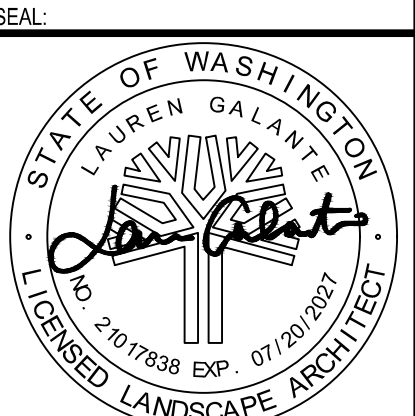


GENERAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING SPOT ELEVATION

STUDIOTERRAIN
 LANDSCAPE ARCHITECTURE
 18040 Des Moines Memorial Drive S
 Suite 103
 SeaTac, WA 98148

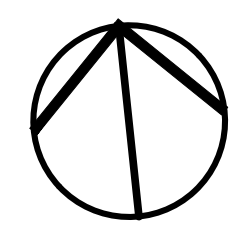
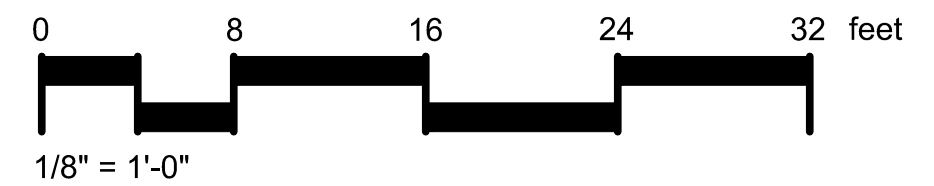
LAMB RESIDENCE
EXISTING CONDITIONS & DEMO PLAN
 5450 E MERCER WAY MERCER ISLAND, WA 98040



NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.26

1/8" = 1'-0"

L1.0



PROJECT INFORMATION

PROJECT CONTACT
 LAUREN GALANTE
 STUDIO TERRAIN, LLC
 18040 DES MOINES MEMORIAL DR. S.
 SEATAC, WA 98148
 206-909-2321

SITE AREA
 14,255 SF

PARCEL NUMBER
 192405-9134

JURISDICTION
 MERCER ISLAND

LEGAL DESCRIPTION
 POR GL 2 BEG AT PT ON E MGN OF E MERCER
 WAY WCH IS 2790 FT N OF & AT R/A TO S LN OF
 SEC TH S 88-33-02 E 589.75 FT TO PT APPROX 30
 FT W OF PRESENT SH LN OF LAKE & TPOB TH N
 88-33-02 W 140 FT TH S 01-26-58 W 90 FT TH S
 88-33-02 E 151 FT ML TO SH LN OF LAKE TH NLY
 ALG SH LN TO PT 2785 FT N OF S LN OF SEC TH N
 88-33-02 W TO PT S 01-26-58 W FR TPOB TH N
 01-26-58 E 5 FT TO TPOB TGV 2ND CL SH LDS ADJ

LOT COVERAGE CALCULATIONS
 LOT AREA: 14,355 SF
 ALLOWABLE COVERAGE: 5,024 SF (35%)
 EXISTING STRUCTURE: 4,205 SF
 EXISTING DRIVEWAY: 1,840 SF
 TOTAL EXISTING LOT COVERAGE: 6,045 SF

HARDSCAPE CALCULATIONS
 LOT AREA: 14,355 SF
 ALLOWED HARDSCAPE: 1,292 SF (9%)
 EXISTING WALKWAYS: 277 SF
 EXISTING RETAINING WALLS: 89 SF
 TOTAL EXISTING HARDSCAPE: 366 SF
 PROPOSED UNCOVERED DECKS: 354 SF
 PROPOSED WALKWAYS: 404 SF
 PROPOSED STAIRS: 161 SF
 TOTAL PROPOSED HARDSCAPES: 919 SF
 TOTAL PROJECT HARDSCAPES: 1,285 SF (8.9%)

GENERAL LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 1/4" x 4" STEEL EDGING
- LANDSCAPE EDGE - NO EDGING
- 4" SCH. 40 PVC SLEEVE
- 100.0 FS PROPOSED SPOT ELEVATION
- PROPOSED LAWN
4" DEPTH 80/20 TOPSOIL
- PROPOSED PLANTING BED
12" DEPTH 60/40 TOPSOIL
3" DEPTH DARK FINES MULCH
- LANDSCAPE BOULDER, MARENAKOS
WEATHERED GRANITE, 3-4 MAN BOULDER

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX LUMINAIRE MO ORDER CODE: MO-RD, BRASS, (FB) FLAT BLACK, MO MOUNTING BRACKET LAMP: MO-RD-1LED, 2W / 2.4VA, 2700K, BEAMSPREAD: WIDE FLOOD	15
	FX LUMINAIRE RH ORDER CODE: RH, ALUMINUM, (BZ) BRONZE METALLIC, DIRECT MOUNT LAMP: RH-1LED, 1.9W / 2.2VA, 2700K, BEAMSPREAD: WIDE	6
	FX LUMINAIRE NP ORDER CODE: NP, ALUMINUM ALLOY, (FB) FLAT BLACK, 3-PRONG SPIKE LAMP: NP-1LED, 2W / 2.4VA, 2700K, BEAMSPREAD: NARROW FLOOD	1
	FX LUMINAIRE DM ORDER CODE: DM, COPPER AND BRASS, (FB) FLAT BLACK, 3-PRONG SPIKE LAMP: DM-1LED, 2W / 2.4VA, 2700K, BEAMSPREAD: WIDE FLOOD	9
	FX LUMINAIRE PB ORDER CODE: PB, ALUMINUM ALLOY, (FB) FLAT BLACK, 3-PRONG SPIKE LAMP: PB-1LED, 2W / 2.4VA, 2700K, BEAMSPREAD: VERY WIDE FLOOD	2
	FX LUMINAIRE SRP	29 LF

GRADING LEGEND

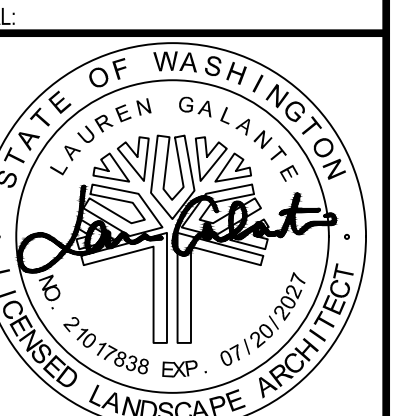
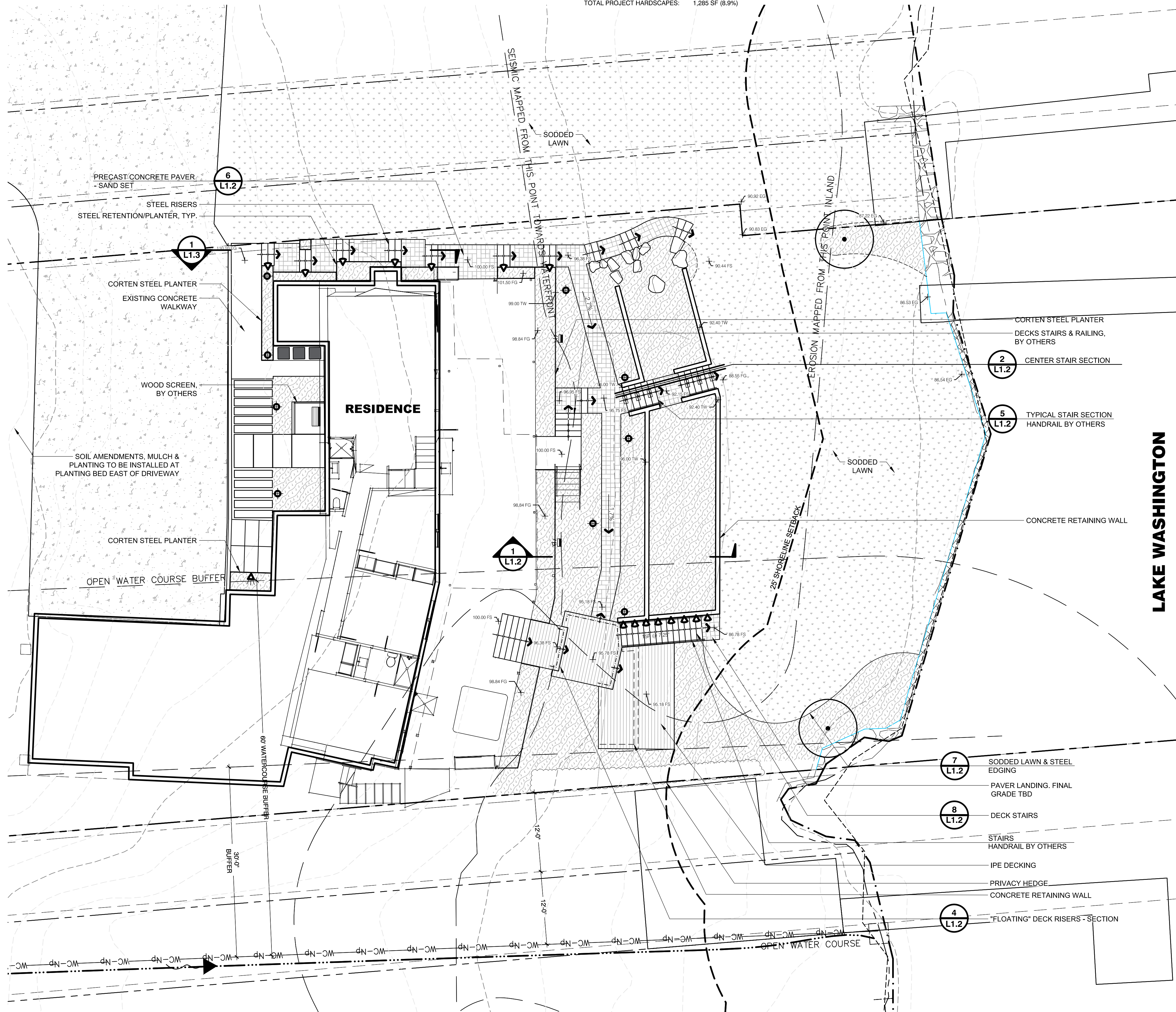
- FFE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- FG FINISHED GRADE
- EG EXISTING GRADE
- TW TOP OF WALL

GRADING NOTES

- ALL HARDSCAPES TO HAVE 2% POSITIVE DRAINAGE UNLESS OTHERWISE SPECIFIED.
- ALL HARDSCAPE LAYOUT & GRADES TO BE VERIFIED IN FIELD WITH LANDSCAPE ARCHITECT.

SHEET INDEX

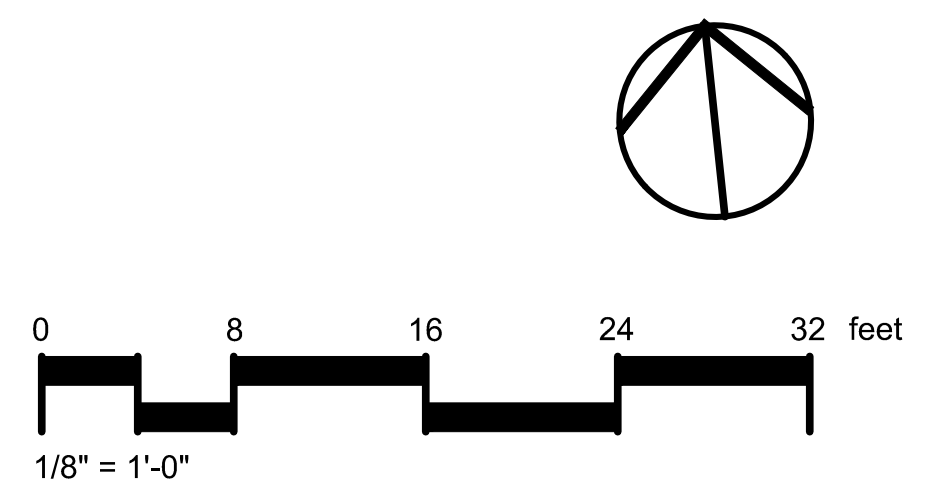
SHEET	DESCRIPTION
L1.1	SITE & LAYOUT PLAN
L1.1a	DIMENSION PLAN
L1.2	SITE DETAILS
L1.3	SITE DETAILS
L2.1	PLANTING PLAN
L2.2	PLANT SCHEDULE

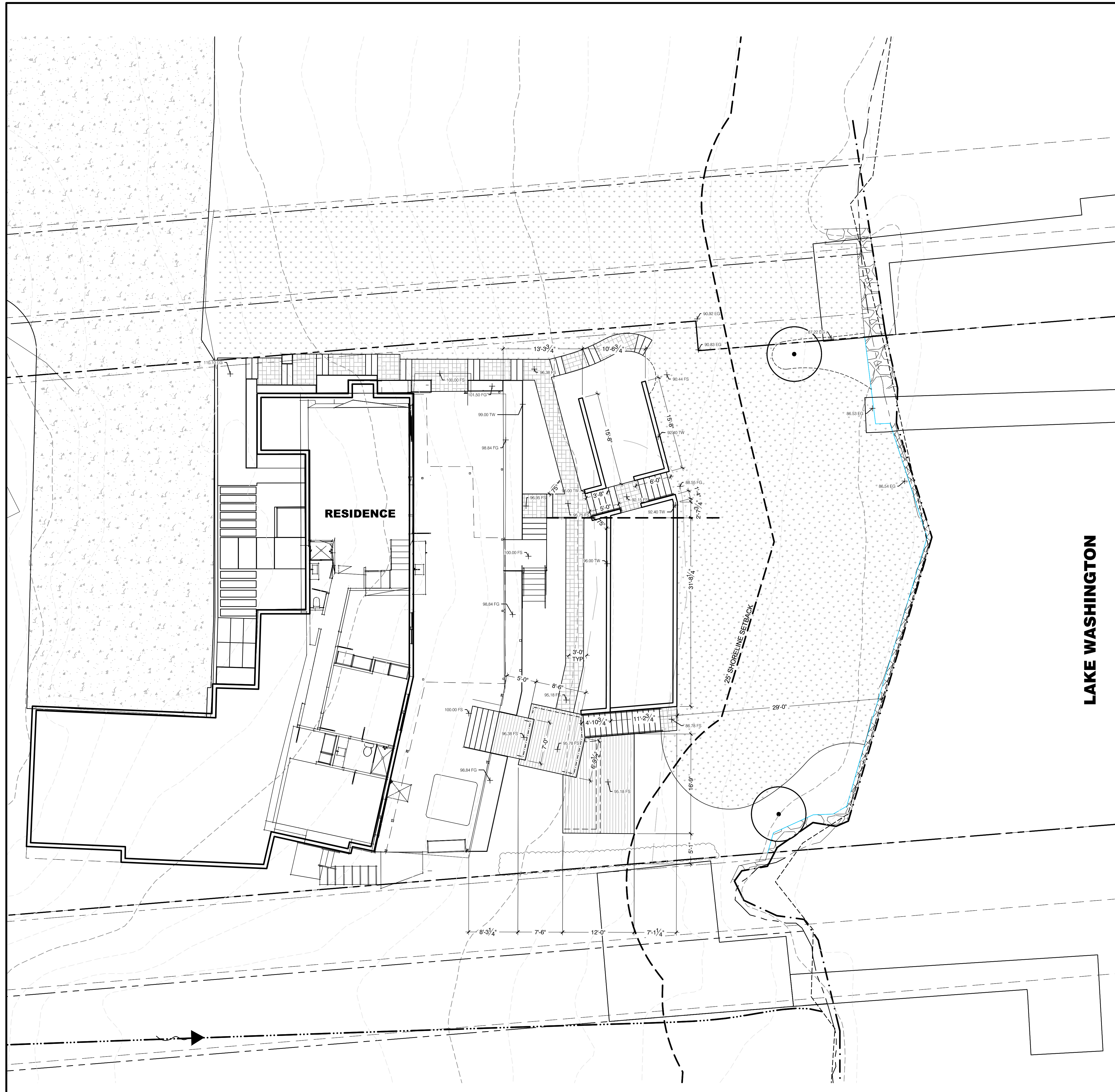


NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.23

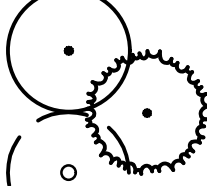
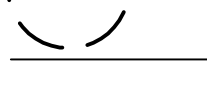
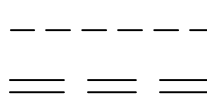
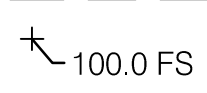
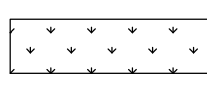
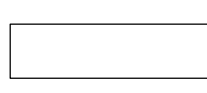

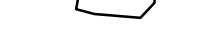


1/8" = 1'-0"

L1.1





GENERAL LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING EVERGREEN TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  1/4" x 4" STEEL EDGING
-  LANDSCAPE EDGE - NO EDGING
-  4" SCH. 40 PVC SLEEVE
-  100.0 FS PROPOSED SPOT ELEVATION
-  PROPOSED LAWN
4" DEPTH 80/20 TOPSOIL
-  PROPOSED PLANTING BED
12" DEPTH 60/40 TOPSOIL
3" DEPTH DARK FINES MULCH
-  LANDSCAPE BOULDER, MARENAKOS
WEATHERED GRANITE, 3-4 MAN BOULDER

GRADING LEGEND

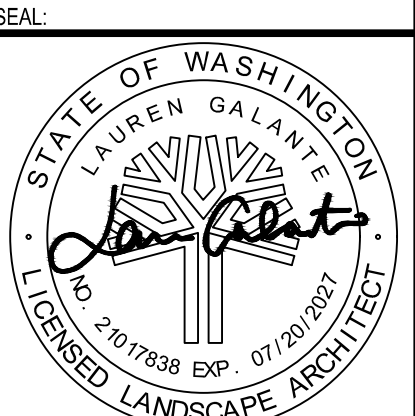
- FFE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- FG FINISHED GRADE
- EG EXISTING GRADE
- TW TOP OF WALL

GRADING NOTES

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2. ALL HARDSCAPE LAYOUT & GRADES TO BE VERIFIED IN FIELD WITH LANDSCAPE ARCHITECT.

LAMB RESIDENCE
DIMENSION EXHIBIT

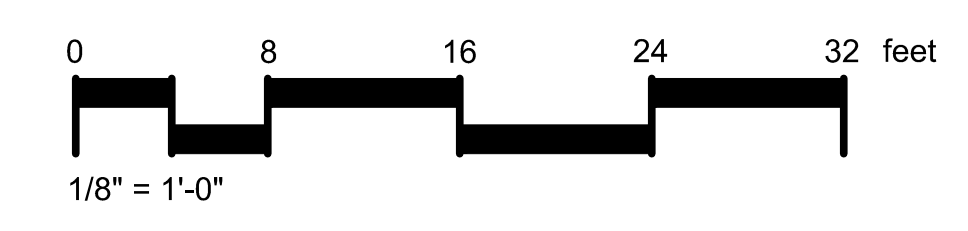
5450 E MERCER WAY MERCER ISLAND, WA 98040

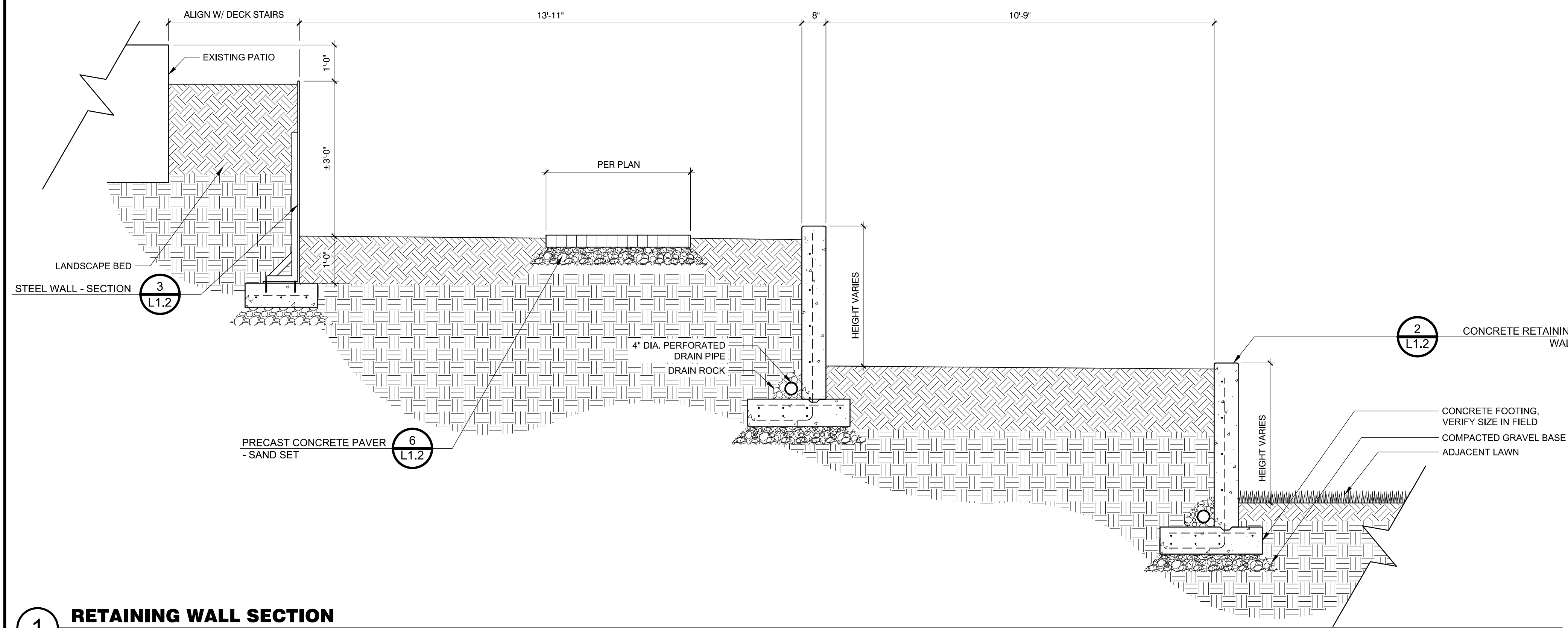


NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.26

1/8" = 1'-0"

L1.1a

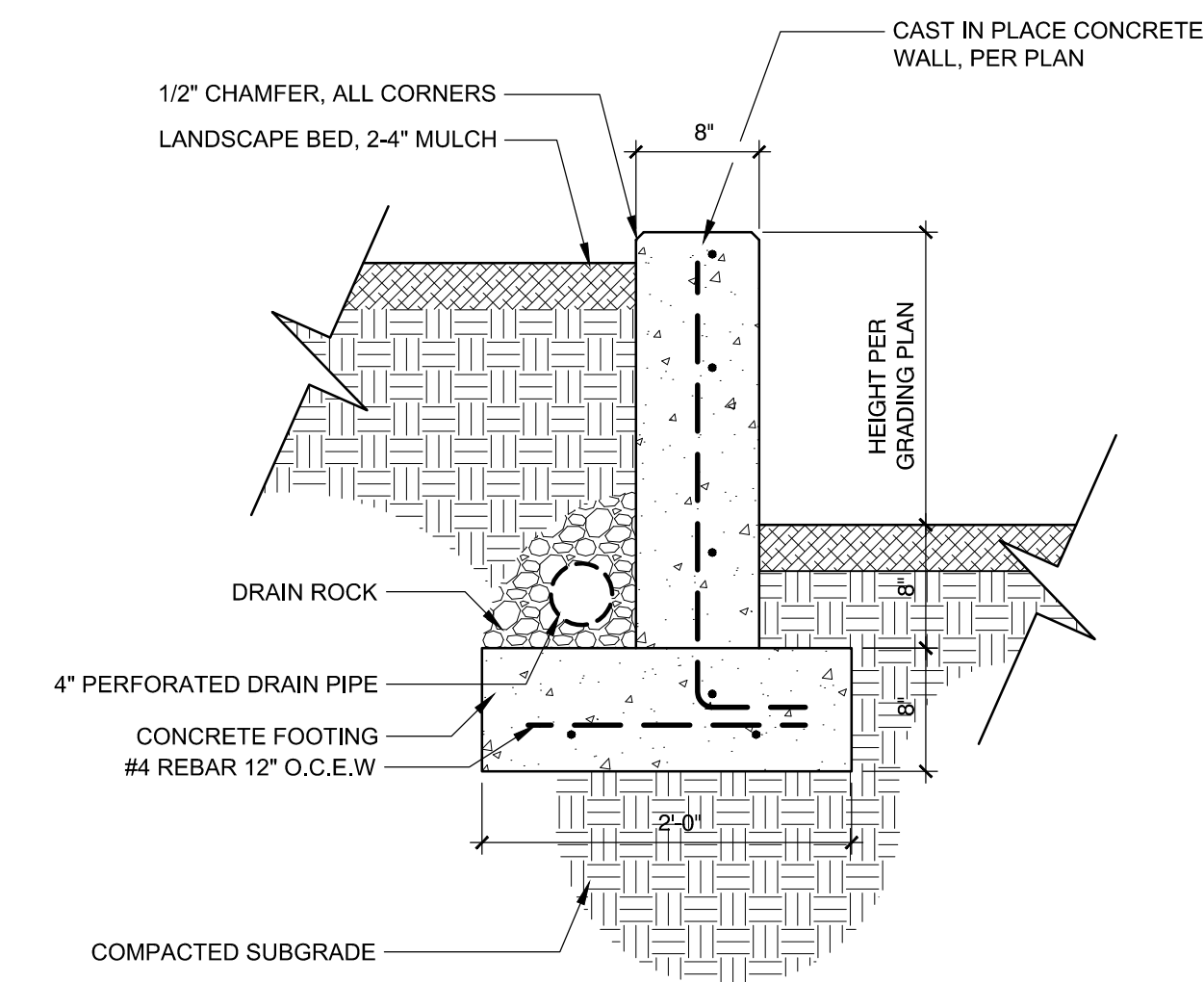




1 RETAINING WALL SECTION

1/2" = 1'-0"

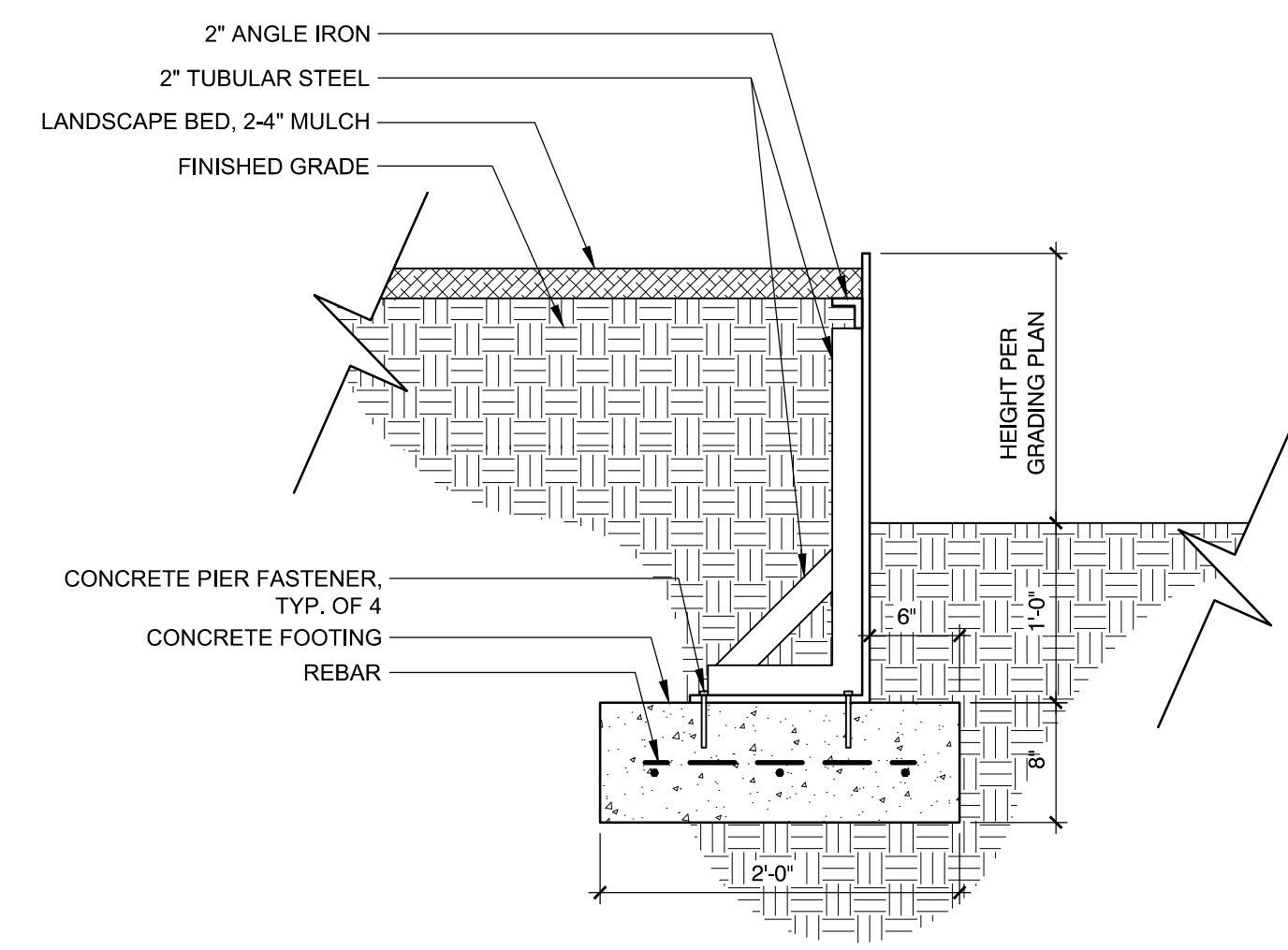
P-RE-LAM-01



2 CONCRETE RETAINING WALL

1" = 1'-0"

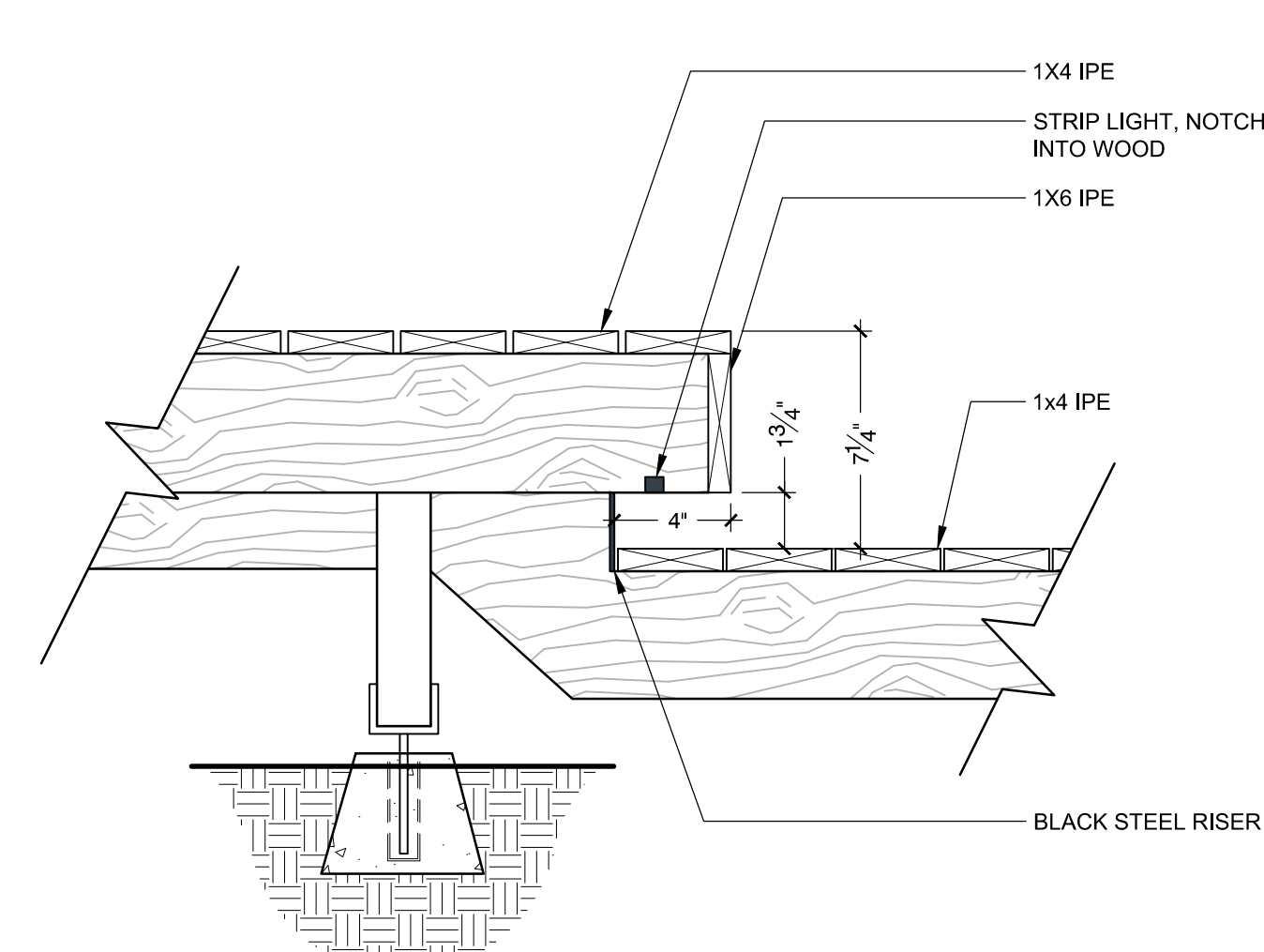
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3 STEEL WALL - SECTION

1" = 1'-0"

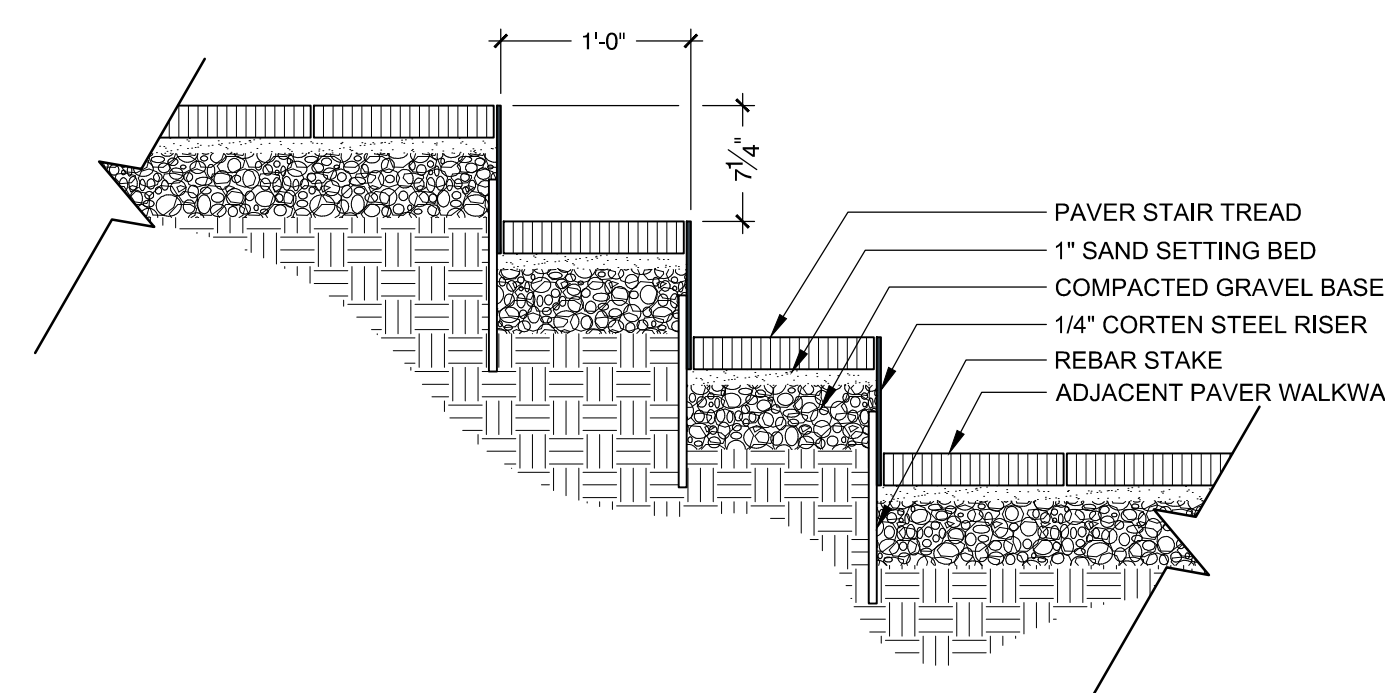
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4 "FLOATING" DECK RISERS - SECTION

2" = 1'-0"

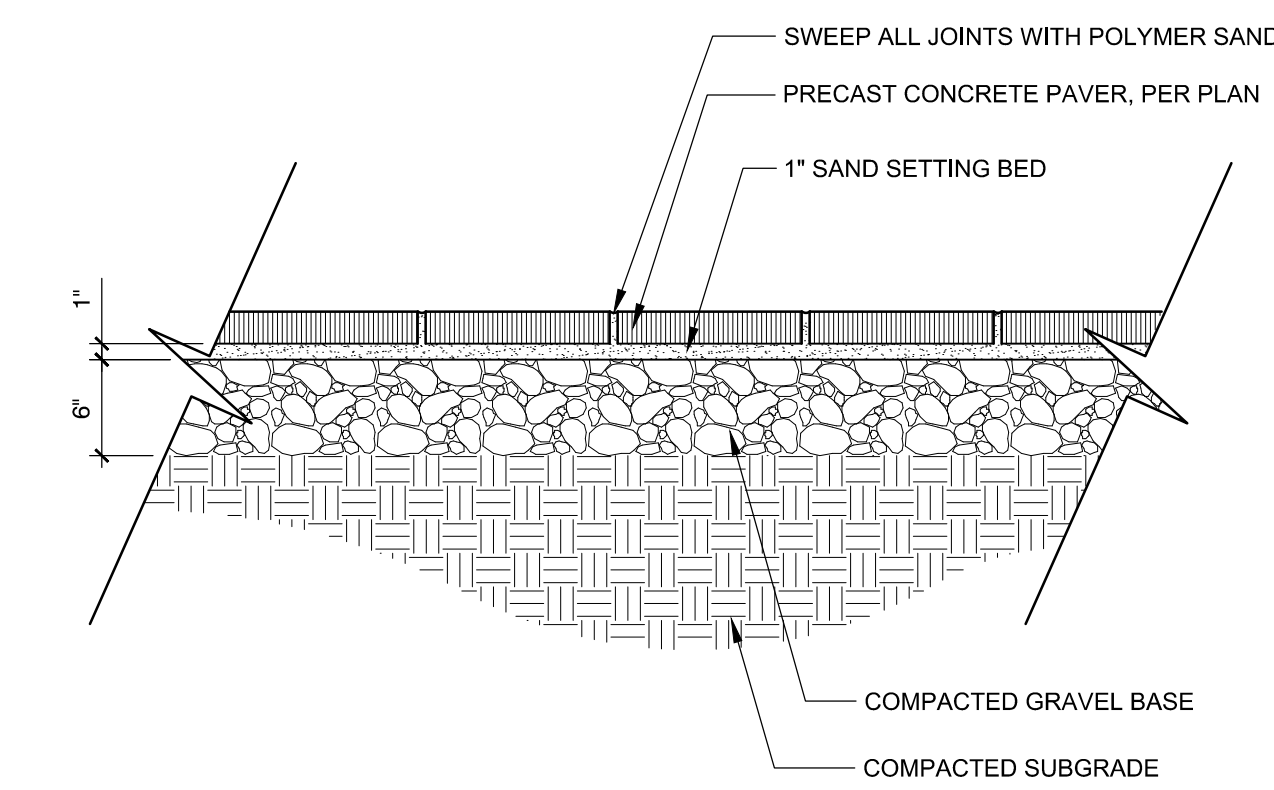
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5 TYPICAL STAIR SECTION

1" = 1'-0"

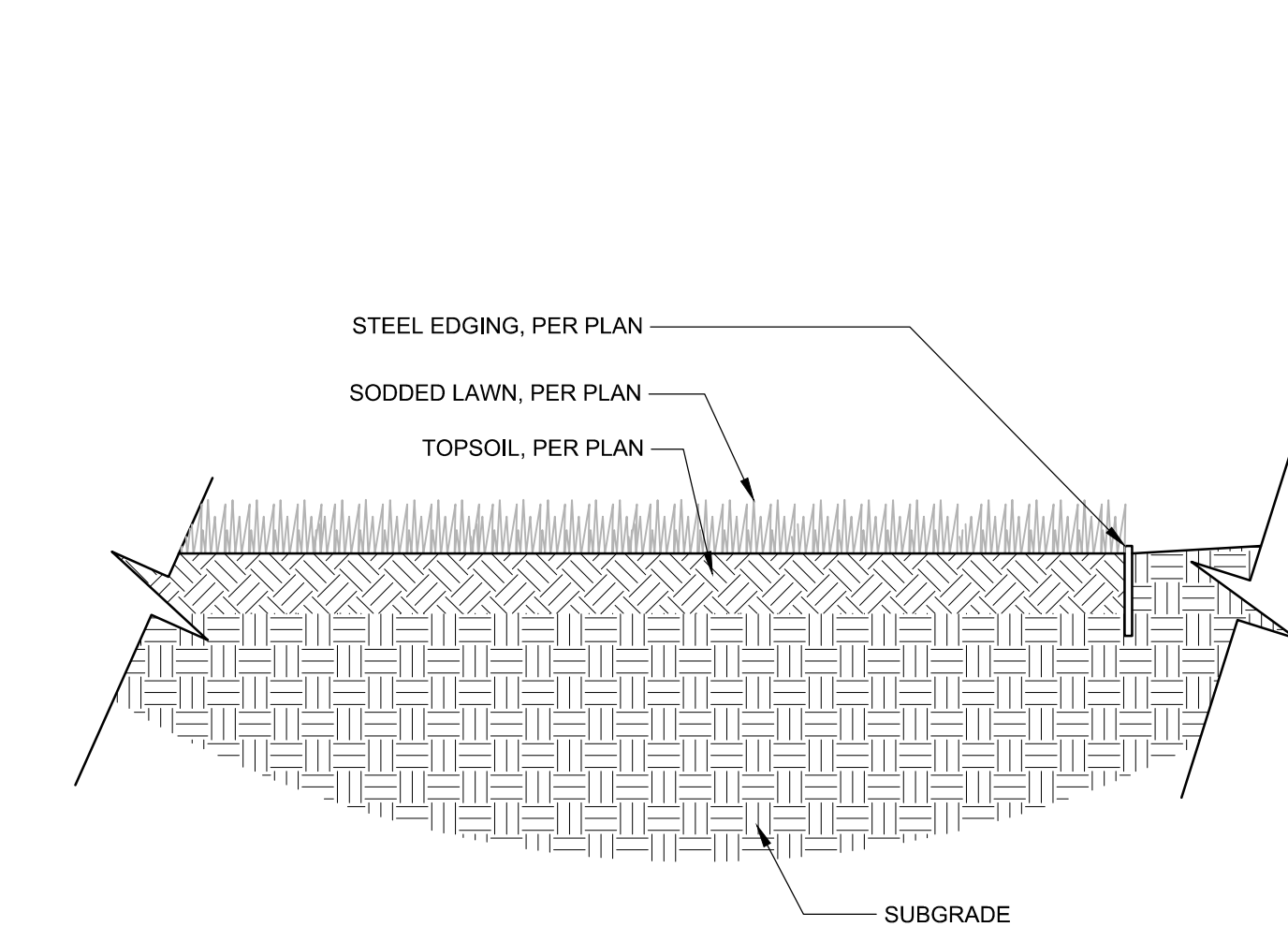
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6 PRECAST CONCRETE PAVER - SAND SET

1" = 1'-0"

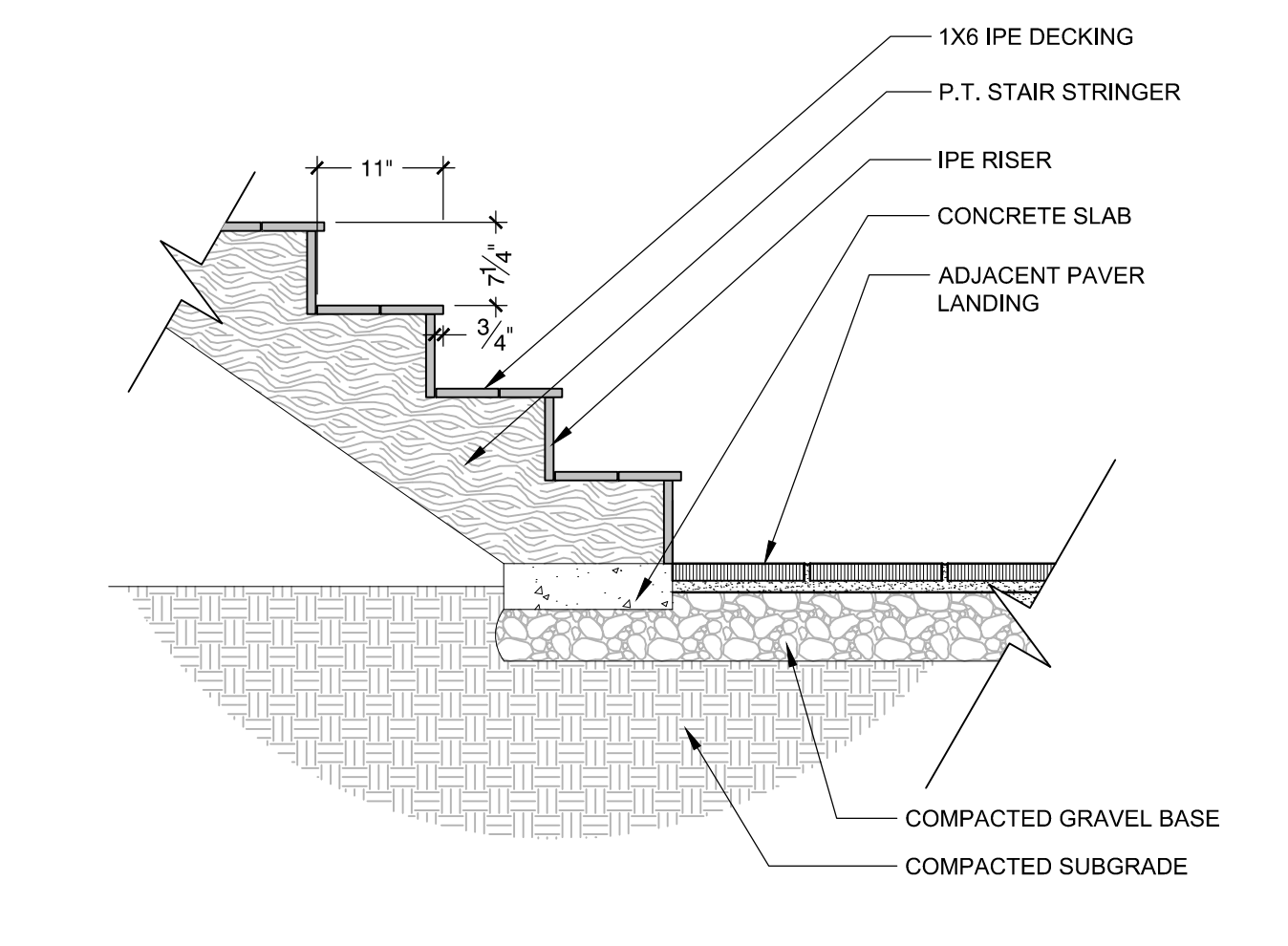
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7 SODDED LAWN & STEEL EDGING

1" = 1'-0"

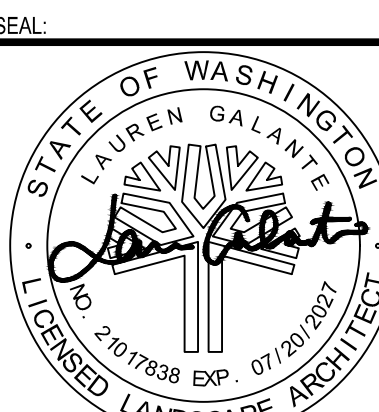
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8 TYPICAL DECK RISER

3/4" = 1'-0"

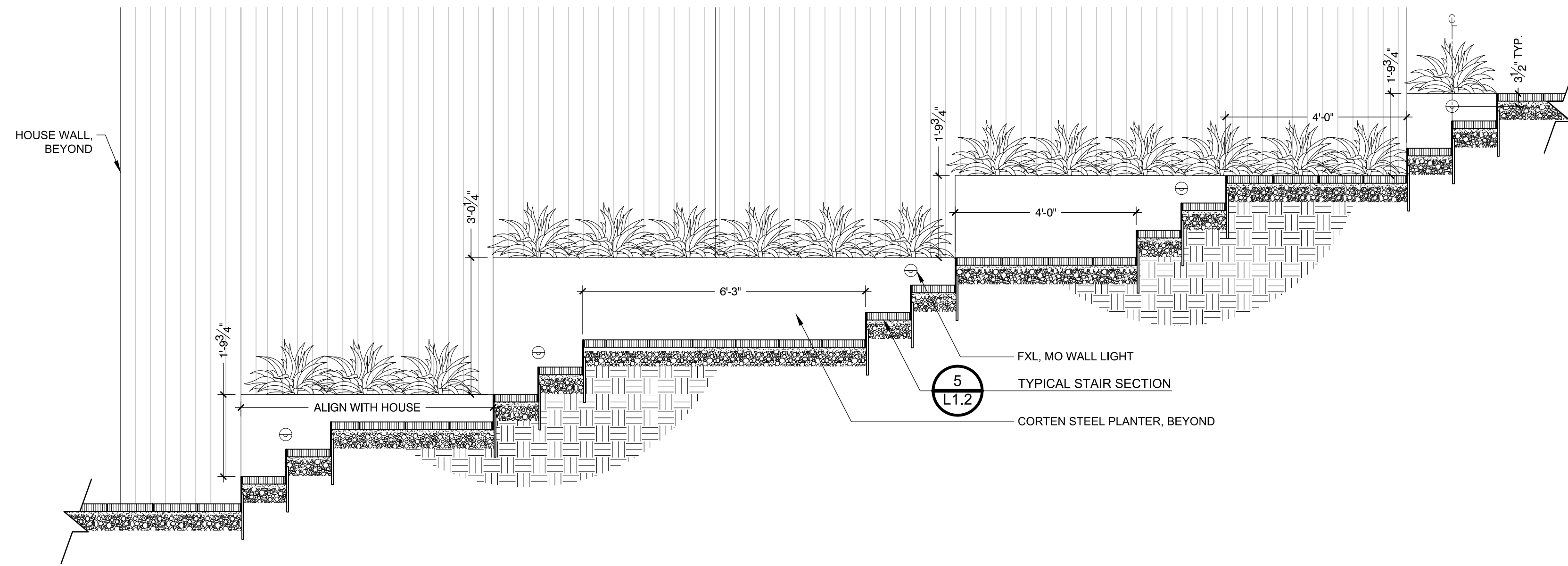
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NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.26

1/8" = 1'-0"

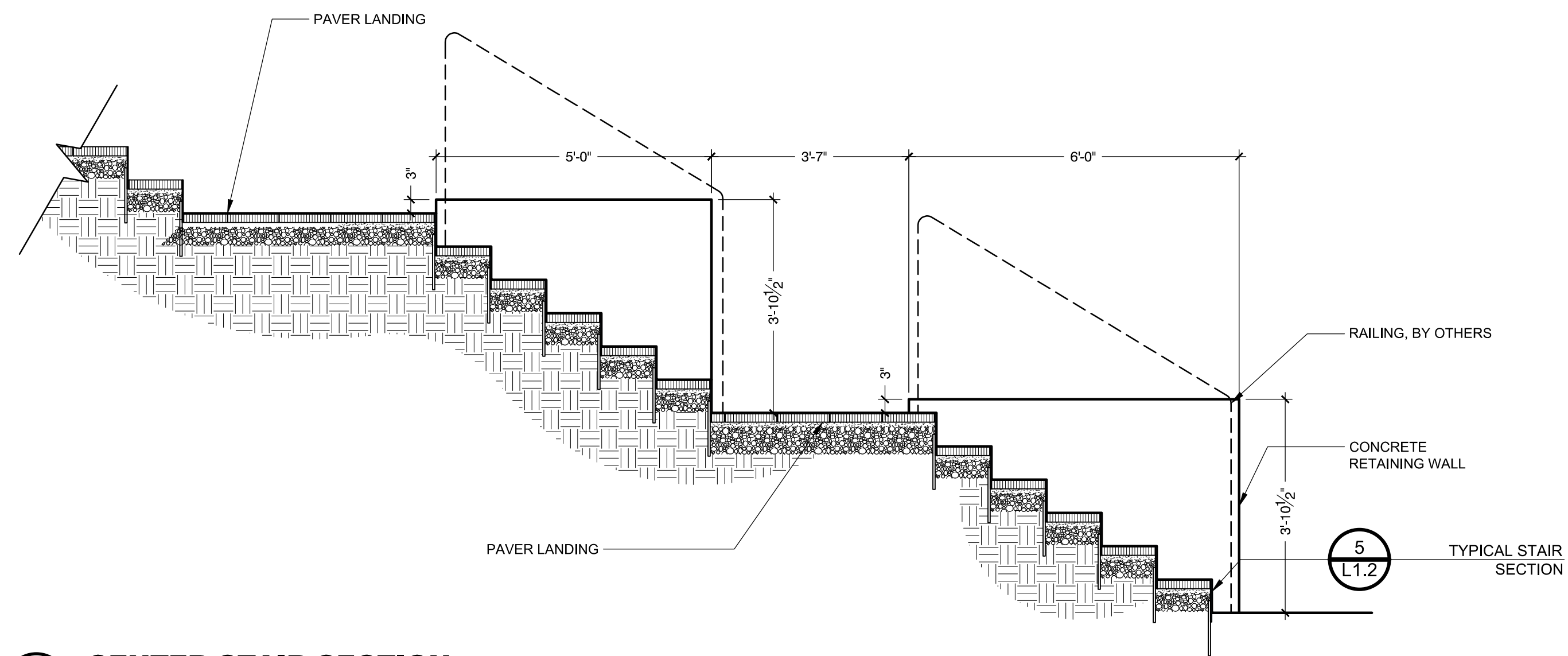
L1.2



1 NORTH STAIRS - SECTION

1/2" = 1'-0"

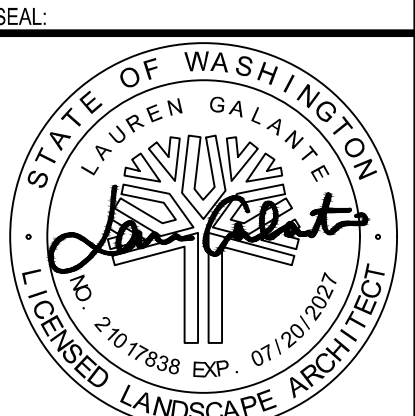
P-RE-LAM-12



2 CENTER STAIR SECTION

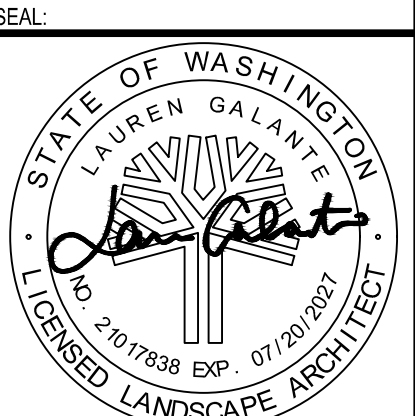
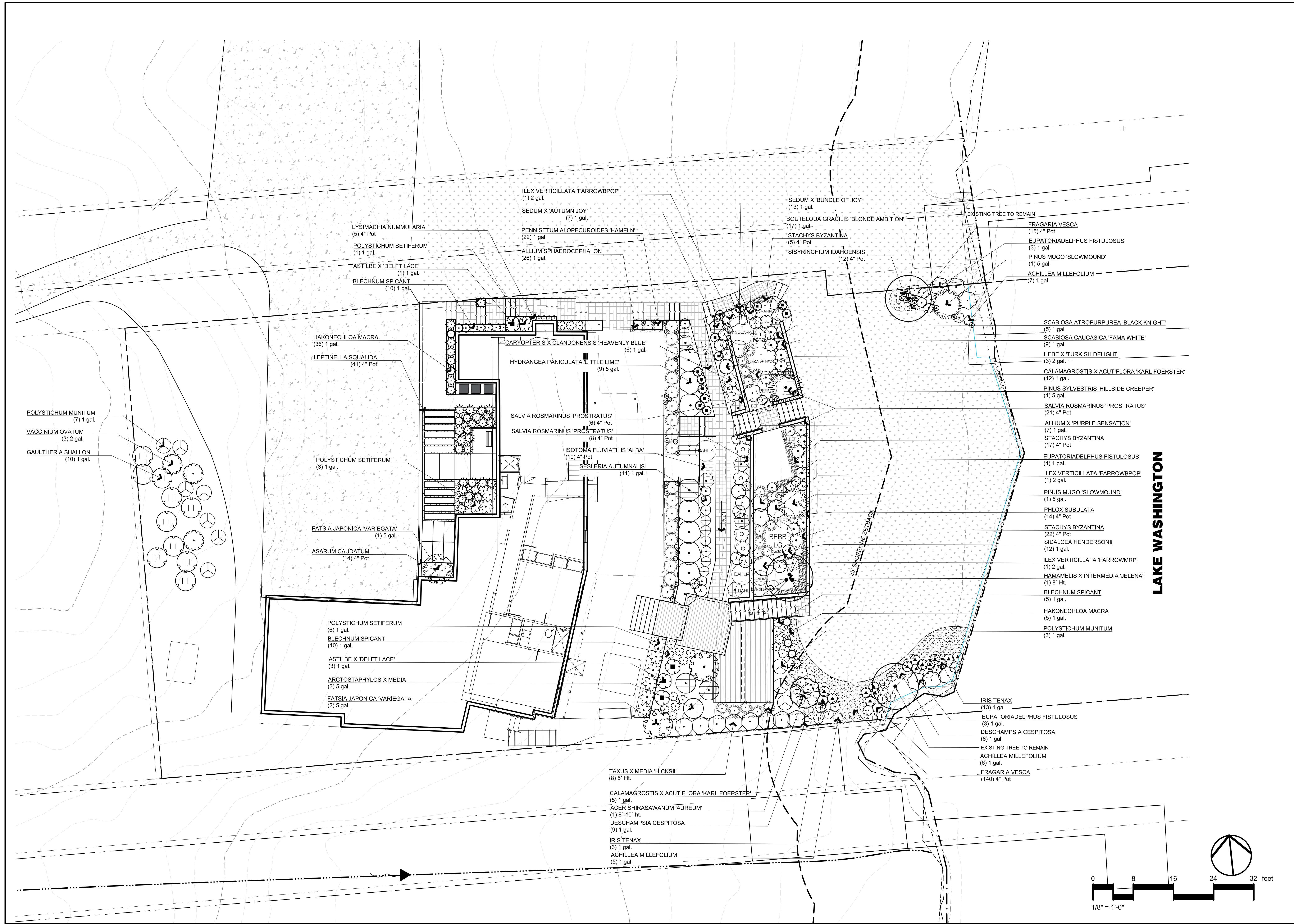
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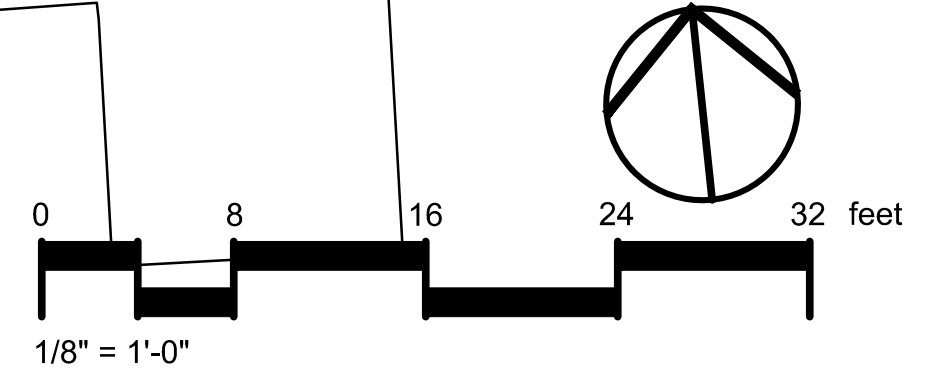


NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.26



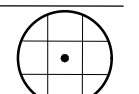





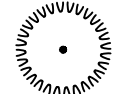



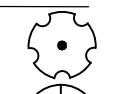
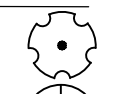
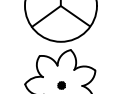

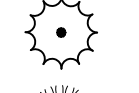
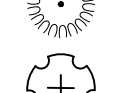
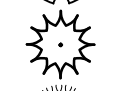
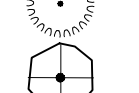


1/8" = 1'-0"



NO.	DESCRIPTION	DATE
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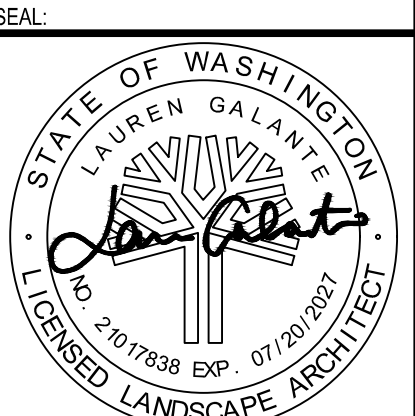


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	1	ACER SHIRASAWANUM 'AUREUM' GOLDEN FULLMOON MAPLE	8'-10' HT.
	1	HAMAMELIS X INTERMEDIA 'JELENA' JELENA WITCH HAZEL	8' HT.
SHRUBS			
	3	ARCTOSTAPHYLOS X MEDIA HYBIRD MANZANITA	5 GAL.
	3	FATSIA JAPONICA 'VARIEGATA' CAMOUFLAGE® VARIEGATED FATSIA	5 GAL.
	10	GAULTHERIA SHALLON SALAL	1 GAL.
	3	HEBE X 'TURKISH DELIGHT' TURKISH DELIGHT HEBE	2 GAL.
	9	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME PANICLE HYDRANGEA	5 GAL.
	2	ILEX VERTICILLATA 'FARROWBPOP' BERRY POPPINS® WINTERBERRY	2 GAL.
	1	ILEX VERTICILLATA 'FARROWMRP' MR. POPPINS® WINTERBERRY	2 GAL.
	2	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	5 GAL.
	1	PINUS SYLVESTRIS 'HILLSIDE CREEPER' HILLSIDE CREEPER SCOTCH PINE	5 GAL.
	8	TAXUS X MEDIA 'HICKSI' HICKS ANGLO-JAPANESE YEW	5' HT.
	3	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	2 GAL.
FERNS			
	25	BLECHNUM SPICANT DEER FERN	1 GAL.
	10	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL.
	10	POLYSTICHUM SETIFERUM SOFT SHIELD FERN	1 GAL.
GRASSES			
	17	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.
	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.
	17	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL.
	41	HAKONECHLOA MACRA JAPANESE FOREST GRASS	1 GAL.
	22	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.
	11	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	1 GAL.

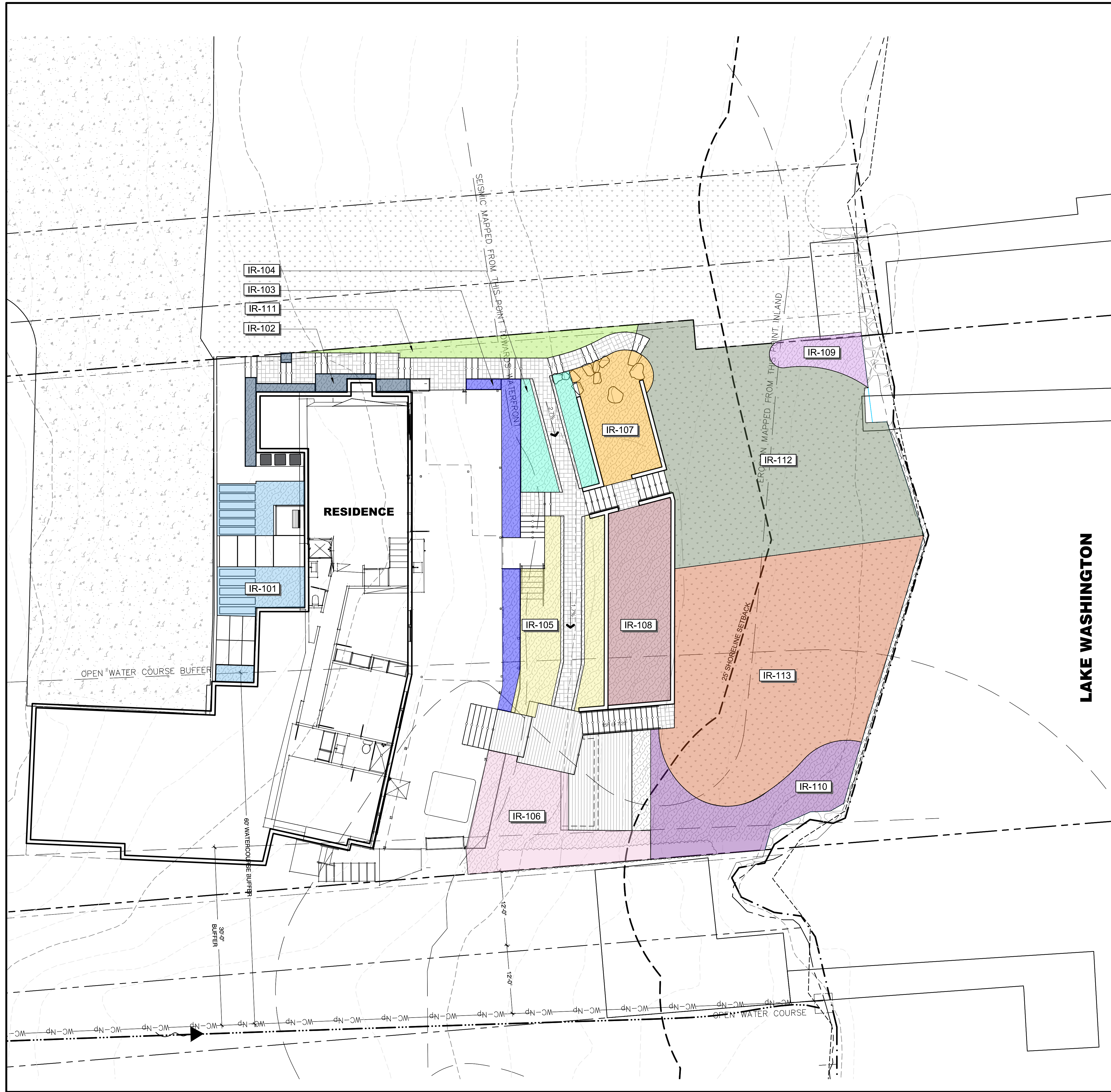
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	21	ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL.	
	26	ALLIUM SPHAEROCEPHALON DRUMSTICK ALLIUM	1 GAL.	
	7	ALLIUM X 'PURPLE SENSATION' PURPLE SENSATION ORNAMENTAL ONION	1 GAL.	
	4	ASTILBE X 'DELFT LACE' DELFT LACE ASTILBE	1 GAL.	
	6	CARYOPTERIS X CLANDONENSIS 'HEAVENLY BLUE' HEAVENLY BLUE BLUEBEARD	1 GAL.	
	10	EUPATORIADELPHUS FISTULOSUS JOE PYE WEED	1 GAL.	
	16	IRIS TENAX OREGON IRIS	1 GAL.	
	5	LYSIMACHIA NUMMULARIA CREEPING JENNY	4" POT	
	5	SCABIOSA ATROPURPUREA 'BLACK KNIGHT' BLACK KNIGHT PINCUSHION FLOWER	1 GAL.	
	9	SCABIOSA CAUCASICA 'FAMA WHITE' FAMA WHITE PINCUSHION FLOWER	1 GAL.	
	7	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL.	
	13	SEDUM X 'BUNDLE OF JOY' BUNDLE OF JOY ROCK 'N GROW STONECROP	1 GAL.	
	12	SIDALCEA HENDERSONII HENDERSON'S CHECKERBLOOM	1 GAL.	
	12	SISYRINCHIUM IDAHOENSIS IDAHO BLUE-EYED GRASS	4" POT	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	14	ASARUM CAUDATUM WILD GINGER	4" POT	14" o.c.
	155	FRAGARIA VESCA WOODLAND STRAWBERRY	4" POT	12" o.c.
	10	ISOTOMA FLUVIATILIS 'ALBA' WHITE STAR CREEPER	4" POT	12" o.c.
	41	LEPTINELLA SQUALIDA NEW ZEALAND BRASS BUTTONS	4" POT	12" o.c.
	14	PHLOX SUBULATA CREEPING PHLOX	4" POT	12" o.c.
	35	SALVIA ROSMARINUS 'PROSTRATUS' PROSTATE ROSEMARY	4" POT	12" o.c.
	44	STACHYS BYZANTINA LAMB'S EAR	4" POT	12" o.c.



NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.26

1/8" = 1'-0"



IRRIGATION ZONE SCHEDULE

CODE DESCRIPTION

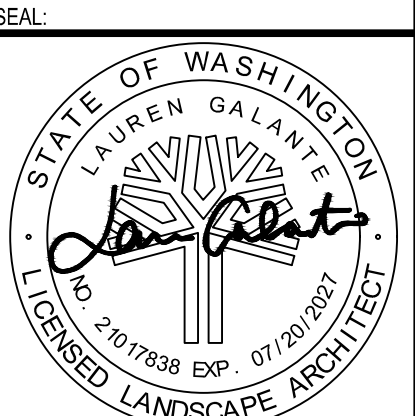
IRRIGATION ZONE

- IR-101** ZONE 1 | FRONT ENTRY | DRIP
- IR-102** ZONE 2 | NORTH STAIRS | DRIP
- IR-103** ZONE 3 | STEEL PLANTER | DRIP
- IR-104** ZONE 4 | UPPER NORTH WALL | DRIP
- IR-105** ZONE 5 | UPPER SOUTH WALL | DRIP
- IR-106** ZONE 6 | DECK | DRIP
- IR-107** ZONE 7 | LOWER NORTH WALL | SPRAY
- IR-108** ZONE 8 | LOWER SOUTH WALL | SPRAY
- IR-109** ZONE 9 | DOCK PLANTING BED | SPRAY
- IR-110** ZONE 10 | PATIO PLANTING BED | SPRAY
- IR-111** ZONE 11 | NORTH STAIRS LAWN | SPRAY
- IR-112** ZONE 12 | NORTH LAWN | SPRAY, SPRAY HEADS TO SPRAY EASEMENT LAWN
- IR-113** ZONE 13 | SOUTH LAWN | SPRAY

STUDIOTERRAIN
LANDSCAPE ARCHITECTURE

18040 Des Moines Memorial Drive S
Suite 103
SeaTac, WA 98148

LAMB RESIDENCE
IRRIGATION ZONE MAP
5450 E MERCER WAY MERCER ISLAND, WA 98040



NO.	DESCRIPTION	DATE
	PERMIT SET	02.04.26

1/8" = 1'-0"

L2.3

