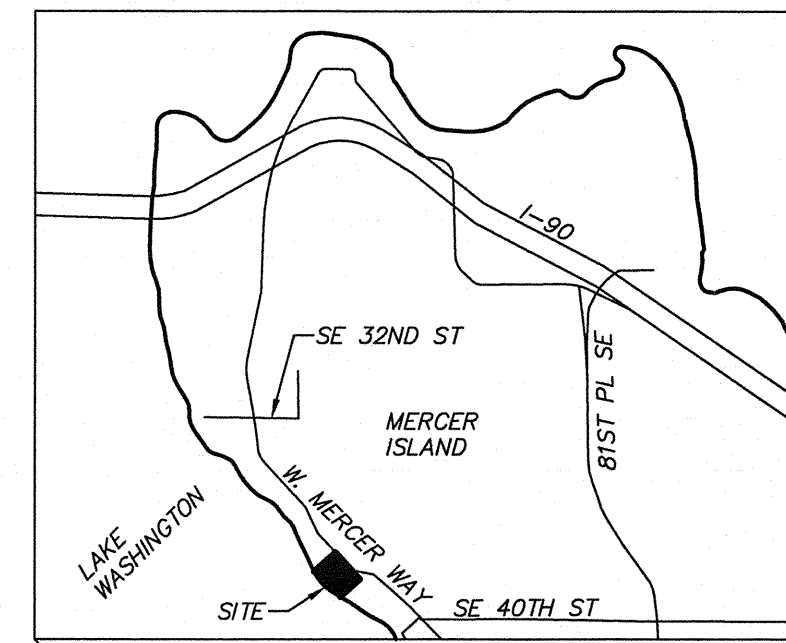


**OGDEN POINT LOT LINE REVISION
(LOT CONSOLIDATION)**
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



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

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.

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;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO;

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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.

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

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.

REVIEW COPY
Not for Recording

MERCER ISLAND FILE NO. SWB 17-004

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

RECORDING CERTIFICATE

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

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

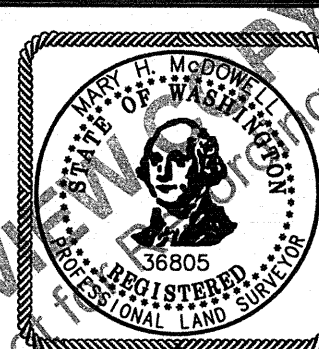
SURVEYOR'S CERTIFICATE

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

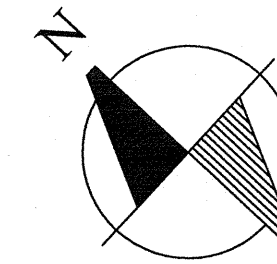
WASHINGTON

triad
A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.

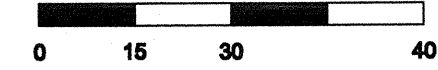
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date: 10/25/2017 Job No. LDYB0000001
Drawn: LMM Sheet 1 OF 4
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.



SCALE: 1" = 30'



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'

GENERAL NOTES

- 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.
- THE ON-SITE INFORMATION DEPICTED ON THIS MAP IS BASED ON REPRESENTS THE RESULTS OF A FIELD SURVEY MADE BY TERRACE IN JULY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- EASEMENTS SHOWN ON THIS SHEET ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, 3RD REVISION, SUBDIVISION GUARANTEE NO. 0091236-06, DATED JULY 13, 2017 @ 8:00 AM. AND ARE THE EXISTING EASEMENTS AS AFFECTING THE ORIGINAL SHORT PLAT MISP MI-76-9-027 UPON ITS RECORDING IN 1977.

EASEMENTS TO BE RELINQUISHED BY SEPARATE DOCUMENT

- 3' EASEMENT FOR DRAINAGE PIPE, RECORDING NO. 6091107
- 30' PARKING EASEMENT, RECORDING NO. 8308170194
- 10' UNDERGROUND ELECTRIC SYSTEM EASEMENT, RECORDING NO. 9102260455
ALL RECORDS OF KING COUNTY, WASHINGTON

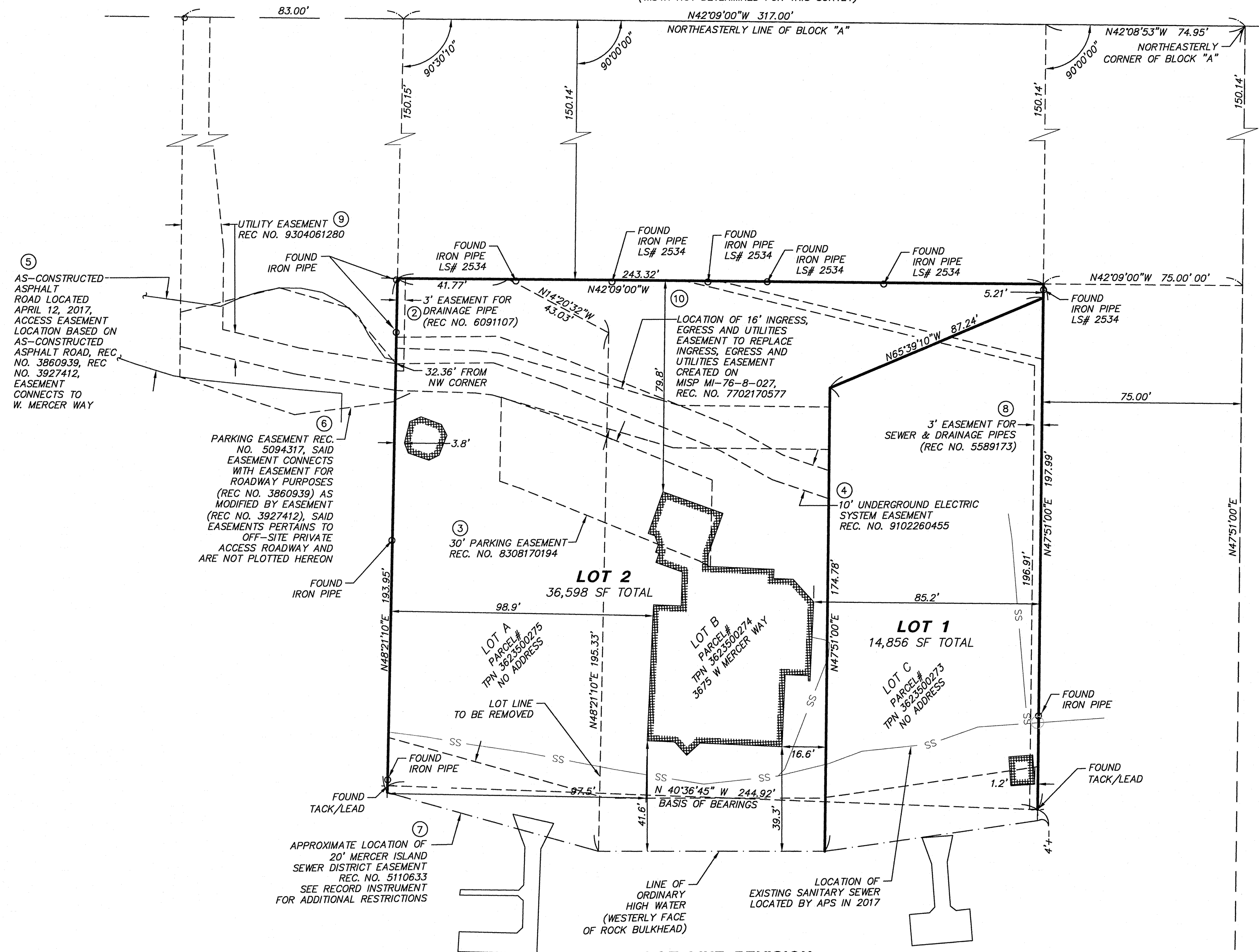
EASEMENTS TO REMAIN IN EFFECT

- ACCESS EASEMENTS, RECORDING NOS. 3860939 AND 3927412
- PARKING EASEMENT, RECORDING NO. 5094317
- 20' SEWER EASEMENT, RECORDING NO. 5110633
- 3' EASEMENT FOR SEWER & DRAINAGE PIPES, RECORDING NO. 5589173
- UTILITY EASEMENT, RECORDING NO. 9304061280
- NEW LOCATION OF 16-FOOT INGRESS/EGRESS AND UTILITY EASEMENT, TO REPLACE EXTINGUISHED ONE, ALL PER THIS SHORT PLAT ALTERATION. THIS EASEMENT PROVIDES ACCESS TO EXISTING LOT C.
ALL RECORDS OF KING COUNTY, WASHINGTON

REVIEW COPY
Not for Recording

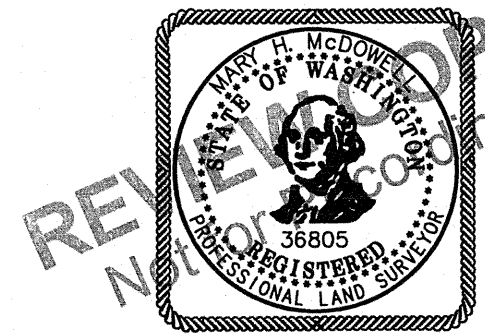
POR. OF GOV. LOT 2, (SW1/4, SW 1/4),
SEC. 12, TWP. 24N, RGE 4E, W.M. & LOT A
& B, MISP 81-08-15, REC. NO. 8211169001.
MERCER ISLAND, WASHINGTON

WEST MERCER WAY
(WIDTH NOT DETERMINED FOR THIS SURVEY)



**LOT LINE REVISION
(LOT CONSOLIDATION)
WITH EXISTING CONDITIONS**

MERCER ISLAND FILE NO. SWB 17-004



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

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

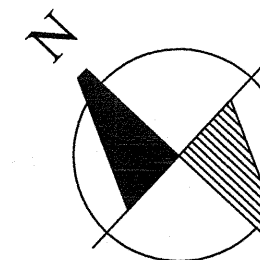
Date 10/25/2017	Job No. LDYB00000001
Drawn LMM	Sheet 2 OF 4
Checked MHM	

MERCER ISLAND

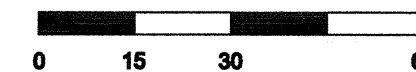
WASHINGTON

**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.

WEST MERCER WAY
(WIDTH NOT DETERMINED FOR THIS SURVEY)



SCALE: 1" = 30'



CONTOUR INTERVAL 2'

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'

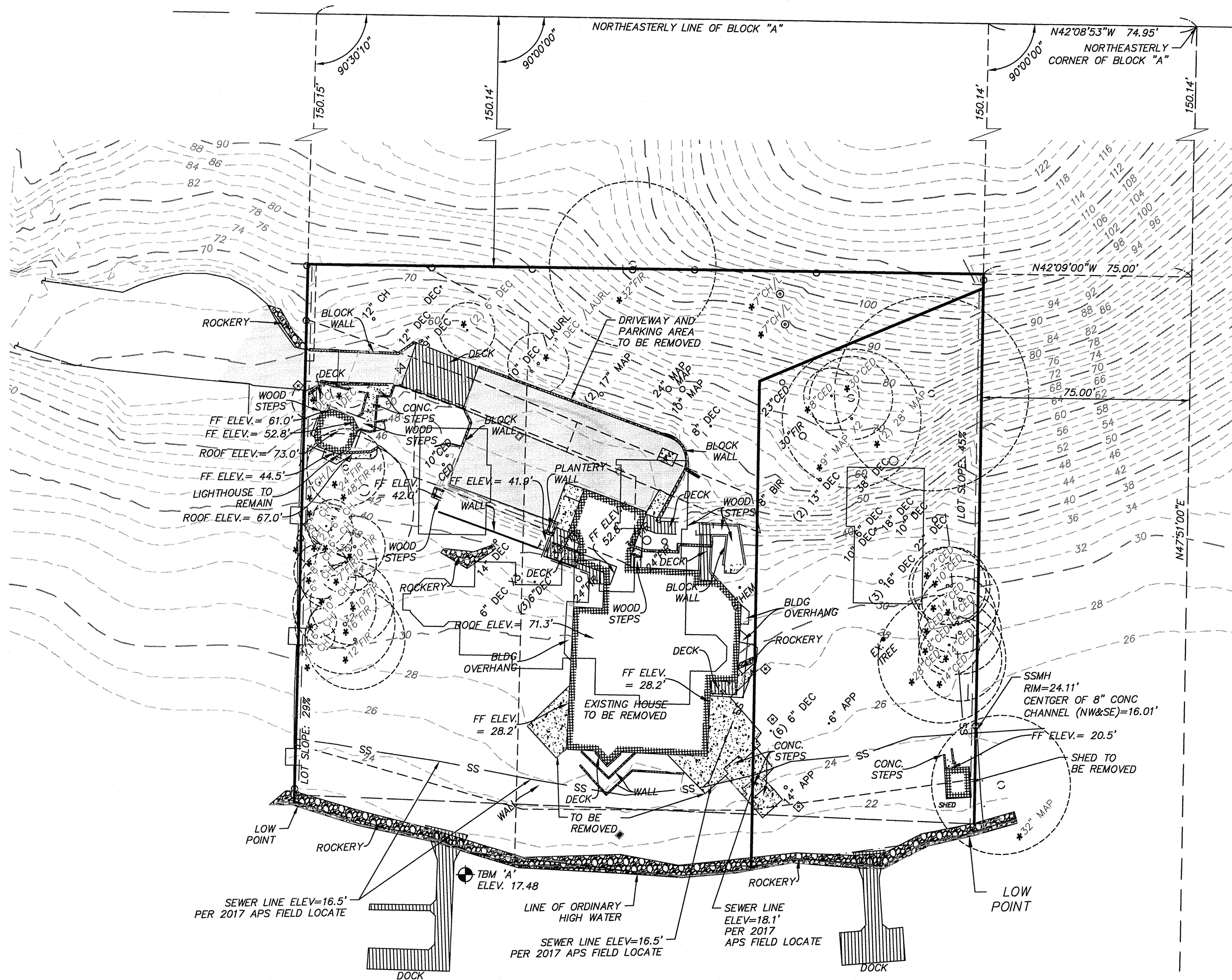
BM "A":
SET TACK ON CENTERLINE OF DOCK ON LOT A ±10 FROM SHORE.
ELEVATION = 17.48'

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 ON-SITE INFORMATION DEPICTED ON THIS MAP IS BASED ON REPRESENTS THE RESULTS OF A FIELD SURVEY MADE BY TERRANE IN JULY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. EASEMENTS SHOWN ON THIS SHEET ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, 3RD REVISION, SUBDIVISION GUARANTEE NO. 0091236-06, DATED JULY 13, 2017 @ 8:00 AM. AND ARE THE EXISTING EASEMENTS AS AFFECTING THE ORIGINAL SHORT PLAT MISP MI-76-9-027 UPON ITS RECORDING IN 1977.
4. THE METHODOLOGY USED TO GENERATE THE OFF-SITE CONTOURS WAS BASED ON THE ACCURACY STANDARDS FOR A 5 FOOT CONTOUR SURVEY. THESE CONTOURS WERE INTERPOLATED FROM PUBLIC DOMAIN AIRBORNE LIDAR DATA ACQUIRED IN 2003 BY THE PUGET SOUND LIDAR CONSORTIUM (PSLC). THE ADDITIONAL CONTOURS ARE SHOWN FOR THE CONVENIENCE OF OUR CLIENT AND ARE NOT TO BE CONSTRUED AS HAVING AN ACCURACY GREATER THAN A FIVE FOOT INTERVAL.

LEGEND

* TREE TO REMAIN



EXISTING CONDITIONS

EXISTING LOT AREA

PARCEL A - TPN 3623500275
15,990± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

PARCEL B - TPN 3623500274
20,302± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

PARCEL C - TPN 3623500273
14,856± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

EXISTING GROSS FLOOR AREA

PARCEL A - TPN 3623500275 & B - TPN 3623500274
4,269± SQ. FT.

PARCEL C - TPN 3623500273
98± SQ. FT.
TOTAL 4,367± SQ. FT.

EXISTING IMPERVIOUS SURFACE AREA

PARCEL A - TPN 3623500275 & B - TPN 3623500274
10,294± SQ. FT.

PARCEL C - TPN 3623500273
0± SQ. FT.
TOTAL 10,294± SQ. FT.

EXISTING LOT SLOPE

PARCEL A - TPN 3623500275
29%

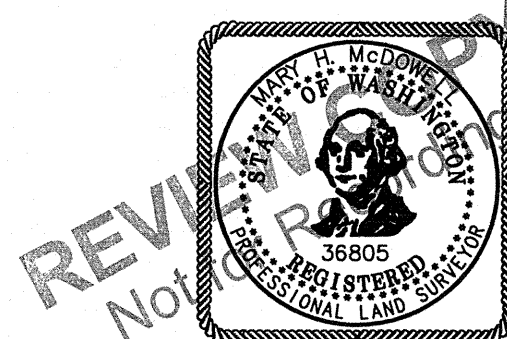
PARCEL B - TPN 3623500274
47%

PARCEL C - TPN 3623500273
45%

MERCER ISLAND FILE NO. SWB 17-004

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



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

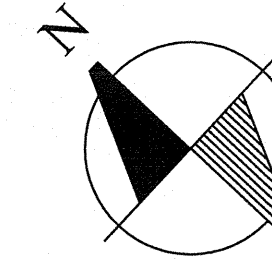
MERCER ISLAND

WASHINGTON

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

Date: 10/25/2017	Job No. LDYB0000001
Drawn: LMM	Sheet 3 OF 4
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.

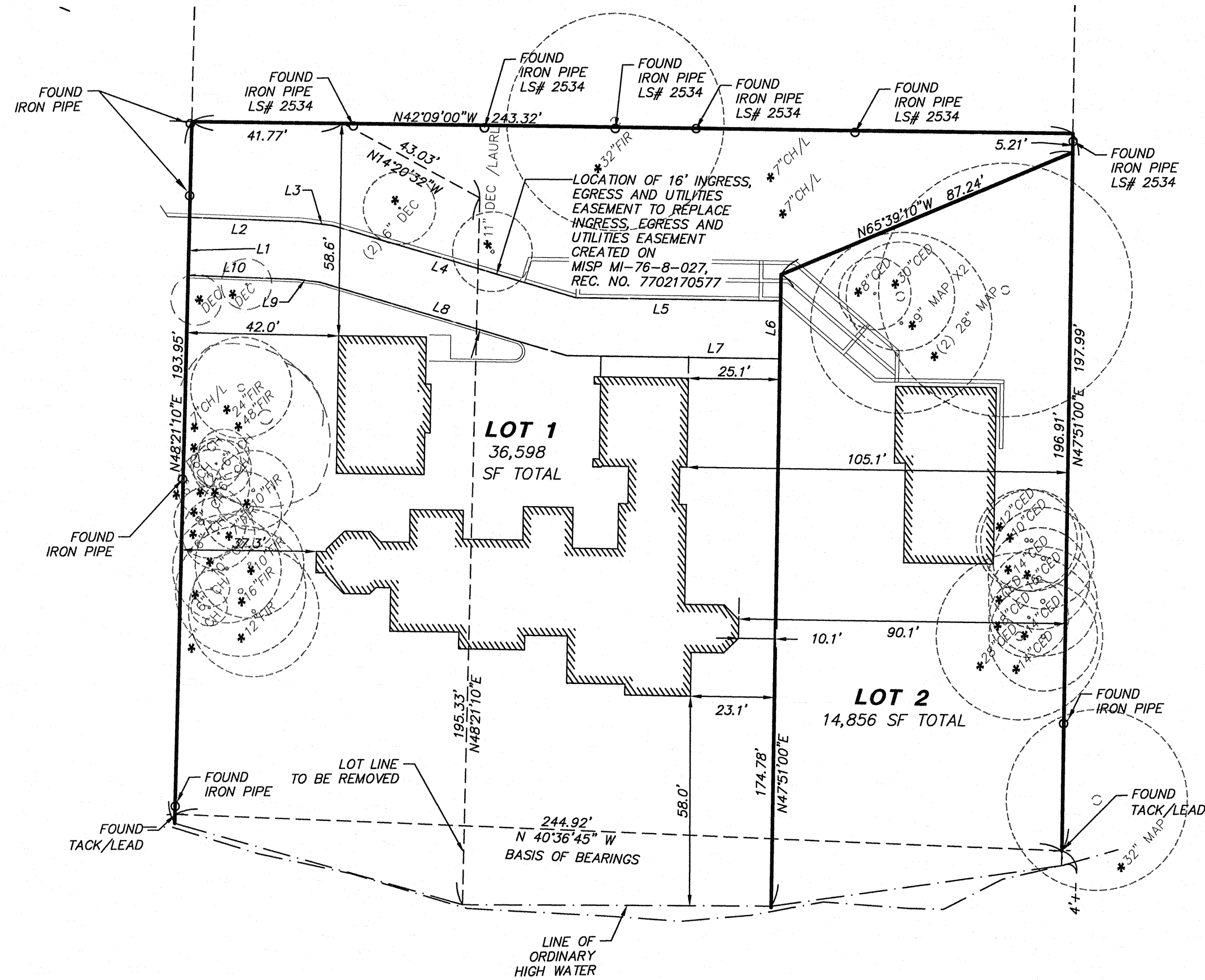


SCALE: 1" = 30'
0 15 30 60

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

LEGEND
* TREE TO REMAIN



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S48°21'10"W	16.00'
L2	S40°50'08"E	30.93'
L3	S35°45'09"E	8.58'
L4	S26°22'04"E	70.19'
L5	S42°09'00"E	56.57'
L6	N47°51'00"E	16.00'
L7	S42°09'00"E	58.78'
L8	S26°22'04"E	71.09'
L9	S35°45'09"E	6.55'
L10	S40°50'08"E	29.99'

REVIEW COPY
Not for Recording

PROPOSED LOT AREA

LOT 1 - TPN 3623500275 AND TPN 3623500274
36,598± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

LOT 2 - TPN 3623500273
14,586± SQ. FT. (TO LINE OF ORDINARY HIGH WATER)

PROPOSED GROSS FLOOR AREA

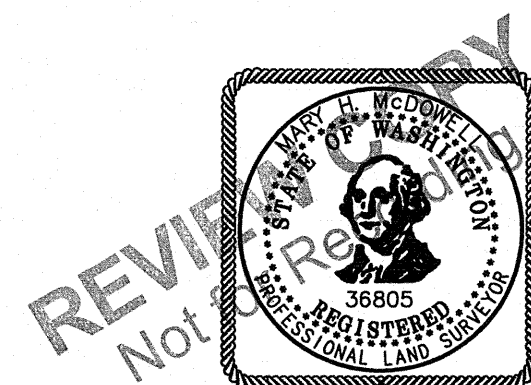
LOT 1 - TPN 3623500275 AND TPN 3623500274
11,709± SQ. FT.

LOT 2 - TPN 3623500273
1,312±
TOTAL 13,021

PROPOSED IMPERVIOUS SURFACE AREA

LOT 1 - TPN 3623500275 AND TPN 3623500274
10,948± SQ. FT.

PARCEL 2 - TPN 3623500273
4,140± SQ. FT.
TOTAL 15,088



MERCER ISLAND FILE NO. _____

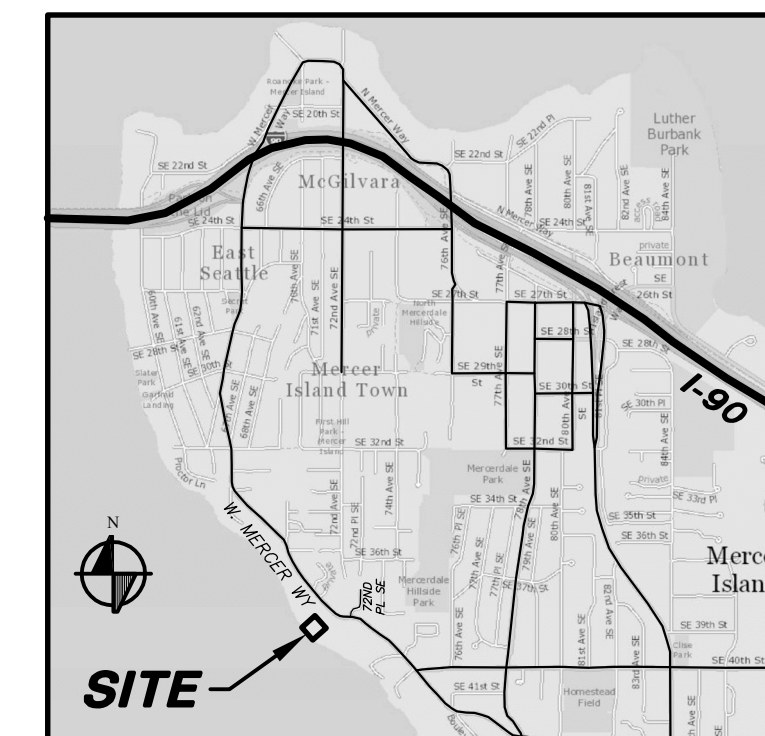
**LOT LINE REVISION
(LOT CONSOLIDATION)
FOR
OGDEN POINT**
3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON

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

	20300 Woodinville Snohomish Rd NE Suite A • Woodinville, WA 98072 p: 425.415.2000 f: 425.486.5059 w: triadassociates.net
	Date <u>10/25/2017</u> Job No. LDYB00000001
Drawn <u>LMM</u> Checked <u>MHM</u>	Sheet 4 OF 4

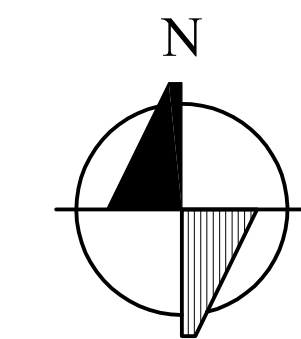


VICINITY MAP
NOT TO SCALE

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

FF ELEVATIONS:

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



SCALE: 1" = 20'

- SHEET INDEX**
- C1 SITE PLAN
 - C2 SITE SECTION AND ACCESS EASEMENT CENTERLINE PROFILE
 - C3-C4 CONCEPTUAL GRADING AND UTILITY PLAN
 - C5-C6 CONCEPTUAL TESC PLAN
 - C7 TOPOGRAPHIC SURVEY BY OTHERS

THE DESIGN OF THE FIRE LINE SHOWN ON THIS PLAN IS NOT REVIEWED AND APPROVED. THE DESIGN WILL BE REVIEWED UNDER BUILDING PERMIT.

THE WATER SYSTEM DESIGN INCLUDING THE WATER METER, WATER SERVICE LINE, AND WATER SUPPLY LINE SHOWN ON THIS PLAN SET ARE NOT REVIEWED AND APPROVED. THIS DESIGN WILL BE REVIEWED UNDER THE BUILDING PERMIT.

APPROXIMATE EARTHWORK QUANTITIES FOR LOT 1 WORK
CUT 5,000± C.Y.
FILL 200± C.Y.
OUTSIDE OF BUILDING FOOTPRINTS



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

OGDEN POINT RESIDENCE
SHORELINE PERMIT PLAN

SITE PLAN

REVISIONS:

NO.	DATE	REVISION
1	7/28/17	REVISED PER CITY COMMENT LETTER DATED 7/17/17
2	10/26/17	REVISED PER CITY COMMENT LETTER DATED 10/26/17

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

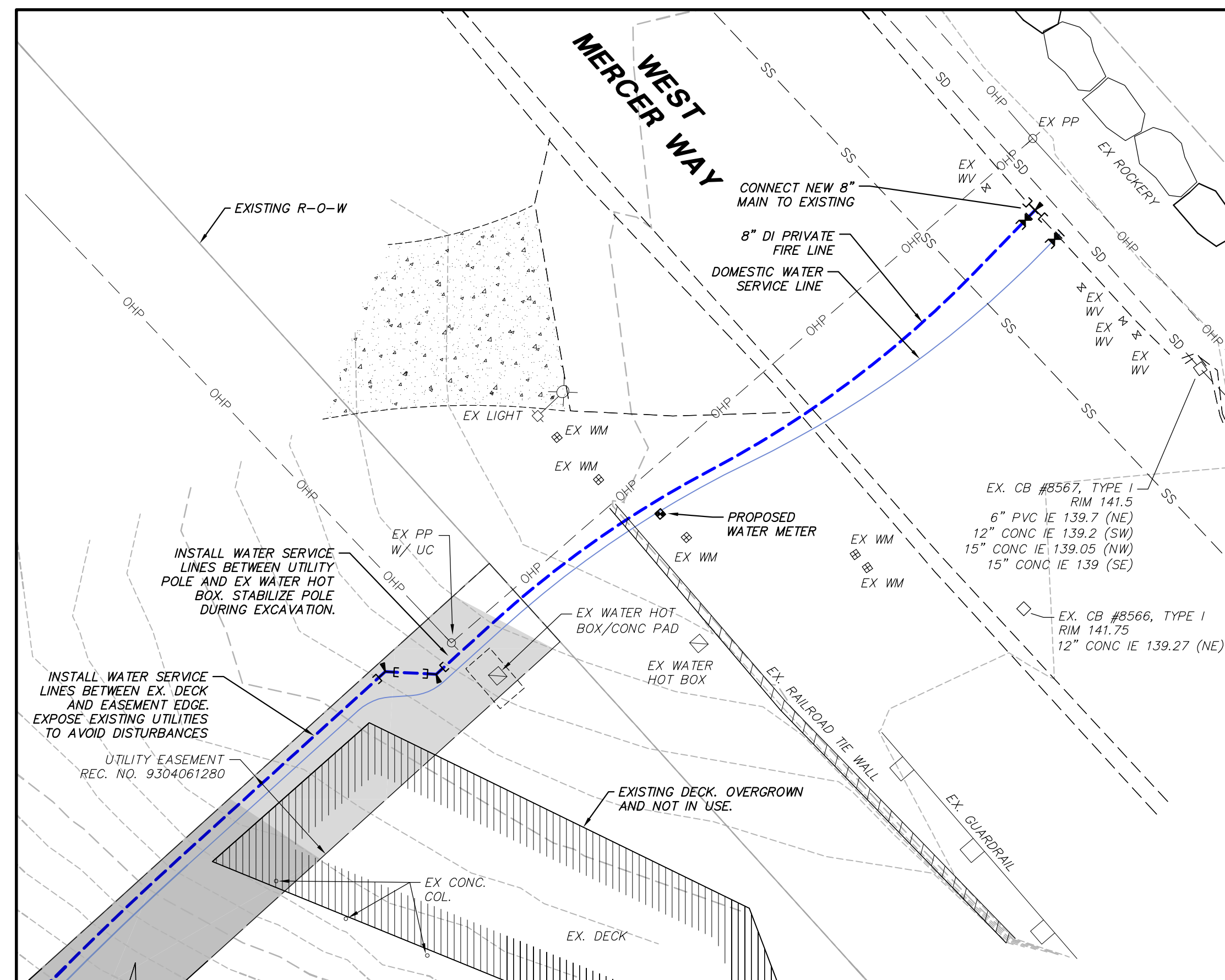
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ: 1"=20' VERT.: N/A



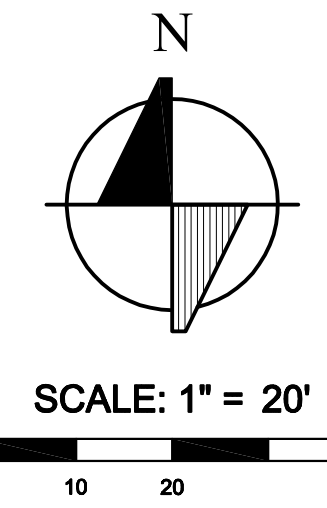
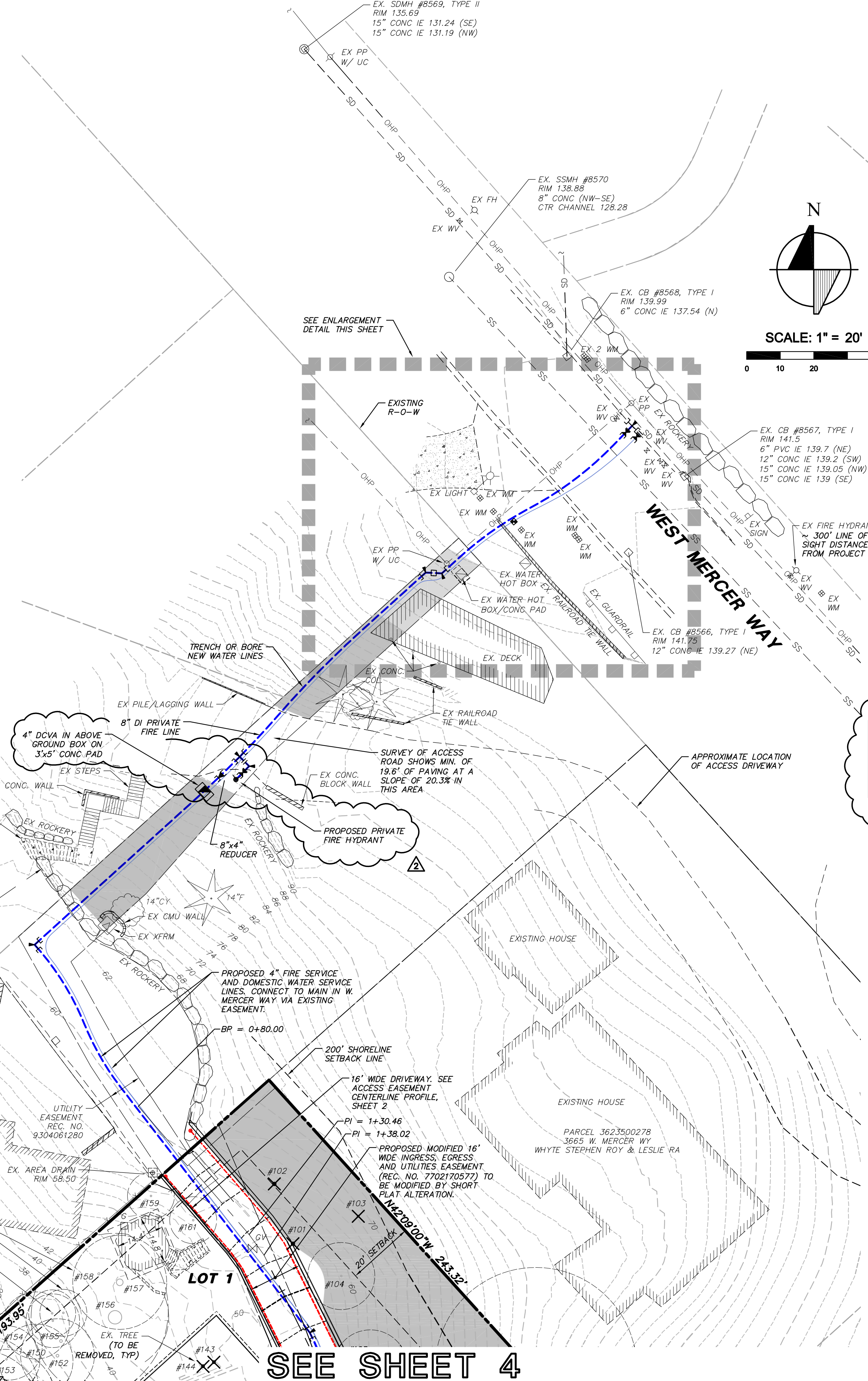
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JOB NUMBER **LDYB0002**

SHEET NUMBER **C1 OF 7**



ENLARGEMENT DETAIL
SCALE: 1" = 10'



OFFSITE UTILITY WORK TO OCCUR IN UTILITY EASEMENT REC. NO. 9304061280 WHICH BENEFITS PROJECT PROPERTY.

THE DESIGN OF THE FIRE LINE SHOWN ON THIS PLAN IS NOT REVIEWED AND APPROVED. THE DESIGN WILL BE REVIEWED UNDER BUILDING PERMIT.

THE WATER SYSTEM DESIGN INCLUDING THE WATER METER, WATER SERVICE LINE, AND WATER SUPPLY LINE SHOWN ON THIS PLAN SET ARE NOT REVIEWED AND APPROVED. THIS DESIGN WILL BE REVIEWED UNDER THE BUILDING PERMIT.

- LEGEND**
- [Symbol] - SLOPES >30%
 - [Symbol] - SLOPES >40%
- COLOR LEGEND**
- [Red dashed line with arrow] PROPOSED STORM DRAINAGE
 - [Green dashed line with arrow] PROPOSED SANITARY SEWER
 - [Blue dashed line] PROPOSED WATER MAIN
 - [Blue solid line] PROPOSED WATER SERVICE

FF ELEVATIONS:

MAIN HOUSE LOWER	27.5'
MAIN	38.0'
MOTORCOURT UPPER	42.0'
T/PLATE	48.5'
GUESTHOUSE/ADU	42.0'
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: [Signature]

DATE: 7/28/17

REVISION: 10/26/17

NO. 1

PROJECT MANAGER: RICHARD A. TOMKINS, PE

PROJECT SURVEYOR: MARY MCDOWELL, PLS

PROJECT ENGINEER: ADAM STRICKER, PE

PROJECT LANDSCAPE ARCHITECT: [Signature]

FIRST SUBMITTAL DATE: [Date]

SCALE: HORIZ.: 1"=20' VERT.: N/A

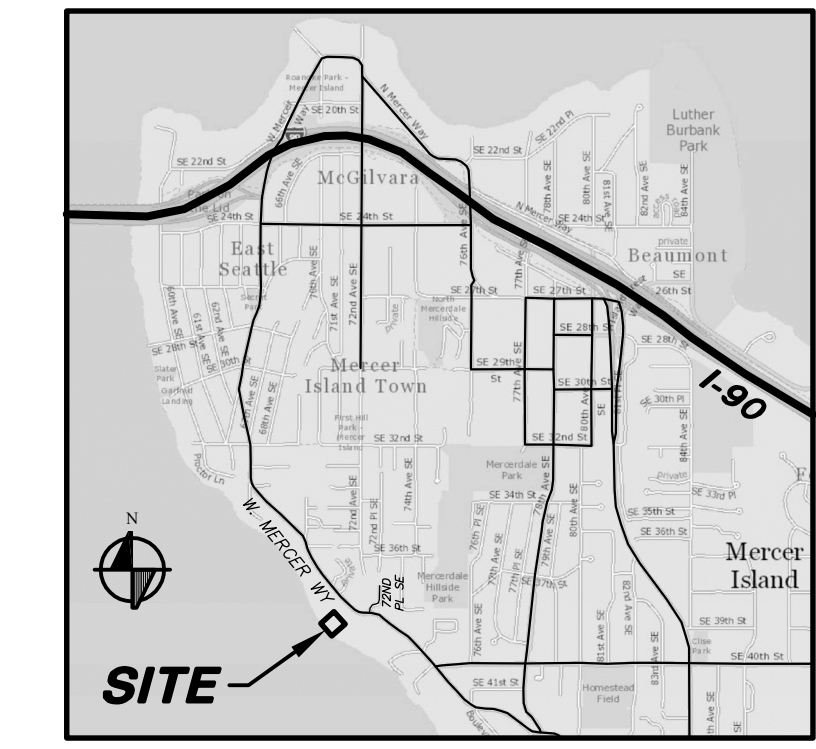


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JOB NUMBER **LDYB0002**

SHEET NUMBER **C3 OF 7**

P:\LDYB0002\02\1400\CAD\LET\SHEETS\Drawings\Permit\EC-UT-LDYB0002-SP.dwg, COI, EC-BS-LDYB0002-EC-TP-LDYB0002-SV-BS-LDYB0001-1606ET_1-CLEANED.dwg, EC-BOR-LDYB0002-SP, VCONVITY.MXD, 11/17/17



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

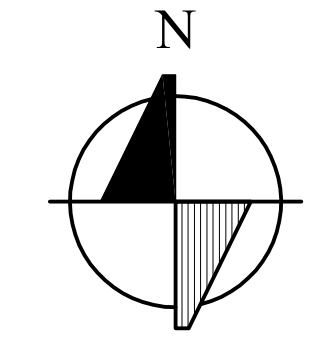
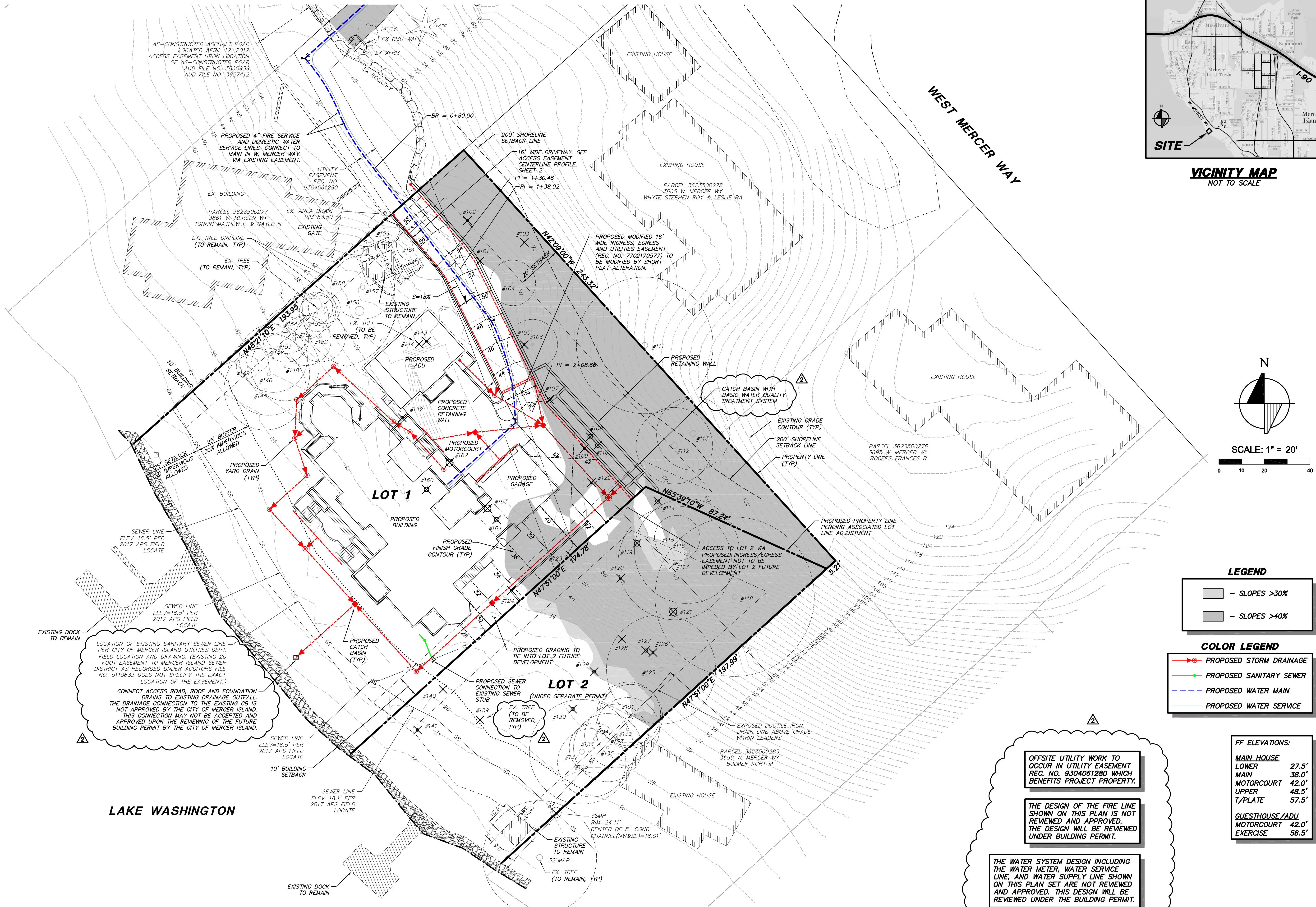
THE LADYBUG TRUST

OGDEN POINT RESIDENCE

SHORELINE PERMIT PLAN

WASHINGTON

CITY OF MERCER ISLAND,



SCALE: 1" = 20'

LEGEND

- SLOPES >30%
- SLOPES >40%

COLOR LEGEND

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

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LOCATION OF EXISTING SANITARY SEWER LINE PER CITY OF MERCER ISLAND UTILITIES DEPT. FIELD LOCATION AND DRAWING. (EXISTING 20 FOOT EASEMENT TO MERCER ISLAND SEWER DISTRICT AS RECORDED UNDER AUDITORS FILE NO. 5110633 DOES NOT SPECIFY THE EXACT LOCATION OF THE EASEMENT.)

CONNECT ACCESS ROAD, ROOF AND FOUNDATION DRAINS TO EXISTING DRAINAGE OUTFALL. THE DRAINAGE CONNECTION TO THE EXISTING CB IS NOT APPROVED BY THE CITY OF MERCER ISLAND. THIS CONNECTION MAY NOT BE ACCEPTED AND APPROVED UPON THE REVIEWING OF THE FUTURE BUILDING PERMIT BY THE CITY OF MERCER ISLAND.

LAKE WASHINGTON

REVIEWED BY: DATE REVISION

BY CK	DATE	REVISION
APP	7/28/17	REVISED PER CITY COMMENT LETTER
APP	11/17/17	DATED
APP	10/26/17	REVISED PER CITY COMMENT LETTER
APP	10/26/17	DATED

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARY McDOWELL, PLS
PROJECT SURVEYOR

ADAM STRICKER, PE
PROJECT ENGINEER

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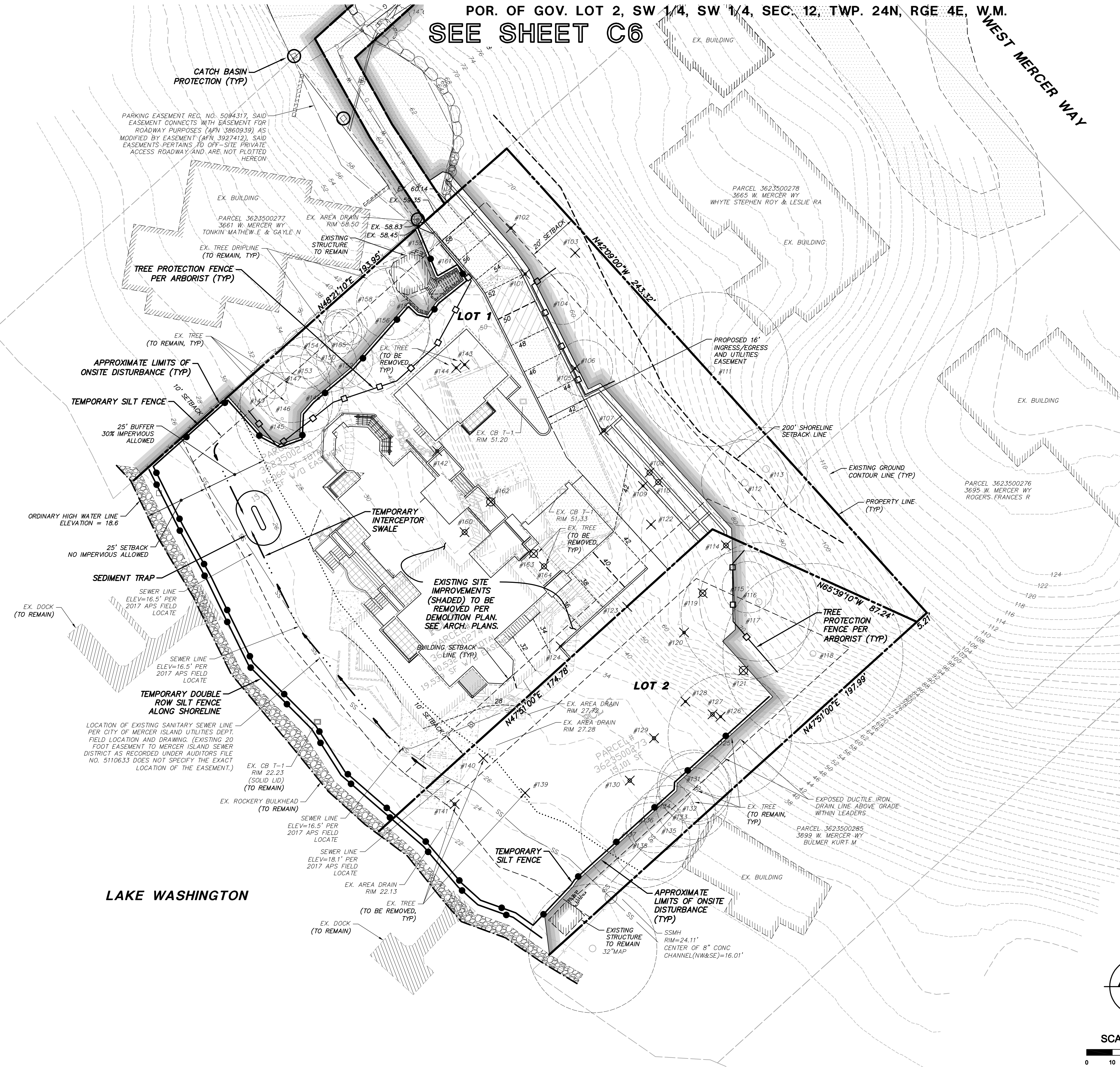


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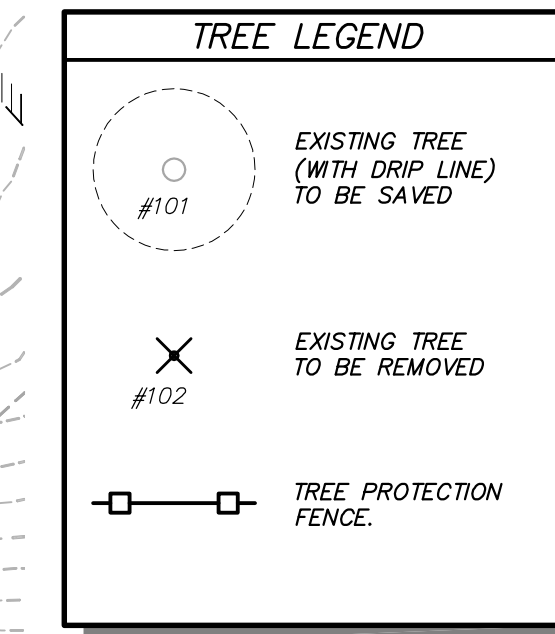
SHEET NUMBER **C4 OF 7**

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE. 4E, W.M.
SEE SHEET C6



- EROSION AND SEDIMENT CONTROL NOTES**
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CE/SCL UNTIL ALL CONSTRUCTION IS APPROVED.
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TREES WITH DIAMETERS LESS THAN SIX INCHES ARE CONSIDERED NON-SIGNIFICANT.

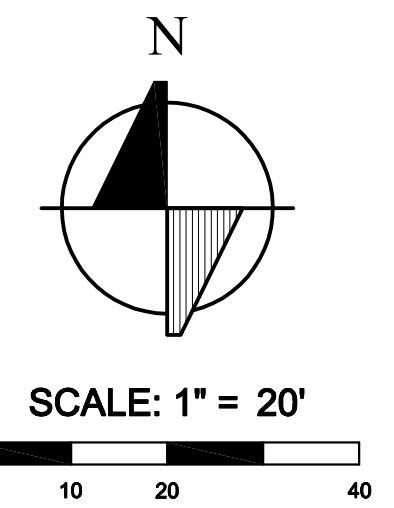
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triad

20300 Woodinville Snohomish Rd NE
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CONCEPTUAL TESC PLAN
 THE LADYBUG TRUST
OGDEN POINT RESIDENCE
 SHORELINE PERMIT PLAN
 WASHINGTON
 CITY OF MERCER ISLAND

NO.	DATE	REVISION	BY	CHK
1	7/28/17	REVISED PER CITY COMMENT LETTER DATED 7/17/17	AP	AP
2	10/26/17	REVISED PER CITY COMMENT LETTER DATED 10/26/17	NMP	AP

REVIEWED BY: 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

ADAM Y. STRICKER
 CITY OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 54470
 10/26/2017

STAMP NOT VALID
 UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0002**
 SHEET NUMBER **C5 OF 7**

© 2017 TRIAD

REVISED: Oct. 26, 2017 - 4:09pm
 P:\L\LDYB0002\02\ARCH\CAD\LET\SHRETS\Shoreline Permitt\EC-EC-LDYB0002-SP.dwg, COO, EC-BS-LDYB0002-EC-TP-LDYB0002-SV-BS-LDYB0001-160817_T-CLEANED-EC-BRC-LDYB0002-current-iteration

EROSION AND SEDIMENT CONTROL NOTES

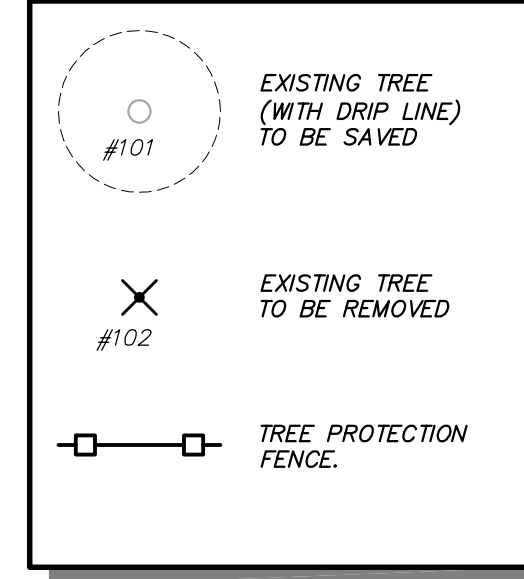
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TREE LEGEND

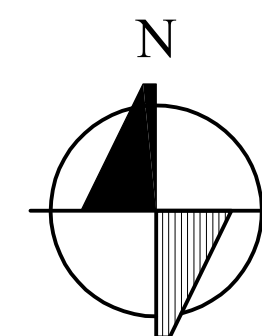


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RICHARD A. TOMKINS, PE
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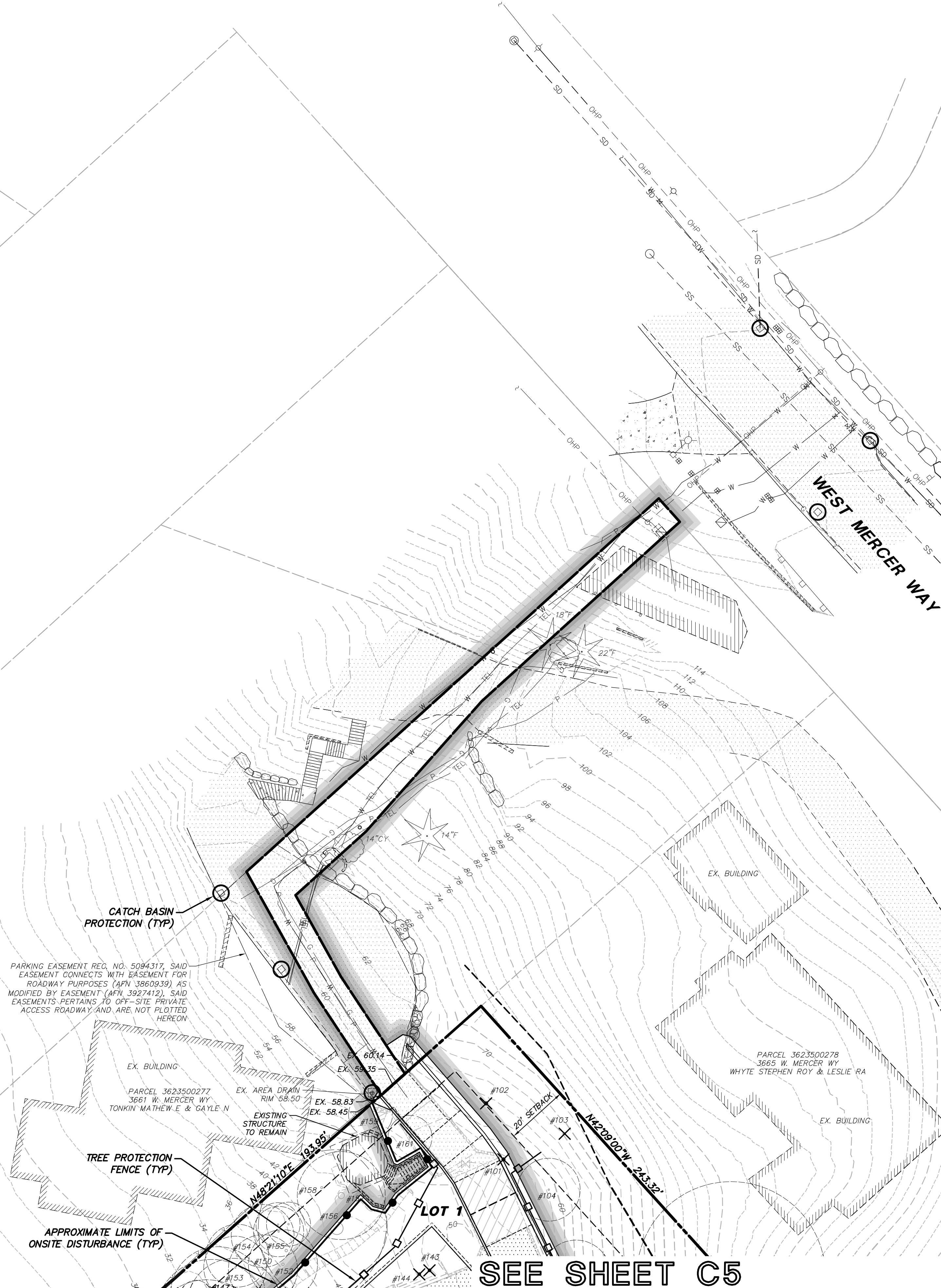
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STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **LDYB0002**

SHEET NUMBER **C6 OF 7**

REVISED: Oct 26, 2017 - 3:09pm
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SEE SHEET C5

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. 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.

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. 8211169001. 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

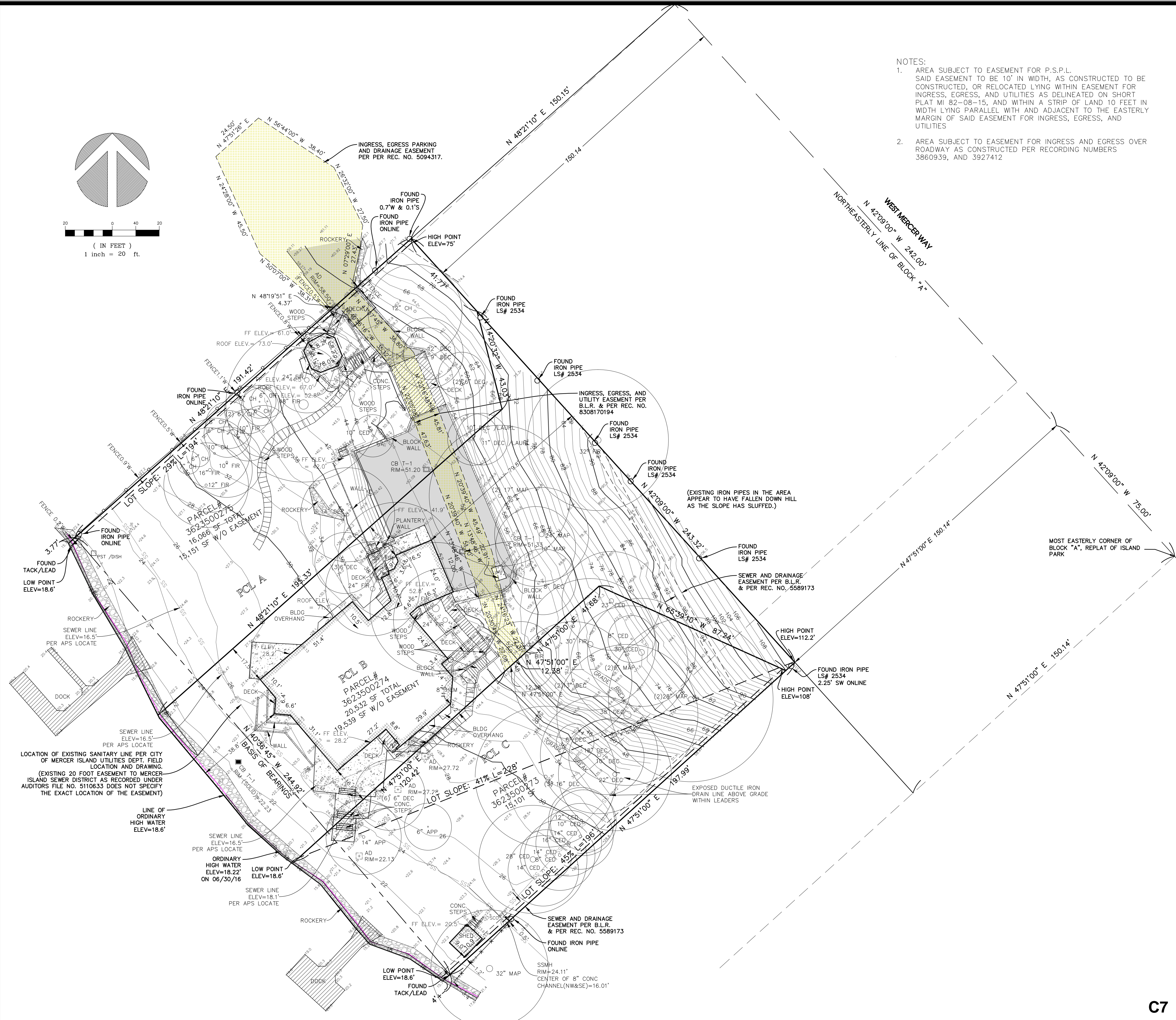
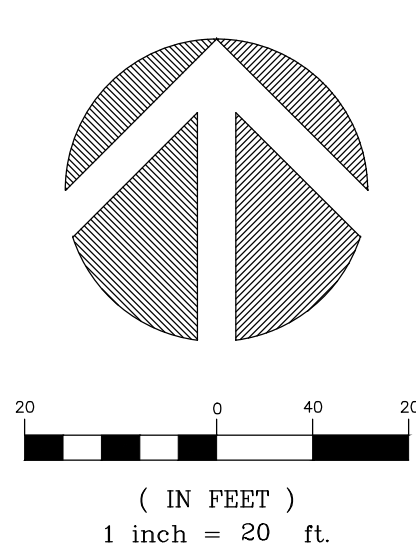
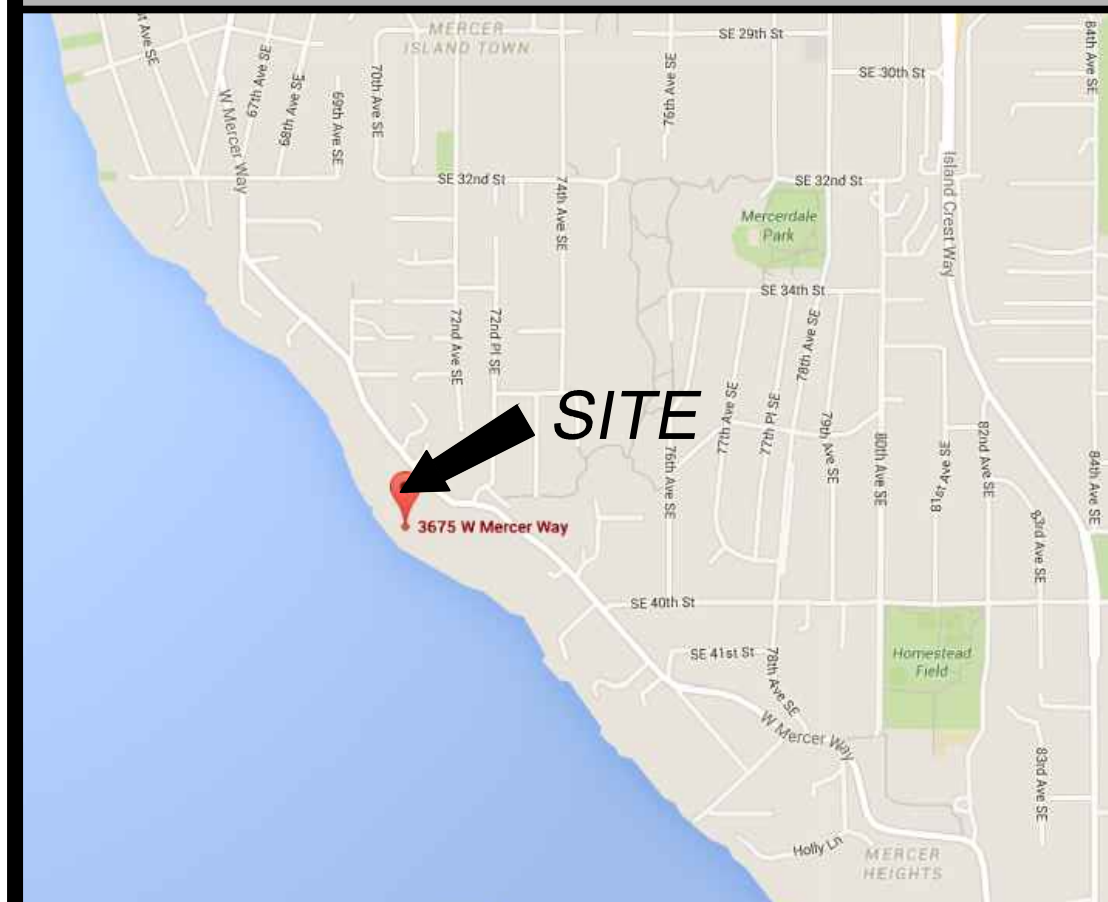
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON 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)
- SEWER LINE
- SEWER CLEAN OUT
- SEWER MANHOLE

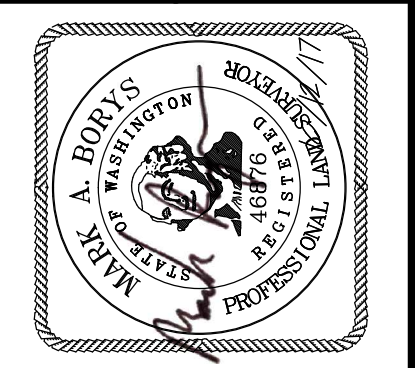
VICINITY MAP

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. 4M.
 PARCEL NO. 3623500273, 3623500274, 3623500275

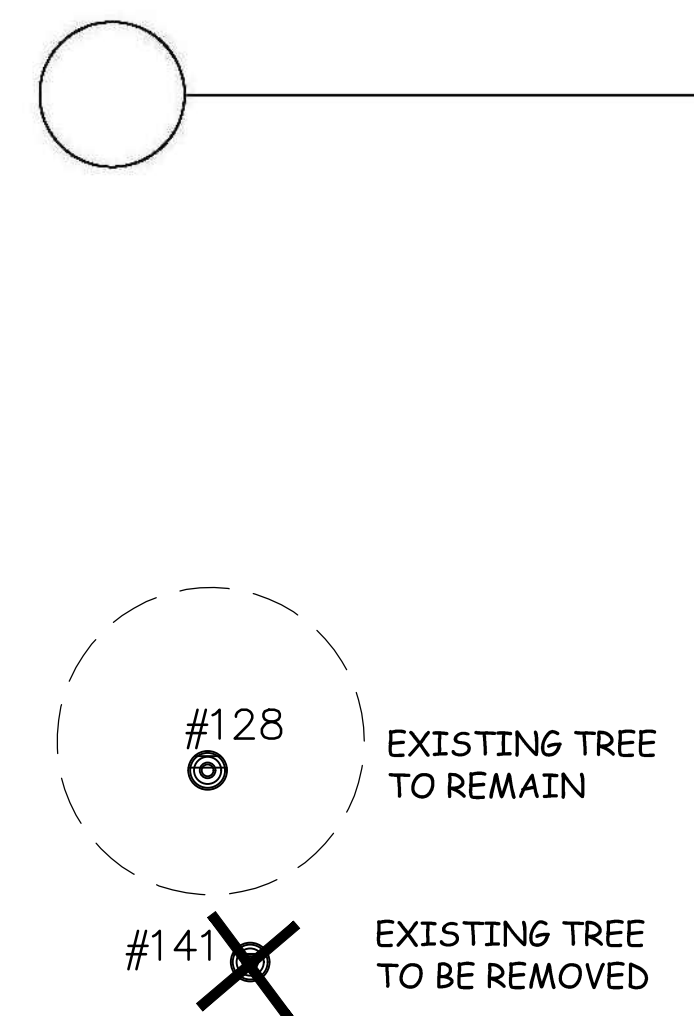
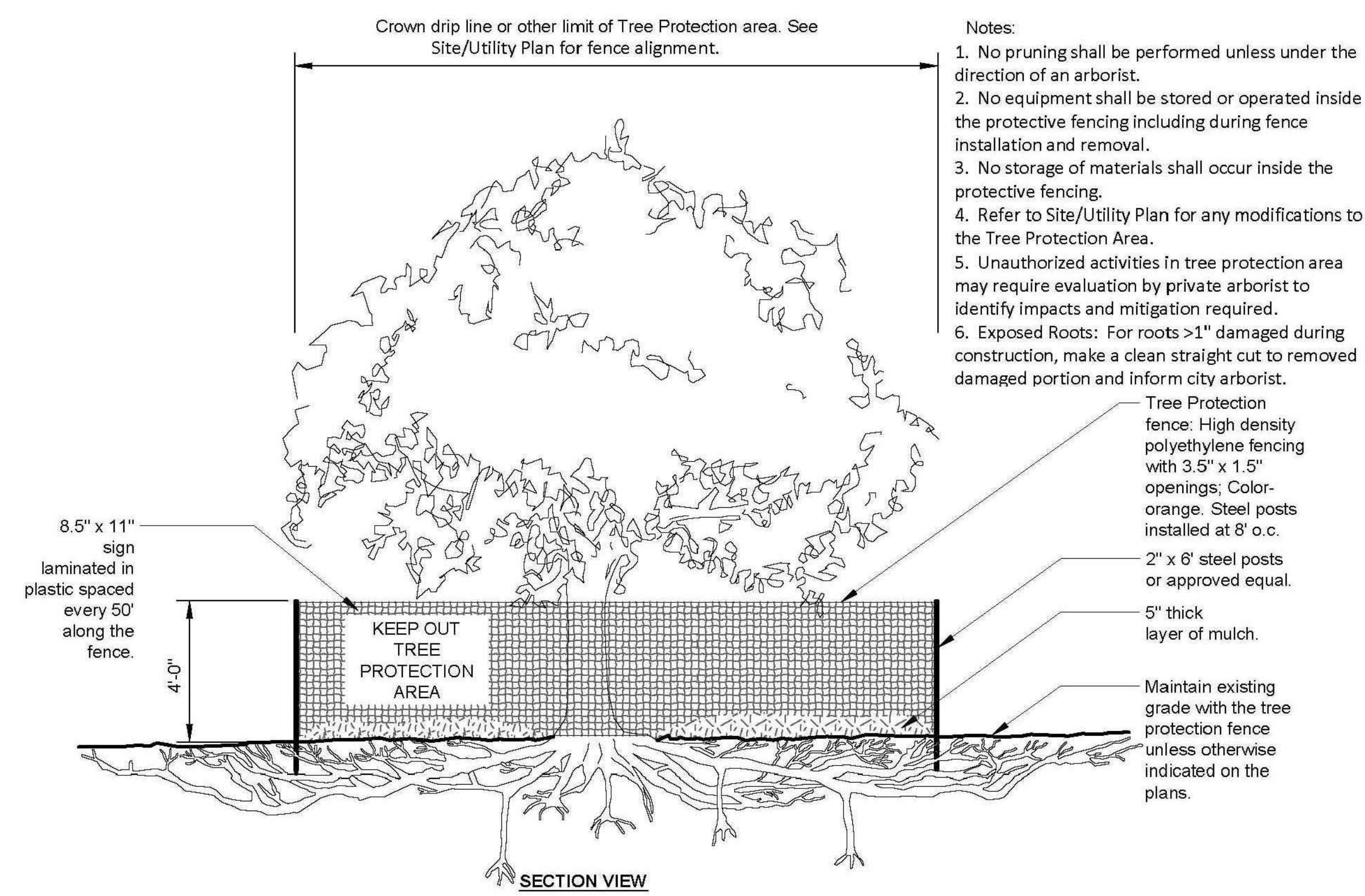
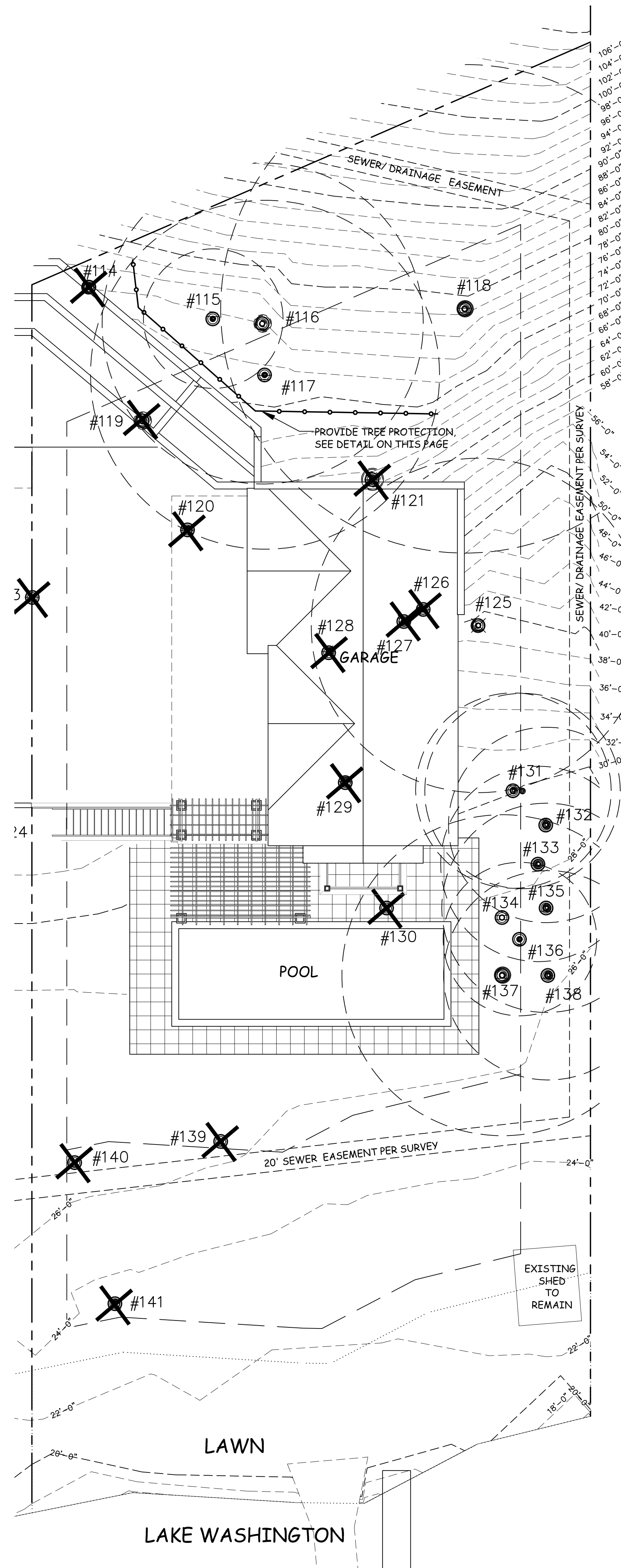


Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

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
9/19/17	ADDTL TOPO
10/13/17	ADDED SEWER LINE
SHEET NUMBER	
1 OF 1	

measure success

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



TREE REMOVAL FORM LOT 3

3675 west Mercer Way Lot Three

TREE NUMBER	TREE TYPE	CALIPER INCHES MULTI-TRUNK SHOWN WITH COMMA	NOTE/ REPLACEMENT TREE QUANTITY
114	CEDAR	26	2:1
119	DOUGLAS FIR	32	2:1
120	MADRONE	13,15	1:1
121	MADRONE	28,32	2:1
126	HORSE CHESTNUT	12	1:1
127	HORSE CHESTNUT	16,10,5	1:1
128	HORSE CHESTNUT	8,4	1:1
129	POPLAR	33,20	1:1
130	YELLOW WOOD	7,5,5,4	1:1
139	APPLE	8,6,4	1:1
140	MULBERRY?	3,3,4,4,5,5,5	1:1
141	APPLE	8,6,4	1:1

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

TREE REMOVAL PLAN

SCALE: 1" = 10'-0"

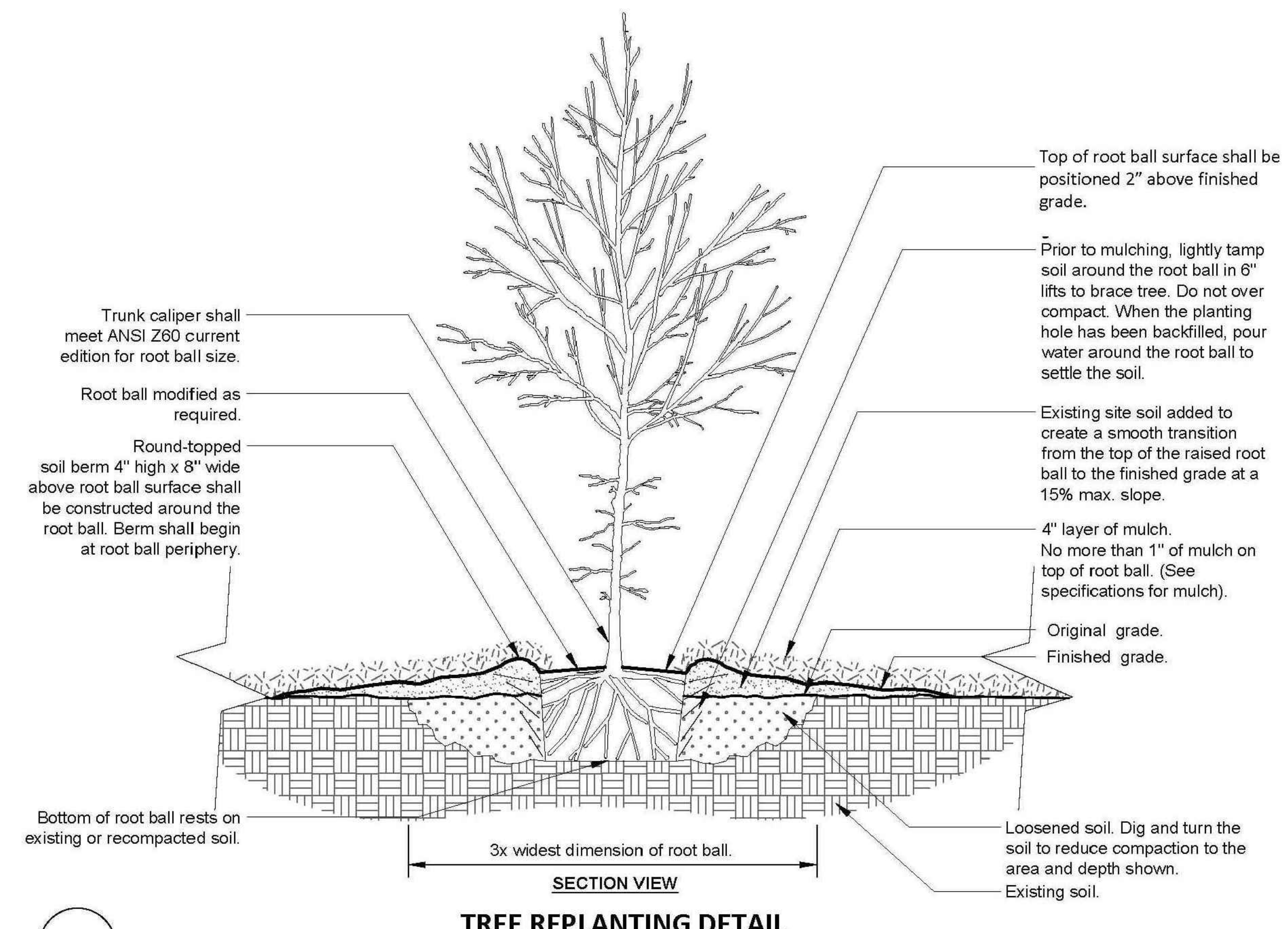
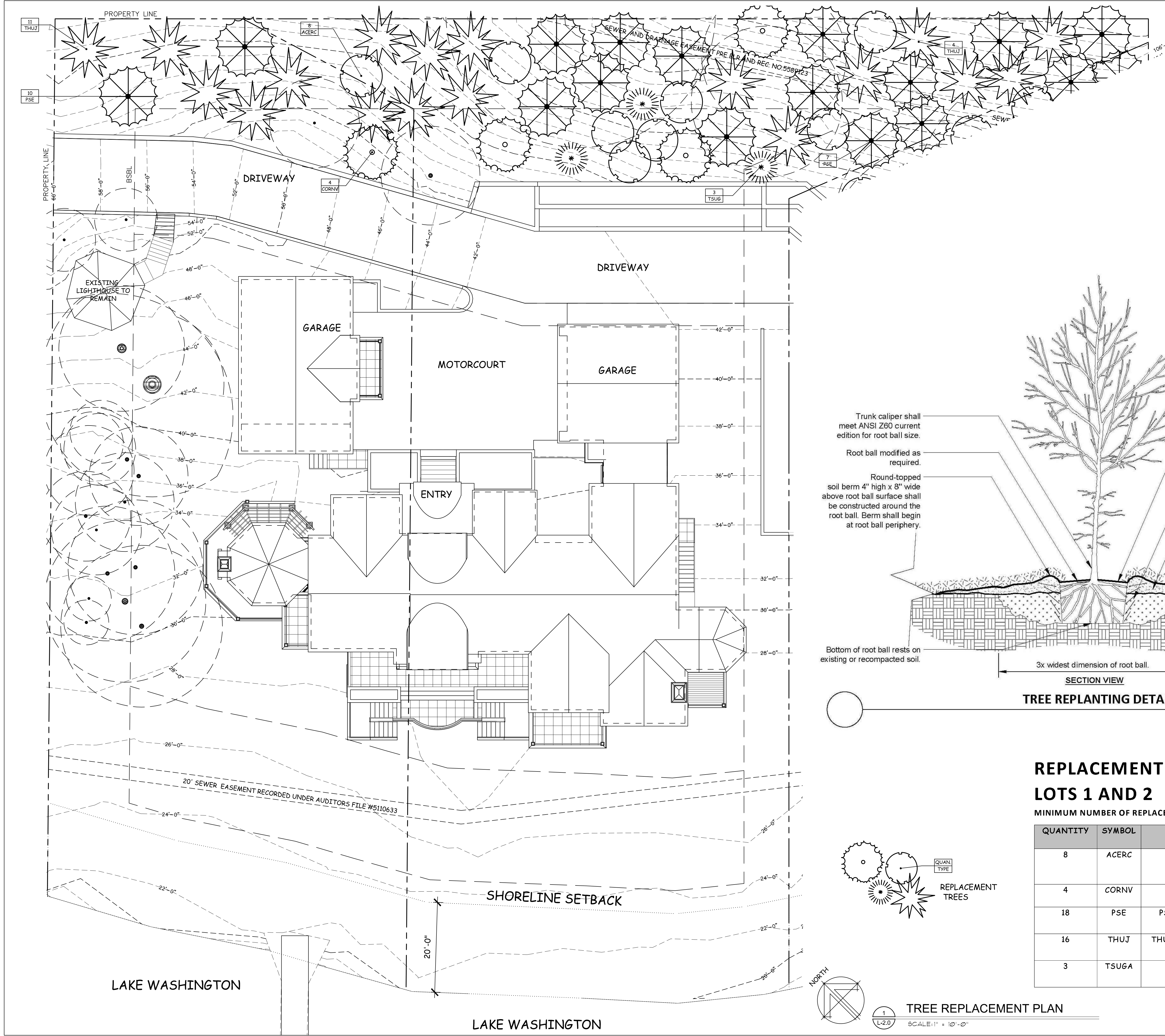


OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

JOB NUMBER: _____
DRAWN: _____ KEL
CHECKED: _____
DATE: JULY 26, 2017
REVISIONS:
1 08/14/17 PLAN REVIEW
2 10/25/17 PLAN UPDATE

SHEET TITLE:
TREE REMOVAL PLAN LOT 03
PERMIT SET
SHEET NUMBER:

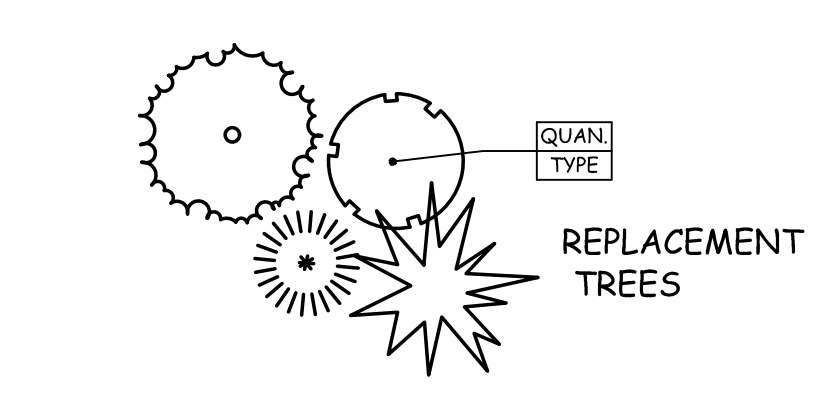
L-1.1



REPLACEMENT TREE PLANTINGS
LOTS 1 AND 2

MINIMUM NUMBER OF REPLACEMENT TREES REQUIRED: 18, 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	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
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E-mail: klla@comcast.net
FAX: 425-898-8923



OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

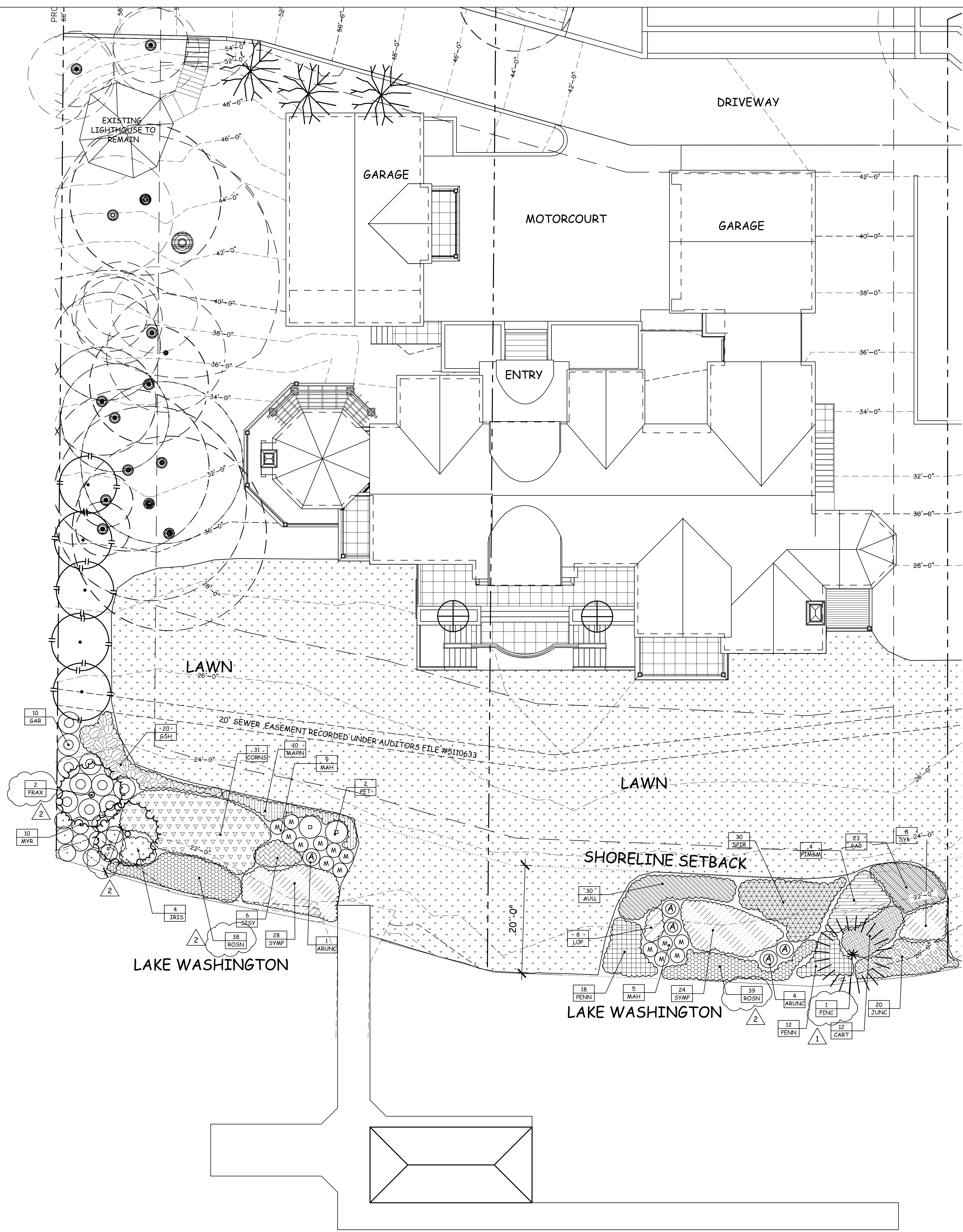
JOB NUMBER: _____
DRAWN: _____ **KEL**
CHECKED: _____
DATE: JULY 26, 2017

REVISIONS:

1	08/14/17 PLAN REVIEW
2	10/25/17 PLAN UPDATE

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

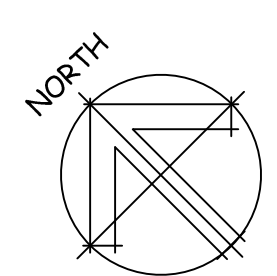
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L-2.0



SHORELINE PLANT LIST

April 10, 2017 October 21, 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 URSTI	1 GALLON CAN 24" TRI SP
77	ROSN*	ROSA NUTKANA/ NOOTKA ROSE	1 GALLON CAN, 12-15" BARE ROOT IF IN WINTER
12	CART	CEANOTHUS PROSTRATUS/ MAHALA MAT	ONE GALLON, 18" tri spacing
31	CORN*	CORNUS SERICEA KELSEY/ DWARF RED OSTER DOGWOOD	2 GALLON CAN
2	FRAX*	FRAXINUS LATIFOLIA/ OREGON ASH	1" CALIPER
10	GAR*	GARRYA ELLIPTICA ISSAQUAHENSIS	1 GALLON CAN
20	GSH*	GAULTHERIA SHALLON SALAL	4" POTS, 18" TRI SP
4	IRIS*	IRIS DOUGLSTIANA	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	MVR*	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
1	PINC*	PINUS CONTORTA VAR. CONTORTA/ SHORE PINE	5-6' B/B
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*	SYMPHITOCARPUS ALBUS SNOWBERRY	1 GAL. CAN, 18" HEIGHT 30" TRI SP



1
L-3.0 SHORELINE PLANTING
SCALE: 1" = 10'-0"

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FAX: 425-898-8923

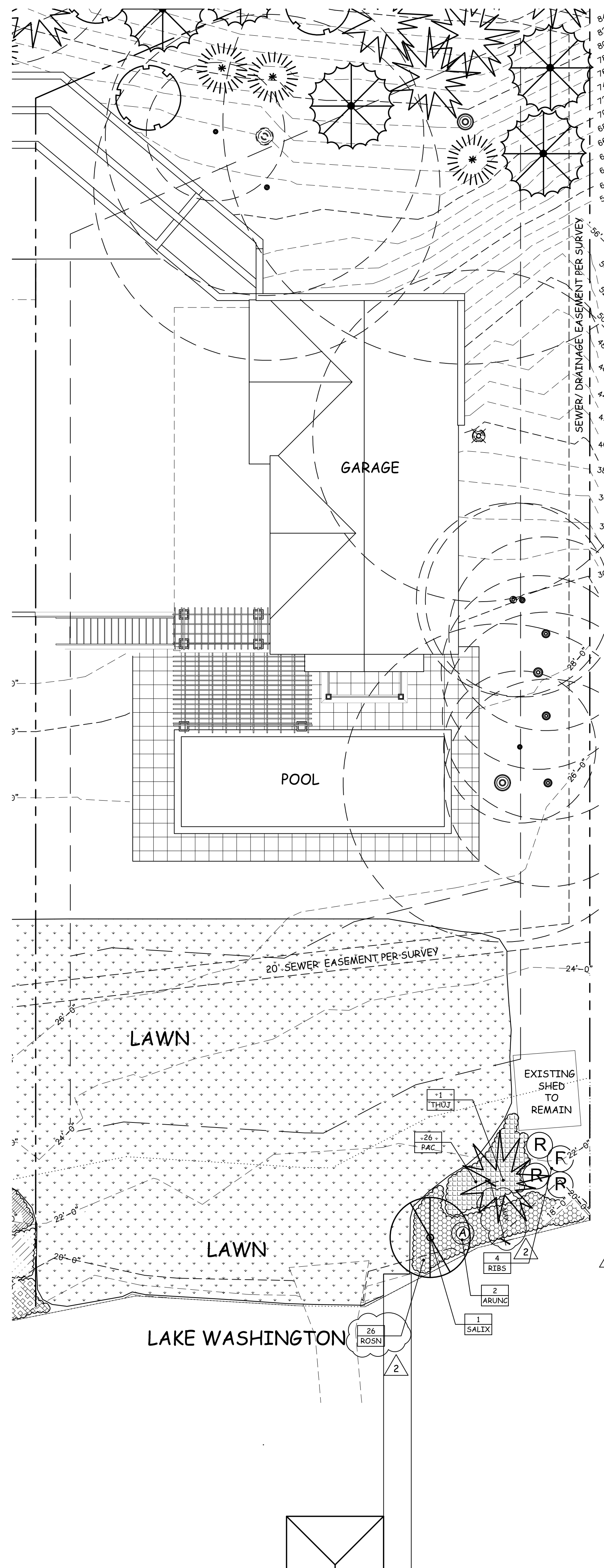


OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

JOB NUMBER: _____
DRAWN: _____
CHECKED: _____
DATE: JULY 26, 2017
REVISIONS:
1 1 08/14/17 PLAN REVIEW
2 2 10/25/17 PLAN UPDATE

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

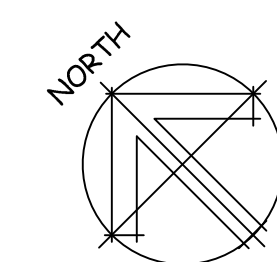
SHEET NUMBER:
L-3.0



SHORELINE PLANT LIST

April 11, 2017 October 21, 2017 *INDICATES NATIVE PLANT

QUAN	SYMBOL	PLANT NAME	SIZE SPACING COMMENT
2	ARNUC*	ARUNCUS DIOICUS/ GOATSBEARD	1 GALLON CAN 18" TRI SP
26	ROSN*	ROSA NUTKANA/ NOOTKA ROSE	1 GALLON CAN OR 12-15" IF WINTER
26	PAC*	PACHISTIMA MYRSINITES/ OREGON BOXWOOD	1 GALLON CAN 24" TRI SP
4	RIBS*	RIBES SANGUINEUM RED FLOWERING CURRENT	2 GALLON CAN
1	SALIX*	SALIX PURPUREA PURPLE WILLOW	1 GALLON CAN
1	THUJ*	THUJA PLICATA/ WESTERN RED CEDAR	5-6' B/B



1
L-3.1 SHORELINE PLANTING
SCALE: 1" = 10'-0"

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Sammamish, Wa. 98074
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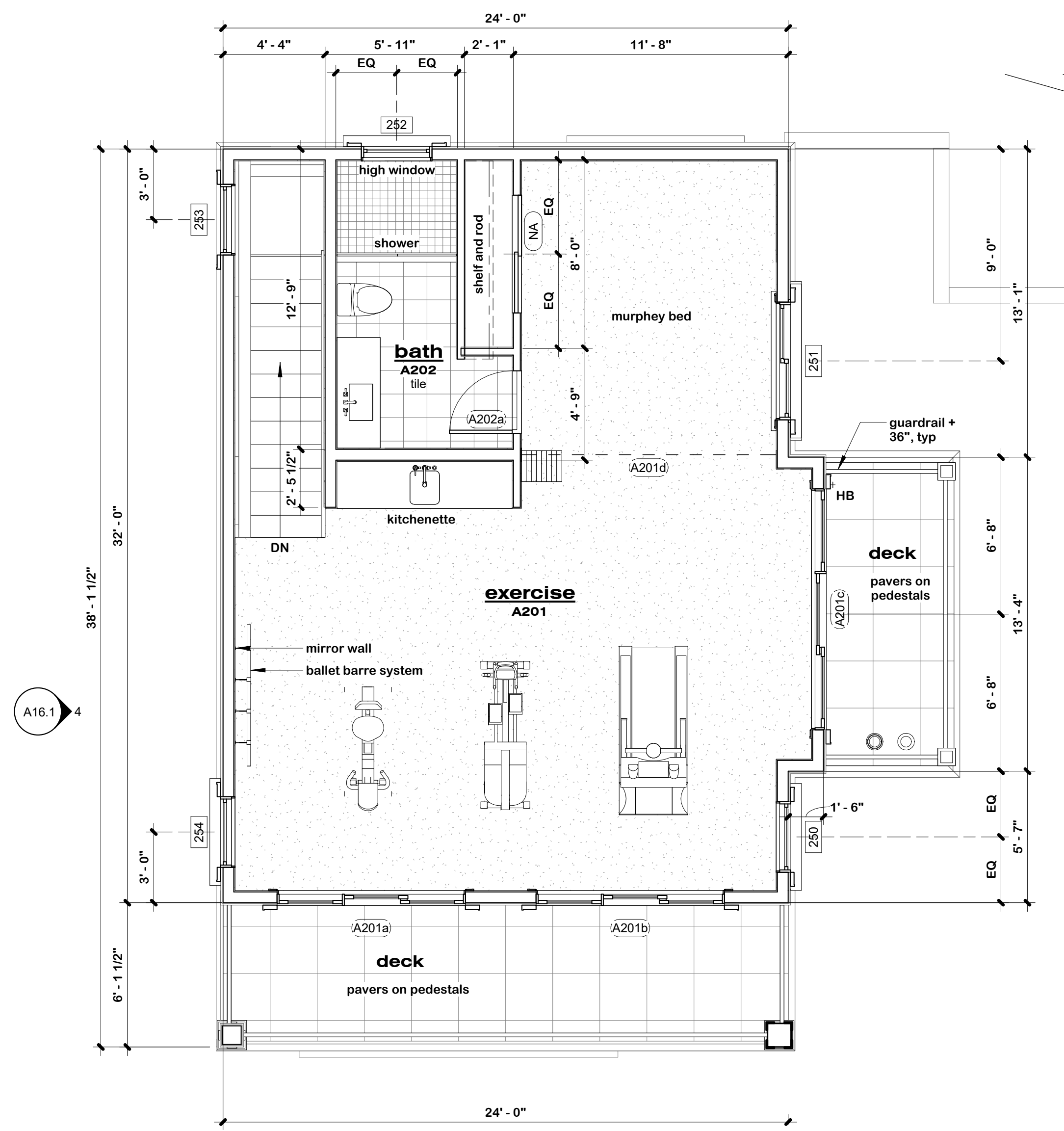


OGDEN POINT
3675 W. MERCER WAY
MERCER ISLAND, WASHINGTON

JOB NUMBER: _____
DRAWN: _____ **KEL**
CHECKED: _____
DATE: **JULY 26, 2017**
REVISIONS:
1 08/14/17 PLAN REVIEW
2 10/25/17 PLAN UPDATE

SHEET TITLE:
SHORELINE PLANTING PLAN LOT 3 PERMIT SET

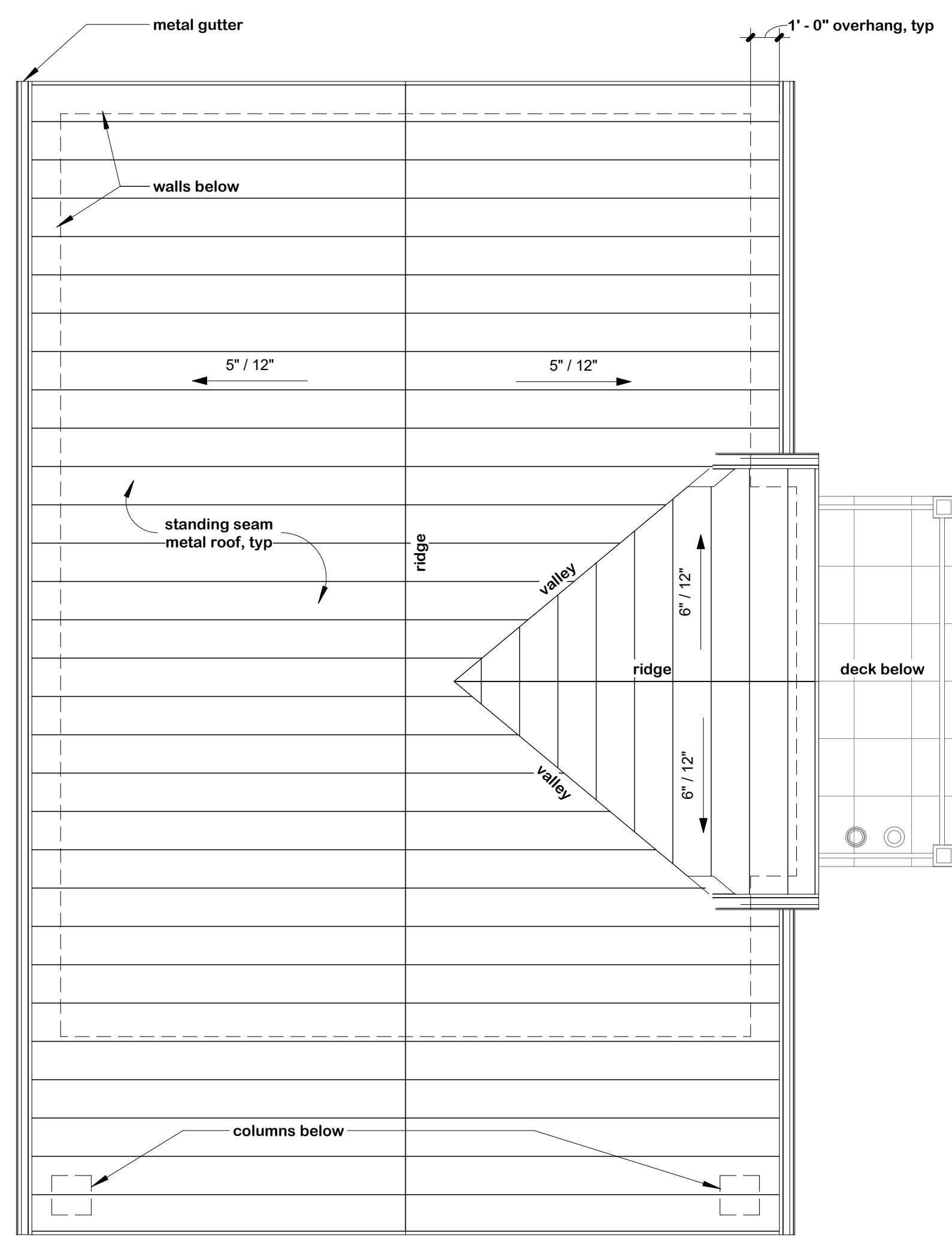
SHEET NUMBER:
L-3.1



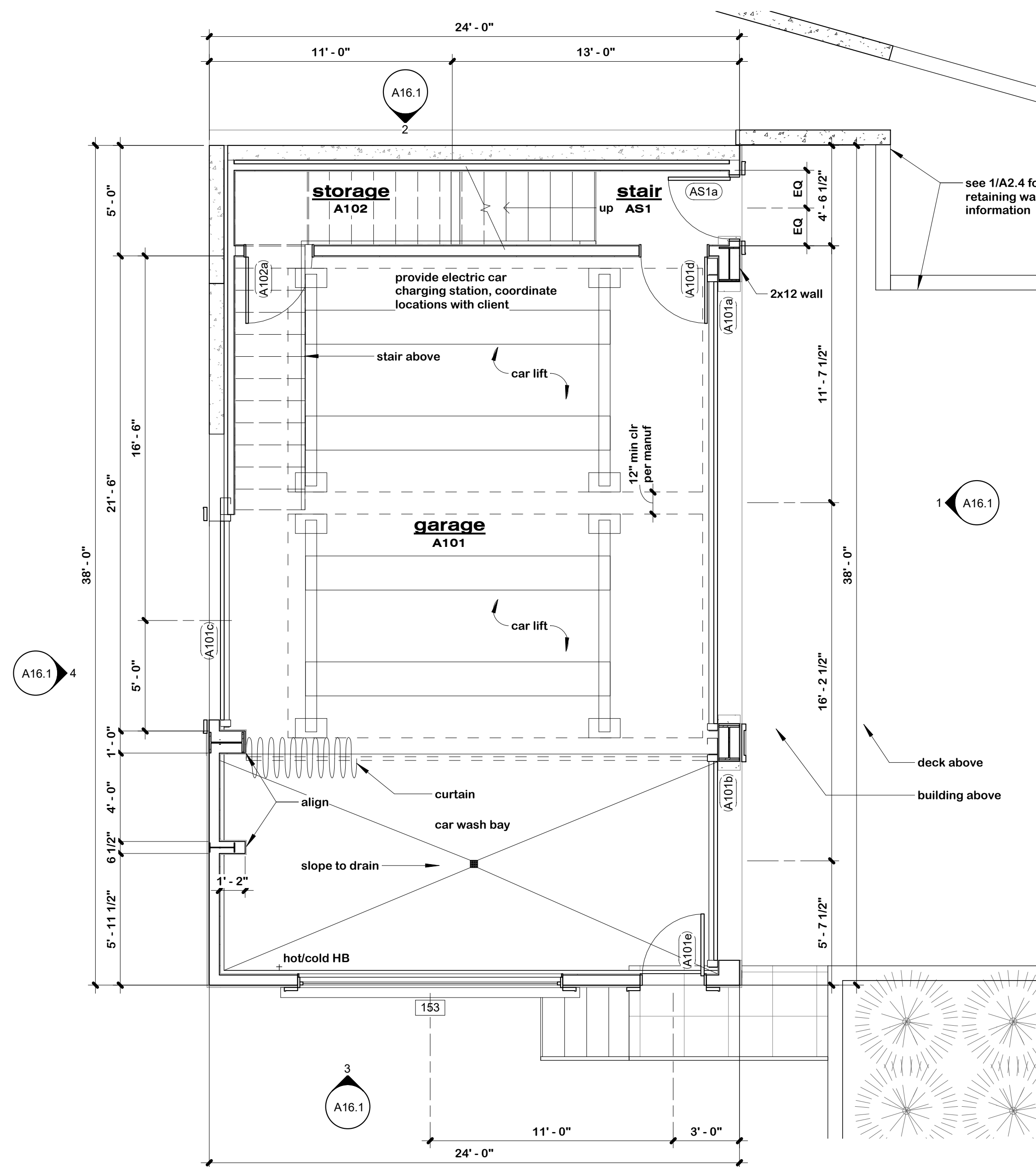
5 ADU main floor
1/4" = 1'-0"

roof plan notes

- See A6.1 for additional roof notes.
- see 2/A6.2 for venting calculation.



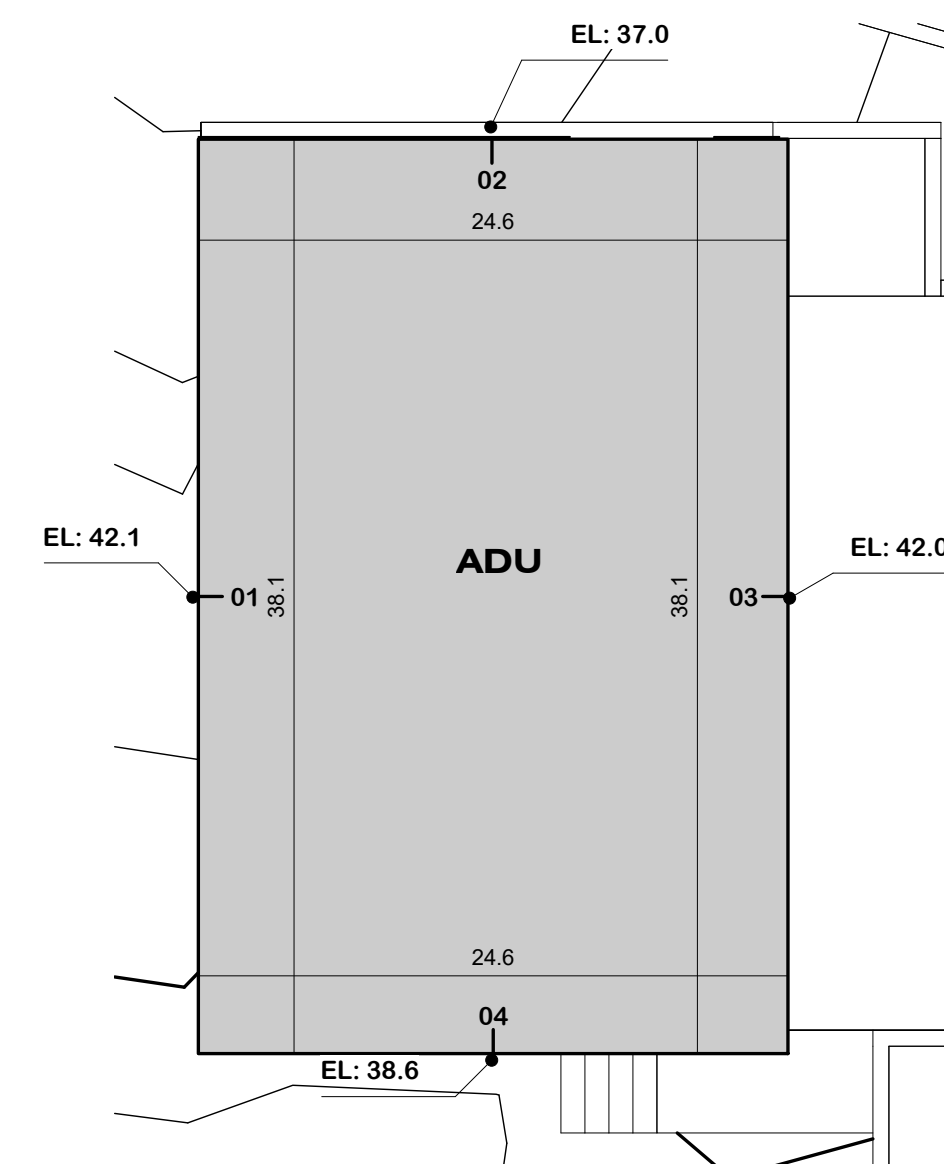
6 ADU roof plan
1/4" = 1'-0"



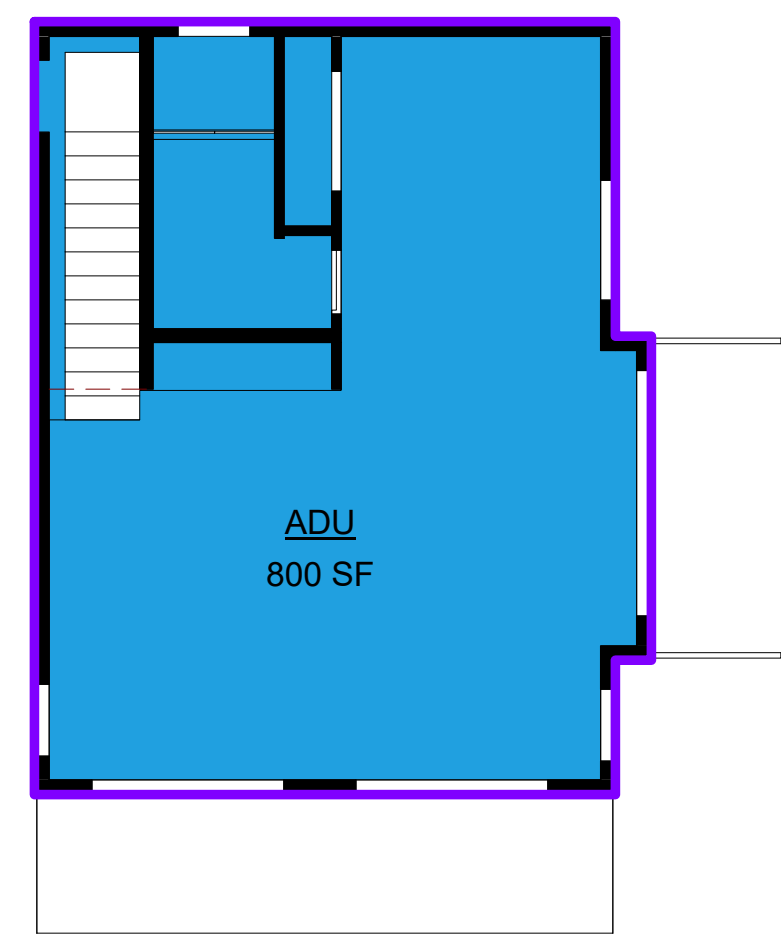
4 ADU garage
1/4" = 1'-0"

Average Building Elevation - ADU			
wall	midpoint elevation	wall length	ME*WL
01	42	38.1'	1609.4'
02	48.1	24.6'	1176.4'
03	42	38.1'	1609.4'
04	39	24.6'	957.9'
		125.2'	5335.1'

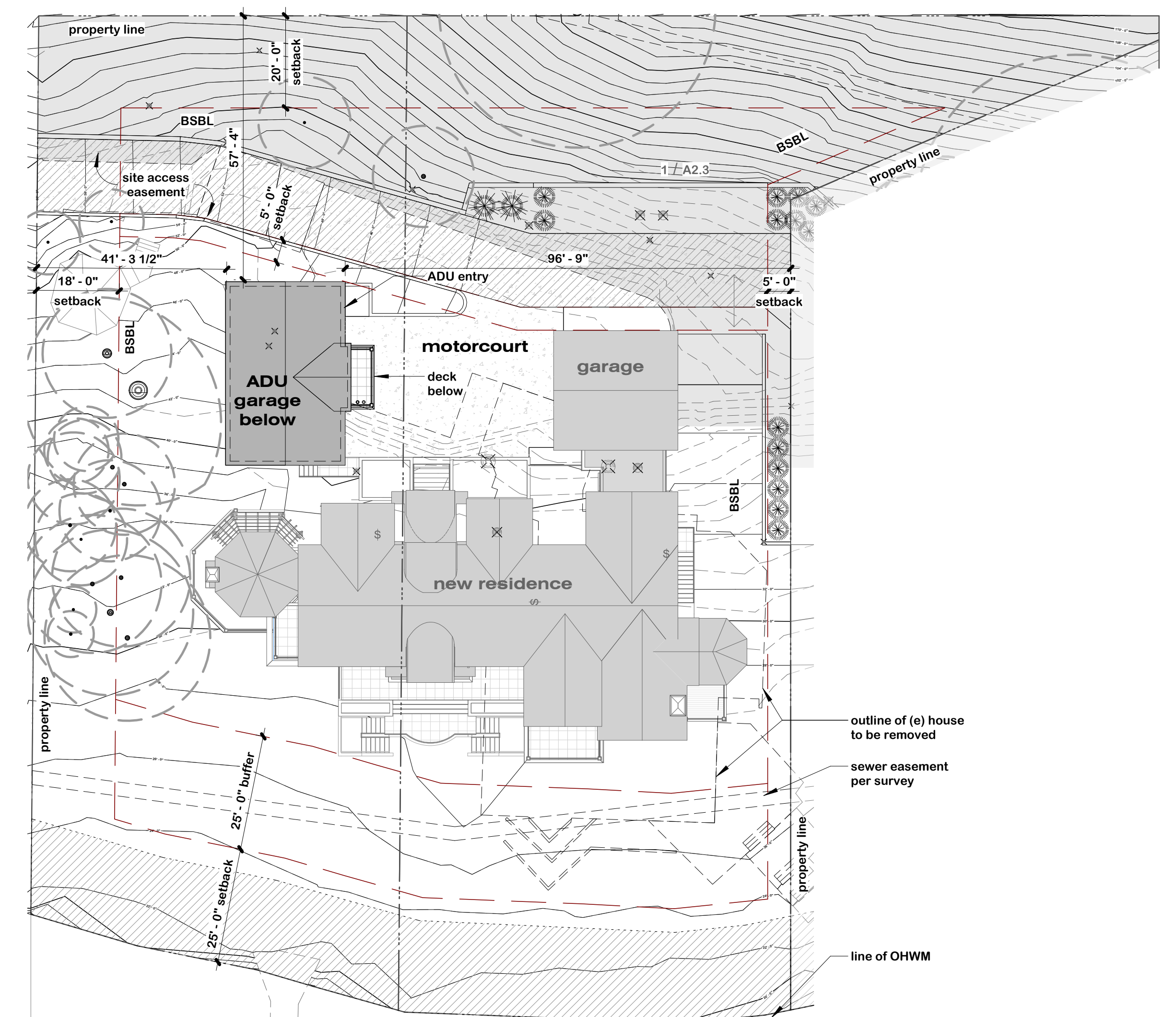
AVERAGE BUILDING ELEVATION FORMULA:
 (Midpoint Elevations) x (Wall Lengths) = 5,335.1 ft
 Total Length of Wall = 125.2 ft
Average Building Elevation (ABE) = 42.61 ft



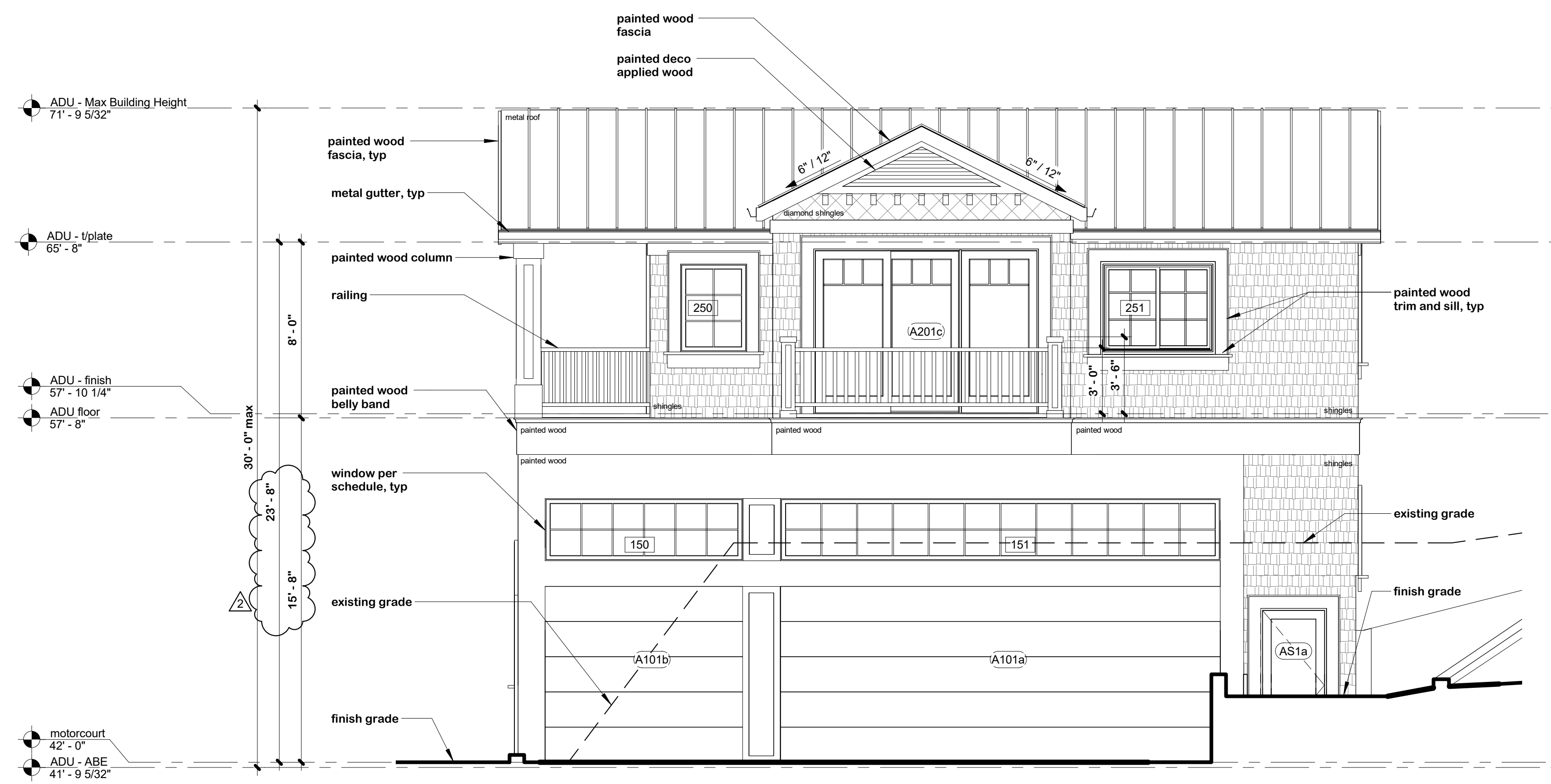
3 average building elevation
1/8" = 1'-0"



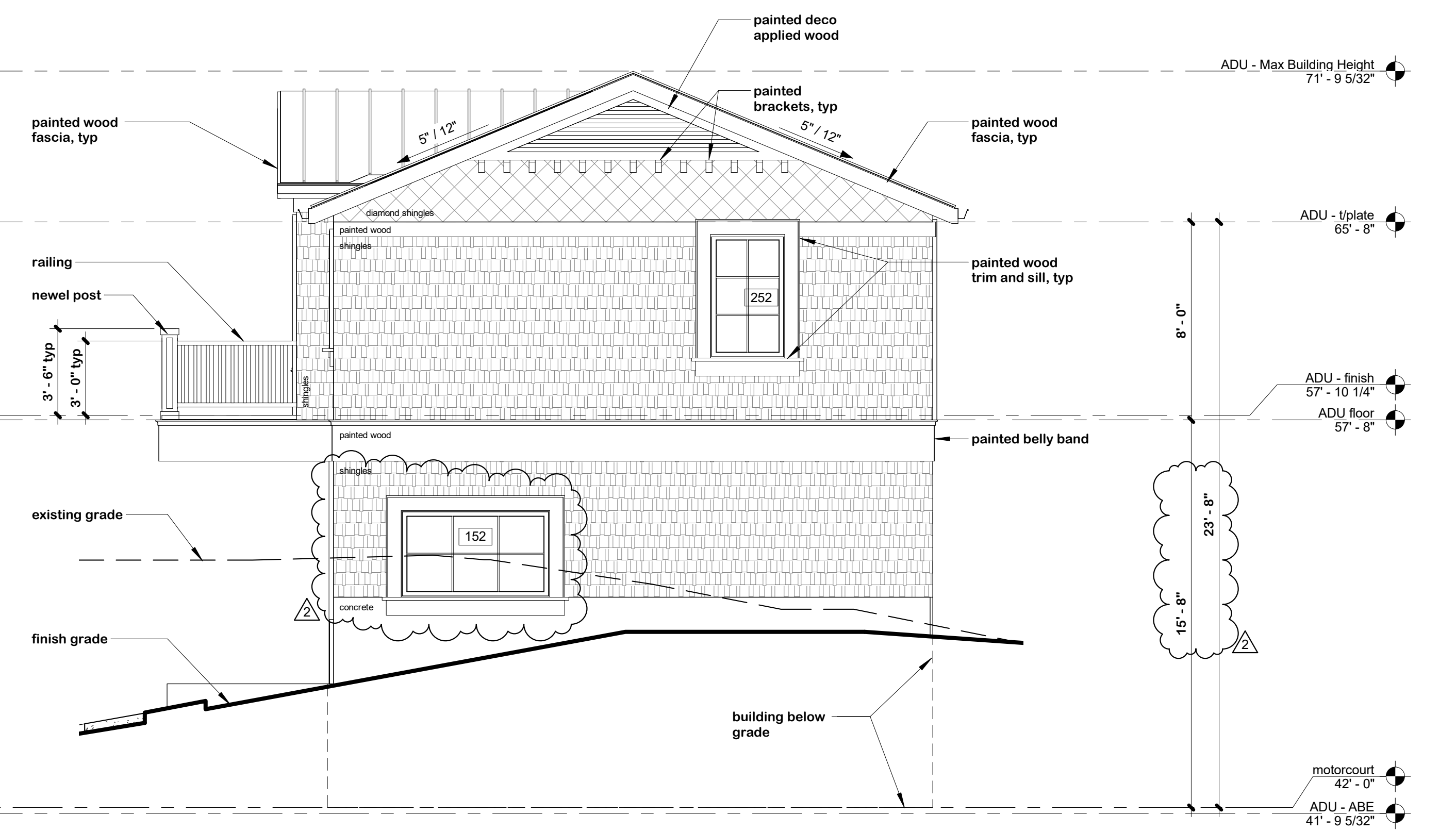
2 ADU area
1/8" = 1'-0"



1 site plan
1" = 20'-0"



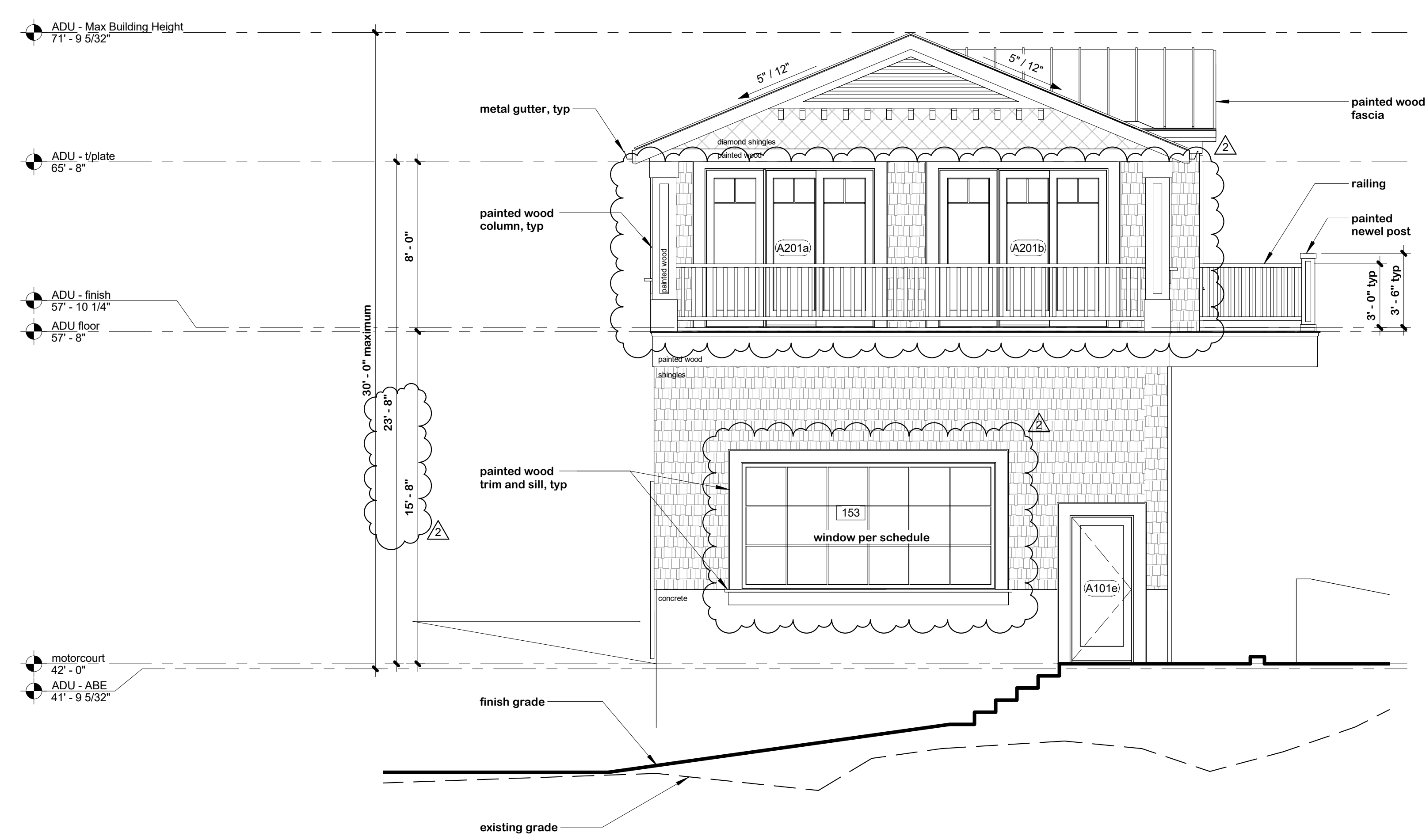
1 ADU - south elevation
1/4" = 1'-0"



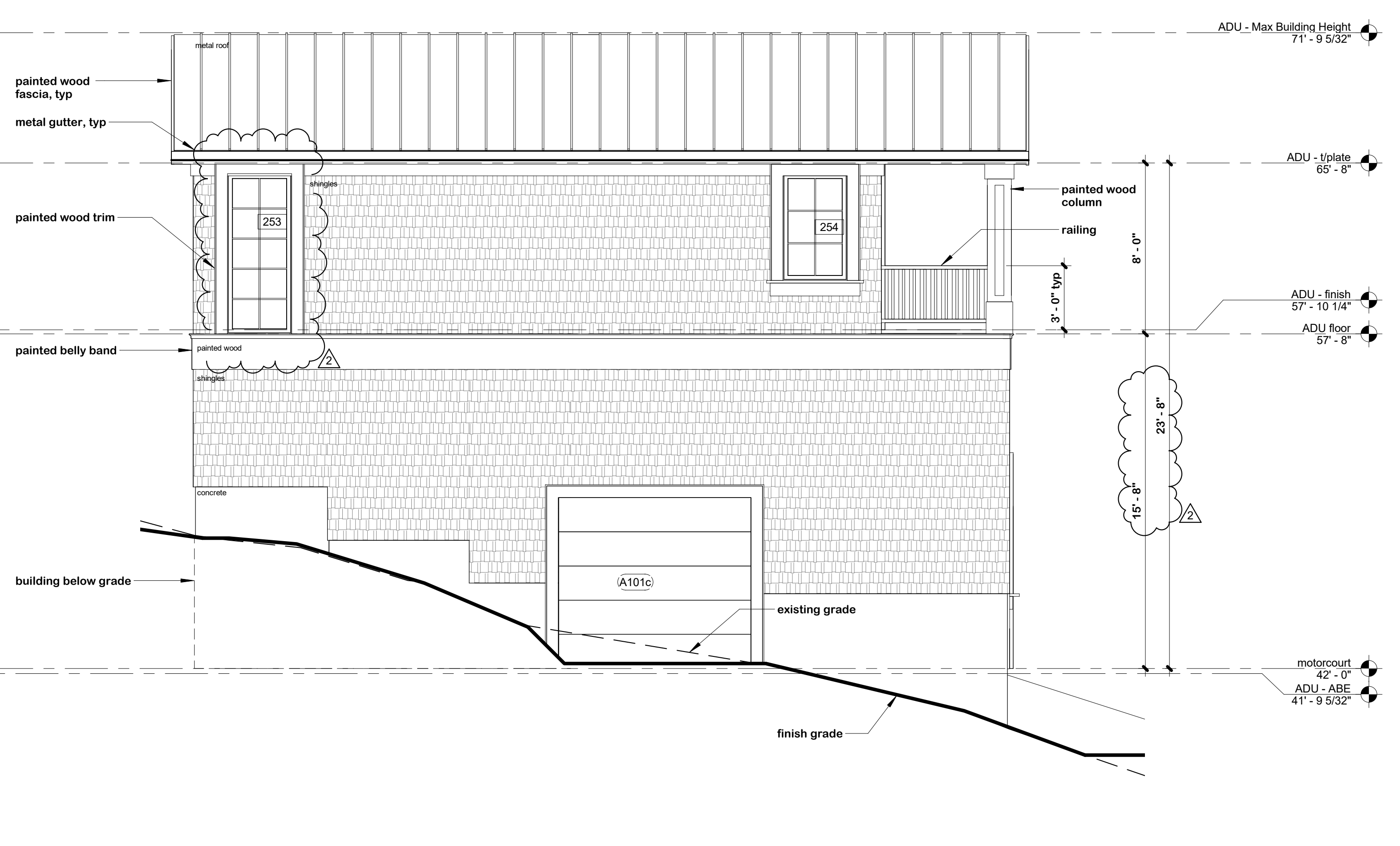
2 ADU - east elevation
1/4" = 1'-0"

elevation notes

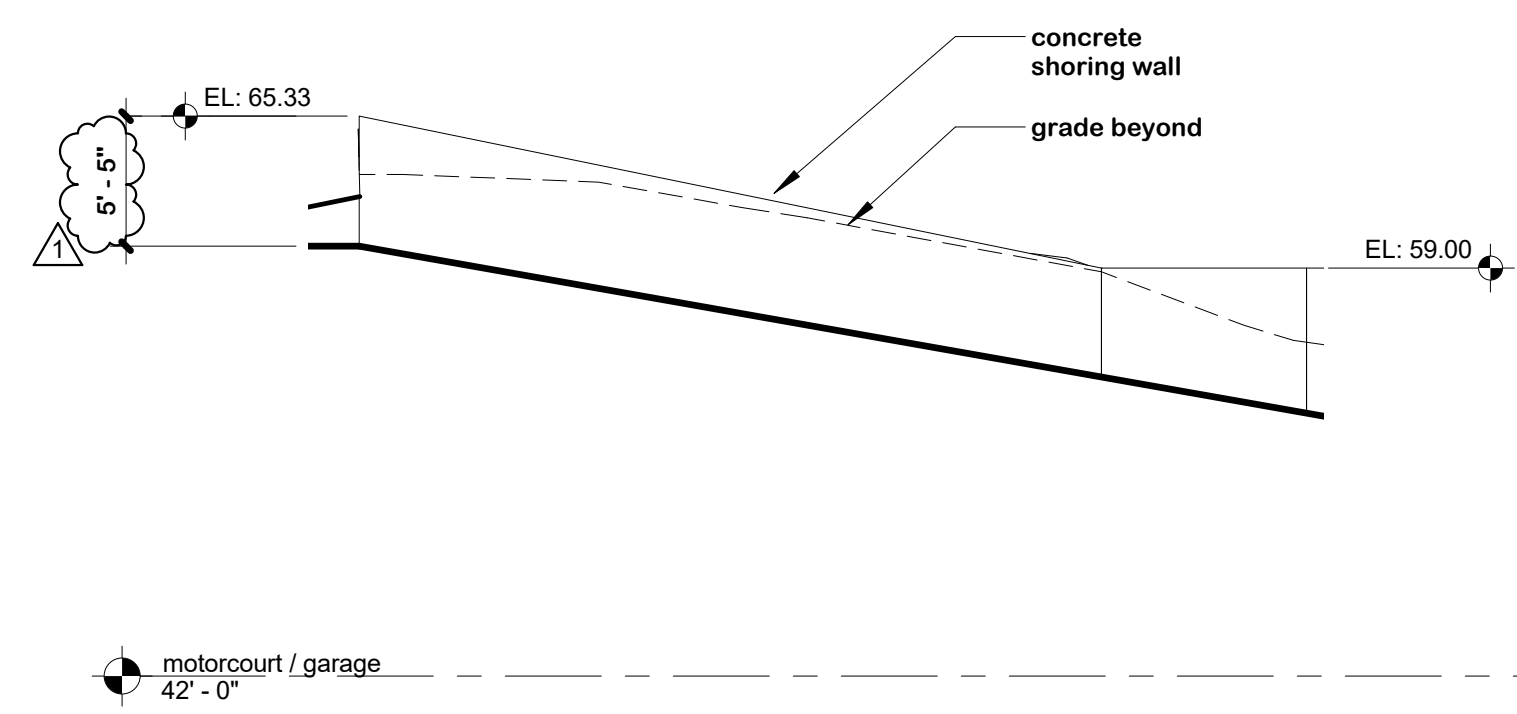
- ADU shall be consistent with the roof pitch, siding, and windows of the proposed main house.



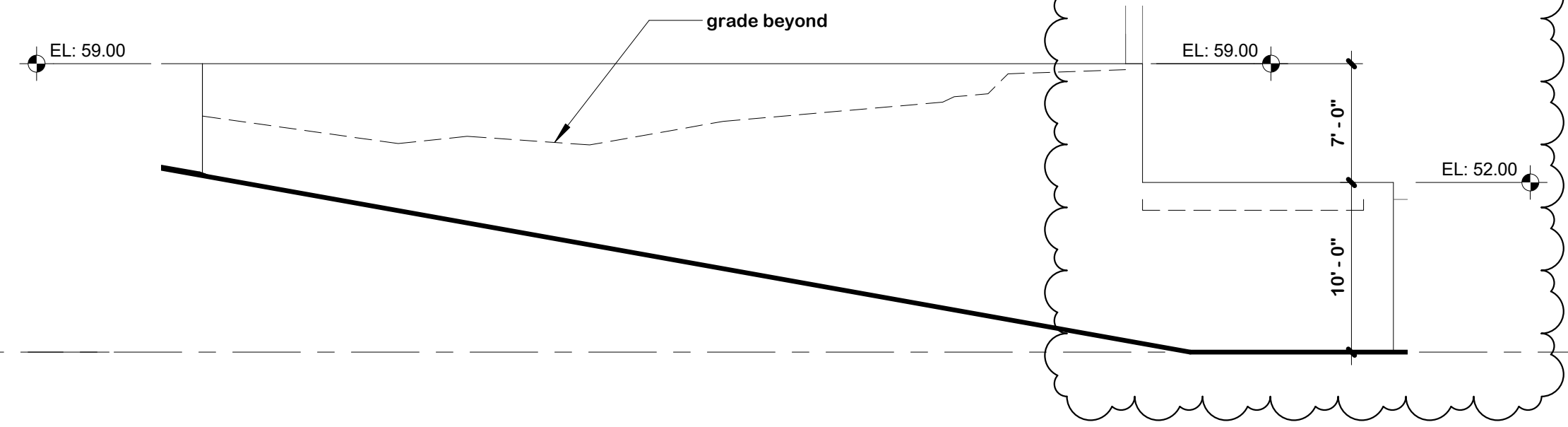
3 ADU - west elevation
1/4" = 1'-0"



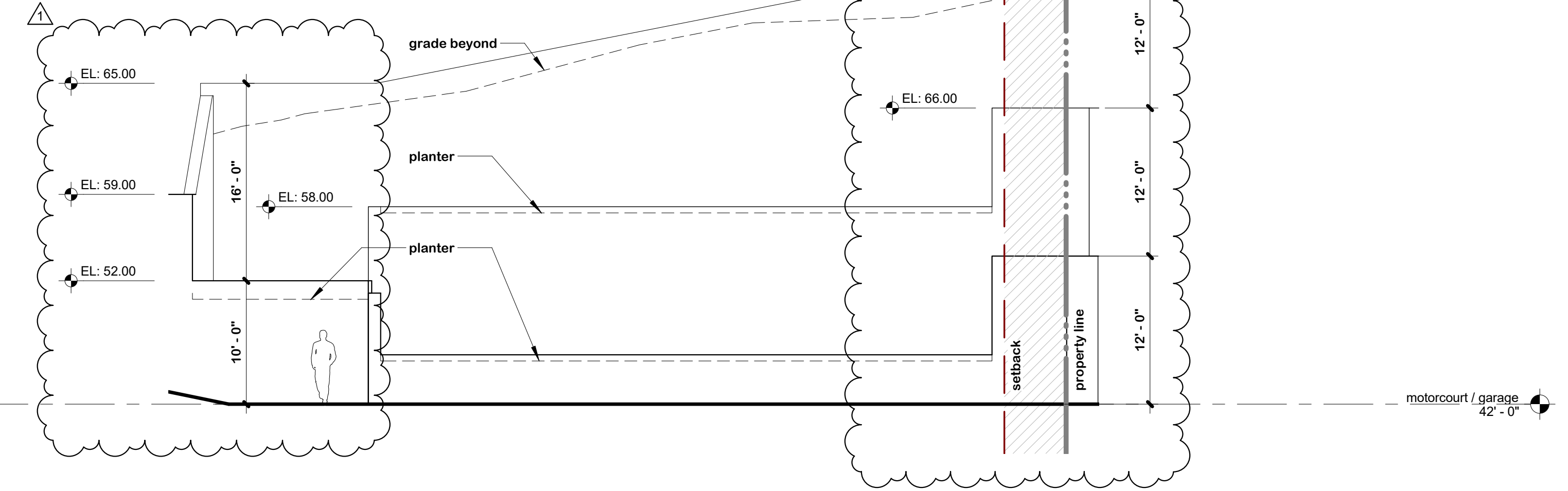
4 ADU - north elevation
1/4" = 1'-0"



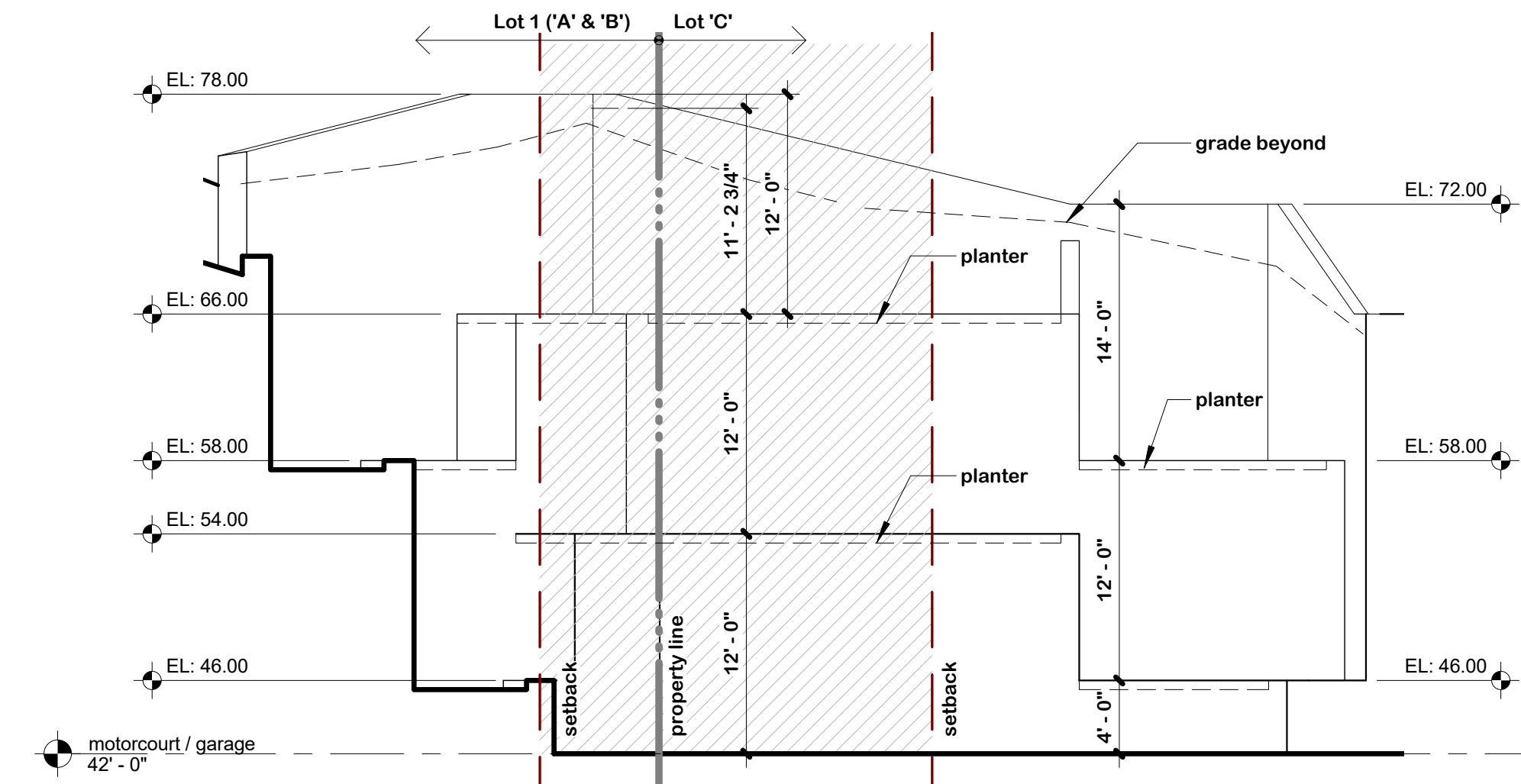
A retaining wall 01
1/8" = 1'-0"



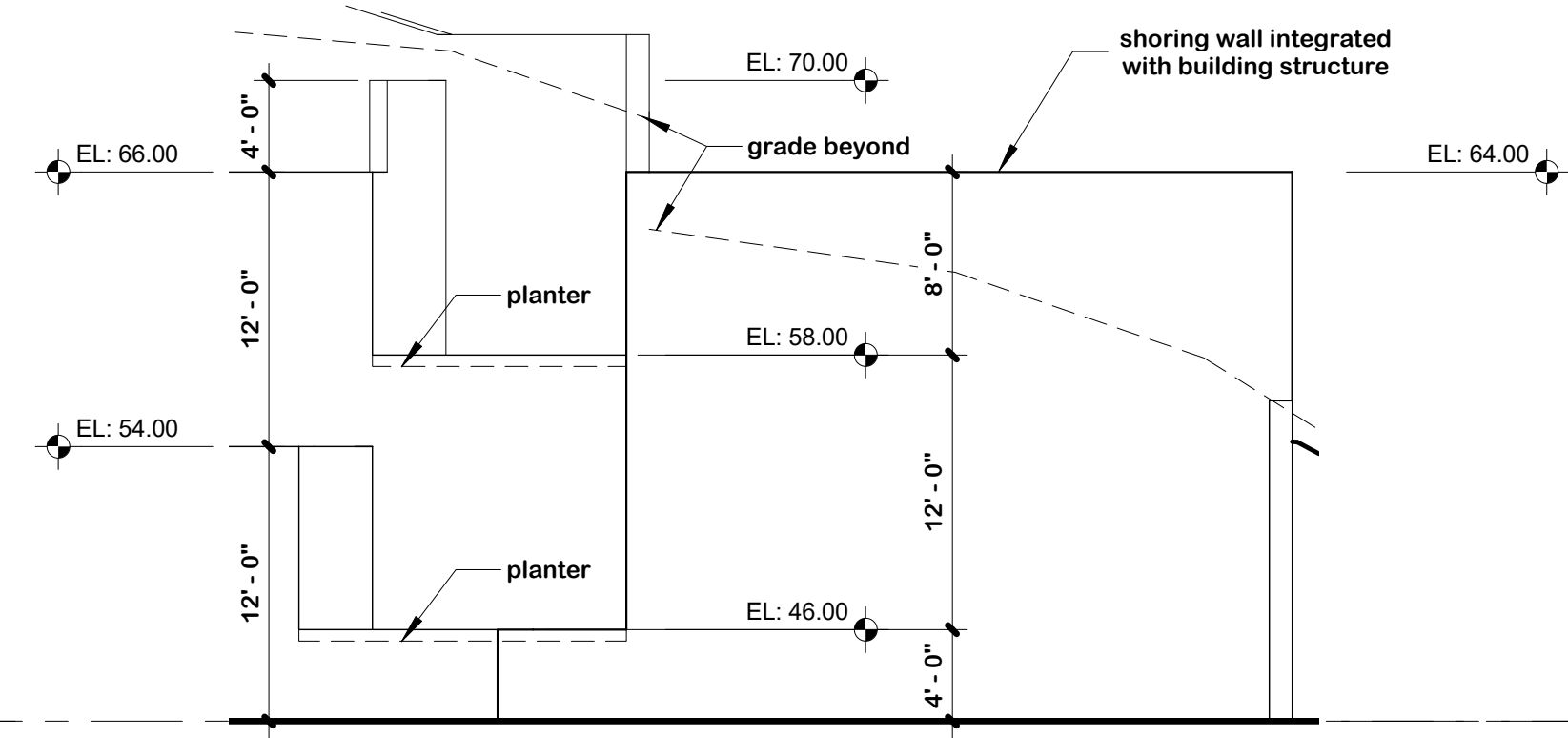
B retaining wall 02
1/8" = 1'-0"



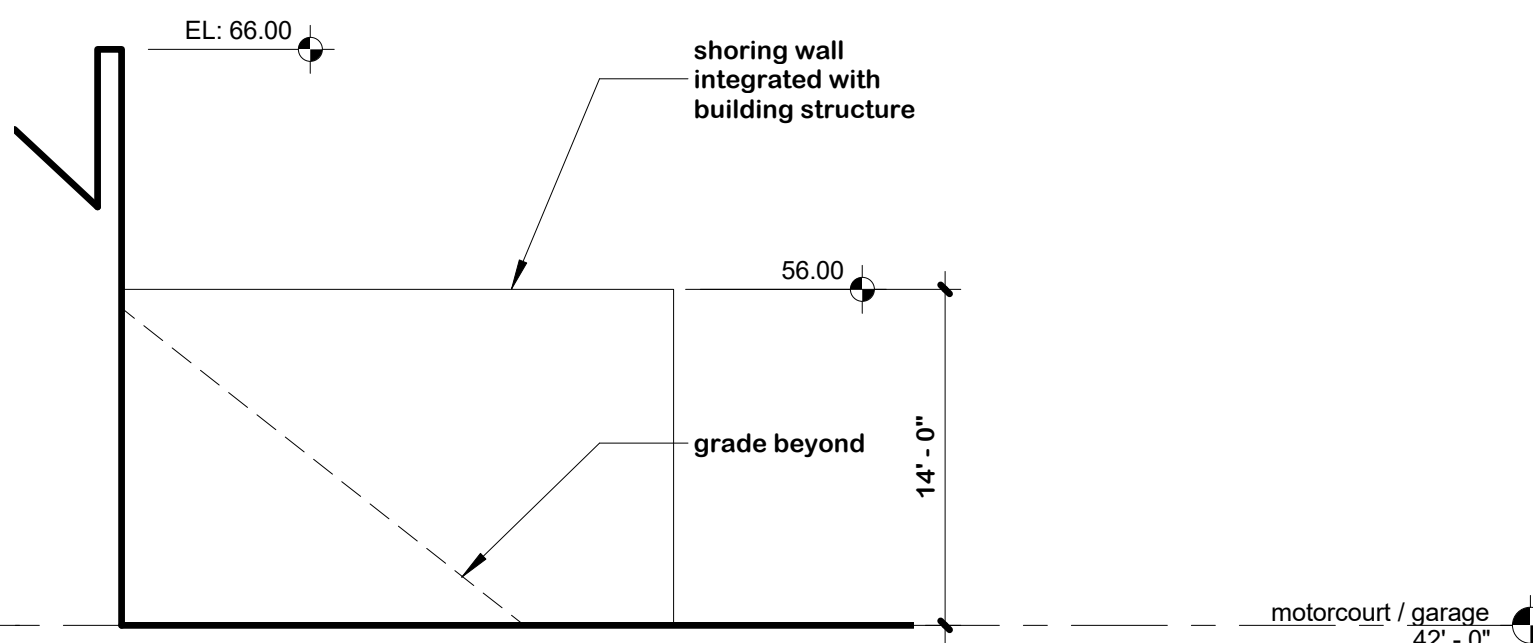
C retaining wall 03
1/8" = 1'-0"



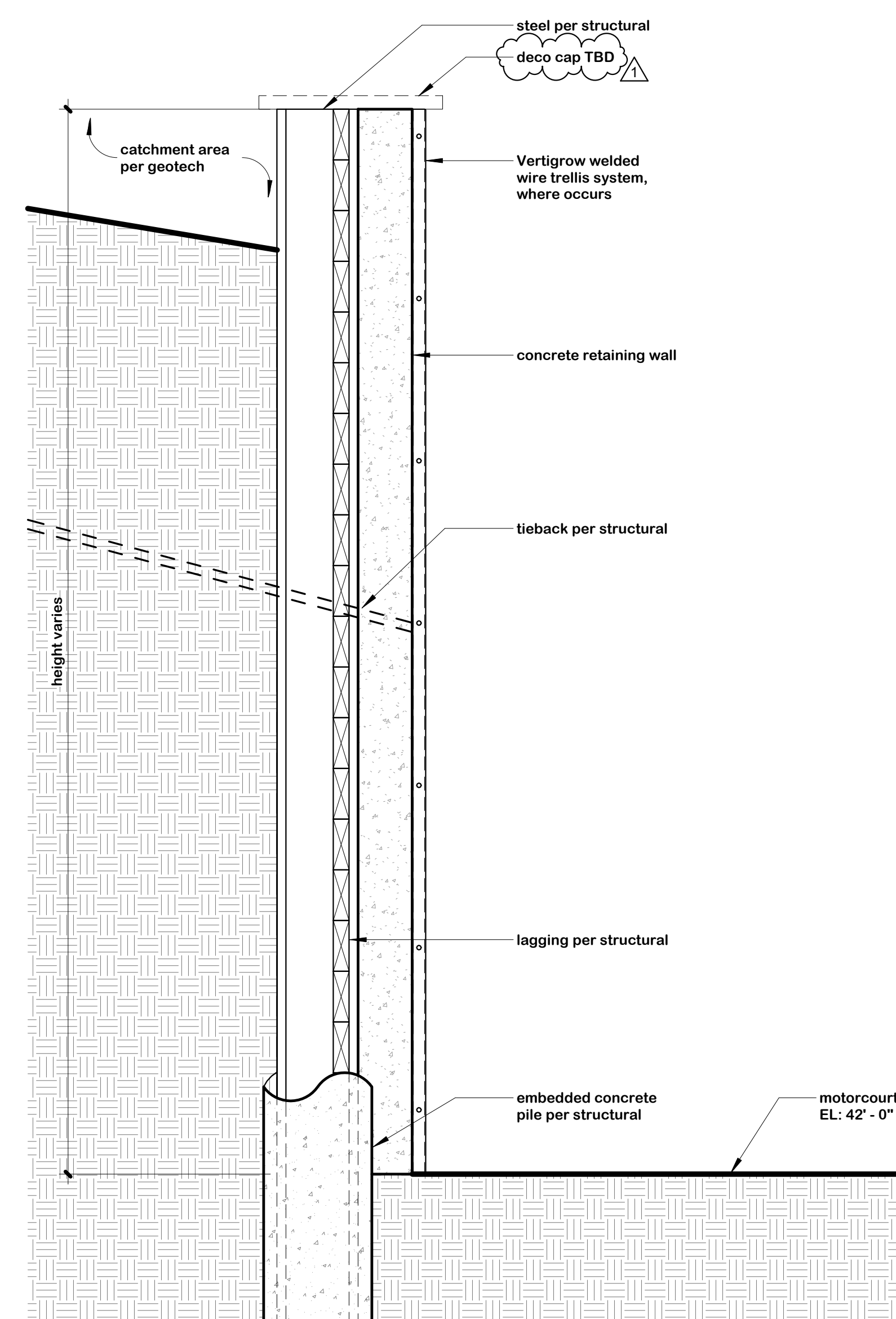
D retaining wall 05
1/8" = 1'-0"



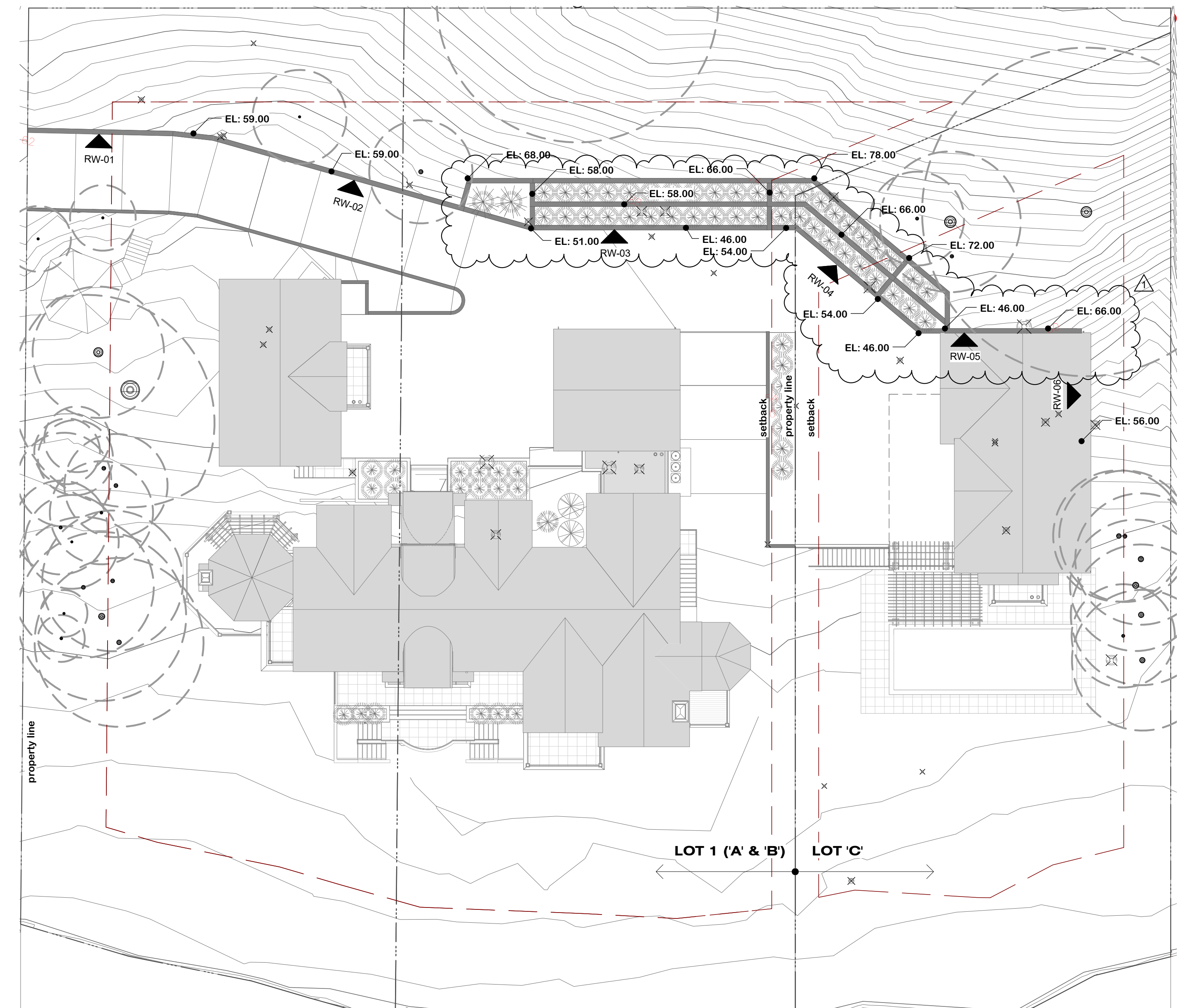
E retaining wall 05
1/8" = 1'-0"



F retaining wall 06
1/8" = 1'-0"



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



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

2387	approved
2387	approved
2387	approved

No.	Revision Date	Description
1	10/27/17	city comments

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

5035 Lakeway Drive, Suite 200
 Auburn, WA 98001
 253.822.1700

DEMETRIOU
 Architects PLLC

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

Project: 503.01
 Sheet: A2.3
 retaining wall plan and details
 WORK IN PROGRESS
 NOT FOR CONSTRUCTION