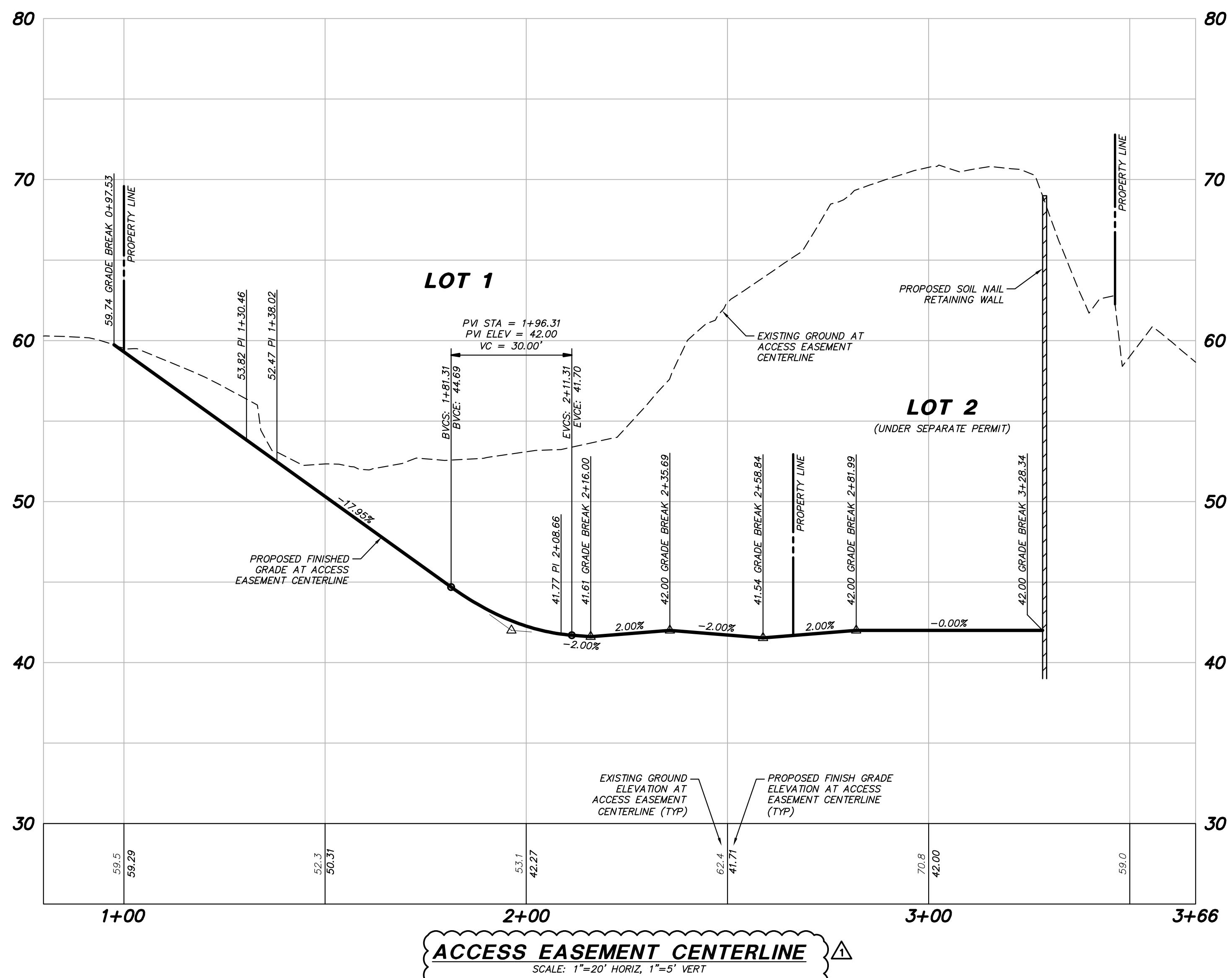
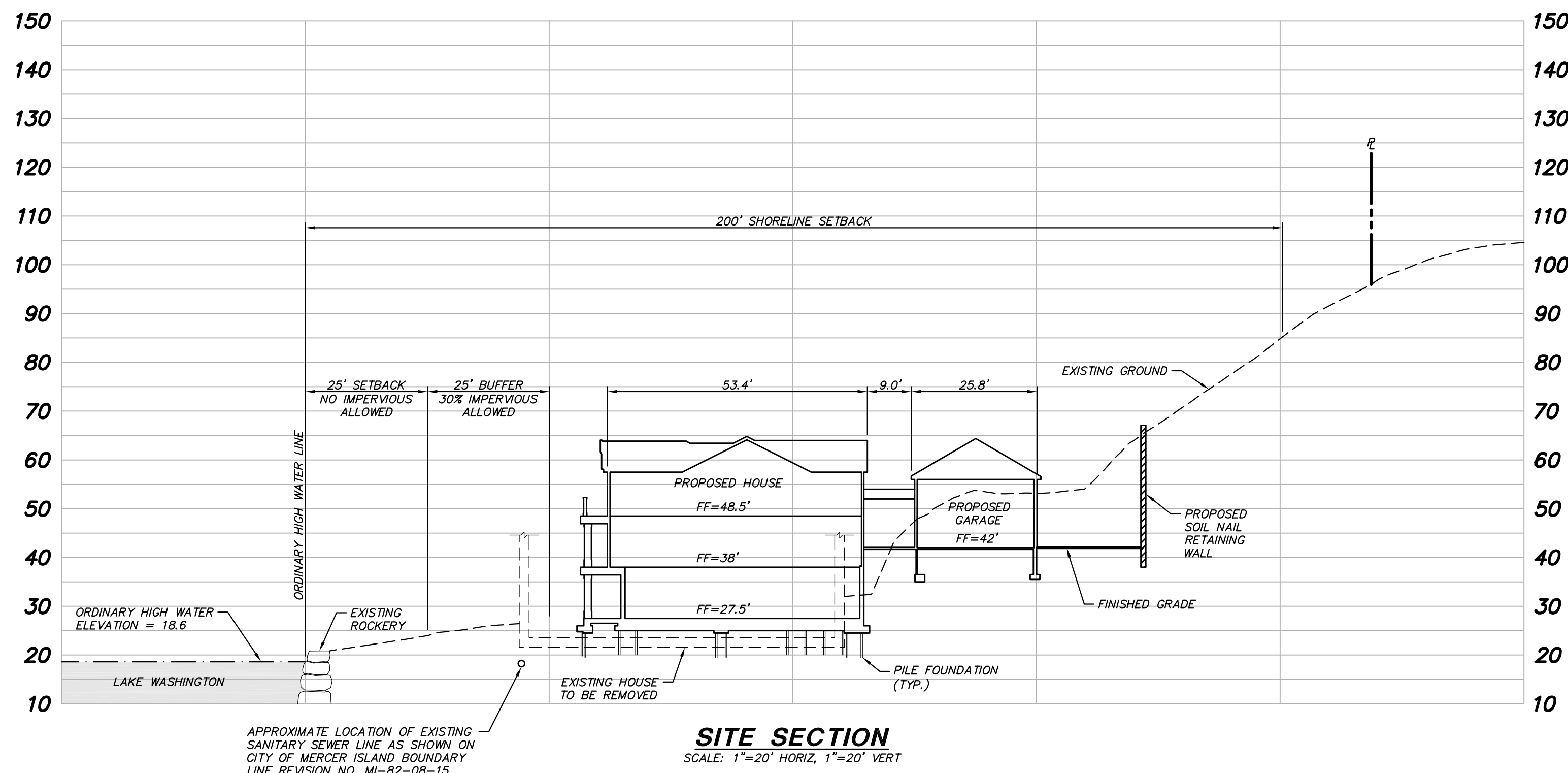


**SITE SECTION AND ACCESS
EASEMENT CENTERLINE PROFILE**
THE LADYBUG TRUST
OGDEN POINT RESIDENCE
SHORELINE PERMIT PLAN
WASHINGTON
CITY OF MERCER ISLAND,



REVIEWED BY: DATE: BY: CK
NO. DATE REVISION 1/28/17 REVISOR REVISED PER CITY COMMENT LETTER DATED 1/27/17
NO. DATE REVISION

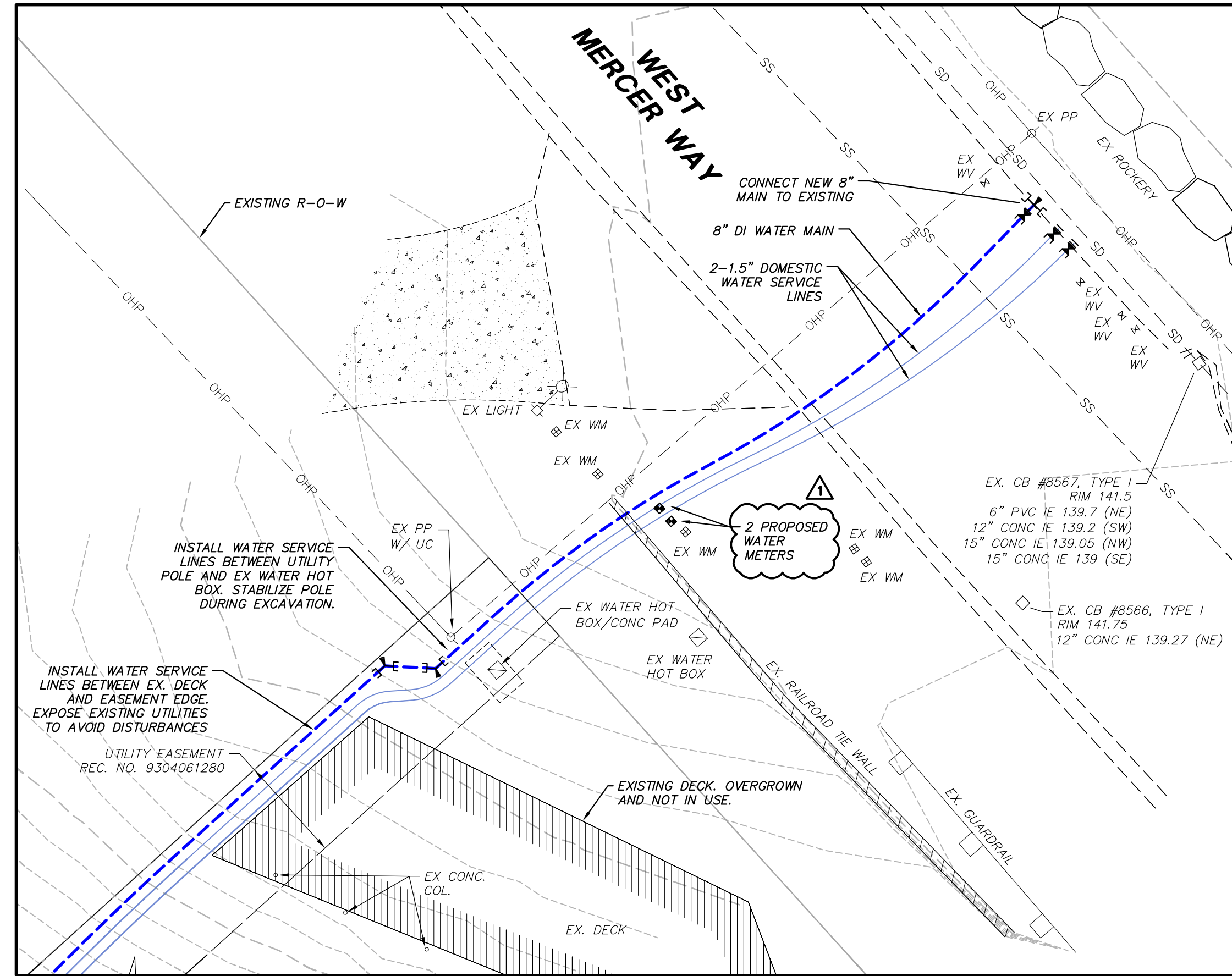
RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARY MCDOWELL, PLS
PROJECT SURVEYOR
ADAM STRICKER, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ: 1"=20' VERT: AS NOTED

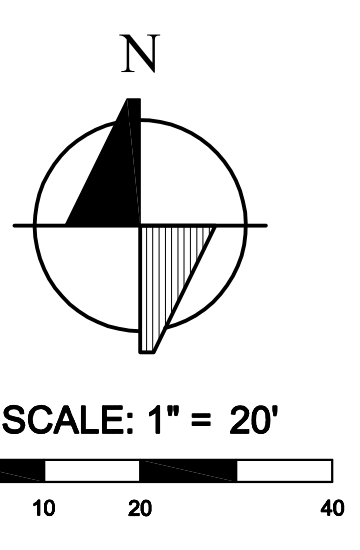
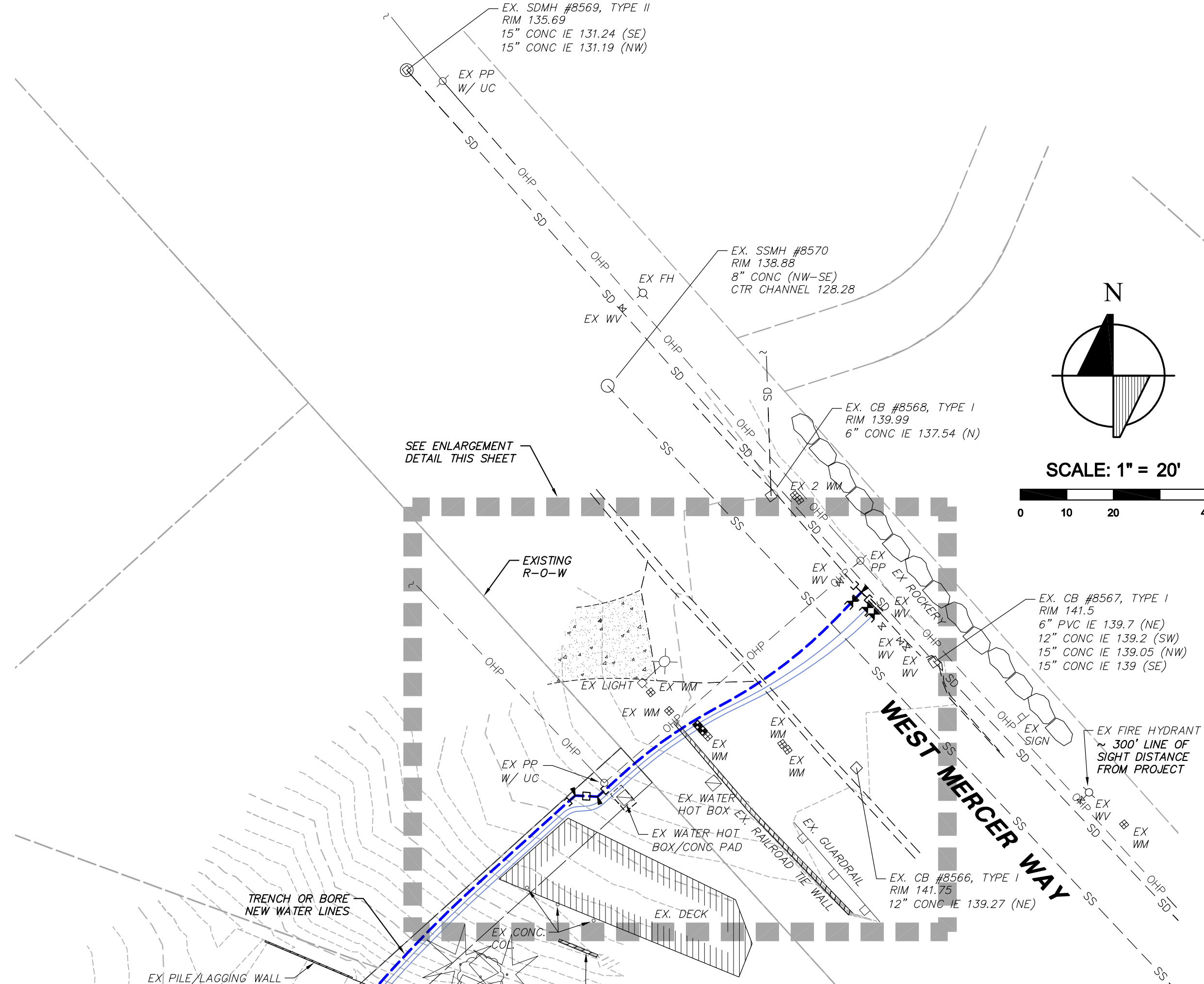


STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0002**
SHEET NUMBER **C2 OF 5**



ENLARGEMENT DETAIL
SCALE: 1" = 10'



LEGEND

	- SLOPES >30%
	- SLOPES >40%

COLOR LEGEND

	PROPOSED STORM DRAINAGE
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE

FF ELEVATIONS:

MAIN HOUSE LOWER	27.5'
MAIN	38.0'
MOTORCOURT UPPER	42.0'
T/PLATE	48.5'
GUESTHOUSE/ADU MOTORCOURT EXERCISE	56.5'

CONCEPTUAL GRADING AND UTILITY PLAN
WITH CRITICAL SLOPES

THE LADYBUG TRUST

OGDEN POINT RESIDENCE

SHORELINE PERMIT PLAN

WASHINGTON

CITY OF MERCER ISLAND,

REVIEWED BY:
DATE:
DATE: 7/28/17
NO. 1728/17

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ADAM STRICKER, PE
PROJECT ENGINEER

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

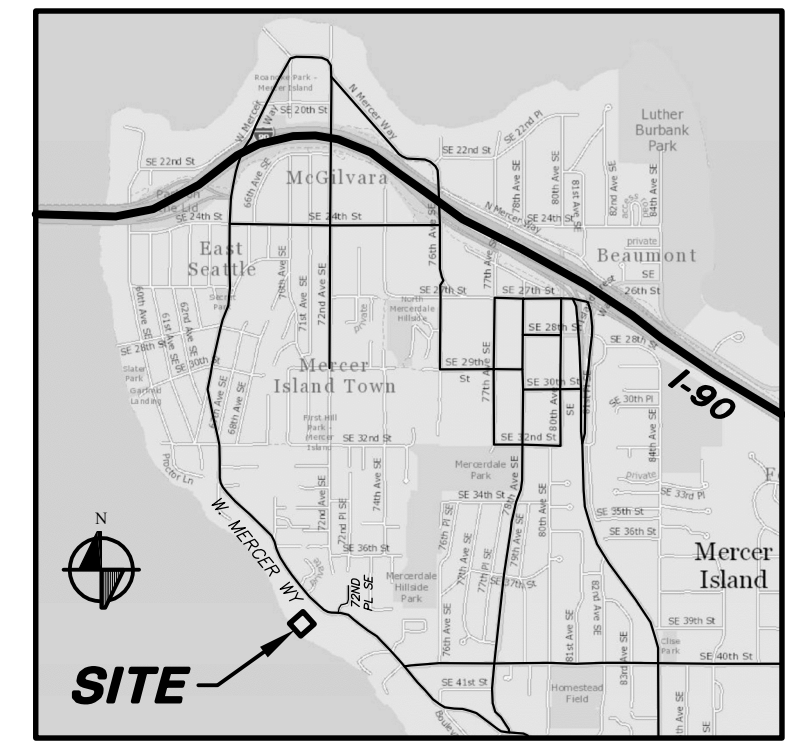


STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0002**

SHEET NUMBER **C3 OF 5**

SEE SHEET 4



VICINITY MAP
NOT TO SCALE

triad

20300 Woodinville 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

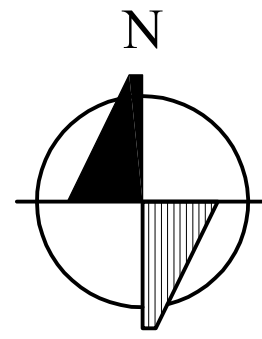
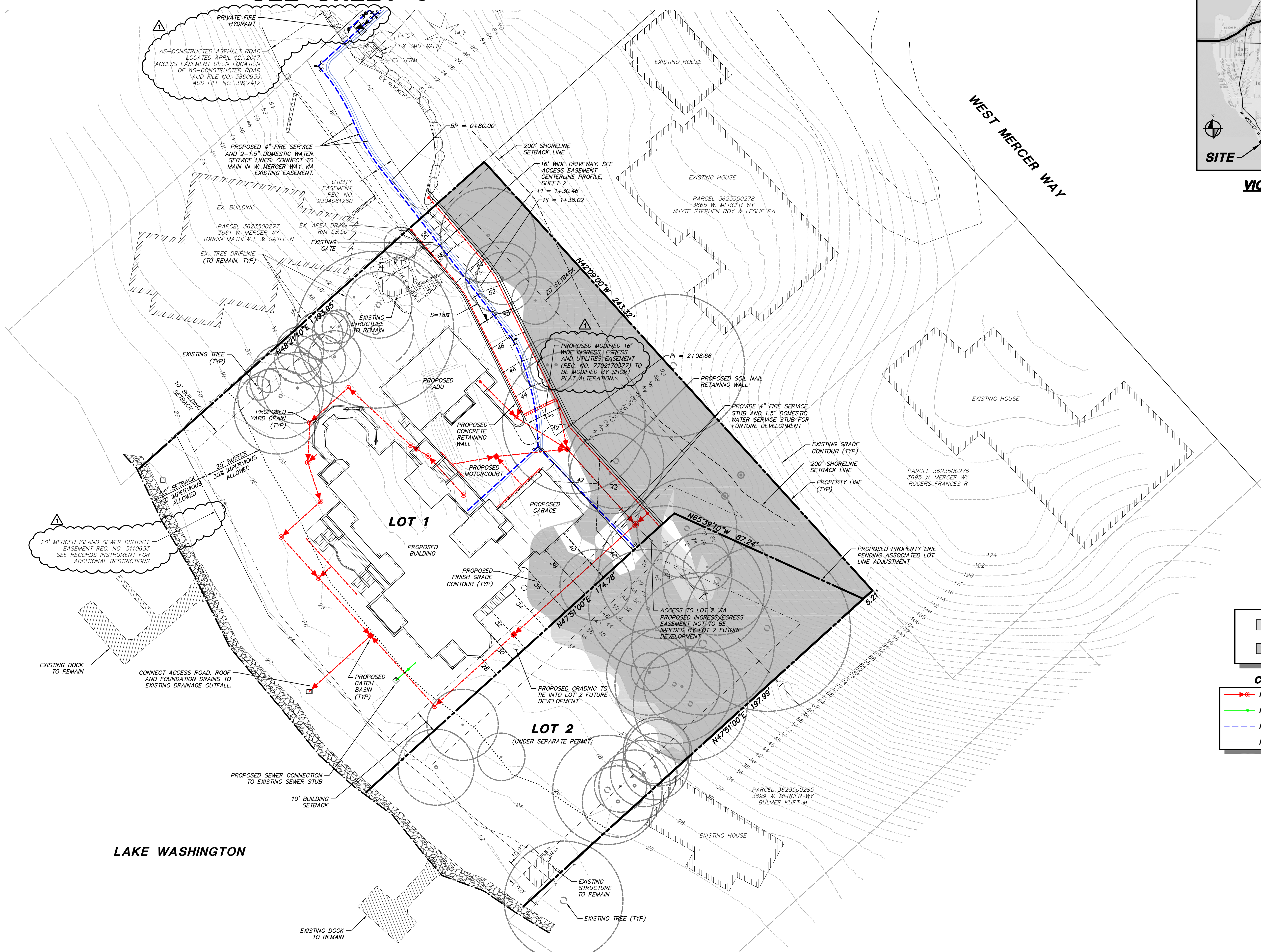
THE LADYBUG TRUST

OGDEN POINT RESIDENCE

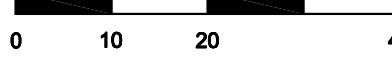
SHORELINE PERMIT PLAN

WASHINGTON

CITY OF MERCER ISLAND,



SCALE: 1" = 20'



LEGEND

- [Hatched Area] - SLOPES >30%
- [Solid Grey Area] - SLOPES >40%

COLOR LEGEND

- [Red dashed line with circles] PROPOSED STORM DRAINAGE
- [Green dashed line with circles] PROPOSED SANITARY SEWER
- [Blue dashed line with circles] PROPOSED WATER MAIN
- [Blue dashed line with circles] PROPOSED WATER SERVICE

FF ELEVATIONS:

MAIN HOUSE LOWER	27.5'
MAIN	38.0'
MOTORCOURT	42.0'
UPPER T/PLATE	48.5'
57.5'	
GUESTHOUSE/ADU MOTORCOURT EXERCISE	42.0' 56.5'

REVISIONS:

NO.	DATE	REVISION
1	7/28/17	REVISED PER CITY COMMENT LETTER DATED 7/17/17

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ADAM STRICKER, PE
PROJECT ENGINEER

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



STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0002**

SHEET NUMBER **C4 OF 5**

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED AFN 9405052361)
 LOB B OF MERCER ISLAND SHORT PLAT NO. MI-76-8-027, AS RECORDED UNDER RECORDING NO. 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NO. 821169001, 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.

BASIS OF BEARINGS

HELD BEARING N 40°36'45" W, BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED IN R1

REFERENCES

1. THIS SURVEY IS A DEPENDANT RETRACEMENT OF MERCER ISLAND B.L.R. NO. MI-82-08-15, AS RECORDED UNDER K.C.R.N. 821169001. THIS SURVEY IS BASED UPON EXISTING POINTS RECOVERED, AND SHOWN THEREON.

VERTICAL DATUM

NAVD88 PER WGS SURVEY DATA WAREHOUSE
 POINT DESIGNATION-8037, 2" BRASS CAP IN 4" CONC. MON (DN 0.3') WEST MERCER WAY AT JOG 100' SE OF INTX LAKE PL. 950' NW IF INTX SE 40TH ST
 ELEV.=171.06'

SURVEYOR'S NOTES

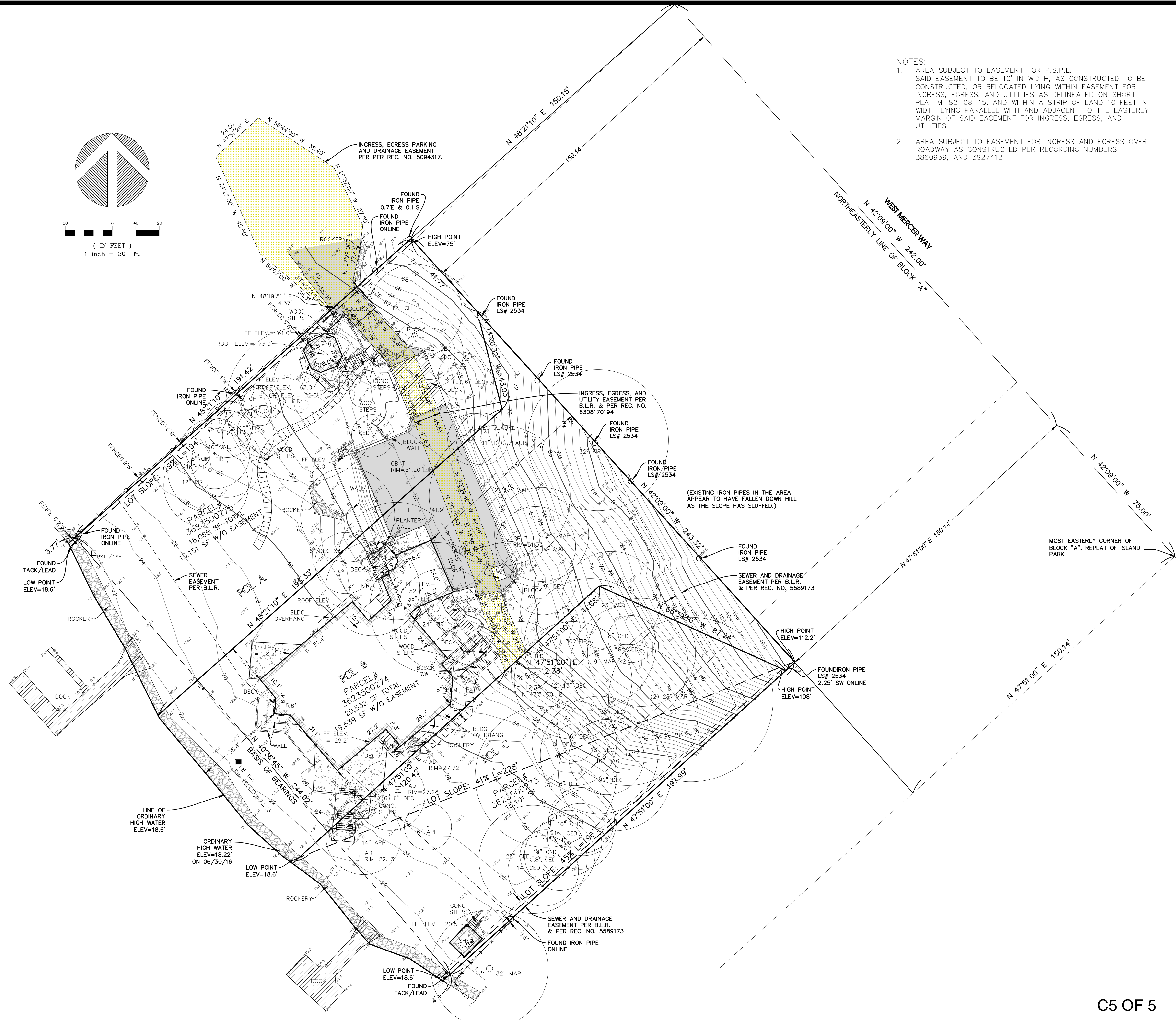
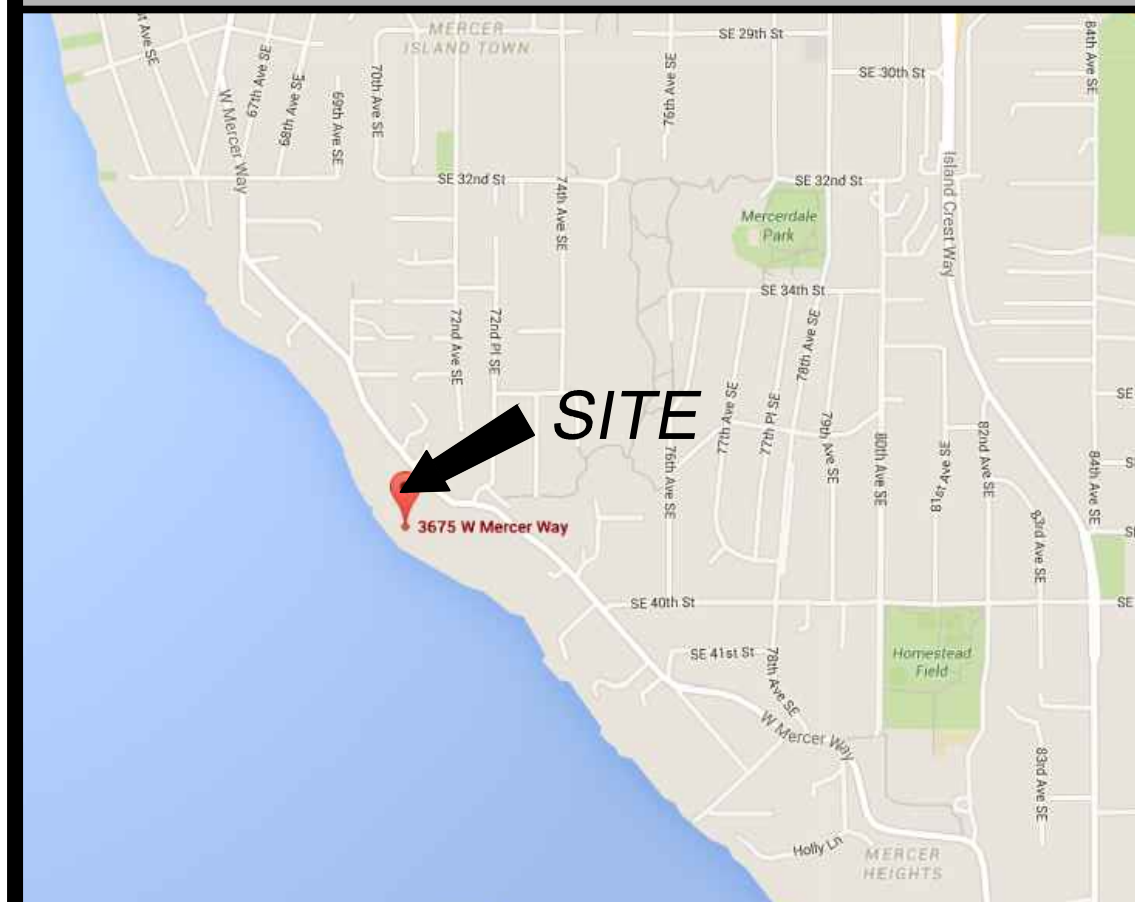
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 362350-0273, 362350-0274, 362350-0275.
5. TOTAL SUBJECT PROPERTY AREA PER THIS SURVEY IS 51,699± S.F. (1.19± ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- CONCRETE WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- ROCKERY
- GAS METER
- TREE (AS NOTED)

VICINITY MAP

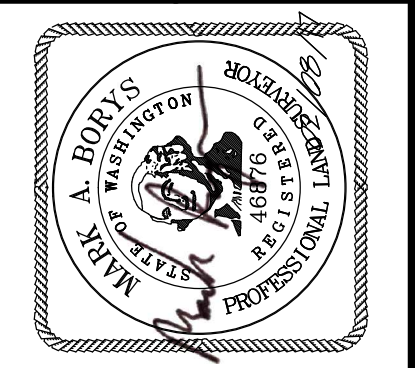
N.T.S.



- NOTES:
1. AREA SUBJECT TO EASEMENT FOR P.S.P.L. SAID EASEMENT TO BE 10' IN WIDTH, AS CONSTRUCTED TO BE CONSTRUCTED, OR RELOCATED LYING WITHIN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON SHORT PLAT MI 82-08-15, AND WITHIN A STRIP OF LAND 10 FEET IN WIDTH LYING PARALLEL WITH AND ADJACENT TO THE EASTERLY MARGIN OF SAID EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
 2. AREA SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY AS CONSTRUCTED PER RECORDING NUMBERS 3860939, AND 3927412

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF SW 1/4 SEC 12, TWP. 24N., RGE 04 E., W.M.
 PARCEL NO. 3623500273, 3623500274, 3623500275

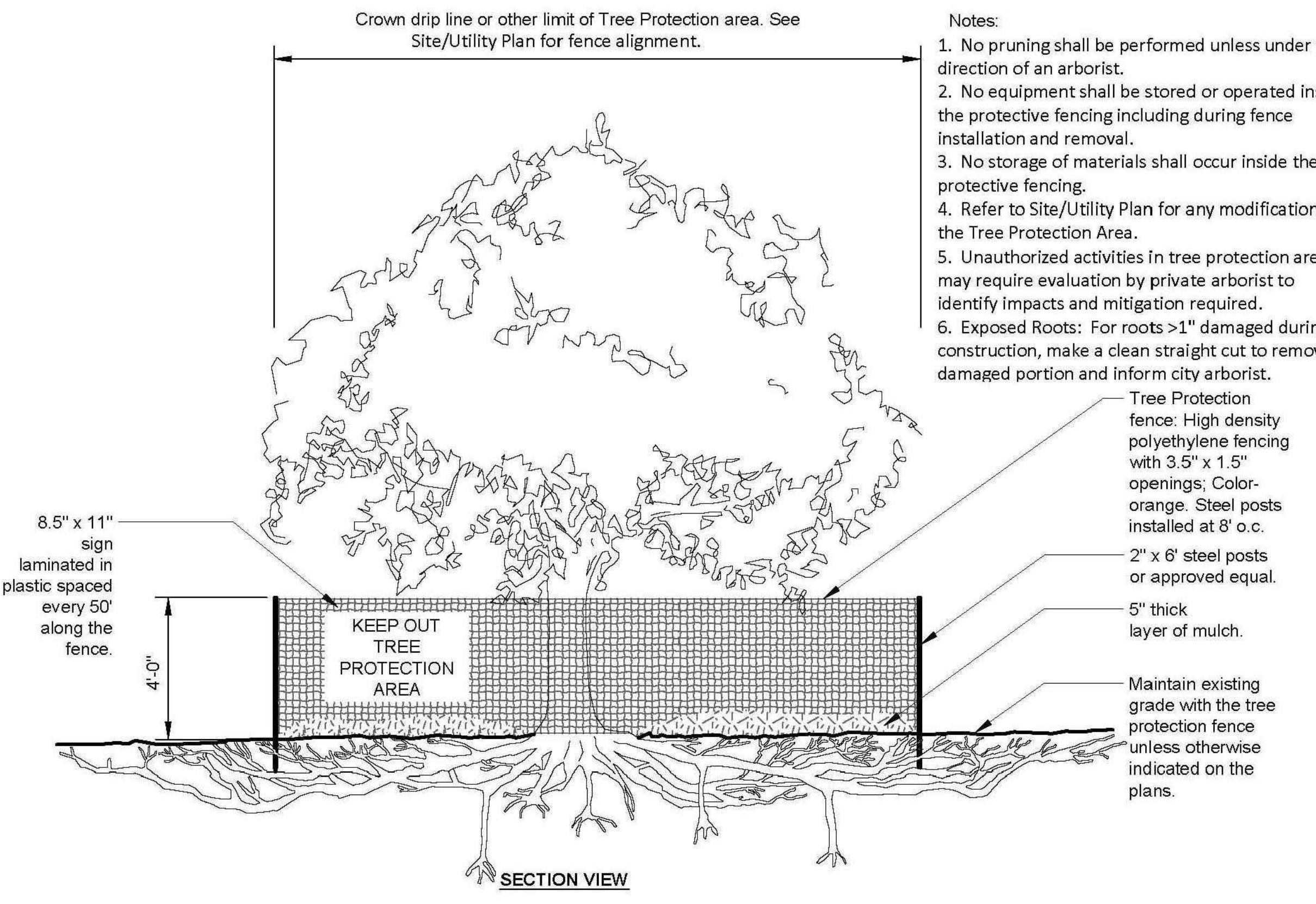
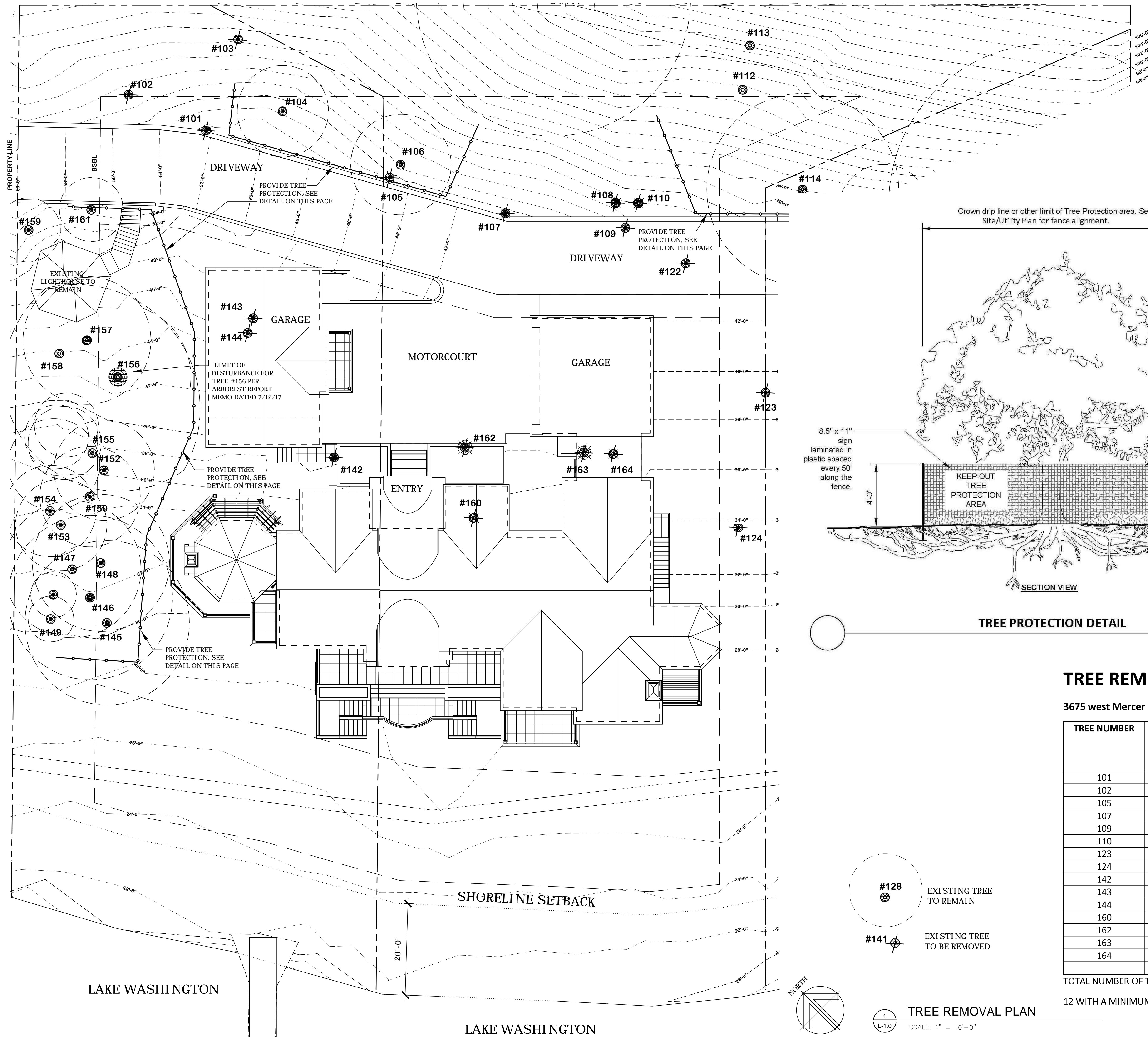
Ogden Point Project
 3675 W MERCER ISLAND
 MERCER ISLAND, WA 98040



Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4498 support@terrane.net
 www.terrane.net

JOB NUMBER:	160681
DATE:	07/12/16
DRAFTED BY:	IDV-RSN
CHECKED BY:	MAB/TMM
SCALE:	1"= 20'
REVISION HISTORY	
8/17/16	WATER SHOT
SHEET NUMBER	
1 OF 1	

measure success



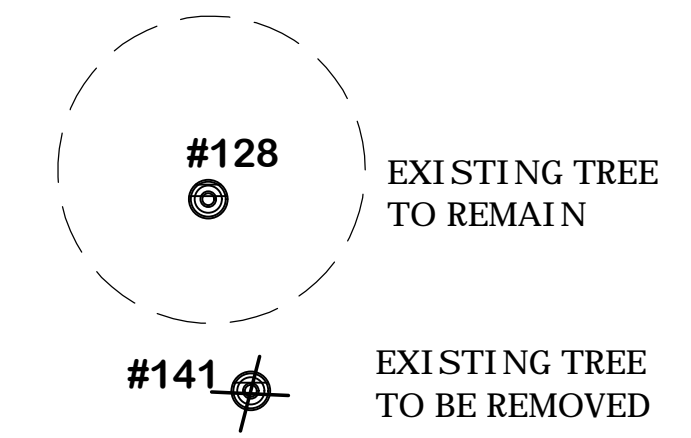
- Notes:
1. No pruning shall be performed unless under the direction of an arborist.
 2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
 3. No storage of materials shall occur inside the protective fencing.
 4. Refer to Site/Utility Plan for any modifications to the Tree Protection Area.
 5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required.
 6. Exposed Roots: For roots >1" damaged during construction, make a clean straight cut to removed damaged portion and inform city arborist.

TREE REMOVAL FORM 1, 2

3675 west Mercer Way Lots One and Two

TREE NUMBER	TREE TYPE	CALIPER INCHES MULTI-TRUNK SHOWN WITH COMMA	NOTE/ REPLACEMENT TREE QUANTITY
101	ASH	11,12	1:1
102	NON	12,13	DEAD
105	LAUREL	8,5,5,4,	NOT A TREE
107	MAPLE	15,11	1:1
109	MAPLE	5,5,5,3	1:1
110	CEDAR	5	0
123	Paper birch	8	1:1
124	HEMLOCK	8	1:1
142	DECID	14	1:1
143	CEDAR	5	1:1
144	CEDAR	11	1:1
160	FIR	22	1:1
162	FIR	35	2:1
163	FIR	36	2:1
164	FIR	28	2:1

TOTAL NUMBER OF TREES TO BE REPLACED:
12 WITH A MINIMUM 15 NEW TREES PER TREE REPLACEMENT PLAN



NORTH
TREE REMOVAL PLAN
 SCALE: 1" = 10'-0"

KEN LARGE
 Landscape Architect
 21803 NE 17th Court
 Sammamish, Wa. 98074
 Office: 425-836-4578, Cell: 206-396-71
 E-mail: klla@comcast.net
 FAX: 425-898-8923

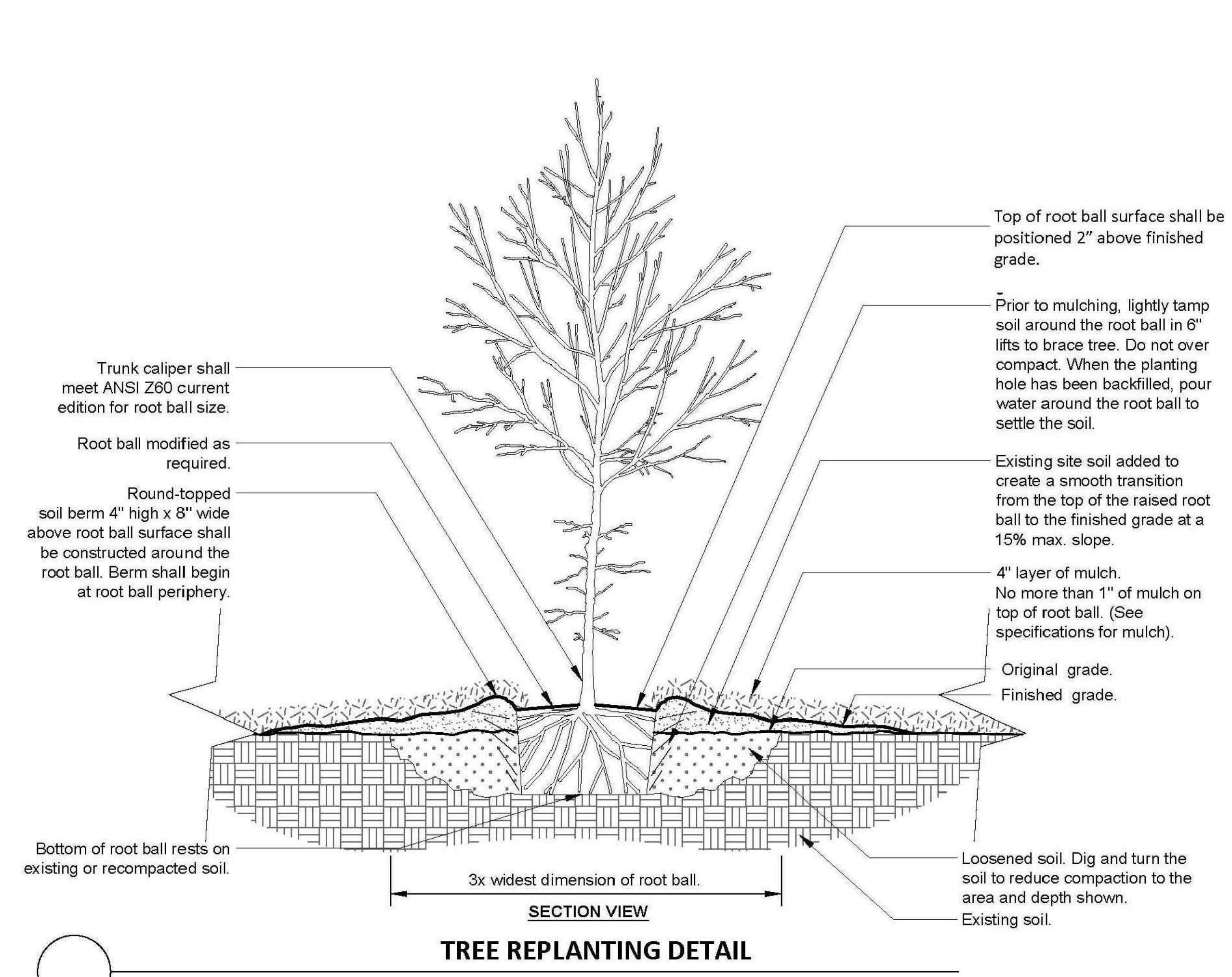
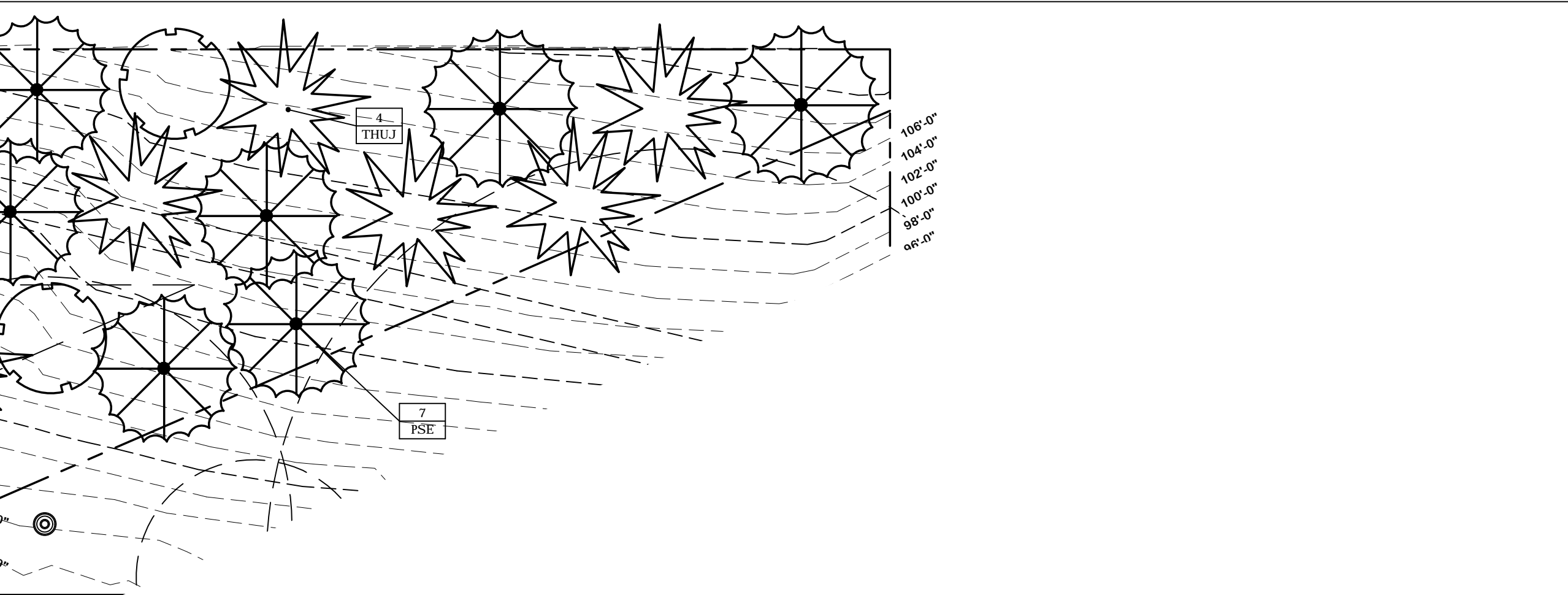
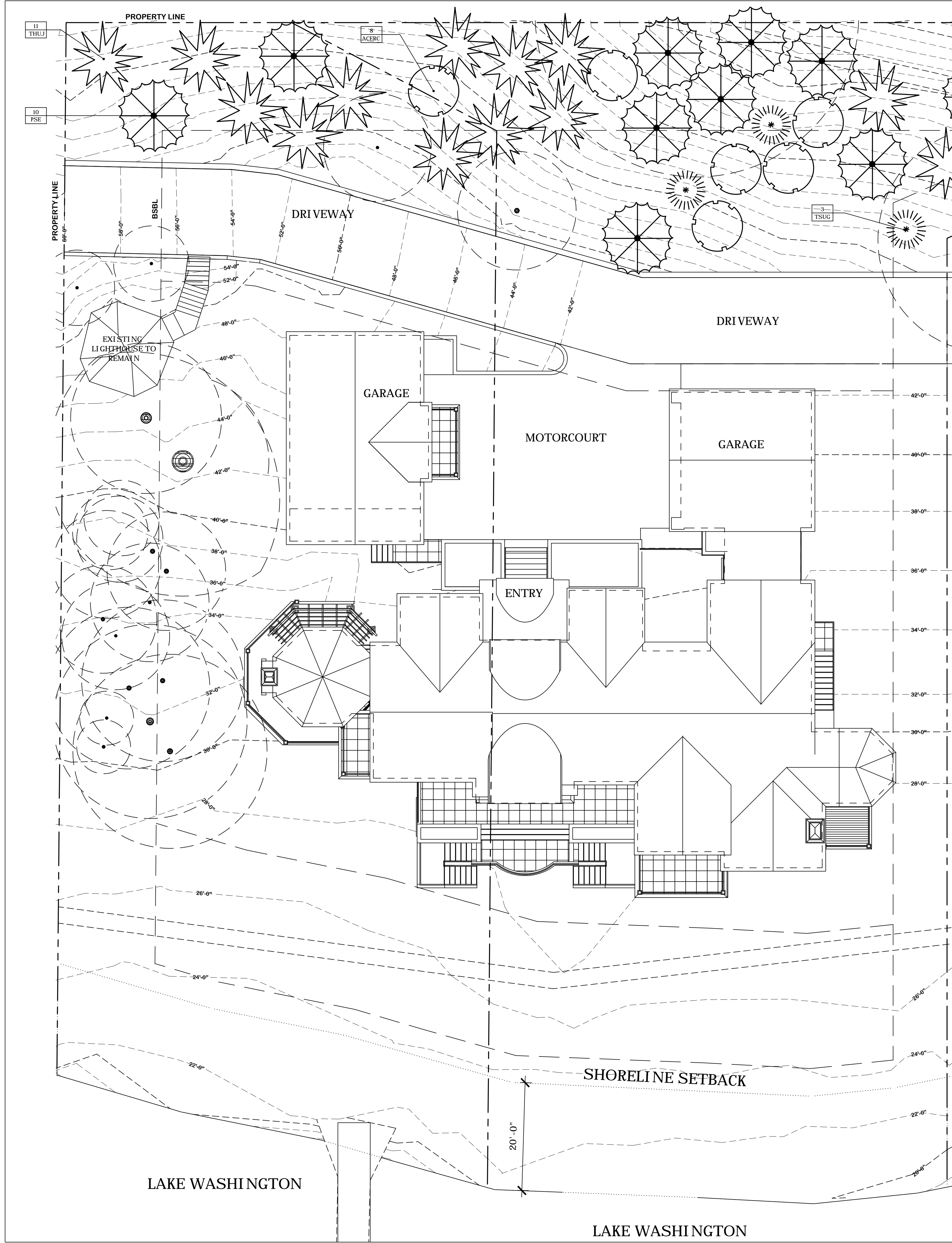


OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

JOB NUMBER: _____
 DRAWN: _____ KEL
 CHECKED: _____
 DATE: JULY 26, 2017
 REVISIONS:
 1 _____

SHEET TITLE:
TREE REMOVAL PLAN
LOTS 1 & 2
 PERMIT SET
 SHEET NUMBER:

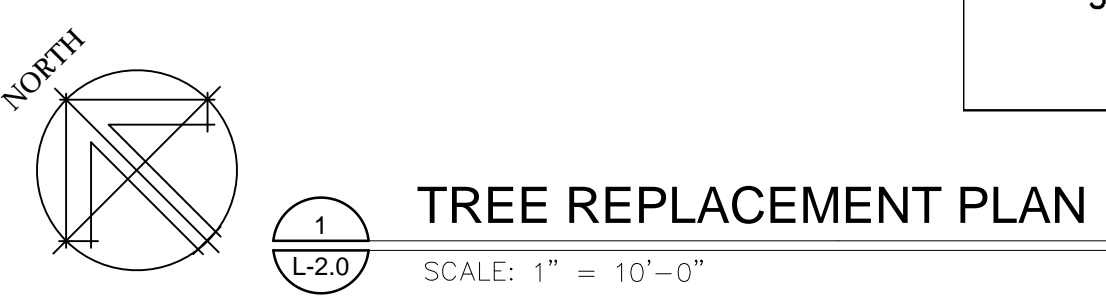
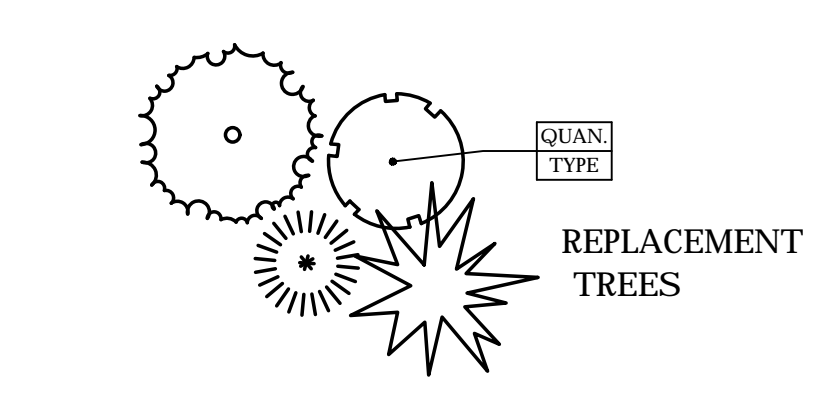
L-1.0



REPLACEMENT TREE PLANTINGS

MINIMUM NUMBER OF REPLACEMENT TREES REQUIRED: 15, PROVIDED 49

QUANTITY	SYMBOL	PLANT NAME	SIZE/SPACING
8	ACERC	ACER CIRCINATUM/ VINE MAPLE	6' MULTI-TRUNKED @ Nursery Trees.com Snohomish
4	CORNV	CORNUS NUTALLII VENUS	1.5" CALIPER
18	PSE	PSEUDOTSUGA MENZEISII/ DOUGLAS FIR	5-6' B/B
16	THUJ	THUJA PLICATA/ WESTERN RED CEDAR	1-2' B/B
3	TSUGA	TSUGA HETEROPHYLLA/ LOWLAND HEMLOCK	4-5' B/B



KEN LARGE
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Sammamish, Wa. 98074
Office: 425-836-4578, Cell: 206-396-7617
E-mail: klla@comcast.net
FAX: 425-898-8923

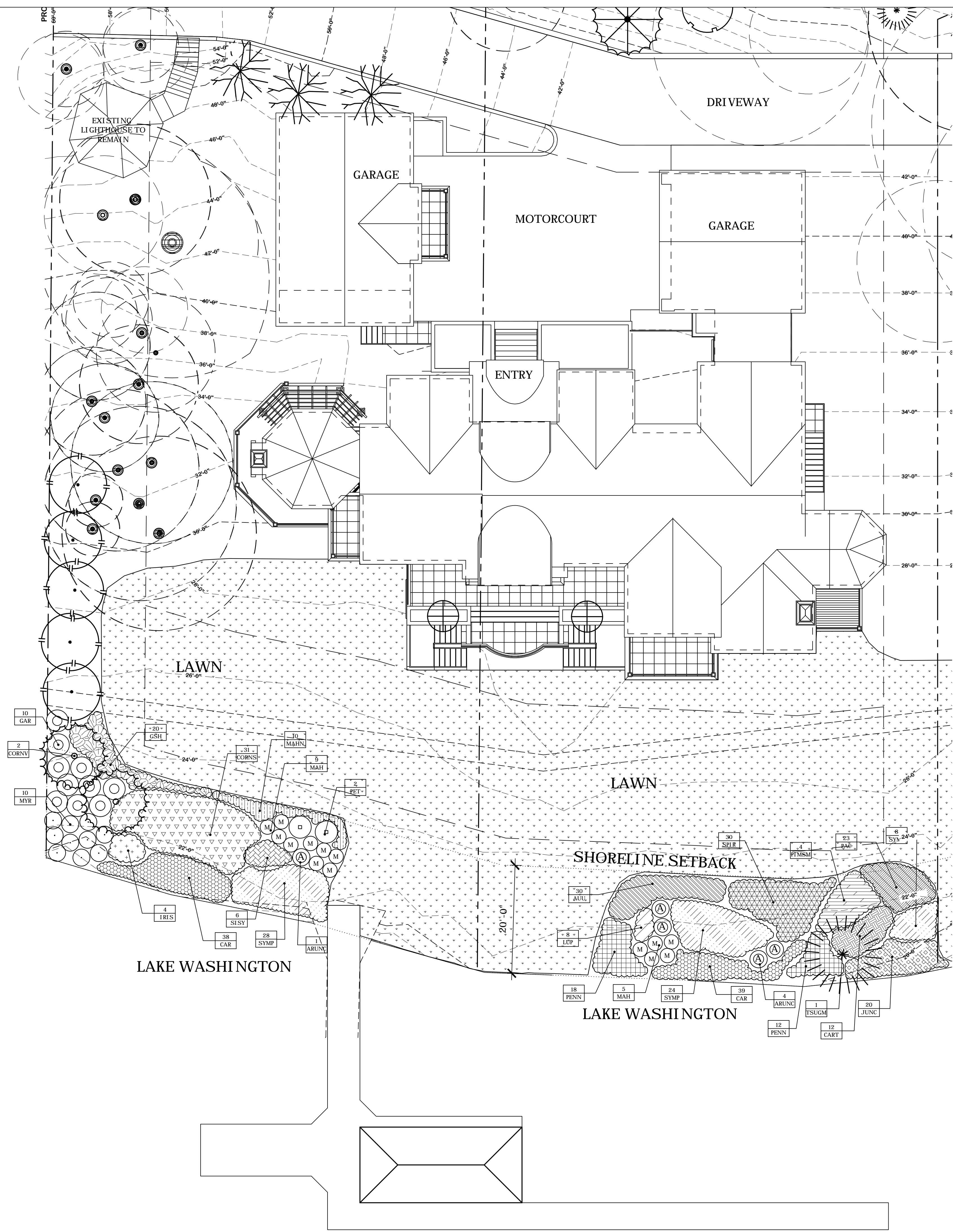


OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

JOB NUMBER: _____
DRAWN: _____ **KEL**
CHECKED: _____
DATE: JULY 26, 2017
REVISIONS:
1

SHEET TITLE:
TREE REPLACEMENT PLAN
LOTS 1&2
PERMIT SET

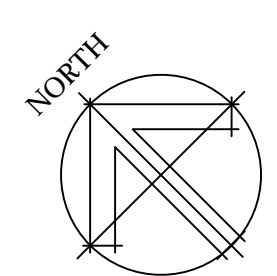
SHEET NUMBER:
L-2.0



SHORELINE PLANT LIST

April 10, 2017 *INDICATES NATIVE PLANT

QUAN	SYMBOL	PLANT NAME	SIZE SPACING COMMENT
5	ARNUC*	ARUNCUS DIOICUS/ GOATSBEAR	1 GALLON CAN 18" TRI SP
30	AUU*	ARCTOSTAPHYLOS UVA URSI	1 GALLON CAN 24" TRI SP
77	CAR*	CAREX OBNUPTA/ SLOUGH SEDGE	4" POTS 24" TRI SP
12	CART	CEANOTHUS PROSTRATUS/ MAHALA MAT	ONE GALLON, 18" tri spacing
31	CORNS*	CORNUS SERICEA KELSEYI/ DWARF RED OSTER DOGWOOD	2 GALLON CAN
2	CORNV*	CORNUS NUTALLII VENUS	1.5" CALIPER
10	GAR*	GARRYA ELLIPTICA ISSAQUAHENSIS	1 GALLON CAN
20	GSH*	GAULTHERIA SHALLON SALAL	4" POTS, 18" TRI SP
4	IRIS*	IRIS DOUGLASSIANA	1 GALLON CAN
20	JUNC*	JUNCUS EFFUSES QUARTZ CREEK	QUART
8	LUP*	LUPINUS HYBRID	1 GALLON CAN
14	MAH*	MAHONIA AQUIFOLIUM CHARITY/ CHARITY OREGON GRAPE	5 GAL. CAN, 18" HEIGHT, 3" TRI. SPACING
10	MAHN*	MAHONIA NERVOSA/ LONGLEAF OREGON GRAPE	1 GALLON CAN, 24" tri sp.
10	MYR*	MYRICA GALE/SWEET GALE	1 GALLON CAN 24" TRI SP
23	PAC*	PACHISTIMA MYRSINITES/ OREGON BOXWOOD	1 GALLON CAN 24" TRI SP
30	PENN*	PENSTOMEN SERRULATUS / CASCADE PENSTEMON	1 GALLON CAN
2	PET*	PETASITES PALMATUS/ COLTSFOOT	1 GALLON CAN
4	PINSM	PINUS MUGO SLOWMOUND	5 GALLON CAN
6	SISY*	SISYRINCHIUM IDAHOENSE/ WESTERN BLUE EYE GRASS	1 GALLON
30	SPIR*	SPIRAEA SPLENDENS	1 GALLON CAN
60	SYMP*	SYMPHIOCARPUS ALBUS SNOWBERRY	1 GAL. CAN, 18" HEIGHT 30" TRI SP
1	TSUGM*	TSUGA MERTENSIANA/ MOUNTAIN HEMLOCK	5-6" B/B



1 SHORELINE PLANTING
SCALE: 1" = 10'-0"

KEN LARGE
Landscape Architect
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Sammamish, Wa. 98074
Office: 425-836-4578, Cell: 206-396-7617
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FAX: 425-898-8923

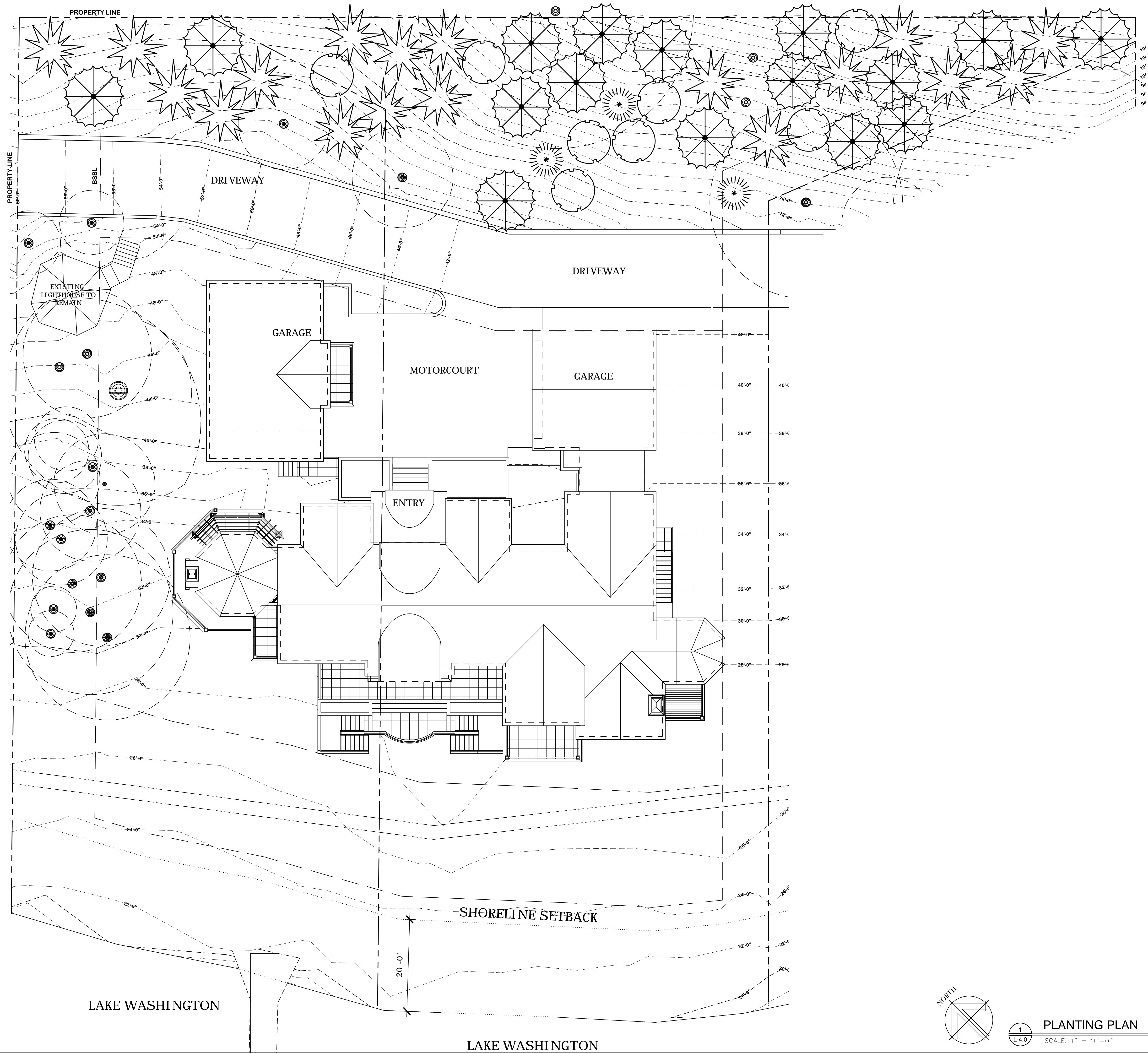


OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

JOB NUMBER: _____
DRAWN: _____ **KEL**
CHECKED: _____
DATE: **JULY 26, 2017**
REVISIONS:
1 _____

SHEET TITLE:
**SHORELINE
PLANTING
PLAN
LOTS 1 & 2
PERMIT SET**

SHEET NUMBER:
L-3.0



KEN LARGE
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 E-mail: klla@comcast.net
 FAX: 425-898-8923



OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

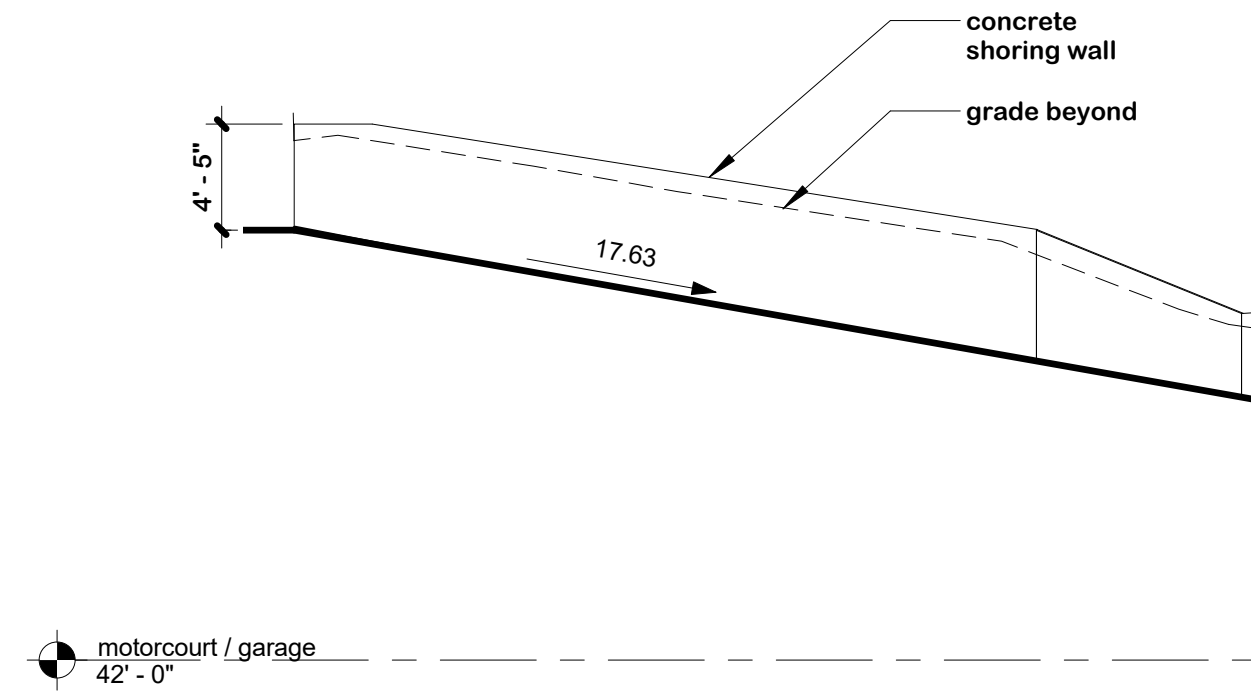
JOB NUMBER: _____
 DRAWN: _____ **KEL**
 CHECKED: _____
 DATE: JULY 26, 2017
 REVISIONS:

1	

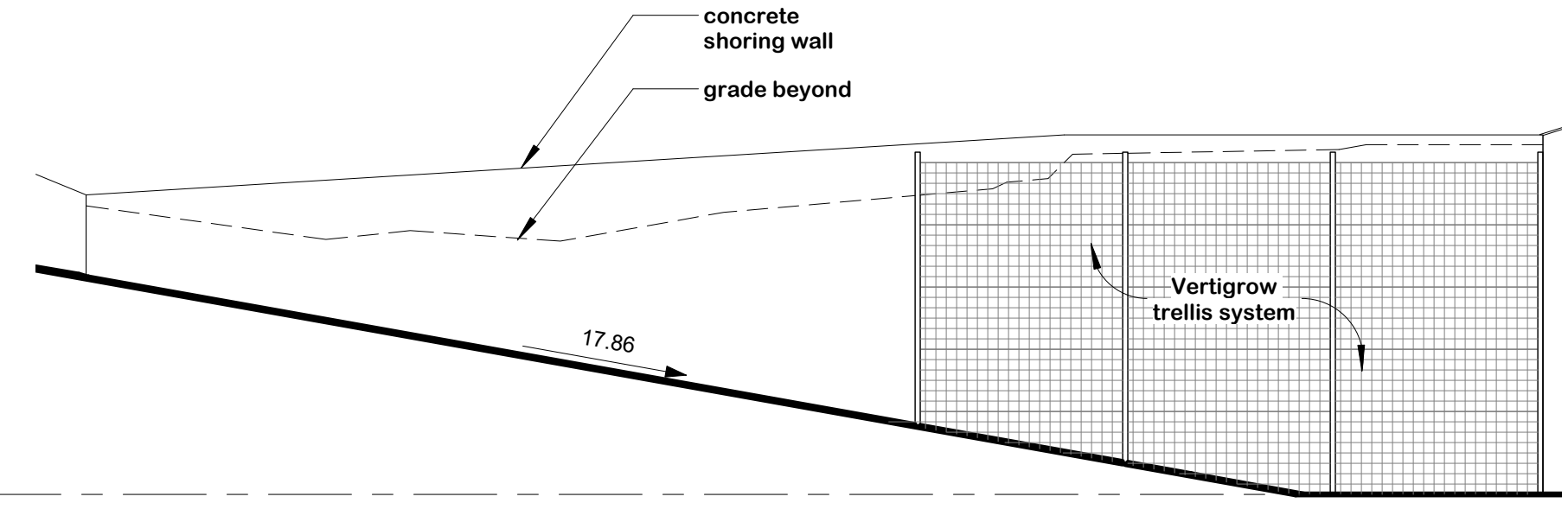
SHEET TITLE:
PLANTING PLAN
LOTS 1 & 2
PERMIT SET
 SHEET NUMBER:

L-4.0

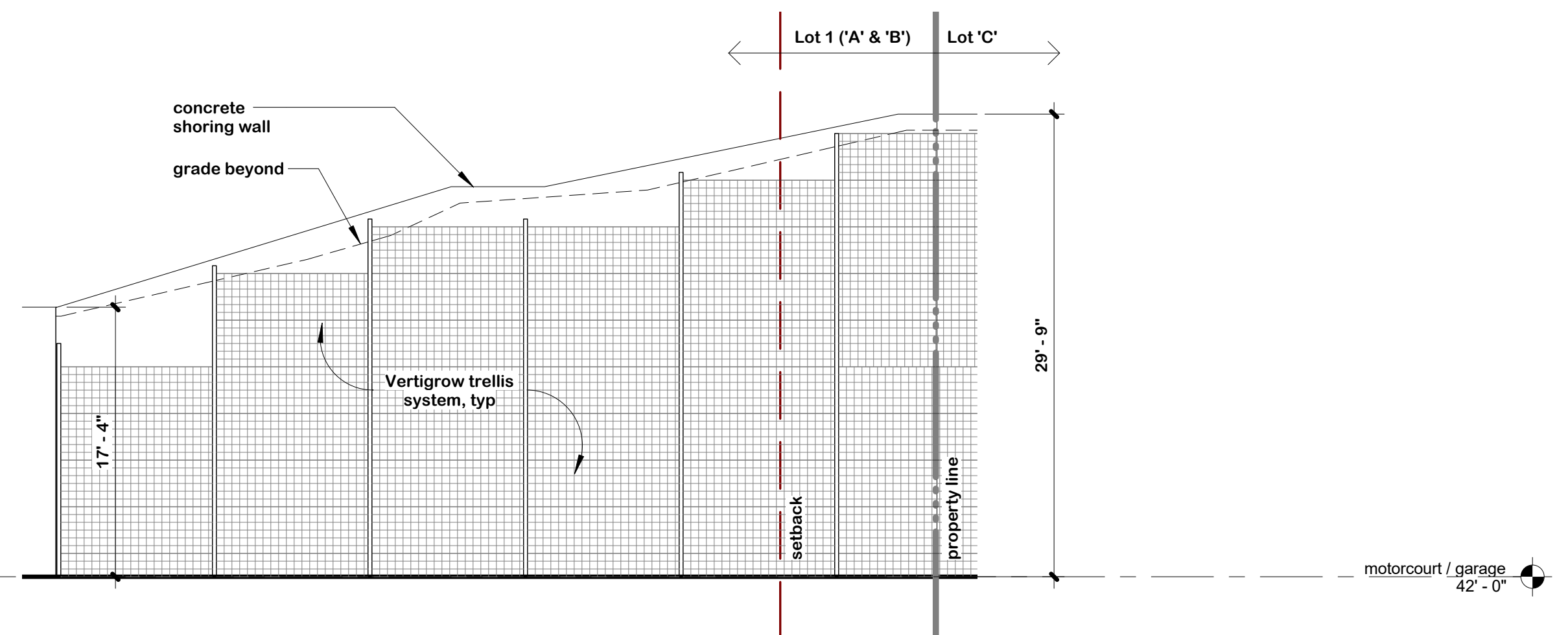
PLANTING PLAN
 SCALE: 1" = 10'-0"



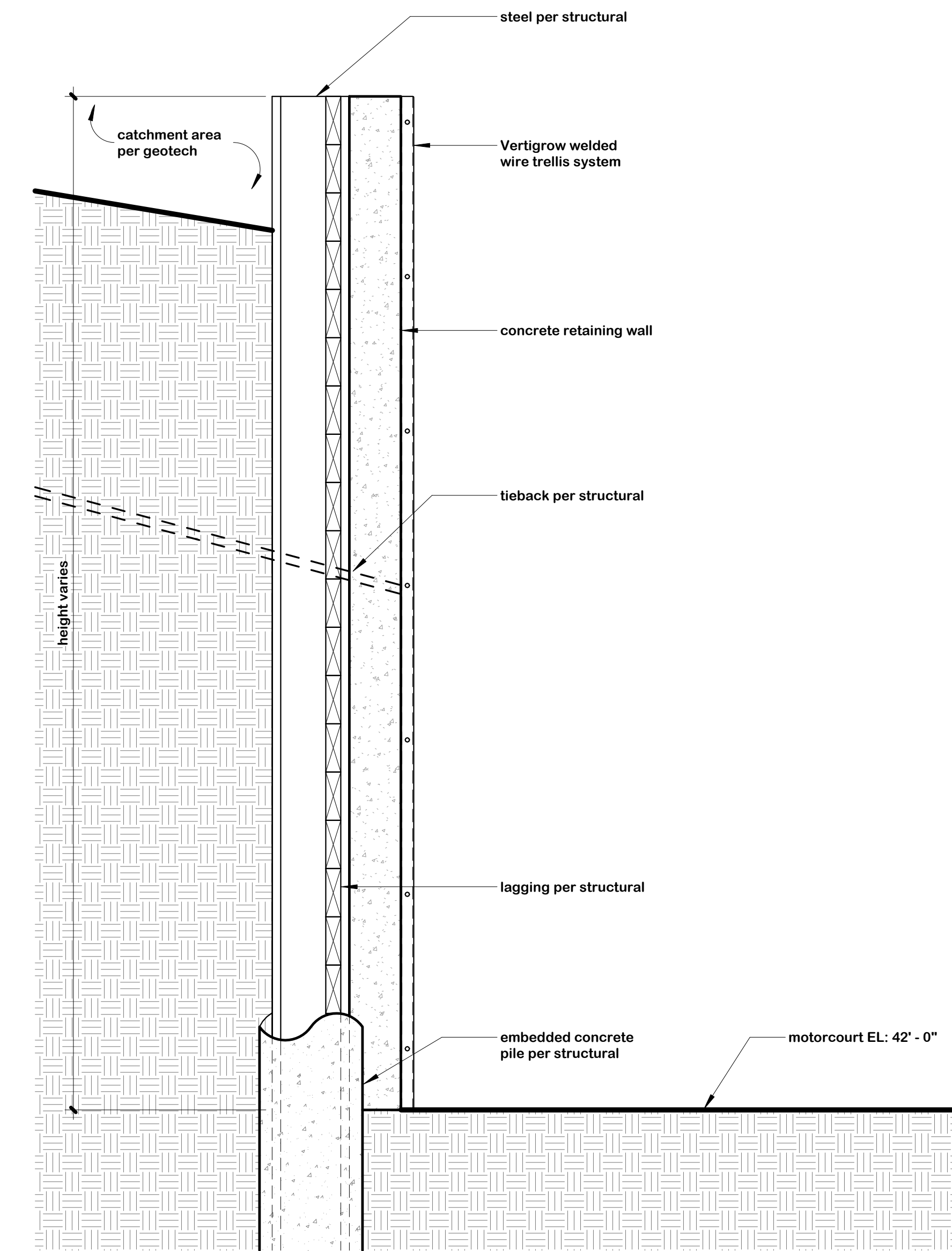
A retaining wall 01
1/8" = 1'-0"



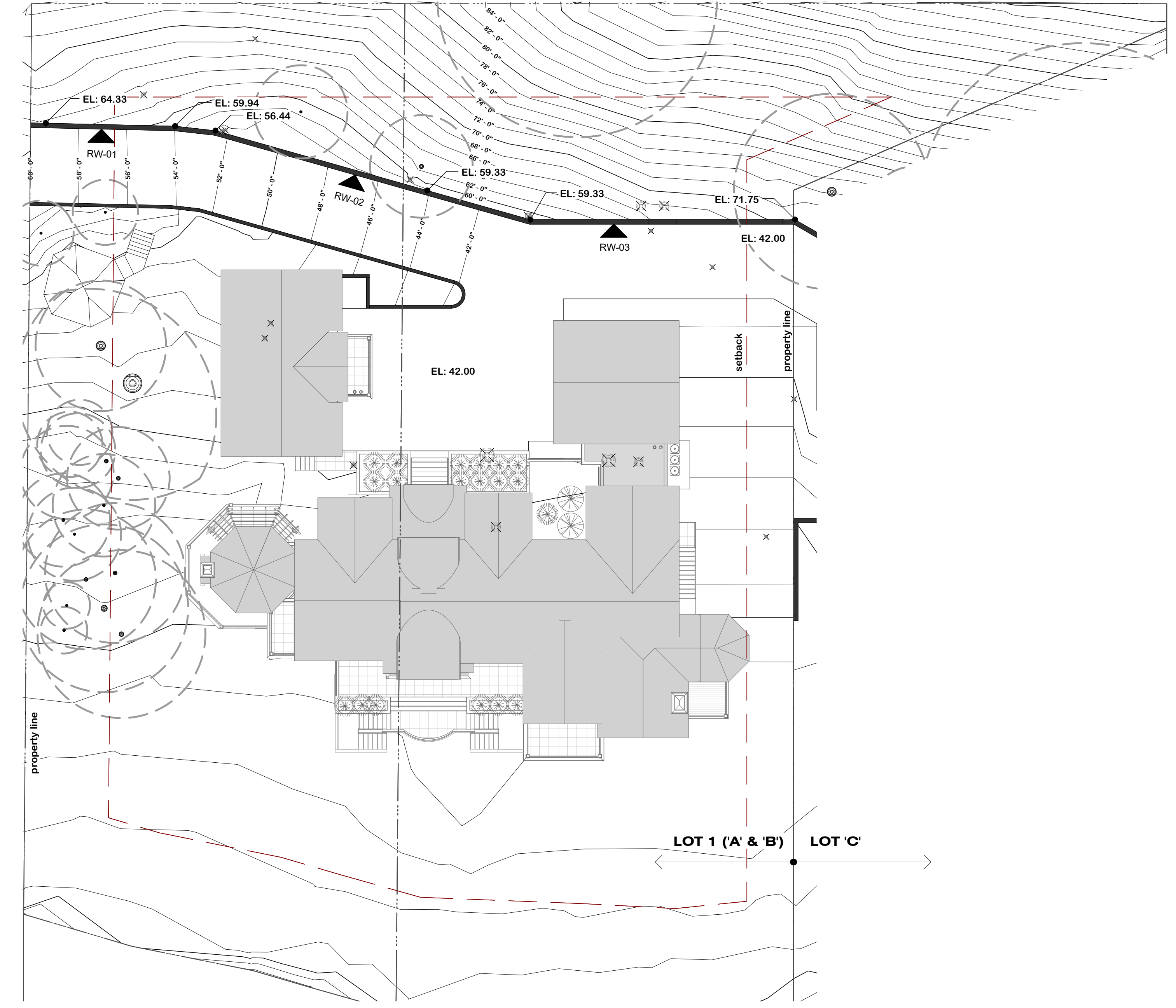
B retaining wall 02
1/8" = 1'-0"



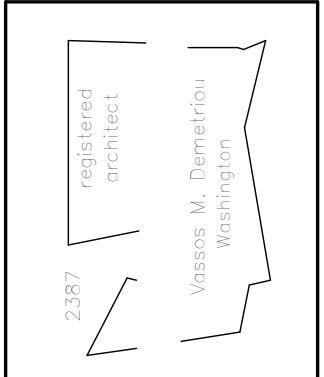
C retaining wall 03
1/8" = 1'-0"



2 typical site retaining wall section
1/2" = 1'-0"



1 retaining wall plan
1/16" = 1'-0"



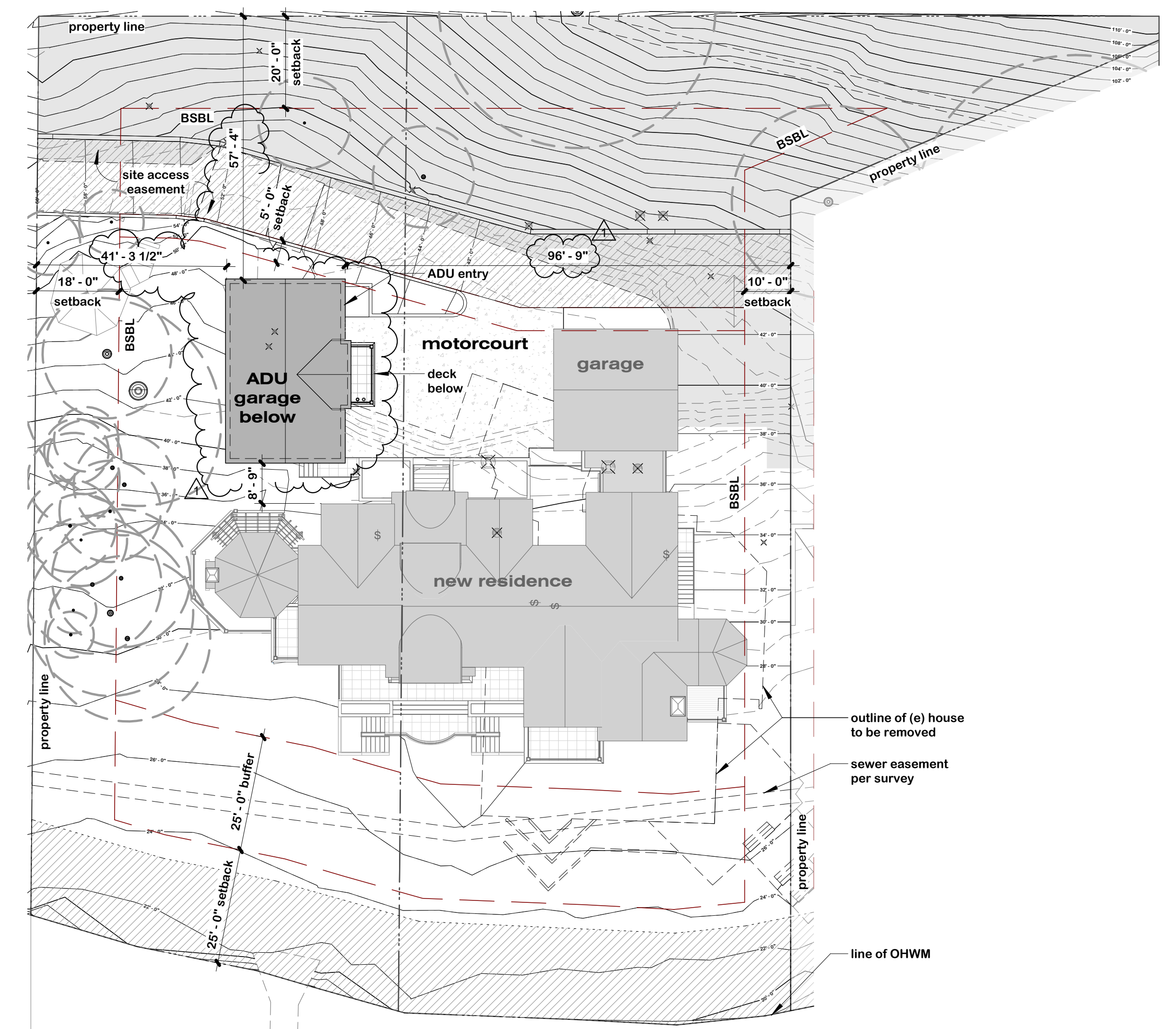
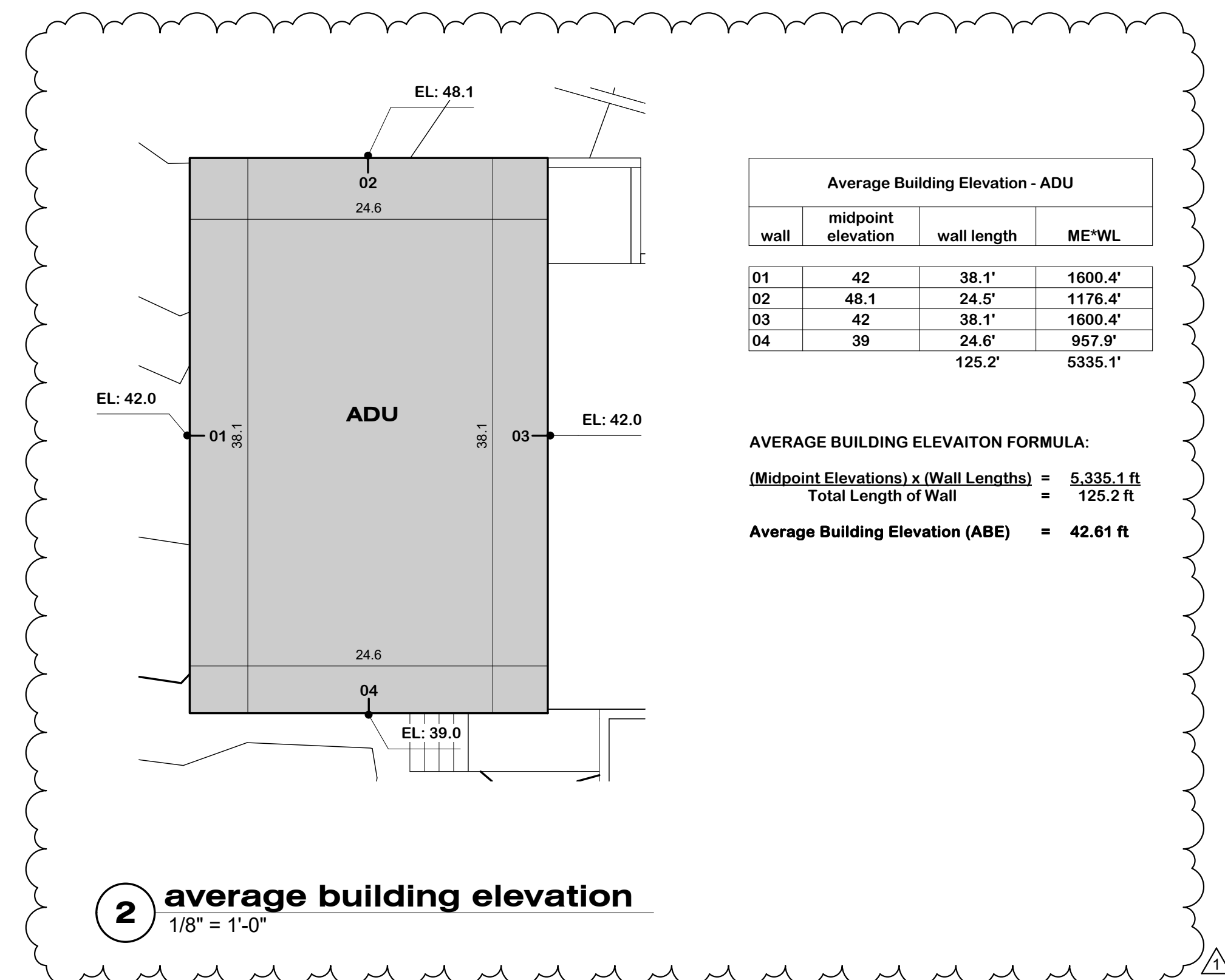
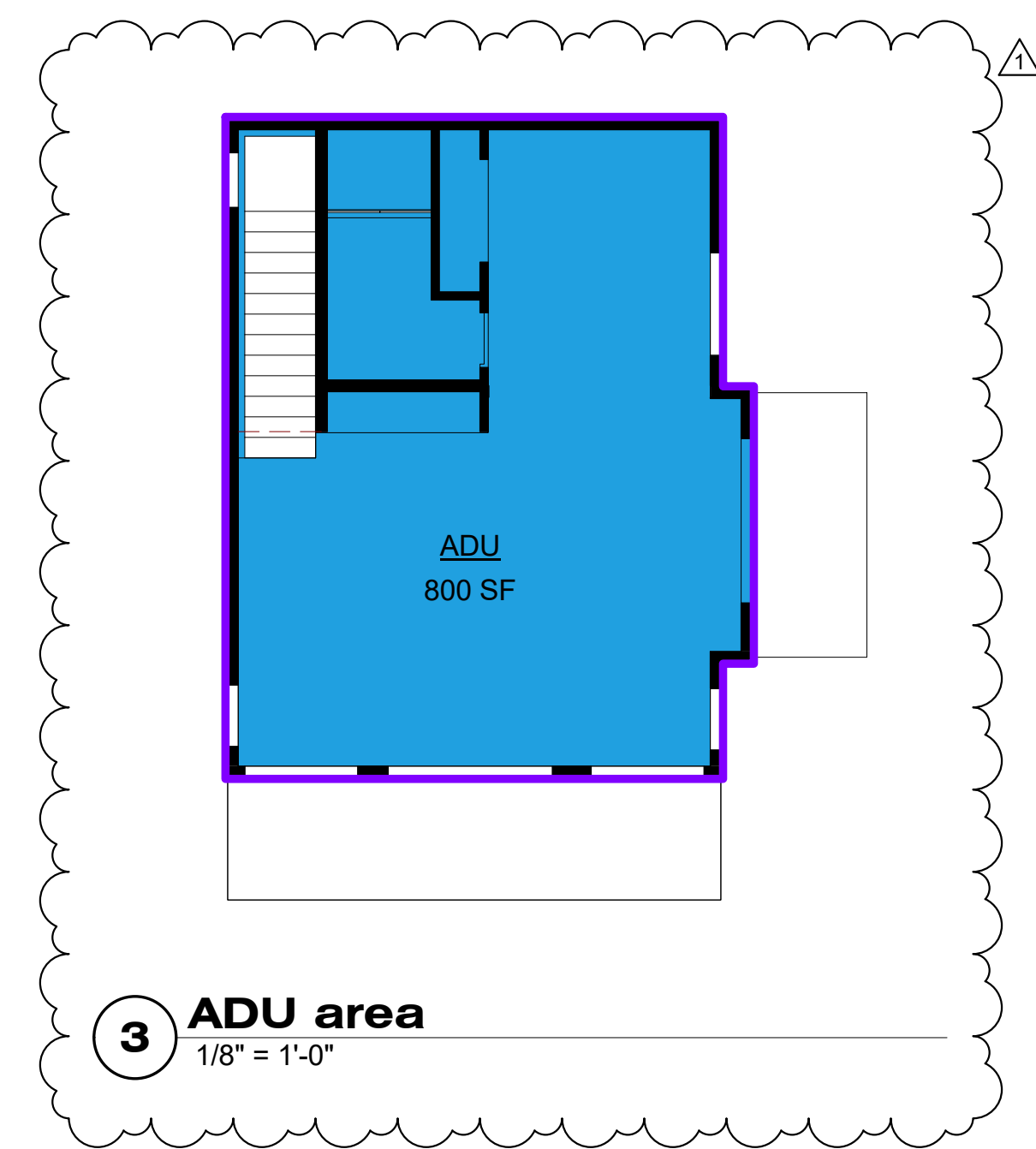
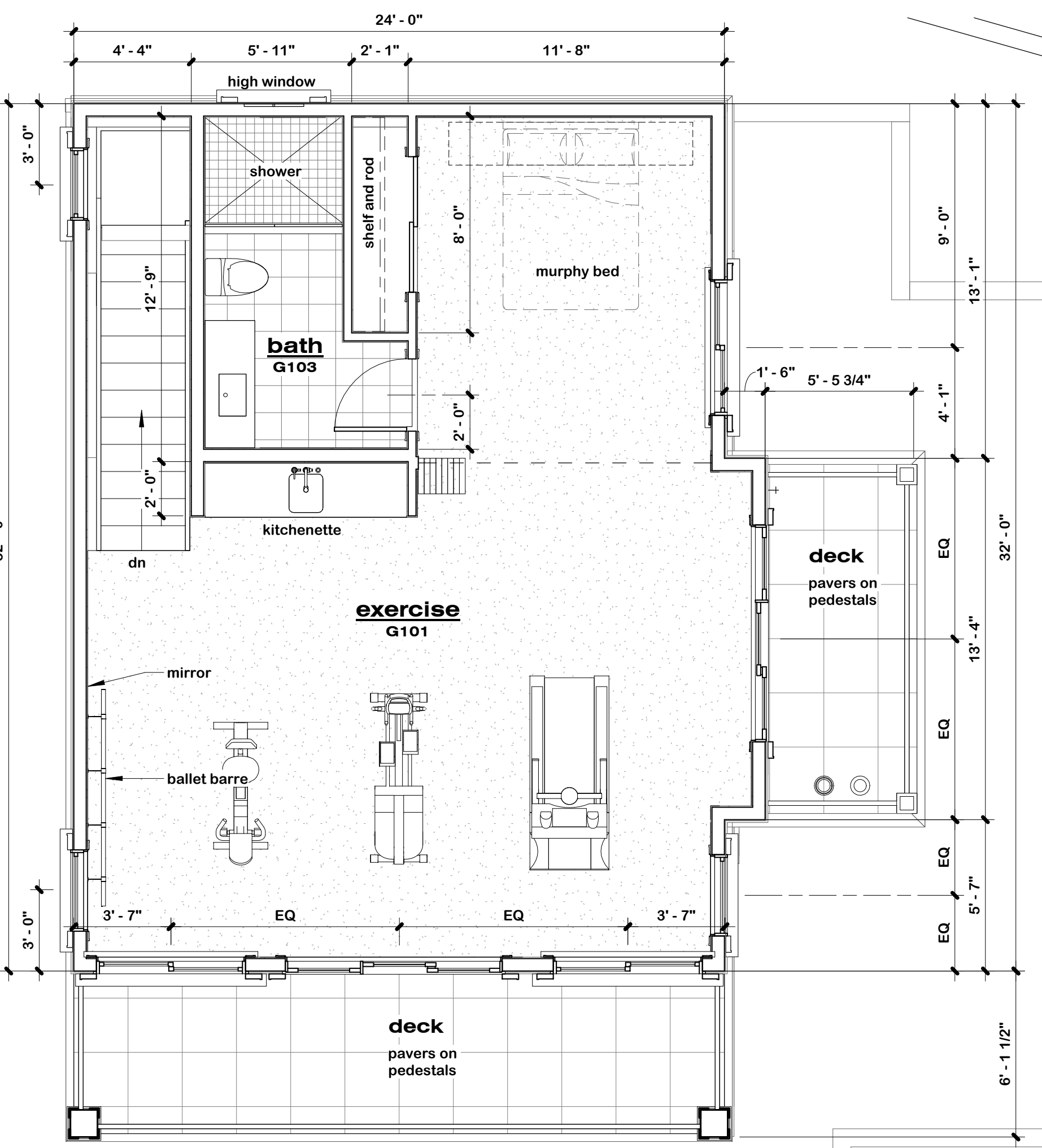
No.	Revision Date	Description

Drawn by: JAS
 Scale: 1/8" = 1'-0"
 Date: 07/31/17
 Purpose: construction documents
 Copyright © 2017 Demetrio Architects, LLC. All rights reserved.
 5035 Lakewood Drive, Suite 200, Kirkland, Washington 98033 | 425.827.1700
DEMETRIO
Architects

Ogden Point Residence
 3675 W Mercer Way
 Mercer Island, WA 98040

Project: 503.01
 Sheet: A2.4
retaining wall plan and details
WORK IN PROGRESS
NOT FOR CONSTRUCTION

Project: 503.01
 Sheet: A2.4



Drawn by: JAS
 Scale: 1/8" = 1'-0"
 Date: 07/31/17
 Purpose: Land Use

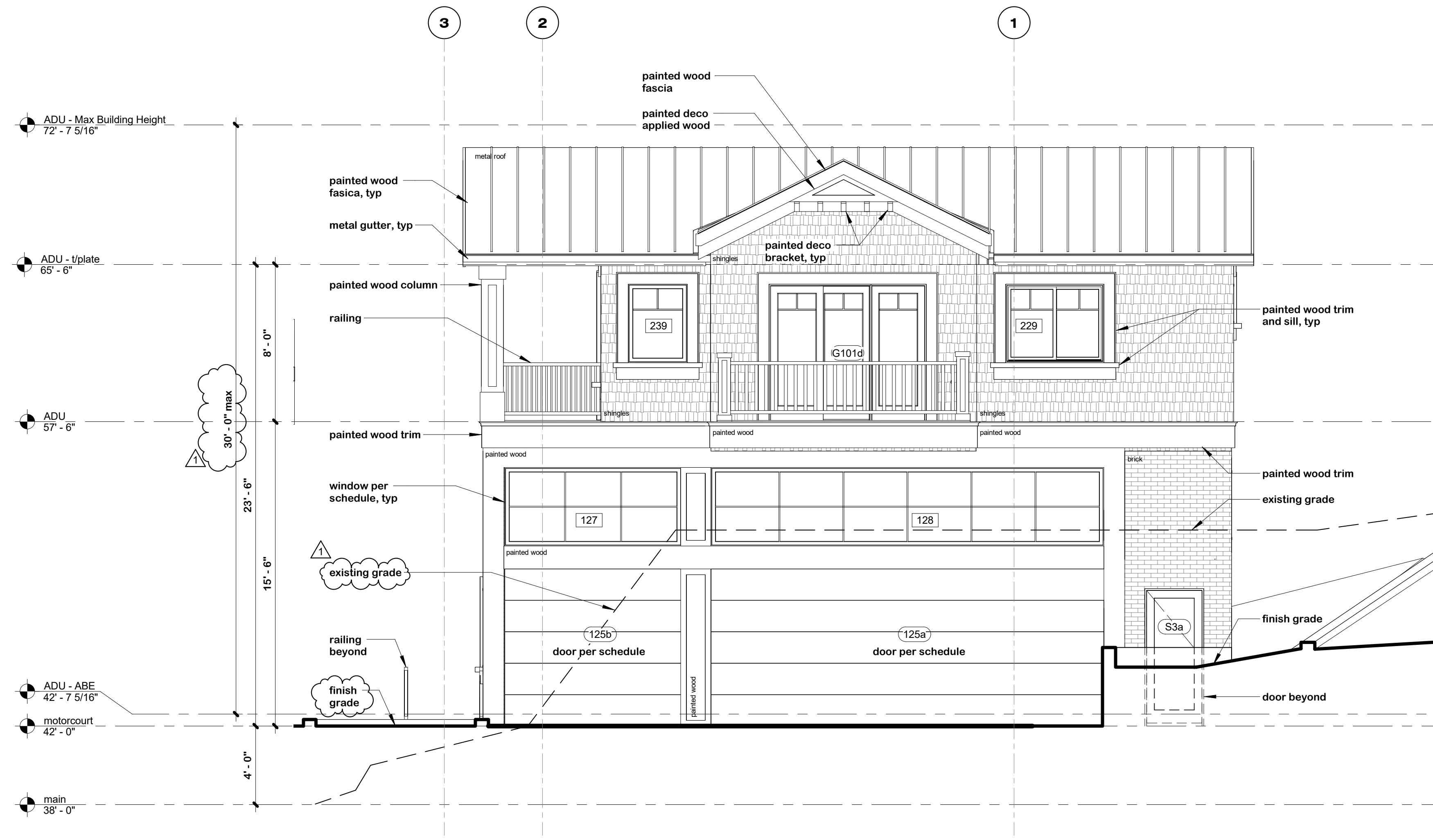
Description: ADU COMMENTS
 Revision Date: 07/31/17
 No: 1

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 5035 Lakeway Drive, Suite 200, Kirkland, Washington 98033 | 425.827.1700
 DEMETRIO
 Architects, Inc.

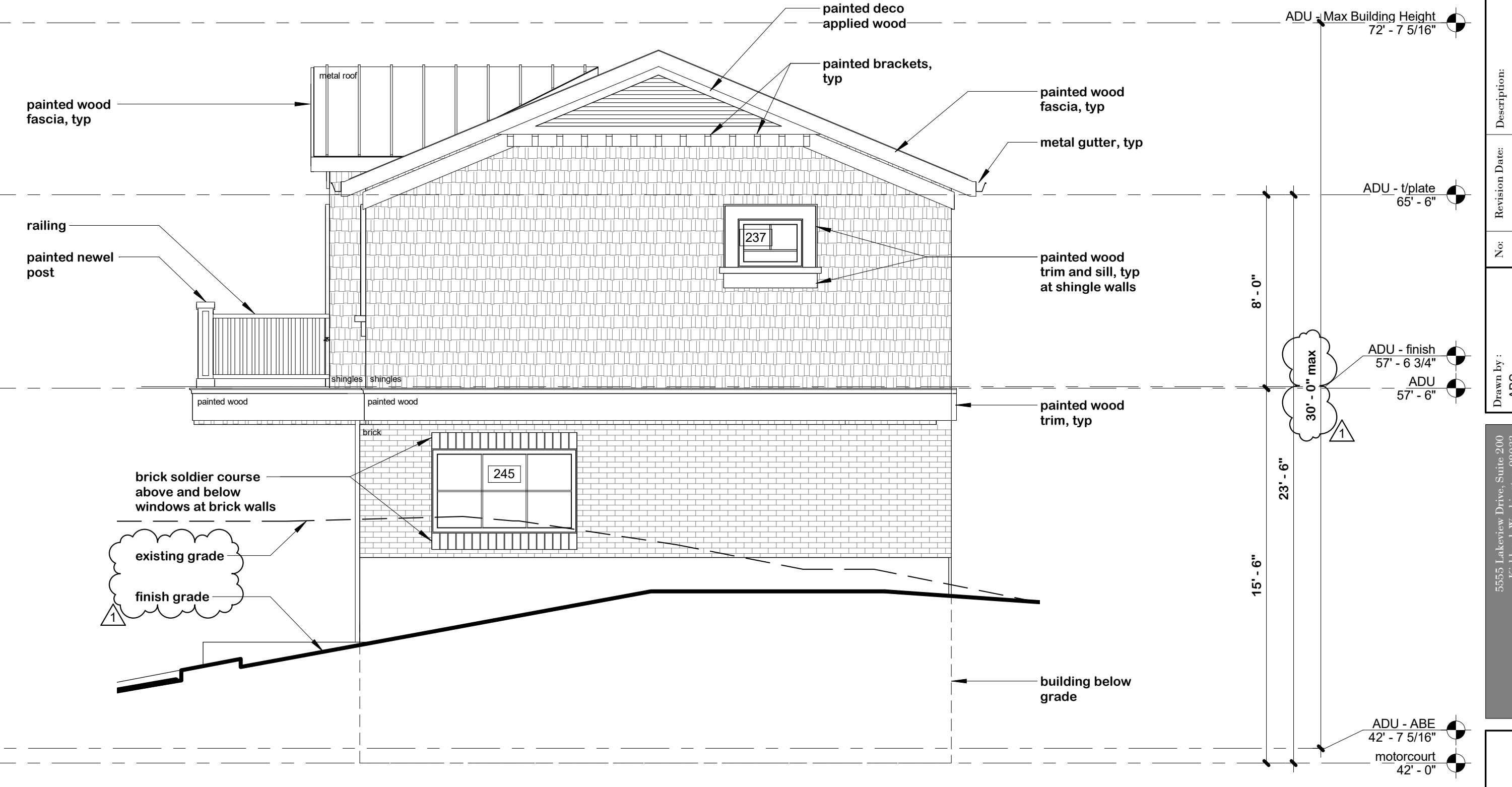
Project: **Ogden Point Residence**
 3675 W Mercer Way
 Mercer Island, WA 98040

Sheet Title: **site plan and floor plans**
 Project: **503.01**
 Sheet: **A1**

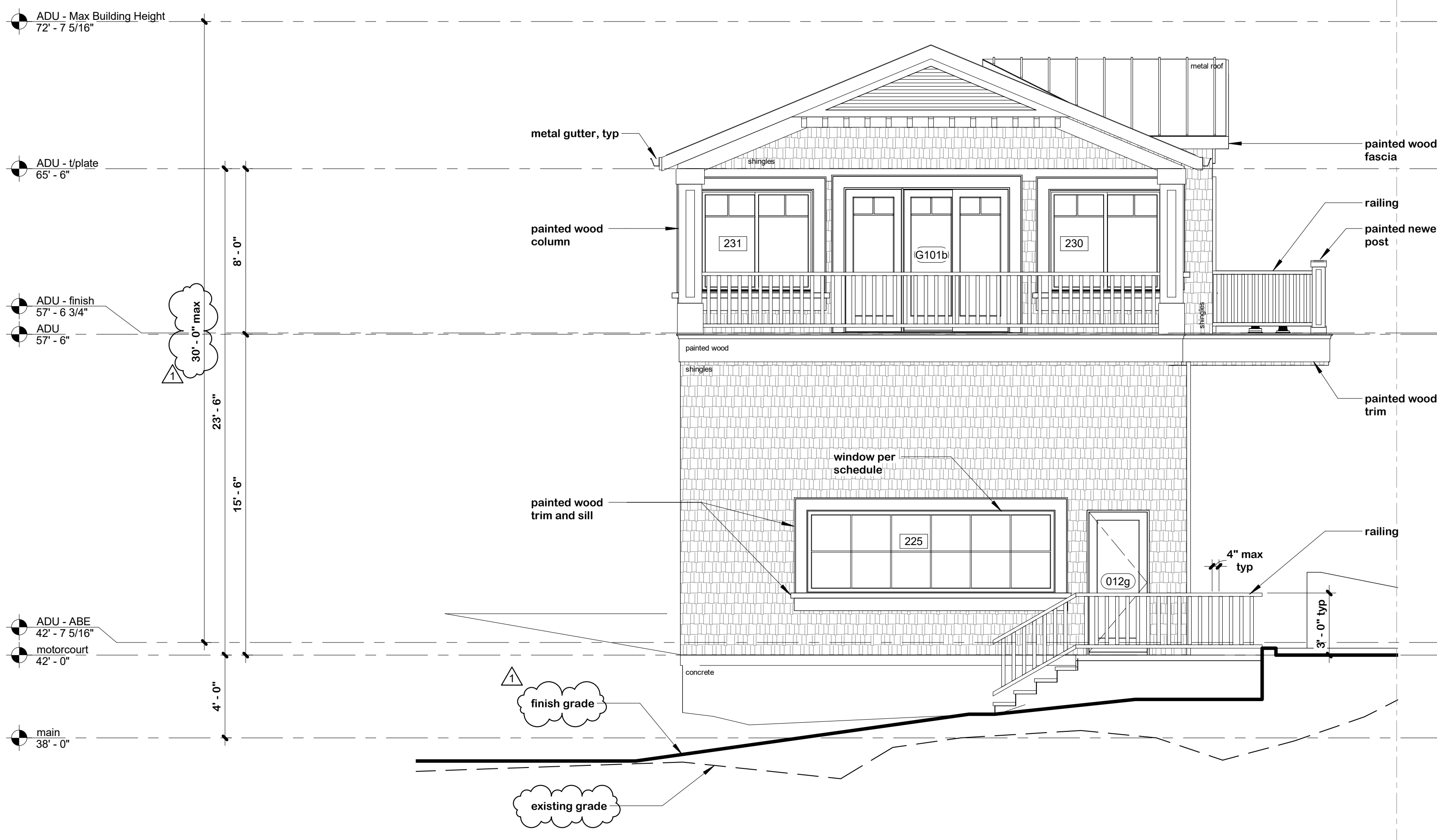
Drawing Code: As indicated



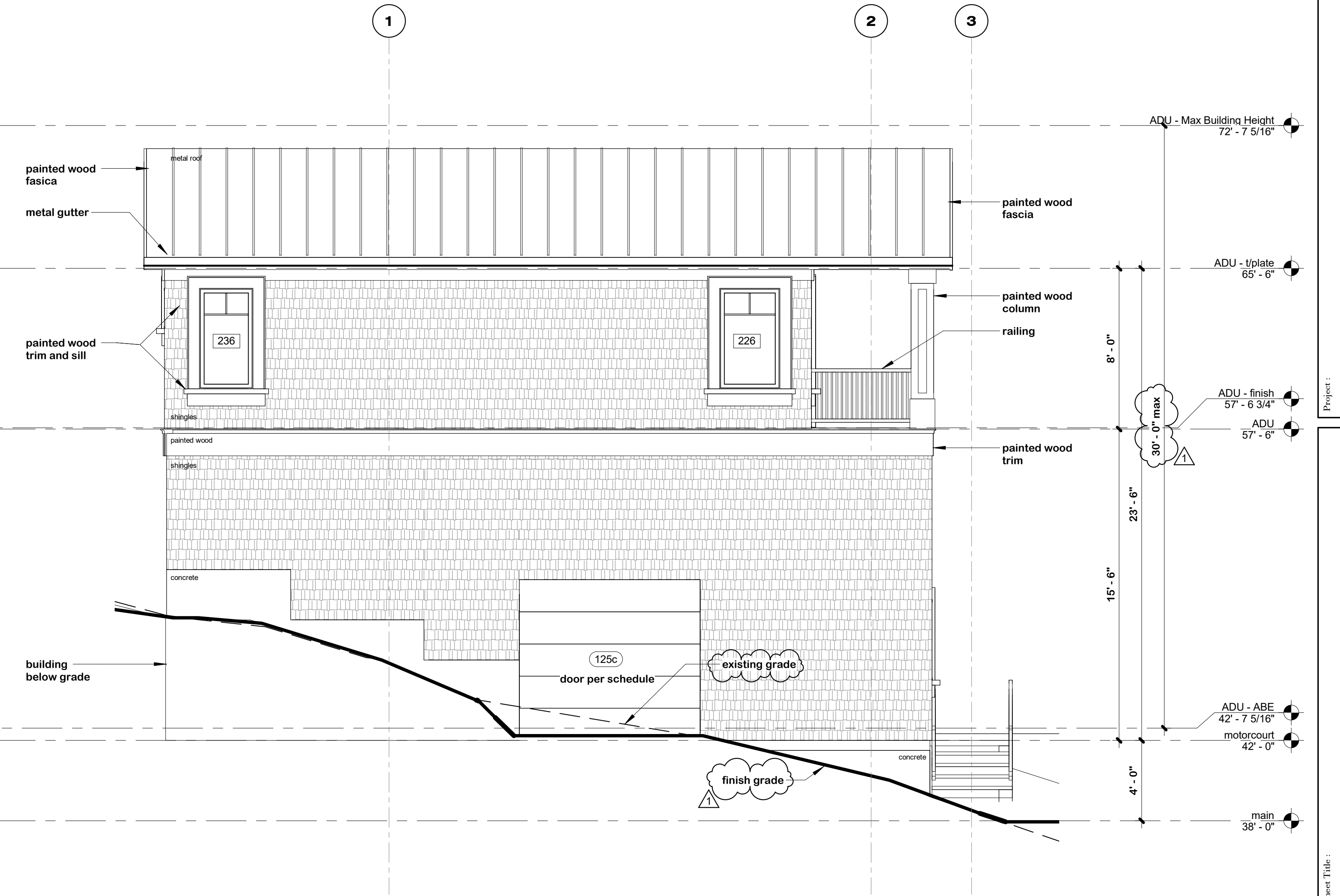
1 ADU - south elevation
1/4" = 1'-0"



2 ADU - east elevation
1/4" = 1'-0"



3 ADU - west elevation
1/4" = 1'-0"



4 ADU - north elevation
1/4" = 1'-0"

2387 registered architect Oregon, WA, Deregistered	
Description: 07/23/17 1 No.	Revision Date: 07/23/17 1 No.
Drawn by: ASB 03/22/17 Date:	Project: land use
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elevations - ADU WORK IN PROGRESS NOT FOR CONSTRUCTION	
Project: 503.01	Sheet: A2