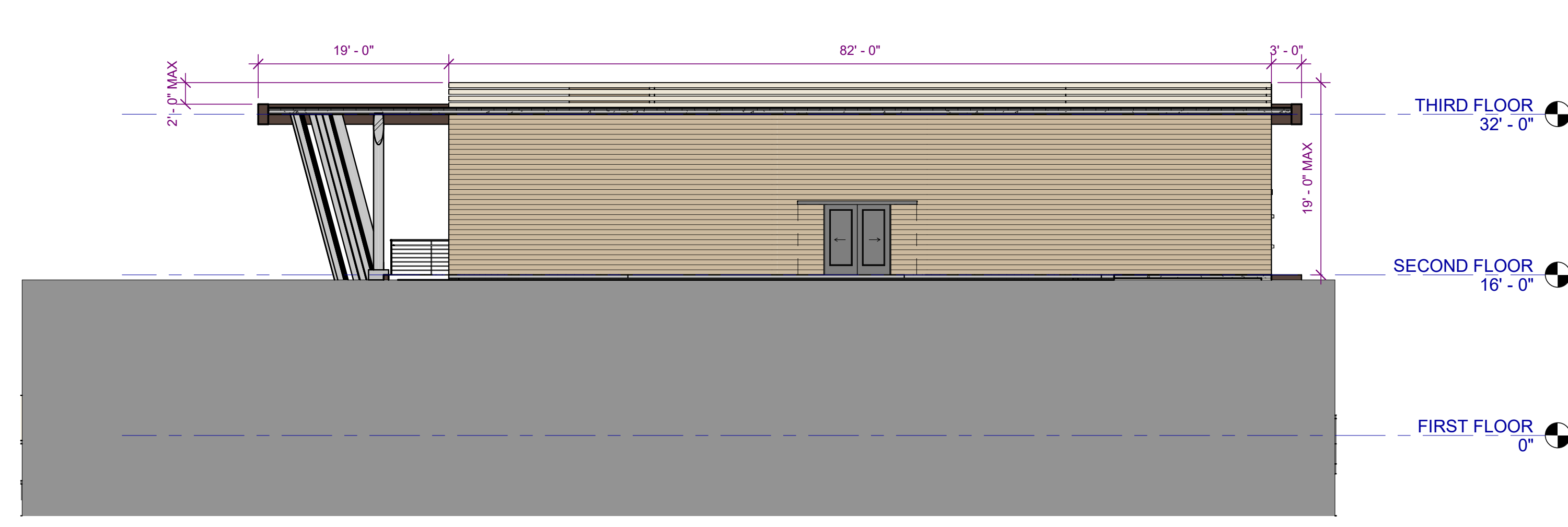
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**SHORELINE
 SDP/CUP
 RESUBMITTAL**

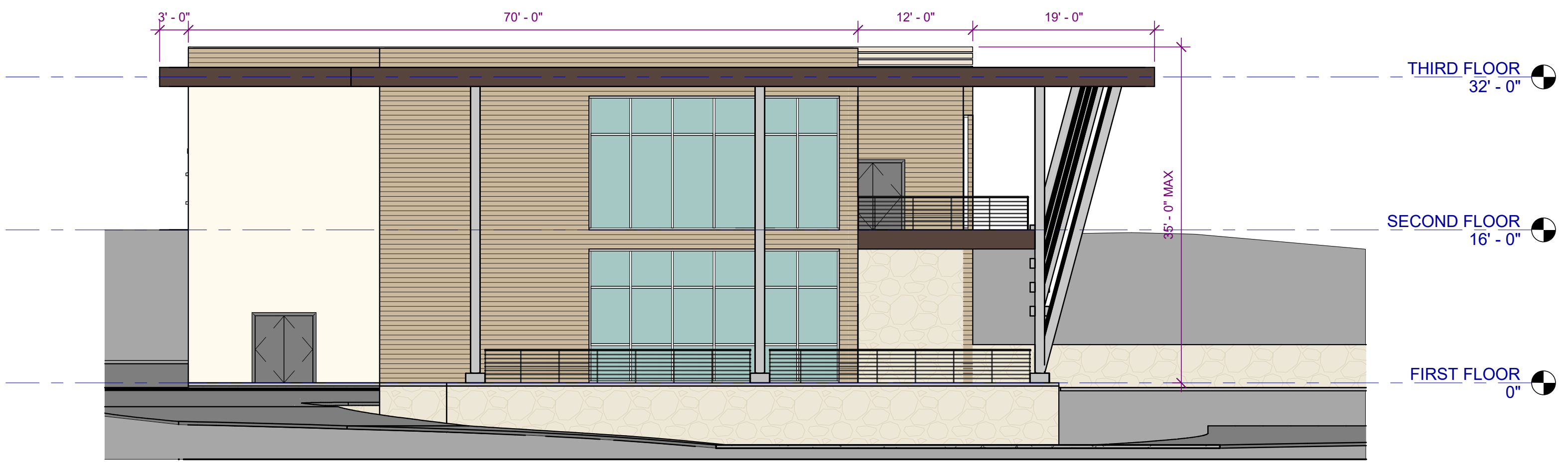
Project No.: 2025032
 Date: 02/17/2026

**EXTERIOR
 ELEVATIONS**

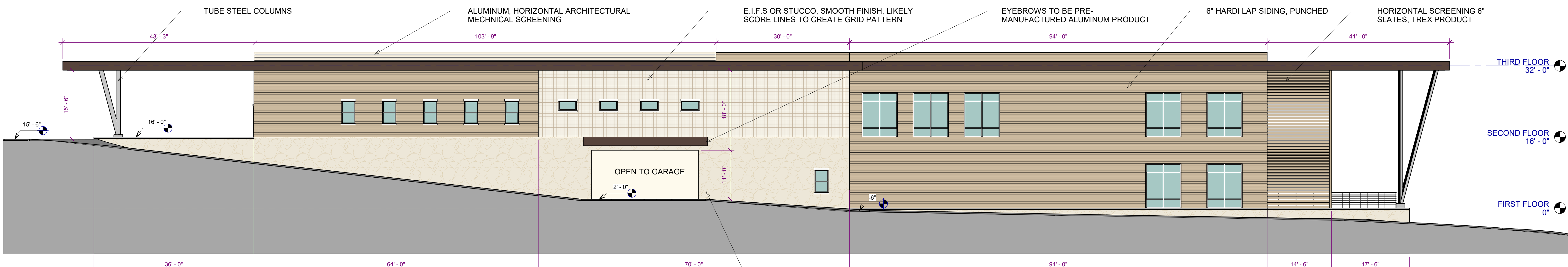
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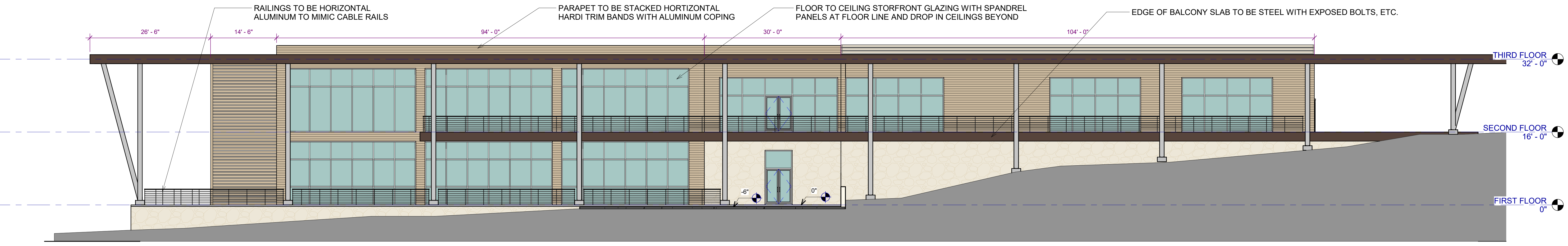
4 WEST ELEVATION
 SCALE: 1" = 10'-0"
 Building height shall not exceed 35 feet above average building elevation



3 EAST ELEVATION
 SCALE: 1" = 10'-0"
 Building height shall not exceed 35 feet above average building elevation



2 SOUTH ELEVATION
 SCALE: 1" = 10'-0"
 Building height shall not exceed 35 feet above average building elevation



1 NORTH ELEVATION
 SCALE: 1" = 10'-0"
 Building height shall not exceed 35 feet above average building elevation

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NO.	DATE	DESCRIPTION
1	02/17/2026	SHORELINE SDP/CUP RESUBMITTAL

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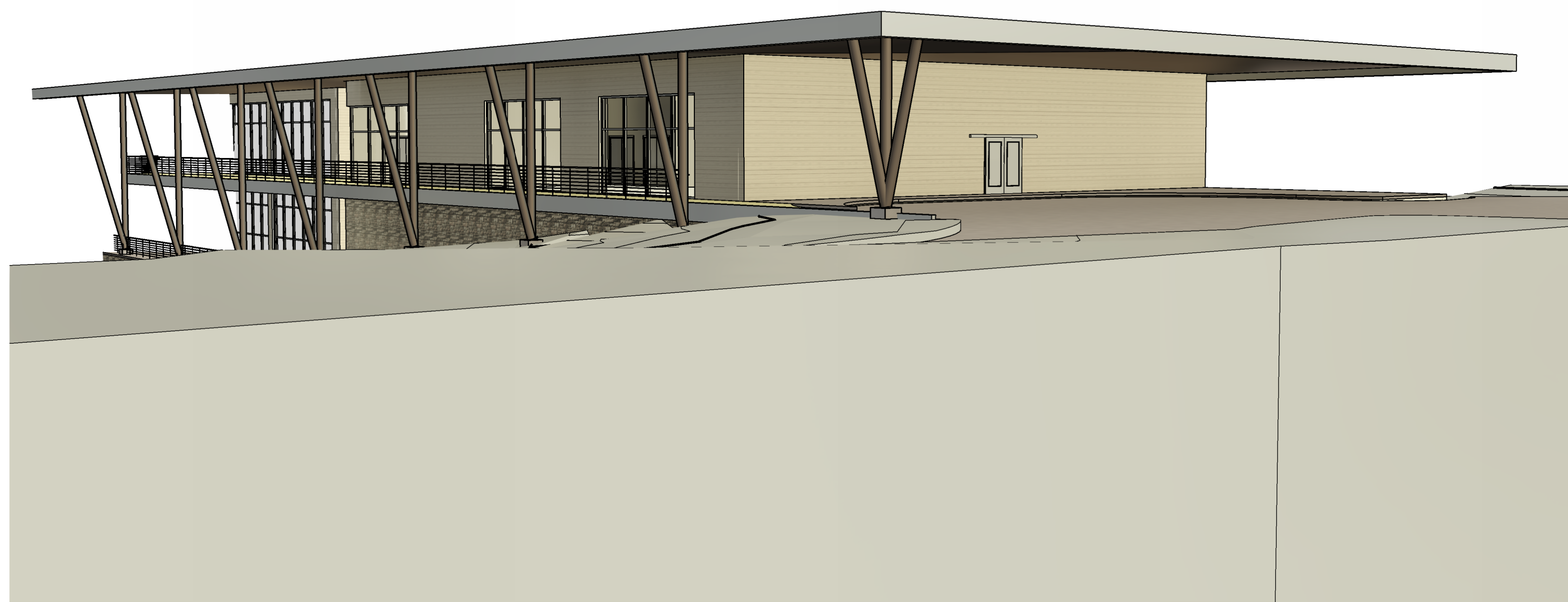
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**SHORELINE
 SDP/CUP
 RESUBMITTAL**

Project No.: 2025032
 Date: 02/17/2026

PERSPECTIVES

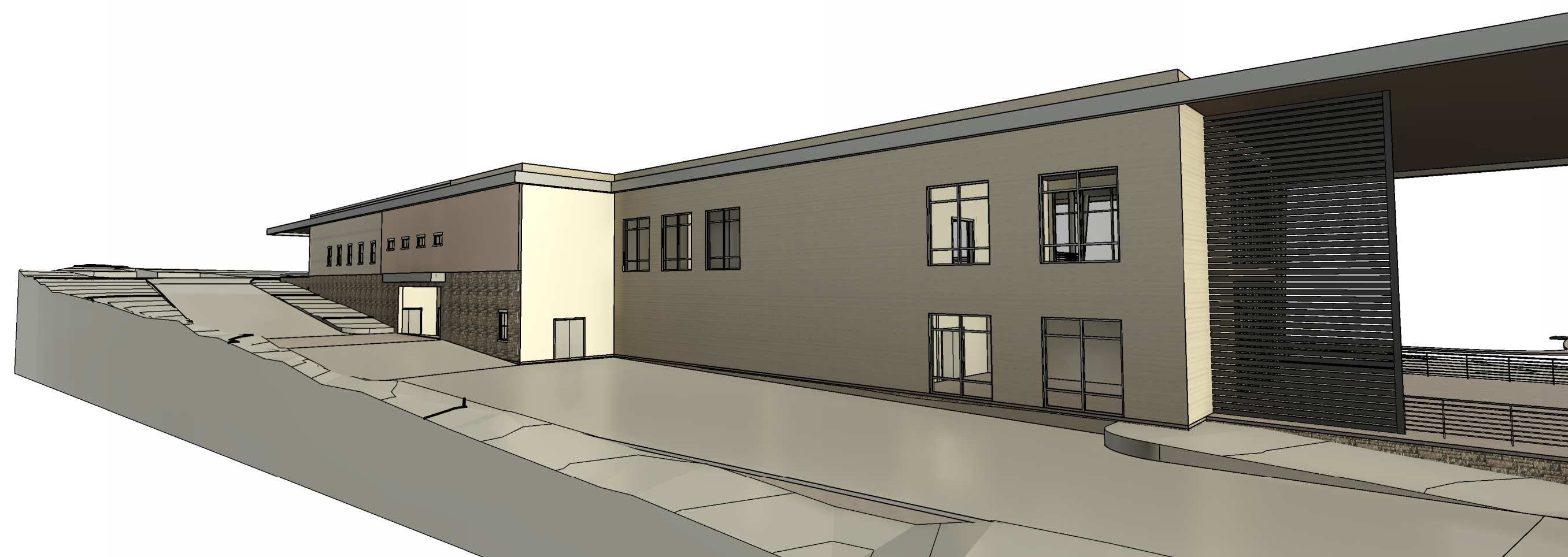
A-201



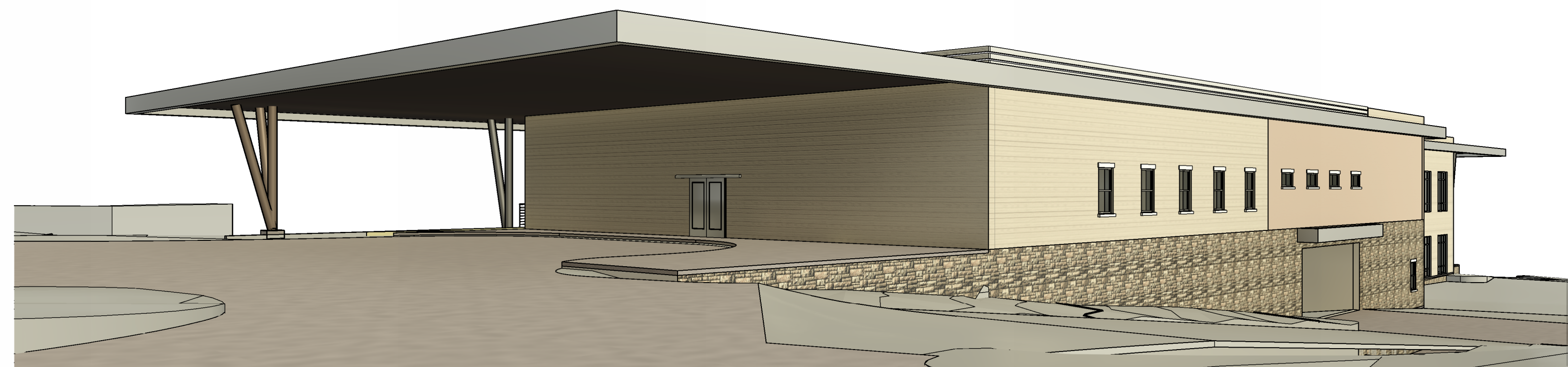
4 NORTH ELEVATION - FRONT ENTRANCE
 A-201 SCALE: 0 10 20 30



2 NORTH ELEVATION- MAIN LEVEL ACCESS
 A-201 SCALE: 0 10 20 30



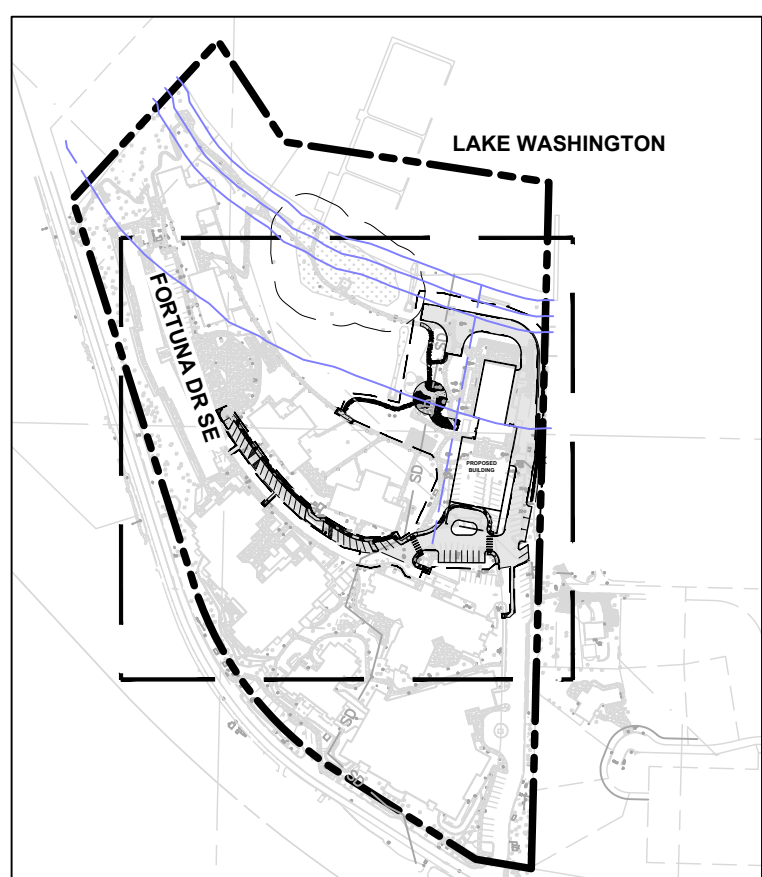
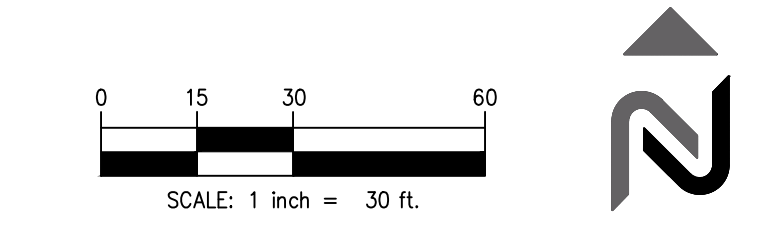
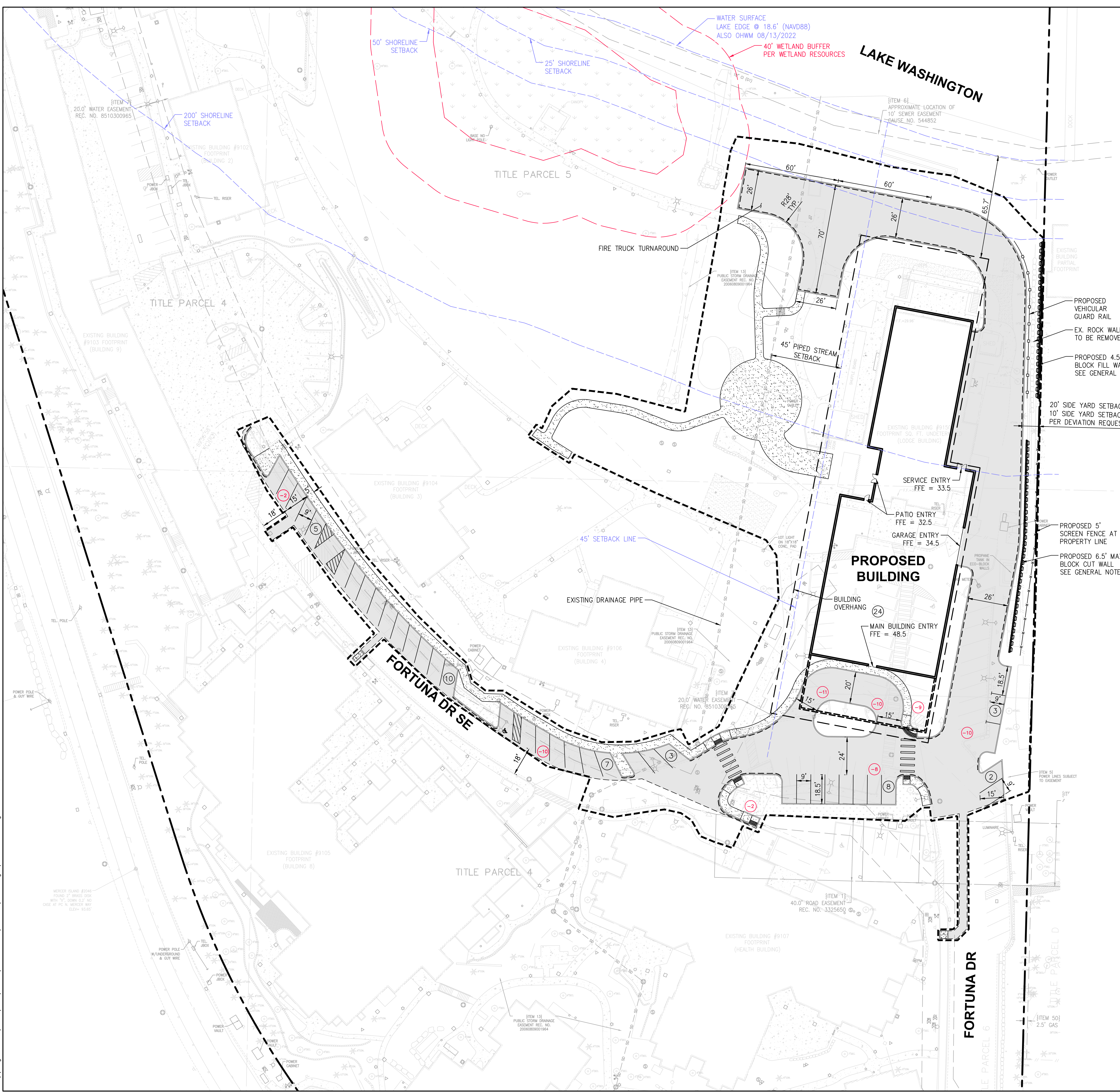
3 SOUTH ELEVATION - ENTRANCE TO PARKING
 A-201 SCALE: 0 10 20 30



1 SOUTH ELEVATION- TOP OF STREET
 A-201 SCALE: 0 10 20 30

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VICINITY MAP
N.T.S. 1

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':	26 (9'x15')
EXTERIOR PARALLEL:	3 (18.5'x9')
EXTERIOR ADA:	1 (9'x15')
TOTAL:	62 STALLS PROPOSED
DELTA:	0 STALLS

OHWM CALCULATIONS:

0-25 FOOT SETBACK:

- TOTAL AREA = 17,585 SF
- AREA OF EXISTING HARDSCAPE = 1,425 SF
- AREA OF EXISTING HARDSCAPE TO REMAIN PLUS PROPOSED HARDSCAPE = 1,425 SF

25-50 FOOT SETBACK:

- TOTAL AREA = 18,031 SF
- AREA OF EXISTING HARDSCAPE = 1,273 SF
- NEW HARDSCAPE = 921 SF
- AREA OF EXISTING HARDSCAPE TO REMAIN PLUS PROPOSED HARDSCAPE = 2,194 SF

DEVELOPMENT WITHIN WETLAND BUFFER:

- TOTAL AREA = 24,147 SF
- AREA OF EXISTING HARDSCAPE = 1,353 SF
- AREA OF EXISTING HARDSCAPE TO REMAIN PLUS PROPOSED HARDSCAPE = 1,353 SF (NO CHANGE)

DEVELOPMENT WITHIN 90-FOOT PIPED STREAM SETBACK:

- TOTAL AREA = 29,561 SF
- AREA OF EXISTING HARDSCAPE = 4,982 SF
- AREA OF EXISTING HARDSCAPE TO REMAIN PLUS PROPOSED HARDSCAPE = 8,307 SF

GENERAL NOTES

- WALL PER PRELIMINARY GEOTECHNICAL RECOMMENDATIONS.

PERMITTING NOTE

- THE PROPOSED PROJECT INCLUDES THE NEW COMMONS BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

TREE NOTES

- TREE NUMBERING AND MINIMUM LIMIT OF DISTURBANCE (MLOD) SHOWN PER TREE SOLUTIONS, INC. ARBORIST REPORT DATED 02/02/2026.

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

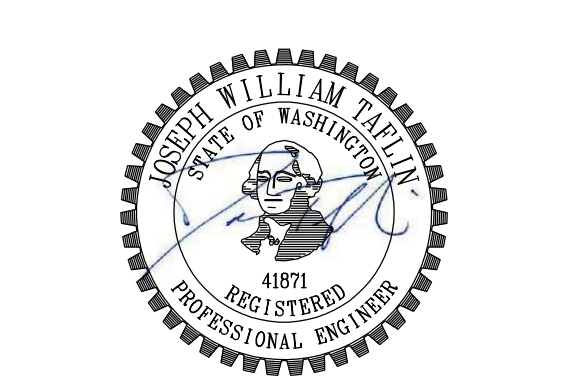
COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

9150 FORTUNA DRIVE
MERCER ISLAND, WA 98040

STAMP



PRELIMINARY
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REVISIONS

REV	ISSUED FOR:	DATE
	SHORELINE SDP/CUP	08.20.25
1	SHORELINE SDP/CUP RESUBMITTAL	02.17.26

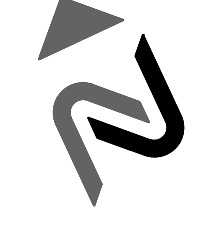
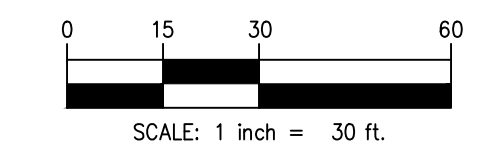


SECTION, TOWNSHIP, RANGE:
SECTION 7, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M.

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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PROJECT NAME

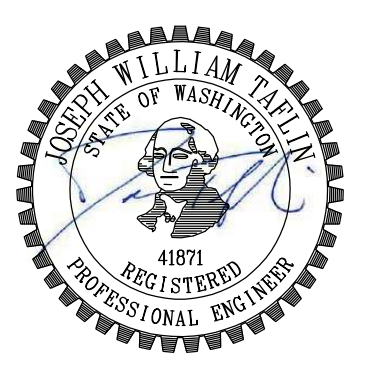
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NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

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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

OHWM
 AREAS
 EXHIBITS

SHEET NUMBER

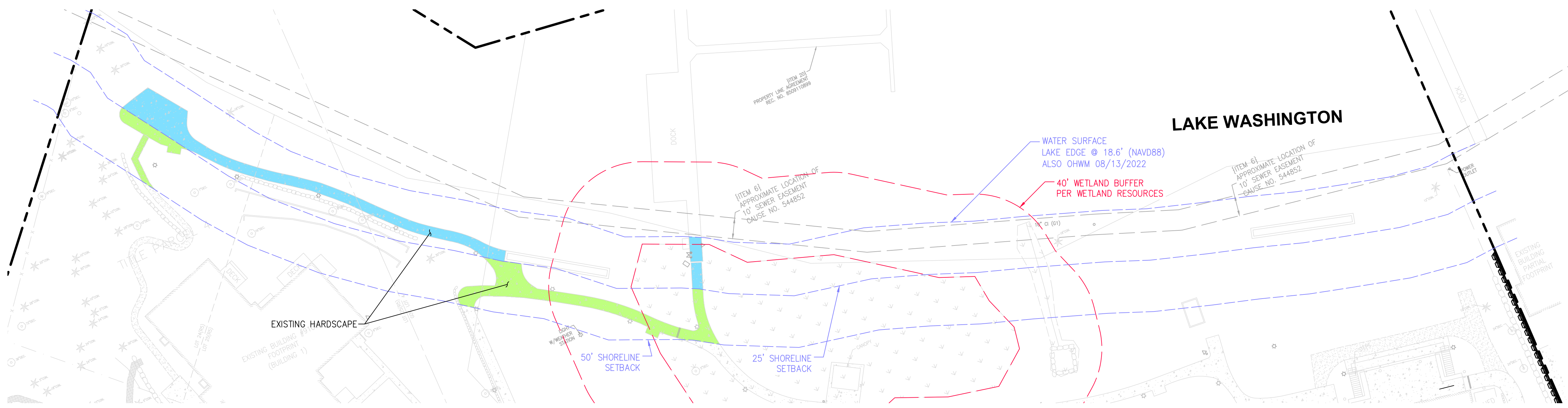
C-1.1



OHWM SETBACK AREAS

OHWM SETBACK AREAS:

- 0-25 FOOT SETBACK
 • TOTAL AREA = 17,585 SF
- 25-50 FOOT SETBACK:
 • TOTAL AREA = 18,031 SF



EXISTING HARDSCAPE AREAS

EXISTING HARDSCAPE:

- 0-25 FOOT SETBACK
 • EXISTING HARDSCAPE = 1,425 SF
- 25-50 FOOT SETBACK:
 • EXISTING HARDSCAPE = 1,273 SF



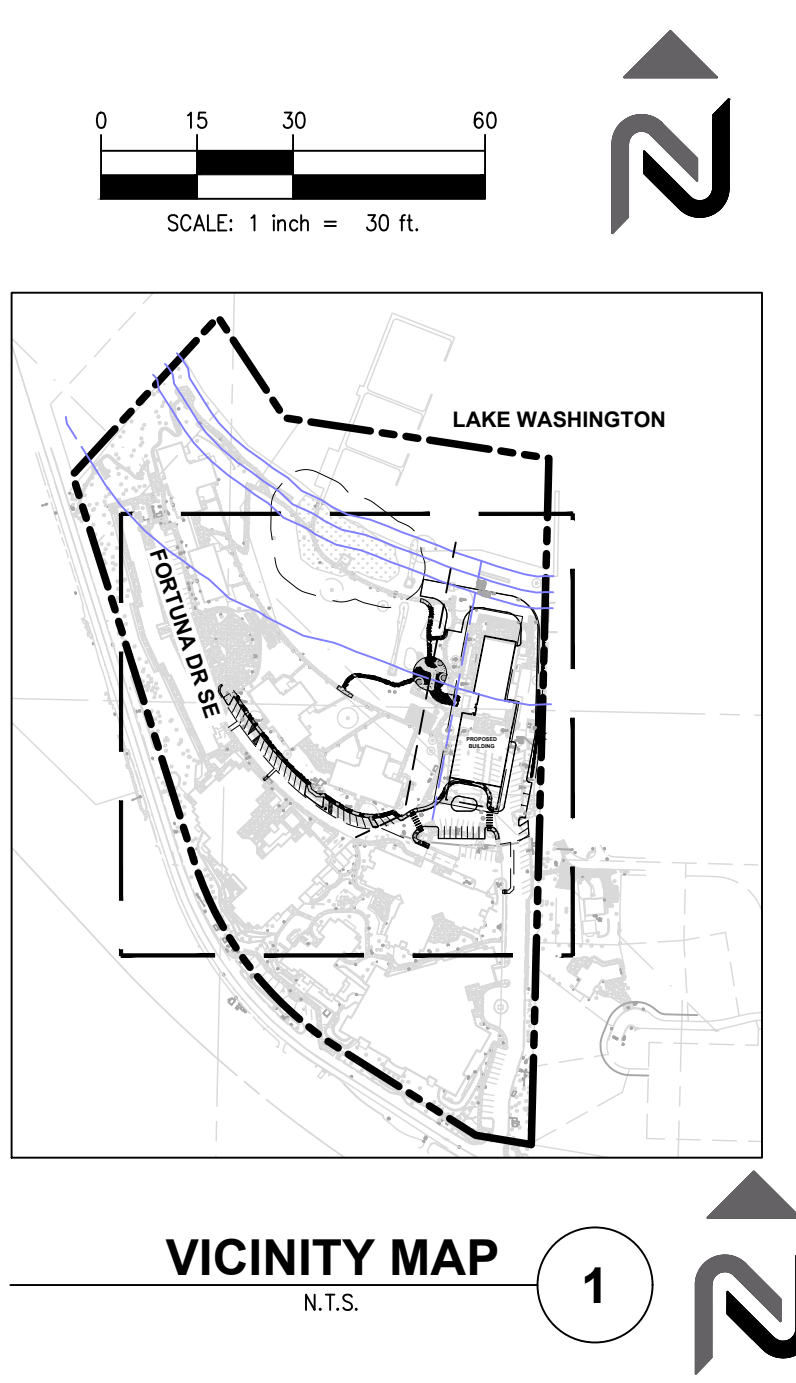
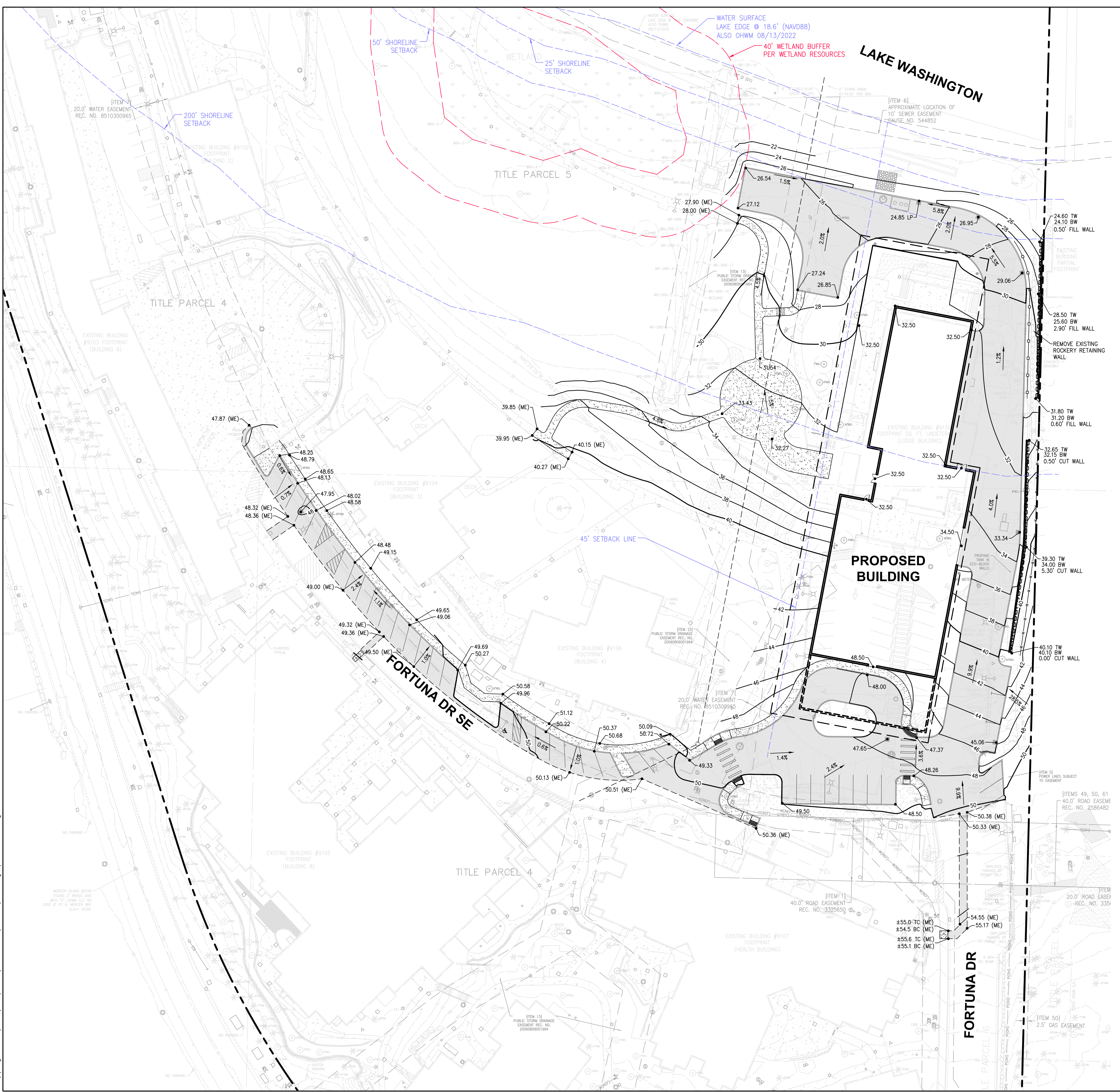
EXISTING TO REMAIN + NEW HARDSCAPE AREAS

EXISTING + NEW HARDSCAPE:

- 0-25 FOOT SETBACK
 • EXISTING HARDSCAPE = 1,425 SF
- 25-50 FOOT SETBACK:
 • EXISTING HARDSCAPE = 1,273 SF
 • NEW HARDSCAPE = 921 SF
 • TOTAL HARDSCAPE = 2,194 SF

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LEGEND

PARCEL LINE	---
EX. BUILDING LINE	---
PROPOSED BUILDING LINE	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EXISTING XXX GRADE	---
RIDGE LINE	---
PROPOSED SPOT ELEVATION	---
SLOPE ARROW	---
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

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 02/02/2026.

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 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

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REVISIONS

REV	ISSUED FOR:	DATE
	SHORELINE SDP/CUP	08.20.25
1	SHORELINE SDP/CUP RESUBMITTAL	02.17.26

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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-2.0

CLIENT/OWNER

COVENANT LIVING

PROJECT NAME

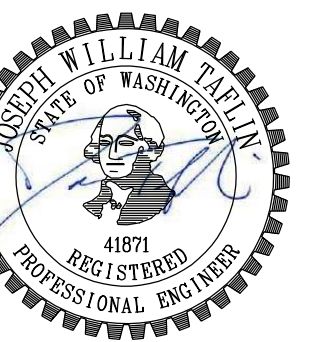
COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

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SECTION, TOWNSHIP, RANGE:

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

PROJECT TEAM

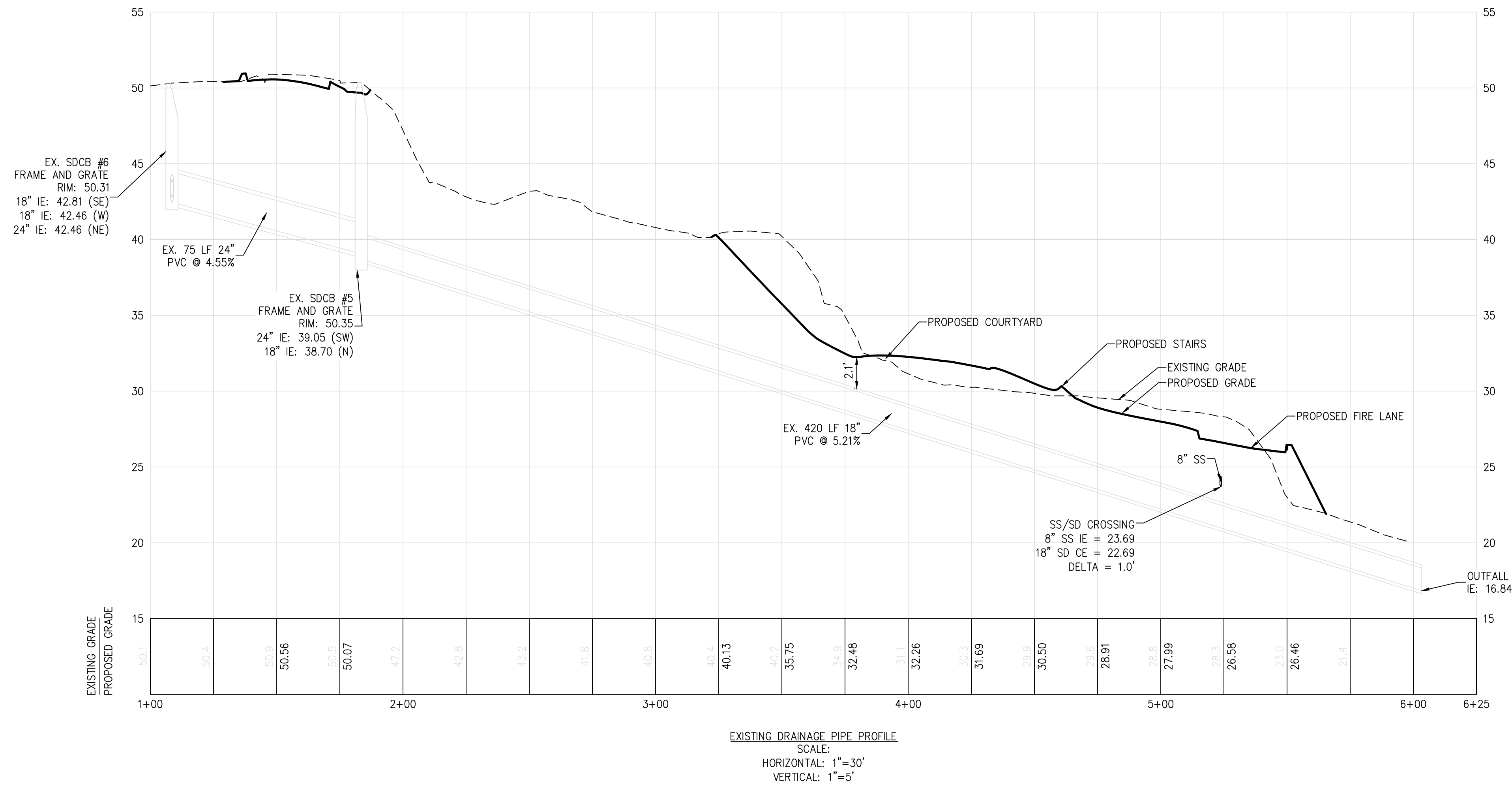
REVIEWED BY: J. TAFLIN, J. GREEN
 DESIGNED BY: D. RIDDLE

SHEET NAME

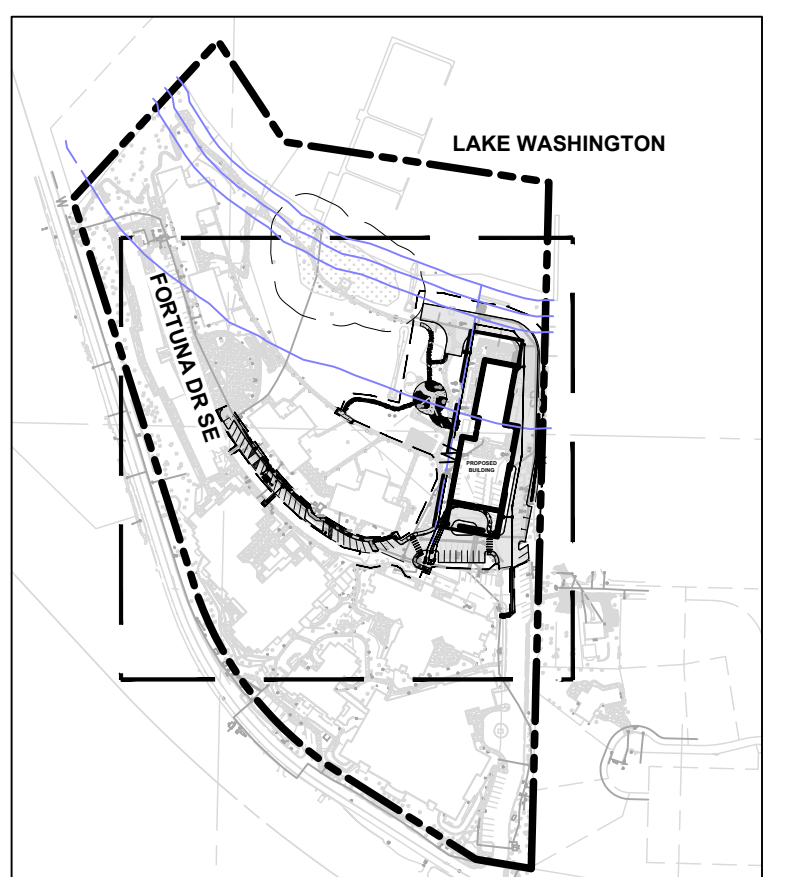
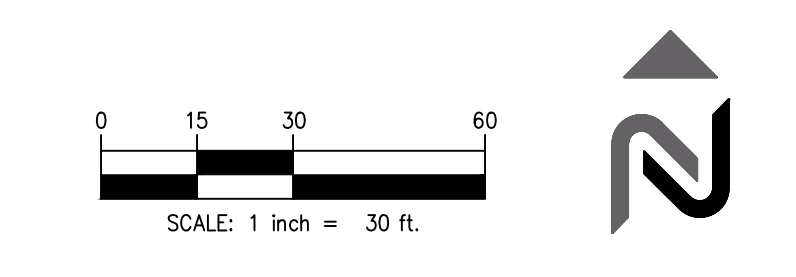
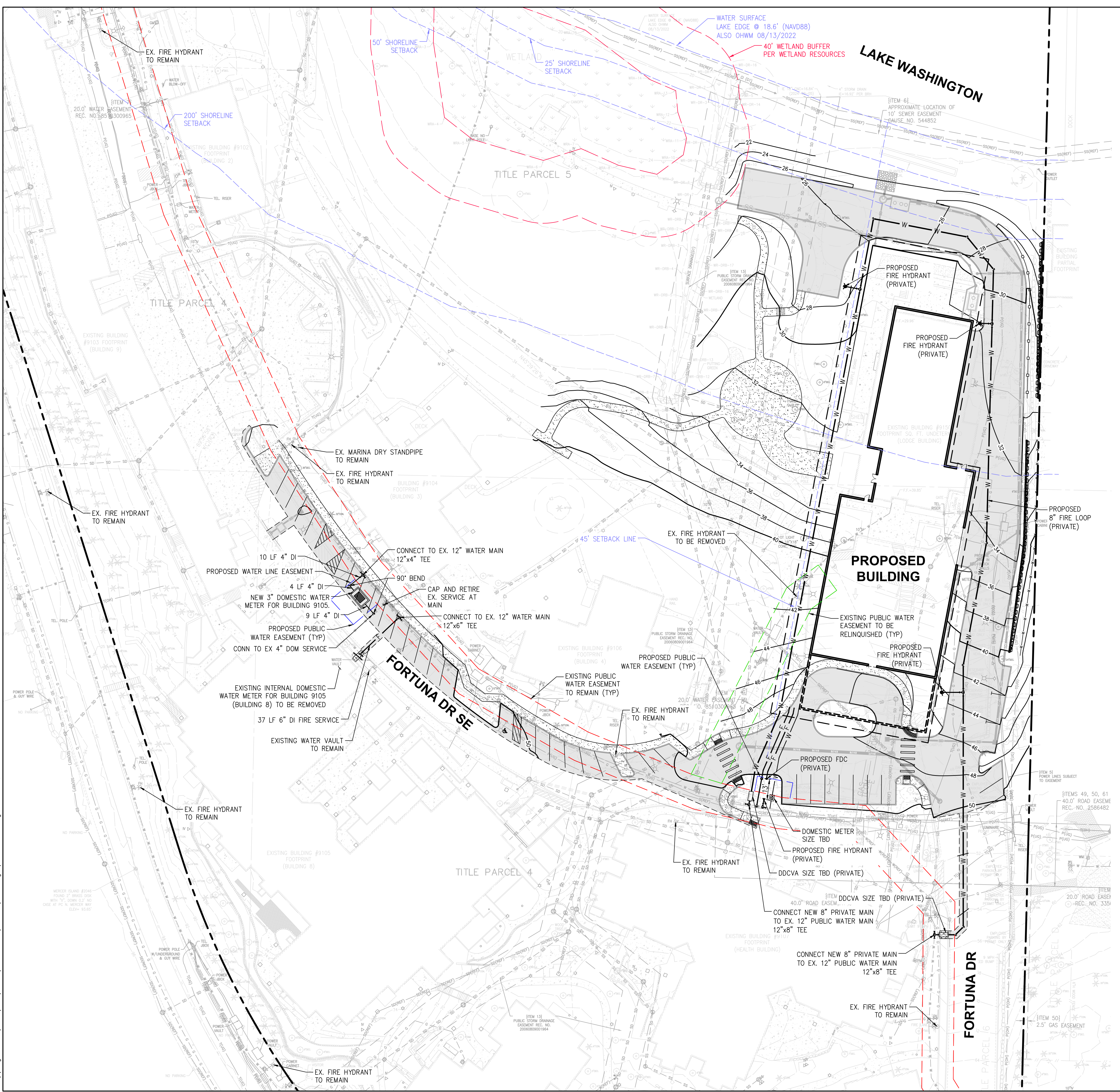
EXISTING DRAINAGE PIPE PROFILE

SHEET NUMBER

C-3.1



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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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bellevue, wa 98004
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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
NOT FOR CONSTRUCTION

REVISIONS

REV	ISSUED FOR:	DATE
	SHORELINE SDP/CUP	08.20.25
1	SHORELINE SDP/CUP RESUBMITTAL	02.17.26



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
WATER
PLAN

SHEET NUMBER

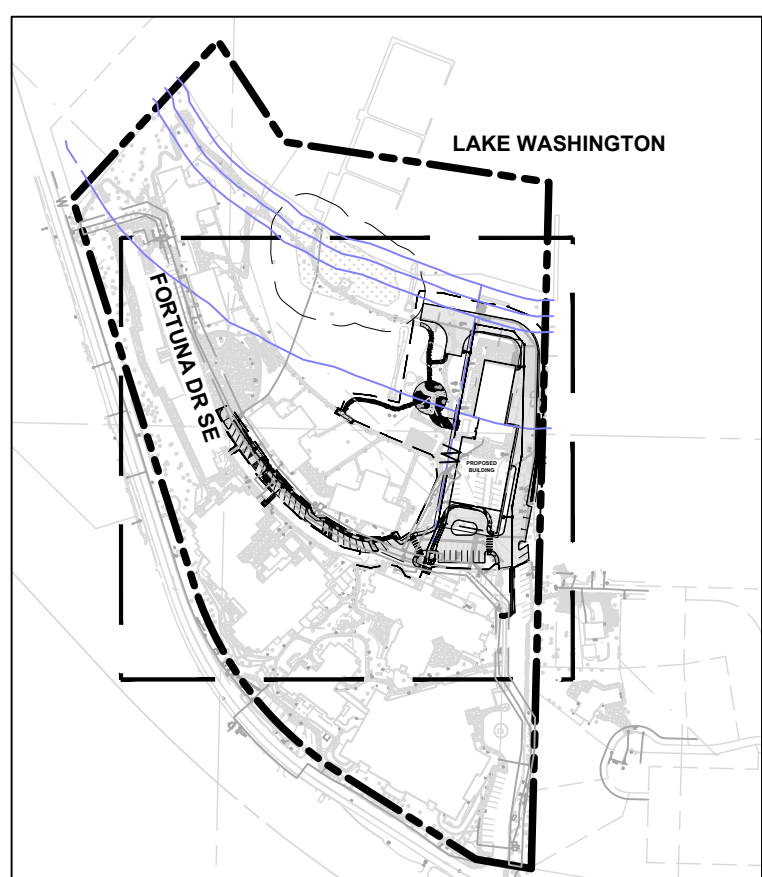
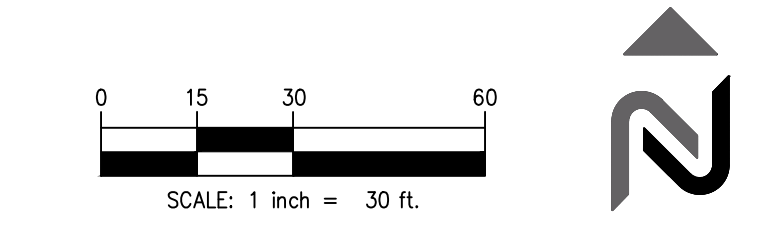
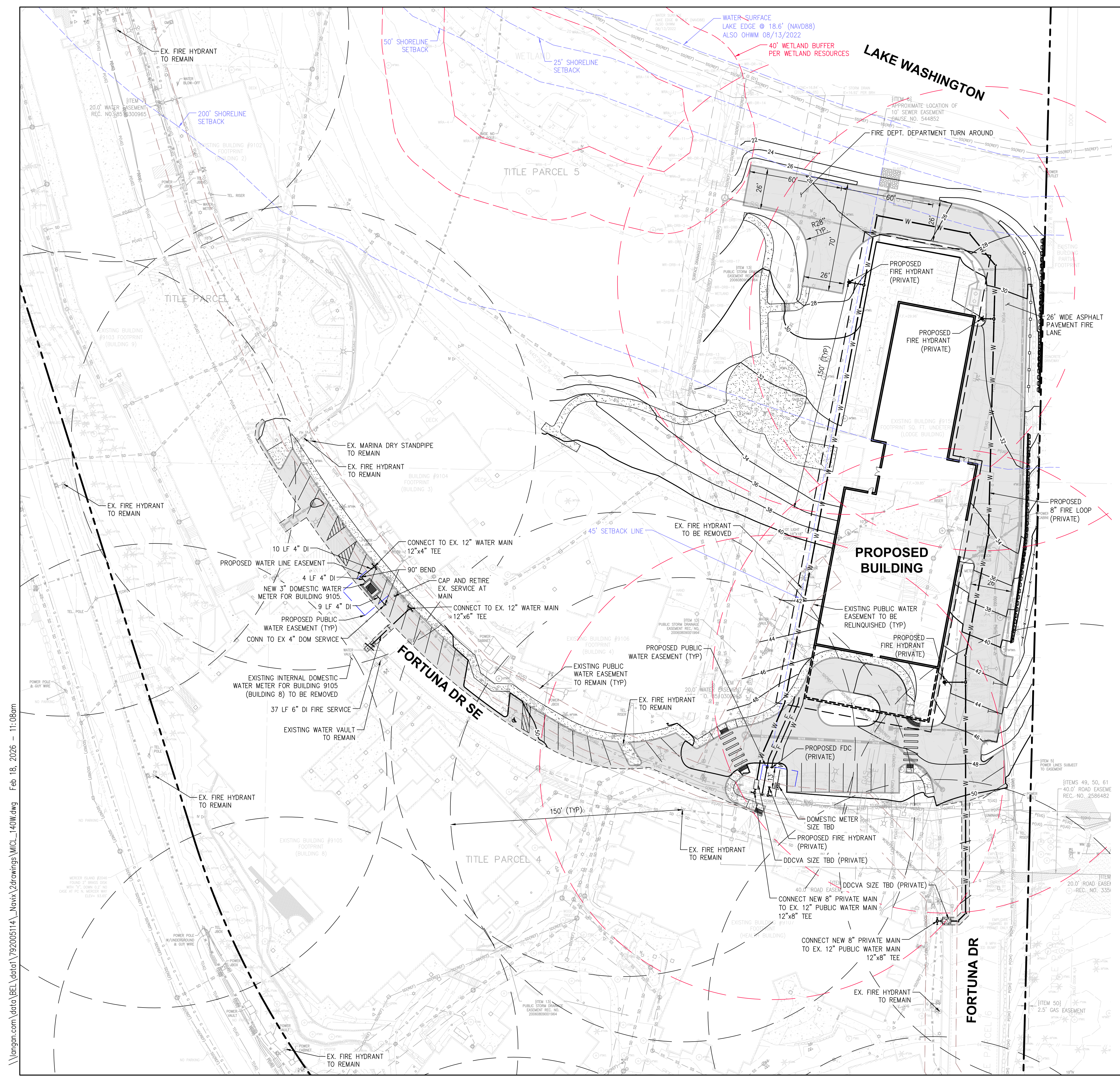
C-4.0

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 02/02/2026.



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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CLIENT/OWNER

COVENANT LIVING

PROJECT NAME

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NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

**9150 FORTUNA DRIVE
MERCER ISLAND, WA 98040**

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

REV	ISSUED FOR:	DATE
	SHORELINE SDP/CUP	08.20.25
1	SHORELINE SDP/CUP RESUBMITTAL	02.17.26



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

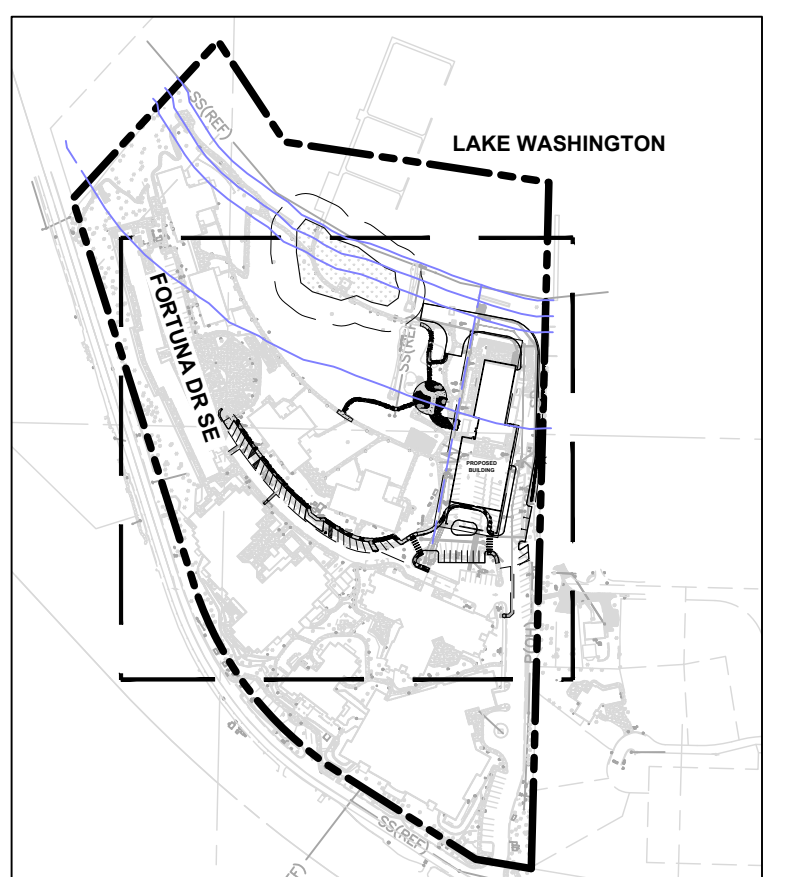
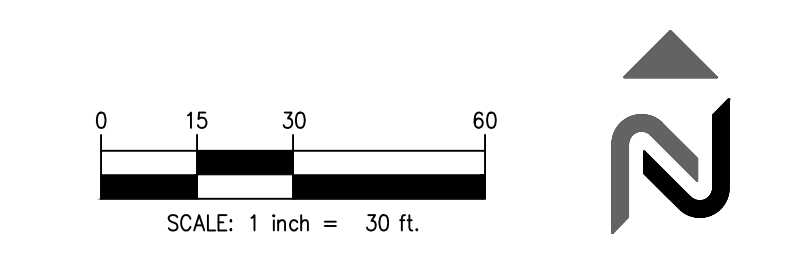
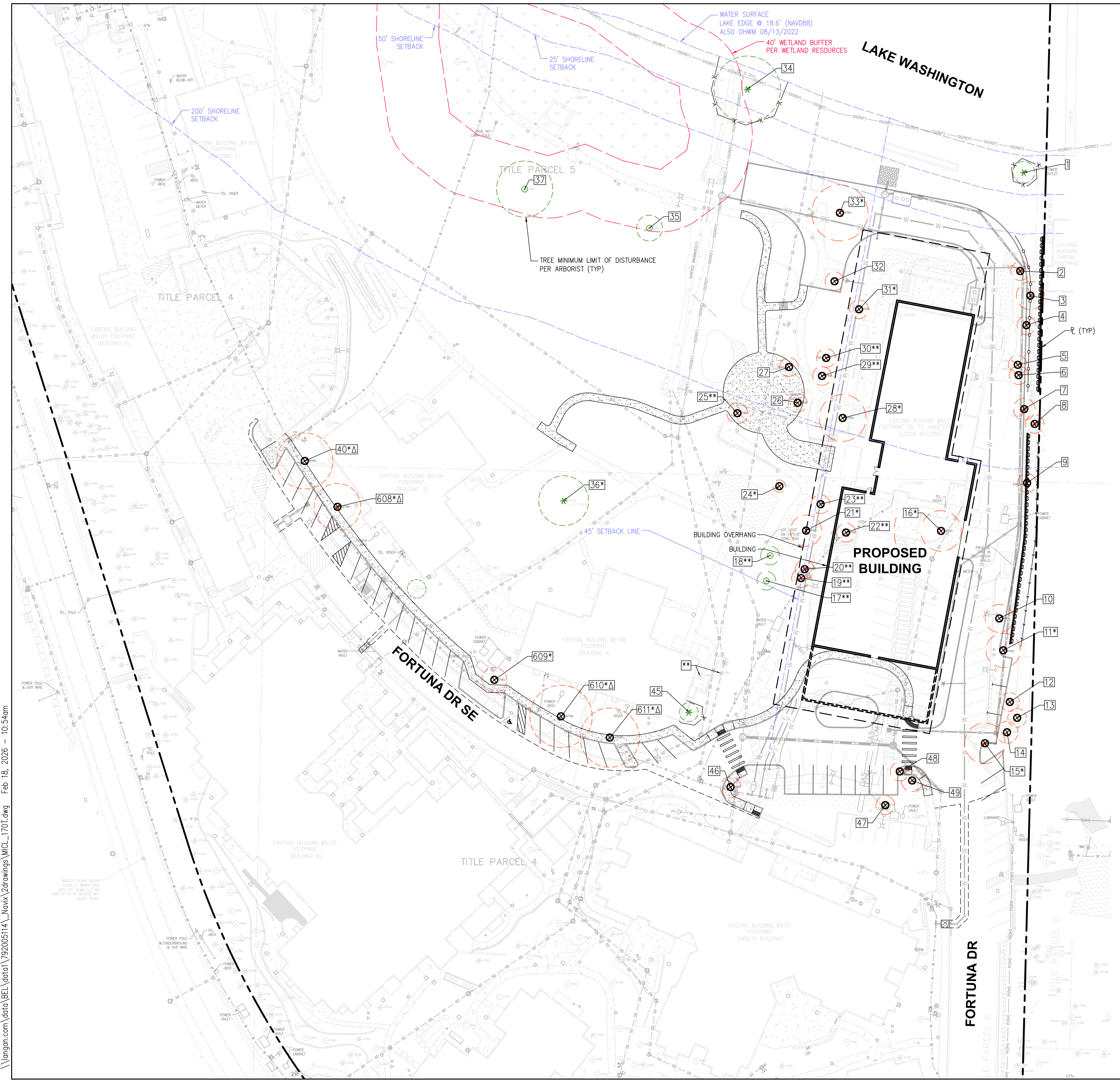
SHEET NAME
**PRELIMINARY
FIRE HYDRANT
COVERAGE
PLAN**

SHEET NUMBER
C-4.1

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 02/02/2026.

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LEGEND

PARCEL LINE	---
TREE PROTECTION FENCING (BMP: T101)	-X-X-
TREE TO REMAIN WITH MLOD PER ARBORIST	⊗
TREE TO BE REMOVED WITH MLOD PER ARBORIST	⊗
TREE NOT EXAMINED	⊗
TREE ID NO.	10

* EXCEPTIONAL TREE PER ARBORIST REPORT
 ** NOT REGULATED TREE PER ARBORIST REPORT
 Δ TREE REMOVED UNDER PERMIT 2601-021

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PROJECT NAME

COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

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 MERCER ISLAND, WA 98040**

STAMP



PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

REV	ISSUED FOR:	DATE
	SHORELINE SDP/CUP	08.20.25
1	SHORELINE SDP/CUP RESUBMITTAL	02.17.26



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

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 02/02/2026.

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PROJECT NAME

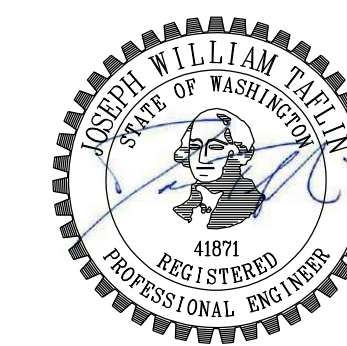
COVENANT LIVING

NAVIX PROJECT NUMBER: 50-712-001

PROJECT ADDRESS

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MERCER ISLAND, WA 98040

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PRELIMINARY
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REVISIONS

REV	ISSUED FOR:	DATE
	SHORELINE SDP/CUP	08.20.25
1	SHORELINE SDP/CUP RESUBMITTAL	02.17.26



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

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 02/02/2026.



Table of Trees
9150 Fortuna Drive
Mercer Island, WA

Arborist: JG
Date of Inventory: June 25, 2025
Table Updated: January 30, 2026

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 (MLOD) is defined as 1 times trunk diameter or 6 feet, whichever is greater. Recommended Limit of Disturbance (RLDD) is 8 times trunk diameter or greater depending on tree species and/or condition. Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Exceptional Threshold	Exceptional	24-inch DSH or Greater	MLOD (feet)	RLDD (feet)	Proposed Action	Replacement Trees	Notes
1	Metrosagitta phytostrobiloides	Dawn redwood	17.3		Good	Good	14				7	12	Retain		Good candidate for retention
2	Metrosagitta phytostrobiloides	Dawn redwood	16.5		Good	Good	13				6	10	Remove	2	Small mechanical damage on west side of trunk one foot up
3	Cercidiphyllum japonicum	Katsura	22.2		Good	Good	22	30.0			9	15	Remove	2	Deadwood up to 1-inch diameter; DSH taken at narrowest point below union
4	Cercidiphyllum japonicum	Katsura	14.2	7.7,8.3,8.6	Good	Good	17	30.0			6	9	Remove	2	Asymmetrical canopy to north
5	Cercidiphyllum japonicum	Katsura	13.7	5.4,5.4,5.6, 6.4,7	Good	Good	14	30.0			6	9	Remove	2	Asymmetrical canopy to north
6	Cercidiphyllum japonicum	Katsura	12.9	5.4,5.5,6.8, 7.8	Good	Good	14	30.0			6	9	Remove	2	Asymmetrical canopy to north
7	Pinus nigra	Austrian black pine	17.8		Good	Good	20	24.0			7	12	Remove	2	Codominant stems at 12 feet with included bark; river rocks piled up at base of tree
8	Pinus nigra	Austrian black pine	13.4		Good	Good	15	24.0			6	9	Remove	2	Codominant stems at 12 feet with included bark; river rocks piled up at base of tree
9	Ulmus americana	American elm	0.0		0	30.0					6	0	Remove	2	Dead
10	Acer rubrum	Red maple	21.4		Good	Good	25	25.0			9	14	Remove	2	1 inch diameter surface roots up to four feet from trunk
11	Acer rubrum	Red maple	26.0		Good	Good	27	25.0	Exceptional-Size	Yes	11	17	Remove	6	Codominant stems at five feet
12	Acer rubrum	Red maple	13.2		Good	Good	38	25.0			6	9	Remove	2	Phototoxic stain to west over parking lot
13	Acer rubrum	Red maple	13.6		Good	Good	28	25.0			6	9	Remove	2	2-inch diameter surface roots up to five feet from base of tree
14	Acer rubrum	Red maple	17.7		Good	Good	27	25.0			7	12	Remove	2	Growing phototropically to south and north
15	Thuja plicata	Western redcedar	31.1	15.1,15.5,15.1, 5.5,15.9	Fair	Fair	19	30.0	Exceptional-Size	Yes	13	21	Remove	6	Codominant stems 1.3 feet above grade; included bark between west leaders; all four leaders have top dieback and thin canopies
16	Ulmus americana	American elm	30.3		Good	Good	44	30.0	Exceptional-Size	Yes	13	20	Remove	6	Trunk splits at 10 feet and has epicormic shoots up to 30 feet; well balanced crown
17	Comus florida	Eastern dogwood	4.9		Fair	Good	12	12.0			6	3	Retain		Not regulated - under-size; sentimental value for community
18	Acer palmatum	Japanese maple	5.5	2.5,3.2,5.3	Good	Good	9	12.0			6	4	Retain		Not regulated - under-size; sentimental value for community
19	Thuja plicata	Western redcedar	9.5		Good	Good	8	30.0			6	6	Remove	1	Slightly sparse canopy; limited rooting space in median planter
20	Thuja plicata	Western redcedar	8.6		Good	Good	10	30.0			6	6	Remove	1	Slightly sparse canopy; limited rooting space in median planter

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Table of Trees
9150 Fortuna Drive
Mercer Island, WA

Arborist: JG
Date of Inventory: June 25, 2025
Table Updated: January 30, 2026

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Exceptional Threshold	Exceptional	24-inch DSH or Greater	MLOD (feet)	RLDD (feet)	Proposed Action	Replacement Trees	Notes
616	Caryocarpus heterophyllus	Leyland cypress	19.0		Good	Good	17		Exceptional-Grove		8	13	Retain		Wound on north side of trunk with good reaction wood; surface roots present up to five feet from base of tree
617	Salix matricaria 'Tortuosa'	Corkscrew willow	16.6		Fair	Good	28		Exceptional-Grove		7	11	Retain		Signs of bacterial twig blight; some deadwood
618	Thuja plicata	Western redcedar	15.8		Good	Good	16	30.0	Exceptional-Grove		7	11	Retain		Asymmetrical canopy to north; shared canopy with tree 619
619	Thuja plicata	Western redcedar	24.1		Good	Good	19	30.0	Exceptional-Grove	Yes	10	16	Retain		Well balanced crown; surface roots present; mechanical damage on west side of trunk two feet up
620	Pseudotsuga menziesii	Douglas fir	37.0		Good	Good	17	30.0	Exceptional-Size	Yes	15	25	Retain		Dominant tree; 3-inch hanger on south side
621	Acer macrophyllum	Bigleaf maple	20.4	11.2,12.1	Good	Fair	31	30.0	Exceptional-Grove		9	14	Retain		Growing phototropically to south; deadwood up to 2.5-inches diameter; previous leader failure with cavity at base of both stems
622	Acer macrophyllum	Bigleaf maple	13.7	11.5,5.5,2.5, 3	Good	Fair	21	30.0	Exceptional-Grove		6	9	Retain		Topped previously at five feet and retained; large hollowed out cavity with decay present at topped point; woodchip mulch pile at base
623	Thuja plicata	Western redcedar	14.6		Good	Good	20	30.0	Exceptional-Grove		6	10	Retain		Shared canopy with tree 624
624	Acer macrophyllum	Bigleaf maple	34.3	21.1,27.1	Good	Good	26	30.0	Exceptional-Size	Yes	14	23	Retain		Codominant stems at two feet; dominant tree
625	Thuja plicata	Western redcedar	20.1	7,18.8	Good	Good	14	30.0	Exceptional-Grove		8	13	Retain		Growing directly into canopy of tree 624
626	Arbutus menziesii	Pacific madrone	11.6		Good	Good	27	6.0	Exceptional-Size		6	8	Retain		Growing phototropically to northeast
627	Thuja plicata	Western redcedar	26.4	10.5,16.6,1 7.7	Good	Good	20	30.0	Exceptional-Grove	Yes	11	18	Retain		Codominant stems at base
628	Thuja plicata	Western redcedar	26.6		Good	Good	16	30.0	Exceptional-Grove	Yes	11	18	Retain		Clearance pruned away from utility lines; DSH taken at narrowest point below union
629	Pseudotsuga menziesii	Douglas fir	33.6		Good	Good	13	30.0	Exceptional-Size	Yes	14	22	Retain		Ivy growing up trunk to at least 35 feet; dominant tree
630	Thuja plicata	Western redcedar	35.8		Good	Good	22	30.0	Exceptional-Size	Yes	15	24	Retain		Large wound on south side of trunk from base to 10 feet; good reaction wood around it
631	Thuja plicata	Western redcedar	14.0		Good	Good	15	30.0	Exceptional-Grove		6	9	Retain		Slightly sparse canopy; codominant stems at 15 feet and leaders are well kept
632	Thuja plicata	Western redcedar	12.2	8.3,8.9	Good	Good	12	30.0	Exceptional-Grove		6	8	Retain		Codominant stems at two feet
633	Thuja plicata	Western redcedar	14.5		Fair	Good	19	30.0	Exceptional-Grove		6	10	Retain		Sparse canopy; surrounded by compacted paths and parking spot
A	Thuja plicata	Western redcedar	13.0		Good	Good	17	30.0	Exceptional-Grove		6	9	Retain		
B	Thuja plicata	Western redcedar	12.0		Good	Good	17	30.0	Exceptional-Grove		6	8	Retain		

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Table of Trees
9150 Fortuna Drive
Mercer Island, WA

Arborist: JG
Date of Inventory: June 25, 2025
Table Updated: February 6, 2026

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Exceptional Threshold	Exceptional	24-inch DSH or Greater	MLOD (feet)	RLDD (feet)	Proposed Action	Replacement Trees	Notes
21	Prunus serrulata 'Shirofugen'	Flowering cherry	23.9		Good	Good	17	23.0	Exceptional-Size		10	16	Remove	6	Swollen graft union near base of trunk, but appears sound
22	Styrax obssia	Big-leafed styrax	5.9		Good	Good	9	30.0			6	4	Remove	1	Not regulated - under-size
23	Styrax obssia	Big-leafed styrax	4.2		Good	Good	8	30.0			6	3	Remove	1	Not regulated - under-size
24	Acer palmatum	Japanese maple	13.2	5.6,5.5,5.8, 8.8	Excellent	Good	16	12.0	Exceptional-Size		6	9	Retain		1 inch surface roots three feet from base of tree; community sentimental value
25	Acer palmatum	Japanese maple	8.0	5.7,3.5,4.3	Good	Good	13	12.0			6	5	Retain		Not regulated - under-size; sentimental value for community
26	Prunus serrulata	Flowering cherry	8.4		Fair	Fair	14	23.0			6	6	Remove	1	Not regulated - under-size; unhealthy, thin canopy with signs of shothead fungus and brown rot; shade suppressed
27	Abies pulchris	Sitk tree	0.0		0	30.0					6	0	Remove	2	Dead
28	Ulmus americana	American elm	36.2		Good	Good	47	30.0	Exceptional-Size	Yes	15	24	Remove	6	Trunk splits at 13 feet and has epicormic shoots up to 30 feet; appears healthy otherwise
29	Prunus campanulata	Taiwanese cherry	8.7		Fair	Good	17	23.0			6	6	Remove	1	Not regulated - under-size; signs of shothead fungus and brown rot
30	Prunus campanulata	Taiwanese cherry	7.8		Fair	Good	20	23.0			6	5	Remove	1	Not regulated - under-size; signs of shothead fungus and brown rot
31	Acer palmatum	Japanese maple	15.5		Good	Good	15	12.0	Exceptional-Size		6	10	Remove	6	Codominant at base with included bark up to three feet; some dead branches in canopy
32	Prunus campanulata	Taiwanese cherry	10.5		Fair	Good	15	23.0			6	7	Remove	2	Signs of shothead fungus and brown rot
33	Salix babingtoniae 'Pendula'	Weeping willow	42.6		Good	Fair	28		Exceptional-Size	Yes	18	28	Remove	6	Previously failed at 10 feet, but has regenerated very well and formed entirely new canopy
36	Thuja plicata	Western redcedar	37.3		Good	Good	24	30.0	Exceptional-Size	Yes	16	25	Retain		Slight corrected lean to south; previously topped at 25 feet and regenerated full canopy
45	Rhododendron sp.	Tree rhododendron	11.4	5.4,5.4,8.4	Good	Good	13				6	8	Retain		Growing eastward away from building
47	Betula papyrifera	Paper birch	10.5		Good	Fair	17	20.0			6	7	Remove	2	Signs of bronze birch borer in upper crown; deadwood up to 2.5 inches diameter
48	Acer rubrum	Red maple	0.0		0	25.0					6	0	Remove	6	Dead
49	Ulmus pumila	Siberian elm	12.9		Good	Good	19				7	12	Remove	2	
609	Crataegus phoenopygium	Washington hawthorn	19.2	9.8,10.5,12.7	Good	Good	20	9.0	Exceptional-Size		8	13	Remove	6	
612	Thuja heterophylla	Western hemlock	33.9		Good	Good	30	24.0	Exceptional-Size	Yes	14	23	Retain		Previously topped at 15 feet; reiterated to form new canopy; large wound with good reaction wood on south side
613	Thuja plicata	Western redcedar	10.0		Good	Good	12	30.0	Exceptional-Grove		6	7	Retain		
614	Crataegus monogyna	Common hawthorn	10.2		Good	Good	10		Exceptional-Grove		6	7	Retain		
615	Prunus domestica	Common plum	13.5		Good	Fair	12		Exceptional-Grove		6	9	Retain		Overgrown; signs of branch failures from lack of; deadwood present

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Table of Trees
9150 Fortuna Drive
Mercer Island, WA

Arborist: JG
Date of Inventory: June 25, 2025
Table Updated: January 30, 2026

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Exceptional Threshold	Exceptional	24-inch DSH or Greater	MLOD (feet)	RLDD (feet)	Proposed Action	Replacement Trees	Notes
C	Thuja plicata	Western redcedar	13.0		Good	Good	16	30.0	Exceptional-Grove		6	9	Retain		
D	Thuja plicata	Western redcedar	12.0		Good	Good	16	30.0	Exceptional-Grove		6	8	Retain		
E	Thuja plicata	Western redcedar	10.0		Good	Good	13	30.0	Exceptional-Grove		6	7	Retain		

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