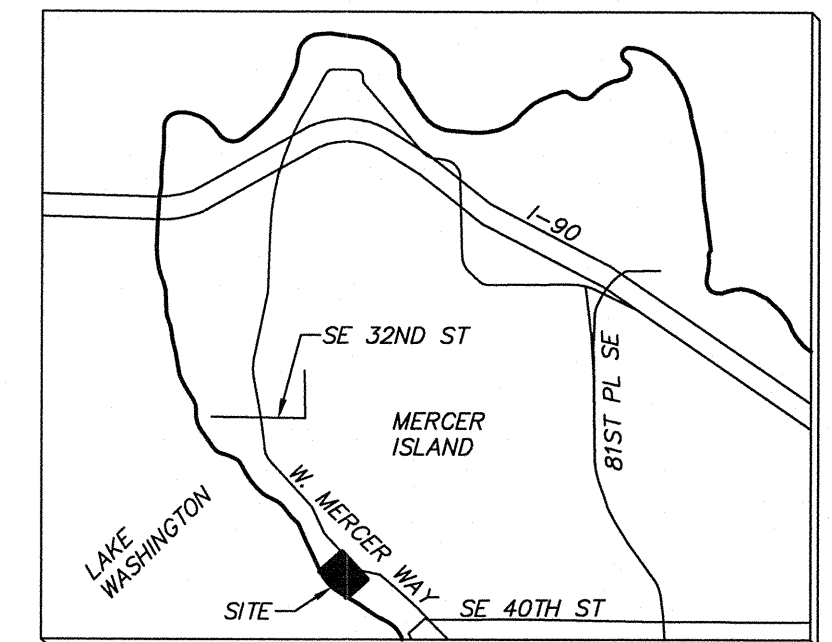


**OGDEN POINT LOT LINE REVISION
(LOT CONSOLIDATION)**
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



VICINITY MAP
NOT TO SCALE

OWNER'S DECLARATION

I, THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE REVISION (LOT CONSOLIDATION) THEREOF PURSUANT TO RCW 58.09 AND DECLARE THIS LOT LINE REVISION (LOT CONSOLIDATION) TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE REVISION (LOT CONSOLIDATION) IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.

MICHAEL E. MORGAN

PRINTED NAME: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY
ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2017.

SIGNATURE OF
NOTARY PUBLIC

PRINTED NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT, _____
MY COMMISSION EXPIRES _____

APPROVALS

CITY OF MERCER ISLAND

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

BY: _____ CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

BY: _____ CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

ASSESSOR

ORIGINAL LEGAL DESCRIPTIONS

ORIGINAL LOT A

LOT A, MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

TOGETHER WITH PARKING INGRESS, EGRESS AND DRAINAGE EASEMENT AS ESTABLISHED BY PARKING AREA EASEMENT RECORDED UNDER RECORDING NUMBER 5094317 AND AS FURTHER DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8308170194; AND

TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

ORIGINAL LOT B

LOT B, MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

TOGETHER WITH PARKING INGRESS, EGRESS AND DRAINAGE EASEMENT AS ESTABLISHED BY PARKING AREA EASEMENT RECORDED UNDER RECORDING NUMBER 5094317 AND AS FURTHER DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8308170194; AND

TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

ORIGINAL LOT C

LOT C, MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

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TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

LEGAL DESCRIPTIONS AFTER CONSOLIDATION

LOT 1

LOTS A AND B, MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

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TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

LOT 2

LOT C, MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

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TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

REVIEW COPY
Not for Recording

POR. OF GOV. LOT 2, (SW1/4, SW 1/4),
SEC. 12, TWP. 24N, RGE 4E, W.M. & LOT A
& B, MISP 81-08-15, REC. NO. 8211169001.
MERCER ISLAND, WASHINGTON

MERCER ISLAND FILE NO. _____

RECORDING CERTIFICATE

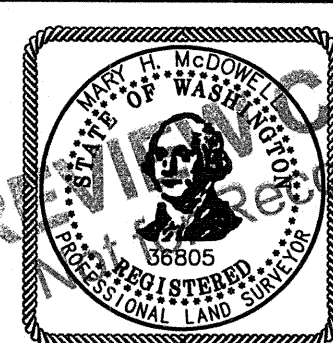
Filed for record this _____ day of _____
2017 _____ at _____ M., in book _____ of
SURVEYS at page _____ of the request of
TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.
DIVISION OF RECORDS & ELECTIONS

Supt. of Records _____ Manager _____
REC. NO. _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or
under my direction in conformance with the requirements of
the SURVEY RECORDING ACT at the request of

_____ THE LADYBUG TRUST _____
in _____ AUGUST _____, 2016
_____ CERT. NO. 36805



**LOT LINE REVISION
(LOT CONSOLIDATION)**
FOR
OGDEN POINT
3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON

triad
A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date 04/17/2017 Job No. LDYB0000001
Drawn LMM Sheet 1 OF 3
Checked MHM

**OGDEN POINT LOT LINE REVISION
(LOT CONSOLIDATION)**
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

BASIS OF BEARING

HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED.

HORIZONTAL DATUM

ASSUMED

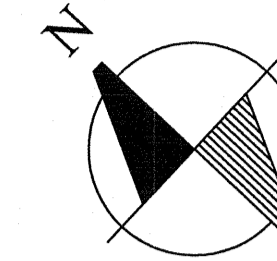
VERTICAL DATUM

NAVD88

BENCH MARK

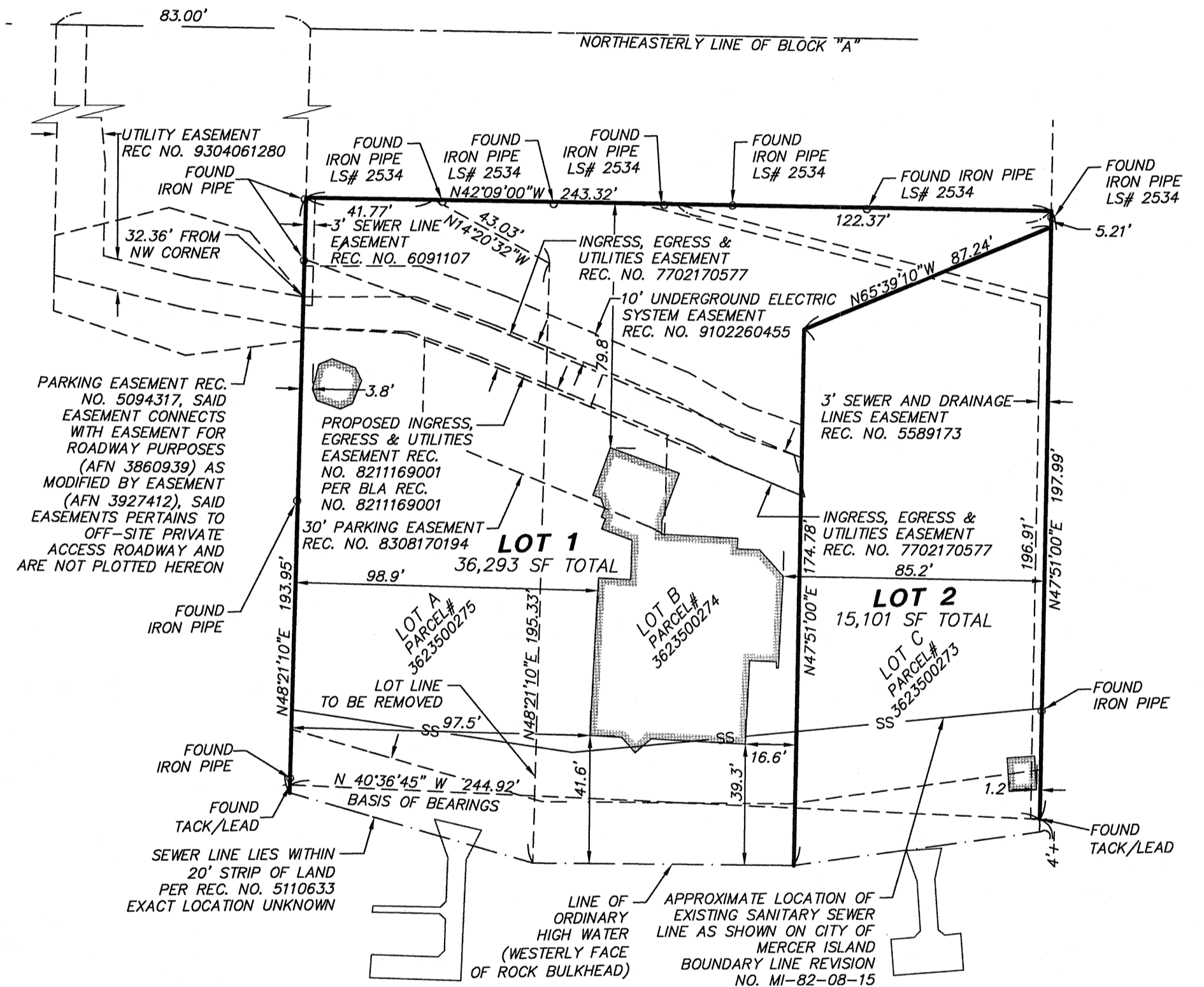
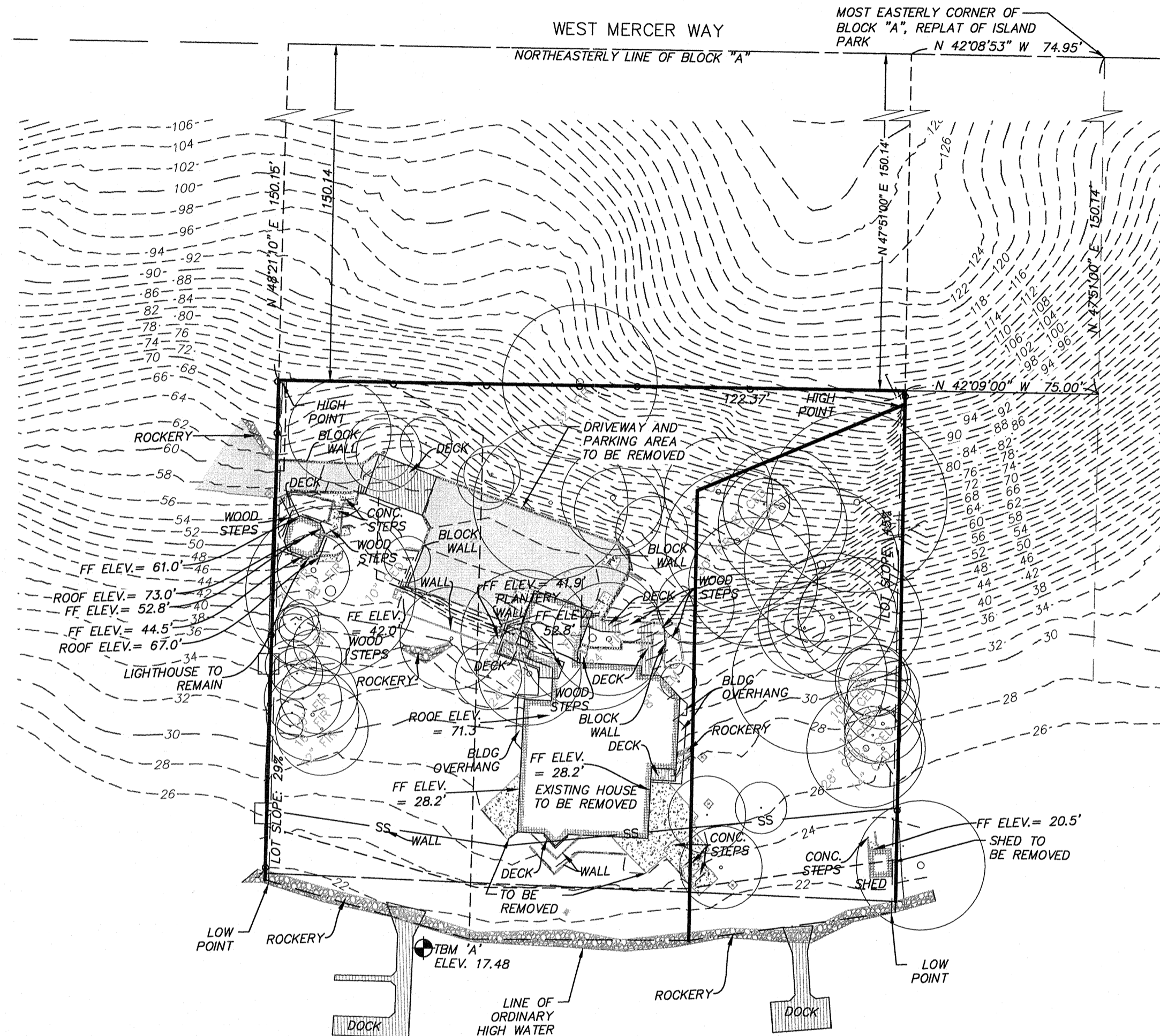
ORIGINAL BENCHMARK:
WGS SURVEY DATA WAREHOUSE POINT DESIGNATION-8037,, 2" BRASS CAP IN 4" CONC. MON (DN 0.3') WEST MERCER WAY AT JOG100' SE OF INTERSECTION OF LAKE PL. 950' NW OF INTERSECTION SE 40TH ST. ELEV 171.06'

BM "A":
SET TACK ON CENTERLINE OF DOCK ON LOT A ±10 FROM SHORE. ELEVATION = 17.48'



SCALE: 1" = 40'

0 20 40 80
CONTOUR INTERVAL 2'



EXISTING LOT AREA

LOT A - NO. 3623500275
15,990± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)
LOT B - NO. 3623500274
20,302± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)
LOT C - NO. 3623500273
15,101± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

EXISTING GROSS FLOOR AREA

PARCEL A - NO. 3623500275
186± SQ. FT. (AREA OF SHED OUTLINE)
PARCEL B - NO. 3623500274
4,083± SQ. FT. (AREA OF HOUSE OUTLINE)
PARCEL C - NO. 3623500273
98± SQ. FT. (AREA OF SHED OUTLINE)

EXISTING IMPERVIOUS SURFACE AREA

PARCEL A - NO. 3623500275
LIGHHOUSE 186± SQ. FT.
EAVE 266± SQ. FT.
DECKS 407± SQ. FT.
ASPHALT 1,417± SQ. FT.
CONCRETE AND WALLS 284± SQ. FT.
ROCKERY 73± SQ. FT.
TOTAL 2,633± SQ. FT.
PARCEL B - NO. 3623500274
HOUSE 4,083± SQ. FT.
EAVE 447± SQ. FT.
ASPHALT 1,757± SQ. FT.
DECK 95± SQ. FT.
CONCRETE AND WALLS 1,279± SQ. FT.
ROCKERIES 5± SQ. FT.
TOTAL 7,661± SQ. FT.
PARCEL C - NO. 3623500273
SHED 98± SQ. FT.
CONCRETE AND WALLS 178± SQ. FT.
TOTAL 276± SQ. FT.

EXISTING LOT SLOPE

PARCEL A - NO. 3623500275
29%
PARCEL B - NO. 3623500274
47%
PARCEL C - NO. 3623500273
45%

GENERAL NOTES

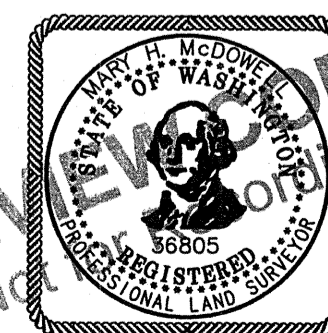
1. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURE UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE BY TERRANE IN JULY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, REVISION UPDATED GUARANTEE NO. 0091236-06, DATED FEBRUARY 21, 2017 @ 8:00 AM.

REVIEW COPY
Not for Recording

POR. OF GOV. LOT 2, (SW1/4, SW 1/4),
SEC. 12, TWP. 24N, RGE 4E, W.M. & LOT A
& B, MISP 81-08-15, REC. NO. 8211169001.
MERCER ISLAND, WASHINGTON

MERCER ISLAND FILE NO. _____

**LOT LINE REVISION
(LOT CONSOLIDATION)**
FOR
OGDEN POINT
3675 W. MERCER WAY



MERCER ISLAND

WASHINGTON

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date 04/17/2017 Job No. LDYB0000001
Drawn LMM Sheet 2 OF 3
Checked MHM

**OGDEN POINT LOT LINE REVISION
(LOT CONSOLIDATION)**

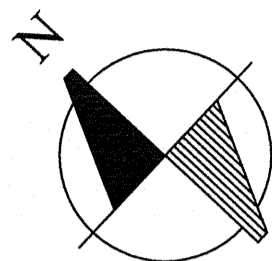
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

BASIS OF BEARING

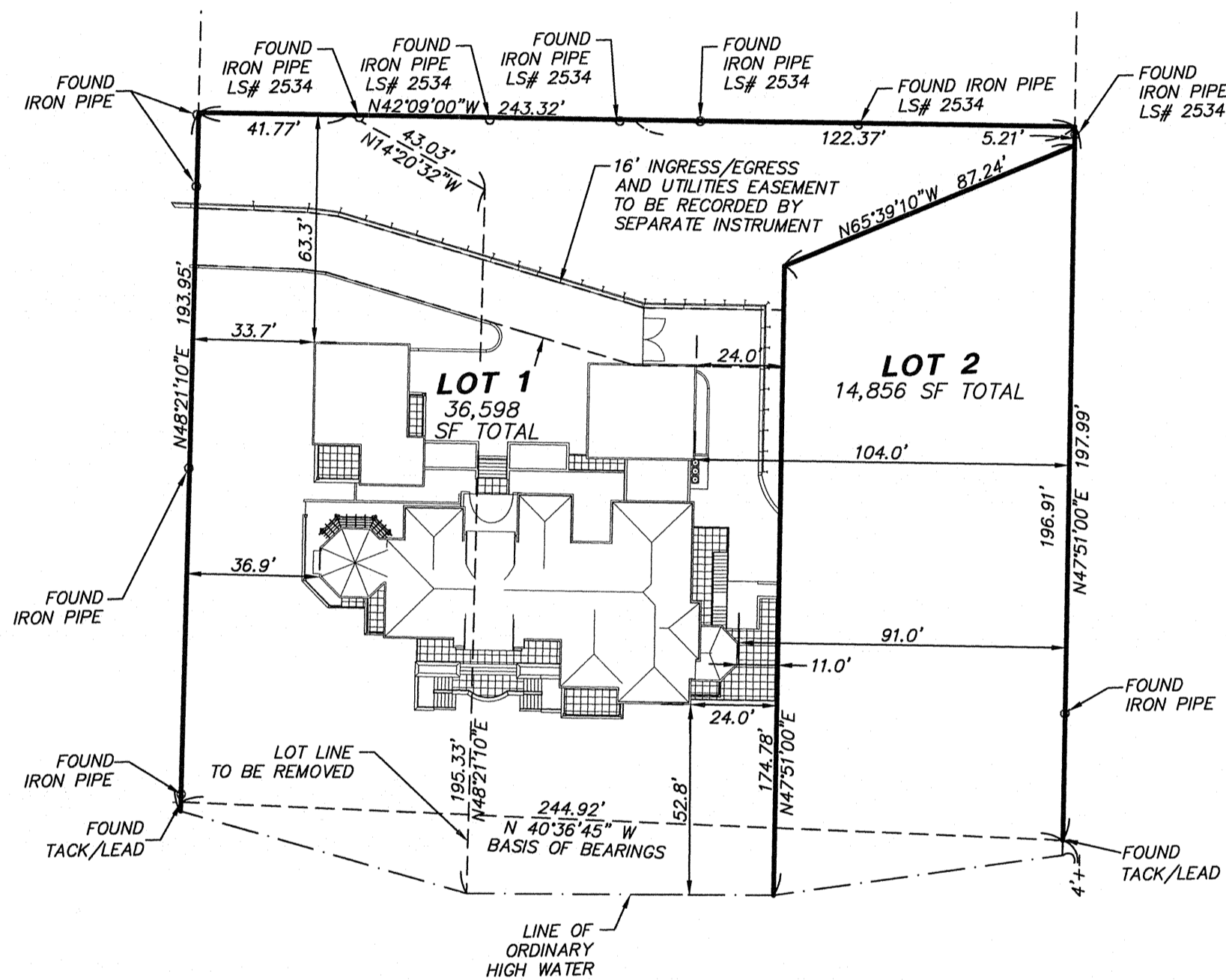
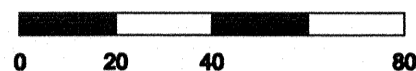
HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED.

HORIZONTAL DATUM

ASSUMED



SCALE: 1" = 40'



PROPOSED LOT AREA

LOT 1 - NO. 3623500275 AND 3623500274
36,598± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

LOT 2 - NO. 3623500273
14,586± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

PROPOSED GROSS FLOOR AREA

LOT 1 - NO. 3623500275 AND 3623500274
6,372± SQ. FT. (GUEST HOUSE, GARAGE, AND HOUSE OUTLINE)

PROPOSED IMPERVIOUS SURFACE AREA

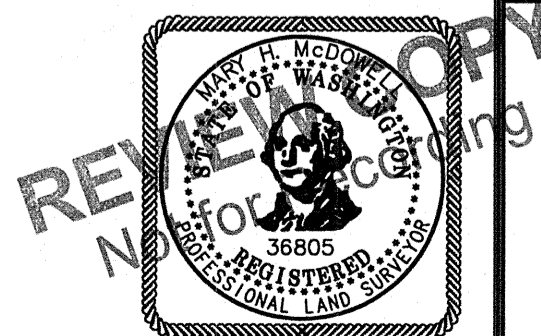
LOT 1 - NO. 3623500275 AND 3623500274
14,578± SQ. FT.

PARCEL 2 - NO. 3623500273
2,914± SQ. FT.

REVIEW COPY
Not for Recording

MERCER ISLAND FILE NO. _____

POR. OF GOV. LOT 2, (SW1/4, SW 1/4),
SEC. 12, TWP. 24N, RGE 4E, W.M. & LOT A
& B, MISP 81-08-15, REC. NO. 8211169001.
MERCER ISLAND, WASHINGTON



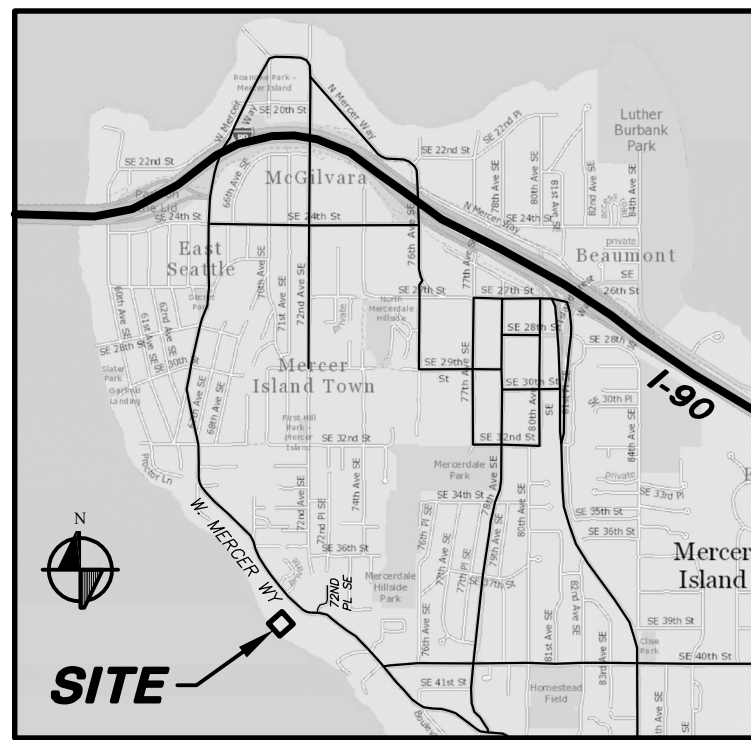
**LOT LINE REVISION
(LOT CONSOLIDATION)**
FOR
OGDEN POINT
3675 W. MERCER WAY

MERCER ISLAND

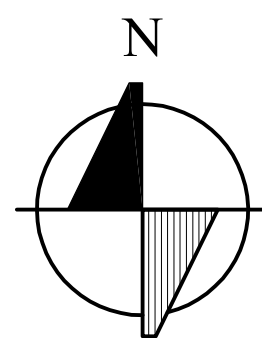
WASHINGTON

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date 04/17/2017	Job No. LDYB00000001
Drawn LMM	Sheet 3 OF 3
Checked MHM	



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 20'



triad

20300 Woodinville Snohomish Rd NE
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CONCEPTUAL GRADING AND UTILITY PLAN
WITH CRITICAL SLOPES

THE LADYBUG TRUST
OGDEN POINT RESIDENCE

WASHINGTON
CITY OF MERCER ISLAND,

REVIEWED BY:	DATE:	REVISION:
NO.	DATE	REVISION

SITE ADDRESS: 3675 W MERCER WAY
MERCER ISLAND, WA
APPLICANT: DEMETRIOU ARCHITECTS
AGENT: ANDREA SMITH

FF ELEVATIONS:	
MAIN HOUSE	
LOWER	27.0'
MAIN	38.0'
MOTORCOURT	42.0'
UPPER	49.0'
T/PLATE	58.5'
GUESTHOUSE/ADU	
MOTORCOURT	42.0'
EXERCISE	56.5'

APPROXIMATE EARTHWORK QUANTITIES
CUT 5,000± C.Y.
FILL 200± C.Y.

LEGEND

- [Hatched Box] - SLOPES >30%
- [Dotted Box] - SLOPES >40%

COLOR LEGEND

- [Red Arrow] PROPOSED STORM DRAINAGE
- [Green Arrow] PROPOSED SANITARY SEWER
- [Blue Arrow] PROPOSED WATER

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARY MCDOWELL, PLS
PROJECT SURVEYOR
ADAM STRICKER, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 4/18/17
SCALE: HORIZ: 1"=20' VERT.: N/A

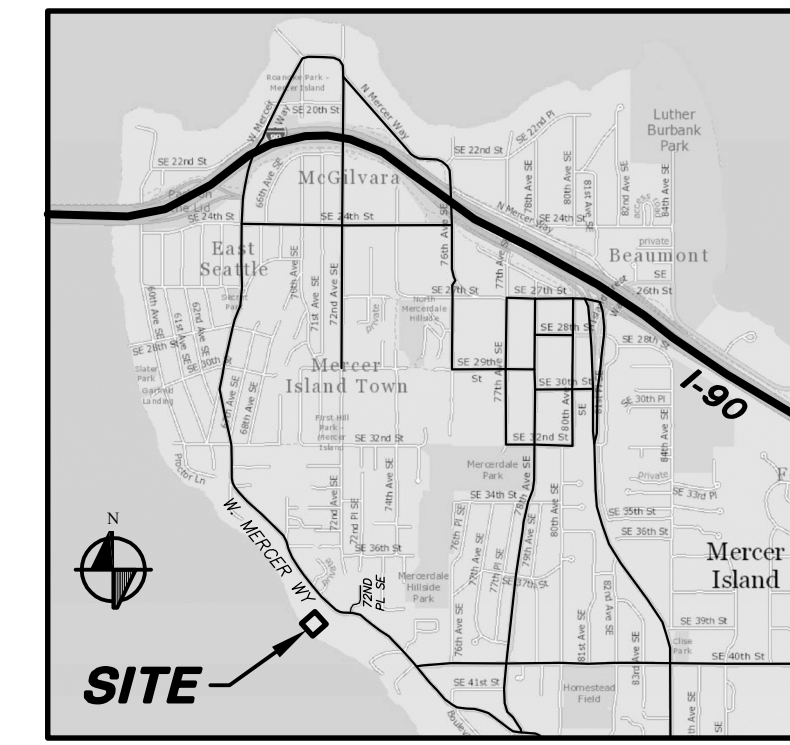


STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0001**

SHEET NUMBER **1 OF 1**

LDYB0001.dwg
P:\LDYB0001\LDYB0001.dwg
Date: Apr 18, 2017 12:33pm
Author: E:\LDYB0001\LDYB0001.dwg
Title: Conceptual Grading and Utility Plan with Critical Slopes



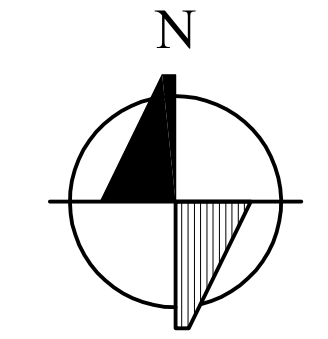
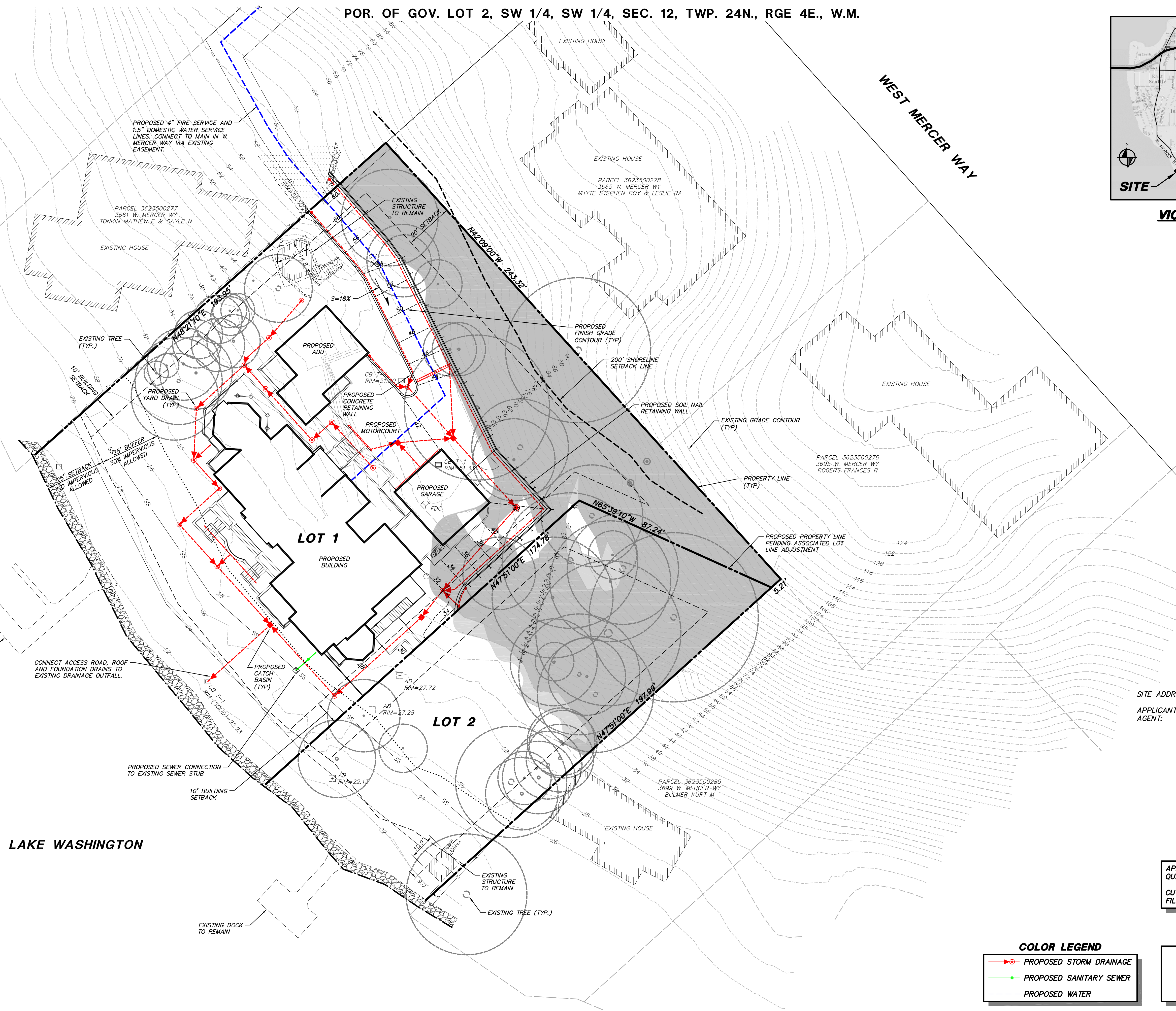
VICINITY MAP
NOT TO SCALE

**CONCEPTUAL GRADING AND UTILITY PLAN
WITH CRITICAL SLOPES**

THE LADYBUG TRUST

OGDEN POINT RESIDENCE

WASHINGTON
CITY OF MERCER ISLAND,



SCALE: 1" = 20'
0 10 20 40

SITE ADDRESS: 3675 W MERCER WAY
MERCER ISLAND, WA
APPLICANT: DEMETRIOU ARCHITECTS
AGENT: ANDREA SMITH

FF ELEVATIONS:

MAIN HOUSE	
LOWER	27.0'
MAIN	38.0'
MOTORCOURT	42.0'
UPPER	49.0'
T/PLATE	58.5'
GUESTHOUSE/ADU	
MOTORCOURT	42.0'
EXERCISE	56.5'

APPROXIMATE EARTHWORK QUANTITIES

CUT 5,000± C.Y.
FILL 200± C.Y.

COLOR LEGEND

- PROPOSED STORM DRAINAGE
- PROPOSED SANITARY SEWER
- - - PROPOSED WATER

LEGEND

- SLOPES >30%
- SLOPES >40%

REVIEWED BY:	
NO. DATE REVISION	
DATE:	BY:

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARY MCDOWELL, PLS
PROJECT SURVEYOR
ADAM STRICKER, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 4/18/17
SCALE: HORIZ: 1"=20' VERT.: N/A



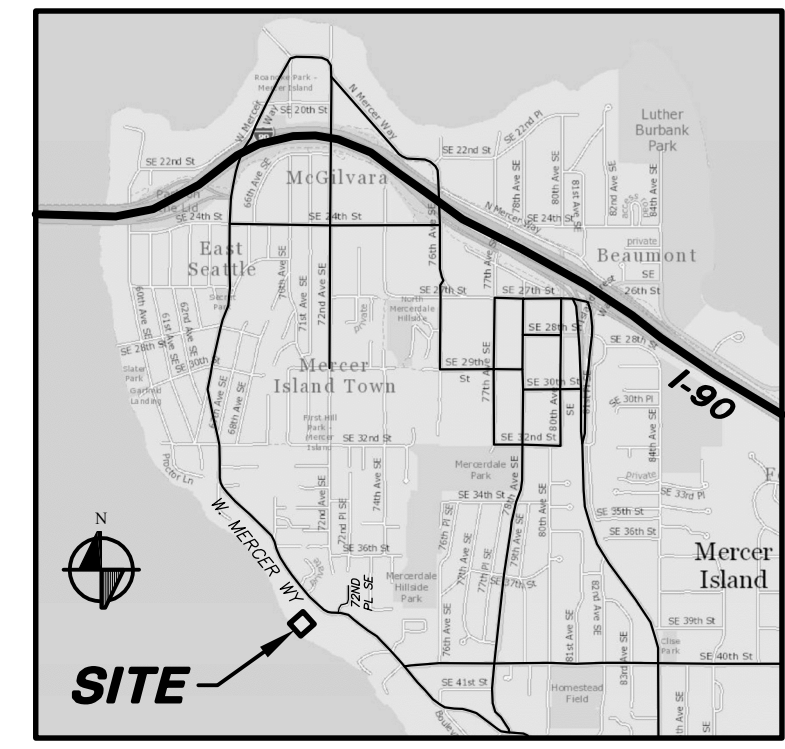
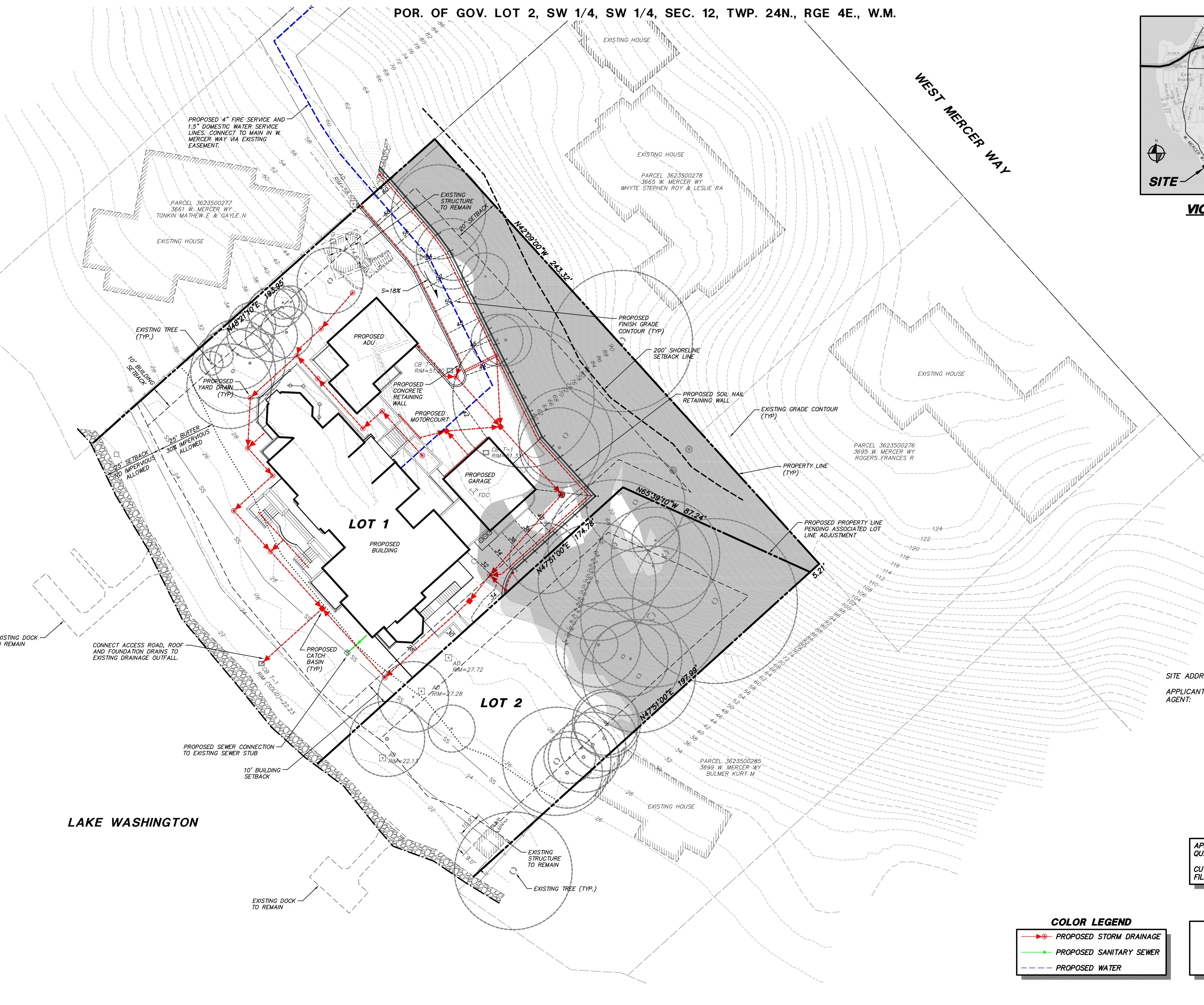
STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0001**

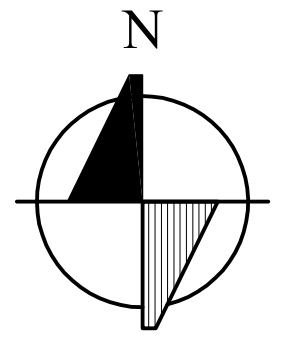
SHEET NUMBER **1 OF 1**

17-0413 Slope Embell.ans, C01, EC-B5-LD180002 EC-TP-LD180002 3/1/18-05-LD180001 160661_T-CLEANED current-@Region, WCONITY MAP 1/1
 17-0413 Slope Embell.ans, C01, EC-B5-LD180002 EC-TP-LD180002 3/1/18-05-LD180001 160661_T-CLEANED current-@Region, WCONITY MAP 1/1
 17-0413 Slope Embell.ans, C01, EC-B5-LD180002 EC-TP-LD180002 3/1/18-05-LD180001 160661_T-CLEANED current-@Region, WCONITY MAP 1/1

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N., RGE 4E., W.M.



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 20'
0 10 20 40

triad
20300 Woodville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

**CONCEPTUAL GRADING AND UTILITY PLAN
WITH CRITICAL SLOPES**
THE LADYBUG TRUST
OGDEN POINT RESIDENCE
WASHINGTON
CITY OF MERCER ISLAND,

REVIEWED BY:	DATE:	BY:	CK:
NO.	DATE	REVISION	

SITE ADDRESS: 3675 W MERCER WAY
MERCER ISLAND, WA
PROJECT MANAGER: DEMETRIOU ARCHITECTS
APPLICANT: ANDREA SMITH
AGENT: ANDREA SMITH

FF ELEVATIONS:

MAIN HOUSE	
LOWER	27.0'
MAIN	38.0'
MOTORCOURT	42.0'
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T/PLATE	58.5'
GUESTHOUSE/ADU	
MOTORCOURT	42.0'
EXERCISE	56.5'

APPROXIMATE EARTHWORK QUANTITIES
CUT 5,000± C.Y.
FILL 200± C.Y.

COLOR LEGEND

	PROPOSED STORM DRAINAGE
	PROPOSED SANITARY SEWER
	PROPOSED WATER

LEGEND

	SLOPES >30%
	SLOPES >40%

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARY MCDOWELL, PLS
PROJECT SURVEYOR
ADAM STRICKER, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 4/18/17
SCALE: HORIZ.: 1"=20' VERT.: N/A



STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0001**
SHEET NUMBER **1 OF 1**

Apr 18, 2017 12:53pm
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