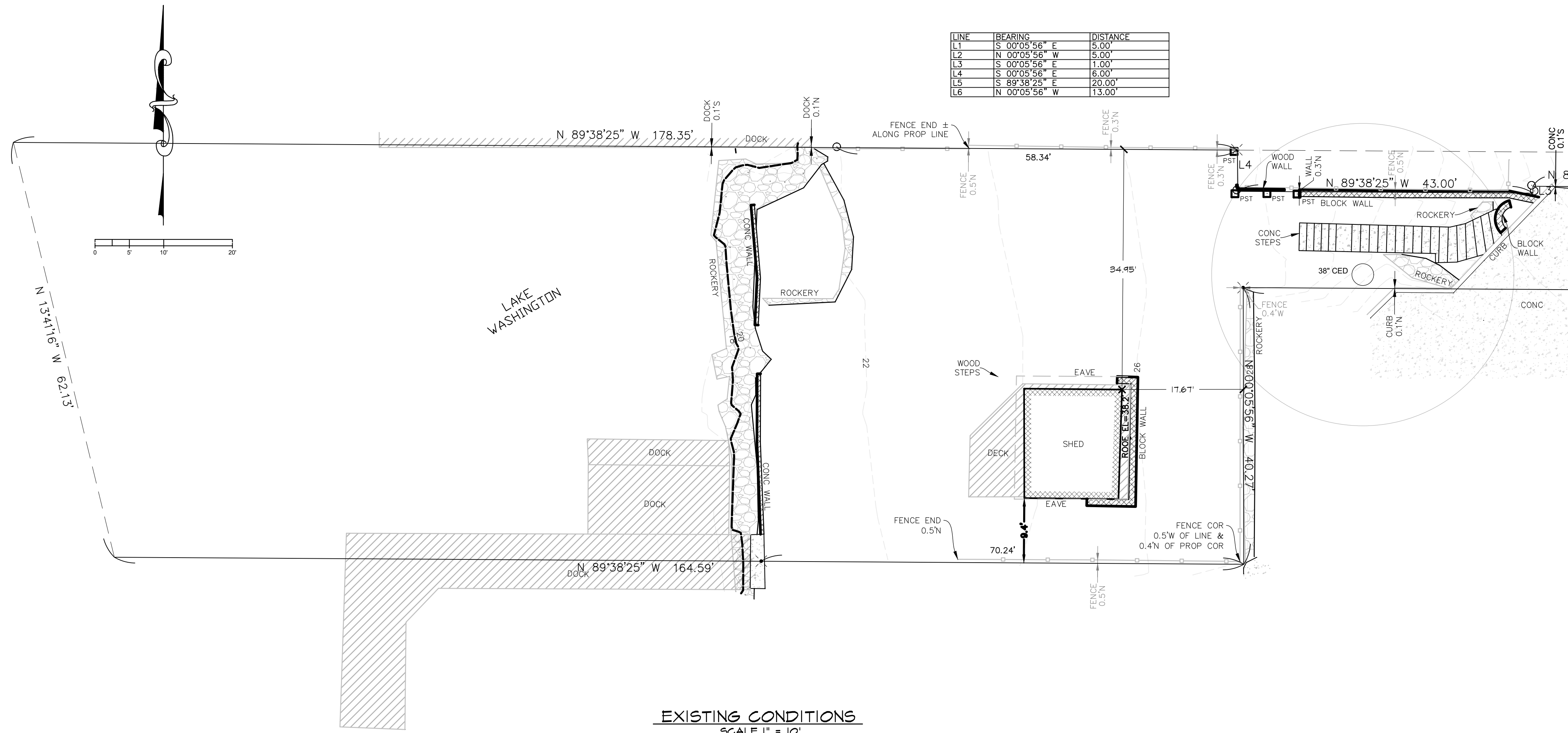
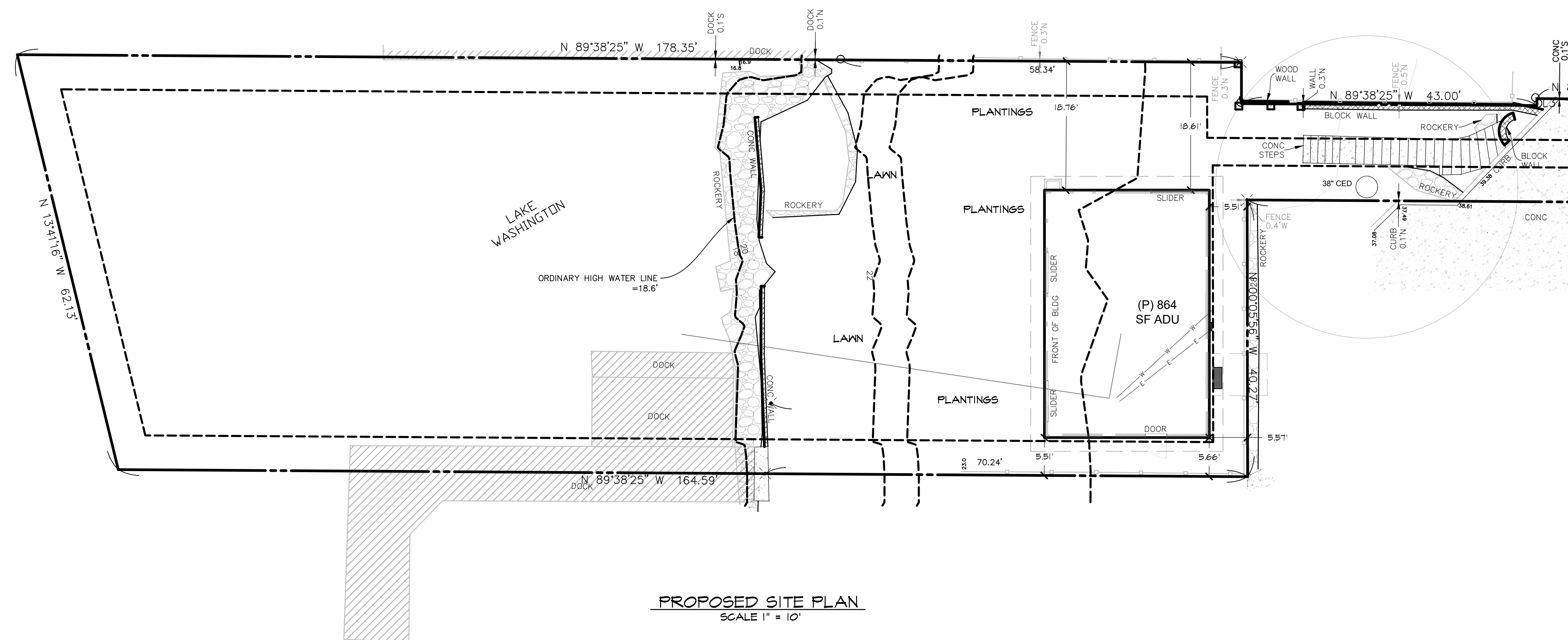


LINE	BEARING	DISTANCE
L1	S 00°05'56" E	5.00'
L2	N 00°05'56" W	43.00'
L3	S 00°05'56" E	1.00'
L4	S 00°05'56" E	6.00'
L5	S 89°38'25" E	20.00'
L6	N 00°05'56" W	13.00'



EXISTING CONDITIONS
SCALE 1" = 10'



PROPOSED SITE PLAN
SCALE 1" = 10'



OWNER
DAVID DO & KIM THIEN NGUYEN
4649 FOREST AVE SE
MERCER ISLAND, WA 98040

LANDSCAPE ARCHITECT
JOHN RUBENKONIG, ASLA
RUBENKONIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW, EDMONDS, WA 98026
206.491.9621
RUBENKONIGPLA@MSN.COM

SITE DATA
4649 FOREST AVE SE, MERCER ISLAND, WA 98040
TAX ID # 404500-0080

LEGAL DESCRIPTION
THAT PORTION OF LOTS 15 AND 16, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 85, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 15 WHICH POINT IS 20 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 40 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 15 FEET;
THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 20 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 41 FEET;
THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 137 FEET;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 16 AND 15, A DISTANCE OF 40.27 FEET;
THENCE WESTERLY PARALLEL TO SAID SOUTH LINE A DISTANCE OF 70.30 FEET TO A POINT AT THE EASTERLY END OF THE CENTERLINE OF AN 8 FOOT WIDE EXISTING DOCK;
THENCE CONTINUING WESTERLY PARALLEL TO SAID SOUTH LINE TO THE WESTERLY BOUNDARY OF SAID LOT 15 AND THE TERMINUS OF SAID LINE;
EXCEPT THE WEST 23.00 FEET OF THE EAST 204.80 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 6.00 FEET OF SAID LOT 16;

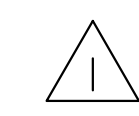
TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 75.00 FEET AS MEASURED ALONG THE SOUTH LINE OF LOT 17 OF SAID PLAT OF LAKE ISLE;

TOGETHER WITH SECOND CLASS SHORELANDS, IF ANY, ADJOINING;
TOGETHER WITH AS EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTHERLY 15 FEET OF THE SOUTHERLY 20 FEET OF THE EASTERLY 20 FEET OF SAID LOT 15;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PERMIT NUMBERS
SHL24-022
CA024-030

SHEET INDEX
L1 - PROPOSED SITE PLAN
L2 - LANDSCAPE PLANTING PLAN
L3 - LANDSCAPE NOTES & DETAILS
L4 - TESC PLAN & DETAILS



NO.	DATE	REVISION
1	1/17/25	REVISION PER CITY REVIEW

DESIGN GROUP	DESIGNED	SRK	DATE	FILE NAME
JOHN E. RUBENKONIG, ASLA	JOHN E. RUBENKONIG, ASLA	02/08/2025	D0510100.LSDWG	

PROPOSED SITE PLAN

DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA

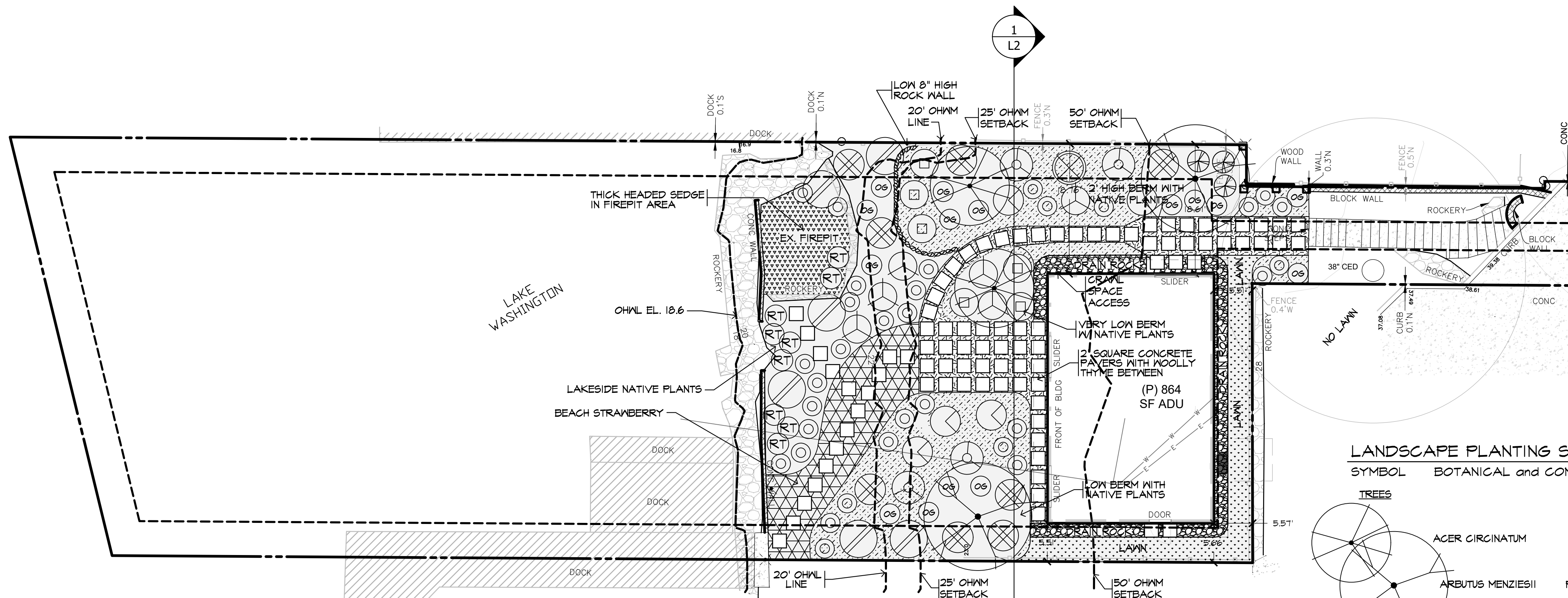
WASHINGTON

KING COUNTY



STAMP NOT VALID UNLESS SIGNED AND DATED

MAY 15, 2025



NOTE:
THE THREE BERMS SHOWN ARE INTENDED TO ACCOMMODATE EXCESS SOIL FROM BUILDING FOUNDATION EXCAVATION.

LANDSCAPE PLANTING PLAN
SCALE 1" = 10'

LANDSCAPE PLANTING SCHEDULE

SYMBOL BOTANICAL and COMMON NAME SIZE QUANTITY SPACING EVER / DECID / NATIVE

TREES

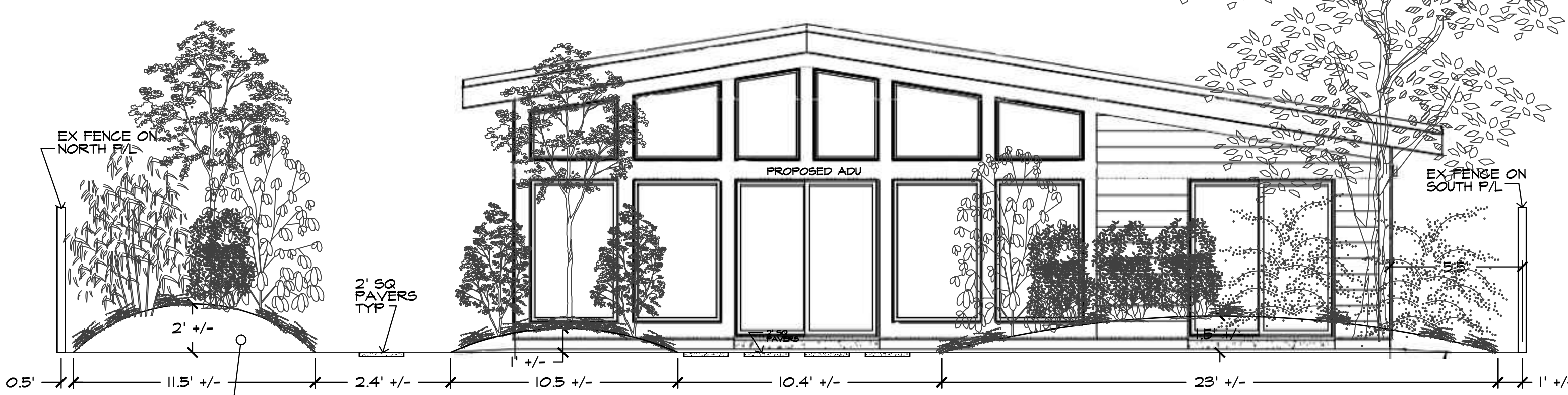
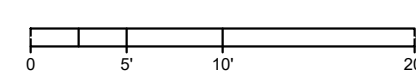
SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Tree symbol)	ACER CIRGINATUM VINE MAPLE	5 STEM MIN SUM OF STEMS TO EQUAL 3" MINIMUM	2	AS SHOWN	DECIDUOUS / NATIVE
(Tree symbol)	ARBUTUS MENZIESII PACIFIC MADRONE	2" MIN. AT 6" ABOVE GRADE	2	AS SHOWN	EVERGREEN / NATIVE

SHRUBS

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Shrub symbol)	CEANOTHUS CALIFORNIA LILAC	5 GAL	5	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	CORNUS SERICEA RED TWIG DOGWOOD	3 GAL	1	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	CORYLUS CORNUTA BEAKED HAZELNUT	3 GAL	1	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	GALThERIA SHALLON SALAL	2 GAL	32	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	HOLODISCUS DISCOLOR OCEAN SPRAY	3 GAL	6	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	MAHONIA AGUIFOLIUM TALL OREGON GRAPE	3 GAL	15	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	PHILADELPHUS LEWISII WILD MOCK ORANGE	5 GAL	3	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 18"	6	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	SAMBUCUS RACEMOSA RED ELDERBERRY	5 GAL	4	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	SYMPHORICARPOS SNOWBERRY	3 GAL	3	AS SHOWN	EVERGREEN
(Shrub symbol)	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GAL	6	AS SHOWN	EVERGREEN / NATIVE

GROUND COVER

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Ground cover symbol)	ARCTOSTAPHYLOS KINNIKINNICK	6" POT	955	18" O.C.	
(Ground cover symbol)	FRAGARIA CHILOENSIS BEACH STRAWBERRY	6" POT	245	12" O.C.	
(Ground cover symbol)	THYMUS PSEUDOLANUGINOSUS WOOLLY THYME	4" POT	180	12" O.C.	
(Ground cover symbol)	GRASS LAWN				ABOUT 260 SQUARE FEET
(Ground cover symbol)	CAREX PACHYSTACHYA THICK HEADED SEDGE	4" POT	180	12" O.C.	



BERMS TO BE CONSTRUCTED FROM SOIL EXCAVATED DURING HOUSE CONSTRUCTION & AMENDED W/4" THICK LAYER OF COMPOST

HIGH BERM @ NORTH P/L LOW BERM @ NW CORNER OF ADU LOW BERM @ SW CORNER OF ADU

ELEVATION LOOKING EAST
NOT TO SCALE

NATIVE PLANT AREAS / HARDSCAPE AREAS										
LOCATION	AREA	LAWN	PLANTS	TOTAL	REQ.	FAVERS	ROOF/EAVES	TOTAL	PROPOSED	ALLOWED
0-20 FT OHWM	1,204 SF	0 SF	821 SF	68%	50%	56 SF	0 SF	56 SF	5%	10%
0-25 FT OHWM	1,505 SF	0 SF	1,109 SF	74%		68 SF	0 SF	68 SF	5%	10%
25-50 FT OHWM	1,505 SF	34 SF	912 SF	61%		136 SF	289 SF	425 SF	28%	30%
0-50 FT TOTAL	3,010 SF	34 SF	2,021 SF	67%		212 SF	289 SF	501 SF	17%	

NO.	DATE	REVISION	BY	CHK
1	3/17/25	REVISED PER CITY REVIEW	SRK	ASL

DESIGN GROUP	PROJECT MANAGER	DESIGNED	SRK	CAAD	JOHN E. RUBENKOWIG, ASLA	CHECKED	JOHN E. RUBENKOWIG, ASLA	DATE	02/08/2025	FILE NAME	D0STUDIO.LSDWG
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LANDSCAPE PLANTING PLAN

DAVID DO & KIM NGUYEN
 4649 FOREST AVENUE SE
 MERCER ISLAND, WA

 KING COUNTY

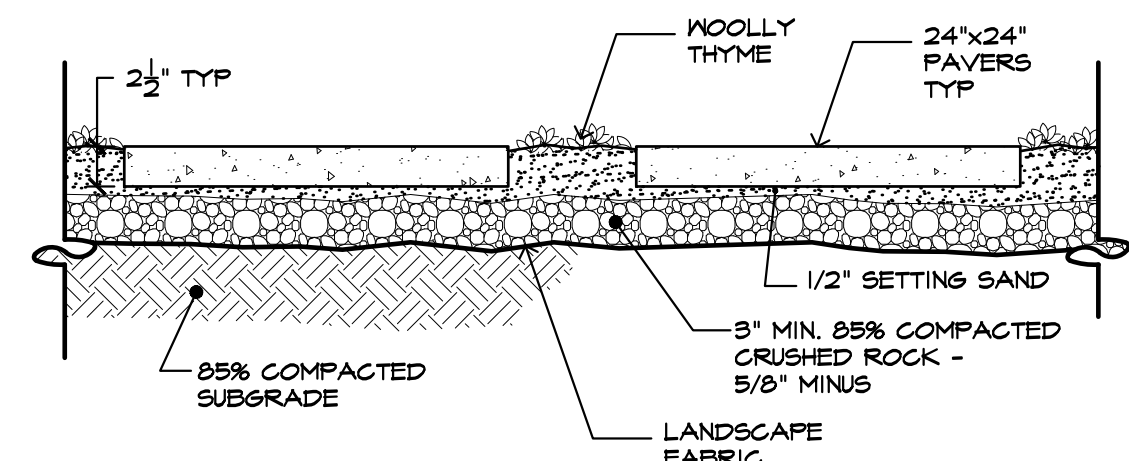
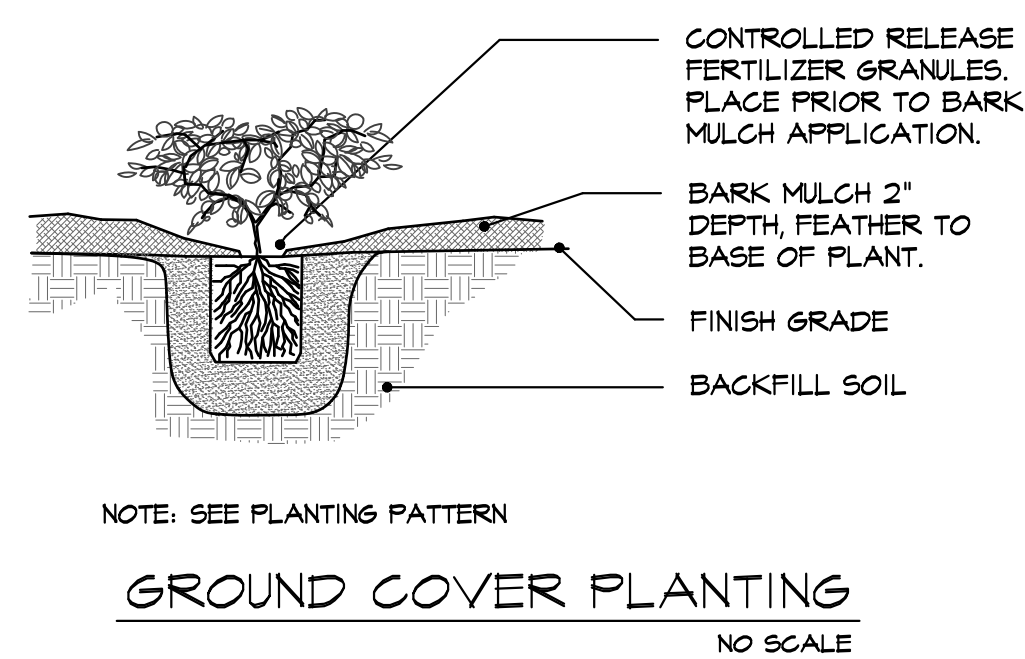
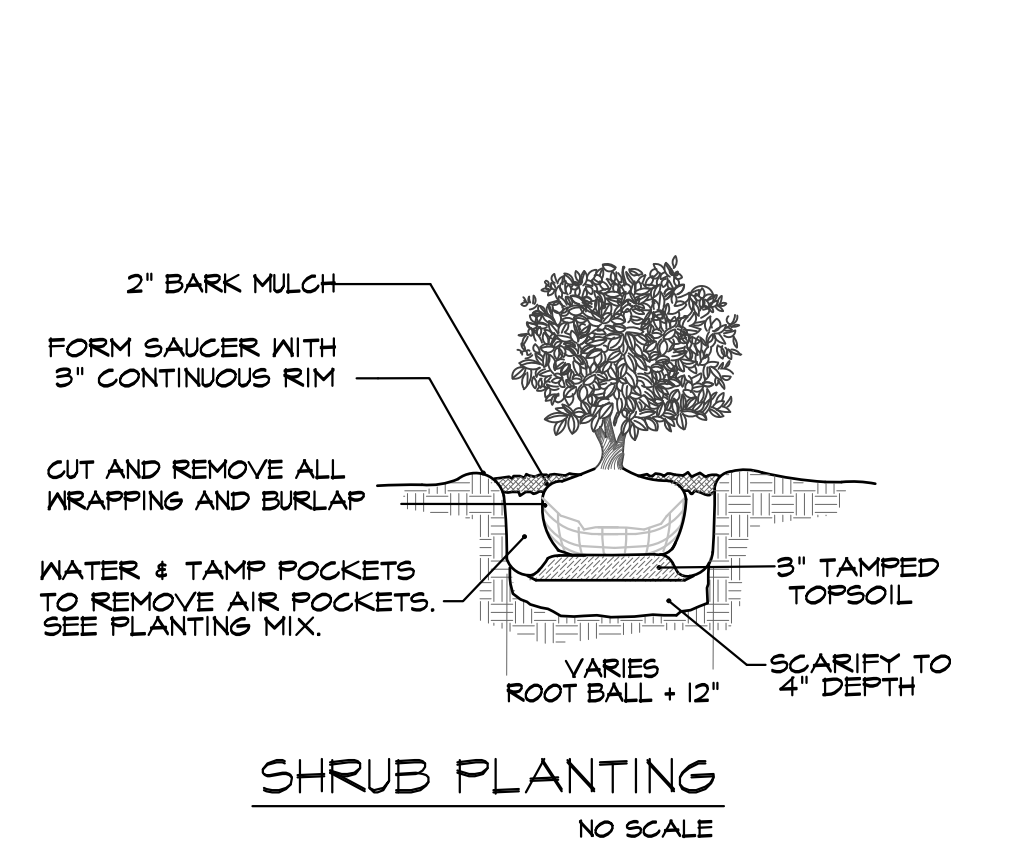
RUBENKOWIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
 8218 210TH PLACE SW
 EDMONDS, WA 98026
 PH: (206) 497-9621

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 John E. Rubenkwig
 STAMP NOT VALID UNLESS SIGNED AND DATED
 JOB NUMBER **D0**
 SHEET NUMBER **L2** OF **4**

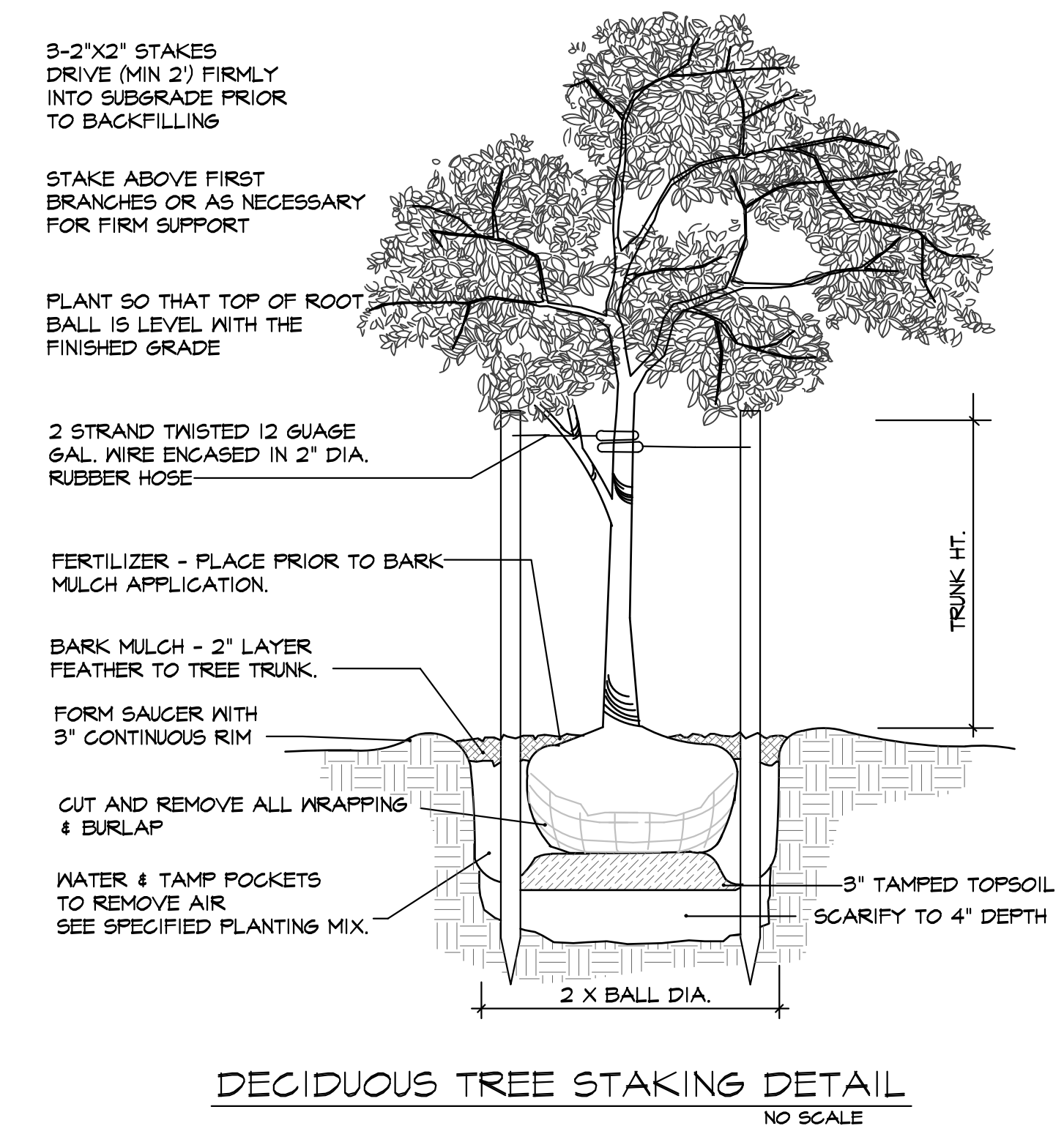
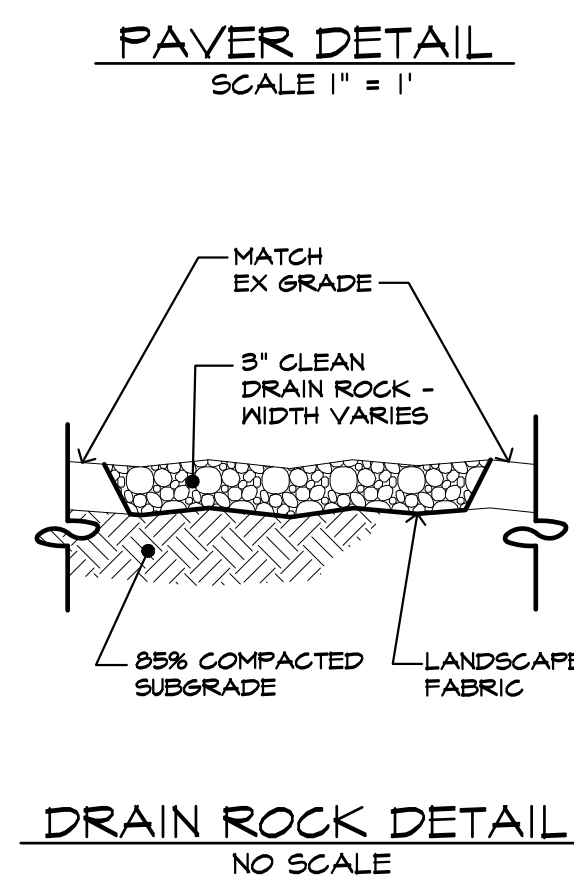
MAY 15, 2025

LANDSCAPE NOTES

1. ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY OF MERCER ISLAND.
2. COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
4. DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
5. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
6. VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
7. EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AUGMENT WHERE NECESSARY WITH "STERGO" PACIFIC TOPSOILS WINTERMIX OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS FOR A MINIMUM DEPTH OF 6 INCHES. REMOVE ROCKS AND DEBRIS LARGER THAN 1 INCH. SEE SOIL AMENDMENT NOTE BELOW.
8. COVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS WITH A 3-INCH MINIMUM THICKNESS OF MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, WEEDING AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
10. ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
11. DIG, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM INJURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
12. INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
13. STAKE ALL TREES AS SHOWN IN DETAIL.
14. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATIONAL.



NOTE: IT IS RECOMMENDED THAT AN EDGE (PLASTIC, STEEL OR P.T. WOOD) BE INSTALLED ADJACENT TO THE PAVERS TO CONTAIN PLANTS AND CRUSHED ROCK IN THEIR PROPER LOCATIONS.



BY	CK
DATE	10/15/2024
REVISION	REVISION FOR CITY REVIEW
NO.	1
DESIGN GROUP	JOHN E. RUBENKOWIG, ASLA
PROJECT MANAGER	JOHN E. RUBENKOWIG, ASLA
DESIGNED	JOHN E. RUBENKOWIG, ASLA
CHECKED	JOHN E. RUBENKOWIG, ASLA
DATE	02/08/2025
FILE NAME	D0510100.LSDWG

LANDSCAPE NOTES & DETAILS

DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA

WASHINGTON

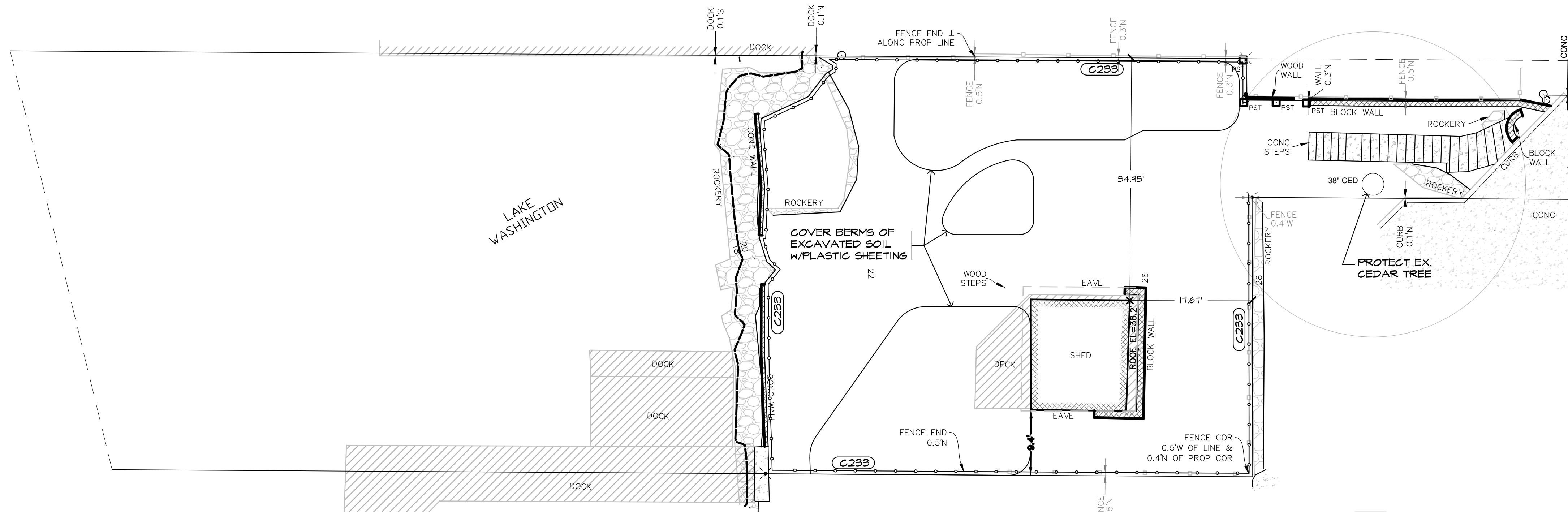
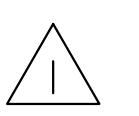
KING COUNTY

RUBENKOWIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW
EDMONDS, WA 98026
PH: (206) 497-9621

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
John E. Rubenwig

STAMP NOT VALID UNLESS SIGNED AND DATED
JOB NUMBER DO
SHEET NUMBER L3 OF 4

MAY 15, 2025



TESC PLAN
SCALE 1" = 10'

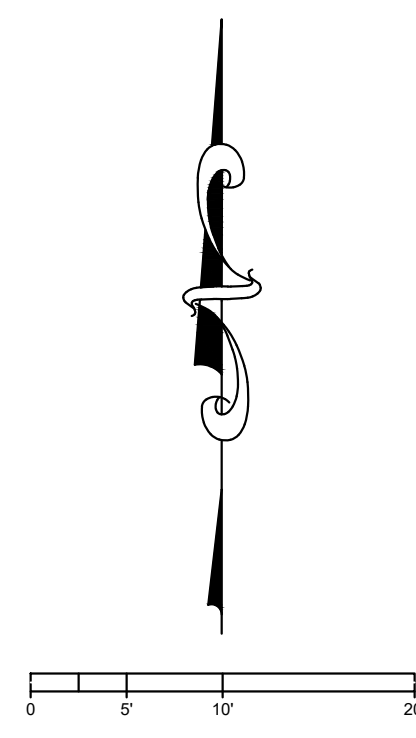
TESC NOTES

- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES. CATCH BASINS ARE TO BE INSPECTED DAILY. IF SEDIMENT IS DETECTED (SIX INCHES OR MORE) THEY ARE TO BE CLEANED.
- ALL WORK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS.
- ALL TESC FACILITIES ARE TO BE INSPECTED DAILY DURING NON-RAINFALL DAYS AND HOURLY DURING AND AFTER RAINFALL EVENTS. TESC FACILITIES ARE TO BE IMMEDIATELY REPAIRED AFTERWARDS AS NEEDED.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING, 2"-4" ROCK/30%-40% PASSING, AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE. DO NOT FLUSH CONCRETE BY PRODUCTS WHERE THEY COULD POSSIBLY ENTER THE PUBLIC DRAINAGE SYSTEM.
- THE CITY INSPECTOR MAY REQUIRE ADDITIONAL MEASURES AS CONDITIONS WARRANT.

NO.	DATE	REVISION	BY	CHK
1	3/15/25	CREATED PER CITY REVIEW	SRK	LEP

DESIGN GROUP	DESIGNED	CADD	CHECKED	DATE	FILE NAME
JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	JOHN E. RUBENKOWIG, ASLA	03/15/2025	D0510100.LSDWG

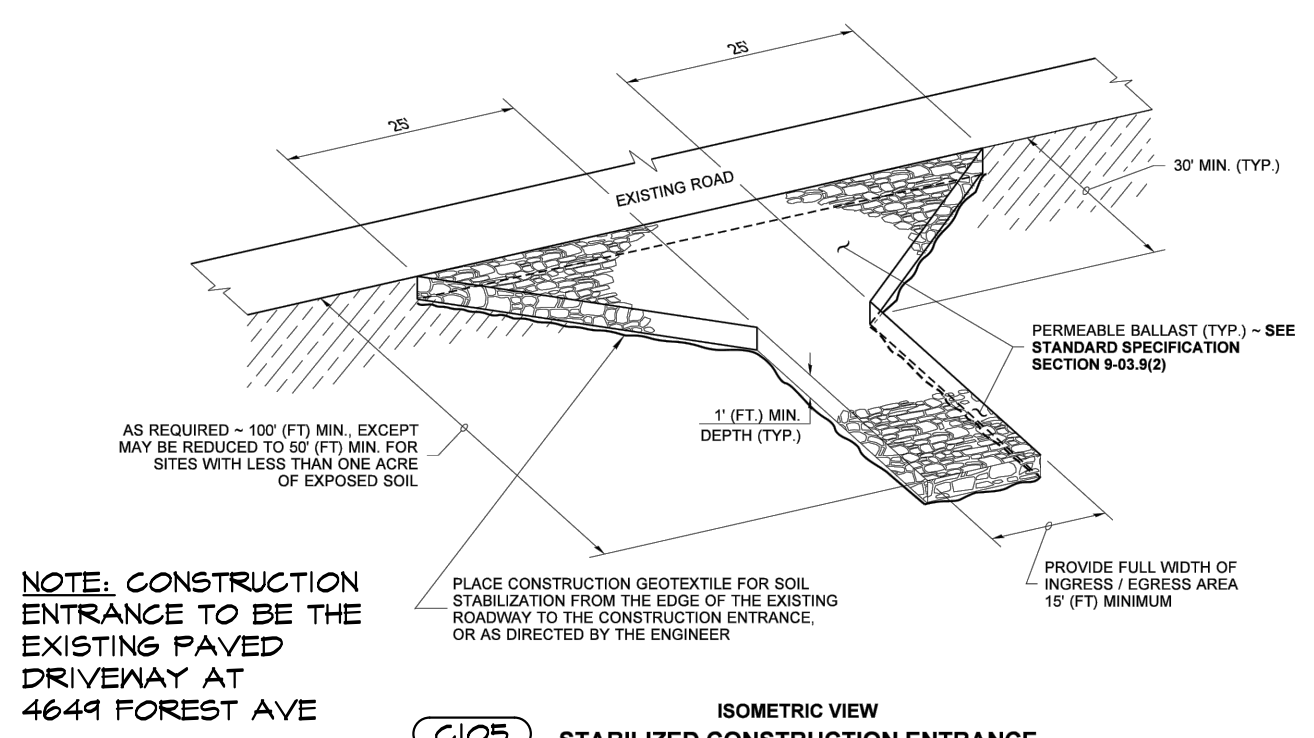
TESC PLAN & DETAILS
 DAVID DO & KIM NGUYEN
 4649 FOREST AVENUE SE
 MERCER ISLAND, WA
 KING COUNTY
 WASHINGTON



TESC BMP LEGEND

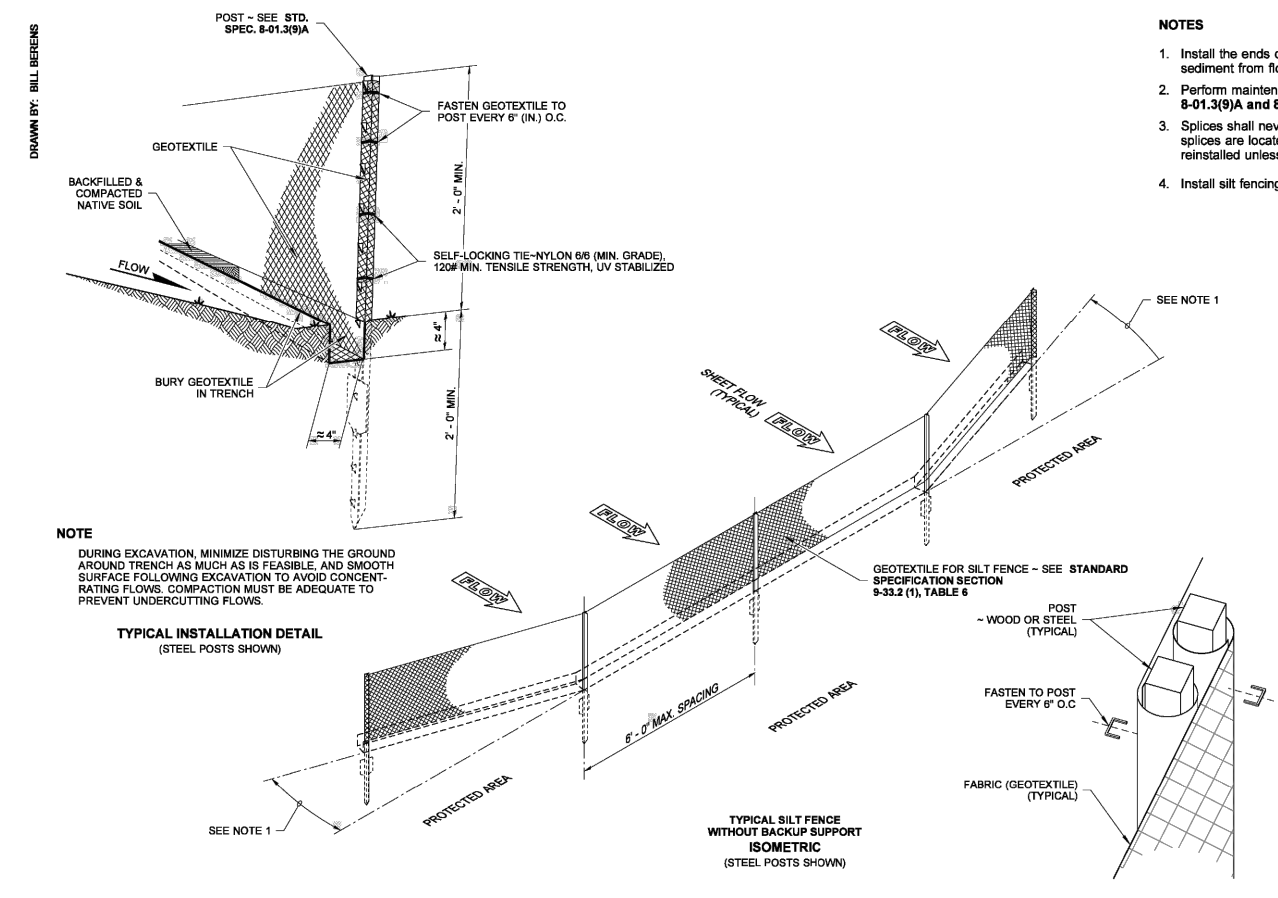
- C101** PRESERVE VEGETATION
- C103** CLEARING LIMITS
- C233** SILT FENCE
- C105** STABILIZED CONSTRUCTION ENTRANCE
- C204** OUTLET PROTECTION
- C235** WATTLES
- C120** TEMPORARY / PERMANENT SEEDING
- C121** MULCHING
- C220** INLET PROTECTION
- C152** NOT TO BE USED
- C153** MATERIAL DELIVERY / STORAGE
- C150** MATERIALS ON HAND

C153
MATERIAL STOCKPILE
TO BE AT
4649 FOREST AVE



NOTE: CONSTRUCTION ENTRANCE TO BE THE EXISTING PAVED DRIVEWAY AT 4649 FOREST AVE

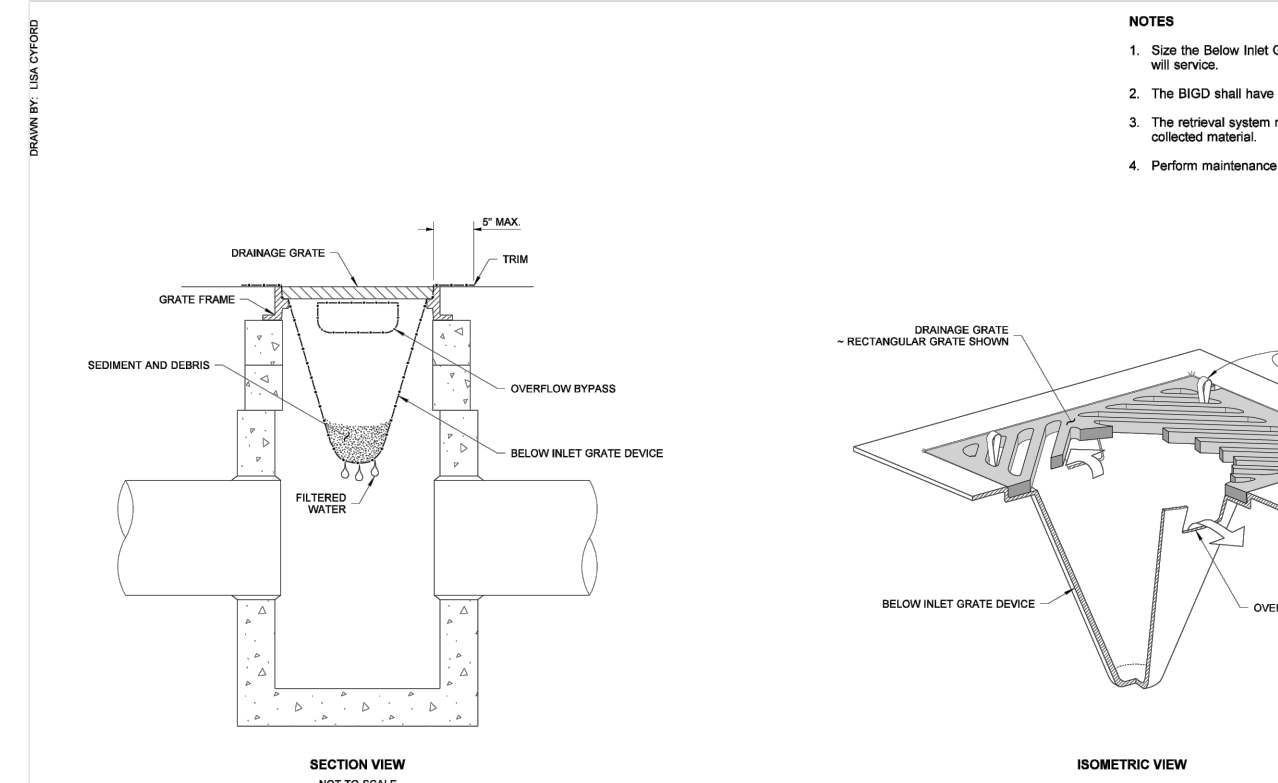
C105 ISOMETRIC VIEW
STABILIZED CONSTRUCTION ENTRANCE
STABILIZED CONSTRUCTION ENTRANCE SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 8-01.307.



NOTE: SAVING EXCAVATION, BARRIER DETERMINING THE GROUND SURFACE TO BE PROTECTED AND BARRIER SURFACE FOLLOWING EXCAVATION TO BE PROTECTED. BARRIER SHALL BE CONSTRUCTED TO BE ADEQUATE TO PREVENT EROSION THROUGH THE FENCE AT THE OVERLAY.

C233
NOTES:
1. Install the ends of the silt fence to permit slight up-slope to prevent sediment from flowing around the ends of the fence.
2. Perform maintenance in accordance with Standard Specifications 8-01.309A and 8-01.310.
3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
4. Install all fencing parallel to mapped contour lines.

SILT FENCE
STANDARD PLAN 1-30.15-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pascio Architects, Inc. 322913
Pascio Architects, Inc. 322913
Washington State Department of Transportation



NOTE:
1. Use the Storm Inlet Grate Device (SIGD) for the storm water structure & inlet device.
2. The SIGD shall have a built-in high-flow relief system (overflow bypass).
3. The relief system must allow removal of the SIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.315.

STORM DRAIN INLET PROTECTION
STANDARD PLAN 1-40.20-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pascio Architects, Inc. 09-20-07
Pascio Architects, Inc. 09-20-07
Washington State Department of Transportation

RUBENKOWIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
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STATE OF WASHINGTON
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